PONCE PARK

CORAL GABLES

TWO-BEDROOM COLLECTION

Residence 2A

Artist's Conceptual Rendering

LANDMARK RESIDENCES DEFINED BY

TIMELESS ELEGANCE, *European style*

Set among the pristinely landscaped streets and refined energy of Coral Gables——shaded by a canopy of live oak and mahogany trees——Ponce Park is a balance of high design and individual character, iconic interiors and graceful discretion. Perfectly European, unexpectedly evocative, defined by exacting service and savoir-faire, Ponce Park is history, legacy, and new tradition——interiors designed and curated by Meyer Davis with a vision to uphold and inspire. Set at the intersection of Ponce de Leon Boulevard and University Drive, Ponce Park is a boutique 11-story tower envisioned by neoclassicist architect John Cunningham, known for his masterfully distinctive Alhambra Towers.

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Artist's Conceptual Rendering

RESIDENCES

- Private elevators with double-door entries for each residence
- Soaring ceilings up to 11'-12'
- European oak wood floors and travertine stone throughout the residences' interiors
- Natural stone selection in all exterior terraces
- 11' deep terraces with fully appointed summer kitchens
- Custom built-in bar
- Integrated smart home technology
- Spacious walk-in closets with optional custom wood cabinetry and shelving

KITCHEN

- Gourmet kitchens designed by Meyer Davis, featuring custom Italian wood cabinetry, a full pantry, and appliance storage
- Italian stone countertops with double waterfalls
- Chef's kitchen islands
- La Cornue 60" gas ranges*
- Sub-Zero/Wolf appliance package, including 60" refrigerator and built-in wine refrigeration

