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SEVEN

Sophisticated Residences, One Privileged Place to Call

HOME

Welcome to Your Sanctuary

Enjoy true privacy, tranquility, and unsurpassed luxury in your new three-story home. Villas at Vizcaya is an exclusive community composed of only seven sophisticated single-family residences exuding classic and stylish elements through exquisite contemporary Caribbean architecture. Each villa's distinctive and elegant details, state-of-the-art features, wide living spaces and lush landscaping truly reflect the standard of living you and your family deserve.

STANDARD FEATURES

Exterior

- Access to Exterior Common Areas of the Residence and to Common Dock
- Impact-Resistant Windows and Doors
- Concrete Design Driveway
- Two-Car Garage with Automatic Door Opener
- Covered Car Port for Two Cars
- Individual Private Swimming Pool
- Gourmet Summer Kitchen
- Covered Terrace in Coral Stone
- Standard Landscape Package

Interior Finishes

- Individual private elevators in each unit
- All Interior Gypsum Wall Board Partitions According to Proposed Plans
- Beautiful Custom Flooring
- Interior Pre-Hung Solid Core Doors
- Wood Baseboards Throughout
- Stair Case Standard Handrails

Kitchen Cabinets, Vanities & Closet

- Solid Plywood Cabinetry (standard selections)
- Standard Hardware for all Cabinetry
- Convenient Dual Compartment Kitchen Sink
- Modern Quartz Countertops
- Spacious Master and Secondary Closet

Appliances & Equipment

- Thermador Luxury Appliance Package
- 48" SXS BJ with Dispenser - 48" Refrigerator / Panels
- 48" PRO Gas LP Range
- 48" Pro Wall Hood
- 24" BI Conventional Microwave
- 18" BI Wine Column / Panels
- 245" Emerald Dishwasher
- 4.3cf Front Loader Washer
- 7.4cf Duet Steam Dryer
- 98 RAINA Tankless Gas Water Heater

Bathrooms

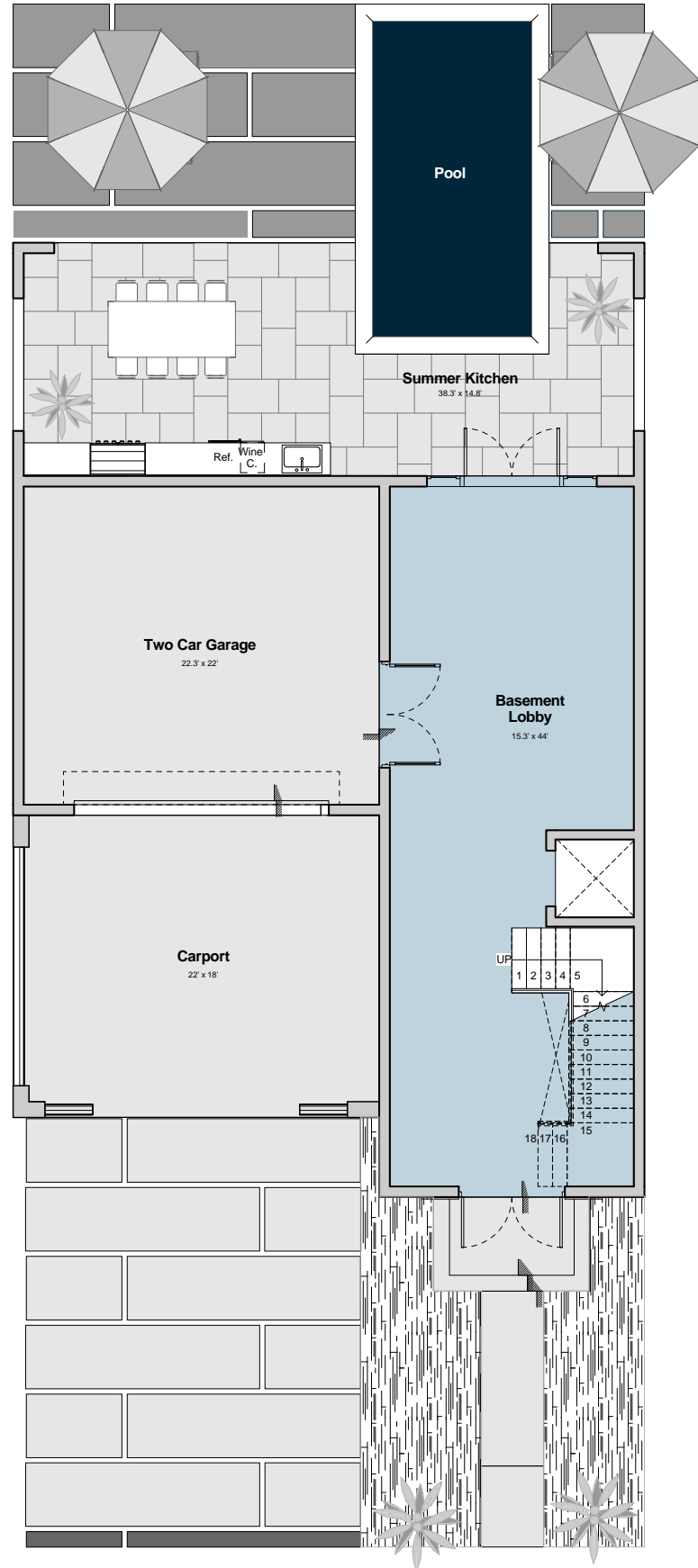
- Top-Quality Kohler Fixture Package
- Countertop Basin Sinks
- Toto Toilets / Master Bathroom with Bidet
- Modern Quartz Countertops
- Frameless Glass Shower Enclosures
- Well-Lit Vanity Mirrors
- Flooring, Baseboards and Wet Walls in Shower
- Double Sink in Master Bathroom & all Secondary Bathrooms with Single Sinks.

