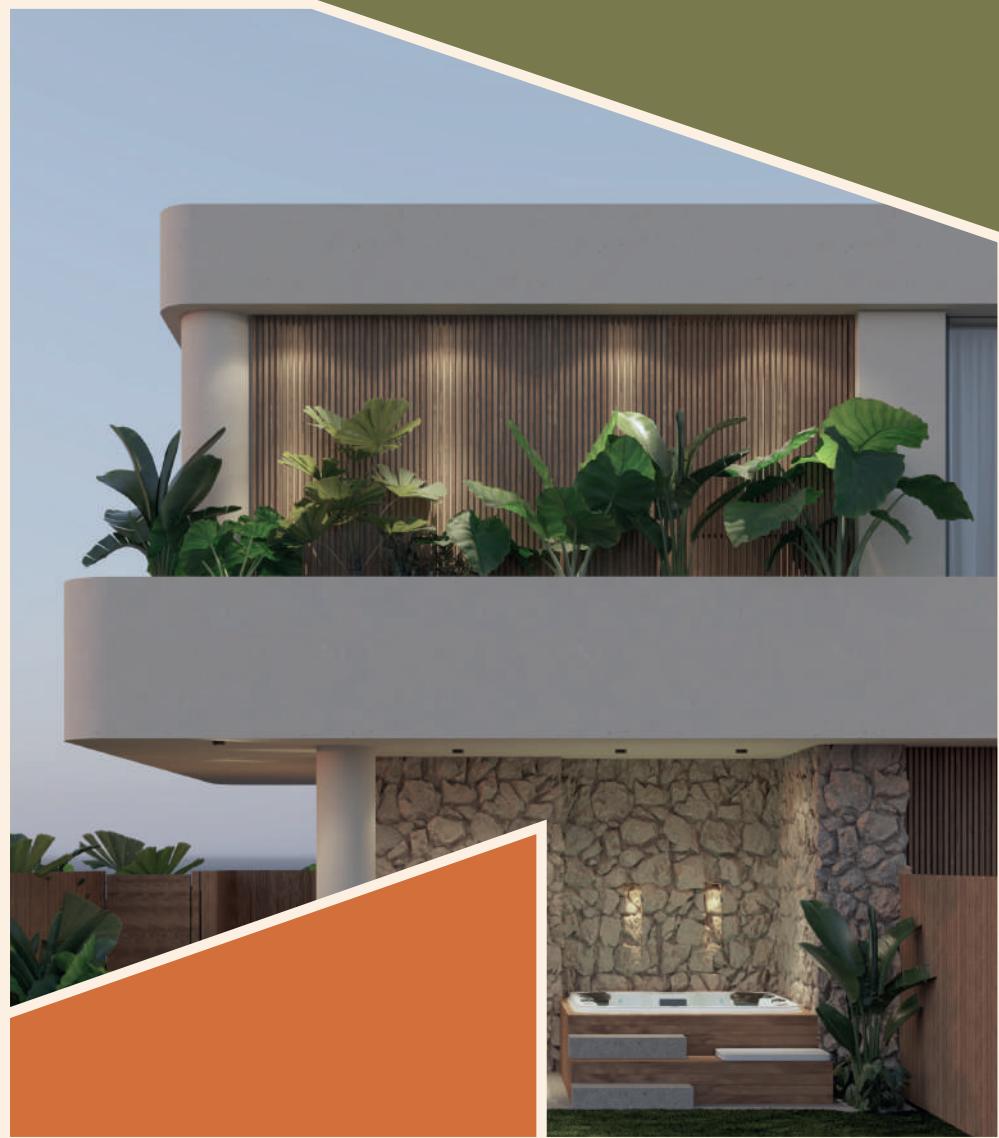




More than houses, creating HOMES

Vista to the Plaza





Disclaimer: The renderings and images shown are for illustrative purposes only and may be subject to changes or modifications without prior notice.

