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

RESIDENCE C
NE FLOORS 2-5

BEDS	BATHS	A/C
1	3.5	2935 SF / 276 SM

UNIT	TERRACE	TOTAL
303	434 SF / 40 SM	3429 SF / 318 SM
303	434 SF / 40 SM	3429 SF / 318 SM
403	463 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

LOCATION VENTURES
ONE Sotheby's International Realty
515 VALENCIA AVENUE, CORAL GABLES, FL 33134
786.971.6680
VILLAVALENCIA.COM

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 in 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 do not include all interior structural components and other common elements. The 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, countertops, floors, finishes 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" means: the persons whose names and/or entities are listed as Developers in the Declaration. These names and/or entities may change without prior notice. The name and/or entity referred to herein including, without limitation, trademarked and other proprietary names and/or entities are trademarks and/or service marks of the company referred to herein who may or may not have any ownership interest in the development. "Location Ventures LLC" and "Location Ventures" are trademarks and/or service marks of the company referred to herein who may or may not have any ownership interest in the development.