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GROVE CENTRAL

RESIDENCES



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02 AMENITIES

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04 CONNECTIVITY

05 RETAIL & SHOPPING



01

LIVE > PLAY

> CONNECT >

NEIGHBORHOOD >

WALK > BIKE > SHOP

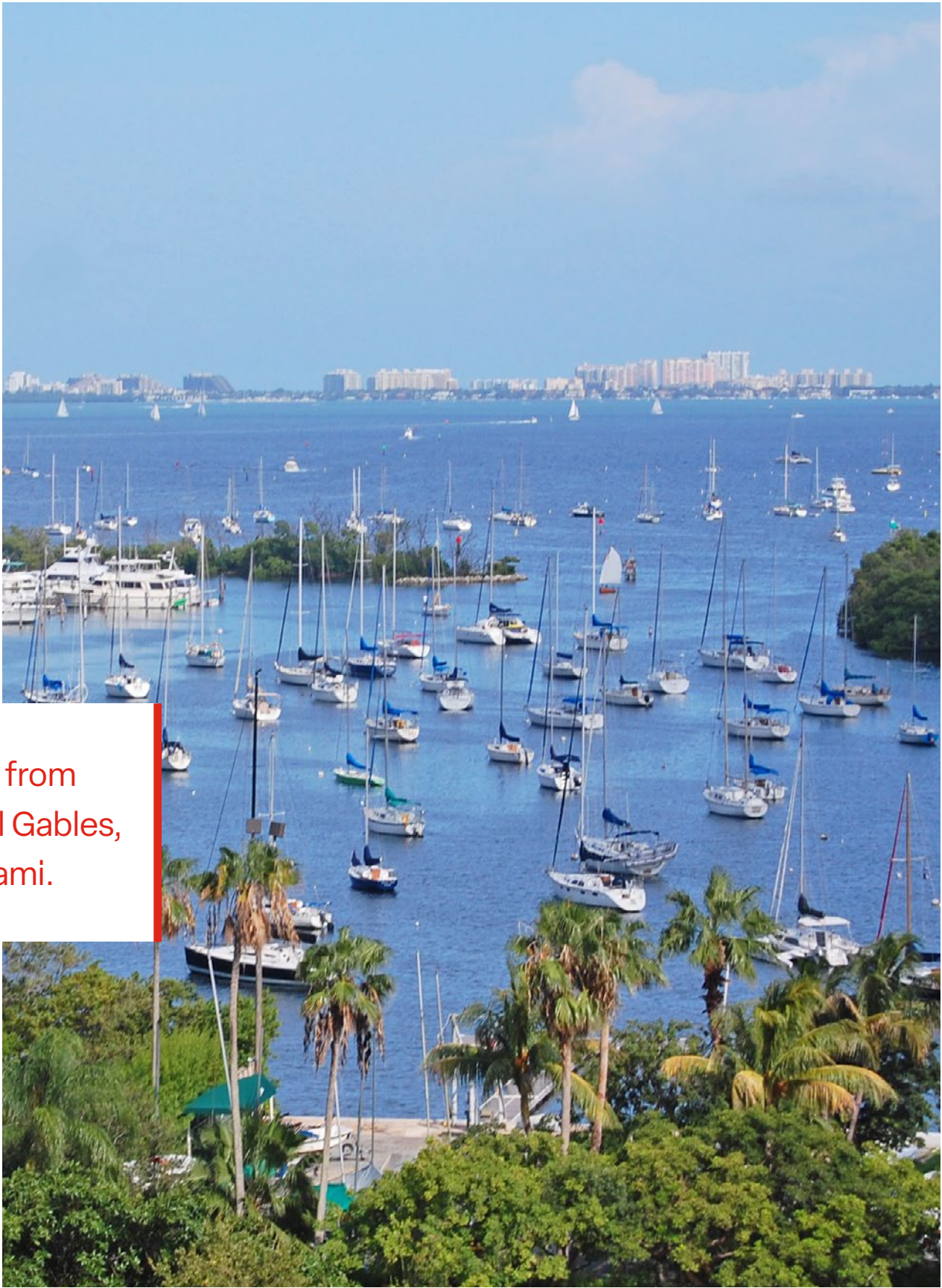
> DRINK > DINE >

RIDE > JOG > LIVE

THE NEW CENTER OF MIAMI

Located alongside US-1, only minutes from Downtown, Coconut Grove, and Coral Gables, Grove Central is the new center of Miami.