PROPERTY FEATURES

Unit I

- **Net Lot Area:** 2,660 sq ft
- **Net Lot Size:** 66'-6"x 40'-0"
- **Construction Type:** reinforced concrete.
- **First Floor Ceiling Height:** 9' - 6"
- **Second Floor Ceiling Height:** 9' - 0"
- **Garage:** (1 car parking space) 11.67" x 17'
- **DriveWay:** (2 car parking space) 9' x 19' - 0"
- **Backyard Size:** 23' - 5" x 20' - 4"
- **Backyard Area:** 476.13 sq ft

Unit II

- **Net Lot Area:** 2,528 sq ft
- **Net Lot Size:** 66'-6"x Variable
- **Construction Type:** reinforced concrete.
- **First Floor Ceiling Height:** 9' - 6"
- **Second Floor Ceiling Height:** 9' - 0"
- **DriveWay:** (2 Car Parking Space) 17'-0" x 19'-0"
- **Backyard Size:** Variable x 9' - 8"
- **Backyard Area:** 534.29 sq ft

I. 3 BEDROOMS 4 BATHROOMS FROM 4,273.7 SQFT

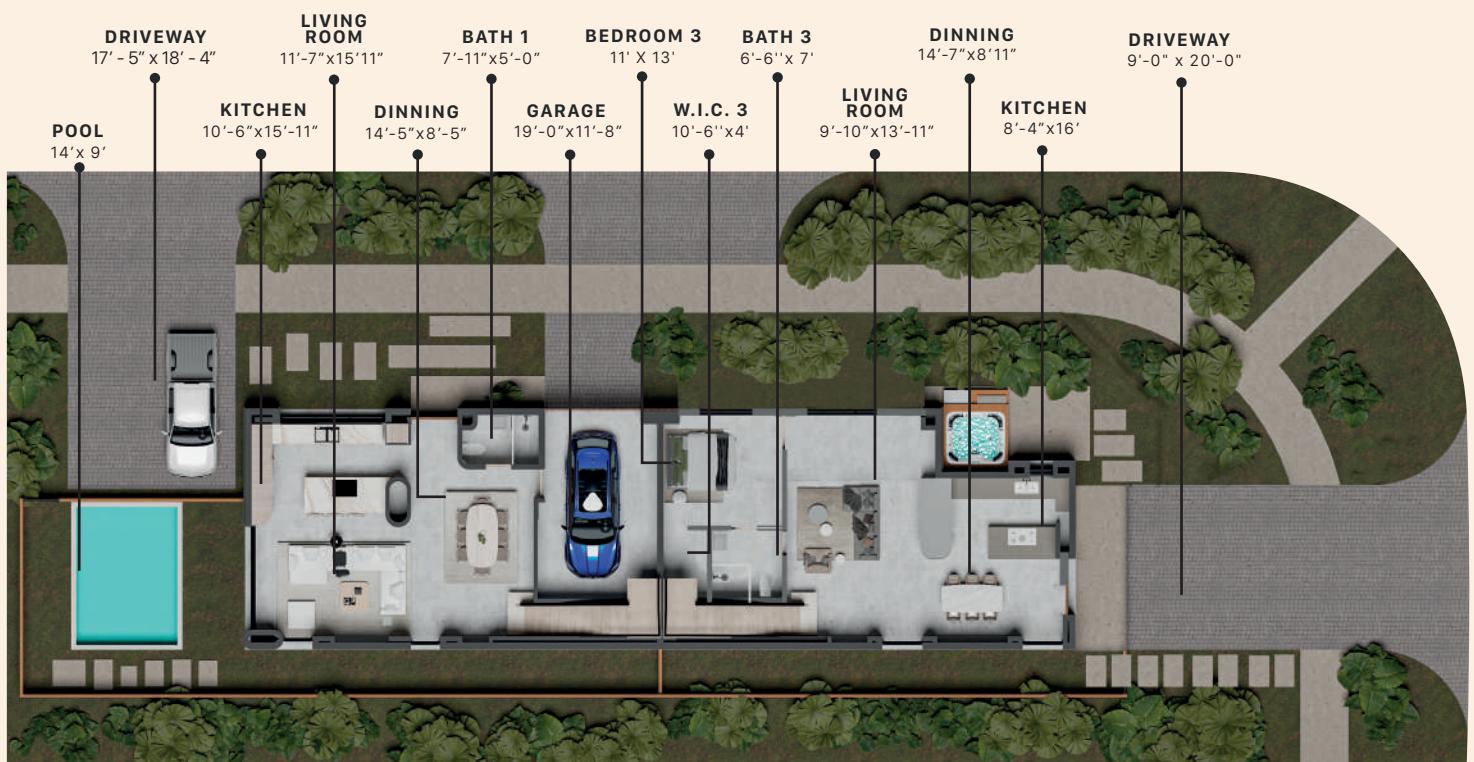
II. 4 BEDROOMS 4 BATHROOMS FROM 3,909.42 SQFT

