

THE VILLAGE

AT CORAL GABLES

ATTRIBUTES

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



ONE

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INTERNATIONAL REALTY

FLATS FACT SHEETS



THE VILLAGE

AT CORAL GABLES

July 2022
www.thevillageatcoralgables.com

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

MG Developer follows the legacy of a dreamer who believed that beauty is for everyone. The 4 collection of 48-unit residence Village utilizes George Merrick's Spanish architectural design that intertwines past and present vision, "The Village Project."

Developer: MG Developer, Miami, LLC

Architects: De La Guardia Victoria Architects & Urbanists

Creative Development Team: Jenny Ducret & Roxana Victoria

Builder: Torre Construction and Development

Artistic Component: Glorietas inspired by Ibero-American Exposition in 1929.

Stories: Flats

Bedrooms: Two bedroom & Study room

Bathrooms: Two & 1/2 bathroom

Car-garages: 1-2 Parking spaces

Total units: 24 sophisticated Flats

Location: Ideal east/west positioning between Hernando Street and Segovia Street situated on the exclusive Santander Ave

Architectural Style: inspired by 19th century Spanish-colonial architecture with a beautifully functional and modern interior floor-plan

Character: Features private and spacious covered logias with beautiful 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.

INTERIOR FEATURES**Door and Windows**

- High-end hurricane rated windows and doors in bronze finish
- Wide bi-folding logias' door & French balconies' door
- Cast stone logias and balcony rails & columns
- Wood-plank front door finished

Kitchen

- Italian Kitchen cabinets
- Stone countertops and backsplash
- High-end appliances
- Undercount stainless steel sink
- Electric cook-top
- Washer & dryer machine

Master Bathroom

- Natural stone floors matching with vanity top
- Italian double cabinet
- Walk-in shower
- High-end plumbing including faucets, shower-heads, and toilet
- Separate water closet

Secondary Bathrooms

- Natural stone floors
- Italian cabinets natural stone countertops
- High-end fixtures including faucets, shower-head, and toilet

EXTERIOR FEATURES**Finishes**

- Smooth painted stucco
- Elegant coral stone architectural details
- Cast stone architectural details
- Brown clay barrel roof tile
- Exterior iron lantern

Outdoor Spaces

- Coral stone floors
- Spacious, elegant covered logias & balcony that bring abundant light and expand livable spaces
- Ready for outdoor kitchen installation
- Balconette for study
- Covered outdoor spaces for entertaining
- Wide bi-fold door system that integrate terrace with living room

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AT CORAL GABLES

Additional Features

- Premium wood traditional doors 7 & 8 foot high
- Primary rooms 10 foot high cove ceilings
- Elevator easily accessible from garage to the unit
- 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)*
- 1 electrical vehicle charger
- Bike parking rack
- Small storage for incoming packaging
- Emergency power backup for common areas
- FOB acces

	TYPES A & AR	TYPES B & BR
A.C. SPACE	1,771	1,698
COVERED TERRACE	250	250
ADJUSTED AREA	1,771	1,698
TOTAL SQ. FT.	2,021	1,948

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ONE

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INTERNATIONAL REALTY

LOFTS FACT SHEETS



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Creative Development Team: Jenny Ducret & Roxana Victoria

Builder: Torre Construction and Development

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: 4 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.

