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VIA VENETO



[VIAVENETOCORALGABLES.COM](http://VIAVENETOCORALGABLES.COM)



A Limited Collection of

# 10 BESPOKE THREE-STORY TOWNHOMES

Via Veneto presents a limited collection of 10 bespoke three-story townhomes, each encompassing 5,300 – 5,500 square feet of living space with four bedrooms and four and a half bathrooms. Nestled in the vibrant heart of Coral Gables, the residences, meticulously crafted by the master builders at The Calta Group, feature a substantial four-car garage and an additional two-car carport, with the added convenience of an elevator accessing all three levels.

5,500+/-  
Sq Ft Living Space

4  
Bedrooms

4.5  
Bathrooms

4-Car  
Garage

2-Car  
Carport



Open-air and covered terraces, along with private balconies, usher in natural light and provide views of the Venetian Pool and The Biltmore Hotel. Located at the prime intersection of Sevilla and Palermo, Via Veneto is a sanctuary of refined living in an iconic locale.





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Starting from \$5.5M

# FEATURES

915 Palermo Avenue  
Coral Gables, FL 33134

## TEAM

Developer  
*The Calta Group*

Builder  
*Calta Construction*

Architect  
*Locus Architecture*

Interior Design  
*Sensi Casa*

Interior Finishings  
*MiaCucina*

Sales Team  
*The Jills Zeder Group*

## OVERVIEW

- 10 Luxury Townhome Villas
- 4 Bedrooms
- 4.5 Bathrooms
- Modern Architecture
- 5,300-5,500 Square Feet of Interior/Exterior Living Space
- Tropical Landscaping
- Views of Venetian Pool and The Biltmore Hotel
- 4-Car Garage
- 2-Car Carport

## INTERIOR DETAILS

- Bright Open Living Areas
- High Impact Doors and Windows
- State-of-the-art Electronics and Security System
- Natural Stone Finishes
- Hardwood Floors Throughout
- Kitchen
  - MiaCucina Designed
  - Large Quartz Island
  - Gas Range – Wolf 42"
  - Custom Cabinetry
  - 2 Wolf Wall Ovens
  - 2 Wolf Dishwashers
  - Subzero Refrigerator (36" Fridge & 36" Freezer)
  - Wine Fridge
- Butler's Pantry
- Primary Bedroom
  - Dual Walk-In Closets with Built-Ins
  - Seating Area
  - Outdoor Balcony
- Primary Bathroom
  - Frameless Walk-In Shower and Bathtub
  - Dual Vanities

## EXTERIOR DETAILS

- Modern Stone Exterior Details
- Expansive Terraces and Balconies with Venetian Pool and The Biltmore Hotel Views
- Outdoor Dining
- MiaCucina-Designed Summer Kitchen
  - 42" Grill
  - Ice Maker
  - Refrigerator



## SITE PLAN



*Design*

# LUXURY LIVING, ITALIAN CRAFTED

Embodying architectural elegance by Nelson de Leon and complemented by the interior refinement of Sensi Casa, the Via Veneto townhomes redefine luxury living. Residents can select from three floorplan offerings. Each plan showcases three elegantly appointed levels with ample natural light, high-end finishes, and appliances and presents a harmonious blend of modern convenience with Mediterranean charm. The seamless transition between indoor and outdoor spaces captures the very essence of the contemporary Coral Gables lifestyle.