Plenty of residential destinations promise connectivity, but few deliver them the way Grove Central does. In addition to the many on-site amenities, parks, and commercial opportunities, the property is an easy bike-ride or walk to Coconut Grove hot spots like Cocowalk, Mayfair, Regatta Harbour, the Bayshore waterfront, and the shops and restaurants of Main Highway.



Convenient access to major business and entertainment districts.

In addition to unbeatable proximity to Coconut Grove, residents of Grove Central are also conveniently close to other major business and entertainment districts – many of which are reachable via the on-site Metrorail station, including Mary Brickell Village, Brickell City Centre, Merrick Park, Omni/Biscayne, the Courthouse District, and more.



LIVE > PLAY > RIDE > SHOP

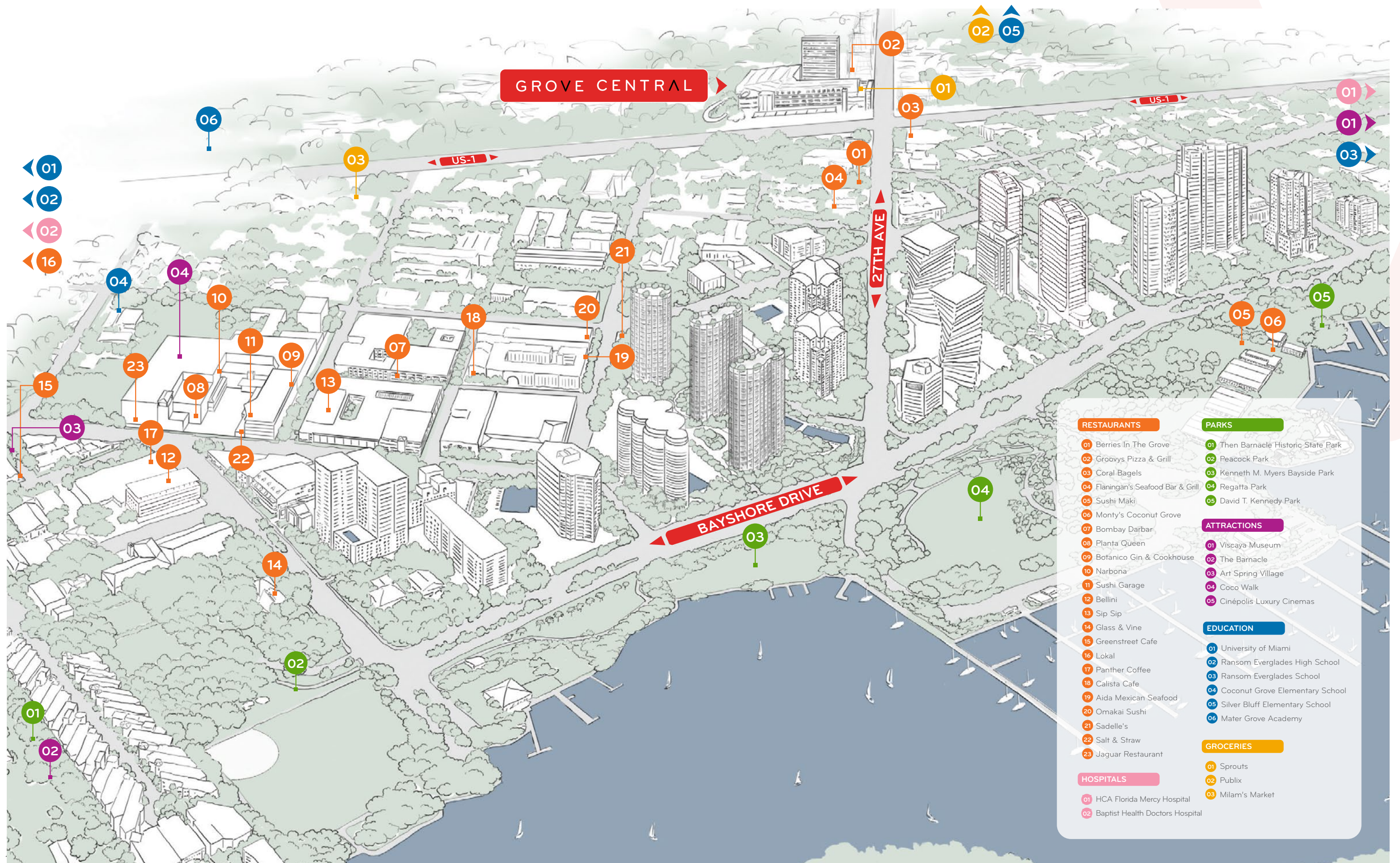
ARTISTIC, ECLECTIC, & TROPICALLY ELEGANT

