

# FLATS FACT SHEETS







FLATS

# THE VILLAGE

## AT CORAL GABLES

July 2022  
[www.thevillageatcoralgables.com](http://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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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