



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

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 walls¹ 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

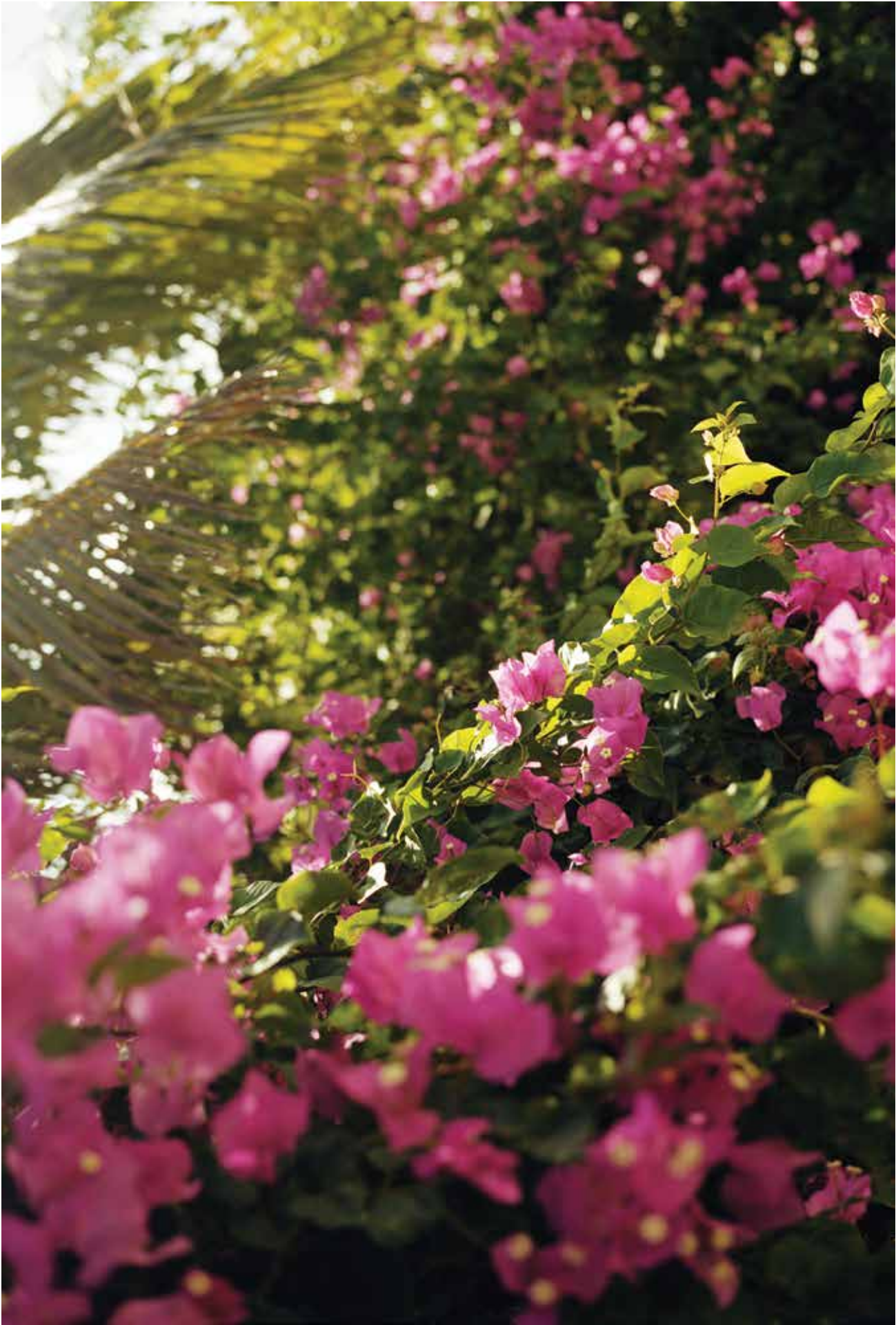
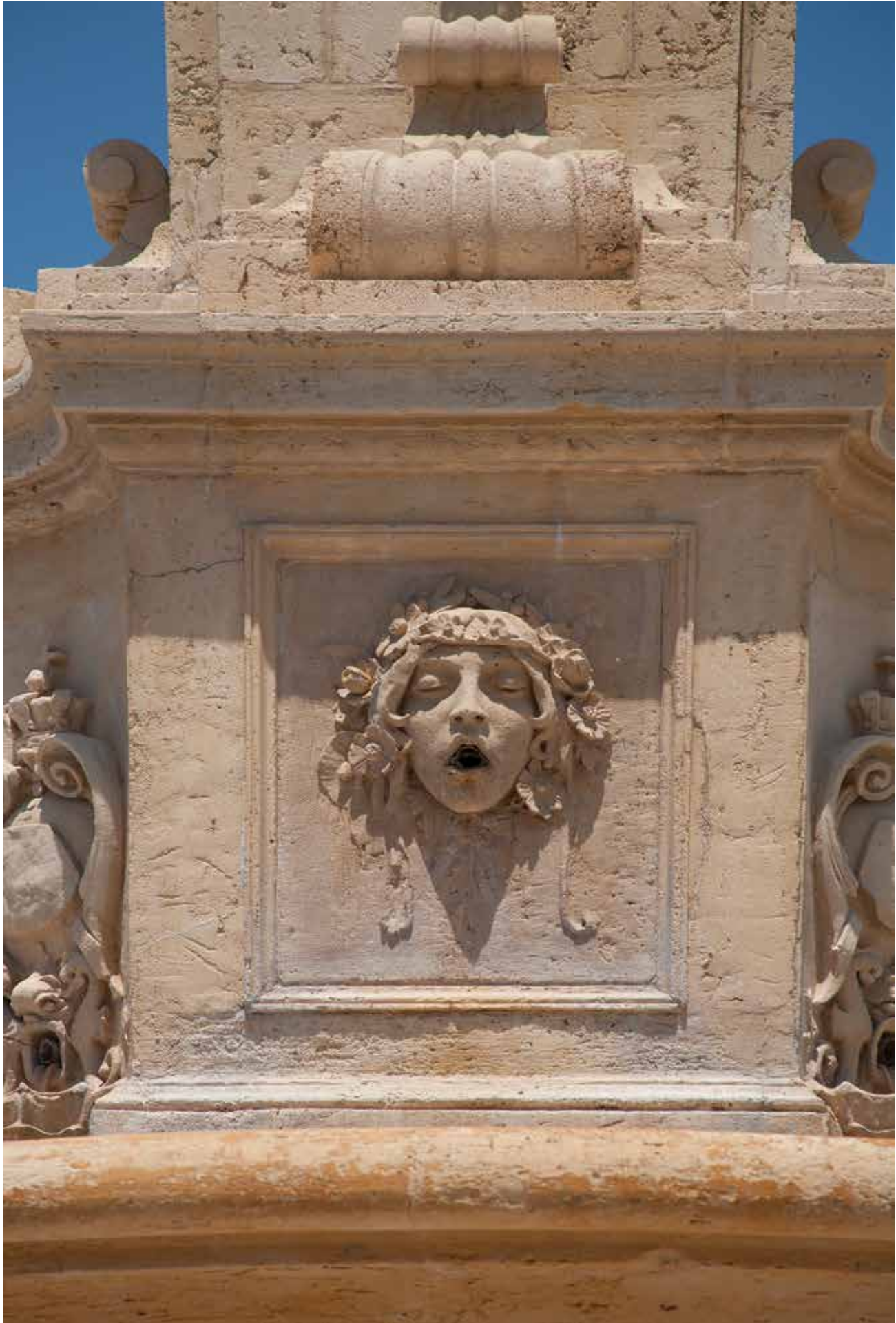
4 units of 2,437 sqft. 3 Bedrooms + Den + 3 1/2 baths

