



**719 BILTMORE WAY**

RESIDENCES

*“A sanctuary that has not lost its charm or history over time.”*

*Jesús Quintero*





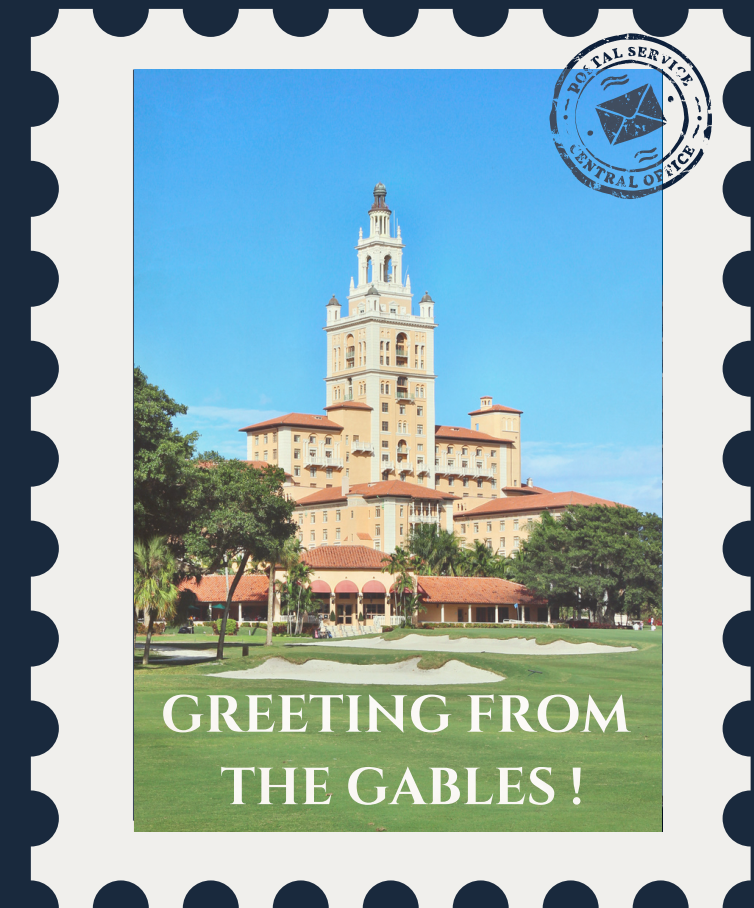
WITH ONLY ONE RESIDENCE SPANNING  
OVER 3,900 SQUARE FEET PER FLOOR, THIS  
EXQUISITE, BOUTIQUE 12-STORY BUILDING  
PROVIDES RESIDENTS AN UNPARALLELED  
PRIVATE LIVING EXPERIENCE  
WITHOUT COMPROMISE