Electrical & Mechanical Components

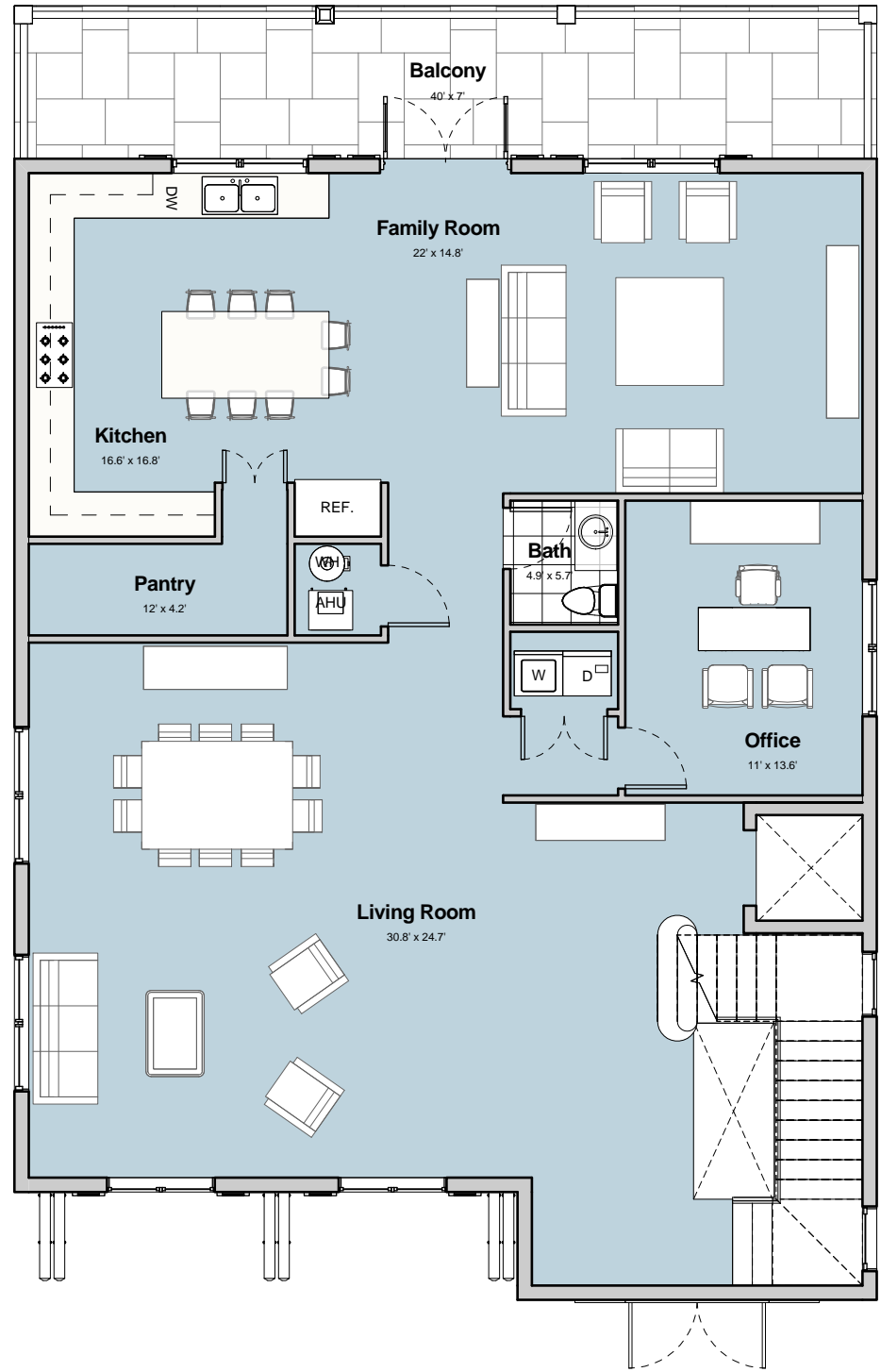
- Standard Lighting Package
- 4" HALO Hi-Hats
- Phone, Cable and CAT-5 Wiring
- Dual Air-Conditioning Units
- Audio and Video Standard Wiring in 3 Locations
- AC Grills in Common Areas



