

THE  
AVENUE  
CORAL GABLES

THE FIRST SHORT-TERM

luxury building

# IN CORAL GABLES

*Ultimate Flexibility*





01

# THE ARCHITECT VISION



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ARTISTIC REPRESENTATION





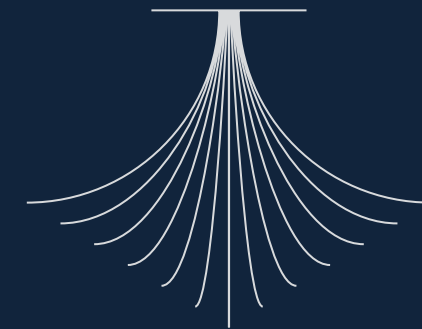
ARTISTIC REPRESENTATION

THE NEW WAY

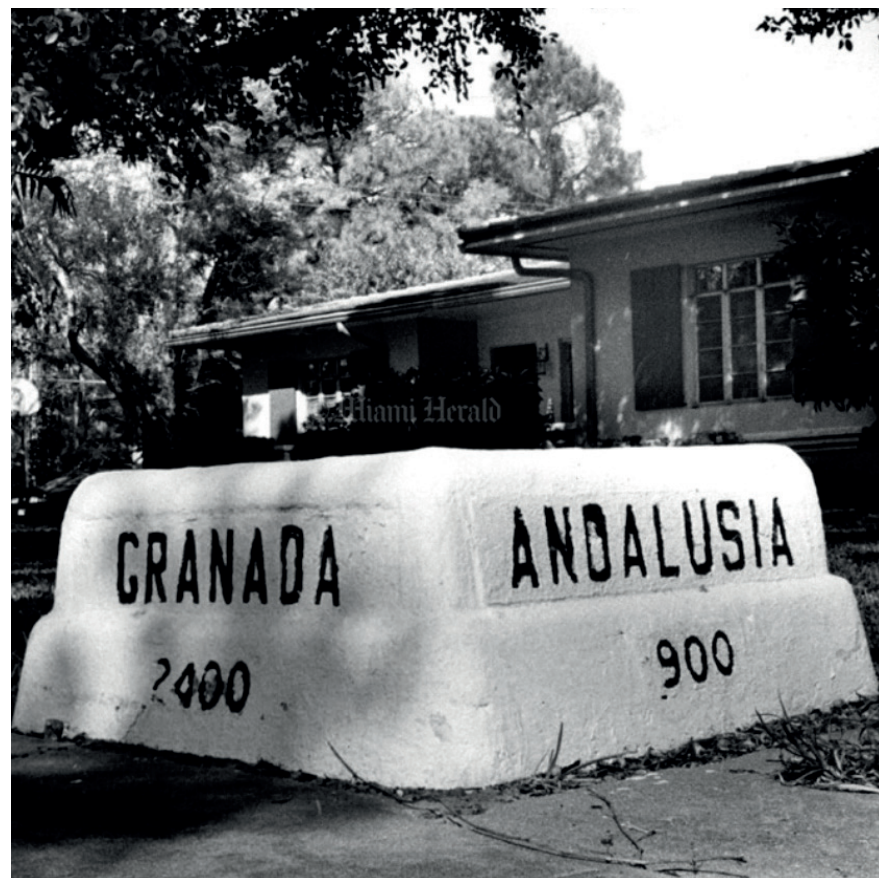
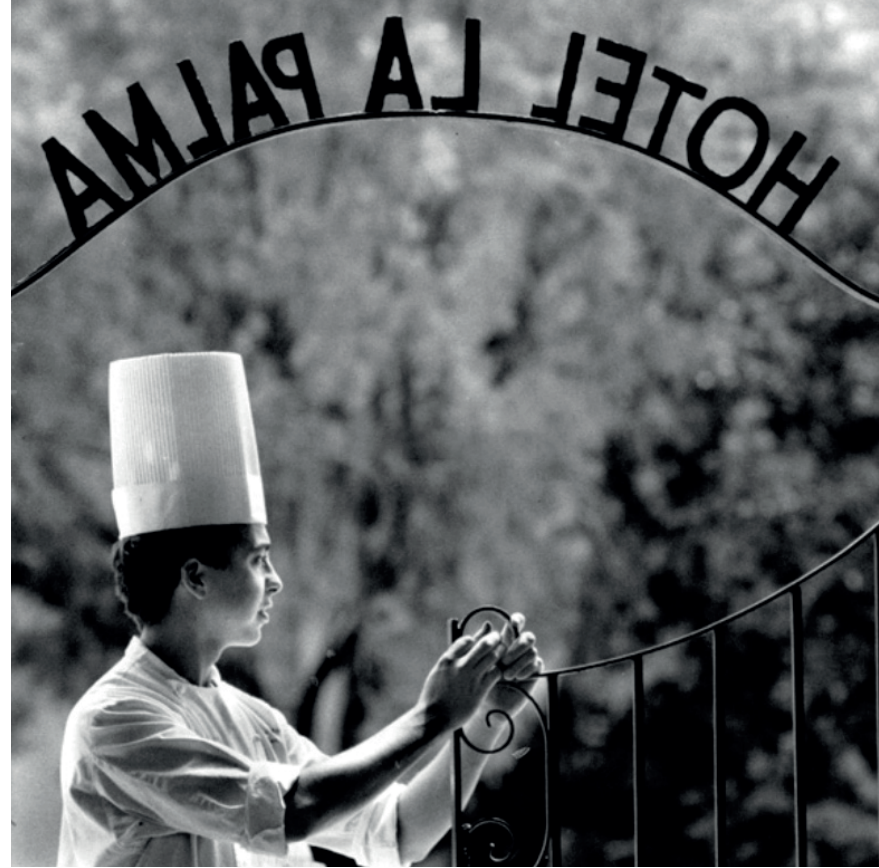
# TO OWN

