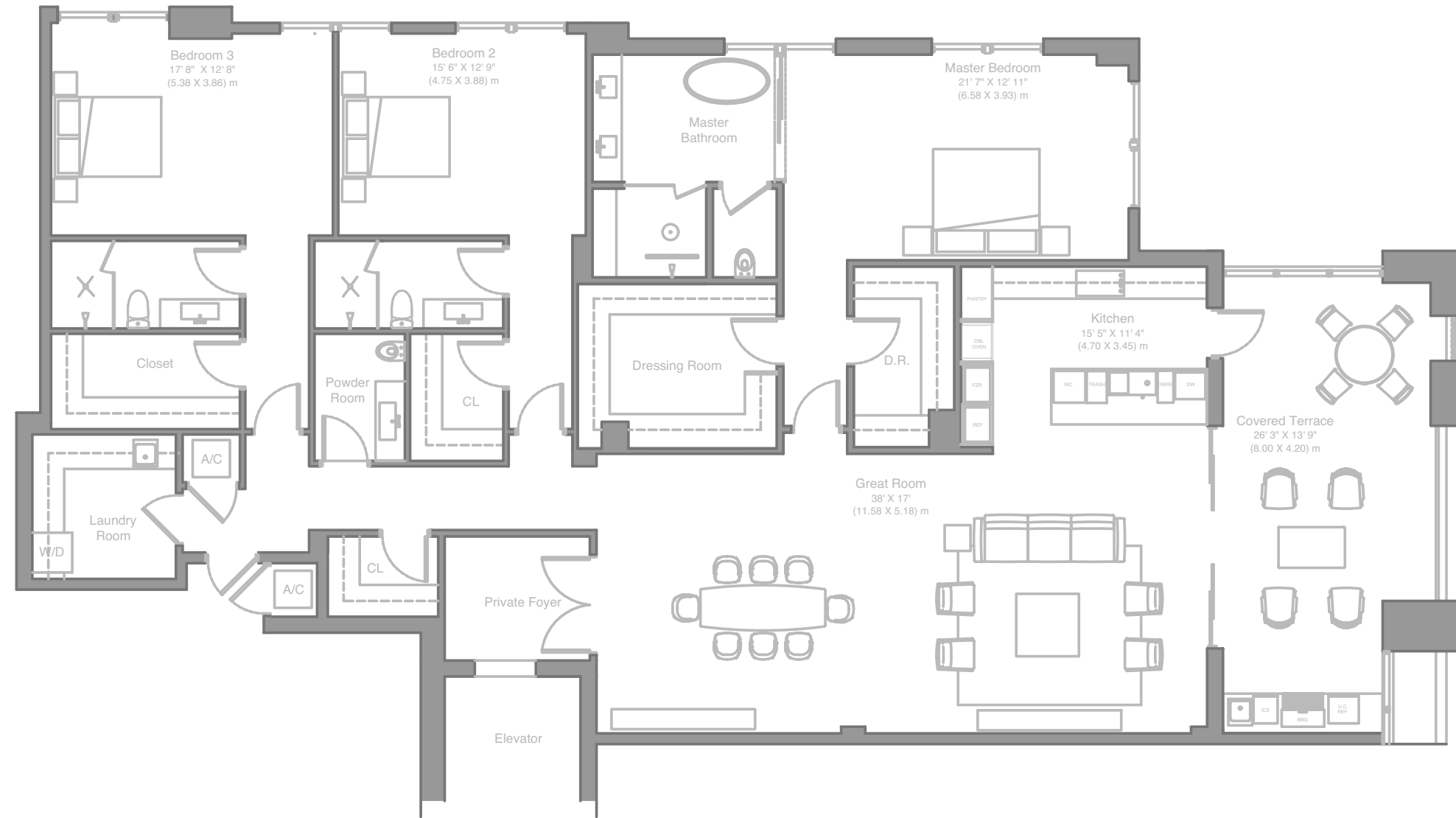


RESIDENCE C

NE FLOORS 2-5



BEDS	BATHS	A/C
3	3.5	2995 SF / 278 SM

UNIT	TERRACE	TOTAL
303	434 SF / 40 SM	3429 SF / 318 SM
303	434 SF / 40 SM	3429 SF / 318 SM
403	461 SF / 43 SM	3456 SF / 321 SM
503	345 SF / 32 SM	3340 SF / 310 SM

RESIDENCE FEATURES

Private foyer with semi-private elevator entry
 Spacious living spaces
 10-foot ceilings in living areas
 Lighting control system throughout

Custom motorized window treatments
 Gourmet eat-in kitchen with custom European cabinetry
 Full state-of-the-art Subzero and Wolf appliance suite
 Custom closets finished with European millwork

Master bedroom suite with spacious bathroom, separate vanity area and dressing room
 Master bathrooms feature custom vanities
 2 assigned EV-ready parking spaces per residence

VILLA VALENCIA

515 VALENCIA AVENUE, CORAL GABLES, FL 33134

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LOCATION VENTURES

ONE

Sotheby's INTERNATIONAL REALTY

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. All prices, plans, specifications, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. See the Declaration for additional details. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. This project is being developed by 515 Valencia SPE, LLC ("Developer"), which has a limited right to use the trademarked names and logos of Location Ventures. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Location Ventures and you agree to look solely to Developer (and not to Location Ventures and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.