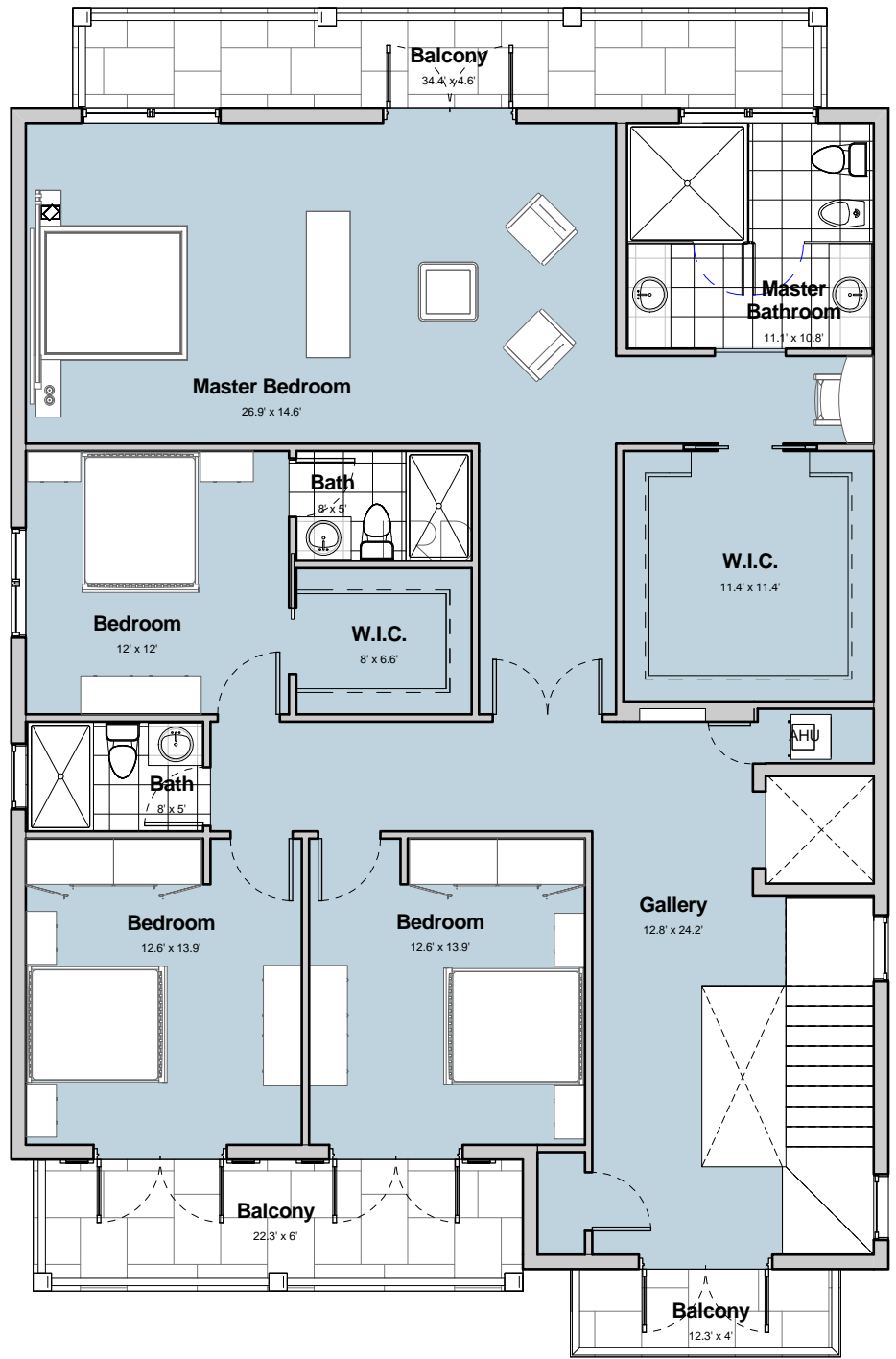
A
MODEL



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

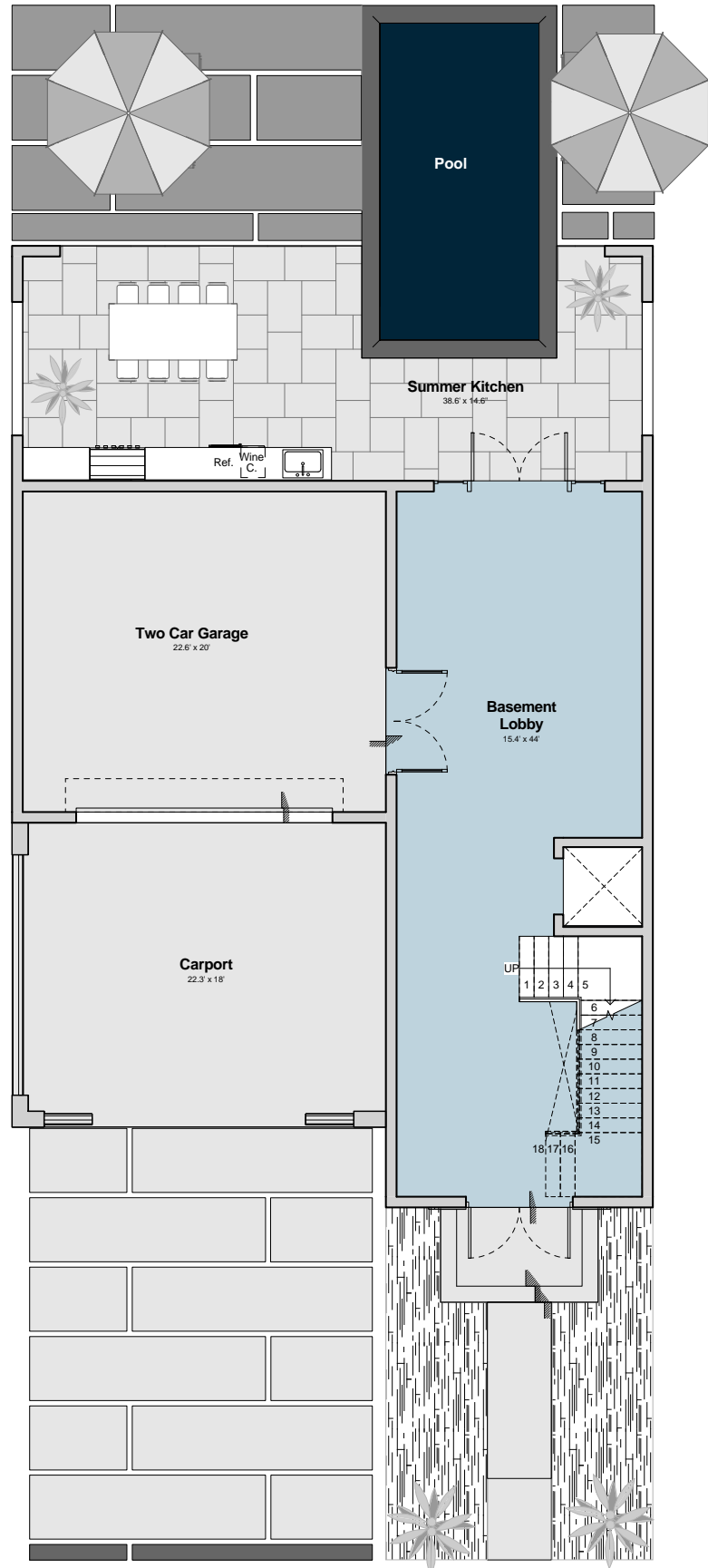
4 Bedrooms - 3.5 Bathrooms - 2 Car Garage - 4 Balconies			
Level	Garage	A/C	Terrace
First Floor	468 SF	692 SF	1047 SF
Second Floor		1892 SF	375 SF
Third Floor		1912 SF	284 SF
Total	468 SF	4496 SF	1076 SF
GRAND TOTAL	6670 SF		