*in Coral Gables*

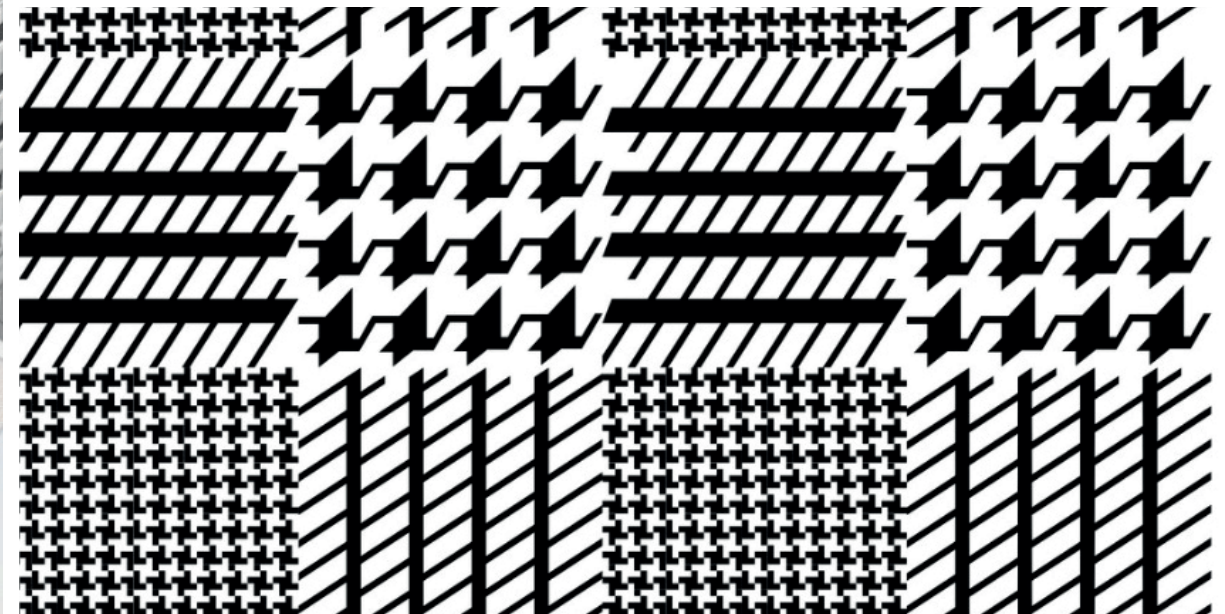
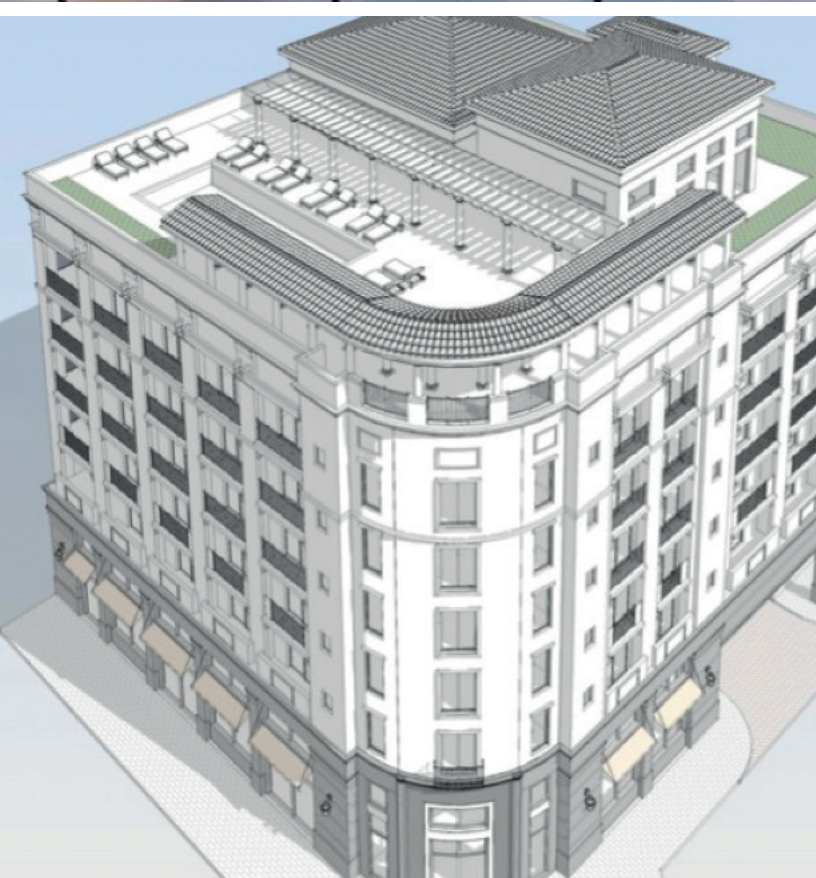
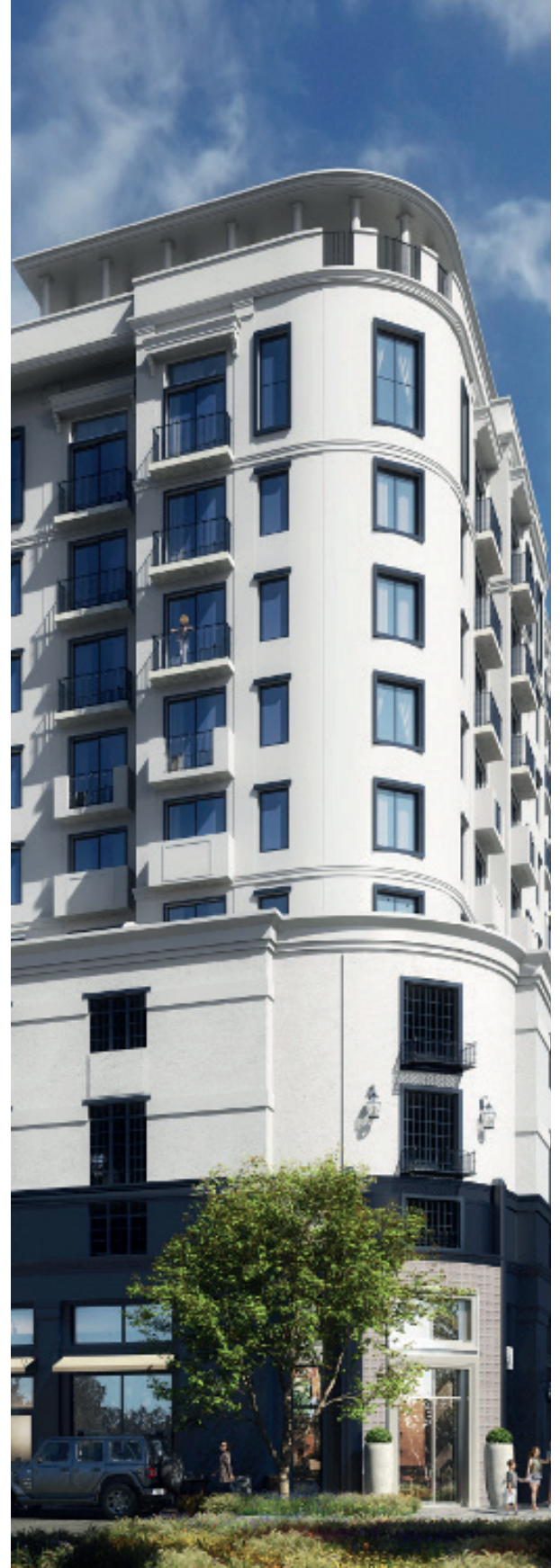
The first short-term luxury building in Coral Gables - Ultimate Flexibility.













02

# THE INTERIOR DESIGNER VISION



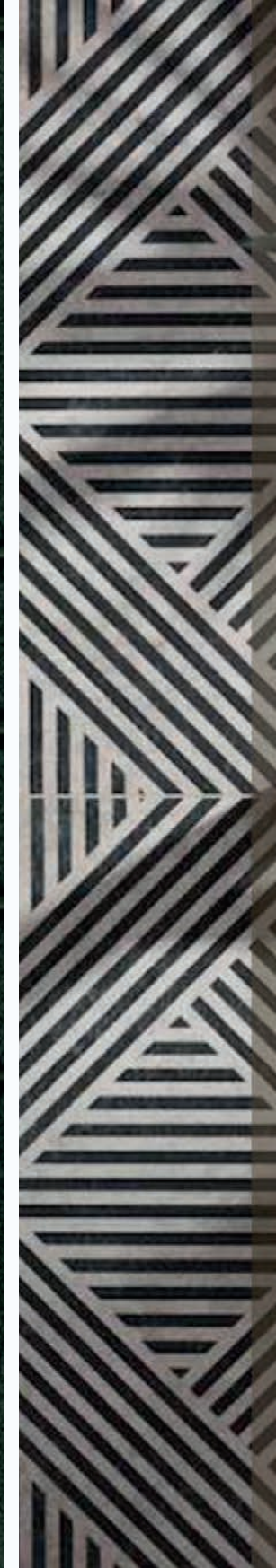
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ADRIANA HOYOS







