PONCE PARK

CORAL GABLES

The most exquisite expression of home

"Ponce Park is a transformative project——architecturally bold and supremely elegant, paying homage to the Mediterranean influences of Coral Gables while blending seamlessly with the surrounding expanse of natural beauty. We believe it is poised to become the next iconic building in The City Beautiful."

——Allen Morris

Chairman and CEO, Allen Morris Company

PONCE PARK RESIDENCES CONDOMINIUM

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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 boutique collection of 58 bespoke residences that rises within an elegant 11-story tower, offering impeccably designed two- to five-bedroom homes and penthouses with breathtaking views. A balance of high design and individual character, exacting service and savoir-faire, envisioned by neoclassicist architect John Cunningham, with interiors designed and curated by Meyer Davis. Perfectly European and unexpectedly evocative, Ponce Park is history, legacy, and a new tradition.

Ponce Park is an architectural monument set at the center of Coral Gables' refined energy and enduring heritage.

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"Ponce Park is an iconic expression that will become the new gateway to Coral Gables. The artful composition, massing, detailing, and refined materiality of the building will make it a celebrated and cherished landmark for generations to come."

—John Cunningham
Managing Director, Zyscovich Architects

Building Features

Prime Location: Ideally situated at the intersection of the exclusive Ponce de Leon Boulevard and University Drive, bordering downtown Coral Gables, with panoramic views of South Gables.

Masterful Design: Interiors by the renowned Meyer Davis and architecture by John Cunningham, acclaimed neoclassicist architect known for Alhambra Towers.

Bespoke Amenities: Rooftop pool with two plunge pools and meditation pool, surrounded by rich landscaping to evoke a serene water sanctuary.

Abundant Green Space: Thoughtfully designed parks and landscaping by Andres Arcila create tranquil retreats throughout the property.

Open-Air Paseo: Vibrant destination featuring MICHELIN-starred restaurants, couture shopping, artisanal cafés, and luxury boutiques, bringing the finest of Coral Gables to your doorstep.

CONTEMPORARY LUXURY, *Old World Charm*

World-Class Amenities

Expansive Rooftop Retreat: Resort-style pool deck featuring a sun-soaked lounge area, outdoor kitchen, and grilling stations.

Skyline Bar & Lounge: Rooftop bar offering panoramic views of South Gables, perfect for intimate gatherings and social events.

Private Conference Room and Library: Private media and screening room designed for entertainment and relaxation.

Holistic Wellness Spa: Peaceful, inspired retreat featuring a steam room, sauna, hammam, cold plunge, Jacuzzi, and individual treatment suites.

State-of-the-Art Fitness Center: Fully equipped with the latest technology for a complete wellness experience.

Tranquil Meditation Courtyard: A quiet space designed for relaxation, mindfulness, and reflection.

Exclusive Private Wine Cellar: A sophisticated storage and tasting space for wine enthusiasts and connoisseurs.

Hospitality Services

Concierge & Security: Dedicated doorman, 24/7 concierge, and round-the-clock security.

Valet & Parking: Attended lobby with seamless valet service.

Mail & Package Services: Direct mail delivery and dedicated courier services.

Laundry & Dry Cleaning: On-demand services for effortless upkeep.

Pet Care: Grooming, walking, and specialized care.

Dining & Reservations: Exclusive access to on- and off-premises restaurant bookings.

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Parisian grandeur in the heart of Coral Gables.

BESPOKE
Interiors

Interiors by Meyer Davis reflect the firm's renowned savoir-faire, realized at Ponce Park in thoughtful edits, rich finishes, organic textures, refined palettes, and thoughtful accents—— all with clean, artful lines and modern warmth.

There is an enduring elegance to Ponce Park, a blend of creativity and technique, artistry and innovation.

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"Our vision for Ponce Park was to craft a space that honors the essence of Coral Gables——its lush landscapes, timeless elegance, and vibrant community. Working with a developer who shares our passion for creating harmonious spaces, we have designed a destination where lush greenery, European-inspired details, and inviting pathways come together to celebrate community, history, and the art of living beautifully."

