

# SEVEN SEVEN GABLES

THE RESIDENCES






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**LA MEJOR INVERSIÓN CON LA MEJOR COMPAÑÍA**

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# SEVENTEEN GABLES

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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.*



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

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## 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> 75 -
2 Bed 2 Bath:	810 - 990 sf	92 m <sup>2</sup> 95 -
2 Bed + Den 2 Bath:	1024 - 1080 sf	100 m <sup>2</sup>
3 Bed 2.5 Bath:	1,428 sf	133 m <sup>2</sup>

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# THE NEIGHBORHOOD





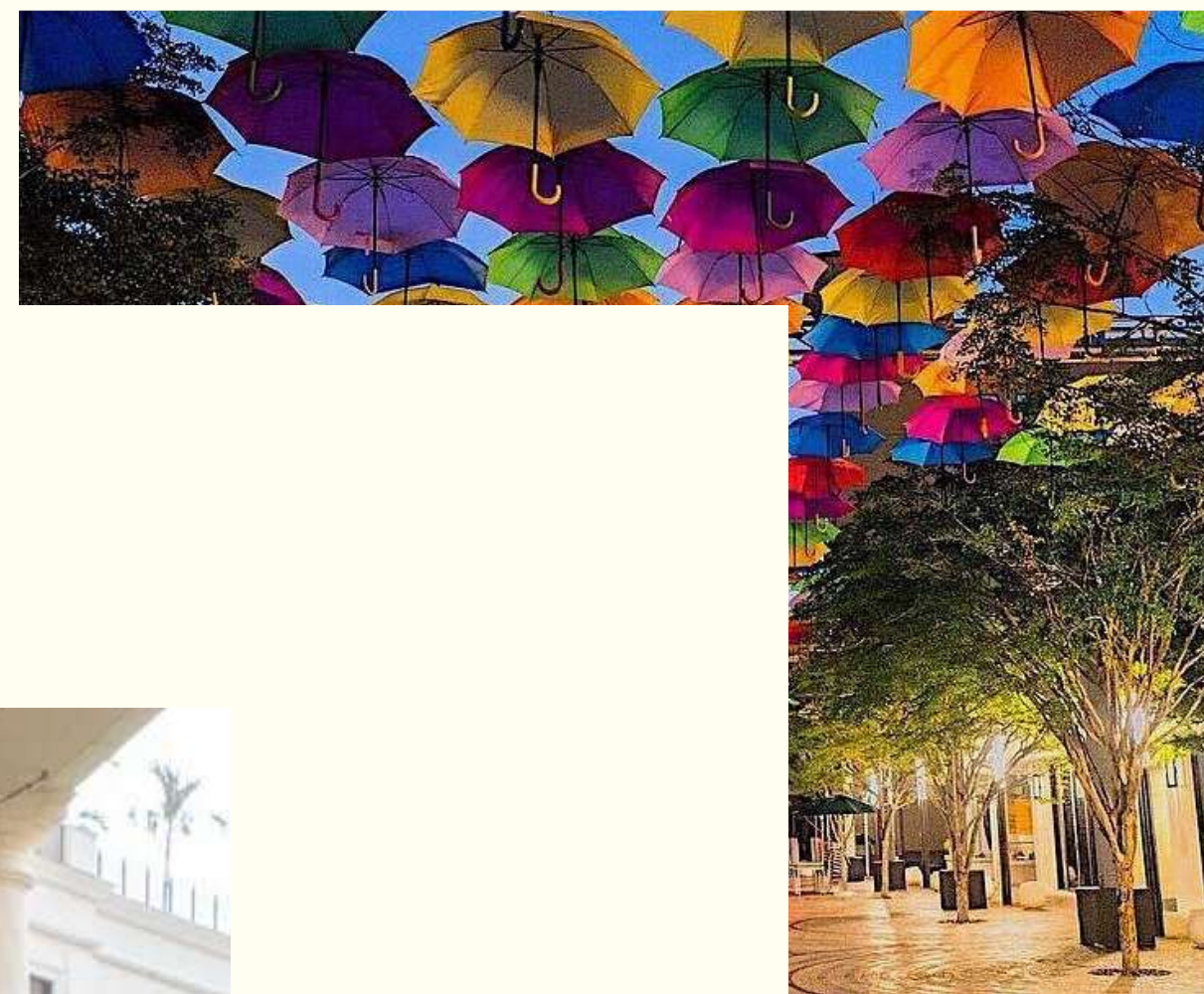
*Quiet luxury, with the warmth of enduring community.*



## A Culinary Capital *in Its Own Right*

Home to MICHELIN-starred restaurants, boutiquecafés, andcelebrated chefs, The Gables delivers a dining scene that rivals any major metropolitan destination— just steps from Miracle Mile and Giralda Plaza.





