



Artist Conceptual Rendering



ALHAMBRA PARC
CORAL GABLES



A MOSAIC OF SOPHISTICATED LIVING IN THE CITY BEAUTIFUL

Discover Alhambra Parc, a curated collection of 78 luxury residences designed for a refined life in the heart of Coral Gables.

Combining a distinctly modern vision with a nod to craftsmanship, Alhambra Parc residences exude luxury in detailed finishes, high-end fixtures and amenities cultured for a life well lived. Nestled amidst lush landscapes and neighborhood views, private terraces and beautifully landscaped gardens offer a luxurious retreat to the mosaic of living in the prestigious city of Coral Gables.

Here, inspired by the heritage of one of South Florida's oldest cities, Alhambra Parc places residents in a tree-lined grove where MICHELIN-starred restaurants are at the corner, stylish boutiques surround and life is filled with possibility.





REFINED LIVING SPACES



THE BUILDING

- Timeliness architecture with a Moroccan-style bronze details
- Grand entrance arcade for sophisticated welcome
- Nine levels of refined living, blending privacy and prestige
- 3000 SF of luxury retail, restaurant and cafe spaces on the ground floor
- Two executive Class-A Office Spaces with private lobby and accessible parking
- Pet-friendly private residents park for indoor/outdoor living
- Gated, secure parking garage with dedicated resident parking



THE RESIDENCES



THE FEATURES

- Spacious floor plans with north/south exposure
- Residences include multiple expansive balconies and terraces
- Large windows featuring breathtaking views of the city and beyond
- Up to 10-foot interior ceilings, 13 feet in Penthouses
- Generous large-format European porcelain flooring
- Stylish high-end Italian kitchens with quartz countertops
- Subzero, Wolf and Asko kitchen appliance suite
- Graciously appointed primary suite with walk-in closets and built-in fixtures
- Spa-inspired bath with walk-in shower, standalone soaking tub, and double vanities
- Laundry room with full-size washer and dryer
- Space for office or private den
- Integrated smart home technology
- Designer faucets and fixtures
- Pre-wired for WiFi and motorized window shades
- High-quality impact windows
- 2 Dedicated parking spaces per residence



THE AMENITIES



THE ATRIUM

- Public Park with Museum-Quality Sculpture
- Beautiful Lobby with Staffed Reception
- Package and mail receiving with Amazon storage
- Private resident library with lounge and bar
- Chef's Kitchen with wine wall
- Executive Center for meetings and business

THE 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
- Outdoor yoga and meditation garden for mindful relaxation

THE ROOFTOP

- Resort-style pool with all-day sun exposure
- Private cabanas, sun lounges and dining tables for alfresco dining
- Expansive outdoor lounge seating with lush landscaping
- Paraiso Garden with two Summer kitchens, daybeds and communal tables for rooftop gatherings

AT YOUR SERVICE

- 24/7 concierge service for residents
- Administration office for immediate support
- Valet and guest parking
- Secure garage parking with 2 spaces per residence
- Backup generator for common areas and elevators



THE VISIONARIES

MG DEVELOPER

Celebrating its 10th year since its founding, MG Developer is recognized as Coral Gables' most active developer. Headquartered in Coral Gables and led by CEO and Founder Alirio Torrealba, the firm has transformed iconic parcels of land into vibrant communities defined by timeless architecture and thoughtful design. With over \$1.8 billion in portfolio value, 4.3 million+ square feet under development, 2,700+ residential units, and 20 projects completed, under construction, or in pre-development, MG Developer continues to set the standard for excellence in luxury living. Alhambra Parc, its 10th project in Coral Gables, stands as a milestone achievement that embodies the company's commitment to craftsmanship, interior design, and world-class luxury.

VERTICAL DEVELOPMENTS

With 25 years of real estate development experience, Vertical Developments is committed to delivering exceptional landmark properties in some of the world's greatest skylines. Through many successful projects from Peru to Miami, the team has completed over 80 buildings with an unparalleled expertise in planning, construction, community programming, and branding. Led by CEO Fernando De Nunez, the company works to bring high-profile, global real estate projects to life, from financing to development, sales, marketing and more.



DESIGN TEAM

BELLIN PRATT & FUENTES ARCHITECTS

Bellin Pratt & Fuentes Architects, LLC, was first formed in 2004 and brings a combined experience of over 75 years of architectural practice in the City of Coral Gables and Greater South Florida. Within the City of Coral Gables, they specialize in the design of buildings in the Coral Gables Mediterranean style as a means of preserving established historic urban context and character while still achieving the maximization of land usage.

CARLOS GUEVARA ARCHITECTS

Carlos Guevara Architects is a firm focused on designing and executing high-end sustainable architecture projects. Since its formation, in Caracas, Venezuela, and through its solid trajectory of more than 25 years, CGA has completed over one hundred projects nationwide and abroad, including locations like New York City, Miami, Houston, Mexico City and Guadalajara (Mexico), Santo Domingo (Dominican Republic), and several cities across Spain.

RAYMOND NICOLAS

Deeply rooted in Miami culture, Raymond Nicolas is a creative multi-faceted design house specializing in the diverse and eccentric world of interior design and architecture. At the core of their work is the desire to inspire and connect through a design approach that bridges their international heritages and global aspirations.



EXCLUSIVE SALES & MARKETING

ONE SOTHEBY'S INTERNATIONAL REALTY

Since their inception in 2008, ONE Sotheby's International Realty has grown to be East Coast Florida's premier source of luxury real estate and development, with 30 offices spanning the beaches of Miami all the way to Amelia Island. Their listing portfolio includes luxury waterfront properties, single family homes, condos, townhomes, villas – and just about everything in between.



A PERFECT LOCATION

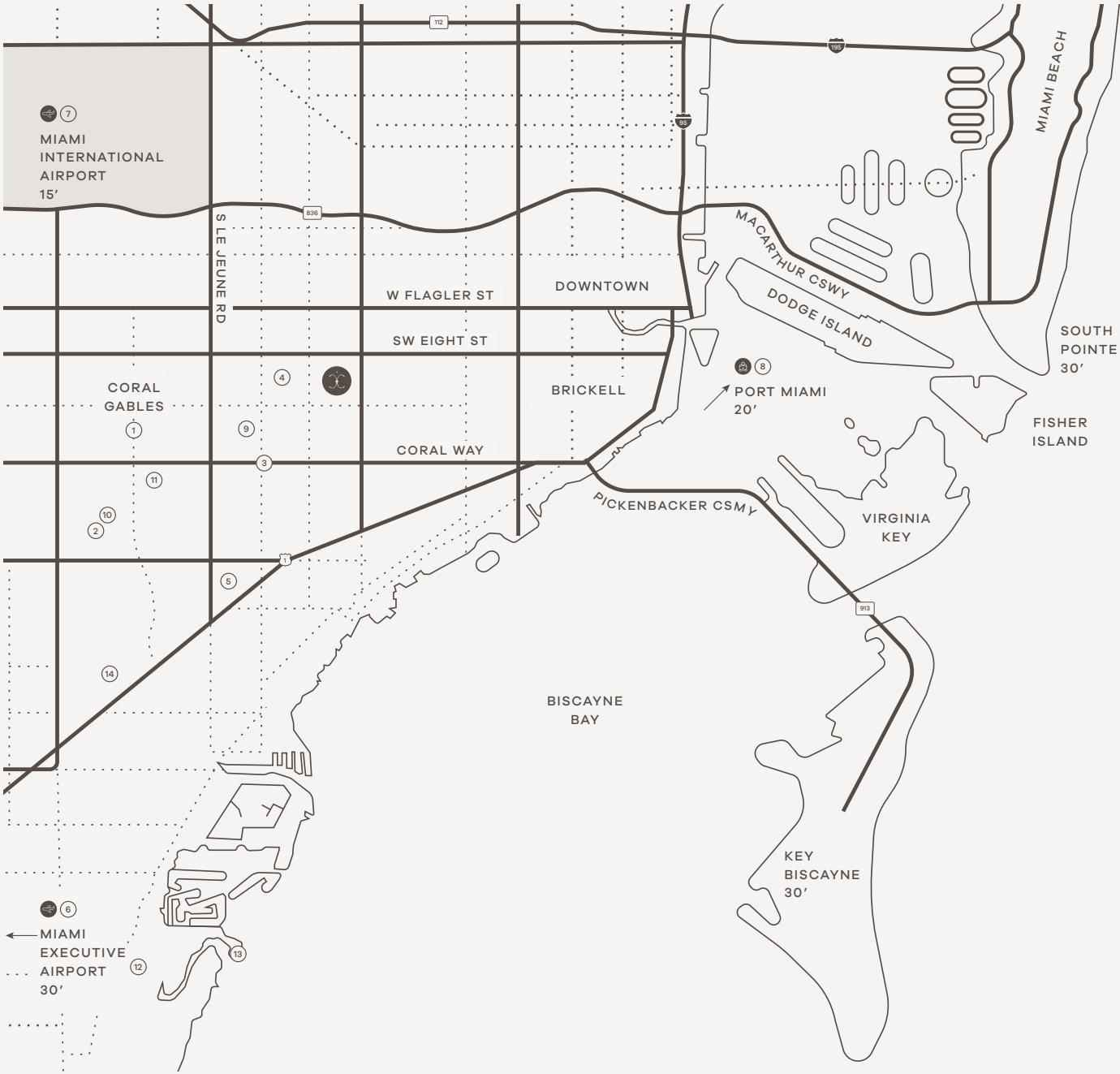
◆

Alhambra Parc is more than just residences—it is a statement of refined living. Every aspect is curated to reflect the sophisticated tastes and lifestyles of residents, creating an environment where elegance and culture converge.

Residents enjoy access to a world of cultured affairs at their doorstep, from art institutions to MICHELIN-starred restaurants, a classic cinema to a storied theater with performances by world-renowned artists, ensuring a lifestyle that continuously delivers. Within a short drive, Coral Gables provides access to pristine beaches, top-rated schools, and major highways, making it the ideal setting to fully experience the sophistication of the South Florida lifestyle.



Located in the Gastronomic Heart of The City of Beautiful, Alhambra Parc offers modern living in a boutique setting with curated amenities and a world of experiences.



- | | |
|--------------------------------------|------------------------------------|
| 1. GRANADA GOLF COURSE | 9. CORAL GABLES MUSEUM |
| 2. THE BILTMORE GOLF COURSE | 10. THE BILTMORE HOTEL |
| | 11. VENETIAN POOL |
| 3. DOWNTOWN CORAL GABLES | |
| 4. GIRALDA PLAZA | 12. FAIRCHILD TROPICAL GARDENS |
| 5. MERRICK PARK | 13. MATHESON HAMMOCK PARK & MARINA |
| | |
| 6. MIAMI EXECUTIVE AIRPORT OF MIAMI | 14. UNIVERSITY OF MIAMI |
| 7. MIAMI INTERNATIONAL AIRPORT (MIA) | |
| 8. PORT MIAMI | |



LIVE AS YOU ARE MEANT

786 971 2982 ♦ ALHAMBRAPARC.COM

PROJECT LOCATION: 33 Alhambra Circle. Coral Gables, FL 33143

SALES GALLERY: 2990 Ponce de Leon, Suite 101. Coral Gables, FL 33134



WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

THIS ADVERTISEMENT IS NOT AN OFFERING. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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. THE ARTIST REPRESENTATIONS AND INTERIOR DECORATIONS, FINISHES, APPLIANCES AND FURNISHINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. DEVELOPER MAKES NO REPRESENTATIONS OR WARRANTIES EXCEPT AS MAY BE SET FORTH IN THE OFFERING PLAN. DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE MATERIALS, APPLIANCES, EQUIPMENT, FIXTURES AND OTHER CONSTRUCTION AND DESIGN DETAILS SPECIFIED HEREIN WITH SIMILAR MATERIALS, APPLIANCES, EQUIPMENT AND/OR FIXTURES OF SUBSTANTIALLY EQUAL OR BETTER QUALITY. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. SQUARE FOOTAGE EXCEEDS THE USABLE FLOOR AREA. DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE TERMS OF THE OFFERING PLAN. PLANS AND DIMENSIONS MAY CONTAIN MINOR VARIATIONS FROM FLOOR TO FLOOR. REFER TO WWW.ALHAMBRAPARC.COM FOR FULL LEGAL DISCLAIMERS. THIS IS NOT INTENDED TO BE AN OFFER TO SELL OR SOLICITATION TO BUY CONDOMINIUM UNITS TO RESIDENTS OF ANY JURISDICTION WHERE PROHIBITED BY LAW, AND YOUR ELIGIBILITY FOR PURCHASE WILL DEPEND UPON YOUR STATE OF RESIDENCY. THIS ADVERTISING MATERIAL IS NOT AN OFFER TO SELL NOR SOLICITATION OF AN OFFER TO BUY TO RESIDENTS OF ANY STATE OR JURISDICTION IN WHICH REGISTRATION REQUIREMENTS HAVE NOT BEEN FULFILLED. NO REAL ESTATE BROKER OR SALESPERSON IS AUTHORIZED TO MAKE ANY REPRESENTATIONS OR OTHER STATEMENTS REGARDING THIS PROJECT, AND NO AGREEMENTS WITH, DEPOSITS PAID TO OR OTHER ARRANGEMENTS MADE WITH ANY REAL ESTATE BROKER ARE OR SHALL BE BINDING ON THE DEVELOPER. THE SKETCHES, RENDERINGS, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS BROCHURE ARE PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE.