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MERRICK MANOR

Coral Gables Within Reach





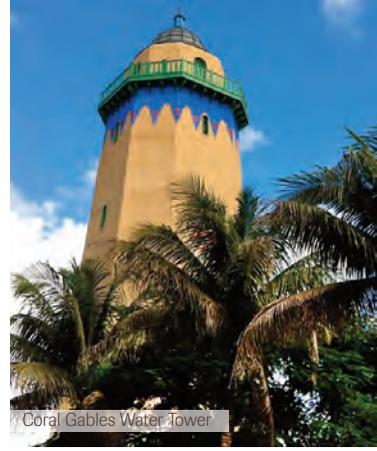
Dinner on Miracle Mile



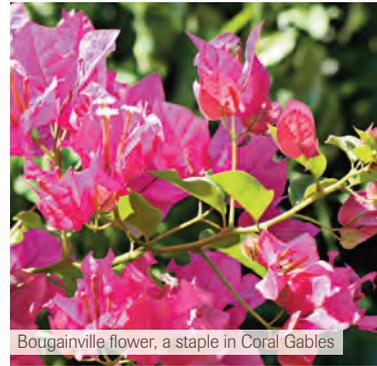
Miracle Mile dining & shopping destination



Shopping at Merrick Park



Coral Gables Water Tower



Bougainville flower, a staple in Coral Gables



A round of golf at The Biltmore Hotel

A LIFE YOU COULD GET USED TO, EASILY.

Since the 1920's, Coral Gables' pedestrian-friendly boulevards, parks, fountains, shops and historic buildings have made it Miami's premier residential address. It is the place where everyone wants to live, work and enjoy time with family and friends.

With Merrick Park just a short stroll away, you will not have to travel far to visit the best boutiques in the city as well as an array of charming bistros. If you travel a few blocks further you will find yourself surrounded by the vibrant melange of restaurants, shops, galleries, theaters, and museums that call downtown Coral Gables home.

Once you taste the convenience and ease of metro living in the City Beautiful, you'll never want to live anywhere else.



The Biltmore Hotel pool



Coral Gables' famed Venetian Pool



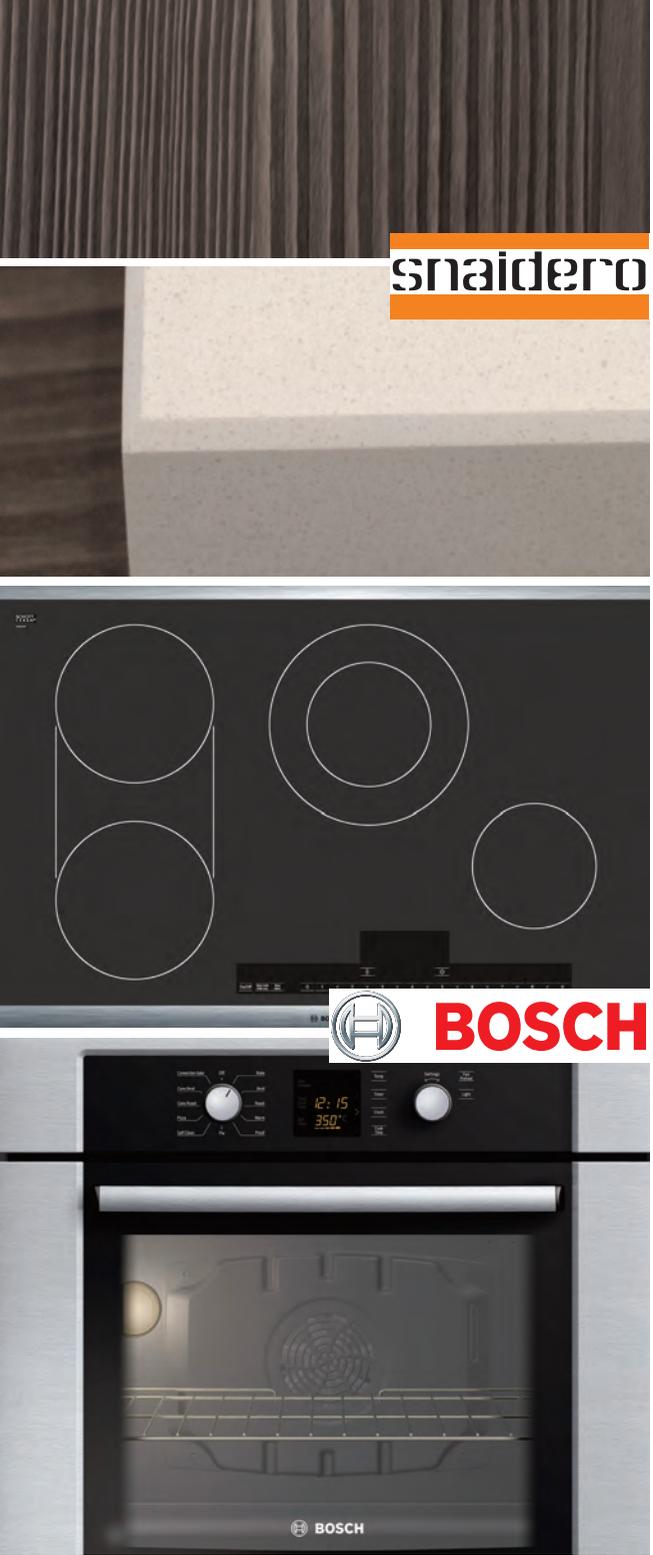
Friends dining at Merrick Park



Biking along the many trails in Coral Gables



The University of Miami is only minutes away.



snaidero

YOUR EXCEPTIONALLY WELL-EQUIPPED HOME AWAITS.

Merrick Manor delivers contemporary style and smart value without forgetting the graceful Mediterranean character of the Gables. Warm wood and natural stone join forces with glass and burnished metal to create a unique environment as welcoming as it is functional.

At Merrick Manor, quality of life is key. Exquisite one-to-three bedroom floorplans accentuate the flow of today's live/work/entertain lifestyle. From the reception, to the residences, and throughout the building's amenities, careful design and attention to detail made certain that our features enhance your daily experience.

RESIDENCE FEATURES

- One, two & three-bedroom floorplans
- Custom wood entrance doors wrapped with LED lighting
- Residences feature spacious terraces
- Many residences have spacious Lanais
- White quartz countertops
- White quartz waterfall island
- Grohe and Duravit plumbing and fixtures
- Full size GE washer and dryer

GOURMET KITCHENS

- Snaidero Italian cabinets
- Built-in Bosch appliances: dishwasher, cooktop, microwave, oven, and hood
- Subzero refrigerator

BATHROOMS

- Marble flooring throughout
- Snaidero Italian vanities
- Full size bathtubs elegantly mounted on white quartz



BOSCH

BOSCH



AN ENVIRONMENT CREATED FOR THE BEST OF TIMES.

