



# 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*





## 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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# 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*

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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, caf  s, galleries, and boutiques—a new discovery around every corner.*

Dining

- 1. Bachour
- 2. Baires
- 3. Bugatti Bistro
- 4. Buccan
- 5. Bulla
- 6. Caff   Abbracci
- 7. Fiola Miami
- 8. Fogo de Ch  o
- 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 Caf  
- 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. Cin  polis
- 58. Coral Gables Art Cinema
- 59. Coral Gables Museum
- 60. The Landmark at Merrick Park

Healthcare

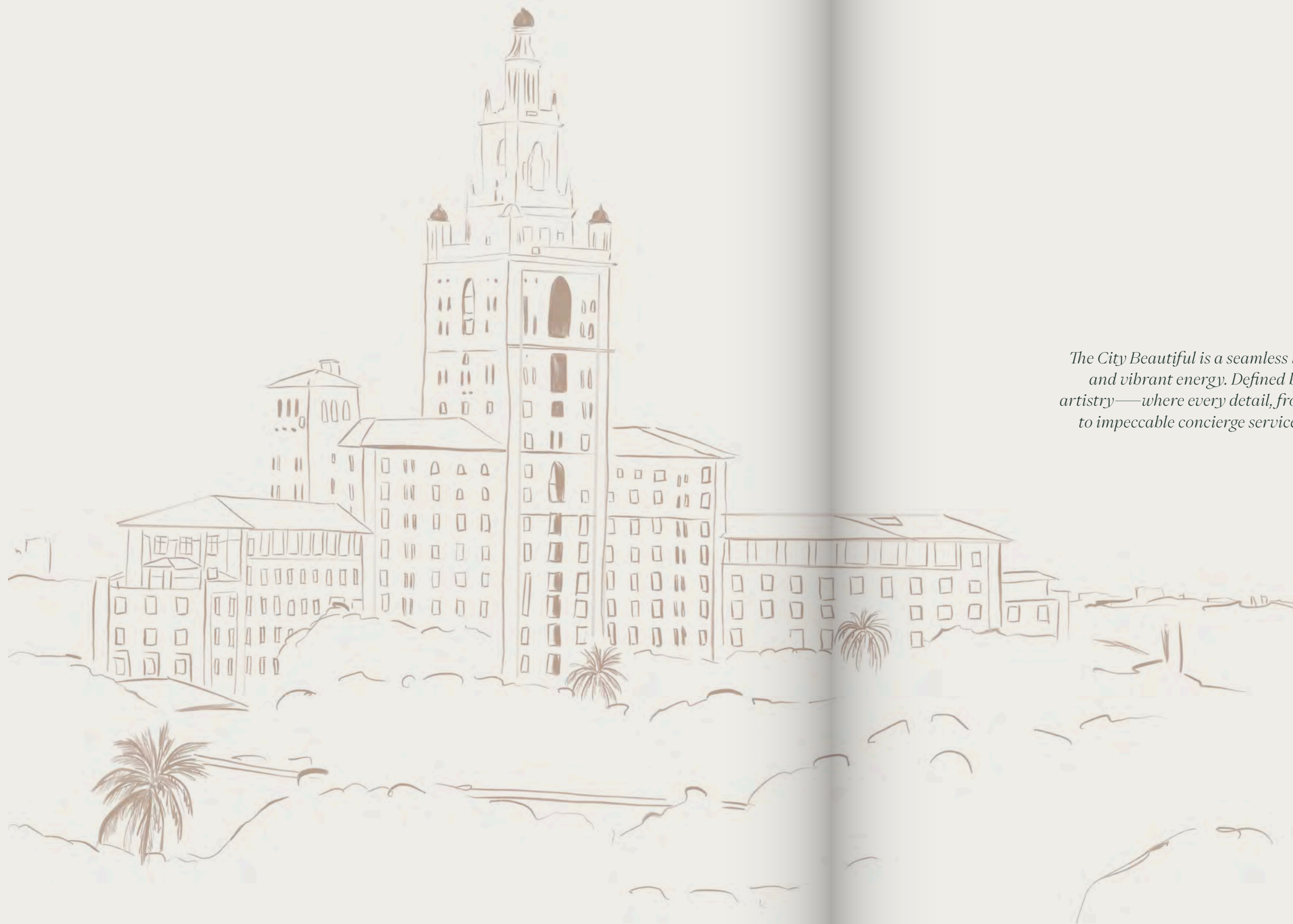
- 61. Coral Gables Hospital
- 62. Doctors Hospital
- 63. Nicklaus Children’s Hospital Main Hospital Campus

