INVESTO | LUXURY REAL ESTATE
INTERNATIONAL

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.

Each Villa Valencia residence boasts at least one corner exposure, crowned by two lower Penthouse levels and a grand Upper Penthouse encompassing the entire top floor.

BUILDING FEATURES

- 39 three to six-bedroom residences ranging from 2,616 - 6,263 SF
- Most residences have outdoor terraces ranging from 254 - 4,600 SF
- Beautiful city, water or golf course views
- All residences delivered furniture ready
- Three Penthouse levels
- 24-hour attended private residential lobby
- On-site valet, at your service
- On-site gated, secure parking garage
- Lush 10,000 SF on-site 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 and dog run
- Electric shuttle available for travel around town

VILLA VALENCIA

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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

Exquisite porcelain or stone floors

Full Height Impact glass door and window systems

Exquisite European tile floors

Custom European cabinetry

Custom closets finished with European millwork

Most residences have outdoor terraces from 254 SF + with summer kitchens featuring an ice maker and beverage center

Master bedroom suite with spacious bathroom, separate vanity area and dressing room

Two assigned EV-ready parking spaces per residence

KITCHENS

Gourmet eat-in kitchen with custom European cabinetry

Brizo and Delta fixtures

Full state-of-the-art Subzero and Wolf appliance suite includes steam oven, convection oven, induction cooktop, hood, microwave, dishwasher, refrigerator and under counter wine cooler

BATHROOMS

Master bathrooms feature custom vanities

Full height glass-enclosed rain showers

Brizo and Delta fixtures

Villeroy & Boch wall-hung water closets

Select residences feature a Villeroy & Boch soaking tub

TECHNOLOGY

Lighting control system throughout

Smart home control system

Residences pre-wired for audio and high-speed internet

High-speed WIFI in all common areas

Wellness lighting in master suites

PENTHOUSE FEATURES

Sweeping floor plan made for an indoor/outdoor lifestyle

Expansive covered and uncovered terraces

Private foyer with direct elevator access

Finished with custom millwork package

Spacious media and entertainment room

Grand master bathroom with VICHY steam shower

Large outdoor kitchen and wet bar

Beautiful private sky terrace with pool

BACK OF HOUSE

Oversized service elevator • Valet office

Mail and package room • Onsite management office

Bike rack • Monitored HD security camera system

OPTIONAL FEATURES

Private A/C pool cabanas • Private storage

Additional parking spaces • Private garages

CUSTOMIZATION FEATURES

Custom millwork package

Custom wood or stone flooring package

Upgraded technology package

DEVELOPER
LOCATION VENTURES

ARCHITECTURE & INTERIORS
HAMED RODRIGUEZ ARCHITECTS
CMA DESIGN STUDIO

LANDSCAPE ARCHITECTURE
L&ND DESIGN

TECHNOLOGY
HEDSOUTH

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. All descriptions, features and details are proposed only and should not be relied upon as representations, express or implied, of the final detail of the residences or the overall project.

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