SQUARE FOOTAGE

AREA	Unit I	Unit II
FIRST FLOOR		
TOTAL A/C	1,471.43 sq ft	1,004 sq ft
GARAGE	198.36 sq ft	-
TOTAL NON A/C	34.75 sq ft	419.29 sq ft
ENTRY	273.52 sq ft	8.00 sq ft
COVERED TERRACE	273.52 sq ft	411.29 sq ft
TOTAL FIRST FLOOR	1,779.7 sq ft	1,423.29 sq ft
SECOND FLOOR		
TOTAL A/C	1,190.00 sq ft	1,189.90 sq ft
TOTAL NON A/C	224.00 sq ft	216.23 sq ft
BALCONY	224.00 sq ft	216.23 sq ft
TOTAL SECOND FLOOR	1,414.00 sq ft	1,406.13 sq ft
ROOFTOP		
TOTAL A/C	106.90 sq ft	106.9 sq ft
ROOFTOP COVERED	164.00 sq ft	164.00 sq ft
ROOFTOP UNCOVERED	916.00 sq ft	916.00 sq ft
TOTAL ROOFTOP (WALKABLE)	1,080.00 sq ft	1,080.00 sq ft
TOTAL A/C	2,661.43 sq ft	2,193.9 sq ft
TOTAL NON A/C	1,612.27 sq ft	1,715.52 sq ft
TOTAL	4,273.7 sq ft	3,909.42 sq ft

FLOORPLANS

LEVEL 1



Disclaimer: All dimensions are approximate and all floor plans are subject to change by developer without notice. All plans and renderings are artist conceptual.

LEVEL 2



Disclaimer: All dimensions are approximate and all floor plans are subject to change by developer without notice. All plans and renderings are artist conceptual.

DELUXE FEATURES

INTERIORS

- Heavy-traffic vinyl flooring in all bedrooms, stairwells, and the second-floor hallway.
- 24" x 48" ceramic tile flooring in the kitchen, living room, dining room, all bathroom floors, shower walls, and shower floors.
- 4" wood baseboards.
- Taupe single-panel shaker-style interior doors.
- Raised-panel bi-fold and sliding closet doors.
- Samsung stacked washer and dryer unit.
- Goodman central air conditioning and heating system.
- BuildMart AC white vent cover with a standard slot diffuser.
- Black finishes for accessories, including lighting, switches, door handles, and light switch covers.
- Stiebel Eltron tankless electric water heater.
- LED lighting throughout.
- Rocker-style light switches.
- Flat latex paint finish.
- Smoke and carbon monoxide detectors.
- Smooth, modern drywall finishes on ceilings and walls.
- Wood stairs with aluminum handrails.

BATHROOMS

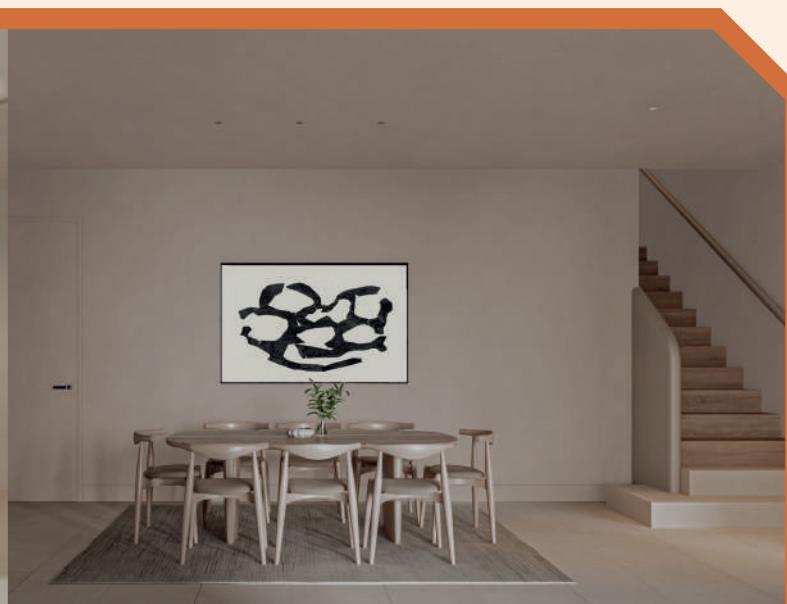
- 24" x 48" ceramic tile on all bathroom floors, shower walls, and shower floors.
- Clear, frameless glass shower enclosure.
- Double vanity sink in the master bathroom.
- Champagne bronze Delta plumbing fixtures.
- Hinged glass bathroom doors (not sliding).
- Pocket door for the master bathroom toilet.
- Hanging oval mirrors in the master bathroom.
- Built-in shower niches in all bathrooms.

