



ROBLE ONE

MIAMI CONDO LIFESTYLE



ROBLE ONE
COCONUT GROVE

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EVERY ELEMENT OF *VIDA*


LIFE AT ROBLE ONE

Spanish for “life,” the word *vida* encapsulates even more: a state of living your best life, where tranquility, convenience, and discovery vividly stimulate the senses, and every experience is a new adventure.

Tranquility. Convenience. Discovery. Key facets of the Roble One experience.



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The background of the entire image is a dark, textured surface, possibly black or very dark green. It is adorned with large, stylized outlines of tropical leaves in a light beige or gold color. These leaves are scattered across the frame, with some appearing in the foreground and others receding into the background, creating a sense of depth and a lush, tropical atmosphere. The leaves have prominent veins, some straight and some curved, adding to the detailed texture of the design.

WE THOUGHT
OF IT ALL,
SO YOU CAN
HAVE IT ALL

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TRANQUILITY

LESS THAN 16 NEIGHBORS
IN THE ENTIRE BUILDING

NO DEVELOPMENT IN THE AREA COMES
CLOSE TO ROBLE ONE

While buyers nearby pay exorbitant prices to live in a building with dozens of units, hundreds of neighbors, and the clutter that all of that brings, at Roble One, your neighbors number less than 16, giving you the tranquility usually afforded only to ultra- luxury developments, but this time, at relaxed luxe prices.

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CONVENIENCE

FLEXIBLE OWNERSHIP IN
THE CENTER OF IT ALL

Owners at Roble One enjoy the flexibility of being able to lease their units for both short- and long-term rentals, affording them multiple passive income opportunities that are only a minority of Miami condo owners enjoy.

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DISCOVERY

WHERE COCONUT GROVE
AND CORAL GABLES CONVERGE

Roble One is located:

5 minutes from Cocowalk.
5 minutes from Biscayne Bay.
5 minutes from Miracle Mile.
5 minutes from The Biltmore.
5 minutes from almost anything.

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The background of the entire image is a dark, textured surface, possibly black or very dark green. It is adorned with a pattern of stylized, golden-yellow tropical leaves. These leaves are drawn with fine, parallel lines, giving them a delicate, almost ethereal appearance. They are scattered across the frame, with some large leaves framing the central text and others filling the corners and background.

THE NEIGHBORHOOD

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MIAMI'S MOST COVETED CROSSROADS

