

# SEVENTEEN GABLES

## THE RESIDENCES

Seventeen Gables is a collection of boutique luxury residences set in an elegant eight-story tower—the tallest in East Gables—spanning uninterrupted, sweeping panoramas that stretch from a verdant tree canopy to the Miami city skyline. Seventeen Gables offers a rare combination of relaxed luxury in a peaceful, walkable setting, while minutes from both Miracle Mile's bustling cuisine & art and Brickell's global epicenter of finance and cuisine.

### BUILDING FEATURES

- Intimate arrival lobby immersed in natural materials and filled with diffuse natural light, surrounded by rich landscaping.
- Smart package room with integrated lockbox. • Dedicated resident storage rooms and secure bicycle storage. • Leading on-site property management with controlled-access entry and state-of-the-art security technology.
- Resident building management app offering 24-hour amenity reservations, valet coordination, package management, and direct community communication.
- Dedicated parking + 24-hours valet parking.

### RESIDENCE FEATURES

- Impeccably finished 1- to 3-bedroom residences.
- Open, flexible layouts featuring floor-to-ceiling impact glass windows.
- Premium engineered stone countertops paired with European-style cabinetry.
- Kitchen appliance suite including Bosch stovetop and ovens, with paneled Fisher & Paykel refrigerator and dishwasher for a seamless integrated look.
- Spa-inspired baths with floating vanities and designer fixtures.
- Curated selection of premium flooring.
- Smart home technology for lighting and climate control.

### THE AMENITIES

#### Third-floor Amenity Deck:

- Featuring a serene resort-style pool + integrated in-pool lounging steps designed for effortless relaxation.
- A beautifully landscaped sun shelf, with panoramic views.
- Outdoor Bar & Sink and social spaces for casual gatherings.
- Fully equipped fitness center outfitted with state-of-the-art equipment & free weights.
- Outdoor yoga terrace
- Resident club room & social lounge with sculptural lighting, an entertainer's kitchen, and generous seating for hosting or unwinding.

#### Ground Floor:

- Dog park
- Children's playground
- Half basketball court
- Sauna
- Ground-level splash fountain set within the garden, offering a tranquil visual centerpiece.

#### Lobby Level:

- Co-working center with dedicated desks, private booths.
- A/V-ready conference room.

A serene residential oasis



Minutes from the heart of Miami.

## THE TEAM

An innovative collaboration of leading architects, artists, developers, designers and curators.

## DEVELOPMENT

### ASCENDRA CAPITAL

[ascendracap.com](http://ascendracap.com)

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, 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.

## ARCHITECT OF RECORD

### CAYMARES MARTIN A&E DESIGN

[caymaresmartin.com](http://caymaresmartin.com)  
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, Mixed-Use Projects, Office Buildings and Custom Homes. To date, Caymares Martin A&E Design has designed over \$250M in properties across Miami.

## ARCHITECTURE & INTERIOR DESIGN

### ASPREA STUDIO

[aspreastudio.com](http://aspreastudio.com)

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 comprised 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 a lifestyle of intention, vision, and hope for all that is and will be.

## SALES & MARKETING

### CERVERA REAL ESTATE

[cervera.com](http://cervera.com)

Cervera Real Estate is a Miami-based, family-owned and operated, full-service international real estate brokerage. Founded in 1969 as the first agency to exclusively represent developers in the sales and marketing of their projects, Cervera created a specialized field within the brokerage industry; and was the first to market extensively in international markets. Since then, Cervera has played a role in every Miami real estate cycle and closed more than \$22 billion in sales. The Cervera name has represented over 120 luxury high-rise condominium towers across South Florida and played an integral role in the revitalization of neighborhoods, including Brickell, Miami Beach's South of Fifth, Downtown Miami, Coconut Grove, and Edgewater. Today, Cervera continues to broaden its international relationships, while expanding its global reach. In 2021, the firm was selected for membership in Leading Real Estate Companies of the World and Luxury Portfolio International.



 ASCENDRA CAPITAL

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