EXTERIORS

- Unit I: Backyard with a pool, fully sodded and landscaped.
- Unit II: Jacuzzi, fully sodded and landscaped.
- Hurricane-impact windows and doors with a bronze frame.
- Backyard Dura-Fence for privacy, separating the property from neighbors, along with an aluminum fence.
- Acrylic latex flat paint.
- Waterproof sealant applied around exterior windows and doors.
- Insulated ceilings and exterior walls.
- Smooth stucco finish with stone and wood cladding on the façade.
- Plants and balcony landscaping are not included.
- Aluminum railing fence on the exterior façade.

KITCHEN

- KitchenAid 24 Inch Fully Integrated Panel Ready Dishwasher.
- KitchenAid 36" panel-ready refrigerator.
- Kitchen Aid 30 inch comb.Wall Oven 1.4 Cu. Ft. Microwave Oven Air Fry Mode.
- Kitchen Aid 30inch Electric Cooktopsmart electric cooktop with downdraft.
- Quartz kitchen countertops and backsplash.
- Food waste disposal.
- Stainless steel kitchen sink.



POOL UNIT I

- Pool: 14' x 9'
- Pool waterline glass tile: 6" around the pool and 2" on all benches and steps.
- Pool coping: 12" x 24" like travertine.
- Pool plaster