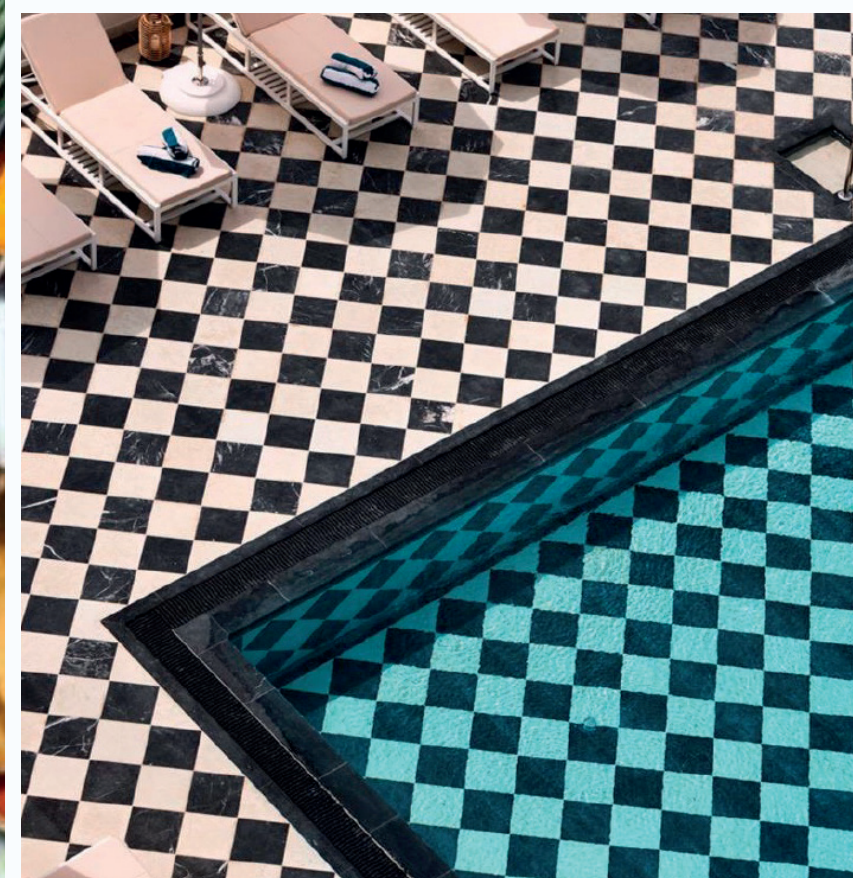








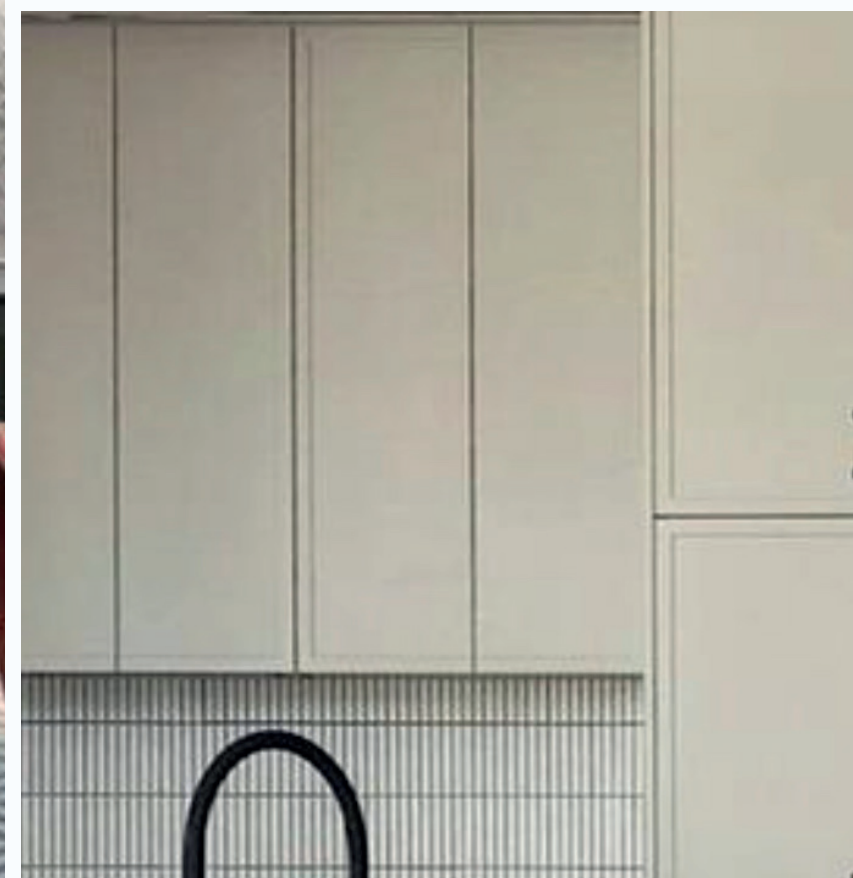






















05

# CORAL GABLES

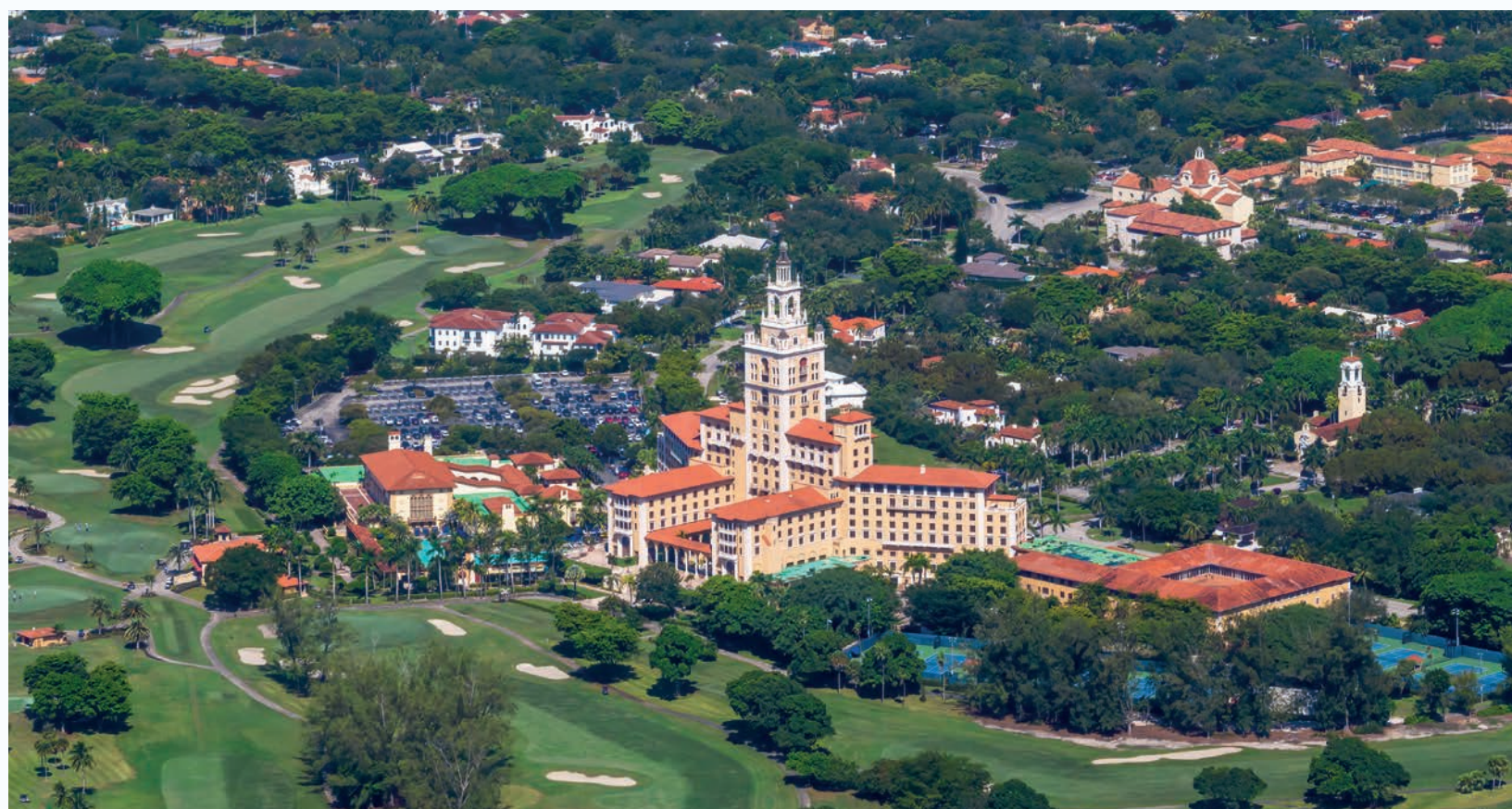
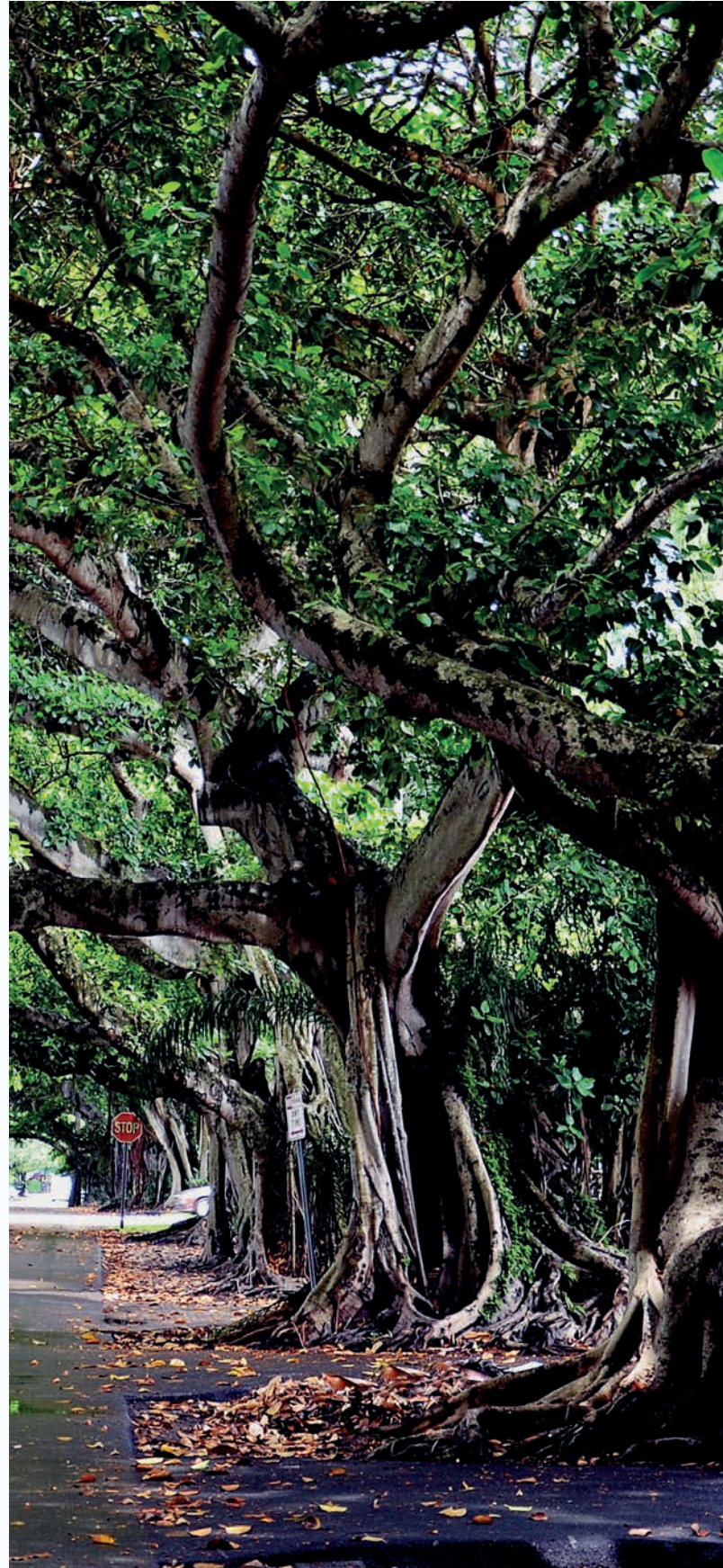
The City Beautiful



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06

# SHOPS AT MERRICK PARK

## ALL STORES

- Store Opening (2)
- Accessories (7)
- Children's Clothing (11)
- Department Stores (2)
- Electronics (2)
- Entertainment (2)
- Food (9)
- Health & Beauty (5)
- Home & Housewares (9)
- Jewelry & Watches (3)
- Men's Clothing (13)
- Professional Services (3)
- Shoes (5)
- Specialty (10)
- Sports & Fitness (5)
- Women's Clothing (27)



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07

# ROGER DEVELOPMENT GROUP

Since 1955, Roger Development Group has been a leading real estate development and management company in South Florida. We offer over 65 years of experience in U.S. real estate development serving both domestic and international investment clientele.

## WELCOME TO OUR FAMILY

Roger Development Group is a family-owned Real Estate Development and Management Company that has been proudly serving Florida for over a half century and continues to do so today. Our organization consists of two entities: Roger Development Group &

Gables Premier Realty. This broad reach allows us to specialize and provide expert services in Real Estate planning, financing, marketing/sales & overall management for both residential & commercial properties.



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03

# THE FLOOR PLANS



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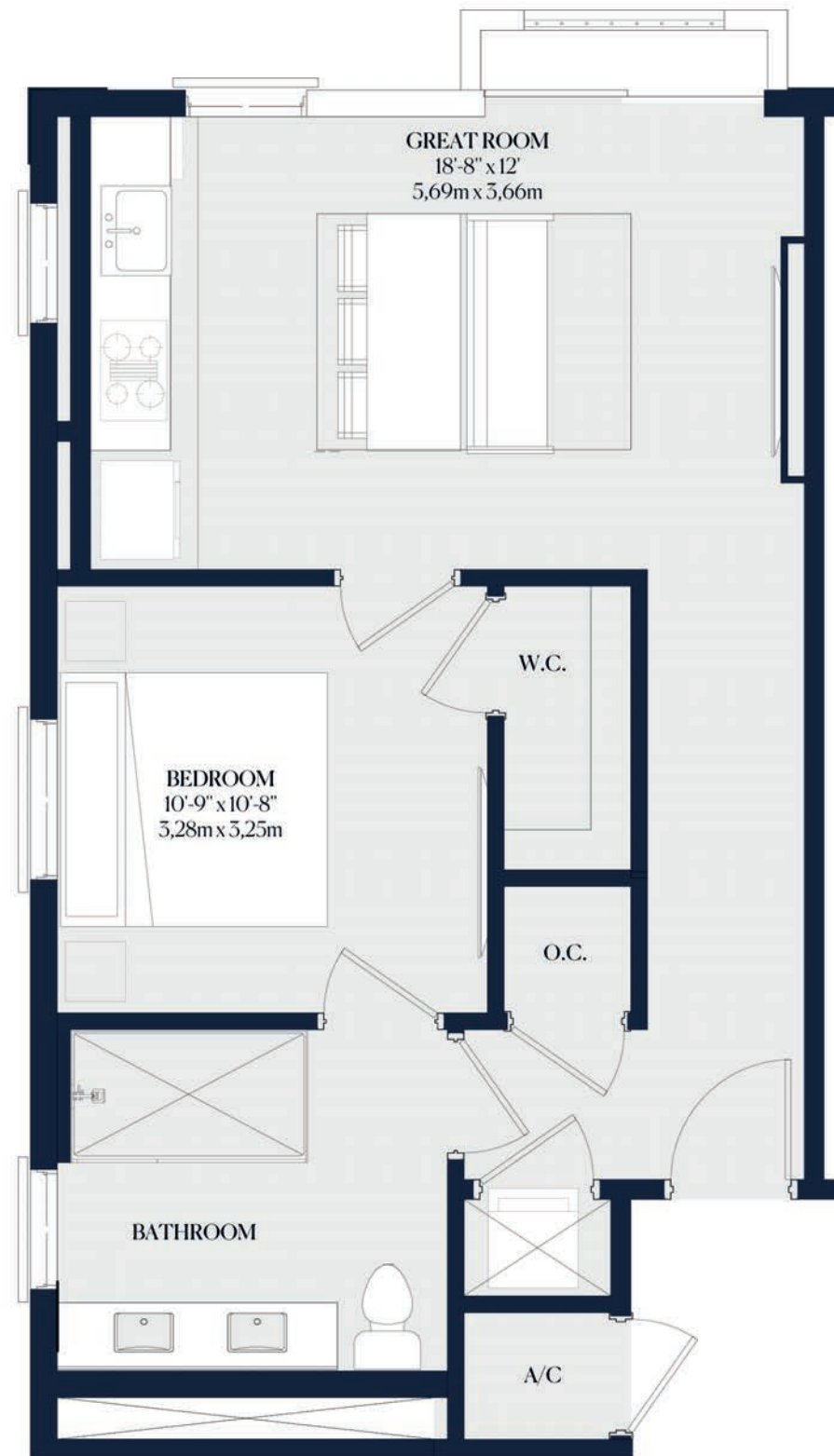
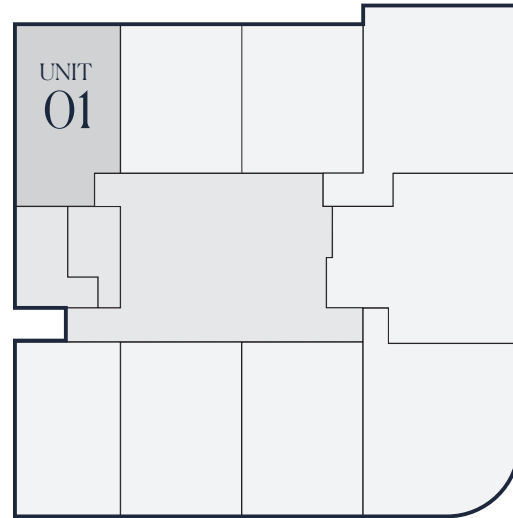




BUILDING PLANS  
**FLOOR PLAN**

**UNIT 01**

1 BEDROOM 611 SF - 56,76 M<sup>2</sup>



**RESIDENCES  
 FEATURES**


1. Thoughtful and luxurious layouts with 9 to 11-foot ceilings.
2. Delivered fully finished, curated by Adriana Hoyos Design Studio.
3. Penthouse residences available with vaulted ceilings.
4. Options for porcelain flooring, baseboards and designer paint.
5. Fully furnished residences ready for immediate occupancy.
6. Primary bedrooms feature en-suite bathrooms.
7. Secure owner closets for personal items.
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9. Energy-efficient central air and heating system.
10. Private terraces in every residence.



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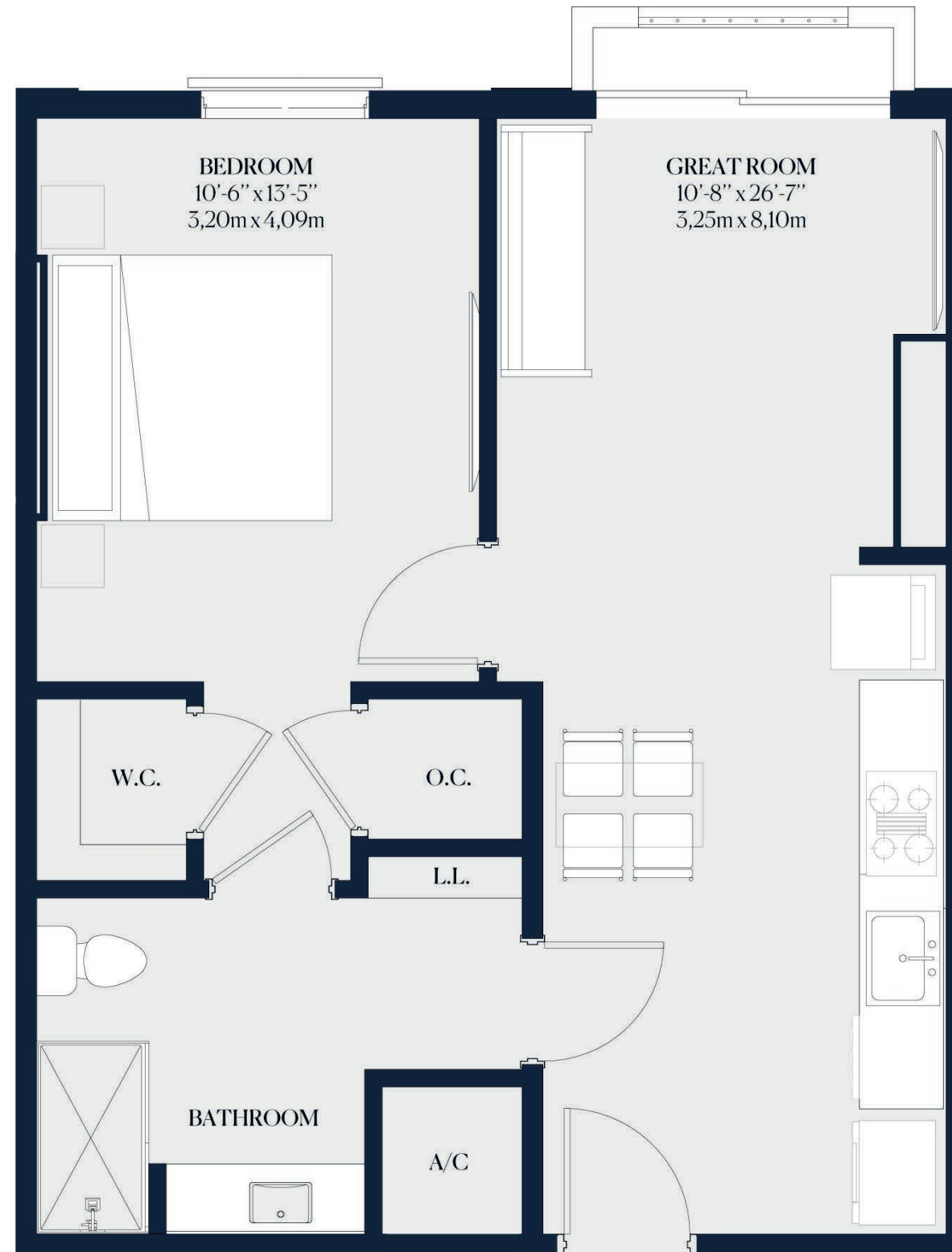
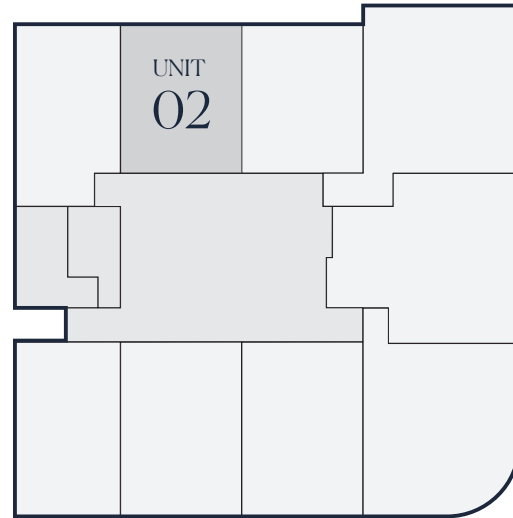
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BUILDING PLANS  
**FLOOR PLAN**

**UNIT 02**

1 BEDROOM 600 SF - 55,74 M<sup>2</sup>



**RESIDENCES  
 FEATURES**

1. Thoughtful and luxurious layouts with 9 to 11-foot ceilings.
2. Delivered fully finished, curated by Adriana Hoyos Design Studio.
3. Penthouse residences available with vaulted ceilings.
4. Options for porcelain flooring, baseboards and designer paint.
5. Fully furnished residences ready for immediate occupancy.
6. Primary bedrooms feature en-suite bathrooms.
7. Secure owner closets for personal items.
8. Smart home-ready, wired for HDTV, data lines and fiber internet.
9. Energy-efficient central air and heating system.
10. Private terraces in every residence.



