

ALMERIA ROW II

Luxury Address of Choice in Coral Gables



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About Almeria Row

Setting a new standard in Coral Gables, the highly anticipated Phase Two of the award-winning Almeria Row is reminiscent of the finest town houses in New York and London. The first construction of its kind in the city since the 1920s, the exclusive town houses of Almeria Row blend classical and tropical design with urban elegance. The designers of Almeria Row were influenced by the eminent architect Mott B. Schmidt, who built in New York, amongst the most elegant neo-Georgian town houses in the early 20th century. Sensitivity to historical details, a strong sense of neighborhood scale, and tasteful façades are amongst his hallmarks. In Almeria Row, DLGV Architects and Urbanists recover the best of the town house tradition while integrating fee simple ownership, value and comfort in the heart of Coral Gables.

Almeria Row combines the amenities of urban living with the convenience of a single-family home, ideally located within walking distance to downtown Coral Gables. Gracious front elevations, luminous and well-proportioned interiors, high ceilings, quality materials and fine finishes distinguish Almeria Row as a luxury address of choice in Coral Gables and recall the best of the building traditions of “The City Beautiful”.

Phase one of Almeria Row has been featured in prestigious publications such as Florida International Magazine, Miami Herald Home & Design, Home Miami Magazine, and Clem Labine’s Period Homes Magazine. In 2008, the project’s prestigious team of de la Guardia Victoria Architects & Urbanists, Inc. received a Palladio Award for Excellence in Residential



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Kitchen

Large windows and door open the kitchen/family room to courtyard

Spacious kitchen island for informal dining

White wood louvered cabinets and beadboard backsplash

Calacatta terrazzo countertops

36" Subzero refrigerator/freezer

36" Wolf gas range, and stainless steel hood

Miele dishwasher

Pantry

White wood louvered cabinets

24" U-line Dual Zone under counter wine cooler

Wolf microwave



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Bathrooms

Large window overlooks tropical trees and private courtyard

Coral stone floors

White wood louvered cabinets with Calacatta
marble countertops

Large showers with double showerheads in two bathrooms

Double vanities in two bathrooms

Natural teak wood framed mirrors

White Kohler fixtures throughout with chrome faucets



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Ideal Home

Spacious bathrooms and walk-in closets

Classically detailed Coralina stone portico

Four or Five bedrooms with 4 ½ baths

Private courtyard with coral stone floors, water feature,
and exotic tropical vegetation

Large windows with transoms provide abundant natural light

Skylight over central stairwell

Spacious bathrooms and walk-in-closets

11 ft. tall ceilings and 8 ft. high interior doors



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Bedrooms

Large windows with transoms overlooking tropical trees and private courtyard

16 ft. high Caribbean tray ceilings in master bedroom

Wood architraves, crown moldings, and baseboards

European oak wood floors throughout

Three energy efficient central air conditioning units

Hurricane impact resistant windows with plantation shutters

City gas and energy efficient tankless water heater

Elevator ready design

Pre-wiring for cable, internet, and high-definition television



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THE CITY BEAUTIFUL

Coral Gables stands out as a planned community that blends color, details, and the Mediterranean Revival architectural style. Coral Gables' founders imagined both a "City Beautiful" and a "Garden City," with lush green avenues winding through a residential city, punctuated by civic landmarks and embellished with detailed and playful architecture features.

Known as "The City Beautiful," Coral Gables stands out as a rare pearl in South Florida and attracts national and regional retailers along with an abundance of boutiques and retail shops. Miracle Mile is the center of a true downtown district, and is internationally known. The Village of Merrick Park is a 780,000 square foot mixed-use retail, residential and office project anchored by Neiman Marcus and Nordstrom, and has more than 100 other select retailers including Tiffany & Co., Burberry, Coach and Gucci.



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A1 – 4 Bedrooms

AR-1 4-BEDROOMS

Total A.C.	2,995 sq. ft.
2 Car Garage	625 sq. ft.
Covered Terrace	365 sq. ft.
Courtyard	463 sq. ft.
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Total Area	4,448 sq. ft.

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A2 – 4 Bedrooms

AR-2 4-BEDROOMS

Total A.C.	3,083 sq. ft.
2 Car Garage	625 sq. ft.
Covered Terrace	365 sq. ft.
Courtyard	419 sq. ft.
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Total Area	4,492 sq. ft.

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OPTION - 5 BEDROOMS

Total A.C.	3,083 sq. ft.
2 Car Garage	625 sq. ft.
Covered Terrace	365 sq. ft.
Courtyard	419 sq. ft.
<hr/>	
Total Area	4,492 sq. ft.

Option - 5
Bedrooms



GC3 DEVELOPMENT

GC3 Development is one of South Florida's most trusted builders, recognized for quality construction, exceptional architectural design, and dedication to customer satisfaction for over 30 years. Founded by Pedro Garcia-Carrillo, this family-operated development company has successfully zoned, platted, constructed and sold numerous projects, from high-end luxury home communities to large tract housing developments.

The award-winning company understands and accommodates each client's needs, working closely with them from the start and focusing on every detail to ensure a satisfying home-buying experience. Their success has been built on a very simple philosophy: never compromise on quality or customer service. Now on its second generation of growth lead by Michael Garcia-Carrillo, GC3 Development continues to earn and keep their customers' trust, communicating clearly during each step of the building process and using only the finest local craftsmen and suppliers. GC3's most recent accomplishments are Residences at Vizcaya, French Village at Pinecrest and numerous custom homes throughout Miami, Pinecrest and Coral Gables.

Whatever your dreams, bring them to GC3.

ARCHITECT

de la Guardia Victoria Architects and Urbanists has been committed to the design of buildings and urban places inspired by history, theory and the traditional building arts since 1987. We believe it is the duty of the architect to produce an architecture which, in the words of Alberti, "gives comfort and the greatest pleasure to mankind, to individual and community alike".



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