



ALHAMBRA PARC

CORAL GABLES



Artist's Conceptual Rendering



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INTRODUCTION

WHERE DESIGN AND LIFESTYLE MEET IN HARMONY

Alhambra Parc redefines modern living and timeless elegance, offering a unique experience in the heart of Coral Gables. It features an exclusive collection of 78 one to three bedroom residences, each thoughtfully designed to seamlessly blend modern design and urban elegance.





Alhambra Parc

Special Place

Design Shop



Art Gallery

Rodriguez

Salas





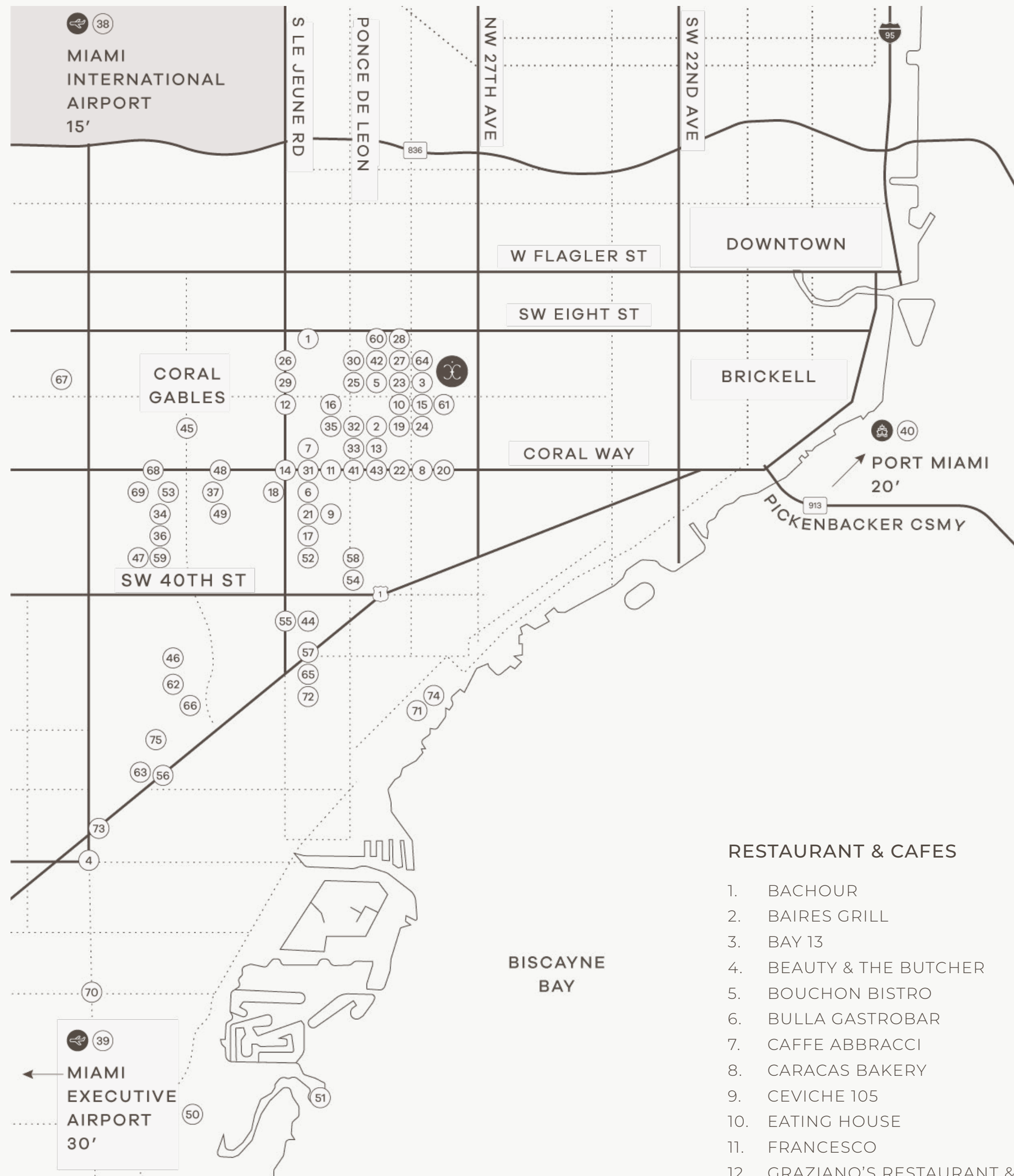


LOCATION

DISCOVER THE CHARM OF CORAL GABLES

Coral Gables is renowned for its architecture, lush tree-lined streets, and sophisticated charm. The neighborhood seamlessly blends old-world character with modern luxury, offering a vibrant cultural scene, high-end boutiques, and a selection of world-class restaurants. Alhambra Parc epitomizes this refined lifestyle, offering exceptional walkability to the area's finest shopping, dining, and picturesque parks, making it the perfect place to call home.





RESTAURANT & CAFES

1. BACHOUR
2. BAIRES GRILL
3. BAY 13
4. BEAUTY & THE BUTCHER
5. BOUCHON BISTRO
6. BULLA GASTROBAR
7. CAFFE ABBRACCI
8. CARACAS BAKERY
9. CEVICHE 105
10. EATING HOUSE
11. FRANCESCO
12. GRAZIANO'S RESTAURANT & MARKET
13. HILLSTONE

14. LA ROSA GASTROBAR
15. LUCA OSTERIA
16. MESAMAR
17. MIKA
18. MÍSTICO
19. MORTON'S THE STEAKHOUSE
20. MOTEK CORAL GABLES
21. PORTOSOLE
22. SALUMERIA 104
23. SHINGO
24. SRA. MARTINEZ
25. TALAVERA COCINA MEXICANA
26. THE GLOBE
27. THREEFOLD CAFÉ
28. TINTA Y CAFÉ
29. ZITZ SUM
30. ZUCCA

CULTURAL LANDMARKS

31. ACTORS' PLAYHOUSE AT THE MIRACLE THEATRE
32. BOOKS & BOOKS
33. CORAL GABLES CINEMA
34. CORAL GABLES CONGREGATIONAL CHURCH
35. CORAL GABLES MUSEUM
36. THE BILTMORE HOTEL
37. VENETIAN POOL

TRANSPORTATION

38. MIAMI INTERNATIONAL AIRPORT (MIA)
39. MIAMI EXECUTIVE AIRPORT OF MIAMI
40. PORT MIAMI

SHOPPING

41. DOWNTOWN CORAL GABLES
42. GIRALDA PLAZA
43. MIRACLE MILE
44. SHOPS AT MERRICK PARK

GOLF COURSES

45. GRANADA GOLF COURSE
46. RIVIERA COUNTRY CLUB
47. THE BILTMORE GOLF COURSE

PARKS & GREEN SPACES

48. BALBOA PLAZA
49. CATALONIA DOG PARK
50. FAIRCHILD TROPICAL GARDENS
51. MATHESON HAMMOCK PARK & MARINA
52. PONCE CIRCLE PARK
53. SALVADOR PARK

WELLNESS

54. APOLLO WELLNESS
55. EQUINOX
56. HYDROLOGY WELLNESS
57. LIFETIME GYM
58. SOLIDCORE
59. THE BILTMORE SPA
60. TRUFUSION

HEALTHCARE

61. BAPTIST HEALTH MEDICAL PLAZA AT CORAL GABLES
62. BAPTIST HEALTH DOCTORS HOSPITAL
63. THE LENNAR FOUNDATION MEDICAL CENTER

EDUCATION

ELEMENTARY

64. CORAL GABLES PREPARATORY ACADEMY
65. GEORGE W. CARVER ELEMENTARY SCHOOL
66. HENRY S. WEST LABORATORY SCHOOL
67. SOMERSET GABLES ACADEMY

ELEMENTARY & MIDDLE SCHOOLS

68. SAINT PHILIP'S EPISCOPAL SCHOOL
69. SAINT THERESA CATHOLIC SCHOOL
70. SAINT THOMAS EPISCOPAL PARISH SCHOOL

MIDDLE & HIGH SCHOOLS

71. CARROLLTON SCHOOL OF THE SACRED HEART
72. GEORGE WASHINGTON CARVER MIDDLE SCHOOL
73. INTERNATIONAL STUDIES PREPARATORY ACADEMY
74. RANSOM EVERGLADES SCHOOL

HIGHER EDUCATION

75. UNIVERSITY OF MIAMI

A HUB FOR BUSINESS, CULTURE, AND INNOVATION

The City Beautiful continues to flourish as a hub for global business, education, and culture—blending timeless tradition with forward-thinking innovation. Alhambra Parc places you at the heart of Coral Gables, a city that has become the preferred home for leading companies and institutions, offering prestige, community, and a lifestyle that seamlessly balances professional excellence with residential charm.

GLOBAL COMPANIES, ROOTED IN CORAL GABLES



GASTRONOMIC DISTRICT

A CULINARY CAPITAL OF THE SOUTH

Steps from Alhambra Parc, Coral Gables' renowned Gastronomic District offers an unmatched dining scene, blending international flavors with timeless sophistication.

MICHELIN-STARRED DINING

ZITZ SUM

Asian-inspired small plates in an intimate setting, 10 minutes away.

MAU MIAMI

Mediterranean cuisine with a tropical influence, 10 minutes away.

CAFÉ LA TROVA (LITTLE HAVANA)

Celebrated for Cuban tradition and crafted cocktails, about 15 minutes away.





LOCAL FAVORITES

BOUCHON BY THOMAS KELLER
Michelin-starred French dining, 5 minutes away.

ZUCCA
Refined Italian in Hotel St. Michel, 5 minutes away.

MIKA
Chic dining with a contemporary flair, 10 minutes away.

DANIELS
Elevated Coral Gables culinary experience, 10 minutes away.

CULTURAL LANDMARKS

WHERE HERITAGE LIVES ON THE BILTMORE HOTEL

Mediterranean Revival masterpiece since 1926, less than 10 minutes away.

CORAL GABLES MUSEUM

Architecture, design, and history hub, 5 minutes away.

