

cafecito
LIVING

**Studios that
move you.
Culture that
grounds you.
Life, reimaged.**

A boutique residential concept
in the heart of Little Havana.



Life, Grounded in Place

Cafecito Living is a boutique, three-story residential building designed for modern urban living. With just 17 thoughtfully designed studio apartments above a neighborhood cafecito, this is a place where daily routines, walkability, and culture come together naturally.

Here, your home is more than four walls—it's part of a rhythm shaped by proximity, simplicity, and community.

“Cafecito Living is for people who choose intention over excess.”

The Pulse of Little Havana



The Living Room: Little Havana is a designated National Treasure.

Domino Park: The epicenter of the community, where the sound of trash-talking harmonizes with the crack of tiles, the scent of cigars, and the rhythm of salsa.

The Vibe: An authentic experience money can't recreate—a throwback to a time before the revolution.

Your Dining Room is Calle Ocho



Sanguich de Miami

Michelin Bib Gourmand winner and Reddit favorite for the ultimate Cuban sandwich.



Versailles

The political and social hub where waiters in white coats serve gold standards of Cuban food.



Culinary Diversity

From the artisanal flavors of Azucar Ice Cream to the Michelin Bib Gourmand Thai tapas at Lung Yai.

The Ritual of the Ventanita

A 'ventanita' is more than a window—it's a staple of Miami life. A place to socialize, escape the pace of modern life, and share the 'strongest and sweetest coffee of your life.'

As the local saying goes: "No peanut, no happy people."



Boutique by Design

3 Stories

17 Identical Studio Apartments

Ground-floor Cafecito with Outdoor Terrace

Designed to feel personal—never crowded, never anonymous. A small-scale, intentional community where you know your neighbors.



Renderings are for illustrative purposes only. Actual features and finishes may vary.

The Social Heart

The ground floor opens to a cafecito rooted in the culture of the neighborhood. The outdoor terrace is designed for connection, conversation, and daily ritual.

Whether it's your morning coffee, an afternoon break, or a casual meeting, life at Cafecito Living begins just steps from your front door.



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The Cafecito Studio

400 SF | Signature Layout



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Unfurnished Canvas: A blank slate ready for your lifestyle.

Efficient Design: Open layout maximizing light, flow, and function.

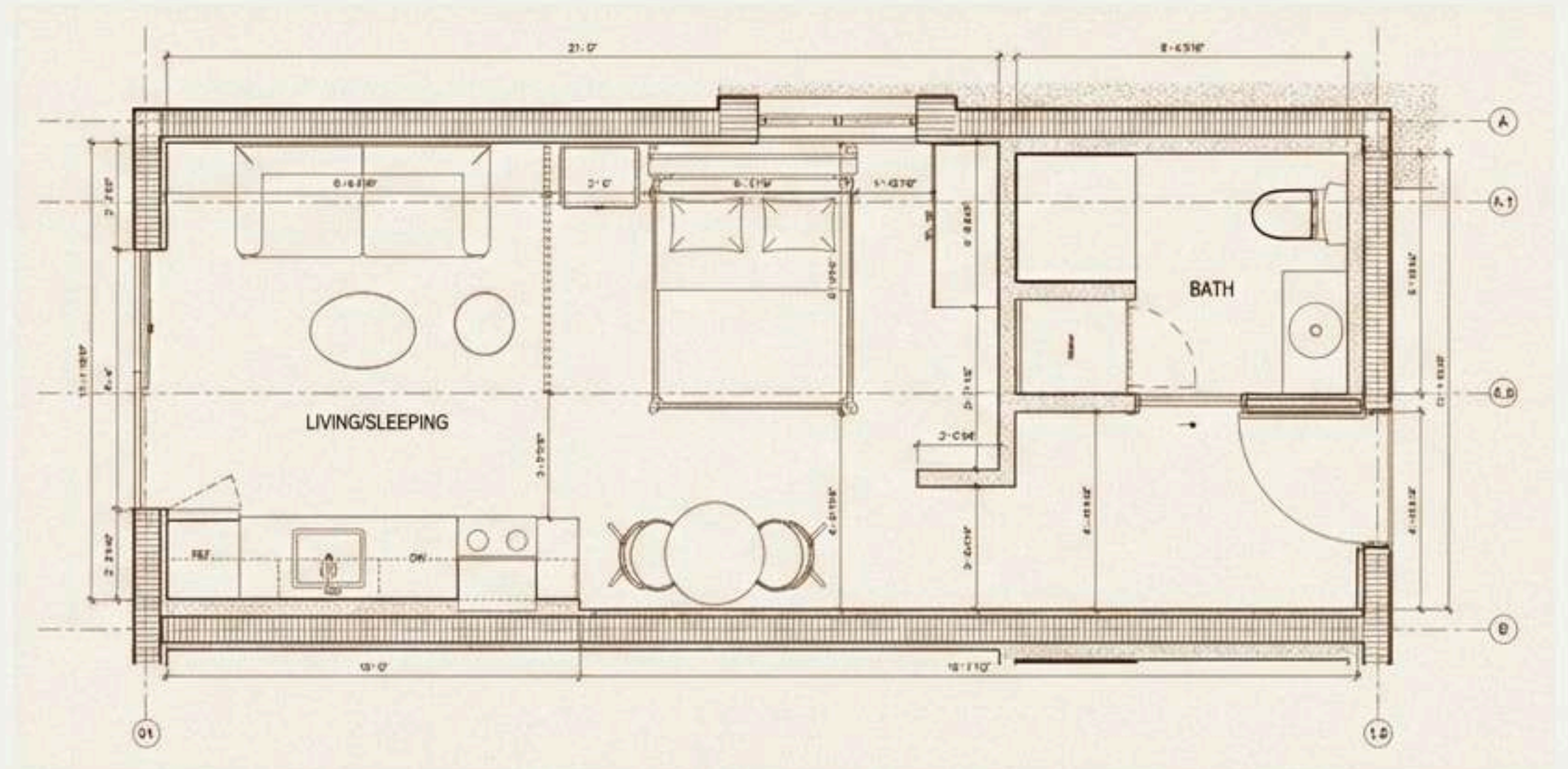
Modern Finishes: Concrete-style textures, wood tones, and a full modern kitchen.

Layout & Function

Consistency: Each residence features one thoughtfully designed studio layout, repeated with intention across the building.

Efficiency: Includes a defined living/sleeping area, a functional linear kitchen, and a separate bathroom with washer/dryer connections.

Philosophy: Designed for how you actually live, not for excess.

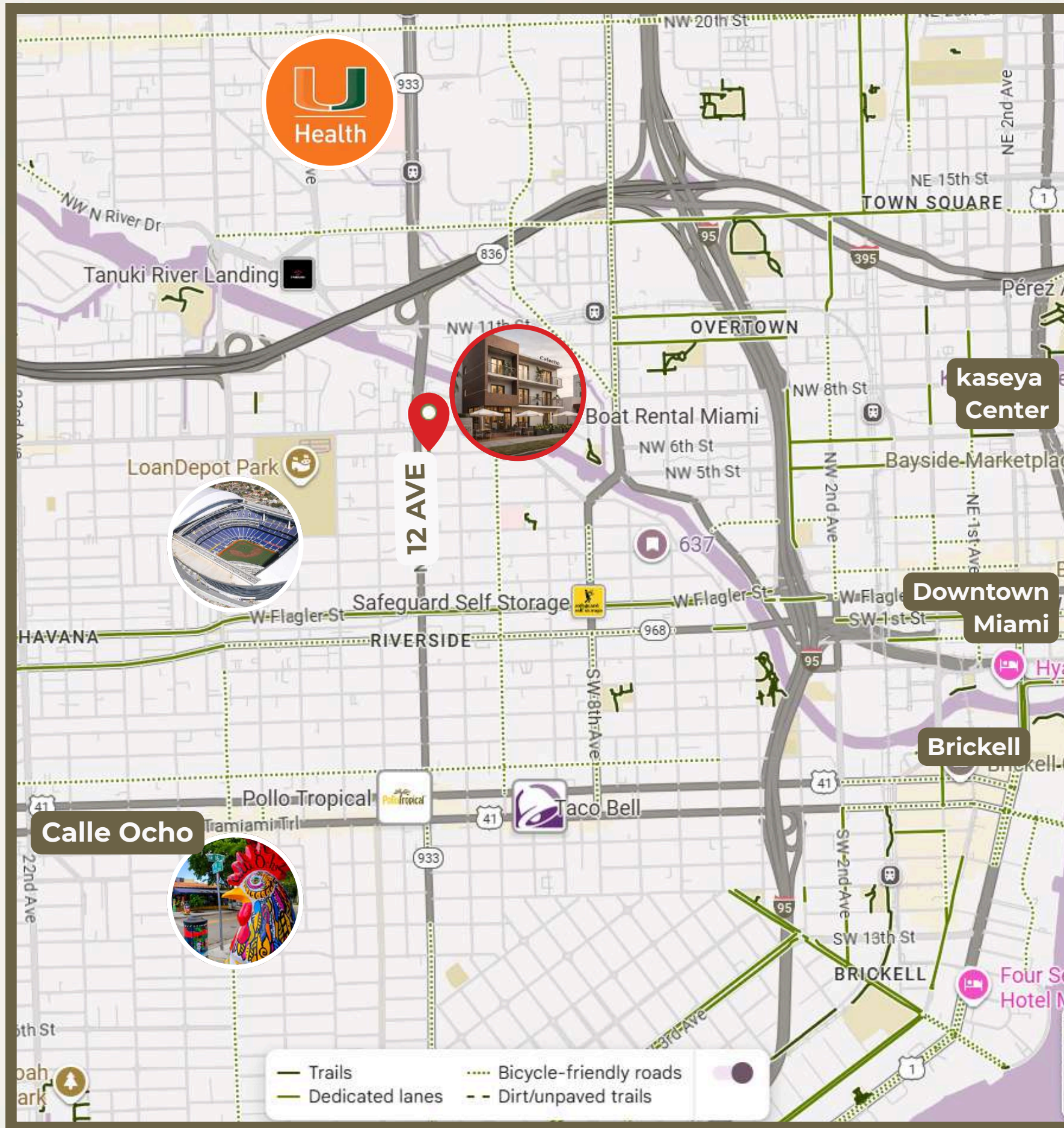


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Mobility-First Living



Cafecito Living is designed for people who move differently. No on-site car parking by design. Secure bicycle parking and dedicated scooter parking included. If you value proximity over parking, you'll feel at home here.



Walkable. Connected. Authentic.

Located in the heart of Little Havana, walking distance to daily essentials and local culture.

Direct proximity to Downtown Miami and the Miami River district.

This is urban living grounded in place, not pass-through traffic.



A Natural Fit For...

- **Young Professionals:** Who want to be near the action but have a quiet retreat.
- **Remote Workers:** Who utilize the terrace and local cafes as workspaces.
- **Urban Minimalists:** Who value experiences over accumulating 'stuff'.

For those who value location, design, and simplicity.

Simple. Transparent. Availability.

- Total Residences: 17
- **Layout:** Identical 400 SF Studios
- **Condition:** Unfurnished
- **Availability:** Limited

Consistency equals confidence.

Live Differently. Live Locally.

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Schedule a tour or learn more.

cafecitoliving.com