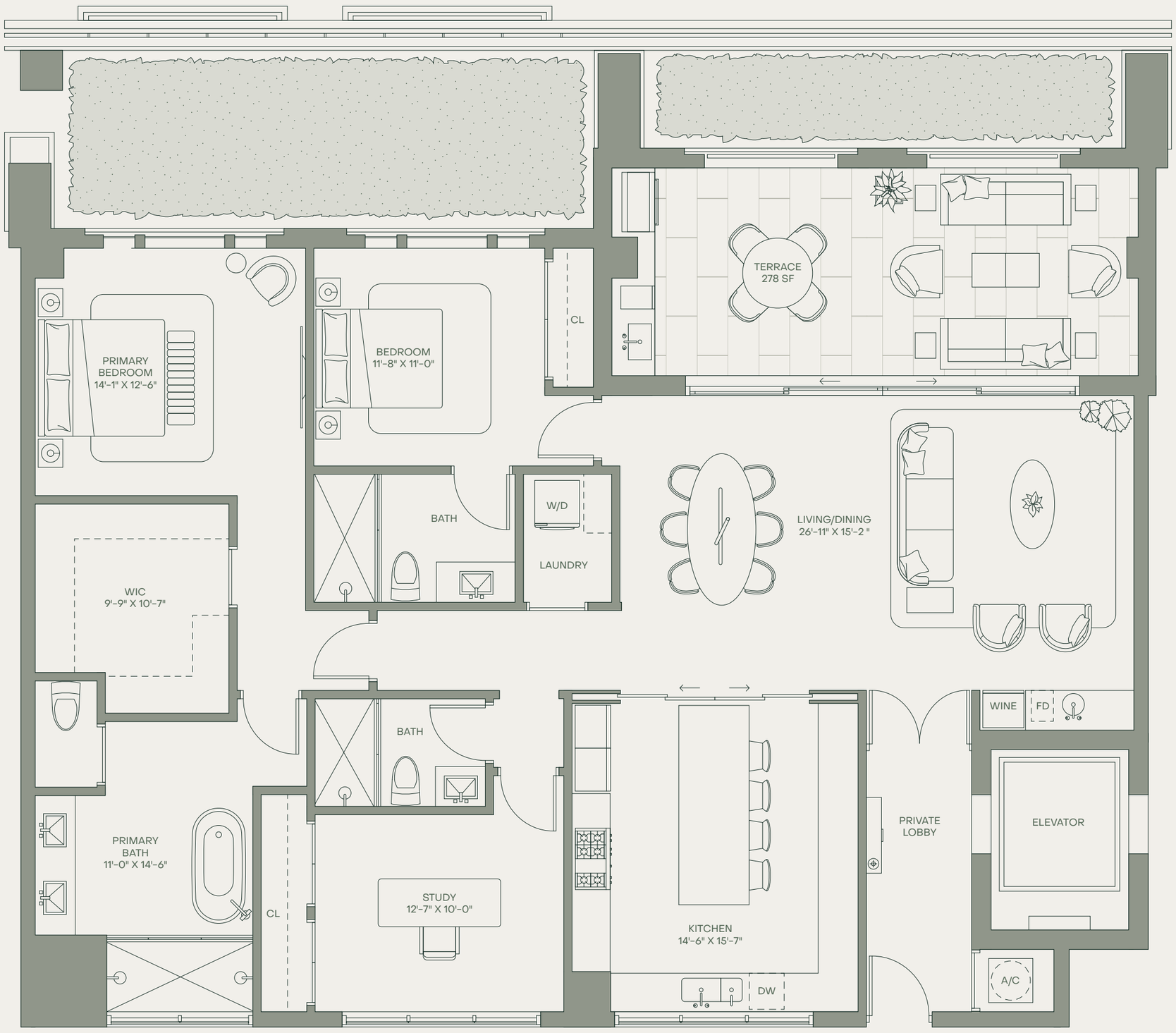
PRIMARY SUITES AND BATHROOMS

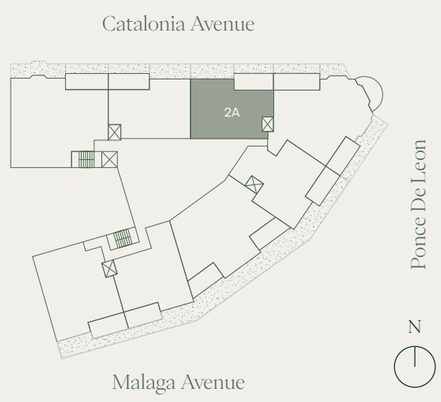
- Soaking tubs and double multi-function shower heads
- Custom-built vanities handcrafted with natural stone
- Private water closets with Toto toilets*
- Dornbracht fixtures

*Select residences

PONCE PARK

CORAL GABLES





RESIDENCE 2A

LEVEL 5-8

503, 603, 703, 803

2 BEDROOMS + STUDY ROOM

3 BATHROOMS

INTERIOR	1,968 SF	183 SQM
EXTERIOR	278 SF	26 SQM
TOTAL	2,246 SF	209 SQM

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PONCE PARK

CORAL GABLES

TWO-BEDROOM COLLECTION

Residence 2B

Artist's Conceptual Rendering

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KITCHEN

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- Chef's kitchen islands
- La Cornue 60" gas ranges*
- Sub-Zero/Wolf appliance package, including 60" refrigerator and built-in wine refrigeration

