



SHOPS AT MERRICK PARK



CASSIA

THE RESIDENCES AT
CORAL GABLES

CORAL GABLES
MUSEUM

285 ARAGO

CASSIA

Flexibility of Ownership is the Ultimate Luxury

Cassia is an exciting new address that brings new perspective to upscale Coral Gables living. Captivating and connected, these 174 residences in the heart of the Merrick Park district offer an uptown sophistication and city styling.

RESIDENCES AVAILABLE

58 - 1 Bedroom / 1 Bathroom	662 - 737 SF	(61 M ² - 68 M ²)
15 - 1 Bedroom / 1 Bathroom + Den	865 SF	(80 M ²)
85 - 2 Bedroom / 2 Bath	1002 - 1160 SF	(93 M ² - 107 M ²)
16 - 3 Bedroom / 3 Bath	1426 - 1439 SF	(132 M ² - 133 M ²)

1 BEDROOM, 2 BEDROOM & 3 BEDROOM FINISHED & FURNISHED RESIDENCES DESIGNED FOR FLEXIBLE OWNERSHIP.

12 STORY BUILDING

174 TURNKEY RESIDENCES



Each Residence is Curated with Exceptional Design and Crafted RH Furniture

RH is an international furniture company that redefines living spaces with its visionary lifestyle concepts. Beyond traditional furnishings, RH crafts exceptional experiences by combining quality, design, and functionality. Their commitment to sophistication and seamless integration of classic and contemporary styles elevates everyday living into an art form.

RH: Redefining Elegance Through Quality and Design

- Founded in 1979, Restoration Hardware began by restoring historic homes
- Expanded in the 1980s to offer high-quality, timeless furniture and décor (blending traditional & modern styles)
- Curates luxury home products through collaboration with leading designers & artisans
- Launched RH Contract in 2007 for large-scale hospitality, commercial & residential projects
- Opened its first hotel, RH Guesthouses (NYC, 2022), targeting discerning travelers in the \$200 billion North American hospitality industry.

\$5.0+ Billion
NYSE Listed RH. Market Cap.

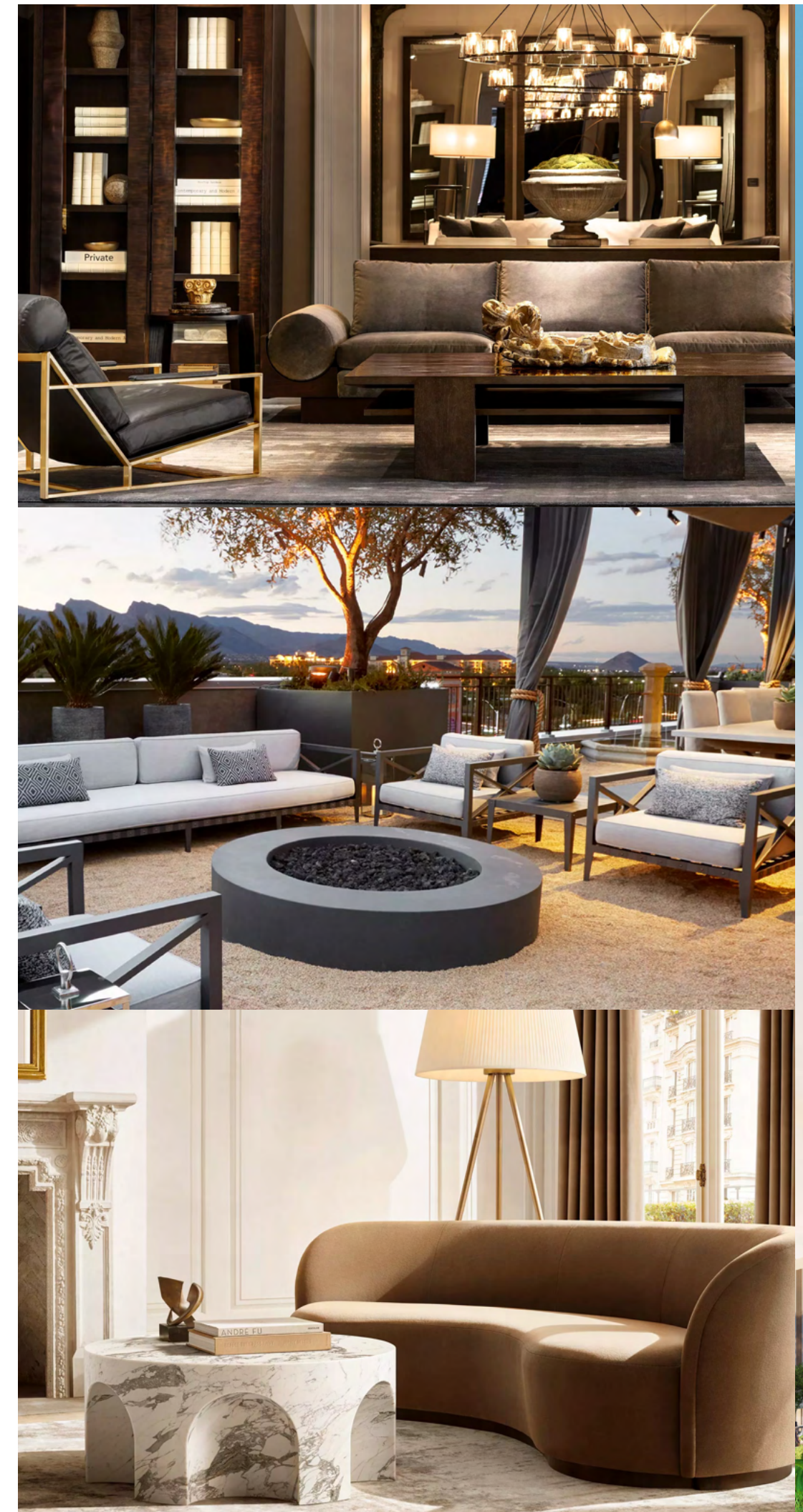
70
Galleries

\$3.5 Billion
Annual Sales

36
Outlet stores in the US & Canada

100+ Locations
US, Canada & Europe

18
Full-line Design Galleries





CASSIA
THE RESIDENCES AT
CORAL GABLES

Coral Gables Grows Forward with More Ways to Call the City Beautiful Home.

- FULL TIME LIVING
- SEASONAL RENTALS
- YEARLY RENTALS
- DAILY RENTALS
- FULLY FINISHED AND FURNISHED
- RESORT-STYLE AMENITIES





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THE RESIDENCES AT
CORAL GABLES

Why Flexible Ownership

84.1% Occupancy Rate

Hotel occupancy in Coral Gables for January 3 - February 3, 2024.

5.5% Increase from 2023 to 2024

with an average daily rate of \$237+ for Coral Gables.

#1 Most Competitive Rental Market

Miami-Dade tops all other cities nationwide with 96.5% occupancy of residential rentals

Coral Gables' Blossoming New Icon: A New Standard of Luxury Living

FLEXIBLE OWNERSHIP

Personal Enjoyment whether for vacations, business trips, or for family, friends a place to stay.

PRESTIGIOUS RESIDENCE

To call home for all individuals, students, executives, families, professionals, diplomats and empty nesters.