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

¹ 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



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.”*

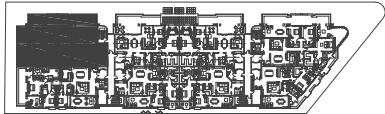
Biltmore Parc is being designed and developed by a team with a wealth of experience in the realm of luxury residential properties in premier communities in the United States and abroad. Since 2010, Venezuelan entrepreneur Alirio Torrealba has distinguished himself with the development of luxury residential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

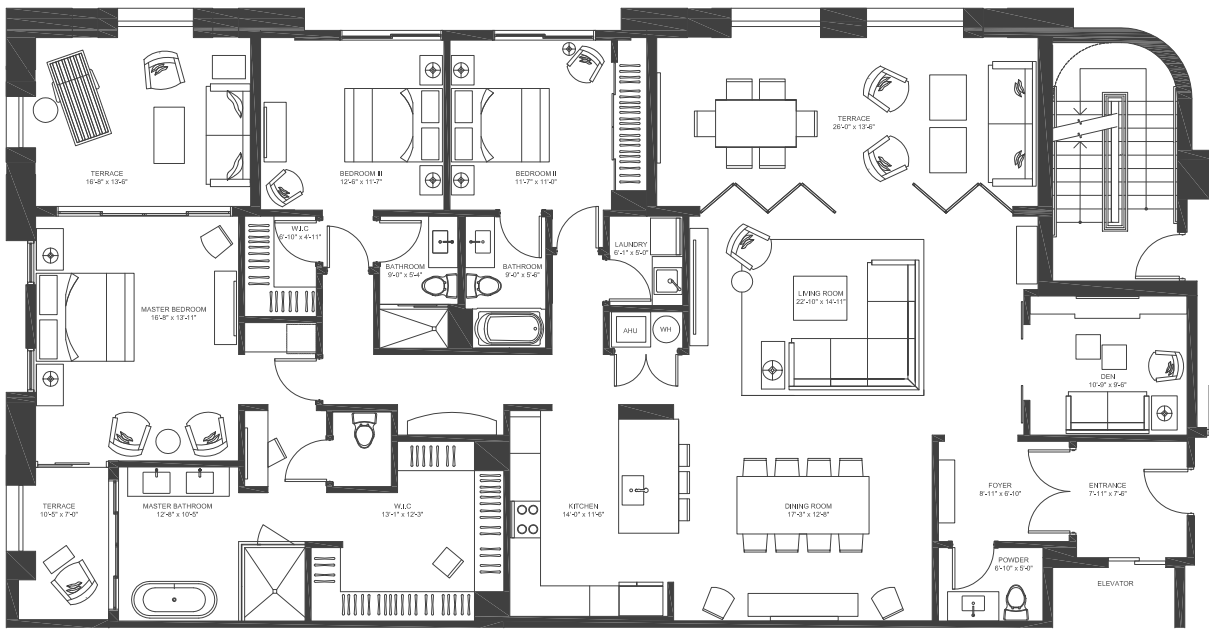
FLOOR PLANS
Biltmore Parc Residences



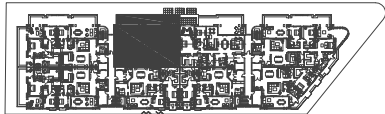
UNIT 1

3 Bedrooms
3 1/2 Bathrooms
& Den

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



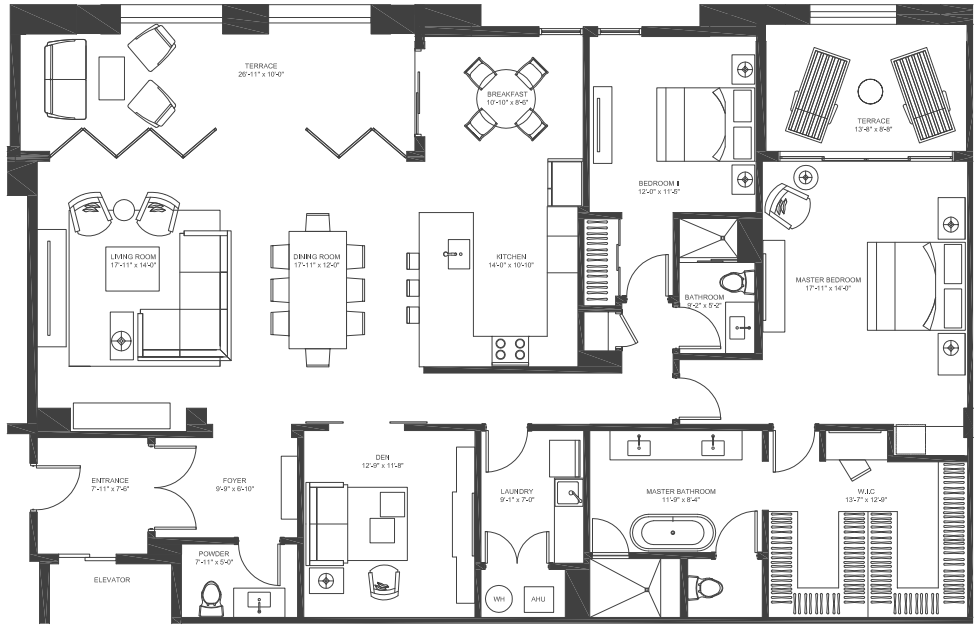
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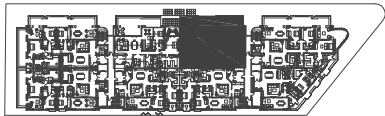
UNIT 2

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.



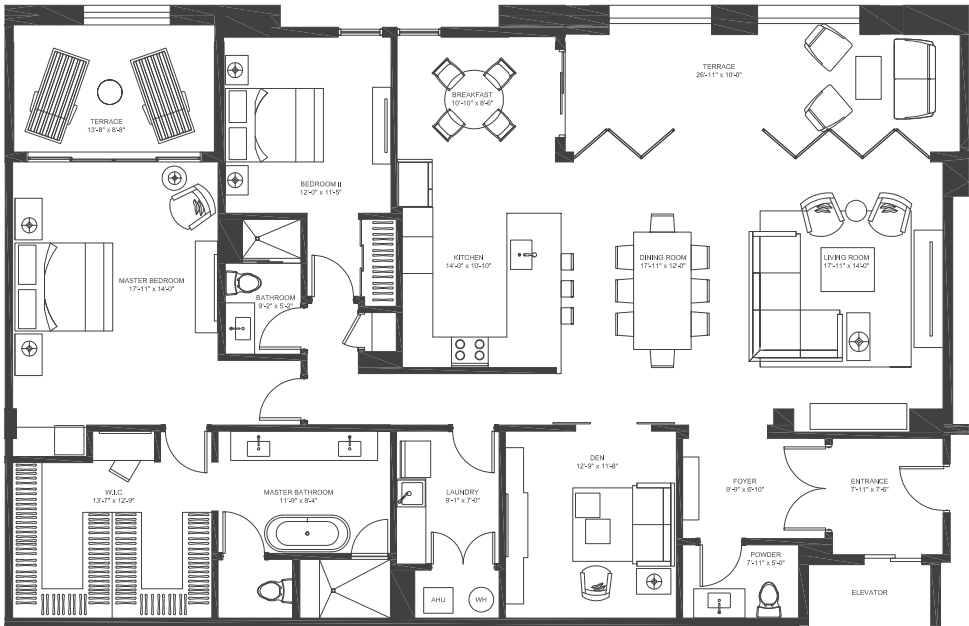
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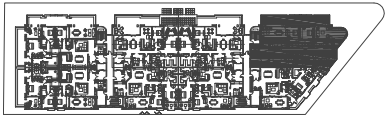
UNIT 3

