



# ALHAMBRA

P A R C

  
ALHAMBRA  
PARC

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.





## PROPERTY OVERVIEW

- **Prestigious Location:** Situated in the heart of Coral Gables, a city celebrated for its historic charm, lush landscapes, and refined lifestyle.
- **Proximity to Iconic Landmarks:** Moments from the Biltmore Hotel, Venetian Pool, and Miracle Mile, where world-class dining and boutique shopping define the neighborhood.
- **A Culinary Destination:** Surrounded by renowned restaurants, artisanal cafés, and gourmet eateries, offering an eclectic mix of global flavors.
- **Seamless Indoor-Outdoor Living:** Enjoy access to picturesque parks, scenic walking paths, and premier golf courses, fostering a vibrant and active lifestyle.
- **A Cultural Haven:** Immerse yourself in a dynamic arts scene with year-round festivals, live performances, and community celebrations that honor the city's rich heritage.
- **Unmatched Convenience:** Near top-ranked schools, leading medical institutions, and Miami International Airport, ensuring effortless connectivity.
- **Exclusive Shopping:** A short distance from the Shops at Merrick Park and high-end retail destinations, bringing luxury brands and designer boutiques within reach.
- **Refined Residences:** Thoughtfully designed homes featuring expansive balconies and terraces, blending sophistication with seamless indoor-outdoor living.
- **Elevated Amenities:** A rooftop pool and Mediterranean-inspired "Paraiso Garden" offer an idyllic retreat for relaxation and entertainment.
- **Contemporary Elegance:** Italian-crafted kitchens, quartz countertops, premium appliances, and soaring ceilings create a modern yet timeless aesthetic.
- **Architectural Distinction:** A refined fusion of smooth stucco finishes, Moroccan bronze accents, and intricate travertine detailing embodies classic sophistication.
- **A Lifestyle of Leisure:** Enjoy curated spaces, including a tranquil yoga garden, an elegant summer grill area, and beautifully landscaped grounds designed for an unparalleled living experience.

## RESIDENCES

### REFINED LIVING SPACES

- **Ceilings up to 10 feet high**, creating airy, light-filled spaces that enhance the sense of openness.
- **7- and 8-foot interior doors**, reinforcing a grand, elegant aesthetic.
- **Porcelain flooring** throughout, offering durability, sophistication.
- **Every unit offers several 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.
- **Balconies in units on the 5th to 8th floor** providing great city views.

### ELEGANT KITCHEN FEATURES

- **High-end Italian kitchen cabinetry** with quartz countertops and backsplash, blending contemporary style with timeless elegance.
- **Premium and quiet appliances** ensure top-tier performance and refined culinary experiences.
- **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 to every detail.

### 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.

## BUILDING

### A DISTINCTIVE ARCHITECTURAL STATEMENT

- **Nine levels of refined living**, inspired by the Alhambra in Granada, featuring elegant facades, intricate detailing, and earthy tones that enrich everyday life.
- **Exclusive residences from levels 4 to 9**, with a private lobby and curated amenities, delivering a boutique-style living experience.
- **Dedicated corporate spaces on the second level**, designed for executive offices with a separate lobby and private elevators, ensuring discretion and efficiency.
- **High-end retail on the ground level**, including fine dining and luxury art boutiques, creating a curated entertainment experience at your door.

### INSPIRED OUTDOOR SPACES

- **Ground-level private park**, featuring a pet-friendly resident space - perfect for unwinding in a tranquil setting.
- **Yoga garden on the fourth floor**, featuring natural Spanish-style fountain, perfect for mindful relaxation.
- **Rooftop pool deck**, an exclusive retreat with lush landscaping, cabanas and breathtaking views.
- **Paraiso Garden with Summer Kitchens**, ideal for alfresco dining and social gatherings and a pet-friendly, private resident park.

### UNMATCHED SERVICES & CONVENIENCE

- **24/7 concierge services**, offering residents personalized assistance and seamless everyday living.
- **Valet parking**, ensuring effortless arrivals and departures.
- **On-site administration office**, providing immediate support for residents.
- **Amazon package storage**, for secure and efficient deliveries.
- **Backup generator** for common areas and elevators, ensuring uninterrupted services and peace of mind.
- **Third-level parking garage**, offering residents ample secured parking.

### 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.

## OTHER FACTS

### DEPOSIT STRUCTURE

- 10% RESERVATION
- 10% CONTRACT
- 10% GROUNDBREAKING
- 10% TOP OFF
- 60% AT CLOSING

### FLOORS

- GROUND FLOOR** - RETAIL, PASEO & LOBBIES
- LEVEL 2** - OFFICE SPACE & PARKING
- LEVEL 3** - PARKING GARAGE
- LEVEL 4** - RESIDENCES, AMENITIES & WELLNESS GARDEN
- LEVELS 5-8** - RESIDENCES
- LEVEL 9** - PENTHOUSES, POOL DECK & PARAISO GARDEN



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