

# TOWN HOMES 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:** Three stories
- Bedrooms:** Four bedrooms and Family room
- Bathrooms:** Three 1/2 bathrooms and Four 1/2 bathrooms
- Car-garages:** Two car garage
- Total units:** 16 glamorous Town Homes
- Location:** Ideal east/west positioning between Hernando Street and Segovia Street situated on the exclusive Malaga Avenue
- Architectural Style:** inspired by 19th century Spanish-colonial architecture with a beautifully functional and modern interior floor-plan
- Character:** Features private and spacious covered terraces reminiscent of a noble Spanish-colonial facade
- 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 logia doors
- Wide bi-folding terrace door
- Wood-plank front door finished

**Kitchen**

- Italian Kitchen
- Wet bar
- Generous island
- Stone countertops and backsplash
- High-end appliances
- Undercount stainless steel sink

**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

**EXTERIOR****Finishes**

- Smooth painted stucco
- Elegant coral stone architectural details
- Cast stone architectural details
- Paint cast aluminum balustrade
- Brown clay barrel roof tile
- Exterior iron lantern

**Outdoor Spaces:** Spacious, elegant terraces & balcony that bring abundant light and expand livable spaces

- Coral stone floors
- Spacious, elegant and private terraces with balcony that bring abundant light and expand livable spaces
- Partially covered outdoor terrace for entertaining
- 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)*
- Skylight over stairs
- Electrical vehicle charger

	TYPE A & AR	TYPE B & BR	TYPE C & CR
A.C. SPACE	3,246	3,147	3,218
COVERED TERRACE	510	435	452
GARAGE	519	517	526
OPEN TERRACE	209	216	259
ADJUSTED AREA	3,364	3,515	3,594
TOTAL SQ. FT.	4,484	4,315	4,455