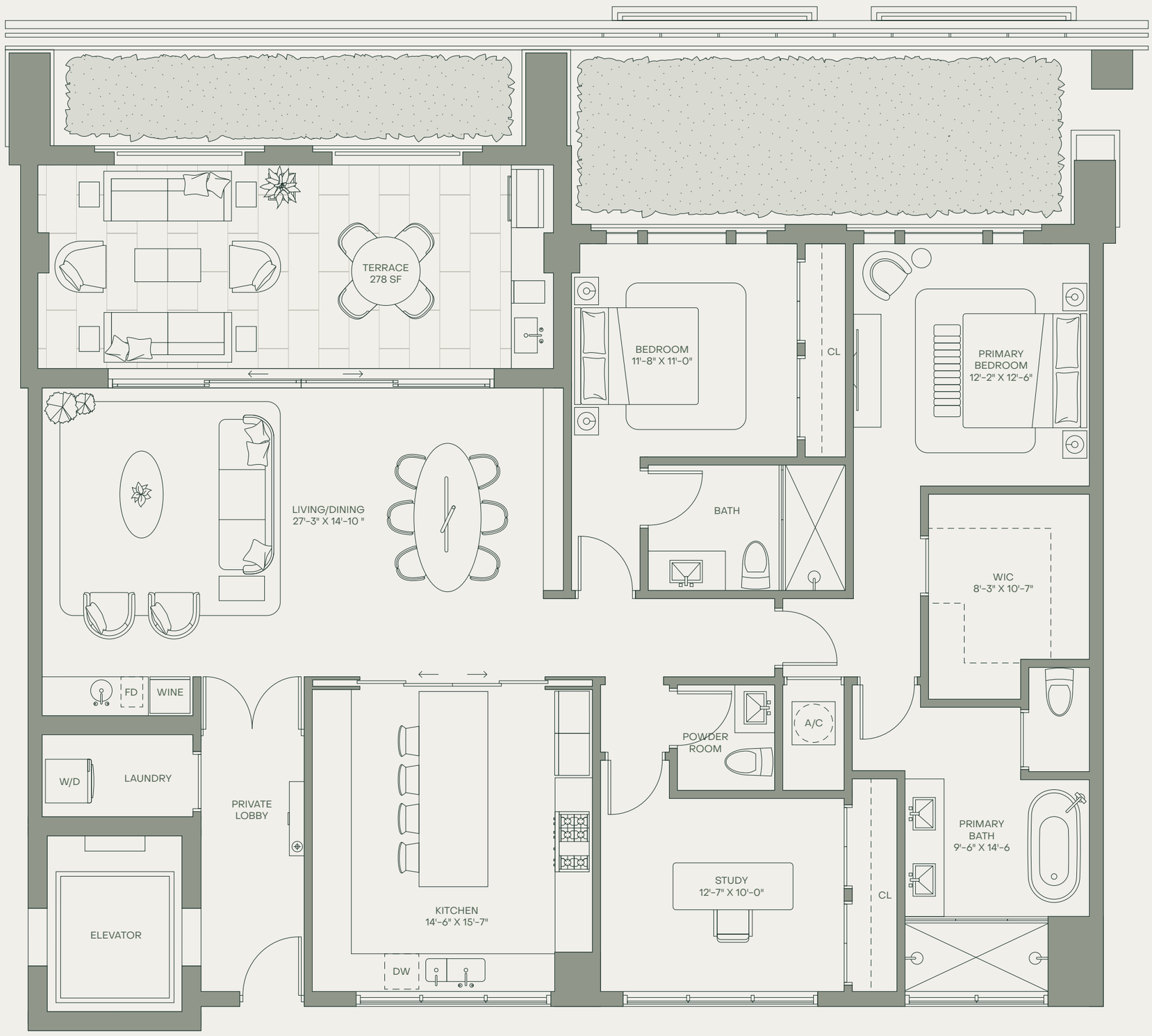
PRIMARY SUITES AND BATHROOMS

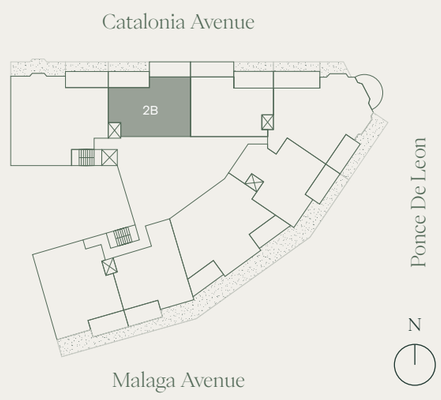
- Soaking tubs and double multi-function shower heads
- Custom-built vanities handcrafted with natural stone
- Private water closets with Toto toilets*
- Dornbracht fixtures

*Select residences

PONCE PARK

CORAL GABLES





RESIDENCE 2B

LEVEL 5-8

502, 602, 702, 802

2 BEDROOMS + STUDY ROOM

2 BATHROOMS | POWDER ROOM

INTERIOR	1,936 SF	180 SQM
EXTERIOR	278 SF	26 SQM
TOTAL	2,214 SF	206 SQM

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PONCE PARK

CORAL GABLES

TWO-BEDROOM COLLECTION

Residence 2C

Artist's Conceptual Rendering

LANDMARK RESIDENCES DEFINED BY

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Artist's Conceptual Rendering

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- Custom built-in bar
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- Spacious walk-in closets with optional custom wood cabinetry and shelving

KITCHEN

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- Chef's kitchen islands
- La Cornue 60" gas ranges*
- Sub-Zero/Wolf appliance package, including 60" refrigerator and built-in wine refrigeration

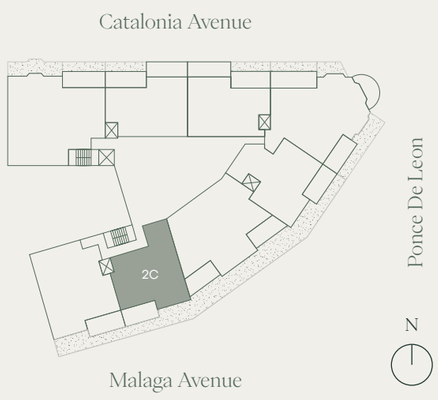
PRIMARY SUITES AND BATHROOMS

- Soaking tubs and double multi-function shower heads
- Custom-built vanities handcrafted with natural stone
- Private water closets with Toto toilets*
- Dornbracht fixtures

*Select residences

PONCE PARK

CORAL GABLES



RESIDENCE 2C

LEVEL 3-8

307, 409, 507, 607, 707, 807

2 BEDROOMS | 2 BATHROOMS

POWDER ROOM

INTERIOR	2,080 SF	193 SQM
EXTERIOR	257 SF	24 SQM
TOTAL	2,337 SF	217 SQM

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PONCE PARK

CORAL GABLES

TWO-BEDROOM COLLECTION

Residence 2E

Artist's Conceptual Rendering

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Artist's Conceptual Rendering

RESIDENCES

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- 11' deep terraces with fully appointed summer kitchens
- Custom built-in bar
- Integrated smart home technology
- Spacious walk-in closets with optional custom wood cabinetry and shelving

