

cora

SALES GALLERY NOW OPEN

4200 Laguna Street
Coral Gables, FL 33146



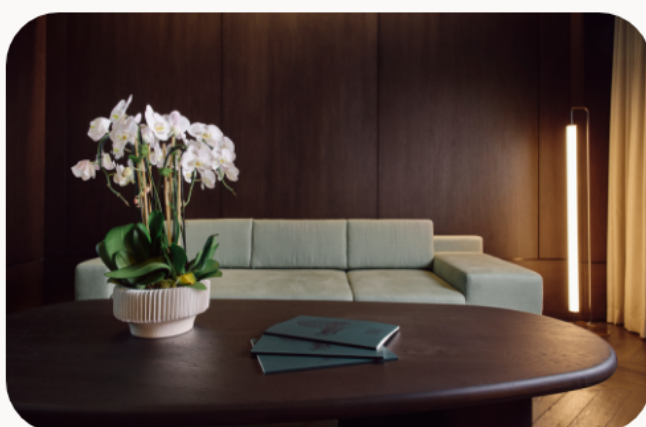
Cora is a boutique collection of 74 refined residences in the heart of Merrick Park, Coral Gables' premier destination neighborhood. Featuring thoughtfully designed one- to three-bedroom plus den homes, these residences range from 678 to 2,651 square feet.

HOURS:

Monday – Friday 10:00 AM – 6:00 PM
Saturday 12:00 PM – 5:00 PM
Sunday by appointment only

STARTING FROM THE \$900,000s

[Schedule a Private Presentation Today](#)



One- to three-bedroom refined residences
in the Village of Merrick Park

From the \$900,000s

Future Residences

4241 Aurora Street, Coral Gables, FL 33146

Sales Gallery Now Open

CONSTELLATION
SEEKING ALPHA

BOSCHETTI GROUP

lamarca well LIVING

 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. This is not an offer to sell, or solicitation of offers to buy, the condominium units in jurisdictions where such offer or solicitation cannot be made or are otherwise prohibited by law. This offering is made only by the offering documents for the condominium and no statement should be relied upon if not made in the offering documents. FULL DISCLAIMER

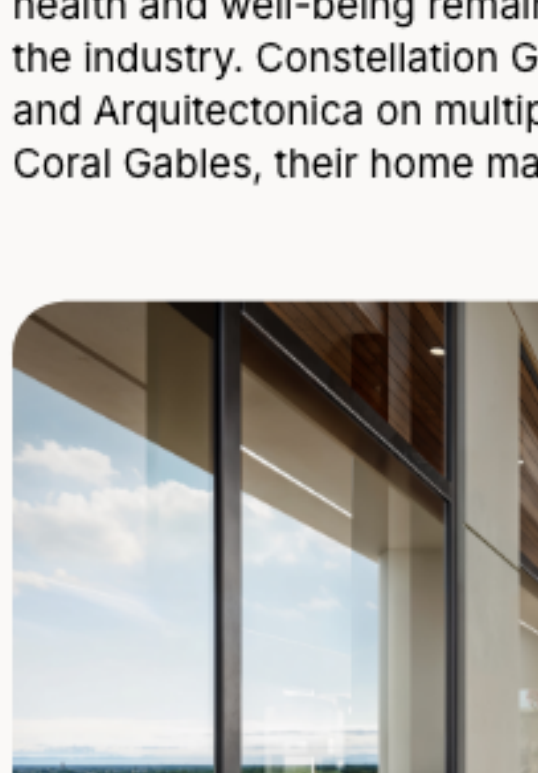
Cora

A Masterful Collaboration of Visionaries

Cora was brought to life through the shared vision, expertise, and entrepreneurial spirit of industry leaders and innovators—each with a unique background and perspective. United by purpose, they are committed to creating a world where well-being is accessible to all.

Developed by

Constellation Group



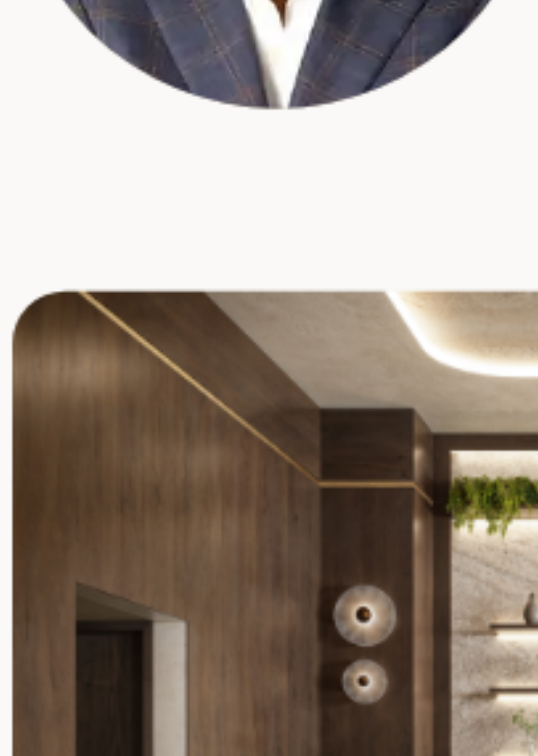
Constellation Group is a South Florida-based real estate investment and development firm with extensive experience in developing, financing, and marketing residential projects in high barrier to entry markets throughout the Southern United States. Constellation Group partners with renowned Architecture and Design firms to create best-in-class luxury residential experiences that set new standards through elevated design and construction.