Merrick Manor has been designed with yesterday, today, and tomorrow firmly in mind. As a resident, you will enjoy all the modern conveniences today's city dweller cannot live without. Behind the scenes, up-to-the-minute Wi-Fi technology will keep you online and connected to your virtual universe, even as you channel the classic Gables feel of long ago.



BUILDING FEATURES AND SERVICES

- 10 stories comprising 180 residences
- Adjacent to the luxurious Village of Merrick Park, the most sophisticated retail in Coral Gables and among the top shopping destinations in the South East.
- Award-winning interior design and furnishings by Michael Wolk
- Covered, secured and assigned parking
- 24-hour Valet Parking
- 24-hour front desk Concierge
- Spacious lobby for a superb arrival impression
- Ground-level boutique retail to enhance your living experience
- Four elegantly-appointed elevators
- Impact-resistant windows and doors
- Business Center/Shared office space with computer-ready desks and multimedia screen for presentations and conference calls

5TH FLOOR "MERRICK RETREAT" & ENTERTAINMENT COMPLEX

A Merrick Manor exclusive, The Retreat is a signature 5th floor environment that opens to the sky and forms the social heart of the building.

- Lushly landscaped 25 x 50ft skyterrace pool
- Unique indoor/outdoor fitness center, overlooking the pool featuring state-of-the-art TechnoGym equipment
- Outdoor yoga adjacent to the pool for exercising *al fresco*
- Oversized outdoor entertainment area with complete summer kitchen, barbeque, bar and seating – perfect for hosting friends and family
- Pool Concierge
- Gym Attendant

TECHNOLOGY MIX

- Merrick Manor is an Apple-adapted community
- Wi-Fi in all amenity areas
- AT&T U-verse

ENVISIONED, DESIGNED, BUILT AND SOLD BY A PROVEN TEAM.



Developer: **THE ASTOR COMPANIES**

"We carefully hand-picked Merrick Manor's location, design team and builder. The result will be a truly exceptional place to enjoy the Gables life."

— Peter Torres, Vice President



Astor Companies is a privately held real estate development company with experience in all facets of the industry including development, construction, leasing and management. With father-and-son team Henry and Peter Torres at the helm, Astor focuses on building luxury developments in commuter- and pedestrian-friendly locations that appeal to residents seeking an urban lifestyle. With an eye for detail, Astor incorporates exceptional architecture, interiors, and amenities in each of their developments. Astor has successfully delivered numerous luxury towers across Miami valued at more than \$200 million, including Nordica, Gateway to the Grove, Brickell Vista and Valencia. More information can be found at www.astorcompanies.com.

▼ The Astor Companies: 1 Gateway to the Grove 2 Valencia South Miami 3 Brickell Vista 4 Nordica



Interior Designer: **MICHAEL WOLK DESIGN ASSOCIATES**

"In Merrick Manor, we hope to redefine the texture of modern Gables living."

— Michael Wolk, Creative Director

A local institution and favored go-to resource when interior and furniture design excellence is the criteria, Michael Wolk and his team have been creating great living and working spaces for many years, here in South Florida and around the world. The firm's philosophy can be summed up in three simple, powerful words: Making Design Matter. They believe that anyone can create something functional, and anyone can create something beautiful – but that true design will always accomplish both. For the interiors of Merrick Manor, we've challenged Wolk to bring about an inspired fusion of both modern and historic materials and workmanship. We have no doubt he will succeed.

▼ Michael Wolk Design Associates: Trump International Beach Resort



Architect: **BEHAR • FONT & PARTNERS, P.A.**

"Coral Gables has always been a city unlike the others. Our plan for Merrick Manor preserves that spirit."

— Javier Font, Principal

When it was time for the new Miracle Mile grand entrance and towers to be designed in the late 90's, Coral Gables called on Behar • Font. No surprise. The firm's principals have a combined 52 years of architectural experience, deep local roots, and an intuitive understanding of city founder George Merrick's original vision for the Gables – as home to a lifestyle of sophisticated leisure and celebration of the arts & crafts. Now, with the design of Merrick Manor, they bring a fresh chapter of that vision to life. A truly habitable, creative, functional and flexible building in the very heart of the community. George would approve.



Builder: **SOUTH POINTE CONSTRUCTION**

"Building in close collaboration with developer, architect and designer will make Merrick Manor stand taller."

— Miguel E. Baena, President

South Pointe Construction's founders have successfully combined "big company" systems and procedures with the close attention to detail more typically found in smaller companies. This enables a clear emphasis on building enduring values, no matter what scale project they undertake – and raises the bar on quality and client satisfaction with the finished result.



Exclusive Sales & Marketing: **CERVERA REAL ESTATE**

"While Miami continues to become the most exciting city in the world, Coral Gables, the City Beautiful, truly feels like home"

— Alicia Cervera Lamadrid, Managing Partner

Miami-based Cervera Real Estate has been South Florida's industry leader in condominium sales for more than four decades, and was the area's first brokerage to market extensively on an international scale. Today, Cervera's team of more than 250 professionals specializes in representing Miami's premier residential towers – making them the broker of choice for the latest luxury developments.

▼ Behar • Font & Partners, P.A.: The Parc






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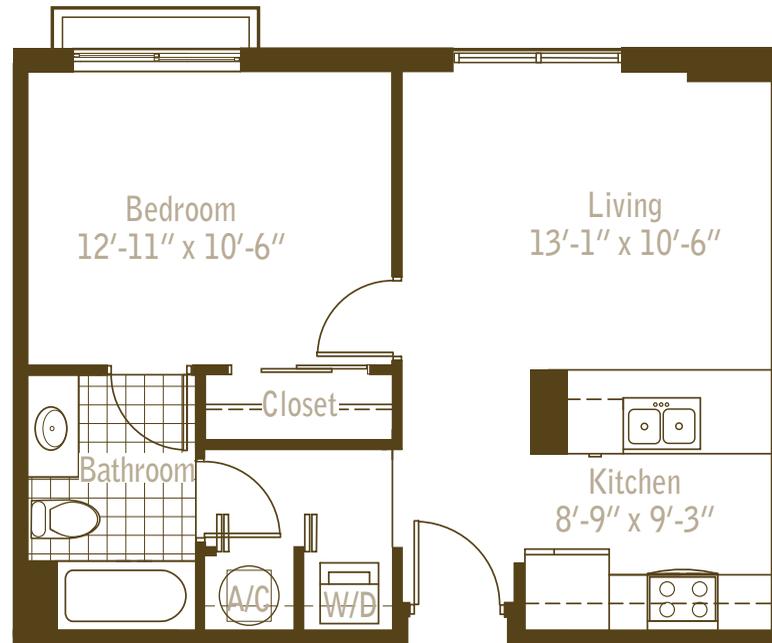




