



# GROVE CENTRAL RESIDENCES

## Property Features

- 23-Story Residential Tower
- Private Double-Height Residential Lobby
- Mail Room & Concierge Package Delivery
- Dry Cleaning Service
- Mobile App Based Smart-Lock Entry & Elevator Access Points
- Multi-Floor Parking Garage
- Electric Vehicle Charging Stations
- Ultra High-Speed Cloud WiFi in all Common Areas
- Lush Landscaping Creating Grove Ambiance
- Convenient Storage Lockers Available
- Eco-Friendly Recycled Rainwater Underground Irrigation Systems
- Florida Green Building Certified

## Amenity Features

- Double-Height Sky Lobby
- Resort-Style Rooftop Pool Deck
- Grilling Terrace Overlooking Biscayne Bay
- Double-Height Party Room with Karaoke Lounge
- Pub Room with Billiards Tables and Ice Box Pantries
- Arcade & Game Room
- Golf Simulator
- Bang & Olufsen Theater Room with Plush Tiered Seating
- Resident Herb Garden
- State-Of-The-Art Two-Level Fitness Center with Turf Flooring
- Yoga Studio with Echelon Reflect Mirrors
- Illy Coffee Bar
- Co-Working Center with Private Conference Room

## Connectivity Features

- Over 170,000 Sf of Commercial Space
- Directly Connected to The Coconut Grove Metrorail Station
- Underline Park Gathering Point Located on Ground Level Plaza with Pedestrian Path
- Bike Trails Connecting to The Underline
- Bicycle Stations and Storage on Metrorail
- Restaurants on Ground Floor
- Public Art Throughout
- Target/Sprouts/Total Wine/Club Studio Fitness and More

\* in Select Units

## Residence Features

- Fully Finished 1-, 2-, 3-, 4- & 5-Bedroom Apartments & Studios
- Walk-In Closets and En-Suite Bathrooms\*
- Kitchens Featuring Custom Italkraft Italian Kitchen Cabinetry
- Terrazzo Quartz Countertops with Full Backsplash
- Smart Energy-Efficient Stainless Steel Appliances
- Washer & Dryer in Every Unit
- Sleek Contemporary Bathrooms with Kohler Toilets & Designer Fixtures
- North and South-Facing Balconies with Direct Views of Coconut Grove, Biscayne Bay, Downtown Miami, & Coral Gables Canopy of Trees\*
- Wrap-Around Balconies\*
- 11'-13' Ceilings\*
- Floor-to-Ceiling Windows\*
- Plank Flooring Throughout
- 1 Gig High-Speed In-Unit WiFi



2800 SW 27th Terrace, Miami FL 33133  
P: 305.407.9331 | [www.GroveCentralResidences.com](http://www.GroveCentralResidences.com)



This project is being developed by Grove Metro Station, LLC, a Florida limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Terra and Grass River. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Terra or Grass River and you agree to look solely to Developer (and not to Terra, Grass River and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of this project.

