

SEVEN17EEN GABLES

THE RESIDENCES



SEVENTEEN GABLES

THE RESIDENCES



Welcome to Seventeen Gables, located at an ideal intersection of two distinct worlds
*Miami's 24-hour global energy, and the tranquil,
walkable environment of Coral Gables.*



AN UNPRECEDENTED NEW ADDRESS that balances natural tranquility with vibrant urban energy—the best of all worlds in the heart of Miami.

RESIDENTIAL MIX

8 Floors | 120 Residences

1 Bed 1 Bath:	557 - 720 sf	52 - 67 m ²
1 Bed + Den 1 Bath:	755 - 850 sf	70 - 79 m ²
1 Bed + Den 1.5 Bath:	860 sf	80 m ²
2 Bed 2 Bath:	810 - 990 sf	75 - 92 m ²
2 Bed + Den 2 Bath:	1024 - 1080 sf	95 - 100 m ²
3 Bed 2.5 Bath:	1,428 sf	133 m ²

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THE NEIGHBORHOOD



A family of five is sitting on a wooden bench outdoors. From left to right: a man with glasses and a beard, a woman with long hair wearing overalls, a young boy, a woman with long hair wearing sunglasses, and a young girl. They are all smiling and looking towards the right. The background features a large tree and a stone wall. The lighting is warm and golden, suggesting late afternoon or early morning. The text "Quiet luxury, with the warmth of enduring community." is overlaid in the center of the image.

Quiet luxury, with the warmth of enduring community.



A Culinary Capital *in Its Own Right*

Home to MICHELIN-starred restaurants, boutique cafés, and celebrated chefs, The Gables delivers a dining scene that rivals any major metropolitan destination—just steps from Miracle Mile and Giralda Plaza.





Narrow streets, tree-lined avenues, galleries, boutique retail and cafés create a pedestrian lifestyle that supports daily convenience and premium street-level retail performance for mixed-use projects.

Dining Out

Morton's The Steakhouse
Bouchon
Christy's
Mia
Fogo de Chão
Motek
Hillstone
Shingo

Arts & Culture

Coral Gables Museum
Actors' Playhouse
Coral Gables Art Cinema
Lowe Art Museum
Merrick House
GableStage
Virginia Miller Galleries
The Americas Collection Art Gallery
ArtLabbé Coral Gables

Shopping

Miracle Mile
Shops at Merrick Park
Giralda Plaza
Tiffany & Co.
Jimmy Choo
Louis Vuitton
The Collection

Hotels

The Biltmore Hotel Coral Gables
Loews Coral Gables
Hotel Colonnade Coral Gables
Hyatt Regency



The city operates 20+ parks and numerous pocket parks and public gardens; roughly about 30% of land is commonly described as greenspace in local guides, delivering rare walkable, park-rich urban fabric. A near perfect place for families and outdoor lifestyles.



Member Clubs

Riviera Country Club
Deering Bay Yacht &
Country Club

Outdoor Experiences

Matheson Hammock Park
Biltmore Golf Course
Miami Freedom Park
Salvadore Park Tennis Center
Granada Golf Course
University of Miami basketball courts,
baseball and football fields, and
swimming pool
Fairchild Tropical Botanical Garden
Grove Harbour Marina
Venetian Pool
Coral Gables Wayside Park

The Perfect Balance

of Nature, Culture, and Connection.

Known as The City Beautiful, Coral Gables offers a rare mix of tranquility and sophistication—a lush, walkable enclave just minutes from Miami’s global energy.

● FINE DINING

- 1 Bouchon Bistro
- 2 Bulla Gastrobar
- 3 SHINGO
- 4 Zucca
- 5 Hillstone
- 6 Motek Coral Gables
- 7 Caffè Abbracci
- 8 Doc B’s Restaurant + Bar
- 9 The Grammercy
- 10 La Rosa Gastrobar
- 11 Luca Osteria
- 12 Eating House Miami
- 13 Cebada Rooftop
- 14 Threefold Cafe
- 15 Calista Taverna
- 16 Naked Farmer
- 17 Costazul
- 18 Terre Del Sapore

● SHOPPING

- 19 Shops at Merrick Park
 - Chanel
 - Louis Vuitton
 - Tiffany & Co.
- 20 Miracle Mile

● HEADQUARTERS

- 21 Apple
- 22 Amazon
- 23 Bacardi
- 24 Cisco
- 25 Ryder

● HOSPITALS

- 26 Baptist Health Doctors Hospital
- 27 Coral Gables Hospital
- 27 The Lennar Foundation Medical Center

● UNIQUE LANDMARKS

- 10 Biltmore Golf Course
- 11 Coral Gables City Hall
- 12 Fairchild Tropical Botanic Garden
- 13 Venetian Pool

● PARKS & RECREATION

- 14 Granada Golf Course
- 15 Matheson Hammock Park & Marina

● BANKING

- 21 Bank of America
- 22 Chase Bank
- 23 Wells Fargo Bank

● HOTELS

- 24 Biltmore Hotel Coral Gables
- 26 Loews Coral
- 27 Gables Hotel

● ARTS & CULTURE

- 28 Coral Gables Museum
- 29 Lowe Art Museum
- 30 Miracle Theatre

● TOP-RATED SCHOOLS

- 31 Ransom Everglades School
- 32 University of Miami

● LOCATION HIGHLIGHTS

- 0.3 miles to Miracle Mile
- 0.5 miles to The Shops at Merrick Park
- 0.3 miles to Douglas Road Metrorail Station
- 4 miles to Miami International Airport
- 2 miles to Coconut Grove
- 5 miles to Downtown Miami
- 8 miles to Miami Beach



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VIEWS















Luxury with *Everyday Ease*

Tree-lined avenues, fine dining, boutiques, and galleries—everything within walking distance. Coral Gables delivers the luxury of connection without the chaos of downtown living.



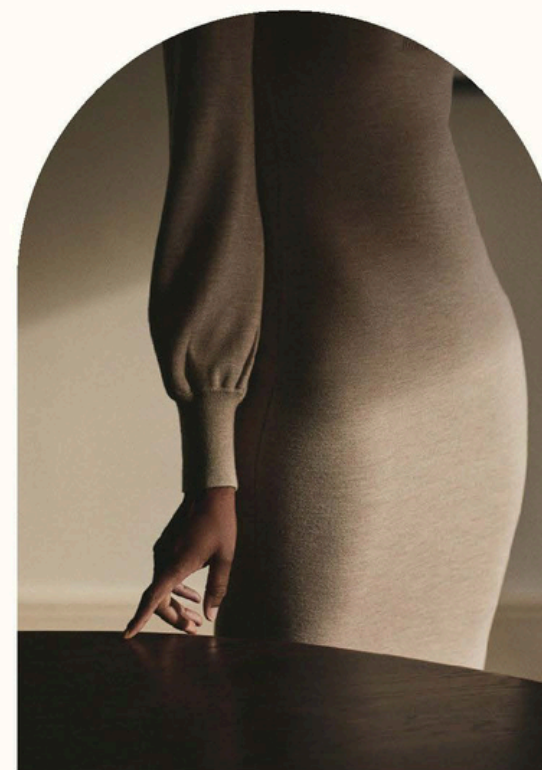
Public and private schools serving Coral Gables perform strongly in statewide and national school rankings (Niche, GreatSchools listings), a key pull for buyers looking to raise children in a stable, high-quality educational environment.

Schools & Universities

University of Miami
G.W. Carver Elementary School
Somerset Gables Academy
Ransom Everglades School
International Studies Preparatory Academy (ISPA)
Coral Gables Preparatory Academy
Gulliver Preparatory School
Riviera Schools
Coral Cables Senior High School
Henry S. West Laboratory School

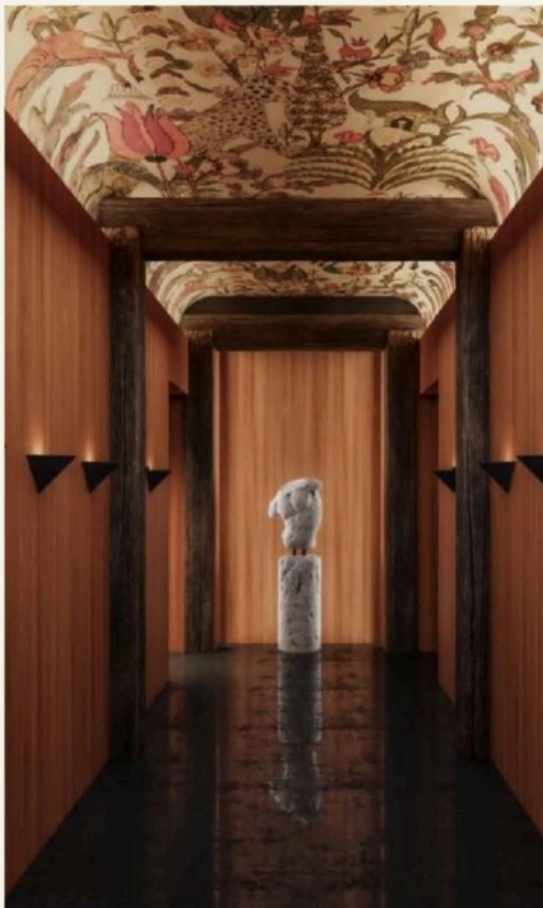
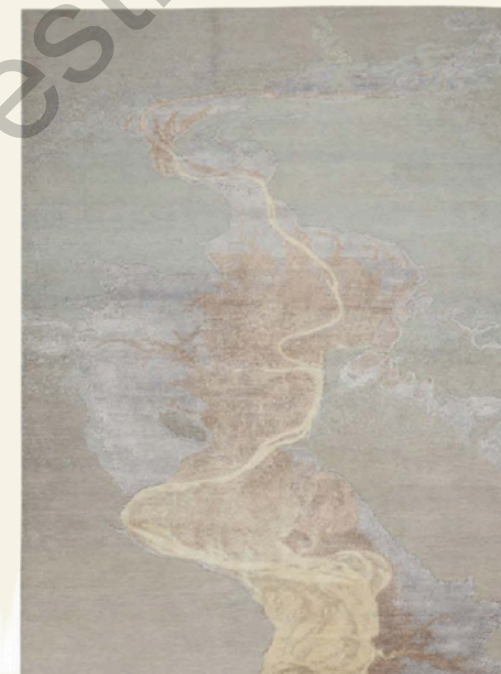
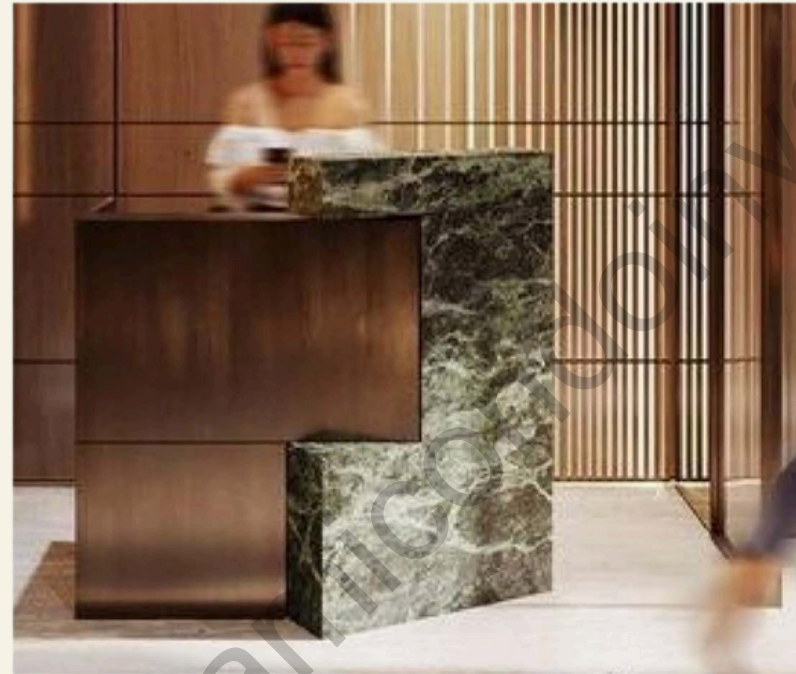
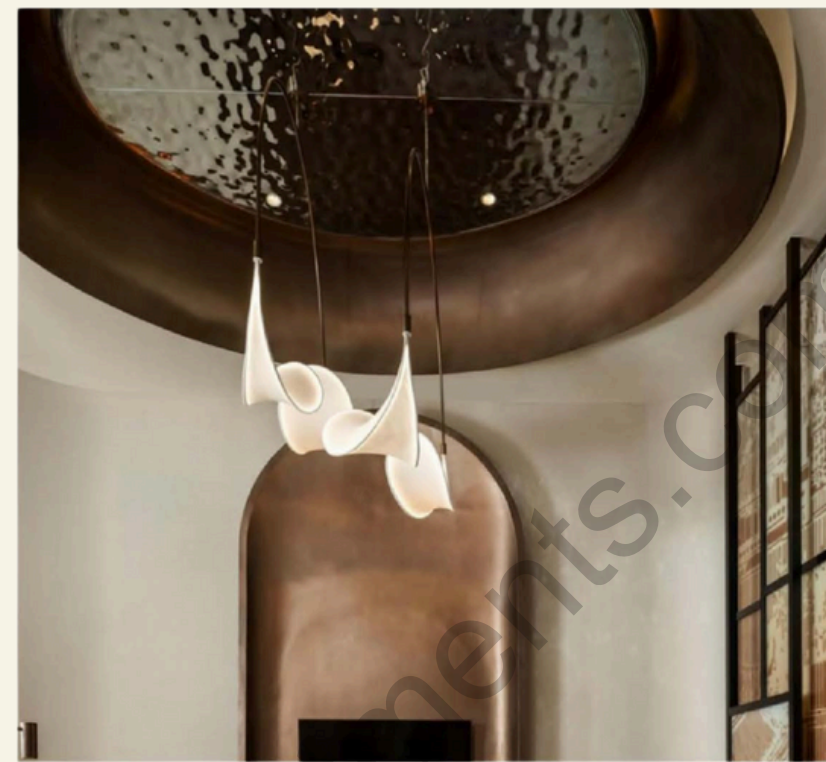






A serene residential oasis—
minutes from the heart of Miami.

LOBBY







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AMENITIES & SERVICES



LIFESTYLE SPACES

Curated Comforts *and Necessary Luxuries*

Third-floor amenity deck featuring a resort-style pool, private cabanas, and landscaped sun shelf designed for relaxation and connection

Fully equipped fitness center with a dedicated personal-training studio

Wellness lounge complete with a sauna and tranquil retreat areas

Resident club room and social lounge ideal for private gatherings and intimate events

Co-working center with dedicated desks, an A/V-ready conference room, and versatile meeting spaces

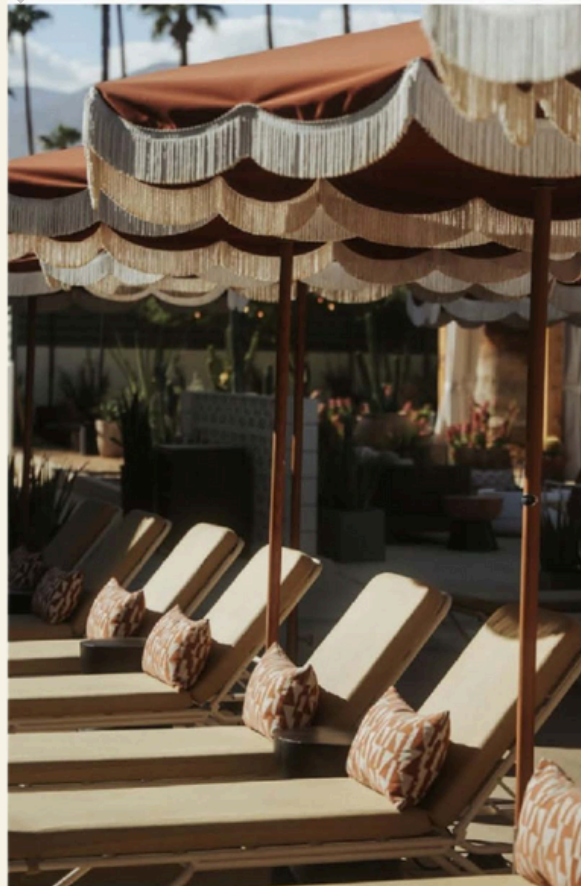
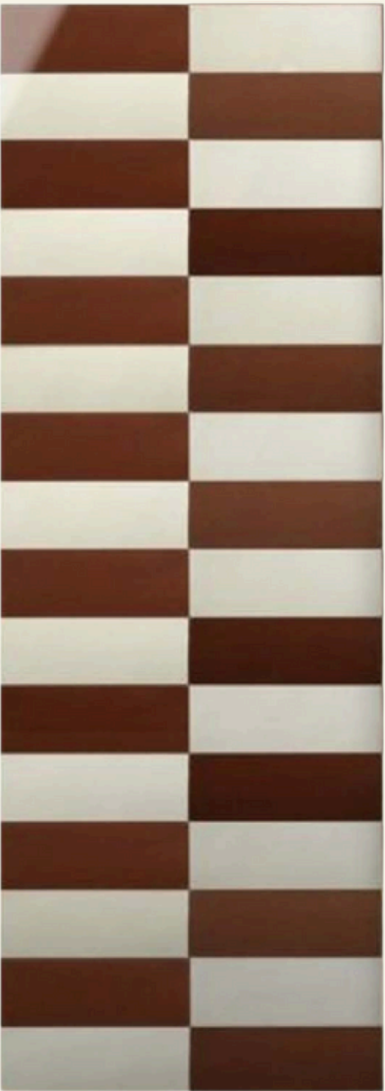
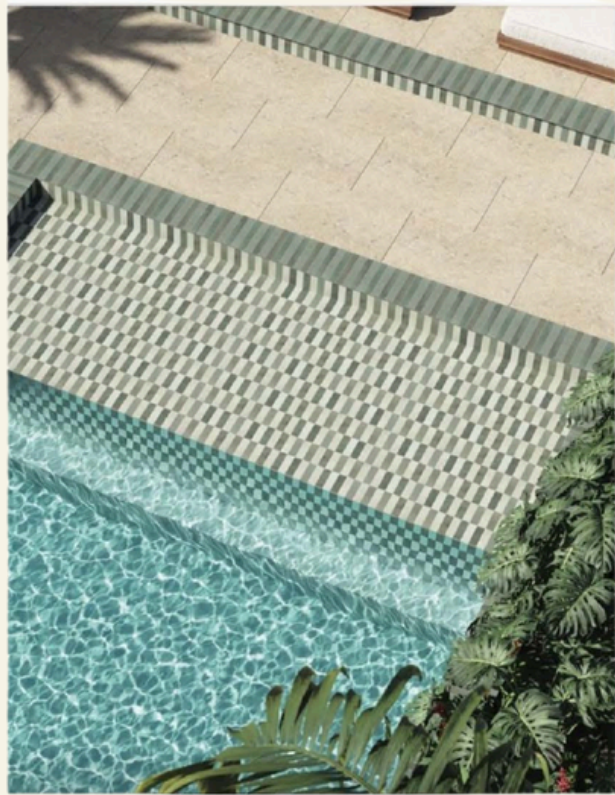
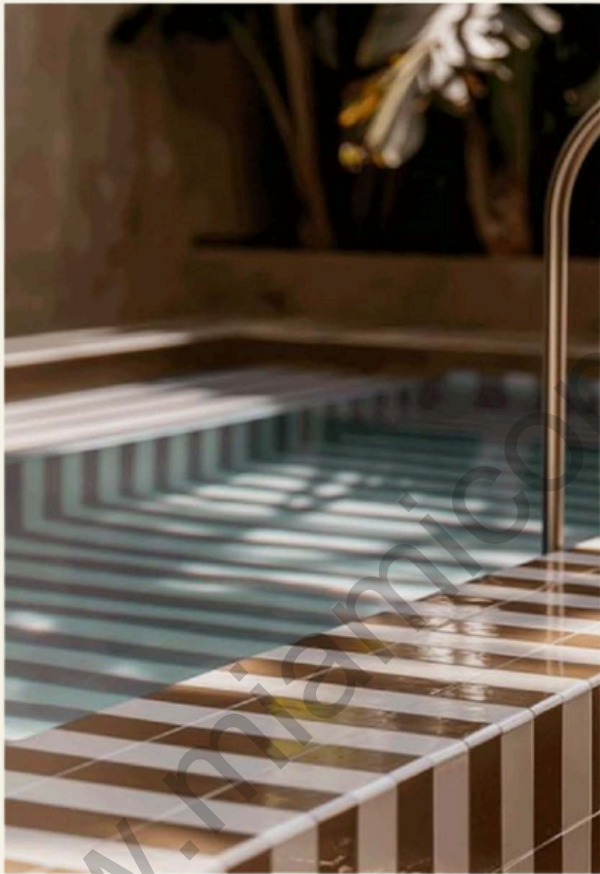
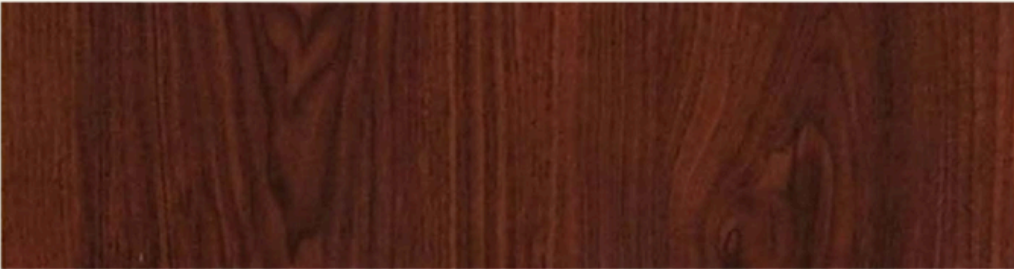
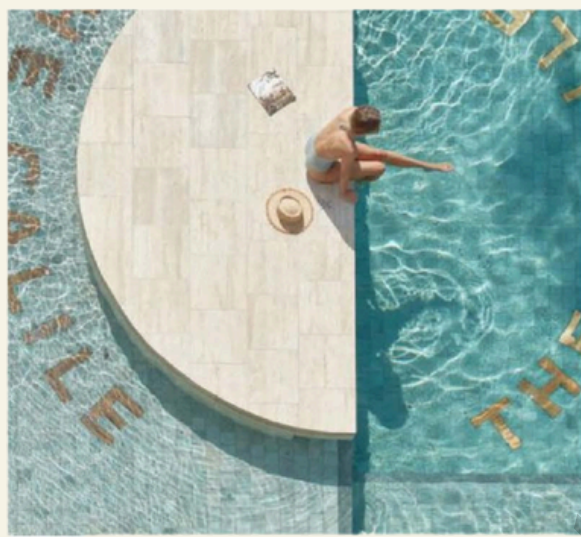
Outdoor recreation deck featuring a half-basketball court/pickleball area, tennis practice wall, and kids' play zone surrounded by landscaped seating areas

A dedicated dog park nestled within the community's landscaped green spaces

Amenities tailored to your lifestyle.



POOL DECK | CONCEPT IMAGERY



BBQ AREA

TIERED SEATING

YOGA

POOL
1,200 SF/ 50
24 OCCUP
POOL
(UNDER SEPARATED PERMIT)

AMENITY GYM
1,023 SF /50
21 OCCUP.

FOR USE OF THE RESIDENTS ONLY

MAIN ACCESS TO POOL DECK

RESTROOM MEN

JANIT

UNIT B-5
2B/2P

UNIT B-5
2B/2P

MASTER BEDROOM

BEDROOM

LIVING

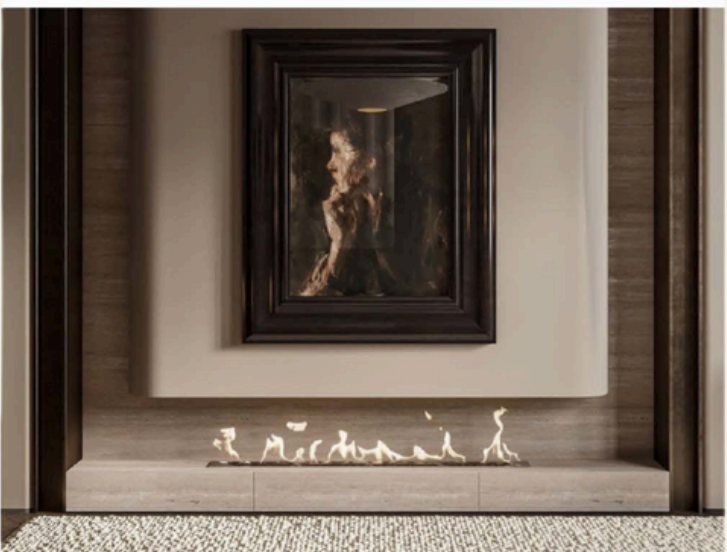
ELECTRICAL ROOM

T.C.

