



**BILTMORE PARC**

CORAL GABLES

*CORAL GABLES' MOST EXCLUSIVE  
NEW CONDOMINIUM RESIDENCES  
REFLECT THE ELEGANCE OF THIS  
HISTORIC AND TRANQUIL  
COMMUNITY WHILE  
INTRODUCING A SLEEK,  
CONTEMPORARY SENSIBILITY*



*“THIS IS THE STORY OF  
A DREAMER AND HIS  
ACCOMPLISHMENTS, OF  
A BUILDER WHO MADE A  
BEAUTIFUL VISION BECOME  
A REALITY, OF A WRITER, A POET,  
A PHILOSOPHER, A LOVER OF  
THE BEAUTIFUL.”*

*- The Journal of the Historical Association of Southern Florida on Coral Gables  
founder George Edgar Merrick, 1942*

*“JUST HOW I CAME TO UTILIZE  
THE SPANISH TYPE OF  
ARCHITECTURE IN CORAL GABLES,  
I CAN HARDLY SAY, EXCEPT THAT  
IT ALWAYS SEEMED TO ME TO BE  
THE ONLY WAY HOUSES SHOULD  
BE BUILT... IN THOSE TROPICAL  
SURROUNDINGS.”*

*- George Edgar Merrick,  
The New York Times, 1925*



GRACIOUSLY DESIGNED  
MEDITERRANEAN-INSPIRED  
MODERN CONDOMINIUM UNITS  
IN THE HEART OF CORAL GABLES

**BILTMORE PARC**

CORAL GABLES



BILTMORE PARC  
718

ARTIST'S CONCEPTUAL RENDERING

SEE LEGAL DISCLAIMERS ON BACK COVER

BILTMORE PARC INTERTWINES  
PAST AND PRESENT WITH RICH  
MATERIALS AND COLORS THAT  
RESONATE WITH THE LUSH  
ENVIRONMENT





ARTIST'S CONCEPTUAL RENDERING

## RESIDENCES

- Contemporary open-plan interior layout with abundant natural light
- Generously sized private terraces with NanaWall folding glass walls<sup>1</sup> offer an elegant outdoor living and dining space
- Custom-crafted European-style kitchens with premium German stainless steel appliances
- Walk-in laundry room in every residence
- Expansive beautifully designed master suite with morning kitchen
- Spacious walk-in closets
- Oversized spa-inspired bathrooms with separate shower and bathtub
- Generator ready
- 2 parking spaces
- Biltmore Parc will offer 32 exclusive and luxurious residences in total:

4 Units of 2,313 sq. ft. 3 Bedrooms + Den + 3 1/2 Baths

4 Units of 2,422 sq. ft. 3 Bedrooms + Den + 3 1/2 Baths

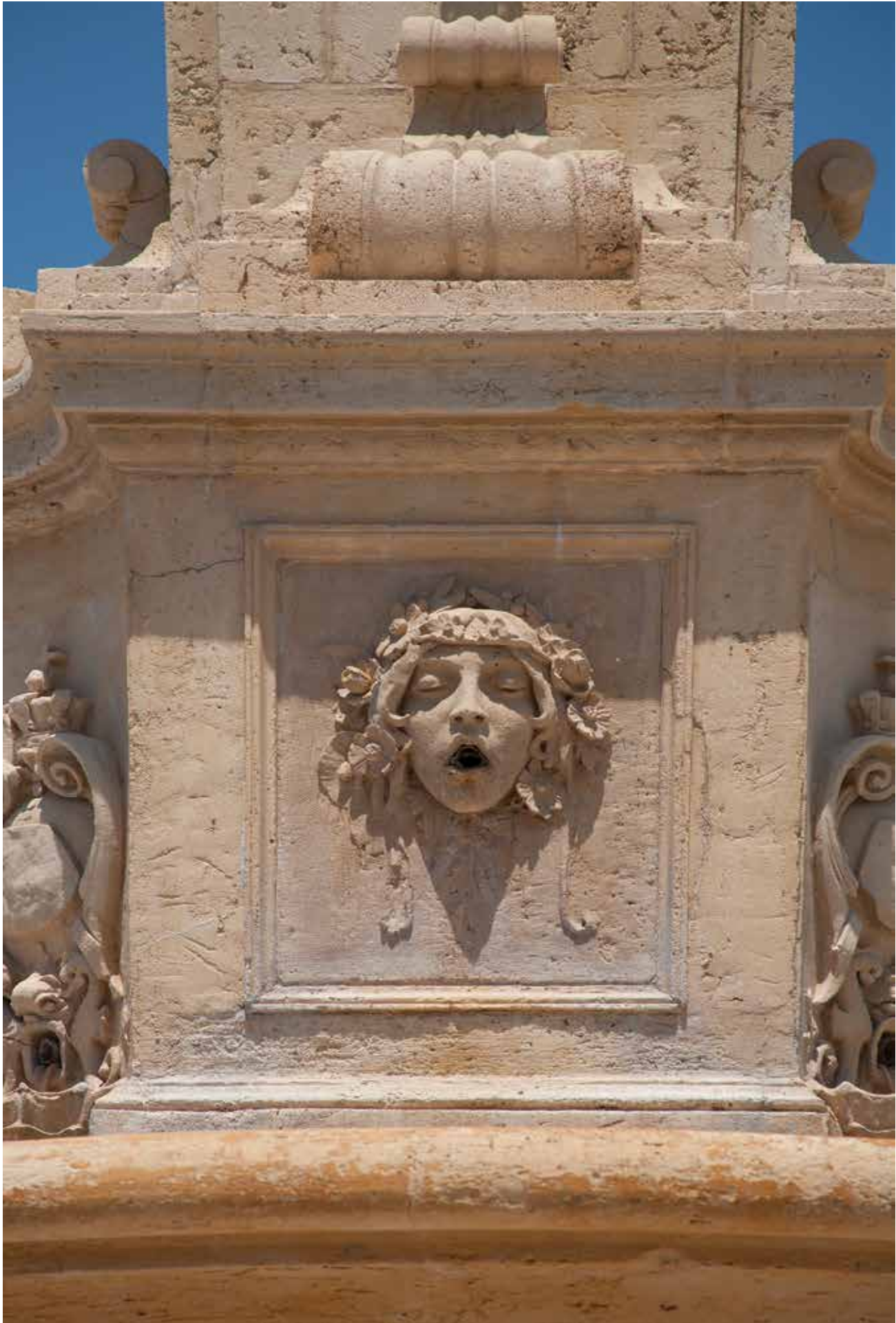
4 Units of 2,358 sq. ft. 3 Bedrooms + Den + 3 1/2 Baths