KITCHEN

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- Chef's kitchen islands
- La Cornue 60" gas ranges*
- Sub-Zero/Wolf appliance package, including 60" refrigerator and built-in wine refrigeration

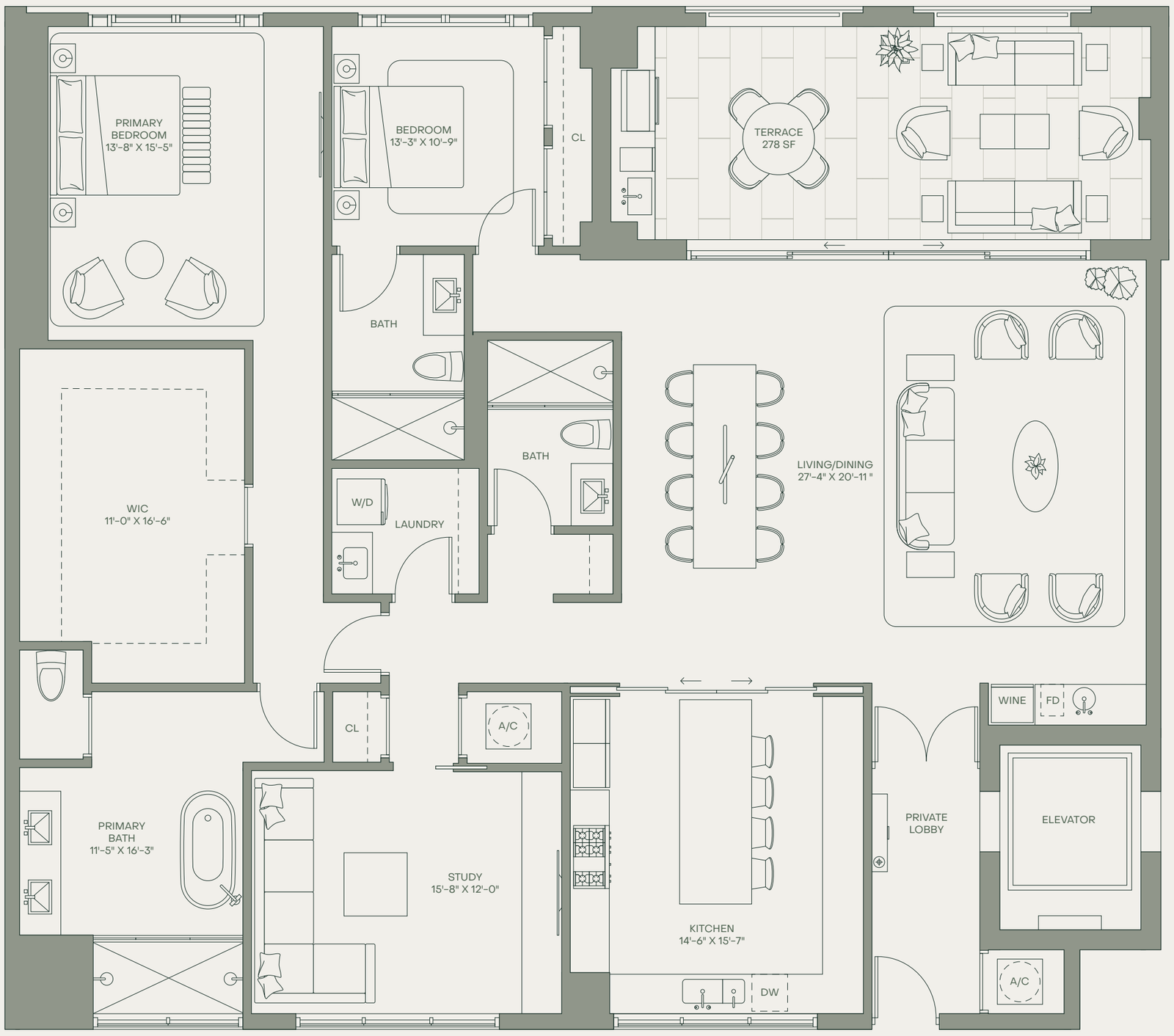
PRIMARY SUITES AND BATHROOMS

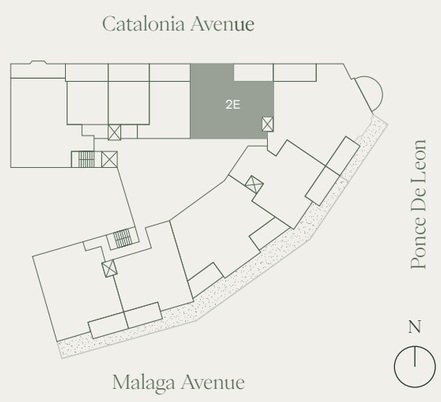
- Soaking tubs and double multi-function shower heads
- Custom-built vanities handcrafted with natural stone
- Private water closets with Toto toilets*
- Dornbracht fixtures