——Nancy Santorelli

Associate Principal, Meyer Davis

Residence Features

Two- to Five-Bedroom Residences: A boutique 11-story tower offering a limited collection of bespoke homes.

Private Foyers: Private elevators with exquisitely designed wood-paneled entry foyers and double-door entries to each residence.

11' Deep Terraces with Summer Kitchens: Expansive outdoor retreats designed for entertaining—— an effortless blend of indoors and out.

Chef-Grade Kitchens: Italian wood cabinetry, double waterfall stone countertops, and premium appliances including Sub-Zero, Wolf, and La Cornue.

Walk-in Closets: Expansive closets with custom wood cabinetry and shelving.

Smart Home Technology: Cutting-edge automation for lighting, shades, and more.

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THE CITY *Beautiful*

Coral Gables was first imagined in the early 1900s by its founder, George E. Merrick as "The City Beautiful" and "Garden City", with tree-lined avenues, historic monuments, civic landmarks, winding roads, abundant green spaces, and Mediterranean Revival architecture. Today, Coral Gables is a vibrant, sophisticated sanctuary of exceptional restaurants, galleries, luxury shopping, top private schools, expansive natural beauty, and a considered, refined way of life.

Just steps from Miracle Mile and directly across from The Plaza Coral Gables—the city's premier billion-dollar shopping and dining destination—this exceptional address blends luxury living with unmatched convenience.

To wander Coral Gables is to observe the thoughtful connectivity of the city itself, reflected in its effortless pace, wealth of parks, schools, cafés, galleries, and boutiques——a new discovery around every corner.

Dining

1. Bachour
2. Baires
3. Bugatti Bistro
4. Buccan
5. Bulla
6. Caffe Abbracci
7. Fiola Miami
8. Fogo de Chão
9. Fleming's
10. Hillstone
11. MIKA
12. maman
13. Motek Coral Gables
14. Morton's
15. Pastor at Pascal
16. Pisco y Nazca
17. Porto Sole
18. Ruth's Chris Steak House
19. SHINGO
20. Tinta Y Café
21. Zitz Sum
22. Zucca

Shopping

23. The Plaza Coral Gables
24. Giralda Plaza
25. Miracle Mile
26. Shops at Merrick Park

Schools

27. Carrollton School of the Sacred Heart
28. Ransom Everglades High School
29. Gulliver Prep | Upper School Campus
30. Our Lady of Lourdes Academy
31. Riviera Schools | Day School Campus
32. St. Theresa School
33. St. Philip's Episcopal Church and School
34. St. Thomas Episcopal Parish School
35. University of Miami

Sports / Recreation

36. Biltmore Golf Course
37. Coral Gables Country Club
38. Coral Gables Women's Club
39. Coral Gables Youth Center
40. Equinox Coral Gables
41. Granada Golf Course
42. Inter Miami CF
43. Life Time
44. Merrick House
45. Miracle Mile Theatre
46. Riviera Country Club
47. Venetian Pool
48. Vizcaya Museum & Gardens

Transportation

49. Brightline Miami Station
50. Miami International Airport
51. PortMiami

Parks

52. Alex Rodriguez Park
53. Fairchild Tropical Botanic Garden
54. Matheson Hammock Park & Marina
55. Ponce Circle Park
56. Salvadore Park

