



FACT SHEET

Merrick Manor is a \$160 million Mediterranean Villa style development located in the heart of Coral Gables, one of the country's most prestigious urban neighborhoods. At 10 stories comprised of 227 residences, the latest residential development from The Astor Companies is the first new-to-market condo to launch in Coral Gables, since Miami's previous building boom between 2003 and 2008.

A few steps away from the Shops at Merrick Park, Merrick Manor is surrounded by an array of restaurants, entertainment, bars, boutiques and world-class golf courses such as Biltmore, Granada and Riviera Golf Course.

Nearby, are historic points of interest and cultural institutions including the Biltmore Hotel, Coral Gables Museum, Vizcaya Museum and Gardens, Venetian Pool, Fairchild Tropical Botanic Garden and the Lowe Art Museum. Other neighborhoods and destinations within approximately 10 minutes include South Miami, Coconut Grove, Brickell, Key Biscayne, Downtown Miami, and less than 10 minutes from Miami International Airport.

In the heart of Coral Gables' urban core, Merrick Manor is a few miles from the University of Miami and less than 1.5 miles from the Coral Gables business district. Nationally ranked schools are also nearby, including Carrolton School, Coral Gables Senior High, Kumon Math and Reading Center, Ransom Everglades School, Riviera Day School, Somerset Academy and St. Theresa School.

PROJECT NAME	Merrick Manor
ADDRESS	301 Altara Avenue, Coral Gables, Florida 33146
DEVELOPER	The Astor Companies
RESIDENCES	227 with one, two, three and four bedroom floorplans from 574 to 3,423 square feet
RETAIL SPACE	20,000 square-feet of Prime, Class "A" street level retail space
BUILDING CONCEPT	10 story contemporary Mediterranean Villa style
PRICING	From \$394,990 to \$2 million+
SALES GALLERY	301 Altara Avenue, Suite 119, Coral Gables, Florida 33146



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BUILDING FEATURES

- Spacious, double-height lobby with gorgeous architecture and finishes designed by *Interiors by Steven G.*
- State-of-the-art fitness center
- Residents lounge with bar and prep kitchen area
- Resort-style heated Saline pool with lounge seating and summer kitchen area
- Lush garden-style landscaping by *Witkin Hults Design Group*
- Residents business center with computer-ready desks, large-format TV/multimedia screen with presentation and conference room
- Pet-friendly community and dog washing stations
- 24-hour front desk and concierge
- 24-hour valet parking
- Impact resistant windows and doors
- Four elegantly appointed high-speed elevators
- High-speed Wi-Fi, Apple® TV and digital music connectivity in common areas
- AT&T U-verse or Comcast service available
- Controlled access building with covered garage parking, featuring charging stations
- Automated Package Locker system
- On-site Bike Racks
- Close proximity to Coral Gables FREE Trolley and Ponce De Leon Metrorail Station

RESIDENCE FEATURES

- 227 designer-ready residences
- One to four bedroom floorplans
- Ten foot ceilings on select floors
- Custom wood entrance doors
- Energy-Saving Self Programming Nest Thermostat
- Schlage Touchscreen Keyless Lock
- Spacious terraces and lanais*
- City, pool and courtyard views
- Spacious walk-in closets
- Full-size washer and dryer*

GOURMET KITCHENS

- Italian inspired cabinetry
- Built-in Bosch appliances, including refrigerator, dishwasher, cooktop, microwave*, oven and vent hood
- White quartz countertops
- White quartz waterfall island*
- Grohe fixtures

BATHROOMS

- Italian floating vanities
- Full size bathtubs by Duravit
- Fixtures by Grohe
- Vanity sinks and toilets by Duravit

* - In select units





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DEVELOPER | THE ASTOR COMPANIES

The 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 CEO Henry Torres at the helm, Astor focuses on building luxury developments in commuter and pedestrian friendly locations that appeal to residents seeking an urban lifestyle. Astor incorporates exceptional architecture, interiors, and amenities in each of their developments. Astor has successfully delivered numerous commercial projects and luxury towers across Miami, totaling more than \$300 million in value; including Nordica, InTown, Gateway to the Grove, Brickell Vista and Valencia. Current projects include Merrick Manor in Coral Gables and soon to be announced future projects.

ARCHITECT | BEHAR FONT & PARTNERS, P.A.

Behar Font & Partners is dedicated to the practice of architecture, planning and interior design. The firm's principals have a combined 60 years of architectural experience and have designed numerous creative, functional, flexible and efficient projects throughout South Florida; including Nordica, Brickell Vista, and Gateway to the Grove in addition to Merrick Manor and InTown Miami.

INTERIORS | INTERIORS BY STEVEN G.

Internationally respected and the recipient of numerous design awards, Interiors by Steven G (IBSG) brings their vision to the interior design experience at Merrick Manor. With a vast base of knowledge and design influences from multiple cultures and an eye towards quality, high-end materials and finishes, IBSG is perfectly aligned to visually communicate the multifaceted lifestyle offered by this unique property. The firm maintains gal-

eries in Florida and New York, with an impressive showroom in Sunny Isles Beach, FL.

CONTRACTOR | JAXI BUILDERS INC.

JAXI Builders Inc. has been in operation in the State of Florida since 1986. In addition to its residential division, JAXI Builders, Inc. has a solid reputation and repeat business for their "Foundation to Finish" projects in ground up commercial, industrial, retail, office buildings, tenant improvements, health care and public sector. The organizational philosophy, combined with an innovating, personal approach to solving complex problems, and an enthusiastic team of highly qualified professionals, enables JAXI Builders Inc. to provide a unique level of service.

Commercial Sales: **Manny Chamizo III**
786.486.6655

Media Contacts: **Boardroom PR**
954.370.8999




PRICE GUIDE

UNIT TYPE	UNIT SQ FT	TERRACE SQ FT	STARTING PRICE
STUDIO	574 +	0	\$394,990 +
1 BED / 1 BATH	747 +	55 +	\$465,990 +
1 BED / 1 BATH + DEN	849 +	65 +	\$538,990 +
2 BED / 2 BATH	970 +	55 +	\$594,990 +
2 BED / 2.5 BATH	1,196 +	44 +	\$799,990 +
3 BED / 2 BATH	1,187 +	78 +	\$749,990 +
3 BED / 2.5 BATH	2,205 +	475 +	\$1,549,990 +
3 BED / 3.5 BATH	2,303 +	247 +	\$1,579,990 +
4 BED / 4.5 BATH	2,393 +	346 +	\$1,599,990 +
4 BED / 4 BATH	3,179 +	637 +	\$2,299,990 +

*Estimated maintenance fees are \$0.67 per sq ft. All prices are subject to change without notice.



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BUYER DEPOSIT SCHEDULE

30% DEPOSIT	AT THE TIME OF CONTRACT
REMAINING 70% DEPOSIT	BALANCE AT THE TIME OF THE CLOSING*

*Deposit dates are meant to establish an approximate timeline for said deposit and may be subject to change. Any deposit structure described above must be approved in writing by developer.



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MERRICK MANOR

COMMISSION SCHEDULE

*5% Commission of the basic unit purchase price and will be paid in installments as follows:

1ST INSTALLMENT: 50% COMMISSION

Will be paid 30 days after the contract rescission period has expired.

2ND INSTALLMENT: 50% COMMISSION

Will be paid at closing.

* - On select units



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