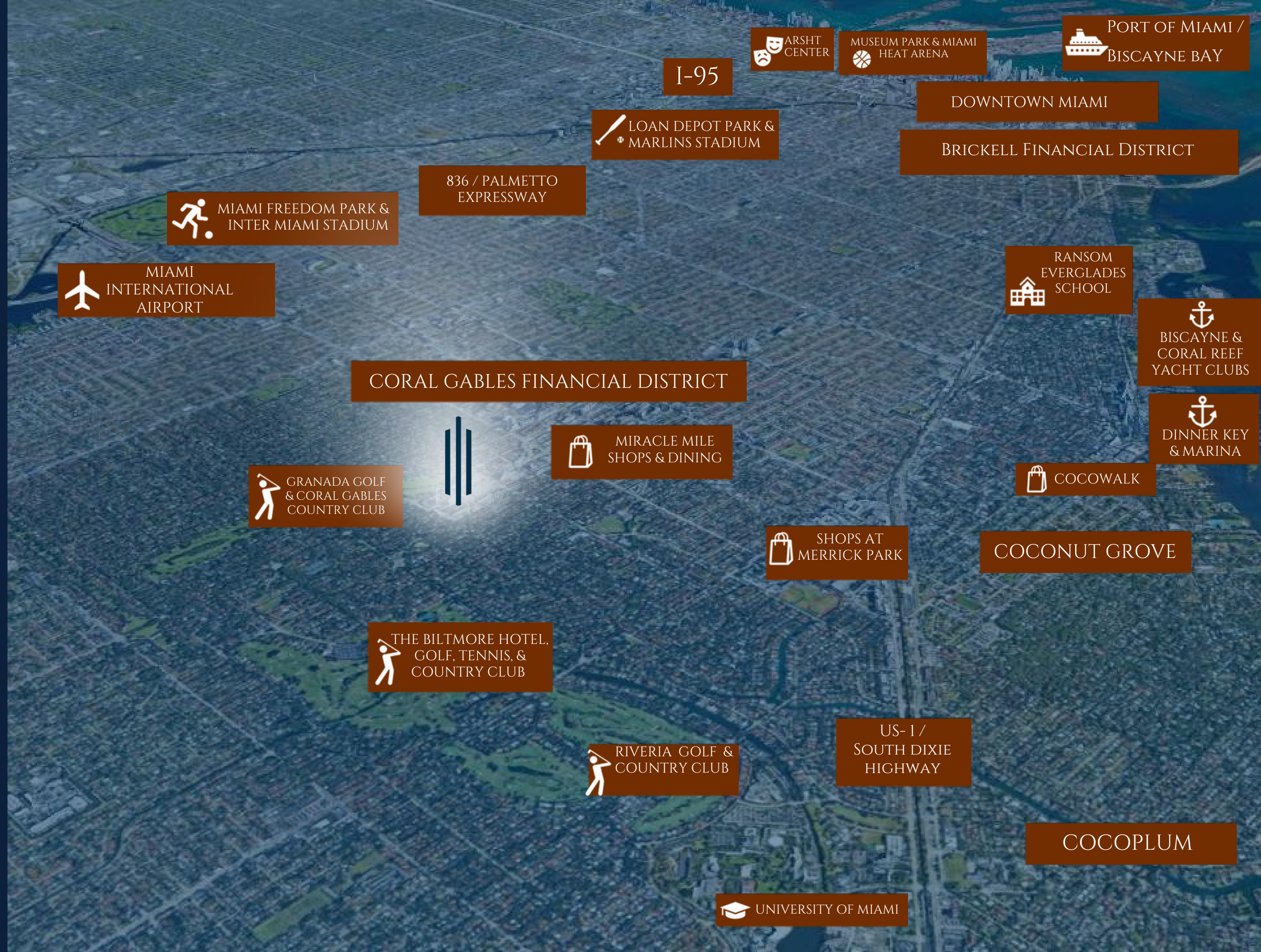
---

# LOCATION

---



Considered one of Miami's most desirable areas, Coral Gables is rich in neighborhood amenities, known for upscale shopping, fine-dining, international business, top-ranked schools and world-class golf.