CORPORATE SOLUTION FOR TRAVELERS

Business executives, Diplomats, International Dignitaries visiting Embassies and Consulates.

EVENT STAYS

Great options for large groups: Weddings, retreats, gatherings and conferences.

PRIME LOCATION

Key walkability offers an unparalleled living experience with meticulously crafted details, ideal for leisure, business, or home life in the heart of Coral Gables.

DELIVERED FULLY FURNISHED & TURNKEY

Finished Homes Ready for Immediate Use.

DESIGNER RESIDENCES

Interiors & Amenities by IDDI - Each Residence has been designed with curated furniture and furnishings selected by RH.

24/7 CONCIERGE SERVICES

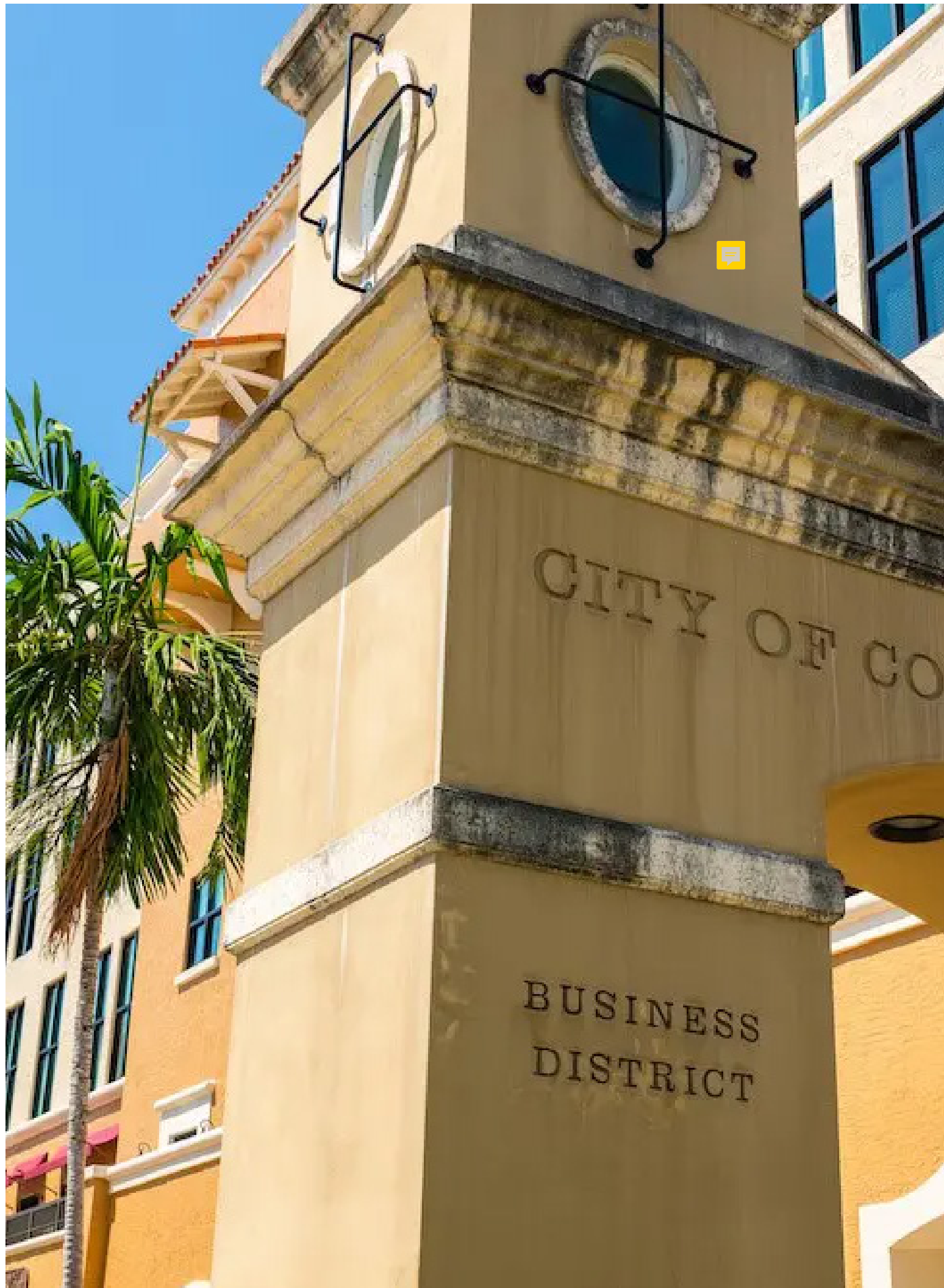
Enhance guest experiences and provide white glove services to residents.

OVER AN ACRE OF RESORT AMENITIES

Enjoy our rooftop pool with city views or indulge in the wellness with fitness center, spa, and business center for relaxation or work without leaving home.

ARCHITECTURE & DESIGN

Our Cassia located in the heart of the Merrick Park District merges contemporary design with elegance, featuring sleek interiors and expansive windows that offer stunning city views.



Coral Gables: A Dynamic Business Hub

The Coral Gables economy thrives on a mix of local and international businesses, drawing corporate and business travelers from around the world. Cassia enhances its appeal to these travelers by providing a Luxury Corporate Rental option weekly, perfectly suited for those who blend business with leisure.

Cassia offers an ideal solution for those traveling to Miami for business with their families or friends, who wish to extend their stay to enjoy the city's dining and shopping. Its location in Coral Gables is particularly appealing for business travel, given its close proximity to Miami International Airport, the Port of Miami, and downtown Miami. Furthermore, Cassia is an attractive option for numerous international dignitaries visiting the embassies and consulates in Coral Gables.

The Coral Gables Ecosystem

IDEAL FOR DOMESTIC & INTERNATIONAL BUSINESSES

As the largest economy in Florida, with GDP doubling the next metro area, Miami attracts diverse mix becoming a major center for finance, commerce, culture, arts and international trade. As the gateway to Latin America, Miami is home for many Multi-national companies' headquarters. Moreover, Coral Gables' economy boasts a stable, year-round economy making it prime home for businesses, thanks to its high quality of life, attractive architecture, and accessible transport

BUSINESS HUB

Coral Gables' Central Business District is located less than a mile from the Property, with major employers including Bayview Asset Management, Baptist Health, American Airlines, Bacardi, HBO Latin America, BBC, Kraft, and more. Major Local Employers of Coral Gables total 11.5 million SF of prime office space an ideal location for corporate officers, and employees to stay and live.

HOME TO TWO LARGEST EMPLOYERS

Coral Gables is home to the two largest employers in Miami Dade: The University of Miami with over 40,000 between employees and students each year from over 49 states and 122 countries. Baptist Health South Florida is home to over 30,000 employees and physicians.

DIPLOMATIC & EMBASSY DISTRICT

Coral Gables is the Center for International Consulates with over 21 located in the City Beautiful.

RETAIL & ENTERTAINMENT AT YOUR DOOR

Nestled in the heart of the Merrick Park District, Cassia's walkability will offer residents a dynamic and walkable urban lifestyle. The Shops at Merrick boasts over 4M visitors each year and is rated top 4 most visited regional mall in Florida and top 2 in Miami. Cassia is also centrally located within less than 3 miles with over 1 million SF in retail and over 100+ upscale boutiques amount of fine dining and upscale shopping – Solange to pull final stats

AFFLUENT RESIDENCES

Coral Gables boasts a distinguished school district, drawing families for premier education. Notable schools include Coral Gables Preparatory Academy and Coral Gables High School, both celebrated for their rigorous academics and nurturing environments.

PREMIER SCHOOLS

Seven A-rated schools located within 2 miles and a total of 17 top rated schools within 5-mile radius. Coral Gables is renowned for its exceptional school district, attracting families seeking top-notch educational opportunities.

PROXIMITY TO MAIN LOCATIONS

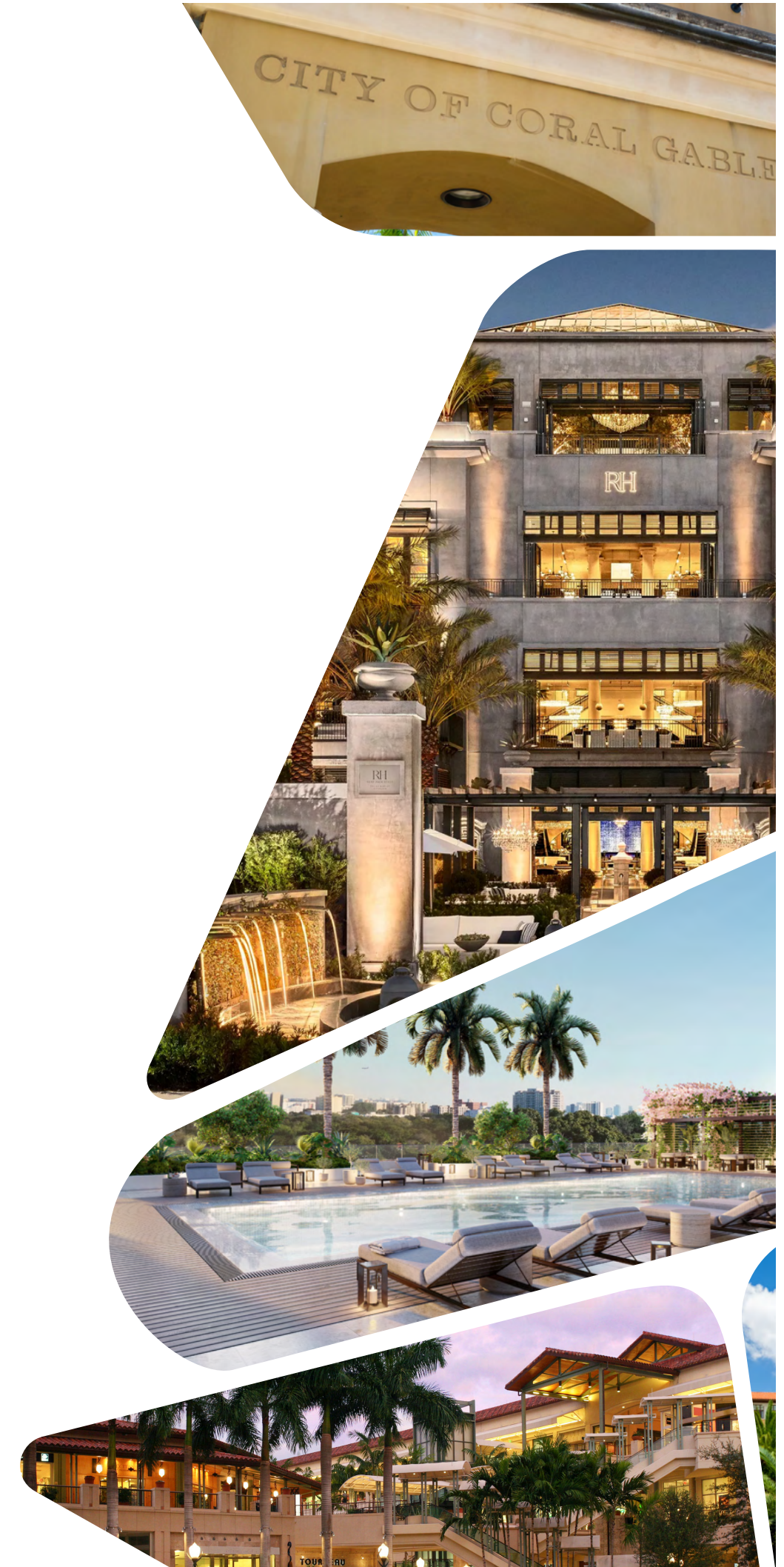
Coral Gables is Miami's only submarket that offers proximity to all of Miami's top employment hubs within minutes – 5-miles to Brickell & Downtown, 1-mile to Coconut Grove, 5--miles to Doral/MIA Airport, and 30-miles to Ft. Lauderdale

Cassia: Centrally Located in the Merrick Park District





Coral Gables Living



Dining in Merrick Park District

The City Beautiful has become a haven for innovative, chef-driven dining experiences on par with the very best in South Florida.



Hillstone

1.6 miles

The ever-popular neighborhood steakhouse and social spot with a prominent Miracle Mile corner location.



Portosole Miami

1.5 miles

Authentic coastal Italian dishes served with exceptional attention to detail in a chic, upscale environment.



Cibo Wine Bar

1.5 miles

This modern-rustic neighborhood wine bar delivers classic Italian dishes and a large roster of wines.



Fiola

2.7 miles

This Michelin-starred venue is a prime destination for business meetings and upscale gatherings with an inventive menu and impeccable service team.



Bulla

1.4 miles

Bulla serves a rotating menu of upscale Spanish and tapas-style dishes in a lively setting.



Bouchon - Thomas Keller

1.6 miles

A Coral Gables icon for Argentine empanadas and churrasco meats grilled over a wood fire.



M House Restaurant

1.1 miles

A sophisticated space with modern cuisine inspired by the signature flavors of coastal regions like Italy, Spain, Portugal, and Greece.



Talavera Cocina Mexicana

1.5 miles

A worldly Mexican cantina serving classic and contemporary dishes in a traditionally-decorated space.

Culture

For such an intimate community, Coral Gables boasts an outsized collection of cultural institutions and attractions, including live theater, independent cinema, fine art and more. An address at The Avenue offers you easy access to many wonderful options.



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THE RESIDENCES AT
CORAL GABLES



Books & Books

1.5 miles

The city's iconic neighborhood bookstore known for readings from popular authors, live music, and a curated selection of global literature.



Actors Playhouse

1.6 miles

This beloved local theater features a year-round calendar of musicals, dramas, and children's program and more.



Coral Gables Art Cinema

1.5 miles

The beloved art-house theater screens indies and classics alongside engaging events and special programs.



Lowe Art Museum

1.7 miles

South Florida's first art museum has an extensive collection of antiquities and glassworks in the permanent collection.



Merrick House

2.9 miles

The preserved original home of Coral Gables' legendary founder, architect George Merrick.



The Gables Stage

1.4 miles

Top-rated community theatre now in its 26th season showcasing musicals, dramas, and more.



Gusman Concert Hall

1.4 miles

Located at the University of Miami, this theatre routinely features orchestra, jazz, vocalists, and other musical performers from around the globe.