The enduring appeal of Coconut Grove lies in its independent spirit and rich diversity.



The beauty of being a Grove resident is the freedom to explore so many different sides of South Florida living all in one place.

One day, you're enjoying a delightful lunch overlooking the Bay. The next, you're singing along to live music at a neighborhood hangout. It may be the perfect day to go sailing one weekend, or it may be time for one of the dozens of outdoor art, food, music, or family festivals that happen year round. The Grove is never the same experience twice, which is exactly what locals love most.



GROVE CENTRAL

RESTAURANTS

- 01 Berries In The Grove
- 02 Groovys Pizza & Grill
- 03 Coral Bagels
- 04 Flanigan's Seafood Bar & Grill
- 05 Sushi Maki
- 06 Monty's Coconut Grove
- 07 Bombay Darbar
- 08 Planta Queen
- 09 Botanico Gin & Cookhouse
- 10 Narbona
- 11 Sushi Garage
- 12 Bellini
- 13 Sip Sip
- 14 Glass & Vine
- 15 Greenstreet Cafe
- 16 Lokal
- 17 Panther Coffee
- 18 Calista Cafe
- 19 Aida Mexican Seafood
- 20 Omakai Sushi
- 21 Sadelle's
- 22 Salt & Straw
- 23 Jaguar Restaurant

HOSPITALS

- 01 HCA Florida Mercy Hospital
- 02 Baptist Health Doctors Hospital

PARKS

- 01 Then Barnacle Historic State Park
- 02 Peacock Park
- 03 Kenneth M. Myers Bayside Park
- 04 Regatta Park
- 05 David T. Kennedy Park

ATTRACTIONS

- 01 Viscaya Museum
- 02 The Barnacle
- 03 Art Spring Village
- 04 Coco Walk
- 05 Cinépolis Luxury Cinemas

EDUCATION

- 01 University of Miami
- 02 Ransom Everglades High School
- 03 Ransom Everglades School
- 04 Coconut Grove Elementary School
- 05 Silver Bluff Elementary School
- 06 Mater Grove Academy

GROCERIES

- 01 Sprouts
- 02 Publix
- 03 Milam's Market

02

LIVE > PLAY
> CONNECT >
AMENITIES >
COWORK > SWIM >
EAT > RELAX > CHAT
> DRINK > HOST >
MEDITATE > LIVE





ENTER A WORLD WHERE EVERYTHING IS POSSIBLE

To call Grove Central home is to appreciate having the best of life's little conveniences right at your fingertips.