STAIR # 1

A/C

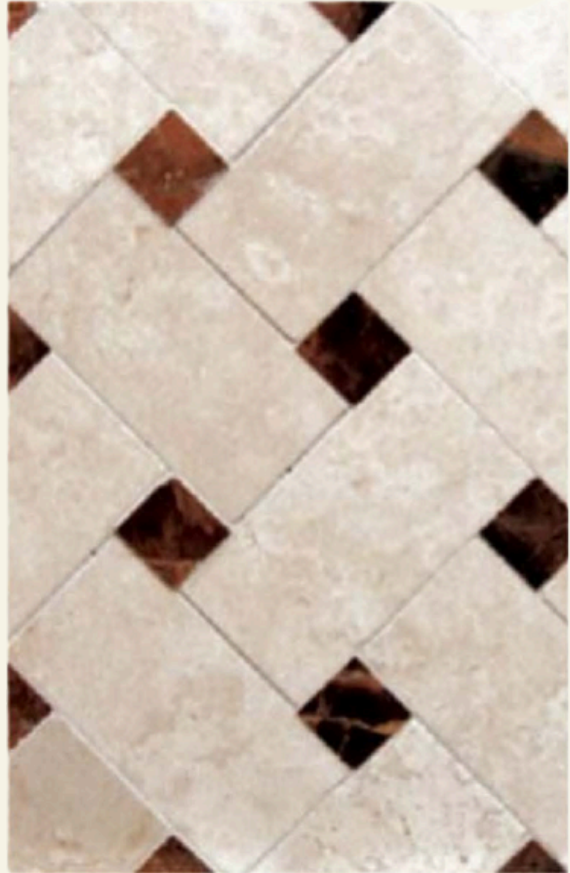
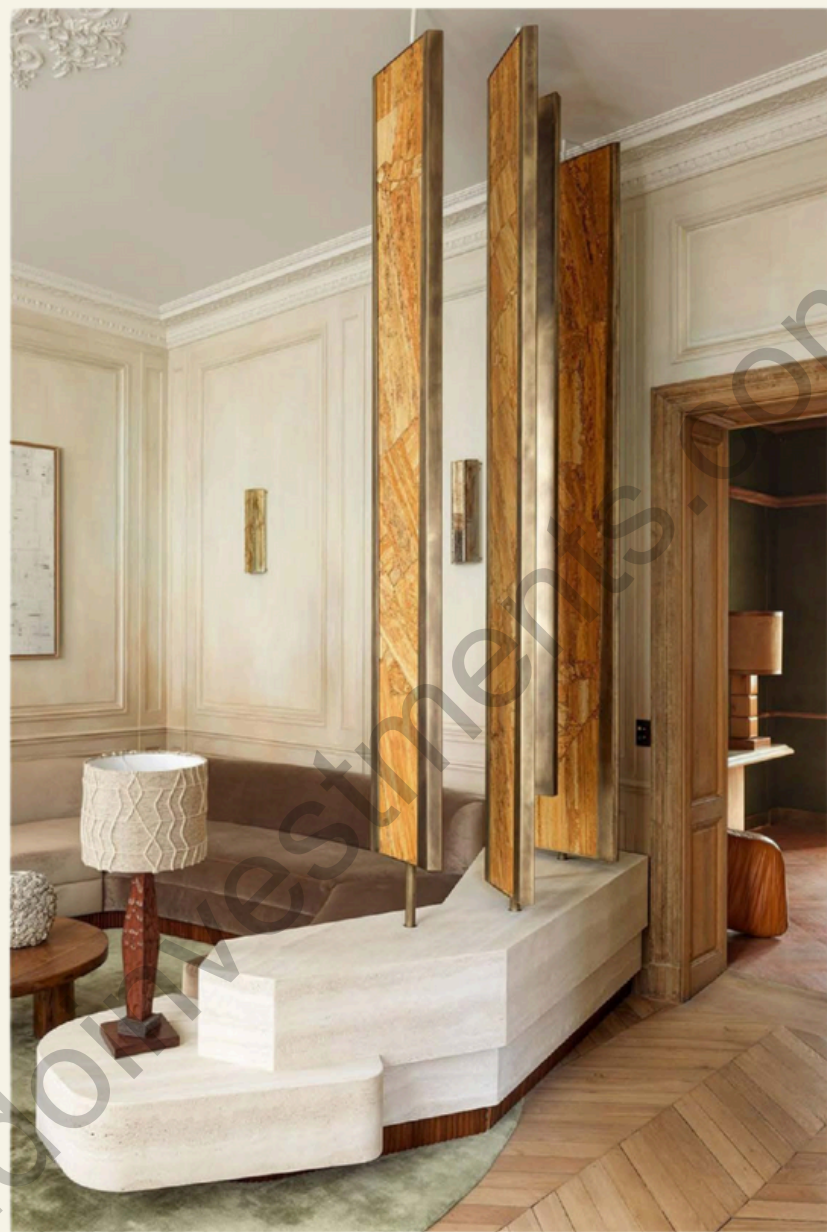
AMENITY LOUNGE



AMENITY LOUNGE RENDERING



AMENITY KITCHEN



AMENITY KITCHEN RENDERING





An Unparalleled Enclave.

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RESIDENCE FEATURES

Stunning Finishes, *Abundant Natural Light.*

Open, flexible layouts with floor-to-ceiling impact glass windows

Quartz countertops and European Shaker cabinets

Bosch kitchen appliance suite

Spa-inspired baths with floating vanities and designer fixtures

Curated selection of premium flooring

Smart home technology for lighting and climate control

Expansive private balconies with panoramic views*

*Select residences.

Luxury designed for the way we live now.



Chef's Kitchen

Minimal and sleek, appointed with quartz countertops and European Shaker cabinets.



Artist's Conceptual Rendering

Living Room

Designed to invite nature indoors, reflected in a palette of rich, refined tones that illuminate the vibrant greenery just outside.



Artist's Conceptual Rendering

Primary Bathroom

Spa-inspired, with floating vanities and fixtures



Artist's Conceptual Rendering

Miami Development, *Manhattan Approach.*

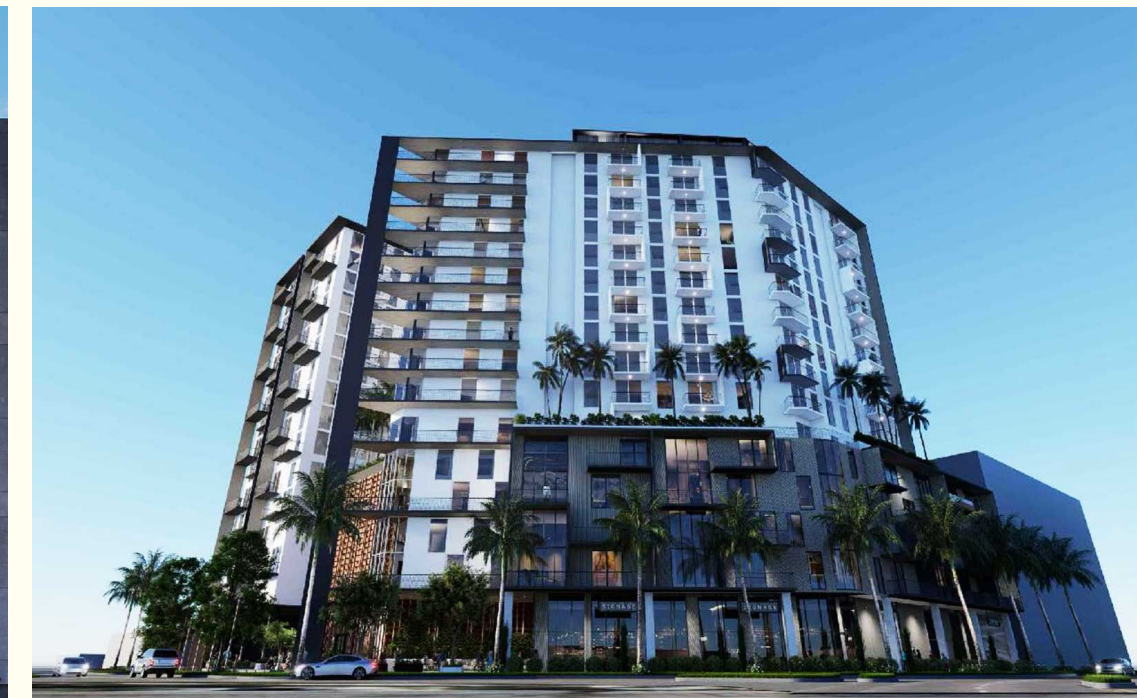
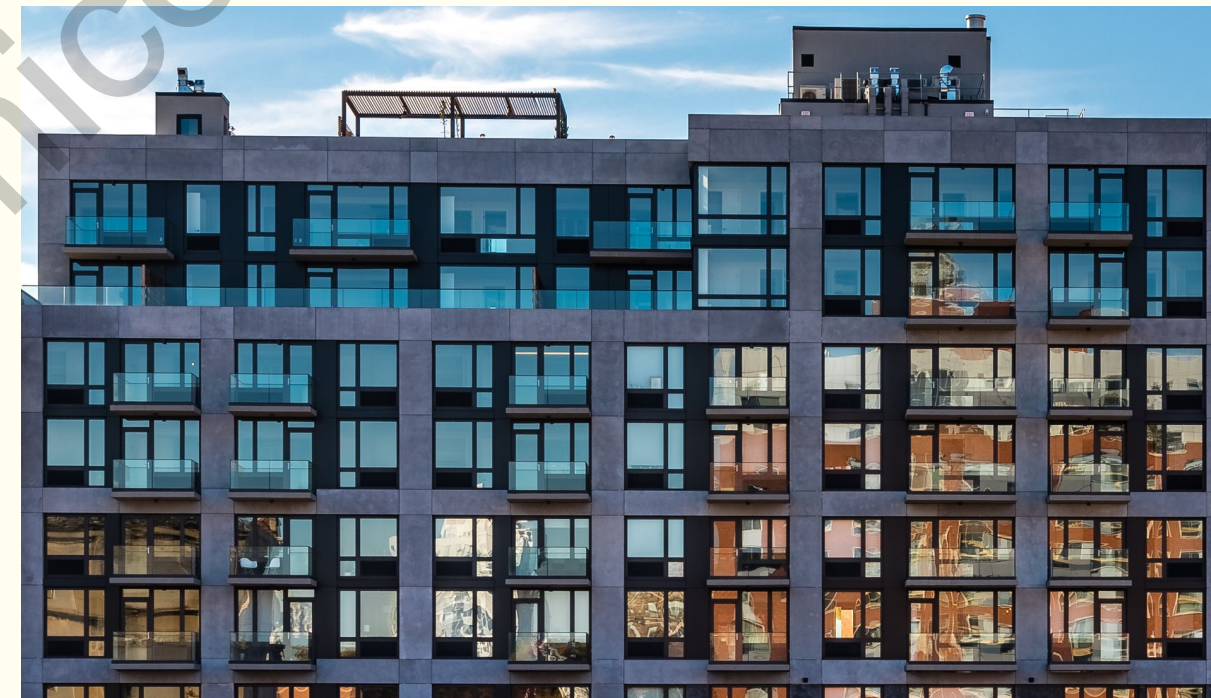
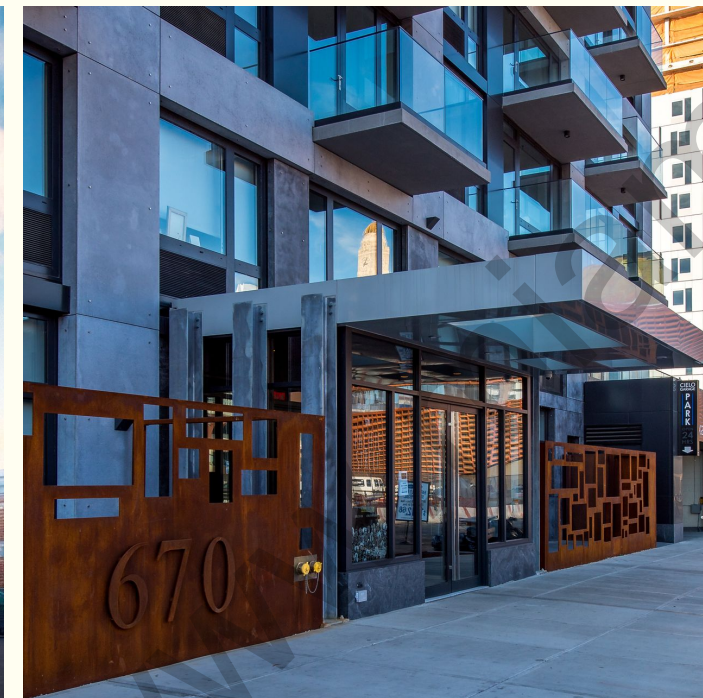


ASCENDRA CAPITAL

Mayer Berkovits of BAM Property Development and Ascendra Capital have mastered boutique luxury with institutional-grade execution to bring Seventeen Gables to life. Berkovits delivers proven success across nearly **5,000 multifamily units nationwide**, from the **\$69.2M Brooklyn landmark** at 670 Pacific Street to **boutique SoHo condos**, while Ascendra's powerhouse team, led by CIO David Steinberg, Co-CEOs Steven Schwartz & Shimmy Idels, and Director Alex Balan, brings unmatched operational precision. Together, they're executing with speed, design excellence, and unwavering commitment to enduring value.



670 Pacific Street



New Development in Fort Lauderdale

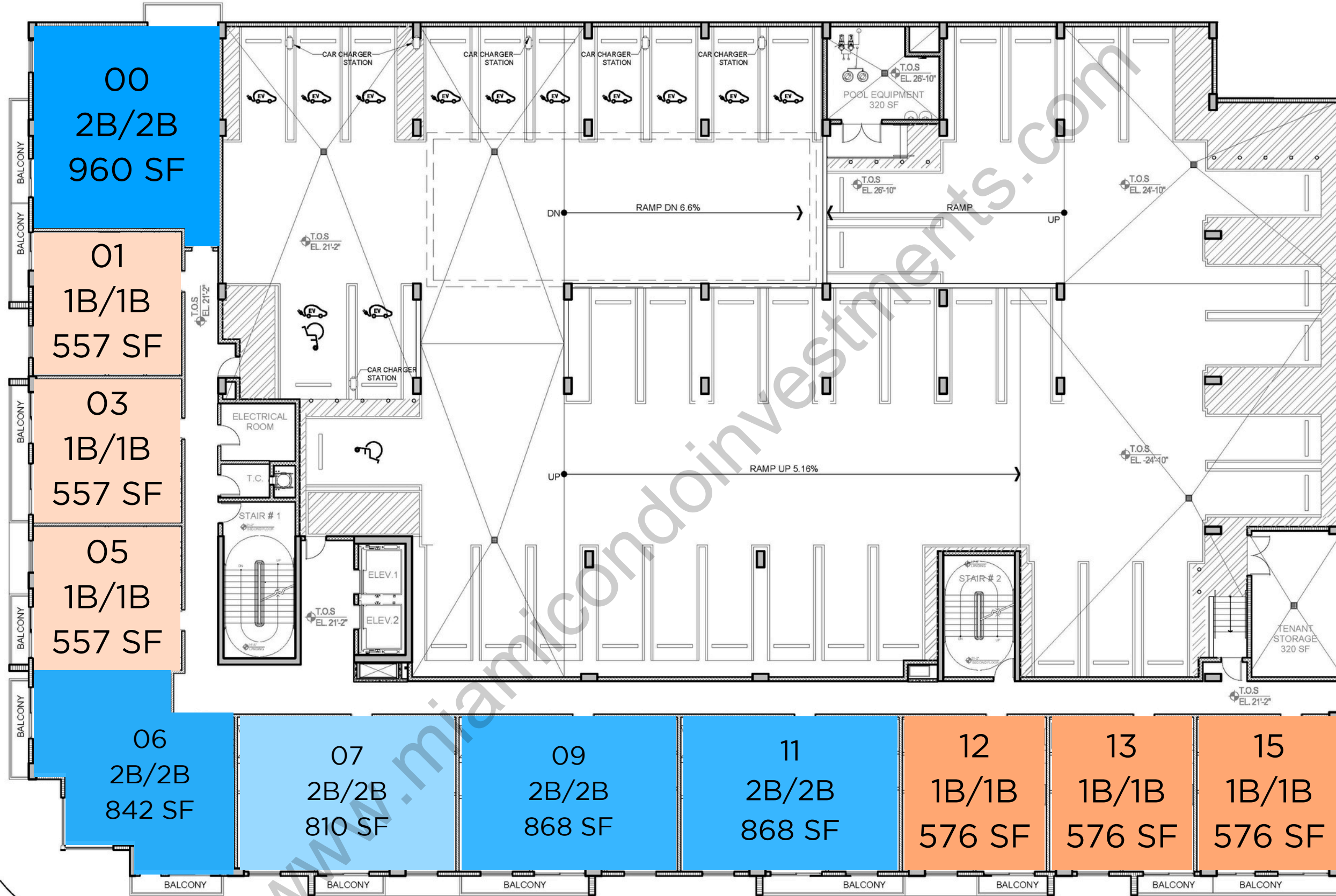
FLOOR PLANS



PROPERTY LINE 157'

PROPERTY LINE 157'

PROPERTY LINE 240.97'

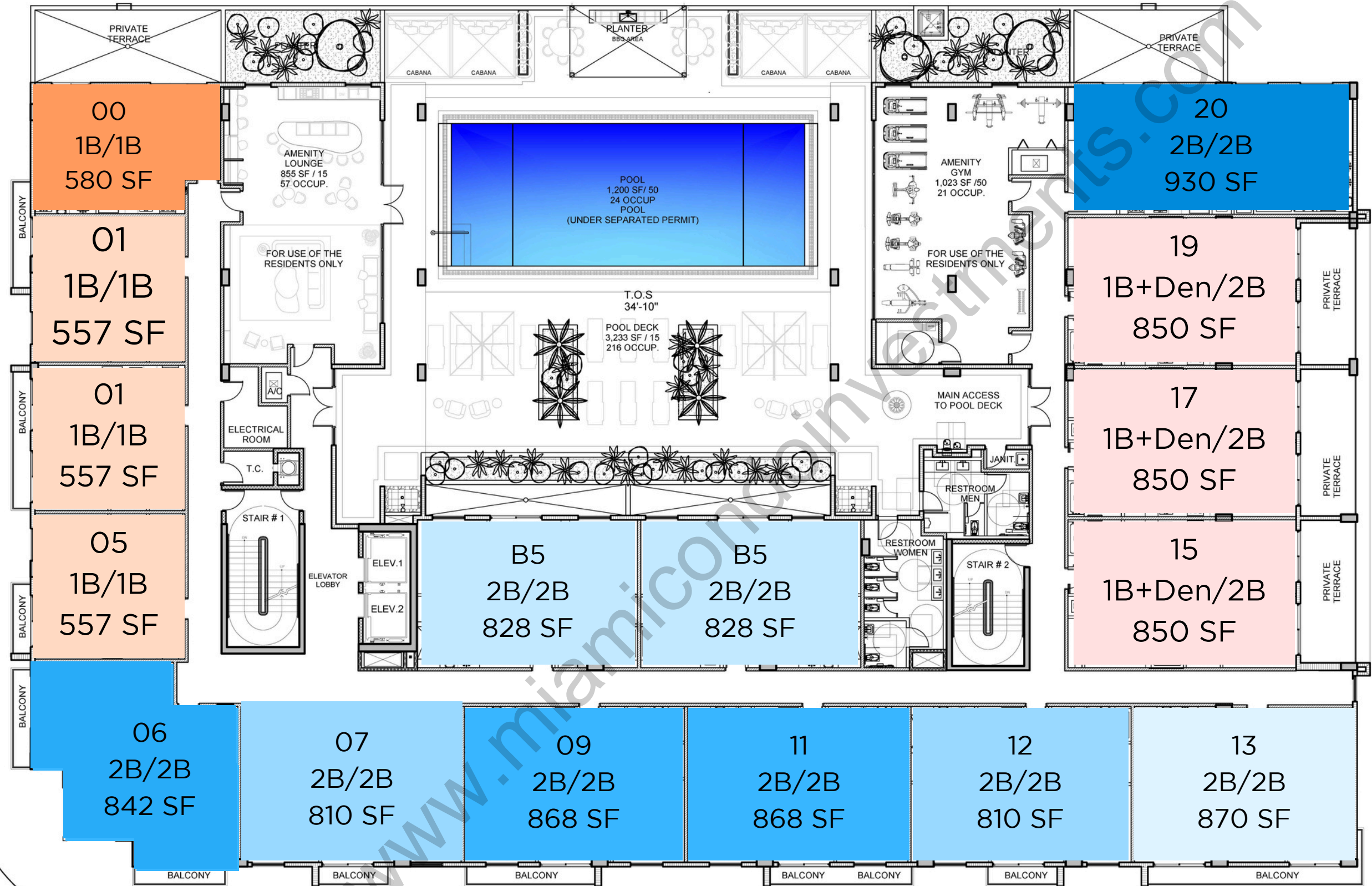


PROPERTY LINE 241.04'

PROPERTY LINE 157'

PROPERTY LINE 157'

PROPERTY LINE 240.97'







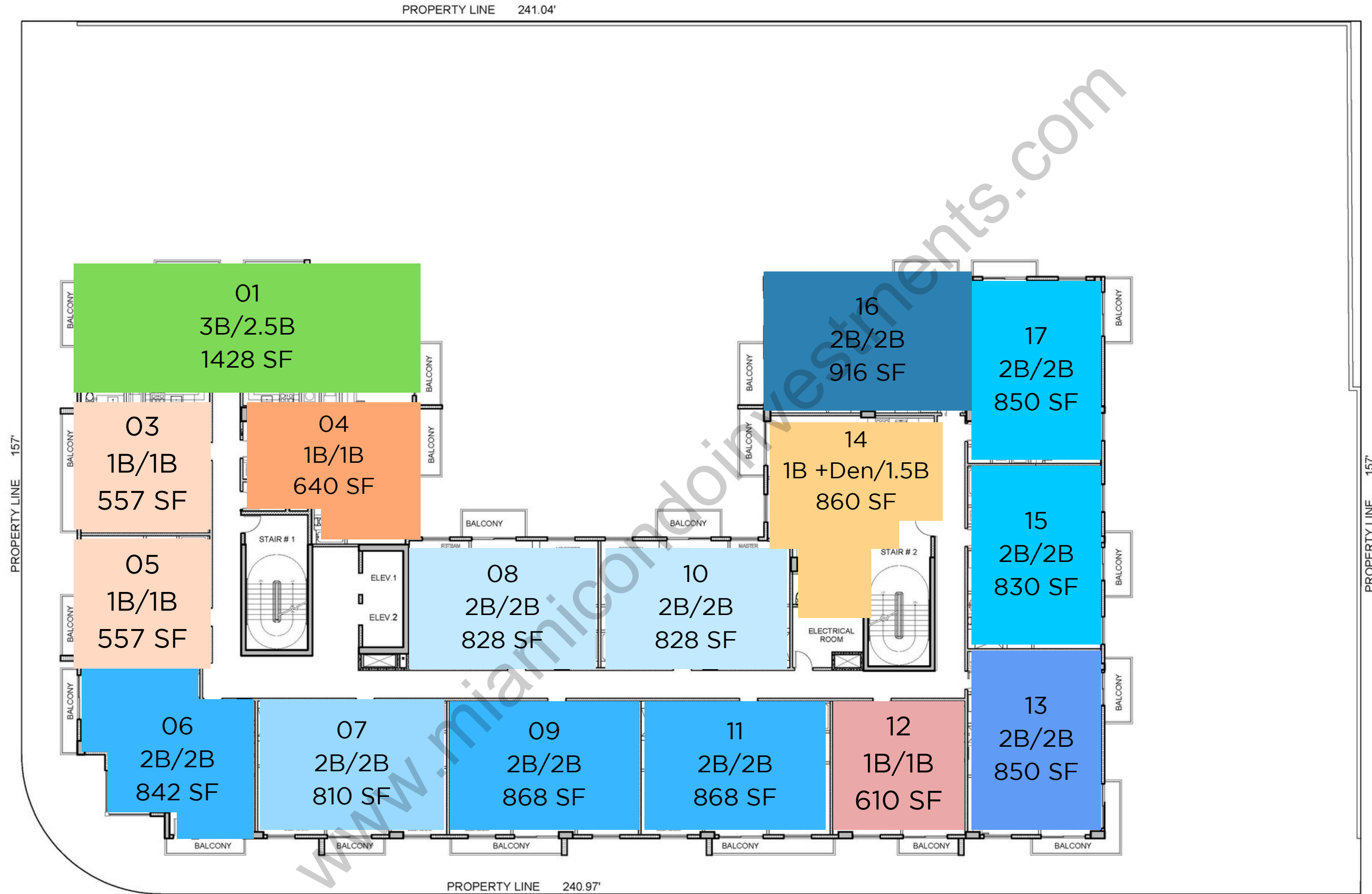
PROPERTY LINE 241.04'

