

A LITTLE BIT OF AVILA

Go inside the Florencia, a new way to experience one of Tampa's most desired addresses

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Though it may be known for its grand, ostentatious megamansions, Avila — or at least one part of it — is offering something a little different.

Alvarez New Concepts, a branch of Alvarez Homes led by company founder and president Bobby Alvarez, earned the exclusive rights to develop Avila's last 12 golf course-facing lots into a mini Mediterranean-inspired community called Villalagos. These custom, energy efficient, healthy homes will be smaller than Avila's average homes, something Alvarez says empty-nesters and other downsizers are looking for.

"The [other Avila] houses are nice, but they don't need the space," Alvarez says. "The homeowners want to put money into the materials they're using rather than the additional space."

Villalagos' first home, the Florencia, follows this blueprint. The Energy Star and Florida Green Building Coalition-certified home was designed and built with input from its owner, who is allowing Alvarez New Concepts to use it as an inspiration home for potential buyers of the other lots.

"We call it an inspiration home instead of a model," Alvarez says. "Model' implies that we're doing the same thing with each home; we're not. We're designing each home from scratch."

The Florencia combines Mission-style architecture with modern touches. Stones from all over the globe, including countries like Syria and Turkey, are inlaid just feet from classic Cuban Mission stones and tile. Innovative features, like LED lights, refrigerated drawers and an app-controlled climate system, are sprinkled throughout the home.

Alvarez New Concepts and the homeowner based the Florencia on the casita home concept. A semi-detached smaller home, known as a casita, sits across a small courtyard and pool area from the main house and includes many of the same features, like quartz countertops and walk-in closets, as the Florencia.

Turn the page to see more of the Florencia. To learn more about Villalagos and Alvarez New Concepts, visit alvarezhomes.com.

Above: The bedroom of the Florencia's detached casita house. Interior design work throughout the casita and the main house was done by Michelle Miller Design.

Continued on following pages →



The LED lights that illuminate the pool's fountains are programmable and can be changed to any color.



Above: The Florencia's living room and kitchen follow an open floorplan, featuring built-in appliances like a steam oven and coffee cup warmer in the kitchen. The floor is made up of 36x36 slabs of stone imported from Turkey.

Left: Cuban Mission tile lines the backsplash and wall of the casita's wet bar.

Opposite page: The master bedroom includes a sitting area that overlooks the Avila Golf Course.