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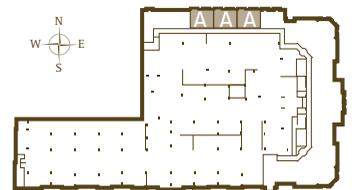
UNIT A

1 BEDROOM + 1 BATH STUDIO

ENCLOSED AREA	572 SF	53.1 SM
BALCONY AREA	11 SF	1.0 SM
TOTAL RESIDENCE	583 SF	54.1 SM

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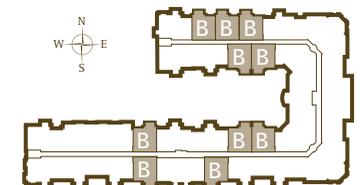
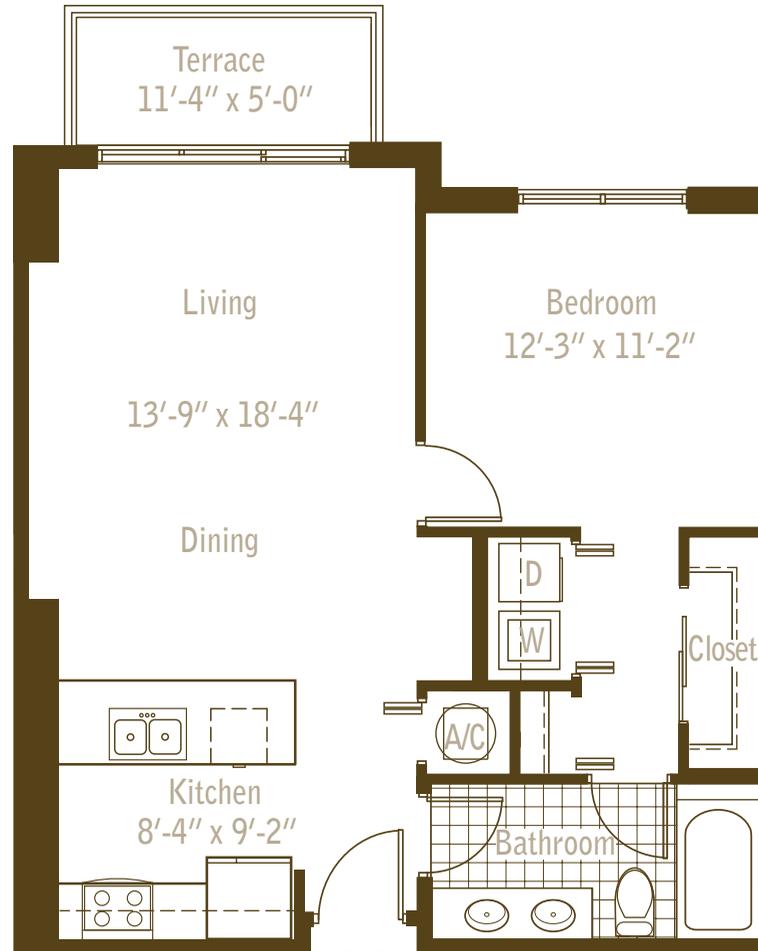
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UNIT B

1 BEDROOM + 1 BATH

ENCLOSED AREA	739 SF	68.6 SM
BALCONY AREA	57 SF	5.3 SM
TOTAL RESIDENCE	796 SF	73.9 SM



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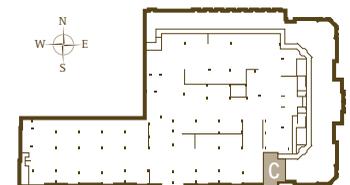
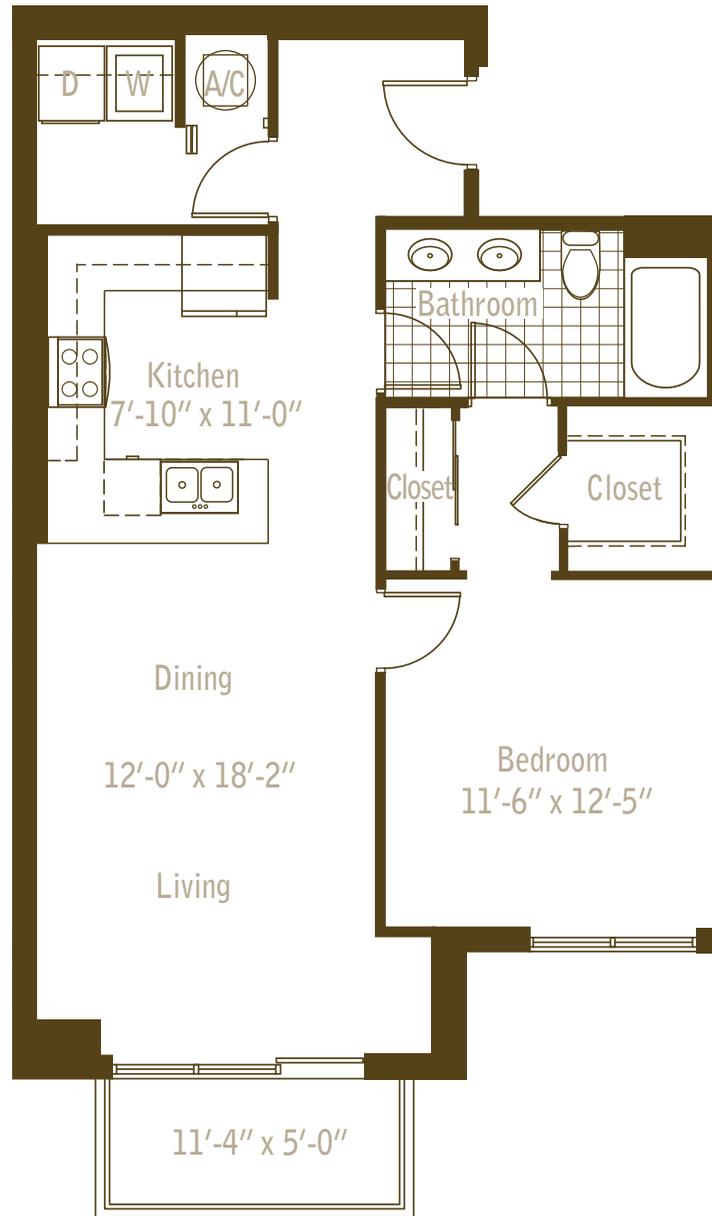


