

THE  
AVENUE  
CORAL GABLES

INTRODUCING THE AVENUE

Luxury Hotel & Residences

IN CORAL  
GABLES

*Living reimaged.*



# LUXURY HOTEL & RESIDENCES IN CORAL GABLES. REDEFINED.

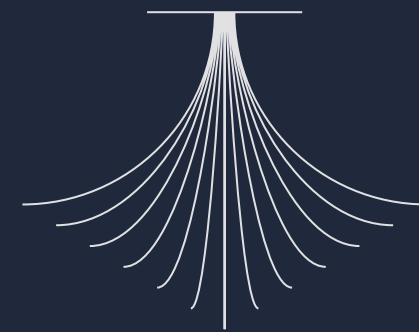
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Every fixture. Every finish. Every piece of furniture. The Avenue is what it means to be truly “move-in ready.”





# VISIONARY ARCHITECTURE



Crafted by the leading architectural firm of Bermello Ajamil & Partners, The Avenue comes to life with a design inspired by Mediterranean classicism. Discover a sculpted, timeless building that will fit perfectly within The City Beautiful while standing out as a landmark address.





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# AVENUE OVERVIEW

- Boutique building of 48 residential units & 6 retail units
- Rooftop pool
- Valet parking
- Fully finished residences
- Exceptional location

# WELCOME HOME TO THE AVENUE

LOBBY

Step into the modern luxury lobby adorned with sleek marble flooring and a magnificent chandelier, creating an ambiance of unparalleled elegance.



# ROOFTOP POOL



# ELEGANT, EUROPEAN INSPIRED INTERIORS

## LIVING ROOM AREA



Every residence comes complete with tasteful finishes and expertly selected furnishings and decor from Adriana Hoyos Design Studio. After redefining tropical luxury for nearly three decades, the team will now make their mark on the best address in Coral Gables.

# KITCHEN AREA





# MASTER BEDROOM



# BATHROOM





# ADRIANA HOYOS

Founded in 1994, Adriana Hoyos furnishings have converted over time in an iconic brand for glamorous design rooted in a Latin American style.

Vertically integrated, with manufacturing facilities in Quito, Ecuador and International headquarters in Miami, Florida. Family owned and operated, the brand was created on the principles of offering unique

and stylized products with great added value that enhances spaces with sophisticated comfort. Our product portfolio includes case goods, upholstery, and accessories.



# ADRIANA HOYOS PROJECTS



# ADRIANA HOYOS AWARDS



(VANDERBILT MANSION SUBCATEGORY WINNER INTERIOR DESIGN-COMMERCIAL) FLORIDA, 2021



BEST INTERIOR DESIGN PRIVATE RESIDENCE  
FLORIDA, 2019

USA PROPERTY AWARDS



BEST LATIN AMERICA DESIGN IN THE CATEGORY OF LARGE  
RESIDENCE.  
CHICAGO, 2019

IIDA



LOUNGE OF THE YEAR 2018  
QUITO, ECUADOR

PRIORITY PASS



THE CAPABILITY TO CREATE AN ATMOSPHERE OF  
AN EXCEPTIONAL EMOTIONAL ENERGY FOR  
THE CHAMPAGNE HOUSE.  
ITALY, 2017.

IDOGI GROUP



HOST OF THE 25TH AMERICAN FURNITURE  
HALL OF FAME AWARDS.  
HIGH POINT, NORTH CAROLINA  
2014.

AMERICAN FURNITURE HALL OF FAME



UNICEF'S GOOD WILL AMBASSADOR  
FOR LATIN AMERICA.  
ECUADOR - 2014

UNICEF



ARCHITECTURAL DIGEST  
LATIN AMERICA EDITORIAL AWARD  
FOR EXCELLENCE IN DESIGN.  
MEXICO, 2009.

ARCHITECTURAL DIGEST

Enjoy having an address in the heart of it all, with easy access to shops, restaurants, schools, churches and everything else your lifestyle needs, including major commuter roads and public transit.

# THE ULTIMATE GABLES LOCATION





LEVEL 1	LEVEL 2	LEVEL 3
BOCONCEPT UNTUCKIT ALLEN EDMONDS ALTAR'D STATE COLE HAAN BOSS LAFAYETTE 148 NEW YORK LULULEMON VINEYARD VINES TIFFANY & CO. JOHNNY WAS CH CAROLINA HERRERA PURIFICACION GARCIA GUCCI MAYORS  IMO GLOW KUMON PEDINI MIAMI PERRY'S ECLECTICO RESTAURANT & BAR YARD HOUSE  BRASSERIE CENTRAL TEMPUR-PEDIC BOGNAR & PICCOLINI TOMMY BAHAMA MADISON REED VINCE JIMMY CHOO  MALL MANAGEMENT OXXO CARE CLEANERS SEA GRILL VILLAGIO RESTAURANT EQUINOX FITNESS CLUB SAWA SOULCYCLE TUMI BLO LILLY PULITZER EBERJEY	VOYAGE BANANA REPUBLIC VICTORIA'S SECRET J.CREW TUTTO PICCOLO SITKA SEMSCH WHITE HOUSE BLACK MARKET POTTERY BARN CHICO'S SUNGLASS HUT SEPHORA ATHLETA CARROUSEL TIMOTHY OULTON POTTERY BARN KIDS WILLIAMS-SONOMA  IDEAL IMAGE ANTHROPOLOGIE C'EST BON LENSRAFTERS BOY MEETS GIRL JANIE AND JACK EDEN PARK ISLANDGIRL MIAMI L'OCCITANE  EQUINOX FITNESS CLUB PANDORA VIX PAULA HERMANNY EDWARD BEINER BABYCOTTONS LOVESAC SISU AESTHETIC CLINIC	EDELSTEIN, SALINERO, LLANSO, M.D., PA. SOLA SALONS SHUSHA BOUTIQUE GYMBOREE PLAY & MUSIC SOLER-BAILLO PLASTIC SURGERY CRATE & BARREL LANDMARK THEATRES

# THE SHOPS AT MERRICK PARK

The Avenue's most prestigious amenity is just across the street. As one of the leading retail, dining and lifestyle destinations in South Florida, the Village of Merrick Park is home to Nordstrom, Neiman Marcus, Tiffany, Gucci, Mayor's, Equinox, SoulCycle and many more world-class brands. It also offers exceptional dining, including casual lunch spots, fine dining options, European-style cafes and more.



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THE SHOPS AT MERRICK PARK

# LIVE WHERE LIFE IS BEAUTIFUL

Just outside your turnkey luxury residence is the wonderful city of Coral Gables. This affluent, family-friendly community is home to historic architectural and cultural landmarks, a thriving downtown, excellent shops and restaurants, and street after street of photogenic homes. It is one of the single most desirable cities in all of South Florida.



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CORAL GABLES

# Coral Gables... a Global Business Community

AECOM

Amerant Bank

American Airlines

Bacardi U.S.A.

