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#### **FACT SHEET**

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

**Exclusive Sales:** Fortune Development Sales

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

**Sales Center:** 3151 SW 27th Ave, 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 10' 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 2,953 total square feet, including terraces.
- 11' finished ceilings and floor-to-ceiling windows.
- Kitchens with European 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 or tile flooring throughout interior.

#### **UPGRADES**

- White lacquered cabinets with marble countertops.
- Closet systems.
- Automated 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.

#### **23 RESIDENCES**

1 Bedroom – 1,080 SF – 1,800 SF (Total Sq. Ft. including terraces)

2 Bedrooms – 2,241 SF (Total Sq. Ft. including terraces)

2 Bedrooms + Den – 1,778 SF – 1,781 SF (Total Sq. Ft. including terraces)

3 Bedrooms – 2,104 SF – 2,953 SF (Total Sq. Ft. including terraces)

Maintenance: \$0.85 / square foot (Projected)