*Select residences

PONCE PARK

CORAL GABLES





RESIDENCE 2E

LEVEL 3-4

303, 405

2 BEDROOMS + STUDY ROOM

3 BATHROOMS

INTERIOR	2,424 SF	225 SQM
EXTERIOR	278 SF	26 SQM
TOTAL	2,702 SF	251 SQM

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PONCE PARK

CORAL GABLES

THREE-BEDROOM COLLECTION

Residence 3B

Artist's Conceptual Rendering

LANDMARK RESIDENCES DEFINED BY

TIMELESS ELEGANCE, *European style*

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- Sub-Zero/Wolf appliance package, including 60" refrigerator and built-in wine refrigeration

PRIMARY SUITES AND BATHROOMS

- Soaking tubs and double multi-function shower heads
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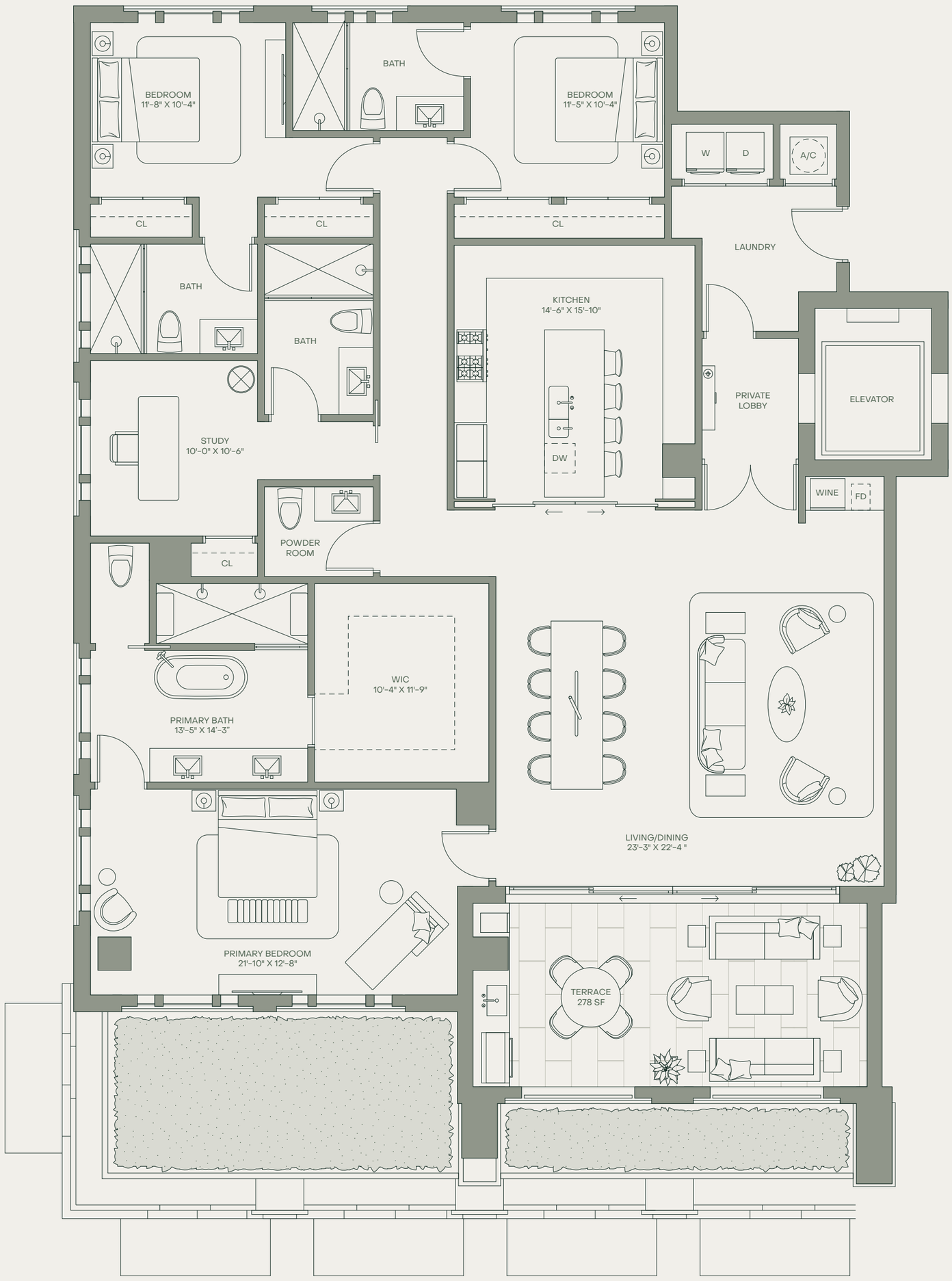
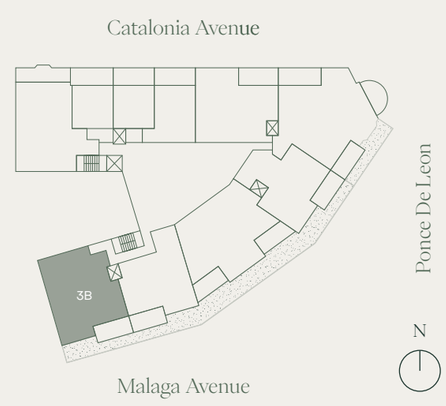
PONCE PARK