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'sTheSteakhouse
- 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 MerrickPark
- Giralda Plaza
- Tiffany & Co.
- Jimmy Choo
- Louis Vuitton
- The Collection

## Hotels

- TheBiltmore Hotel Coral Gables
- Loews Coral Gables
- Hotel Colonnade Coral Gables
- Hyatt Regency



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 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 Shops at

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

## ● HEADQUARTERS

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

## ● HOSPITALS

- 26 Baptist Health Doctors
- 27 Hospital
- 27 Coral Gables Hospital
- 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
- 27 Loews Coral Gables Hotel

## ● ARTS & CULTURE

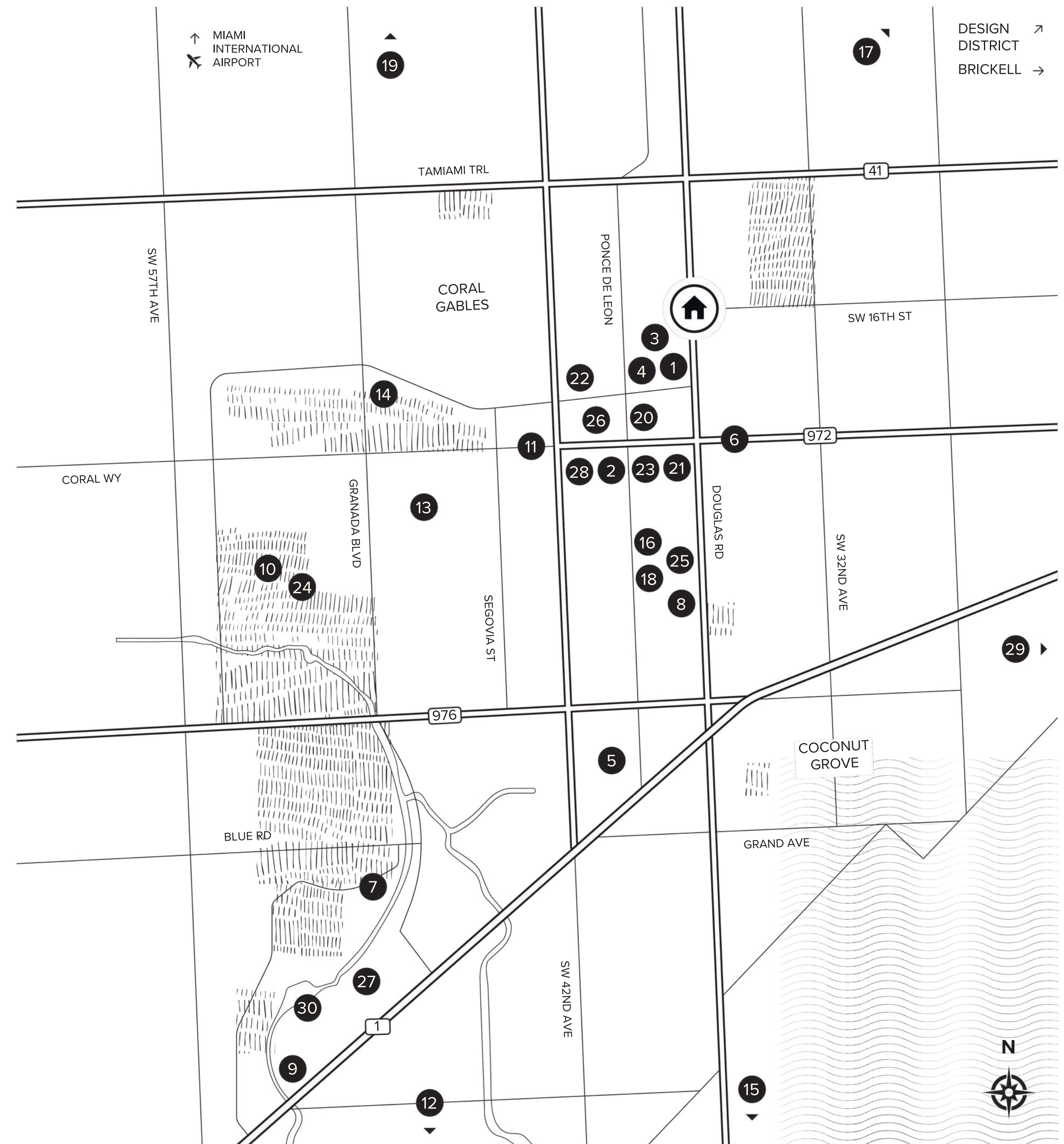
- 28 Coral Gables Museum
- 29 Lowe Art Museum
- 30 Miracle Theatre

