

REAL ESTATE WEEKLY



The transformation of Coral Gables' skyline with luxury residential offerings has now reached a zenith with **Villa Valencia**, the distinguished collection of just 39 luxury condominiums. Following record-breaking sales and its distinction as the first U.S. condominium development to integrate the revolutionary **Delos' DARWIN™ Home Wellness Intelligence** network, **Location Ventures** announced today the completion of the luxury project.

Envisioned and 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 received its Temporary Certificate of Occupancy (TCO) from Miami-Dade County today. The building was constructed by general contractor **Winmar Construction**. Closings are currently underway, and residents have begun to occupy their residences.

Exclusively represented by ONE Sotheby's International Realty, Villa Valencia is currently 95 percent sold. The property has a limited amount of inventory remaining, including a \$14.9 million upper penthouse – the most expensive listing in the submarket. Throughout its sales process, the building has set an unrivaled new standard for luxury condominium living in "The City Beautiful," currently holding the record for the condo with the highest price-per-square-foot ever sold in the area at \$1,100 per square foot.

Villa Valencia is centered on three pillars, nature, technology and wellness, to promote optimal living unlike any other. At its coveted address – 515 Valencia Avenue – the development has integrated Delos' pioneering **DARWIN Home Wellness Intelligence** network within residences, as well as throughout common areas. This exclusive system is the world's first platform aimed at enhancing human health, well-being, sleep and performance by monitoring and calibrating air, light and water quality. It aligns technology with nature's intent by using innovation to bring the best of organic outdoor conditions, inside.

"Not only is this a pivotal moment for Location Ventures and Coral Gables, but also for wellness real estate," said Rishi Kapoor, CEO of Location Ventures. "Villa Valencia showcases the ongoing

demand for health-centric amenities and well-designed spaces that mirror those of nearby estates. Located in a desirable, growing Miami suburb, it is a testament that high quality and timeless elegance in a legacy offering is in great demand.”

With wellbeing as a centerpiece, Villa Valencia’s amenity program leaves no stone unturned. The building is complete with 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, spacious sunbeds and resident-owned cabanas.

Most recently, Villa Valencia debuted Elevate Wellness, a bespoke wellness program that presents spa and wellness services tailored to residents’ needs. This includes closet organization, physician-led health evaluations, acupuncture for humans and canines, dietician-led consultations, and more. The project will also feature an adjoining 9,000-square-foot public park with lush landscaping, contributing to Coral Gables’ green spaces.

Villa Valencia’s architectural DNA is a fresh rendition of Coral Gables signature Mediterranean architecture style, paired with tropical modern interiors. Each residence features private elevator entry and superior finishes such as European flooring, 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. Expansive outdoor terraces accompany each living space.

“We are proud to be a part of Villa Valencia’s journey from conception to completion,” said Daniel de la Vega, President, ONE Sotheby’s International Realty. “Location Ventures set out to deliver one of the most iconic buildings in the city, and that is exactly what they did. Villa Valencia is a market maker in a category of its own. With over \$100 million sold to date, this is an unprecedented moment for our teams and the incredible city of Coral Gables. We are truly privileged to have achieved this milestone together.”

From its prime location, Villa Valencia provides residents direct access to Miami International Airport, in addition to being just blocks away from Miracle Mile, a local mecca for dining, shopping, art and cultural entertainment. The Greater Miami Area is a rapidly expanding economic hub, with Coral Gables, specifically, currently home to 20 consulates and 140 multinational corporations. Major metro essentials also include “Class A” office space, top private and public schools and universities, country clubs, golf courses and museums – all within minutes of the sought-after address.

For more information, visit www.villavalencia.com or call (786) 971-6680.

Unique Monthly Visitors: 28,942

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