THE VILLAGE

AT CORAL GABLES

INTERIOR

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

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

Walk-in Laundry

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

EXTERIOR

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

THE VILLAGE

AT CORAL GABLES

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

	TYPE A & AR	TYPE B
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

THE VILLAGE

AT CORAL GABLES

ATTRIBUTES

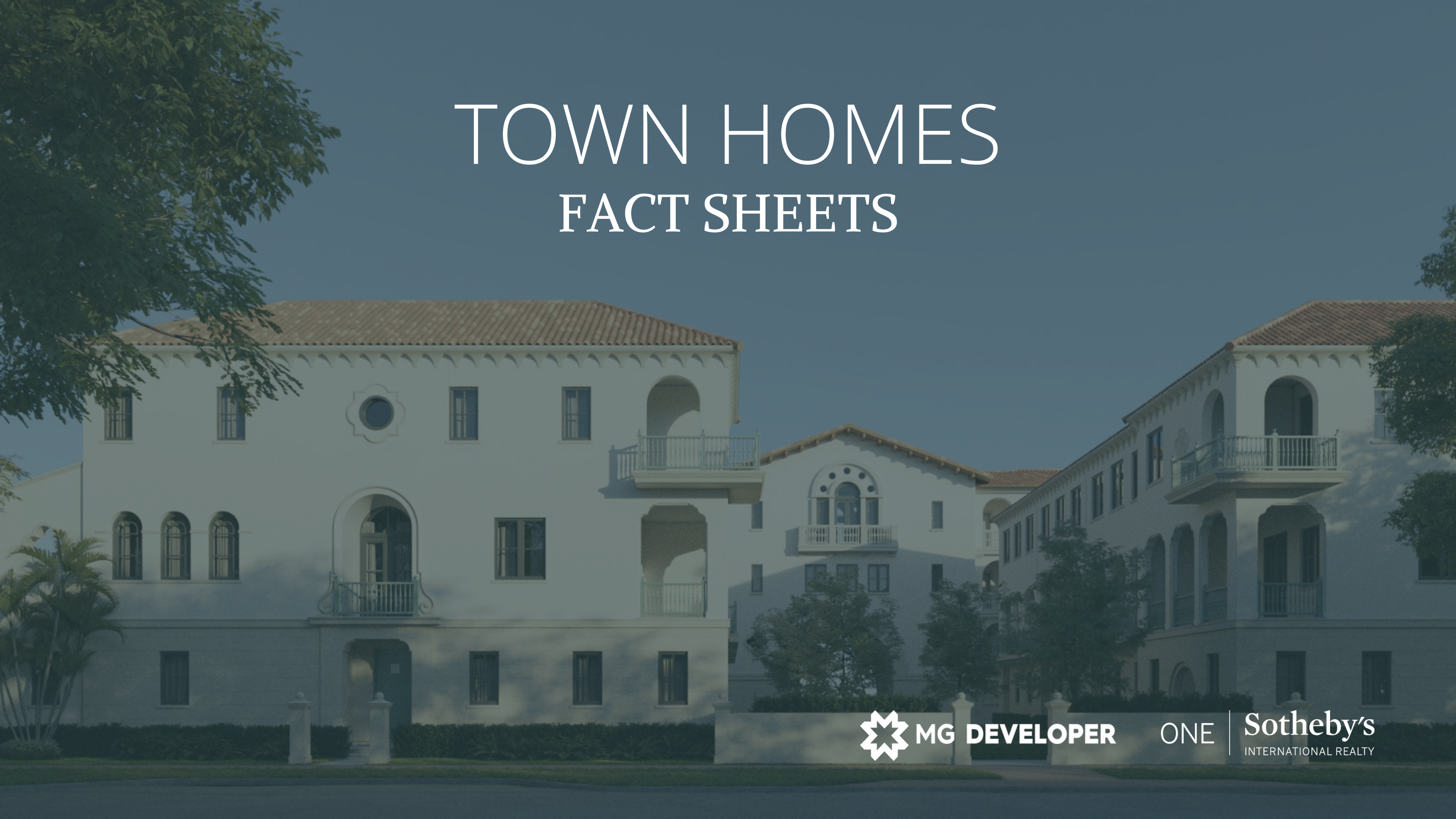
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ONE

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TOWN HOMES FACT SHEETS



 **MG DEVELOPER**

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Architects: De La Guardia Victoria Architects & Urbanists

Creative Development Team: Jenny Ducret & Roxana Victoria

Builder: Torre Construction and Development

Artistic Component: Glorietas inspired by Ibero-American Exposition in 1929.

Stories: Three stories

Bedrooms: Four bedrooms and Family room

Bathrooms: Three 1/2 bathrooms and Four 1/2 bathrooms

Car-garages: Two car garage

Total units: 16 glamorous Town Homes

Location: Ideal east/west positioning between Hernando Street and Segovia Street situated on the exclusive Malaga Avenue

Architectural Style: inspired by 19th century Spanish-colonial architecture with a beautifully functional and modern interior floor-plan

Character: Features private and spacious covered terraces 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.