## ● 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
- 2 miles to Coconut Grove
- 5 miles to Downtown Miami
- 8 miles to Miami Beach



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# VIEWS



East View



# Southeast View



# South View



# Southwest View



# Northwest View





## Luxury with *Everyday Ease*

Tree-lined avenues, fine dining, boutiques, and galleries—everything within walking distance. Coral Gables delivers the luxury of connection without the chaos of downtown living.



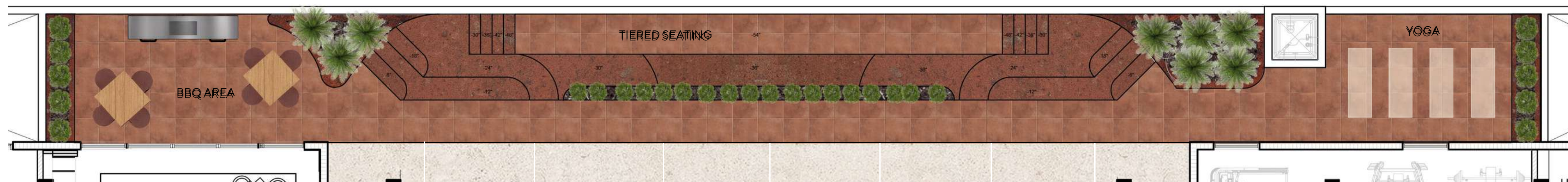
Public and private schools serving Coral Gables perform strongly in statewide and national school rankings (Niche, GreatSchools listings), a key pull for buyers looking to raise children in a stable, high-quality educational environment.

## 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



## POOL DECK RENDERED PLAN







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

LOBBY







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AMENITIES &  
SERVICES



LIFESTYLE SPACES

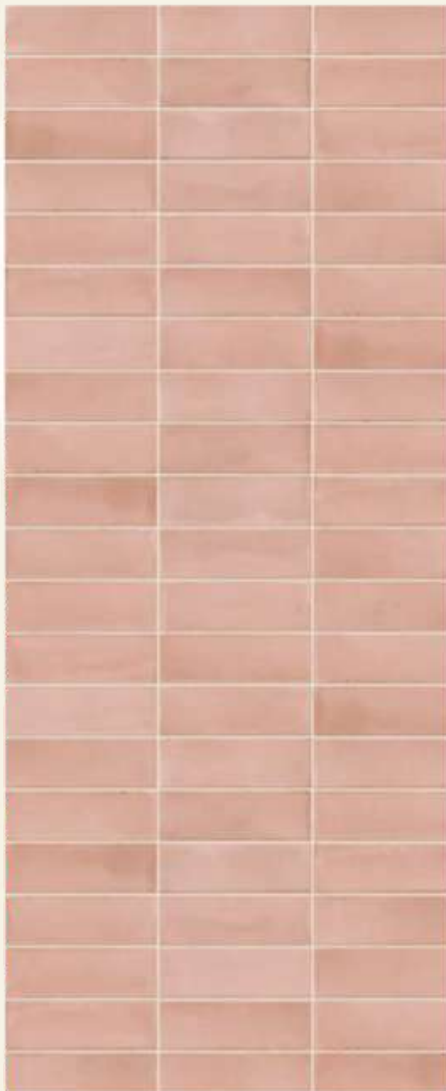
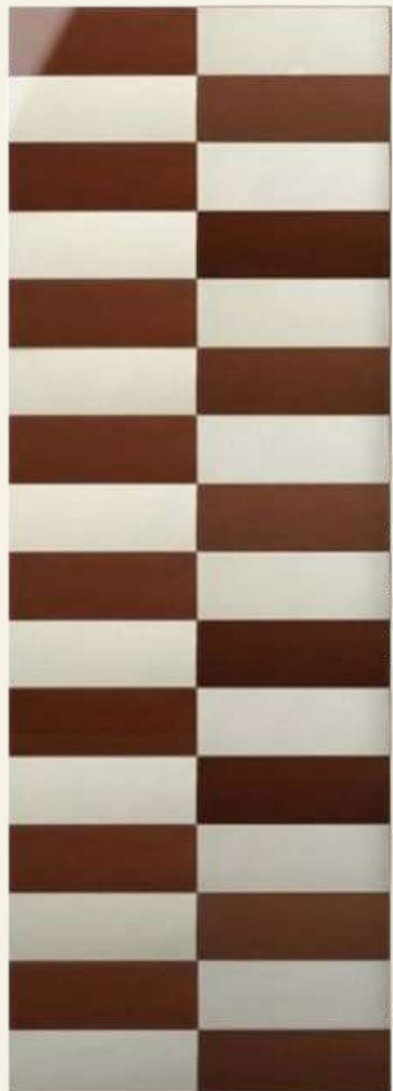
# Curated Comforts *and Necessary Luxuries*

