



719 BILTMORE WAY
RESIDENCES

719 Biltmore Way is home to a limited collection of nine, four-bedroom, full-floor ultra-luxurious residences located on one of the most prestigious and historic streets in Coral Gables

THE BUILDING

- 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 mail Room
- 24/7 smart security system with electronic fob-controlled access to elevators, common areas, amenities and Residences
- Gated, covered self-parking with two spaces per residence and option to add a lift for a third vehicle
- Electric vehicle car charging stations
- Covered bicycle storage racks
- Pet-friendly building
- Back-up, on-site generator with capabilities to provide full power for all Residences and common areas
- Wi-Fi access throughout all common areas
- Built by an experienced developer with over a decade of delivering excellence in South Florida
- Modern design by award-winning, international architectural and engineering firm

AMENITIES & SERVICES

- 7 days a week 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

SITE ADDRESS: 719 BILTMORE WAY, CORAL GABLES, FLORIDA 33134

THE RESIDENCES

- Grand, open layout concept with oversized interior spaces spanning over 3,900 square feet
- Private elevator foyer with dual, high-speed elevators
- Soaring 10' ceilings with impact resistant windows and sliding glass doors opening to balconies and terraces
- Choice of high-end porcelain tile or wide-plank engineered wood flooring throughout
- Generously sized bedrooms with spacious walk-in closets and private ensuite, spa-inspired full bathrooms
- Additional powder room for guests
- Nook space with direct access to outdoor summer kitchen
- 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
- Ceiling window pockets with power for future seamless motorized window treatment installation

KITCHEN FEATURES

- 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 undercounter storage and countertop seating areas
- Stylish imported Italian cabinetry with built-in bar and ample storage space

BATHROOM FEATURES

- 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 Primary Bathroom

THE TEAM

- Developer JQ Group of Companies
- Architect Bermello Ajamil & Partners
- Interior Designer Sire Design
- Exclusive Sales The Lourdes Alatrisme Team Douglas Elliman Real Estate