Entertainment

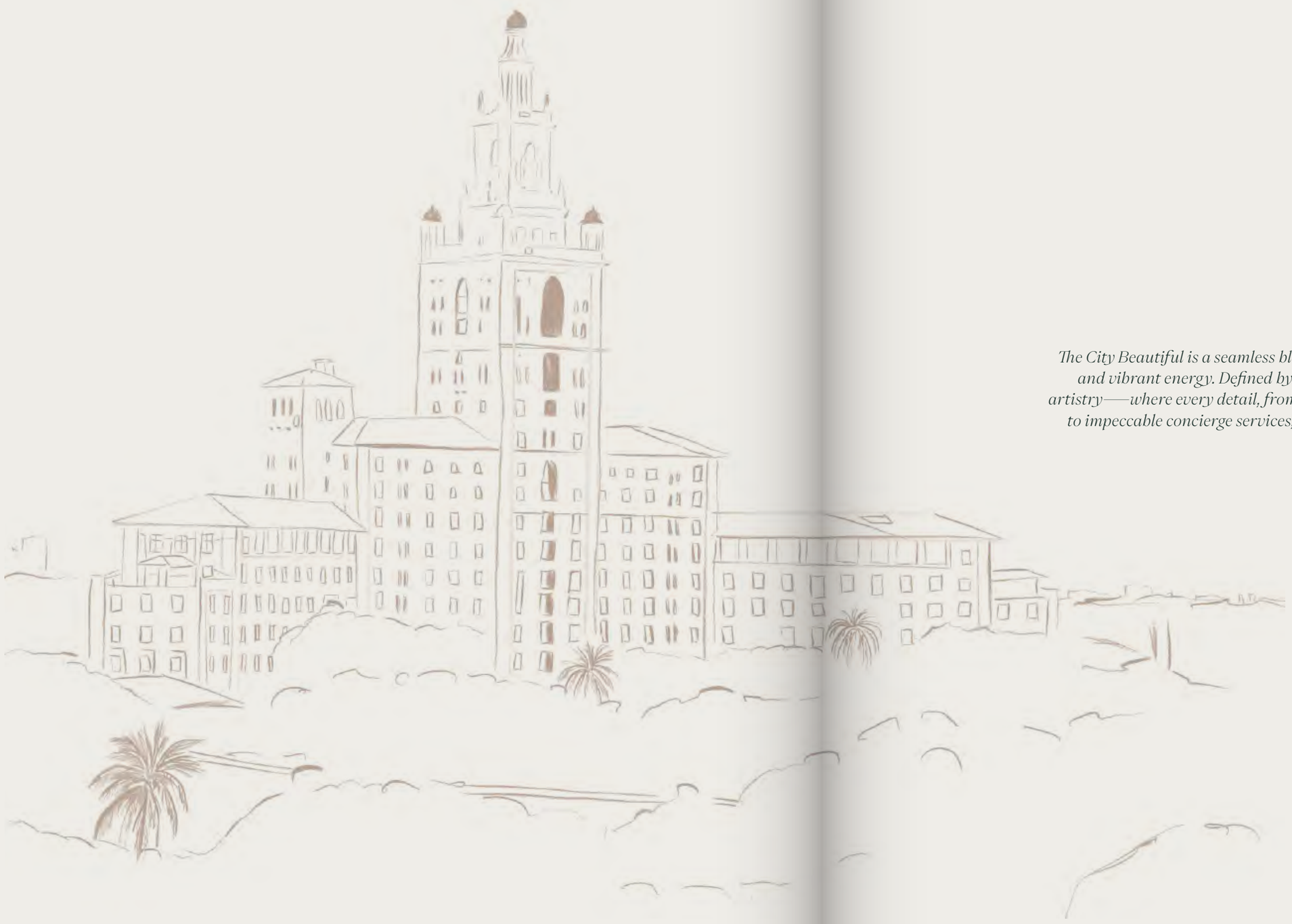
57. Cinépolis
58. Coral Gables Art Cinema
59. Coral Gables Museum
60. The Landmark at Merrick Park