Baptist Health South Florida HQ

Bayview Asset Management

The Biltmore Hotel

Cherry Bekaert

The City of Coral Gables

The Collection

C3TS/Stantec

Coral Gables Hospital

Del Monte Fresh Produce

Diageo

Doctors Hospital

Gables Engineering

HBO Latin America

Hotel Colonnade Coral Gables

Hyatt Regency Coral Gables

IBM

Iberia Bank

Infiniti of Coral Gables

Kindred Hospital S. Fla. Coral Gables

MasTec

Mercedes-Benz of Coral Gables

Miami-Dade County Public Schools

Quirch Food

Tenet Health

University of Miami



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# Coral Gables... a Center for Foreign Consulates & Relationships

ACC1Ó (Government of Catalonia Agency)

Consulate General of Barbados

Consulate General of Colombia

Vice-Consulate of Hungary

Consulate General of Italy

Consulate General of St. Lucia

Consulate General of Peru

Consulate General of Spain

Spanish Office of Education

Spanish Trade Commission

Tourist Office of Spain

Honorary Consulate of Australia

Honorary Consulate of Belize

Honorary Consulate of Ireland

Honorary Consulate of Portugal

Honorary Consulate General of Singapore

Honorary Consulate General of the Principality of Monaco

Honorary Consulate of Norway

Honorary Consulate General of Thailand

U.S. Office of Foreign Missions

Taipei Economic & Cultural Office

TO FURTHER ESTABLISH INTERNATIONAL TIES, THE CITY HAS FORGED RELATIONSHIPS WITH ITS SISTER CITIES:

Aix-en Provence, France

Cartagena, Colombia

Granada, Spain (Emeritus)

La Antigua, Guatemala

Province of Pisa, Italy (Emeritus)

Puerto de Santa Maria, Spain (Emeritus)

Quito, Ecuador (Emeritus)

San Isidro, Argentina

Santa Tecla, El Salvador

Sevilla, Spain

FRIENDSHIP CITIES

Andorra La Vella, Andorra



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# TRANSPORTATION CORRIDORS



# ROGER DEVELOPMENT GROUP

Since 1955, Roger Development Group has been a leading real estate development and management company in South Florida.

We offer over 55 years of experience in U.S. real estate development serving both domestic and international investment clientele.

Our philosophy is to build on a foundation of trust. We are committed to developing and fostering long-standing relationships to positively impact the lives of our clients and partners. Our solid reputation is the result of our focus on originality and foresight, exceptional business practices, attention to detail and dedication to the communities we serve.





# THE ARCHITECT

Bermello Ajamil & Partners (BA) has created an impressive portfolio of globally recognized projects that have enhanced our communities.

The 30-year partnership of Willy Bermello and Luis Ajamil represents the unity of two brilliant architectural and engineering forces who collectively created a full-service A/E firm serving various market sectors with a focus on Aviation, Commercial, Education, Healthcare, Maritime,

Municipal, Residential, and Transportation. With more than two hundred awards for design excellence, BA is as a Top A/E firm in South Florida, as well as a prominent global planning and design firm working on six continents from its offices in Florida, New York, California, and Denmark.

BA





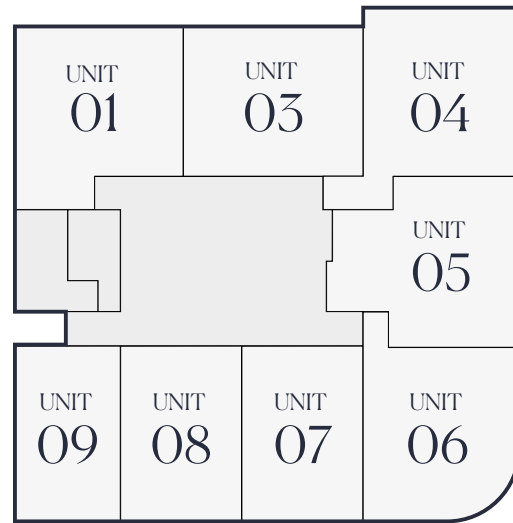
# BUILDING KEY PLANS & AMENITIES OVERVIEW

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- A. GROUND FLOOR KEY PLAN
- B. RESIDENCES KEY PLAN
- C. TERRACE KEY PLAN

BUILDING PLANS  
KEY PLAN

RESIDENCES  
LEVEL



RESIDENCES  
FEATURES

1. Thoughtful and luxurious layouts.
2. Delivered fully finished, curated by Adriana Hoyos Design Studio.
3. Penthouse residences available with high ceilings.
4. Options for porcelain flooring, baseboards and designer paint.
5. Fully furnished residences ready for immediate occupancy.
6. Primary bedrooms feature en-suite bathrooms.
7. Secure owner closets for personal items.
8. Smart home-ready, for HDTV, and internet.
9. Energy-efficient central air and heating system.
10. Private terraces and Juliette balconies in every residence.



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DEVELOPED BY



ARCHITECTURE BY:



INTERIOR DESIGN BY:



SALES & MARKETING BY:

