

INTRODUCIENDO THE AVENUE

Hotel & Residencias de Lujo

# EN CORAL GABLES

*reinventando el estilo de vida.*

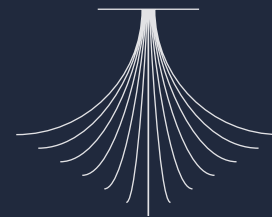


THE  
AVENUE  
CORAL GABLES



ARTISTIC REPRESENTATION

# VISIONARY ARCHITECTURE



Diseñado por el estudio de arquitectura líder Bermello Ajamil & Partners, The Avenue cobra vida con un diseño inspirado en el clasicismo mediterráneo. Descubra un edificio esculpido y atemporal que encajará perfectamente en La Ciudad Hermosa mientras se destaca como una dirección histórica.



01

THE AVENUE  
EN CORAL GABLES



*Hotel de lujo & Residencias*  
**REDEFINIDAS.**

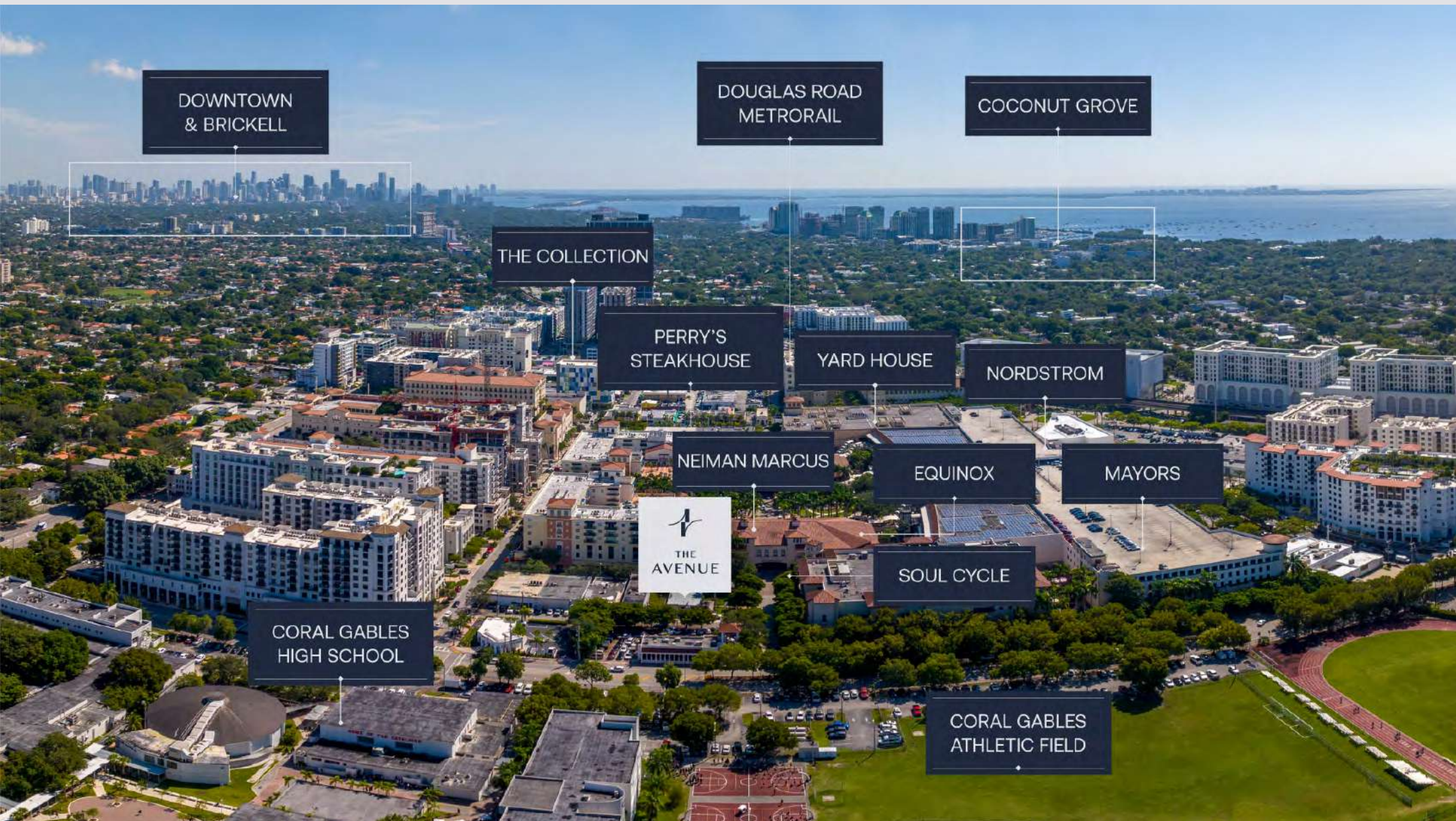
Cada accesorio.  
Cada terminación.  
Cada mueble y detalle.

