

THE VILLAGE
AT CORAL GABLES

HOME TO FOUR COLLECTIONS
OF 48 NEW CONSTRUCTION
LUXURIOUS RESIDENCES.

Attributes

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

FACT SHEET

LOFTS



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

Developer:
MG Developer, Miami, LLC
Architects:
De La Guardia Victoria Architects & Urbanists
Creative Development Team:
Jenny Ducret & Roxana Victoria
Artistic Component:
Glorietas inspired by Ibero-American Exposition in 1929.

Stories: Three stories
Bedrooms: Two bedroom
Bathrooms: Two bathroom
Car-garages: Two car garage
Total units: Four fashionable lofts
Location: Ideal north/south positioning between Malaga Ave and Santander Ave situated on the exclusive Hernando Street
Architectural Style: inspired by 19th century Spanish-colonial architecture with a beautifully functional and modern interior floor-plan
Character: Features private and spacious 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.

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INTERIOR FEATURES

Door and Windows
- High-end hurricane rated windows and doors in bronze finish
- French arched transom windows
- Wood-plank front door finished

Kitchen and butler's pantry
- Italian Kitchen
- Stone countertops and backsplash
- High-end appliances
- Undercount stainless steel sink

Walk-in Laundry
- Laminated cabinets in white
- Washer & dryer
- Deep laundry sink

Master Bathroom
- Natural stone floors
- Italian double Vanities in stained wood with natural stone countertops
- Walk-in shower and free standing tub
- High-end fixtures including faucets, shower-heads, and toilet
- Separate water closet

Secondary Bathrooms
- Natural stone floors
- Italian Vanity with natural stone tops
- High-end fixtures including faucets, shower-head, and toilet
- Skylight

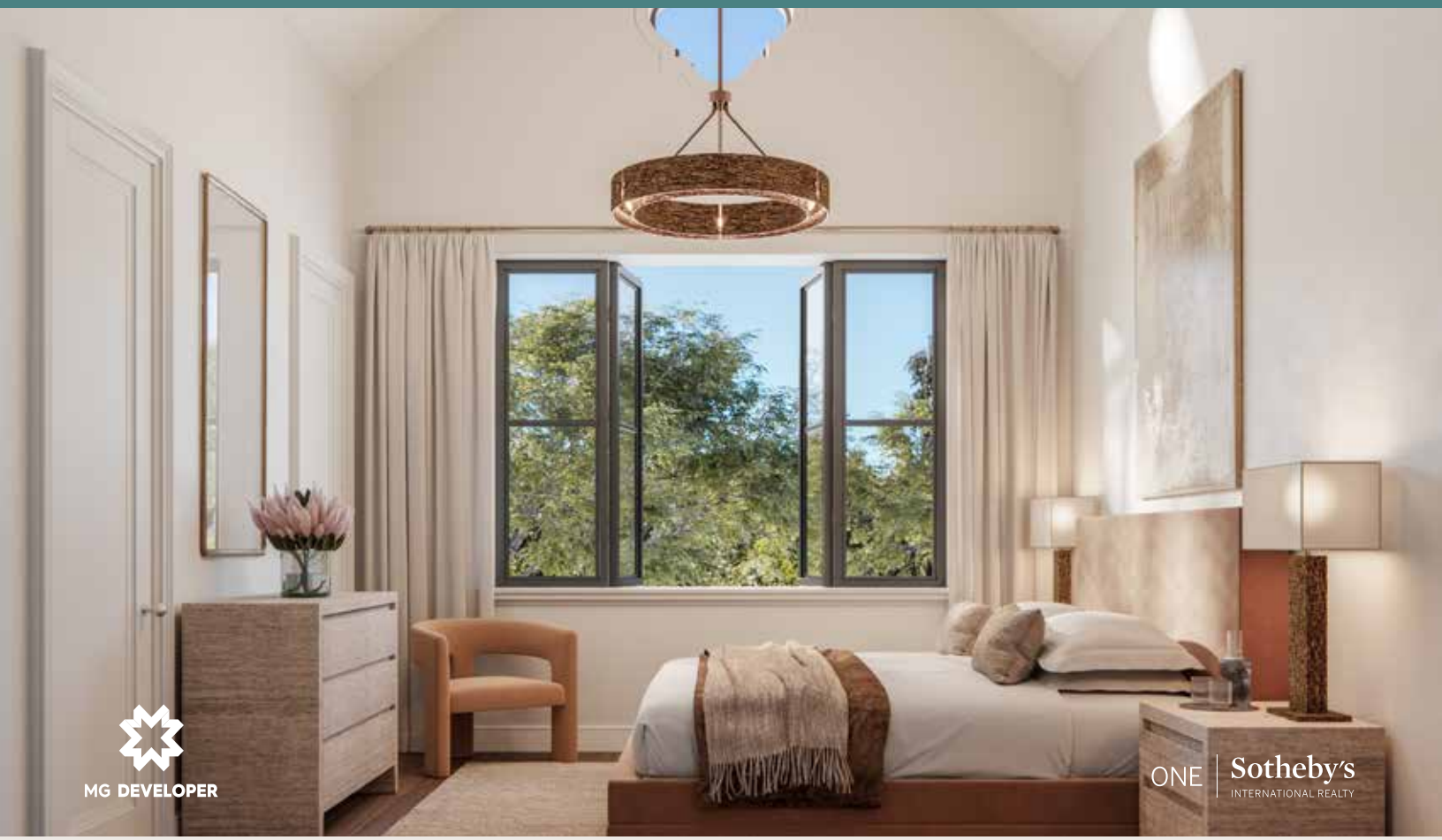
EXTERIOR FEATURES

Finishes
- Smooth painted stucco
- Elegant coral stone architectural details
- Cast stone architectural details
- Cast aluminum balustrade
- Brown clay barrel roof tile
- Exterior iron lantern
- French door with arched transom

Outdoor Spaces
- Elegant and private balconies with coral stone bringing abundant natural light

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UNIT SQF

	TYPE A & AR	TYPE B & BR
A.C. SPACE	1,881	1,881
GARAGE	542	542
BALCONY	52	346
ADJUSTED AREA	2,152	2,152
TOTAL SQ. FT.	2,475	2,769

ADDITIONAL FEATURES

- Premium wood traditional doors 7 & 8 foot high
- Primary rooms: 10 foot high cove ceilings
- 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)
- Electrical Vehicle charger
- Cathedral 14 feet high ceiling master bedroom

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