



CASSIA  
THE RESIDENCES AT  
CORAL GABLES



ARTISTS CONCEPTUAL RENDERING

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# Property Fact Sheet

**DEVELOPER**

Alta Developers

**ARCHITECT**

Behar Font & Partners, P.A.

**SALES & MARKETING**

Cervera Real Estate

**BUILDING LOCATION**

4011 Salzedo St,  
Coral Gables, FL 33146



ARTISTS CONCEPTUAL RENDERING

# Flexibility of ownership is the ultimate luxury

Intentionally crafted for flexible ownership, Cassia presents an innovative homeownership option through a homeshare model.

## RESIDENCES AVAILABLE

58 - 1 Bedroom / 1 Bathroom	662 - 737 SF	(61 M <sup>2</sup> - 68 M <sup>2</sup> )
15 - 1 Bedroom / 1 Bathroom + Den	865 SF	(80 M <sup>2</sup> )
85 - 2 Bedroom / 1 Bath	1002 - 1160 SF	(93 M <sup>2</sup> - 107 M <sup>2</sup> )
16 - 3 Bedroom / 1 Bathroom	1426 - 1439 SF	(132 M <sup>2</sup> - 133 M <sup>2</sup> )

1 BEDROOM TO 3 BEDROOM FULLY FINISHED & FURNISHED  
RESIDENCES DESIGNED FOR FLEXIBLE OWNERSHIP

12 STORY BUILDING

174 TURNKEY RESIDENCES



# Building Features

- Collection of 174 Bespoke Residences
- Panoramic Cityscape of Coral Gables, City Beautiful
- Tropical Lush Landscaping
- Flora Courtyard
- Resort Inspired Pool Deck
- 24-Hour Concierge
- Turnkey Residences fully furnished by RH
- Curated Art Sculpture by renowned Artist
- Tranquil Paseo - Foliage Enveloped
- Impressive Double Height Lobby
- Package Room
- Ground Floor Retail Component





# CASSIA

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CORAL GABLES



ARTIST'S CONCEPTUAL RENDERING

# Building Amenities

## AMENITIES

- Heated Pool
- Cabanas
- Lounging Nook
- Day Beds/Chaise Lounges
- Summer Kitchen
- BBQ Stations
- Outdoor Dining Areas Eat-in Counter and Dining Tables
- Tropical Modern Poolside Lounge
- Kitchen, Private Dining For Large Parties
- Ample Lounge Seating
- Entertainment Media Center

## WELLNESS SPA

- Indoor Pool & Relaxation Lounge
- Steam Room
- Dry Sauna
- Massage/Treatment Room
- Dual Spa Bathrooms - Fully Equipped Showers & Lockers
- Wardrobe Changing Area

## STATE OF ART GYM

- On-Demand Fitness Technology
- Cardio and Strength Training Equipment
- Yoga/Barre Studio

## DOUBLE HEIGHT IMPRESSIVE LOBBY

- Refreshment Bar
- Sophisticated Lounges
- 24 hour Market – Self service
- Executive Business Center
- Co-working Lounge
- Meeting Room
- Sophisticated Library
- Zoom Offices
- Screening Room



CASSIA





# Fully finished and furnished turnkey residences designed for flexible ownership

- RH Furniture Packages
- Miami City Skyline Views
- Panoramic Scape of Coral Gables
- Lush Pool Views
- Floor to Ceiling High Impact Glass
- Owner Closets - Lock & key
- Serene Terraces
- Modern Chef-Inspired Kitchens  
with Backsplash
- Sleek Counter Tops - Kitchens &  
Bathrooms
- Custom, Designer Lighting Package
- Bosch Kitchen Appliances
- Front Loading In-Unit Washer/Dryer
- Self-Closing Imported Italian Custom  
Cabinetry
- Blackout Shades in Living Room
- Blackout Shades in Bedrooms
- TV in Living Room
- TV in Primary Bedroom
- Built-out Closet in Primary Bedroom
- Nest Thermostats



# The Visionary Team

## DEVELOPER



Alta Developers led by Principal and CEO Raimundo Onetto has brought over 4,000 units to the South Florida Market. The Miami-based Development Firm's portfolio specializes in Residential and Commercial developments with active projects such as Casa Bella by B&B Italia, Alta New River, Alta Hollywood, Crest at Pinecrest, Alta 9600 phase II, 250 Bird at Merrick Park, 4011 Salzedo, Alana Bay Harbor Islands, Alta Princeton, EON Squared phase I and phase II, Quadro Miami Design District, Vesta and Neovita Doral, and past projects such as Pacifica Boynton Beach, One Paraiso, Le Parc at Brickell, 900 Biscayne, Quantum on the Bay, and Metropolis at Dadeland.

## ARCHITECT



Behar Font & Partners, P. A. is a professional organization dedicated to the practice of architecture, planning, and interior design. Our principals have a combined total of 65 years of architectural experience and, as such, have served as architects and designers for a wide variety of project types. This varied experience includes retail facilities from individual stores to shopping malls, residential facilities from single-family residences to multi-unit complexes, professional office centers, religious architecture, governmental facilities, educational facilities and multi-use complexes. Confident in our ability and experience, we continue to dedicate ourselves to the design of creative, functional, flexible and efficient projects.

## SALES & MARKETING



Cervera Real Estate is a Miami-based, family-owned and operated, full-service international real estate brokerage with the most condominium sellouts in South Florida. Founded in 1969, Cervera has exclusively represented over 115 luxury high-rise condominium towers across the region, closed more than \$16 billion in sales, and played an integral role in the revitalization of neighborhoods, including: Brickell, Miami Beach's South of Fifth, Downtown Miami, and East Edgewater. As the first real estate brokerage to exclusively represent developers in the sales and marketing of their projects, Cervera created a specialized field within the industry; and was first to market extensively in international markets. Today, Cervera continues to broaden its U.S. domestic and global broker relationships while expanding its reach. In 2021, the firm was selected for membership in Leading Real Estate Companies of the World™ and Luxury Portfolio International™.



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## CASSIA

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