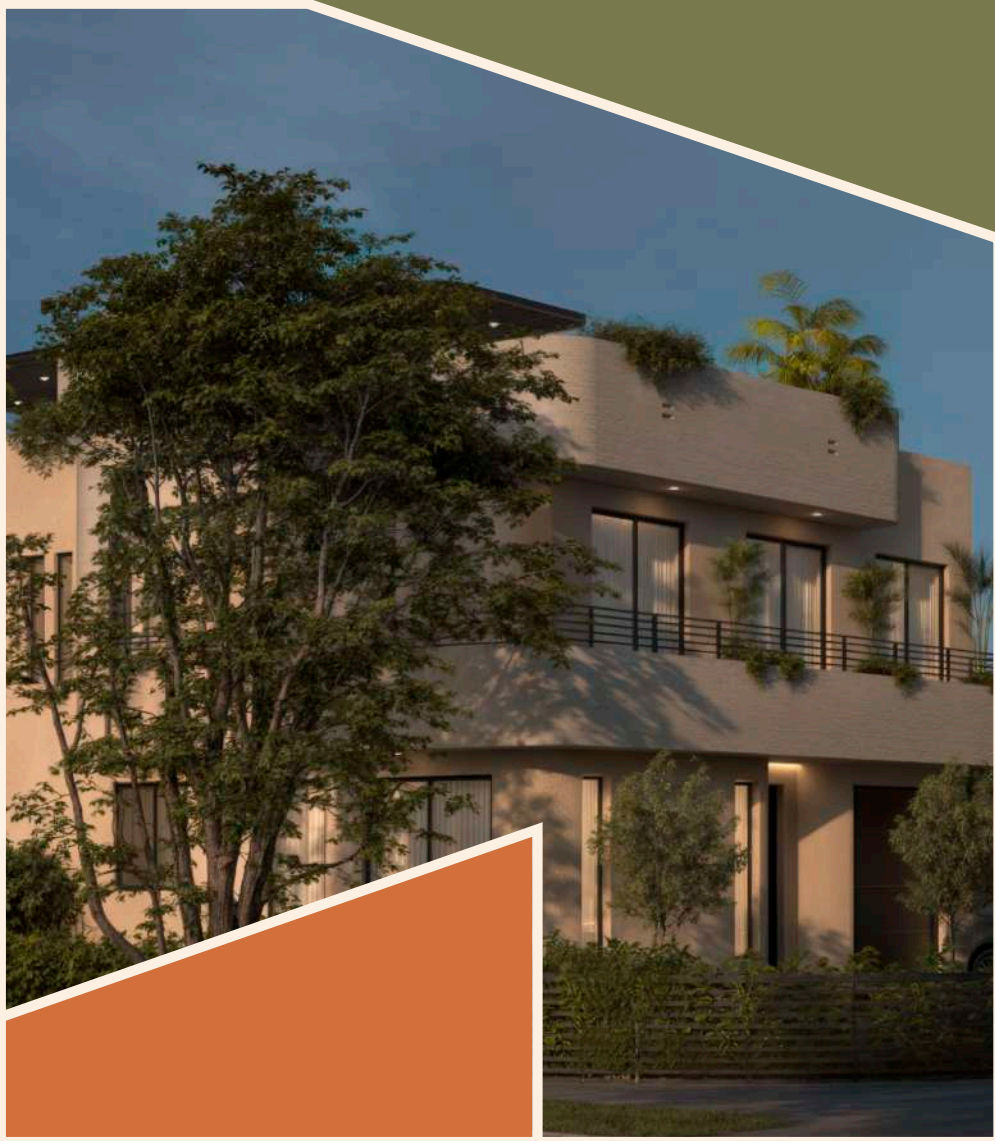




More than houses , **creating HOMES**

Casa Vista



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:** 2,367 sq ft
- **Net Lot Size:** 50' - 50' (Less 25 ft radius)
- **Construction Type:** CBS (concrete, block structure)
- **First Floor Ceiling Height:** 9'
- **Second Floor Ceiling Height:** 9'
- **Garage: (1 car parking space):** 260 Sq ft - 23' x 10' 11
- **DriveWay:** (1 car parking space) 210.07 Sq ft - 21' 1" x 10'
- **Special Feature:** Studio, BBQ terrace, Rooftop.

Unit II

- **Net Lot Area:** 2,501 sq ft
- **Net Lot Size:** 50' - 50'
- **Construction Type:** CBS (concrete, block structure)
- **First Floor Ceiling Height:** 9'
- **Second Floor Ceiling Height:** 9'
- **Garage: (1 car parking space):** 349 Sq ft - 22' 4" x 13' 8"
- **DriveWay: (1 Car Parking Space):** 212.27 Sq ft - 21' x 10"
- **Special Feature:** Foyer, Rooftop.

