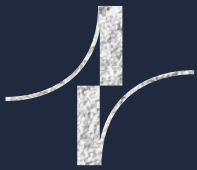


INTRODUCING THE AVENUE

Luxury Hotel & Residences

IN CORAL GABLES

Living reimagined



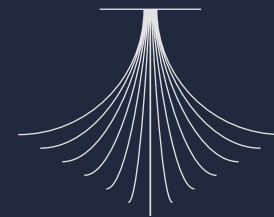
THE AVENUE
CORAL GABLES

THEAVENUECORALGABLES

MIAMI CONDO LIFESTYLE



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.

ARTISTIC REPRESENTATION

MIAMI CONDO LIFESTYLE

01

THE AVENUE
AT CORAL GABLES



*Luxury hotel
and Residences.*

REDEFINED.

Every fixture.
Every finish.
Every piece of furniture.

The Avenue is what it means
to be truly “move-in ready.”

MIAMI CONDO LIFESTYLE

X 02

THE ULTIMATE GABLES LOCATION

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.



DOWNTOWN
& BRICKELL

DOUGLAS ROAD
METRORAIL

COCONUT GROVE

THE COLLECTION

PERRY'S
STEAKHOUSE

YARD HOUSE

NORDSTROM

NEIMAN MARCUS

EQUINOX

MAYORS

THE AVENUE

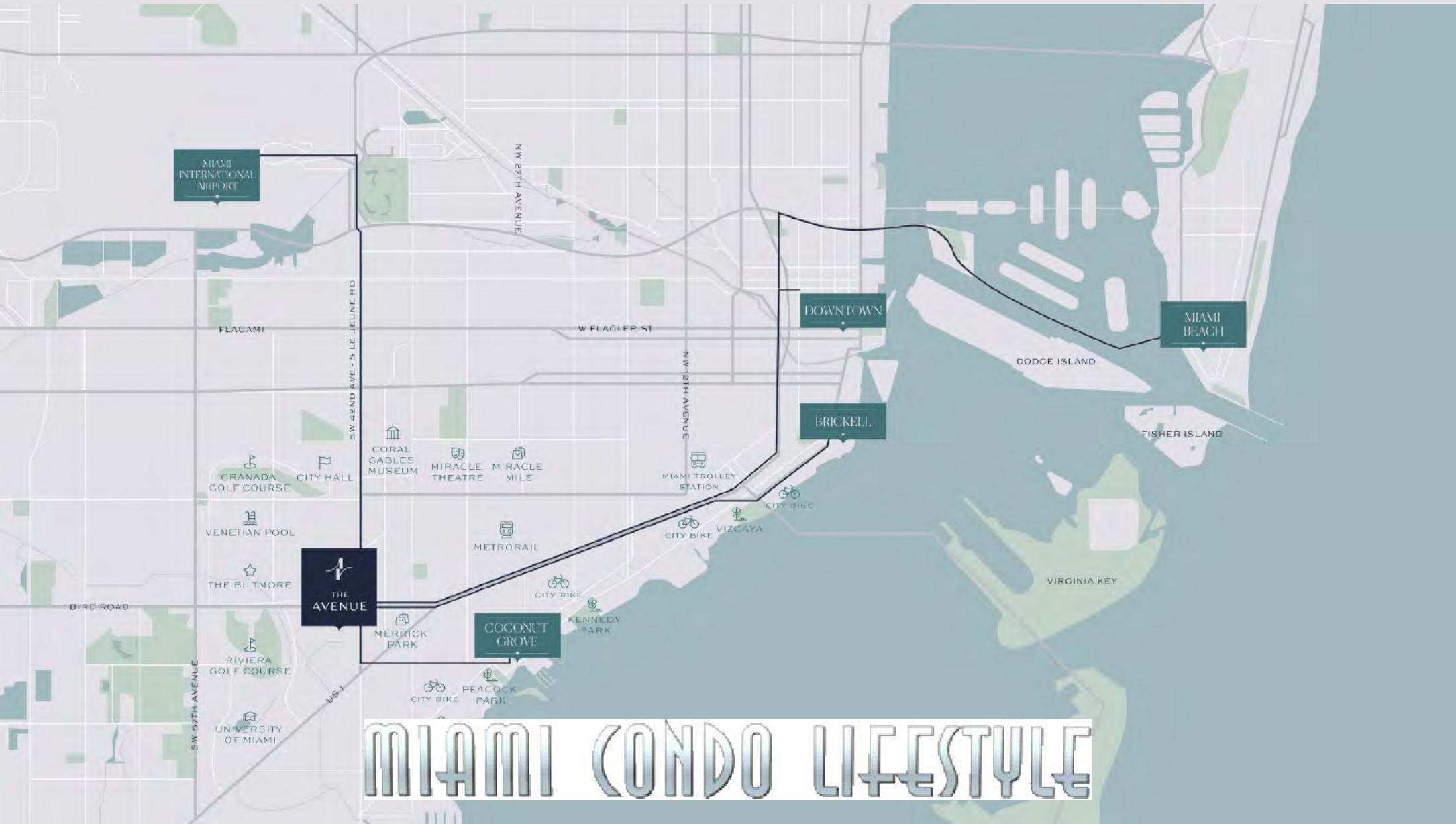
SOUL CYCLE

CORAL GABLES
HIGH SCHOOL

MIAMI CONDO LIFESTYLE

03

TRANSPORTATION CORRIDORS





04

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.



05

THE SHOPS AT MERRICK PARK

The Avenue's most prestigious amenity is just across the street.

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.



X 06

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.



MIAMI CONDO LIFESTYLE



07 BUILDING SPECIFICATIONS



BUILDING KEY PLANS & AMENITIES OVERVIEW

To see the plans and more information about:
Ground floor,
Residences and Terrace,
scan the QR Code.

-
- | | | | | | |
|-------|--|---|--|---|--|
| 1 | Boutique 8-story luxury building | 2 | 54 modern 1 and 2 bedroom residences | 3 | Layouts ranging from 571 to 978 SF |
| <hr/> | | | | | |
| 4 | 3,861 SF of ground-floor luxury retail space | 5 | Cutting-edge green building technologies | 6 | Interior design by Adriana Hoyos Design Studio |
| <hr/> | | | | | |
| 7 | Avenue reception and 24-hours concierge/security | 8 | Package room for owner deliveries | 9 | Artfully landscaped resort-style pool deck |