As you step inside the dedicated residents-only entrance, you are greeted by a private double-height lobby and reception desk, with staff eager to assist, and 24-hour security for peace of mind. Smart-lock entry points with mobile app functionality, electric vehicle charging stations, and high-speed mesh networked wi-fi mean you're always in touch with the latest residential technologies, further simplifying and enhancing your life.



LIVE IN ALL DIRECTIONS

While Grove Central is unmatched when it comes to connection throughout the property and its surroundings, it is the dozens of in-house pursuits and delights that make living here more enriching.

Captivating gathering spaces are meant for bringing people together and sharing moments.

Dazzling vistas of the city and bay can be enjoyed day or night. Thoughtfully designed spots cater to co-working, business, and professionals on the go. And a rooftop pool deck, theater room, gym, and pub room offer fun, fitness, and relaxation 365 days a year.

AN EVOLVED URBAN OASIS

The spirit of The Grove starts at the very top with a tropical resort-style pool deck accented by stately palms and dense foliage that move to the rhythm of city breezes.



Soak in the Miami sun. Take a refreshing dip in the pool. Picnic with friends in the shaded lounge area. Or, do all three, just by making a quick trip upstairs.



NOT JUST LIVING... LIVING WELL

Active residents always have a place to go with an elite fitness center complete with the latest gym equipment including a cardio pod, weight-training theatre, and studio space for honing strength, endurance, and balance.

State-of-the-art Two-level
Fitness Center

Slip-resistant Turf Flooring

Yoga Studio with Echelon Reflect
Smart Mirrors



STRENGTH > ENDURANCE > BALANCE







THE SOPHISTICATED SIDE OF DOWNTIME

Double-Height Sky Lobby

Double-Height Party Room
with Karaoke Lounge

Pub Room with Billiards Tables

Arcade & Game Room

Golf Simulator

Bang & Olufsen Theatre Room
with Plush Tiered Seating

Resident Herb Garden

Illy Coffee Bar



03

LIVE > PLAY
> CONNECT >
RESIDENCES >
RELAX > ENTERTAIN
> COOK > EAT >
CONNECT > STAY
> PLAY > LIVE

WHERE MODERN BECOMES MORE

Say goodbye to the
notion that modern
design means
accepting less.

Grove Central Residences celebrate the sleek lines and openness of contemporary architecture, but with a more approachable style.

The entire selection of apartments ranges from studios up to five bedrooms, all with high ceilings, ample natural light, custom cabinetry, designer fixtures, and dramatic floor-to-ceiling windows and balconies with glass doors that face Coconut Grove, Biscayne Bay, and the downtown skyline.

Fresh design feels inviting, curated,
and unquestionably upscale.





Stunning Balcony Views of Coconut Grove, The Bay, and Downtown Miami.



RESIDENTIAL HIGHLIGHTS

Studios & 1-5 Bedroom Apartments

North and South-Facing Balconies with Direct Views of Coconut Grove, Biscayne Bay, Downtown Miami, & Coral Gables Canopy of Trees*

Wrap Around Balconies*

Floor-to-Ceiling Windows*

Walk-In Closets and En-Suite Bathrooms*

Plank Flooring Throughout

11'-13' Ceilings*

1 Gig High-Speed In-Unit WiFi

*In Select Units



FLAWLESSLY FINISHED HOMES

Kitchens with Custom Italian
Italkraft Kitchen Cabinetry

Terrazo Quartz Counters and
Backsplashes

Smart, Energy Efficient Samsung
Stainless Steel Appliances

Sleek Bathrooms with Kohler Toilets
and Designer Chrome Fixtures

Washer & Dryer in Every Unit

Open Concept Living Spaces



Grove Central Residences
are impeccably designed
and delivered move-
in ready... because life
should be spent living
every moment to
its fullest.