8 Units of 1,976 sq. ft. 2 Bedrooms + Den + 2 1/2 Baths

8 Units of 2,120 sq. ft. 2 Bedrooms + Den + 2 1/2 Baths

4 Units of 1,649 sq. ft. 2 Bedrooms + 2 Baths

<sup>1</sup> Main terraces only





ARTIST'S CONCEPTUAL RENDERING

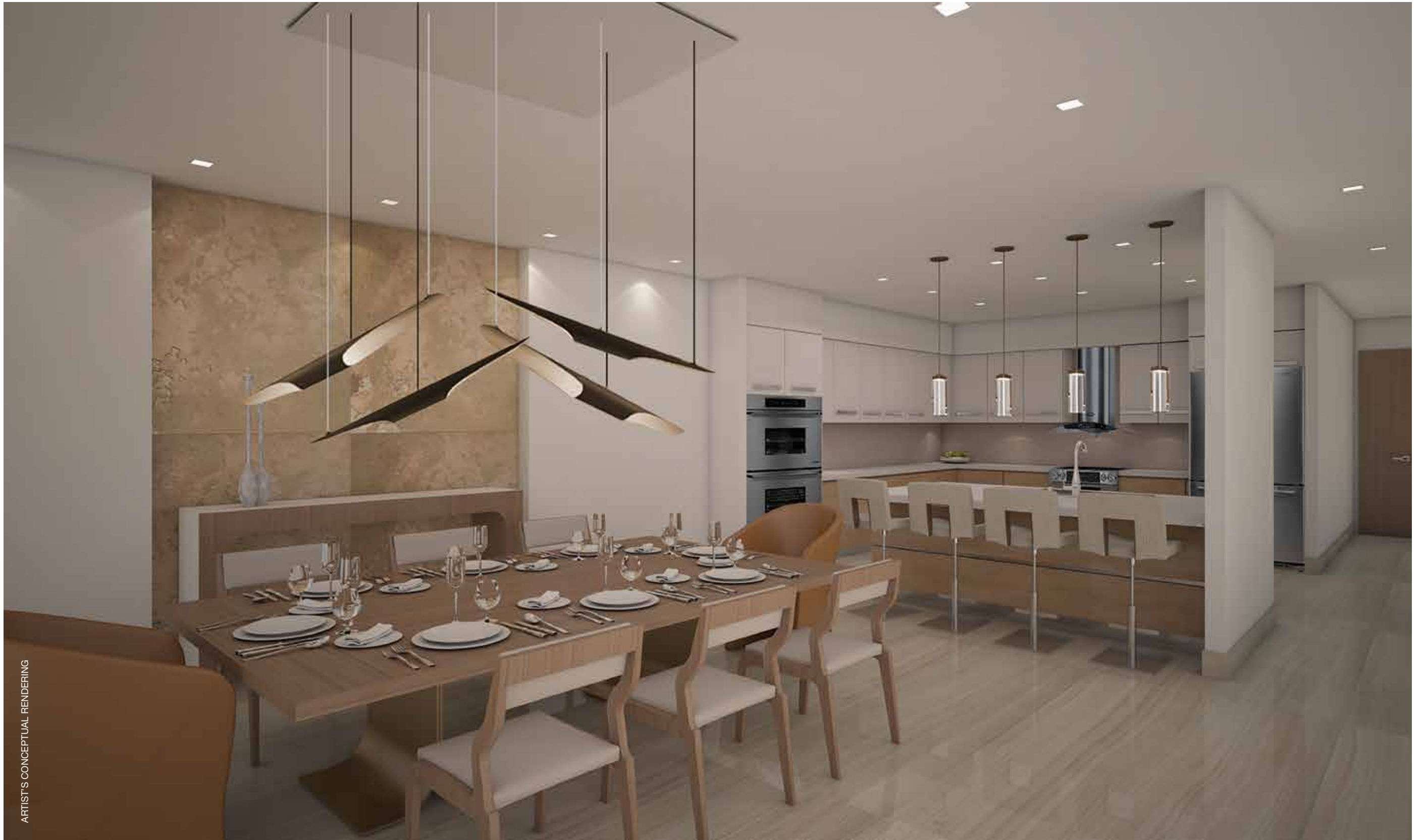


ARTIST'S CONCEPTUAL RENDERING

Contemporary interiors by Avanzato Design feature the highest quality finishes and craftsmanship.



ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING

## **BUILDING**

- 32 exclusive two and three-bedroom residences, all with a den and expansive private terraces
- Private elevator access to the foyer of every residence
- Luxurious lobby by renowned interior designer Vincenzo Avanzato
- Two elegantly appointed multipurpose lounge areas adaptable for use as a business center, meeting venue, game room, or reading lounge



## **SERVICES**

- 24/7 concierge provides personalized assistance to residents for everything from dining and event reservations to in-residence services

LUXURIOUS AND  
EXCLUSIVE LOBBY



ARTIST'S CONCEPTUAL RENDERING

LUSH GREEN AVENUES, HISTORIC  
CULTURAL TREASURES, AND AN  
ELEGANT LIFESTYLE – CORAL  
GABLES IS TRULY  
“THE CITY BEAUTIFUL”

CORAL GABLES  
NEIGHBORHOOD



## AT BILTMORE PARC LOCATION DICTATES ITS VALUE

A UNIQUE OPPORTUNITY TO ENJOY LIVING IN THE HEART OF THE EXCLUSIVE BILTMORE SECTION OF CORAL GABLES, WITHIN WALKING DISTANCE OF THE CORAL GABLES BUSINESS DISTRICT, MIRACLE MILE, RIVIERA CLUB, AND THE BILTMORE HOTEL. FROM GOLF TO SHOPPING & DINING, RESIDENTS OF BILTMORE PARC WILL ENJOY THE PRIVILEGES OF LIVING IN A TRANQUIL AND GREEN SETTING JUST STEPS AWAY FROM THE URBAN CORE.



FROM LUXURY BOUTIQUES,  
ART GALLERIES, AND ELEGANT  
RESTAURANTS, TO EUROPEAN-  
STYLE OUTDOOR CAFÉS, CORAL  
GABLES OFFERS A BEAUTIFUL  
LIFESTYLE

A rich selection of opportunities for art, culture, and shopping in Coral Gables includes the Lowe Art Museum and the Fairchild Tropical Botanic Garden as well as dozens of boutiques and galleries. In addition, talented chefs and creative restaurateurs have brought an increasingly tantalizing array of fine and casual dining destinations, offering residents of Biltmore Parc exceptional options across a number of culinary traditions.



*“WE HAVE HAND-SELECTED A  
TEAM THAT OFFERS EXCEPTIONAL  
TALENT AND VISION.”*

TODAY’S VISIONARIES  
*Biltmore Parc Team*



Alirio Torrealba

Vincenzo Avanzato



Marshall Bellin

Glenn Pratt



Jose Luis Bueno

Luis Arevalo

*“THE STRENGTH OF OUR TEAM IS EVIDENCED THROUGH ITS WEALTH OF EXPERIENCE, LEADERSHIP AND CHARACTER CULMINATING IN AN UNMATCHED VISION FOR DESIGN AND DEVELOPMENT.”*

Biltmore Parc is being designed and developed by a team with a wealth of experience in the realm of luxury residential properties in premier communities in the United States and abroad. Since 2010, Venezuelan entrepreneur Alirio Torrealba has distinguished himself with the development of luxury residential projects in the most exclusive areas of the capital city of Caracas. He has also brought his innovative approach and commitment to quality to top brands across several markets.

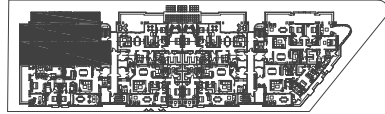
To carry this elegant aesthetic throughout the interiors, the developers selected world renowned luxury avant-garde interior design firm Avanzato Design. Founder Vincenzo Avanzato has over 25 years of experience bringing together the world’s finest tastes, styles, and trends for discerning clients who desire the highest

standards of excellence in creative interior design solutions, craftsmanship, and luxury. To create a property of true architectural distinction, Torrealba retained the talent of Bellin & Pratt Architects, LLC. The firm’s specialization in the Coral Gables Mediterranean style of building will ensure that Biltmore Parc fits into the historic urban context and character of the city while also establishing a sense of modernity.

Biltmore Parc also benefits from the expertise of Jose Luis Bueno and Luis Arevalo, who from the beginning have made great contributions. Both have a history of leadership in planning, development and construction in the United States. Their expertise in the implementation of successful marketing and communication activities sets them apart within the local real estate market.

FLOOR PLANS

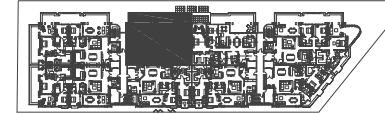
*Biltmore Parc Residences*



# UNIT 1

3 Bedrooms  
3 1/2 Bathrooms  
& Den

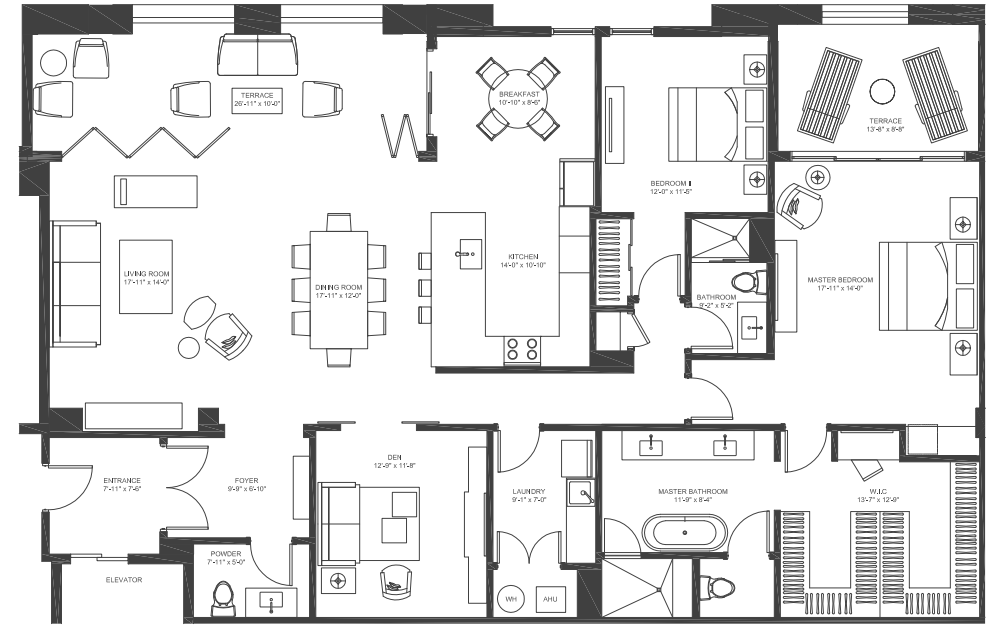
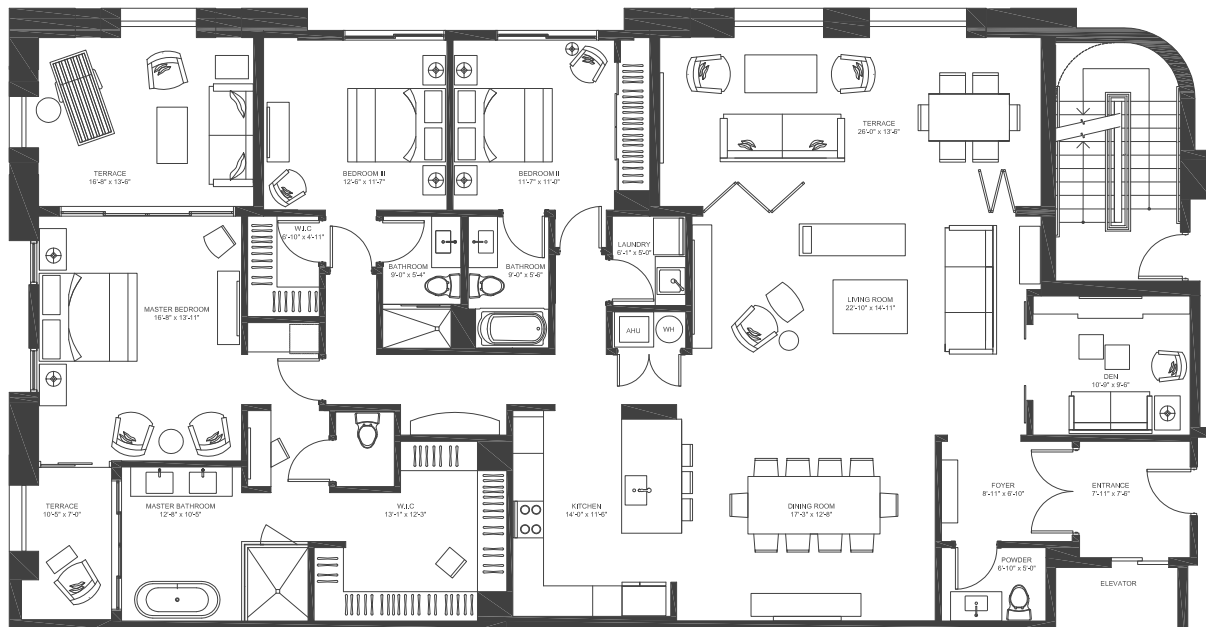
	301	401	501
A/C INTERIOR AREA	2,313 sq. ft.	2,313 sq. ft.	2,313 sq. ft.
TERRACE AREA	669 sq. ft.	627 sq. ft.	627 sq. ft.
TOTAL RESIDENCE	2,982 sq. ft.	2,940 sq. ft.	2,940 sq. ft.



# UNIT 2

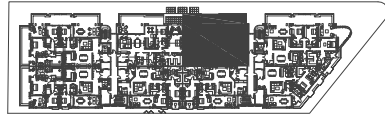
2 Bedrooms,  
2 1/2 Bathrooms  
& Den

	302	402	502
A/C INTERIOR AREA	2,120 sq. ft.	2,120 sq. ft.	2,120 sq. ft.
TERRACE AREA	430 sq. ft.	397 sq. ft.	397 sq. ft.
TOTAL RESIDENCE	2,550 sq. ft.	2,517 sq. ft.	2,517 sq. ft.



There are various methods for calculating the square footage of a unit and depending on the method of calculation, the quoted square footage of a Unit in an advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions of the Unit shown in this floor plan have been calculated from the exterior boundaries of the exterior walls to the centerline of the interior walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that result by using the description of the "Unit" and dimensions set forth in the Prospectus and the Declaration. The area of the Unit, determined in accordance with "Unit" as defined in the Prospectus and in the Declaration is less than the square footage reflected here. The configuration, allocation and use of space or the floor plan design may vary from that depicted here or in the Prospectus and/or declaration because the Developer reserves the right in the Prospectus to make architectural, engineering, design, dimension, specification and floor plan changes at any time, in the Developer's discretion, without notice to unit buyers. The measurement of any room in this floor plan is generally taken at the greatest points of each given room (as if the room were a perfect rectangle) without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the length times width stated here. The furnishings, appliances, fixtures and decor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

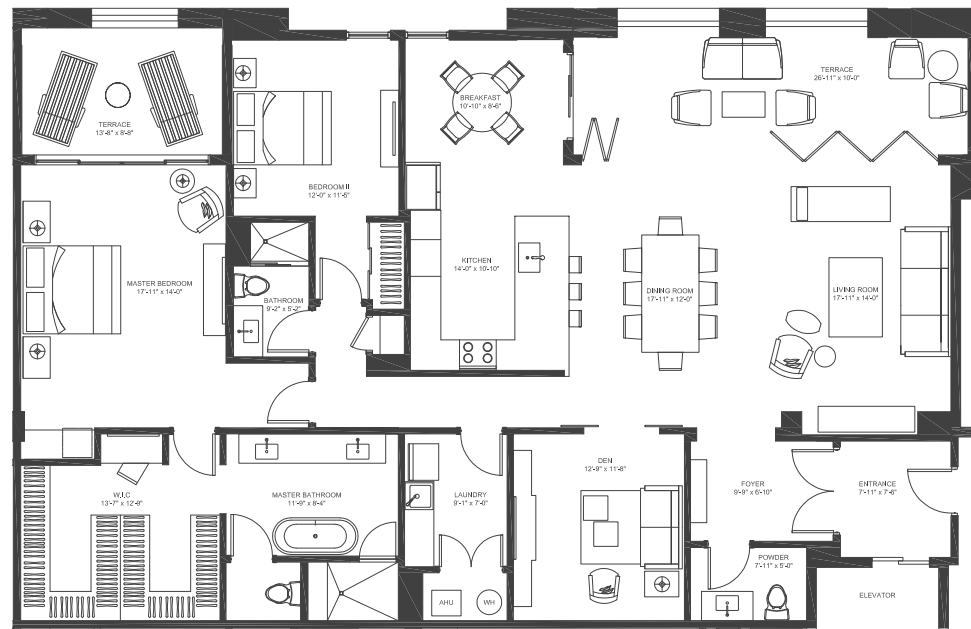
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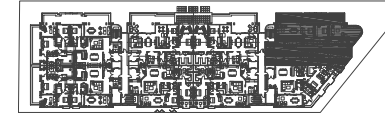
# UNIT 3

2 Bedrooms,  
2 1/2 Bathrooms  
& Den

	303	403	503
A/C INTERIOR AREA	2,120 sq. ft.	2,120 sq. ft.	2,120 sq. ft.
TERRACE AREA	430 sq. ft.	397 sq. ft.	397 sq. ft.
TOTAL RESIDENCE	2,550 sq. ft.	2,517 sq. ft.	2,517 sq. ft.