Health & Wellness

Find high-quality establishments for all your personal beauty needs, including European-style day spas, chic hair and nail salons, blow bars and more.



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Coral Gables Hospital

0.1 miles

Comprehensive ER, surgical, diagnostic, and primary care offices conveniently located near Miracle Mile.



Nicklaus Children's Hospital

1.5 miles

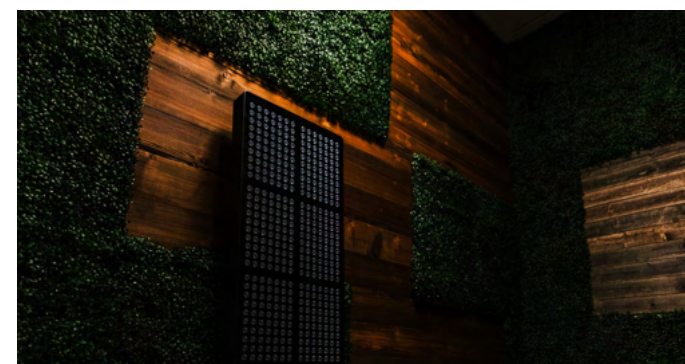
Just a few blocks west of Coral Gables is one of the country's premier pediatric specialty hospitals.



Pure

0.1 miles

What sets PURE Executive Health & Wellness apart is its commitment to comprehensive health management.



Apollo Wellness

1.5 miles

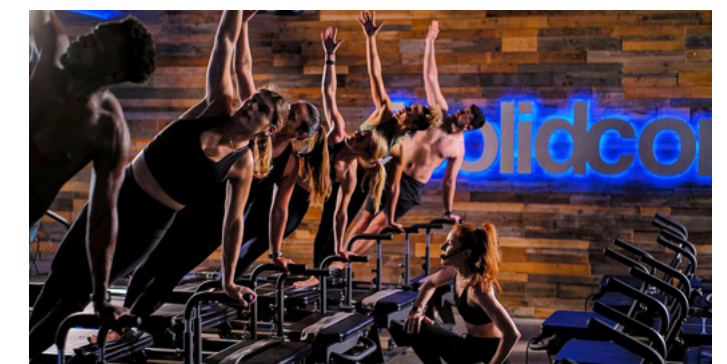
At Apollo Wellness, we believe that true health encompasses both the vitality of the body and the tranquility of the mind.



Hydrology

1.4 miles

Offers Miami clients the choice of in-home or office-based services for holistic wellness and aesthetic treatments.



Solidcore Fitness

1.6 miles

Renowned studio known for its specialty Pilates-meets-weight training approach for full-body strength and flexibility.

Outdoors

Living in the Sunshine State is about enjoying life al fresco year-round. For that, Coral Gables offers so much to explore, including historic parks and premier golf courses.



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Fairchild Tropical Garden

4.0 miles

Fairchild Tropical Botanic Gardens
83-acre gardens home with an unrivaled collection of native and exotic plants, flowers, orchids, and butterflies.



Coconut Grove Marina

2.2 miles

Coconut Grove marina is the largest wet slip marine facility in Florida. It connects to the Biscayne bay and offers a variety of things to do such as fishing and boating.



Venetian Pool

1.8 miles

Completed in 1924, the winding lagoon, waterfalls, and man-made beaches of this swimming paradise are open seasonally to the public February through November.



Wayside Park

2.0 miles

One of three landmark entrances to the Gables located as a gateway on the city's northwest border.



Country Club Prado

2.9 miles

An oak-lined park with 1920s ornamental arches, dividing the city's grand boulevard.



Riviera Country Club

1.4 miles

An ultra-exclusive club with an 18-hole golf course and two-story clubhouse.



Granada Golf Course

1.8 miles

A 9-hole course known for its gorgeous Banyans and local charm.



Salvadore Park & Tennis Center

2.0 miles

Nhborhood park complete with playground, children's sports program, and an all-ages tennis facility..



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CORAL GABLES

Hotels & Resorts

Visitors from all over the U.S. and the rest of the world prefer the elegant comfort of Coral Gables when visiting South Florida. The premier destinations within the city offer exquisite accommodations as well as some of the finest restaurants and resort services in all of Miami.



The Biltmore Hotel

1.6 miles

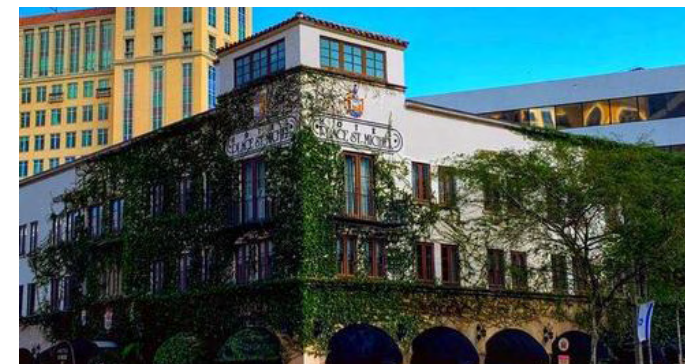
The iconic historic hotel featuring an 18-hole golf course, tennis center, spa, acclaimed dining, and one of the largest swimming pools in the country.



Hotel Colonnade

1.5 miles

The historic hotel offers an intimate, celebratory experience with high style, steps to Miracle Mile.



Hotel St. Michel

1.7 miles

Landmark historic boutique hotel in the middle of the Coral Gables business district.



Loews Coral Gables Hotel

1.7 miles

Opened in 2022, the Loews offers multiple restaurants, rooftop pools, a spa, and expansive conference rooms and event spaces.

Shopping

The City Beautiful has become a haven for innovative, chef-driven dining experiences on par with the very best in South Florida.



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Shops at Merrick Park

0.1 Miles

An idyllic outdoor shopping plaza anchored by Nordstrom and Neiman Marcus, with over 100 designer boutiques, restaurants, and a movie theater.



Miracle Mile

1.4 miles

This high-street area has been an anchor of Coral Gables indoor and alfresco dining, street fairs, parades, farmer's markets, and more since



Downtown Coral Gables

1.6 miles

The Alhambra and Ponce Corridor is home to numerous independent shops and restaurants as well as major business offices.



The Collection

1.5 miles

For over 30 years THE COLLECTION has built its business upon successful long-term relationships with our clients.



Tiffany & Co

1.6 miles

Unique yet timeless fine jewelry. Discover emerging artisans creating incredible designs.



Jimmy Choo

1.5 miles

Designer footwear retailer, known for cutting-edge styles & luxury accessories.



Louis Vuitton

1.6 miles

Luxury brand known for signature monogrammed handbags, luggage & more.

Schools

For such an intimate community, Coral Gables boasts an outsized collection of world renowned school.



University Of Miami

1.3miles

A private research university ranked one of top 50 in the country with renowned business, law and medical programs.



Gulliver Prep School

5.7 miles

A co-educational private preparatory day school with an international and national reputation for excellence.



Carrollton School of The Sacred Heart

1.8 miles

he only all-girls Catholic school in Florida serving students from pre-K3 through high school with a reputation for superior learning.



Saint Stephen's Episcopal Day School

1.7 miles

Christian day school serving grades PK-5.



Henry S. West Lab. School

2.6 miles

Located within the University of Miami campus, this public magnet-only K through 8 academy is an award-winning institution.



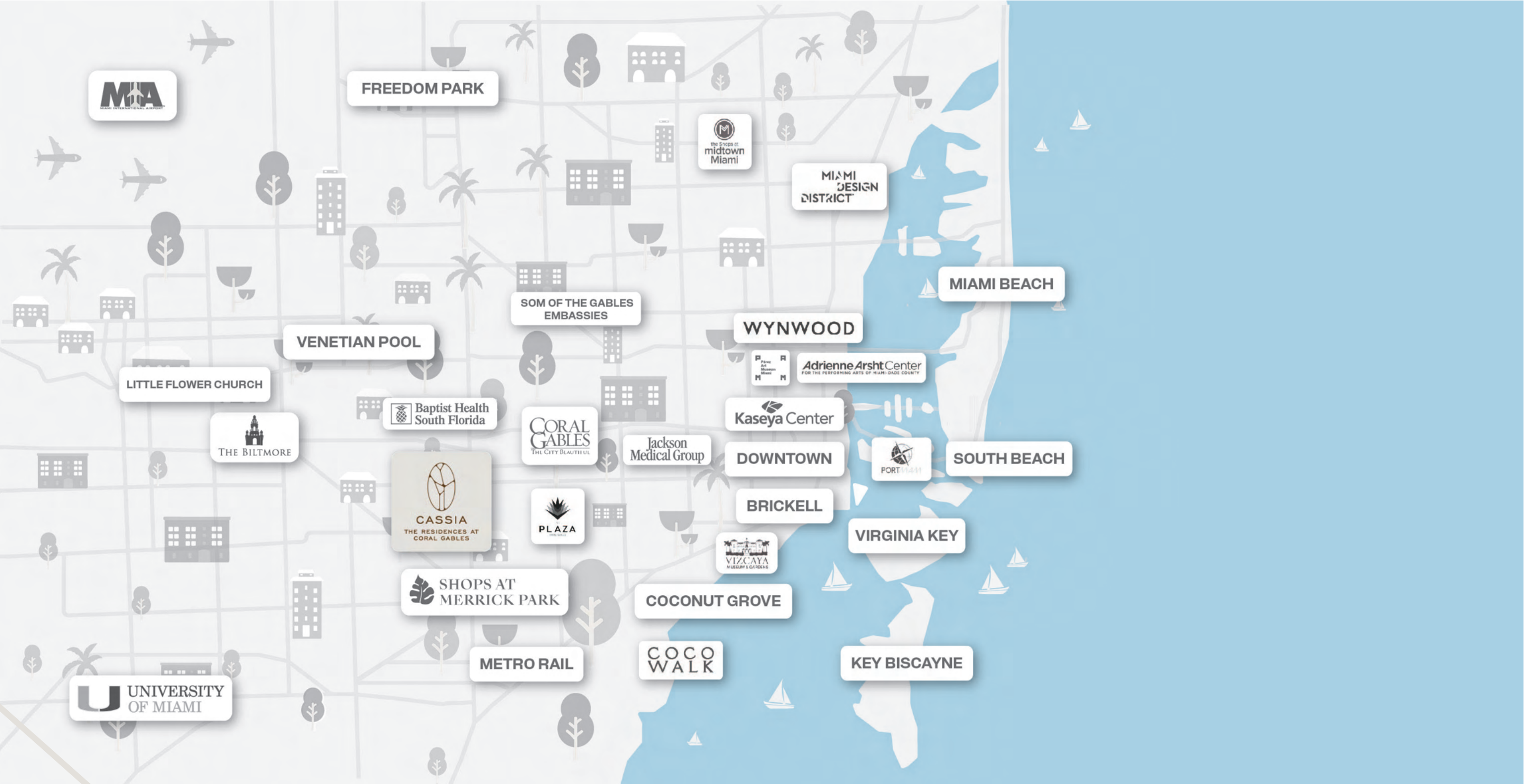
Ransom Everglades

2.2 miles

With separate campuses for grades 6-8 and 9-12, this private college-prep school prides itself on academic merit and scholarship year after year.

Cassia Coral Gables Seamlessly Connected

The Epicenter of Modern Coral Gables





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CORAL GABLES

Crafting Elegance in
Interior Design by IDDI

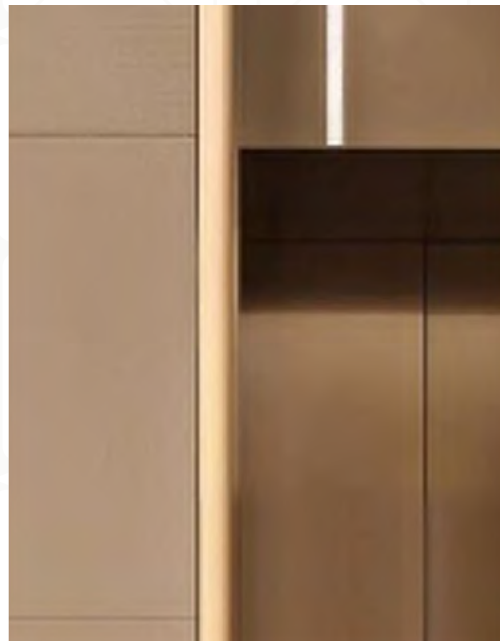




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Ground Level - The Arrival - Character

CONCEPT DESIGN

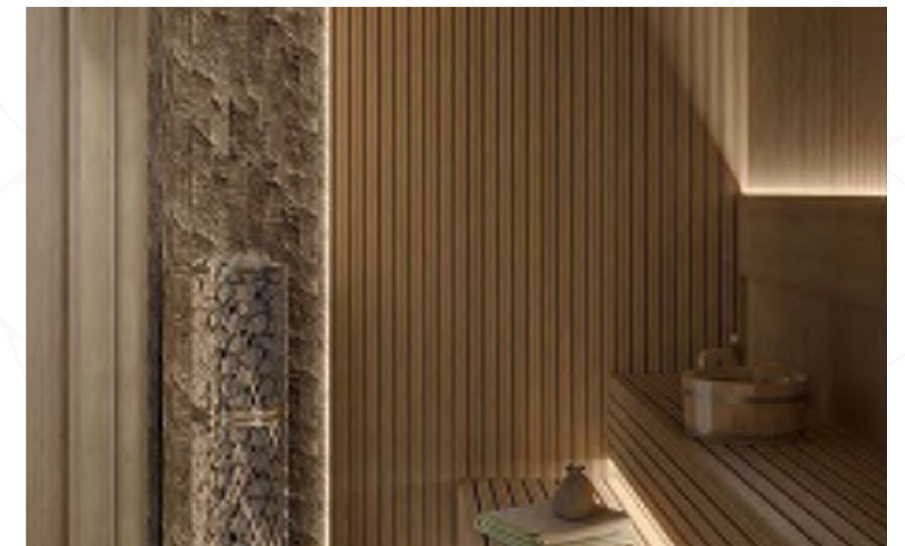
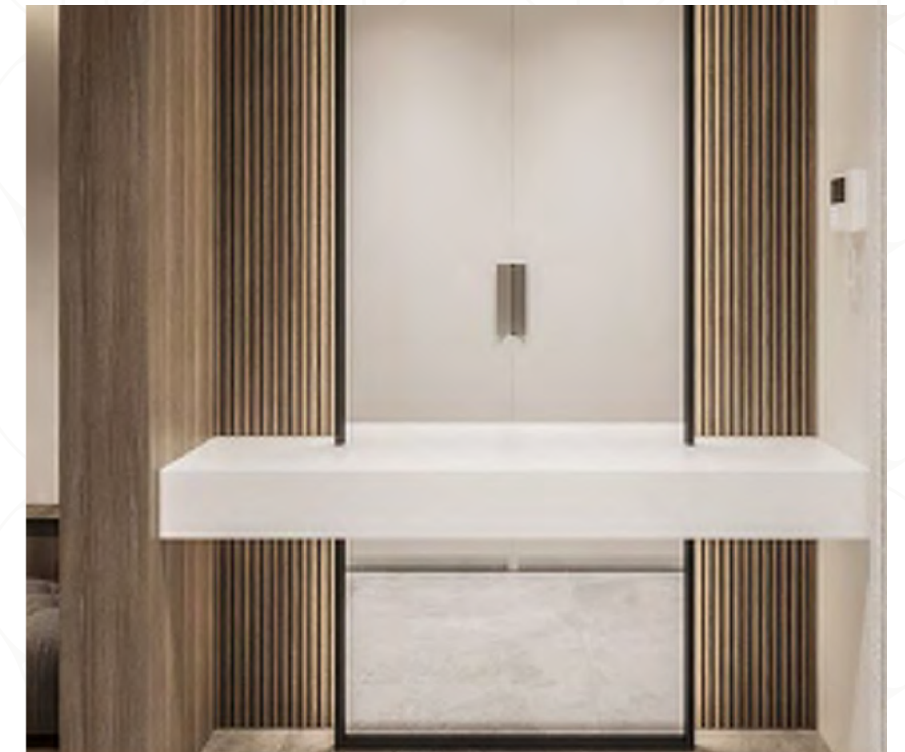




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Ground Level - Fitness & Spa - Character

CONCEPT DESIGN

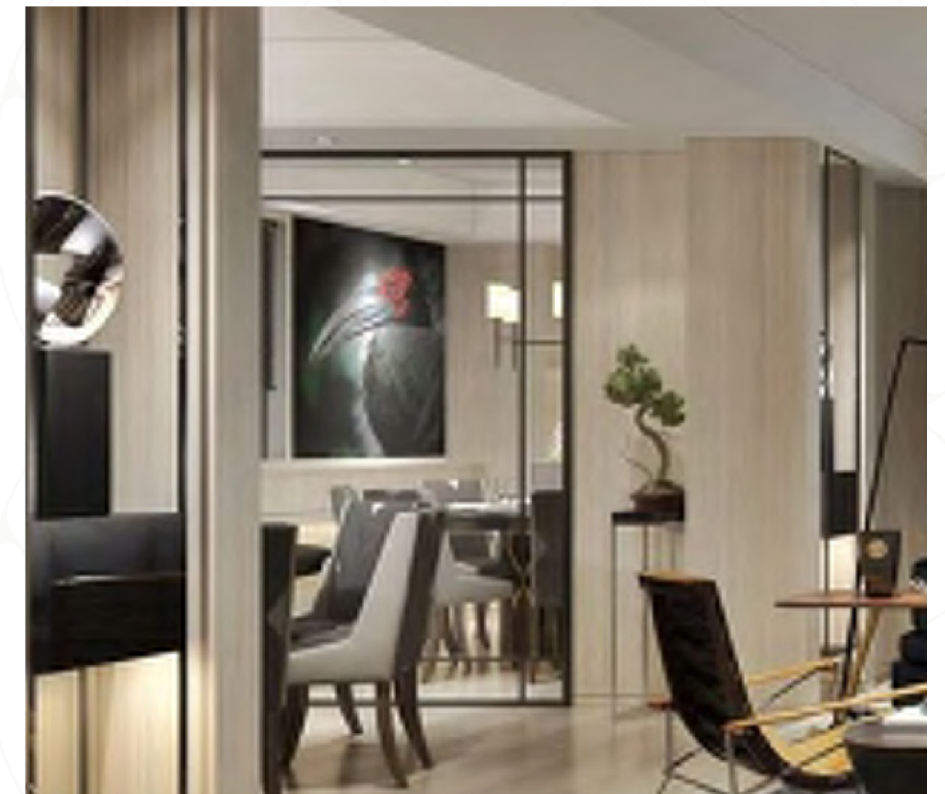
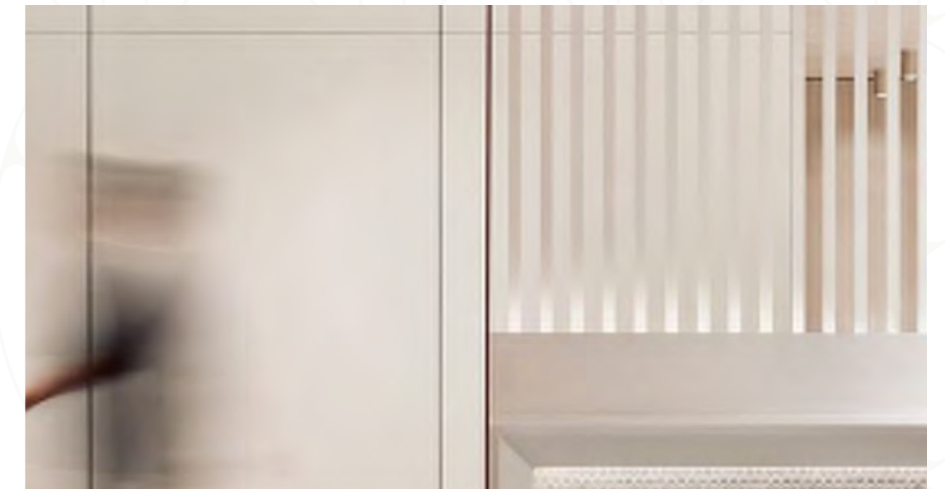




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Mezzanine Level - Business Center - Character

CONCEPT DESIGN





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5th Level Club Lounge - Character