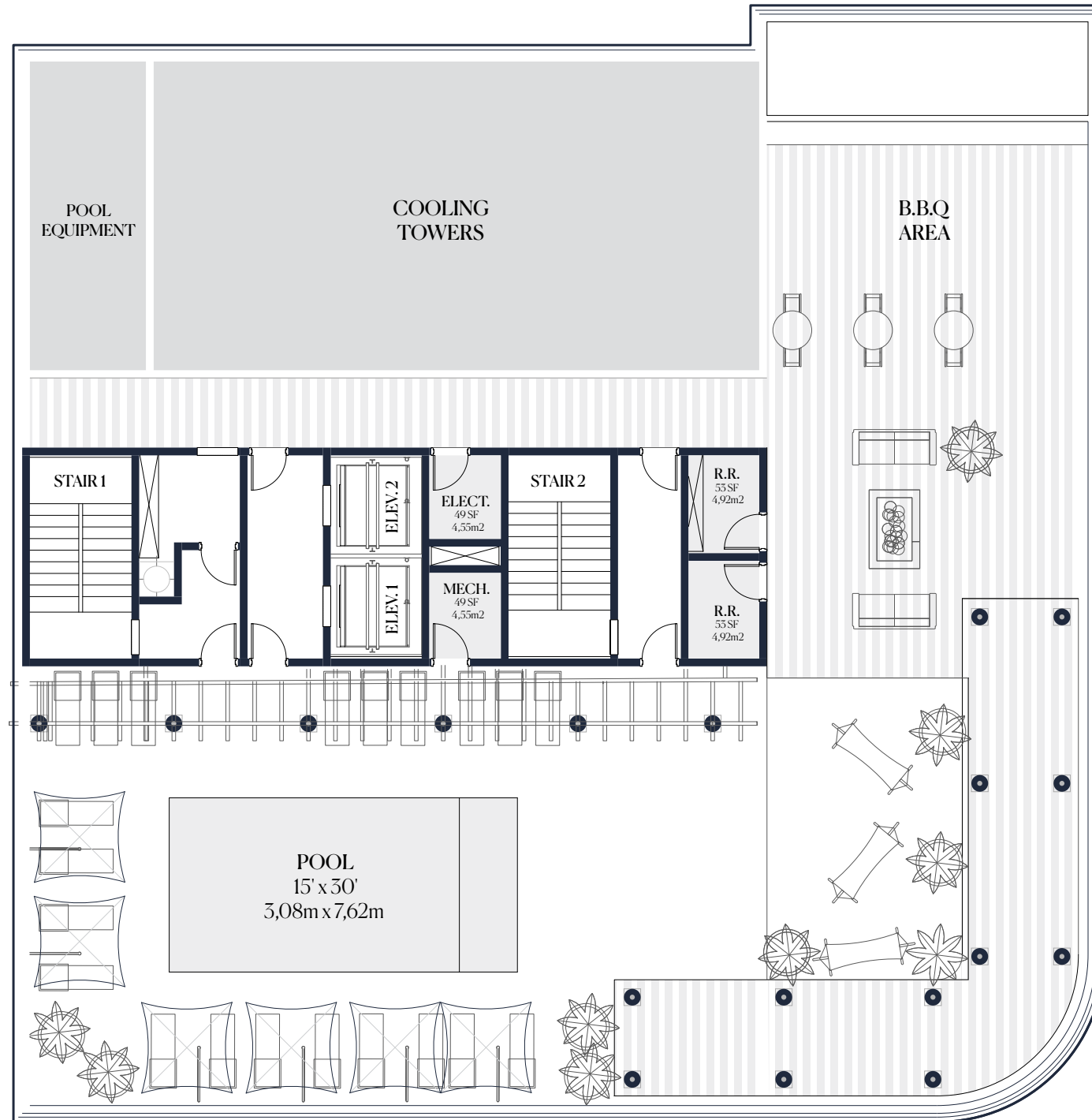
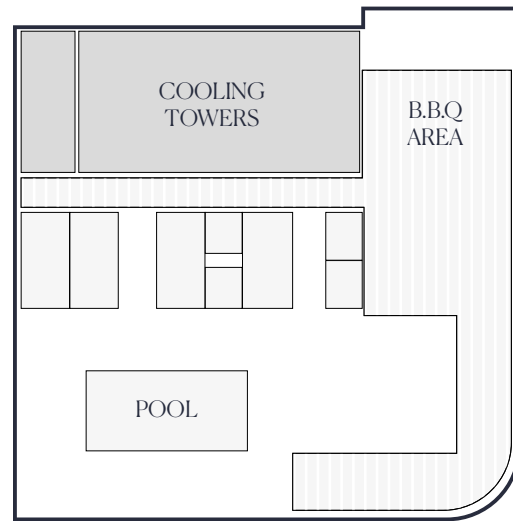


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BUILDING PLANS  
KEY PLAN

ROOF DECK



RESIDENCES  
FEATURES

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INTERIOR DESIGN BY:



SALES & MARKETING BY:



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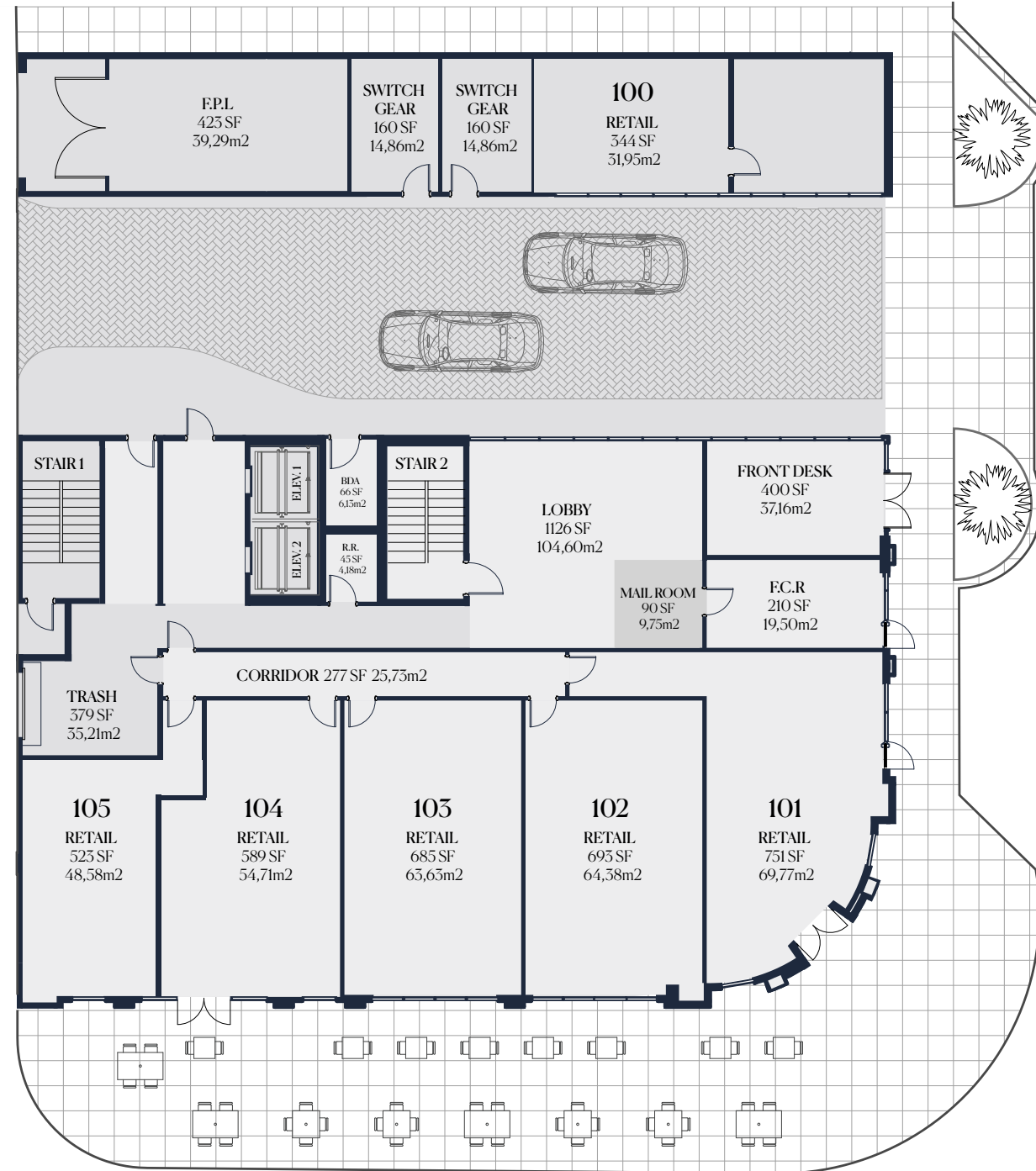
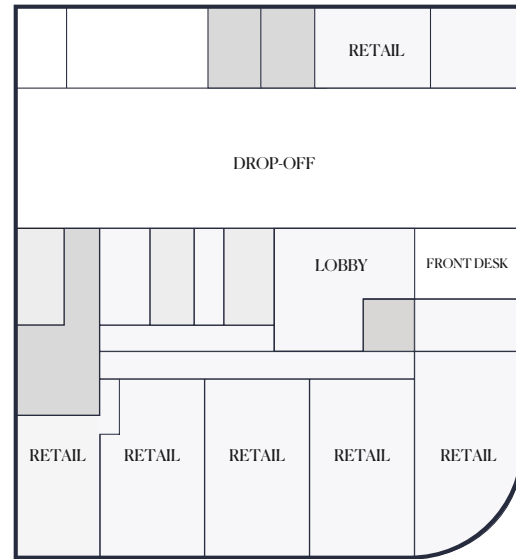