Marinas

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





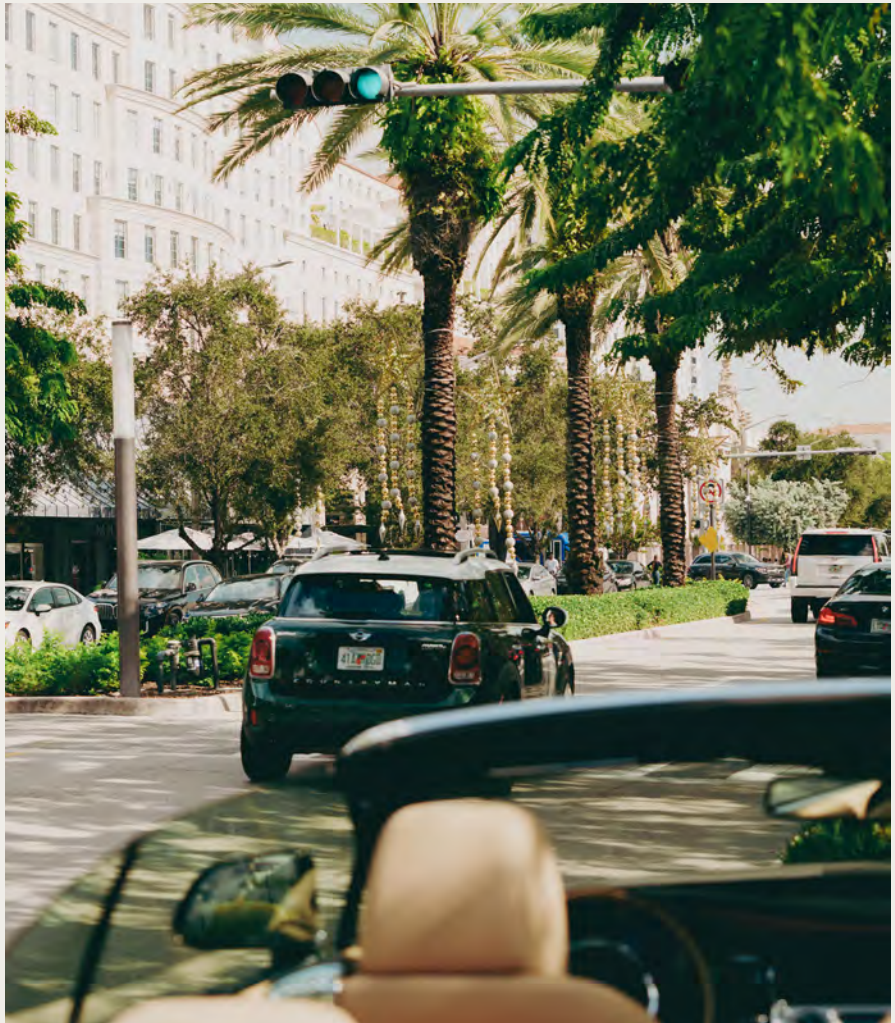
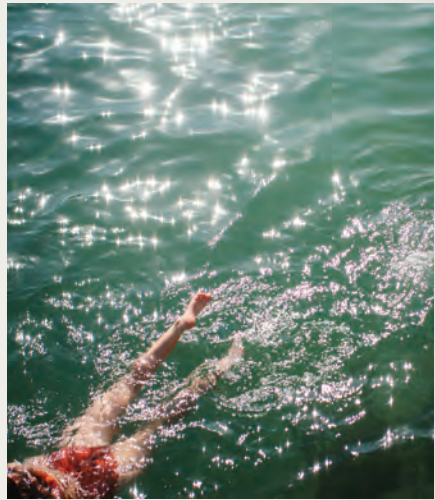


*The City Beautiful is a seamless blend of timeless elegance and vibrant energy. Defined by culture, cuisine, and artistry—where every detail, from world-class golf courses to impeccable concierge services, is designed to inspire.*









*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*

## THE TEAM

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

### Visionary

#### Allen Morris Company

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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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