2 Bedrooms,
2 1/2 Bathrooms
& Den

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



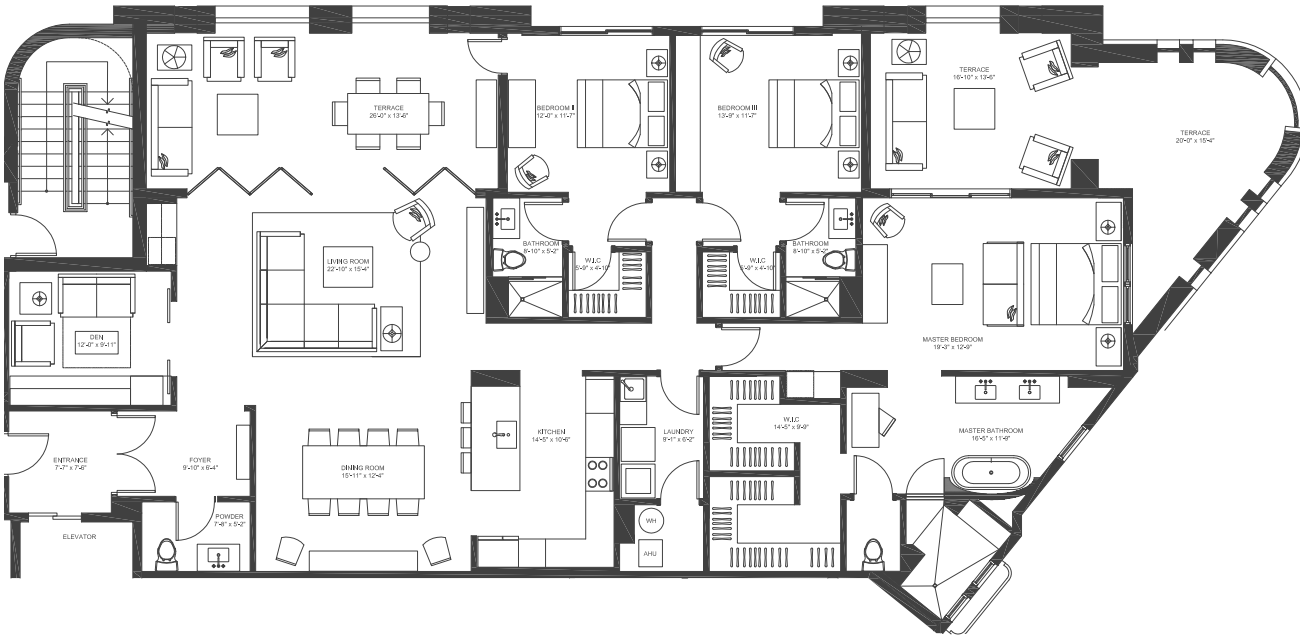
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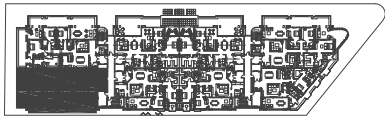
UNIT 4

3 Bedrooms,
3 1/2 Bathrooms
& Den

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



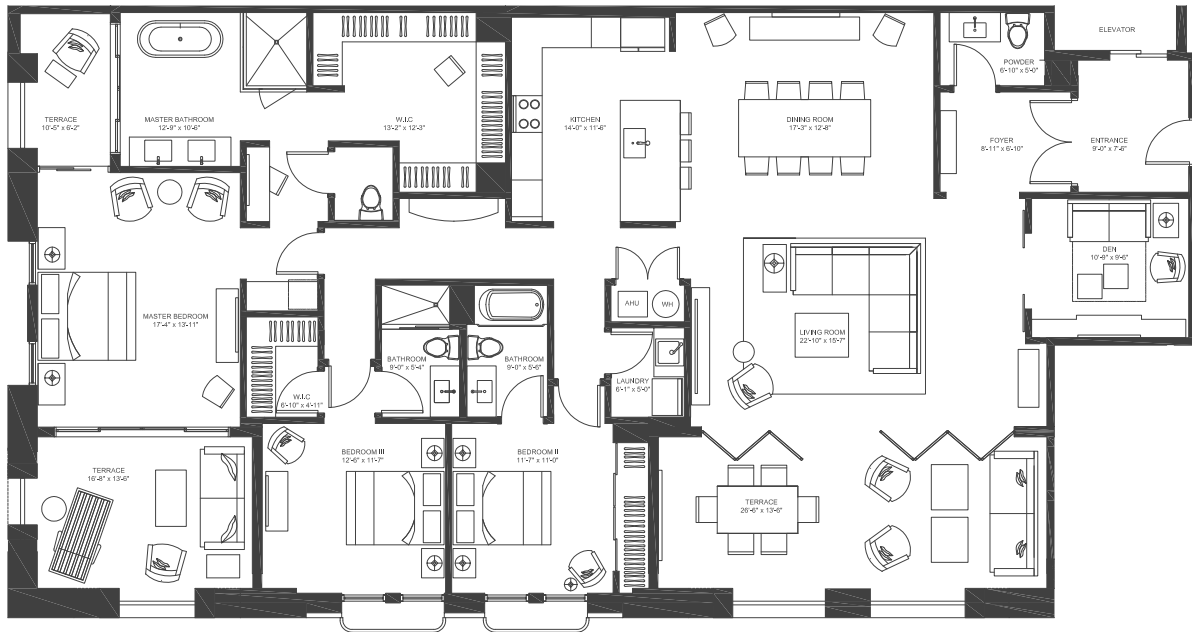
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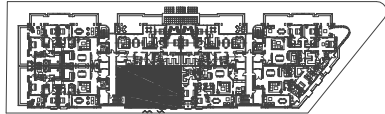
UNIT 5

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.