Healthcare

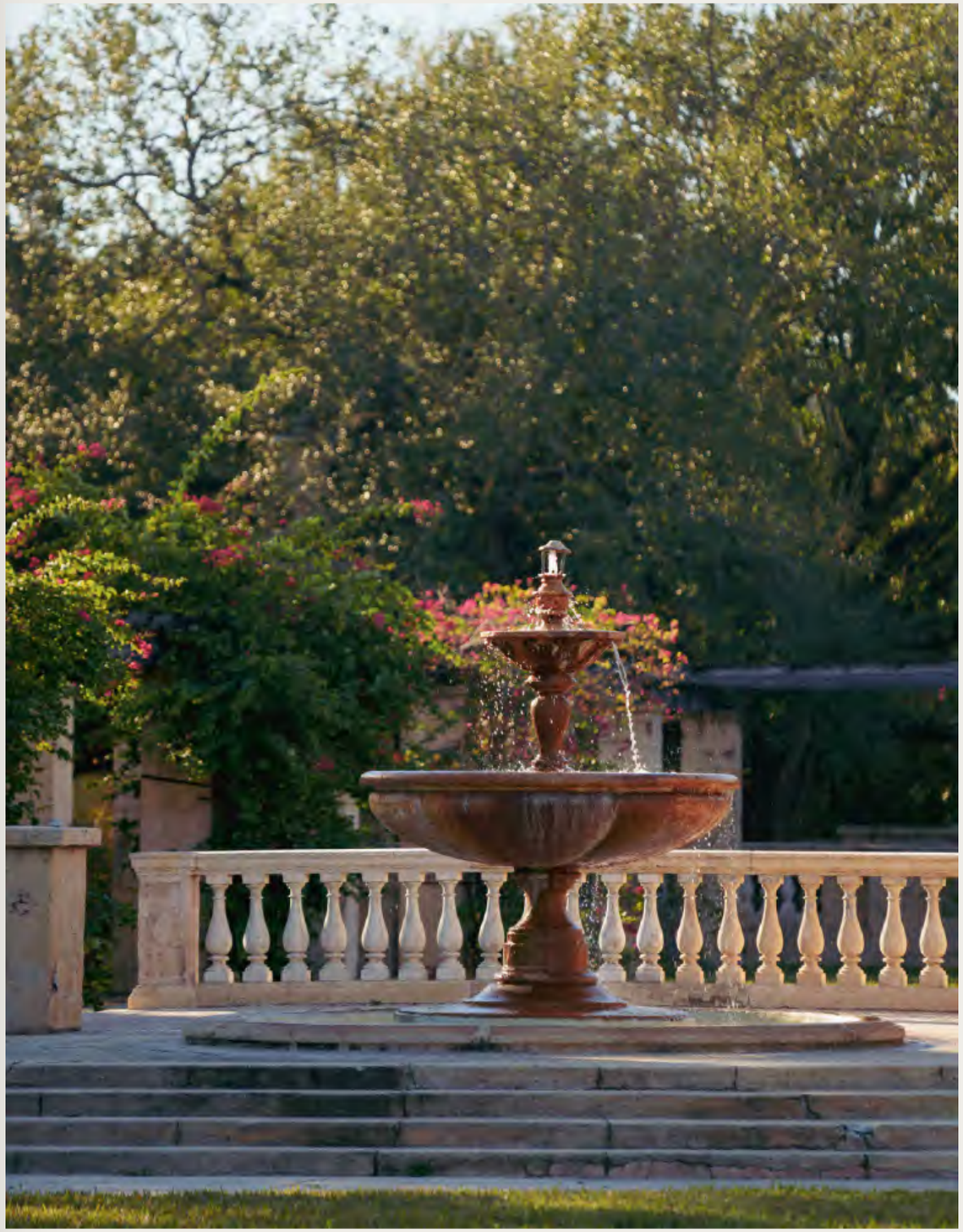
61. Coral Gables Hospital
62. Doctors Hospital
63. Nicklaus Children's Hospital Main Hospital Campus