PROPERTY LINE 157'



PROPERTY LINE 157'

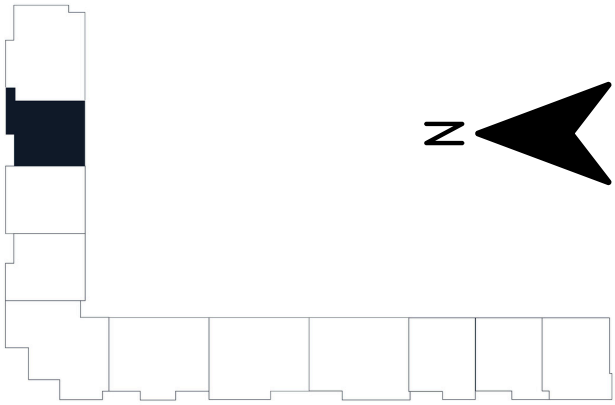
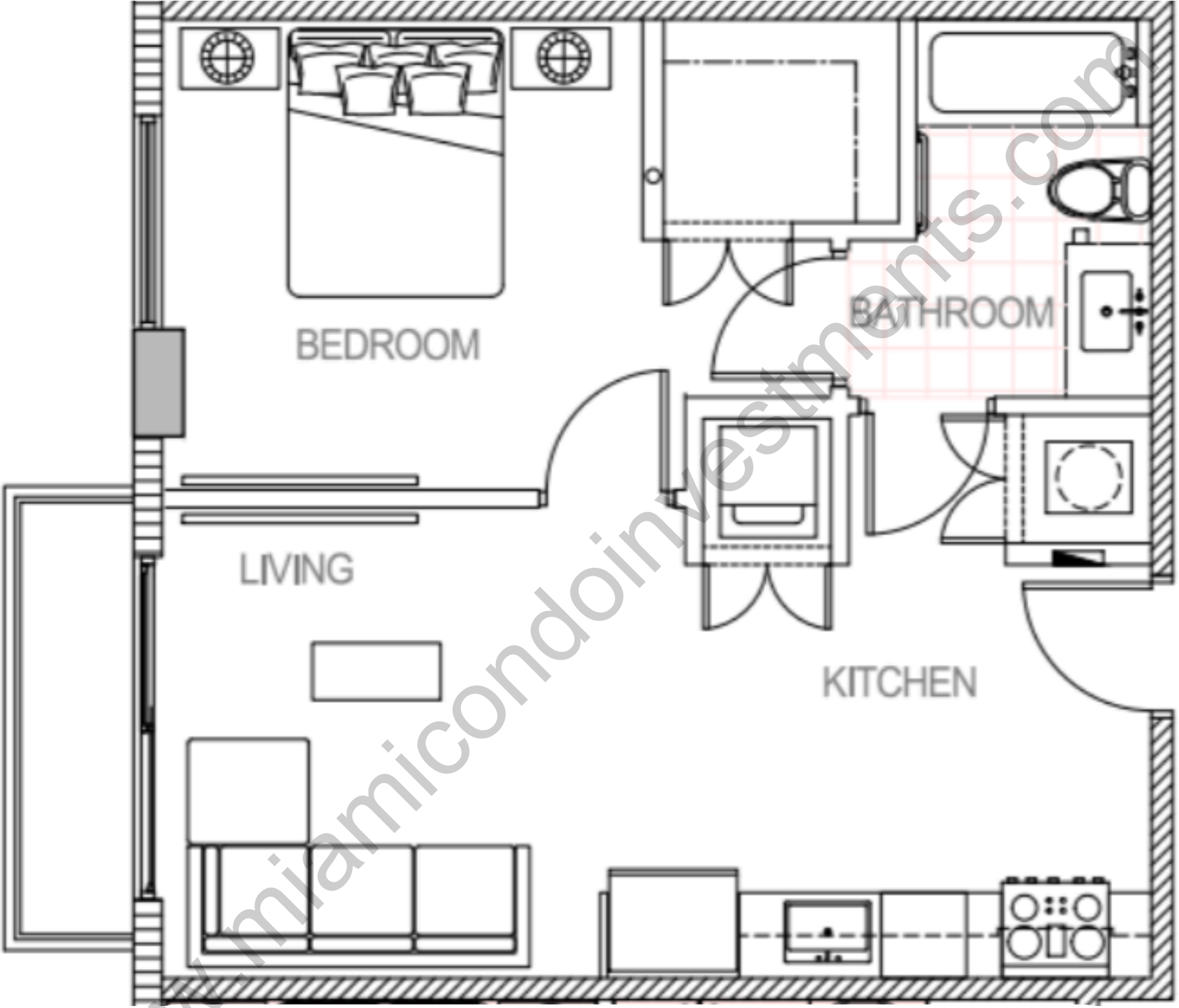
PROPERTY LINE 240.97'





1 Bedroom Collection

01
A1
1B/1B
557 SF



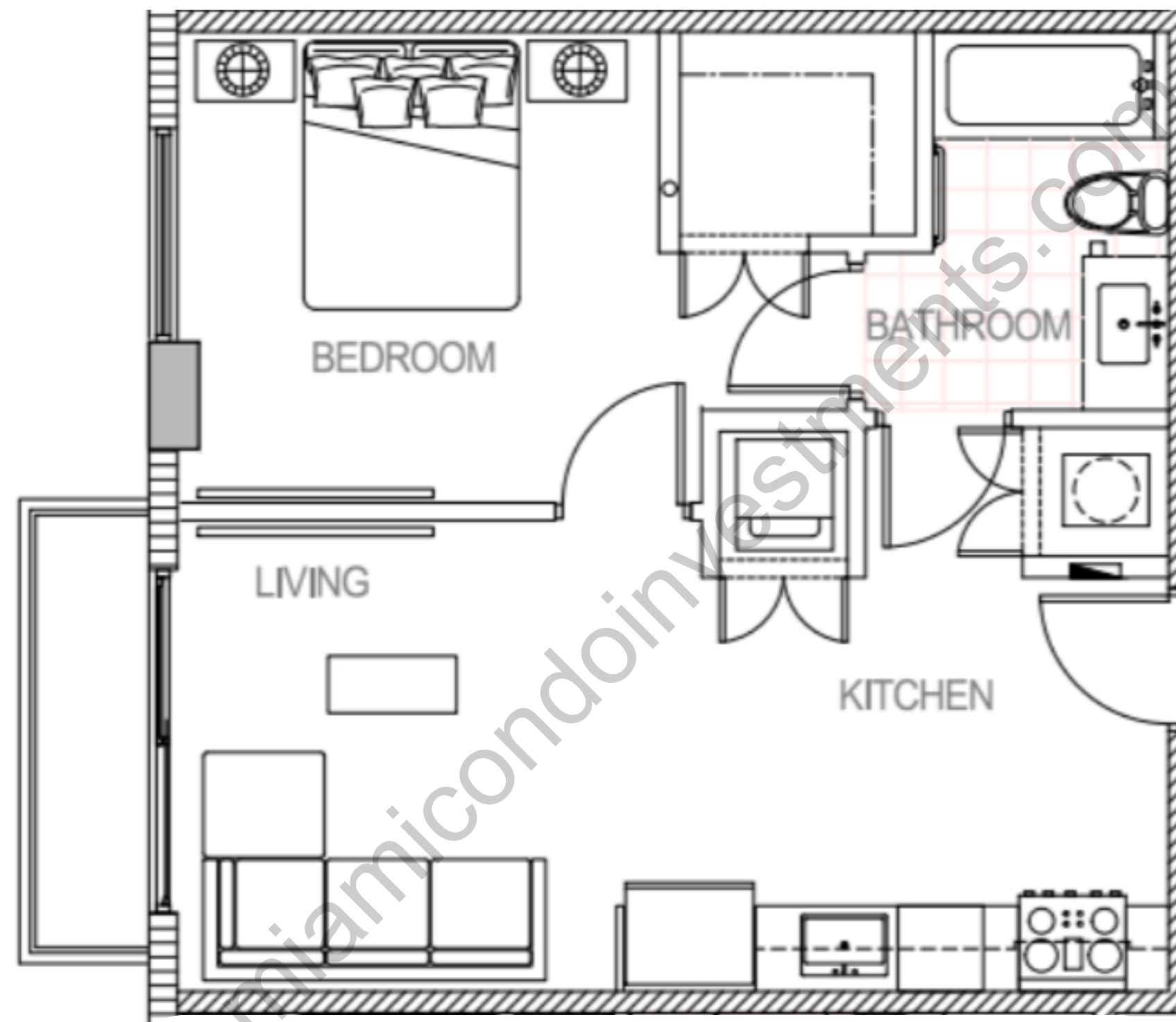
Floors: 2 - 5

03

A1

1B/1B

557 SF



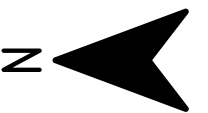
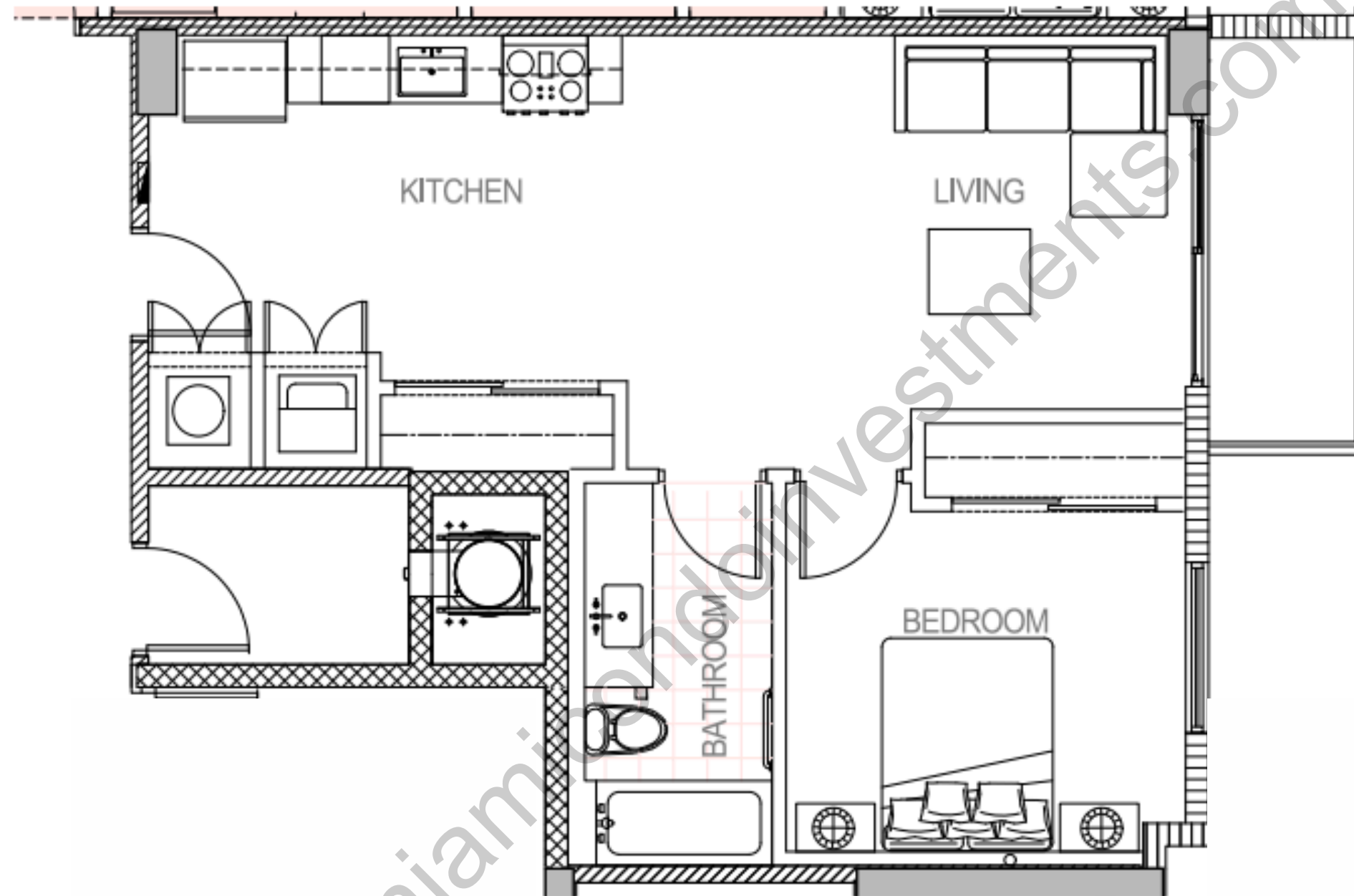
Floors: 2 - 8

04

A8

1B/1B

640 SF



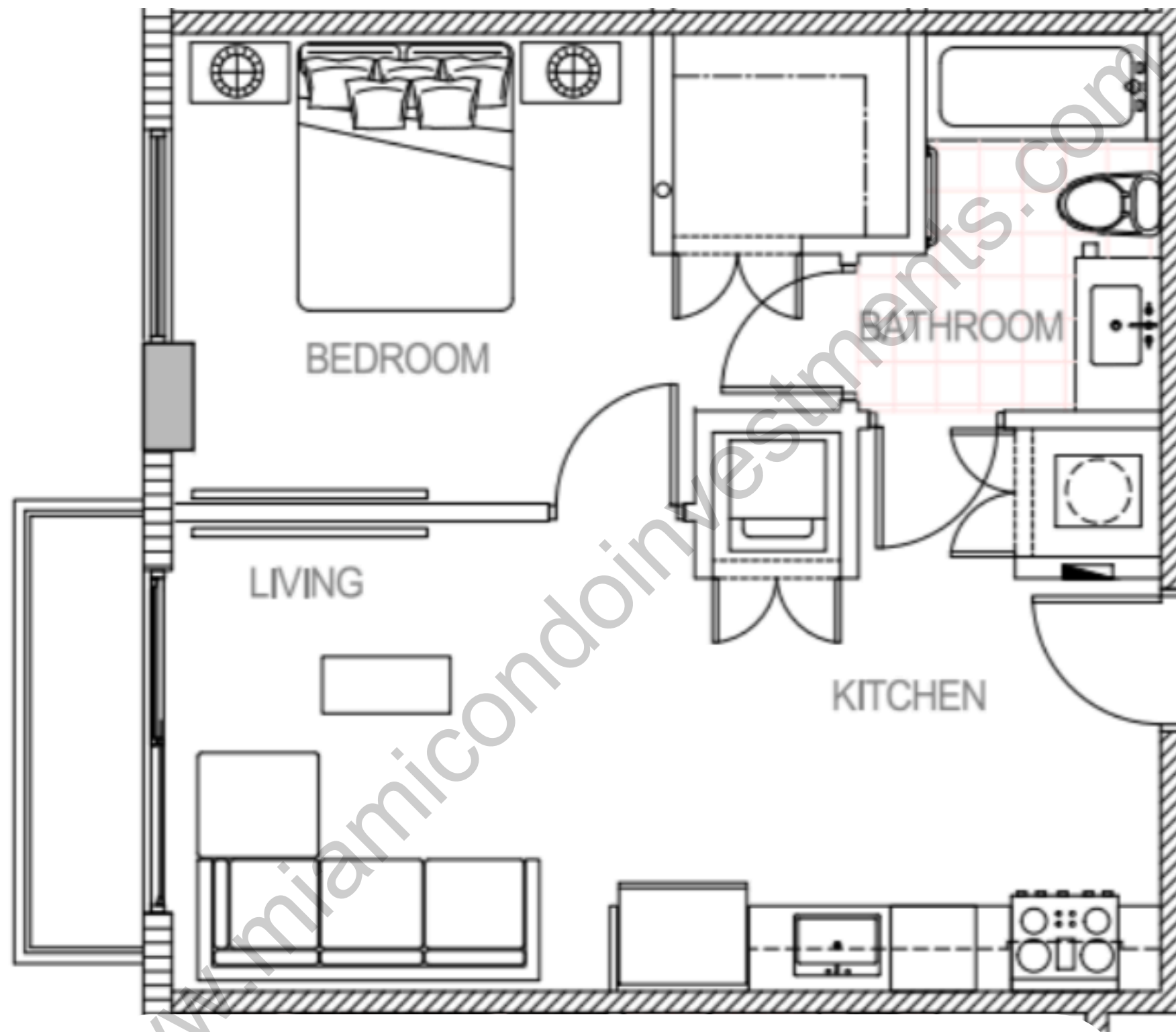
Floors: 6 - 8

05

A1

1B/1B

557 SF



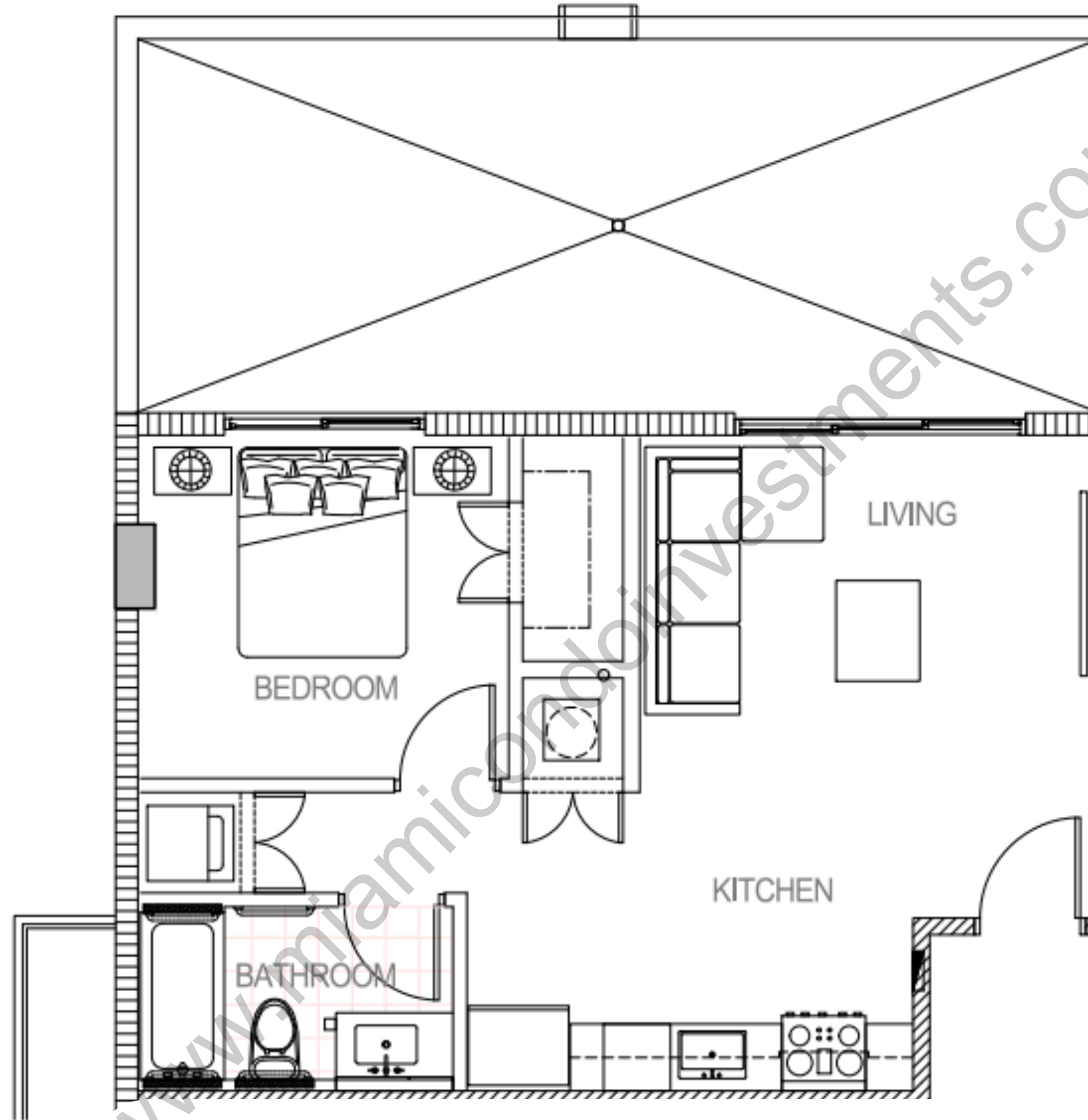
Floors: 2 - 8

00

A2

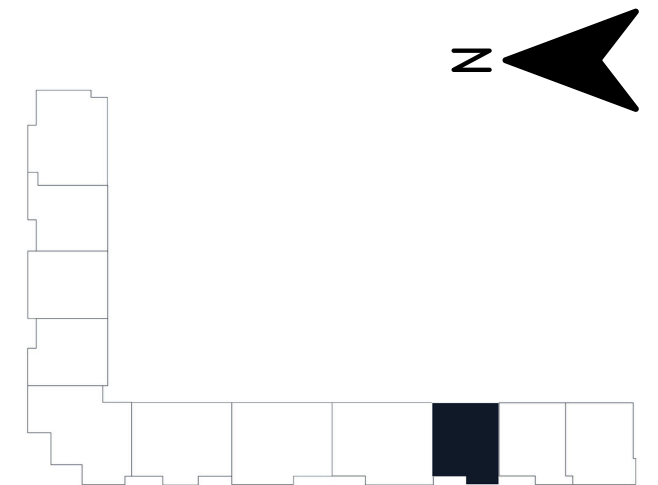
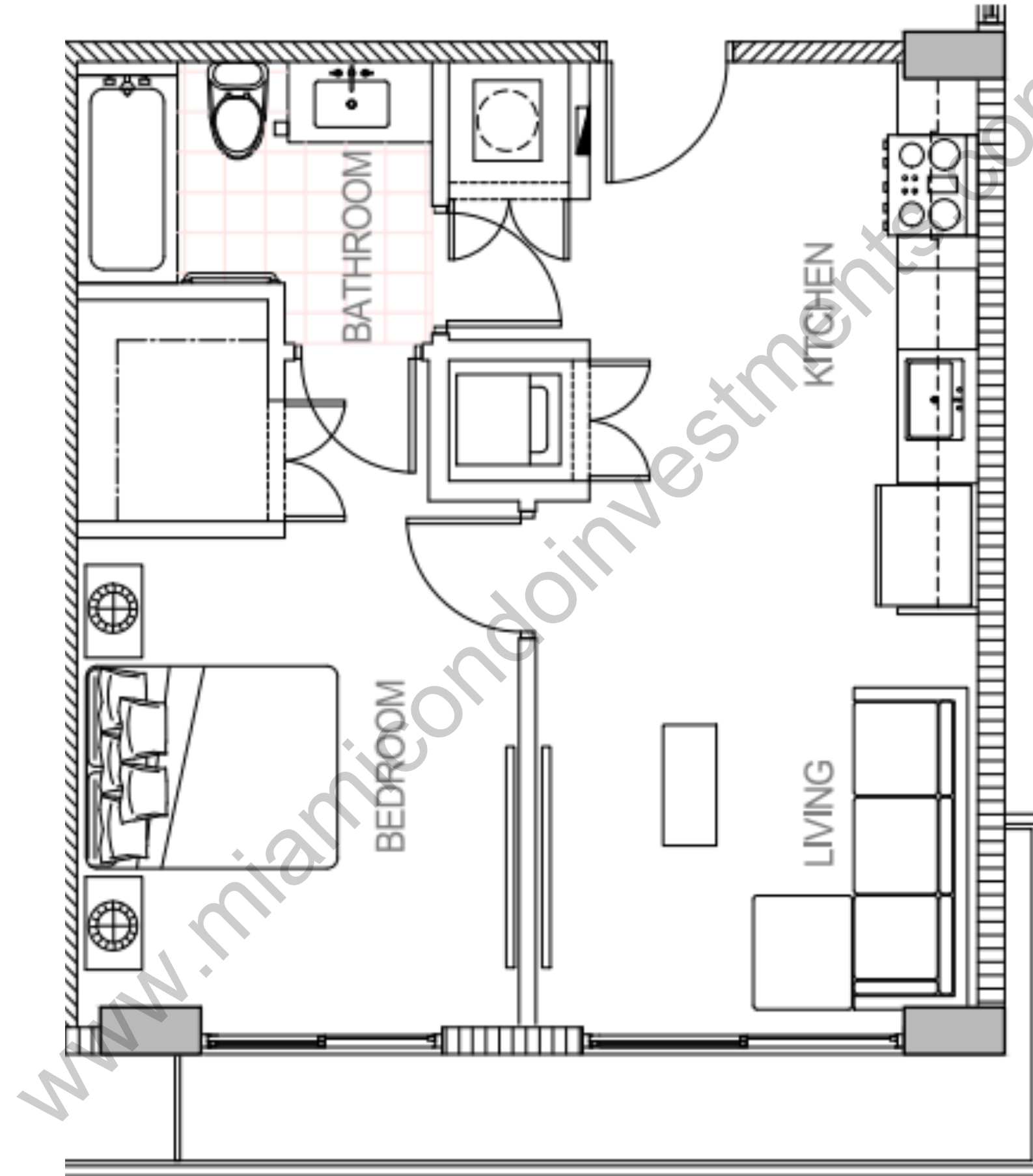
1B/1B

