

# VILLA VALENCIA

CORAL GABLES

SITUATED ON THE  
PRIVATE SIDE OF  
CORAL GABLES, VILLA  
VALENCIA WILL FEATURE  
THIRTY-NINE LUXURY  
CONDOMINIUM  
RESIDENCES THAT OFFER  
A RICH CITY LIFESTYLE  
WITH THE PRIVACY  
OF BOUTIQUE LIVING.

Residences, each with at least one corner exposure, rise to 13 stories,  
crowned with two Lower penthouses and one Upper penthouse in the sky.



# BUILDING FEATURES

39 3 - 6 bedroom residences ranging from 2,800 - 6,200 AC SF

Most residences have outdoor terraces ranging from 254 - 4,600 SF

Beautiful city, water and golf course views

All residences delivered furniture ready

3 Penthouse residences

24-hour attended private residential lobby

Onsite valet, at your service

Onsite gated, secure parking garage

Lush 10,000 SF onsite park and garden with shade trees



# AMENITIES

Grand building entrance with lobby lounge

Covered garden and valet waiting area

Over 19,000 SF of residential amenities

Drawing room with serving kitchen for refreshments,  
perfect for casual hosting Boardroom with conference center

Library with generous outdoor terrace overlooking the park

Entertainment space with billiards, golf simulator and driving simulator

Pool Deck featuring two summer kitchens and relaxation sunbeds

78-foot resort-style pool with lap lane and waterfall

Cucina, featuring a full kitchen and bar for entertaining,  
which opens to the pool deck

State-of-the-art fitness center with spaces for yoga, weights, cardio,

Pilates and stretching

Spa and wellness center with treatment room, Hammam, hydrotherapy  
plunge pools, and his-and-her saunas, steam rooms, and experience showers

