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VILLA BILTMORE

WB

WHERE IT ALL BEGAN

Sometimes history repeats itself, revealing the path to our future.



SILVA '15

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# INTRODUCING VILLA BILTMORE

An experience of gracious living in the grand tradition of Coral Gables.

## A PLACE *of* TIMELESS BEAUTY

There's a reason why the city of Coral Gables is famed throughout the world.

It's the lushness of its landscapes.

The classic elegance of its architecture.

The refinement of its neighborhoods.

The liveliness of its attractions.

It's all of this and more. Coral Gables has been named one of the "Most Livable Cities in the World" by the United Nations-backed International Awards for Livable Communities (LivCom).



# LIFESTYLE MATCHED *by* NONE OTHER

Villa Biltmore comprises of two buildings with 11 luxurious residences adjacent to Coral Gables' incomparable Biltmore Hotel and Golf Course. Each residence is designed to incorporate elements of the community's historic charm, lush natural landscape and sophisticated lifestyle.

Each of Villa Biltmore's 11 superior homes including three exclusive penthouses is luxuriously appointed with the finest interior finishes, and designed with your lifestyle in mind. Enjoy breathtaking views of the world-renowned Biltmore greens. Entertain dinner guests in your spacious gourmet kitchen. Relax in the sanctuary of your fabulous spa-inspired master bath.







## INTERIORS *of* VILLA BILTIMORE

### *Kitchen*

- Designer cabinets with spacious pantry.
- Thick counter tops with back splash.
- Variable speed range hood.
- Electric cook top with radiant elements.
- Electric conventional and microwave ovens, with fully programmable cooking cycles.
- 42" refrigerator/freezer with automatic ice maker and matching wood cabinet panels.
- 24" Dishwasher with three wash levels. 1/2 HP heavy duty food waste disposer. Stainless-steel sink.
- Polished chrome, single lever faucet with pull out spray.
- Built in wine cooler and coffee maker.

### *Laundry*

- Three speed washer, white. Electric dryer, white.
- White, molded polypropylene laundry tub with chrome faucet.

### *Other Interior Features*

- Smooth finished ceilings, 10' high, except for certain drops to accommodate mechanical installations, with two coats of flat white paint.
- Smooth drywall finished walls with one coat of primer.
- 8' high interior, solid wood doors, with two coats of semi-gloss white enamel paint.
- Luxury lever sets.
- High energy efficient, central air conditioning system.
- High energy efficient water heater with quick recovery and recirculating pump.
- Telephone, internet, and cable television outlets throughout.
- Fire sprinklers, smoke alarms, and state-of-the-art security system providing audio contact with the building's front desk.





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RELAX  
PEACE  
TRANQUILITY  
SANCTUARY  
HOME  
LOVE

*Master Bathrooms*

- Imported marble floor and wet area matching marble vanity tops.
- Imported marble shower with built-in seat and glass shower enclosure.
- Vanity cabinets featuring lacquered, high gloss, doors.
- Free standing deep soaking tub.
- Toilet with elongated bowl, white.
- Custom designed sinks.
- Faucets and shower heads with chrome finish.
- Full-length vanity mirror.

*Secondary Bathrooms*

- Imported floors and vanity tops.
- Vanity cabinets featuring lacquered, high gloss, white doors. Toilet with elongated bowl, white.
- China lavatory, white.
- Faucets and shower heads with chrome finish.
- Full-length vanity mirror.

*Powder Room*

- Imported marble floors.
- Toilet with elongated bowl, white. China lavatory white.
- Faucets with chrome finish.



## EXTERIORS *of* VILLA BILTMORE

- Classic Mediterranean design, Two 3-story buildings reinforced concrete construction with textured stucco finish.
- Only one or two - three or four bedroom residences per floor.
- Private balconies and terraces accessible from living rooms and bedrooms with architecturally located decorative rails.
- 8' and 10' high reinforced sliding glass exterior doors with high energy efficient tinted glass.
- Elevators, computer-keyed to open in your private residential foyer.
- Private underground garage.
- Lushly landscaped entrance.
- Trash disposal system on each floor.
- Outdoor pool/spa and sun deck.





## DESTINATIONS

The City Beautiful is where you belong. Take in a round of golf at the Biltmore course, or one of the many other stunning local golf courses. Relax and unwind at the spa after a playing thrilling tennis match right next door. Stroll down Miracle Mile for a day of shopping or an evening of leisurely dinner. Explore designer boutiques at the Village of Merrick Park. Browse the art galleries or enjoy live theater. Control the helm aboard a luxury yacht with the ocean right at your finger tips. Coral Gables offers incomparable setting for an outstanding quality of life.

Make it yours.





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# VILLA BILTMORE

In the center of Coral Gables, the heart of Miami.





## ABOUT THE DEVELOPER

Since 1955, Roger Development Group has been a leading real estate development and management company in South Florida. We offer over 55 years of experience in U.S. real estate development serving both domestic and international investment clientele.

Our philosophy is to build on a foundation of trust. We are committed to developing and fostering long-standing relationships to positively impact the lives of our clients and partners. Our solid reputation is the result of our focus on originality and foresight, exceptional business practices, attention to detail, and dedication to the communities we serve.

Some of our portfolio of projects include Gables on the Green, One Village Place, Gables Park Tower condominium residences, 475 Biltmore Way, 3400 Coral Way office building, and several estate residences throughout South Florida.

Oscar Roger was instrumental in working with the State of Florida and Coral Gables governmental agencies in the rezoning of a former north industrial area surrounding the Village of Merrick Park into a mixed-use residential and commercial district. The residences of One Village Place helped to increase mall traffic and enhance the economic prosperity of Coral Gables.



Oscar Roger



Oscar Roger, Jr.

One Merrick Park, Coral Gables



One Village Place, Coral Gables



Gables on the Green, Coral Gables



Gables Park Tower, Coral Gables



3400 Coral Way, Miami



Le Phare, Key Biscayne