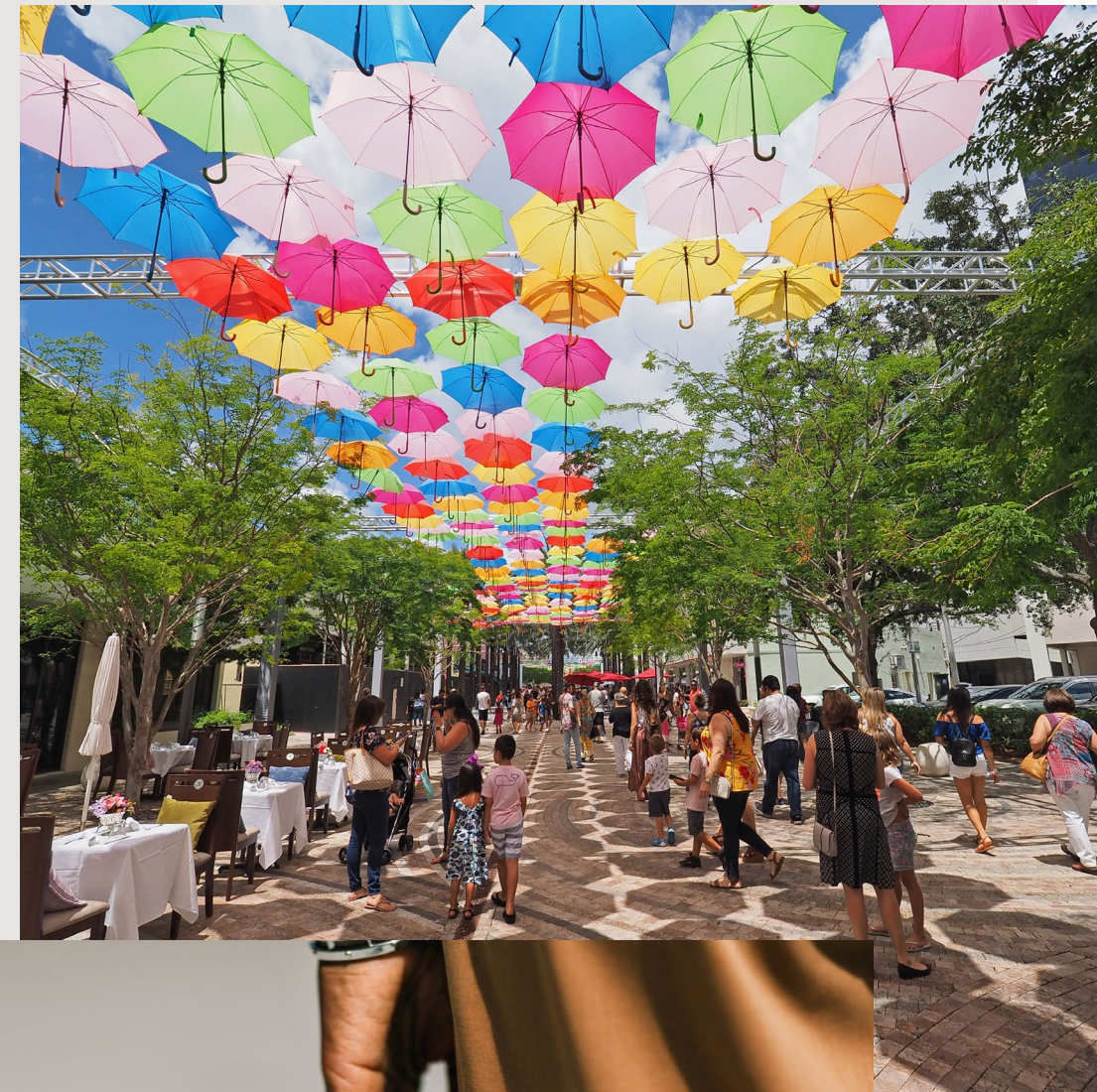
ACTORS' PLAYHOUSE AT THE MIRACLE THEATRE

Donald Ross classic beside the iconic Biltmore Hotel, less than 10 minutes away.

UNIVERSITY OF MIAMI'S LOWE ART MUSEUM

A cultural anchor blending fine art and education, 10 minutes away.





SHOPPING & ENTERTAINMENT

LUXURY MEETS LIFESTYLE

SHOPS AT MERRICK PARK

Open-air luxury retail with Gucci, Neiman Marcus, and Carolina Herrera, just 5 minutes away.

MIRACLE MILE & DOWNTOWN CORAL GABLES

The city's cultural and retail heart, alive with boutiques, cafés, art galleries, and theaters, less than 5 minutes from home.

GIRALDA PLAZA

A pedestrian-friendly hub lined with restaurants, bars, and cafés, perfect for evening strolls and social gatherings.

BILBAO PLAZA

A neighborhood destination blending shopping, dining, and community lifestyle.

GOLF COURSES

CHAMPIONSHIP GREENS AT YOUR DOORSTEP

RIVIERA COUNTRY CLUB

Prestigious and private, newly redesigned course, less than 5 minutes away.

GRANADA GOLF COURSE

Miami's oldest public golf gem, just 5 minutes from home.

BILTMORE GOLF COURSE

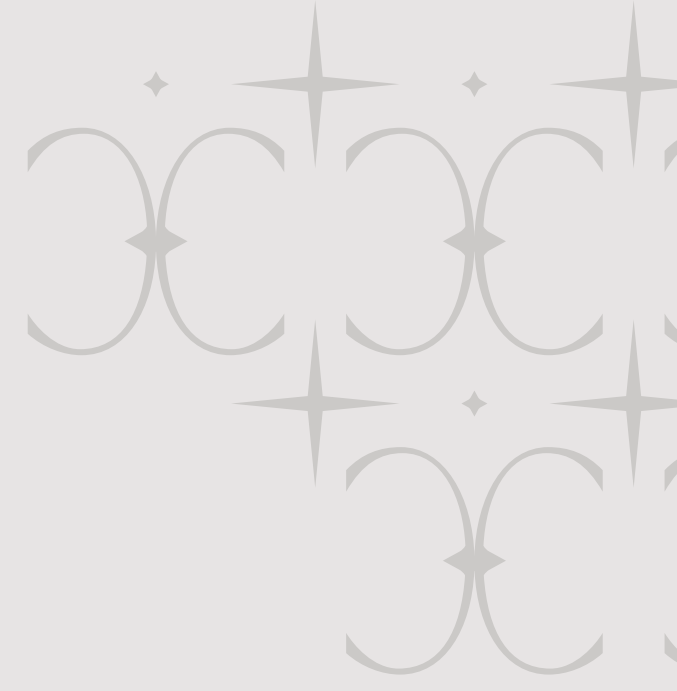
A Donald Ross classic beside the iconic Biltmore Hotel, less than 10 minutes away.





A DAY IN THE GABLES

- 8:00 AM
Start with an espresso and pastry at Bachour, just 5 minutes away.
- 10:00 AM
Explore Miracle Mile's boutiques or stroll Giralda Plaza, less than 10 minutes away.
- 12:30 PM
Enjoy lunch at Zitz Sum or Mika, both 10 minutes from home.
- 3:00 PM
Play a round of golf at Riviera or Granada, within 5 minutes.
- 5:30 PM
Visit the Coral Gables Museum, just 5 minutes away, or the Lowe Art Museum at UM, 10 minutes away.
- 7:30 PM
Dinner at Mau Miami—Mediterranean flavors and sophistication, 10 minutes away.
- 9:30 PM
Cocktails at Zucca or under the stars at The Biltmore's Fontana courtyard, less than 10 minutes away.



HEALTH

WORLD-CLASS CARE
AT YOUR FINGERTIPS

BAPTIST HEALTH SOUTH FLORIDA

Renowned hospitals and medical centers, including Doctors Hospital,
just 10 minutes away.





EDUCATION

EXCELLENCE AT EVERY STAGE

UNIVERSITY OF MIAMI

Top-ranked research university, just 10 minutes away.

PRIVATE SCHOOLS

Esteemed academies including Carrollton, Gulliver, and Ransom Everglades, all within 15–20 minutes.



BUILDING

A DISTINCTIVE ARCHITECTURAL STATEMENT

- Nine levels of refined living, blending privacy and Prestige.
- Private residences from levels 4 to 9, featuring an exclusive lobby for residents, ensuring a boutique-style living experience.
- Dedicated corporate spaces on the second level, providing a distinguished setting for executive offices, complete with a private lobby and separate elevators from residents.
- High-end retail on the ground level, including fine dining, luxury art boutiques, and a petfriendly, private residence park.

TIMELESS ARCHITECTURAL FINISHES

Smooth painted stucco finishes, exuding understated elegance.

A grand entrance arcade, adorned with a Moroccan-style bronze screen for a sophisticated welcome.

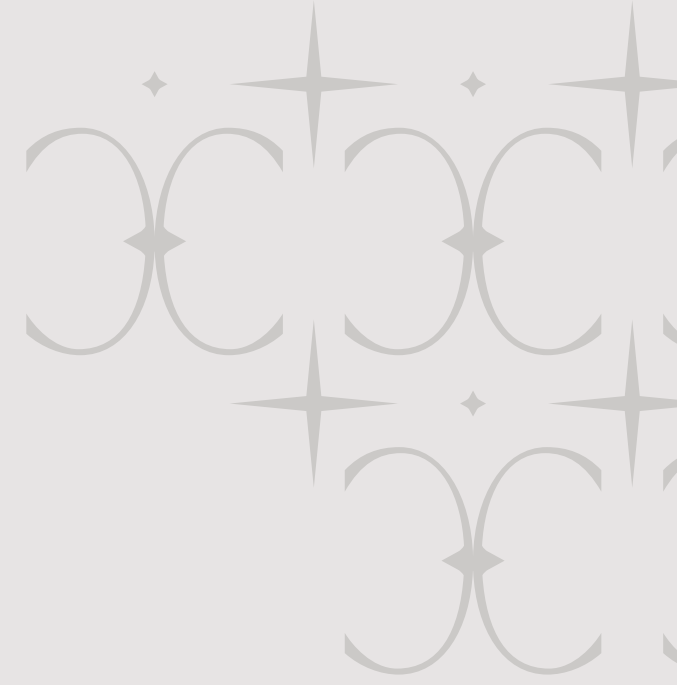
Precast architectural accents and geometric bronze metal railings, blending historic influences with modern craftsmanship.

High-quality impact windows, ensuring beauty, durability, and security.



Artist's Conceptual Rendering





AMENITIES

ENJOY ELEVATED AMENITIES

Experience a lifestyle of leisure with thoughtfully curated spaces designed for relaxation and entertainment.





THE ATRIUM

- Public Park with Museum-Quality Sculpture
- Beautiful Lobby with Staffed Reception
- Package and mail receiving rooms
- Secure garage parking
- Concierge and valet services
- 24/7 security
- Private resident library with lounge and bar
- Chef's Kitchen with wine wall
- Executive Center for meetings and business











WELLNESS

- State-of-the-art gym with outdoor fitness lawn
- Dedicated space for personal training, yoga and pilates
- Wellness Spa with sauna, steam and massage room
- Meditation garden

THE ROOFTOP

- Resort-style pool with all-day sun exposure
- Private cabanas, sun lounges and dining tables for alfresco dining
- Expansive outdoor lounge seating
- Paraiso Garden with serene water features and outdoor cinema
- Two Summer kitchens for private rooftop entertainment







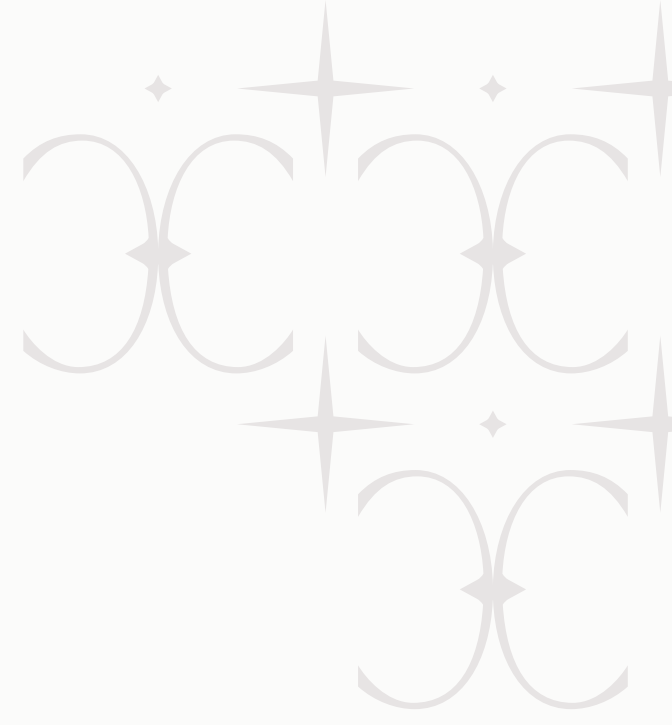








RESIDENCES



REFINED LIVING SPACES

Ceilings up to 10 feet high, creating airy, light-filled spaces that enhance the sense of openness.