Floorplan

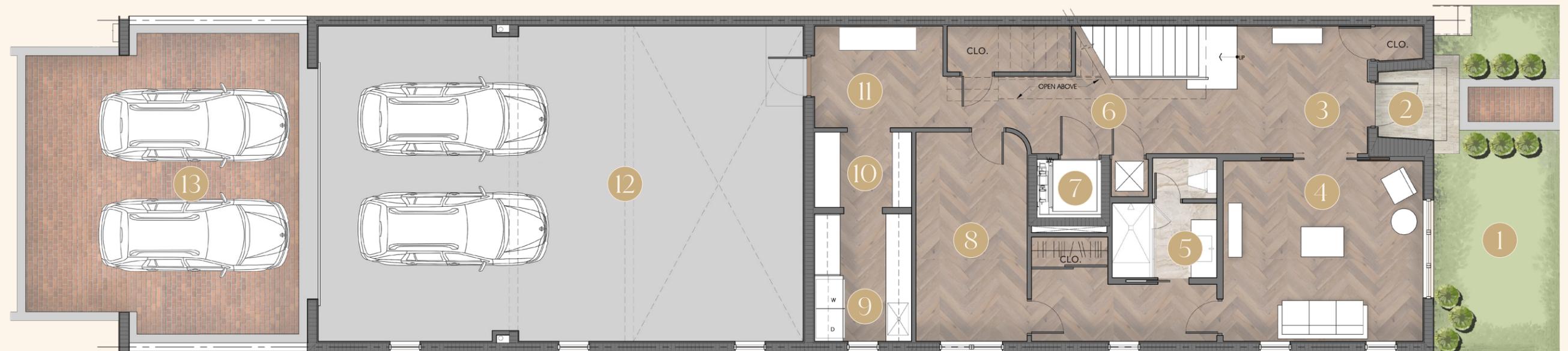
# FIRST LEVEL

1,230+/-  
INTERIOR SQ. FT.

479+/-  
EXTERIOR SQ. FT.

1  
BEDROOM

1  
BATHROOM



The residence greets with a stately covered entry and expansive foyer, anchored by a three-story elevator for seamless access. Functionality is presented with a dedicated laundry room, mudroom, and versatile space. A peaceful study/guest room and serene entry garden provide tranquil retreats, complemented by ample storage with three spacious closets, a four-car garage, and an additional two-car carport.

- ① Entry Garden
- ② Covered Entry
- ③ Foyer
- ④ Study/Guest Bedroom
- ⑤ Guest Bathroom
- ⑥ Hall
- ⑦ Elevator
- ⑧ Flex Room
- ⑨ Laundry
- ⑩ Mudroom
- ⑪ Rear Foyer
- ⑫ 4-Car Garage
- ⑬ 2-Car Carport