Dog park with artificial turf and dog run

Golf carts available to take to The Biltmore or Downtown Coral Gables

































































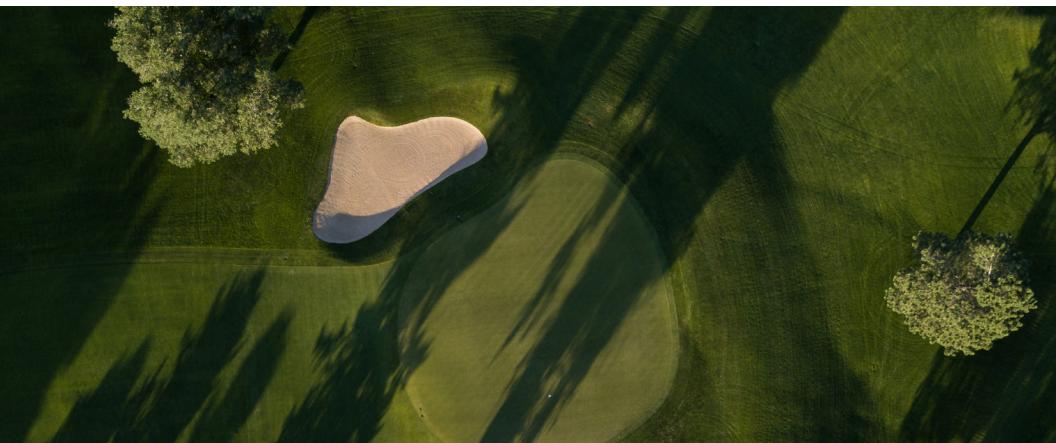






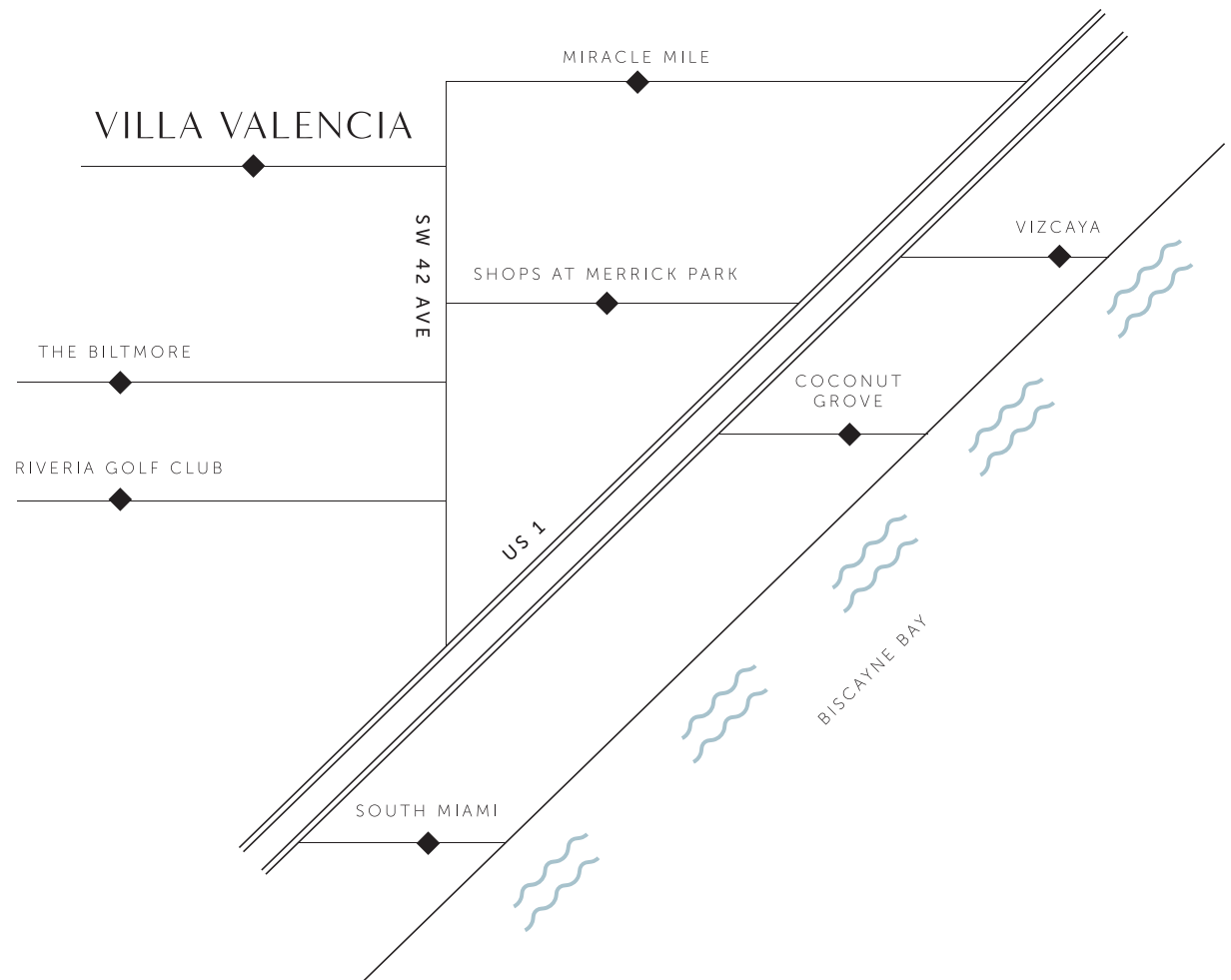






# NEIGHBORHOOD

No other enclave in South Florida offers the same sense of place, rich history and deeply rooted culture as Coral Gables – The City Beautiful. A home at Villa Valencia opens the door to daily experiences one can only have in this area: walking the downtown promenade, home to dozens of wonderful shops, restaurants, theaters, parks and offices; shopping and dining at The Village at Merrick Park; wonderful art and cultural encounters; a choice of excellent golf courses, award-winning parks, shaded walks, quiet canals and more, all set in the heart of South Florida.





*Live where great days out melt into relaxing nights in, where the thrill of urban excitement gives way to nature's tranquility. Villa Valencia is where the city meets beauty, which can only be one place – The City Beautiful.*

## SHOPS

SHOPS AT MERRICK PARK  
CORAL WAY AND DOWNTOWN  
ESSENCE BOUTIQUE  
LUMINAIRE  
JAE'S JEWELERS  
LEICA  
ITALIAN EYEWEAR INC  
WOLFE'S WINE SHOPPE

## SERVICES

PIERRE'S FRENCH CLEANERS  
GIRALDA CLEANERS  
CHRISTIAN GARCIA  
BESPOKE TAILORS  
BRIDGET'S SHOES &  
HANDBAG REPAIRS

## HOTELS

THE BILTMORE HOTEL  
HOTEL COLONNADE  
HOTEL ST. MICHEL

## OUTDOORS

COUNTRY CLUB PRADO  
BLITMORE GOLF CLUB  
VENETIAN POOL  
WAYSIDE PARK  
FAIRCHILD BOTANICAL GARDEN  
RIVERIA COUNTRY CLUB

## BEAUTY

ELEMIS DAY SPA  
SPA BAR  
AVALON SALON  
LAUREN'S FACE THE DAY  
BLO BLOW DRY BAR  
WELL GROOMED GENTLEMEN  
THE SPOT BARBER SHOP  
THE BILTMORE SPA

## CULTURE

BOOKS & BOOKS  
ACTORS PLAYHOUSE  
CORAL GABLES ART CINEMA  
LOWE ART MUSEUM

## DINE & DRINK

HILLSTONE  
CIBO WINE BAR  
BULLA  
FIOLA GRAZIANO'S IN THE GABLES  
GRAZIANO'S IN THE GABLES  
HOUSE KITCHEN AND BAR  
M HOUSE  
MESAMAR SEAFOOD TABLE  
ORTANIQUE ON THE MILE  
TALAVERA COCINA MEXICANA  
EATING HOUSE  
ZUCCA

## SCHOOLS

UNIVERSITY OF MIAMI  
GULLIVER SCHOOL  
CARROLLTON OF THE SACRED HEART  
SAINT STEPHEN'S EPISCOPAL  
RANSOM EVERGLADES SCHOOL









v/v