

PONCE PARK

CORAL GABLES

The most exquisite expression of home

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"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

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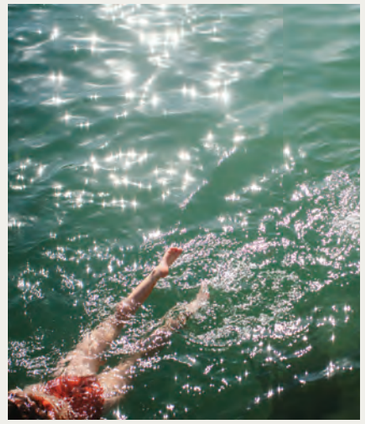


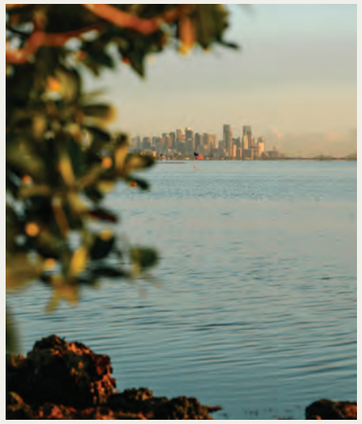
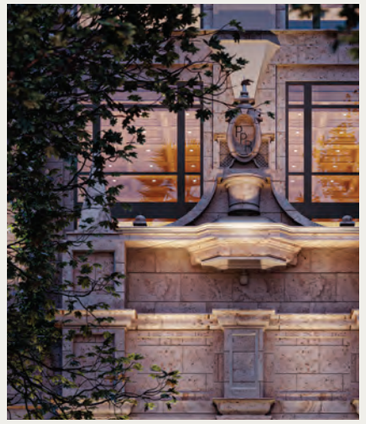
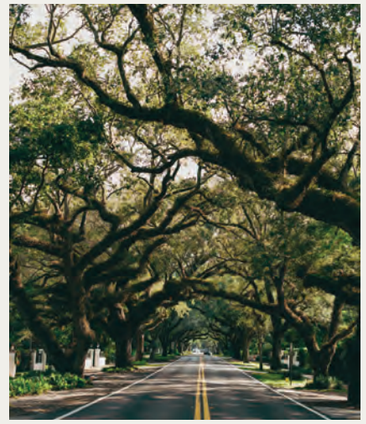
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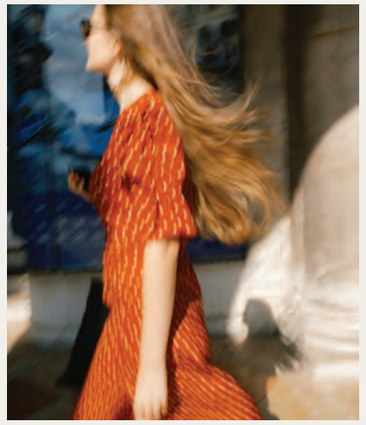
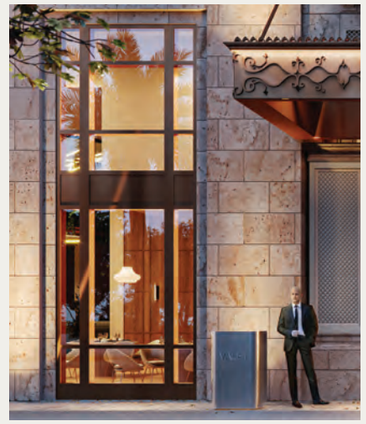



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An exquisite lifestyle——landmark architecture, stunning interiors, exacting service, and flawless taste——surrounded by the refined, colorful energy and enduring heritage of Coral Gables.

CONTEMPORARY LUXURY, *Old World Charm*

Building & Amenities

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 Studio and architecture by John Cunningham, celebrated neoclassicist architect known for Alhambra Towers.

Custom Amenities: A rooftop pool with two plunge pools and meditation pool—immersed in verdant landscaping to create a serene water sanctuary.

Abundant Green Spaces: Thoughtfully designed parks and landscaping by Andres Arcila, creating serene outdoor retreats within the property.

Open-Air Paseo: A vibrant lifestyle destination featuring MICHELIN-starred restaurants, couture shopping, artisanal cafés, and luxury boutiques.

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.



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"Ponce Park is an iconic expression that will become the new southern 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

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Parisian grandeur in the heart of Coral Gables.





TIMELESS ELEGANCE, *European style*

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Residence Features

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

Private Elevators: Exclusive access ensures unmatched privacy and convenience for every resident.

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. Offering both elegance and practicality.

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

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 bespoke accents——all with clean, artful lines and modern warmth. There is an enduring elegance to the residences at Ponce Park, a blend of creativity and technique, artistry and innovation.





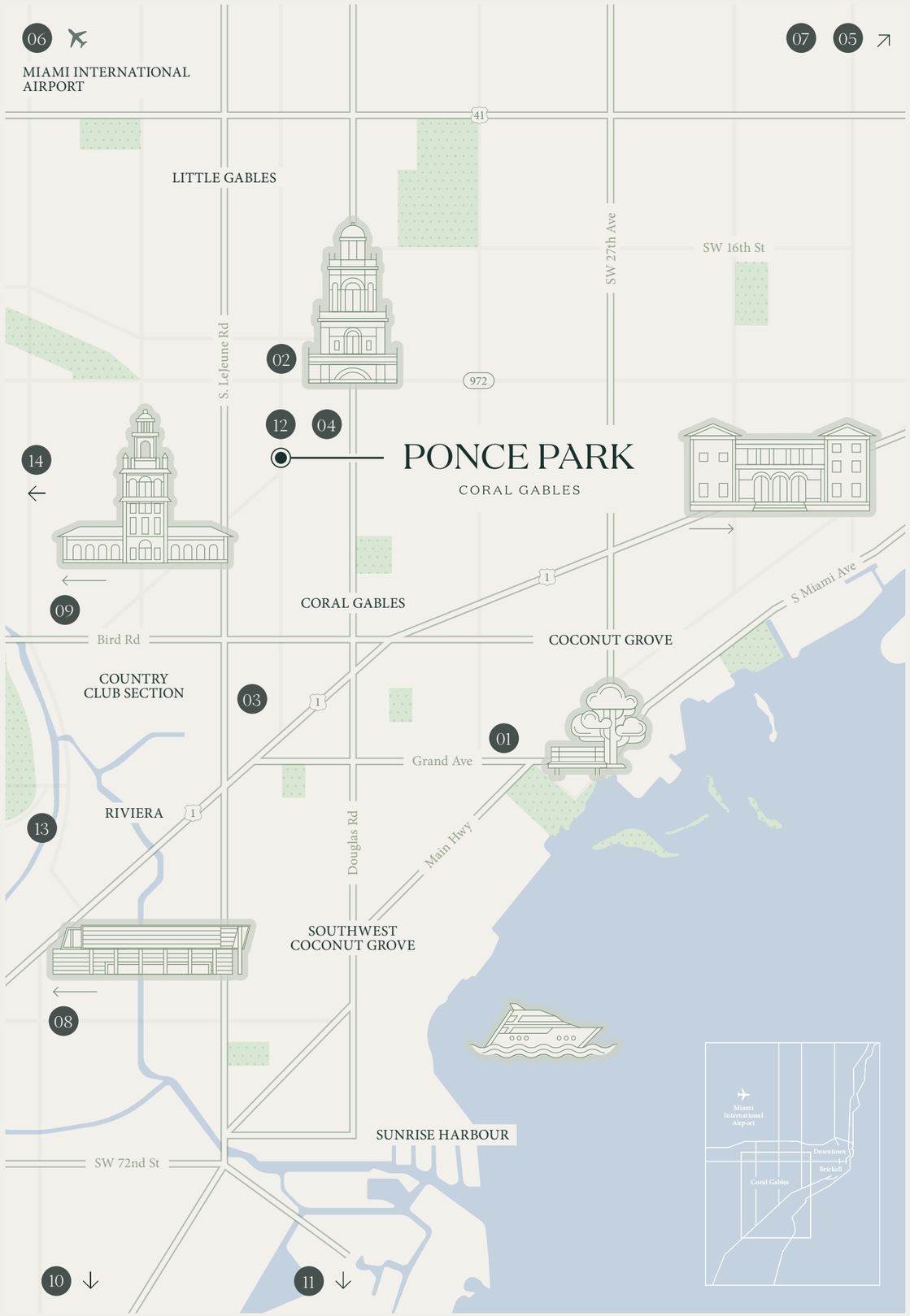


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"Our vision for Ponce Park was to craft a space that honors the essence of Coral Gables——its lush landscapes, timeless elegance, and vibrant community. Working with a developer who shares our passion for creating timeless, harmonious spaces, we have 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



THE CITY *Beautiful*

1. CocoWalk | 10 min drive | 2.2 mile walk
2. Miracle Mile | 8 min drive | 0.3 mile walk
3. Shops at Merrick Park | 3 min drive | 0.9 mile walk
4. The Plaza Coral Gables | 3 min drive | 0.2 mile walk
5. Brightline Miami Station | 22 min drive | 5.6 mile walk
6. Miami International Airport | 16 min drive | 4.9 mile walk
7. Port Miami | 28 min drive | 7.4 mile walk
8. University of Miami | 7 min drive | 2.1 mile walk
9. Biltmore Hotel and Golf Course | 5 min drive | 1.2 mile walk
10. Fairchild Tropical Botanic Garden | 15 min drive | 5.5 mile walk
11. Matheson Hammock Park & Marina | 18 min drive | 6.3 mile walk
12. Ponce Circle Park | 1 min drive | 0.2 mile walk
13. Baptist Health Doctors Hospital | 7 min drive | 2.4 mile walk
14. Nicklaus Children's Hospital | 9 min drive | 2.4 mile walk

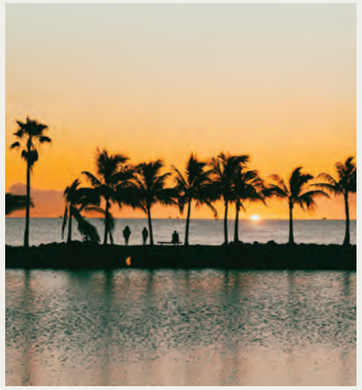
Coral Gables was first imagined in the early 1900s by its founder, George E. Merrick, as a "City Beautiful" and "Garden City," with tree-lined avenues, historic monuments, civic landmarks, winding roads, abundant green spaces, and Mediterranean Revival architecture. Today, Coral Gables is a vibrant,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



4. The Plaza Coral Gables



9. Biltmore Hotel and Golf Course



11. Matheson Hammock Park & Marina

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THE TEAM

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VISIONARY

Allen Morris Company

Founded in 1958 by L. Allen Morris, 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.

ARCHITECTURE

John Cunningham
with Zyscovich

Our team of artists and designers have a long legacy and history of successfully working in Coral Gables and places where the sense of place, culture and art are cherished and celebrated. We create exquisite, timeless and elegant environments that evoke a deep sense of well being, tranquility, excitement and fun, which results in extraordinary special places to shop, dine, live, and celebrate life. We mindfully do not create just a building, but create monumental iconographic spaces and places that will be cherished by the community, are respectful of the urban fabric and stand 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.

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.

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

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. All residence features and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. Certain finishes, furnishings and services, may not be included with the purchase of a unit, and if provided, may be upgrades or extras and require additional payments. Consult the Developer's prospectus and the Agreement for a description of those features/items which are to be included in the units. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage and ceiling heights are approximate and may vary with actual construction. Additionally, ceiling height measurements exclude those areas where any soffits, moldings, drop and/or suspended ceilings and/or light fixtures may be installed. As such, the referenced ceiling height may not represent actual ceiling clearance. No view is guaranteed. 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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