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

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 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 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 generically used in sale 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.

BEDS BATHS A/C
1 + DEN 3.5 2686 SF / 250 SM

UNIT TERRACE TOTAL
201 306 SF / 28 SM 2992 SF / 278 SM
301 254 SF / 24 SM 2940 SF / 273 SM
401 254 SF / 24 SM 2940 SF / 273 SM
501 208 SF / 19 SM 2894 SF / 269 SM

RESIDENCE A
SW FLOORS 2-5

VILLA VALENcia

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.

515 VALENcia AVENUE, CORAL GABLES, FL 33134 786.971.6680 VILLAVALENcia.COM

LOCATION VENTS
ONE Sotheby’s INT’L REALTY

This project is being developed by 515 Valencia SPE, LLC. Developer reserves the right to use the trademarked names and logos of Location Ventures. Any and all statements, descriptions and representations shall be developed by Developer and not its location ventures and you agree to look solely to Developer and not its location ventures as any of its affiliates with respect to any actual or alleged matters relating to the marketing and/or development of the Condominium and you agree to look solely to Developer and not its location ventures with respect to any actual or alleged matters relating to the marketing and/or development of the Condominium.