CONCEPT DESIGN

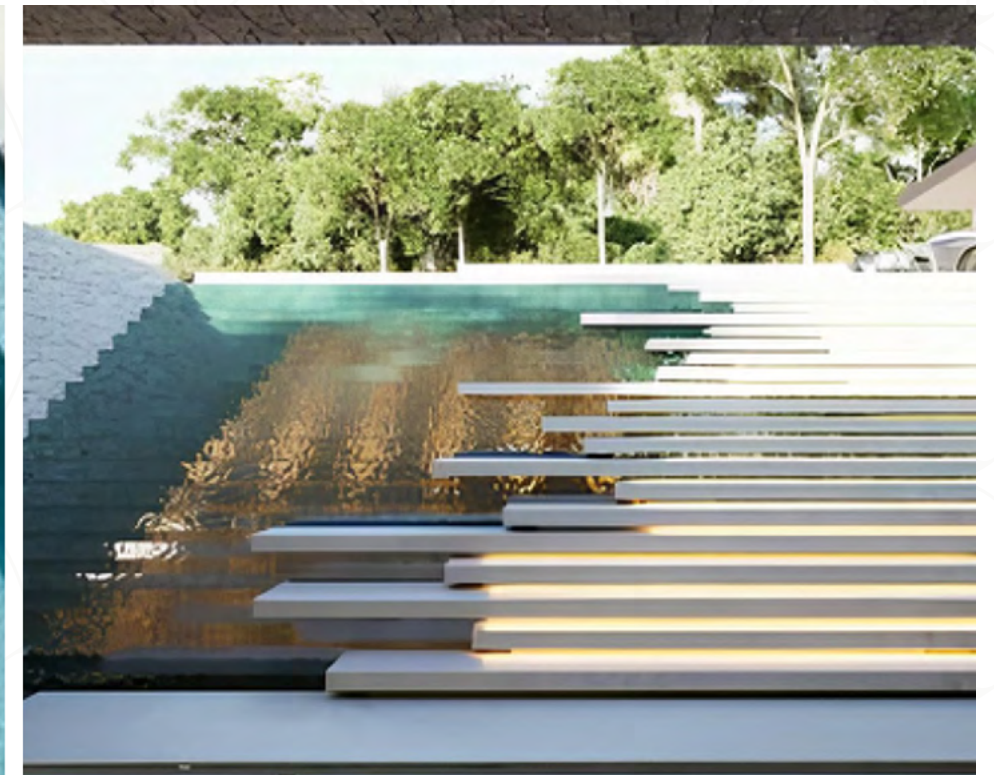


Pool Deck - Character



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CONCEPT DESIGN





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CORAL GABLES

The Evolution of Elegance
Inspired by RH



Reimagine the definition of luxury through our spaces

Building

- Curated Interiors and Amenities by IDDI
- Well Appointed Furniture and Furnishings BY RH
- Residences with Interior Design & Furnishings by RH
- Beautifully Designed Hand Custom Furniture Pieces

Residences

- Modern Chef-italian Kitchen with Backsplash
- Sleek Counter Tops – Kitchens & Bathrooms
- Self-Closing Imported Custom Cabinetry
- Bosch Appliance Suite
- Front Loading In-Unit Washer/Dryer

- Tvs in living and bedrooms
- Nest Thermostats
- Blackout shades in Bedrooms
- Owner Closets - Lock & Key
- Serene Terraces

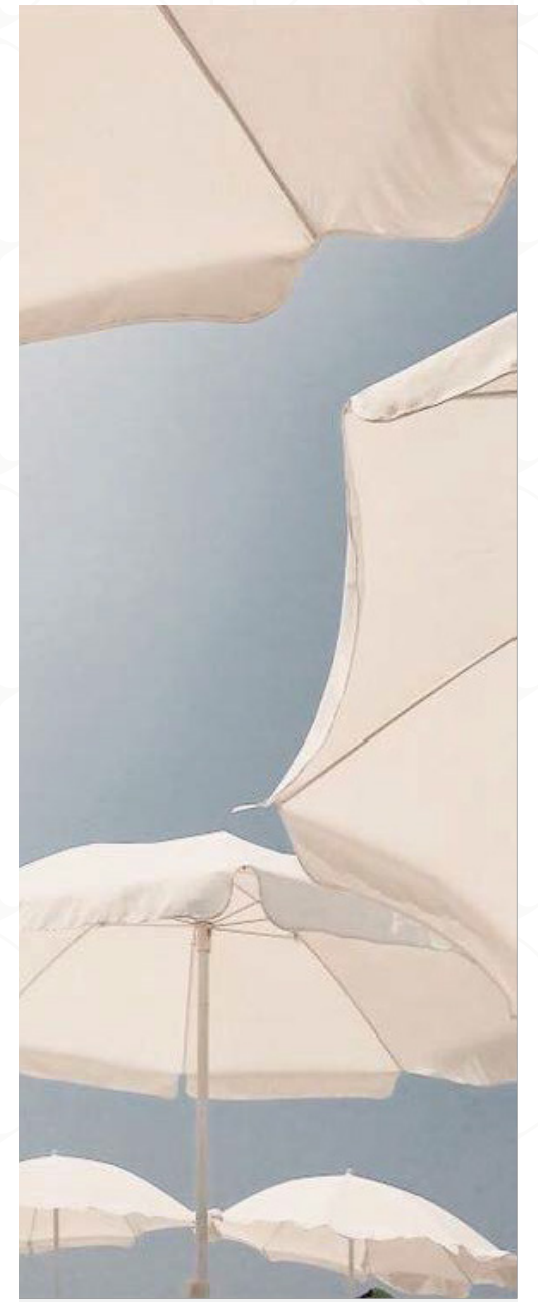


Elevated Design, Crafted by RH



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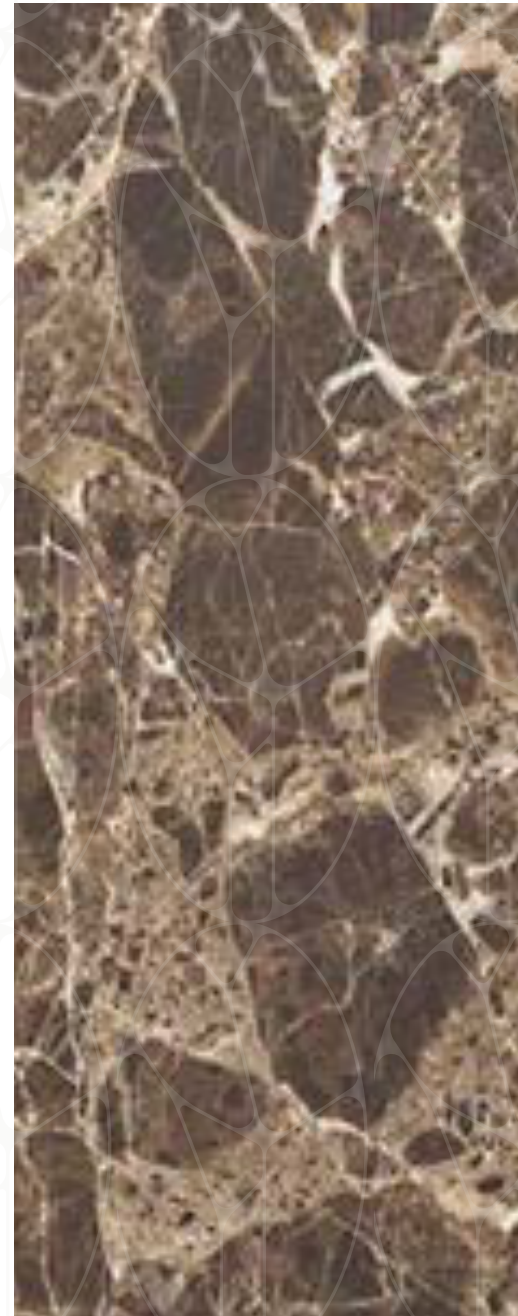
DESIGN INSPIRATION