580 SF



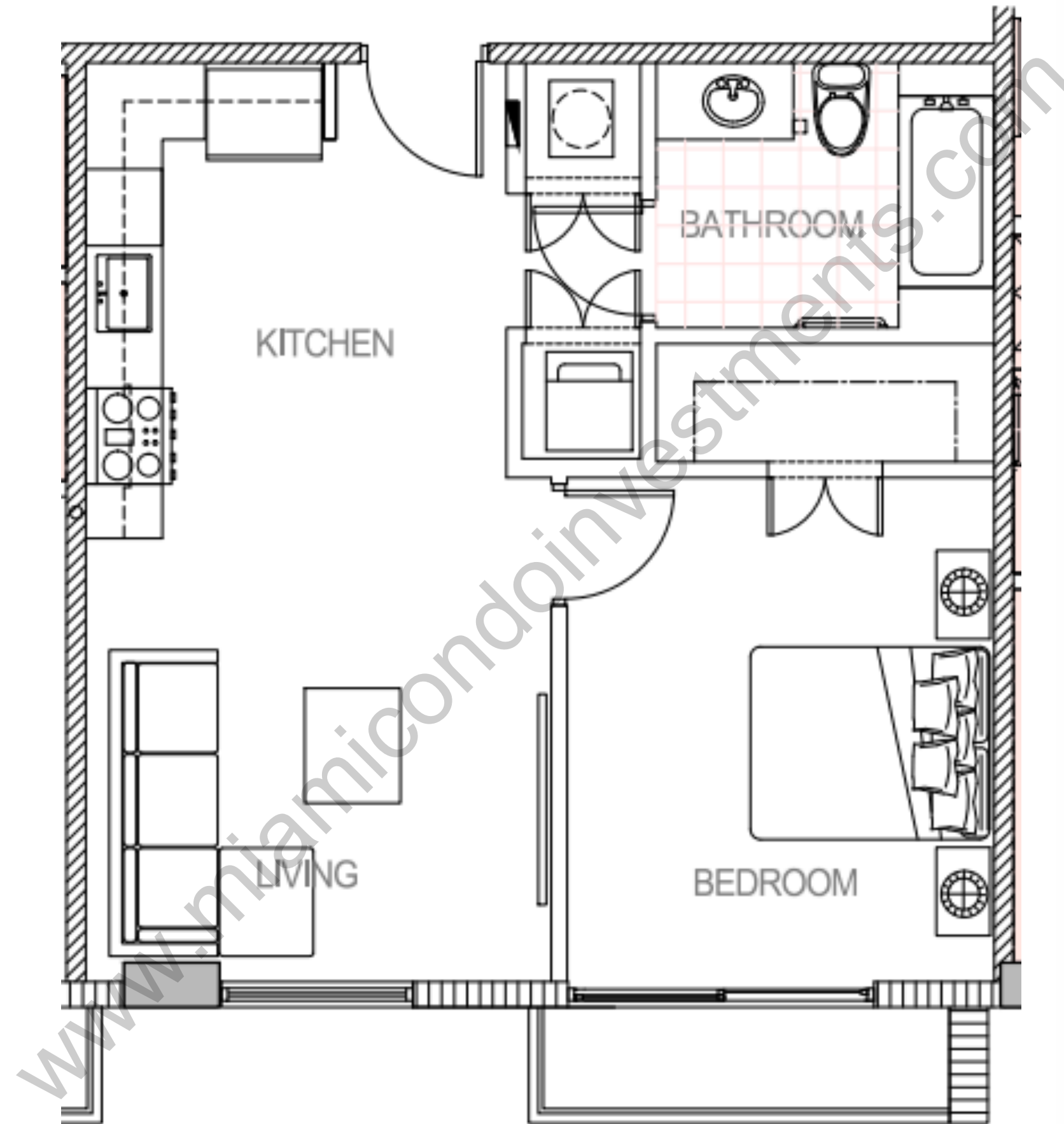
Floors: 3 - 5

12
A4
1B/1B
576 SF



Floors: 2

12
A7
1B/1B
610 SF



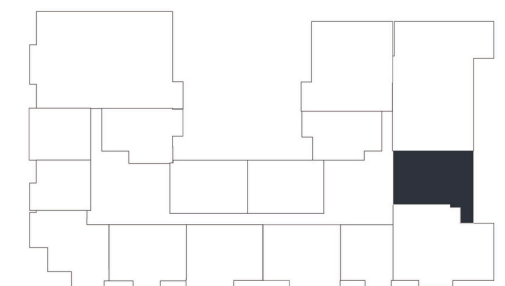
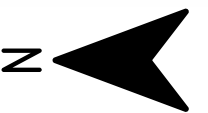
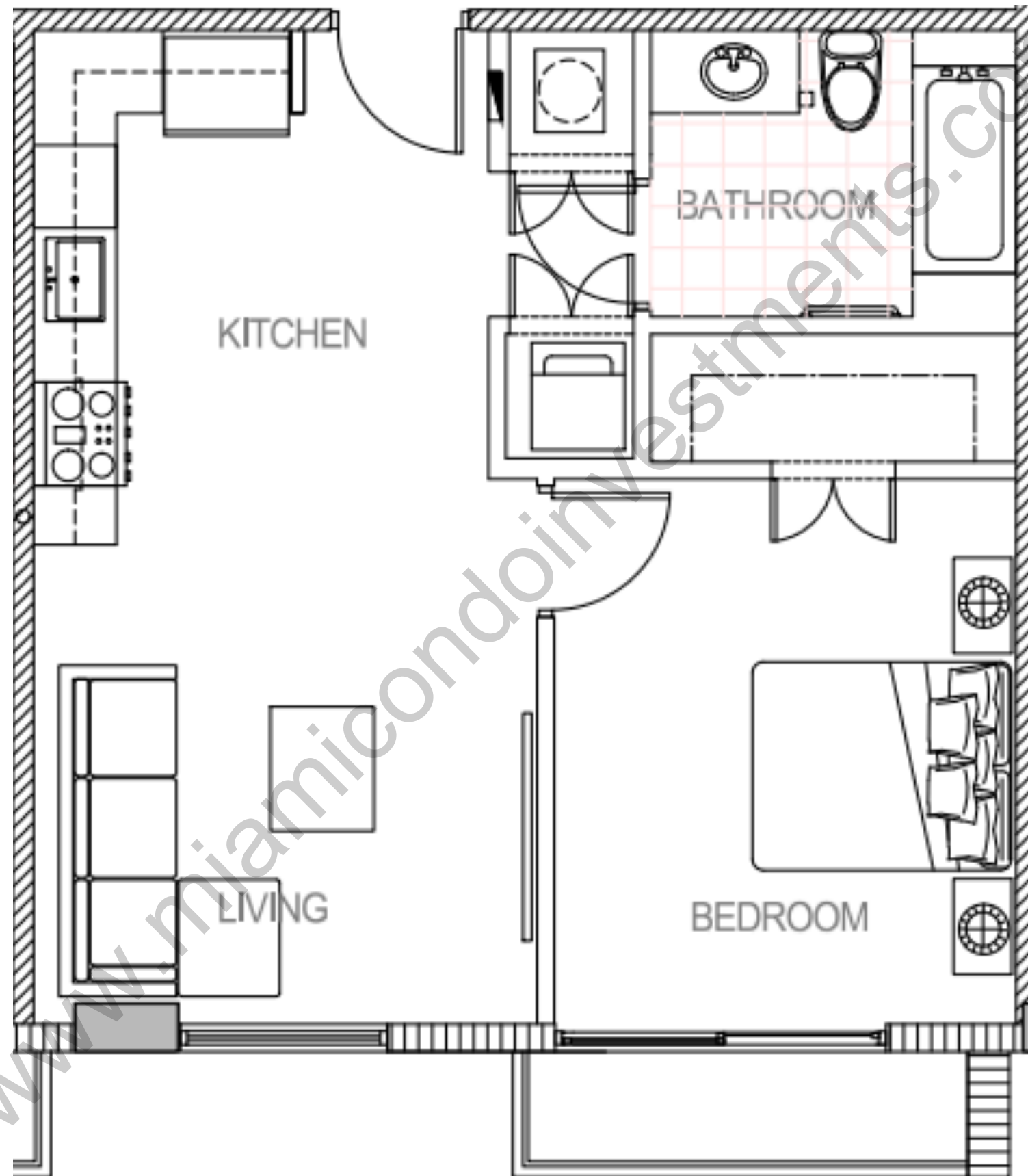
Floors: 6 - 8

15

A7

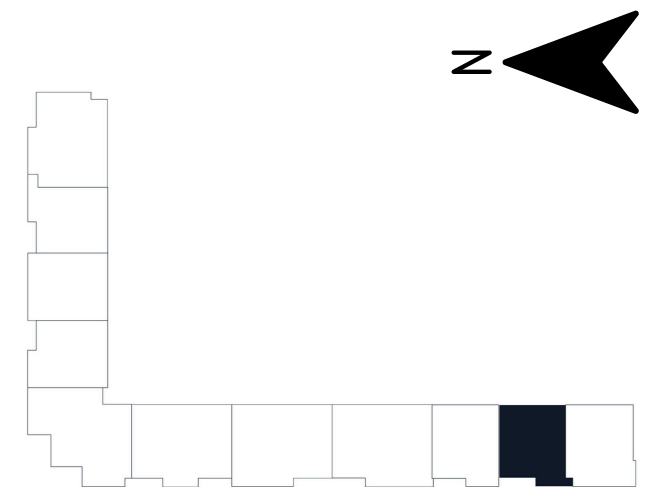
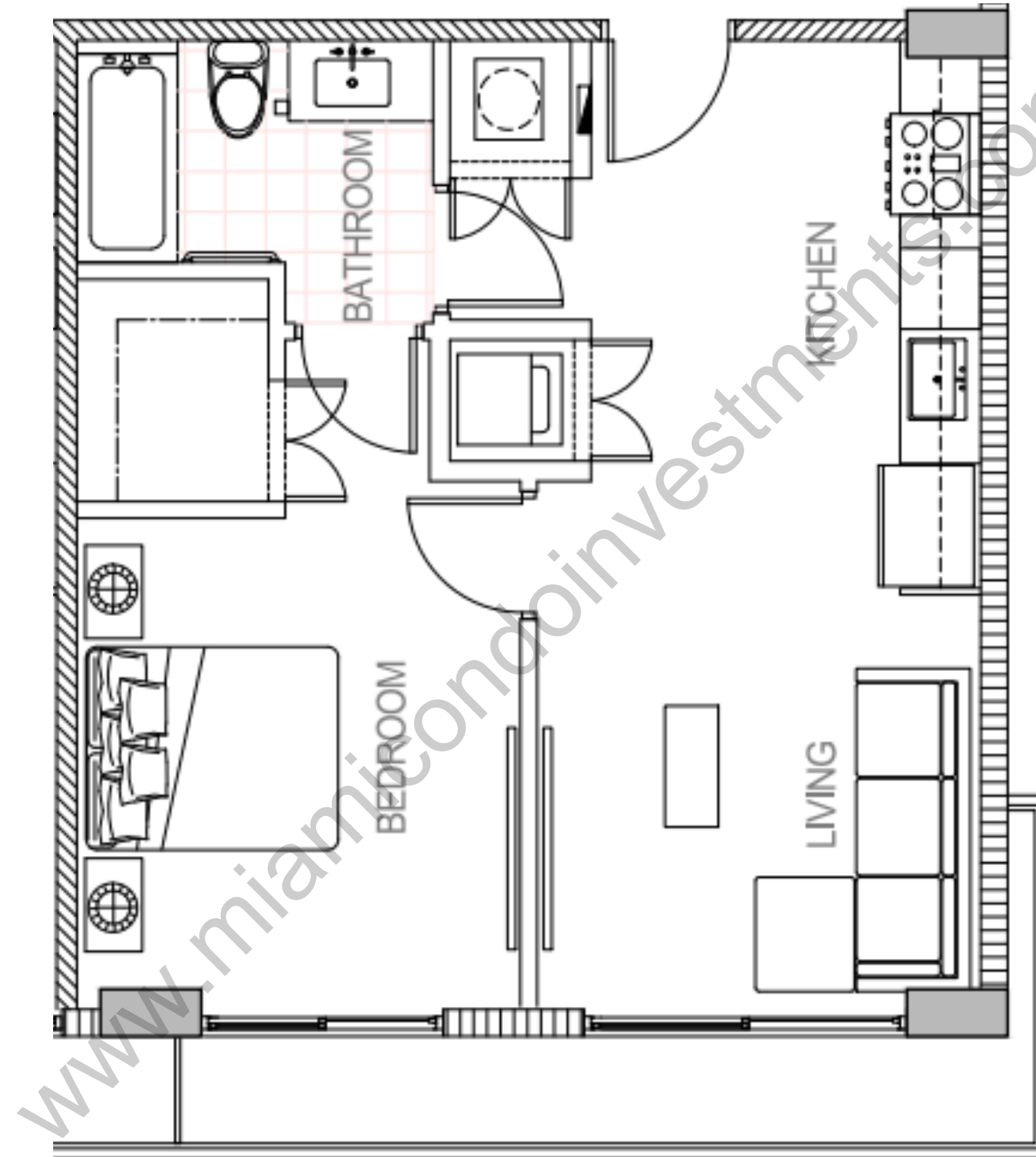
1B/1B

610 SF



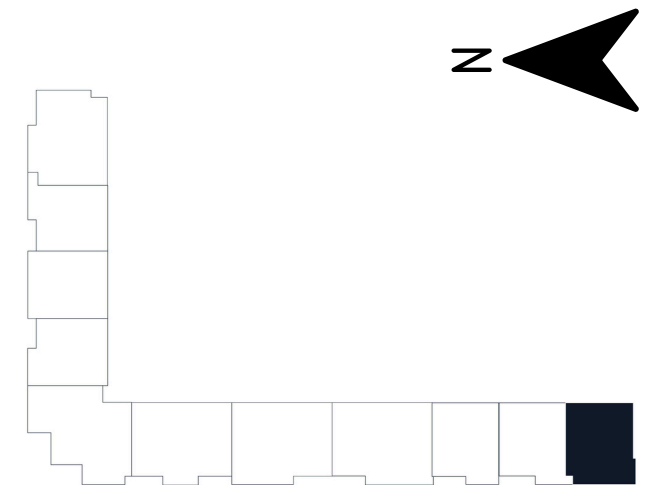
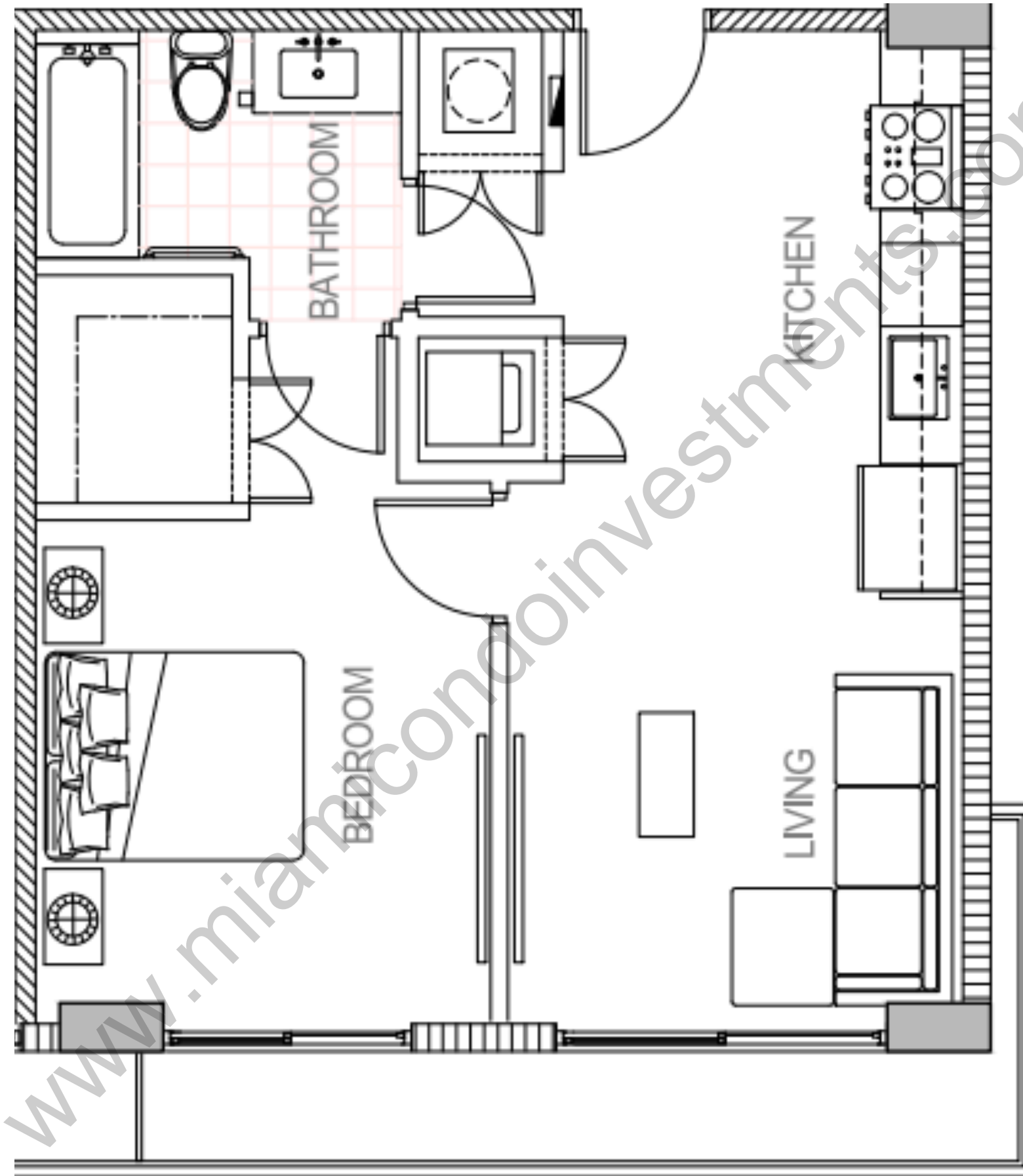
Floors: 6 - 8

13
A4
1B/1B
576 SF



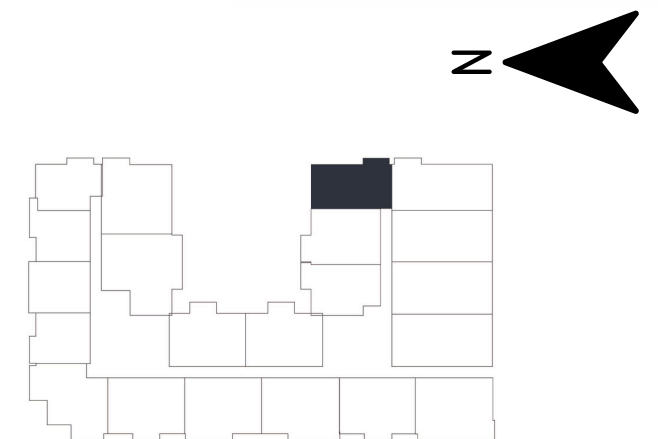
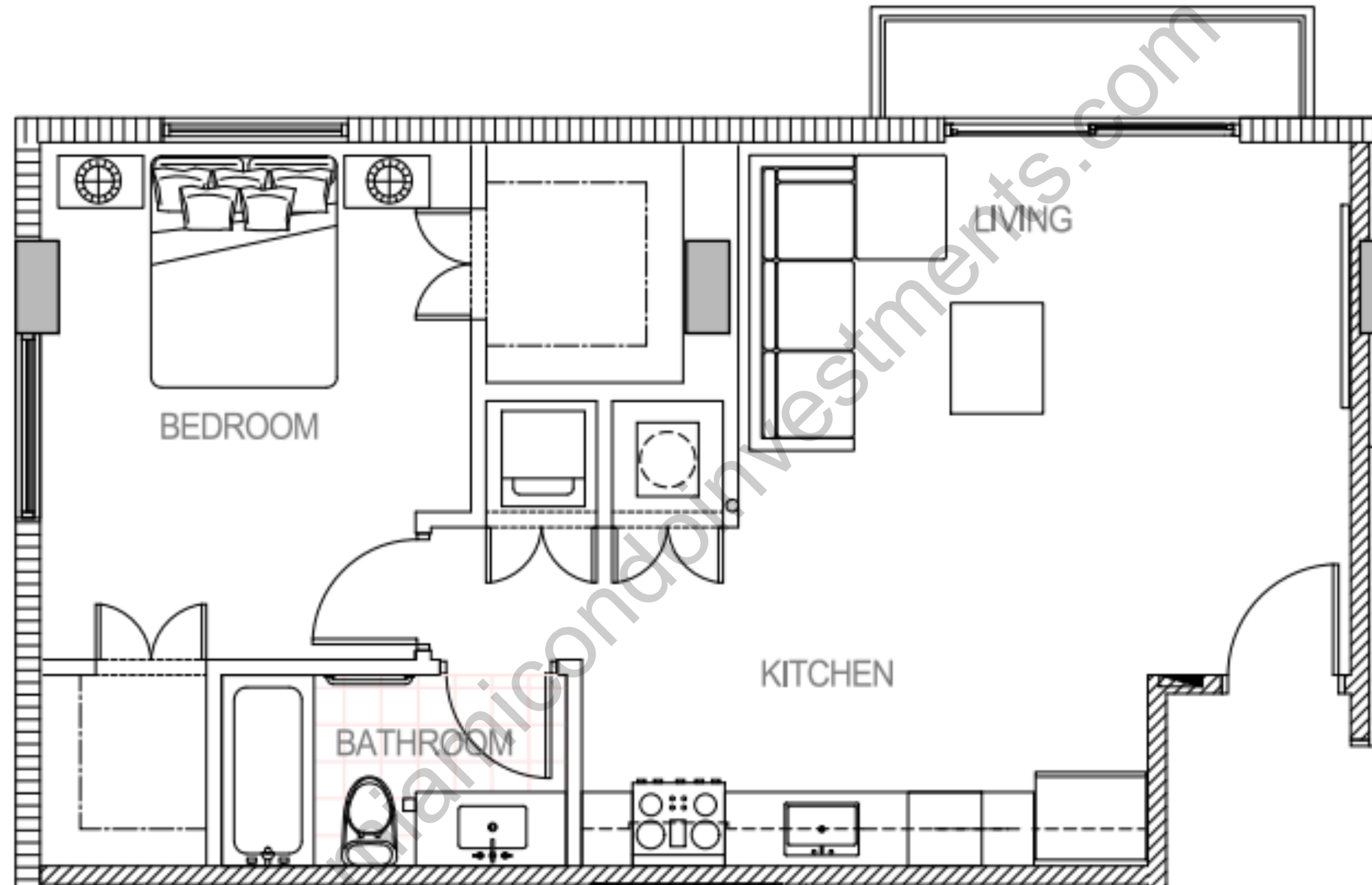
Floors: 2