CORAL GABLES





RESIDENCE 3B

LEVEL 3-8

308, 410, 508, 608, 708, 808

3 BEDROOMS + STUDY ROOM

4 BATHROOMS | POWDER ROOM

INTERIOR	2,611 SF	243 SQM
EXTERIOR	278 SF	24 SQM
TOTAL	2,889 SF	267 SQM

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PONCE PARK

CORAL GABLES

THREE-BEDROOM COLLECTION

Residence 3C

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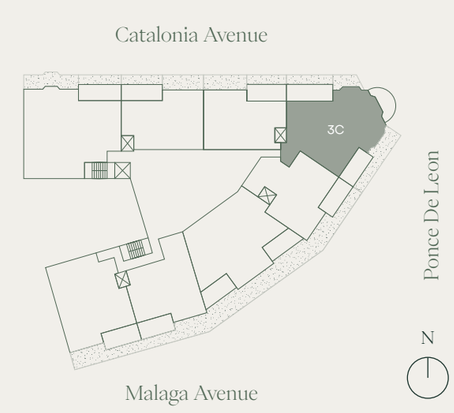
PONCE PARK

CORAL GABLES



RESIDENCE 3C

LEVEL 5-8

505, 605, 705, 805

3 BEDROOMS | WINE CELLAR

3 BATHROOMS | POWDER ROOM

INTERIOR	2,798 SF	260 SQM
EXTERIOR	572 SF	53 SQM
TOTAL	3,370 SF	313 SQM

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PONCE PARK

CORAL GABLES

THREE-BEDROOM COLLECTION

Residence 3D

Artist's Conceptual Rendering

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- Chef's kitchen islands
- La Cornue 60" gas ranges*
- Sub-Zero/Wolf appliance package, including 60" refrigerator and built-in wine refrigeration