7-8 foot interior doors, reinforcing a grand, elegant aesthetic.

Porcelain flooring throughout, offering durability and sophistication.

Balconies and terraces with breathtaking views of the city and beyond.

Penthouse terraces designed for spectacular rooftop entertaining, featuring expansive outdoor dining areas and spanning up to 2,735 sq. ft.

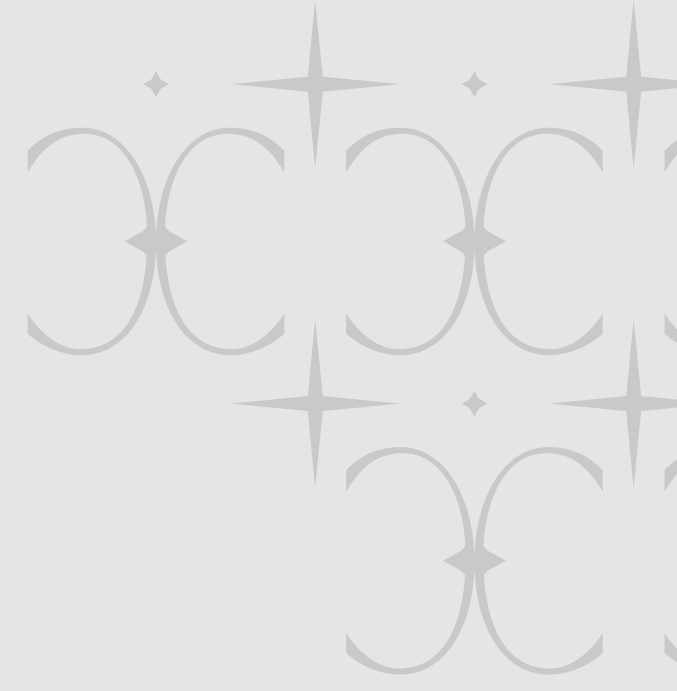
Spacious balconies on the 4th-floor residences, ranging from 322 to 1,440 sq. ft., offering seamless indoor-outdoor living.











ELEGANT KITCHEN FEATURES

High-end Italian kitchen cabinetry with quartz countertops and backsplash, blending contemporary style with timeless elegance.

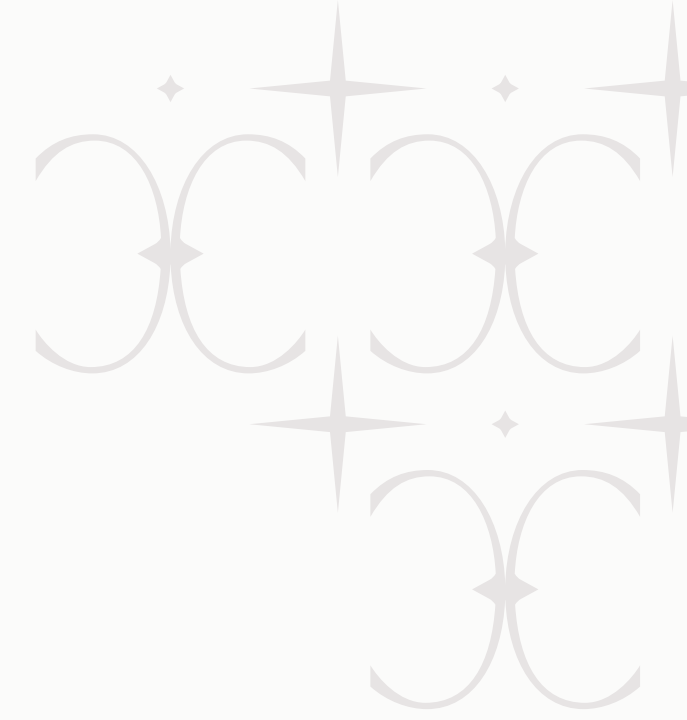
Premium, quiet appliances such as Wolf and Sub-Zero deliver top-tier performance and elevate culinary experiences with unmatched precision, durability, and sleek design

Undermount kitchen sink and high-end plumbing fixtures, delivering superior functionality with sleek European design.

Spectacular door hardware, adding a touch of craftsmanship and luxury.







gettyimages[®]
Credit: Liudmila Chernetska

LUXURIOUS PRIMARY BATHROOM

Porcelain flooring, combining elegance with durability.

Double custom Italian vanities with quartz countertops, offering style and functionality.

Generous walk-in shower and standalone soaker tub, designed for a spa-like retreat at home.

Modern, high-end fixtures, ensuring an elevated bathing experience with sleek design.

FLOORPLANS

4TH FLOOR

LEVELS 5-8

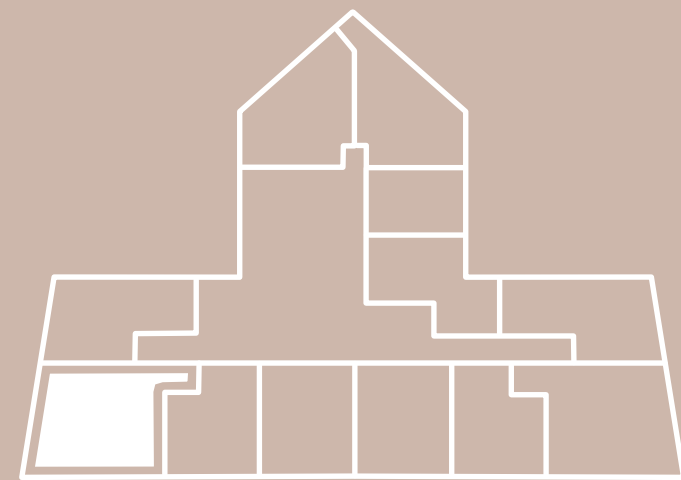
PENTHOUSES

RESIDENCE 01

LEVEL 4

3 BED + 3.5 BATH
STUDIO/DEN
2 BALCONIES

INTERIOR: 1,980 SQ. FT.
BALCONY 1: 496 SQ. FT.
BALCONY 2: 369 SQ. FT.
TOTAL: 2,845 SQ. FT.



The drawings, specifications, dimensions and any other information in these floor plans are conceptual and for illustration purposes only and should not be relied upon. References should be made to the plans and specifications at Builder's office for accurate detailed information of the floor plans including calculation of square footage, dimensions, and other information.



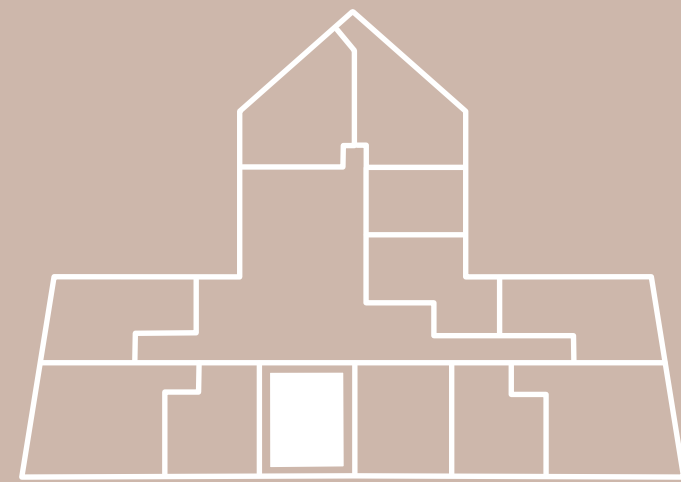
VIEWS

RESIDENCE 03

LEVEL 4

2 BED + 2.5 BATH
STUDIO/DEN
2 BALCONIES

INTERIOR: 1,629 SQ. FT.
BALCONY 1: 204 SQ. FT.
BALCONY 2: 225 SQ. FT.
TOTAL: 2,058 SQ. FT.



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VIEWS

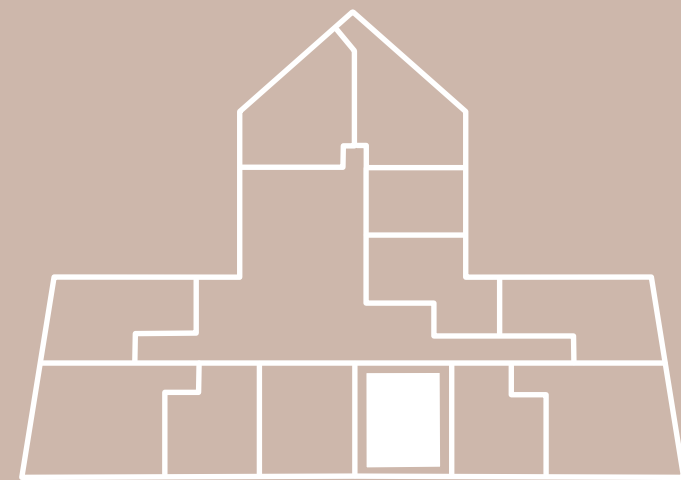


RESIDENCE 04

LEVEL 4

2 BED + 2.5 BATH
STUDIO/DEN
2 BALCONIES

INTERIOR: 1,629 SQ. FT.
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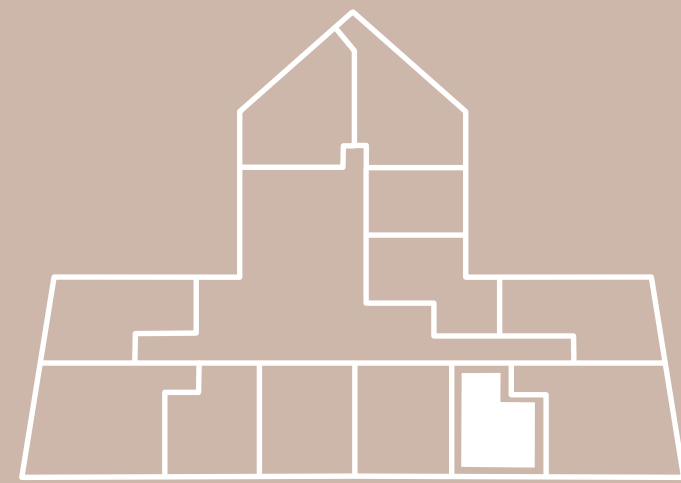
VIEWS

RESIDENCE 05

LEVEL 4

2 BED + 2.5 BATH
2 BALCONIES

INTERIOR: 1,347 SQ. FT.
BALCONY 1: 347 SQ. FT.
BALCONY 2: 100 SQ. FT.
TOTAL: 1,794 SQ. FT.



