

# SEVENZEEN 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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**A N U N P R E C E D E N T E D N E W A D D R E S S** 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 <sup>2</sup>
1 Bed + Den 1 Bath:	755 - 850 sf	70 - 79 m <sup>2</sup>
1 Bed + Den 1.5 Bath:	860 sf	80 m <sup>2</sup>
2 Bed 2 Bath:	810 - 990 sf	75 - 92 m <sup>2</sup>
2 Bed + Den 2 Bath:	1024 - 1080 sf	95 - 100 m <sup>2</sup>
3 Bed 2.5 Bath:	1,428 sf	133 m <sup>2</sup>

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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

# 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 Caffe Abbracci
  - 8 Doc B's Restaurant + Bar
  - 9 The Grammcery
  - 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
- **HEADQUARTERS**
  - 21 Apple
  - 22 Amazon
  - 23 Bacardi
  - 24 Cisco
  - 25 Ryder
- **BANKING**
  - 21 Bank of America
  - 22 Chase Bank
  - 23 Wells Fargo Bank
- **HOTELS**
  - 24 Biltmore Hotel
  - 25 Coral Gables
  - 26 Loews Coral
  - 27 Gables Hotel
- **HOSPITALS**
  - 26 Baptist Health Doctors Hospital
  - 27 Coral Gables Hospital
  - 28 The Lennar Foundation Medical Center
- **UNIQUE LANDMARKS**
  - 10 Biltmore Golf Course
  - 11 Coral Gables City Hall
  - 12 Fairchild Tropical Botanic Garden
  - 13 Venetian Pool
- **ARTS & CULTURE**
  - 28 Coral Gables Museum
  - 29 Lowe Art Museum
  - 30 Miracle Theatre
- **TOP-RATED SCHOOLS**
  - 31 Ransom Everglades School
  - 32 University of Miami
- **SHOPPING**
  - 19 Shops at Merrick Park
    - Chanel
    - Louis Vuitton
    - Tiffany & Co.
  - 20 Miracle Mile
- **PARKS & RECREATION**
  - 14 Granada Golf Course
  - 15 Matheson Hammock Park & Marina
- **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 you need is just a short walk away. Coral Gables delivers the luxury of connection without 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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Artist's Conceptual Rendering



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Artist's Conceptual Rendering

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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



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*Amenities tailored to your life*

# 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* **MIAMI CONDO LIFESTYLE**



## *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.



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## *Primary Bathroom*

Spa-inspired, with floating vanities and fixtures



Artist's Conceptual Rendering

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