Floorplan

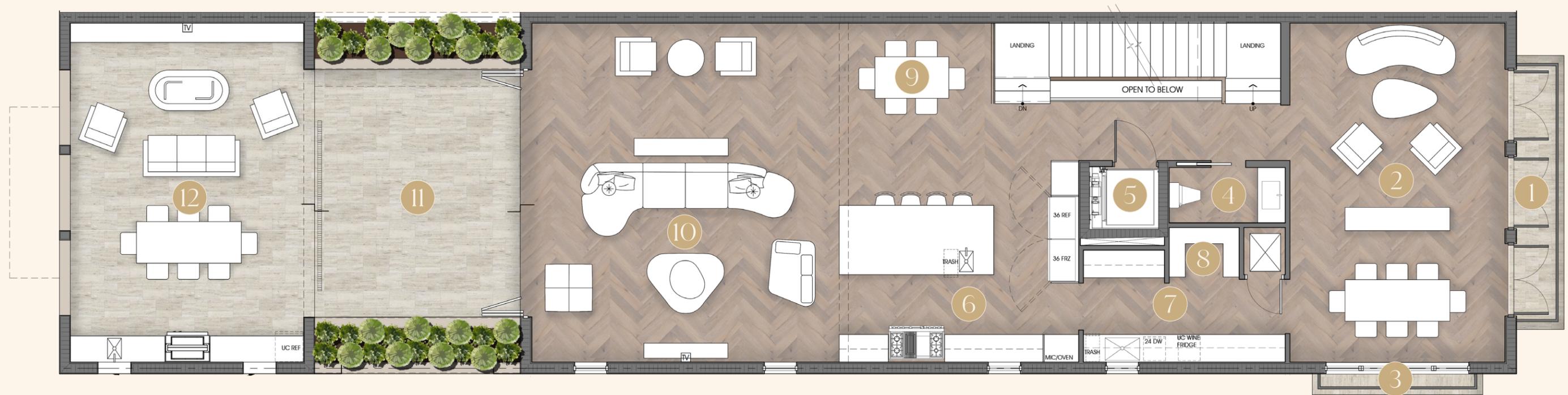
# SECOND LEVEL

1,846<sup>+/-</sup>  
INTERIOR SQ. FT.

933.5<sup>+/-</sup>  
EXTERIOR SQ. FT.

2  
TERRACES

1/2  
BATHROOM



The second level elevates the art of entertaining, redefining sophistication with its bright living spaces that transition smoothly into a Mia Cucina-designed kitchen. The blend of natural stone finishes with hardwood flooring throughout enhances the aesthetic, while high-impact doors and windows ensure security and energy efficiency. State-of-the-art electronics and a comprehensive security system provide peace of mind. Culinary pursuits are elevated with premium Sub Zero/Wolf appliances, a generous quartz island, and custom cabinetry. Ample organization is provided by both a butler's pantry and pantry closet, while an inviting breakfast nook and family room lead to a terrace featuring an outdoor kitchen which blends indoor luxury with the outdoors seamlessly.

- ① Balcony
- ② Living/Dining Room
- ③ Juliette Balcony
- ④ Powder Room
- ⑤ Elevator
- ⑥ Kitchen
- ⑦ Butler's Pantry
- ⑧ Pantry
- ⑨ Breakfast Nook
- ⑩ Family Room
- ⑪ Open Air Terrace
- ⑫ Covered Terrace



Floorplan

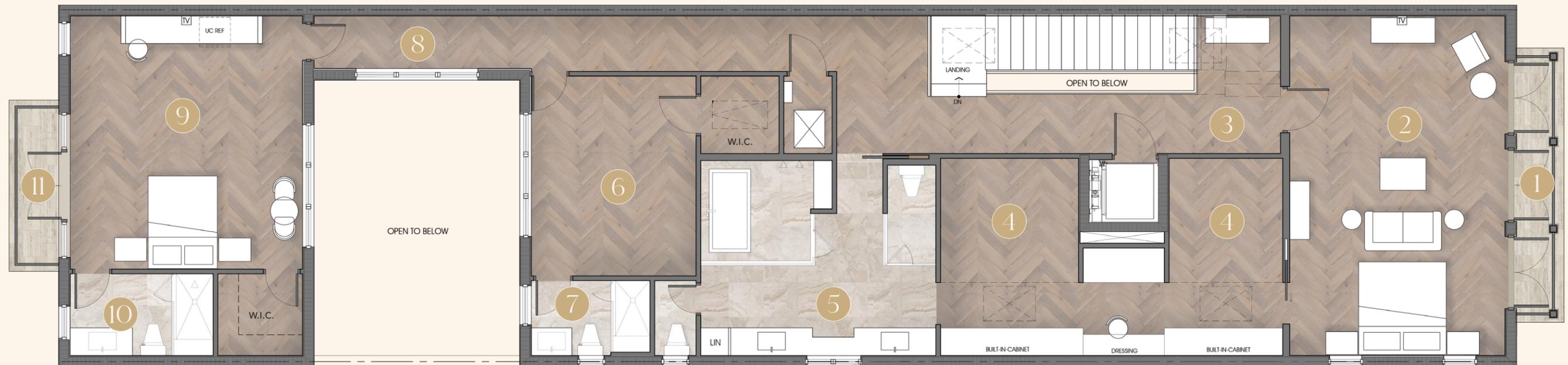
# THIRD LEVEL

2,392+/-  
INTERIOR SQ. FT.

114+/-  
EXTERIOR SQ. FT.

