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## VILLA VALENCIA LAUNCHES SALES IN CORAL GABLES

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Villa Valencia has launched sales in “The City Beautiful,” bringing a new residential address that blends private luxury with a true downtown lifestyle. The project is being developed by Location Ventures, the Miami-based real estate investment firm with a portfolio of residential and mixed-used projects throughout South Florida. Villa Valencia will be a collection of just 39 ultra-luxury condominium residences rising 13-stories in Coral Gables, located at 515 Valencia Avenue. Designed by Hamed Rodriguez Architects, Villa Valencia’s façade is a fresh interpretation of the architectural style of Coral Gables, which harmoniously blends with its tropical modern interiors by CMA Design Studio, led by Principal Owner Cesar Molina.

Residences will range from three- to four-bedrooms spanning 2,616 to 3,276 SF on a single level. Two lower penthouse levels encompass the 11th and 12th floors, with units ranging from 2,678 SF, with 343 SF of terrace, to 4,267 SF, with more than 2,000 SF of covered and

uncovered terraces. Marking the pinnacle of luxury is the full-floor, six-bedroom penthouse on the top level, a villa in the sky, at 6,263 SF, that will be complete with a private elevator and pool, 10-foot ceilings, and an expansive 4,646-SF terrace. All residences present open floor plans with deep, wide terraces and at least one corner exposure, offering sweeping views of the city, golf course, and water. Residences provide private foyers with elevator entry and are adorned with superior finishes. This includes exquisite European flooring, 10-foot exterior sliding doors, and finished custom closets. Kitchens are equipped with state-of-the-art Subzero and Wolf appliances, a wine cooler, custom cabinetry and quartz countertops.

“Villa Valencia fulfills a vision to unite estate-like living and a condominium setting without compromise,” said Rishi Kapoor, CEO of Location Venture. “To accomplish this, we have carefully conceived one of the most well-thought designs and amenity programs seen in a boutique project within this market. Coral Gables is long-recognized for its exceptional quality of life, and this project emulates that sense of timeless luxury.”

“Today’s affluent buyer, especially those seeking to live in Coral Gables, expects a product that feels customized to their needs, while fitting seamlessly into the context of its location,” added Daniel de la Vega, President of ONE Sotheby’s International Realty. “Villa Valencia leaves no stone unturned in its offerings and we are excited to unveil it to our network and the market.”

Wellness will be a centerpiece at Villa Valencia, with a rich program of spa and fitness offerings to promote relaxation and optimal health. This includes a hammam, steam room, his-and-her saunas, hydrotherapy plunge pools, as well as a state-of-the-art fitness facility with yoga, Pilates and weight training. For outdoor enjoyment, a 78-foot resort-style pool with a lap lane and waterfall is complemented by two summer kitchens and spacious sunbeds.

Residents will be able to live, work and entertain guests comfortably in a selection of venues throughout the property, as a secondary option to in-home hosting. A tea room with a coffee bar makes for intimate early morning and afternoon gatherings, while a dinner party is ideal in the Cucina that features a full-size kitchen and full bar open to the pool deck. For engaging recreation, the lively entertainment room will have billiards, and golf and driving simulators. In

contrast, an executive room with video conferencing will also allow working from home with ease while the library, with an outdoor terrace, is a tranquil haven overlooking a lush park with shaded trees. Keeping pets in mind, the park will also feature a play area for dogs with a green space and exercise run. Valet parking, 24-hour concierge and private garages make security and discrete living a priority.

Villa Valencia residences start from \$1.65 million with sales and market being exclusively represented by ONE Sotheby's International Realty. The project expects to be delivered move-in ready, completion is anticipated for summer 2021.









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