# UNITS FLOOR PLANS



BUILDING PLANS  
KEY PLAN

GROUND  
FLOOR PLAN



RESIDENCES  
FEATURES

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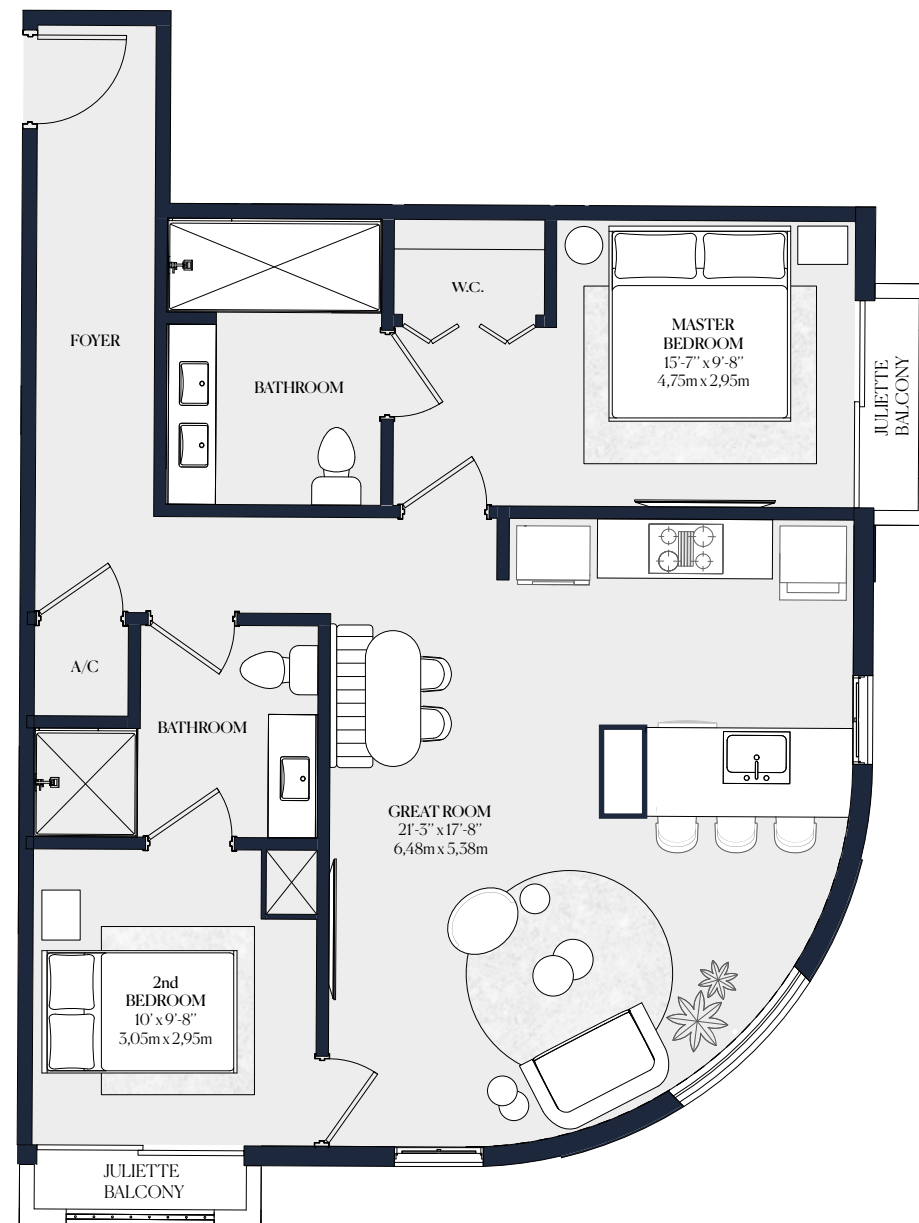
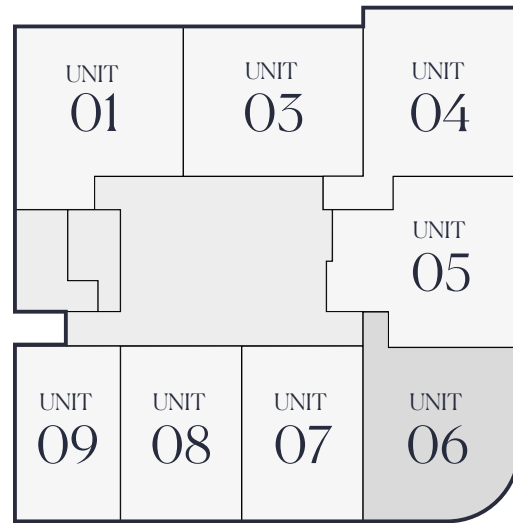
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BUILDING PLANS  
**FLOOR PLAN**