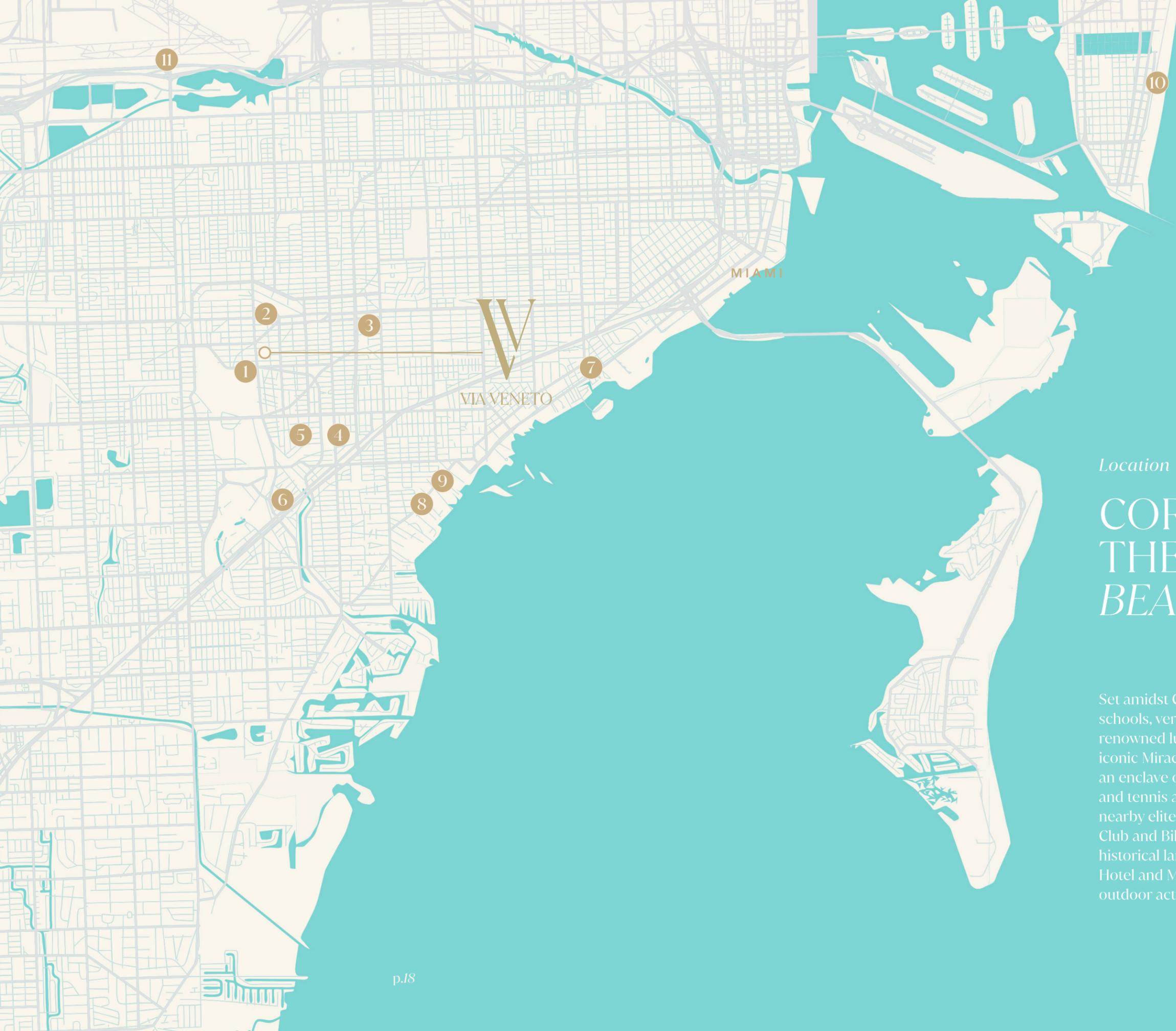
3  
BEDROOMS

3  
BATHROOMS



Prestige rises to the third level, devoted to rest and privacy with three ensuite bedrooms. The primary suite stands out as a haven of serenity, offering dual walk-in closets with custom built-ins, a cozy seating area, and a secluded private balcony. The adjoining luxurious bathroom, with its frameless walk-in shower, deep soaking tub, and dual vanities, becomes a personal spa-like retreat. The junior suite is equipped with an ensuite bathroom, walk-in closet, and its own private balcony. Additionally, there is an ensuite flex room, suitable as a study or bedroom, and essential amenities such as a linen closet and washer/dryer, which further enhances the level's accommodations and convenience.

- ① Primary Balcony
- ② Primary Bedroom
- ③ Primary Gallery
- ④ Primary Walk-in Closets
- ⑤ Primary Bathroom
- ⑥ Guest Bedroom
- ⑦ Guest Bathroom
- ⑧ Jr. Suite Hall
- ⑨ Jr. Suite
- ⑩ Jr. Suite Bathroom
- ⑪ Jr. Suite Balcony



*Location*

## CORAL GABLES: THE CITY *BEAUTIFUL*

Set amidst Coral Gables' prestigious schools, verdant parks, chic eateries, and renowned luxury boutiques along the iconic Miracle Mile, Via Veneto stands as an enclave of metropolitan exclusivity. Golf