

## Fact Sheet

**Development Team:** G.D8, with Element Development, LLC

**Exclusive Sales:** Fortune Development Sales

**Property Location:** 3161 Center Street, Miami, FL 33133

**Architecture and Interiors by:** Varabyeu Partners, Miami & Europe

### **Building**

- Boutique building in the heart of Coconut Grove offering twenty-three exclusive residences
- Bauhaus inspired design by award-winning European architect and interior designer, Varabyeu Partners
- Views of Biscayne Bay, Coconut Grove and Downtown Miami skyline
- Contemporary lobby with 14' ceiling
- FOB-controlled access to building and common areas with state-of-the-art video system monitoring
- Secured underground parking with assigned parking, and 10 dedicated electric car spaces with individual charging station connection

### **Amenities & Services**

- Attended front desk lobby with security system and controlled access
- Resort style Rooftop Pool & Poolside Cabanas for residents' use
- Rooftop summer kitchen, alfresco dining area and lounge
- Fitness center adjacent to Zen garden
- Electric bicycles for owner use
- Wi-Fi in public areas

### **Residences**

- 1, 2 and 3 bedroom residences ranging from 1,080 to 2,380 square feet
- 11' finished ceilings and floor-to-ceiling windows
- Kitchens with Italkraft® cabinetry and stone countertops
- Kitchen appliance package including panelized refrigerator, wall oven, cooktop, microwave and dishwasher
- Duravit® bathroom fixtures
- Energy Star stacking washer and dryer
- Master suites with separate "his" and "her" closets
- Pet friendly building
- Choice of porcelain, wood or tile flooring throughout interior

### **Upgrades**

- White lacquered cabinets with marble countertops
- Italkraft® closet systems
- Automated and manual window roller shade package for bedrooms and living areas
- Home atomization standard features upgrade, including Nest® Thermostats Wi-Fi controlled system
- Lighting package
- In-unit private security system with Smart Phone capabilities
- Built-in media package with fiber optic wiring

**Prices:** Contact Michael Light for current inventory at 305.350.9842

**Residences:** 23 Units

1 Bedroom – 1,080 SF – 1,800 SF

2 Bedrooms – 2,241 SF

2 Bedrooms + Den – 1,778 SF – 1,781 SF

3 Bedrooms – 2,104 SF – 2,380 SF

**Maintenance:** \$0.62 / square foot (Projected)