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UNIT C

1 BEDROOM + 1 BATH

ENCLOSED AREA	855 SF	79.4 SM
BALCONY AREA	57 SF	5.3 SM
TOTAL RESIDENCE	912 SF	84.7 SM



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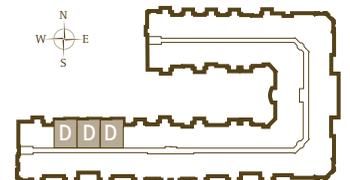
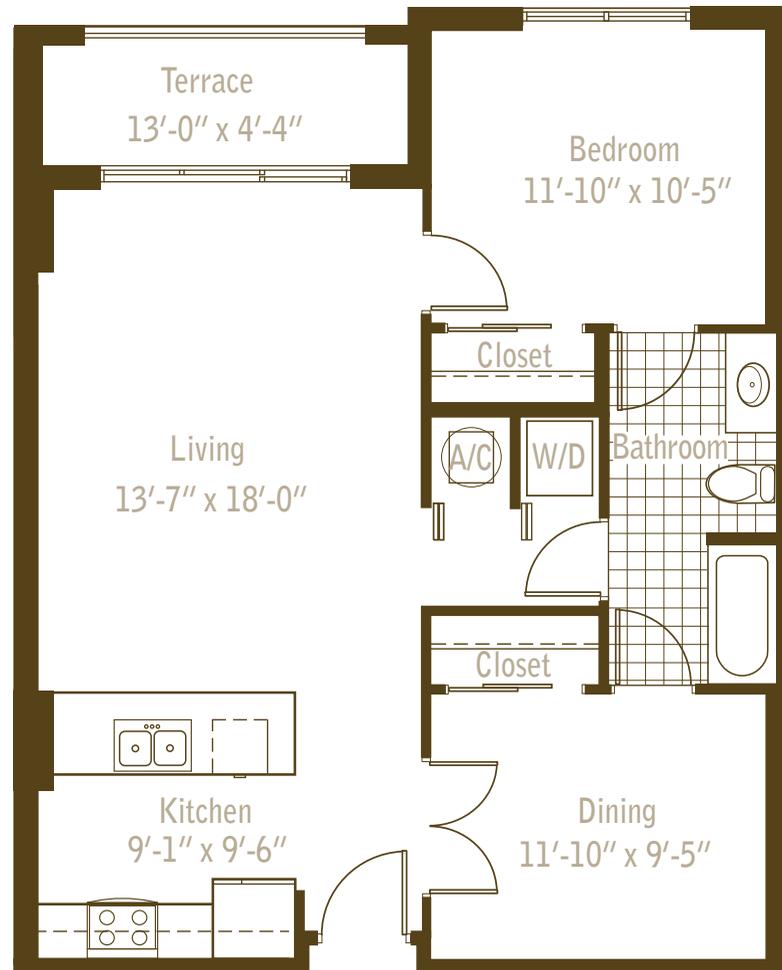
UNIT D

1 BEDROOM + 1 BATH + DEN

ENCLOSED AREA	853 SF	79.2 SM
BALCONY AREA	68 SF	6.3 SM
TOTAL RESIDENCE	921 SF	85.5 SM

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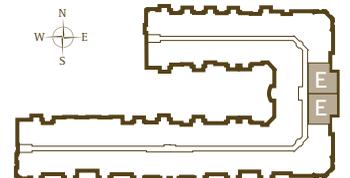
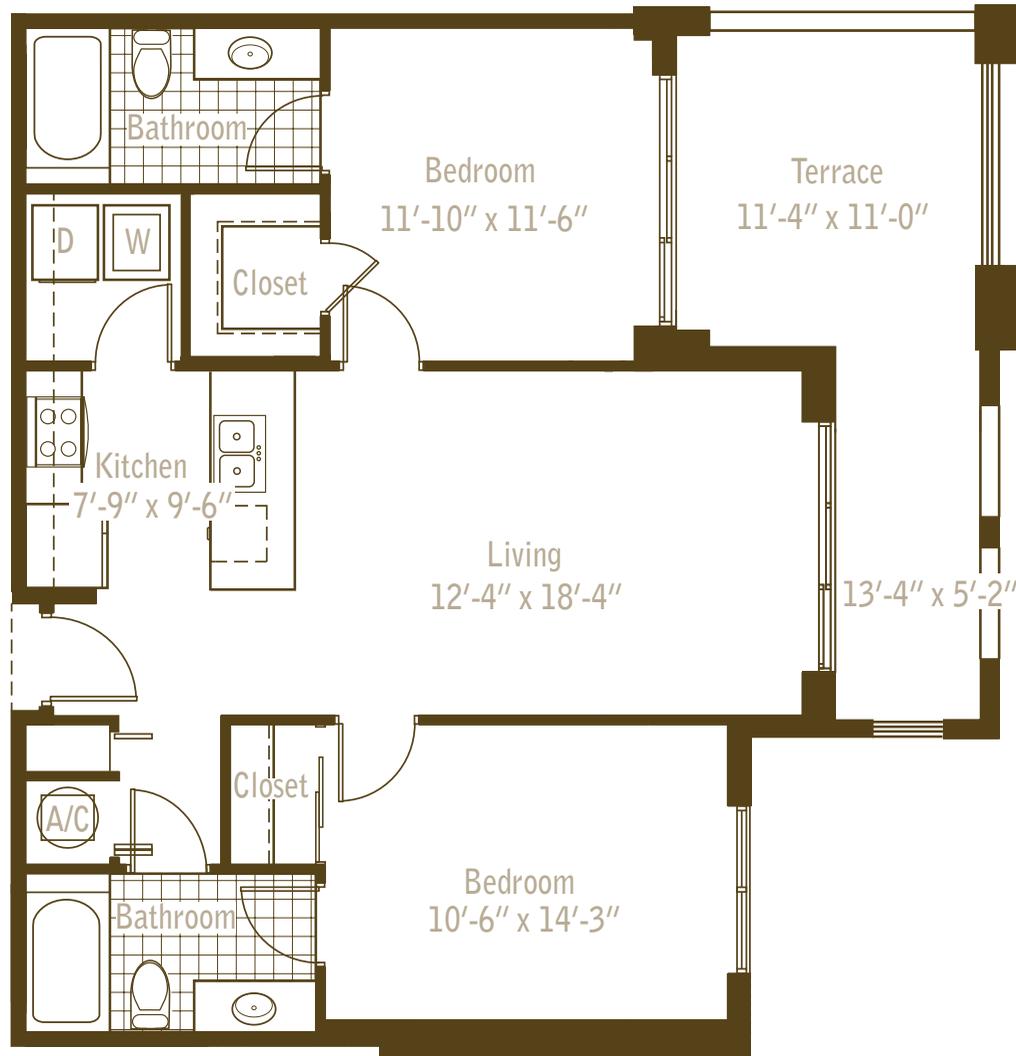
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UNIT E
2 BEDROOMS + 2 BATHS

