



# CLASSIC EUROPEAN REMINISCENCE

*Beatrice Row is the ideal luxury home in Miami, because of its remarkable location; its refined architectural details and finishes; its design that features magnificent living spaces; and its sensitivity to its historical context and tropical climate.*

*Designed by an international award-winning team, which drew the inspiration for their design from the most elegant and fashionable Georgian town homes in London, New York, and Boston.*

*The row is made up of nine beautiful, individual town houses, which together form an extraordinary timeless façade.*



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Developed by  
**MG DEVELOPER**

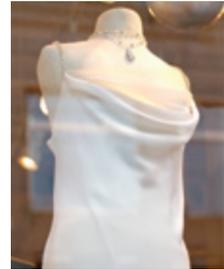


## BEATRICE ROW TOWNHOMES

*“Unique Town Homes Row.”*

EXCLUSIVE LIFESTYLE





# WELCOME HOME

*"A classic is a book that doesn't have to be written again."*

W. E. B. DU BOIS

## LOCATION DICTATES ITS VALUE

The new three-story Beatrice Row is located in one exclusive residential-block in the historical Biltmore area of Coral Gables, which is emerging quickly as the new center in Miami for European stylish living. The town houses are about a 15-minute walk to the prestigious historic Biltmore Resort and Spa; a short driving distance to fine shopping and dining, and the downtown business district; and, they are conveniently located near the best schools and hospitals in the county. Just steps away are exquisite golf courses landscaped with 100-year-old Banyan trees.



### EXTERIOR

- OFF-WHITE BRICK BUILDING BASE
- ELEGANT CORAL STONE ARCHITECTURAL DETAILS
- CAST STONE CORNICE
- HAND CRAFTED BRONZE FINISHED BALCONY RAILINGS
- CLAY ROOF TILE MADE IN SPAIN
- EXTERIOR COPPER LANTERNS
- HIGH-END CGI HURRICANE RATED WINDOWS AND DOORS
- WIDE BI-FOLDING PATIO DOORS
- WOOD FRONT DOOR

### INTERIOR

- 13' CEILINGS IN THE LIVING ROOM AND DINING ROOM
- 11' CEILING IN THE FAMILY ROOM, KITCHEN AND BEDROOMS
- OPEN CURVING STAIR WITH CUSTOM MADE METAL RAILING, SKYLIGHT FOR ADDITIONAL NATURAL DAYLIGHT
- DECORATOR READY FLOORS
- PREMIUM WOOD TRADITIONAL DOORS 7 AND 8 FOOT HIGH
- DESIGNER DOOR HARDWARE
- ELEVATOR BY RESIDENTIAL ELEVATOR WITH DIFFERENT CAB FINISH OPTIONS, EASILY ACCESSIBLE FROM GARAGE AND KITCHEN
- ENERGY EFFICIENT AIR- CONDITIONING SYSTEM DIVIDED INTO ZONES
- GENERATOR OPTION ON ROOF
- SOUNDPROOFING WALL INSULATION FOR PRIVACY
- SMART-READY HOME

### KITCHEN & PANTRY

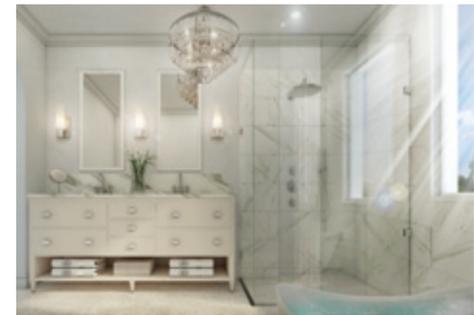
- ALL CABINETS IN KITCHEN AND PANTRY ARE CUSTOM-MADE
- WOOD LOWER CABINETS IN WHITE EUROPEAN OAK
- CARRARA MARBLE COUNTERTOPS
- DELUXE PROFESSIONAL STYLE REFRIGERATOR AND FREEZER
- 36" GAS RANGE AND BUILT-IN HOOD
- PULL OUT MICROWAVE DRAWER
- QUIET DISHWASHER
- UNDERMOUNT STAINLESS STEEL SINK
- COMMERCIAL STYLE PRE-RINSE FAUCET
- PLENTY OF ADDITIONAL STORAGE IN THE PANTRY
- WINE COOLER

### WALK-IN LAUNDRY

- DEEP LAUNDRY SINK
- DEDICATED AREA FOR DRIP-DRY CLOTHING

### TERRACES

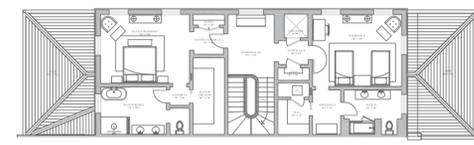
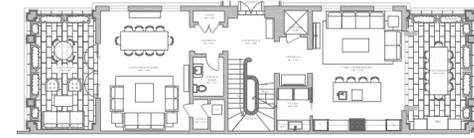
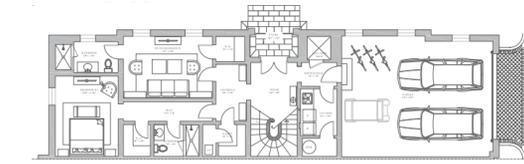
- OPEN AND COVERED TERRACES WITH A BUILT-IN GAS OUTDOOR KITCHEN
- WIDE BI-FOLD DOOR SYSTEM THAT INTEGRATE THE TERRACES WITH THE FAMILY ROOM AND KITCHEN
- TERRACE PLANTERS FOR LANDSCAPING AND WALLS FOR PRIVACY



### TOWNHOME I - UNITS 1 & 9



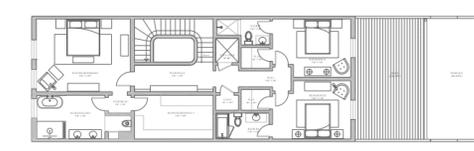
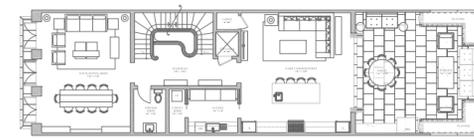
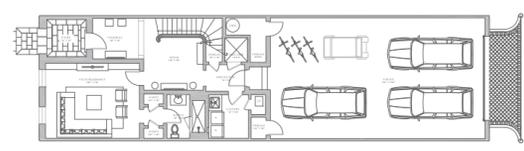
**4 Bed, 4.5 Baths**  
 AC SPACE 4,132 SQ FT  
 TERRACE 674 SQ FT  
 GARAGE 731 SQ FT  
 TOTAL SQ FT 5,537 SQ FT



### TOWNHOME II - UNITS 3 & 7



**4 Bed, 4.5 Baths**  
 AC SPACE 3,853 SQ FT  
 TERRACE 354 SQ FT  
 OPEN TERRACE 345 SQ FT  
 GARAGE 1,084 SQ FT  
 TOTAL SQ FT 5,636 SQ FT



### TOWNHOME III - UNITS 2 & 8



**4 Bed, 4.5 Baths**  
 AC SPACE 3,781 SQ FT  
 TERRACE 354 SQ FT  
 OPEN TERRACE 345 SQ FT  
 GARAGE 1,084 SQ FT  
 TOTAL SQ FT 5,564 SQ FT