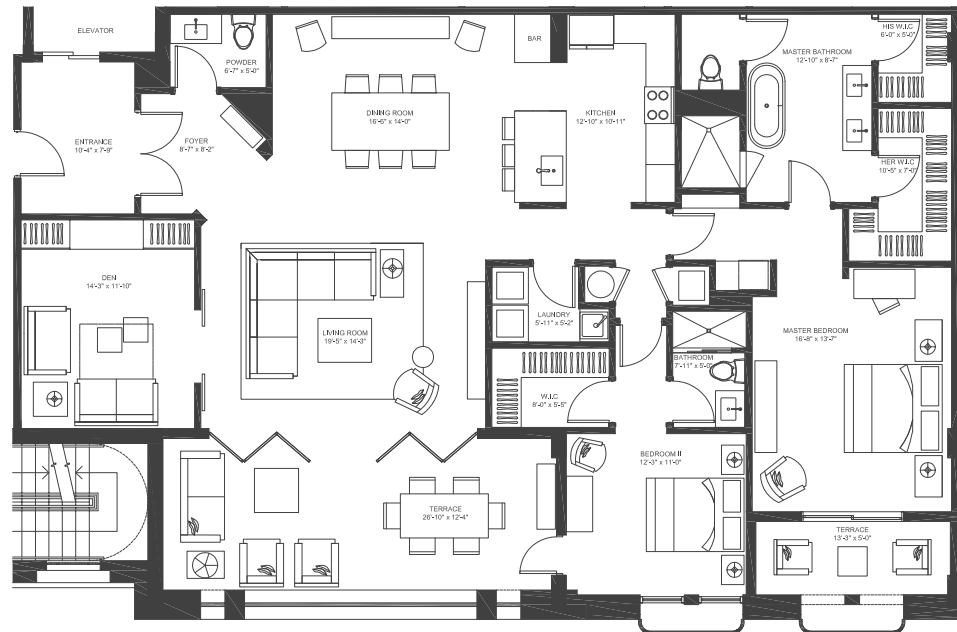
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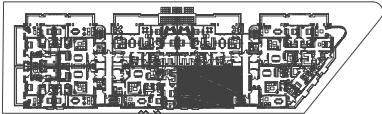
UNIT 6

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.



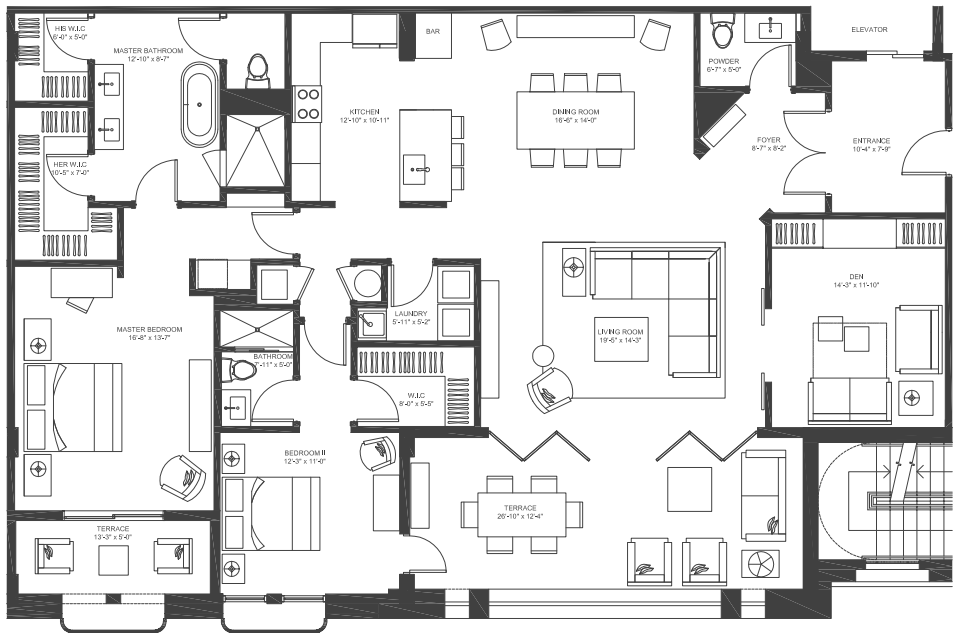
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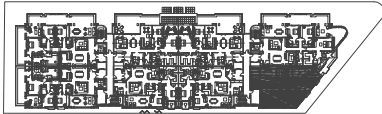
UNIT 7

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.



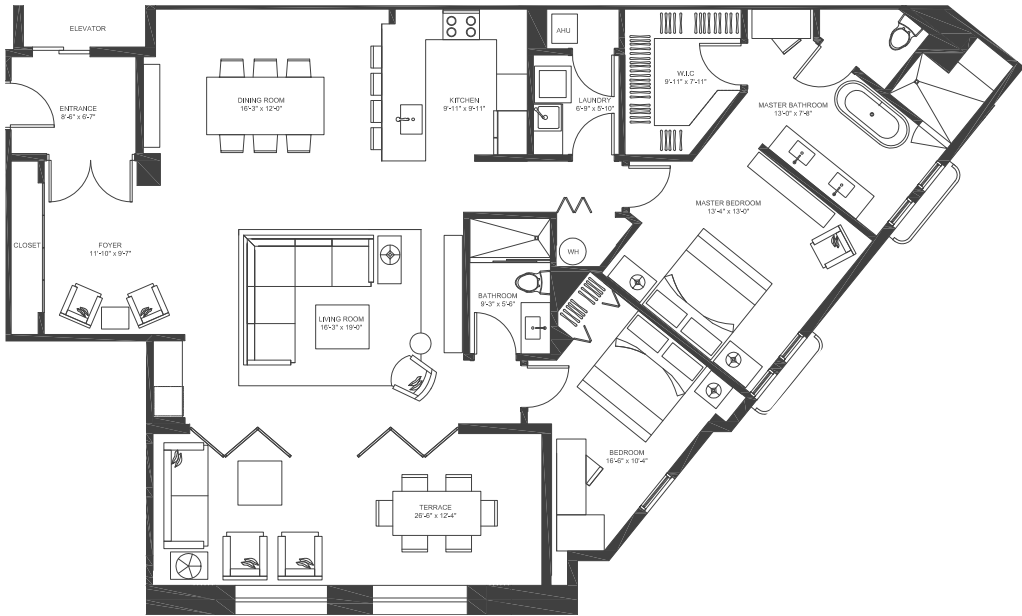
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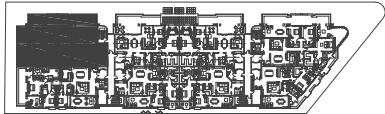
UNIT 8