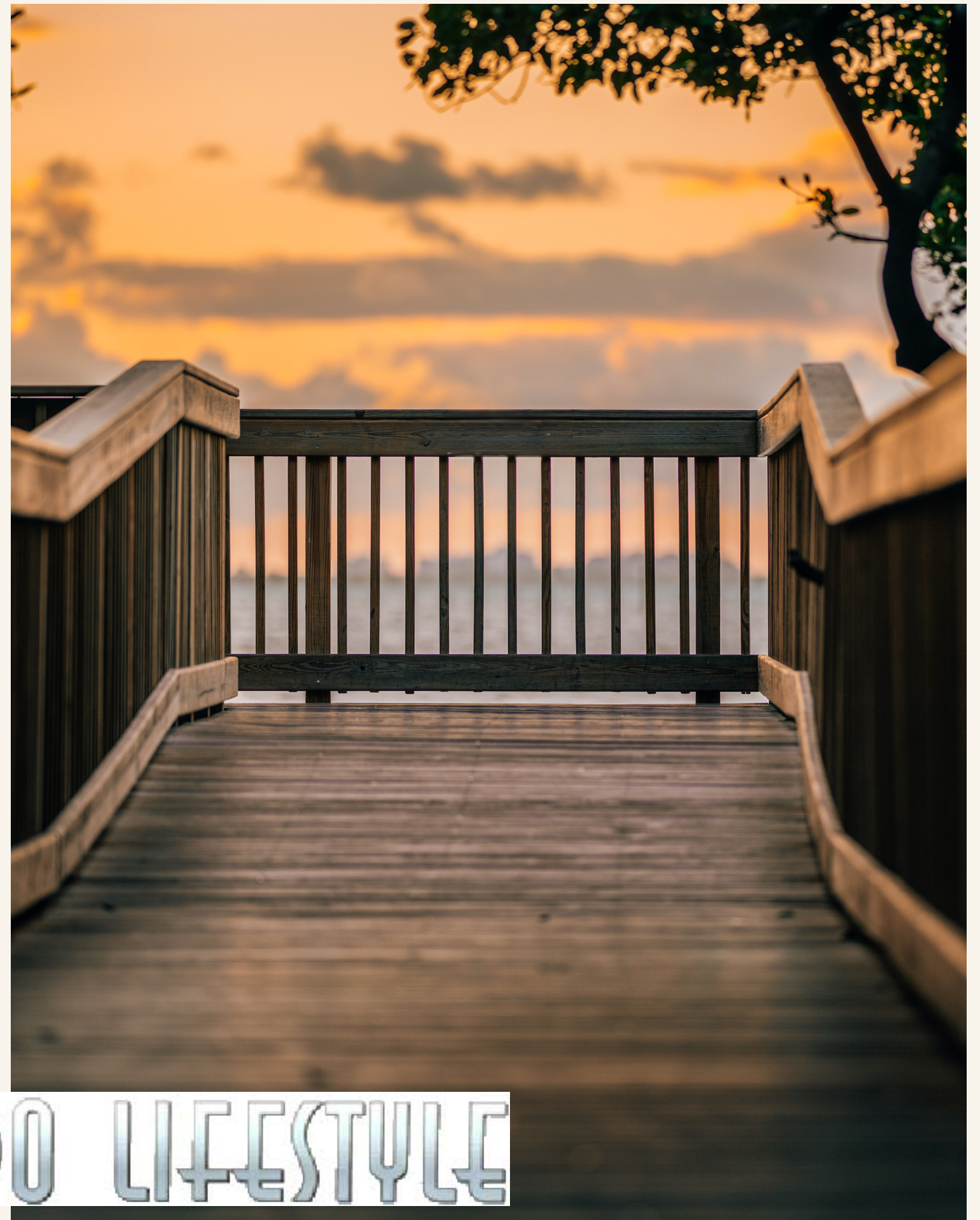
THE NEIGHBORHOOD

Imagine living in a residence that perfectly balances the best of two of Miami's iconic neighborhoods. At Roble One, you're within minutes of the cultural richness of Coral Gables, with its fine dining, boutiques, and historic charm, and just a few minutes from the laid-back elegance of Coconut Grove, known for its lush parks, waterfront cafes, and vibrant arts scene. All of that, with the convenience of US-1, the Metrorail and the Underline placing the rest of Miami at yo

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AREA HIGHLIGHTS

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- #1: Roble One
- #2: The Shops at Merrick Park | 0.5 miles / 5 minutes
- #3: Cocowalk | 0.7 miles / 5 minutes
- #4: Dinner Key Marina | 1.3 miles / 7 minutes
- #5: Miracle Mile | 0.9 miles / 5 minutes
- #6: Metrorail

CONVENIENCE, JUST STEPS FROM YOUR DOORSTEP

DOUGLAS ROAD OVERPASS

One Block Away

DOUGLAS ROAD METRORAIL STATION

One Block Away

MILAM'S MARKET

One Block Away



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THE FUTURE

THE TRANSFORMATIVE IMPACT
OF THE UNDERLINE: PHASE 3

A BRIEF WALK FROM ROBLE ONE

NOTABLE FEATURES

Grove Gallery

Pop-up Market
Bocce Ball Court
Picnic Seating
Public Art

The Underline Plaza

Local Food Vendors
Public Art
Urban Beach

Bark Park

Dog Park
Agility Course

Butterfly Gardens

Interactive
Butterfly Zoo

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Bark Park



Underline Plaza



THE TEAM

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SSA GROUP

THE DEVELOPER

With over 30 residential and commercial developments under its belt on 3 continents, SSA Group has gone beyond being one of Latin America's foremost boutique real estate developers into a transcendent creative force in the space, crafting innovative spaces where life is best enjoyed, characterized by an avant-garde style, versatility and a timeless aesthetic appeal that maintains its quality and value over time.



NOTABLE PROJECTS

Altos de la Marina / Alicante / Spain
Hercesa Calanova / Malaga / Spain
Alejandro Ferrant 16 / Madrid / Spain
Santa Lucia 17 / Madrid / Spain



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ATELIER305

THE ARCHITECT

ATELIER305 arises from the interface of art and technology at the service of architecture, urbanism and interior design; proposing a synergic relationship between the building and its surroundings.

Sustainability is a driving element in their designs, as they strive to meet the demands of the present without compromising the well being of future generations. Aiming to integrate and communicate the inspiring values of nature through their work.

NOTABLE PROJECTS

Merrick Towers / Miami
Coral Gate Apartments / Miami
WAVE Pavilion / Miami Beach
The Modulator Hotel / Lake Worth Beach
Collegetown Hotel / Ithaca, NY



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THE RESIDENCES

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FACT SHEET

RESIDENCE FEATURES

Floor-to-ceiling Impact Windows
9.4-foot Ceilings
Calacatta Royal Grey Quartz Kitchen Countertops
Andean Porcelain Tile Bathroom Floors
Andean Porcelain Tile Shower Walls

BUILDING AMENITIES

Activated Rooftop with Grills
Heated or Cooled Plunge Pool with Jets
Premium Gym
Trainer-on-Demand Interactive Gym Displays
Bike Racks by Sidewalk
General Amazon Box Storage on Ground



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The background features intricate, stylized gold leaf patterns, likely from tropical plants like Monstera or Philodendron, set against a dark, textured background. The leaves are rendered with fine, parallel lines, creating a sense of depth and texture.

