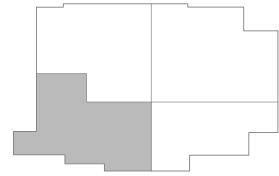


RESIDENCE A

SW FLOORS 2-5



BEDS	BATHS	A/C
3 + 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 FEATURES

Private foyer with limited access elevator entry
 10-foot ceilings in living spaces
 10-foot sliding doors
 8-foot European interior wood doors with concealed hinges

Full height impact glass door and window systems
 Exquisite porcelain floors
 Custom finished closets
 Most residences have outdoor terraces with summer kitchens featuring a beverage center

Master bedroom suite with spacious bathroom, separate vanity area and dressing room
 Two assigned parking spaces per residence
 EV-ready parking spaces available

515 VALENCIA AVENUE, CORAL GABLES, FL 33134

786.971.6680

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LOCATION VENTURES

ONE | Sotheby's INTERNATIONAL REALTY



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. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium 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 footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from 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). This 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, counters, soffits, floor coverings 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"), which has a limited right to use the trademarked names and logos of Location Ventures. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Location Ventures and you agree to look solely to Developer (and not to Location Ventures and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

VILLA VALENCIA