SEVENTEEN GABLES

THE RESIDENCES

Seventeen Gables is a boutique collection of attainable luxury residences within an elegant eight-story tower. As one of the tallest residential building in the East Gables market, it offers uninterrupted panoramic views spanning Coral Gables' lush tree canopy to the Miami skyline. Residents enjoy a rare balance of relaxed luxury in a peaceful, walkable setting—just minutes from Miracle Mile's dining and cultural scene, Coconut Grove's waterfront, and Brickell's financial district.

BUILDING FEATURES

- Intimate arrival lobby immersed in natural materials and filled with diffuse natural light, surrounded by rich landscaping.
- Smart package room with integrated lockbox. • Dedicated resident storage rooms and secure bicycle storage. • Leading on-site property management with controlled-access entry and state-of-the-art security technology.
- Resident building management app offering 24-hour amenity reservations, valet coordination, package management, and direct community communication.
- Dedicated parking + 24-hours valet parking.

RESIDENCE FEATURES

- Impeccably finished 1- to 3-bedroom residences.
- Open, flexible layouts featuring floor-to-ceiling impact glass windows.
- Premium engineered stone countertop paired with European-style cabinetry.
- Kitchen appliance suite including Bosch stovetop and ovens, with paneled Fisher & Paykel refrigerator and dishwasher for a seamless integrated look.
- Spa-inspired bathrooms with floating vanities and designer fixtures.
- Curated selection of premium flooring.
- Smart home technology for lighting and climate control.

THE AMENITIES

- Featuring a serene resort-style pool + integrated in-pool lounging steps designed for effortless relaxation.
- A beautifully landscaped sun shelf, with panoramic views. • Outdoor bar & sink and social spaces for casual gatherings. • Fully equipped fitness center outfitted with state-of-the-art equipment & free weights.
- Sauna for restorative heat therapy and relaxation.
- Outdoor yoga lawn for mindful movement and open-air practice.
- Residents' club room & social lounge with sculptural lighting, an entertainer's kitchen, and generous seating for hosting or unwinding.
- Co-working center with dedicated desks, private booths.
- A/V-ready conference room for meetings and presentations.
- Children's playground encouraging play and imagination.
- Half basketball court with a court wall.
- Ground-level splash fountain set within the garden, offering a tranquil visual centerpiece.
- Dog park providing a welcome outdoor space.

RESIDENCE MIX

TYPE	SF	M2 51.7-
1 Bedroom | 1 Bathroom	557-720	66.9 70.1
1 Bedroom | 1 Bathroom + Den	755	79.9 79
1 Bedroom | 1.5 Bathroom + Den	860	75.3-92.0
1 Bedroom | 2 Bathroom + Den	850	95.1-100.3
2 Bedroom | 2 Bathroom	810-990	1 32 .7
2 Bedroom | 2 Bathroom + Den	1 ,024 -1 ,0 8 0	
3 Bedroom | 2.5 Bathroom	1 ,428	

A serene residential oasis



minutes from *the heart of Miami.*

THE TEAM

An innovative collaboration of leading architects, artists, developers, designers, and curators.

DEVELOPMENT

ASCENDRA CAPITAL AND
BAM PROPERTY DEVELOPMENT
ascendracap.com

Seventeen Gables is led by a strategic partnership between BAM Property Development and Ascendra Capital—uniting boutique residential expertise with institutional rigor. Founded by Mayer Berkovits, BAM brings a decade-long track record of executing ground-up and value-added residential projects across major U.S. markets. Ascendra Capital complements this vision with deep experience in finance, construction, and large-scale project execution. Together, the team delivers thoughtfully scaled, self-funded developments defined by disciplined execution, design excellence, and long-term value.

ARCHITECT OF RECORD

CAYMARES MARTIN A&E DESIGN caymaresmartin.com

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, mixed-use projects, office buildings and custom homes. To date, Caymares Martin A&E Design has designed over $250M in properties across Miami.

ARCHITECTURE & INTERIOR DESIGN

ASPREA STUDIO aspreastudio.com

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 a lifestyle of intention, vision, and hope for all that is and will be.

SALES & MARKETING

CERVERA REAL ESTATE
cervera.com

Cervera Real Estate is a Miami-based, family-owned and operated, full-service international real estate brokerage. Founded in 1969 as the first agency to exclusively represent developers in the sales and marketing of their projects, Cervera created a specialized field within the brokerage industry and was the first to market extensively in international markets. Since then, Cervera has played a role in every Miami real estate cycle and closed more than $22 billion in sales. The Cervera name has represented over 120 luxury high-rise condominium towers across South Florida and played an integral role in the revitalization of neighborhoods, including Brickell, Miami Beach's South of Fifth, Downtown Miami, Coconut Grove, and Edgewater. Today, Cervera continues to broaden its international relationships while expanding its global reach. In 2021, the firm was selected for membership in Leading Real Estate Companies of the World and Luxury Portfolio International.

1715 DOUGLAS RD, CORAL GABLES, FL 33134

ASCENDRA CAPITAL BAM DEVELOPERS CERVERA® REAL ESTATE • 1969

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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 INFORMATION PROVIDED, INCLUDING PRICING, IS SOLELY FOR INFORMATIONAL PURPOSES, AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN JURISDICTIONS WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE OR ARE OTHERWISE PROHIBITED BY LAW. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE OFFERING DOCUMENTS.