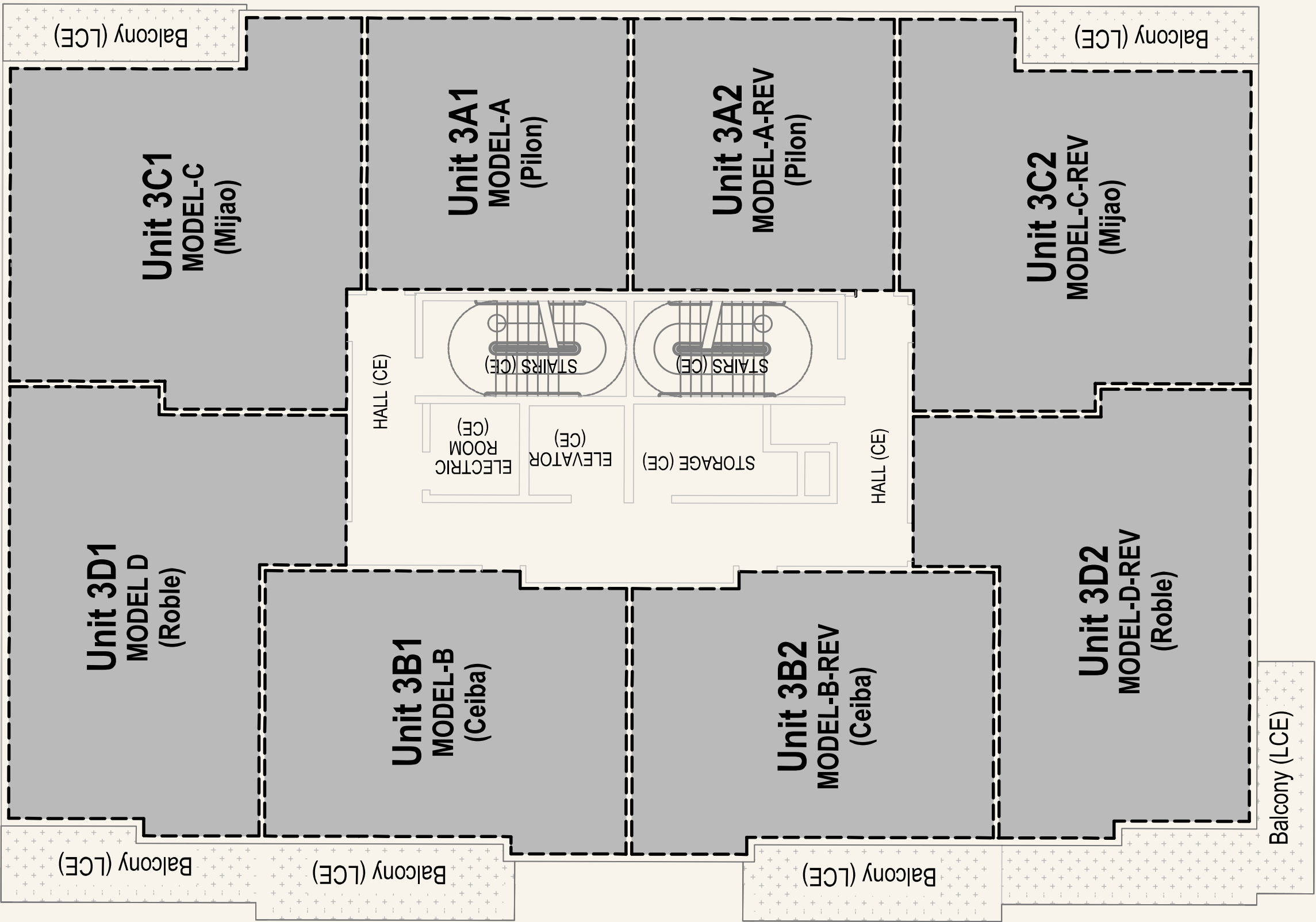
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AT THE INCEPTION OF ROBLE ONE -
BEFORE THE DESIGN PHILOSOPHY WAS
CREATED, BEFORE RENDERERS WERE MADE,
BEFORE A TEAM WAS ASSEMBLED - THE
FIRST THOUGHT THAT CAME TO MIND
WAS HOW TO DESIGN A PLACE WHERE
EVERY MAJOR INGREDIENT IN ONE'S LIFE
COULD BE PRESENT AND HARMONIOUSLY
BALANCED.

