

# 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

# FLATS

## FACT SHEETS



# THE VILLAGE

## AT CORAL GABLES

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.

# THE VILLAGE

## AT CORAL GABLES

### ***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



# FLATS

# THE VILLAGE 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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# LOFTS FACT SHEETS



# THE VILLAGE

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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:** 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

# 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.

# THE VILLAGE

## AT CORAL GABLES

### **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



# THE VILLAGE

## AT CORAL GABLES

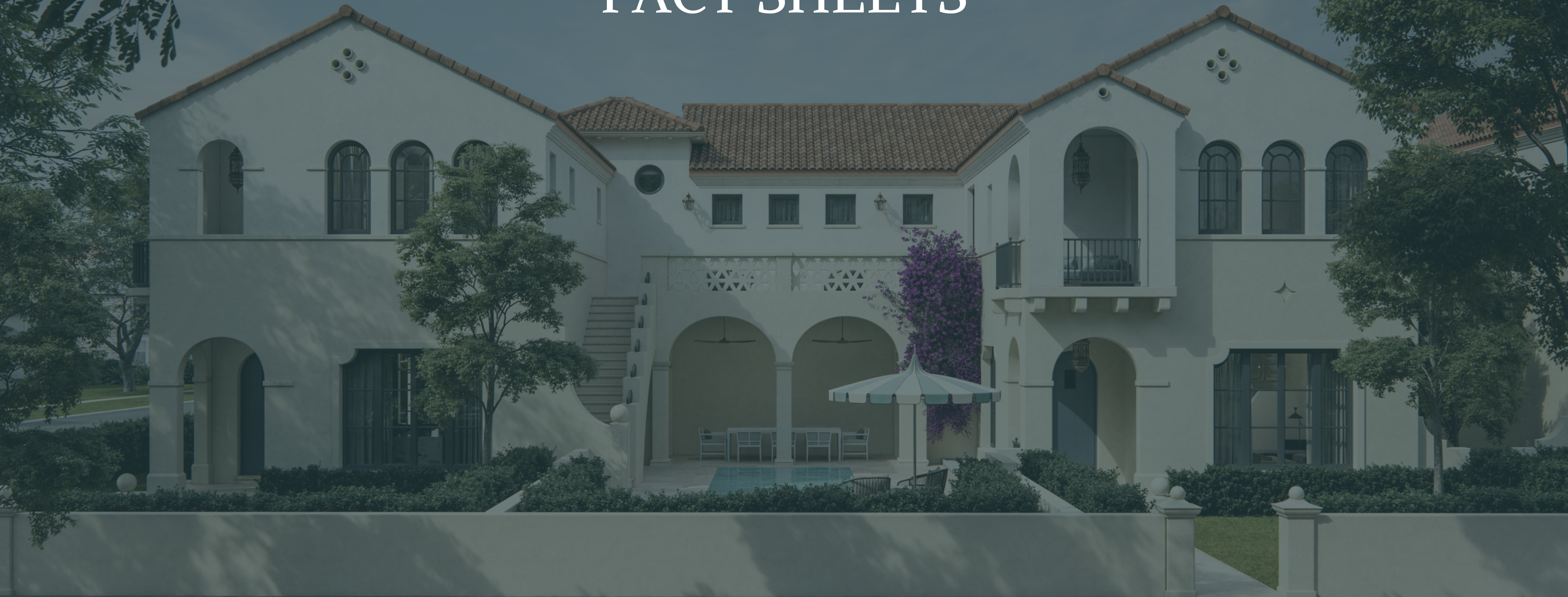
### Additional Features

- 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
- 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



# THE VILLAGE

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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:** 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.

# THE VILLAGE

## AT CORAL GABLES

### **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



# THE VILLAGE

## 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
- 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

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