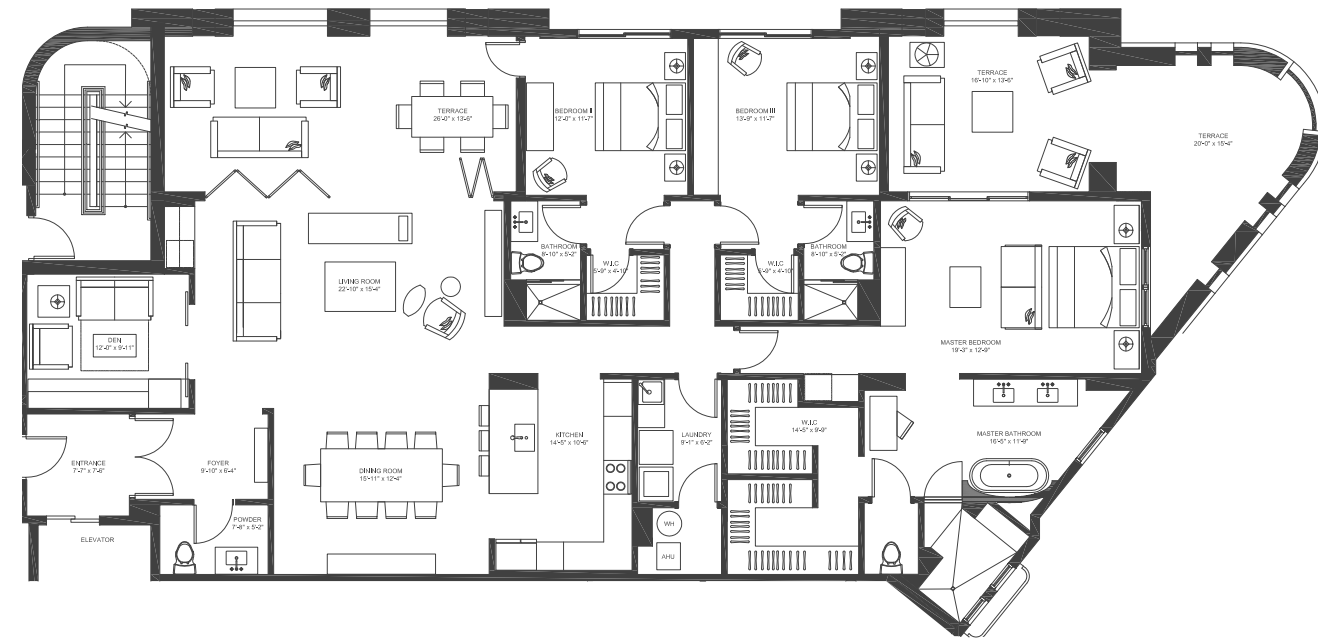
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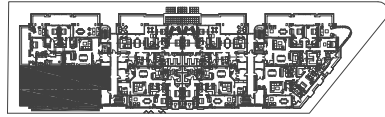
# UNIT 4

3 Bedrooms,  
3 1/2 Bathrooms  
& Den

	304	404	504
A/C INTERIOR AREA	2,422 sq. ft.	2,422 sq. ft.	2,422 sq. ft.
TERRACE AREA	806 sq. ft.	776 sq. ft.	776 sq. ft.
TOTAL RESIDENCE	3,228 sq. ft.	3,198 sq. ft.	3,198 sq. ft.



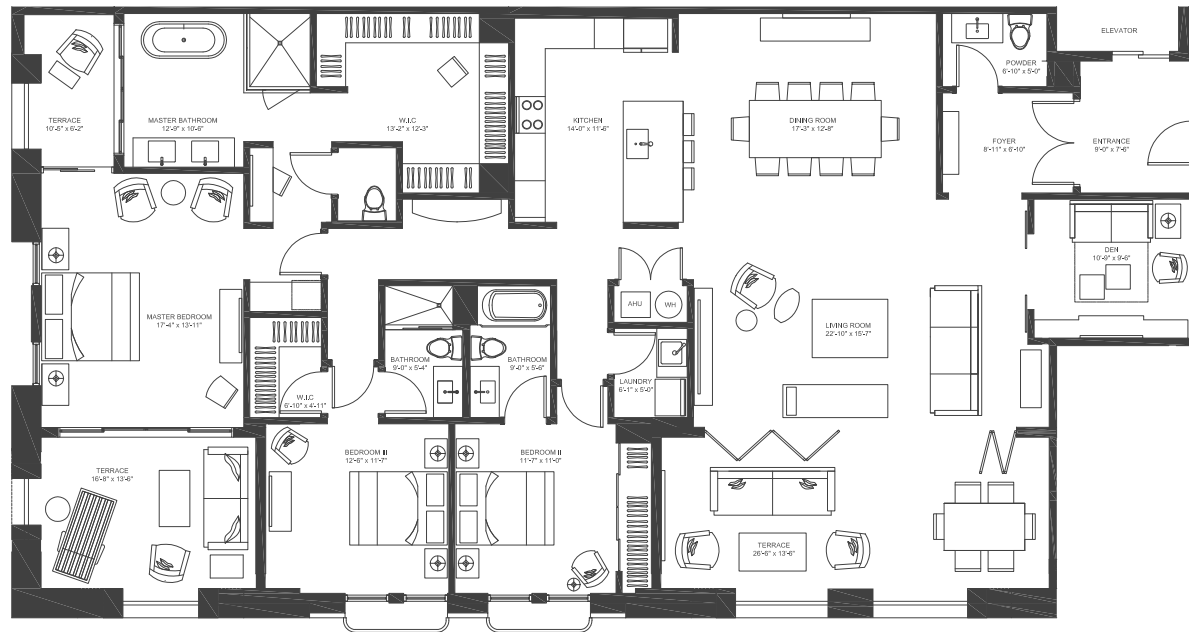
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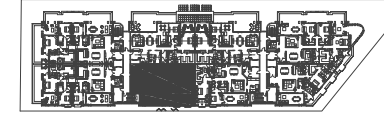
# UNIT 5

3 Bedrooms,  
3 1/2 Bathrooms  
& Den

	305	405	505
A/C INTERIOR AREA	2,358 sq. ft.	2,358 sq. ft.	2,358 sq. ft.
TERRACE AREA	621 sq. ft.	580 sq. ft.	580 sq. ft.
TOTAL RESIDENCE	2,979 sq. ft.	2,938 sq. ft.	2,938 sq. ft.



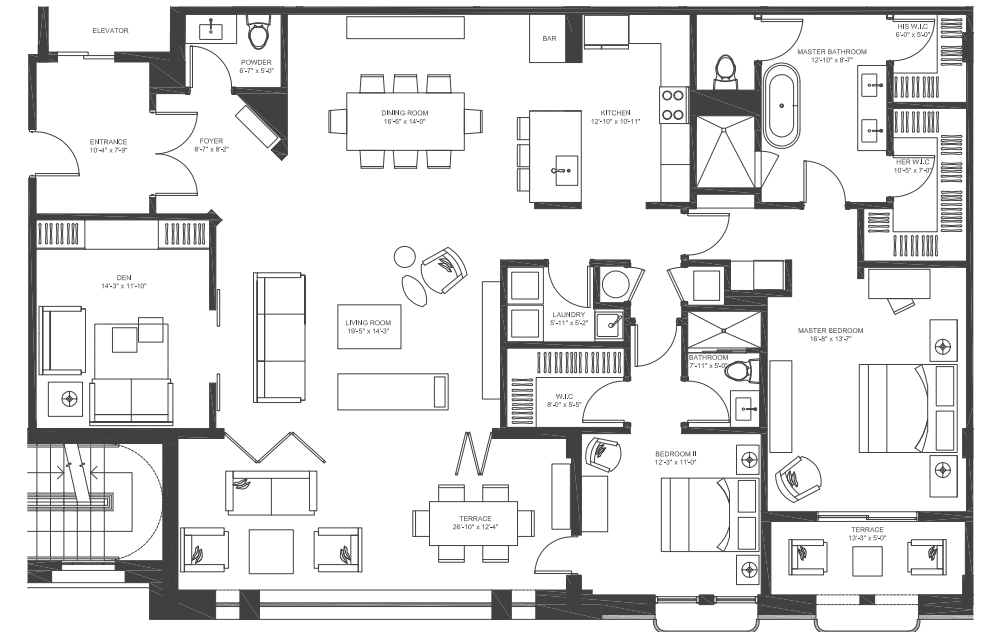
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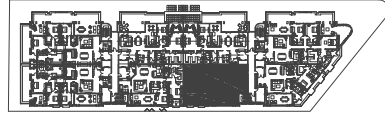
# UNIT 6

2 Bedrooms,  
2 1/2 Bathrooms  
& Den

	206	306	406	506
A/C INTERIOR AREA	1,976 sq. ft.	1,976 sq. ft.	1,976 sq. ft.	1,976 sq. ft.
TERRACE AREA	449 sq. ft.	417 sq. ft.	400 sq. ft.	400 sq. ft.
TOTAL RESIDENCE	2,425 sq. ft.	2,393 sq. ft.	2,376 sq. ft.	2,376 sq. ft.



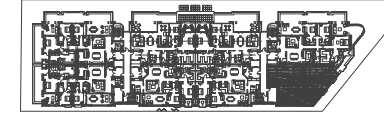
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# UNIT 7

2 Bedrooms,  
2 1/2 Bathrooms  
& Den

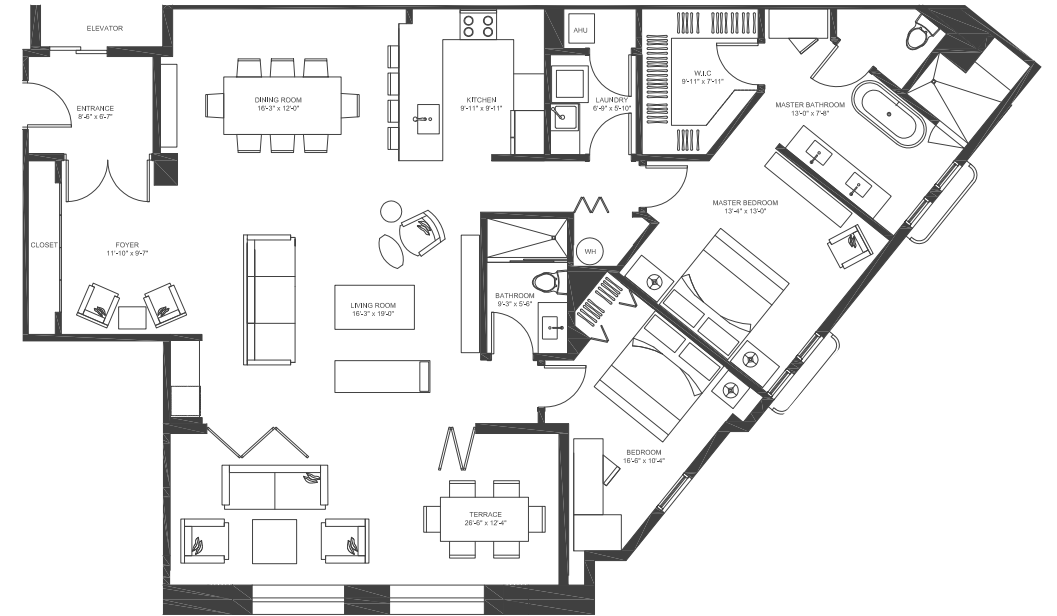
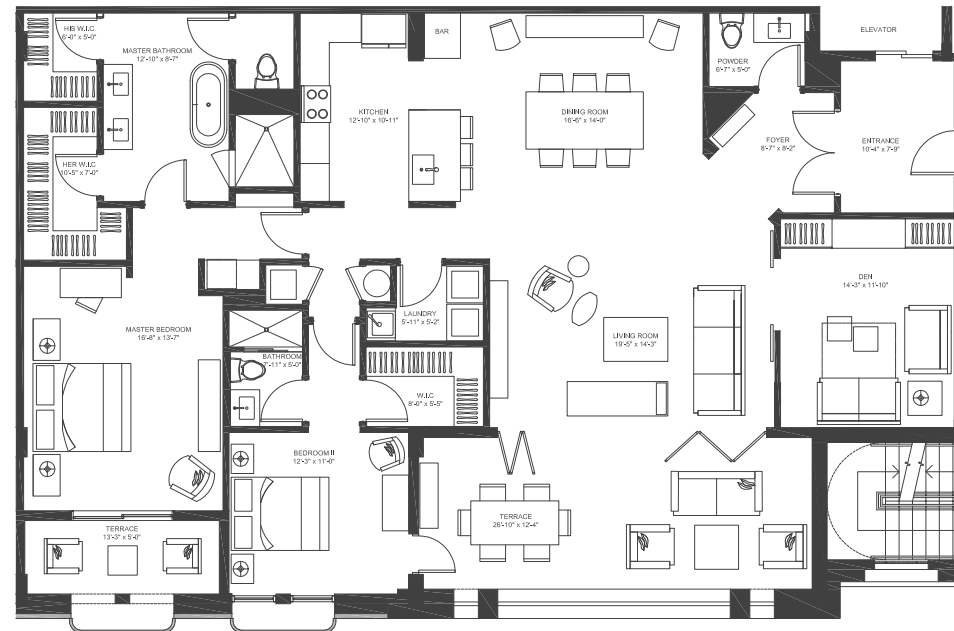
	207	307	407	507
A/C INTERIOR AREA	1,976 sq. ft.	1,976 sq. ft.	1,976 sq. ft.	1,976 sq. ft.
TERRACE AREA	449 sq. ft.	417 sq. ft.	400 sq. ft.	400 sq. ft.
TOTAL RESIDENCE	2,425 sq. ft.	2,393 sq. ft.	2,376 sq. ft.	2,376 sq. ft.