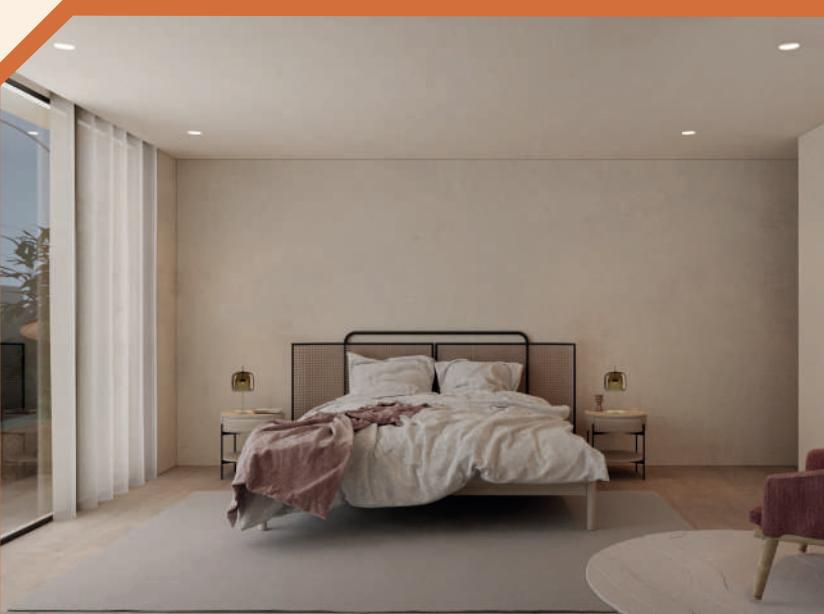
HOT TUB UNIT II

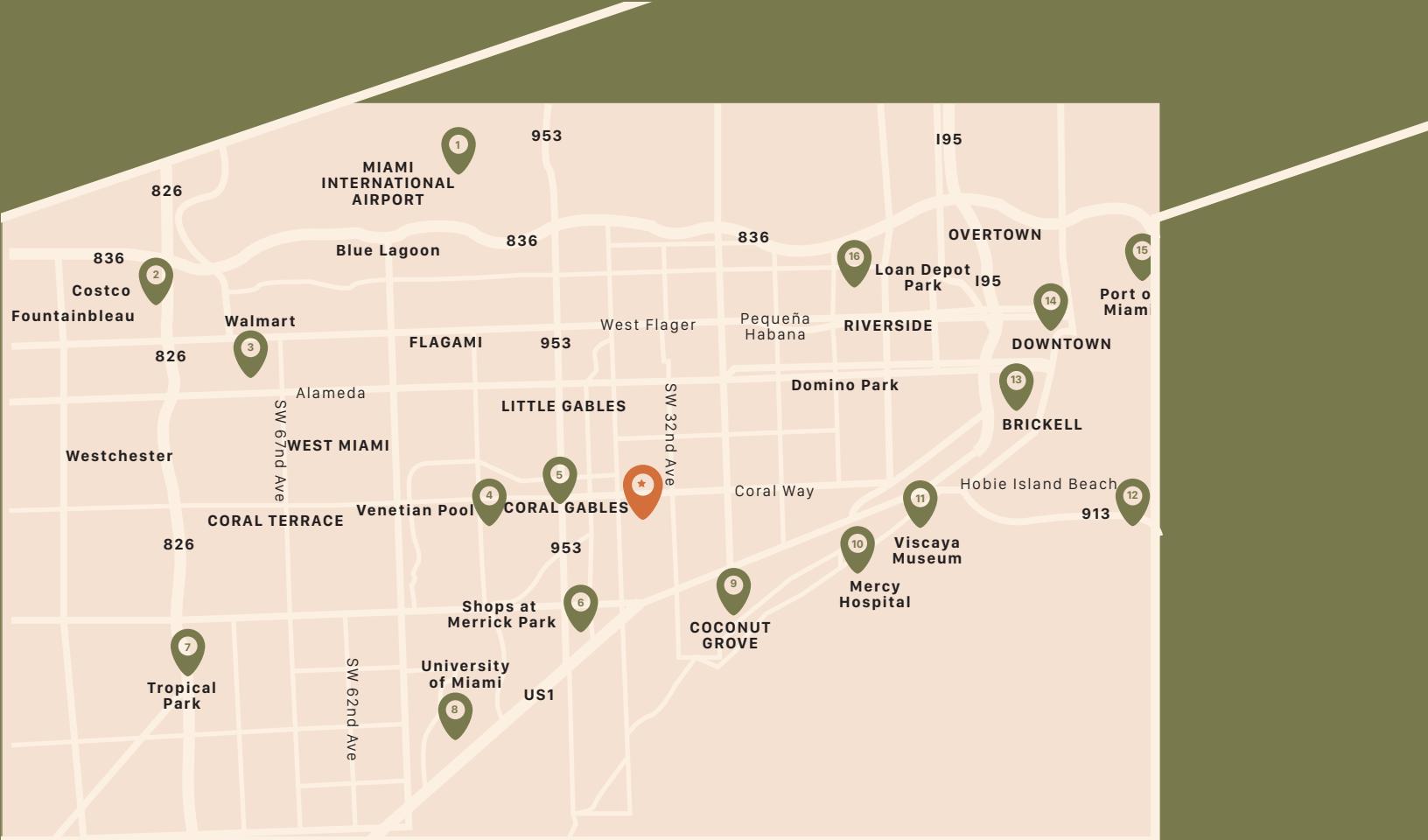
- Artesian Hot tub size: 7' x 7' x 36' (6 people)



ROOFTOP

- Metal trellis: 17'x 9'5" 159.29 sqft, covering 159.29 sqft
- Concrete slab flooring: Finished with a waterproof seal.
- Paint: Acrylic latex flat finish.
- Stone finish: Stone facing interior.
- Huracane impact french door.





1. Miami International Airport - **15 Minutes**

2. Costco Wholesale - **18 Minutes**

3. Walmart Supermarket - **14 Minutes**

4. Venetian Pool - **6 Minutes**

5. Coral Gables - **3 Minutes**

6. Shops at Merrick Park - **6 Minutes**

7. Tropical Park - **20 Minutes**

8. University of Miami - **9 Minutes**

9. Coconut Grove - **7 Minutes**

10. Mercy Hospital - **10 Minutes**

11. Viscaya Museum - **10 Minutes**

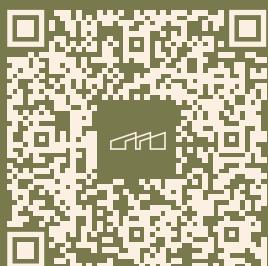
12. Hobie Island Beach - **15 Minutes**

13. Brickell - **13 Minutes**

14. Downtown Miami - **15 Minutes**

15. Port of Miami - **18 Minutes**

16. Loan Depot Park - **10 Minutes**



Sales Center
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850 Living



850 Living is a multifamily project consisting of 230 residential units for rent, located in central Miami-Dade, 3.1 km (2 miles) from Miami International Airport, FL. Project has 250 parking spaces, pool, bbq, gym, amazon room and other amenities.