INTERIOR**Door and Windows**

- High-end hurricane rated windows and doors in bronze finish
- Wide French logia doors
- Wide bi-folding terrace door
- Wood-plank front door finished

Kitchen

- Italian Kitchen
- Wet bar
- Generous island
- Stone countertops and backsplash
- High-end appliances
- Undercount stainless steel sink

Master Bathroom

- Natural stone floors
- Italian double Vanities in stained wood with natural stone countertops
- Walk-in shower
- 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

Walk-in Laundry

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

EXTERIOR**Finishes**

- Smooth painted stucco
- Elegant coral stone architectural details
- Cast stone architectural details
- Paint cast aluminum balustrade
- Brown clay barrel roof tile
- Exterior iron lantern

Outdoor Spaces: Spacious, elegant terraces & balcony that bring abundant light and expand livable spaces

- Coral stone floors
- Spacious, elegant and private terraces with balcony that bring abundant light and expand livable spaces
- Partially covered outdoor terrace for entertaining
- Walls in outdoor spaces for privacy



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Additional Features

- Premium wood traditional doors 7 & 8 foot high
- Primary rooms 10 foot high cove ceilings
- Elevator easily accessible from garage to the unit
- Energy efficient air-conditioning divided into zones
- Instant hot water provided by a recirculating hot water system
- Generator-ready design (*pre-wiring included only*)
- Smart-ready home (*tv and telephone included only*)
- Skylight over stairs
- Electrical vehicle charger

	TYPE A & AR	TYPE B & BR	TYPE C & CR
A.C. SPACE	3,246	3,147	3,218
COVERED TERRACE	510	435	452
GARAGE	519	517	526
OPEN TERRACE	209	216	259
ADJUSTED AREA	3,364	3,515	3,594
TOTAL SQ. FT.	4,484	4,315	4,455

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VILLAS FACT SHEETS



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Creative Development Team: Jenny Ducret & Roxana Victoria

Builder: Torre Construction and Development

Artistic Component: Glorietas inspired by Ibero-American Exposition in 1929.

Stories: Two stories

Bedrooms: Three bedroom & Family room

Bathrooms: Three & 1/2 bathrooms

Car-garages: Two car garage

Total units: Four gracious stylish villas

Location: Ideal north/south positioning between Malaga Ave and Santander Ave situated on the exclusive Segovia Street

Architectural Style: inspired by 19th century Spanish-colonial architecture with a beautifully functional and modern interior floor-plan

Character: Features private and spacious covered logias, terraces, & pool deck reminiscent of a noble Spanish-colonial facade Spacious,

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.

INTERIOR**Door and Windows**

- High-end hurricane rated windows and doors in bronze finish
- Wide French patio doors
- Wood-plank front door finished

Kitchen

- Italian Kitchen
- Pantry
- Gas cook top
- Stone countertops and backsplash
- High-end appliances
- Undercount stainless steel sink
- Generous island

Master Bathroom

- Natural stone floors
- Italian double Vanities in stained wood with natural stone countertops
- Walk-in shower
- 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

Walk-in Laundry

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

Family Room**EXTERIOR****Finishes**

- Smooth painted stucco
- Elegant coral stone architectural details
- Cast stone architectural details
- Painting aluminum balustrade
- Brown clay barrel roof tile
- Exterior iron lantern
- Painting aluminum rails

Outdoor Spaces:

- Coral stone floors
- Spacious, elegant and private logias, terraces & pool deck with balcony that bring abundant light and expand livable spaces
- Courtyard planters for landscaping
- Walls in outdoor spaces for privacy

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Additional Features

- Premium wood traditional doors 7 & 8 foot high
- Primary rooms 10 foot high cove ceilings
- Elevator easily accessible from garage to the unit
- Energy efficient air-conditioning divided into zones
- Instant hot water provided by a recirculating hot water system
- Generator-ready design (*pre-wiring included only*)
- Smart-ready home (*tv and telephone included only*)
- Electrical vehicle charger
- Heated pool
- Outdoor kitchen with gas BBQ
- Outdoor shower

	TYPE A	TYPE B
A.C. SPACE	2,863	2,439
COVERED TERRACE	379	388
GARAGE	544	565
OPEN TERRACE	793	1,211
POOL	181	200
ADJUSTED AREA	3,230	2,819
TOTAL SQ. FT.	4,760	4,803