**UNIT 06**

2 BEDROOMS 876 SF - 81,30 M<sup>2</sup>



**RESIDENCES  
 FEATURES**

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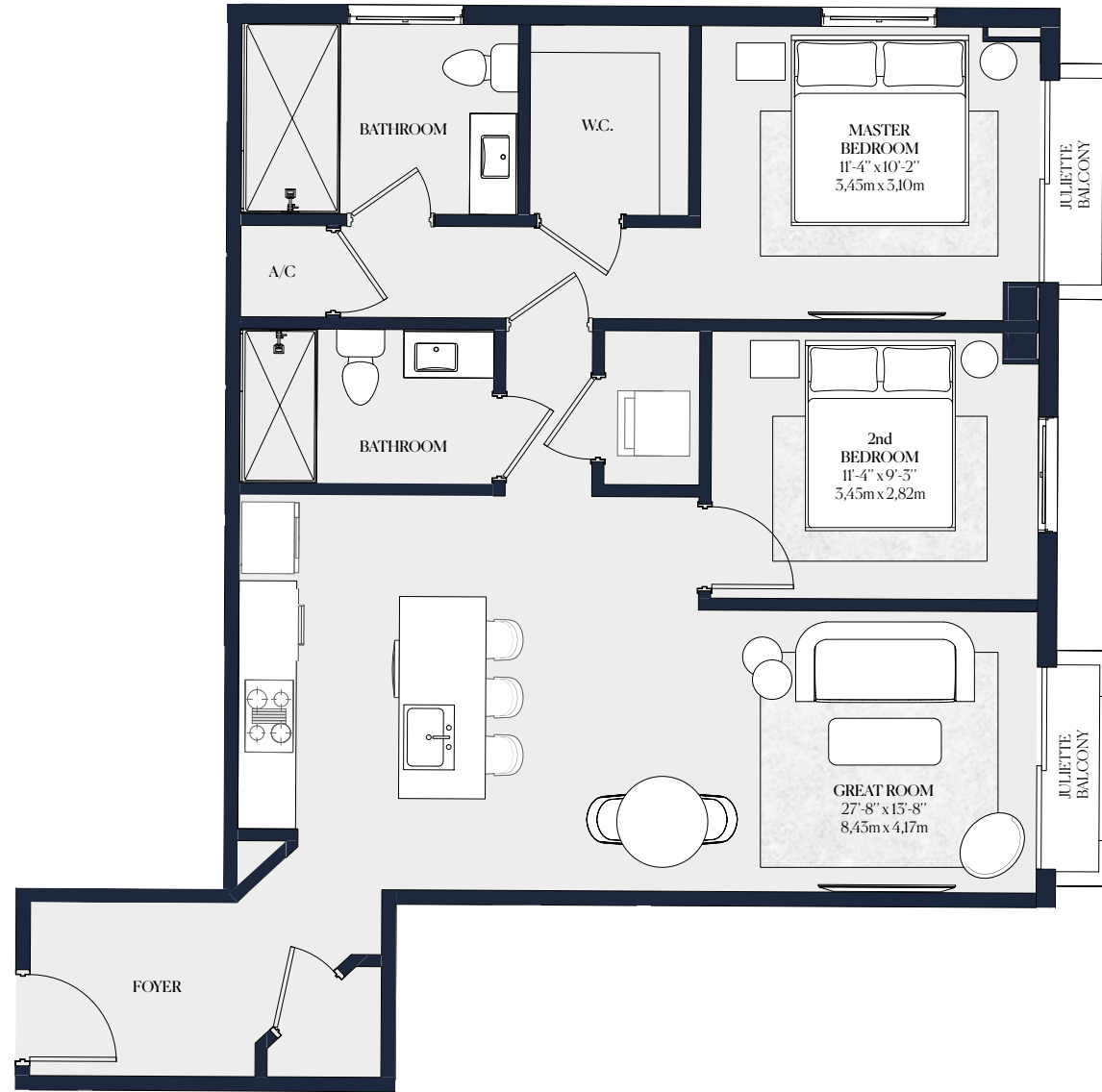
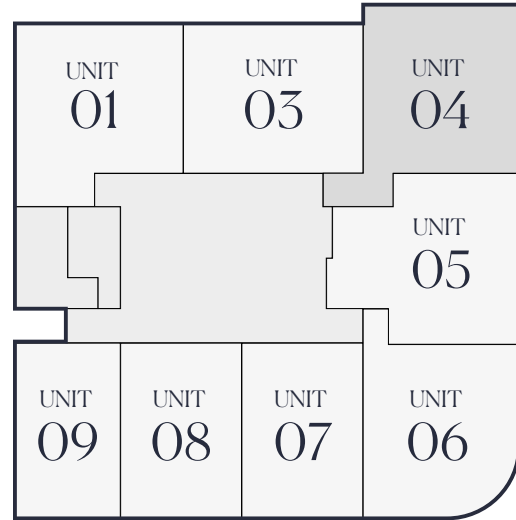
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BUILDING PLANS  
**FLOOR PLAN**

**UNIT 04**

2 BEDROOMS 927 SF - 86.12 M<sup>2</sup>



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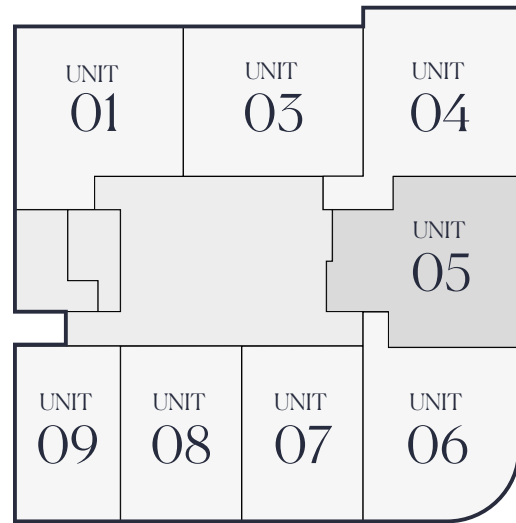
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BUILDING PLANS  
**FLOOR PLAN**

**UNIT 05**

2 BEDROOMS 929 SF - 86.30 M<sup>2</sup>



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 FEATURES**

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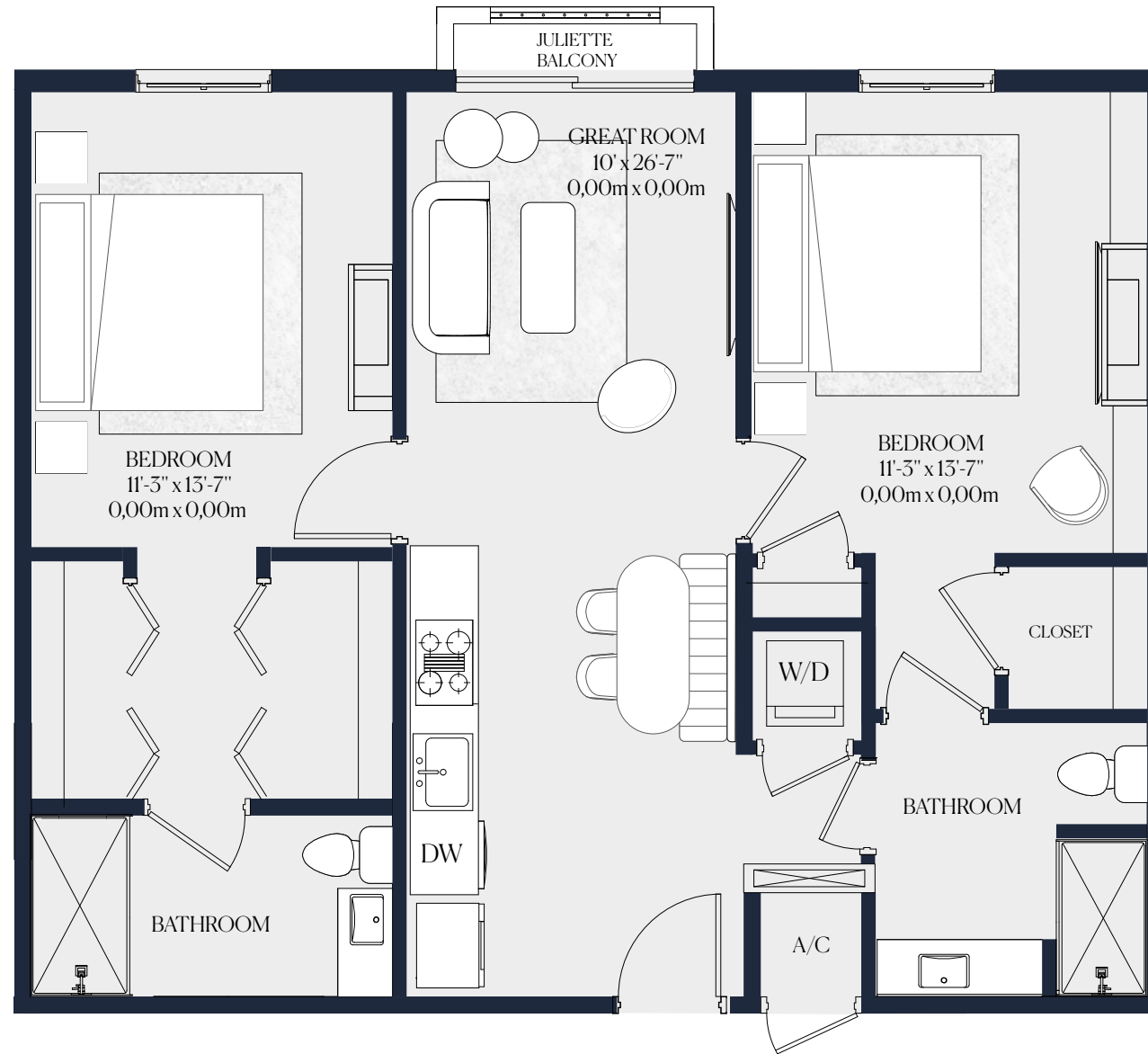
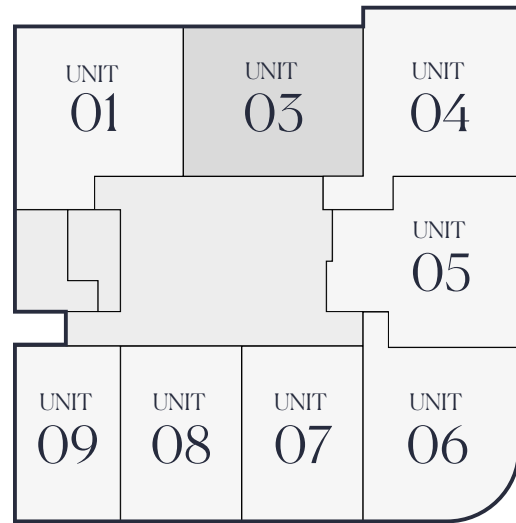
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BUILDING PLANS  
**FLOOR PLAN**