2 Bedrooms
2 Bathrooms

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



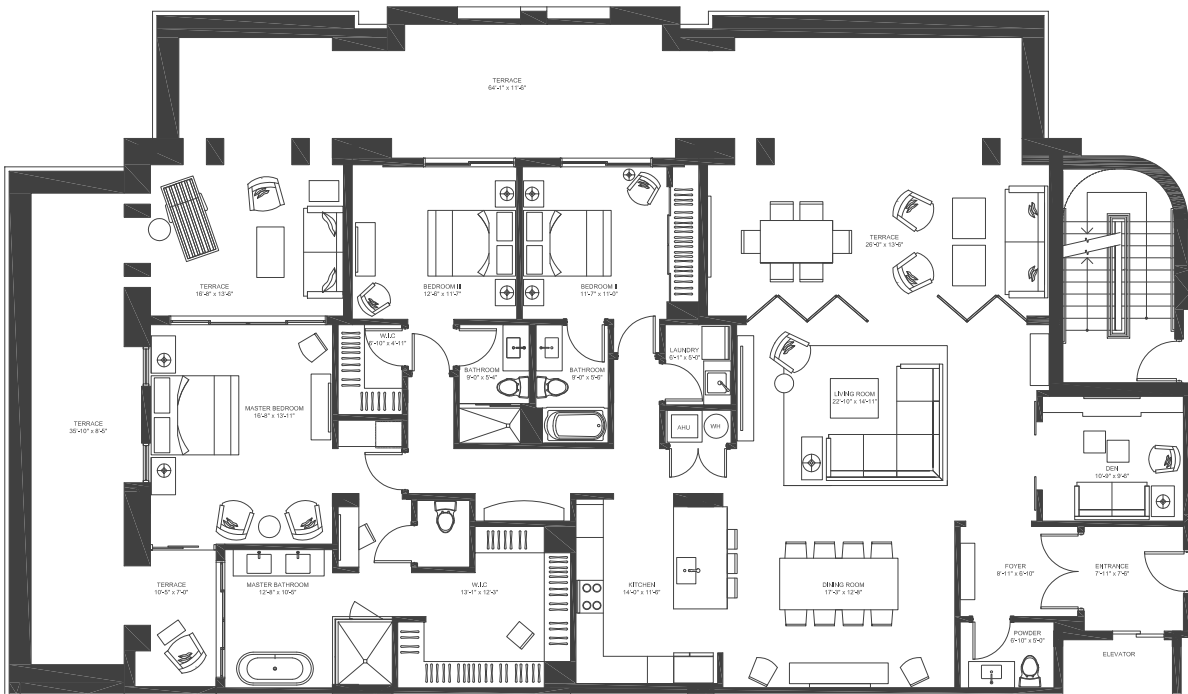
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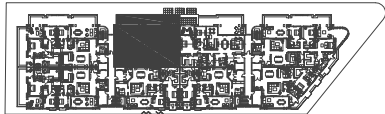
UNIT 1

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.



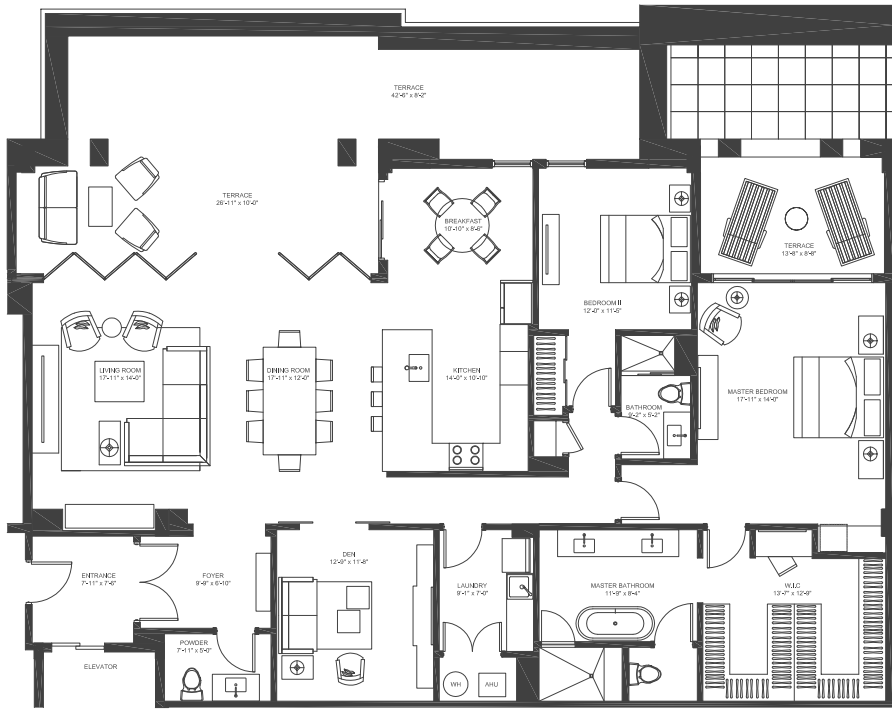
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UNIT 2

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.