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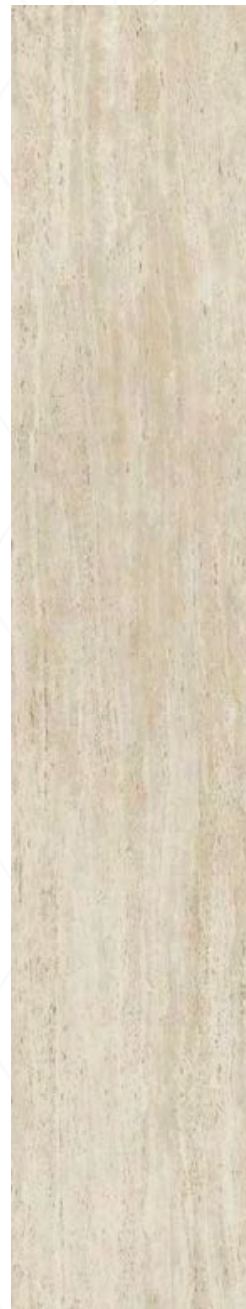
PALETTE





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KITCHEN CONCEPT





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LIVING ROOM CONCEPT





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DINING CONCEPT





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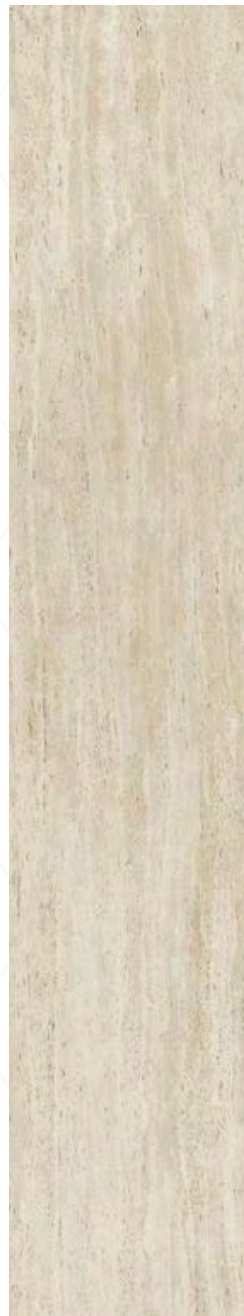
BEDROOM CONCEPT





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BATHROOM CONCEPT



The Visionary Team

DEVELOPER



Alta Developers led by Principal and CEO Raimundo Onetto has brought over 4,000 units to the South Florida Market. The Miami- based Development Firm's portfolio specializes in Residential and Commercial developments with active projects such as Casa Bella by B&B Italia, Alta New River, Alta Hollywood, Crest at Pinecrest, Alta 9600 phase II, 250 Bird at Merrick Park, 4011 Salzedo, Alana Bay Harbor Islands, Alta Princeton, EON Squared phase I and phase II, Quadro Miami Design District, Vesta and Neovita Doral, and past projects such as Pacifica Boynton Beach, One Paraiso, Le Parc at Brickell, 900 Biscayne, Quantum on the Bay, and Metropolis at Dadeland.

INTERIOR DESIGN

RH



INTERIOR DESIGN RESIDENCES BY RH

Restoration Hardware, known fondly as RH, is a leading symbol of luxury in home design and furnishings. Founded in 1979 by Stephen Gordon out of a love of restoring historic homes, RH's devotion to quality and craftsmanship quickly became a hallmark of timeless sophistication.

Today, RH boasts over 100 store locations across the US, Canada, and Europe, each offering meticulously curated furnishings, lighting, textiles, and indoor and outdoor decor as well as bespoke interior design services.

At Cassia, the entire property is a reflection of the RH spirit of unparalleled beauty and elegance that enriches the lives of those who live here.



DESIGN

iddi



INTERIOR DESIGN COMMON AREAS & AMENITIES BY IDDI & RH

ID & Design International stands as a beacon of excellence in design and branding, with an award-winning team of talented professionals with specialty expertise in commercial, mixed-use, retail, hospitality, entertainment, multi-family, cruise ships, and beyond. It is this broad and varied experience that is the foundation of the team's visionary designs and their strategic, problem-solving approach towards creating innovative design solutions.

IDDI prides itself on thinking outside the box, pushing conventional design to new heights, and collaborating in the pursuit of creativity and bold ideas.



SCULPTORS

great
things
to People.
chileno design



Hailing from the vibrant city of Santiago de Chile, GT2P is a studio that transcends conventional boundaries in public art, architecture, and collectible design. At the heart of their practice is a philosophy they call "Paracrafting," a distinctive approach that harmonizes art, science, cultural context, and contemporary production methods through the lens of parametric thinking. The results of this work can be seen globally through GT2P's diverse portfolio.

The team's voice speaks to the zeitgeist of today's era, sometimes whimsical, sometimes profound, and always in tune with the pulse of contemporary consciousness. From sprawling public installations that redefine urban landscapes to intricately designed architectural marvels that challenge spatial conventions, GT2P embodies innovation and exploration with creations that each tell a story, spark dialogue, and evoke emotions in unexpected ways.

SALES & MARKETING

CERVERA

REAL ES TATE • 1969



Cervera Real Estate is a Miami-based, family-owned and operated, full-service international real estate brokerage with the most condominium sellouts in South Florida. Founded in 1969, Cervera has exclusively represented over 115 luxury high-rise condominium towers across the region, closed more than \$16 billion in sales, and played an integral role in the revitalization of neighborhoods, including: Brickell, Miami Beach's South of Fifth, Downtown Miami, and East Edgewater. As the first real estate brokerage to exclusively represent developers in the sales and marketing of their projects, Cervera created a specialized field within the industry; and was first to market extensively in international markets. Today, Cervera continues to broaden its U.S. domestic and global broker relationships while expanding its reach. In 2021, the firm was selected for membership in Leading Real Estate Companies of the World TM and Luxury Portfolio International TM

ARCHITECT

BEHAR FONT

PARTNERS, P. A.



Behar Font & Partners, P. A. is a professional organization dedicated to the practice of architecture, planning, and interior design. Our principals have a combined total of 65 years of architectural experience and, as such, have served as architects and designers for a wide variety of project types. This varied experience includes retail facilities from individual stores to shopping malls, residential facilities from single-family residences to multi-unit complexes, professional office centers, religious architecture, governmental facilities, educational facilities and multi-use complexes. Confident in our ability and experience, we continue to dedicate ourselves to the design of creative, functional, flexible and efficient projects.





CASSIA
THE RESIDENCES AT
CORAL GABLES

Developed by



Sales Gallery


4201 S Le Jeune Rd
Coral Gables, FL 33146



cassiamiami.com

Sales & Marketing by



 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. in no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. the purchase of real estate is a significant decision. developer makes no representations concerning any potential for future profit, any future appreciation in value, any income potential, tax advantages, depreciation or investment potential regarding acquiring a unit, nor any monetary or financial advantages related to same. no statements or representations are made regarding the economic or tax benefits to be derived, if any, by buyer from acquiring and/or owning a unit. this project is being developed by Merrick 250, LLC, a florida limited liability company ("developer"), which was formed solely for such purpose. Alta Developers, LLC. "Alta" is affiliated with this entity, but is not the developer of this project. purchasers shall look solely to developer (and not to Alta Developers and/or any of its affiliates other than developer) with respect to any and all matters relating to the marketing and/or development of the condominium and with respect to the sales of units in the condominium. all images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. all such materials are not to scale and are shown solely for illustrative purposes.

Creative by Metrostudio.com