I: 4 BEDROOMS 3.5 BATHROOMS 3,151 SQFT

II: 4 BEDROOMS 3.5 BATHROOMS 3,621 SQFT

SQUARE FOOTAGE

AREA	Unit I	Unit II
FIRST FLOOR		
TOTAL A/C	1,021.46 sq ft	1,267.76 sq ft
TOTAL NON A/C	18.71 sq ft	125.72 sq ft
ENTRY	18.71 sq ft	14.78 sq ft
BBQ TERRACE	-	110.94 sq ft
TOTAL FIRST FLOOR	1,040.17 sq ft	1,393.48 sq ft
SECOND FLOOR		
TOTAL A/C	1,046.18 sq ft	1,152.28 sq ft
TOTAL NON A/C	186.15 sq ft	149.66 sq ft
BALCONY	186.15 sq ft	149.66 sq ft
TOTAL SECOND FLOOR	1,232.33 sq ft	1,301.94 sq ft
ROOFTOP		
TOTAL A/C	88.36 sq ft	88.36 sq ft
ROOFTOP COVERED	198.30 sq ft	198.3 sq ft
ROOFTOP UNCOVERED	591.85 sq ft	639.45 sq ft
TOTAL ROOFTOP	790.15 sq ft	837.75 sq ft
TOTAL		
TOTAL A/C:	2,156 sq ft	2,508.4 sq ft
TOTAL NON A/C:	995.01 sq ft	1,113.13 sq ft
TOTAL	3,151 sq ft	3,621 sq ft

FLOORPLANS

LEVEL 1



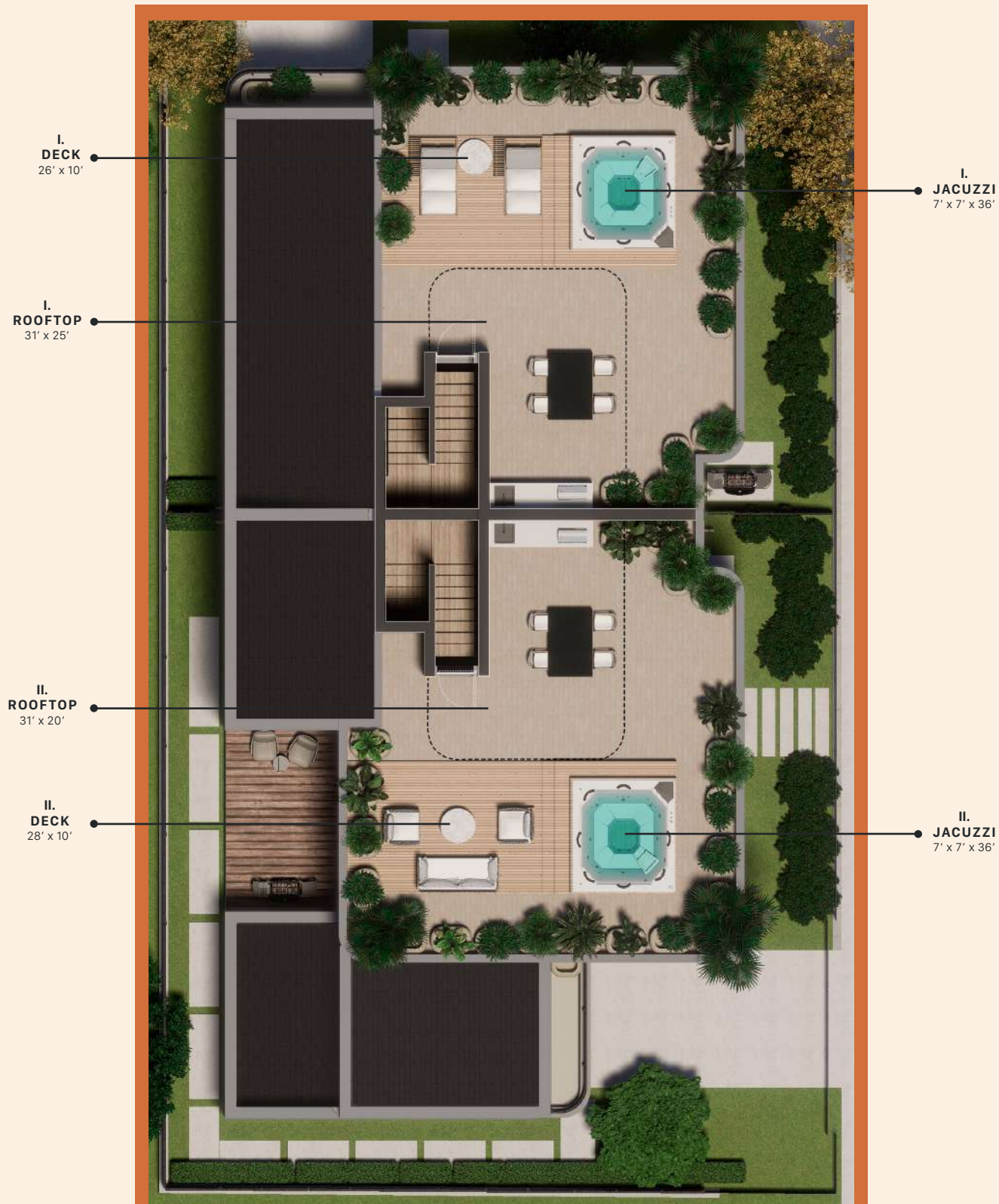
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FLOORPLANS

