



ALTHEA ROW

AT BILTMORE SQUARE



Althea Row was named after the mother of Coral Gables' founder George Merrick. As a great artist herself, Althea shared and nurtured George's vision and enthusiasm for creating beautiful and timeless houses, buildings, and spaces.

The new three-story Althea Row is a garden of town houses on a quiet and elegant residential street in Biltmore Square, within the historical Biltmore area of Coral Gables, which is emerging quickly as the new center in Miami for European stylish living.

A LANDMARK IN BILTMORE SQUARE

"A Midsummer Night's Dream" - Balboa Plaza



ALTHEA ROW TOWN HOUSES

Althea Row town houses are situated in the exclusive Almeria Avenue within walking distance of golf courses, fine shopping and dining, culture and entertainment, and the downtown business district.



Refined architectural details and finishes with
**Magnificent indoor living
and private outdoor spaces.**



“Althea Row’s classical tropical design places you in an oasis for rest and relaxation.”



EXTERIOR FEATURES

Finishes

- Smooth painted stucco
- Elegant coral stone architectural details
- Cast stone cornice
- Cast aluminum balustrade in dark walnut finish
- Brown clay barrel roof tile
- Exterior copper lanterns

INTERIOR FEATURES

Doors and Windows

- High-end CGI hurricane rated windows and doors in bronze finish
- French doors with transoms
- Wide bi-folding patio doors
- Wood plank front door finished in dark walnut

Kitchen and Back-Kitchen

- All cabinets in the kitchen and back-kitchen are custom-made in wood and painted in white
- Marble countertops and backsplash
- Custom-made eat-in modern English-island in stained wood with stone countertop and prep sink
- Jenn-Air Rise 30” refrigerator and 30” freezer
- Jenn-Air Rise 36” gas range and built-in hood
- Pull-out Jenn-Air Rise microwave drawer
- Quiet Jenn-Air Rise dishwasher
- Azure 24” wine cooler
- Undermount Elkay stainless steel sinks in both kitchen and back-kitchen
- Commercial style pre-rinse faucet
- High-end modern Grohe kitchen faucet and Kohler back-kitchen faucet
- Plenty of additional storage in the back-kitchen

Master Bathroom

- Natural stone floors
- Double custom vanities in stained wood with natural stone countertops and Mirabelle sinks
- Generous walk-in shower and a free soaker tub by Neptune
- High-end modern Kohler fixtures including faucets, showerheads, and toilet
- Separate private water closet

Outdoor Spaces

- Coral stone floors
- Spacious, elegant and private loggias and courtyards bring abundant natural light and expand livable spaces
- Covered outdoor spaces for entertaining
- Wide bi-fold door system that integrate the courtyard with the family-room and kitchen
- Courtyard planters for landscaping
- Walls in outdoor spaces for privacy
- Summer kitchen with BBQ equipment and hood

Other Features

- Ceilings up to 12 feet high
- Open curving stair with custom made metal railing, skylight for additional natural daylight
- Premium wood traditional doors 7 and 8 foot high
- Designer door hardware
- Elevator easily accessible from garage and kitchen
- Energy efficient air-conditioning system divided into zones
- Instant hot water provided by a recirculating hot water system
- Soundproofing wall insulation for privacy
- Generator-ready-design (pre-wiring)
- Smart-ready-home (TV and telephone)
- A 4-car garage

WELCOME TO BILTMORE SQUARE

CORAL GABLES - FLORIDA



1. BEATRICE ROW

3. ALTHEA ROW

5. BILTMORE HOTEL & SPA

6. BILTMORE GOLF COURSE

2. BILTMORE PARC

4. BILTMORE ROW

7. BALBOA PLAZA

SALES CENTER:



718 VALENCIA AVENUE, CORAL GABLES, FL 33134
305 422 1249 - WWW.BILTMORESQUARE.MIAMI



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Althea Row at Biltmore Square

F A C T S H E E T

Developer: MG Developer Miami, LLC

Architects: De La Guardia Victoria Architects & Urbanists

Creative Development Team: Jenny Ducret & Maria Cristina Longo

Builder: Torre Construction and Development

Althea Row was named after the mother of Coral Gables' founder George Merrick. As a great artist herself, Althea shared and nurtured George's vision and enthusiasm for creating beautiful and timeless houses, buildings, and spaces.

The new three-story Althea Row is a garden of town houses on a quiet and elegant residential street in Biltmore Square, within 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 within walking distance to the prestigious Biltmore Resort and Spa, 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.