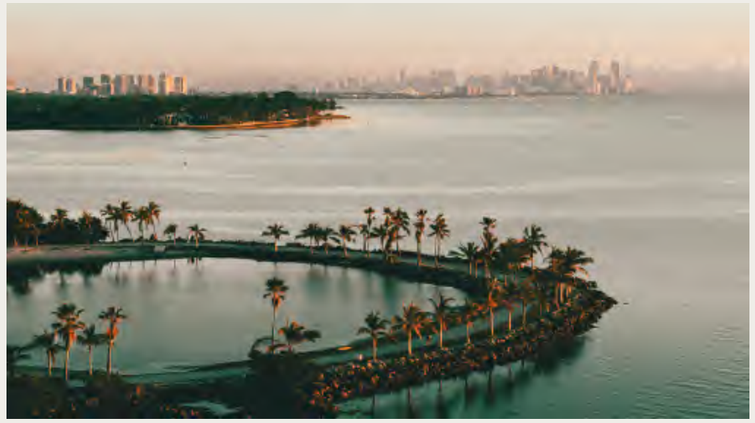
Marinas

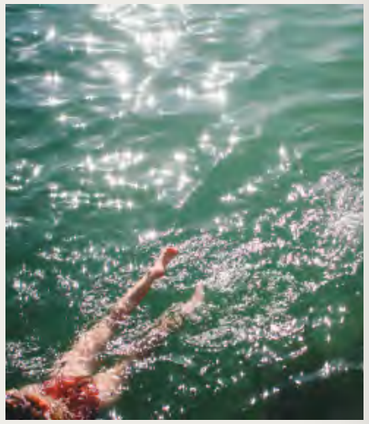
64. Coco Plum Beach & Tennis Club & Marina
65. Dinner Key Marina
66. Regatta Grove

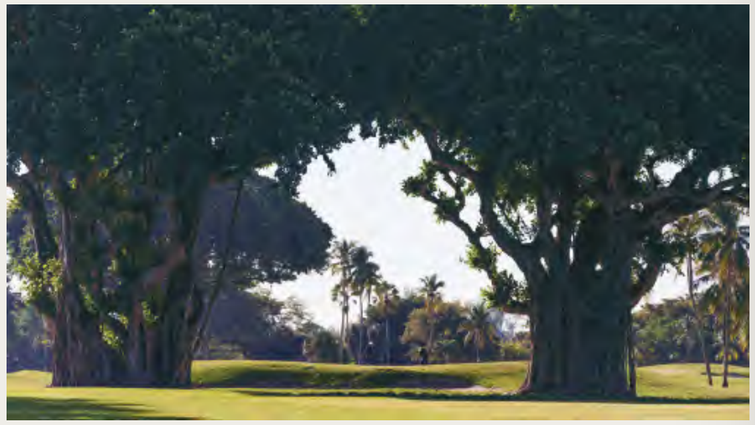


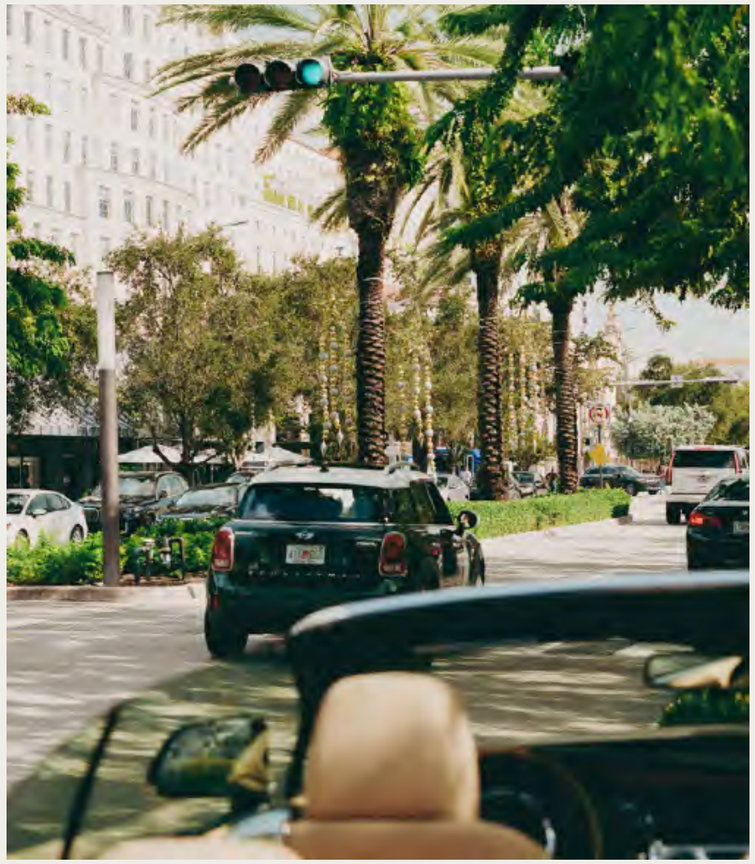
The City Beautiful is a seamless blend of timeless elegance and vibrant energy. Defined by culture, cuisine, and artistry——where every detail, from world-class golf courses to impeccable concierge services, is designed to inspire.

