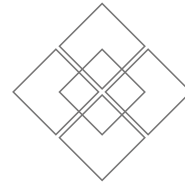


# LAGUNA HOUSE

AT MERRICK PARK  
CORAL GABLES, FLORIDA



LAGUNA HOUSE  
4220 LAGUNA STREET | CORAL GABLES, FL 33146

WELCOME TO  
LAGUNA HOUSE

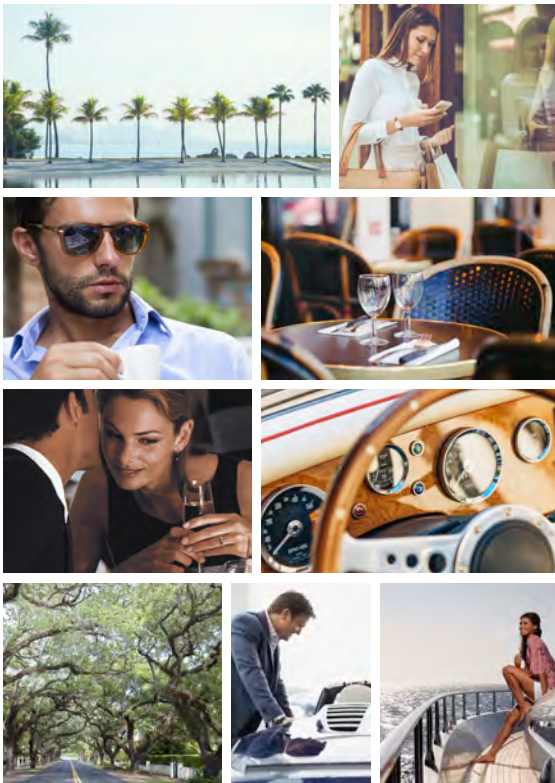
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE SKETCHES, RENDERINGS, PICTURES AND ILLUSTRATIONS ARE PROPOSED ONLY AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF THE SAME AT ITS SOLE DISCRETION WITHOUT NOTICE, INCLUDING AMENITIES, FEATURES AND SPECIFICATIONS. ANY FURNITURE, APPLIANCES, OR DECORATOR ITEMS DEPICTED HEREIN ARE SHOWN FOR ARTISTIC AND ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INCLUDED IN THE PURCHASE AND SALE OF THE RESIDENCE. STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND THEREFORE, THE STATED SQUARE FOOTAGE OF THE UNITS MAY VARY FROM THE SQUARE FOOTAGE THAT WOULD BE DETERMINED BY USING THE DESCRIPTION OF THE "UNIT" SET FORTH IN THE DECLARATION.



MAKE IT YOURS



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The city of Coral Gables has a style all its own - one that's rooted in the past, yet continually reinventing itself. The classic and the modern live harmoniously together in a way that instills the community with a timeless elegance. But what makes Coral Gables attractive is not only its sense of style, but also its quality of life.

## WHERE MODERN STYLE MEETS TRADITION

Explore Coral Gables and fall in love. Its a place where the sophisticated feel right at home no matter where they are. Surrounded by lush, leafy neighborhoods and stunning golf courses, along with designer shopping at the Shops of Merrick Park and the boutiques of Miracle Mile. Discover a life filled with an extensive array of the art galleries, theaters, cafés, and upscale dining.



LIVE LIFE  
at  
LAGUNA HOUSE



Laguna House is a Contemporary and Mediterranean 10-story tower that delivers a modern lifestyle with interiors that boast luxury. Comprising of only 13 residential units, including one penthouse expanding the entire 10th floor, this stunning tower incorporates privacy and exclusivity along with elements of the area's fashionable character, contemporary design focus, and upscale lifestyle.

Each of Laguna House's homes brings spectacular views of the Shops of Merrick Park, and from upper floors views on to Downtown, Brickell, and Biscayne Bay. Entertain guests in your open concept gourmet kitchen or get ready for a night on the town in your indulgent spa inspired master bath.