Never before in the history of the city has a row of town houses like Althea Row been offered. The special and exclusive characteristics of its site and its location made it possible for the design team to build five grand and elegant town houses of up to 7,000 square feet of total area. Few other town houses in Miami integrate indoor and outdoor spaces through spacious and romantic private courtyards and loggias, reminiscent of a noble Spanish-colonial mansion.

The town house at Althea 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 indoor and private outdoor spaces; and its sensitivity to its historical context and tropical climate. Additionally, the homes have been designed for ultimate security and privacy; and, each owner owns its home and the land with a minimal HOA fee.

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AltheaRow.com

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FACT SHEET

Features and Finishes

Total units: Five 3-story luxury town Homes

Ownership type: Fee simple with a minimal HOA charge

Location: Ideal north/south positioning. Situated on the exclusive and quiet Almeria Avenue, between Anderson Road on the west, and Biltmore Court on the East

Architectural Style: Inspired by classical Havana's and Cartagena's 19th century Spanish-colonial architecture with a beautiful functional and modern interior floor-plan

Character: Features private and spacious courtyards and loggias reminiscent of a noble Spanish-colonial mansion

Lifestyle: Easy European pedestrian-living within a quiet residential neighborhood walking distance to golf courses, fine shopping and dining, and the downtown business district.

Stories: three | **Bedrooms:** four | **Bathrooms:** four 1/2 | **Car-garages:** four cars
Outdoor spaces: spacious, elegant and private loggias and courtyards bring abundant natural light and expand livable spaces

Art projects in proximity: Balboa Plaza, "A Midsummer Night's Dream"

Exterior

Finishes

- Smooth painted stucco
- Elegant coral stone architectural details
- Cast stone cornice
- Cast aluminum balustrade in dark walnut finish
- Brown clay barrel roof tile
- Exterior copper lanterns

Door and Windows

- High-end CGI hurricane rated windows and doors in bronze finish
- French doors with transoms
- Wide bi-folding patio doors
- Wood plank front door finished in dark walnut

FACT SHEET

Interior

Kitchen and Back-Kitchen

- All cabinets in the kitchen and back-kitchen are custom-made in wood and painted in white
- Marble countertops and backsplash
- Custom-made eat-in modern English-island in stained wood with stone countertop and prep sink
- Jenn-Air Rise 30" refrigerator and 30" freezer
- Jenn-Air Rise 36" gas range and built-in hood
- Pull-out Jenn-Air Rise microwave drawer
- Quiet Jenn-Air Rise dishwasher
- Azure 24" wine cooler
- Undermount Elkay stainless steel sinks in both kitchen and back-kitchen
- Commercial style pre-rinse faucet
- High-end modern Grohe kitchen faucet and Kohler back-kitchen faucet
- Plenty of additional storage in the back-kitchen

Walk-in laundry

- Laminated cabinets in white
- Large Samsung washer and dryer
- Deep laundry sink

Outdoor spaces

- Coral stone floors
- Spacious, elegant and private loggias and courtyards bring abundant natural light and expand livable spaces
- Covered outdoor spaces for entertaining
- Wide bi-fold door system that integrates the courtyard with the family-room and kitchen
- Courtyard planters for landscaping
- Walls in outdoor spaces for privacy
- Summer kitchen with BBQ equipment and hood

Master Bathroom

- Natural stone floors
- Double custom vanities in stained wood with natural stone countertops and Mirabelle sinks
- Generous walk-in shower and a free soaker tub by Neptune
- High-end modern Kohler fixtures including faucets, showerheads, and toilet
- Separate private water closet

Secondary Bathrooms

- Natural stone floors
- Custom-made wood cabinets in stained wood with natural stone countertops and Mirabelle sinks
- High-end modern Kohler fixtures including faucets, showerhead, and toilet
- Pedestal in powder room
- Skylight

Other Features

- Ceilings 12 feet high and 15 feet tall tray wood ceiling in master bedroom
- Open curving stair with custom-made metal railing, skylight for additional natural daylight
- Premium wood traditional doors 7 and 8 foot high
- Designer door hardware
- Elevator easily accessible from garage and kitchen
- Energy efficient air-conditioning system divided into zones
- Instant hot water provided by a recirculating hot water system
- Soundproofing wall insulation for privacy
- Generator-ready-design (pre-wiring)
- Smart-ready-home (TV and telephone)
- Four-car garage