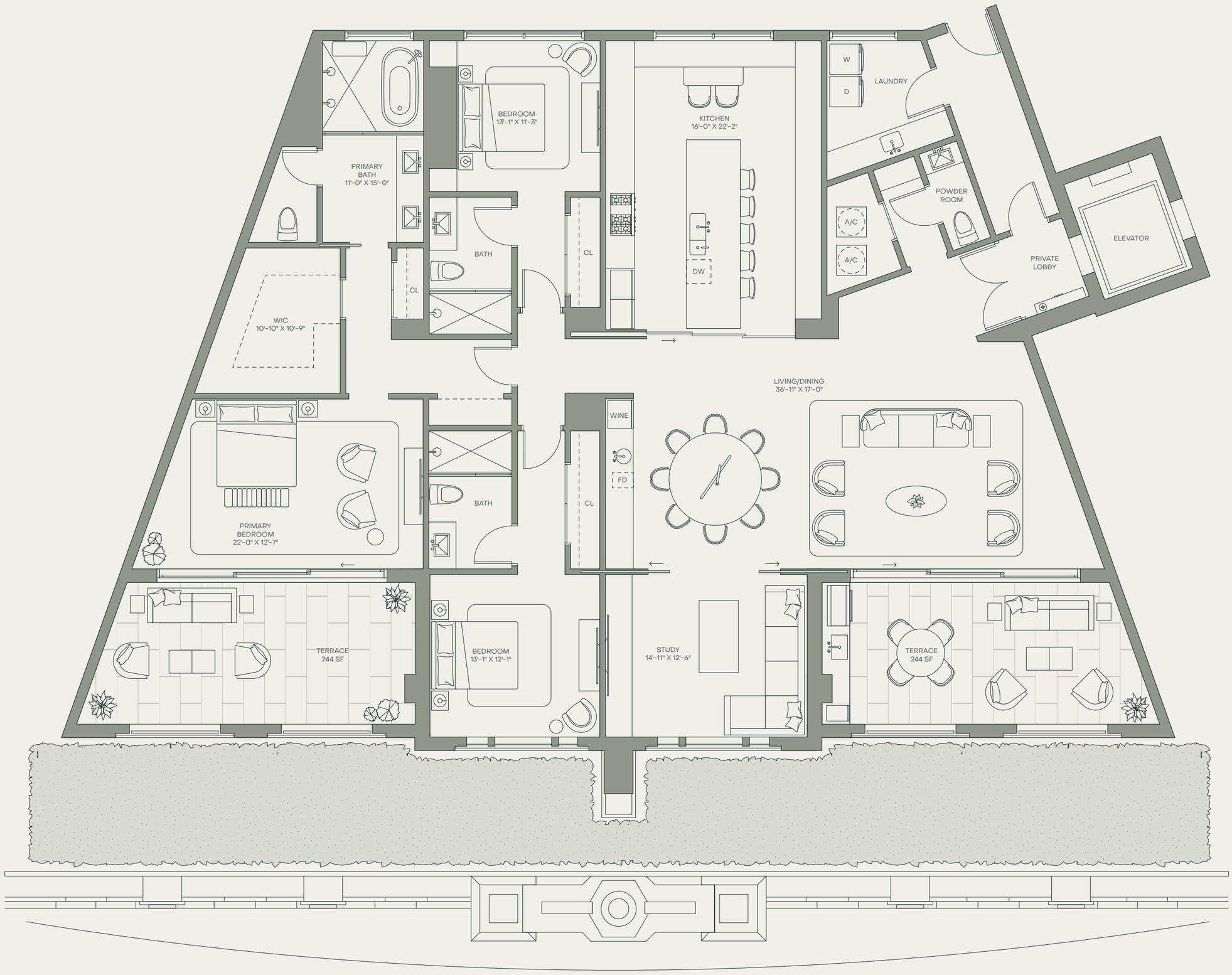
PRIMARY SUITES AND BATHROOMS

- Soaking tubs and double multi-function shower heads
- Custom-built vanities handcrafted with natural stone
- Private water closets with Toto toilets*
- Dornbracht fixtures

*Select residences

PONCE PARK

CORAL GABLES



RESIDENCE 3D

LEVEL 3-6

306, 408, 506, 606

3 BEDROOMS + STUDY ROOM

3 BATHROOMS | POWDER ROOM

INTERIOR	2,929 SF	272 SQM
EXTERIOR	488 SF	45 SQM
TOTAL	3,417 SF	317 SQM

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There are various recognized methods for calculating the square footage of a unit. The square footage and dimensions stated here is measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth in the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. The dimensions and square footage stated for this unit floor plan are approximate and may vary with actual construction and all floor plans are subject to change. All depictions of furnishings, appliances, built-ins, counters, soffits, floor coverings, lighting and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult the Developer's prospectus for information on what is offered with the Unit.

PONCE PARK

CORAL GABLES

THREE-BEDROOM COLLECTION

Residence 3F

Artist's Conceptual Rendering

LANDMARK RESIDENCES DEFINED BY

TIMELESS ELEGANCE, *European style*

Set among the pristinely landscaped streets and refined energy of Coral Gables——shaded by a canopy of live oak and mahogany trees——Ponce Park is a balance of high design and individual character, iconic interiors and graceful discretion. Perfectly European, unexpectedly evocative, defined by exacting service and savoir-faire, Ponce Park is history, legacy, and new tradition——interiors designed and curated by Meyer Davis with a vision to uphold and inspire. Set at the intersection of Ponce de Leon Boulevard and University Drive, Ponce Park is a boutique 11-story tower envisioned by neoclassicist architect John Cunningham, known for his masterfully distinctive Alhambra Towers.

There is an enduring elegance to Ponce Park, savoir-faire that blends creativity and technique, artistry and innovation. Surrounded by 15,000 square feet of parks and green space, with landscape architecture by Andres Arcila, Ponce Park is a thoughtful sanctuary of nature and high design boasting panoramic views of South Gables.

Artist's Conceptual Rendering

RESIDENCES

- Private elevators with double-door entries for each residence
- Soaring ceilings up to 11'-12'
- European oak wood floors and travertine stone throughout the residences' interiors
- Natural stone selection in all exterior terraces
- 11' deep terraces with fully appointed summer kitchens
- Custom built-in bar
- Integrated smart home technology
- Spacious walk-in closets with optional custom wood cabinetry and shelving

KITCHEN

- Gourmet kitchens designed by Meyer Davis, featuring custom Italian wood cabinetry, a full pantry, and appliance storage
- Italian stone countertops with double waterfalls
- Chef's kitchen islands
- La Cornue 60" gas ranges*
- Sub-Zero/Wolf appliance package, including 60" refrigerator and built-in wine refrigeration

