

# 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

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