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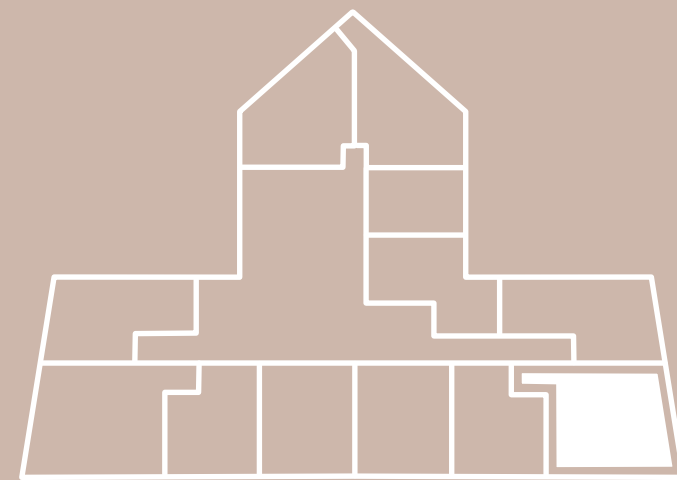


RESIDENCE 06

LEVEL 4

3 BED + 3.5 BATH
STUDIO/DEN
2 BALCONIES

INTERIOR: 1,980 SQ. FT.
BALCONY 1: 496 SQ. FT.
BALCONY 2: 369 SQ. FT.
TOTAL: 2,845 SQ. FT.



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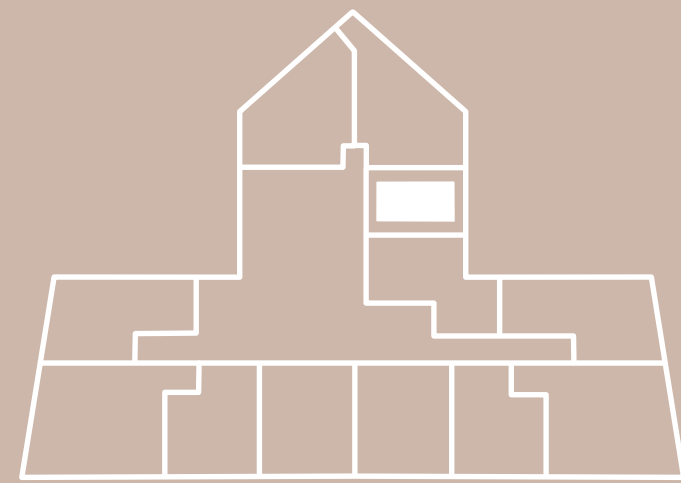
VIEWS

RESIDENCE 09

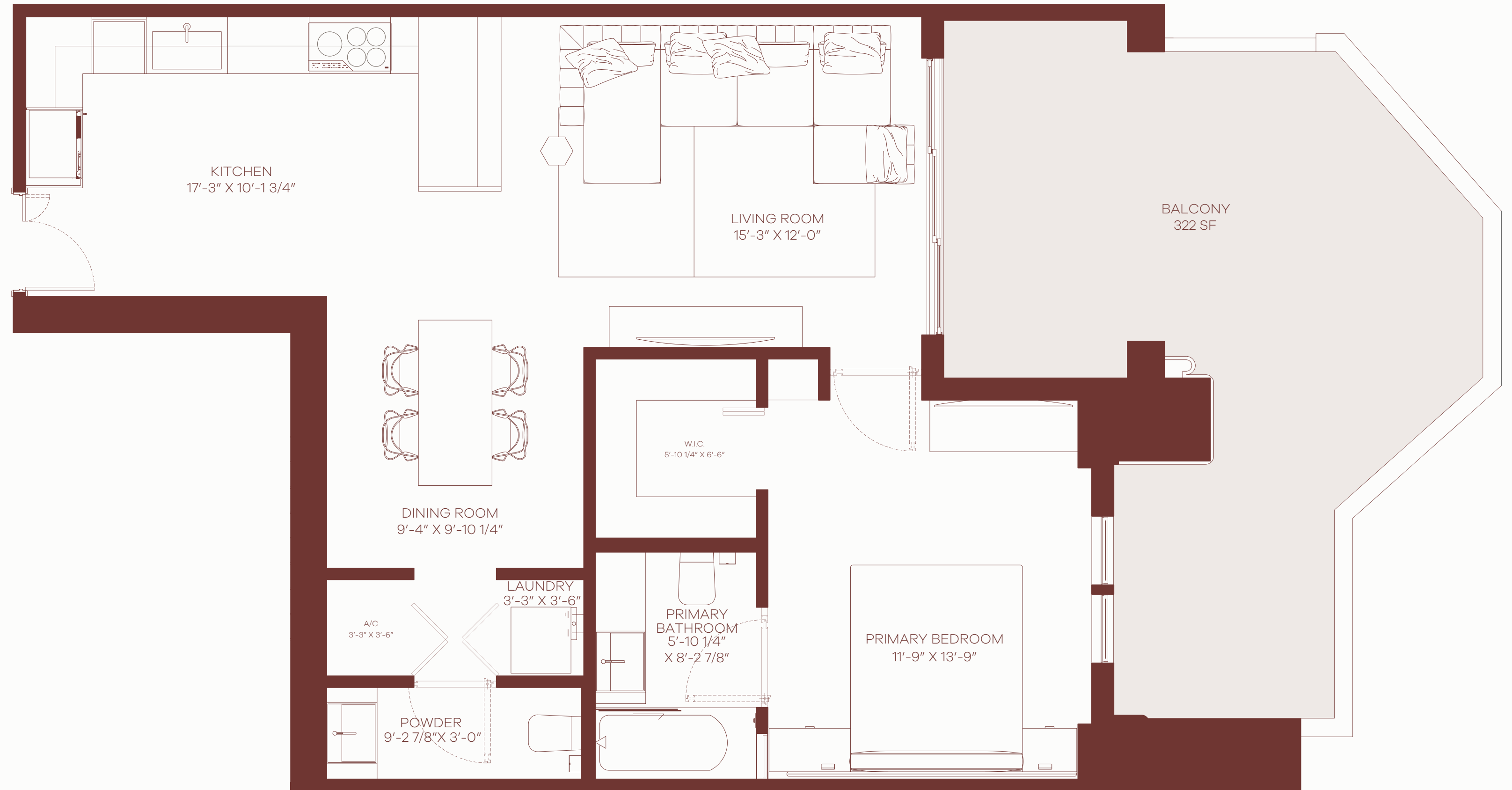
LEVEL 4

1 BED + 1.5 BATH
1 BALCONY

INTERIOR: 863 SQ. FT.
BALCONY: 322 SQ. FT.
TOTAL: 1,185 SQ. FT.



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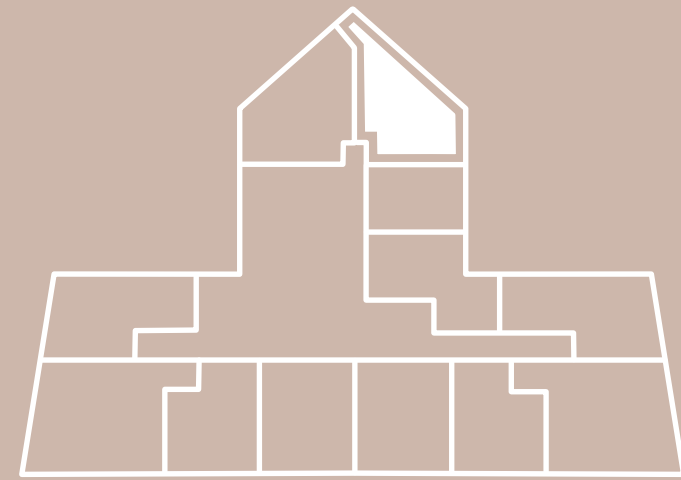
VIEWES

RESIDENCE 10

LEVEL 4

2 BED + 2.5 BATH
STUDIO/DEN
3 BALCONIES

INTERIOR: 1,925 SQ. FT.
BALCONY 1: 849 SQ. FT.
BALCONY 2: 118 SQ. FT.
BALCONY 3: 137 SQ. FT.
TOTAL: 3,029 SQ. FT.



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VIEW S

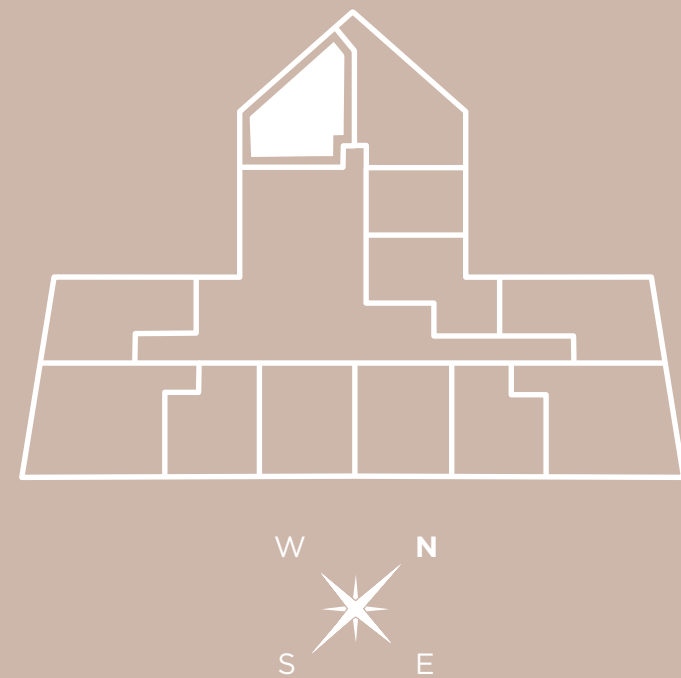


RESIDENCE 11

LEVEL 4

2 BED + 2.5 BATH
STUDIO/DEN
1 BALCONY

INTERIOR: 1,671 SQ. FT.
BALCONY 1: 941 SQ. FT.
TOTAL: 2,612 SQ. FT.



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SW VIEW

W VIEW

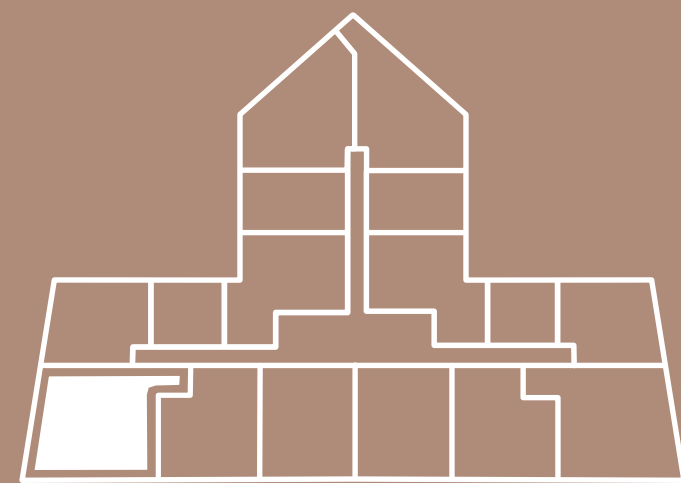


RESIDENCE 01

LEVELS 5-8

3 BED + 3.5 BATH
STUDIO/DEN
2 BALCONIES

INTERIOR: 1,969 SQ. FT.
BALCONY 1: 220 SQ. FT.
BALCONY 2: 71 SQ. FT.
TOTAL: 2,260 SQ. FT.



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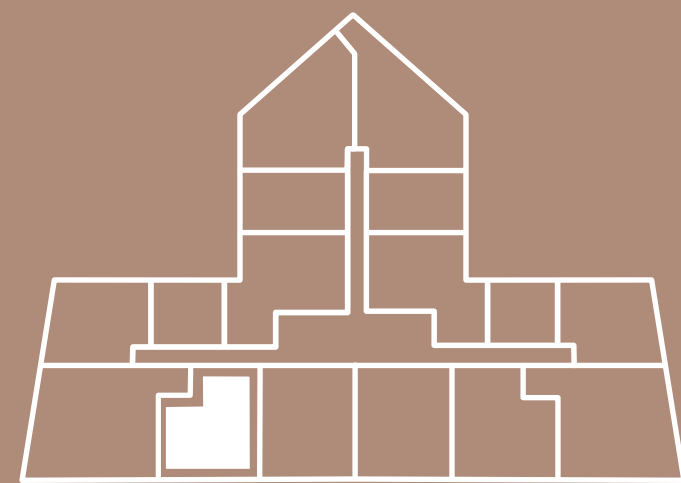
VIEWES

RESIDENCE 02

LEVELS 5-8

2 BED + 2.5 BATH
1 BALCONY

INTERIOR: 1,343 SQ. FT.
BALCONY: 287 SQ. FT.
TOTAL: 1,853 SQ. FT.



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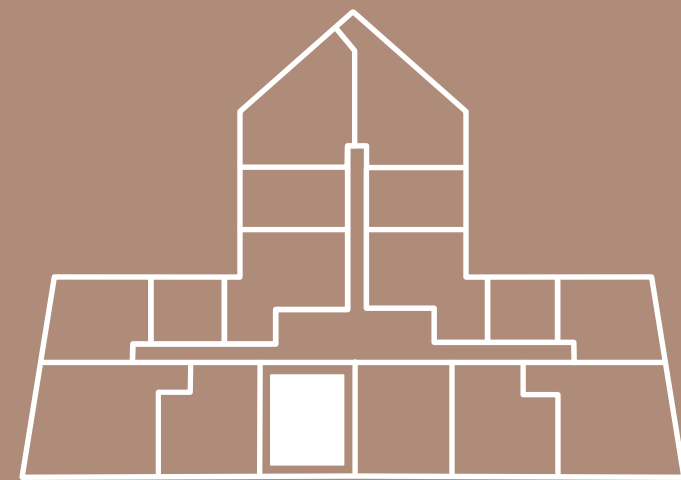
VIEW S

RESIDENCE 03

LEVELS 5-8

2 BED + 2.5 BATH
STUDIO/DEN
1 BALCONY

INTERIOR: 1,621 SQ. FT.
BALCONY: 142 SQ. FT.
TOTAL: 1,763 SQ. FT.



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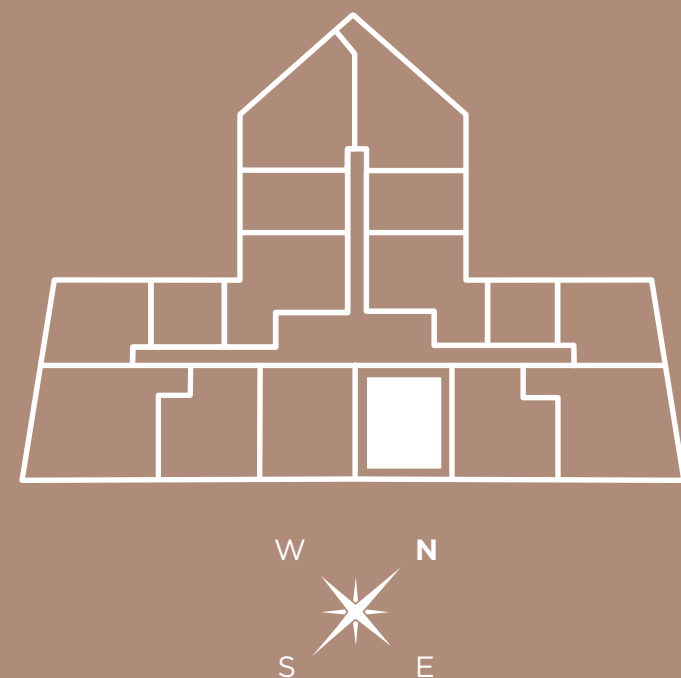
VIEWES

RESIDENCE 04

LEVELS 5-8

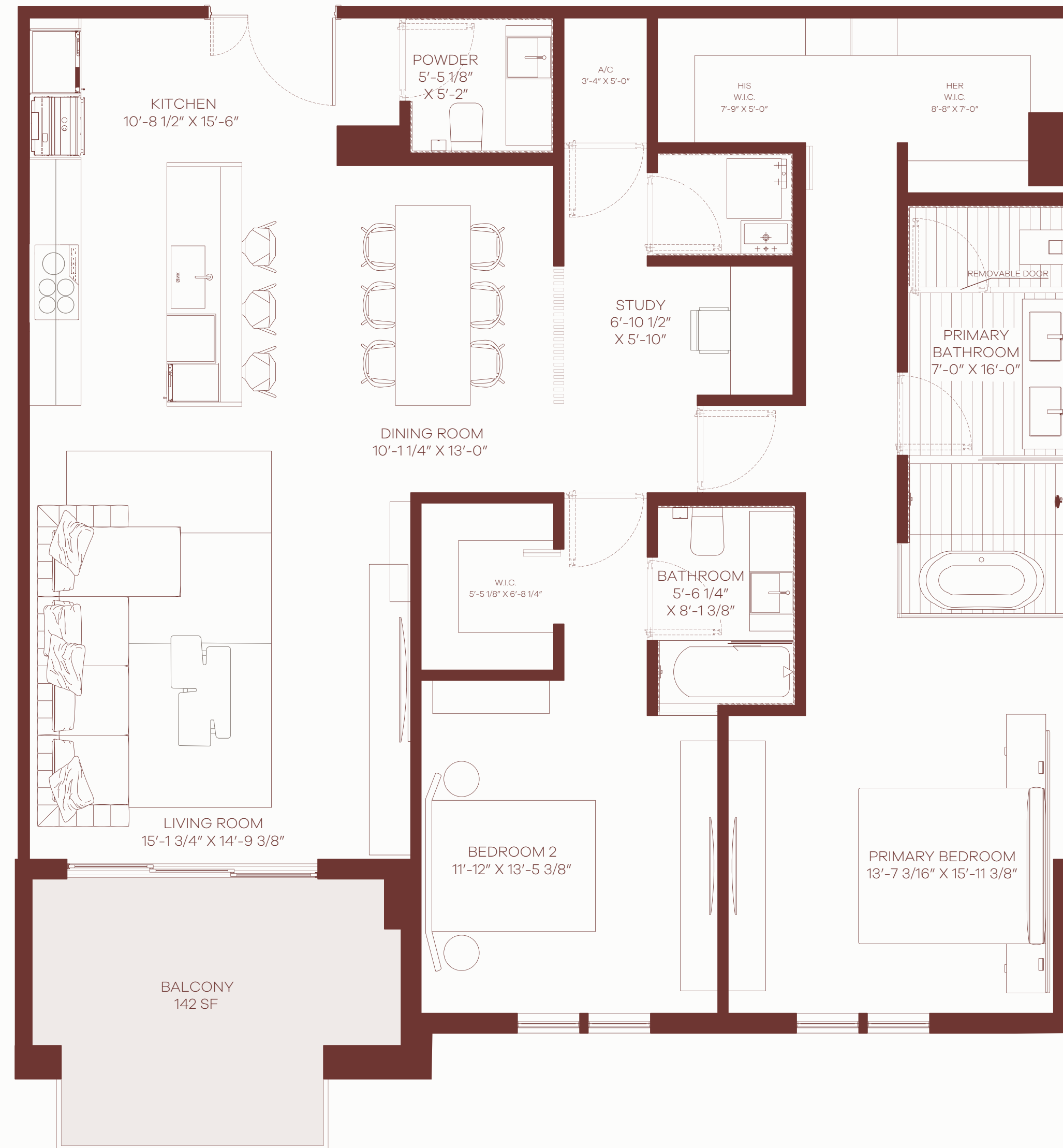
2 BED + 2.5 BATH
STUDIO/DEN
1 BALCONY

INTERIOR: 1,621 SQ. FT.
BALCONY: 142 SQ. FT.
TOTAL: 1,763 SQ. FT.



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VIEW S

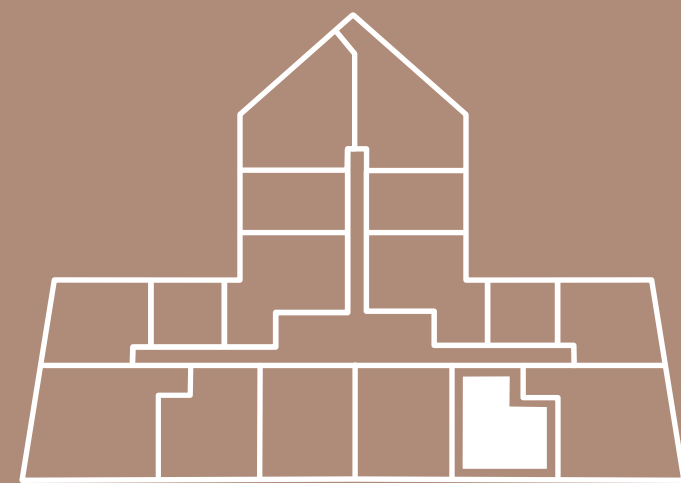


RESIDENCE 05

LEVELS 5-8

2 BED + 2.5 BATH
1 BALCONY

INTERIOR: 1,343 SQ. FT.
BALCONY: 287 SQ. FT.
TOTAL: 1,630 SQ. FT.



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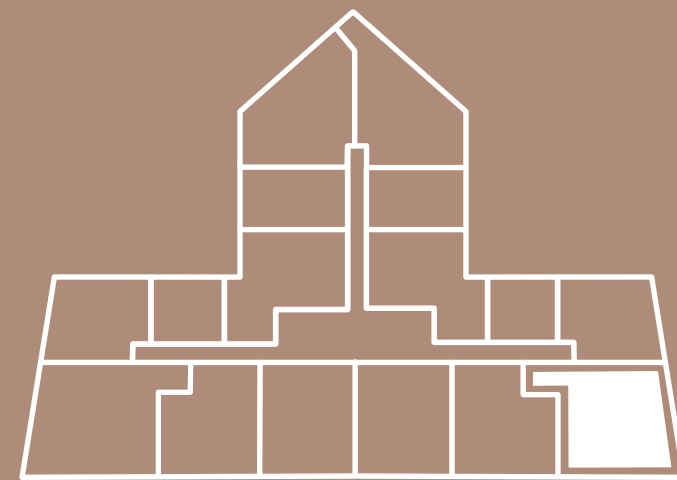
VIEWS

RESIDENCE 06

LEVELS 5-8

3 BED + 3.5 BATH
STUDIO/DEN
2 BALCONIES

INTERIOR: 1,969 SQ. FT
BALCONY 1: 220 SQ. FT
BALCONY 2: 71 SQ. FT
TOTAL: 2,260 SQ. FT



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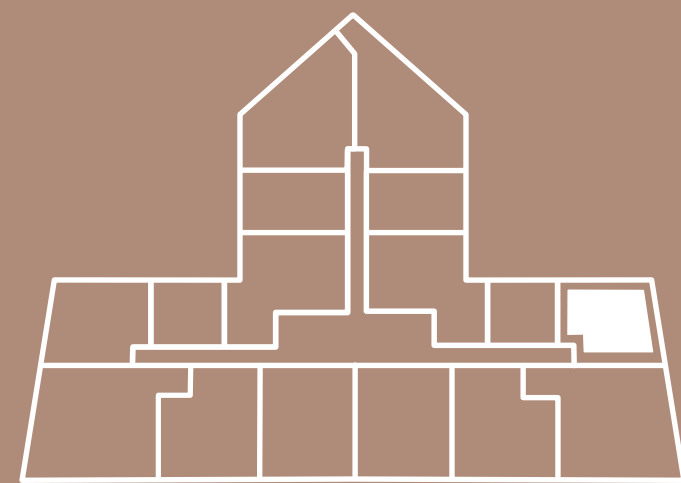
IEWS

RESIDENCE 07

LEVELS 5-8

2 BED + 2.5 BATH
2 BALCONIES

INTERIOR: 1,677 SQ. FT
BALCONY 1: 132 SQ. FT
BALCONY 2: 71 SQ. FT
TOTAL: 1,880 SQ. FT



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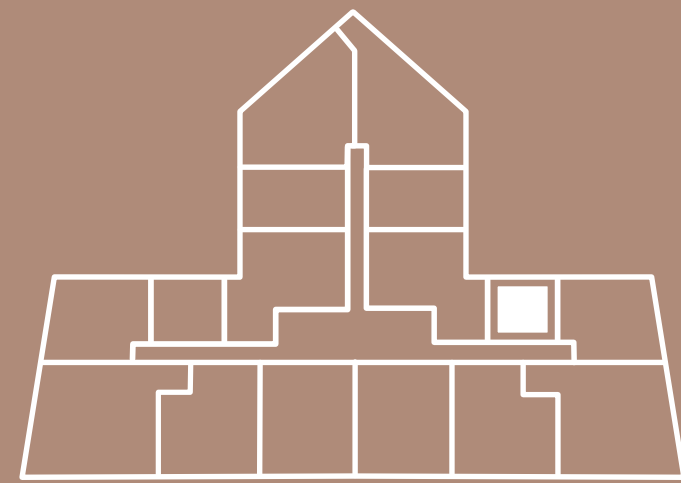
VIEWES

RESIDENCE 08

LEVELS 5-8

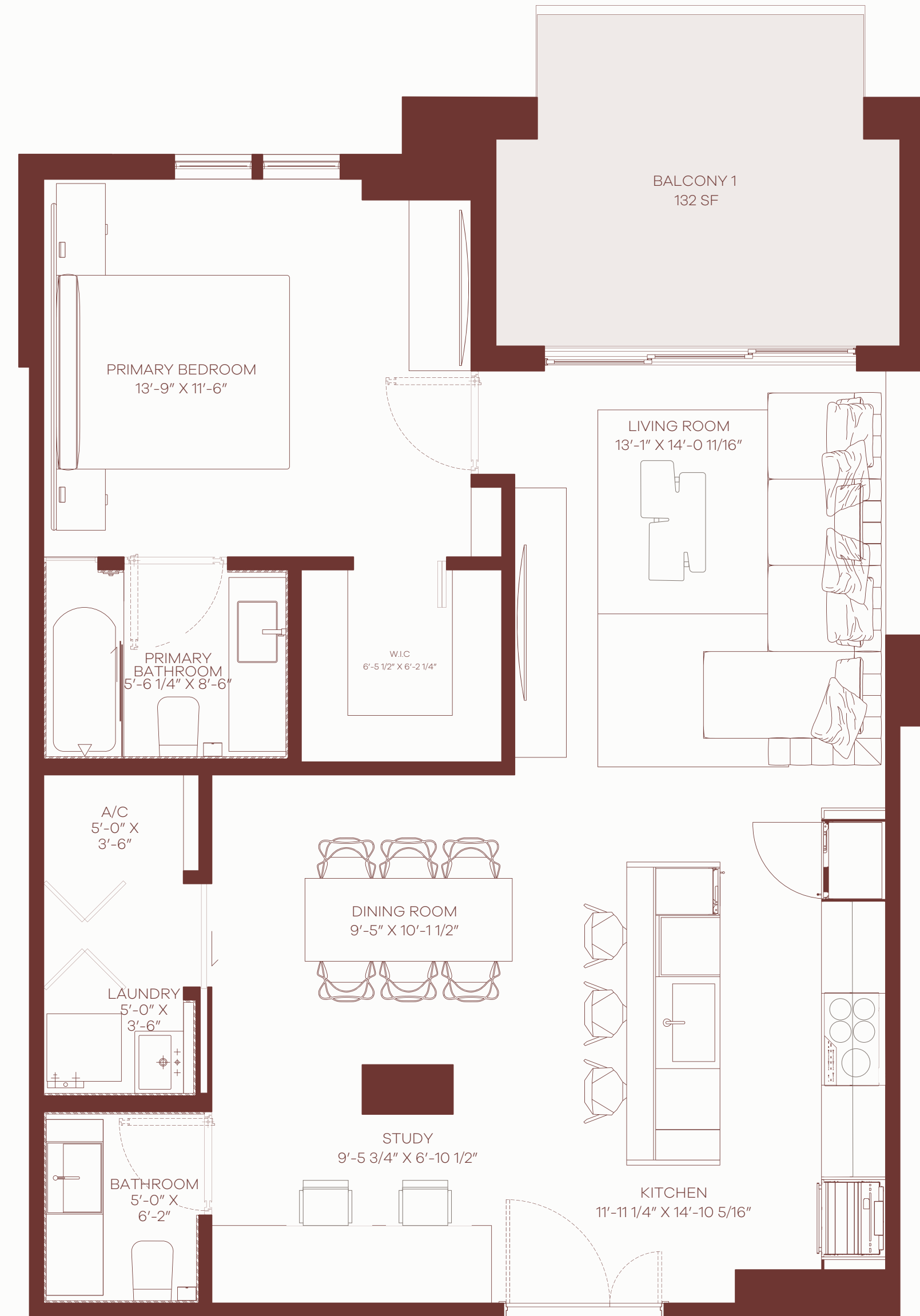
1 BED + 2 BATH
STUDIO/DEN
1 BALCONY

INTERIOR: 965 SQ. FT.
BALCONY: 132 SQ. FT.
TOTAL: 1,097 SQ. FT.



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VIEWS

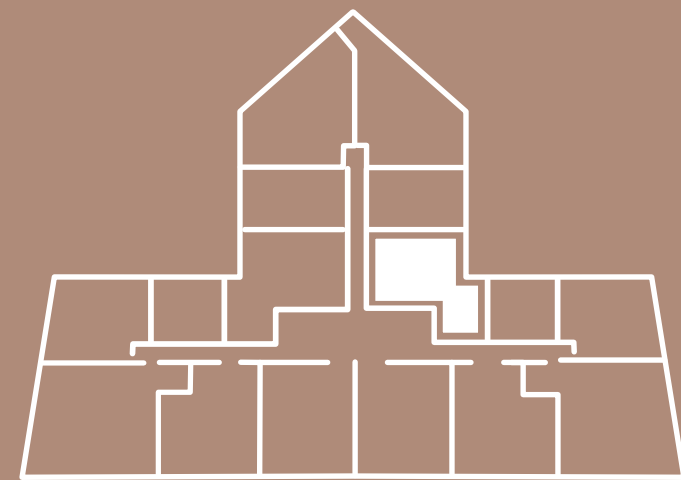


RESIDENCE 09

LEVELS 5-8

2 BED + 2.5 BATH
1 BALCONY

INTERIOR: 1,615 SQ. FT.
BALCONY: 233 SQ. FT.
TOTAL: 1,848 SQ. FT.



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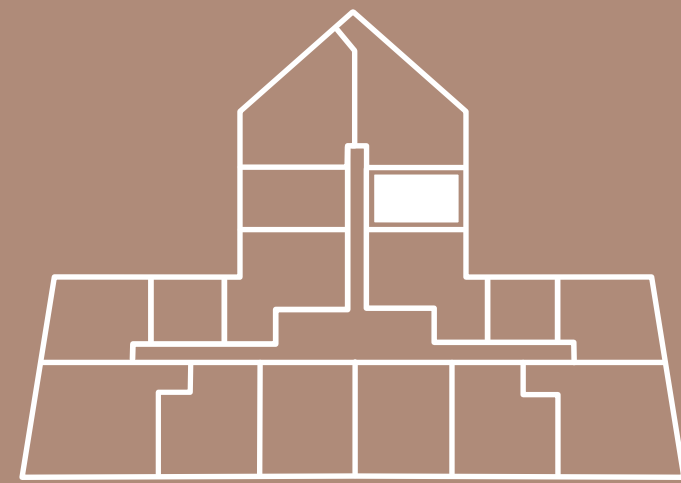
VIEWS

RESIDENCE 10

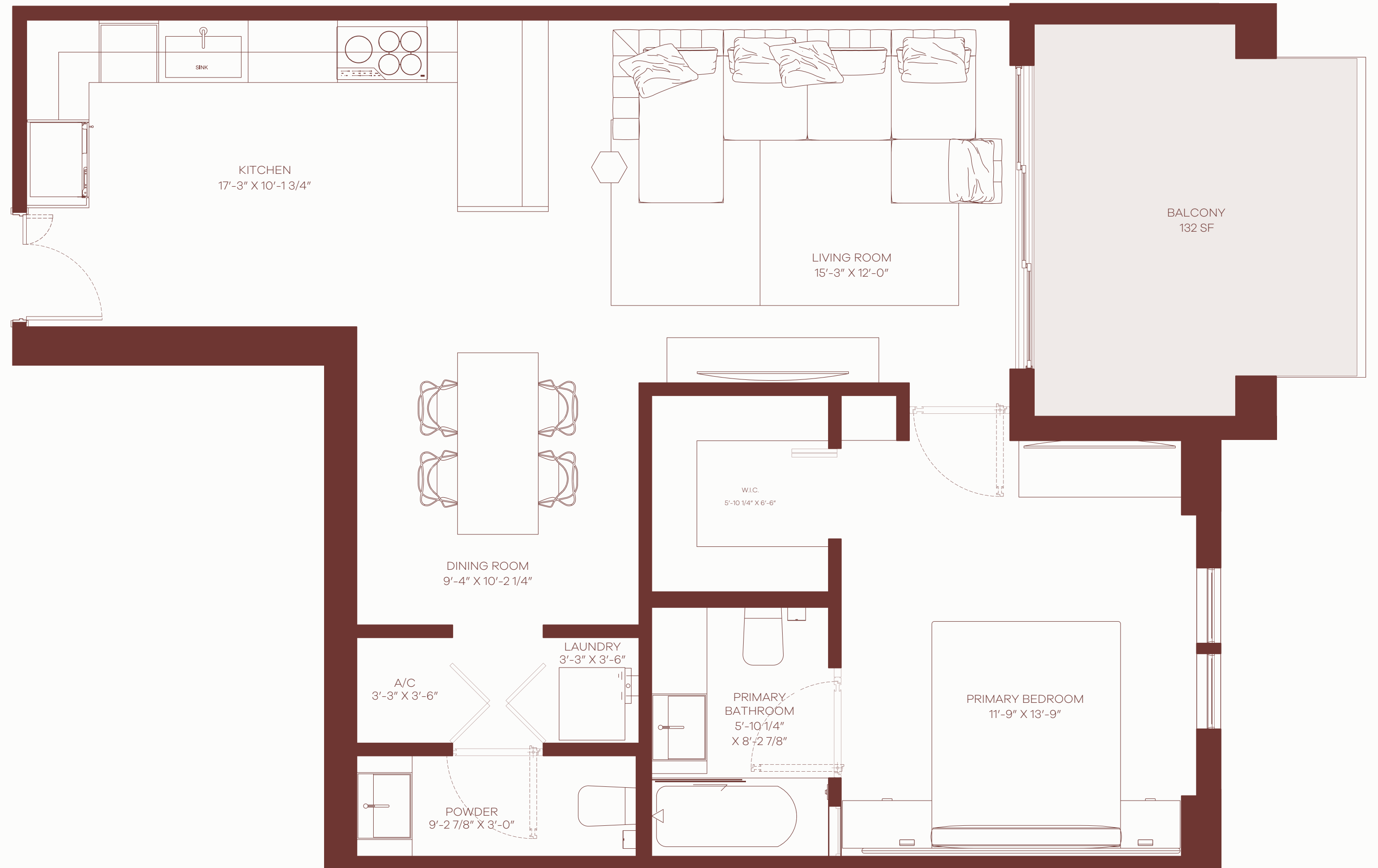
LEVELS 5-8

1 BED + 1.5 BATH
1 BALCONY

INTERIOR: 858 SQ. FT.
BALCONY: 132 SQ. FT.
TOTAL: 990 SQ. FT.



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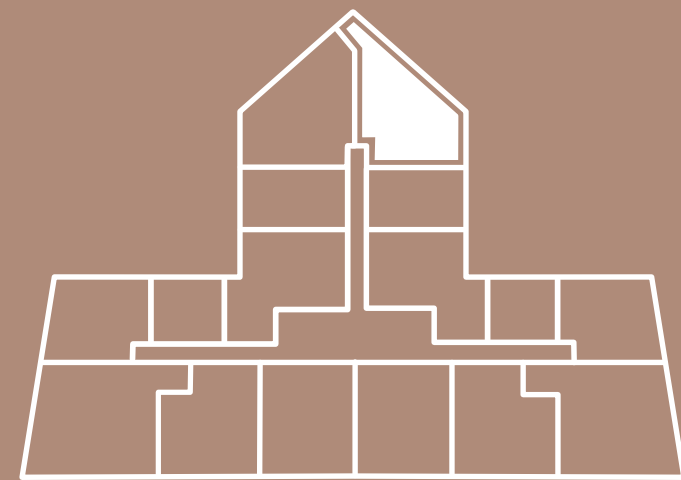
VIEWES

RESIDENCE 11

LEVELS 5-8

2 BED + 2.5 BATH
STUDIO/DEN
2 BALCONIES

INTERIOR: 1,905 SQ. FT.
BALCONY 1: 148 SQ. FT.
BALCONY 2: 132 SQ. FT.
TOTAL: 2,185 SQ. FT.



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N VIEW

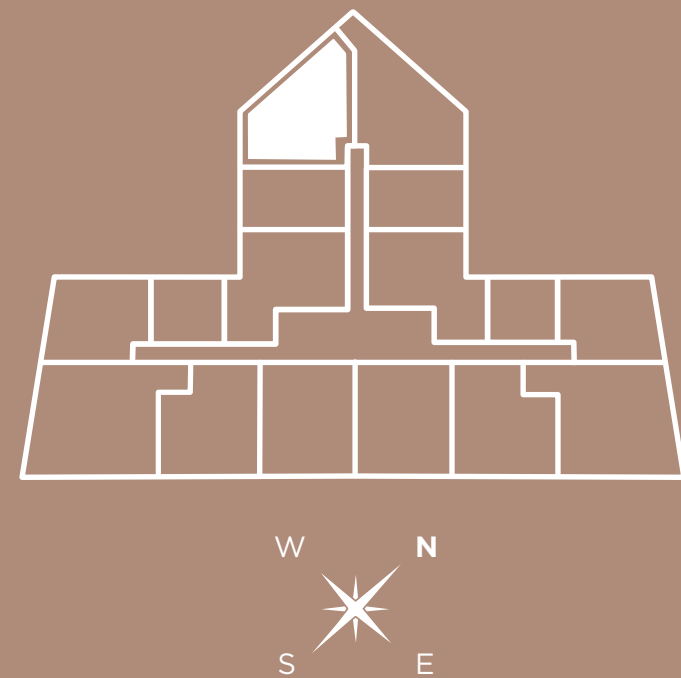
VIEW

RESIDENCE 12

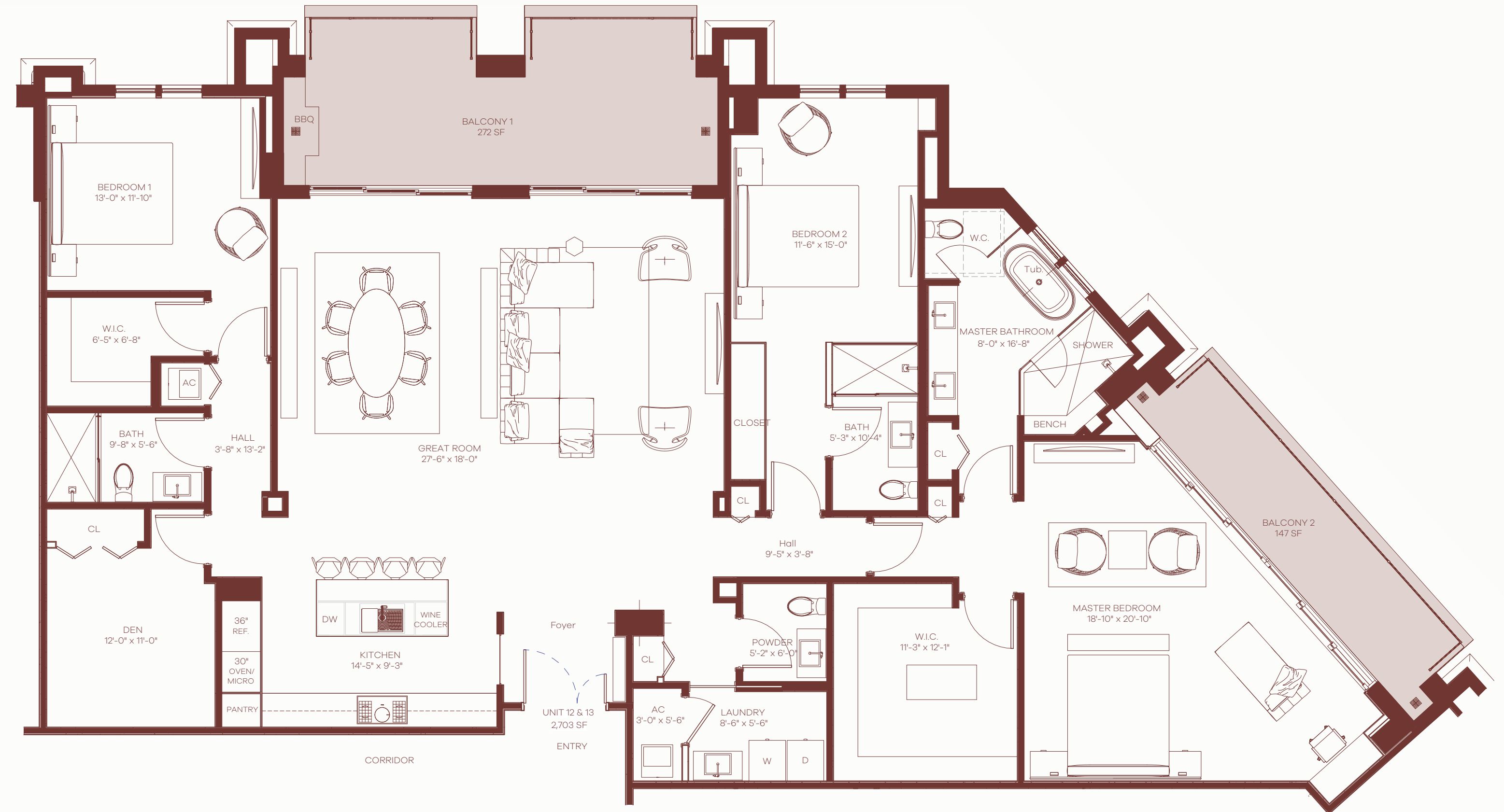
LEVELS 5-8

3 BED + 3.5 BATH
STUDIO/DEN
2 BALCONIES

INTERIOR: 2,703 SQ. FT.
BALCONY 1: 272 SQ. FT.
BALCONY 2: 147 SQ. FT.
TOTAL: 3,122 SQ. FT.



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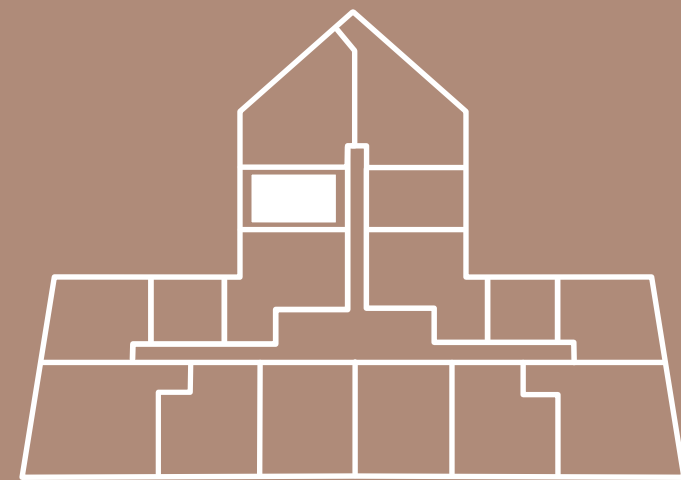
VIEWES

RESIDENCE 13

LEVELS 5-8

2 BED + 2.5 BATH
1 BALCONY

INTERIOR: 1,625 SQ. FT
BALCONY 1: 233 SQ. FT
TOTAL: 1,853 SQ. FT



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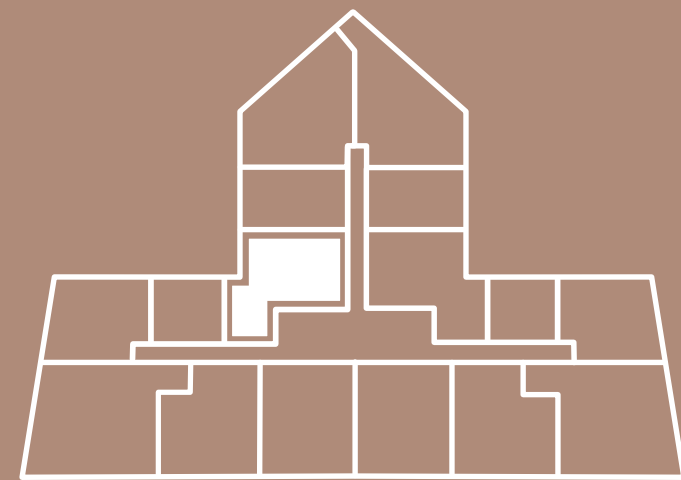
VIEWES