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 lifestyle.*



POOL DECK | CONCEPT IMAGERY



# POOL DECK RENDERED PLAN

001

CORAL GABLES

1715 SW 37TH AVENUE



# AMENITY LOUNGE



AMENITY LOUNGE RENDERING



# AMENITY KITCHEN



AMENITY KITCHEN RENDERING





*An Unparalleled Enclave.*

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# THE RESIDENCES



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 the way we live now.*



## *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



The Mastery Behind  
*the Vision*

# Miami Development, *Manhattan Approach.*



## ASCENDRA CAPITAL

Mayer Berkovits of BAM Property Development and Ascendra Capital have mastered boutique luxury with institutional-grade execution to bring Seventeen Gables to life. Berkovits delivers proven success across nearly **5,000 multifamily units nationwide**, from the **\$69.2M Brooklyn landmark** at 670 Pacific Street to **boutique SoHo condos**, while Ascendra's powerhouse team, led by CIO David Steinberg, Co-CEOs Steven Schwartz & Shimmy Idels, and Director Alex Balan, brings unmatched operational precision. Together, they're executing with speed, design excellence, and unwavering commitment to enduring value.



670 Pacific Street

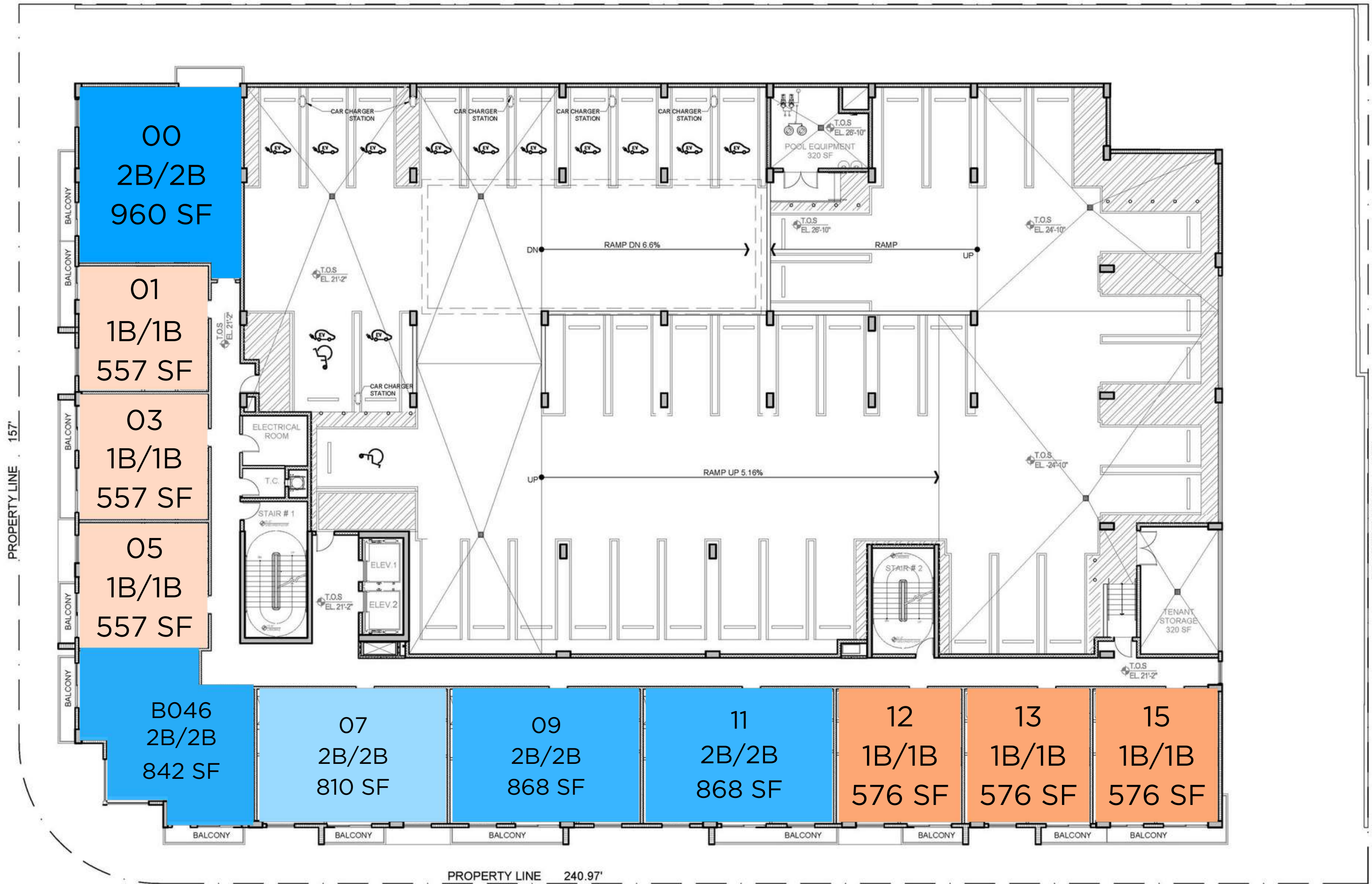