# UNIT 8

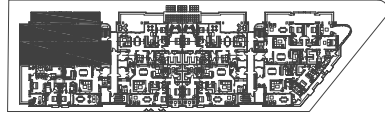
2 Bedrooms  
2 Bathrooms

	308	408	508
A/C INTERIOR AREA	1,649 sq. ft.	1,649 sq. ft.	1,649 sq. ft.
TERRACE AREA	327 sq. ft.	311 sq. ft.	311 sq. ft.
TOTAL RESIDENCE	1,976 sq. ft.	1,960 sq. ft.	1,960 sq. ft.



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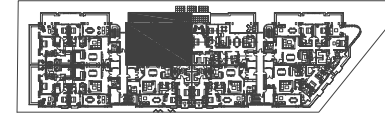
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# UNIT 1

3 Bedrooms,  
3 1/2 Bathrooms  
& Den

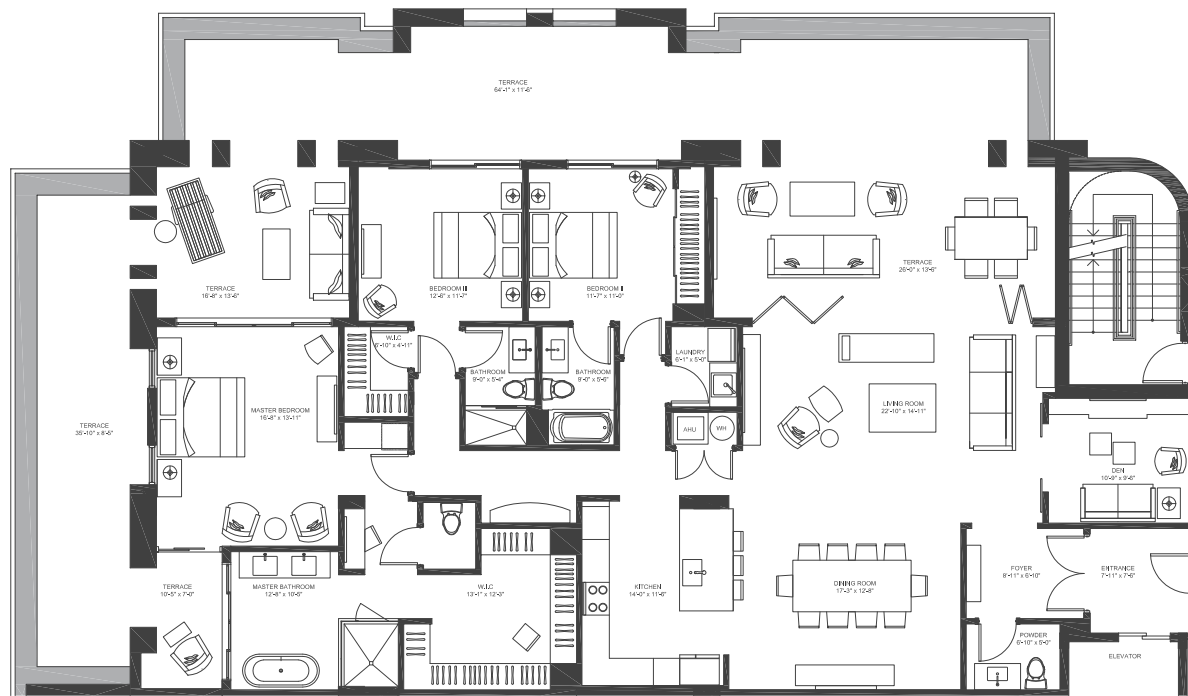
	<b>201</b>
A/C INTERIOR AREA	2,313 sq. ft.
TERRACE AREA	1,739 sq. ft.
TOTAL RESIDENCE	4,052 sq. ft.



# UNIT 2

2 Bedrooms,  
2 1/2 Bathrooms  
& Den

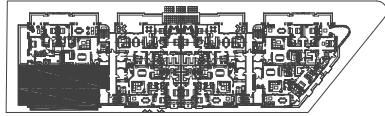
	<b>202</b>
A/C INTERIOR AREA	2,120 sq. ft.
TERRACE AREA	857 sq. ft.
TOTAL RESIDENCE	2,977 sq. ft.