ROOFTOP



All dimensions are approximate and all floor plans are subject to change by developer without notice. All plans and renderings are artistic conceptual interpretations.

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.
- Single-panel flush door (White and Green)
- Flush bi-pass closet doors.
- LG stacked washer and dryer unit.
- Rheem central air conditioning and heating system.
- AC white vent cover with a standard slot diffuser.
- White finishes for accessories, including outlets and lights, lights switch covers.
- AOSmith 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.
- Double vanity sink in the master bathroom: single vanity sink in all other bathroom.
- Built-in shower niche in the master bathroom.
- Ceiling-mounted rain shower in the master bathroom.
- Black Delta plumbing fixtures.
- Swing door clear, black frame glass shower enclosure.
- Bathtub in Bathroom 3.
- Handheld shower fixture in the master bathroom; standard showerheads in all other bathrooms.
- Wall-mounted mirror in all bathrooms.

KITCHEN

- Sub zero 42" classic side-by-side refrigerator/freezer with internal dispenser - Panel Ready
- Wolf 30" e series transitional built-in single oven
- Wolf 24" standard microwave oven
- Wolf 36" transitional induction cooktop
- Bestrangehoods hbn1 series
- ASKO 24" Diswasher Panel Ready
- Wolf 24" e series transitional built-in coffee system
- Quartz kitchen countertops and backsplash.
- Food waste disposal.
- Stainless steel kitchen sink.
- Delta black faucet.
- European-style cabinetry.
- Kitchen island – Unit I and II: 9' x 3'-2".



EXTERIORS

- Unit A and B backyard fully sodded and landscaped.
- Hurricane-impact windows and doors with a black frame.
- Backyard Dura-Fence for privacy, separating the property from neighbors.
- Waterproof sealant applied around exterior windows and doors.
- Insulated ceilings and exterior walls.
- Plants and balcony landscaping are not included.
- Manual front gate.
- Concrete driveway.
- Concrete steps and access stairs.
- Stucco façade finish with varying paint tones and texture combinations.
- Acrylic latex flat paint.
- Black aluminum balcony railings.

JACUZZI UNI I A AND II

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

ROOF TOP

- Metal trellis: 196 sq ft.
- Concrete slab flooring finished with a waterproof seal.
- Deck: Wood-look PVC.
- Paint: Acrylic latex flat finish.
- Hurricane-impact French door.
- Summer kitchen with BBQ and sink.





1. Miami International Airport - **20 Minutes**

2. Coral Gables - **15 Minutes**

3. Tropical Park - **10 Minutes**

4. University of Miami - **10 Minutes**

5. Shops at Merrick Park - **10 Minutes**

6. Coconut Grove - **10 Minutes**

7. Mercy Hospital - **18 Minutes**

8. Viscaya Museum - **20 Minutes**

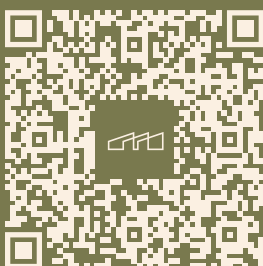
9. Brickell - **20 Minutes**

10. Downtown Miami - **20 Minutes**

11. Port of Miami - **30 Minutes**

12. Hobie Island Beach - **20 Minutes**

13. Key Biscayne - **30 Minutes**



www.dcr-homes.com
sales@dcr-homes.com

@dcrhomes
in @dcr-homes



More than houses . creating HOMES

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 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.

850 LeJune - 860 Le June



850 LeJune 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 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.