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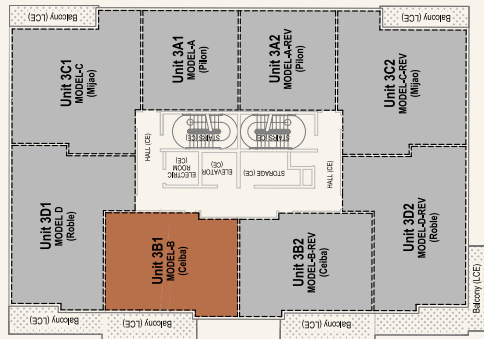
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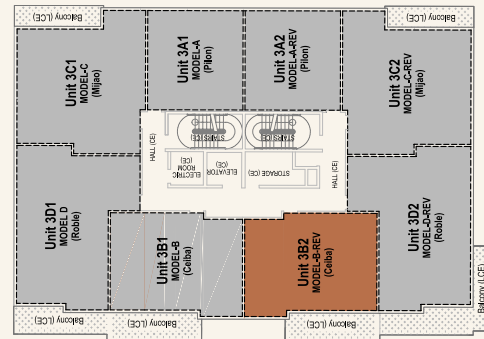
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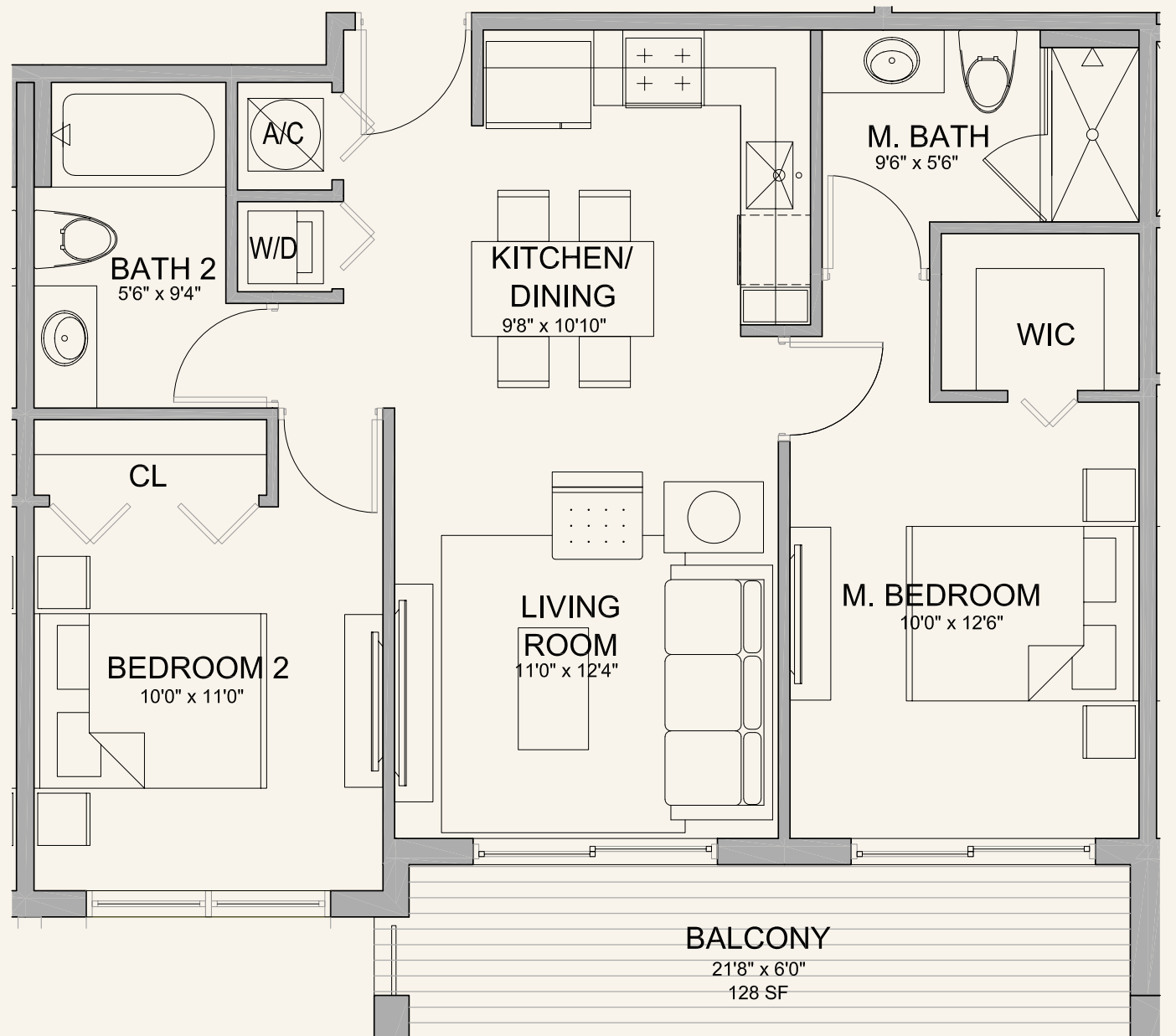
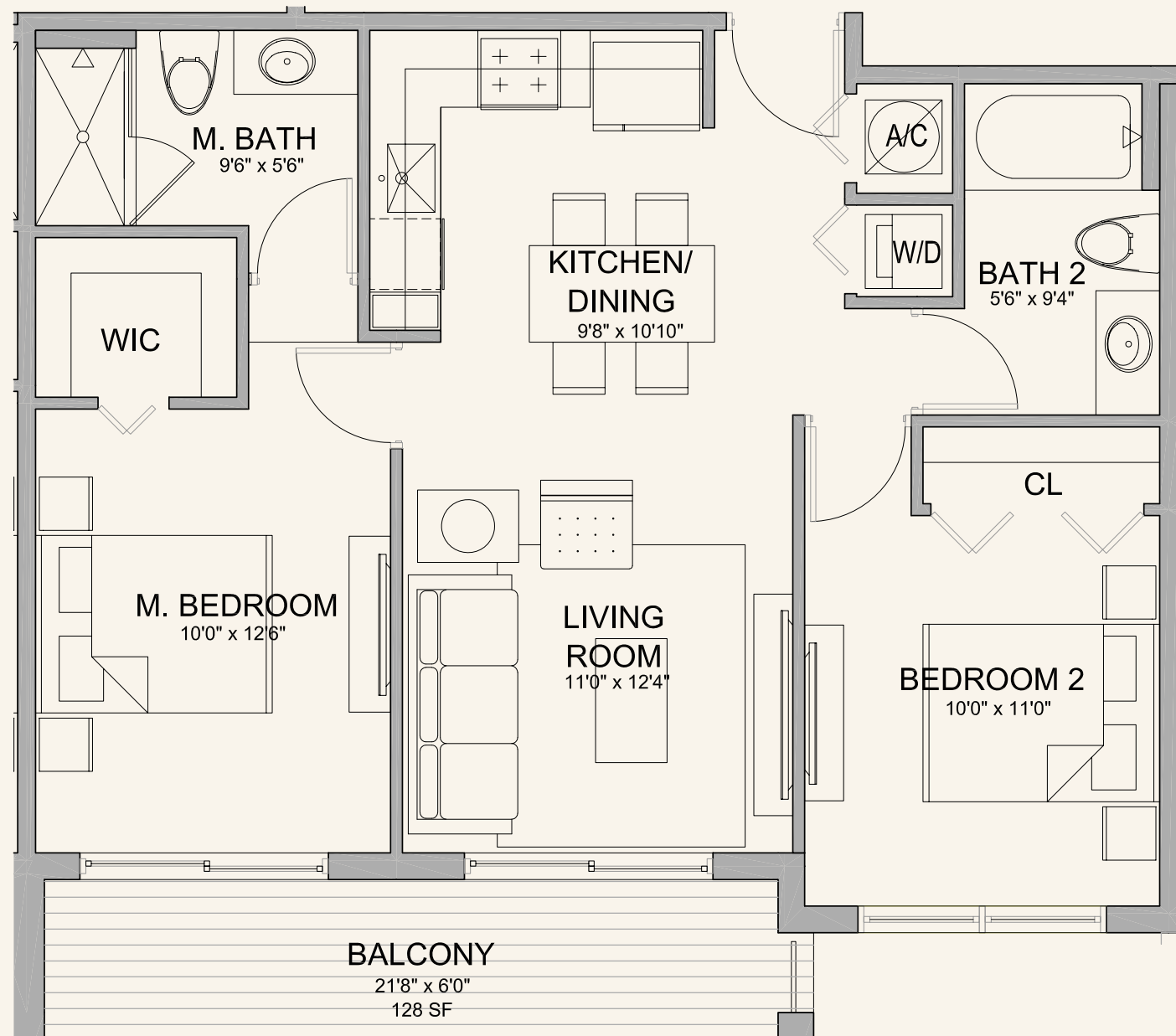
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UNIT-B
2-BEDROOM
788 SF