A
MODEL

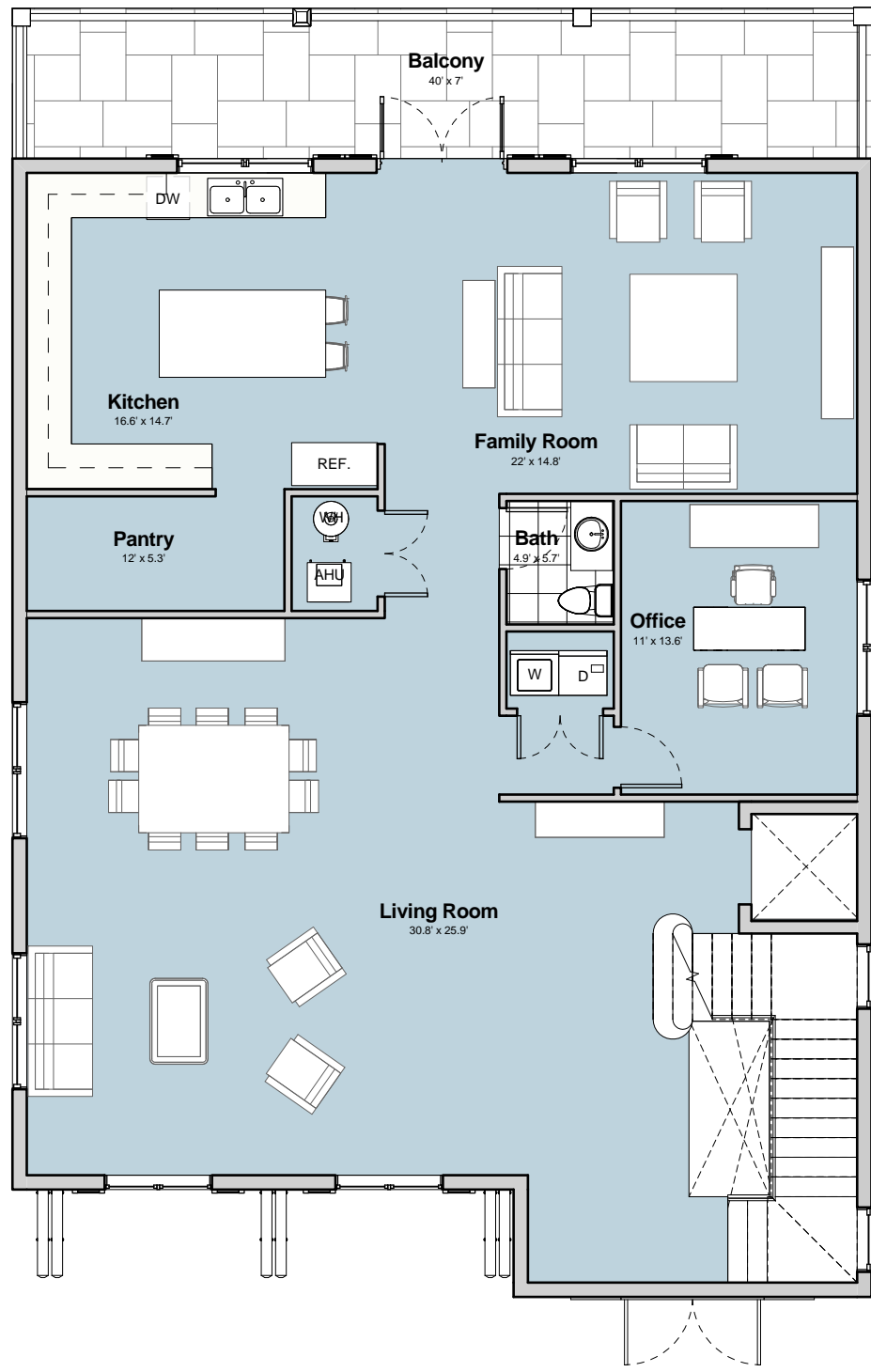


V
VILLAS AT
VIZCAYA

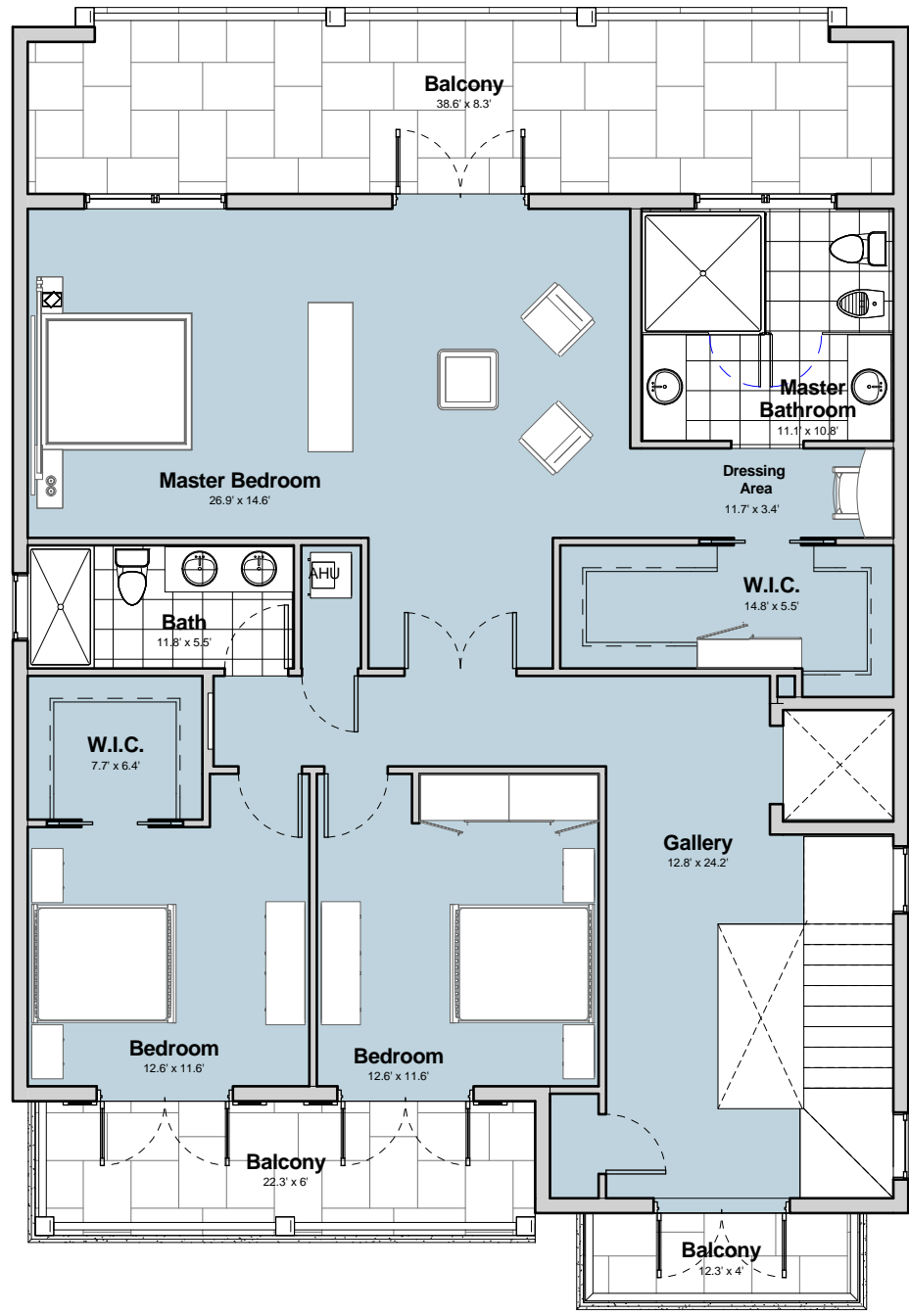
A1
MODEL



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

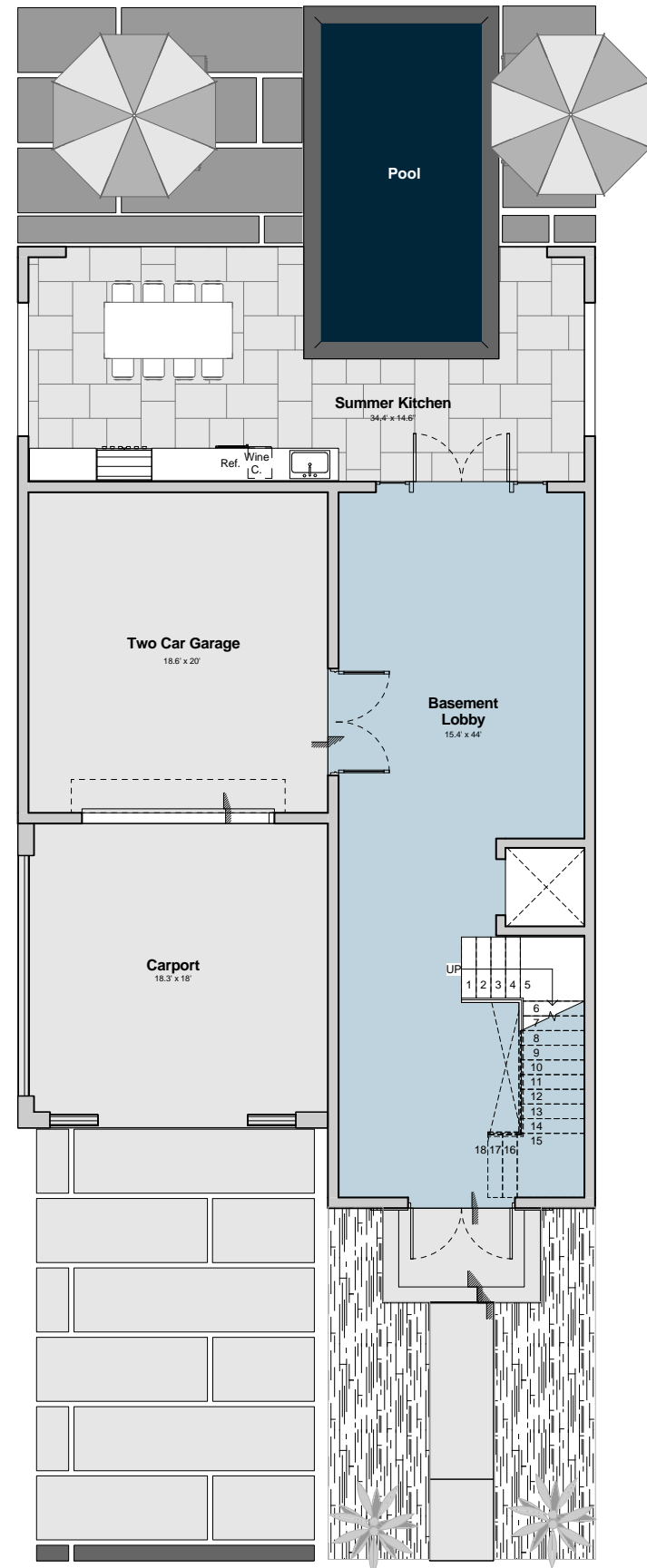
3 Bedrooms - 2.5 Bathrooms - 2 Car Garage - 4 Balconies			
Level	Garage	A/C	Terrace
First Floor	468 SF	688 SF	1048 SF
Second Floor		1920 SF	280 SF
Third Floor		1630 SF	526 SF
Total	468 SF	4238 SF	1854 SF
GRAND TOTAL	6560 SF		