**UNIT 03**

2 BEDROOMS 898 SF - 83,42 M<sup>2</sup>



**RESIDENCES  
 FEATURES**

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DEVELOPED BY



ARCHITECTURE BY:



INTERIOR DESIGN BY:



SALES & MARKETING BY:



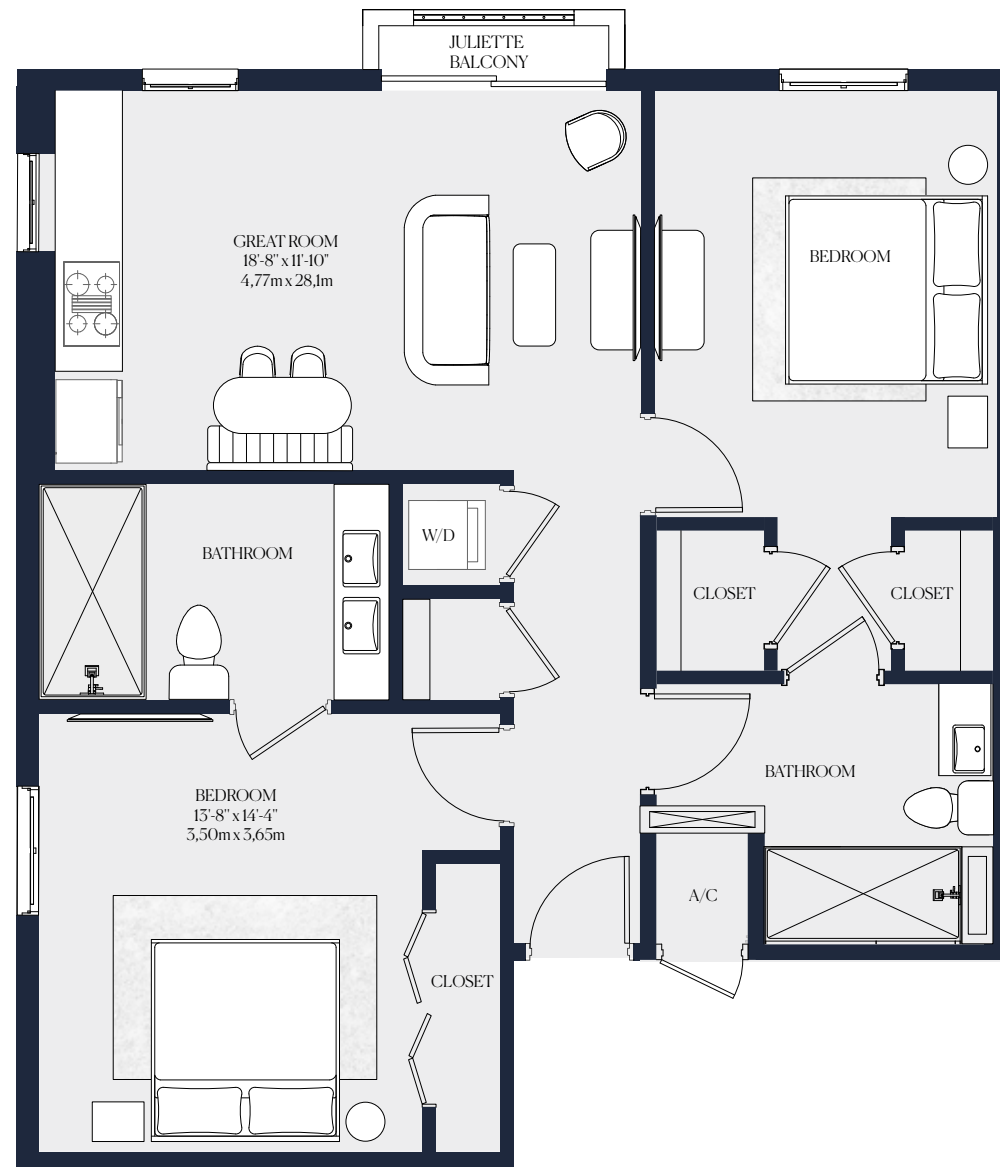
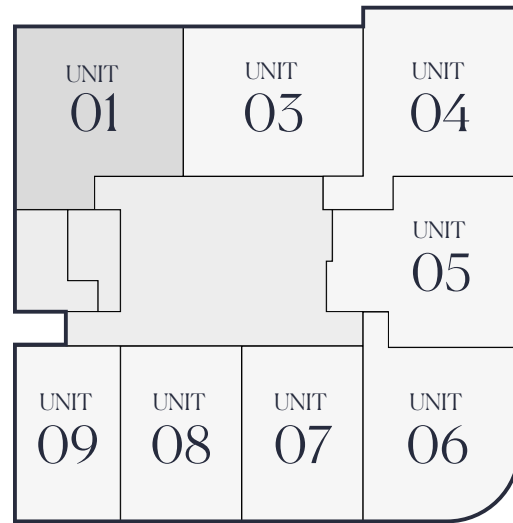
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BUILDING PLANS  
**FLOOR PLAN**

**UNIT 01**

2 BEDROOMS 900 SF - 83,61 M<sup>2</sup>



**RESIDENCES  
 FEATURES**

1. Thoughtful and luxurious layouts.
2. Delivered fully finished, curated by Adriana Hoyos Design Studio.
3. Penthouse residences available with high ceilings.
4. Options for porcelain flooring, baseboards and designer paint.
5. Fully furnished residences ready for immediate occupancy.
6. Primary bedrooms feature en-suite bathrooms.
7. Secure owner closets for personal items.
8. Smart home-ready, for HDTV, and internet.
9. Energy-efficient central air and heating system.
10. Private terraces and Juliette balconies in every residence.



