

FLATS FACT SHEETS



THE VILLAGE

AT CORAL GABLES

July 2022
www.thevillageatcoralgables.com

ONE | Sotheby's
INTERNATIONAL REALTY

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.

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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 logiasand 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 cabinete
- 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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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

The information contained in this fact sheet is for the convenience of illustrating and listing proposed interior and exterior features and finishes and other information including square footage and should not be relied upon.The Builder serves the right to revise and modify any information contained herein. Reference should be made to the plans and specifications at Builder's office for detailed information of the project.

LOFTS FACT SHEETS



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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: Three stories

Bedrooms: Two bedroom

Bathrooms: 2.5 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.

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

TOWN HOMES FACT SHEETS



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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: 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.

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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

VILLAS FACT SHEETS



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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: 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