ENCLOSED AREA	967 SF	89.8 SM
BALCONY AREA	215 SF	20.0 SM
TOTAL RESIDENCE	1182 SF	109.8 SM

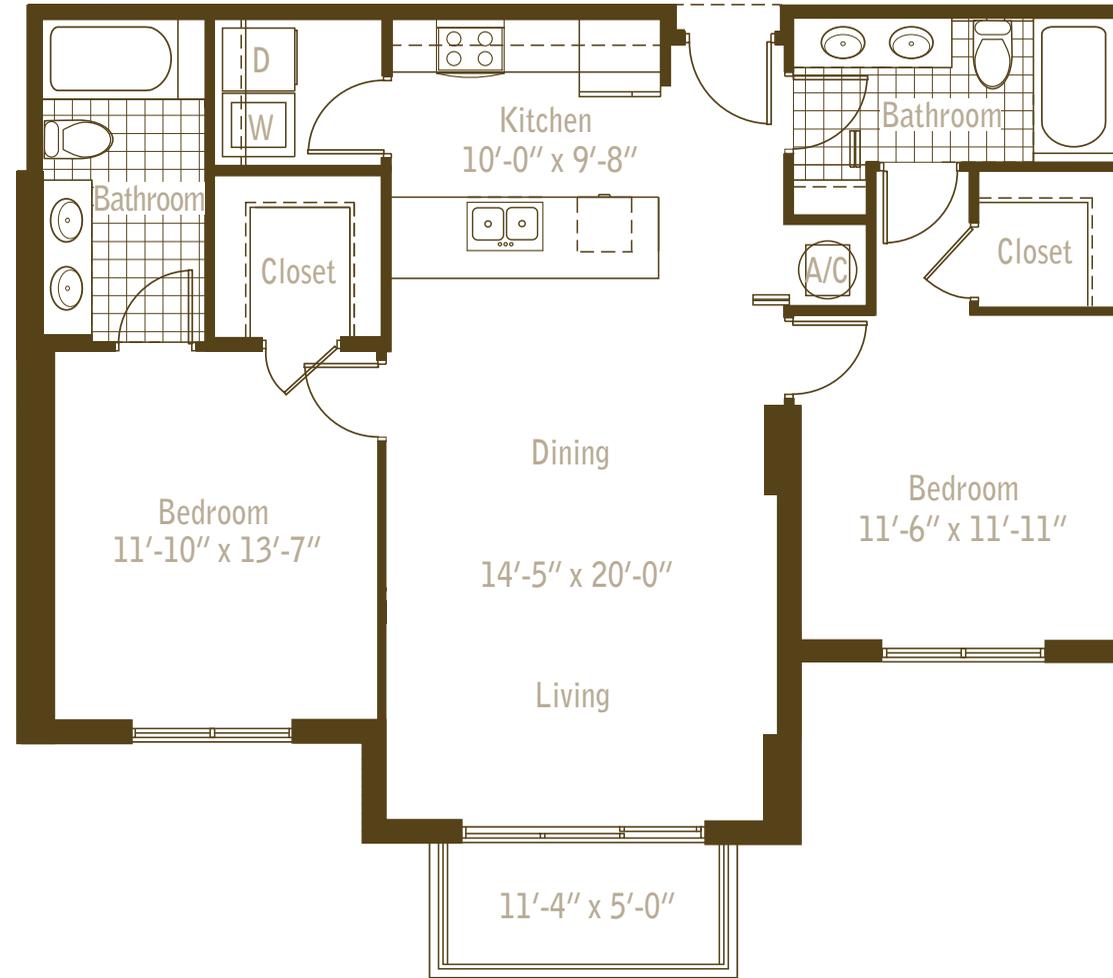
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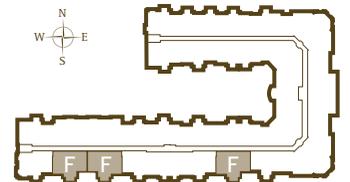
UNIT F

