



THE
AVENUE
CORAL GABLES



INTRODUCING THE AVENUE

Luxury Hotel & Residences
IN CORAL GABLES
Living reimaged.

BUILDING SPECIFICATIONS:

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

DEVELOPER

Roger
Development Group

ARCHITECTURE

Bermello Ajamil
& Partners

INTERIORS

Adriana Hoyos
Design Studio

**SALES &
EXCLUSIVE CENTER**

Cervera
Real Estate

EST. COMPLETION

Fall 2023

**SITE LOCATION
& SALES CENTER**

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



sales@theavenuecoralgables.com theavenuecoralgables.com



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 the very best of South Florida:

- › The Shops at Merrick Park
- › World-class dining options
- › Parks, trails & green spaces
- › Public transportation
- › Premier neighborhoods

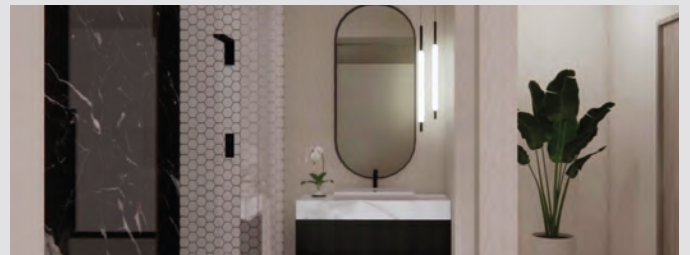
Luxury Hotel & Residences ◆

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



THE KITCHEN

- European kitchens with stone counters and backsplash
- Sub-Zero refrigerators and Wolf cooktops
- Imported Italian cabinets with premium hardware
- Cooktop, speed oven, dishwasher
- Contemporary undermount sink with disposal
- High-arc gourmet faucet with integrated sprayer



THE BATHROOM

- Imported European cabinets with premium hardware.
- Elegant imported stone countertops and backsplashes.
- Custom-finished floors and walls in wet areas
- Frameless glass shower enclosure
- Premium European-style fixtures and accessories



GREAT ROOM

- Fully furnished and equipped units ready for immediate occupancy



MASTER BEDROOM

- All master bedrooms includes in-suite bathrooms and walk-in closet

The Amenities



- › 24-hour reception, valet, concierge and security
- › Package room for receiving owner deliveries
- › Hotel & Residences Management office on-site
- › Ultra-fast fiber optic WiFi in all common areas
- › Resort-style landscaped pool deck on Level 9
- Poolside lounge chairs and daybeds
- Hammock garden
- Outdoor rain shower
- Summer kitchens and family dining area
- Unobstructed 360-degree views of Coral Gables

DEVELOPED BY



ARCHITECTURE BY



INTERIOR DESIGN BY



SALES & MARKETING BY



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CREATIVE BY METROSTUDIO.COM