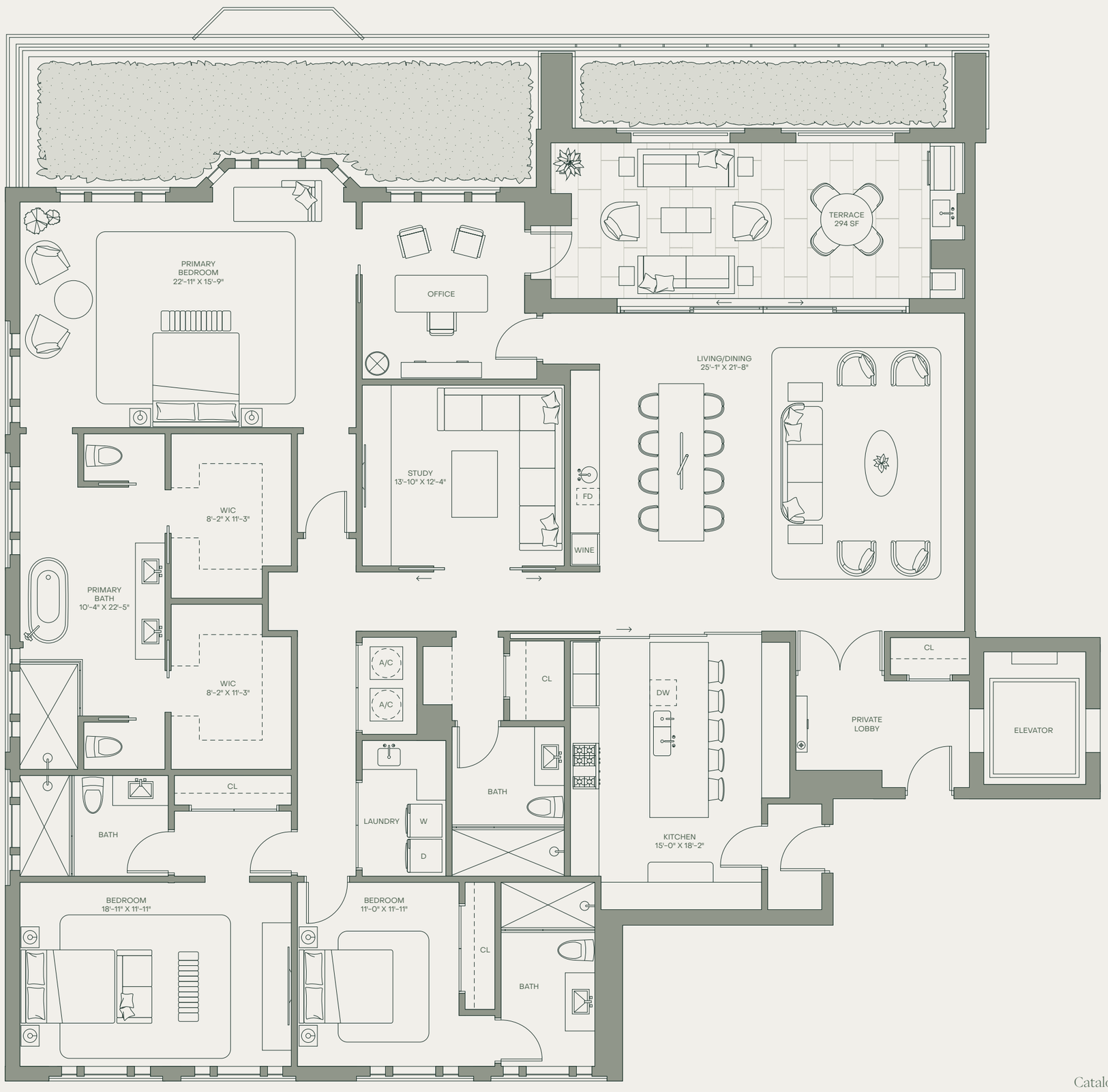
PRIMARY SUITES AND BATHROOMS

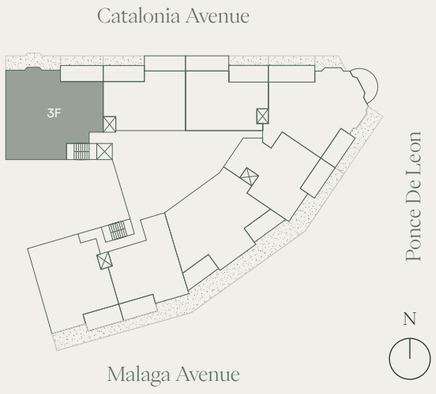
- Soaking tubs and double multi-function shower heads
- Custom-built vanities handcrafted with natural stone
- Private water closets with Toto toilets*
- Dornbracht fixtures

*Select residences

PONCE PARK

CORAL GABLES





RESIDENCE 3F

LEVEL 5-8

501, 601, 701, 801

3 BEDROOMS + STUDY ROOM + OFFICE

4 BATHROOMS

INTERIOR	3,430 SF	319 SQM
EXTERIOR	294 SF	27 SQM
TOTAL	3,724 SF	346 SQM

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