UNIT-B-R
2-BEDROOM
788 SF



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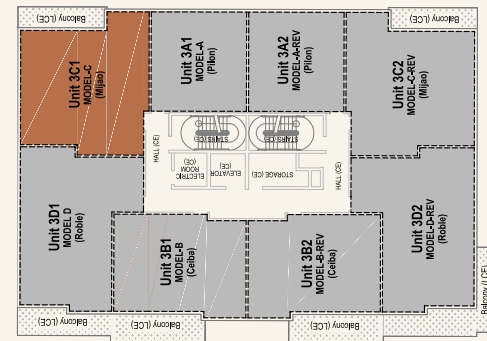
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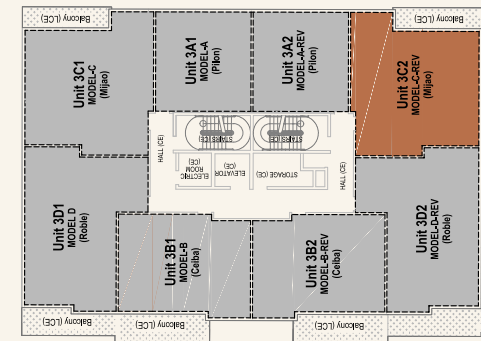
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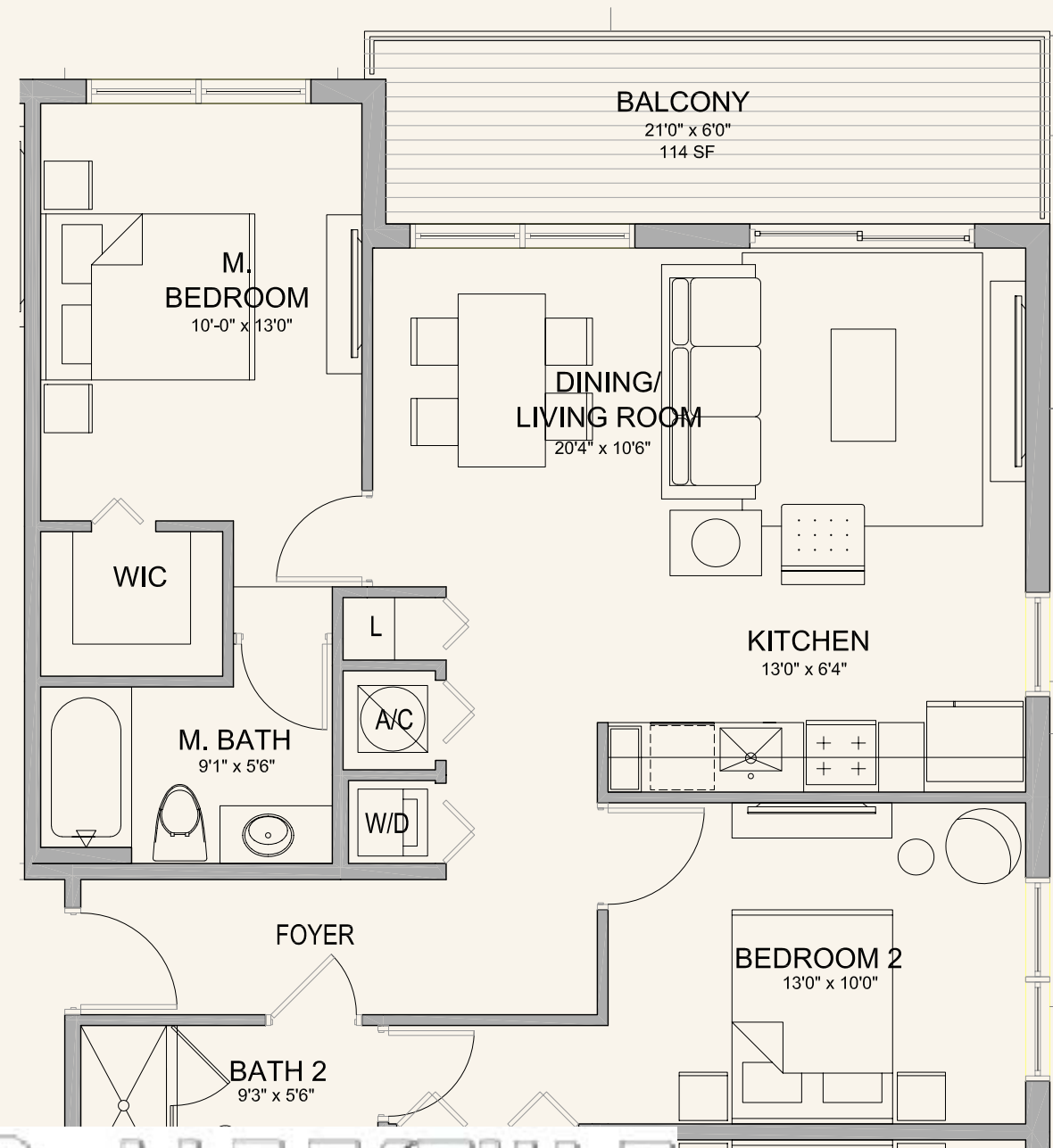
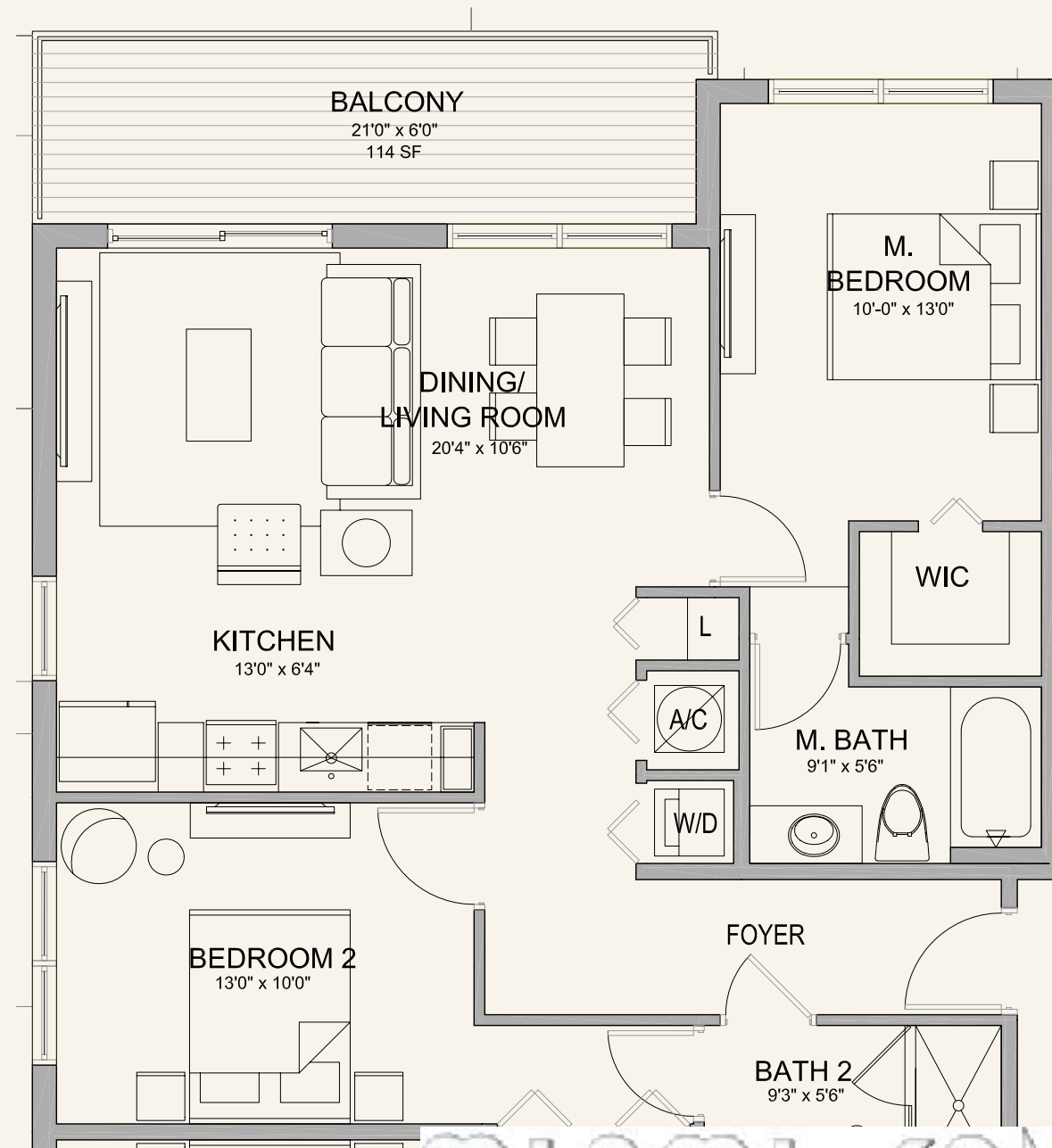
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UNIT-C
2-BEDROOM
978 SF



