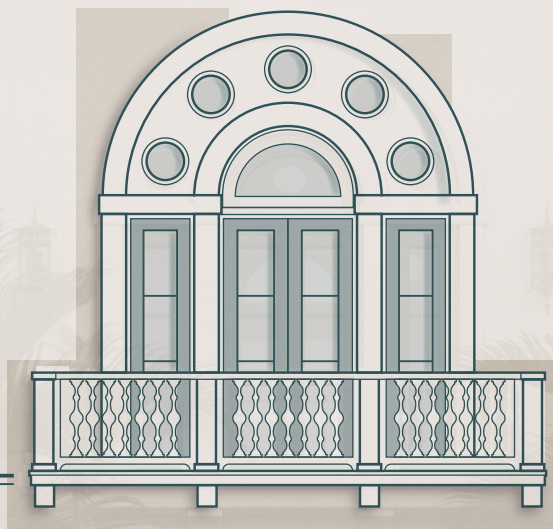




THE VILLAGE

AT CORAL GABLES

HOME TO FOUR COLLECTIONS
OF 48 NEW CONSTRUCTION
LUXURIOUS RESIDENCES.



Tranquil. Elegant. Exclusive. Introducing a celebration of luxury in the City Beautiful.

Built in the classic enclave of Coral Gables, “The Village at Coral Gables”
revives the legacy of the City’s first architectural icon.

Inspired by George Merrick’s Spanish architecture,
“The Village at Coral Gables” reflects the community’s past and present
vision - “The Village Project” - and offers 48 residences that are perfectly
at home in their tropical surroundings.

THE VILLAS OF THE VILLAGE AT CORAL GABLES, A CONDOMINIUM. THE FLATS OF THE VILLAGE AT CORAL GABLES,
A CONDOMINIUM. THE TOWNHOMES & LOFTS OF THE VILLAGE AT CORAL GABLES, A CONDOMINIUM

Modern style meets unmatched elegance

Here, timeless architecture and meticulously selected finishes are inspired by both the past and present, harmonizing with Coral Gables' lush environment to create a one-of-a-kind experience. Residences range from two-bedroom flats to four-bedroom townhomes, achieving a delicate balance between homes and gardens, privacy and serenity.





A tribute to the art of Living

In addition to breathtaking living areas and stylish interiors, the abundant common spaces of “The Village at Coral Gables” appeal to all lifestyles. The Village’s curated amenities exceed expectations, reflecting a sophisticated design that encompasses the beauty of the natural and built environments, promoting wellness and the art of luxury.



Superb scenery

The community’s love for nature is expressed through a delightful variety of garden spaces, lush green avenues, plazas, walkways, parks, and fountains for residents to revel in.

EXTERIOR FEATURES

Finishes

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

Outdoor spaces

Spacious, elegant terraces bring abundant natural light and expand livable spaces

- Coral stone floors
- Spacious, elegant and private terrace and balconies bring abundant natural light and expand livable spaces
- Covered outdoor spaces for entertaining
- Wide bi-fold door system that integrate the courtyard with the family room and kitchen
- Walls in outdoor spaces for privacy

INTERIOR FEATURES

Kitchen and butler’s pantry

- Italian cabinets
- Stone countertops and backsplash
- High end appliances
- Undercount stainless steel sink

Door and windows

- High-end CGI hurricane rated windows and doors in bronze finish
- French doors with transoms
- Wide bi-folding patio doors
- Wood-plank front door finished

Primary bathroom

- Natural stone floors
- Italian vanities
- Double vanities with natural stone countertops
- Generous walk-in shower
- High-end plumbing fixtures including faucets, shower-heads, and toilet
- Separate water closet

Secondary bathrooms

- Natural stone floors
- Italian cabinets with natural stone countertops
- High-end plumbing fixtures including appliances
- Skylight