PORT OF MIAMI /  
BISCAYNE BAY

ARSHT  
CENTER

MUSEUM PARK & MIAMI  
HEAT ARENA

I-95

DOWNTOWN MIAMI

LOAN DEPOT PARK &  
MARLINS STADIUM

BRICKELL FINANCIAL DISTRICT

836 / PALMETTO  
EXPRESSWAY

MIAMI FREEDOM PARK &  
INTER MIAMI STADIUM

MIAMI  
INTERNATIONAL  
AIRPORT

RANSOM  
EVERGLADES  
SCHOOL

BISCAYNE &  
CORAL REEF  
YACHT CLUBS

CORAL GABLES FINANCIAL DISTRICT

DINNER KEY  
& MARINA

MIRACLE MILE  
SHOPS & DINING

GRANADA GOLF  
& CORAL GABLES  
COUNTRY CLUB

COCOWALK

SHOPS AT  
MERRICK PARK

COCONUT GROVE

THE BILTMORE HOTEL,  
GOLF, TENNIS, &  
COUNTRY CLUB

RIVERIA GOLF &  
COUNTRY CLUB

US-1 /  
SOUTH DIXIE  
HIGHWAY

COCOPLUM

UNIVERSITY OF MIAMI

---

# THE NEIGHBORHOOD

---

## CAFES, DINING & LOUNGES

- Caffè Abbracci
- Benihana
- Bulla
- Bugatti
- Christys
- Cibo Wine Bar
- Eating House
- Fiola Miami
- Fogo de Chao
- Graziano's in the Gables
- Hillstone
- House Kitchen & Bar
- Mesamar Seafood Table
- M House
- Miller's Ale House
- Morton's Steak House Pascal
- Perry's Steak House
- Seasons 52
- Talavera Cocina Mexicana
- Villaggio
- Zucca

## NOTABLE SCHOOLS

- Gulliver Preparatory School
- Ransom Everglades School
- Lourdes Academy
- Carrollton School of the Sacred Heart
- Epiphany Catholic School
- Coconut Grove Montessori School
- Gables Montessori School
- St. Hugh Catholic School
- St. Philip's Episcopal School
- St. Stephen's Episcopal Day School
- University of Miami

## PARKS & RECREATION

- Biltmore Golf Course
- Biltmore Tennis Center
- Biscayne Yacht Club
- Coconut Grove Sailing Club
- Coral Gables County Club
- Coral Reef Yacht Club
- Granada Golf Course
- Riviera Country Club
- Salvadore Park Tennis Center

## TRANSIT

- BrightLine Miami Central High-speed Rail Train (6.1 Miles)
- Miami International Airport (3.9 Miles)
- Miami-Opa Locka Executive Airport (10.7 Miles)
- Port Miami (6.7 Miles)
- Coral Gables Trolley

## NEIGHBORHOOD

### SERVICES & LANDMARKS

- Actor's Playhouse
- Biltmore Hotel
- Baptist Health
- Colonnade Hotel
- Coral Gables Hospital
- Coral Gables Library
- Gablestage
- Lowe Art Museum
- Loews Hotel
- Milam's Grocery
- Outdoor Parks, Dog Parks, Bike & Jogging paths
- Trader Joes



---

# THE BUILDING

---

Located on one of the most prestigious and historic streets in Coral Gables, this exquisite, 12-story boutique building was meticulously designed to provide residents maximum privacy, comfort and convenience.



- Exclusive, 12-story boutique building featuring only one residence per floor
- Panoramic views of Granada Golf Course and the surrounding Coral Gables neighborhood
- Luxurious, two-story Lobby with elegantly appointed interiors and reception seating area
- Dedicated elevator lobby with two high-speed elevators and direct access to the Mail Room
- 24/7 smart security system with electronic fob-controlled access to elevators, common areas, amenities, and residences
- Electric vehicle car charging stations
- Covered bicycle storage racks









719 BILTMORE WAY

---

# THE RESIDENCE

---

Private elevators open to expansive, full-floor four-bedroom residences featuring luxurious finishes and modern, open concept spaces spanning more than 3,900 square feet.





Artist's conceptual rendering. See disclaimer page.





---

# FEATURES

---

- Grand, open layout concept with oversized spaces spanning over 3,900 square feet
- Every residence offers views from five separate private outdoor spaces connected to living, dining, den and bedroom areas
- Private elevator foyer with access to dual, high-speed elevators in every residence
- Expansive 10' ceilings fill rooms with abundant natural light with floor-to-ceiling, impact resistant windows and sliding glass doors
- Choice of high-end porcelain tile or wide-plank engineered wood flooring throughout
- Additional powder room for guests
- Nook space with direct access to outdoor Summer Kitchen and dining space
- In-residence laundry area with energy-efficient, full-size, front-loading washer and dryer set, deep-basin sink, drying and ironing areas
- Pre-wired for internet & cable television
- Kitchens feature Wolf® dual-fuel gas-top range and convection oven, Wolf® microwave, Wolf® ice maker, Sub-Zero® refrigerator & freezer, Sub-Zero® wine cooler and Cove® dishwasher
- Generously sized bedrooms with spacious walk-in closets and private ensuite, spa-inspired full bathrooms





Artist's conceptual rendering. See disclaimer page.