La Avenida es lo que significa  
estar verdaderamente “listo para  
mudarse”.

# 02

## LA MEJOR UBICACIÓN EN CORAL GABLES

Disfrute de tener una dirección en el corazón de todo, con fácil acceso a tiendas, restaurantes, escuelas, iglesias y todo lo demás que su estilo de vida necesita, incluidas las principales vías de comunicación y el transporte público.



# 03 CORREDORES DE TRANSPORTE





# 04

## VIVE DONDE LA VIDA ES HERMOSA

A las afueras de su lujosa residencia, llave en mano, se encuentra la maravillosa ciudad de Coral Gables. Esta comunidad próspera y familiar alberga monumentos arquitectónicos, centros culturales históricos, un próspero centro de la ciudad, excelentes tiendas y restaurantes, y calle tras calle de casas fotogénicas. Es una de las ciudades más deseables de todo el sur de la Florida.



# 05

## THE SHOPS AT MERRICK PARK

El servicio más prestigioso de The Avenue está al otro lado de la calle.

Como uno de los destinos de comercios minoristas, gastronómicos y de estilo de vida líderes en el sur de Florida, Village of Merrick Park alberga a Nordstrom, Neiman Marcus, Tiffany, Gucci, Mayors, Equinox, SoulCycle y muchas más marcas de nivel mundial. También ofrece comidas excepcionales, incluido un almuerzo informal, en distinguidos lugares, con excelentes opciones gastronómicas, cafés de estilo europeo y mucho más.



THE SHOPS AT MERRICK PARK



# X 06

## ROGER DEVELOPMENT GROUP

Desde 1955, Roger Development Group ha sido un desarrollador líder en la de promoción y gestión inmobiliaria en Sur de la Florida. Ofrecemos más de 55 años de experiencia en desarrollos de bienes raíces en los EE. UU. ofreciendo servicios al mercado financiero local e internacional.

Nuestra filosofía es construir sobre una base de confianza. Estamos comprometidos a desarrollar y fomentar relaciones a largo plazo para impactar positivamente la vida de nuestros socios y clientes. Nuestra sólida reputación es el resultado de nuestro enfoque en originalidad y previsión, prácticas comerciales excepcionales, atención al detalle y dedicación a la comunidades a las que servimos.

**ROGER**  
DEVELOPMENT GROUP



# 07 ESPECIFICACIONES DE CONSTRUCCIÓN

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PLANOS Y AMENIDADES DEL EDIFICIO

Escanear el código QR para ver los planos, amenidades y más información.