Walk-in laundry

- Laminated cabinets in white
- Large washer and dryer
- Deep laundry sink

Additional features

- Stair with custom made metal railing, skylight for additional natural daylight
- Premium wood traditional doors 7 and 8 foot high
- Designer door hardware
- Elevator easily accessible from garage and kitchen
- Energy efficient air-conditioning system divided into zones
- Instant hot water provided by a recirculating hot water system
- Soundproofing wall insulation for privacy
- Generator-ready design (pre-wiring included only)
- Smart-ready home (tv and telephone included only)

An iconic community

Coral Gables is a deeply-rooted city of exceptional beauty, with a luxurious lifestyle that offers a sense of place, an air of history and a feeling of belonging. “The Village at Coral Gables” provides the privacy you desire, with easy access to Miami and the world beyond.



An elevated lifestyle

Located in the heart of the City Beautiful, “The Village at Coral Gables” is just steps away from the City’s business district, Miracle Mile, Riviera Country Club, and the Biltmore Hotel. With luxury boutiques, art galleries and elegant restaurants all close at hand, this new village is a privileged, idyllic setting—surrounded by greenery and tranquility, yet moments from everything.

Distinctive *glorietas*

The surrounding neighborhood is dotted with numerous glorietas—a hallmark of Coral Gables’ finest boulevards and a unique element of the Spanish Colonial style. These memorable vistas pair architecture, greenery and tropical flair to create viewpoints like nowhere else in Florida.



Created by the firm with an unparalleled legacy

Founded in 2014 by developer Alirio Torrealba, MG Developer forged ties with several of the best development teams to bring high-quality residential projects, fine taste, and modern construction trends to South Florida. Delivering the highest standards of excellence in luxury homes and interior design, MG Developer is headquartered in Miami, with expertise in Coral Gables, and the surrounding area.

Althea Row

733 ALMERIA AVENUE, CORAL GABLES FL 33134
COMPLETED 2021
BOUTIQUE CONDOMINIUM

5 units | 2-3 Bedrooms + Den
2.5-3.5 Bath | 2 parking spaces

Biltmore Parc

718 VALENCIA AVE, CORAL GABLES FL 33134
COMPLETED 2017
BOUTIQUE CONDOMINIUM

32 units | 2-3 Bedrooms + Den
2.5-3.5 Bath | 2 parking spaces



Beatrice Row

2529 ANDERSON RD, CORAL GABLES FL 33134
COMPLETED 2018 | TOWNHOME PROJECT
4 Bedrooms | 4.5 Bath | 4 parking spaces



- Institute of Classical Architecture & Art 2019 Addison Mizner Award for Florida and the Caribbean
- Traditional Building 2020 Palladio Award
- Congress for the New Urbanism Charter Awards 2020

Villa Blanc

315 SANTANDER AVE, CORAL GABLES FL 33134
COMPLETED 2019
TOWHOMES PROJECT

3 Bedrooms | 3.5 Bath | 3 parking spaces

The Ponce

3400 PONCE DE LEON BLVD,
CORAL GABLES FL 33134
COMPLETED 2019
TOWNHOME PROJECT

3 Bedrooms | 2.5 Bath | 2 parking spaces



The Team

“MG Developer has hand-selected a team that offers exceptional talent and vision.”

An award-winning team comes together to create an unprecedented community in the heart of the City Beautiful. Generous spaces, rich landscaping and impeccable finishes that spare no detail are only a handful of the luxuries that “The Village at Coral Gables” presents. The stunning residences capture George Merrick’s original vision for the City Beautiful.

Sales Gallery

2990 Ponce de Leon, Suite 101
Coral Gables, FL 33134



MG DEVELOPER

HOURS OF OPERATION:

MONDAY TO FRIDAY FROM 10 AM - 5 PM

SATURDAYS 11 AM - 3 PM / SUNDAYS 12 PM - 4 PM

MG Developer is a Real Estate Developer in Florida, based in Coral Gables.

WWW.THEVILLAGEATCORALGABLES.COM

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.