UNIT-C-R
2-BEDROOM
978 SF



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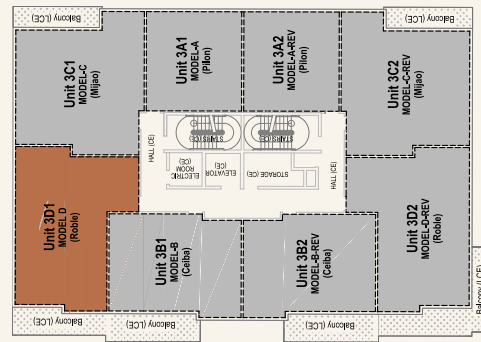
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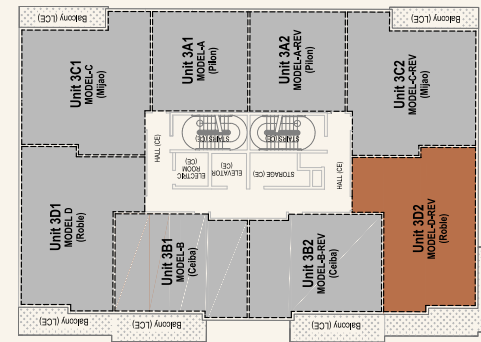
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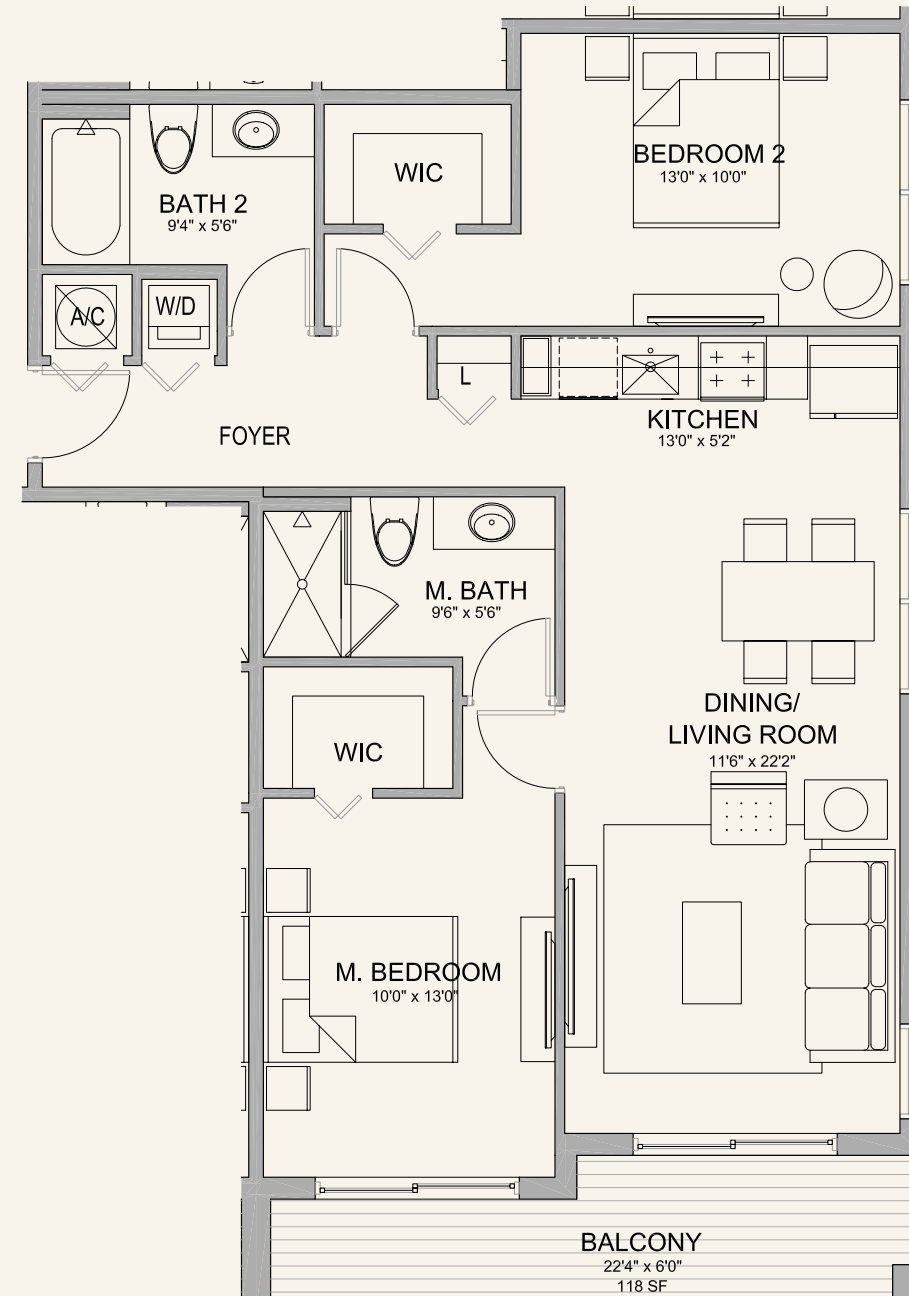
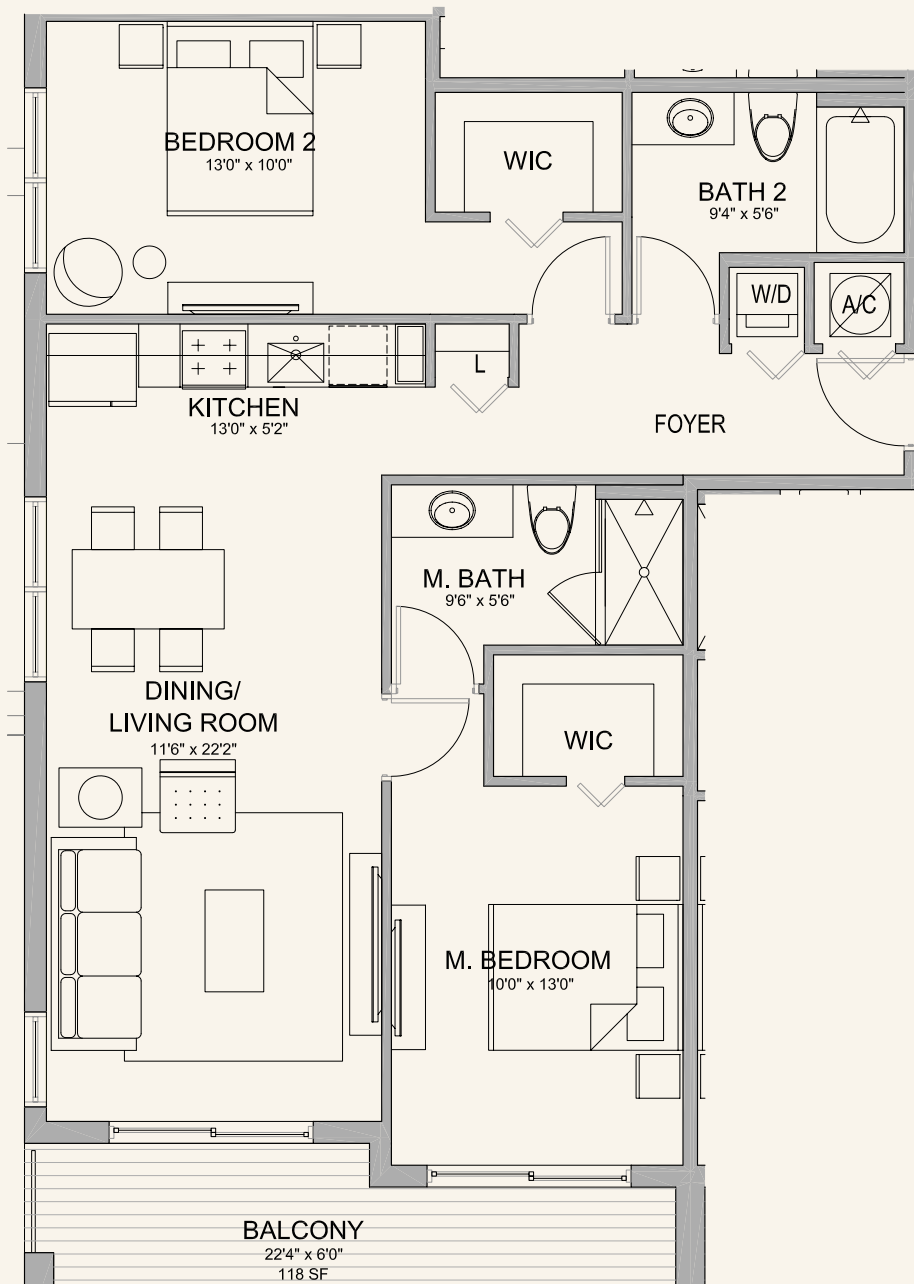
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UNIT-D
2-BEDROOM
986 SF



UNIT-D-REV
2-BEDROOM
986 SF



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