

VILLA VALENCIA

CORAL GABLES

SITUATED ON THE
PRIVATE SIDE OF
CORAL GABLES, VILLA
VALENCIA WILL FEATURE
THIRTY-NINE LUXURY
CONDOMINIUM
RESIDENCES THAT OFFER
A RICH CITY LIFESTYLE
WITH THE PRIVACY
OF BOUTIQUE LIVING.

Residences, each with at least one corner exposure, rise to 13 stories,
crowned with two Lower penthouses and one Upper penthouse in the sky.





BUILDING FEATURES

39 3 - 6 bedroom residences ranging from 2,800 - 6,200 AC SF

Most residences have outdoor terraces ranging from 254 - 4,600 SF

Beautiful city, water and golf course views

All residences delivered furniture ready

3 Penthouse residences

24-hour attended private residential lobby

Onsite valet, at your service

Onsite gated, secure parking garage

Lush 10,000 SF onsite park and garden with shade trees



AMENITIES

Grand building entrance with lobby lounge

Covered garden and valet waiting area

Over 19,000 SF of residential amenities

Drawing room with serving kitchen for refreshments,
perfect for casual hosting Boardroom with conference center

Library with generous outdoor terrace overlooking the park

Entertainment space with billiards, golf simulator and driving simulator

Pool Deck featuring two summer kitchens and relaxation sunbeds

78-foot resort-style pool with lap lane and waterfall

Cucina, featuring a full kitchen and bar for entertaining,
which opens to the pool deck

State-of-the-art fitness center with spaces for yoga, weights, cardio,

Pilates and stretching

Spa and wellness center with treatment room, Hammam, hydrotherapy
plunge pools, and his-and-her saunas, steam rooms, and experience showers

