

PONCE PARK

CORAL GABLES



“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.”

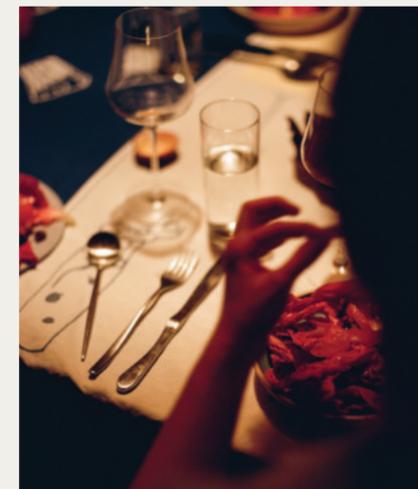
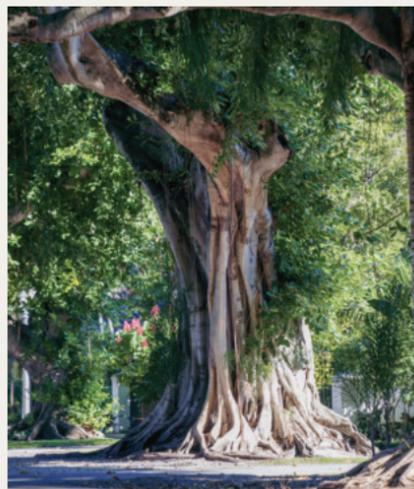
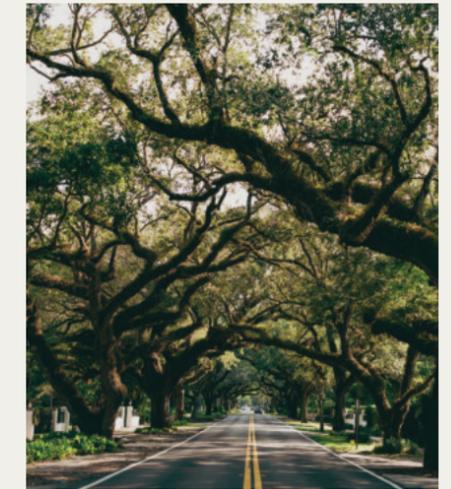
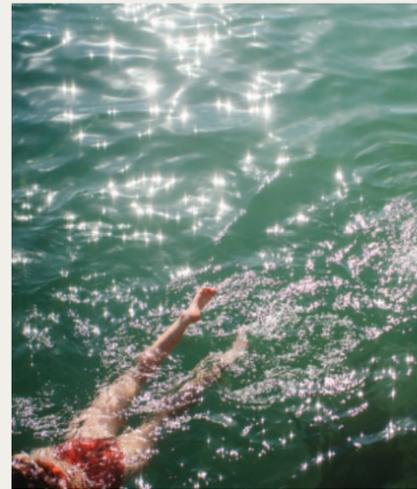
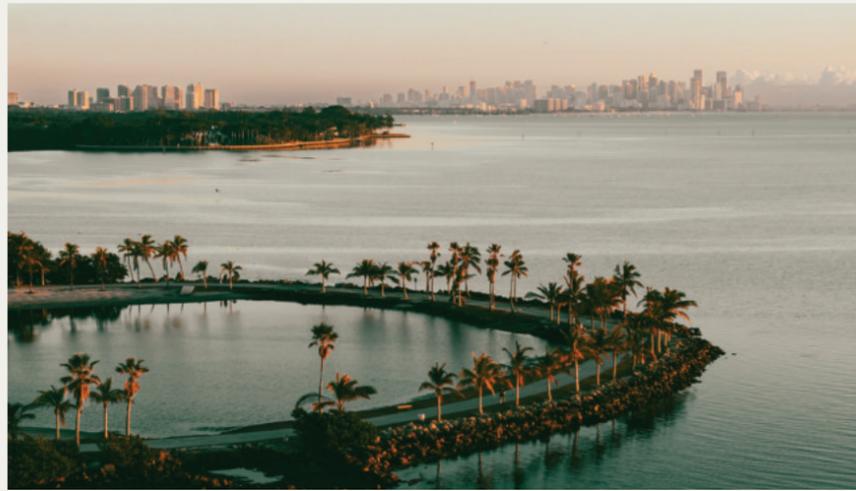
—Allen Morris

Chairman and CEO, Allen Morris Company

PONCE PARK RESIDENCES CONDOMINIUM

Ⓢ ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE





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.



