

# GABLES VILLAGE

HOME TO 48 LUXURY RESIDENCES



Tranquil. Elegant. Exclusive.  
Introducing a celebration of  
luxury in the City Beautiful.

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Built in the classic enclave of Coral Gables, the new *Gables Village Collections* revive the legacy of the city's first architectural icon. Inspired by George Merrick's Spanish architecture, Gables Village reflects the community's past and present vision—"The Village Project"—and offers 48 residences that are perfectly at home in their tropical surroundings.

# Modern style meets unmatched elegance

Here, timeless architecture and meticulously selected finishes are inspired by both the past and present, harmonizing with Coral Gables' lush environment to create a one-of-a-kind experience. Residences range from two-bedroom flats to four-bedroom townhomes, achieving a delicate balance between homes and gardens, between privacy and serenity.





## A tribute to the Art of Living

In addition to breathtaking living areas and stylish interiors, the abundant common spaces of Gables Village appeal to all lifestyles. The village's curated amenities exceed expectations, reflecting a sophisticated design that encompasses the beauty of the natural and built environments, promoting wellness and the art of luxury.



## Superb scenery

The community's love for nature is expressed through a delightful variety of garden spaces, lush green avenues, plazas, walkways, parks, and fountains for residents to revel in.

### FEATURES

#### Exteriors

##### Finishes

- Smooth painted stucco
- Elegant coral stone architectural details
- Cast aluminum balustrade
- Brown clay barrel roof tile
- Exterior iron lantern

##### Outdoor spaces

Spacious, elegant terraces bring abundant natural light and expand livable spaces

- Coral stone floors
- Spacious, elegant and private terrace and balconies bring abundant natural light and expand livable spaces
- Covered outdoor spaces for entertaining
- Wide bi-fold door system that integrate the courtyard with the family room and kitchen
- Walls in outdoor spaces for privacy

### FEATURES

#### Interiors

##### Kitchen and butler's pantry

- Italian cabinets
- Stone countertops and backsplash
- High end appliances
- Undercount stainless steel sink

##### Door and Windows

- High-end CGI hurricane rated windows and doors in bronze finish
- French doors with transoms
- Wide bi-folding patio doors
- Wood-plank front door finished

##### Master bathroom

- Natural stone floors
- Italian vanities
- Double vanities with natural stone countertops
- Generous walk-in shower
- High-end plumbing fixtures including faucets, shower-heads, and toilet
- Separate water closet

##### Secondary bathrooms

- Natural stone floors
- Italian cabinets with natural stone countertops
- High-end plumbing fixtures including appliances
- Skylight

##### Walk-in laundry

- Laminated cabinets in white
- Large washer and dryer
- Deep laundry sink

##### Additional features

- Stair with custom made metal railing, skylight for additional natural daylight
- Premium wood traditional doors 7 and 8 foot high
- Designer door hardware
- Elevator easily accessible from garage and kitchen
- Energy efficient air-conditioning system divided into zones
- Instant hot water provided by a recirculating hot water system
- Soundproofing wall insulation for privacy
- Generator-ready design (pre-wiring included only)
- Smart-ready home (tv and telephone included only)

## An iconic community

Coral Gables is a deeply-rooted city of exceptional beauty, with a luxurious lifestyle that offers a sense of place, an air of history and a feeling of belonging. Gables Village provides the privacy you desire, with easy access to Miami and the world beyond.



## An elevated lifestyle

Located in the heart of The City Beautiful, Gables Village is just steps away from the city's business district, Miracle Mile, Riviera Country Club, and The Biltmore Hotel. With luxury boutiques, art galleries and elegant restaurants all close at hand, this new village is a privileged, idyllic setting—surrounded by greenery and tranquility, yet moments from everything.



## Distinctive *Glorietas*

The surrounding neighborhood is dotted with numerous glorietas—a hallmark of Coral Gables' finest boulevards and a unique element of the Spanish Colonial style. These memorable vistas pair architecture, greenery and tropical flair to create viewpoints like nowhere else in Florida.



# Created by the firm with an unparalleled legacy

Founded in 2014 by developer Alirio Torrealba, MG Developer forged ties with several of the best development teams to bring high-quality residential projects, fine taste, and modern construction trends to South Florida. Delivering the highest standards of excellence in luxury homes and interior design, MG Developer is headquartered in Miami, with expertise in Coral Gables, Hialeah and the surrounding area.