2 BEDROOMS + 2 BATHS

ENCLOSED AREA	1114 SF	103.5 SM
BALCONY AREA	57 SF	5.3 SM
TOTAL RESIDENCE	1171 SF	108.8 SM

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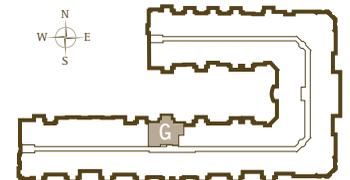
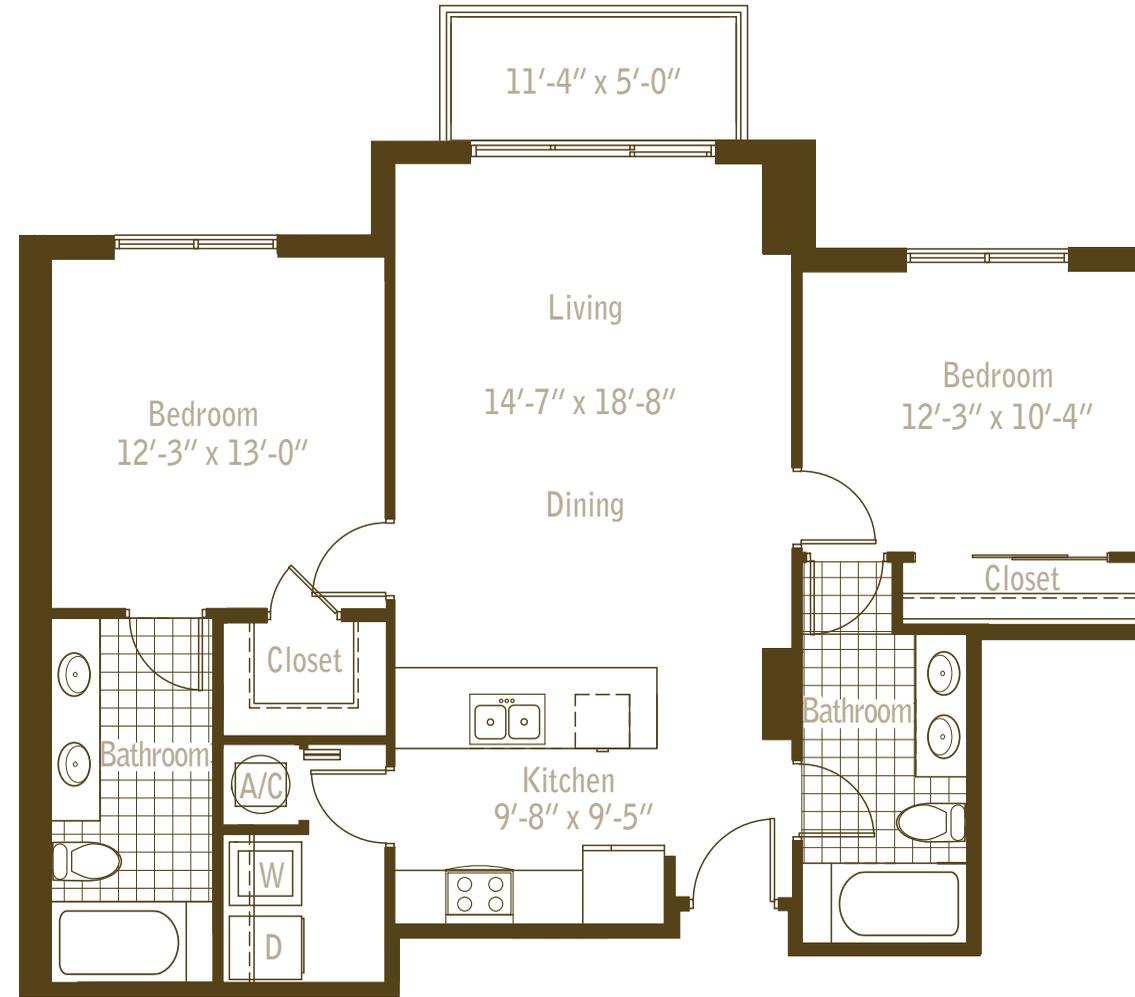


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UNIT G

2 BEDROOMS + 2 BATHS

ENCLOSED AREA	1082 SF	100.5 SM
BALCONY AREA	57 SF	5.3 SM
TOTAL RESIDENCE	1139 SF	105.8 SM



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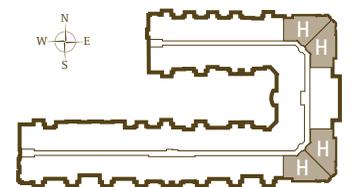
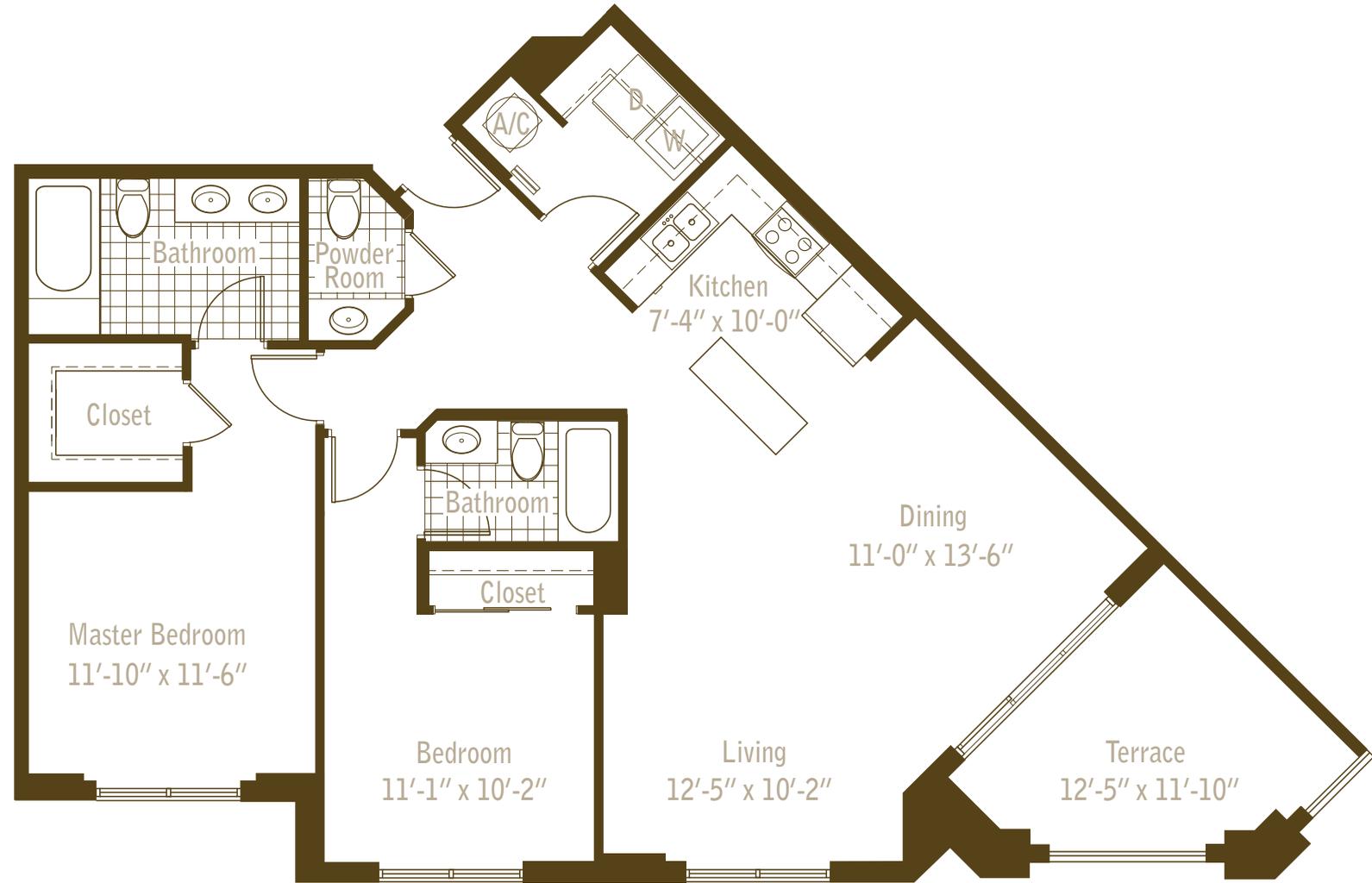
UNIT H

