RESIDENCE FEATURES

Private foyer with semi-private elevator entry
Spacious living spaces
10-foot ceilings in living areas
Lighting control system throughout

Custom motorized window treatments
Gourmet eat-in kitchen with custom European cabinetry
Full, state-of-the-art Subzero and Wolf appliance suite
Custom closets finished with European millwork

Master bedroom suite with spacious bathroom, separate vanity area and dressing room
Master bathrooms feature custom vanities
2 assigned EV-ready parking spaces per residence

RESIDENCE C

UNIT TERRACE TOTAL
103 434 SF / 40 SM 3429 SF / 318 SM
105 434 SF / 40 SM 3429 SF / 318 SM
403 461 SF / 45 SM 3456 SF / 321 SM
503 345 SF / 32 SM 3340 SF / 310 SM

BEDS BATHS A/C
1 3.5 2995 SF / 278 SM

515 VALENCIA AVENUE, CORAL GABLES, FL 33134          786.971.6680          VILLAVALENCIA.COM

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 any statements shall be relied upon only 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 footage and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and not by any other method. The square footage and dimensions that would be determined using the description and definition of the "Unit" set forth in this sale and marketing materials may vary from the square footage and dimensions that would be determined using the description and definition of the "Unit" set forth in the Declaration of Condominium, and no statements or representations made by the Seller or Developer shall be relied upon to determine square footage or dimensions. The square footage or dimensions that would be determined using the description and definition of the "Unit" set forth in the Declaration of Condominium are required to be furnished to you prior to entering into a contract to purchase a unit in the condominium. See your attorney or real estate professional for additional details. All Towns匹tments are conceptual only and are not necessarily included in each Unit. This project is being developed by 515 Valencia SPE, LLC ("Developer"). Any and all statements, disclosures and representations shall be made directly by Developer and not by Location Ventures, LLC. Location Ventures, LLC and/or its affiliates are not agents, brokers or attorneys of Developer and do not have any authority to represent Developer and do not make any representations or warranties on behalf of Developer. See additional legal notices located onTHIS PAGE FOR IMPORTANT INFORMATION ABOUT THE DEVELOPMENT. THESE MATERIALS ARE PREPARED FOR GENERAL INFORMATION PURPOSES ONLY AND MAY ACCURATELY REFLECT THE INITIAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. AS DEPICTIONS OF FURNITURE, APPLIANCES, COUNTERS, SINKS, FOSSIL COVERINGS AND OTHER MATERIALS OF DECK, INCLUDING, BUT NOT LIMITED TO, FLOORING AND CUSTOM DECK COVERINGS AND OTHER MATERIALS, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. THIS PROJECT IS BEING DEVELOPED BY 515 VALENCIA SPE, LLC. THE DEVELOPER RESERVES THE RIGHT TO MAKE DESIGN AND OTHER CHANGES TO THE PROJECT. A COMPLETE SET OF DOCUMENTS AND INFORMATION ABOUT THE CONDOMINIUM MAY BE OBTAINED AT 515 VALENCIA AVENUE, CORAL GABLES, FLORIDA.