A1
MODEL

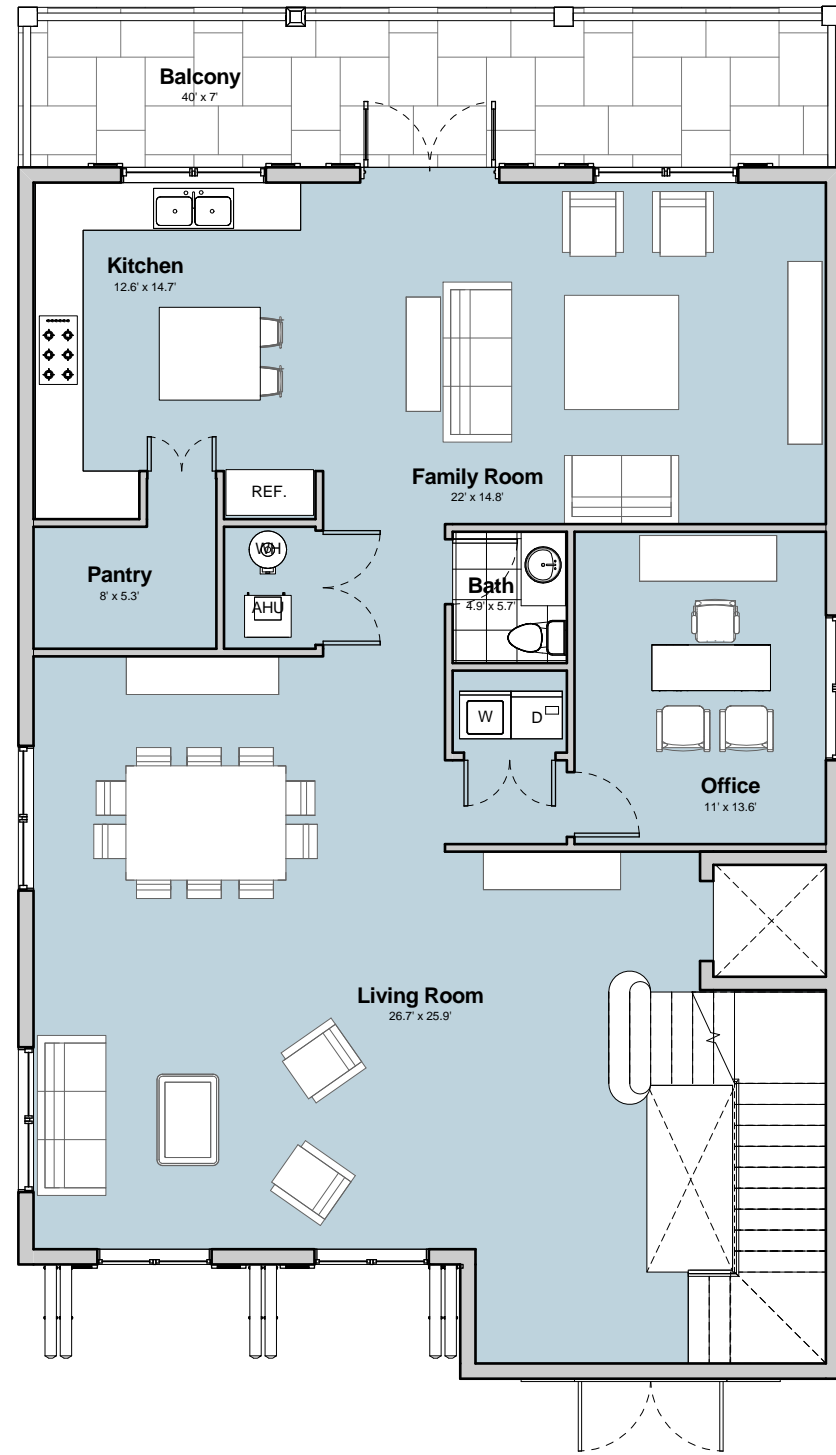


V
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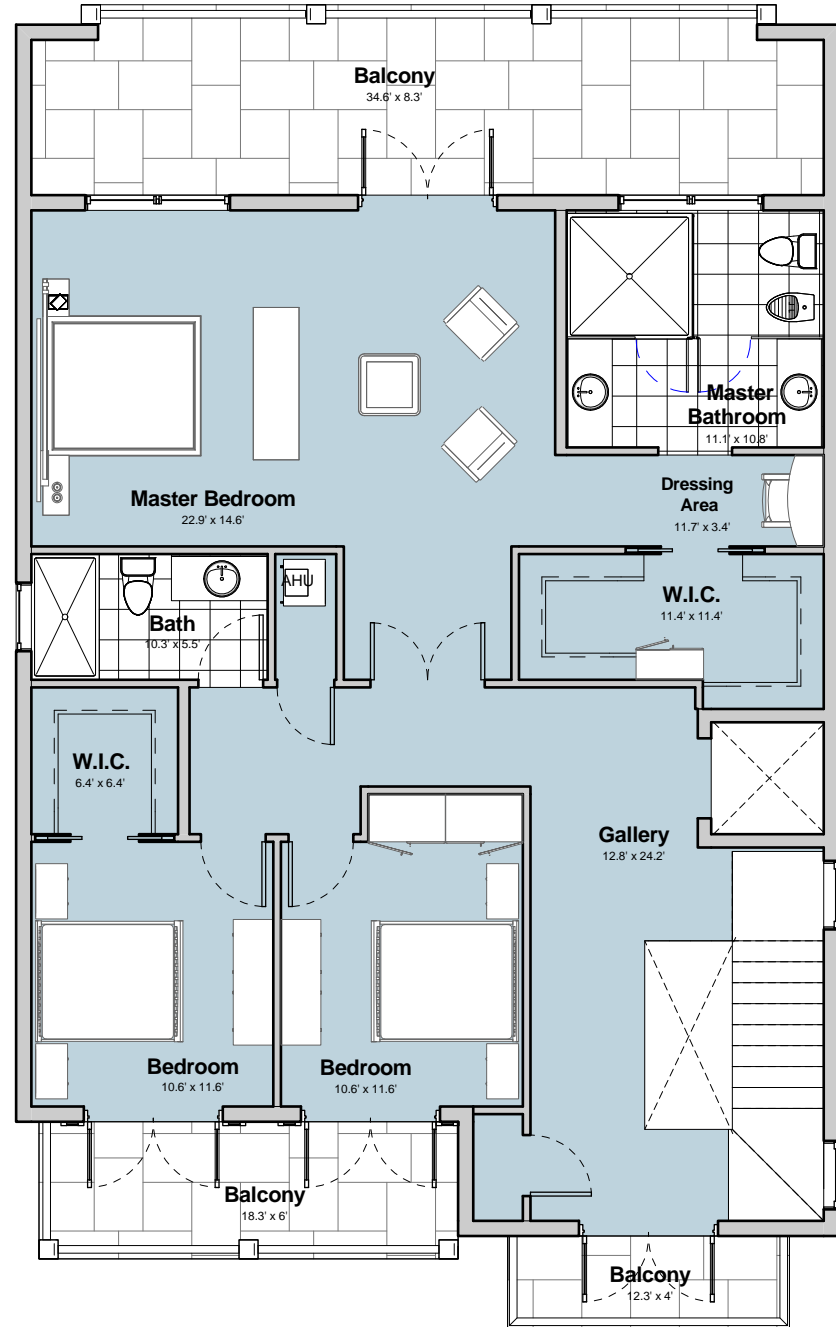
A2
MODEL