15
A4
1B/1B
576 SF



Floors: 2

18
A9
1B/1B
720 SF



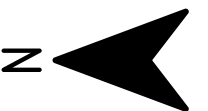
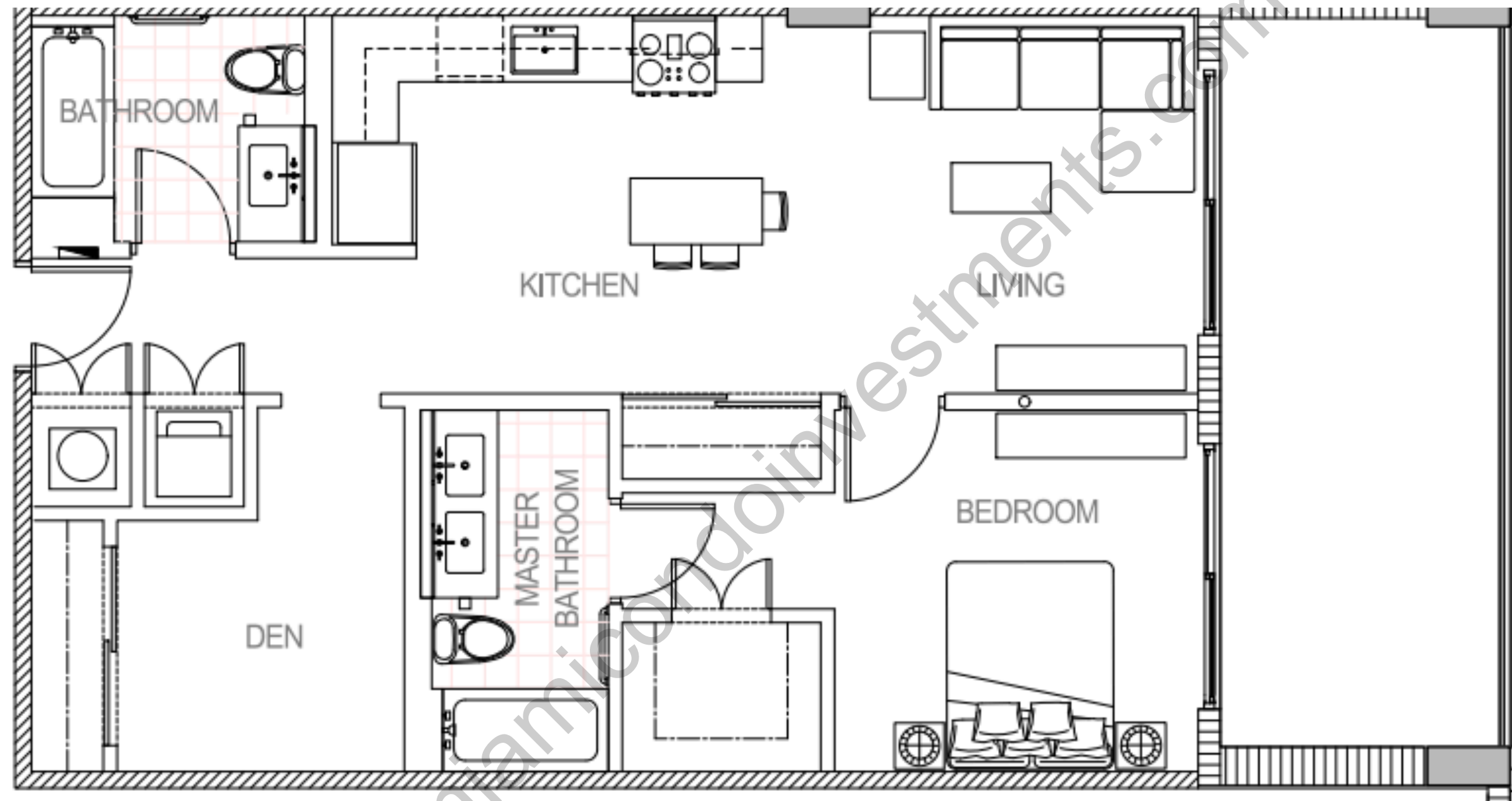
Floors: 4 - 5

15

A5D

1B + DEN/1B

576 SF



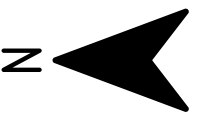
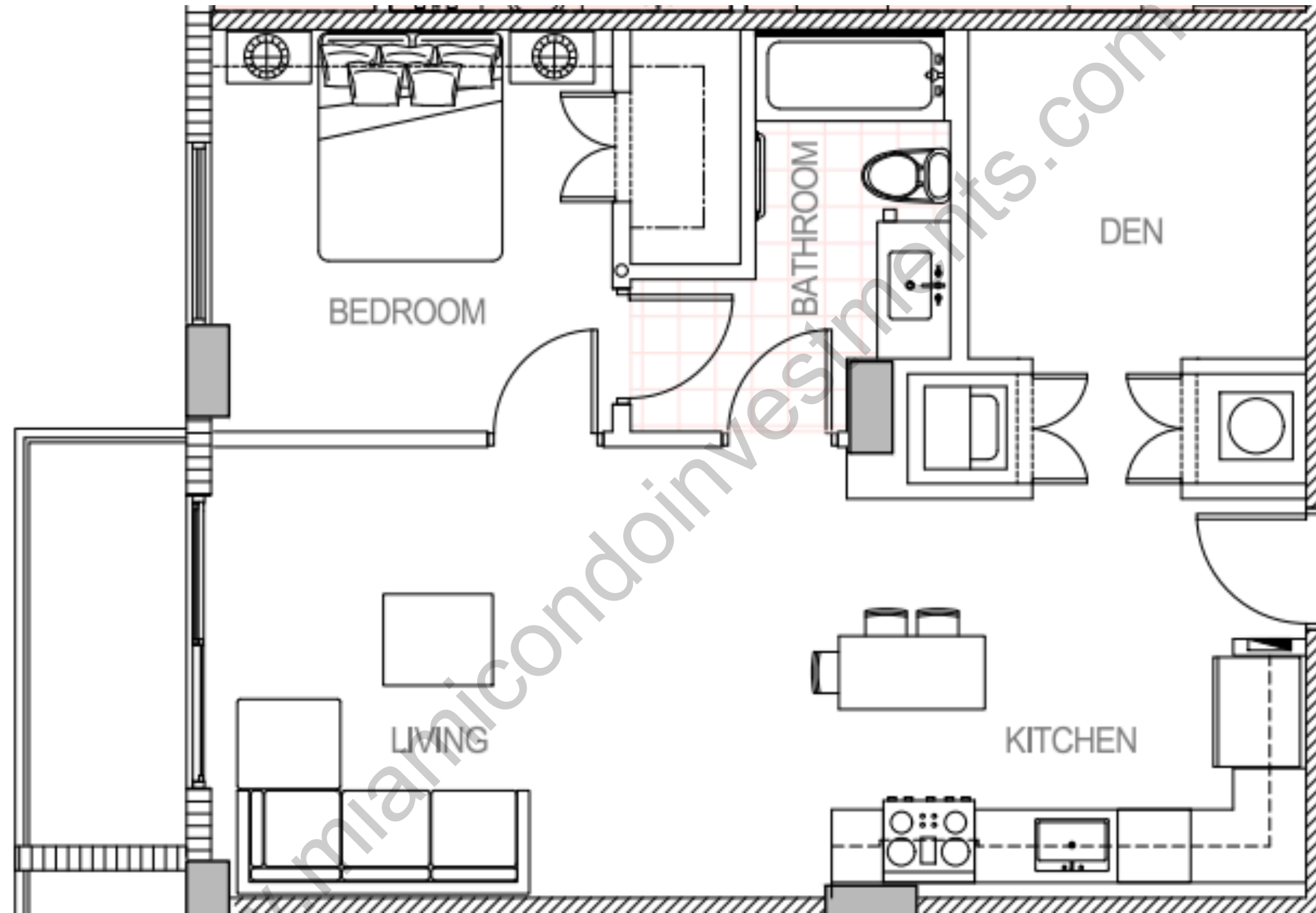
Floors: 3 - 5

16

A6D

1B + DEN/1B

755 SF



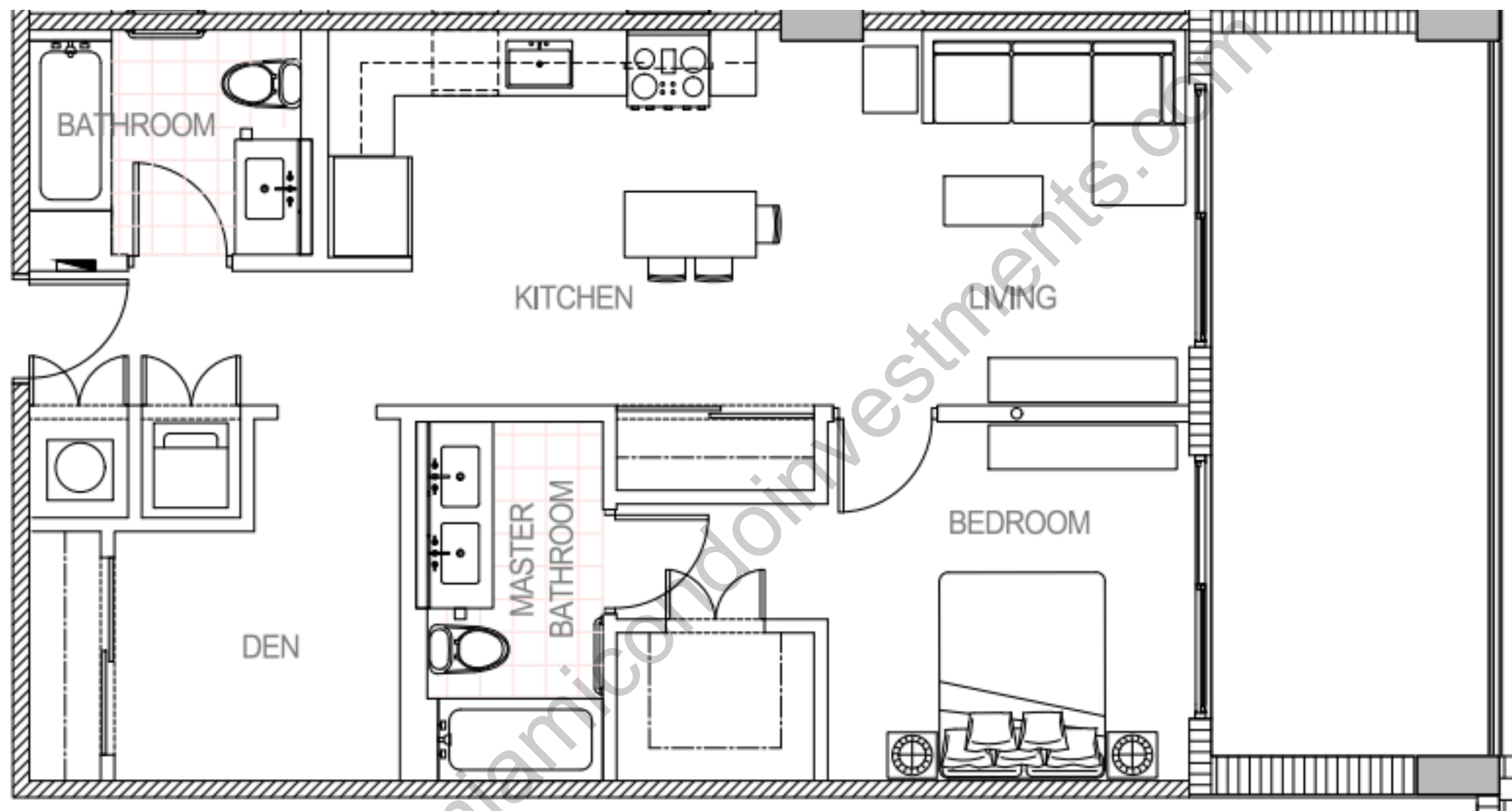
Floors: 4 - 5

17

A5D

1B + DEN/1B

850 SF



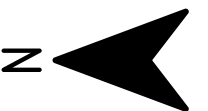
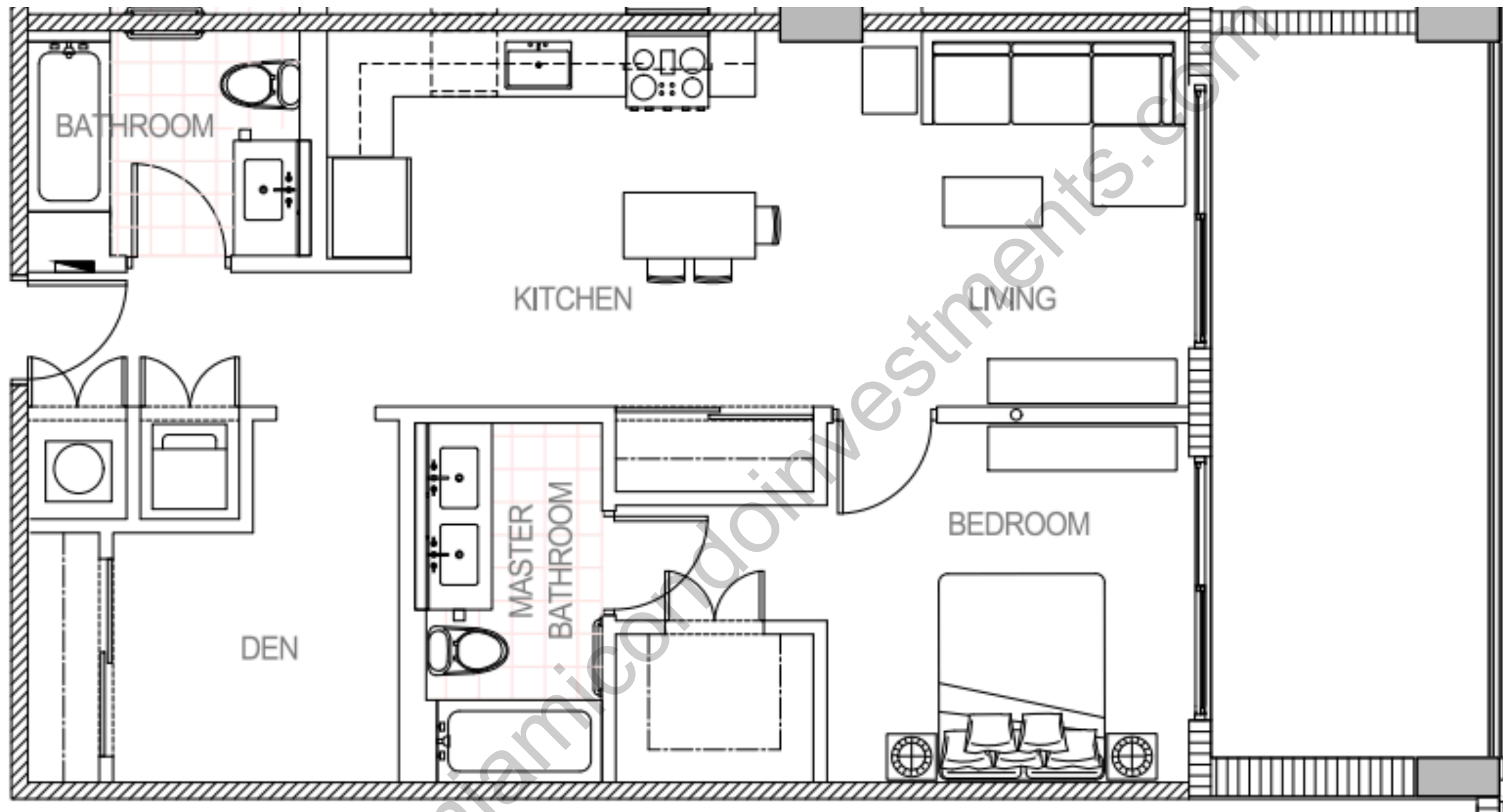
Floors: 3 - 5