RESIDENCE 14

LEVELS 5-8

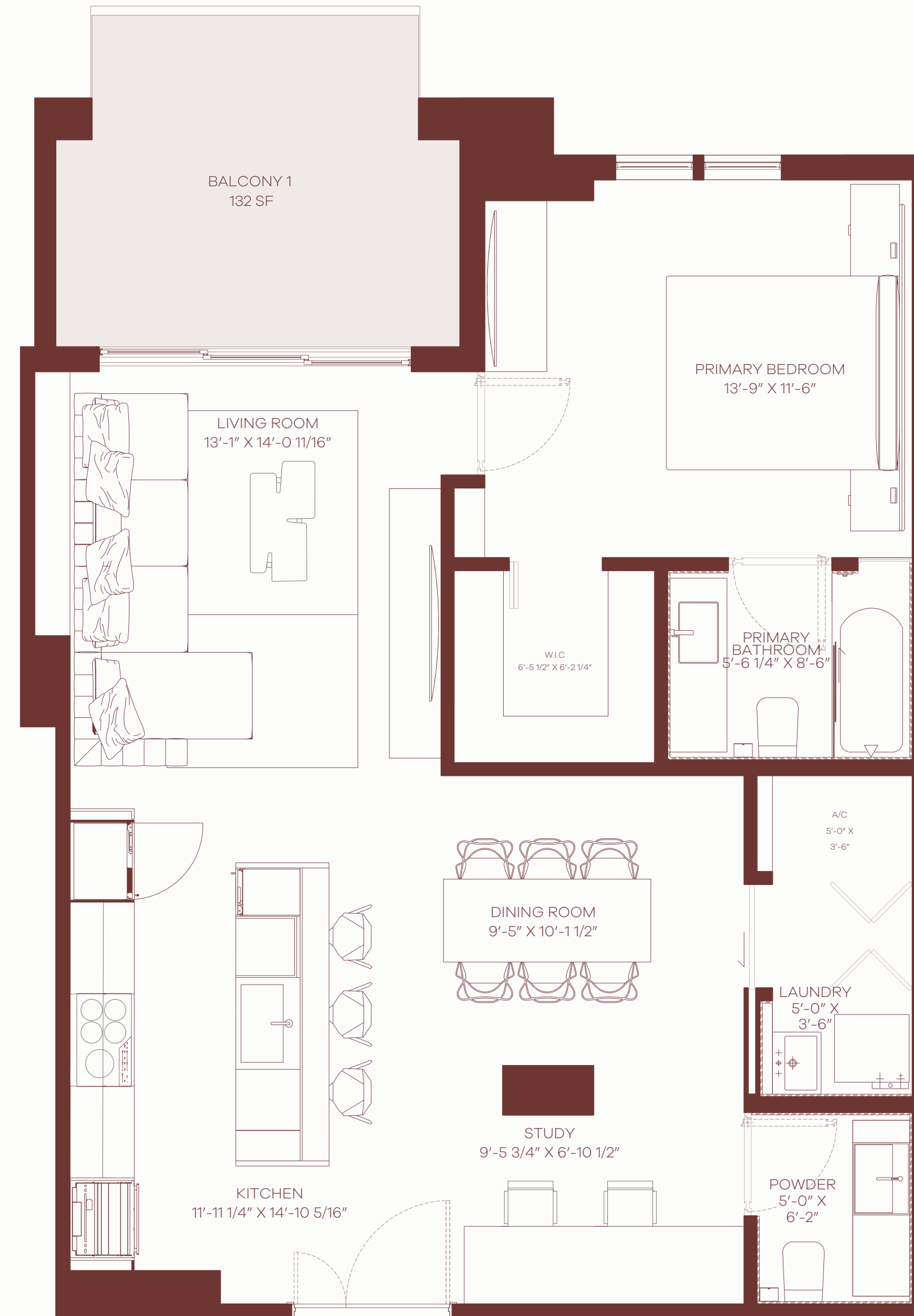
1 BED + 1.5 BATH
STUDIO/DEN
1 BALCONY

INTERIOR: 965 SQ. FT.
BALCONY: 132 SQ. FT.
TOTAL: 1,097 SQ. FT.



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VIEWS

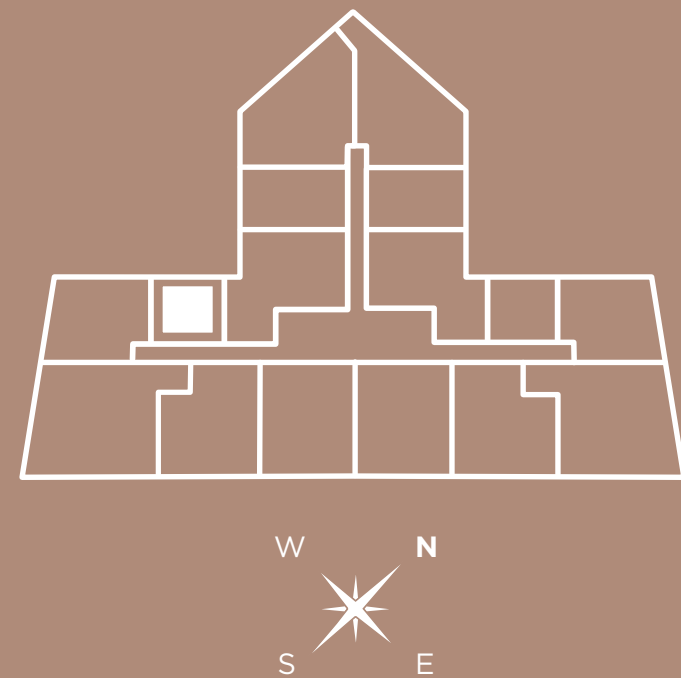


RESIDENCE 15

LEVELS 5-8

2 BED + 2.5 BATH
STUDIO/DEN
2 BALCONIES

INTERIOR: 1,677 SQ. FT
BALCONY 1: 132 SQ. FT
BALCONY 2: 71 SQ. FT
TOTAL: 1,880 SQ. FT



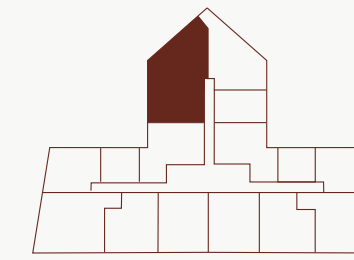
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IEWS



ALHAMBRA PARC
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RESIDENCE 12

LEVELS 5-8

3 BED + 3.5 BATH
STUDIO/DEN
2 BALCONIES

INTERIOR: 2703 SQ. FT. / 251 SQ. MT.
BALCONY 1: 272 SQ. FT. / 25 SQ. MT.
BALCONY 2: 147 SQ. FT. / 14 SQ. MT.
TOTAL: 3122 SQ. FT. / 290 SQ. MT.

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PENTHOUSE 01

3 BED + 3.5 BATH
STUDIO/DEN
3 TERRACES

INTERIOR: 2,801 SQ. FT.
TERRACE 1: 2,127 SQ. FT.
TERRACE 2: 308 SQ. FT.
TERRACE 3: 300 SQ. FT.
TOTAL: 5,536 SQ. FT.



The drawings, specifications, dimensions and any other information in these floor plans are conceptual and for illustration purposes only and should not be relied upon. References should be made to the plans and specifications at Builder's office for accurate detailed information of the floor plans including calculation of square footage, dimensions, and other information.



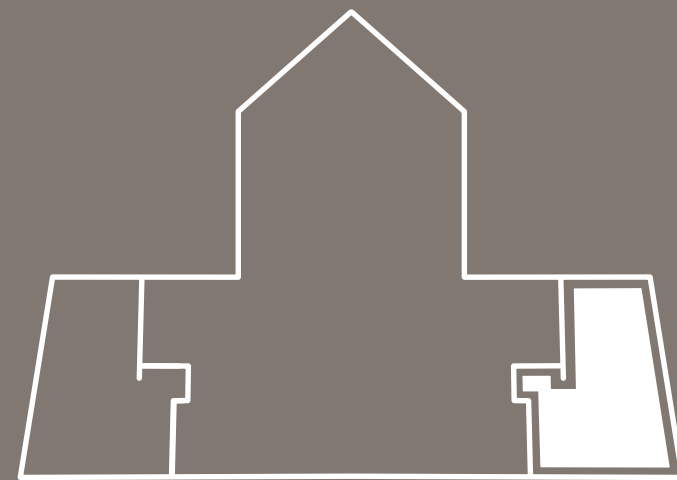
S VIEW

W VIEW

PENTHOUSE 02

3 BED + 3.5 BATH
STUDIO/DEN
3 TERRACES

INTERIOR: 2,801 SQ. FT.
TERRACE 1: 2,127 SQ. FT.
TERRACE 2: 308 SQ. FT.
TERRACE 3: 300 SQ. FT.
TOTAL: 5,536 SQ. FT.



The drawings, specifications, dimensions and any other information in these floor plans are conceptual and for illustration purposes only and should not be relied upon. References should be made to the plans and specifications at Builder's office for accurate detailed information of the floor plans including calculation of square footage, dimensions, and other information.

E VIEW

NW VIEW





Alirio Torrealba
CEO of MG developer



Maria De La Guardia
Architects & Urbanists

MEET THE TEAM



Recognized as Coral Gables most active developer, MG Developer, has transformed iconic parcels of land into vibrant communities coupled with art and beautifully executed architecture, bringing to life high quality residential projects with the highest standards of excellence in interior design, commodities, and luxury.

CRAFTING CORAL GABLES: A DECADE OF VISION

2017 ————— 2019 ————— 2021 ————— 2022 ————— 2024–Present



BILTMORE PARC



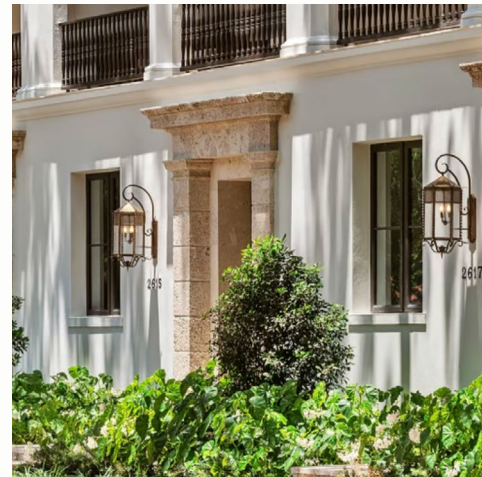
THE PONCE



BEATRICE ROW



ALTHEA ROW



BILTMORE ROW



TVACG



VALENCIA TH



VILLA BLANC



ALHAMBRA PARC



Vertical Developments is an unparalleled joint venture showcasing an exceptional fusion of technical expertise, analytical acumen, meticulous attention to detail, and ingenious funding. Each project undertaken adheres to strict timelines and surpasses client expectations, upholding an immaculate track record of delivering on every promise made. As co-developers, Vertical Development's expertise excels in every stage of the project: covering construction, private equity, legal consulting, and sales & marketing resulting in a comprehensive transversal proficiency.



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ALHAMBRA PARC

CORAL GABLES

THANK YOU

