

TOWN HOMES FACT SHEETS



ONE

Sotheby's
INTERNATIONAL REALTY



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: 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.

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



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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
- 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 |

The information contained in this fact sheet is for the convenience of illustrating and listing proposed interior and exterior features and finishes and other information including square footage and should not be relied upon. The Builder serves the right to revise and modify any information contained herein. Reference should be made to the plans and specifications at Builder's office for detailed information of the project.