2 BEDROOMS + 2.5 BATHS

ENCLOSED AREA	1202 SF	111.7 SM
BALCONY AREA	135 SF	12.5 SM
TOTAL RESIDENCE	1337 SF	124.2 SM

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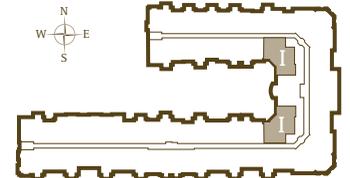
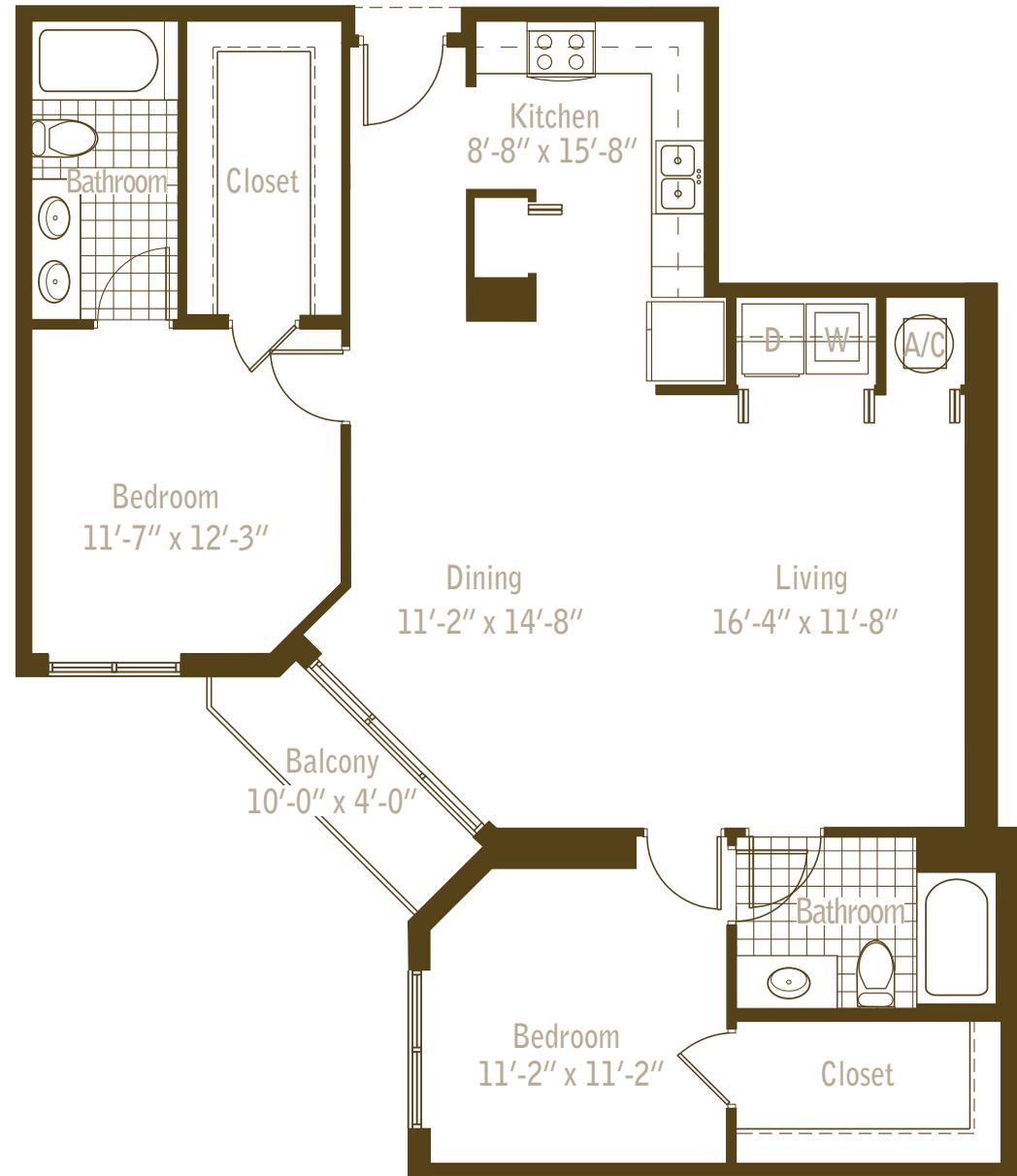


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UNIT I

2 BEDROOMS + 2 BATHS

ENCLOSED AREA	1209 SF	112.3 SM
BALCONY AREA	44 SF	4.1 SM
TOTAL RESIDENCE	1253 SF	116.4 SM



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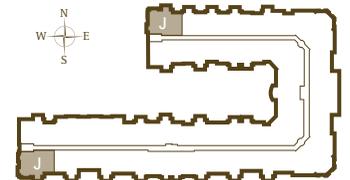
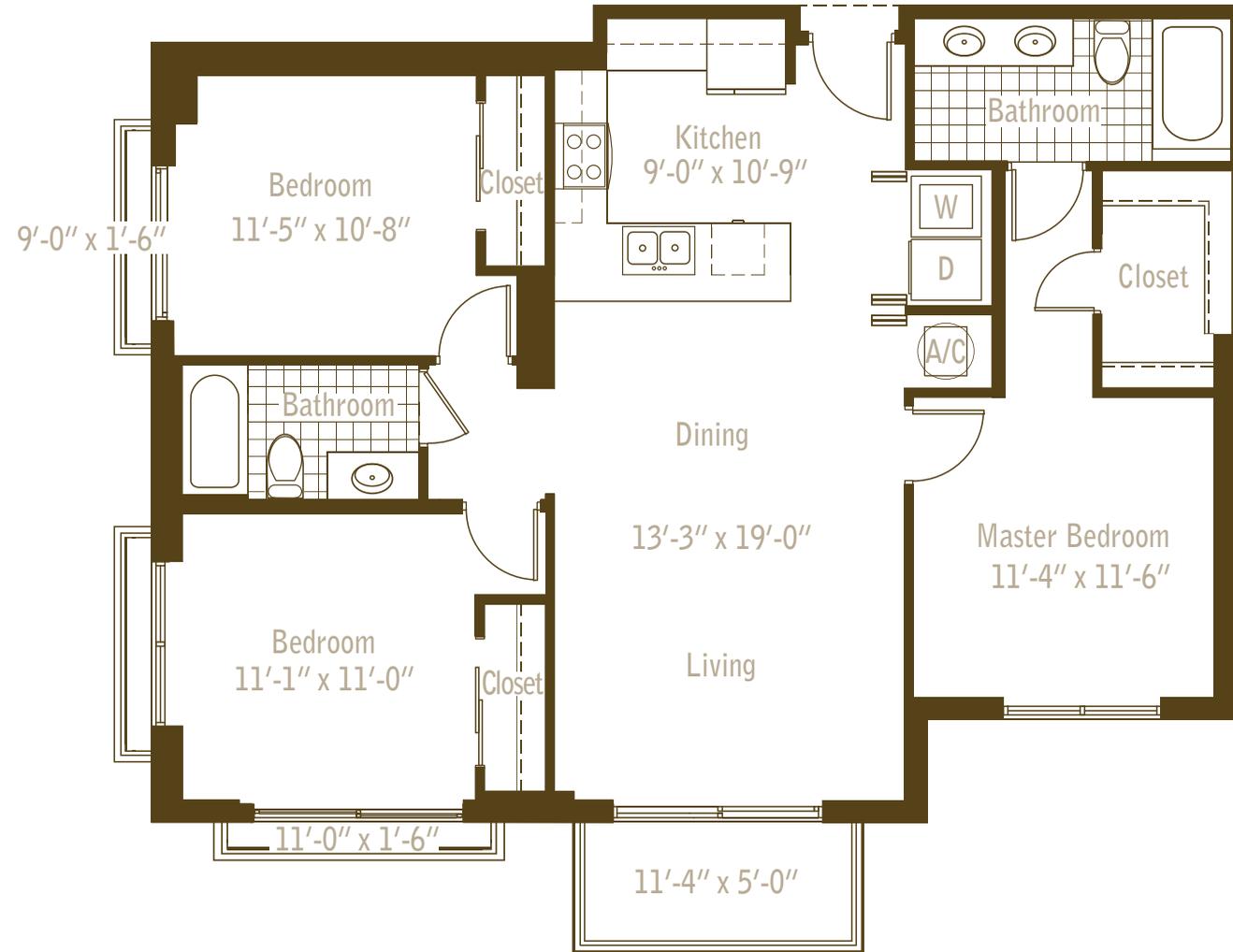
UNIT J