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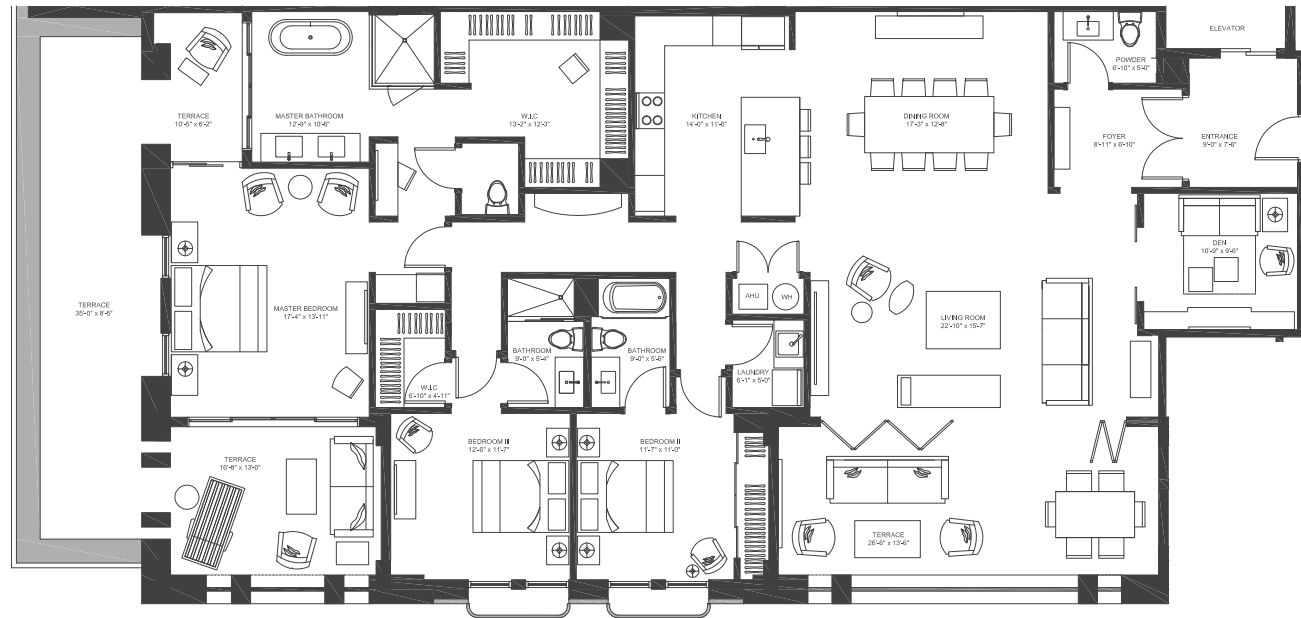




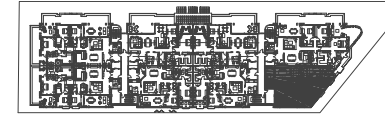
# UNIT 5

3 Bedrooms,  
3 1/2 Bathrooms  
& Den

	205
A/C INTERIOR AREA	2,358 sq. ft.
TERRACE AREA	1,025 sq. ft.
TOTAL RESIDENCE	3,383 sq. ft.



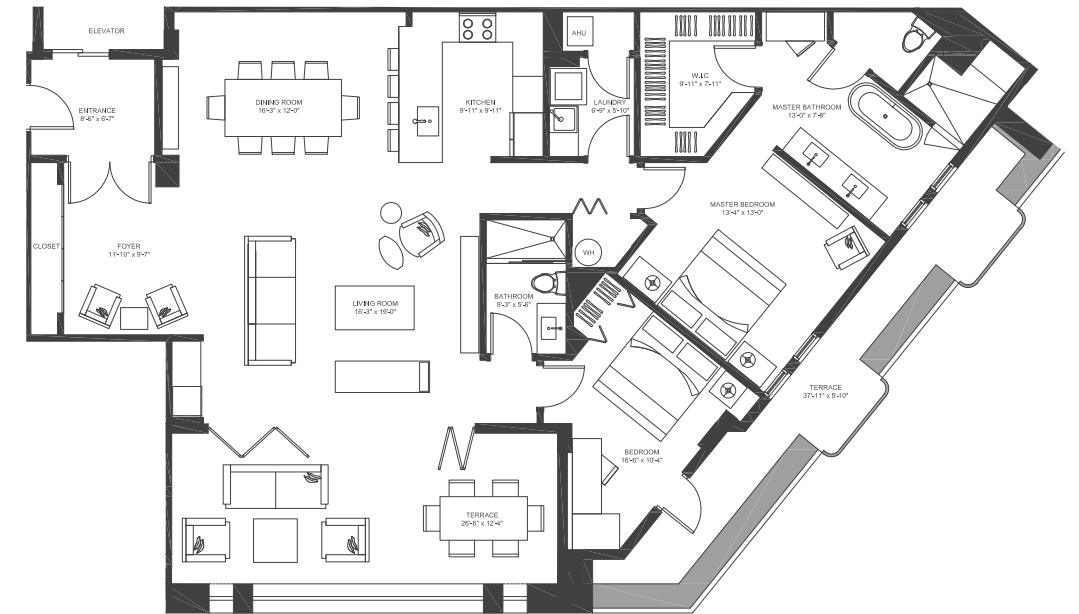
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# UNIT 8

2 Bedrooms,  
2 Bathrooms

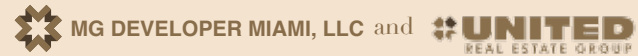
	208
A/C INTERIOR AREA	1,649 sq. ft.
TERRACE AREA	571 sq. ft.
TOTAL RESIDENCE	2,220 sq. ft.



There are various methods for calculating the square footage of a unit and depending on the method of calculation, the quoted square footage of a Unit in an advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions of the Unit shown in this floor plan have been calculated from the exterior boundaries of the exterior walls to the centerline of the interior walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that result by using the description of the "Unit" and dimensions set forth in the Prospectus and the Declaration. The area of the Unit, determined in accordance with "Unit" as defined in the Prospectus and in the Declaration is less than the square footage reflected here. The configuration, allocation and use of space or the floor plan design may vary from that depicted here or in the Prospectus and/or declaration because the Developer reserves the right in the Prospectus to make architectural, engineering, design, dimension, specification and floor plan changes at any time, in the Developer's discretion, without notice to unit buyers. The measurement of any room in this floor plan is generally taken at the greatest points of each given room (as if the room were a perfect rectangle) without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the length times width stated here. The furnishings, appliances, fixtures and decor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

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Developed by



Designed by

avanzato design

Architecture by

**Bellin & Pratt**  
a r c h i t e c t s , L L C

Built by



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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.

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