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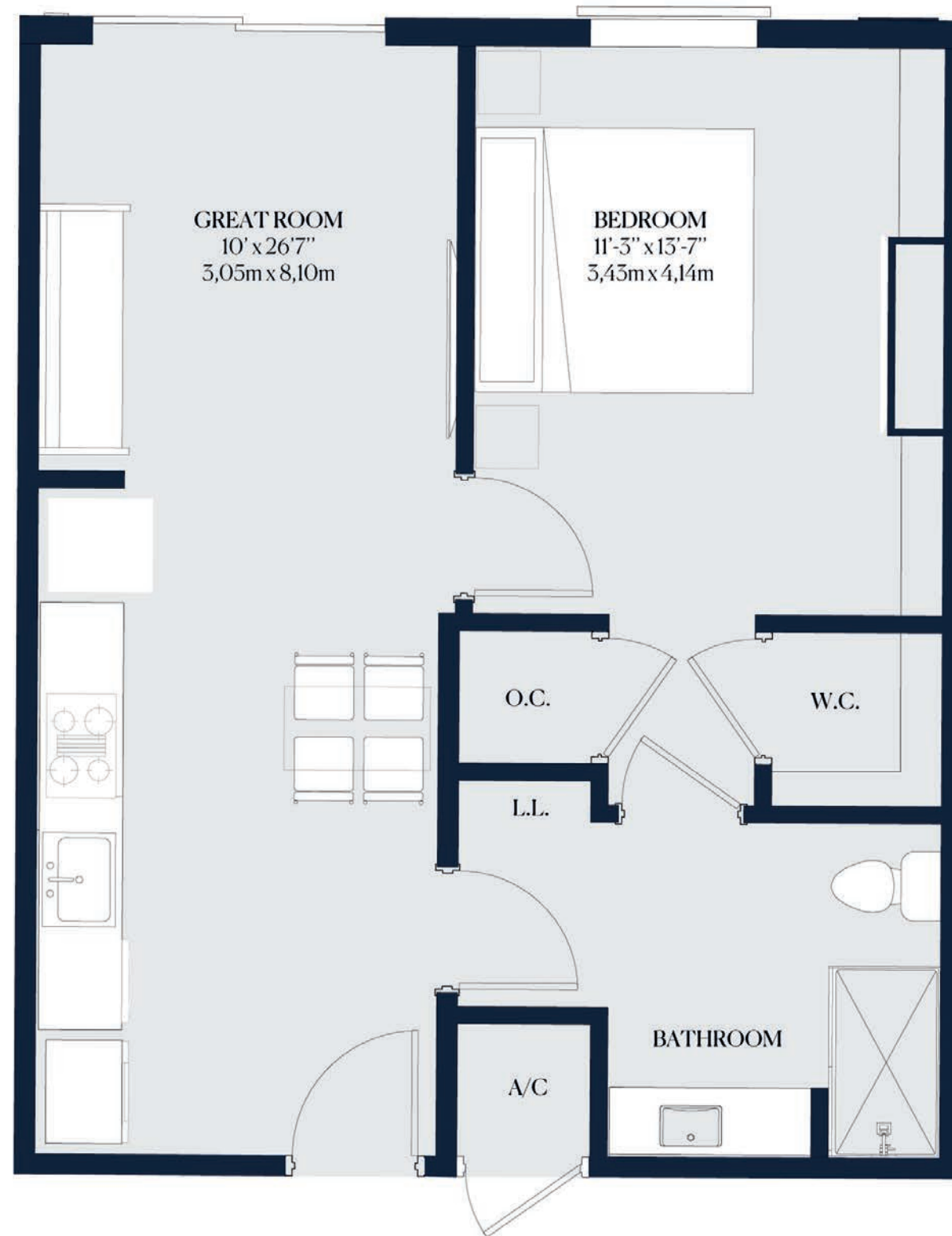
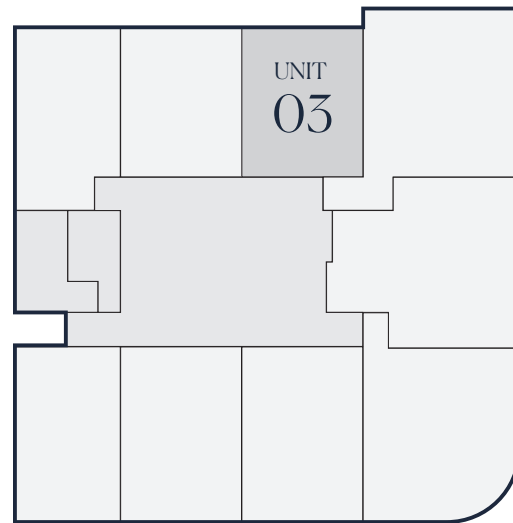
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BUILDING PLANS  
**FLOOR PLAN**

**UNIT 03**

1 BEDROOM 598 SF - 55,55 M<sup>2</sup>



**RESIDENCES  
 FEATURES**

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2. Delivered fully finished, curated by Adriana Hoyos Design Studio.
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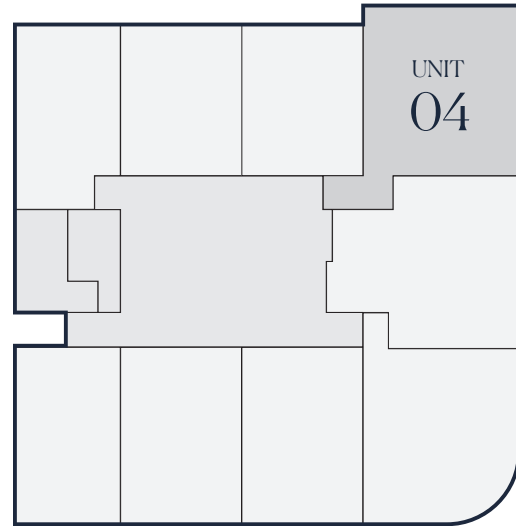
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BUILDING PLANS  
**FLOOR PLAN**

**UNIT 04**

1 BED-DEN 927 SF - 86.12 M<sup>2</sup>



**RESIDENCES  
 FEATURES**

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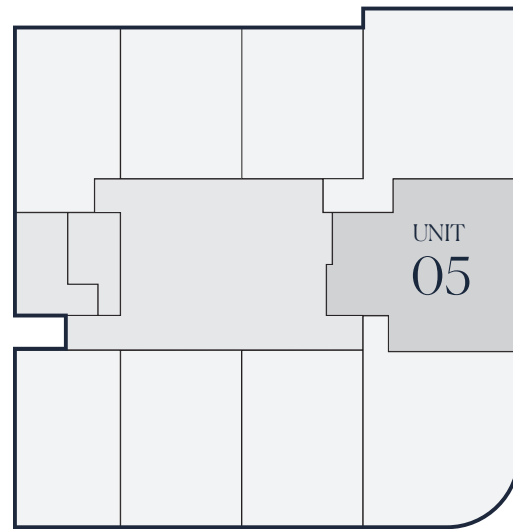
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BUILDING PLANS  
**FLOOR PLAN**

**UNIT 05**

1 BED-DEN 929 SF - 86.30 M<sup>2</sup>




1. Thoughtful and luxurious layouts with 9 to 11-foot ceilings.
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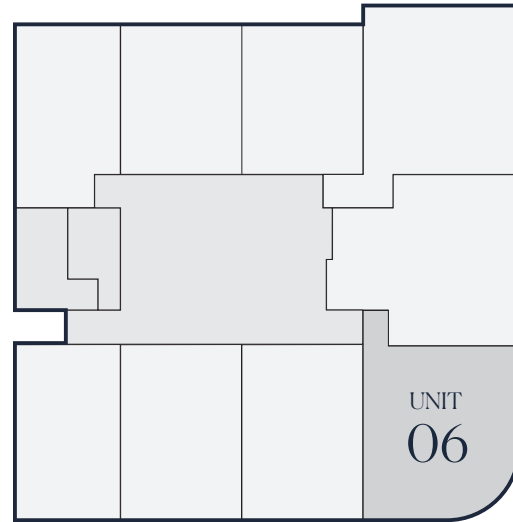
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BUILDING PLANS  
**FLOOR PLAN**