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

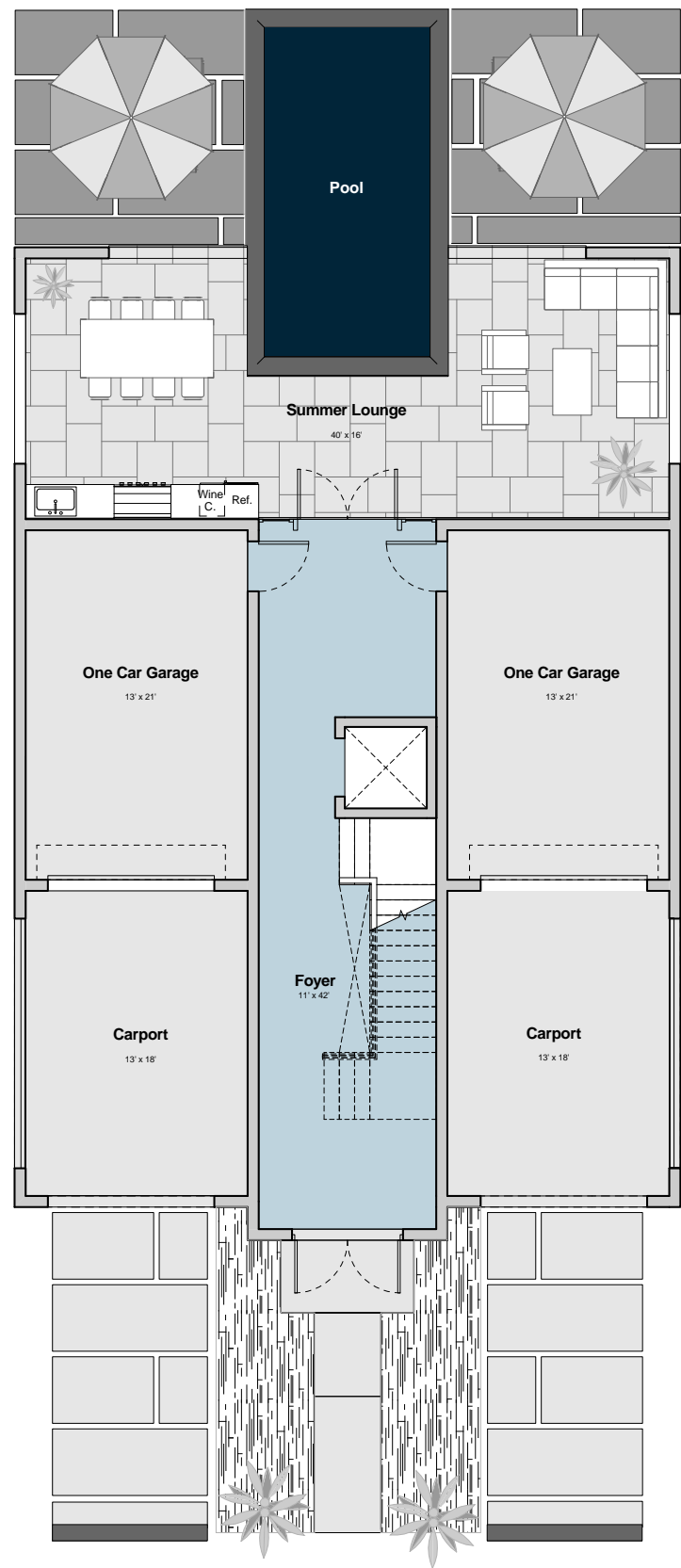
3 Bedrooms - 2.5 Bathrooms - 2 Car Garage - 4 Balconies			
Level	Garage	A/C	Terrace
First Floor	393 SF	681 SF	923 SF
Second Floor		1731 SF	252 SF
Third Floor		1470 SF	689 SF
Total	393 SF	3882 SF	1864 SF
GRAND TOTAL	6139 SF		