04

LIVE > PLAY
> COMMUTE >
CONNECTIVITY >
WALK > METRO >
RIDE > FLY > BIKE >
CONNECT > LIVE





Connection is Powerful. It creates new perspective, inspires, and multiplies opportunities.

That kind of connection is exactly what makes Grove Central Residences so exciting, with a dynamic new urban lifestyle that is the first of its kind.

Located on the entrance to one of Miami's most popular neighborhoods, Coconut Grove has long been known for its enviable waterfront along Biscayne Bay and the lush tree canopy of its residential streets. Living at the new "Crossroads of Miami" means being close to work, school, family, friends, nature, parks, and enjoyment any time of day, every day. Welcome to the future of connected city living.



ON-SITE TRANSPORTATION OPTIONS

Consider what it would mean to live car-free in Miami and instead spend more time doing the things and spending time with the people you like best.



The Underline is transforming the land below Miami's Metrorail into a 10-mile linear park, urban trail, and public art destination.

Designed by the same visionaries behind New York City's iconic High Line, The Underline features play spaces, gardens of native trees and plants, outdoor fitness equipment, and multiple activity areas to enjoy year-round.

Underline Park is directly connected to property's ground-level plaza:

- Paved jogging and biking trails that connect all the way to Brickell and Coral Gables
- E-Scooter & Bike-share hubs stationed along the route
- Connection to Metro Stations
- Yoga classes and local events
- Native vegetation and pollinators
- Dog friendly



YOUR DIRECT LINE TO EVERYWHERE

The Metrorail services a 25-mile route with stations in hot spots all over the city.

If there's somewhere you want to go in Miami or the surrounding South Florida area, the Coconut Grove Metrorail station at your doorstep is all you need.

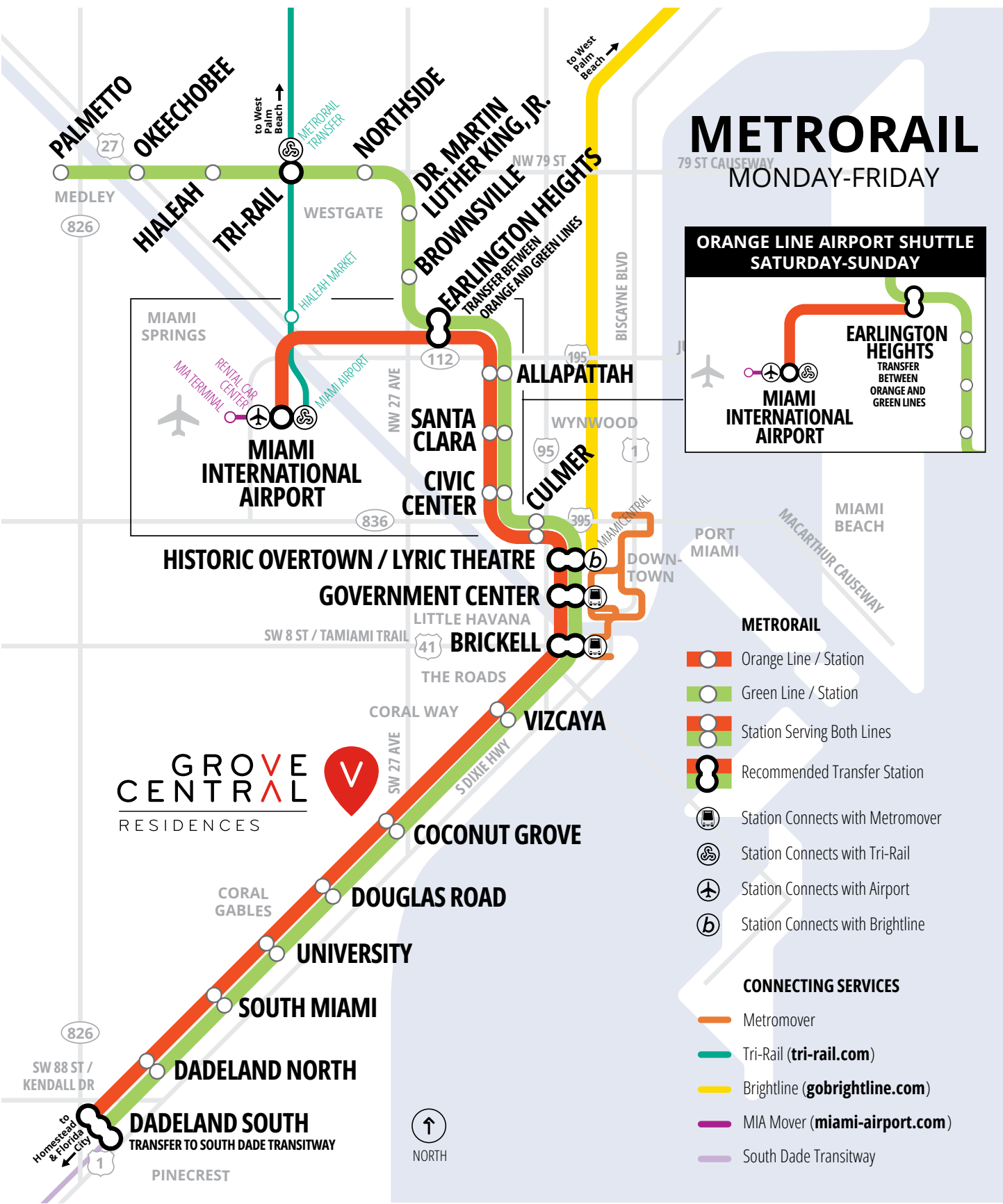
In addition to stops in major neighborhoods and business districts along the line itself, The Metrorail is also the main connection point for the Airport as well as the Brightline and Tri-Rail trains to Fort Lauderdale, Palm Beach, and Orlando. It's a built-in amenity that puts convenient local and international travel right at your fingertips.

