

**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*

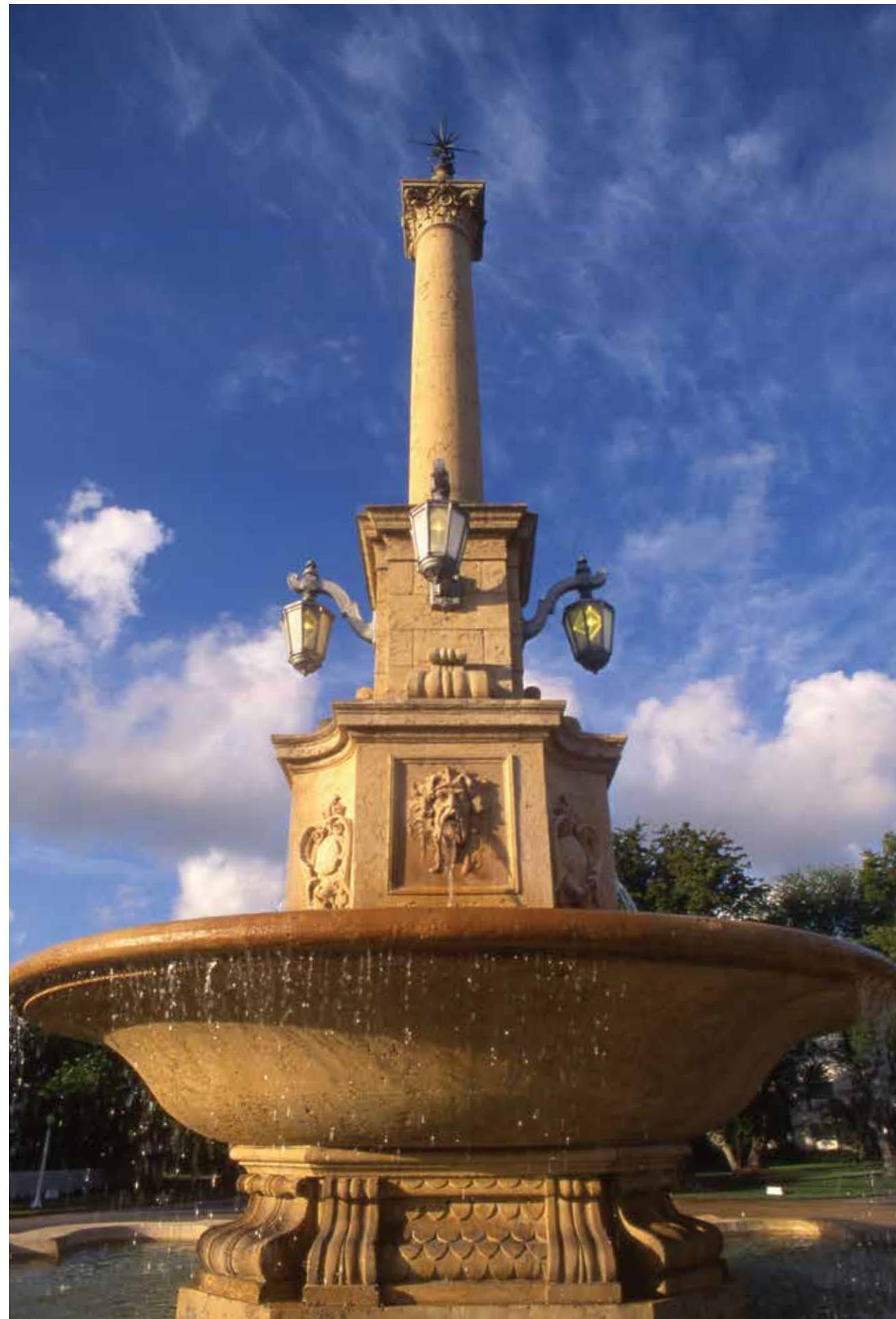


*“THIS IS THE STORY OF  
A DREAMER AND HIS  
ACCOMPLISHMENTS, OF  
A BUILDER WHO MADE A  
BEAUTIFUL VISION BECOME  
A REALITY, OF A WRITER, A POET,  
A PHILOSOPHER, A LOVER OF  
THE BEAUTIFUL.”*