19

A5D

1B + DEN/1B

850 SF



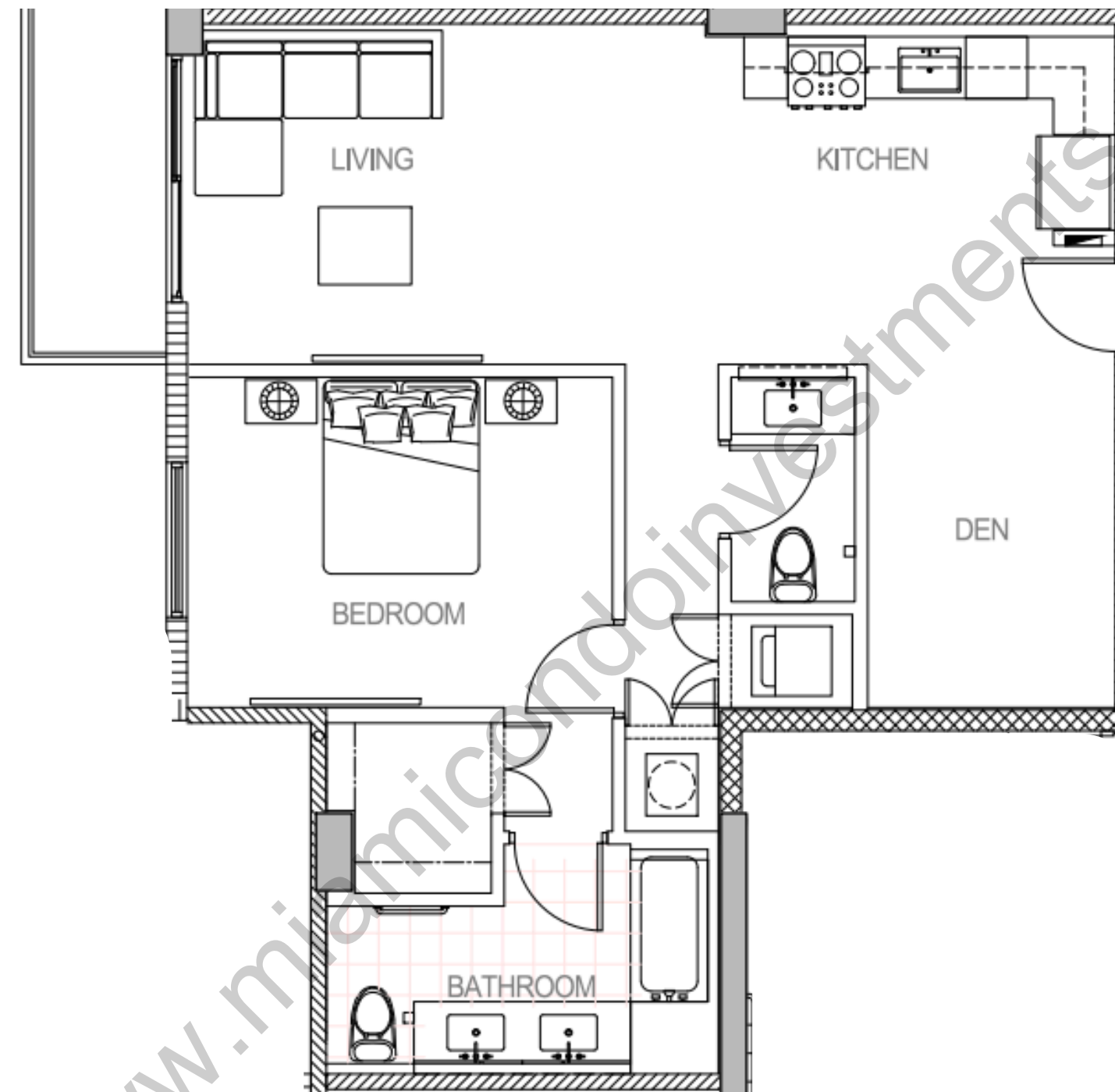
Floors: 3 - 5

14

A3D

IB+DEN/IB

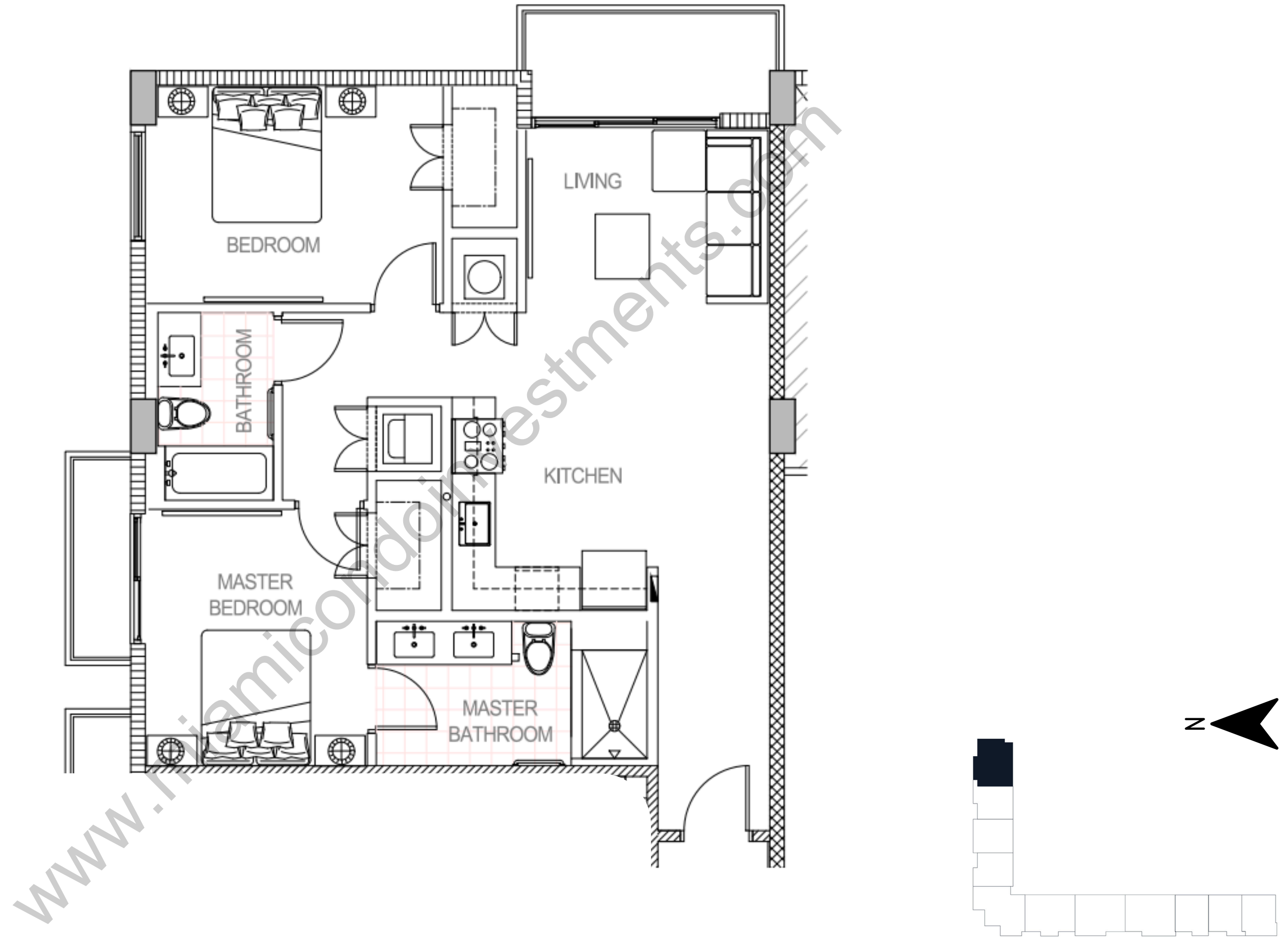
860 SF



Floors: 4 - 8

2 Bedroom Collection

00
B12
2B/2B
960 SF



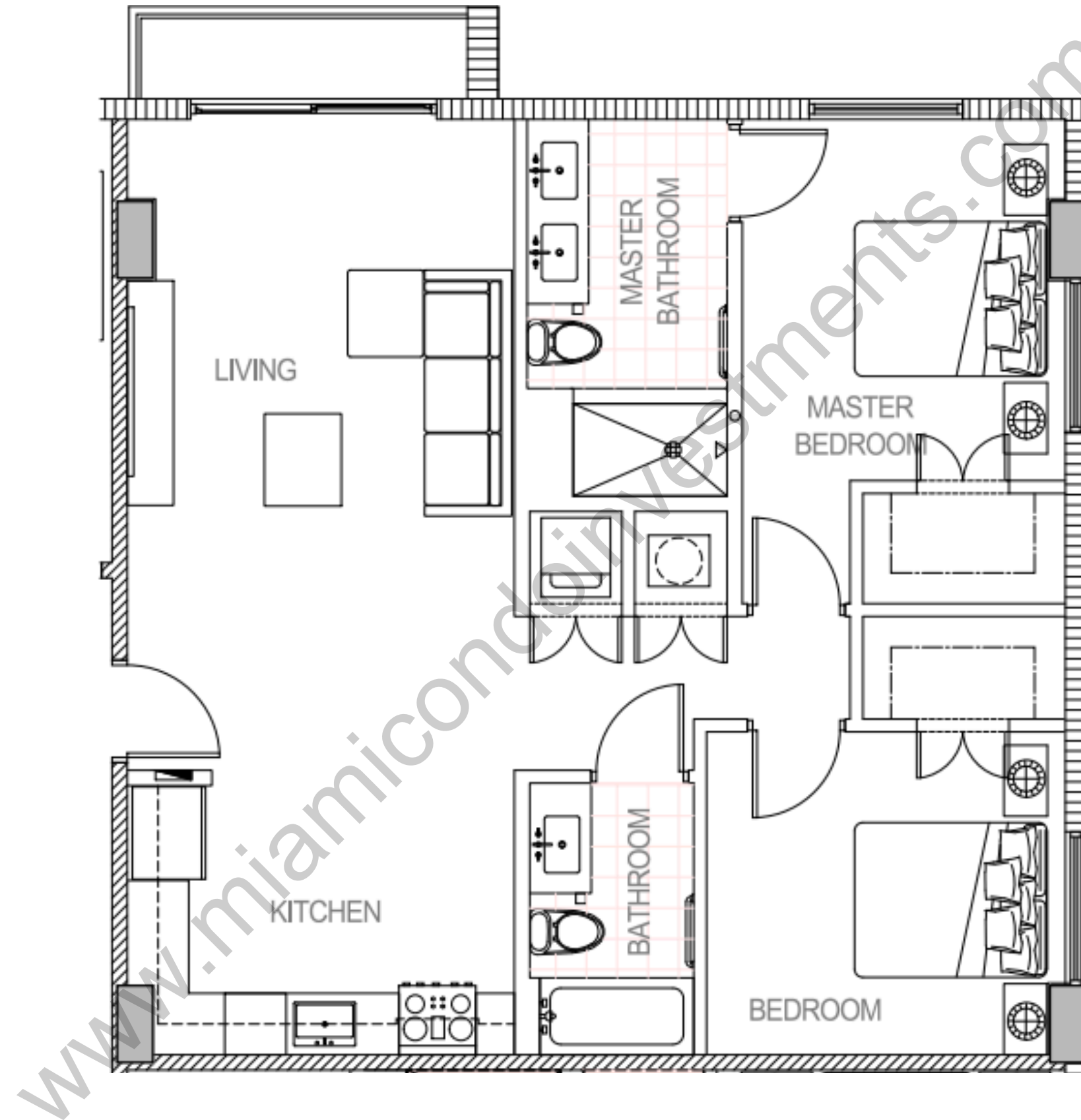
Floors: 2

02

B14

2B/2B

990 SF



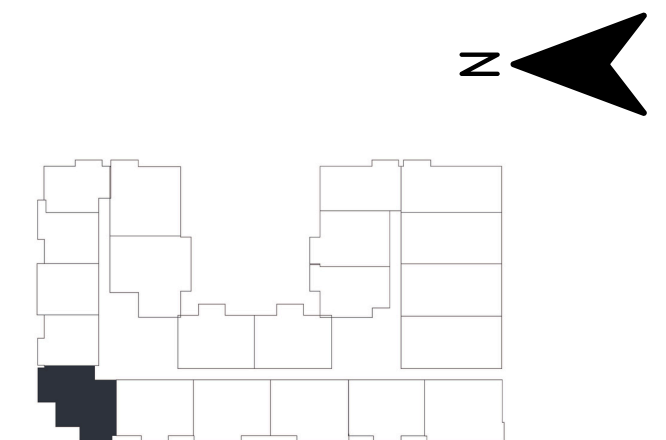
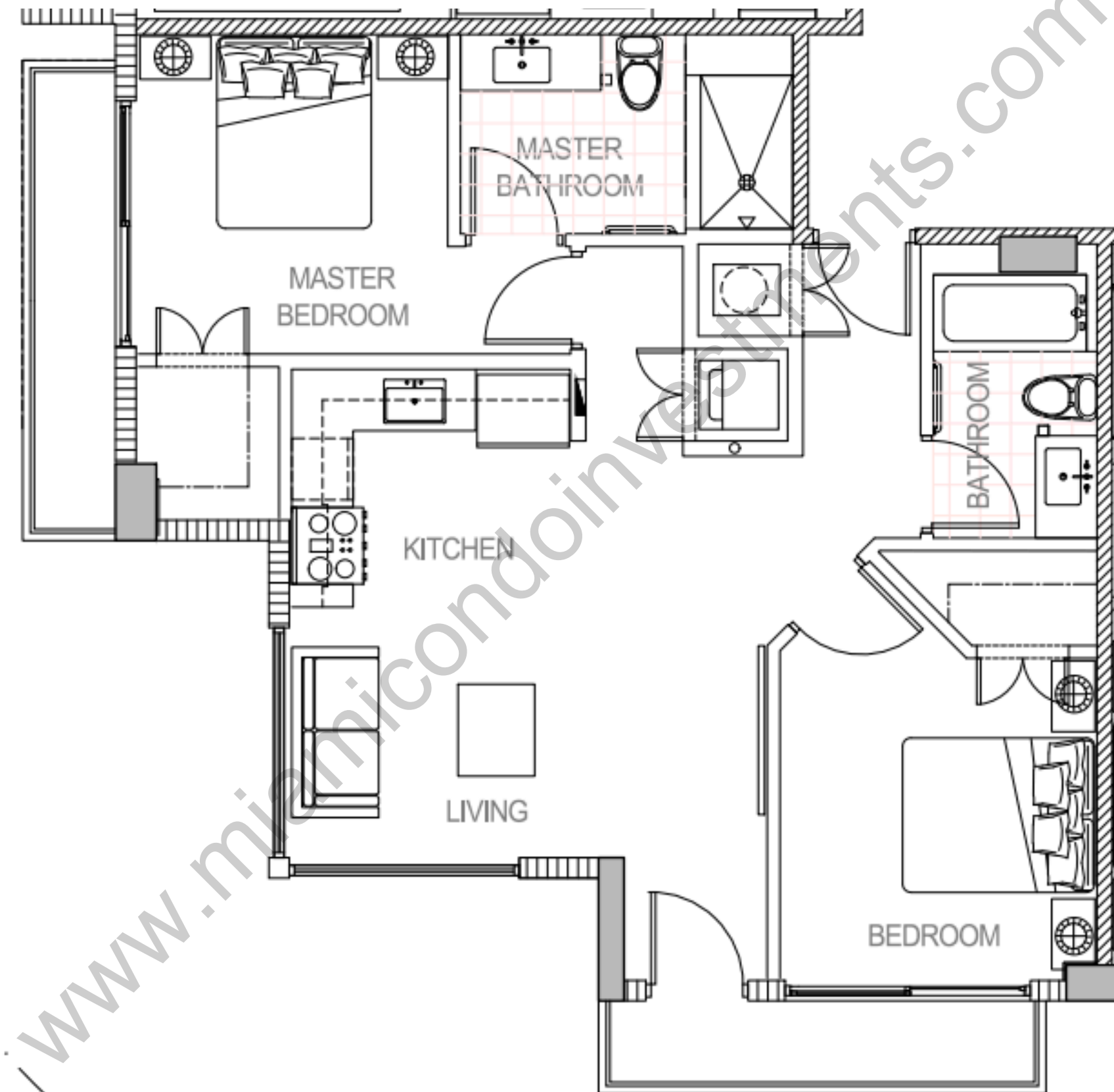
Floors: 4 - 5

06

B4

2B/2B

842 SF



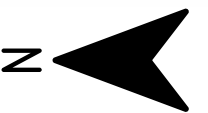
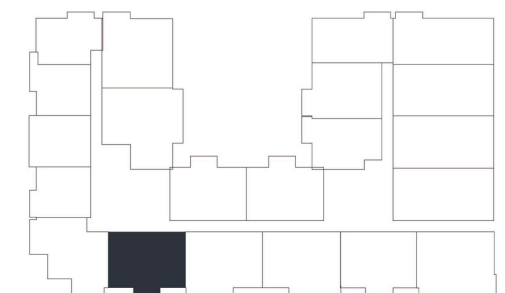
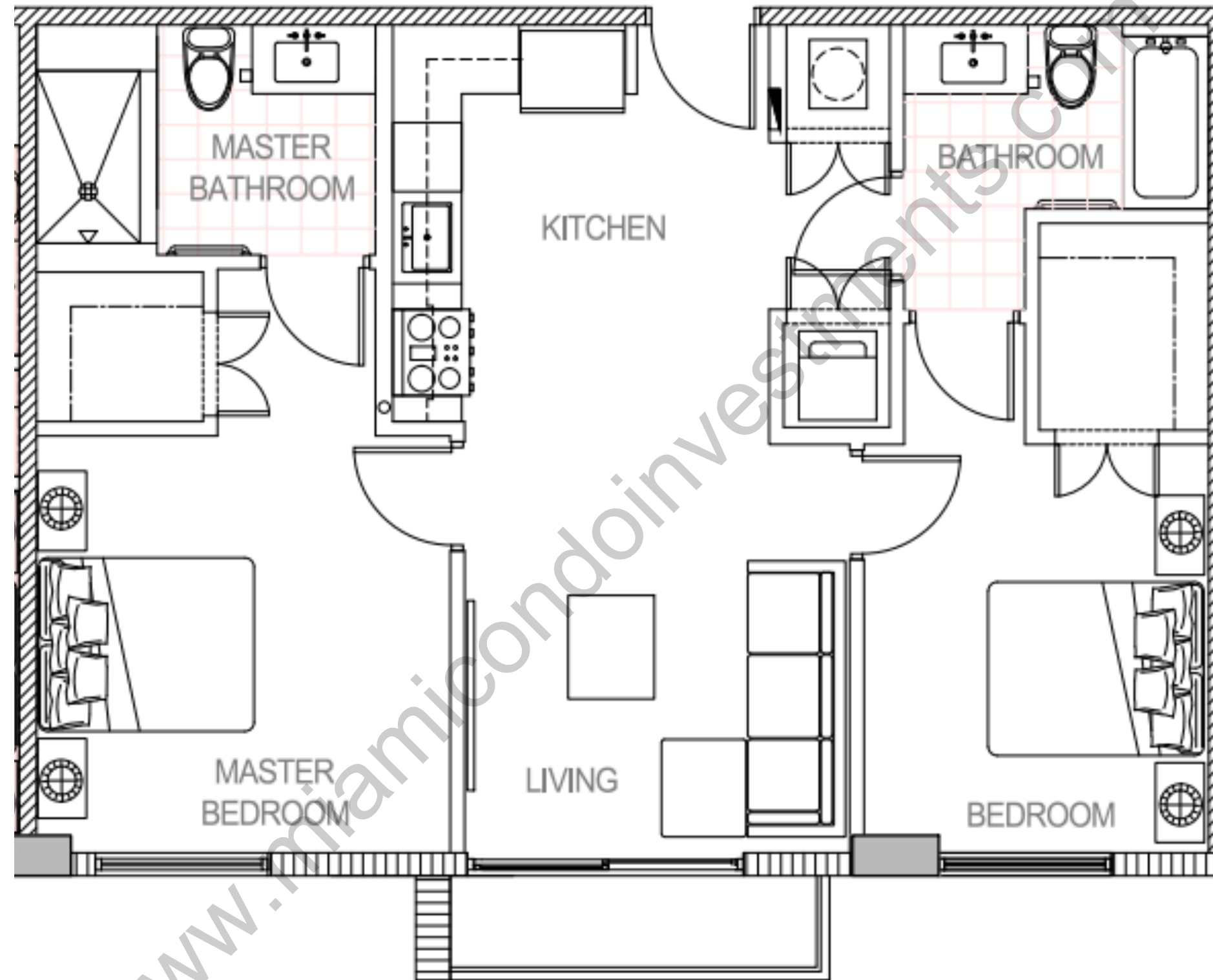
Floors: 2 - 8

07

B2

2B/2B

810 SF



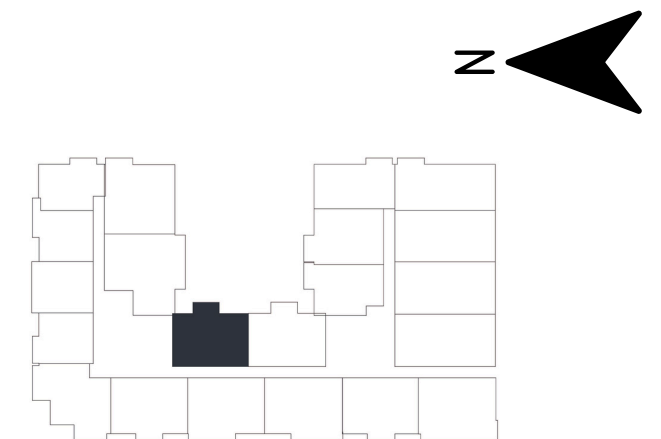
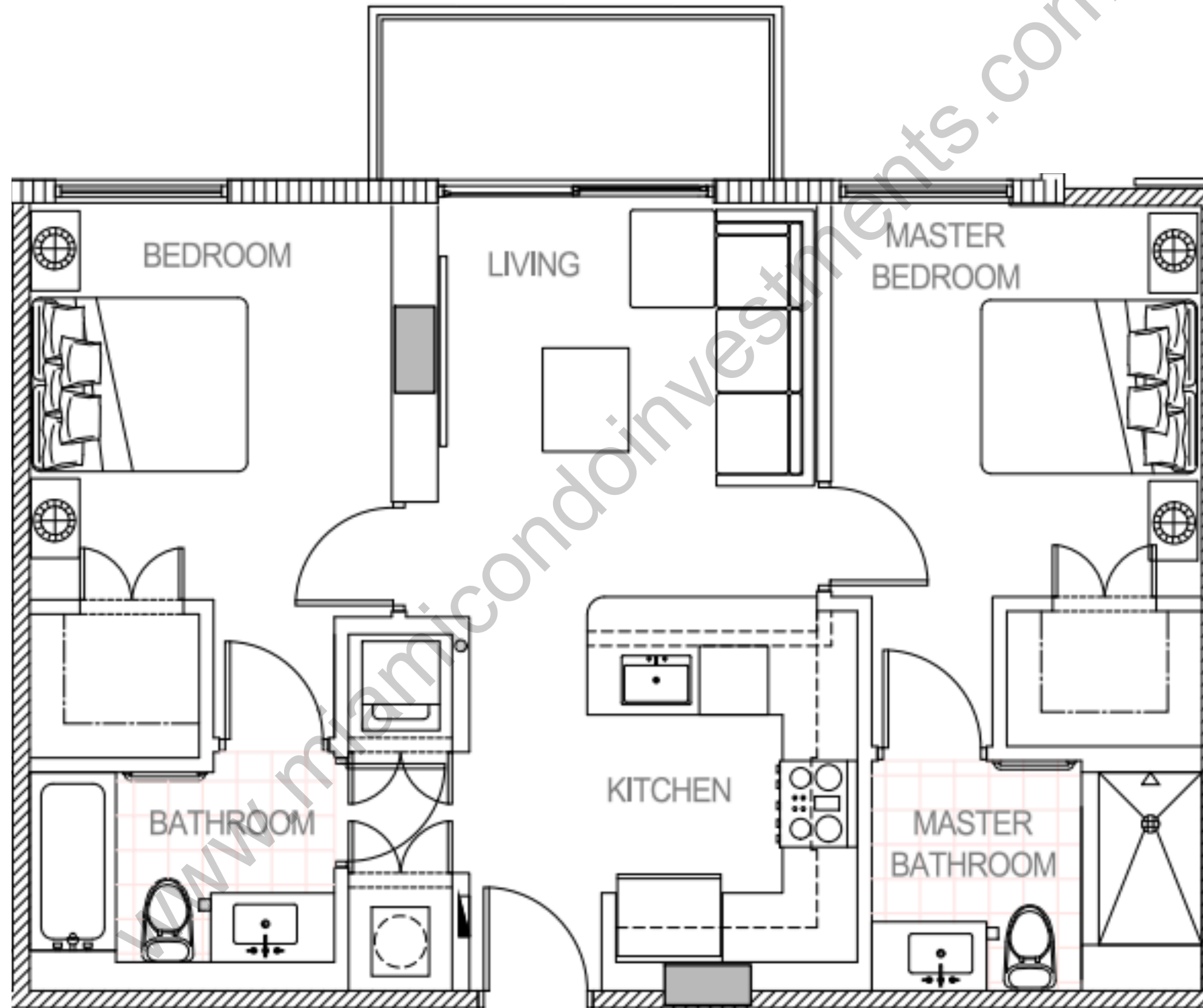
Floors: 2 - 8

08

B5

2B/2B

828 SF



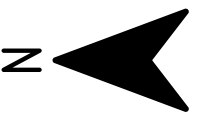
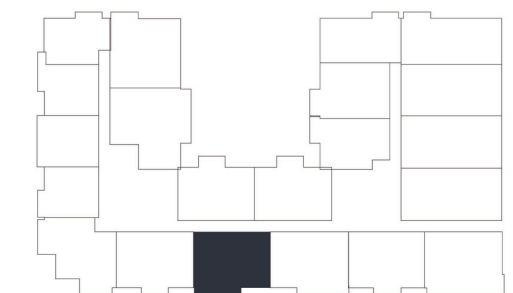
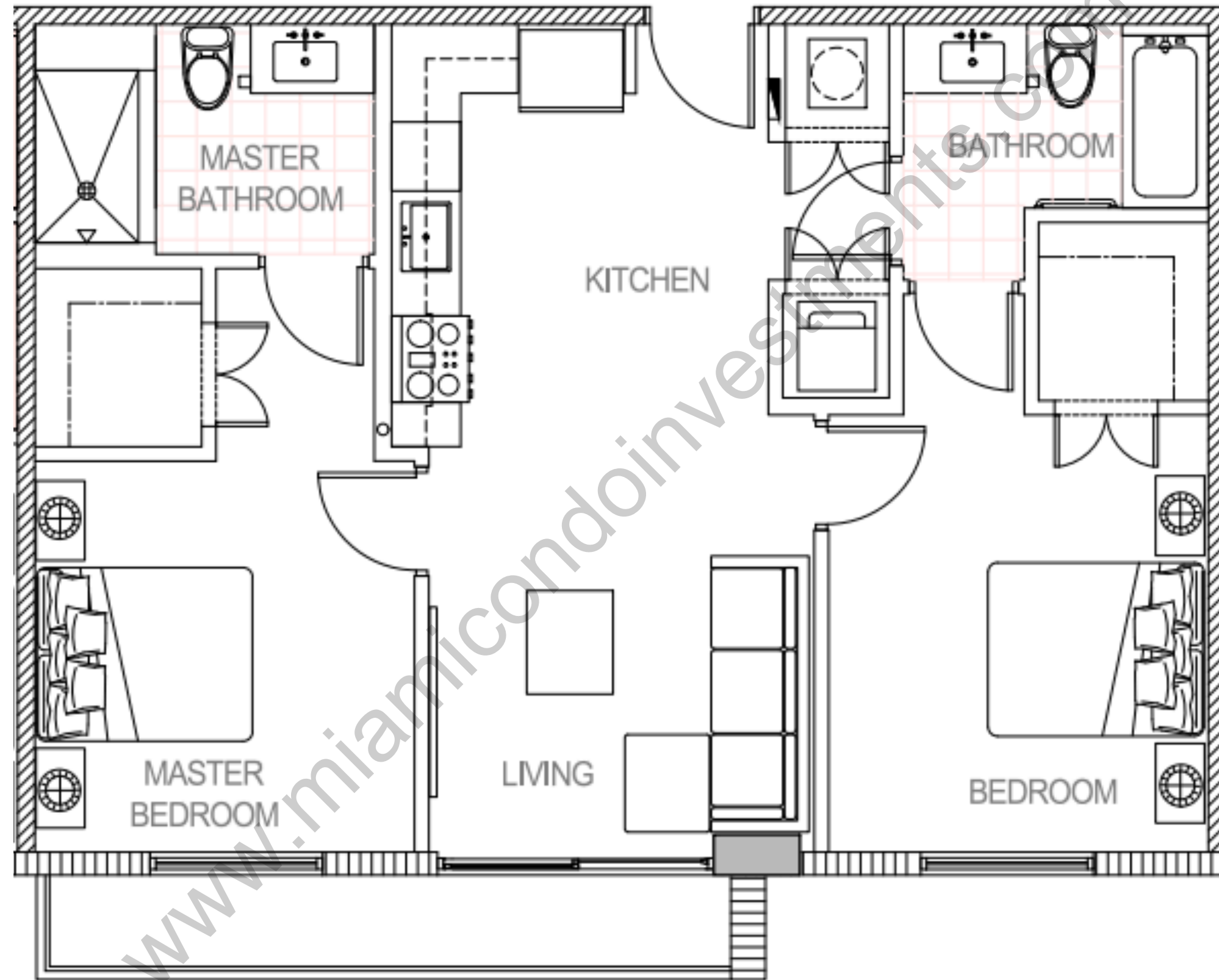
Floors: 3 - 8

09

B3

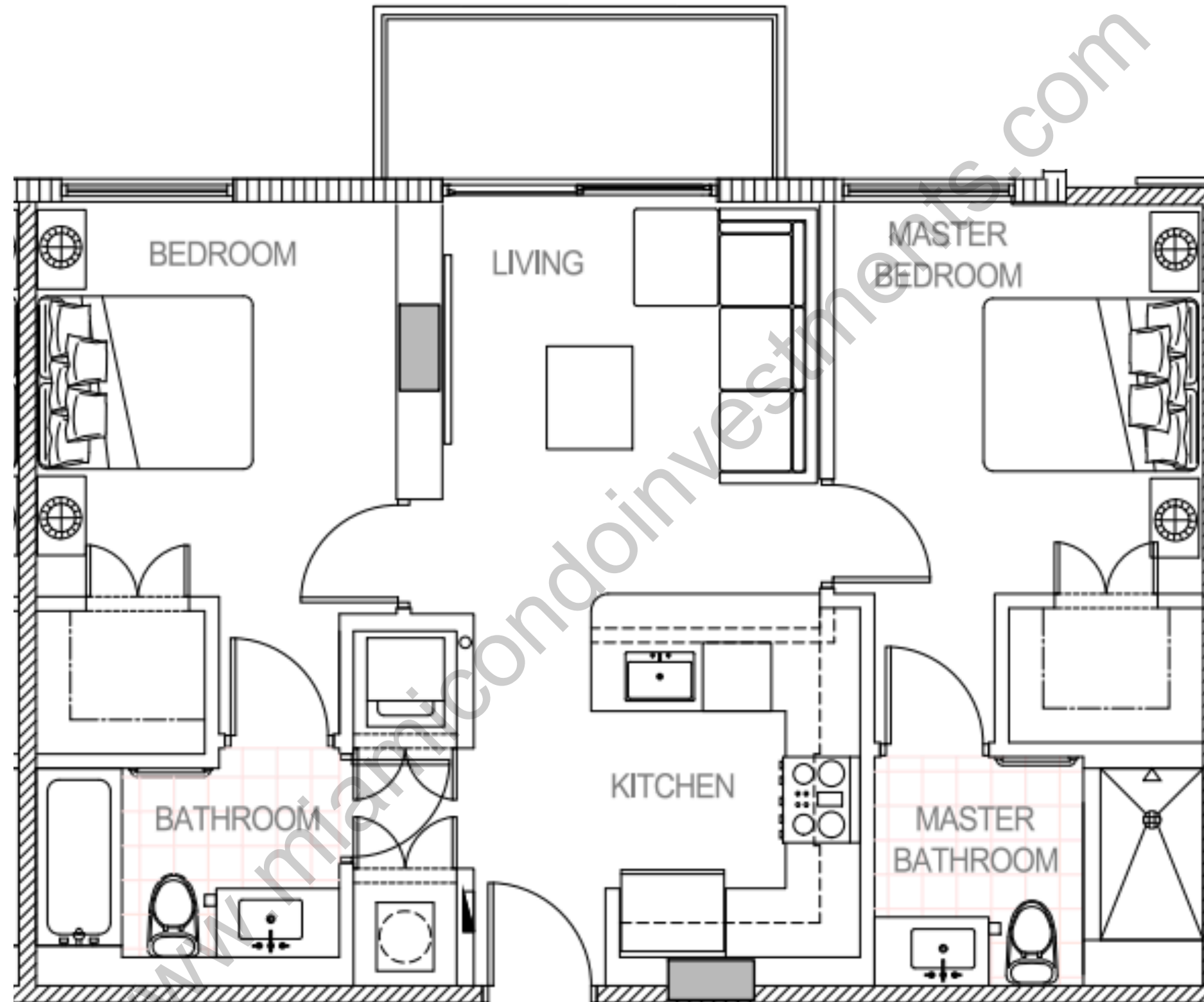
2B/2B

868 SF



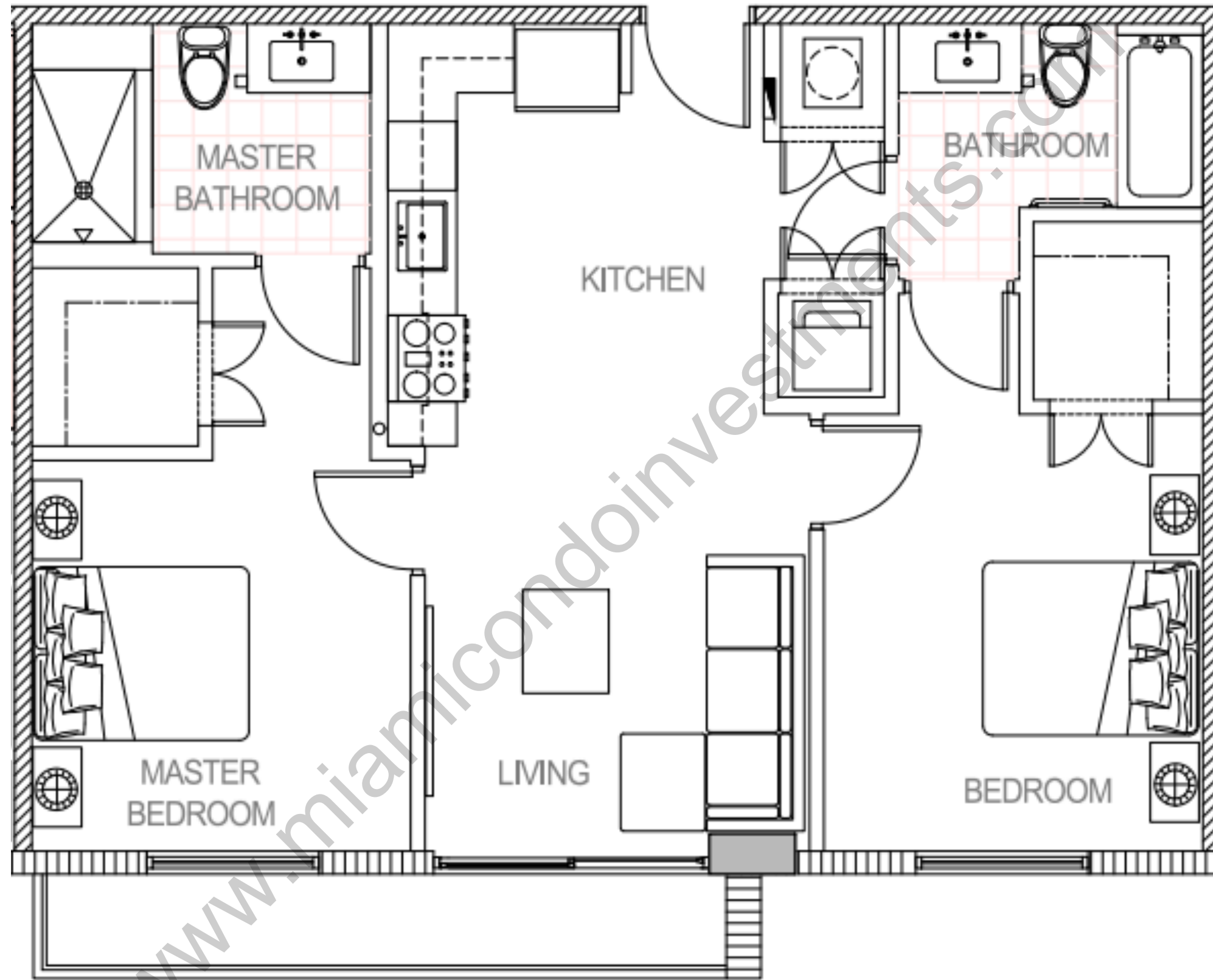
Floors: 2 - 8

10
B5
2B/2B
828 SF



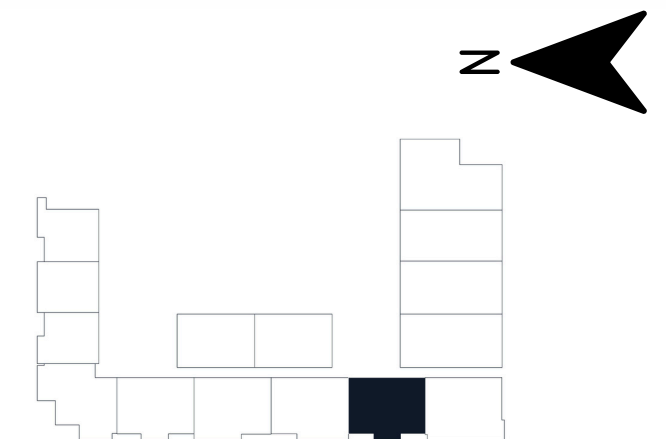
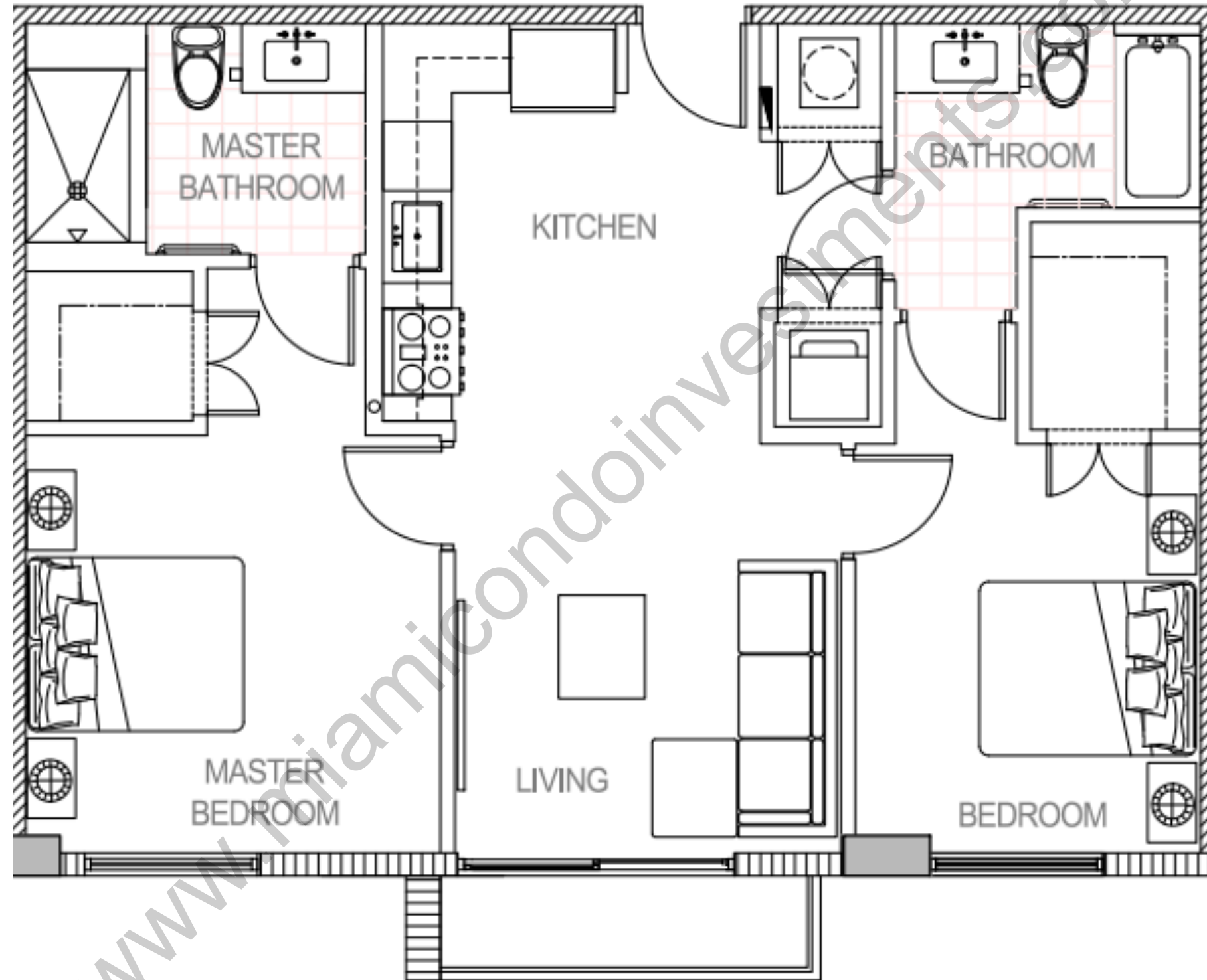
Floors: 3 - 8

11
B3
2B/2B
868 SF



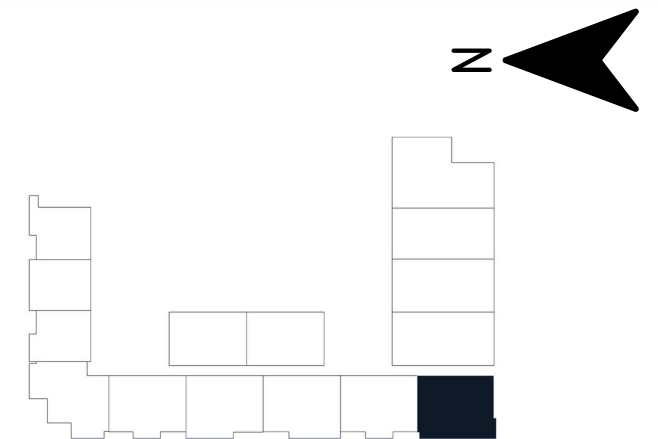
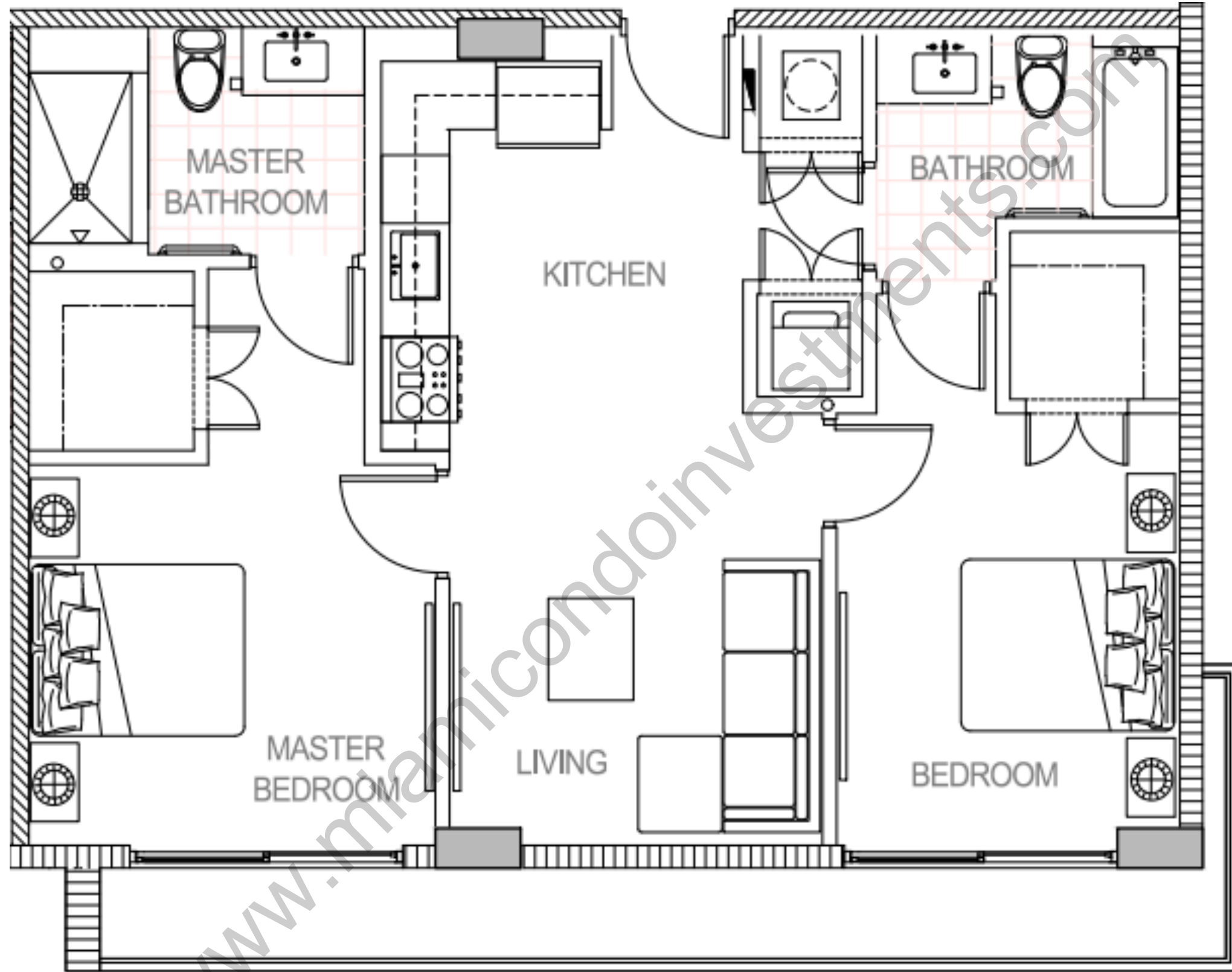
Floors: 2 - 8

12
B2
2B/2B
810 SF



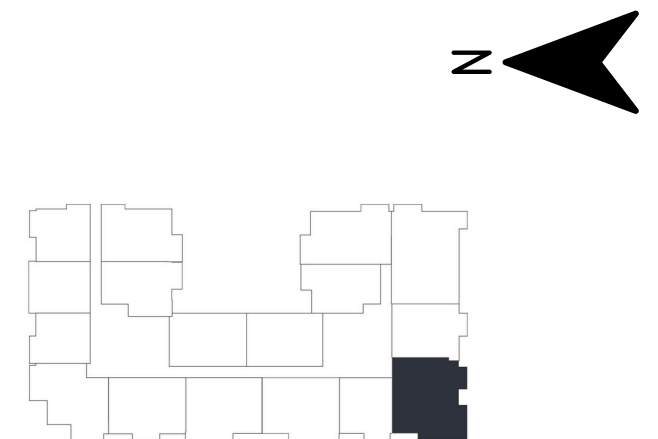
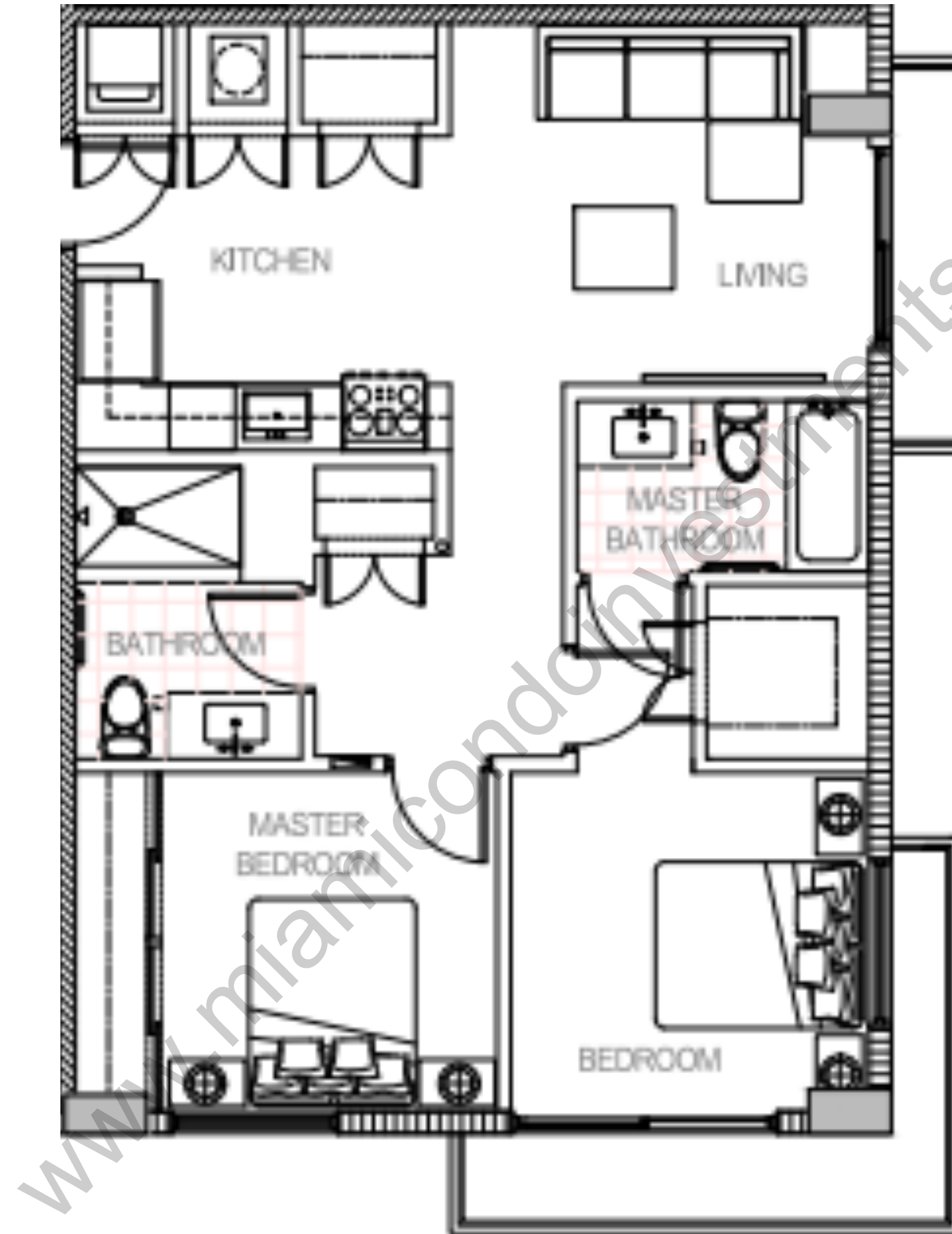
Floors: 3 - 5

13
B1
2B/2B
870 SF



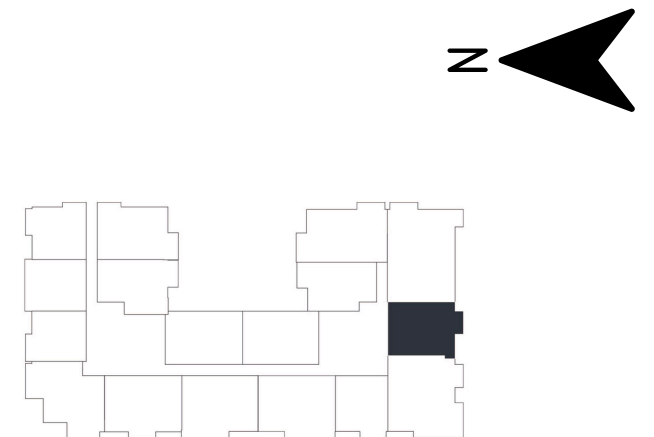
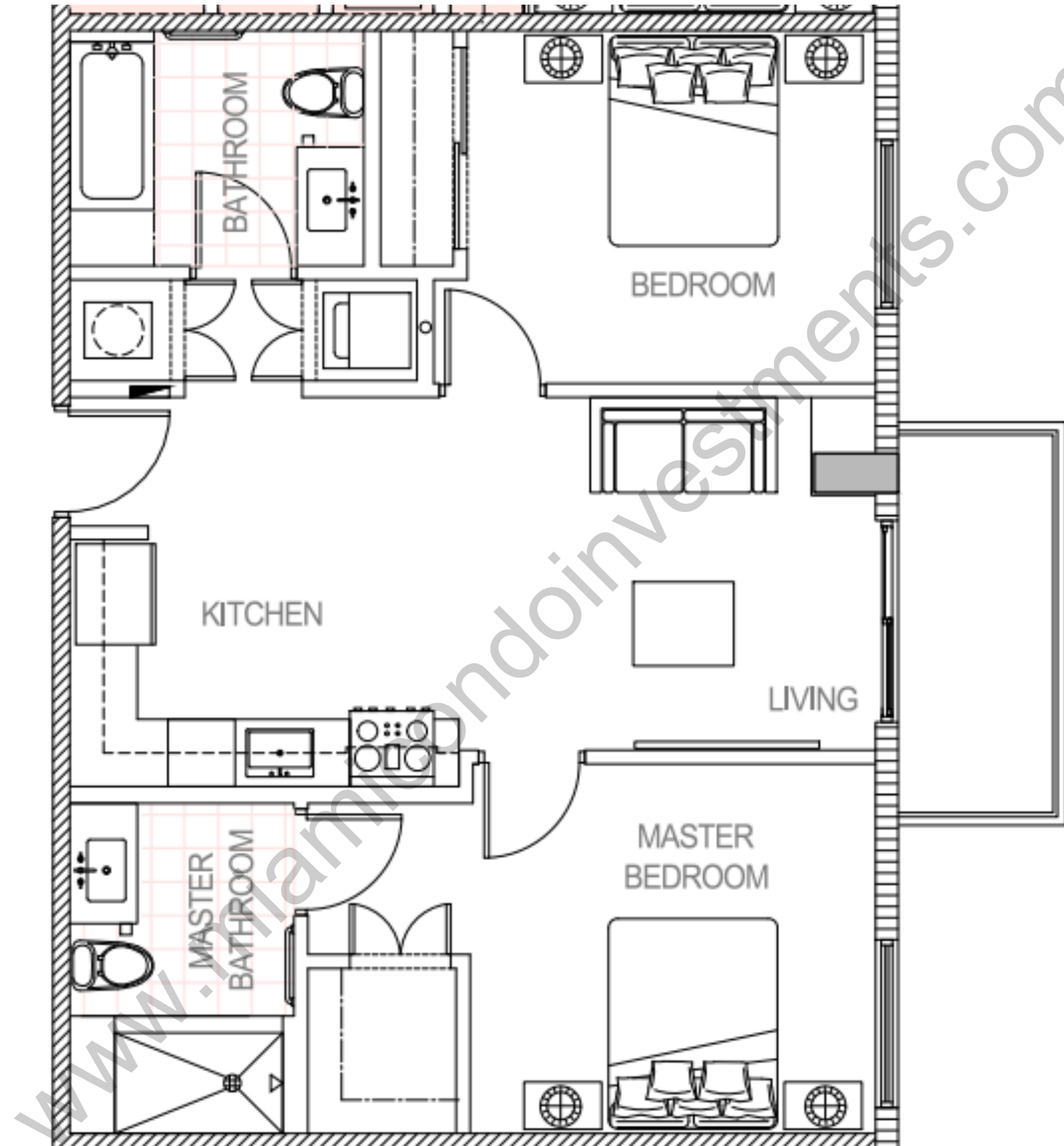
Floors: 3 - 5

