

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

VILLA VALENCIA

RESIDENCE FEATURES

Private foyer with limited access elevator entry
10-foot ceilings in living spaces
10-foot European exterior wood doors with concealed hinges
8-foot European interior wood doors with concealed hinges
Exquisite porcelain floors
Custom motorized window treatments
Custom European cabinetry
Custom closets finished with European millwork
Most residences have outdoor terraces with summer kitchens featuring an ice maker and beverage center
Master bedroom suite with spacious bathroom, separate vanity area and dressing room
2 assigned EV-ready parking spaces per residence

KITCHENS

Gourmet eat-in kitchen with custom European cabinetry
Brizo and Delta fixtures
Full state-of-the-art Subzero and Wolf appliance suite includes steam oven, convection oven, range, hood, microwave, dishwasher, refrigerator and under counter wine cooler

BATHROOMS

Master bathrooms feature custom vanities
Full height glass-enclosed rain showers
Brizo and Delta fixtures
Villeroy & Boch wall-hung water closets
Select residences feature a Villeroy & Boch soaking tub

TECHNOLOGY

Lighting control system throughout
Smart home control system
Residences pre-wired for audio and high-speed internet
High-speed WIFI in all common areas
Impact glass door and window systems

PENTHOUSE FEATURES

Sweeping floor plan made for an indoor/outdoor lifestyle
Expansive covered and uncovered terraces over 2,000 SF
Private foyer with direct elevator access
Finished with custom millwork package
Spacious media and entertainment room
Grand master bathrooms with VICHY steam shower
Large outdoor kitchen and wetbar
Beautiful private sky terrace with pool

BACK OF HOUSE

Oversized service elevator • Valet office • Mail and package room • Onsite property manager office
Bike Rack • Monitored HD security camera system

OPTIONAL FEATURES

Private A/C pool cabanas • Private storage
Additional parking spaces • Private garages

CUSTOMIZATION FEATURES

Custom millwork package
Custom wood or stone flooring package
Upgraded technology package

DEVELOPER

LOCATION VENTURES

ARCHITECTURE & INTERIORS

HAMED RODRIGUEZ ARCHITECTS
CMA DESIGN STUDIO

LANDSCAPE ARCHITECTURE

L&ND DESIGN

TECHNOLOGY

HEDSOUTH

515 VALENCIA AVENUE, CORAL GABLES, FL 33134



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