New Development in Fort Lauderdale

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# FLOOR PLANS



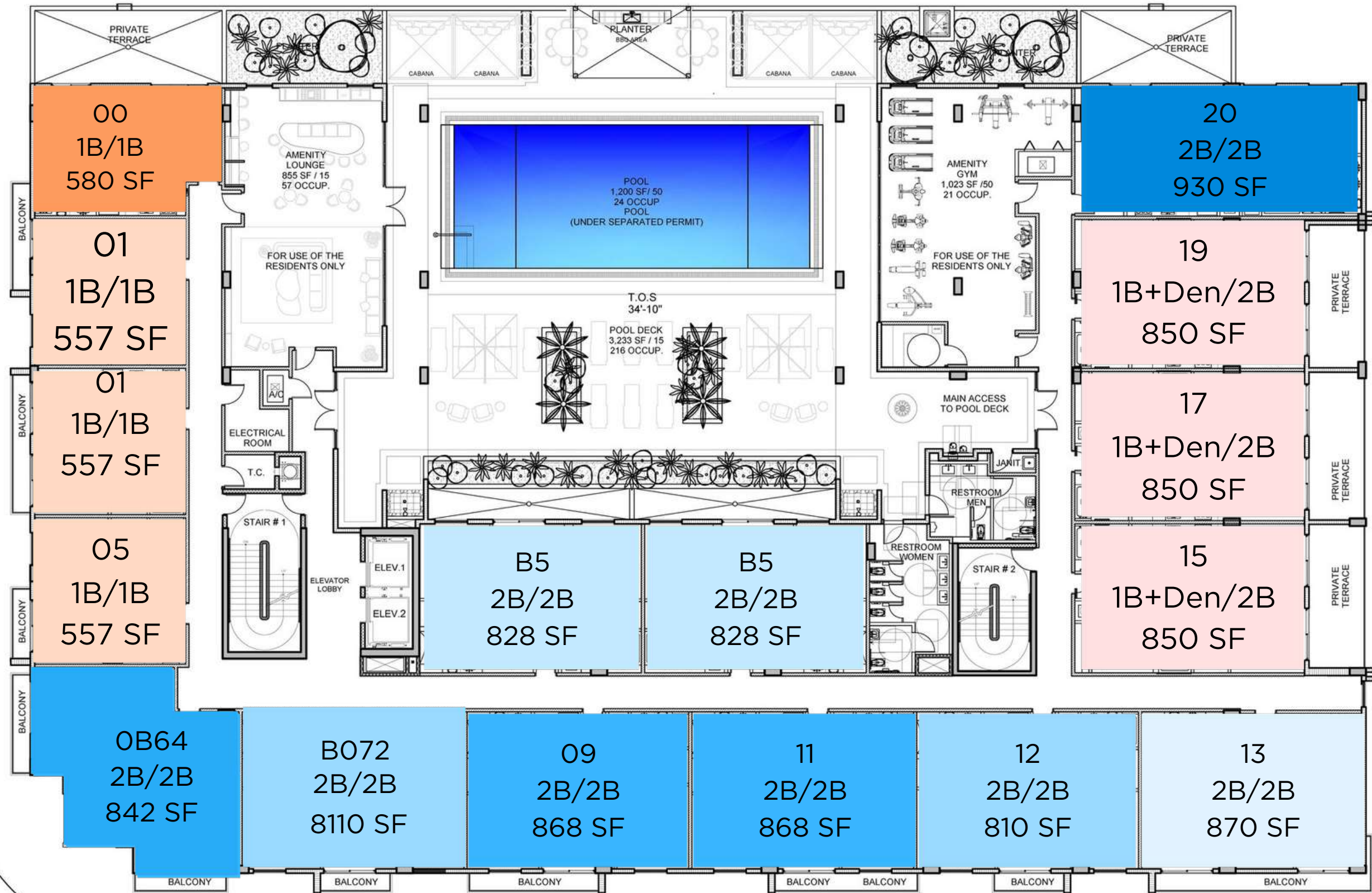


PROPERTY LINE 241.04'

PROPERTY LINE 157'

PROPERTY LINE 157'

PROPERTY LINE 240.97'





PROPERTY LINE 157'

PROPERTY LINE 157'

PROPERTY LINE 240.97'



PROPERTY LINE 241.04'

PROPERTY LINE 157'

PROPERTY LINE 157'

PROPERTY LINE 240.97'



PROPERTY LINE 241.04'

PROPERTY LINE 157'

PROPERTY LINE 157'

PROPERTY LINE 240.97'





# The Mastery Behind *the Vision*

## DEVELOPER

*Ascendra  
Capital*

Ascendra Capital seeks superior risk-adjusted returns by investing in leaders who share our vision for excellence and integrity. Each partnership reflects our dedication to excellence and transformative opportunities. Our partners leverage decades of leadership experience across healthcare, finance, real estate, operations, and private equity, in targeting unique opportunities and driving meaningful growth. Our vision is defined by integrity, expertise, and commitment to achieving excellence across all facets of our investments.

## INTERIOR DESIGN

*Asprea Studio*

Based in New York, Asprea Studio is a multidisciplinary interior design firm renowned for creating sophisticated spaces across luxury residential, commercial, hospitality, and private projects. Founded and led by Karen Asprea, the firm is composed of a dynamic group of creative professionals with expertise across design, technology, and storytelling. With offices in New York and Miami, the studio's portfolio includes domestic and international work, from large-scale developments to bespoke interiors. At its core, Asprea Studio is defined by a collaborative process, where bespoke comfort reflects lives to be lived with intention, vision, and hope for all that is and will be.

## ARCHITECT OF RECORD

*Caymares Martin A&E Design*

Caymares Martin Architectural and Engineering Design is a full service company offering comprehensive architectural and Interior Design. It was founded in 2006 by Olenia Martin and Jose Caymares with the goal of providing quality design and business services. It has built a solid client base by emphasizing the delivery of architectural and engineering services in a creative, technically proficient and professional manner. The firm has designed outstanding projects in the community and its experience involves design and project management of multifamily residential, mix-use projects, office buildings and custom homes. To date, Caymares Martin A&E Design has designed over \$250 million in properties across Miami.