*In the HEART OF MIAMI,  
MINUTES to the SHORELINE*



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AMENITIES  
across  
LAGUNA  
HOUSE



## AMENITIES at LAGUNA HOUSE

### BUILDING AMENITIES

- Classic Mediterranean design, 10-story building reinforced concrete construction with textured stucco finish
- Only one and two residences per floor
- Private balconies and terraces accessible from living rooms and bedrooms with architecturally located decorative rails
- 8' and 10' high reinforced sliding glass exterior doors with high energy efficient tinted glass
- Dual elevators, computer-keyed to open in your private residential foyer
- Private garage
- Trash disposal system on each floor
- Summer kitchen with outdoor grill in each private terrace overlooking the Shops of Merrick Park
- Outdoor pool/spa and sun deck

### INTERIOR FEATURES

- Smooth finished ceilings, 10' high, except for certain drops to accommodate mechanical installations, with two coats of flat white paint
- Smooth drywall finished walls with one coat of primer
- 8' high interior, solid wood doors, with two coats of semi-gloss white enamel paint
- Luxury lever sets
- High energy efficient, central air conditioning system
- High energy efficient water heater with quick recovery and recirculating pump
- Telephone, Internet, and cable television outlets throughout
- Fire sprinklers, smoke alarms, and state-of-the-art security system providing audio contact with the building's front desk

### KITCHEN

- Designer cabinets with spacious pantry
- Thick counter tops with back splash
- Variable speed range hood
- Electric cook top, with radiant elements
- Electric conventional and microwave ovens, with fully programmable cooking cycles

- 42" refrigerator/freezer with automatic ice maker and matching wood cabinet panels
- 24" Dishwasher with three wash levels
- 1/2 HP heavy duty food waste disposer
- Stainless steel sink, polished chrome, single lever faucet with pull out spray
- Built-in wine cooler and coffee maker

### MASTER BATHROOMS

- Imported marble floor and wet area matching marble vanity tops
- Imported marble shower and glass shower enclosure
- Vanity cabinets featuring designer doors
- His and Hers vanity mirror and European designed sinks
- Free standing deep soaking tub
- Toilet with elongated bowl, white
- Faucets and shower heads with chrome finish

### SECONDARY BATHROOMS

- Imported floors and vanity tops
- Vanity cabinets featuring lacquered, high gloss white doors
- Toilet with elongated bowl, white
- China lavatory, white
- Faucets and shower heads with chrome finish
- Full-length vanity mirror

### POWDER ROOM

- Imported marble floors
- Toilet with elongated bowl, white
- China lavatory, white
- Faucets with chrome finish

### LAUNDRY

- Three speed washer, white
- Electric dryer, white
- White, molded polypropylene laundry tub with chrome faucet



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LIVE WELL AT LAGUNA HOUSE





## EXPERIENCE THE SHOPS

ARTEFACTO • BRASSERI CENTRAL • BURBERRY • CANALI • CAROLINA HERRERA  
CRATE & BARREL • DVF • ELEMIS SPA • EQUINOX FITNESS • FACCONABLE • GUCCI  
HUGO BOSS JIMMY CHOO • LULU LEMON • MAYORS • NEIMAN MARCUS • NORDSTROM  
SAWA LOUNGE • SOUL CYCLE • TIFFANY'S • WILLIAMS-SONOMA • VILLAGIO

## SHOPS OF MERRICK PARK at YOUR DOOR STEP



Live amongst Miami's greatest luxury malls featuring only the highest level of fashion and arts. Ranging from world renowned designers such as Burberry, DVF, Jimmy Choo, and Gucci to elegant boutiques such as Calypso St. Barths and Mayors that are found here in the Shops of Merrick Park. Your private elevator will leave you steps from the entrance to Neiman Marcus and its delicious cafe, Mariposa, overlooking the shops at your Laguna House.

Not much further from your secured lobby doors find yourself forging in elite fitness at one of two highest rated gyms in both Coral Gables and Miami - Soul Cycle and Equinox gym, then recover and unwind at the Elemis Spa conveniently located just next door. Whether it be a cappuccino, freshly made croissants, and a warm succulent Croque Monsieur from Brasserie Central, a French restaurant, or a cold and invigorating, ruby red tuna tartar at the Asian-fusion restaurant and lounge Sawa, you can begin or end the day at one of the outstanding restaurants found throughout the Shops of Merrick Park.