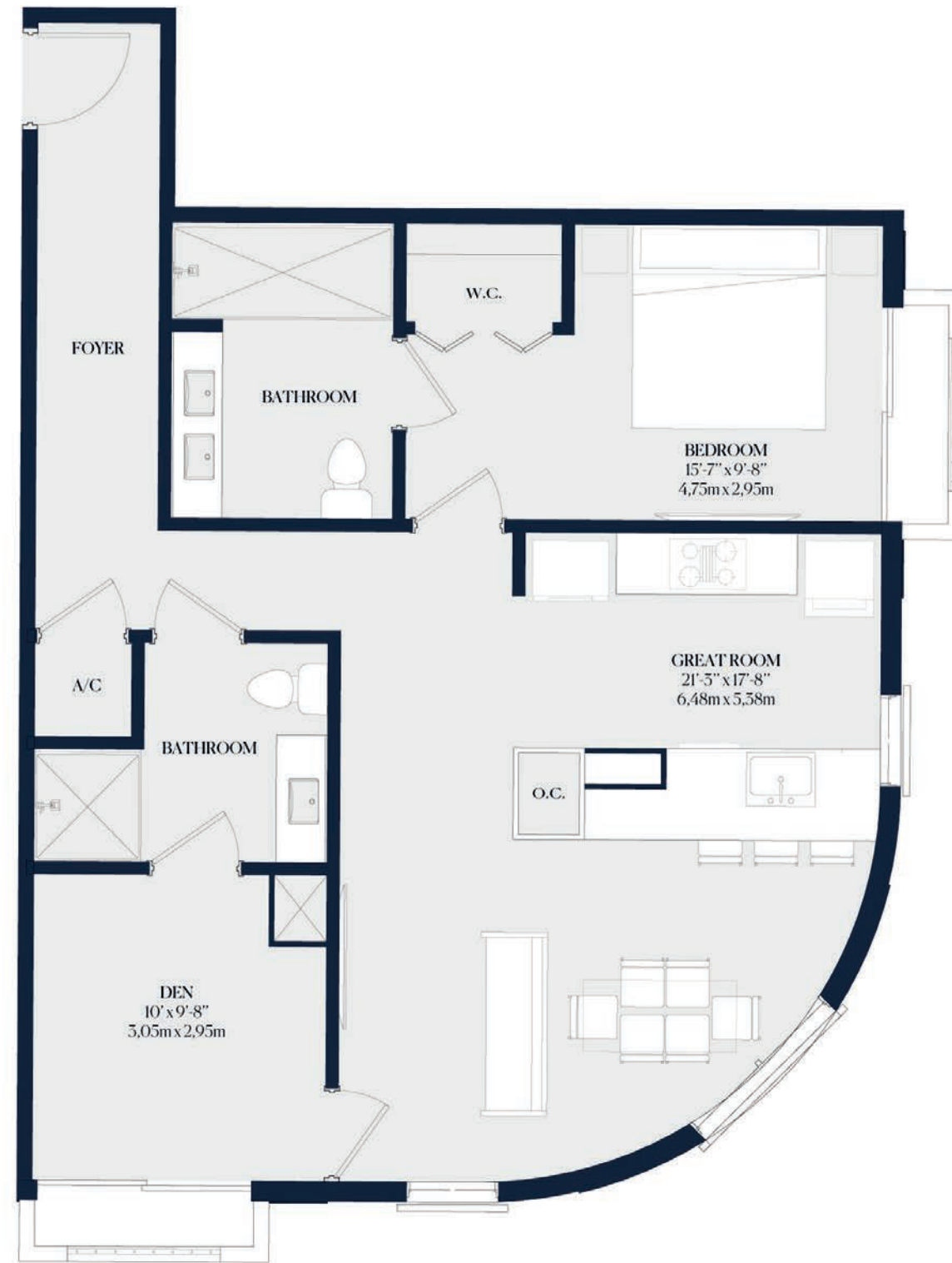
**UNIT 06**

1 BED-DEN 876 SF - 81,30 M<sup>2</sup>



**RESIDENCES  
 FEATURES**


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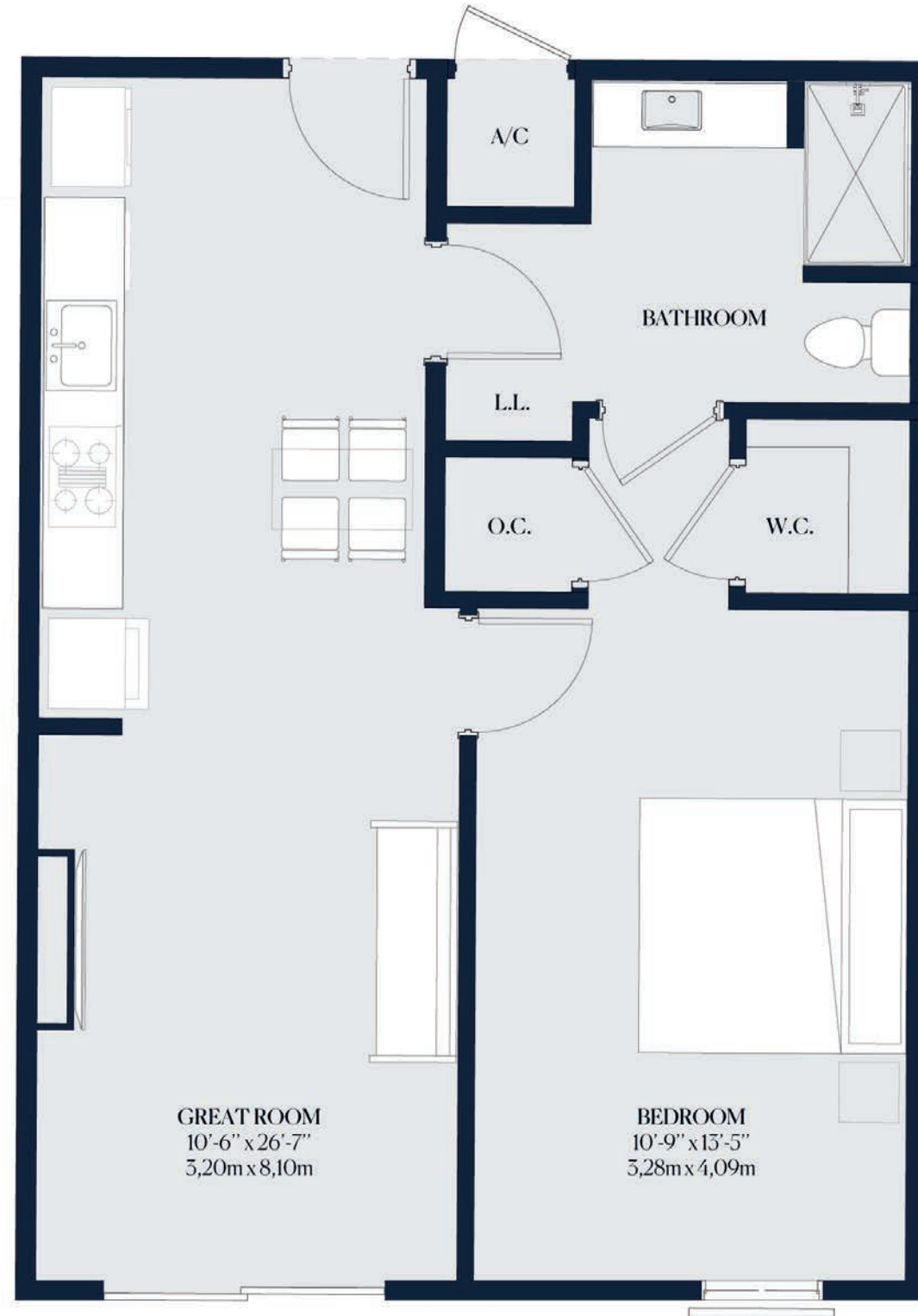
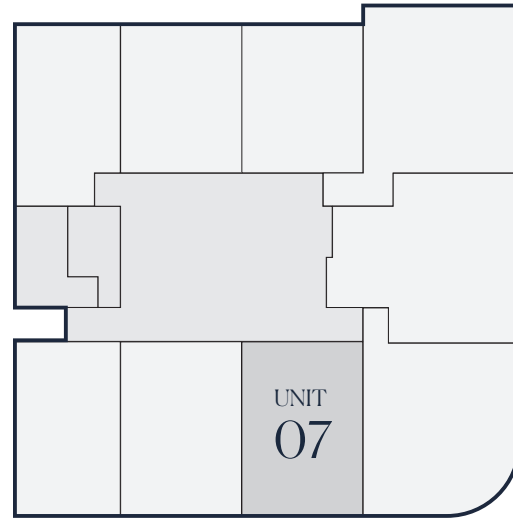
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BUILDING PLANS  
**FLOOR PLAN**

**UNIT 07**

1 BED-DEN 706 SF - 65,58 M<sup>2</sup>



**RESIDENCES  
 FEATURES**

1. Thoughtful and luxurious layouts with 9 to 11-foot ceilings.
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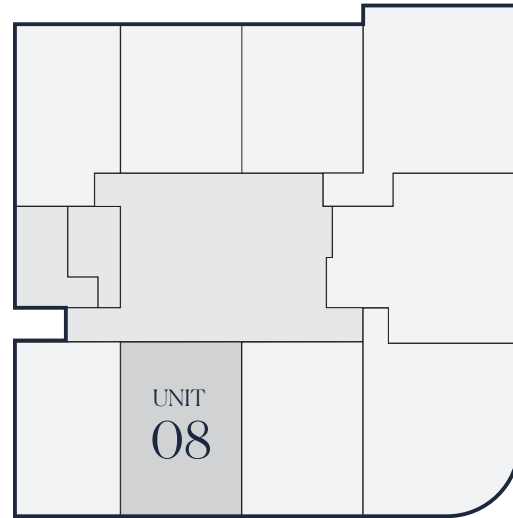
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BUILDING PLANS  
**FLOOR PLAN**