THE  
**AVENUE**  
 CORAL GABLES

DEVELOPED BY



ARCHITECTURE BY:



INTERIOR DESIGN BY:



SALES & MARKETING BY:



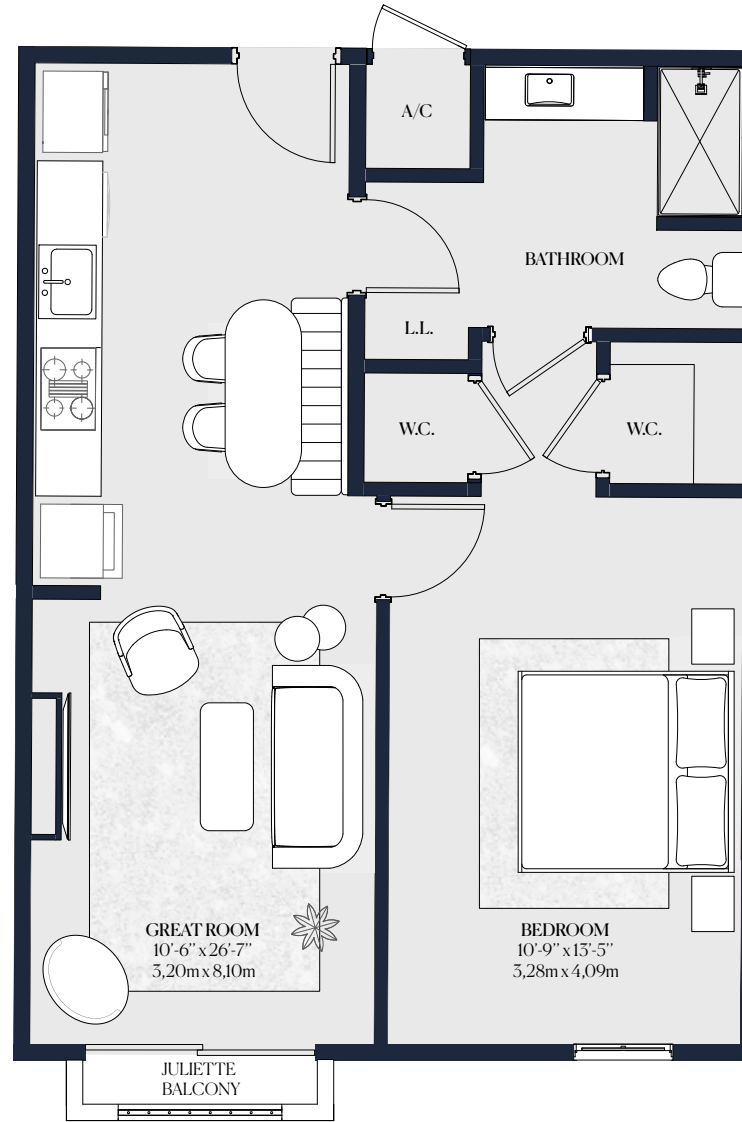
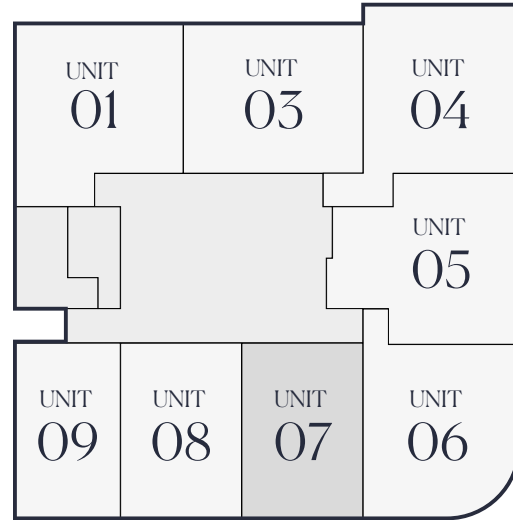
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BUILDING PLANS  
**FLOOR PLAN**

**UNIT 07**

1 BED-DEN 706 SF - 65,58 M<sup>2</sup>



**RESIDENCES  
 FEATURES**

1. Thoughtful and luxurious layouts.
2. Delivered fully finished, curated by Adriana Hoyos Design Studio.
3. Penthouse residences available with high ceilings.
4. Options for porcelain flooring, baseboards and designer paint.
5. Fully furnished residences ready for immediate occupancy.
6. Primary bedrooms feature en-suite bathrooms.
7. Secure owner closets for personal items.
8. Smart home-ready, for HDTV, and internet.
9. Energy-efficient central air and heating system.
10. Private terraces and Juliette balconies in every residence.



THE  
**AVENUE**  
 CORAL GABLES

DEVELOPED BY ARCHITECTURE BY: INTERIOR DESIGN BY: SALES & MARKETING BY:



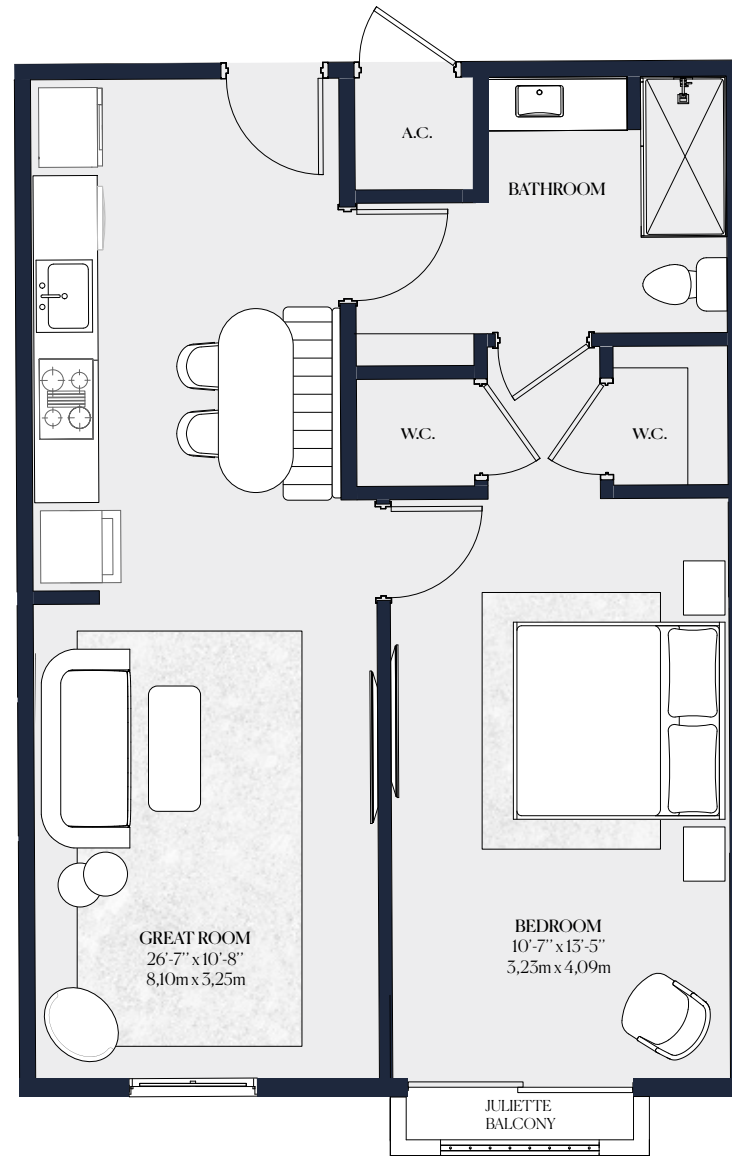
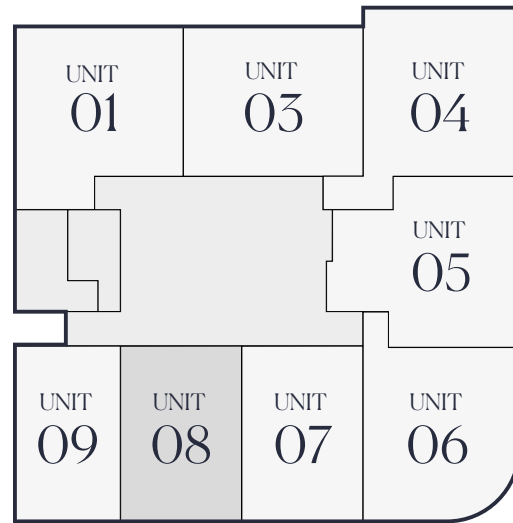
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BUILDING PLANS  
**FLOOR PLAN**