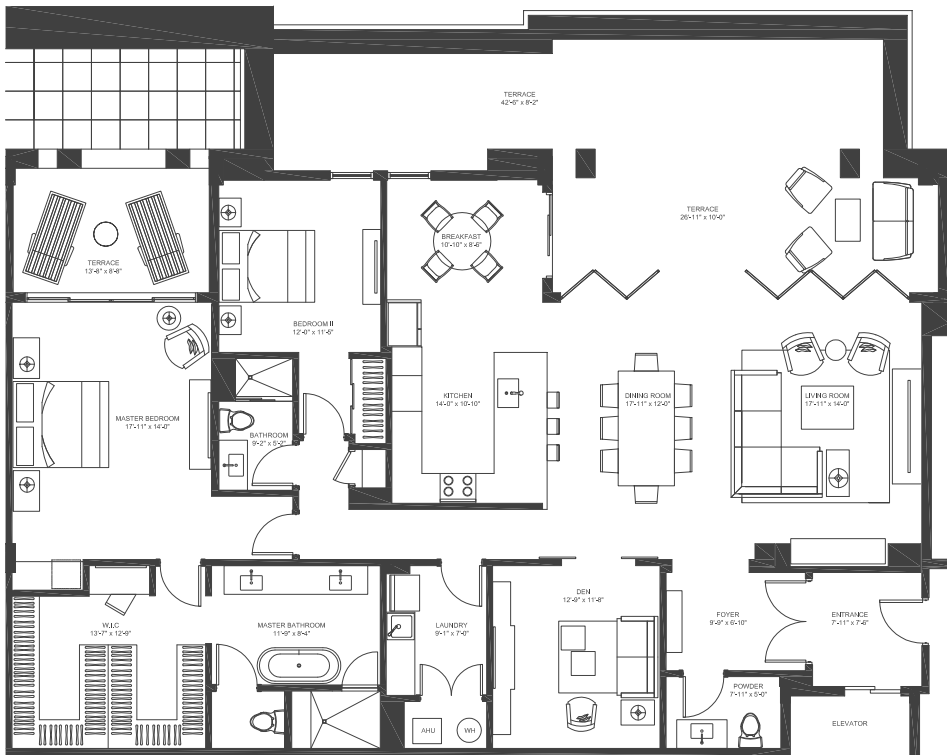
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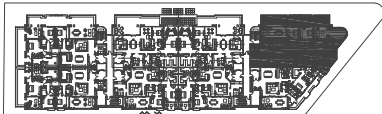
UNIT 3

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.



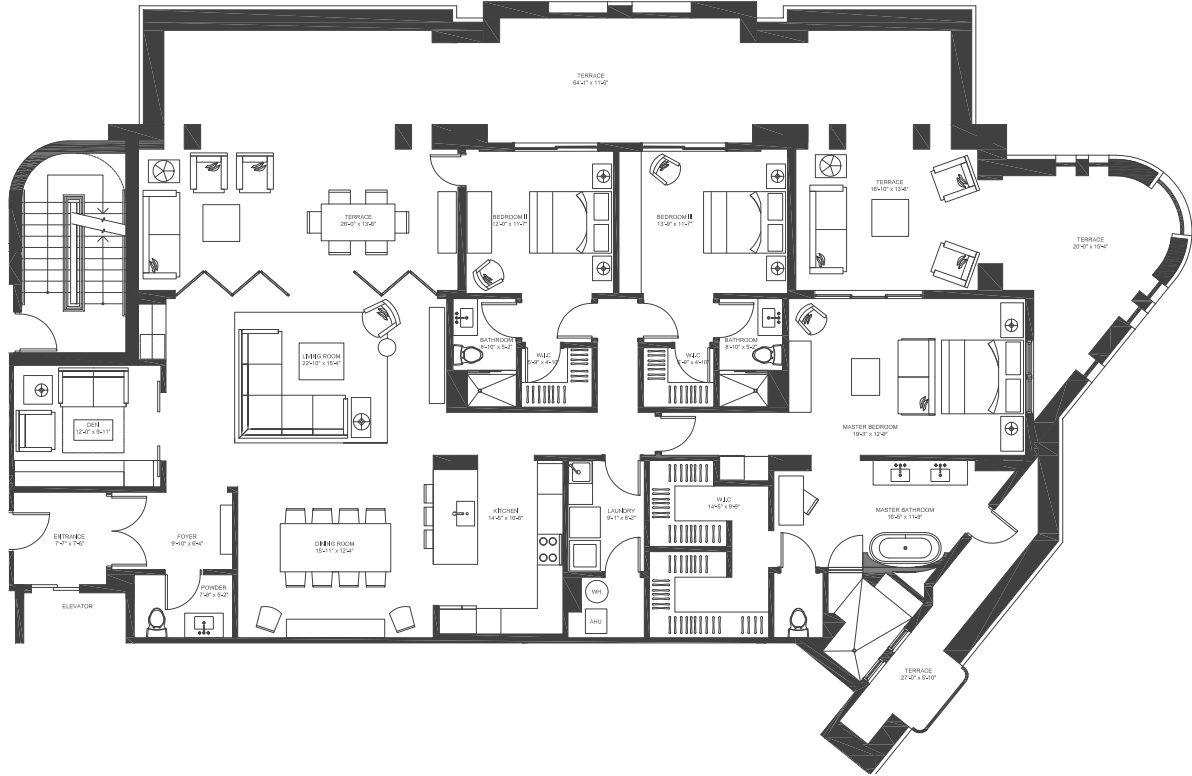
There are various methods for calculating the square footage of a unit and depending on the method of calculation, the quoted square footage of a Unit in an advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions of 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 dircetion, 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 typically 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.