and tennis aficionados will find solace in nearby elite venues such as Riviera Country Club and Biltmore Golf Courses. Discover historical landmarks like The Biltmore Hotel and Merrick House, or indulge in outdoor activities at Merrick Park.

1. .7 MILE  
THE  
BILTMORE  
HOTEL



.4 MILE  
MERRICK  
HOUSE



2.



3.

1.3 MILES  
MIRACLE MILE



1.6 MILES  
SHOPS AT  
MERRICK  
PARK

Embrace luxury and leisure at The Biltmore Hotel, Venetian Pool, and Riviera Country Club, and indulge in upscale shopping, dining, and entertainment on Miracle Mile. Families will value being near prestigious schools like Carrollton School of the Sacred Heart and Ransom Everglades, plus the University of Miami, with the added convenience of proximity to Coconut Grove and Miami Beach. With Miami International Airport just 5 miles away and easy access to major highways, Via Veneto offers effortless commuting. Experience Coral Gables living at its finest at Via Veneto.

1.6 MILES  
RIVIERA  
COUNTRY  
CLUB

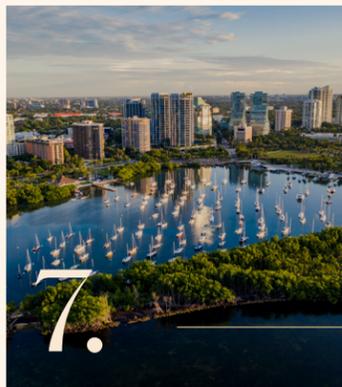


5.



6.

1.8 MILES  
UNIVERSITY  
OF MIAMI



7.

3 MILES  
COCONUT  
GROVE



9.

4.1 MILES  
RANSOM  
EVERGLADES  
SCHOOL

15.4 MILES  
MIAMI  
BEACH

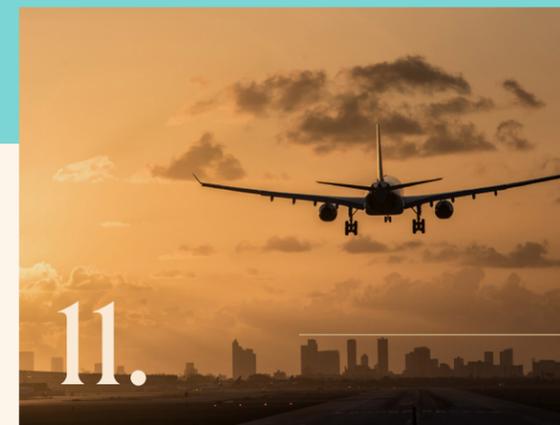


10.



