**LOWER PENTHOUSE**  
**TWELFTH FLOOR**

**VILLA VALENCIA**

**PENTHOUSE FEATURES**

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

**BEDS  BATHS  A/C  TERRACE  TOTAL**

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<tr>
<td>5</td>
<td>5.5</td>
<td>4311 SF / 391 SM</td>
<td>2179 SF / 202 SM</td>
<td>6590 SF / 2570 SM</td>
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**515 VALENCIA AVENUE, CORAL GABLES, FL 33134**

**786.971.6680**

**VILLA VALENCIA.COM**

**LOCATION VENTURES**

**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. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Location Ventures. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Location Ventures. Any and all statements, disclosures and/or representations are subject to change and will not necessarily reflect the final plans and specifications for the development. Features, finishes, 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). 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). 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). These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Location Ventures. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Location Ventures. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Location Ventures. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Location Ventures. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Location Ventures. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Location Ventures. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Location Ventures. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Location Ventures.