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# LAGUNA HOUSE

## GROUND LEVEL | RETAIL SPACE

**RETAIL 100**  
1,113 S.F. | 103.40 M<sup>2</sup>

**RETAIL 102**  
1,470 S.F. | 136.56 M<sup>2</sup>

**RETAIL 103**  
982 S.F. | 91.23 M<sup>2</sup>

**TOTAL**  
3,565 S.F. | 331.19 M<sup>2</sup>



### NOTES

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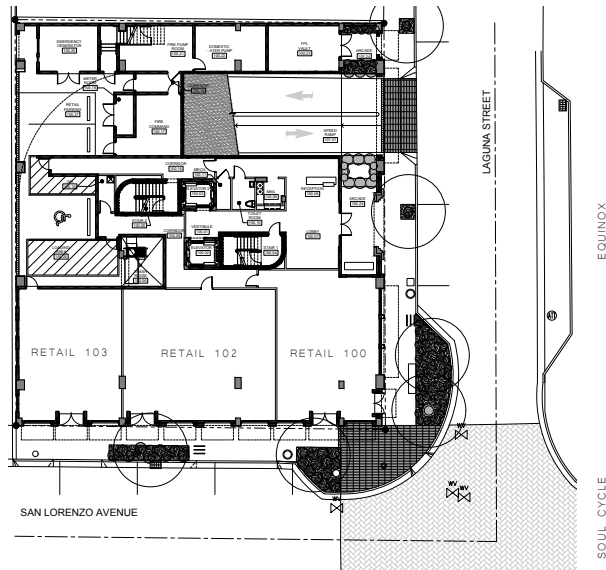
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NEIMAN MARCUS

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.505, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE SKETCHES, RENDERINGS, PICTURES AND ILLUSTRATIONS ARE PROPOSED ONLY AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF THE SAME AT ITS SOLE DISCRETION WITHOUT NOTICE. INCLUDING AMENITIES, FEATURES AND SPECIFICATIONS. ANY FURNITURE, APPLIANCES, OR DECORATOR ITEMS DEPICTED HEREIN ARE SHOWN FOR ARTISTIC AND ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INCLUDED IN THE PURCHASE AND SALE OF THE RESIDENCE. STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND THEREFORE, THE STATED SQUARE FOOTAGE OF THE UNITS MAY VARY FROM THE SQUARE FOOTAGE THAT WOULD BE DETERMINED BY USING THE DESCRIPTION OF THE "UNIT" SET FORTH IN THE DECLARATION.

# LAGUNA HOUSE

4<sup>TH</sup> FLOOR | UNIT 401

**INTERIOR AND COVERED SUMMER KITCHEN**  
2,678 S.F. | 248.79 M<sup>2</sup>

**PRIVATE TERRACES**  
829 S.F. | 77.02 M<sup>2</sup>

**TOTAL**  
3,507 S.F. | 325.81 M<sup>2</sup>

## NOTES

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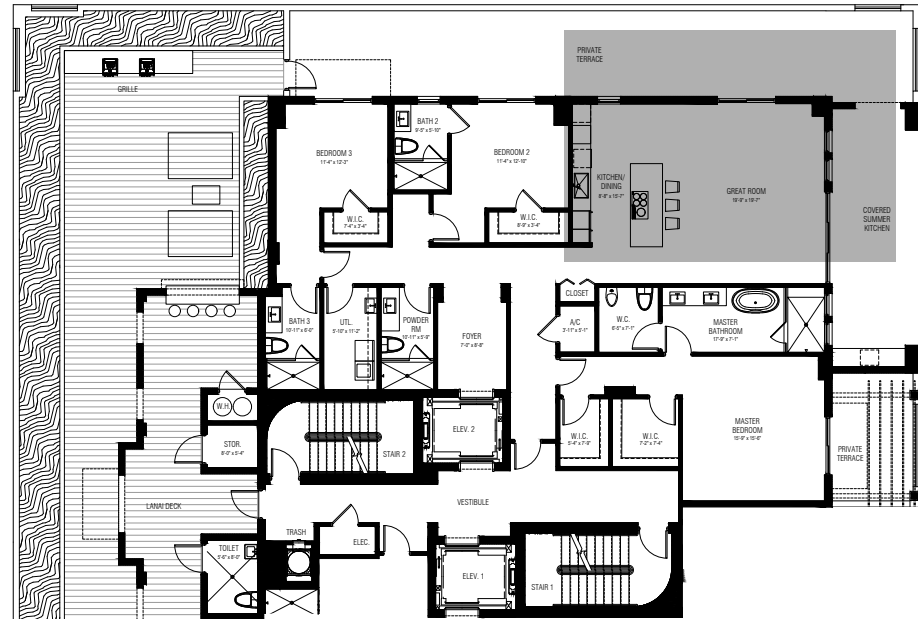
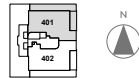
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# LAGUNA HOUSE