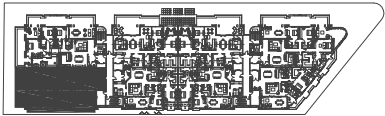
UNIT 4

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.



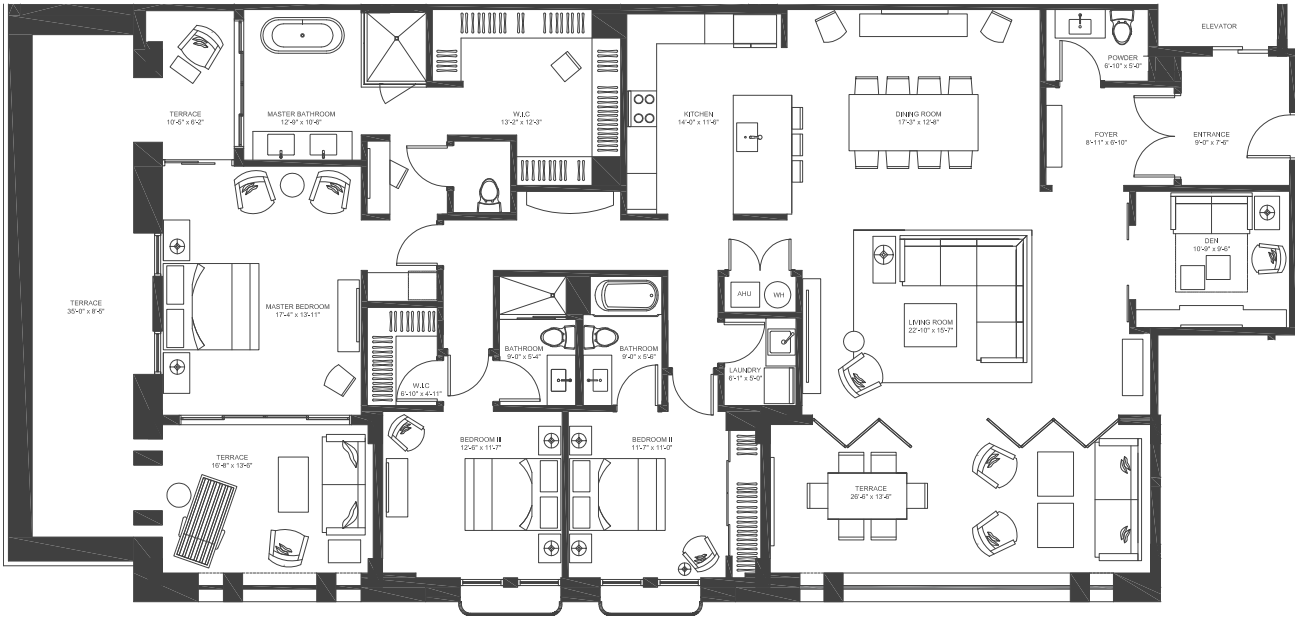
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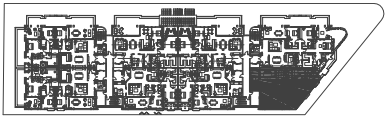
UNIT 5

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.



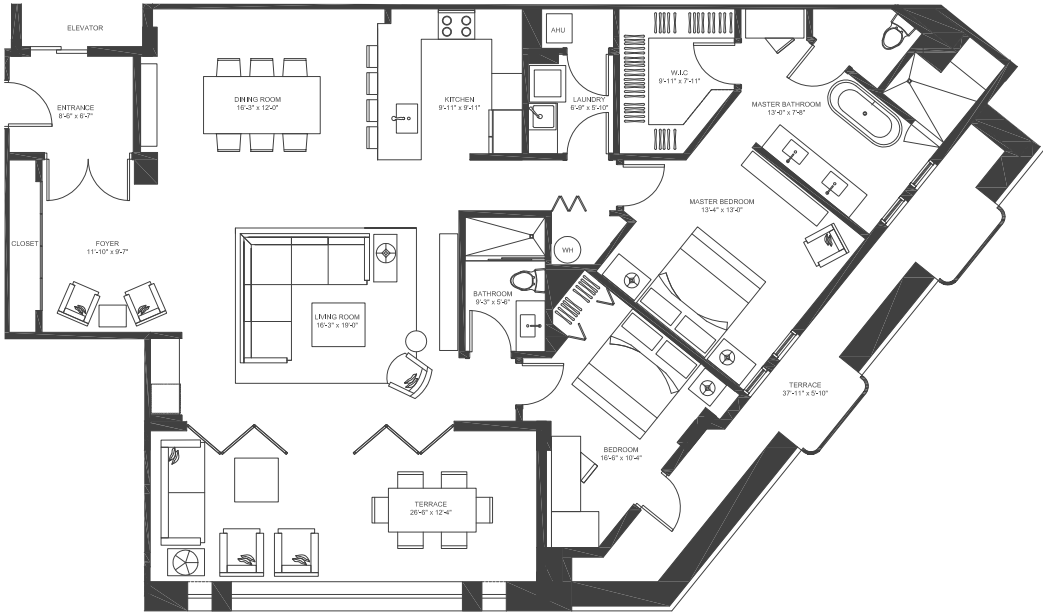
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UNIT 8

2 Bedrooms,
2 Bathrooms

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



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 drection, 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 typically 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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