A2
MODEL

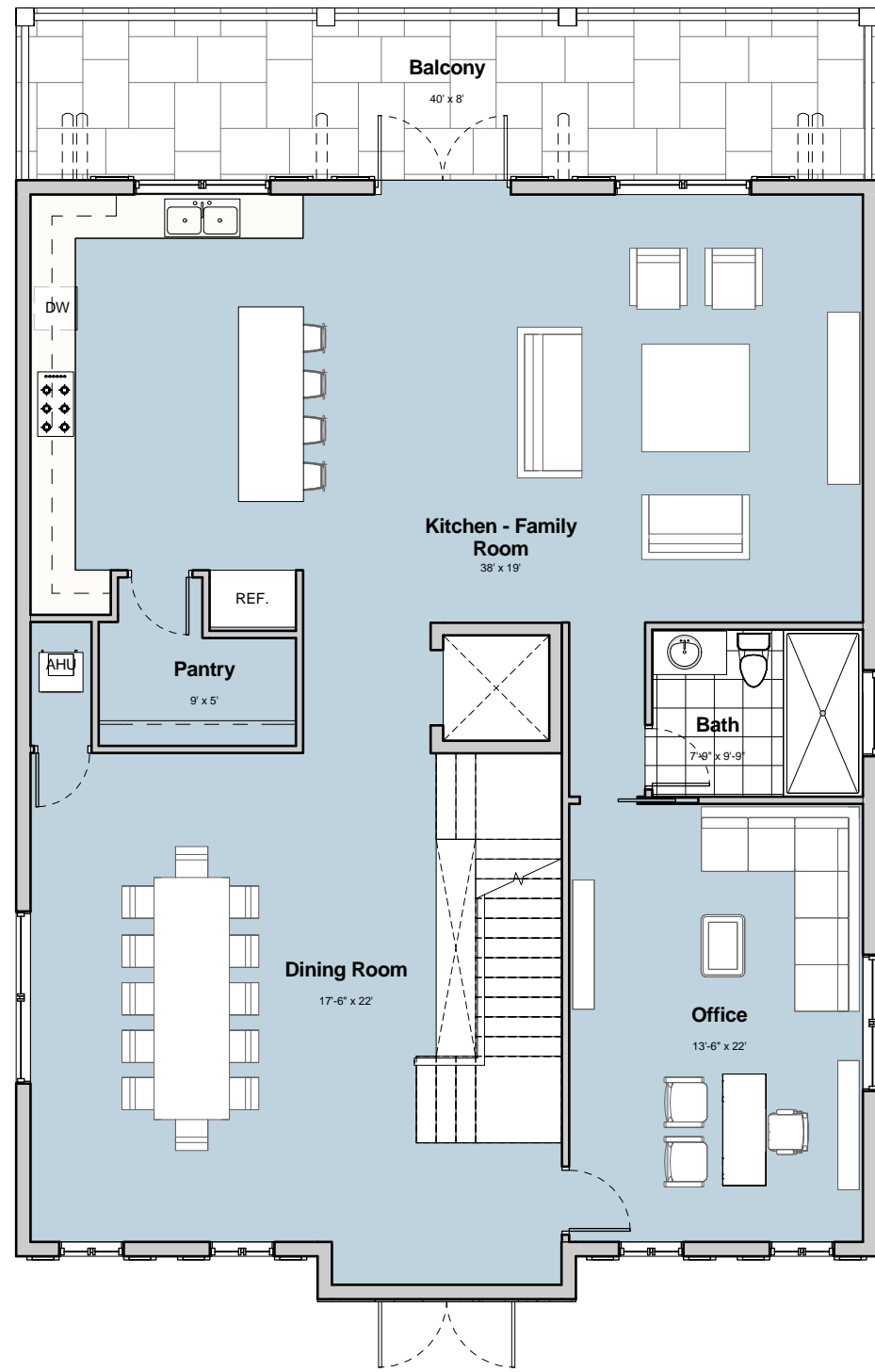


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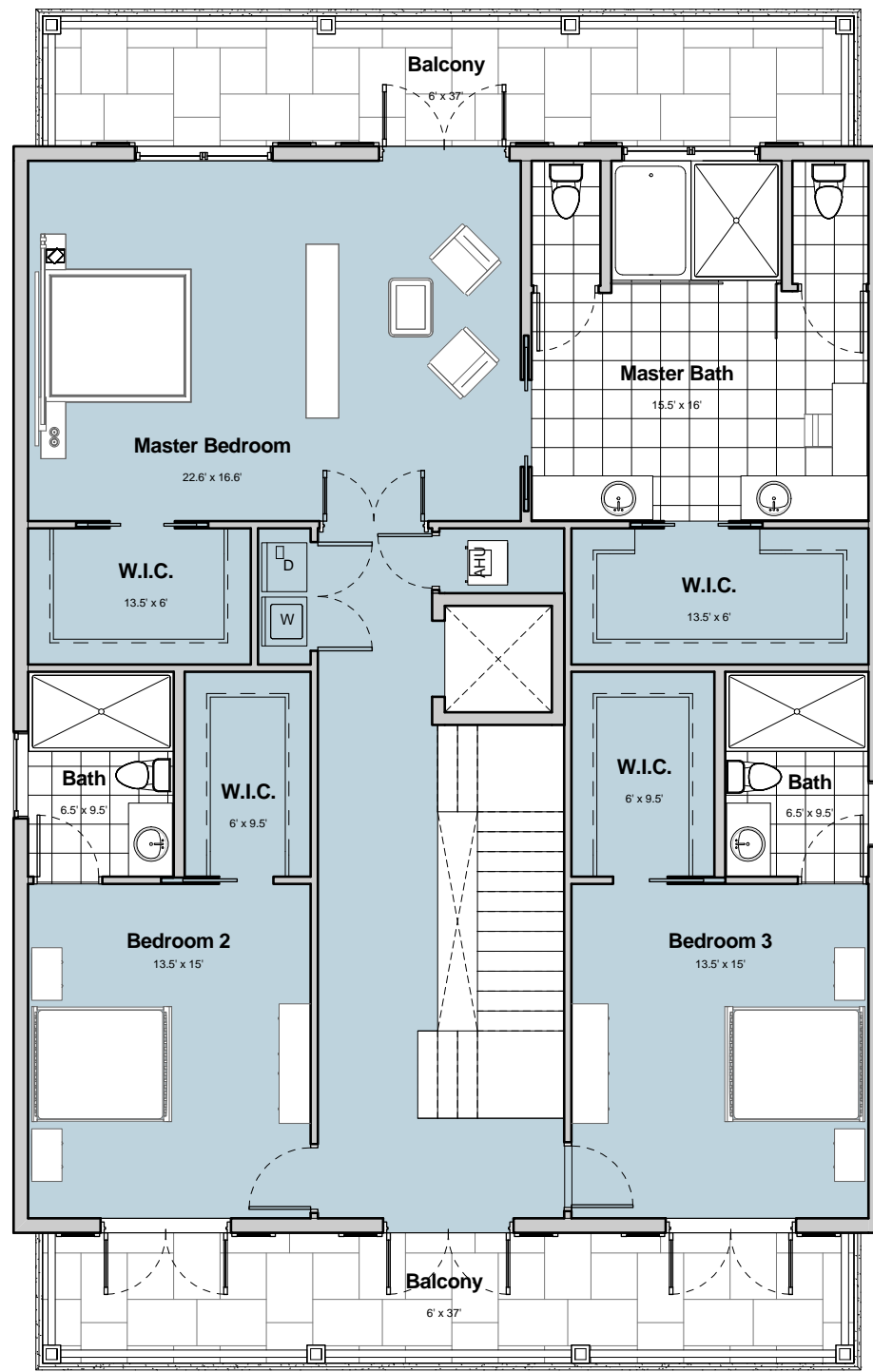
B
MODEL



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

3 Bedrooms - 3.5 Bathrooms - 2 Garages - 3 Balconies

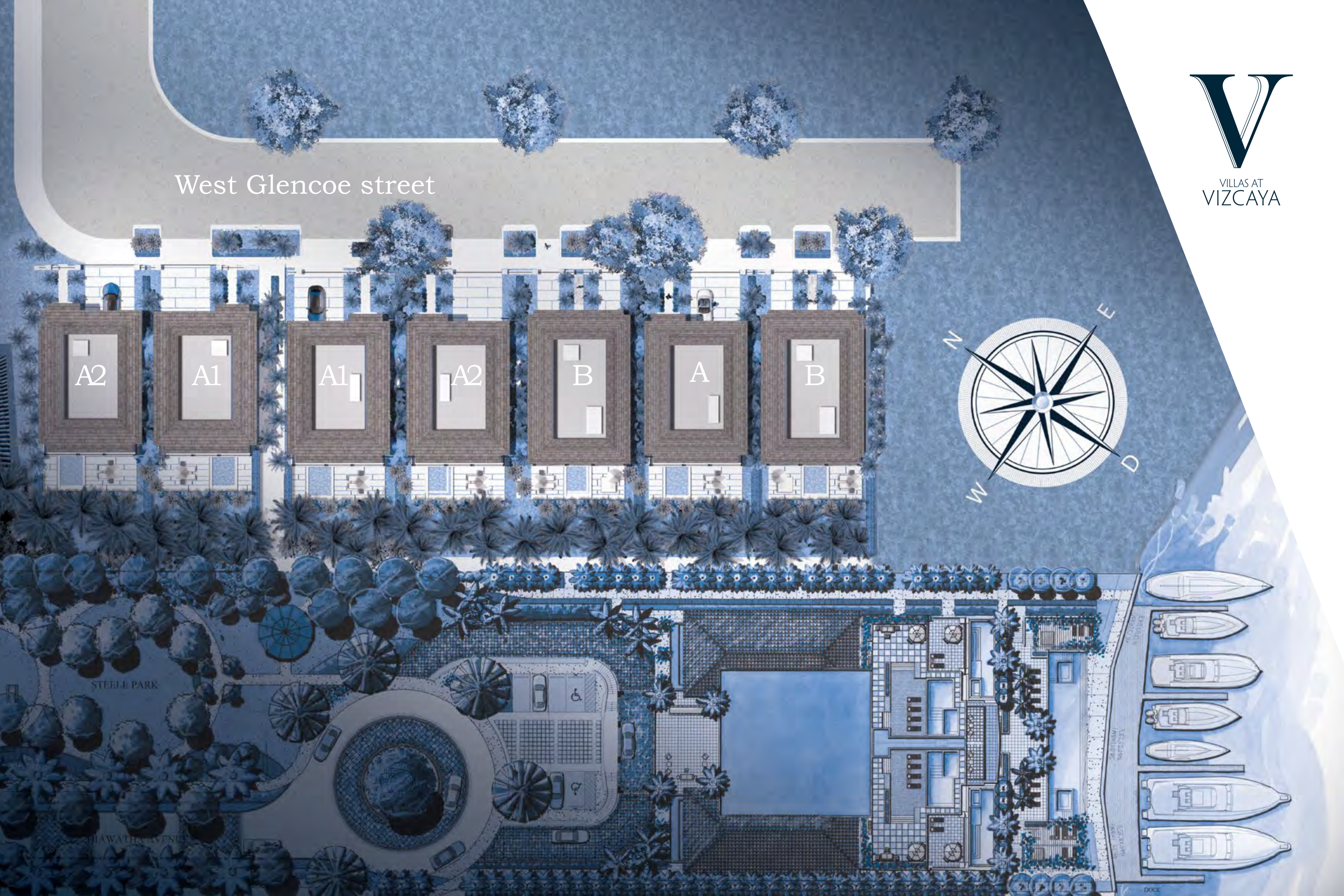
Level	Garage	A/C	Terrace
First Floor	622 SF	479 SF	1221 SF
Second Floor		1916 SF	333 SF
Third Floor		1895 SF	485 SF
Total	622 SF	4290 SF	2039 SF
GRAND TOTAL	6951 SF		