3 BEDROOMS + 2 BATHS

ENCLOSED AREA	1215 SF	112.9 SM
BALCONY AREA	98 SF	9.1 SM
TOTAL RESIDENCE	1313 SF	122.0 SM

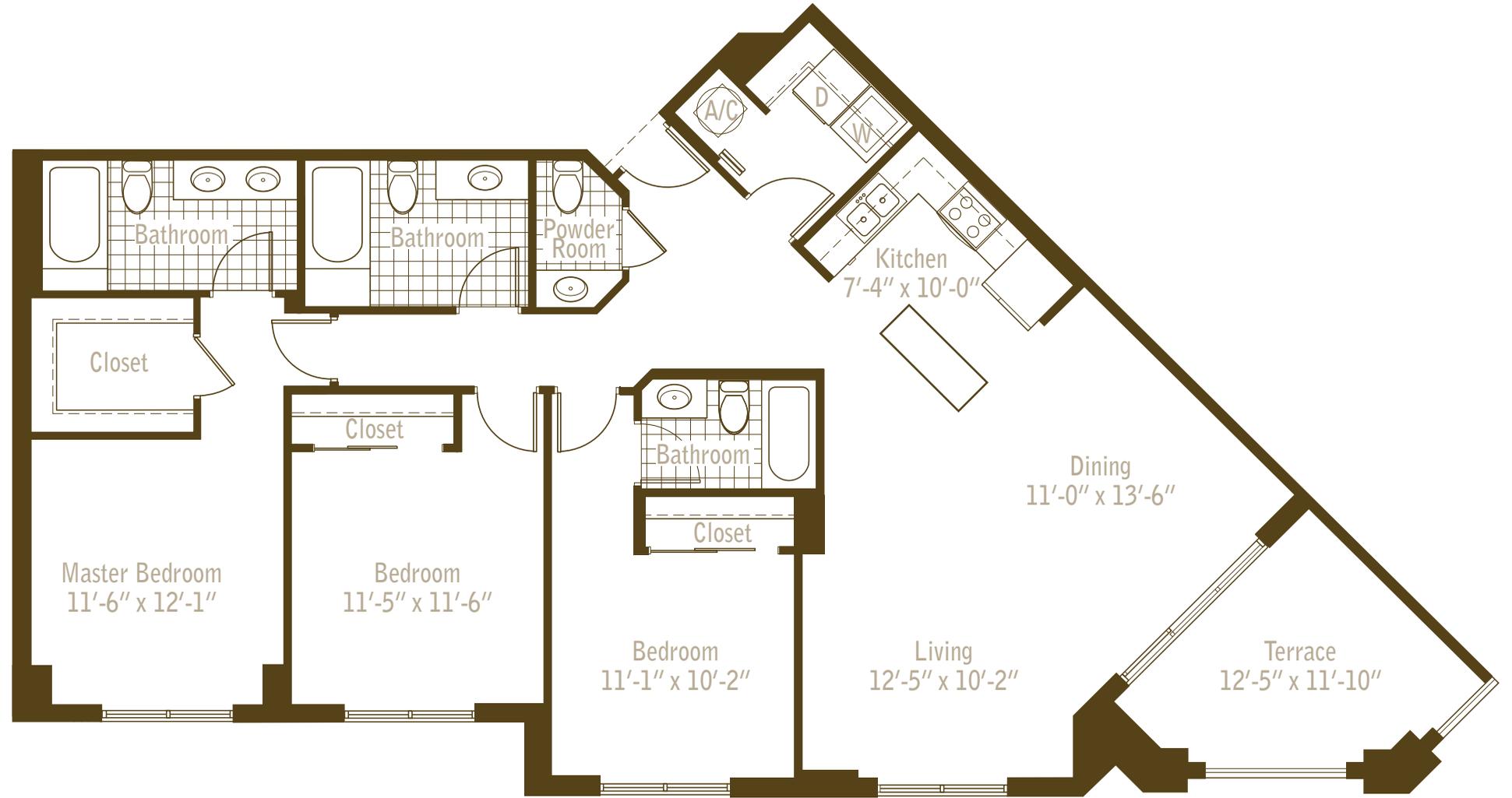
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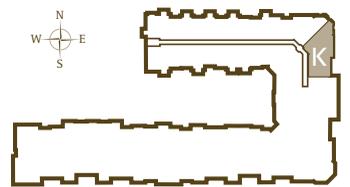
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UNIT K

3 BEDROOMS + 3.5 BATHS

ENCLOSED AREA	1520 SF	141.2 SM
BALCONY AREA	135 SF	15.8 SM
TOTAL RESIDENCE	1655 SF	157.0 SM



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