---

# KITCHEN & BATHROOM

---

## THE KITCHEN

- Top-of-the-line appliance package featuring: dual-fuel range, microwave, built-in, fully-integrated dishwasher, wine fridge, and SubZero® refrigerator/freezer
- Oversized kitchen island with under-counter storage and countertop seating areas
- Stylish imported Italian cabinetry with a built-in bar and ample storage space

## THE BATHROOMS

- Spa-inspired full bathrooms with glass-enclosed rainfall showers
- Imported Italian vanity cabinetry
- Outfitted with premium fixtures and fittings
- Double-vanity sinks and dual rainfall showers in the Primary Bathroom





Artist's conceptual rendering. See disclaimer page.





Artist's conceptual rendering. See disclaimer page.

---

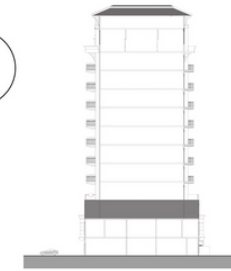
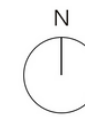
# THE FLOOR PLANS

---





**719 BILTMORE WAY**  
RESIDENCES



**RESIDENCE 300**

4 BEDROOMS  
4.5 BATHROOMS

INTERIOR  
3,539 SF     328 M<sup>2</sup>

TERRACES  
521 SF     48 M<sup>2</sup>

BALCONIES  
192 SF     17 M<sup>2</sup>

TOTAL  
4,252 SF     393 M<sup>2</sup>



BILTMORE WAY



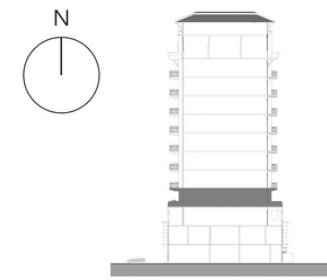
**EQUAL HOUSING  
OPPORTUNITY**

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

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.



**719 BILTMORE WAY**  
RESIDENCES



**RESIDENCE 400**

4 BEDROOMS  
4.5 BATHROOMS

INTERIOR  
3,539 SF      328 M<sup>2</sup>

TERRACES  
521 SF      48 M<sup>2</sup>

BALCONIES  
192 SF      17 M<sup>2</sup>

TOTAL  
4,252 SF      393 M<sup>2</sup>



BILTMORE WAY



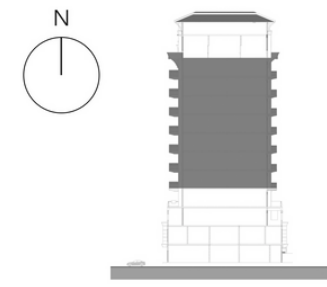
**EQUAL HOUSING  
OPPORTUNITY**

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

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.



**719 BILTMORE WAY**  
RESIDENCES



**RESIDENCE**  
**500 - PH 1100**

4 BEDROOMS  
4.5 BATHROOMS

INTERIOR  
3,539 SF      328 M<sup>2</sup>

BALCONIES  
372 SF      34 M<sup>2</sup>

TOTAL  
3,911 SF      362 M<sup>2</sup>



BILTMORE WAY



**EQUAL HOUSING  
OPPORTUNITY**

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

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.

---

## THE AMENITIES AND SERVICES

---

Experience an elevated standard of living with well-appointed amenities thoughtfully curated for wellness and relaxation.