13
B8
2B/2B
850 SF



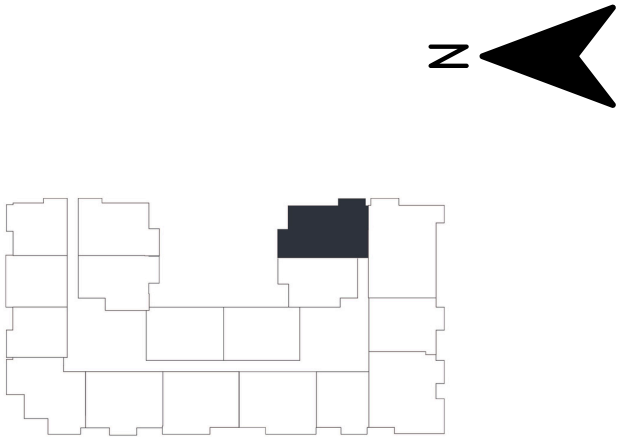
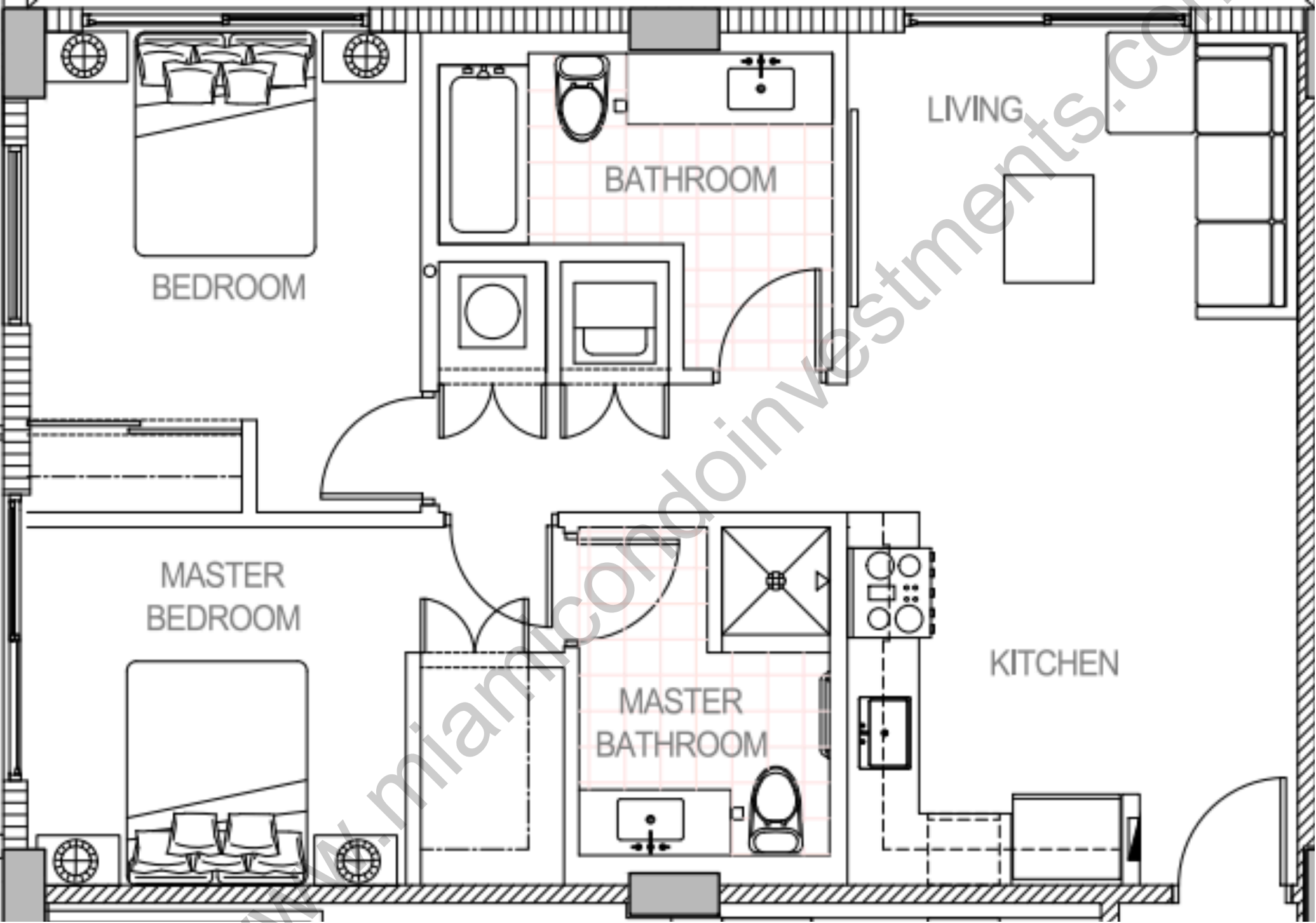
Floors: 6 - 8

15
B6
2B/2B
838 SF



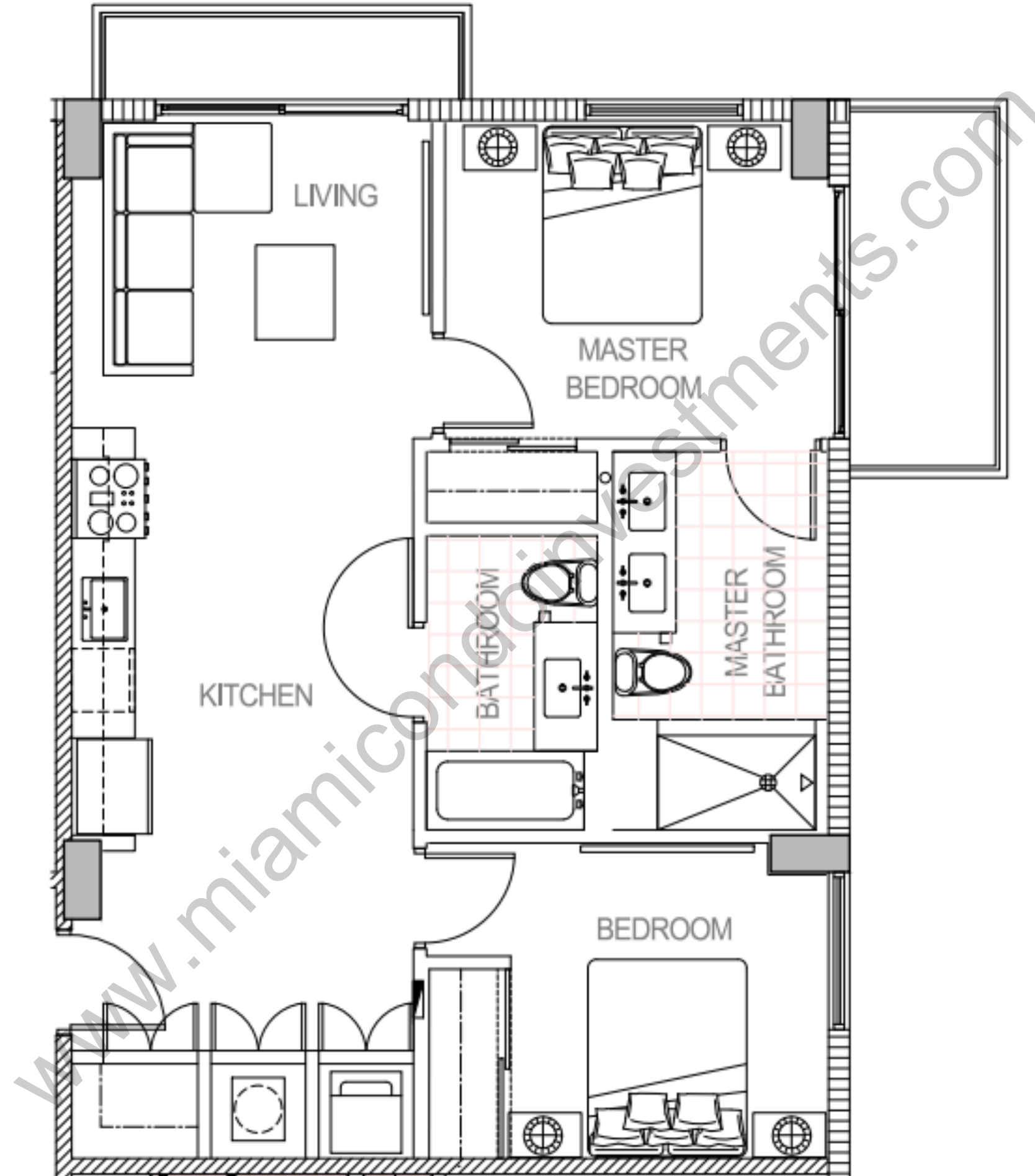
Floors: 7 - 8

16
B7
2B/2B
916 SF



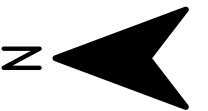
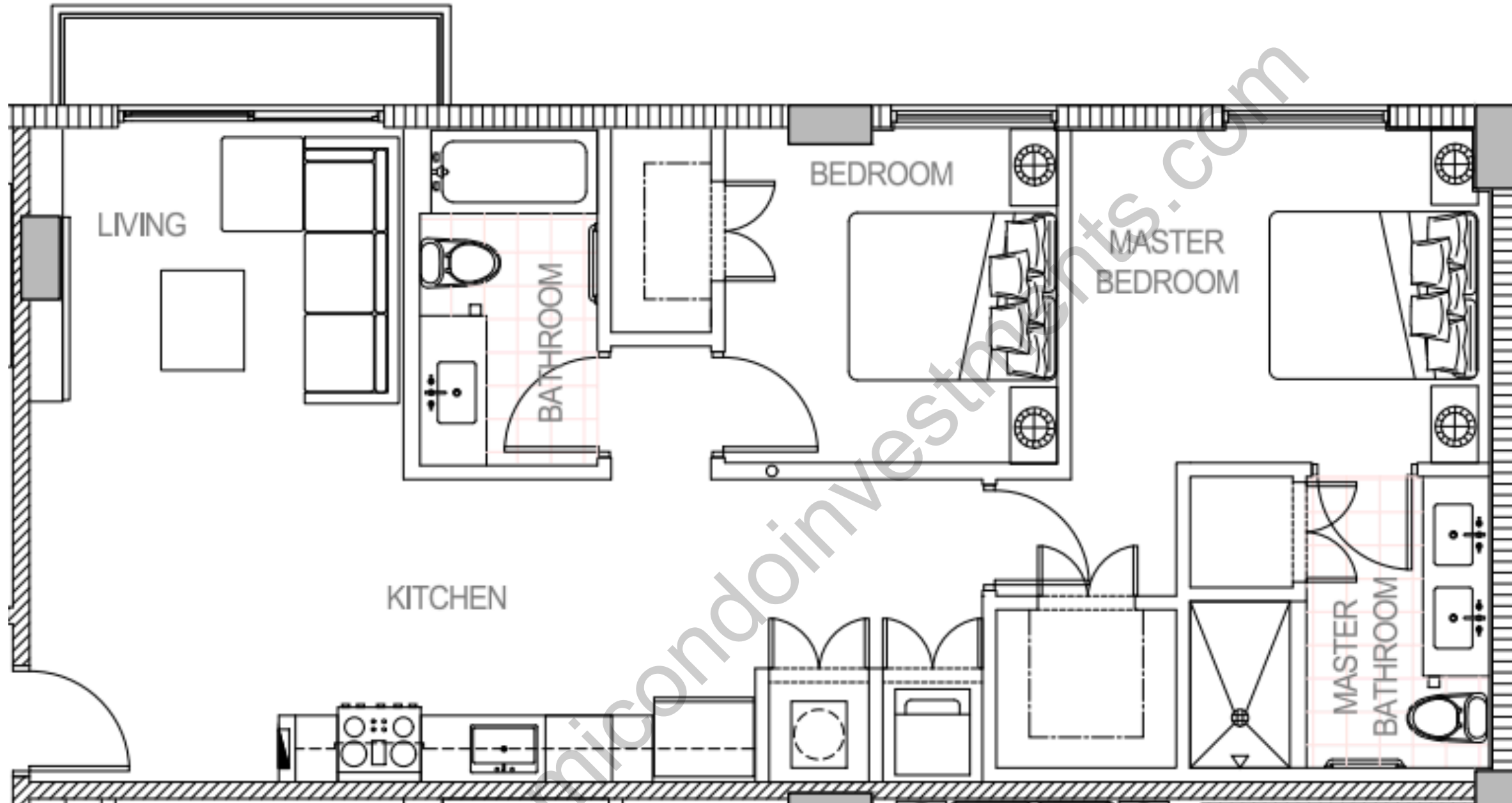
Floors: 6 - 8

17
B9
2B/2B
850 SF



Floors: 7 - 8

20
B10
2B/2B
930 SF



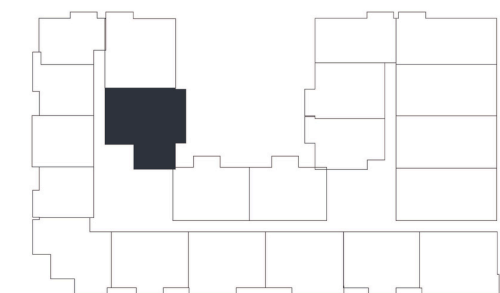
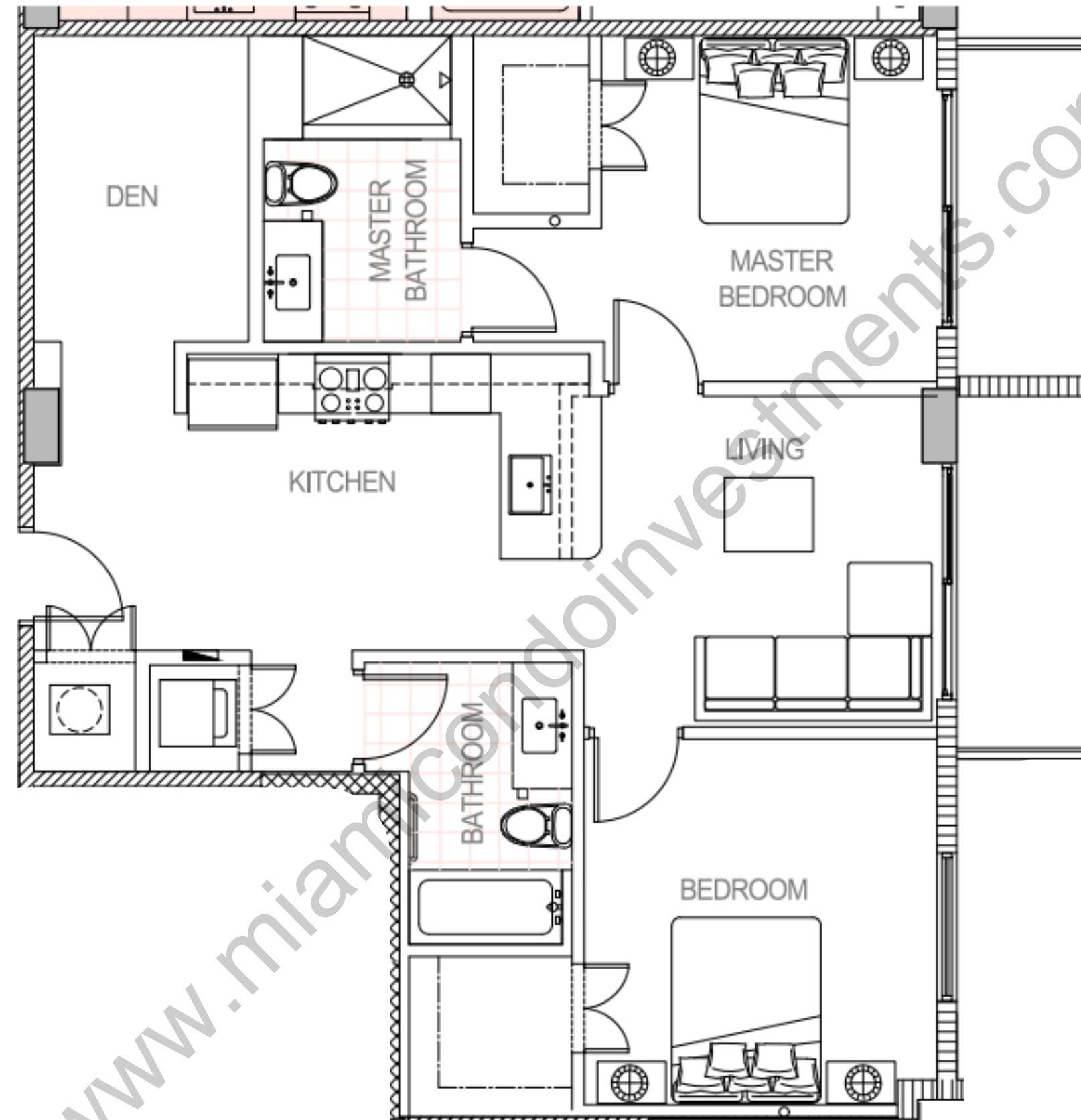
Floors: 3 - 5

04

B13

2B + DEN / 2B

1024 SF



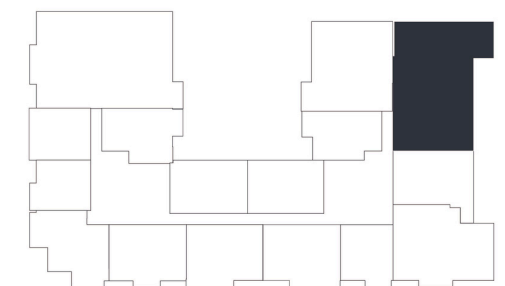
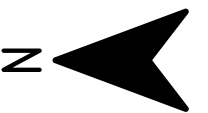
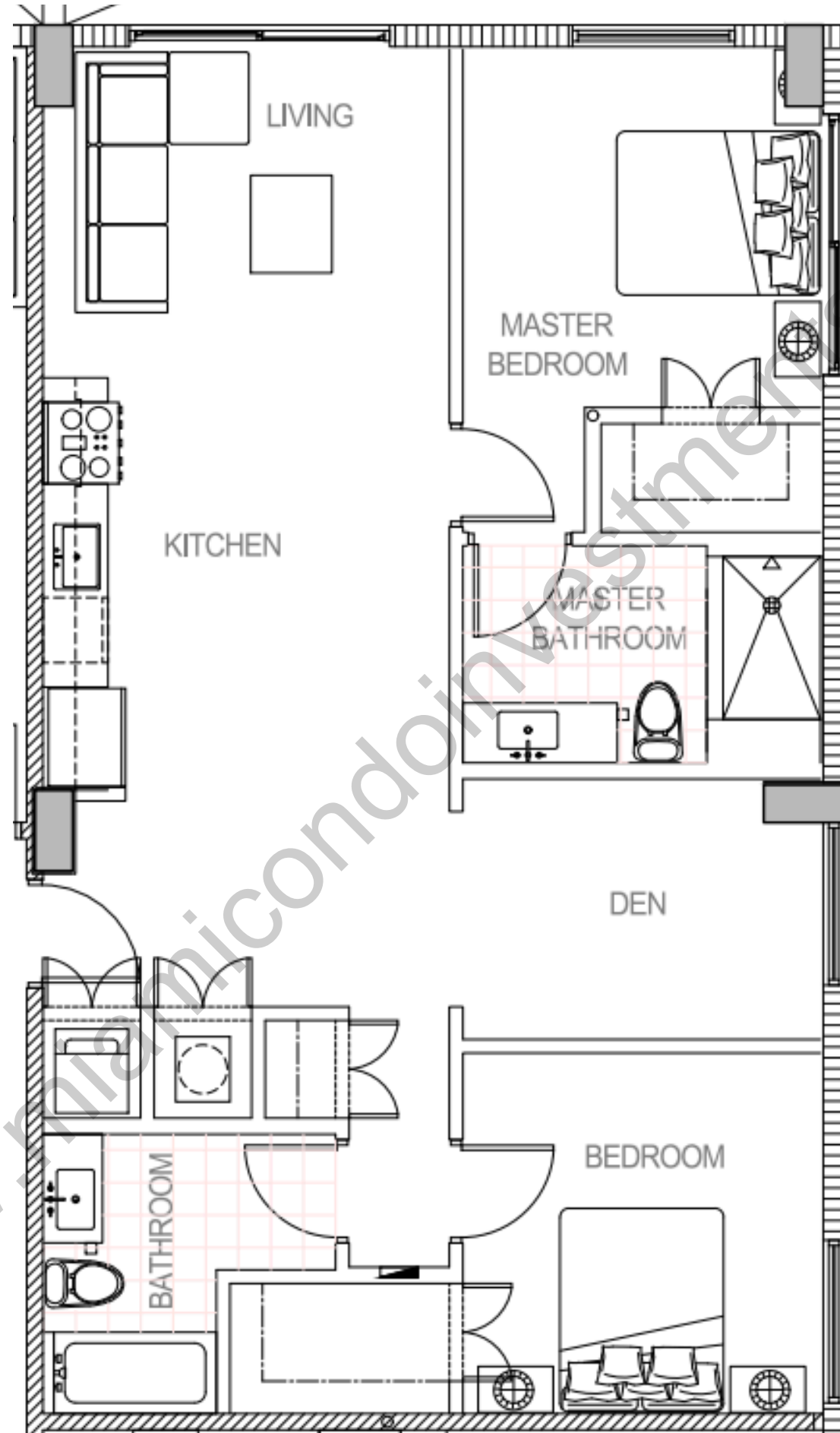
Floors: 4 - 5

17

B15

2B + DEN / 2B

1080 SF



Floors: 6

3 Bedroom Collection

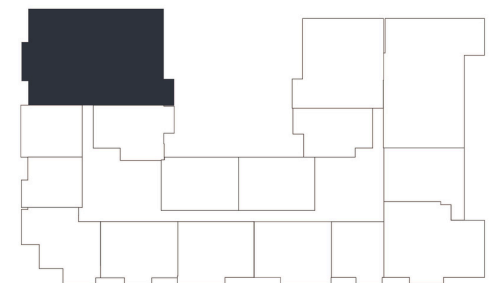
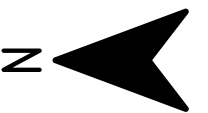
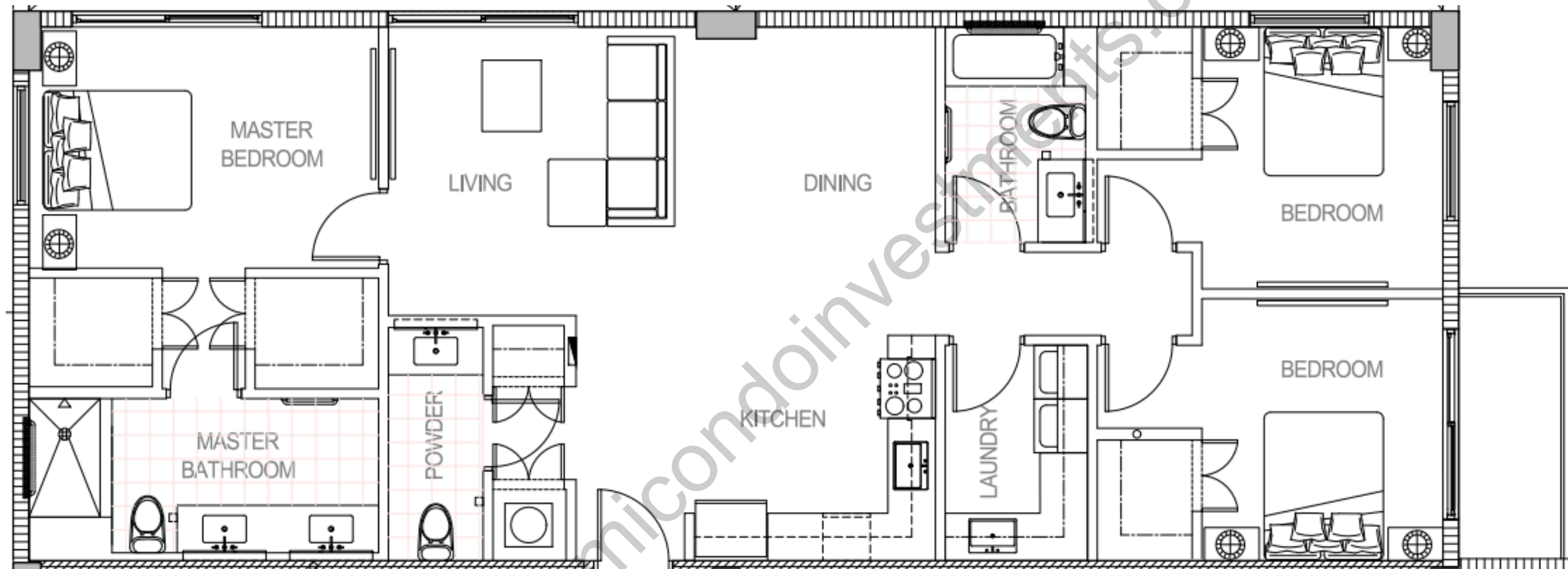
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01

C1

3B/2.5B

1430 SF



Floors: 6 - 8

The Mastery Behind *the Vision*

DEVELOPER

Ascendra Capital

Ascendra Capital seeks superior risk-adjusted returns by investing in leaders who share our vision for excellence and integrity. Each partnership reflects our dedication to excellence and transformative opportunities. Our partners leverage decades of leadership experience across healthcare, finance, real estate, operations, and private equity, in targeting unique opportunities and driving meaningful growth. Our vision is defined by integrity, expertise, and commitment to achieving excellence across all facets of our investments.

INTERIOR DESIGN

Asprea Studio

Based in New York, Asprea Studio is a multidisciplinary interior design firm renowned for creating sophisticated spaces across luxury residential, commercial, hospitality, and private projects. Founded and led by Karen Asprea, the firm is composed of a dynamic group of creative professionals with expertise across design, technology, and storytelling. With offices in New York and Miami, the studio's portfolio includes domestic and international work, from large-scale developments to bespoke interiors. At its core, Asprea Studio is defined by a collaborative process, where bespoke comfort reflects lives to be lived with intention, vision, and hope for all that is and will be.

ARCHITECT OF RECORD

Caymares Martin A&E Design

Caymares Martin Architectural and Engineering Design is a full service company offering comprehensive architectural and Interior Design. It was founded in 2006 by Olenia Martin and Jose Caymares with the goal of providing quality design and business services. It has built a solid client base by emphasizing the delivery of architectural and engineering services in a creative, technically proficient and professional manner. The firm has designed outstanding projects in the community and its experience involves design and project management of multifamily residential, mix-use projects, office buildings and custom homes. To date, Caymares Martin A&E Design has designed over \$250 million in properties across Miami.

SEVEN17EEN GABLES

THE RESIDENCES

