THE AVENUE
CORAL GABLES

INTRODUCING THE AVENUE

# Luxury Hotel & Residences IN CORAL GABLES

*Living reimagined.*



## BUILDING SPECIFICATIONS:

- Boutique 8-story luxury building
- 54 modern 1 and 2-bedroom hotel rooms and residences
- Layouts ranging from 571 to 978 SF
- 3,861 SF of ground-floor luxury retail space
- Cutting-edge green building technologies
- Interior design by Adriana Hoyos Design Studio
- Avenue reception and 24-hour concierge/security
- Package room for owner deliveries
- Artfully landscaped resort-style pool deck

### DEVELOPER

Roger
Development Group

### ARCHITECTURE

Bermello Ajamil
& Partners

### INTERIORS

Adriana Hoyos
Design Studio

### EST. COMPLETION

Fall 2023

### SITE LOCATION

351 San Lorenzo Ave.
Coral Gables, FL 33146



The Avenue is a boutique property coming soon to Coral Gables. Inside, discover turnkey residences, rich amenities, and expertly selected finishes and furnishings. Outside, enjoy easy access to the very best of South Florida:

- The Shops at Merrick Park
- World-class dining options
- Parks, trails & green spaces
- Public transportation
- Premier neighborhoods

## Luxury Hotel & Residences

- Fully furnished residences ready for immediate occupancy
- Delivered fully finished, curated by Adriana Hoyos Design Studio
- Thoughtful and luxurious layouts with 9 to 11-foot ceilings
- Options for porcelain flooring, baseboards and designer paint
- Penthouse residences available with high ceilings.
- Primary bedrooms feature in-suite bathrooms
- Private balconies or terraces in every residence.
- Secure owner closets for personal items
- Smart home-ready, wired for HDTV, data lines and fiber internet
- Energy-efficient central air and heating system



### THE KITCHEN

- European kitchens with stone counters and backsplash
- Sub-Zero refrigerators and Wolf cooktops
- Imported Italian cabinets with premium hardware
- Cooktop, speed oven, dishwasher
- Contemporary undermount sink with disposal
- High-arc gourmet faucet with integrated sprayer



### THE BATHROOM

- Imported European cabinets with premium hardware.
- Elegant imported stone countertops and backsplashes.
- Custom-finished floors and walls in wet areas
- Frameless glass shower enclosure
- Premium European-style fixtures and accessories



## GREAT ROOM

- Fully furnished and equipped units ready for immediate occupancy



## MASTER BEDROOM

- All master bedrooms includes in-suite bathrooms and walk-in closet

# The Amenities



- 24-hour reception, valet, concierge and security
- Package room for receiving owner deliveries
- Hotel & Residences Management office on-site
- Ultra-fast fiber optic WiFi in all common areas
- Resort-style landscaped pool deck on Level 9
  - Poolside lounge chairs and daybeds
  - Hammock garden
  - Outdoor rain shower
  - Summer kitchens and family dining area
  - Unobstructed 360-degree views of Coral Gables

DEVELOPED BY ROGER DEVELOPMENT GROUP QUADDRA Development Group

ARCHITECTURE BY BA

INTERIOR DESIGN BY ADRIANA HOYOS DESIGN STUDIO

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. in no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. the purchase of real estate is a significant decision. developer makes no representations concerning any potential for future profit, any future appreciation in value, any income potential, tax advantages, depreciation or investment potential regarding acquiring a unit, nor any monetary or financial advantages related to same. no statements or representations are made regarding the economic or tax benefits to be derived, if any, by buyer from acquiring and/or owning a unit. this project is being developed by San Lorenzo Property, LLC, a florida limited liability company ("developer"), which was formed solely for such purpose. Roger Development Group, inc. "Roger" is affiliated with this entity, but is not the developer of this project. purchasers shall look solely to developer (and not to Roger and/or any of its affiliates other than developer) with respect to any and all matters relating to the marketing and/or development of the condominium and with respect to the sales of units in the condominium. all images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. all such materials are not to scale and are shown solely for illustrative purposes.

CREATIVE BY METROSTUDIO.COM