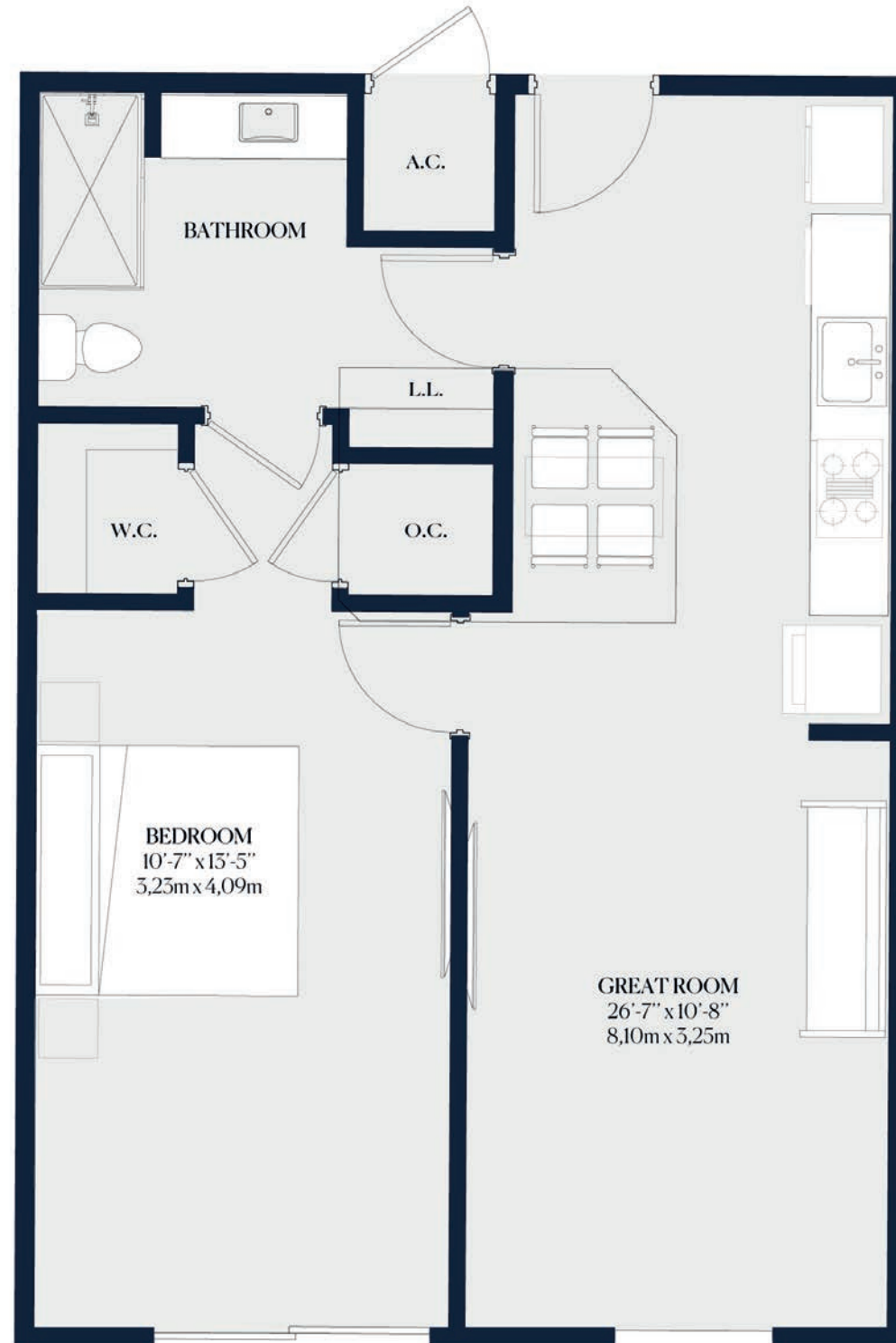
**UNIT 08**

1 BEDROOM 706 SF - 65,58 M<sup>2</sup>



**RESIDENCES  
 FEATURES**

1. Thoughtful and luxurious layouts with 9 to 11-foot ceilings.
2. Delivered fully finished, curated by Adriana Hoyos Design Studio.
3. Penthouse residences available with vaulted ceilings.
4. Options for porcelain flooring, baseboards and designer paint.
5. Fully furnished residences ready for immediate occupancy.
6. Primary bedrooms feature en-suite bathrooms.
7. Secure owner closets for personal items.
8. Smart home-ready, wired for HDTV, data lines and fiber internet.
9. Energy-efficient central air and heating system.
10. Private terraces in every residence.



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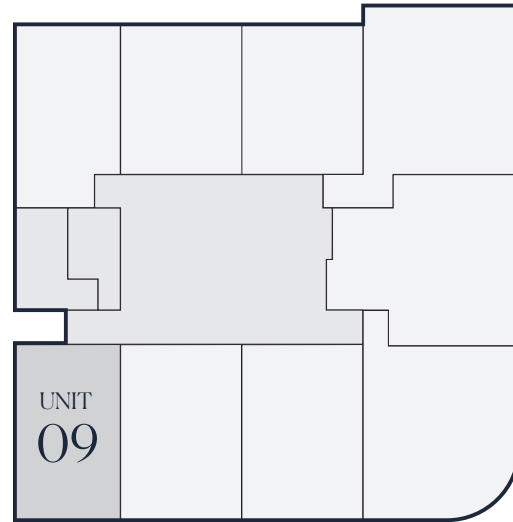
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BUILDING PLANS  
**FLOOR PLAN**

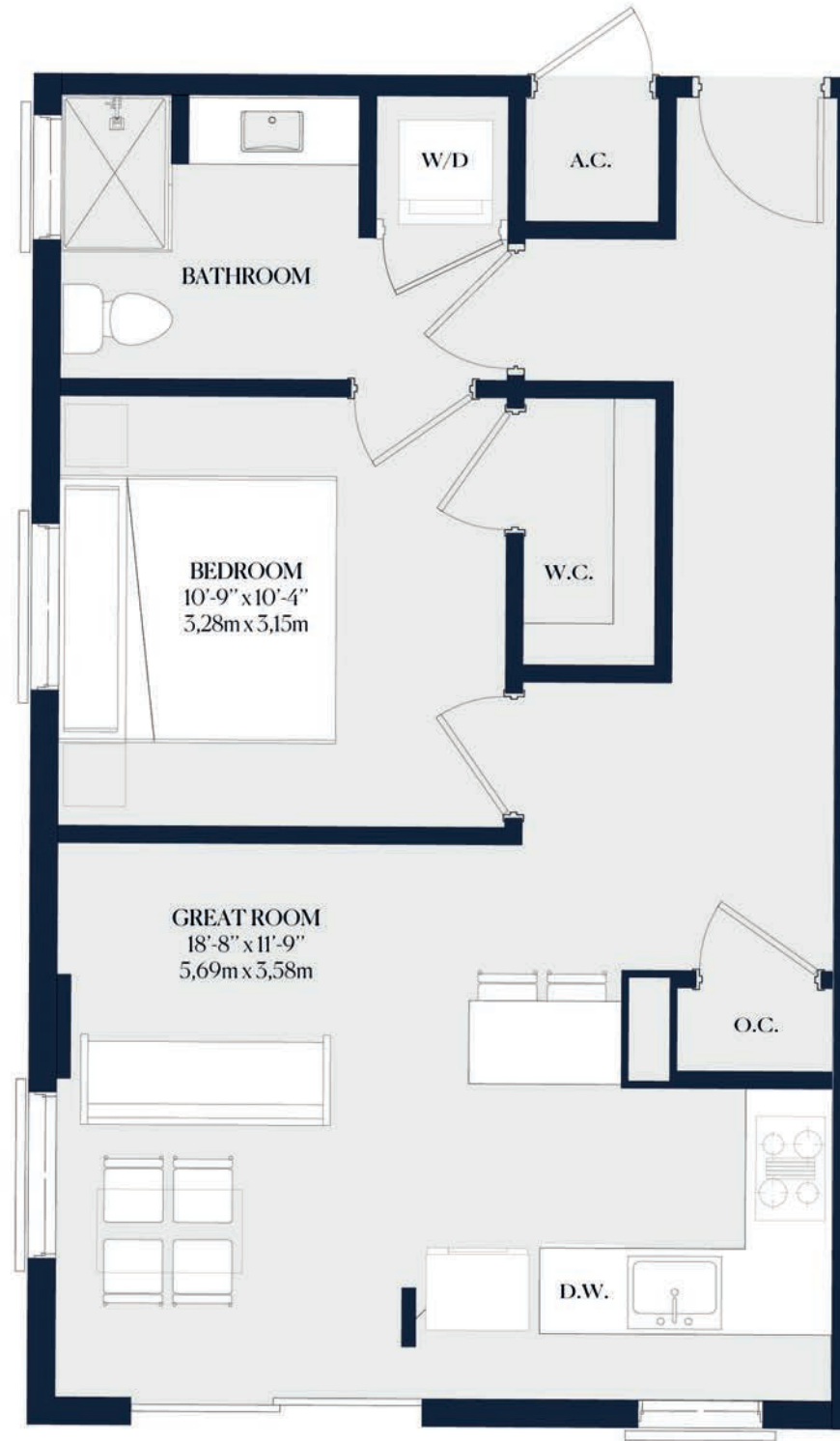
**UNIT 09**

1 BED-DEN 602 SF - 55.92 M<sup>2</sup>



**RESIDENCES  
 FEATURES**


1. Thoughtful and luxurious layouts with 9 to 11-foot ceilings.
2. Delivered fully finished, curated by Adriana Hoyos Design Studio.
3. Penthouse residences available with vaulted ceilings.
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10. Private terraces in every residence.