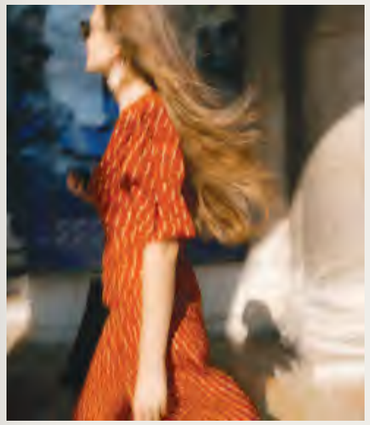












An exquisite lifestyle——landmark architecture, stunning interiors, exacting service, and flawless taste——surrounded by the colorful aesthetic and enduring heritage of Coral Gables.

Throughout Coral Gables you'll encounter famed Mediterranean Revival architecture, seen in the area's grand private homes——Merrick House, standing long before the city of Coral Gables took shape, the historic Biltmore Hotel, and captivating art around every corner.

PONCE *Circle Park*

Ponce Circle Park, a cherished green space in the heart of Coral Gables, is set to undergo a remarkable $9 million transformation led by the Allen Morris Company, further enriching the city's thriving community. Designed by renowned landscape architect Andres Arcila, this revitalized park will blend nature, wellness, and culture, offering a serene extension of home just steps from Ponce Park residences.

Stella at Metals, Atlanta, GA

An unprecedented collaboration of leading visionaries, world-renowned architects, designers, artists, landscape architects, and curators.

Visionary

Allen Morris Company

Founded in 1958 by L. Allen Morris, the Allen Morris Company is one of the original Florida development companies. Over its tenure, the company has built 92 development projects, upholding a pristine track record of financial integrity with each of its partners and collaborators.

Alhambra Towers, Coral Gables, FL

Architecture

John Cunningham with Zyscovich

Our team of artists and designers have a long legacy and history of successfully working in locations where the sense of place, culture, and art is honored and celebrated. We create exquisite, elegant environments that evoke a deep sense of well-being, tranquility, excitement, and fun, which results in extraordinary places to shop, dine, live, and celebrate life. We mindfully create landmark, iconographic spaces and places that will be treasured by the community, are respectful of the urban fabric, and endure the test of time.

Interior Design

Meyer Davis

Meyer Davis is a multi-disciplinary design studio founded in 1999 by Will Meyer and Gray Davis. Headquartered in New York City with bureau offices in Los Angeles, Miami, London, and Dubai, the award-winning firm has established itself at the forefront of luxury commercial and residential design practices worldwide.

1 Hotel, South Beach, FL

Landscape Design

Andres Arcila with Naturalficial

Naturalficial is a landscape architecture and design practice dedicated to the production of man-made built environments that reconnect us with nature, provide a setting for human activities, and lift the human spirit. The firm's portfolio includes a range of project types and scales including urban interventions, hotels, and luxury residences.

Ballast Trail, Key Largo, FL

One Thousand Museum, Miami, FL

3000 Ponce de Leon Blvd, Coral Gables, FL 33134

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The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, architectural design elements, views and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guaranty or represent any specific use of space. 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Restaurants, culinary experiences, bars, retail and other business establishments and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, bars, clubs, businesses and/or operators within the Condominium may be relied upon. Restaurants, culinary experiences, bars, retail and/or other business establishments are anticipated to be operated from the commercial components of the Condominium which will be offered for sale to third parties. Determination regarding use of the commercial components will be in the discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein. Neighborhood restaurants, shopping and attractions referenced herein are off-site and not controlled by the Developer. 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