“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





Parisian grandeur in the heart of Coral Gables.



TIMELESS ELEGANCE, *European style*

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.

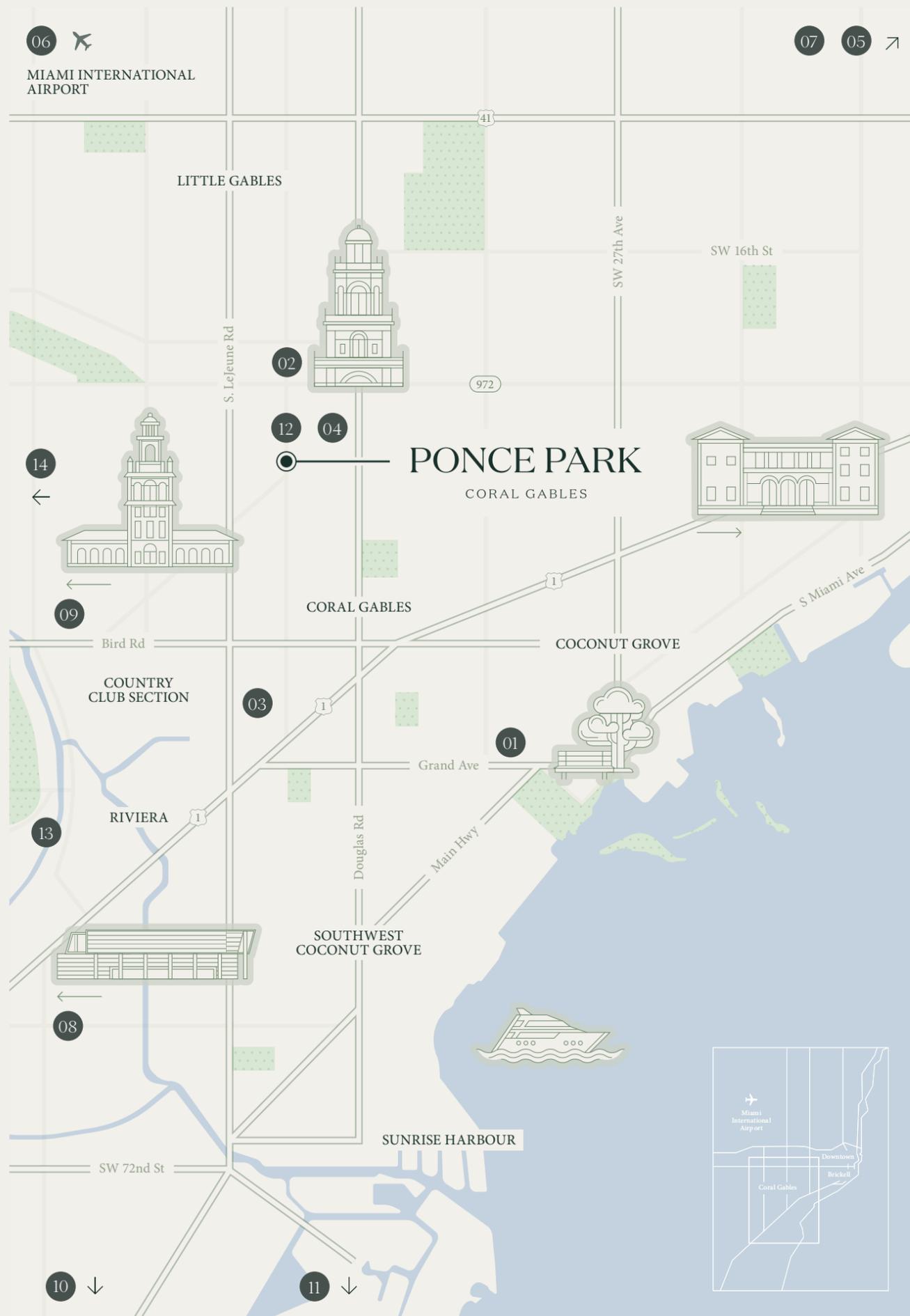
Smart Home Technology: Cutting-edge automation for lighting, shades, and more.

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.



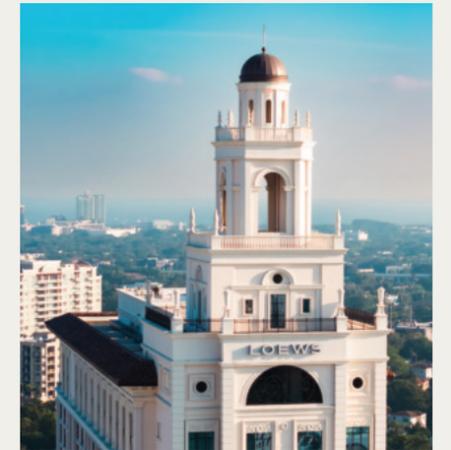
“Our vision for Ponce Park was to craft a space that honors the essence of Coral Gables—its lush landscapes, timeless elegance, and vibrant community. Working with a developer who shares our passion for creating timeless, harmonious spaces, we have designed a destination where lush greenery, European-inspired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

—Nancy Santorelli
Associate Principal, Meyer Davis

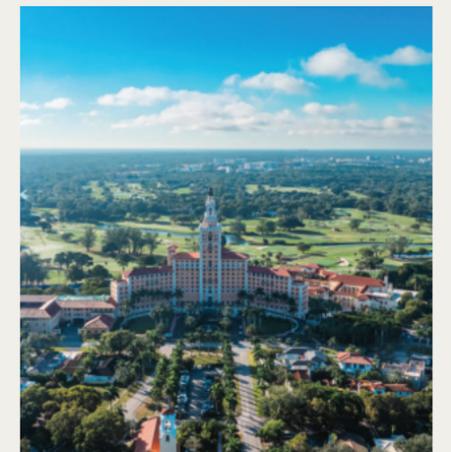


THE CITY *Beautiful*

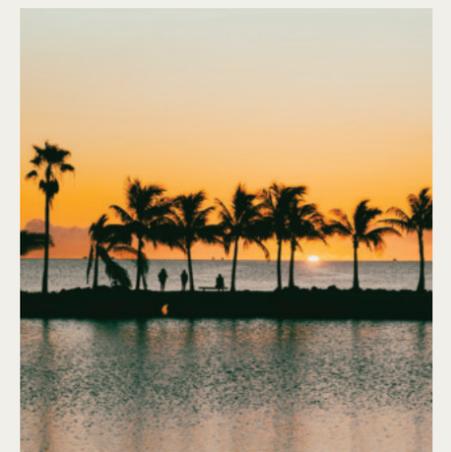
1. CocoWalk | 🚗 10 min drive | 🚶 2.2 mile walk
2. Miracle Mile | 🚗 8 min drive | 🚶 0.3 mile walk
3. Shops at Merrick Park | 🚗 3 min drive | 🚶 0.9 mile walk
4. The Plaza Coral Gables | 🚗 3 min drive | 🚶 0.2 mile walk
5. Brightline Miami Station | 🚗 22 min drive | 🚶 5.6 mile walk
6. Miami International 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



4. The Plaza Coral Gables



9. Biltmore Hotel and Golf Course



11. Matheson Hammock Park & Marina

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.

THE TEAM

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.

SALES & MARKETING

ONE Sotheby's International Realty

ONE Sotheby's International Realty is the premier source for luxury real estate and development opportunities along Florida's East Coast, with 30 offices spanning from Miami and Key Biscayne to Vero Beach and Jacksonville. For more than 250 years, the Sotheby's name has exemplified the promise of a life well lived, and ONE Sotheby's International Realty's direct affiliation with Sotheby's and Sotheby's International Realty has offered the company unparalleled, global reach with a network of more than 26,000 associates in more than 81 countries and territories with more than 1,000+ offices. The firm's Development Division is a leader in luxury pre-construction sales and marketing along Florida's East Coast, offering an insider perspective and superior market intelligence to help partners navigate the unique real estate landscape from pre-acquisition to sell-out. The leading division represents some of the most prestigious projects in Florida with over \$5 billion in new development inventory.

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



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