- 
- 1 Edificio boutique de lujo de 8 pisos.
  - 2 54 modernas habitaciones de hotel y residencias de 1 y 2 dormitorios.
  - 3 Diseños que van desde 571 a 978 SF.
- 
- 4 3861 pies cuadrados de espacio comercial de lujo
  - 5 Tecnologías de construcción ecológica de vanguardia
  - 6 Diseño interior por Adriana Hoyos Design Studio.
- 
- 7 Recepción en The Avenue y conserje/seguridad las 24 horas
  - 8 Sala de paquetes para entregas al propietario
  - 9 Cubierta de piscina con estilo de centro turístico diseñada artísticamente.



THE  
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**Ⓢ ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.** These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. in no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. the purchase of real estate is a significant decision. developer makes no representations concerning any potential for future profit, any future appreciation in value, any income potential, tax advantages, depreciation or investment potential regarding acquiring a unit, nor any monetary or financial advantages related to same. no statements or representations are made regarding the economic or tax benefits to be derived, if any, by buyer from acquiring and/or owning a unit. this project is being developed by San Lorenzo Property, LLC, a florida limited liability company ("developer"), which was formed solely for such purpose. Roger Development Group, inc. "Roger" is affiliated with this entity, but is not the developer of this project. purchasers shall look solely to developer (and not to Roger and/or any of its affiliates other than developer) with respect to any and all matters relating to the marketing and/or development of the condominium and with respect to the sales of units in the condominium. all images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. all such materials are not to scale and are shown solely for illustrative purposes.



THE  
AVENUE

CORAL GABLES

CORAL  
GABLES

*Neighborhood Guide*



Luxury Hotel & Residences  
**IN CORAL GABLES**  
*Living reimagined.*

The Avenue is a boutique property coming soon to Coral Gables. Inside, discover turnkey residences, rich amenities, and expertly selected finishes and furnishings. Outside, enjoy easy access to everything that makes this historic city so desirable.

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CORAL GABLES

*Live where life is*  
**BEAUTIFUL**  
*And business is thriving*

Coral Gables is a thriving hub for local and international businesses, attracting business and corporate travelers from all points of the globe. By offering a Luxury Hotel & Residences option, The Avenue will be attractive to those business travelers that combine business with leisure, especially with its proximity to Miami International Airport, the Port of Miami, and Downtown Miami. Additionally, The Avenue will also be attractive for many of the international dignitaries who are visiting their embassies and consulates based in Coral Gables.



## THE SHOPS AT MERRICK PARK



The Avenue's most prestigious amenity is just across the street.

As one of the leading retail, dining and lifestyle destinations in South Florida, the Village of Merrick Park is home to Neiman Marcus, Tiffany, Gucci, Mayors, Nordstrom, Equinox, SoulCycle and many more world-class brands. It also offers exceptional dining, including casual lunch spots, fine dining options, European-style cafes and more.



# DINING IN MERRICK PARK



The City Beautiful has become a haven for innovative, chef-driven dining experiences on par with the very best in South Florida.



# SHOPPING IN MERRICK PARK



01

# RESTAURANTS & BARS

Shops at Merrick Park has a perfect blend between fine dining, bars and entertainment. Making a true statement of Coral Gables lifestyle.







## HILLSTONE

1.6 miles

This upscale chain eatery serves American fare in smart, spacious surrounds.

201 Miracle Mile, Coral Gables  
305.529.0141  
hillstonerestaurant.com



## MESAMAR SEAFOOD TABLE

1.5 miles

MesaMar is a chic spot for seafood and Asian-Latin fusion cuisine in a bright, ocean-inspired space.

264 Giralda Avenue, Coral Gables  
305.640.8448  
mesamar.com



## FIOLA

2.7 miles

The second location of Michelin-starred restaurant Fiola features regional Italian dishes, local seasonal ingredients, and a craft cocktail selection, all in an intimate setting.

1500 San Ignacio Avenue, Coral Gables  
305.912.2639  
fiolamiami.com



## CIBO WINE BAR

1.5 miles

This modern-rustic neighborhood wine bar delivers classic Italian dishes and a large roster of wines.

