

THE VILLAGE

AT CORAL GABLES

ATTRIBUTES

- Garden courts with flower trees
- Courtyard with scallop fountain
- Glorieta fountains that brighten up the neighborhood
- Administration Building
- On street visitor parking spaces around The Village at Coral Gables
- Pool with Pool House
- Club House
- Business Center
- Fitness Center
- Lounge
- Walkways through The Village at Coral Gables



ONE

Sotheby's
INTERNATIONAL REALTY

FLATS FACT SHEETS





FLATS

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July 2022
www.thevillageatcoralgables.com

Coral Gables most exclusive Village Cultivates the elegance of a historic and tranquil community.

MG Developer follows the legacy of a dreamer who believed that beauty is for everyone. The 4 collection of 48-unit residence Village utilizes George Merrick's Spanish architectural design that intertwines past and present vision, "The Village Project."

Developer: MG Developer, Miami, LLC

Architects: De La Guardia Victoria Architects & Urbanists

Creative Development Team: Jenny Ducret & Roxana Victoria

Builder: Torre Construction and Development

Artistic Component: Glorietas inspired by Ibero-American Exposition in 1929.

Stories: Flats

Bedrooms: Two bedroom & Study room

Bathrooms: Two & 1/2 bathroom

Car-garages: 1-2 Parking spaces

Total units: 24 sophisticated Flats

Location: Ideal east/west positioning between Hernando Street and Segovia Street situated on the exclusive Santander Ave

Architectural Style: inspired by 19th century Spanish-colonial architecture with a beautifully functional and modern interior floor-plan

Character: Features private and spacious covered logias with beautiful balconies reminiscent of a noble Spanish-colonial facade

Lifestyle: Easy European pedestrian-living within a quiet residential neighborhood walking distance to golf courses, fine shopping and dining, and the downtown business district. "The Village at Coral Gables" is expressed through a delightful variety of garden spaces, lush green avenues, plazas, walkways, and fountains for residents to revel in.

INTERIOR FEATURES**Door and Windows**

- High-end hurricane rated windows and doors in bronze finish
- Wide bi-folding logias' door & French balconies' door
- Cast stone logias and balcony rails & columns
- Wood-plank front door finished

Kitchen

- Italian Kitchen cabinets
- Stone countertops and backsplash
- High-end appliances
- Undercount stainless steel sink
- Electric cook-top
- Washer & dryer machine

Master Bathroom

- Natural stone floors matching with vanity top
- Italian double cabinet
- Walk-in shower
- High-end plumbing including faucets, shower-heads, and toilet
- Separate water closet

Secondary Bathrooms

- Natural stone floors
- Italian cabinets natural stone countertops
- High-end fixtures including faucets, shower-head, and toilet

EXTERIOR FEATURES**Finishes**

- Smooth painted stucco
- Elegant coral stone architectural details
- Cast stone architectural details
- Brown clay barrel roof tile
- Exterior iron lantern

Outdoor Spaces

- Coral stone floors
- Spacious, elegant covered logias & balcony that bring abundant light and expand livable spaces
- Ready for outdoor kitchen installation
- Balconette for study
- Covered outdoor spaces for entertaining
- Wide bi-fold door system that integrate terrace with living room



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Additional Features

- Premium wood traditional doors 7 & 8 foot high
- Primary rooms 10 foot high cove ceilings
- Elevator easily accessible from garage to the unit
- Energy efficient air-conditioning divided into zones
- Instant hot water provided by a recirculating hot water system
- Smart-ready home *(tv and telephone included only)*
- 1 electrical vehicle charger
- Bike parking rack
- Small storage for incoming packaging
- Emergency power backup for common areas
- FOB acces

	TYPES A & AR	TYPES B & BR
A.C. SPACE	1,771	1,698
COVERED TERRACE	250	250
ADJUSTED AREA	1,771	1,698
TOTAL SQ. FT.	2,021	1,948

The information contained in this fact sheet is for the convenience of illustrating and listing proposed interior and exterior features and finishes and other information including square footage and should not be relied upon. The Builder serves the right to revise and modify any information contained herein. Reference should be made to the plans and specifications at Builder's office for detailed information of the project.