About the developer

DCR Homes, a company from the real estate development sector, is renowned for its comprehensive approach to acquiring, developing, constructing, and managing both residential and commercial projects. Founded in 2020 by Daniel Cremades and Christian Ruiz, DCR Homes leverages their combined 30+ years of experience in commercial real estate to deliver exceptional value. With a track record of projects worth over \$10 billion USD since 2008, the company has successfully developed more than 1,000 residential units in the last five years. This dynamic leadership and unwavering commitment to quality have established DCR Homes as a trusted and innovative developer in the real estate industry.

850 LeJune - 860 Le June



850 LeJeune is an office development project consisting 200,000 sf office space for rent, located in central Miami-Dade, 3.1 km (2 miles) from Miami International Airport, FL. Project has 600 parking spaces.

Town Center I



The project will contain 325 Units market rate apartments with 45,000 sqft of ground floor retail plus 910 parking spaces. The site is located at NW 107th Avenue at the intersection with 82nd Street in Doral.

Park Square



The project will contain 325 Units market rate apartments with 45,000 sqft of ground floor retail plus 910 parking spaces. The site is located at NW 107th Avenue at the intersection with 82nd Street in Doral.

Gables Gate Home



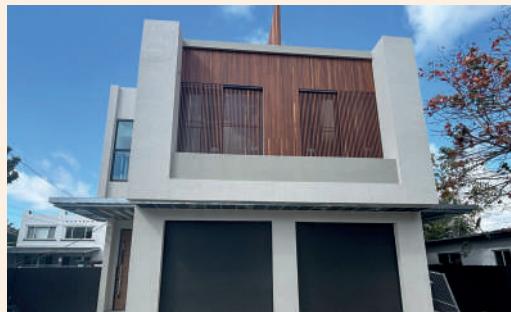
The project consists of the acquisition, entitlement process, development, and sale of 1 single Family home located in West Miami. This single family home boasts 4 bedrooms, 1 studio, and 4.5 bathrooms. With modern and top-of-the-line finishes

Sovereign Villas



Sovereign Villas consists of the development of 15 townhomes for sale, starting from the low \$400,000s. The project was managed from the land acquisition stage and included the entire entitlement process, working with the city to obtain permits, rezoning, and other required approvals from both the county and the city. The project is located in Florida City, close to Homestead.

Gardens on the Road



Gardens on the Road is a development project that includes the construction of 4 duplex units located on two separate lots, managed by companies DCR 1010 and DCR 1012. With estimated sales of 6M the project, sponsored by DCR Exponential, is set to span 25 months, beginning with the design phase, followed by sales and construction

Flagami Pines



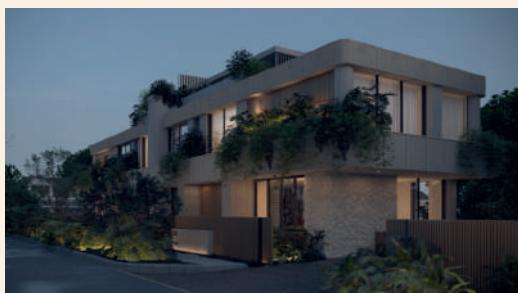
Construction project for 4 single-story townhomes, strategically located in the desirable Flagami neighborhood of Miami. This project is specifically designed to meet the demand of middle-income families seeking a modern, comfortable, and affordable home.

Southland Pines



Southland Pines is a premier build-for-rent townhome community located in South Miami Dade County. Once delivered, the development will consist of 32 two story townhome units within eleven pods, ten triplex and one duplex. All units will comprise of 4BR/3BA layouts averaging 1,500 square feet (AC space).

Vista to the Plaza



Vista to the Plaza is a development project that includes the construction of 2 duplex units located on Silver Bluff. Townhomes are 3-story, 4-bed, 3-bath townhouse boasting 2500 sq ft. From the gourmet Italian kitchen to spa-like bathrooms, every detail exudes sophistication. Enjoy a private pool, high-end finishes, and a prime location near Coral Gables and Coconut Grove.