THIS IS NOT INTENDED TO BE AN OFFER TO SELL, OR SOLICITATION OF AN OFFER TO BUY, CONDOMINIUM UNITS TO RESIDENTS OF CT, ID, NY, NJ AND OR, UNLESS REGISTERED OR EXEMPTIONS ARE AVAILABLE, OR IN ANY OTHER JURISDICTION WHERE PROHIBITED BY LAW, AND YOUR ELIGIBILITY FOR PURCHASE WILL DEPEND UPON YOUR STATE OF RESIDENCY. THIS OFFERING IS MADE ONLY BY THE PROSPECTUS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE PROSPECTUS. THE DEVELOPER (AS IS DEFINED HEREIN BELOW) RESERVES THE RIGHT TO REVISE OR MODIFY, IN ITS SOLE AND ABSOLUTE DISCRETION, ANY OR ALL IMPROVEMENTS, DESIGNS AND CONSTRUCTION SPECIFICATIONS DEPICTED AND ALL TERMS, CONDITIONS AND STATEMENTS MADE. ALL OF THE DRAWINGS, RENDERING, AND PHOTOGRAPHS PROVIDED BY DEVELOPER ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF ILLUSTRATING A PROPOSED DEVELOPMENT; SAID DRAWINGS, RENDERINGS AND PHOTOGRAPHS SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. ALL DEPICTIONS OF APPLIANCES, FIXTURES, COUNTERS, SOFFITS, WALL COVERINGS, FLOOR COVERINGS, FURNISHINGS, CLOSETS, AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY THE FINAL FINISHES AND DETAILS INCLUDED WITH THE PURCHASE OF A UNIT. CONSULT YOUR PURCHASE AGREEMENT AND THE PROSPECTUS FOR INFORMATION ON WHAT IS INCLUDED WITH UNIT PURCHASES. THE PHOTOGRAPHS CONTAINED IN THESE MATERIALS AND OTHER BROCHURES MAY BE STOCK PHOTOGRAPHY, OR MAY HAVE BEEN TAKEN OFF-SITE AND ARE USED TO DEPICT THE SPIRIT OF THE LIFESTYLES TO BE ACHIEVED RATHER THAN ANY THAT MAY EXIST OR THAT MAY BE PROPOSED, AND THE PHOTOGRAPHS ARE MERELY INTENDED AS ILLUSTRATIONS OF THE ACTIVITIES AND CONCEPTS DEPICTED THEREIN. NO STATEMENTS OR REPRESENTATIONS HAVE BEEN MADE BY DEVELOPER, OR ANY OF ITS AGENTS, EMPLOYEES OR REPRESENTATIVES WITH RESPECT TO ANY POTENTIAL FOR FUTURE PROFIT, ANY FUTURE APPRECIATION IN VALUE, INVESTMENT OPPORTUNITY POTENTIAL, ANY RENTAL INCOME POTENTIAL, THE ABILITY OR WILLINGNESS OF DEVELOPER, OR ITS AFFILIATES, TO ASSIST ANY BUYER IN FINANCING, RENTING (OTHER THAN THE EXISTENCE OF A VOLUNTARY RENTAL PROGRAM) OR SELLING THE UNIT (EXCEPT ONLY IN RESPONSE TO A DIRECT INQUIRY FROM BUYER), THE ECONOMIC OR TAX BENEFITS TO BE DERIVED FROM THE MANAGERIAL EFFORTS OF A THIRD PARTY AS A RESULT OF RENTING THE UNIT OR OTHER UNITS, OR THE ECONOMIC OR TAX BENEFITS TO BE DERIVED FROM OWNERSHIP OF THE UNIT. THE DEVELOPER, ITS AGENTS, EMPLOYEES, AND REPRESENTATIVES ARE NEITHER INVESTMENT ADVISORS NOR TAX ADVISORS AND ANY STATEMENT THAT MAY HAVE BEEN MADE SHOULD NOT BE RELIED UPON IN YOUR