## Althea Row

733 ALMERIA AVENUE, CORAL GABLES FL 33134  
COMPLETED 2017  
BOUTIQUE CONDOMINIUM

5 units | 2-3 Bedrooms + Den  
2.5-3.5 Bath | 2 parking spaces

## Biltmore Parc

718 VALENCIA AVE, CORAL GABLES FL 33134  
COMPLETED 2017  
BOUTIQUE CONDOMINIUM

32 units | 2-3 Bedrooms + Den  
2.5-3.5 Bath | 2 parking spaces



## Beatrice Row

2529 ANDERSON RD, CORAL GABLES FL 33134  
COMPLETED 2018 | TOWNHOME PROJECT  
4 Bedrooms | 4.5 Bath | 4 parking spaces



### PALLADIO AWARDS

- Institute of Classical Architecture & Art 2019 Addison Mizner Award for Florida and the Caribbean
- Traditional Building 2020 Palladio Award
- Congress for the New Urbanism Charter Awards 2020

## Villa Blanc

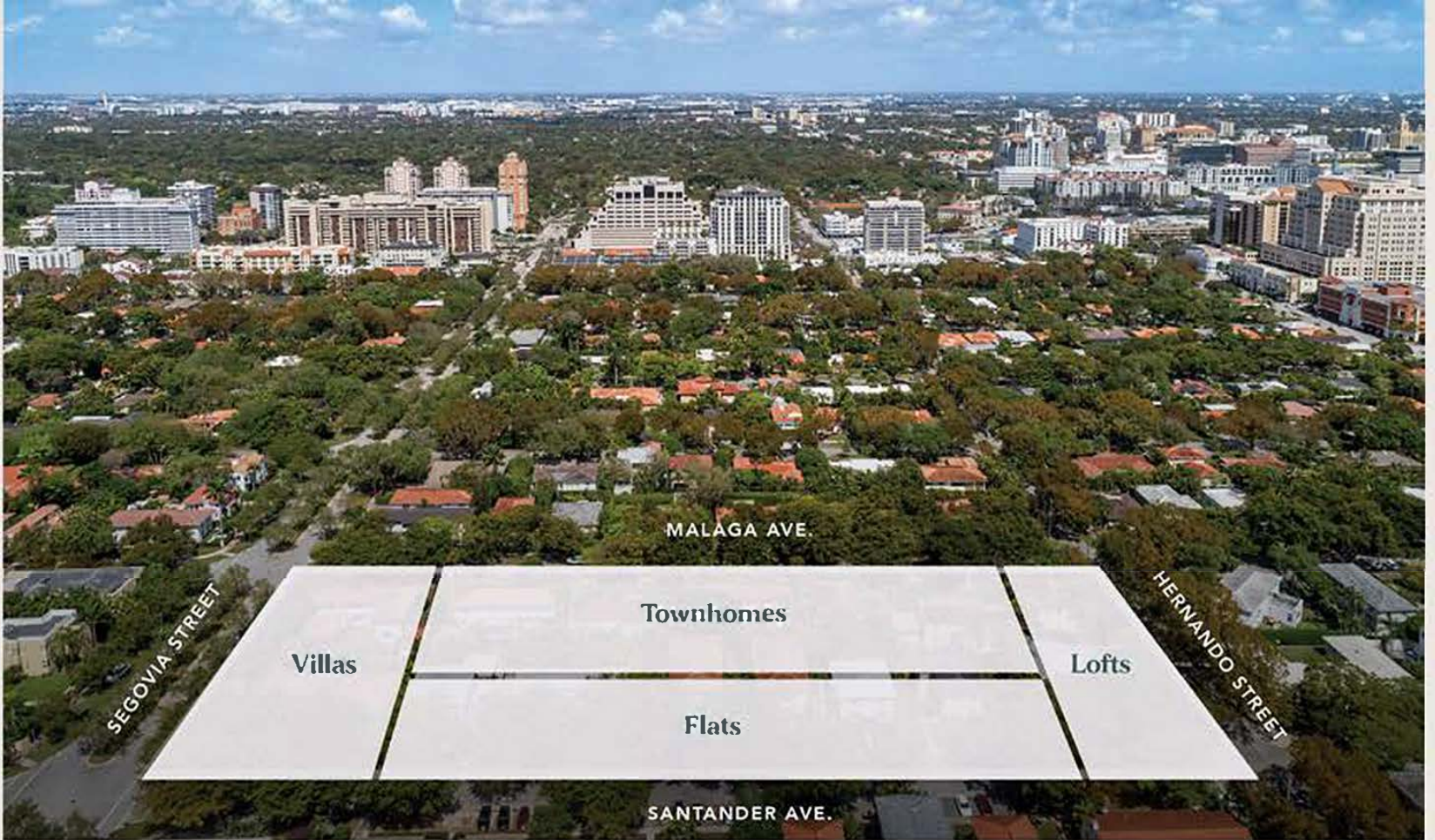
315 SANTANDER AVE, CORAL GABLES FL 33134  
COMPLETED 2019  
TOWNHOMES PROJECT

3 Bedrooms | 3.5 Bath | 3 parking spaces

## The Ponce

3400 PONCE DE LEON BLVD,  
CORAL GABLES FL 33134  
COMPLETED 2019  
TOWNHOMES PROJECT

3 Bedrooms | 2.5 Bath | 2 parking spaces



## Gables Gallery

CONDOMINIUM  
SANTANDER AVENUE



**MG DEVELOPER**

## The Team

“MG Developer have hand-selected a team that offers exceptional talent and vision.”

An award-winning team comes together to create an unprecedented community in the heart of The City Beautiful. Generous spaces, rich landscaping and impeccable finishes that spare no detail are only a handful of the luxuries that Gables Village presents. The stunning residences capture George Morrick's original vision for the City Beautiful.



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