45 Miracle Mile, Coral Gables  
305.442.4925  
cibowinebar.com



## BULLA

1.4 miles

Bulla serves a rotating menu of upscale Spanish and tapas-style dishes in a lively setting.

2500 Ponce de Leon Blvd, Coral Gables  
305.442.8552  
bullagastrobar.com



## GRAZIANO'S IN THE GABLES

1.6 miles

A Coral Gables icon for Argentine empanadas and churrasco meats grilled over a wood fire.

394 Giralda Avenue, Coral Gables  
305.774.3599  
grazianosgroup.com



## M HOUSE RESTAURANT

1.1 miles

A sophisticated space with modern cuisine inspired by the signature flavors of coastal regions like Italy, Spain, Portugal, and Greece.

2524 S Le Jeune Road, Coral Gables  
786.369.5155  
mhouserestaurant.com



## EATING HOUSE

1.7 miles

Serving jaw-dropping small plates in a laid-back, decidedly “cool” atmosphere.

804 Ponce De Leon Blvd, Coral Gables  
305.448.6524  
eatinghousemiami.com



## ZUCCA

1.7 miles

One of the area’s most stylish restaurants with a contemporary take on Italian, alongside inventive cocktails.

162 Alcazar Avenue, Coral Gables  
786.580.3731  
zuccamiami.com



## TALAVERA COCINA MEXICANA

1.5 miles

A worldly Mexican cantina serving classic and contemporary dishes in a traditionally-decorated space.

2299 Ponce de Leon Blvd, Coral Gables  
305.444.2955  
talaveraspot.jaguarhg.com



## ORTANIQUE ON THE MILE

1.4 miles

A chef-driven restaurant where island flavors meet local ingredients amid tropical-themed decor.

278 Miracle Mile, Coral Gables  
305.446.7710  
ortaniquerestaurants.com



## HOUSE KITCHEN AND BAR

1.6 miles

Featuring a large patio, this neighborhood New American restaurant is popular for its bar and lounge.

180 Aragon Avenue, Coral Gables  
86.482.5599  
housekitchenbar.com



# 02

## CULTURE

For such an intimate community, Coral Gables boasts an outsized collection of cultural institutions and attractions, including live theater, independent cinema, fine art and more. An address at The Avenue offers you easy access to many wonderful options.



### BOOKS & BOOKS

1.5 miles

The city's neighborhood bookstore features a dynamic program that engages local and international authors.

265 Aragon Avenue, Coral Gables  
305.442.4408  
booksandbooks.com



### ACTORS PLAYHOUSE

1.6 miles

This stalwart theater features a year-round calendar of musicals, dramas, and children's program and more.

280 Miracle Mile, Coral Gables  
305.444.9293  
actorsplayhouse.org



### CORAL GABLES ART CINEMA

1.5 miles

The beloved art-house theater screens indies and classics alongside engaging events and special programs.

260 Aragon Avenue, Coral Gables  
786.472.2249  
gablescinema.com



### LOWE ART MUSEUM

1.7 miles

South Florida's first art museum has an extensive collection of antiquities and glassworks in the permanent collection.

1301 Stanford Drive, Coral Gables  
305.284.3535  
miami.edu/lowe

03

## BEAUTY & GROOMING

Find high-quality establishments for all your personal beauty needs, including European-style day spas, chic hair and nail salons, blow bars and more. Here, you can choose from independent shops, global marques and fine hotel-based providers.





## ELEMIS DAY SPA

0.1 miles

Scientifically advanced yet grounded in nature, this spa-therapy experience has a menu of transformative treatments.

330 San Lorenzo Avenue #2345, Coral Gables  
305.774.7171  
elemisspa.com



## SPA BAR

1.4 miles

Five-star service day spa owned by a seasoned stylist with an eye for art and style.

475 Biltmore Way, Suite 309, Coral Gables  
305.812.3881  
spabarmiami.com



## AVALON SALON

1.4 miles

Services that span a full range of hair and facial treatments for both men and women.

1402 Ponce de Leon Blvd, Coral Gables  
305.445.2631  
avalonmiami.com



## WELL GROOMED GENTLEMAN

1.6 miles

A modern and elegant men's barber shop and spa-lounge on Coral Way.

130 Miracle Mile, Coral Gables  
786.362.6360  
wellgroomedgentleman.com



## THE SPOT BARBER SHOP

0.2 mile

The classic and contemporary barber shop is the place for haircuts and grooming.

1600 Ponce de Leon Blvd, Coral Gables  
305.456.8360  
thespotbarbershop.com



## LAUREN'S FACE THE DAY

1.5 miles

A locally-owned skin spa that is an oasis of relaxation and rejuvenation.

386 Minorca Avenue, Coral Gables  
305.448.9400  
laurensfacetheday.com



## BLO BLOW DRY BAR

0.1 miles

The Gables outpost of the original blow dry bar provides flawless style for days.

360 San Lorenzo Avenue, Coral Gables  
305.901.5432  
blomedry.com



THE BILTMORE GOLF CLUB

# 04

## OUTDOORS

Living in the Sunshine State is about enjoying life al fresco year-round. For that, Coral Gables offers so much to explore, including historic parks, premier golf courses, walking and cycling trails, and mile after mile of manicured, mature-growth landscaping.



### FAIRCHILD TROPICAL GARDEN

4.0 miles

The famed 83-acre botanic garden, with extensive collections of rare tropical plants.

10901 Old Cutler Road, Coral Gables  
305.667.1651  
fairchildgarden.org



### COCONUT GROVE MARINA

2.2 miles

Coconut Grove marina is the largest wet slip marine facility in Florida. It connects to the Biscayne bay and offers a variety of things to do such as fishing and boating.

3500 Pan American Dr, Miami



### VENETIAN POOL

1.8 miles

Completed in 1924, the historic public swimming pool is fed by a natural spring.

2701 De Soto Blvd, Coral Gables  
305.460.5306



### WAYSIDE PARK

2.0 miles

Marks the entrance to Coral Gables and is on the U.S. National Register of Historic Places.

5710 SW 35th Street,  
Coral Gables



### COUNTRY CLUB PRADO

2.9 miles

An oak-lined park with 1920s ornamental arches, dividing the city's grand boulevard.

902 Country Club Prado,  
Coral Gables  
305.460.5600



### RIVIERA COUNTRY CLUB

1.4 miles

An ultra-exclusive club with an 18-hole golf course and two-story clubhouse.

1155 Blue Road, Coral Gables  
305.661.5331  
therivieracountryclub.com



05

## HOTELS

The city's hotels have much to offer, especially for locals. Our hotels are home to many of the area's best restaurants, bars and events. The Biltmore alone offers Gables residents preferred golf rates and membership options for the gym and swimming pool.



### THE BILTMORE HOTEL

1.6 miles

The iconic and stately hotel features an 18-hole golf course, a spa and large outdoor pool, alongside acclaimed restaurants.

1200 Anastasia Avenue, Coral Gables  
305.913.3187  
biltmorehotel.com



### HOTEL COLONNADE

1.5 miles

The historic hotel offers an intimate, celebratory experience with high style, steps to Miracle Mile.

180 Aragon Avenue, Coral Gables  
305.441.2600  
marriott.com



### HOTEL ST. MICHEL

1.7 miles

A historic boutique hotel with elegant rooms and excellent hospitality in the heart of the city.

162 Alcazar Avenue, Coral Gables  
305.444.1666  
hotelstmichel.com

## SHOPS & BOUTIQUES

Stroll down Miracle Mile or step into Merrick Park and one thing is clear: Coral Gables is a major retail destination. From top luxury brands to independent stores, your choices for clothing, accessories, furnishings and more are nearly endless.







## SHOPS AT MERRICK PARK

0.1 miles

An idyllic outdoor shopping plaza, anchored by Nordstrom and Saks Fifth Avenue, with over 100 boutiques, cafes, and a movie theater.

358 San Lorenzo Avenue, Coral Gables  
305.529.1215  
shopsatmerrickpark.com

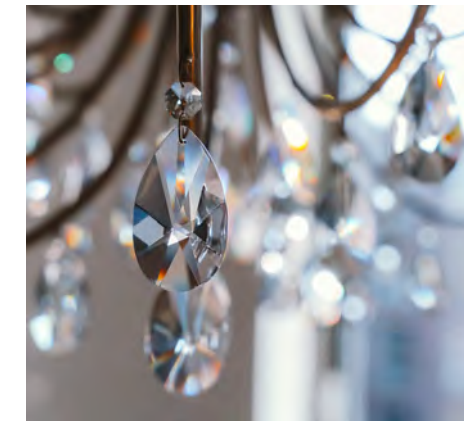


## ESSENCE BOUTIQUE

1.6 miles

Swanky merchant specializing in women's attire, stocking clothes, shoes, bags & jewelry.

78 Miracle Mile, Coral Gables  
305.448.6777



## LUMINAIRE

1.5 miles

This design store offers the best in great design from all over the globe.

2331 Ponce de Leon Blvd,  
Coral Gables  
305.448.7367



## JAE'S JEWELERS

1.5 miles

Selling fine, custom and designer jewelry and watches for over 60 years.

237 Miracle Mile, Coral Gables  
305.443.7724



## CORAL WAY AND DOWNTOWN

1.4 miles

The boulevard and area is nicknamed Miracle Mile for its stretch of popular boutiques, specialty stores, restaurants and much more.

220 Miracle Mile, Coral Gables  
305.569.0311



## LEICA

1.6 miles

This modern, upscale shop offers cameras, equipment, books and a photo gallery.

372 Miracle Mile, Coral Gables  
305.921.4433



## ITALIAN EYEWEAR INC

1.5 miles

The place for excellent service and beautiful opticals in a fashionable setting.

204 Aragon Avenue, Coral Gables  
305.591.0770



## WOLFE'S WINE SHOPPE

1.6 miles

The local wine shop has been retailing unique wines for over 16 years.

4100 Salzedo Street, Coral Gables  
305.445.4567



# 07

## SERVICES

For those who appreciate fine goods and strive to preserve their quality, you'll find just about any service you need right here in Coral Gables. The city is home to experienced tailors, dressmakers, cleaners, footwear specialists and more.



### CHRISTIAN GARCIA

1.5 miles

Founded in Havana in 1910, this tailor specializes in making bespoke suits and shirts.

2555 Ponce de Leon Blvd, Coral Gables  
305.798.2432  
christiangarciabespoke.com



### GIRALDA CLEANERS

1.7 miles

Offering exceptional quality garment care at an affordable cost.

123 Giralda Avenue, Coral Gables  
305.461.5504  
girdadcleaners.com



### BRIDGET'S SHOE & HANDBAG REPAIR

1.5 miles

Five-star shoe repair services for all types of men's and women's shoes.

2429 Galiano Street, Coral Gables  
shoerepairmiami.com



### PIERRE'S FRENCH CLEANERS

1.7 miles

A boutique-style dry cleaning service that has been open in Coral Gables since 1992.

274 Alhambra Circle, Coral Gables  
305.441.101



# 08 SCHOOLS

As a family-friendly community, The City Beautiful is a wonderful place to raise children. Many of South Florida's top-rated private, charter and religious schools are right here, from the earliest pre-K education to the renowned University of Miami.



## UNIVERSITY OF MIAMI

1.3 miles

A private research university ranked one of top 50 in the country with renowned business, law and medical programs.

1520 S Dixie Hwy, Coral Gables  
305.284.2211  
welcome.miami.edu



## GULLIVER SCHOOL

5.7 miles

A co-educational private preparatory day school with an international and national reputation for excellence.

6575 N Kendall Drive, Coral Gables  
305.666.7957  
gulliverschools.org



## CARROLLTON SCHOOL OF THE SACRED HEART

1.8 miles

Private girls Catholic school for grades K-12.

3747 Main Hwy, Coconut Grove  
305.446.5673  
carrollton.org



## SAINT STEPHEN'S EPISCOPAL DAY SCHOOL

1.7 miles

Christian day school serving grades PK-5.

3439 Main Hwy, Coconut Grove  
305.445.2606  
sseds.org



## RIVIERA DAY SCHOOL

2.6 miles

This co-educational, college preparatory school serves students from grades K-12.

6800 Nervia Street, Coral Gables  
305.666.1856  
rivieraschools.com



## RANSOM EVERGLADES

2.2 miles

One of the best college prep day schools for grades 6-12 in the Miami area.

3575 Main Hwy, Coconut Grove  
305.460.8800  
ransomeverglades.org



09

# TRANSPORTATION & CORRIDORS

Coral Gables is centrally located, putting it within easy reach of the PortMiami, Miami International Airport, Miami Beach and other destinations.



MIAMI INTERNATIONAL AIRPORT

NW 27TH AVENUE

DOWNTOWN

MIAMI BEACH

FLAGAMI

W FLAGLER ST

DODGE ISLAND

SW 42ND AVE - S LE JEUNE RD

NW 12TH AVENUE

FISHER ISLAND

CORAL GABLES MUSEUM

MIRACLE THEATRE

MIRACLE MILE

MIAMI TROLLEY STATION

GRANADA GOLF COURSE

CITY HALL

CITY BIKE

CITY BIKE

VIZCAYA

VIRGINIA KEY

VENETIAN POOL

METRORAIL

CITY BIKE

THE AVENUE

KENNEDY PARK

THE BILTMORE

MERRICK PARK

COCONUT GROVE

KENNEDY PARK

D ROAD

CITY BIKE

PEACOCK PARK

THE KAMRONG

RIVIERA GOLF COURSE

UNIVERSITY OF MIAMI

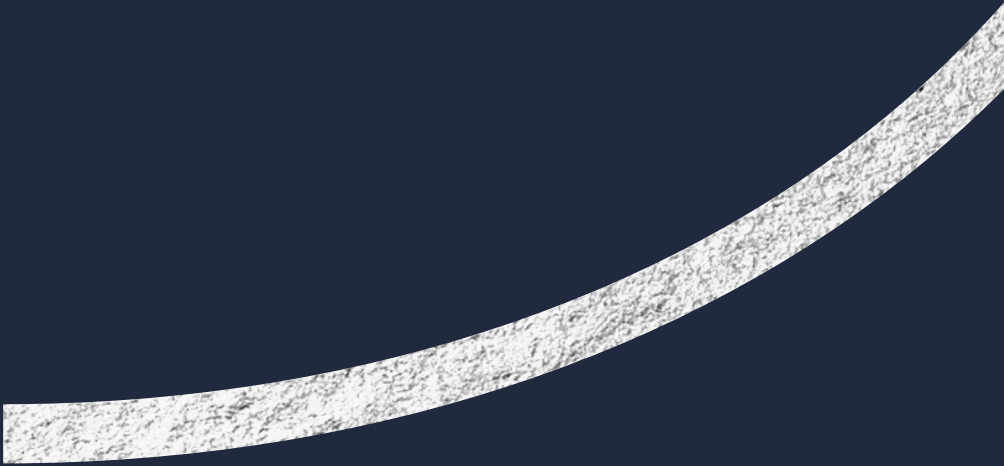
US 1

SW 57TH AVENUE



# THE AVENUE

CORAL GABLES



DEVELOPED BY:



ARCHITECTURE BY:




INTERIOR DESIGN BY:



SALES & MARKETING BY:



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