

Althea Row

TOWN HOMES

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.

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*

Features and Finishes

Total units: Five 3-story luxury town houses

Ownership type: Own the lot and the land with a minimal HOA fee

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 beautifully 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"

Althea Row

TOWN HOMES

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

INTERIOR

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

Kitchen and butler's pantry

- All cabinets in the kitchen and pantry are custom-made in wood and painted in white
- Marble countertops and backsplash
- Custom-made stained wood eat-in modern English island with stone countertop and prep sink
- Subzero 30" All Refrigerator and 30" All Freezer
- Wolf 36" gas range and built-in hood
- Pull-out Wolf microwave drawer
- Quiet Asko dishwasher
- Subzero 18" wine cooler
- Wolf 24" Coffee System
- Undermount stainless steel sink
- Commercial style pre-rinse faucet
- Plenty of additional storage in the pantry

Master bathroom

- Natural stone floors
- Double vanities in stained wood with natural stone countertops
- Generous walk-in shower and a free standing tub
- High-end kohler fixtures including faucets, showerheads, and toilet
- Separate private water closet

Secondary bathrooms

- Natural stone floors
- Custom wood cabinets in stained wood with natural stone countertops
- High-end fixtures including faucets, showerhead, and toilet
- Skylight

Walk-in laundry

- Laminated cabinets in white
- Large 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 integrate the courtyard with the family room and kitchen
- Courtyard planters for landscaping
- Walls in outdoor spaces for privacy

Althea Row

TOWN HOMES

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 (*Roof mounted generator rack and conduits are included only*)
- Smart-ready home (*tv and telephone included only*)

| | UNIT A | UNIT B | UNIT C |
|----------------------|--------------|--------------|--------------|
| A.C. SPACE | 4,493 | 4,258 | 4,427 |
| COV. TERRACE | 1,088 | 955 | 1,065 |
| GARAGE | 1,224 | 1,186 | 1,248 |
| OPEN TERRACE | 413 | 421 | 418 |
| TOTAL SQ. FT. | 7,218 | 6,820 | 7,158 |

The information contained in this fact sheet is for the convenience of illustrating and listing proposed interior and exterior features and finishes and other information including square footage and should not be relied upon. The Builder reserves the right to revise and modify any information contained herein. Reference should be made to the plans and specifications at Builder's office for detailed information of the project.

Biltmore Row

TOWN HOMES

Named after the prestigious and historical Biltmore neighborhood of Coral Gables where it is located, the new three-story Biltmore Row forms part of the exclusive Biltmore square, within the heart of the luxury urban district. The town houses are walking distance from some of the city's most historic properties, popular culinary, boutique shopping, and entertainment. They are also conveniently located near the best schools and hospitals in the county, and are a short drive from the Miami International Airport. Just steps away are beautiful parks, and private country clubs with tennis courts, pools, and golf courses.

Biltmore Row's impressive and timeless façade references the palatial building of the Governor's house in Cartagena; and the special and exclusive characteristics of its site and location make it possible for the design team to build ten elegant town houses of up to 6,000 square feet of total area, reminiscent of a distinguished Spanish-colonial residence.

Sensitivity to historical details and a strong sense of neighborhood scale are among the hallmarks of Biltmore Row town houses. Additionally, the town houses offer many ideal and luxurious features, including its remarkable location; its refined architectural details and finishes; and, its modern floor plan with beautiful living indoor and private outdoor spaces. Moreover, the homes have been designed for ultimate security and privacy; and, each owner owns its home and the land with a minimal HOA fee.

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*

Features and Finishes

Total units: Ten 3-story luxury town houses

Ownership type: Own the lot and the land with a minimal HOA fee (fee simple)

Location: Within the exclusive Biltmore Square, between Valencia Avenue on the north, Almeria Avenue on the South and Anderson Road on the west

Architectural Style: Inspired by the impressive and timeless façade of the palatial Governor's house in Cartagena with modern interiors and fine finishes

Character: Features private and spacious loggias, terraces, and intimate balconies reminiscent of a distinguished Spanish-colonial residence

Lifestyle: Pedestrian friendly-living, within a quiet residential neighborhood, walking distance to all, including to fine shopping and dining, beautiful parks and golf courses, tennis courts, and entertainment.

Stories: Three

Bedrooms: Corner units five, and interior units four

Bathrooms: All units - four and 1/2 bathrooms

Car-garages: Four cars

Outdoor spaces: Private loggias, terraces and balconies bring abundant natural light and expand livable spaces

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

Biltmore Row

TOWN HOMES

EXTERIOR

Finishes

- Painted smooth stucco walls
- Coral stone entry
- Painted smooth cast stone cornice
- Wood and smooth stucco columns
- 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

INTERIOR

Kitchen and butler's pantry

- All cabinets in the kitchen and pantry are custom-made in wood
- and painted in white
- Marble countertops and backsplash
- Custom-made eat-in modern island in stained wood
- with stone countertop and prep sink
- Subzero 30" All Refrigerator and 30" All Freezer
- Wolf 36" gas range and built-in hood
- Pull-out Wolf microwave drawer
- Quiet Asko dishwasher
- Subzero 18" wine cooler
- Wolf 24" Coffee System
- Undermount stainless steel sink
- Commercial style pre-rinse faucet
- Plenty of additional storage in the pantry

Master bathroom

- Natural stone floors
- Custom-made double vanities in stained wood with natural stone countertops
- Generous walk-in shower and a free standing tub
- Modern kohler fixtures in white and faucets in chrome
- Separate private water closet

Secondary bathrooms

- Natural stone floors
- Custom wood cabinets in stained wood with natural stone countertops
- Modern kohler fixtures in white and faucets in chrome
- Skylight

Walk-in laundry

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

Outdoor spaces

- Coral stone floors
- Covered outdoor spaces for entertaining
- Planters on terraces for landscaping
- Walls in outdoor spaces for privacy
- Spacious and private loggias and terraces bring abundant natural light and expand livable spaces
- Wide bi-fold door system integrates the outdoor spaces with the family room and kitchen

Biltmore Row

TOWN HOMES

Other features

- Ceilings up to 11 feet high
- Premium wood traditional doors up to 8 foot high
- Designer door hardware
- Open curving stair with custom-made metal railing,
- skylight for additional natural daylight
- 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 included only*)
- Smart-ready home (*TV and telephone included only*)

| | UNIT A | UNIT B | UNIT C |
|----------------------|--------------|--------------|--------------|
| A.C. SPACE | 4,294 | 3,742 | 4,294 |
| COV. TERRACE | 818 | 667 | 818 |
| GARAGE | 978 | 1,022 | 978 |
| OPEN TERRACE | 0 | 130 | 0 |
| <hr/> | | | |
| TOTAL SQ. FT. | 6,090 | 5,561 | 6,090 |

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