THE  
**AVENUE**  
 CORAL GABLES

DEVELOPED BY



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## THE LOCATION

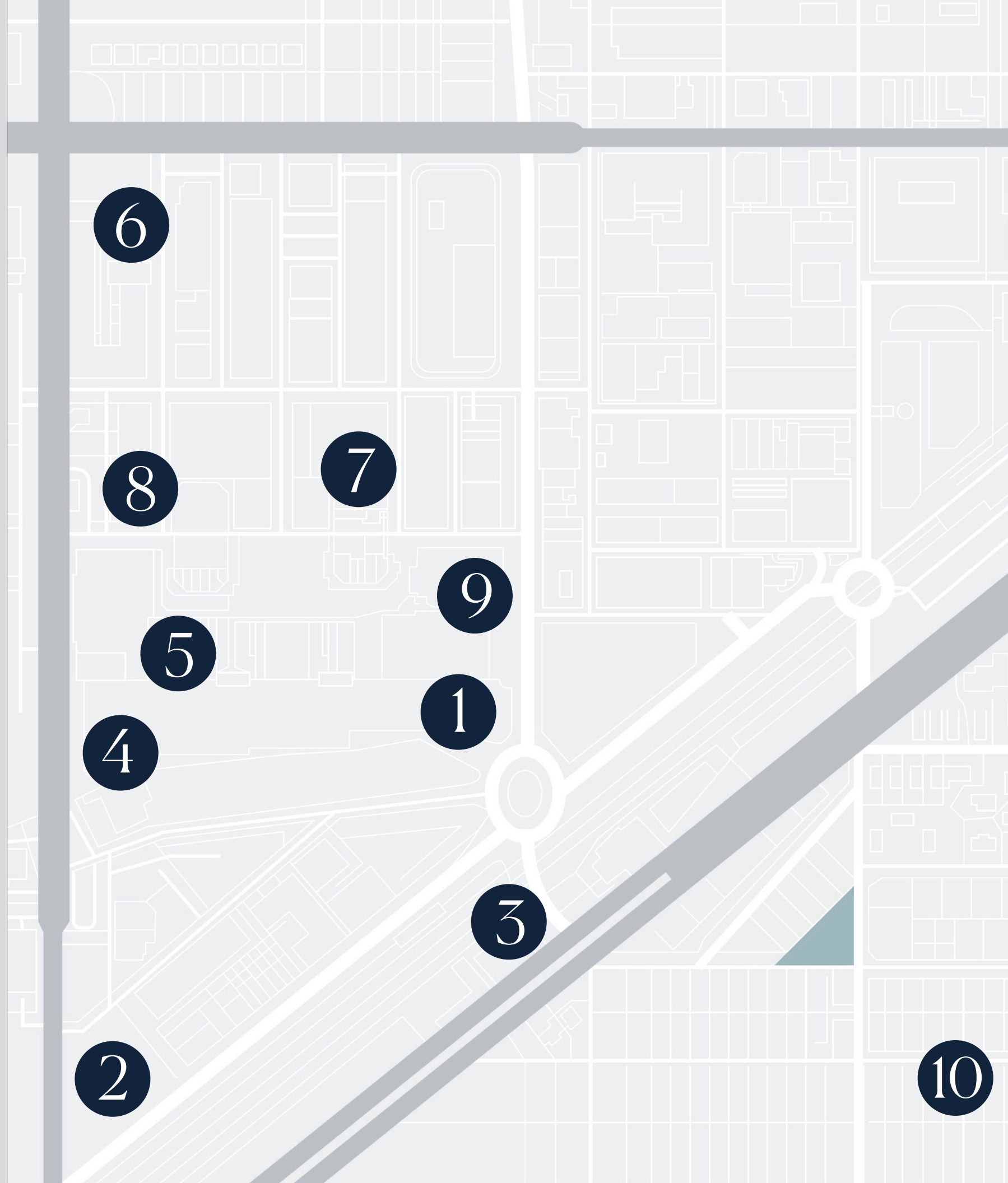
Dubbed “The City Beautiful,” Coral Gables is known for its tree-lined boulevards, ivy-covered mansions and historical landmarks.

### POINTS OF INTEREST

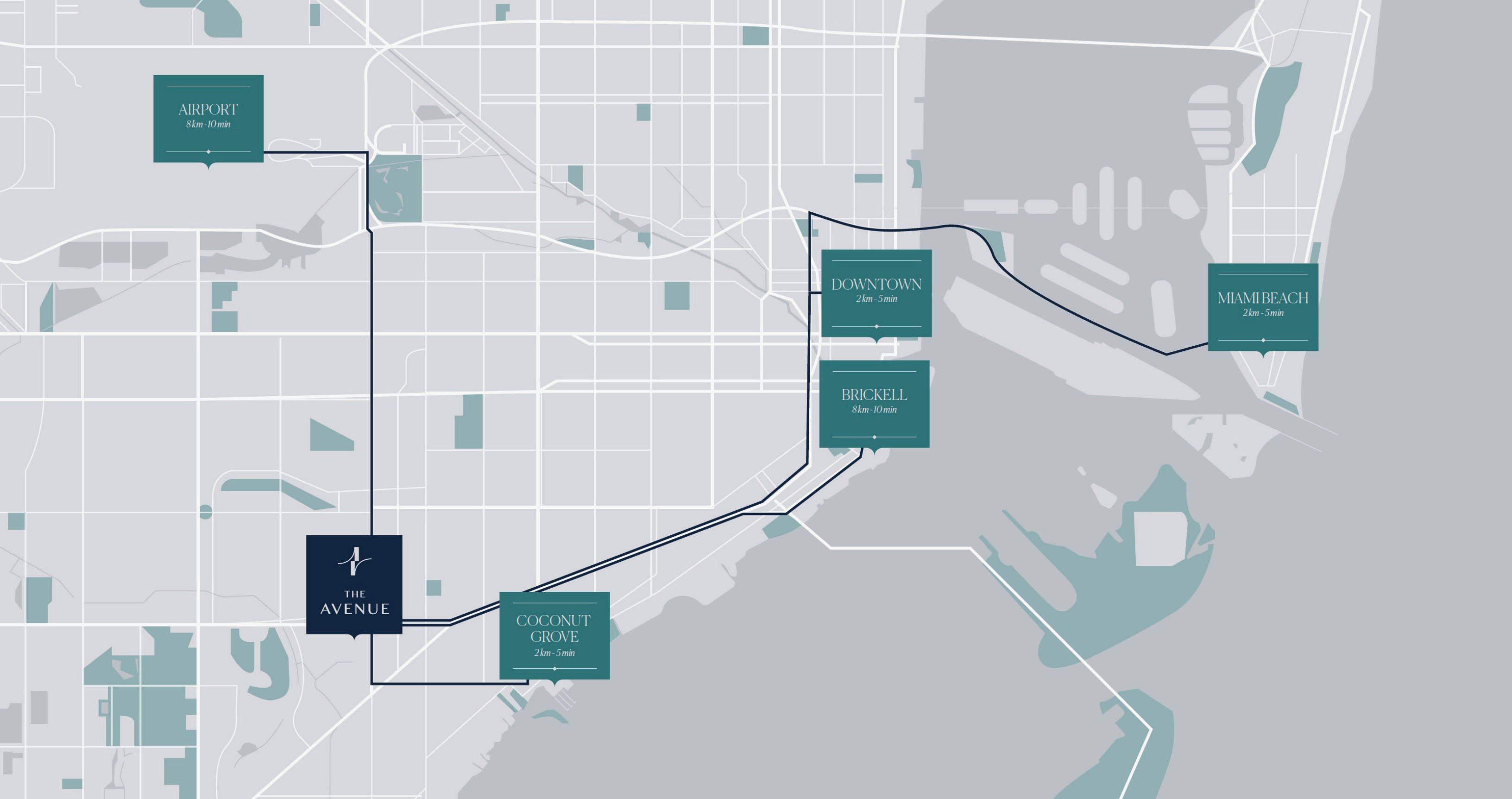
- |  |   |
|--|---|
| 1. Shops at Merrick Park Shopping Mall | 6. Giorgio Armani Fashion Store           |
| 2. Havana Harry's Cuban Restaurant     | 7. Perry's Steakhouse & Grille Restaurant |
| 3. Trader Joe's Grocery Store          | 8. Mariposa Restaurant                    |
| 4. Prada Coral Gables Store            | 9. Nordstrom Department Store             |
| 5. Neiman Marcus Department Store      | 10. Sea Grill Greek Restaurant            |



THE AVENUE  
CORAL GABLES











SITE LOCATION  
& SALES CENTER

351 San Lorenzo Ave.  
Coral Gables, FL 33146  
(305) 444-4777

[sales@theavenuecoralgables.com](mailto:sales@theavenuecoralgables.com)



[theavenuecoralgables.com](http://theavenuecoralgables.com)

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SALES & MARKETING BY



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