



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



ALHAMBRA PARC



ONE

Sotheby's
INTERNATIONAL REALTY

SITE ADDRESS:

33 Alhambra Circle
Coral Gables, FL 33134

SALES GALLERY:

2990 Ponce de Leon, Suite 101
Coral Gables, FL 33134

CONNECT WITH US
786·971·2982
WWW.ALHAMBRAPARC.MIAMI



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units to residents of CT, ID, NY, NJ and OR, unless registered or exemptions are available, or in any other jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The Developer (as is defined herein below) reserves the right to revise or modify, in its sole and absolute discretion, any or all improvements, designs and construction specifications depicted and all terms, conditions and statements made. All of the drawings, rendering, and photographs provided by Developer are conceptual only and are for the convenience of illustrating a proposed development; said drawings, renderings and photographs should not be relied upon as representations, express or implied, of the final detail of the residences. All depictions of appliances, fixtures, counters, soffits, wall coverings, floor coverings, furnishings, closets, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily the final finishes and details included with the purchase of a Unit. Consult your Purchase Agreement and the Prospectus for information on what is included with Unit purchases. The photographs contained in these materials and other brochures may be stock photography, or may have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and the photographs are merely intended as illustrations of the activities and concepts depicted therein. No statements or representations have been made by Developer, or any of its agents, employees or representatives with respect to any potential for future profit, any future appreciation in value, investment opportunity potential, any rental income potential, the ability or willingness of Developer, or its affiliates, to assist any buyer in financing, renting (other than the existence of a voluntary rental program) or selling the Unit (except only in response to a direct inquiry from buyer), the economic or tax benefits to be derived from the managerial efforts of a third party as a result of renting the Unit or other units, or the economic or tax benefits to be derived from ownership of the Unit. The Developer, its agents, employees, and representatives are neither investment advisors nor tax advisors and any statement that may have been made should not be relied upon in your decision to purchase. Certain nearby attractions referenced or identified in these materials are off-site and not controlled by the Developer. The references to nearby attractions are based upon public information sources and are believed to be accurate as of the date of these materials or publication; however, there is no guarantee that such attractions will continue to exist, or that there would not be changes and/or substitutions of any of the same. The managing entities, operators, amenities and other features that may be referred to are accurate as of the date of these materials or publication; however, there is no guarantee that the managing entities, operators, amenities and other features that may be referred to will be involved at, or following, the completion of the Condominium. The Developer reserves the right to change any and all such managing entities, operators, amenities and other features that may be referred to as the Developer deems best for the Condominium in the Developer's sole and absolute discretion. Dimensions and square footage of the Units are approximate and may vary with actual construction. The Condominium is being developed by 33 ALHAMBRA LANDCO, LLC, a Delaware limited liability company ("Developer"). You will look solely to Developer with respect to any and all matters relating to the sales, marketing, and development of the Condominium or your purchase of a Unit in the Condominium. No real estate broker is authorized to make any representations or other statements regarding the 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. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on these materials or other brochures. Please check with the Developer for the most current pricing. Concierge services that may be described are available to Unit owners who pay additional fees. Consult the Prospectus for the site plan and the location of the Unit you desire. Unless otherwise noted, this content is owned by Developer and the unauthorized reproduction, display or other dissemination of these or other materials is strictly prohibited and constitutes copyright infringement. Unless otherwise defined, capitalized terms used herein shall have the meanings ascribed to them in the Prospectus.

