

# MANSION GLOBAL

ONLY THE EXCEPTIONAL

## Penthouse Apartment in a New Luxury Condo Tower in Coral Gables, Florida

Villa Valencia, at the edge of the downtown core, will be delivered in 2021

BY BILL CARY | JULY 3, 2019



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*Sales launched in early February, with anticipated completion in the summer of 2021.*



*This five-bedroom penthouse will be one of two apartments on the 12th floor of the new 13-story Villa Valencia condo tower.*



*All the residences feature open floor plans with deep, wide terraces.*



*Each of the condos will have at least one corner exposure, offering scenic city, water and golf course views.*



*The lower penthouse has five bedrooms and five full bathrooms.*



*The master bathroom has a pair of sinks and floor-to-ceiling windows.*



*Amenities include a resort-style pool with summer kitchens and sunbed relaxation areas.*

## **Listing of the Day**

**Location:** Coral Gables, Florida

**Price:** \$5.99 million

This five-bedroom penthouse will be one of two apartments on the 12th floor of the new 13-story Villa Valencia condo tower in Miami's affluent suburb of Coral Gables, Florida.

"This is the first truly luxury tower ever to be built in Coral Gables," said Jorge Uribe, senior vice president of ONE Sotheby's International Realty, which is handling sales and marketing of the building on Valencia Avenue.

"All of the apartments are large," he said. "The smallest is a three bedroom."

Sales launched in early February, with anticipated completion in summer 2021.

Each of the condos will have at least one corner exposure, offering scenic city, water and golf course views. All the residences feature open floor plans with deep, wide terraces.

"We have very few residences—only 39," Mr. Uribe said. "You're never fighting for a chair at the pool, you're not sharing the concierge with 150 residences."

The apartments will be delivered "with superior flooring, closets, interior doors and 11-foot ceilings," he said. "You just need to move your furniture in."

This condo, No. LPH1, will be one of two lower penthouses that will share the 12th floor.

Almost 50% of the space in this lower penthouse is outdoor areas, all on the same level, Mr. Uribe said. "You can truly enjoy Miami's finest weather for most of the year."

The majority of luxury penthouses with terraces in Miami tend to be on the rooftop, with spiral staircases up to the roof from the residence, he said. "Most residents end up never using the space."

This apartment has a west-facing terrace off the living room area and another one, facing east, off the master suite.

"A full technology system is included in the pricing," with indoor air and water filtration systems, Mr. Uribe said.

A similar apartment, a 4,000-square-foot penthouse with a terrace, "could easily go for \$15 million to \$20 million in Miami Beach," Mr. Uribe said.

"We will be flexible with the buyer," he added. For example, the buyer may want to reduce the bedroom count to three, "with a huge study in the middle. We can completely make it to the buyer's needs," Mr. Uribe said.

### **Stats**

The 4,267-square-foot apartment has five bedrooms, five full bathrooms and one partial bathroom. There is also 2,179 square feet of outdoor space.

### **Amenities**

Amenities include a spa and wellness center with a treatment room; a hammam/steam room; a his-and-hers sauna and hydrotherapy plunge pools; a fitness facility; valet parking; a "cucina," or kitchen, for entertaining; a dog park and dog run; an executive room with video conferencing; a resort-style pool with summer kitchens and sunbed relaxation areas; an entertainment room with billiards; and golf simulators.

### **Neighborhood Notes**

Villa Valencia is one block from the downtown core of Coral Gables, which has a "high density of restaurants, bookstores and shops, all within a five-minute walk," Mr. Uribe said.

"You're still only 15 minutes from Miami and Miami Beach," he added. "We're also close to three major golf courses."

Agent: Jorge Uribe, ONE Sotheby's International Realty

Unique Visitors per Month: 1,221,603

<https://www.mansionglobal.com/articles/penthouse-apartment-in-a-new-luxury-condo-tower-in-coral-gables-florida-128032>