

SEVEN17EEN GABLES

THE RESIDENCES



MIAMI CONDO LIFESTYLE

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Welcome to Seventeen Gables, located at an ideal intersection of two distinct worlds
*Miami's 24-hour global energy, and the tranquil,
walkable environment of Coral Gables.*

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AN UNPRECEDENTED NEW ADDRESS that balances natural tranquility with vibrant urban energy—the best of all worlds in the heart of Miami.

RESIDENTIAL MIX

8 Floors | 120 Residences

1 Bed 1 Bath:	557 - 720 sf	52 - 67 m ²
1 Bed + Den 1 Bath:	755 - 850 sf	70 - 79 m ²
1 Bed + Den 1.5 Bath:	860 sf	80 m ²
2 Bed 2 Bath:	810 - 990 sf	75 - 92 m ²
2 Bed + Den 2 Bath:	1024 - 1080 sf	95 - 100 m ²
3 Bed 2.5 Bath:	1,428 sf	133 m ²

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THE NEIGHBORHOOD

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A Culinary Capital *in Its Own Right*

Home to MICHELIN-starred restaurants, boutique cafés, and celebrated chefs, The Gables delivers a dining scene that rivals any major metropolitan destination—just steps from Miracle Mile and

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Narrow streets, tree-lined avenues, galleries, boutique retail and cafés create a pedestrian lifestyle that supports daily convenience and premium street-level retail performance for mixed-use projects.

Dining Out

Morton's The Steakhouse
Bouchon
Christy's
Mia
Fogo de Chão
Motek
Hillstone
Shingo

Arts & Culture

Coral Gables Museum
Actors' Playhouse
Coral Gables Art Cinema
Lowe Art Museum
Merrick House
GableStage
Virginia Miller Galleries
The Americas Collection Art Gallery
ArtLabbé Coral Gables

Shopping

Miracle Mile
Shops at Merrick Park
Giralda Plaza
Tiffany & Co.
Jimmy Choo
Louis Vuitton
The Collection

Hotels

The Biltmore Hotel Coral Gables
Loews Coral Gables
Hotel Colonnade Coral Gables
Hyatt Regency

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The city operates 20+ parks and numerous pocket parks and public gardens; roughly about 30% of land is commonly described as greenspace in local guides, delivering rare walkable, park-rich urban fabric. A near perfect place for families and outdoor lifestyles.



Member Clubs

Riviera Country Club
Deering Bay Yacht &
Country Club

Outdoor Experiences

Matheson Hammock Park
Biltmore Golf Course
Miami Freedom Park
Salvadore Park Tennis Center
Granada Golf Course
University of Miami basketball courts,
baseball and football fields, and
swimming pool
Fairchild Tropical Botanical Garden
Grove Harbour Marina
Venetian Pool
Coral Gables Wayside Park

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The Perfect Balance *of Nature, Culture, and Connection.*

Known as The City Beautiful, Coral Gables offers a rare mix of tranquility and sophistication—a lush, walkable enclave just minutes from Miami’s global energy.

● FINE DINING

- 1 Bouchon Bistro
- 2 Bulla Gastrobar
- 3 SHINGO
- 4 Zucca
- 5 Hillstone
- 6 Motek Coral Gables
- 7 Caffè Abbracci
- 8 Doc B’s Restaurant + Bar
- 9 The Grammercy
- 10 La Rosa Gastrobar
- 11 Luca Osteria
- 12 Eating House Miami
- 13 Cebada Rooftop
- 14 Threefold Cafe
- 15 Calista Taverna
- 16 Naked Farmer
- 17 Costazul
- 18 Terre Del Sapore

● SHOPPING

- 19 Shops at Merrick Park
 - Chanel
 - Louis Vuitton
 - Tiffany & Co.
- 20 Miracle Mile

● HEADQUARTERS

- 21 Apple
- 22 Amazon
- 23 Bacardi
- 24 Cisco
- 25 Ryder

● HOSPITALS

- 26 Baptist Health Doctors Hospital
- 27 Coral Gables Hospital
- 27 The Lennar Foundation Medical Center

● UNIQUE LANDMARKS

- 10 Biltmore Golf Course
- 11 Coral Gables City Hall
- 12 Fairchild Tropical Botanic Garden
- 13 Venetian Pool