Dog park with artificial turf and dog run

Golf carts available to take to The Biltmore or Downtown Coral Gables





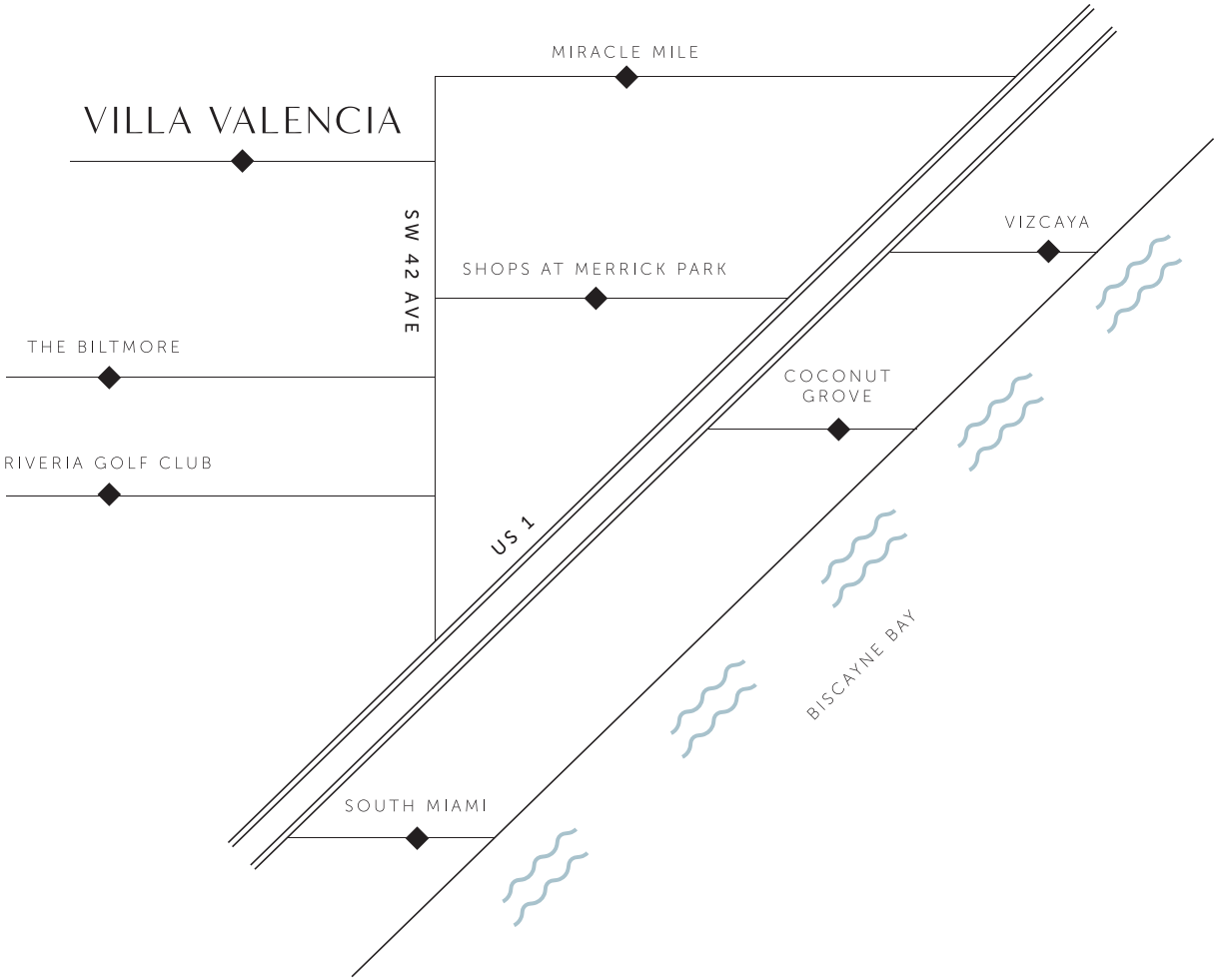






NEIGHBORHOOD

No other enclave in South Florida offers the same sense of place, rich history and deeply rooted culture as Coral Gables – The City Beautiful. A home at Villa Valencia opens the door to daily experiences one can only have in this area: walking the downtown promenade, home to dozens of wonderful shops, restaurants, theaters, parks and offices; shopping and dining at The Village at Merrick Park; wonderful art and cultural encounters; a choice of excellent golf courses, award-winning parks, shaded walks, quiet canals and more, all set in the heart of South Florida.





Live where great days out melt into relaxing nights in, where the thrill of urban excitement gives way to nature's tranquility. Villa Valencia is where the city meets beauty, which can only be one place - The City Beautiful.

SHOPS

SHOPS AT MERRICK PARK
CORAL WAY AND DOWNTOWN
ESSENCE BOUTIQUE
LUMINAIRE
JAE'S JEWELERS
LEICA
ITALIAN EYEWEAR INC
WOLFE'S WINE SHOPPE

SERVICES

PIERRE'S FRENCH CLEANERS
GIRALDA CLEANERS
CHRISTIAN GARCIA
BESPOKE TAILORS
BRIDGET'S SHOES &
HANDBAG REPAIRS

HOTELS

THE BILTMORE HOTEL
HOTEL COLONNADE
HOTEL ST. MICHEL

OUTDOORS

COUNTRY CLUB PRADO
BLITMORE GOLF CLUB
VENETIAN POOL
WAYSIDE PARK
FAIRCHILD BOTANICAL GARDEN
RIVERIA COUNTRY CLUB

BEAUTY

ELEMIS DAY SPA
SPA BAR
AVALON SALON
LAUREN'S FACE THE DAY
BLO BLOW DRY BAR
WELL GROOMED GENTLEMEN
THE SPOT BARBER SHOP
THE BILTMORE SPA

CULTURE

BOOKS & BOOKS
ACTORS PLAYHOUSE
CORAL GABLES ART CINEMA
LOWE ART MUSEUM

DINE & DRINK

HILLSTONE
CIBO WINE BAR
BULLA
FIOLA GRAZIANO'S IN THE GABLES
GRAZIANO'S IN THE GABLES
HOUSE KITCHEN AND BAR
M HOUSE
MESAMAR SEAFOOD TABLE
ORTANIQUE ON THE MILE
TALAVERA COCINA MEXICANA
EATING HOUSE
ZUCCA

SCHOOLS

UNIVERSITY OF MIAMI
GULLIVER SCHOOL
CARROLLTON OF THE SACRED HEART
SAINT STEPHEN'S EPISCOPAL
RANSOM EVERGLADES SCHOOL