B
MODEL



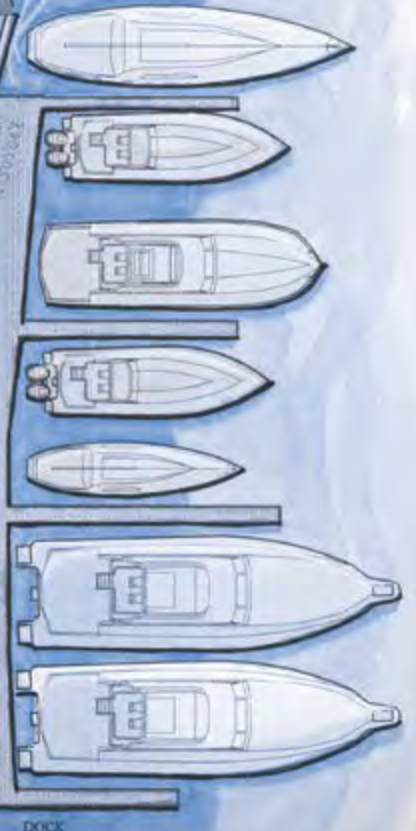
V
VILLAS AT
VIZCAYA

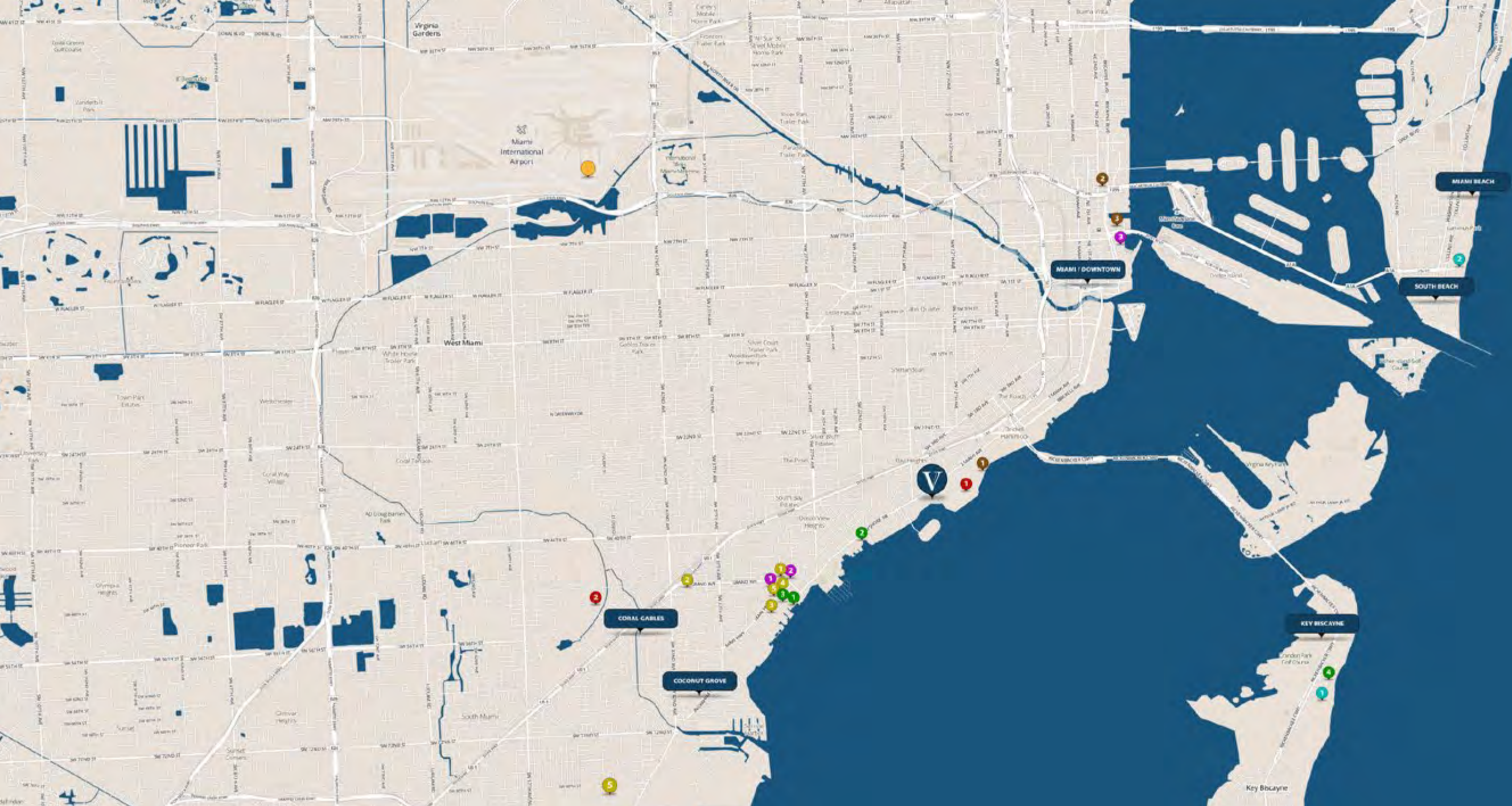
West Glencoe street



STEEL PARK

SHAWWATER AVENUE





LOCATION

Villas at Vizcaya is nestled in the heart of the vibrant sun-dappled neighborhood of Coconut Grove. The premier location bordered by a sparkling bay and surrounded by Downtown Miami and Key Biscayne offers residents a unique living experience. From gallery walks and eclectic outdoor dining, to sailing regattas and popular festivals, there are endless activities to complement your new sanctuary.

- AIRPORT:

MIAMI INTERNATIONAL AIRPORT.
- HOSPITALS:

1. MERCY HOSPITAL
2. DOCTORS HOSPITAL
- SCHOOLS:

1. COCONUT GROOVE ELEMENTARY SCHOOL
2. GEORGE WASHINGTON CARVER MIDDLE SCHOOL
3. RAMSON EVERGLADES SCHOOL
4. ACADEMY OF ARTS & MINDS PERFORMING ARTS CHARTER HIGH SCHOOL
5. ST. HUGH CATHOLIC SCHOOL
- SHOPPING:

1. COMMODORE PLAZA
2. COCO WALK
3. BAYSIDE
- ARTS & ENTERTAINMENT

1. VIZCAYA MUSEUM & GARDENS
2. ADRIENNE ARSHT CENTER
3. AMERICAN AIRLINES ARENA
- PARKS

1. PEACOCK PARK
2. KENNEDY PARK
3. BARNACLE HISTORI STATE PARK
4. CRANDON PARK (KEY BISCAIYNE)
- BEACHES

1. CRANDON PARK (KEY BISCAIYNE)
2. BILL BAGGS CAPE FLORIDA STATE PARK
3. SOUTH BEACH

Originally settled in the 1800s, Coconut Grove remains a charming, bayside village within the urban dynamic of Miami. The Grove, as it's commonly called, is the oldest continuously inhabited neighborhood of Miami. The pedestrian-friendly village center is filled with sidewalk cafés, galleries, boutiques and restaurants. Coconut Grove's relaxed atmosphere extends into the many open-air bay front parks in the area including Peacock Park, Kennedy Park, The Barnacle Historic State Park and more. Coconut Grove is home to the famed Coconut Grove Arts Festival, the Taste of the Grove Food & Jazz Festival, King Mango Strut and the Miami/Bahamas Goombay Festival.