● PARKS & RECREATION

- 14 Granada Golf Course
- 15 Matheson Hammock Park & Marina

● BANKING

- 21 Bank of America
- 22 Chase Bank
- 23 Wells Fargo Bank

● HOTELS

- 24 Biltmore Hotel Coral Gables
- 26 Loews Coral
- 27 Gables Hotel

● ARTS & CULTURE

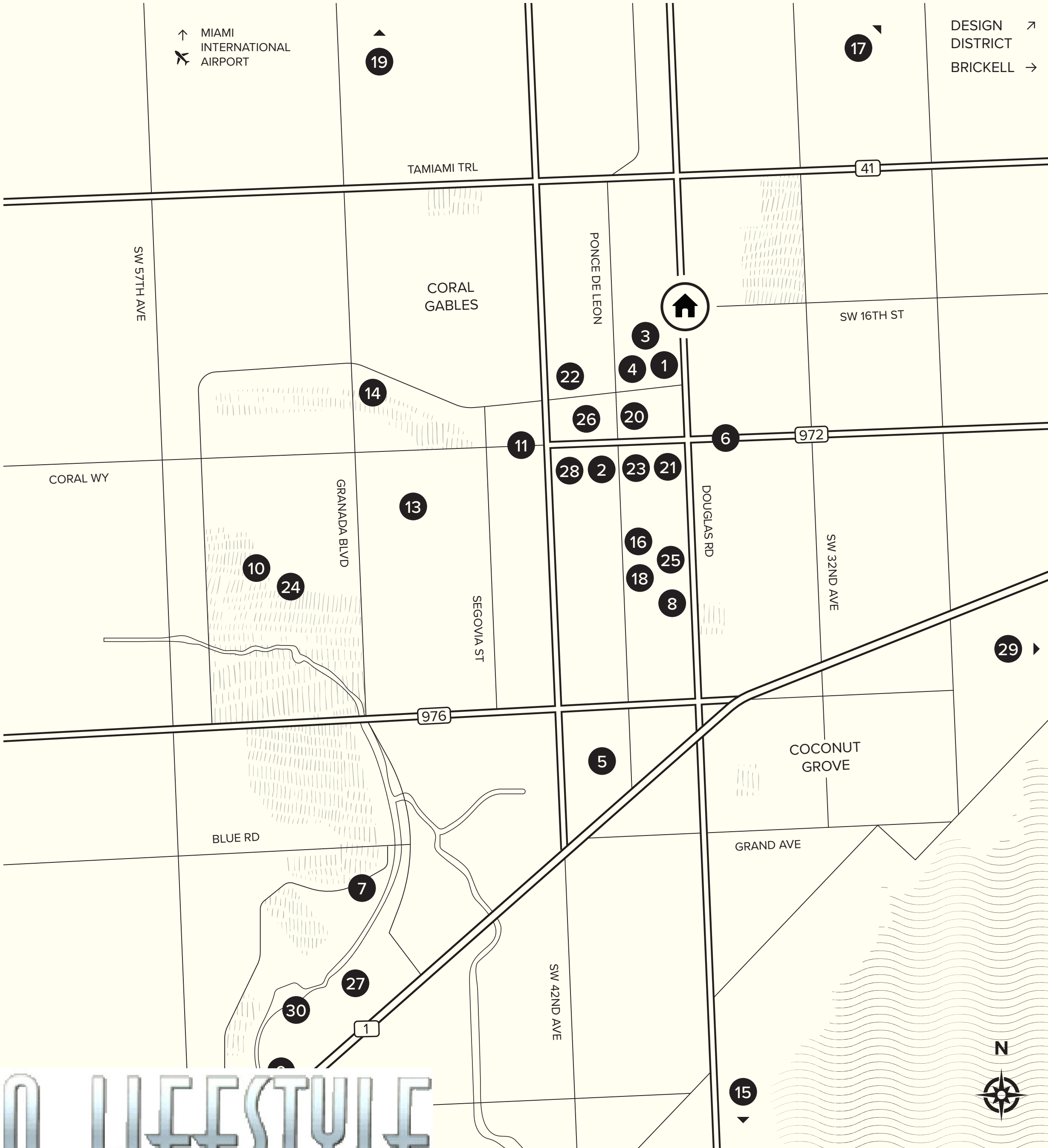
- 28 Coral Gables Museum
- 29 Lowe Art Museum
- 30 Miracle Theatre

● TOP-RATED SCHOOLS

- 31 Ransom Everglades School
- 32 University of Miami

● LOCATION HIGHLIGHTS

- 0.3 miles to Miracle Mile
- 0.5 miles to The Shops at Merrick Park
- 0.3 miles to Douglas Road Metrorail Station
- 4 miles to Miami International Airport



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Luxury with *Everyday Ease*

Tree-lined avenues, fine dining, boutiques, and galleries—everything
ance. Coral Gables delivers the luxury of connection
hout the chaos of downtown living.



Public and private schools serving Coral Gables perform strongly in statewide and national school rankings (Niche, GreatSchools listings), a key pull for buyers looking to raise children in a stable, high-quality educational environment.

Schools & Universities

University of Miami
G.W. Carver Elementary School
Somerset Gables Academy
Ransom Everglades School
International Studies Preparatory Academy (ISPA)
Coral Gables Preparatory Academy
Gulliver Preparatory School
Riviera Schools
Coral Cables Senior High School
Henry S. West Laboratory School



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A serene residential oasis—
minutes from the heart of Miami.

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AMENITIES & SERVICES

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LIFESTYLE SPACES

Curated Comforts *and Necessary Luxuries*

Third-floor amenity deck featuring a resort-style pool, private cabanas, and landscaped sun shelf designed for relaxation and connection

Fully equipped fitness center with a dedicated personal-training studio

Wellness lounge complete with a sauna and tranquil retreat areas

Resident club room and social lounge ideal for private gatherings and intimate events

Co-working center with dedicated desks, an A/V-ready conference room, and versatile meeting spaces

Outdoor recreation deck featuring a half-basketball court/pickleball area, tennis practice wall, and kids' play zone surrounded by landscaped seating areas

A dedicated dog park nestled within the community's landscaped green spaces

Amenities tailored to your life

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AMENITY LOUNGE RENDERING



AMENITY KITCHEN RENDERING



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RESIDENCE FEATURES

Stunning Finishes,
Abundant Natural Light.

Open, flexible layouts with floor-to-ceiling impact glass windows

Quartz countertops and European Shaker cabinets

Bosch kitchen appliance suite

Spa-inspired baths with floating vanities and designer fixtures

Curated selection of premium flooring

Smart home technology for lighting and climate control

Expansive private balconies with panoramic views*

*Select residences.

Luxury designed for

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Chef's Kitchen

Minimal and sleek, appointed with quartz countertops and European Shaker cabinets.



Artist's Conceptual Rendering

Living Room

Designed to invite nature indoors, reflected in a palette of rich, refined tones that illuminate the vibrant greenery just outside.



Artist's Conceptual Rendering

Primary Bathroom

Spa-inspired, with floating vanities and fixtures



Artist's Conceptual Rendering

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