

# VILLAS FACT SHEETS



ONE

Sotheby's  
INTERNATIONAL REALTY

# 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:** 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.

**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

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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)*
- 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

*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.*