**UNIT 08**

1 BEDROOM 706 SF - 65,58 M<sup>2</sup>



**RESIDENCES  
 FEATURES**

1. Thoughtful and luxurious layouts.
2. Delivered fully finished, curated by Adriana Hoyos Design Studio.
3. Penthouse residences available with high ceilings.
4. Options for porcelain flooring, baseboards and designer paint.
5. Fully furnished residences ready for immediate occupancy.
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7. Secure owner closets for personal items.
8. Smart home-ready, for HDTV, and internet.
9. Energy-efficient central air and heating system.
10. Private terraces and Juliette balconies in every residence.



THE  
**AVENUE**  
 CORAL GABLES

DEVELOPED BY



ARCHITECTURE BY:



INTERIOR DESIGN BY:



SALES & MARKETING BY:



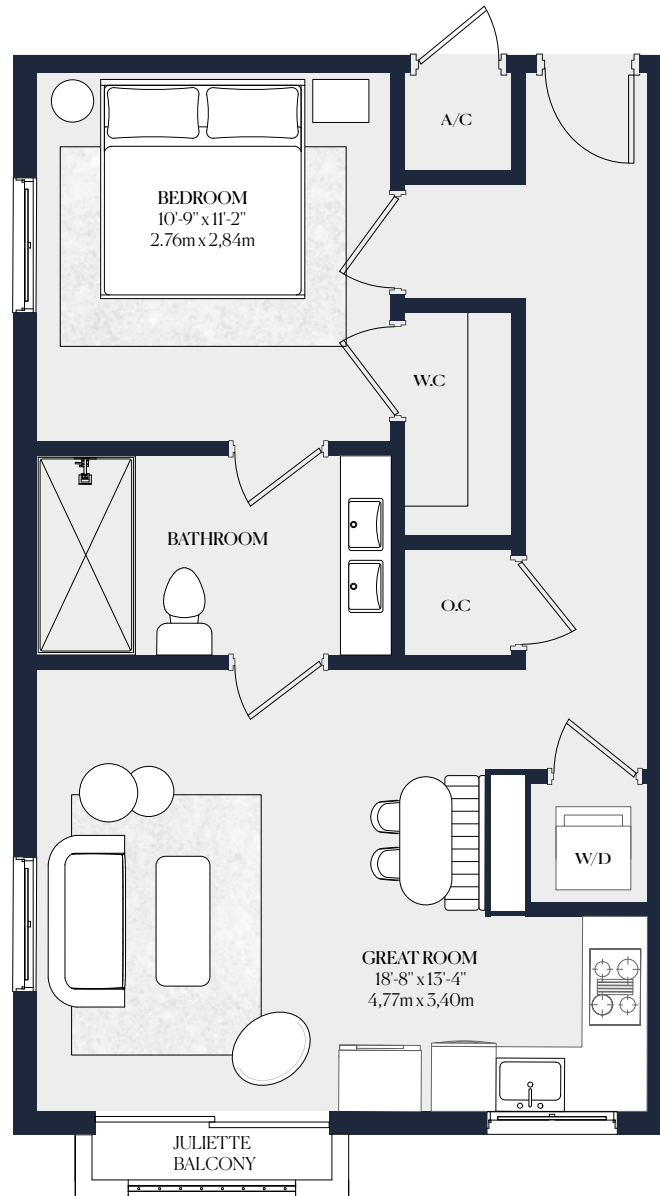
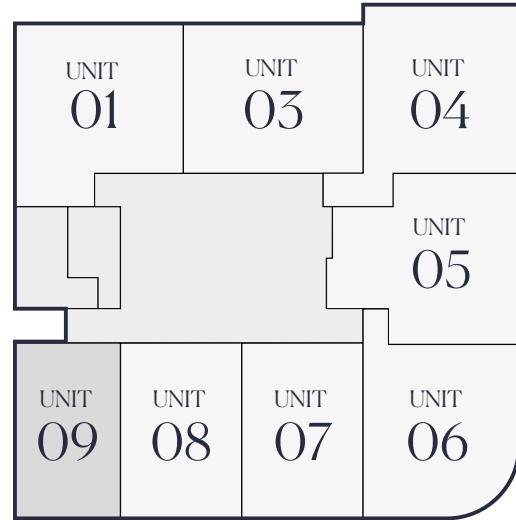
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BUILDING PLANS  
**FLOOR PLAN**

**UNIT 09**

1 BEDROOM 602 SF - 55,92 M<sup>2</sup>



**RESIDENCES  
 FEATURES**

1. Thoughtful and luxurious layouts.
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THE  
**AVENUE**  
 CORAL GABLES

DEVELOPED BY: **ROGER** DEVELOPMENT GROUP  
 ARCHITECTURE BY: **QUADRA**  
 INTERIOR DESIGN BY: **BA**  
 SALES & MARKETING BY: **ADRIANA HOYOS** DESIGN STUDIO  
**CERVERA** REAL ESTATE • 1989

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SITE LOCATION  
& SALES CENTER

351 San Lorenzo Ave.  
Coral Gables, FL 33146  
(305) 444-4777

[sales@theavenuecoralgables.com](mailto:sales@theavenuecoralgables.com)



[theavenuecoralgables.com](http://theavenuecoralgables.com)

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ARCHITECTURE BY:




INTERIOR DESIGN BY:



SALES & MARKETING BY:



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