*- 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



ARTIST'S CONCEPTUAL RENDERING

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

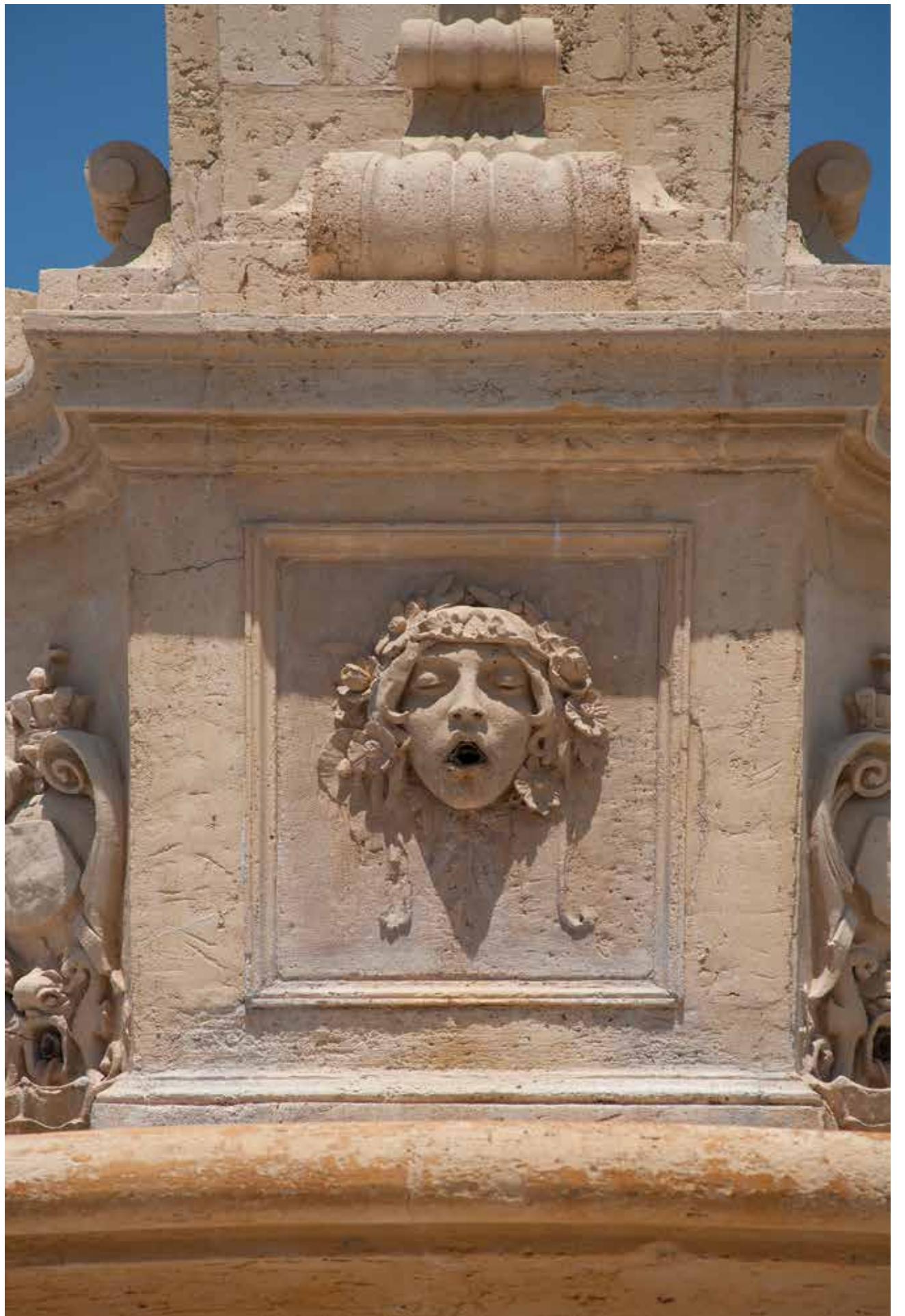




## RESIDENCES

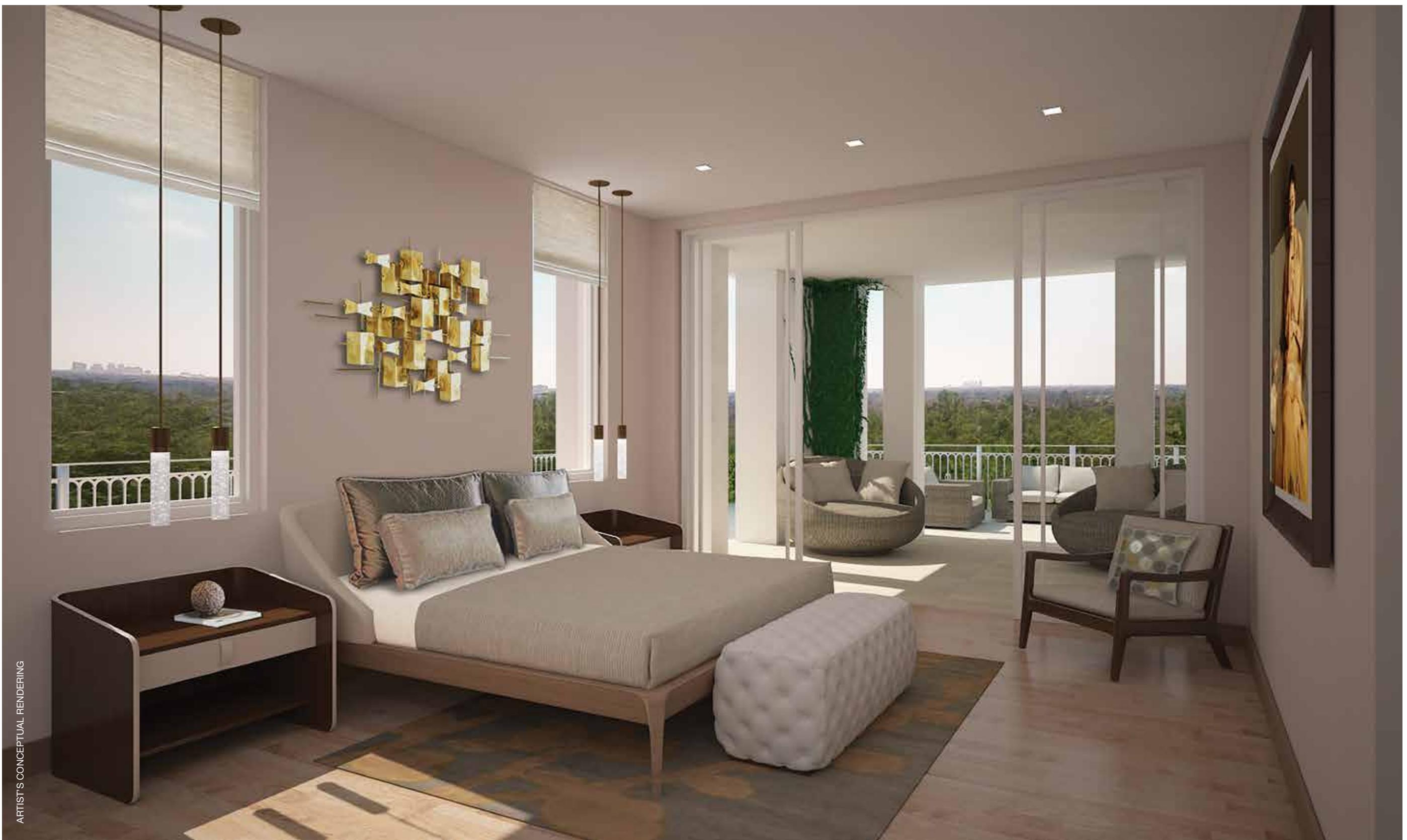
- Contemporary open-plan interior layout with abundant natural light
- Generously sized private terraces with NanaWall folding glass walls<sup>1</sup> offer an elegant outdoor living and dining space
- Custom-crafted European-style kitchens with premium German stainless steel appliances
- Walk-in laundry 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 2,545 sqft. 3 Bedrooms + Den + 3 1/2 baths
  - 4 units of 2,486 sqft. 3 Bedrooms + Den + 3 1/2 baths
  - 4 units of 2,437 sqft. 3 Bedrooms + Den + 3 1/2 baths
  - 8 units of 2,217 sqft. 2 Bedrooms + Den + 2 1/2 baths
  - 8 units of 2,066 sqft. 2 Bedrooms + Den + 2 1/2 baths
  - 4 units of 1,745 sqft. 2 Bedrooms + 2 baths

<sup>1</sup> Main terraces only





ARTIST'S CONCEPTUAL RENDERING

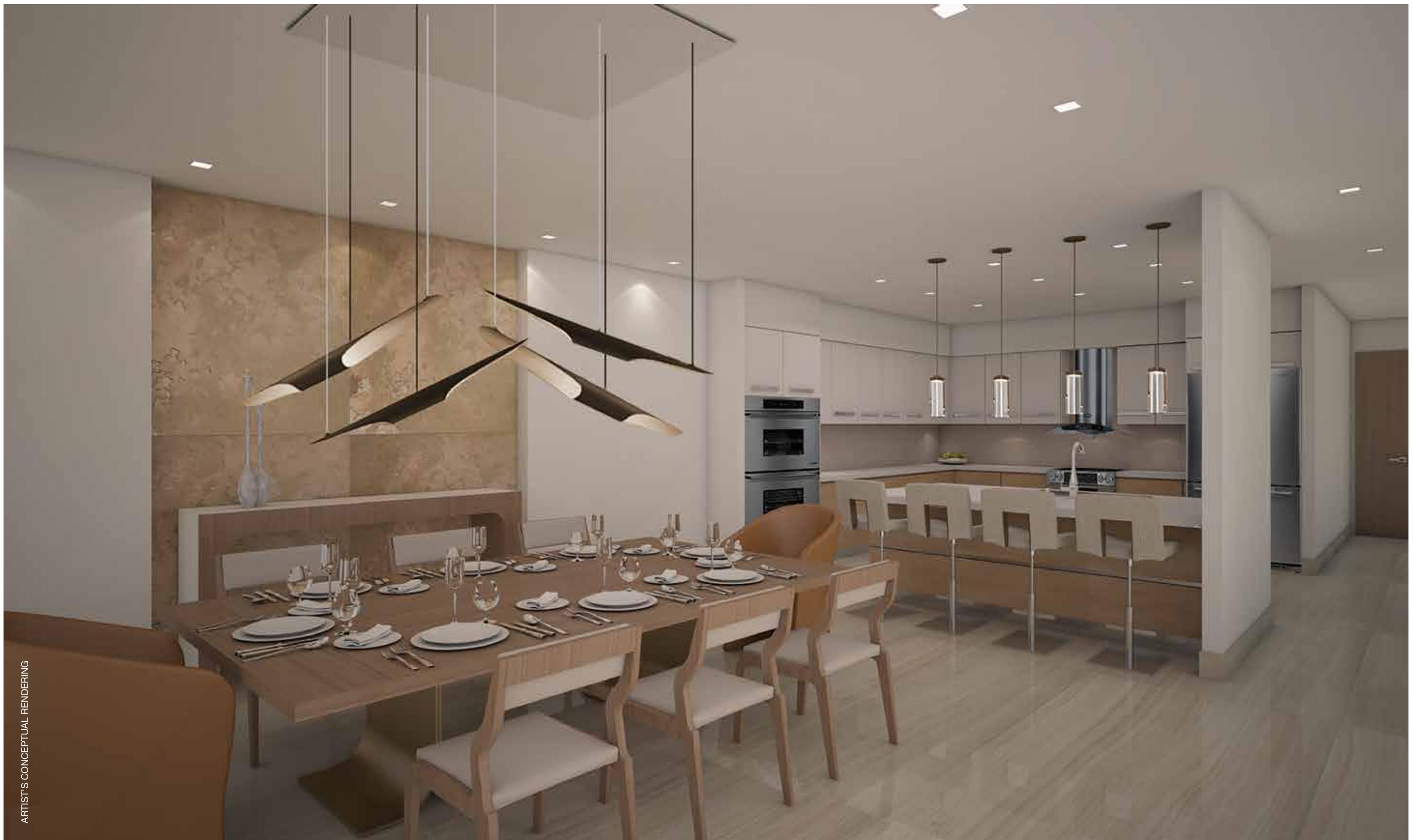


ARTIST'S CONCEPTUAL RENDERING

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

ARTIST'S CONCEPTUAL RENDERING





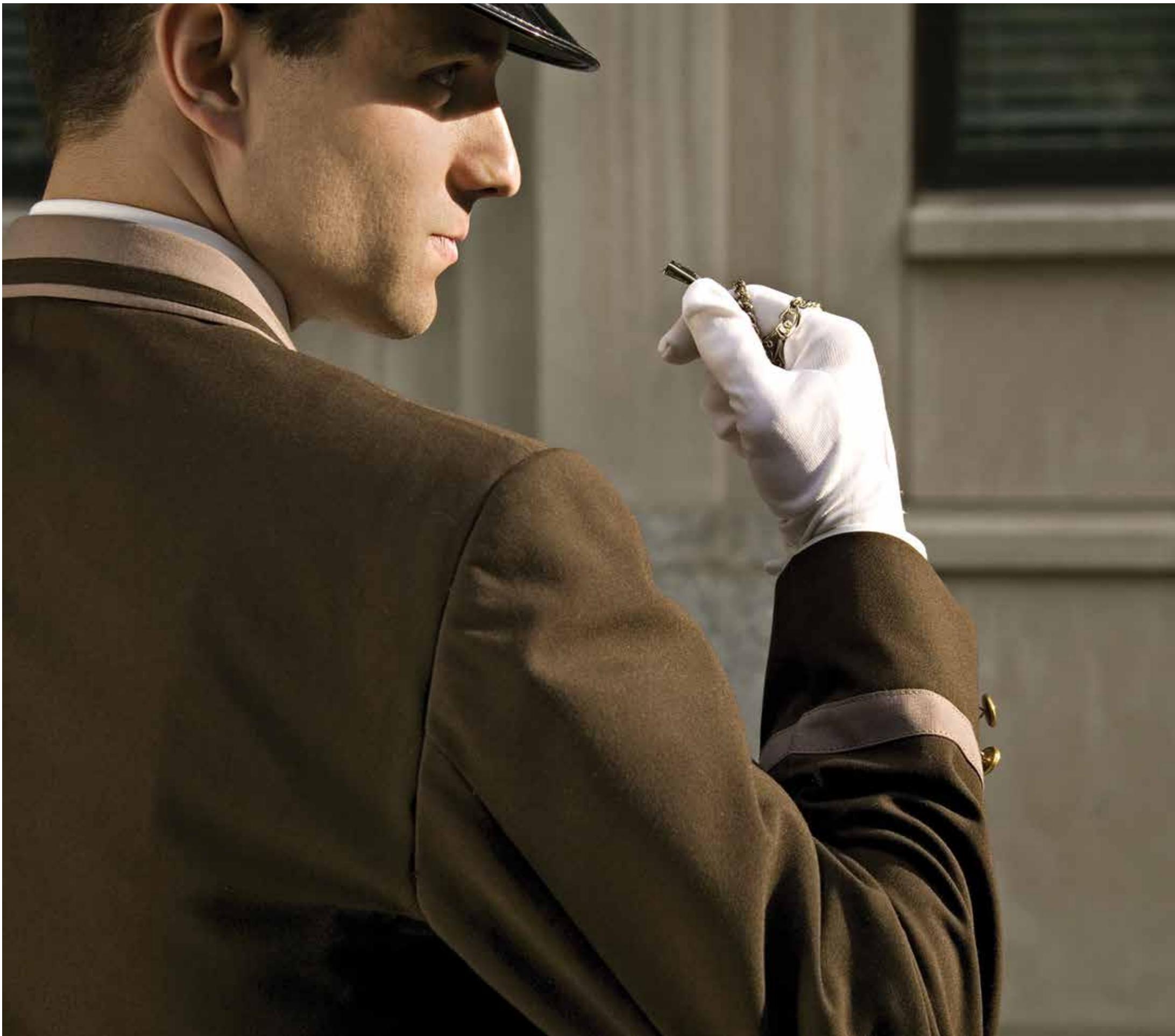
ARTIST'S CONCEPTUAL RENDERING



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
- One-year membership to The Club at the Biltmore, which offers fitness, and social activities, special privileges at its legendary resort, discounts on hotel amenities, and monthly special events



## PREMIER MEMBERSHIP - BILTMORE HOTEL

Be a part of the club that has it all.

Select membership includes 7-day access to our state of the art fitness facility, special member pricing on luxurious resort amenities including The Biltmore Spa, restaurants, monthly spirit tastings, social events, and more.

### HEALTH AND FITNESS

- Newly renovated, state-of-the-art fitness center with Matrix strength and cardio equipment
- 100 weekly classes including spinning, yoga, Zumba, aqua fitness
- Fresh juice and smoothie bar
- Personal trainers and fitness assessments
- New yoga studio
- Locker room with steam and sauna

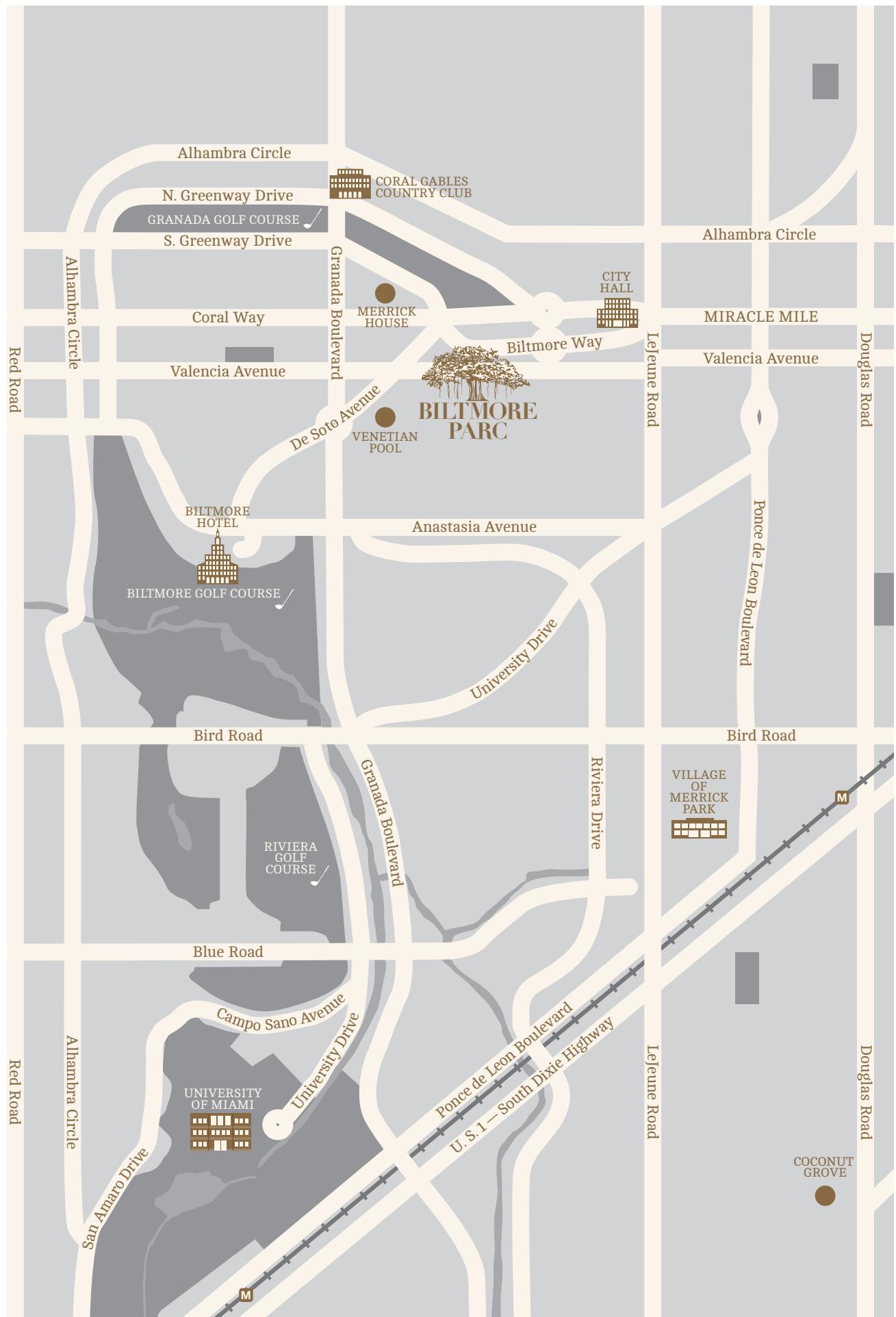
### SOCIAL

- Monthly Champagne, wine or spirit tasting
- Invitation to special events, trunk shows, holiday party, interactive dinners, and more
- Complimentary valet parking
- 20% savings at hotel outlets\*
- 15% savings on room stays\*

\*Restrictions apply

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*



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

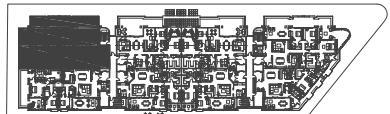
Biltmore Parc is being designed and developed by a team with a wealth of experience in the realm of luxury residential properties in premier communities in the United States and abroad. Since 2010, Venezuelan entrepreneur Alirio Torrealba has distinguished himself with the development of luxury residential 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.

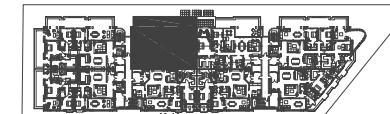
FLOOR PLANS  
*Biltmore Parc Residences*



# UNIT 1

3 Bedrooms  
3 1/2 Bathrooms  
& Den

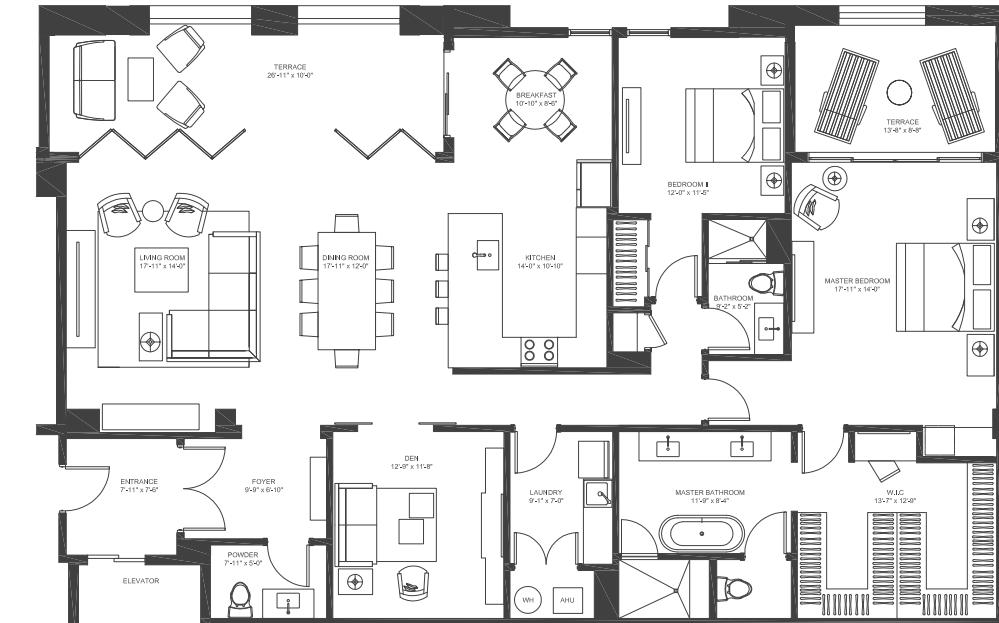
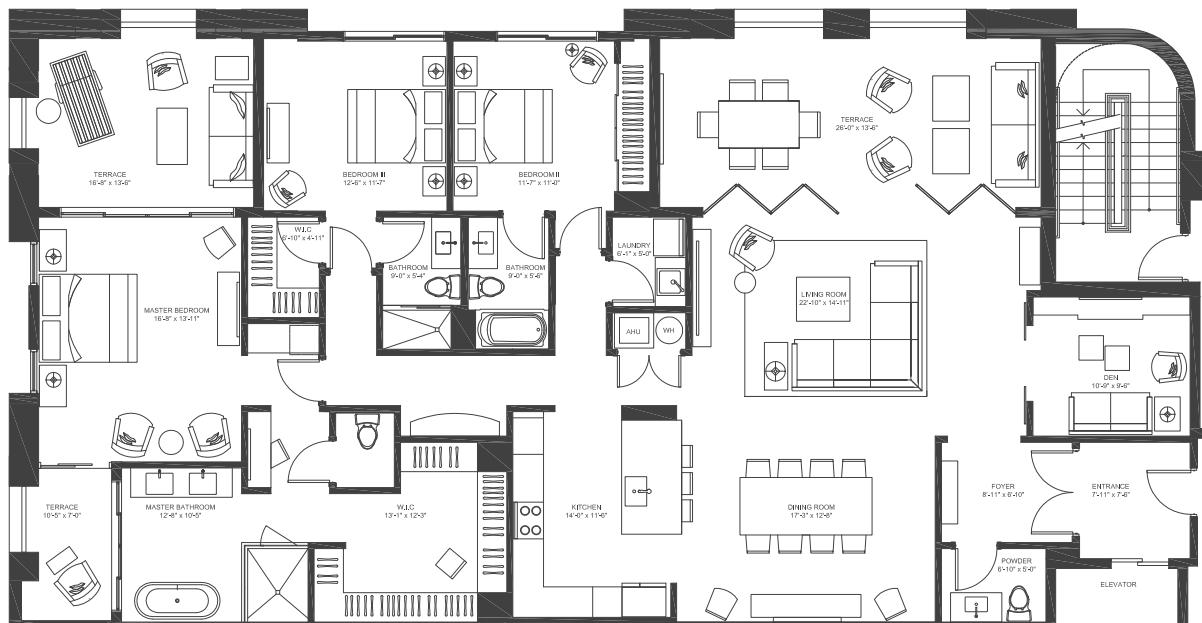
A/C INTERIOR AREA 2,438 sq. ft.  
TERRACE AREA 627 sq. ft.  
TOTAL RESIDENCE 3,065 sq. ft.



# UNIT 2

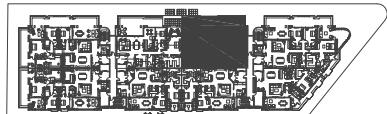
2 Bedrooms,  
2 1/2 Bathrooms  
& Den

A/C INTERIOR AREA 2,217 sq. ft.  
TERRACE AREA 397 sq. ft.  
TOTAL RESIDENCE 2,614 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, engineerign, design, dimension, specification and floor plan changes at any time, in the Developer's dicreton, 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 the area of the actual room will tipically be smaller than the product obtained by multiplying the lenght 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.

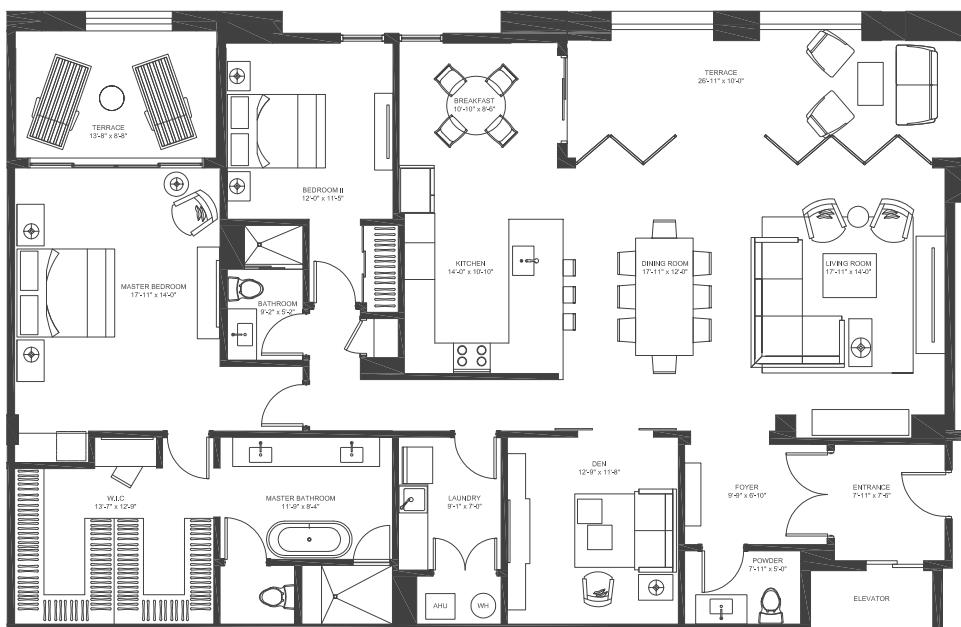
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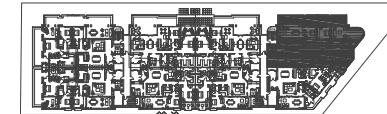
# UNIT 3

2 Bedrooms,  
2 1/2 Bathrooms  
& Den

A/C INTERIOR AREA	2,217 sq. ft.
TERRACE AREA	397 sq. ft.
<b>TOTAL RESIDENCE</b>	<b>2,614 sq. ft.</b>



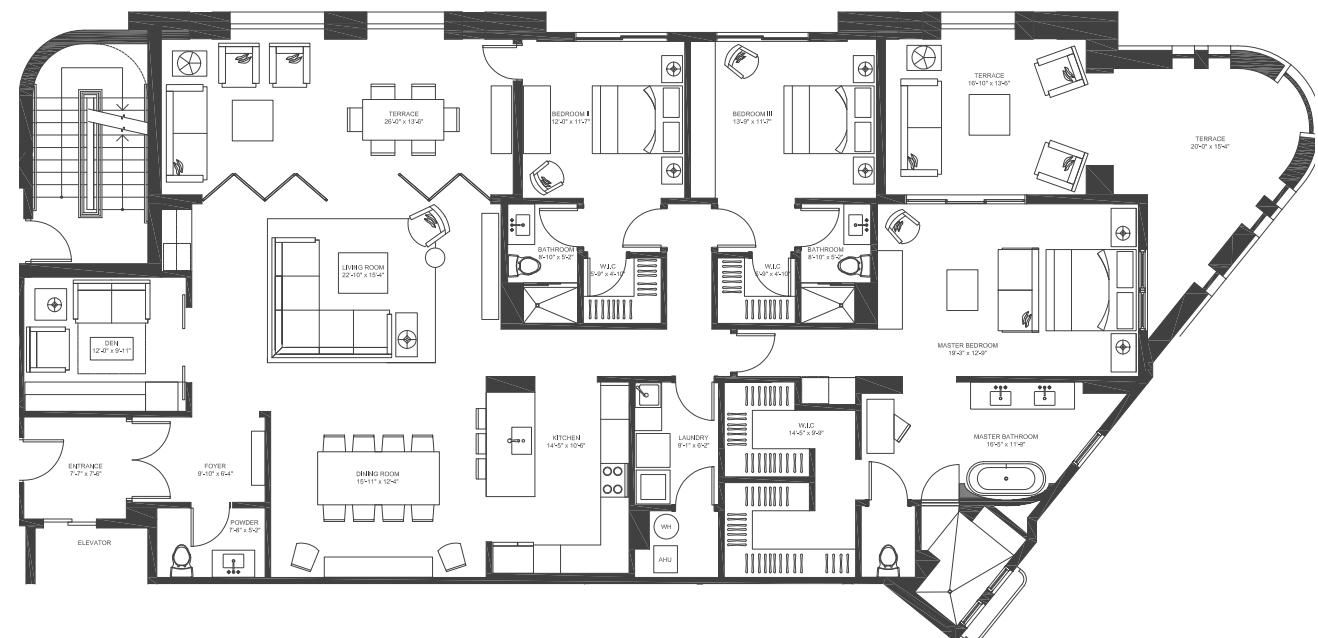
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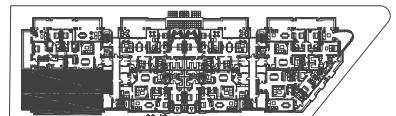
# UNIT 4

**3 Bedrooms,  
3 1/2 Bathroom  
& Den**

A/C INTERIOR AREA	2,545 sq. ft.
TERRACE AREA	776 sq. ft.
<b>TOTAL RESIDENCE</b>	<b>3,321 sq. ft.</b>



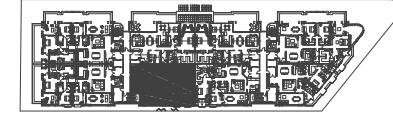
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# UNIT 5

3 Bedrooms,  
3 1/2 Bathrooms  
& Den

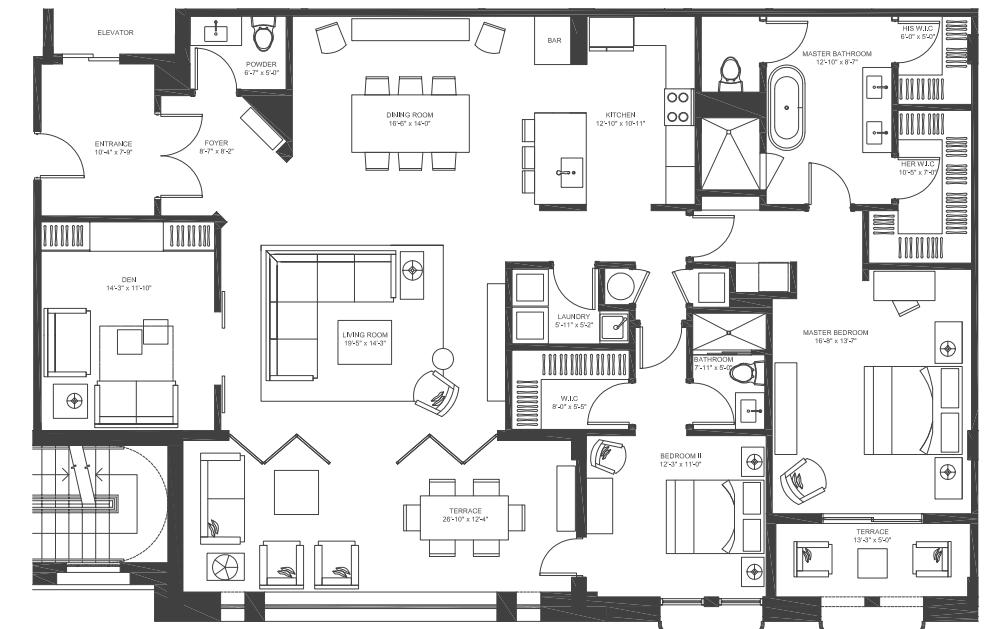
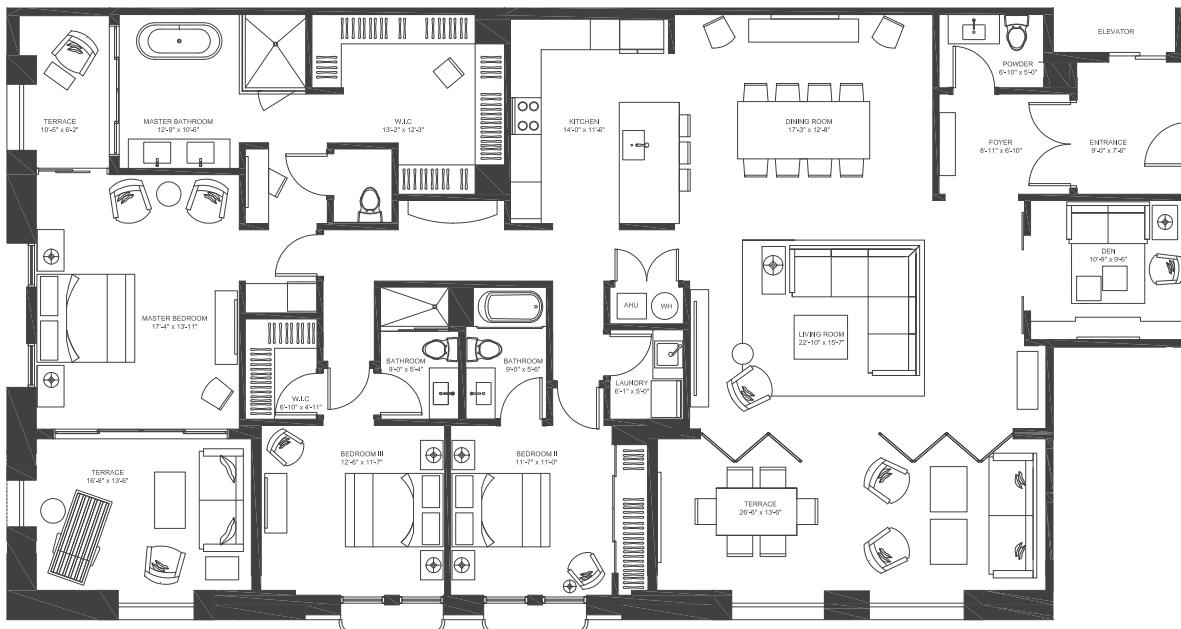
A/C INTERIOR AREA 2,479 sq. ft.  
TERRACE AREA 580 sq. ft.  
TOTAL RESIDENCE 3,059 sq. ft.



# UNIT 6

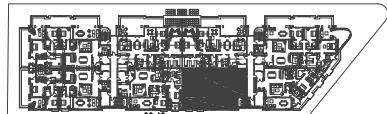
2 Bedrooms,  
2 1/2 Bathrooms  
& Den

A/C INTERIOR AREA 2,064 sq. ft.  
TERRACE AREA 400 sq. ft.  
TOTAL RESIDENCE 2,464 sq. ft.



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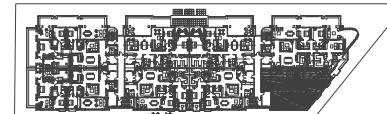
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# UNIT 7

2 Bedrooms,  
2 1/2 Bathrooms  
& Den

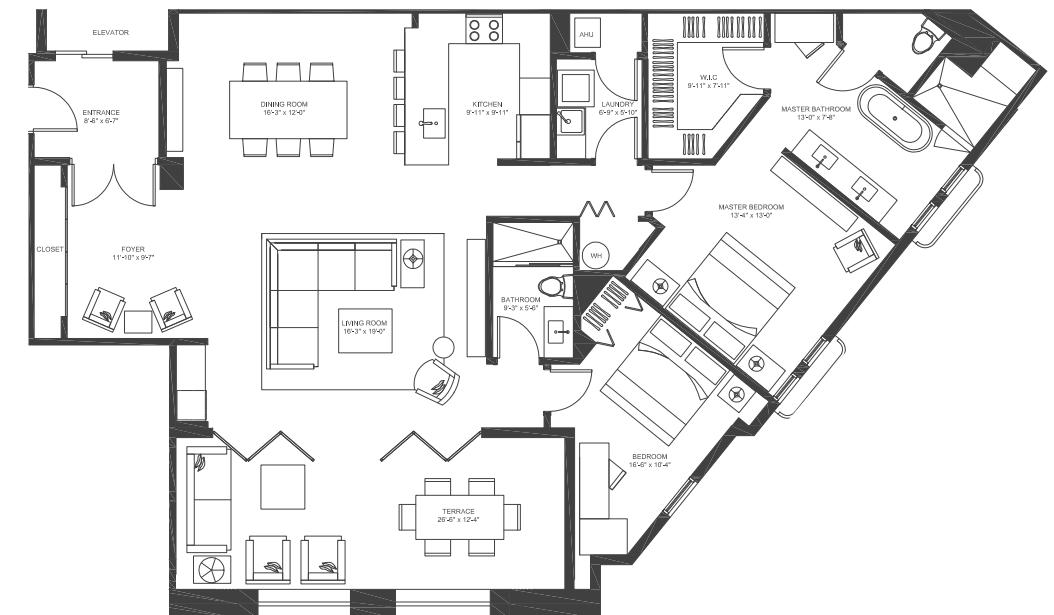
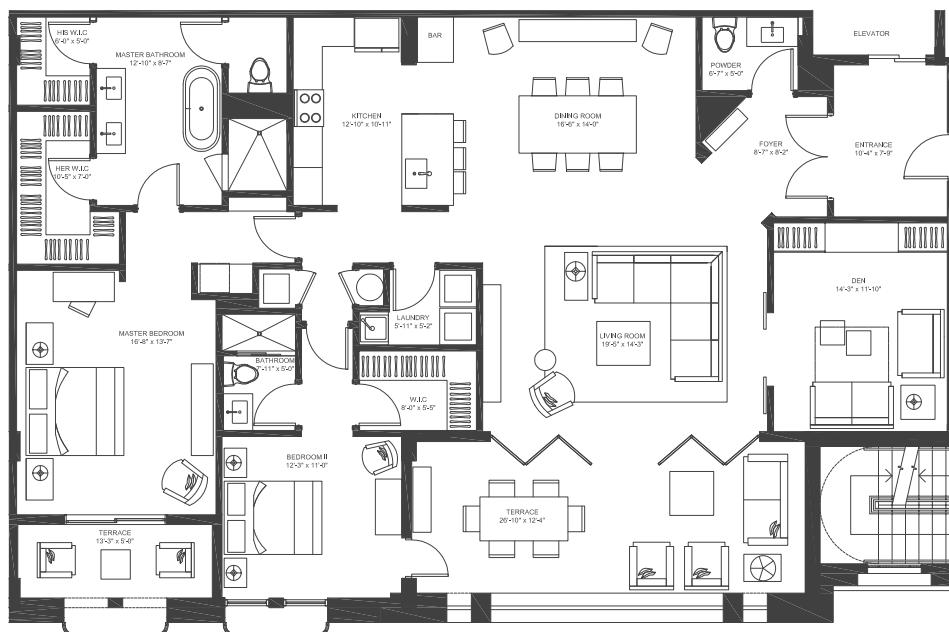
A/C INTERIOR AREA	2,064 sq. ft.
TERRACE AREA	400 sq. ft.
TOTAL RESIDENCE	2,464 sq. ft.



# UNIT 8

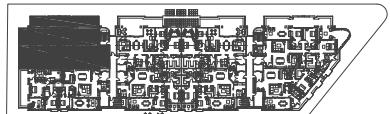
2 Bedrooms  
2 Bathrooms

A/C INTERIOR AREA	1,745 sq. ft.
TERRACE AREA	311 sq. ft.
TOTAL RESIDENCE	2,056 sq. ft.



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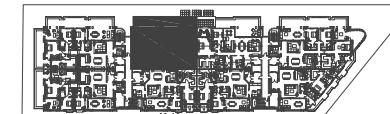
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# UNIT 1

3 Bedrooms,  
3 1/2 Bathrooms  
& Den

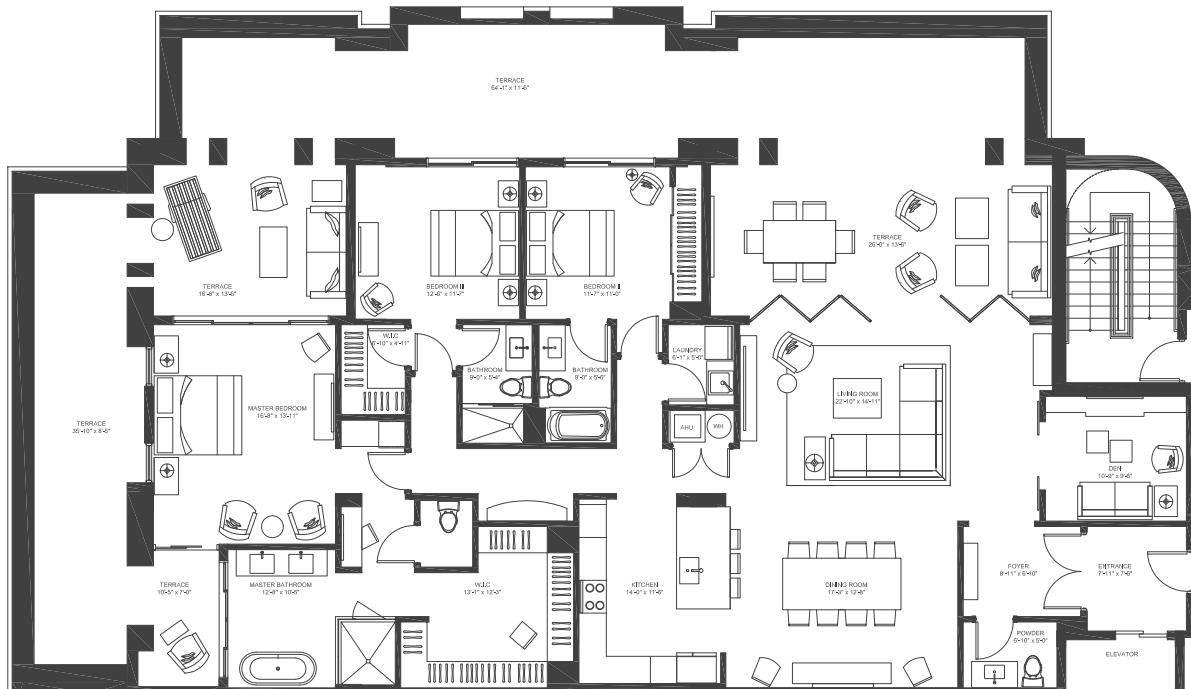
A/C INTERIOR AREA 2,438 sq. ft.  
TERRACE AREA 1,739 sq. ft.  
TOTAL RESIDENCE 4,177 sq. ft.



# UNIT 2

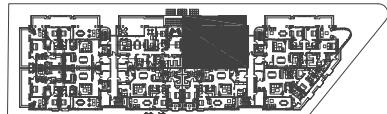
2 Bedrooms,  
2 1/2 Bathrooms  
& Den

A/C INTERIOR AREA 2,217 sq. ft.  
TERRACE AREA 857 sq. ft.  
TOTAL RESIDENCE 3,074 sq. ft.



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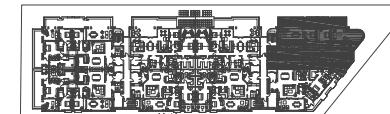
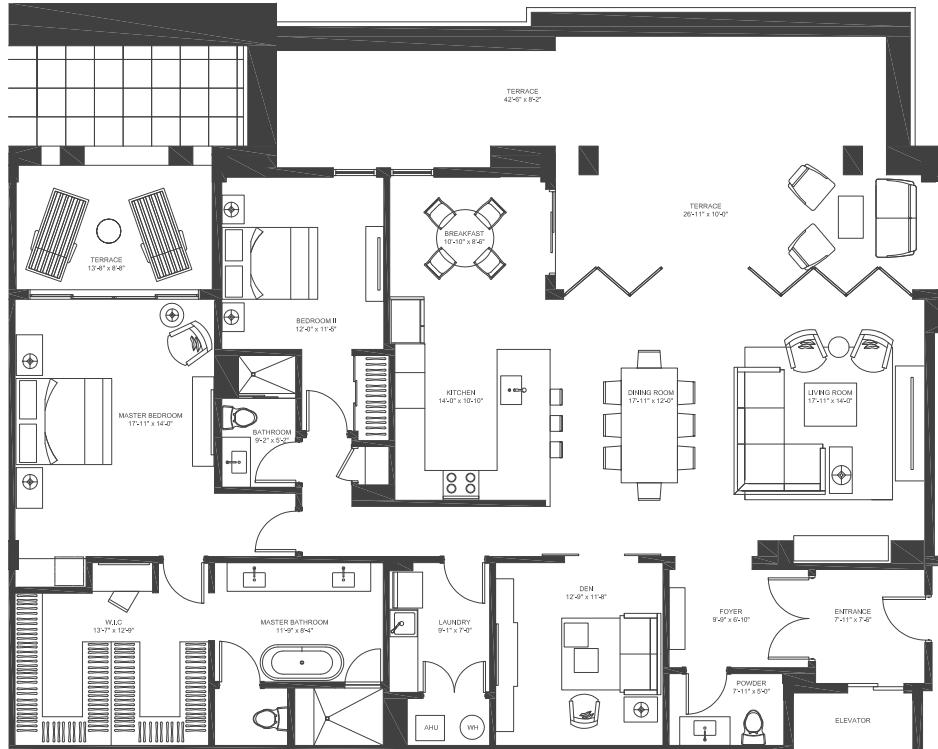
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# UNIT 3

2 Bedrooms,  
2 1/2 Bathrooms  
& Den

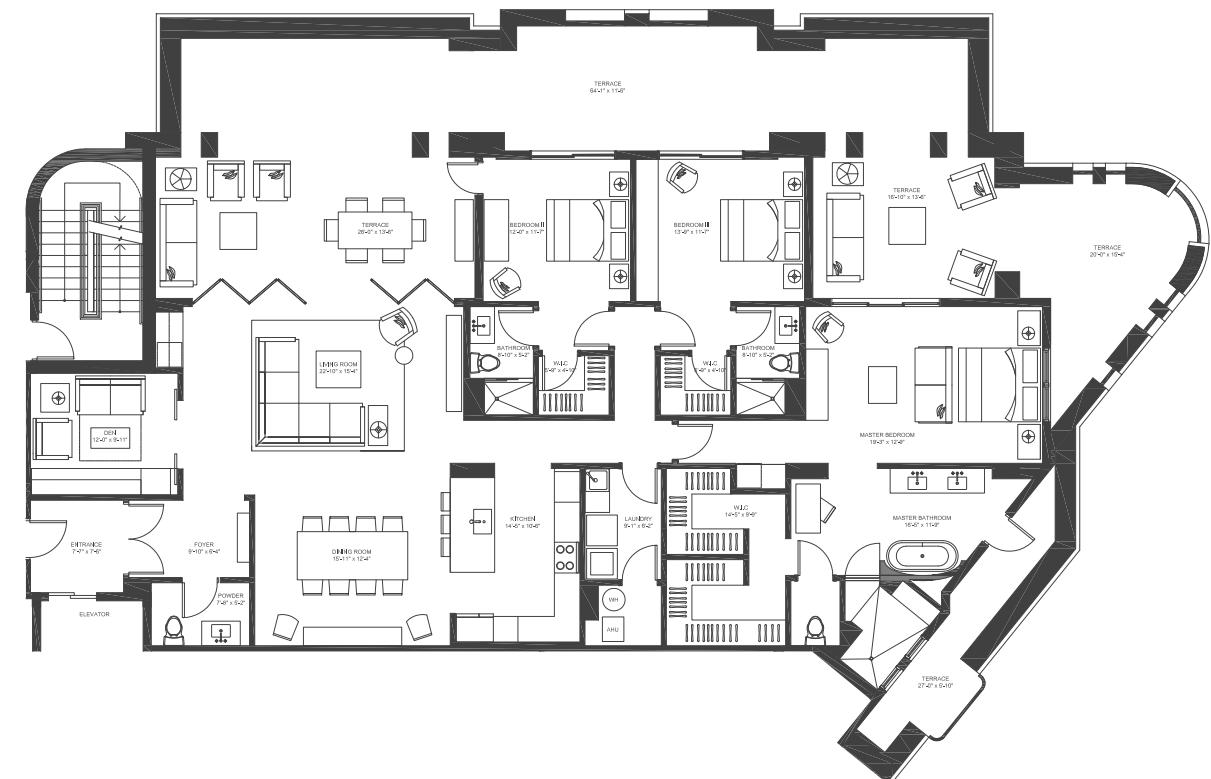
A/C INTERIOR AREA 2,217 sq. ft.  
TERRACE AREA 857 sq. ft.  
TOTAL RESIDENCE 3,074 sq. ft.



# UNIT 4

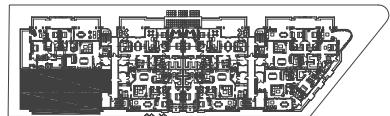
3 Bedrooms,  
3 1/2 Bathrooms  
& Den

A/C INTERIOR AREA 2,545 sq. ft.  
TERRACE AREA 1,672 sq. ft.  
TOTAL RESIDENCE 4,217 sq. ft.



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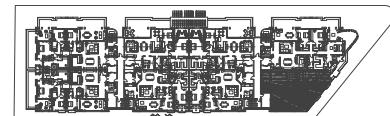
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# UNIT 5

3 Bedrooms,  
3 1/2 Bathrooms  
& Den

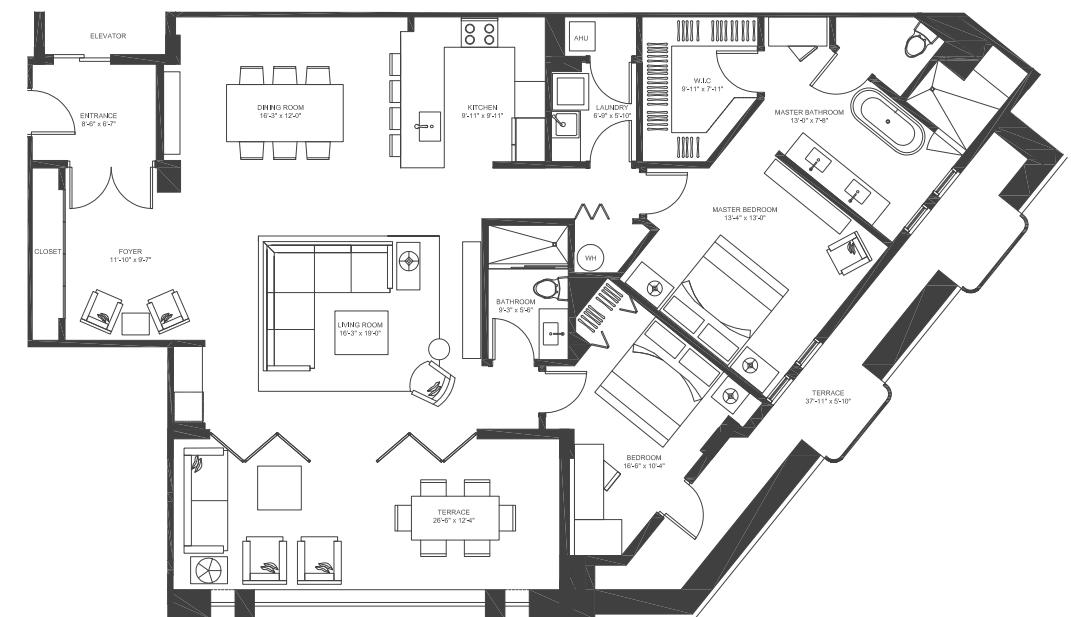
A/C INTERIOR AREA 2,480 sq. ft.  
TERRACE AREA 1,026 sq. ft.  
TOTAL RESIDENCE 3,506 sq. ft.



# UNIT 8

2 Bedrooms,  
2 Bathrooms

A/C INTERIOR AREA 1,747 sq. ft.  
TERRACE AREA 571 sq. ft.  
TOTAL RESIDENCE 2,318 sq. ft.



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