8.

3.1 MILES  
CARROLLTON  
SCHOOL OF  
THE SACRED  
HEART



11.

5 MILES  
MIAMI  
INTL.  
AIRPORT



*Development & Construction Team*

# THE CALTA GROUP & CALTA CONSTRUCTION

The Calta Group specializes in the development and construction of multi-family and luxury residential properties across South Florida.

The Calta Group's expertise lies in crafting projects that not only enrich their communities, but also elevate the living experience while seamlessly blending into their surroundings. Artful attention to detail and dedicated commitment are central to The Calta Group's success, whose team approaches every project with their signature European aesthetic, delivering projects of the highest caliber and establishing new benchmarks for luxury living in South Florida.



THE CALTA GROUP



**LOCUS**  
ARCHITECTURE  
INCORPORATED



*Architect*

# LOCUS ARCHITECTURE

Renowned for its professional architecture and interior design services, Locus Architecture prioritizes imaginative design, technical proficiency, and environmental responsibility. With an understanding of the profound impact of buildings on well-being, Locus emphasizes comfort through thermal, acoustic, and visual elements. Sustainable practices are integrated to value resource efficiency and indoor air quality. Each project blends client needs, aesthetic ideals, and environmental context to enhance communities. Locus advocates for a world that fosters restoration, promotes environmental health, and supports well-being.

*Interior Design*

# SENSI CASA

Based in Miami, Florida, Sensi Casa is a boutique interior design and home staging firm. Its mission is to assist clients in achieving a high-end aesthetic through detail-oriented curation, filling spaces with luxurious furniture and accessories. The design concepts implemented by Sensi Casa prioritize establishing a theme for the property that either fulfills the vision of homeowners or enhances its marketability.



SENSI CASA  
staging+design



  
**MIA CUCINA**  
Fine Italian Furnishings



*Interior Finishings*

# MIACUCINA

From bespoke kitchens and sumptuous bathrooms to exquisite closets and elegant doors, MiaCucina specializes in crafting custom interior furnishings tailored to each unique vision. With locations in Aventura, Miami Design District, and Coral Gables, MiaCucina brings Italian-inspired sophistication to South Florida. With over 20 years of expertise, MiaCucina has garnered a reputation for delivering unparalleled craftsmanship and service ensuring the finest materials and innovative technology blend seamlessly for durable, refined, and functional design.



*Sales Team*

# THE JILLS ZEDER GROUP

The Jills Zeder Group is one of the most influential and successful real estate families in South Florida. Together, they bring two generations of expertise to South Florida luxury real estate. This is exemplified by their elegant and distinctly Miamian logo: three Royal Palm trees representing the three families of The Jills Zeder team. The Jills Zeder Group is a powerhouse team of real estate experts specializing in the most magnificent properties in South Florida. And with their increased footprint, global reach, and worldwide marketing platform, The Jills Zeder Group has closed over \$8 Billion worth of sales. Their combined track record speaks for itself: you are in skillful hands. Global Exposure At Your Fingertips The Jills Zeder Team is affiliated with Coldwell Banker Realty® and reaches international buyers across 43 countries and territories through the Coldwell Banker Global Luxury® program. Furthermore, The Jills Zeder Team also works with the International Luxury Alliance and Hamptons International – London to reach ultra-high-net-worth luxury buyers worldwide.



*Be Among The First To Explore  
This Exclusive Opportunity*

# A NEW VISION OF TOWNHOME LIVING

We warmly invite you to contact us for  
more detailed information and to secure  
your place in this coveted community.

*Exclusively marketed by The Jills Zeder Group,  
Coldwell Banker Realty*

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THE  
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ZEDER  
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COLDWELL BANKER

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