DECISION TO PURCHASE. CERTAIN NEARBY ATTRACTIONS REFERENCED OR IDENTIFIED IN THESE MATERIALS ARE OFF-SITE AND NOT CONTROLLED BY THE DEVELOPER. THE REFERENCES TO NEARBY ATTRACTIONS ARE BASED UPON PUBLIC INFORMATION SOURCES AND ARE BELIEVED TO BE ACCURATE AS OF THE DATE OF THESE MATERIALS OR PUBLICATION; HOWEVER, THERE IS NO GUARANTEE THAT SUCH ATTRACTIONS WILL CONTINUE TO EXIST, OR THAT THERE WOULD NOT BE CHANGES AND/OR SUBSTITUTIONS OF ANY OF THE SAME. THE MANAGING ENTITIES, OPERATORS, AMENITIES AND OTHER FEATURES THAT MAY BE REFERRED TO ARE ACCURATE AS OF THE DATE OF THESE MATERIALS OR PUBLICATION; HOWEVER, THERE IS NO GUARANTEE THAT THE MANAGING ENTITIES, OPERATORS, AMENITIES AND OTHER FEATURES THAT MAY BE REFERRED TO WILL BE INVOLVED AT, OR FOLLOWING, THE COMPLETION OF THE CONDOMINIUM. THE DEVELOPER RESERVES THE RIGHT TO CHANGE ANY AND ALL SUCH MANAGING ENTITIES, OPERATORS, AMENITIES AND OTHER FEATURES THAT MAY BE REFERRED TO AS THE DEVELOPER DEEMS BEST FOR THE CONDOMINIUM IN THE DEVELOPER'S SOLE AND ABSOLUTE DISCRETION. DIMENSIONS AND SQUARE FOOTAGE OF THE UNITS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE CONDOMINIUM IS BEING DEVELOPED BY GABLES VILLAGE PROPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY ("DEVELOPER"). YOU WILL LOOK SOLELY TO DEVELOPER WITH RESPECT TO ANY AND ALL MATTERS RELATING TO THE SALES, MARKETING, AND DEVELOPMENT OF THE CONDOMINIUM OR YOUR PURCHASE OF A UNIT IN THE CONDOMINIUM. NO REAL ESTATE BROKER IS AUTHORIZED TO MAKE ANY REPRESENTATIONS OR OTHER STATEMENTS REGARDING THE PROJECT, AND NO AGREEMENTS WITH, DEPOSITS PAID TO OR OTHER ARRANGEMENTS MADE WITH ANY REAL ESTATE BROKER ARE OR SHALL BE BINDING ON THE DEVELOPER. ALL PRICES ARE SUBJECT TO CHANGE AT ANY TIME AND WITHOUT NOTICE, AND DO NOT INCLUDE OPTIONAL FEATURES OR PREMIUMS FOR UPGRADED UNITS. FROM TIME TO TIME, PRICE CHANGES MAY HAVE OCCURRED THAT ARE NOT YET REFLECTED ON THESE MATERIALS OR OTHER BROCHURES. PLEASE CHECK WITH THE DEVELOPER FOR THE MOST CURRENT PRICING. CONCIERGE SERVICES THAT MAY BE DESCRIBED ARE AVAILABLE TO UNIT OWNERS WHO PAY ADDITIONAL FEES. CONSULT THE PROSPECTUS FOR THE SITE PLAN AND THE LOCATION OF THE UNIT YOU DESIRE. UNLESS OTHERWISE NOTED, THIS CONTENT IS OWNED BY DEVELOPER AND THE UNAUTHORIZED REPRODUCTION, DISPLAY OR OTHER DISSEMINATION OF THESE OR OTHER MATERIALS IS STRICTLY PROHIBITED AND CONSTITUTES COPYRIGHT INFRINGEMENT. UNLESS OTHERWISE DEFINED, CAPITALIZED TERMS USED HEREIN SHALL HAVE THE MEANINGS ASCRIBED TO THEM IN THE PROSPECTUS.