Coconut Grove Metrorail offers traffic-free service to:

- Arts & Entertainment District
- Brickell
- UM Jackson Health
- Coral Gables – Merrick Park
- South Miami
- Dadeland

Grove Central is Minutes Away From:

- **Brightline** - 15 minutes
- **Downtown Miami** - 16 minutes
- **University of Miami** - 12 minutes
- **Pérez Art Museum** - 16 minutes
- **Wynwood** - 29 minutes
- **Miami Airport** - 33 minutes



05

LIVE > PLAY
> SHOP > DINE >
RETAIL & SHOPPING >
STORES > GROCERY
> COFFEE > SHOP >
FOOD > EAT > LIVE



MIAMI'S ULTIMATE URBAN CROSSROADS

Designed to revolutionize the concept of pedestrian-friendly and commuter-centric living.

Grove Central is the epicenter of all the city has to offer. Positioned directly alongside the Coconut Grove Metrorail Station and the bike paths, trails, and activated green spaces of The Underline Linear Park, the property is a statement for vehicle-free convenience.

Anchored by major retail and restaurant brands, Grove Central is also the heart of a thriving self-contained community. Add to that a 23-story tower of fully finished residences in a wide-variety of sizes, and Grove Central is more than an address – it is Miami's most connected destination.



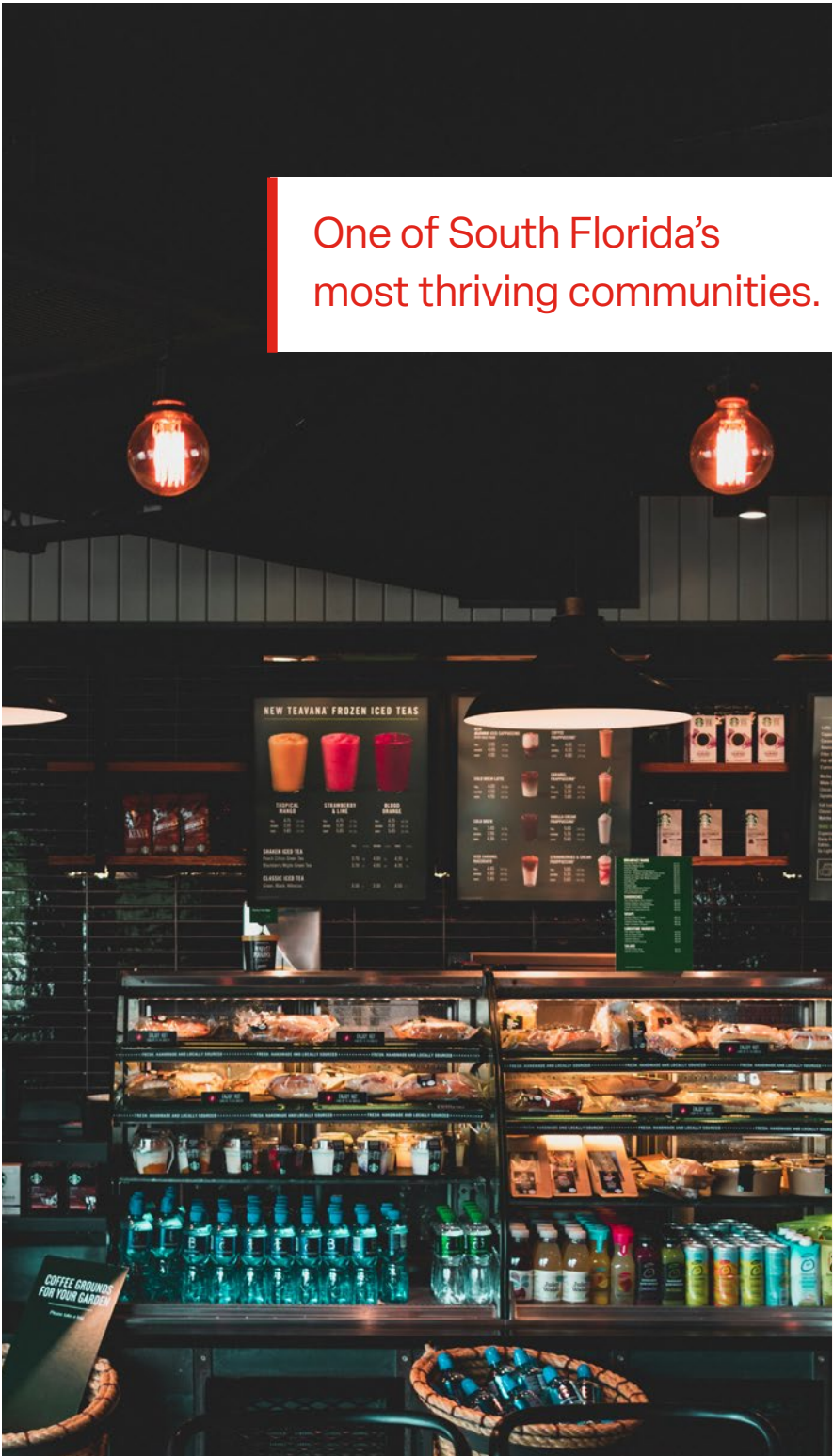
Welcome to the future of connected city living.



GLOBAL BRANDS. LOCAL ACCESSIBILITY.

The days of zig-zagging around town to run errands is officially a thing of the past.

Grove Central’s huge retail component has been designed to cater to the needs of residents the local community, while also attracting top companies to one of South Florida’s most thriving communities. Scheduled anchors like Target®, Sprouts® Farmer’s Markets, Total Wine & More, and Club Studio Fitness combine for one-stop shopping and convenience directly on the ground floor – with more coming in the near future.



One of South Florida's most thriving communities.

