

LOFTS FACT SHEETS

THE VILLAGE

AT CORAL GABLES

July 2022
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: 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.

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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

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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