---

# FEATURES

---

- 24/7 Front Desk concierge staff
- Over 3,900 square feet of indoor and outdoor rooftop amenity spaces
- Rooftop relaxation pool with tropical landscaping, poolside chaise-lounges, sun umbrellas, and daybeds
- Rooftop Fitness Center equipped with the latest cardio machines
- Flexible Business & Study Room with workspace areas, contemporary furnishings, and flat-panel screen
- Expansive, outdoor Rooftop Breezeway Terrace with comfortable, modern outdoor lounge seating



Artist's conceptual rendering. See disclaimer page.

---

# THE TEAM

---

Designed and developed by an internationally renowned, award-winning team with a reputation for delivering excellence in South Florida for over two decades.



# DEVELOPER

## JQ GROUP OF COMPANIES

BASED IN MIAMI, JQ GROUP IS A REAL ESTATE OWNER AND DEVELOPER SPECIALIZING IN RESIDENTIAL, COMMERCIAL, AND HOSPITALITY PROJECTS ACROSS SOUTHERN FLORIDA. JQ GROUP FOCUSES ON TRANSFORMATION, BUILDING INNOVATIVE DEVELOPMENTS THAT IMPACT COMMUNITIES. SINCE 2010, JQ GROUP HAS BUILT MORE THAN 1,500 RESIDENTIAL MULTI-FAMILY UNITS AND OVER 190,000 SQUARE FEET OF COMMERCIAL SPACE, PROVIDING HIGHER STANDARDS OF LIVING AND CONTRIBUTING TO A THRIVING ECONOMY WITH EXCELLENT EMPLOYMENT OPPORTUNITIES.



group of  
companies

# ARCHITECTURE BERMELLO AJAMIL & PARTNERS

BERMELLO AJAMIL & PARTNERS INC. (BA) HERITAGE DATES BACK TO 1939 WITH ITS INITIAL FOUNDING. OVER THE PAST 80-YEARS, BA HAS BUILT AN IMPRESSIVE LIST OF GLOBALLY RECOGNIZED PROJECTS THAT HAVE CHANGED THE LANDSCAPE OF PROMINENT CITIES WORLDWIDE. FOUNDED AND HEADQUARTERED IN MIAMI, BA OPERATES ON SIX CONTINENTS FROM ITS OFFICES IN FLORIDA (MIAMI, FORT LAUDERDALE AND ORLANDO), NEW YORK, CALIFORNIA, AND DENMARK. BA IS RECOGNIZED FOR ITS AWARD-WINNING DESIGNS AND EXTRAORDINARY STANDARDS OF SERVICE AND STANDS AS THE LARGEST HISPANIC-OWNED A&E FIRM IN SOUTH FLORIDA.



# INTERIOR DESIGN

## SIRE DESIGN

WITH A DESIGN APPROACH ROOTED IN MODERNIST PRINCIPLES OF DESIGN AND ARCHITECTURE, SIRE DESIGN TAKES AN ANALYTICAL APPROACH TO INTERIORS WHILE HAVING AN OPEN-MINDED VIEW OF INNOVATION. SIRE DESIGN BELIEVES THAT, AS INTERIOR DESIGN CREATIVES, THEIR ROLE IS TO TRANSFORM AND RE-PURPOSE EACH SPACE - BREATHING NEW LIFE INTO EVERY PROJECT. SPECIALIZING IN RESIDENTIAL, DEVELOPMENT, AND COMMERCIAL INTERIOR DESIGN, THEY HAVE COMPLETED PROJECTS IN OVER THREE COUNTRIES AND A DOZEN CITIES NATIONALLY



S i R E  
D E S I G N



# 719 BILTMORE WAY

## RESIDENCES

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. 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. ALL IMPROVEMENTS, DESIGNS AND CONSTRUCTION ARE SUBJECT TO FIRST OBTAINING THE APPROPRIATE FEDERAL, STATE AND LOCAL PERMITS AND APPROVALS FOR SAME. ALL DEPICTIONS OF APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT.