

INTRODUCING THE AVENUE

Luxury Hotel & Residences

IN CORAL GABLES

Living reimagined

THEAVENUECORALGABLES.COM

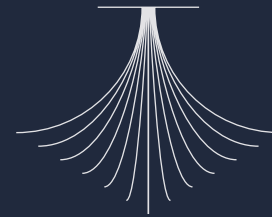


THE
AVENUE
CORAL GABLES



ARTISTIC REPRESENTATION

VISIONARY ARCHITECTURE



Crafted by the leading architectural firm of Bermello Ajamil & Partners, The Avenue comes to life with a design inspired by Mediterranean classicism. Discover a sculpted, timeless building that will fit perfectly within The City Beautiful while standing out as a landmark address.



01

THE AVENUE AT CORAL GABLES



*Luxury hotel
and Residences.*

REDEFINED.

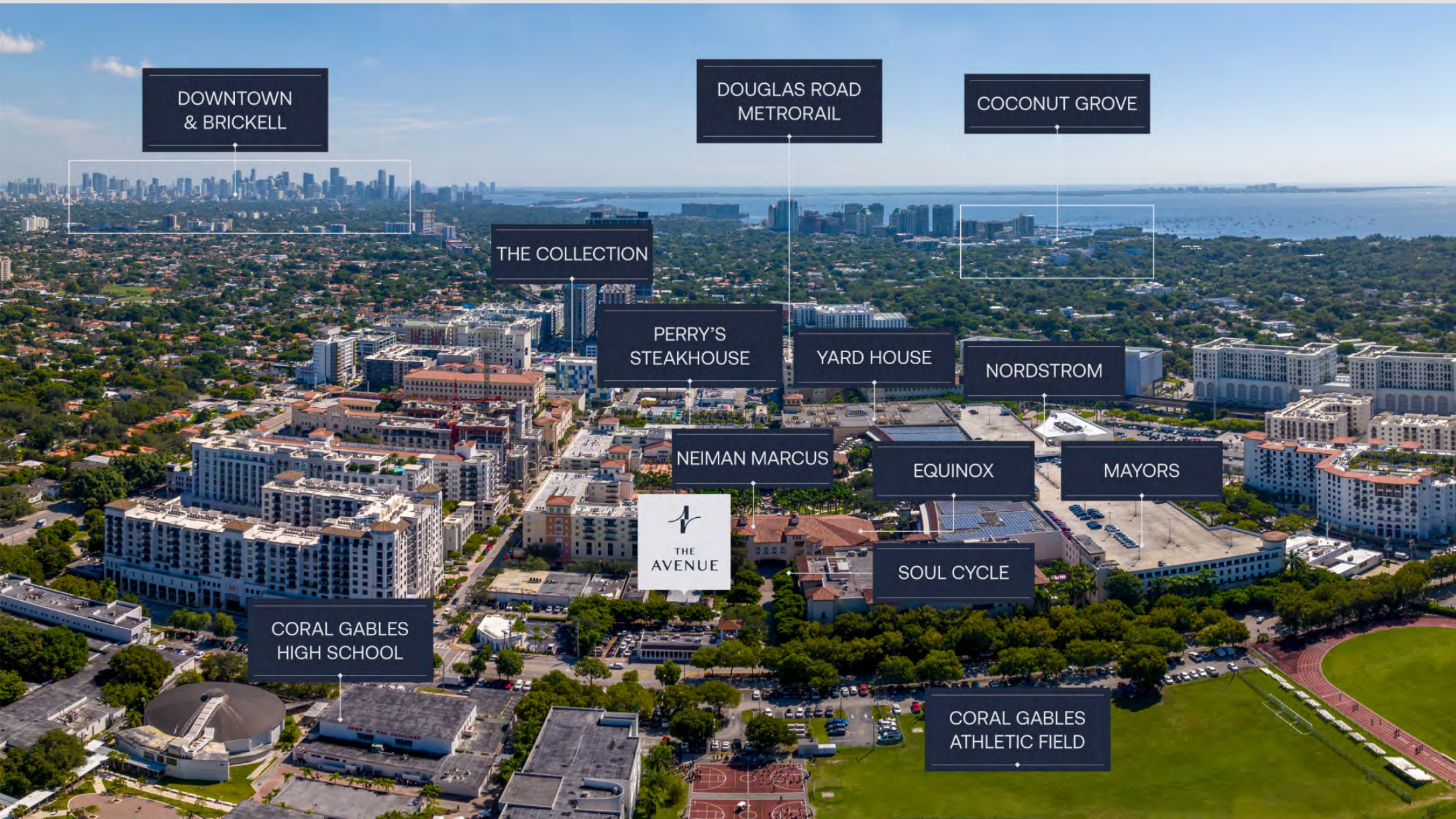
Every fixture. Every finish.
Every piece of furniture.
The Avenue is what it means
to be truly “move-in ready.”

Crafted by the leading architectural firm of Bermello Ajamil & Partners, The Avenue comes to life with a design inspired by Mediterranean classicism. Discover a sculpted, timeless building that will fit perfectly within The City Beautiful while standing out as a landmark address.

X 02

THE ULTIMATE GABLES LOCATION

Enjoy having an address in the heart of it all, with easy access to shops, restaurants, schools, churches and everything else your lifestyle needs, including major commuter roads and public transit.



DOWNTOWN
& BRICKELL

DOUGLAS ROAD
METRORAIL

COCONUT GROVE

THE COLLECTION

PERRY'S
STEAKHOUSE

YARD HOUSE

NORDSTROM

NEIMAN MARCUS

EQUINOX

MAYORS

THE AVENUE

SOUL CYCLE

CORAL GABLES
HIGH SCHOOL

CORAL GABLES
ATHLETIC FIELD

03 TRANSPORTATION CORRIDORS





04

LIVE WHERE LIFE IS BEAUTIFUL

Just outside your turnkey luxury residence is the wonderful city of Coral Gables. This affluent, family-friendly community is home to historic architectural and cultural landmarks, a thriving downtown, excellent shops and restaurants, and street after street of photogenic homes. It is one of the single most desirable cities in all of South Florida.



05

THE SHOPS AT MERRICK PARK

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

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 Nordstrom, Neiman Marcus, Tiffany, Gucci, Mayor's, 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.



THE SHOPS AT MERRICK PARK

06

ROGER DEVELOPMENT GROUP

As a leading real estate development and management company in South Florida since 1955, the Roger Development Group has done more than just build remarkable, high-end real estate icons.

ROGER
DEVELOPMENT GROUP



07 BUILDING SPECIFICATIONS



BUILDING KEY PLANS & AMENITIES OVERVIEW

To see the plans and more information about:
Ground floor,
Residences and Terrace,
scan the QR Code.

-
- | | | | | | |
|---|----------------------------------|---|--------------------------------------|---|------------------------------------|
| 1 | Boutique 8-story luxury building | 2 | 54 modern 1 and 2 bedroom residences | 3 | Layouts ranging from 571 to 978 SF |
|---|----------------------------------|---|--------------------------------------|---|------------------------------------|
-
- | | | | | | |
|---|----------------------------------------------|---|------------------------------------------|---|------------------------------------------------|
| 4 | 3,861 SF of ground-floor luxury retail space | 5 | Cutting-edge green building technologies | 6 | Interior design by Adriana Hoyos Design Studio |
|---|----------------------------------------------|---|------------------------------------------|---|------------------------------------------------|
-
- | | | | | | |
|---|--------------------------------------------------|---|-----------------------------------|---|--------------------------------------------|
| 7 | Avenue reception and 24-hours concierge/security | 8 | Package room for owner deliveries | 9 | Artfully landscaped resort-style pool deck |
|---|--------------------------------------------------|---|-----------------------------------|---|--------------------------------------------|



THE AVENUE

CORAL GABLES

SITE LOCATION & SALES CENTER

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

sales@theavenuecoralgables.com



theavenuecoralgables.com

DEVELOPED BY:



ARCHITECTURE BY:



INTERIOR DESIGN BY:



SALES & MARKETING BY:



Ⓢ 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.