4<sup>TH</sup> FLOOR | UNIT 402

**INTERIOR AND COVERED SUMMER KITCHEN**  
2,642 S.F. | 245.45 M<sup>2</sup>

**PRIVATE TERRACES**  
829 S.F. | 77.02 M<sup>2</sup>

**TOTAL**  
3,471 S.F. | 322.47 M<sup>2</sup>



## NOTES

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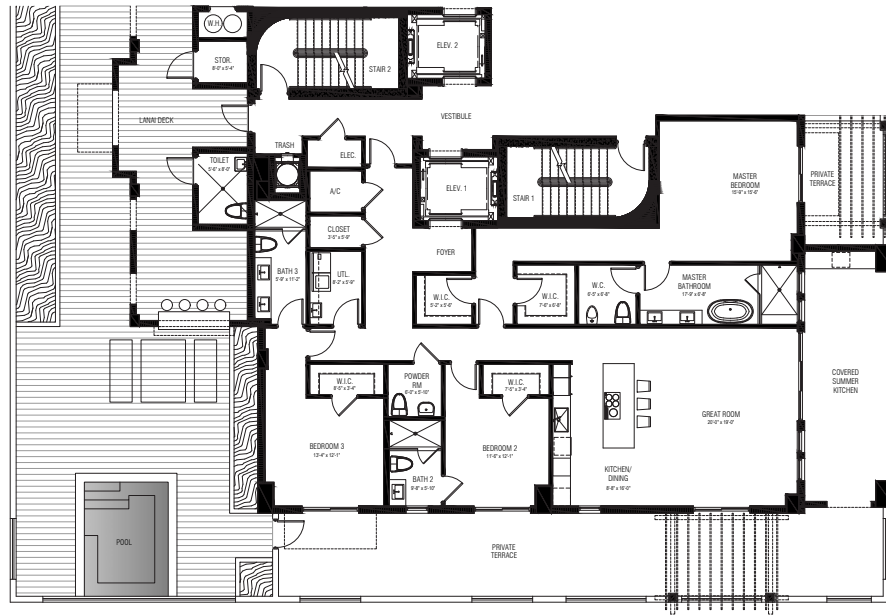
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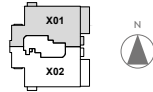
# LAGUNA HOUSE

5TH - 9TH FLOOR | UNIT 01

**INTERIOR AND COVERED SUMMER KITCHEN**  
3,000 S.F. | 278.71 M<sup>2</sup>

**PRIVATE TERRACES**  
86 S.F. | 7.99 M<sup>2</sup>

**TOTAL**  
3,086 S.F. | 286.07 M<sup>2</sup>



## NOTES

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# LAGUNA HOUSE

5TH - 9TH FLOOR | UNIT 02

## NOTES

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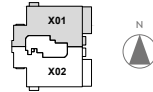
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**INTERIOR AND COVERED SUMMER KITCHEN**  
2,964 S.F. | 275.36 M<sup>2</sup>

