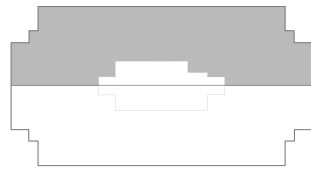


LOWER PENTHOUSE N TWELFTH FLOOR

VILLA VALENCIA



PENTHOUSE FEATURES

- 8'-foot European wood doors with concealed hinges
- 24 x 48' porcelain floors throughout
- Custom motorized window treatments
- Custom European cabinetry
- Most units come with art-ready gallery wall
- 10'-foot ceilings throughout
- Master bedroom suite with large, finished walk-in closet

- Custom closets finished with European millwork
- Semi-private elevator entry to each unit
- 2 assigned parking spaces per unit
- Unique floor design creating indoor/outdoor living space
- Expansive covered and uncovered terraces over 1,000 SF
- Large outdoor kitchen and wet bar
- Beautiful private terrace pool

- Outdoor terrace with summer kitchen with ice machine and beverage center
- Custom European millwork finishings package
- Large outdoor kitchen and wet bar
- Spacious media and entertainment room
- Steam Shower

BEDS	BATHS	A/C	TERRACE	TOTAL
5	5.5	4211 SF / 391 SM	2179 SF / 202 SM	6390 SF / 2570 SM

515 VALENCIA AVENUE, CORAL GABLES, FL 33134

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VILLAVALENCIA.COM

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.