**PRIVATE TERRACES**  
86 S.F. | 7.99 M<sup>2</sup>

**TOTAL**  
3,050 S.F. | 283.35 M<sup>2</sup>



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# LAGUNA HOUSE

## 10TH FLOOR PENTHOUSE | UNIT

**INTERIOR INCLUDES  
OUTDOOR SHOWER**  
4,025 S.F. | 373.93 M<sup>2</sup>

**SUMMER KITCHEN AND  
PRICATE TERRACES**  
1,315 S.F. | 122.17 M<sup>2</sup>

**COMMON ELEMENTS IN-  
CLUDES STAIRS, ELEVATORS & MECH YARD**  
919 S.F. | 85.38 M<sup>2</sup>

**TOTAL**  
6,259 S.F. | 581.48 M<sup>2</sup>

### NOTES

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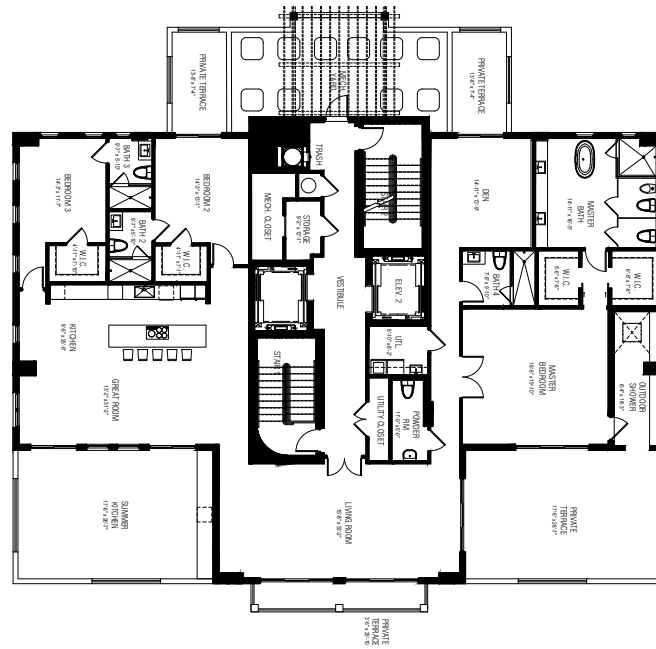
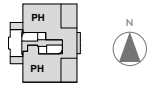
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# ROGER

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.

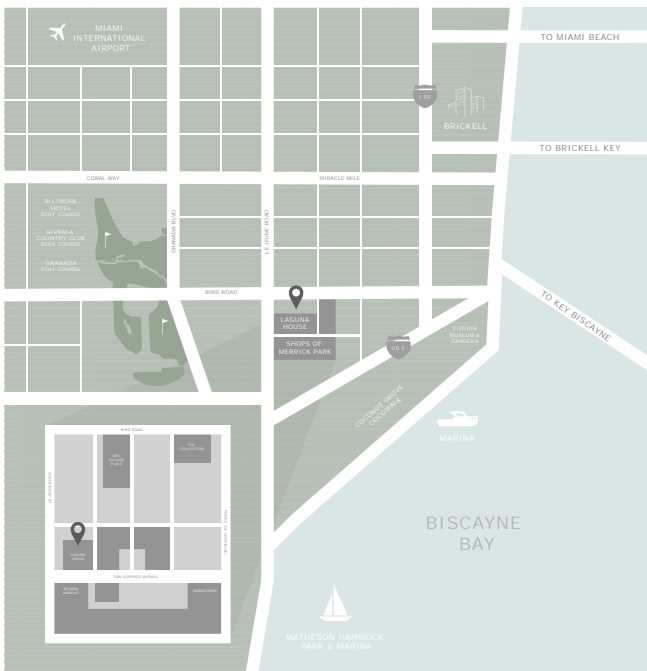
Oscar Roger was instrumental in working with the State of Florida and Coral Gables governmental agencies in the rezoning of a former north industrial area surrounding the Village of Merrick Park into a mixed-used residential and commercial district. The residences of One Village Place helped to increase mall traffic and enhance the economic prosperity of Coral Gables.



FROM TOP LEFT TO BOTTOM RIGHT OSCAR ROGER JR & OSCAR ROGER • GABLES ON THE GREEN, CORAL GABLES • VILLA BILTMORE, CORAL GABLES • ONE VILLAGE PLACE, CORAL GABLES • GABLES PARK TOWER, CORAL GABLES • LE PHARE, KEY BISCAYNE • 3400 CORAL WAY, MIAMI



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\* Map not drawn to scale