Their commitment to integrating wellness into every project ensures that health and well-being remain central to their designs, setting them apart in the industry. Constellation Group has partnered with The Boschetti Group and Arquitectonica on multiple projects throughout Miami, including three in Coral Gables, their home market.



Developed by

The Boschetti Group

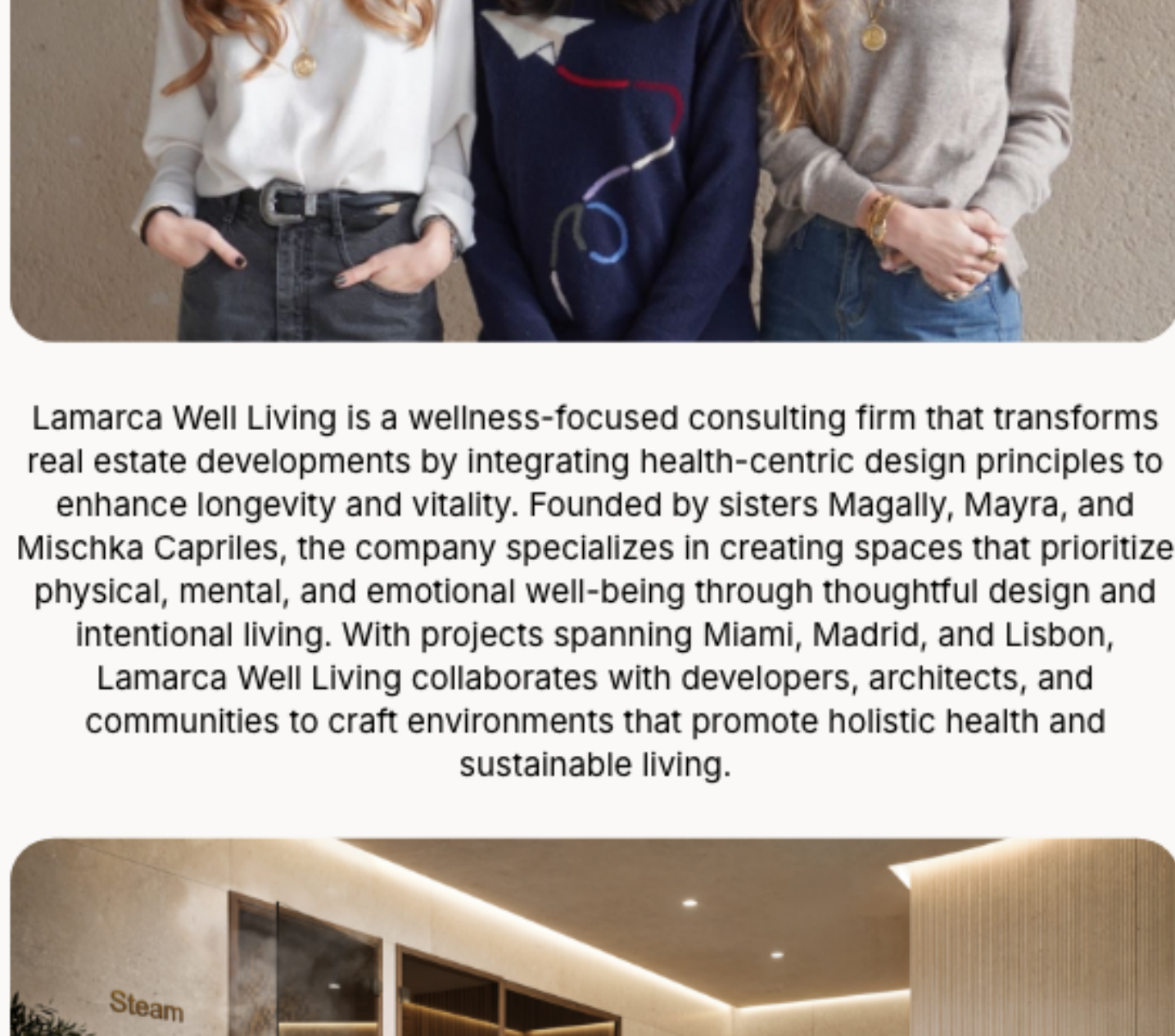


Jose Boschetti founded the Miami-based real estate development firm, The Boschetti Group, which is known for creating high-quality residential, commercial, and mixed-use properties throughout South Florida. With a portfolio valued at over \$3 billion, the company has delivered thousands of residential projects and over a million square feet of commercial space. Their work blends timeless design with functional innovation, enhancing the communities they develop.



Wellness Consulting by

Lamarca Well

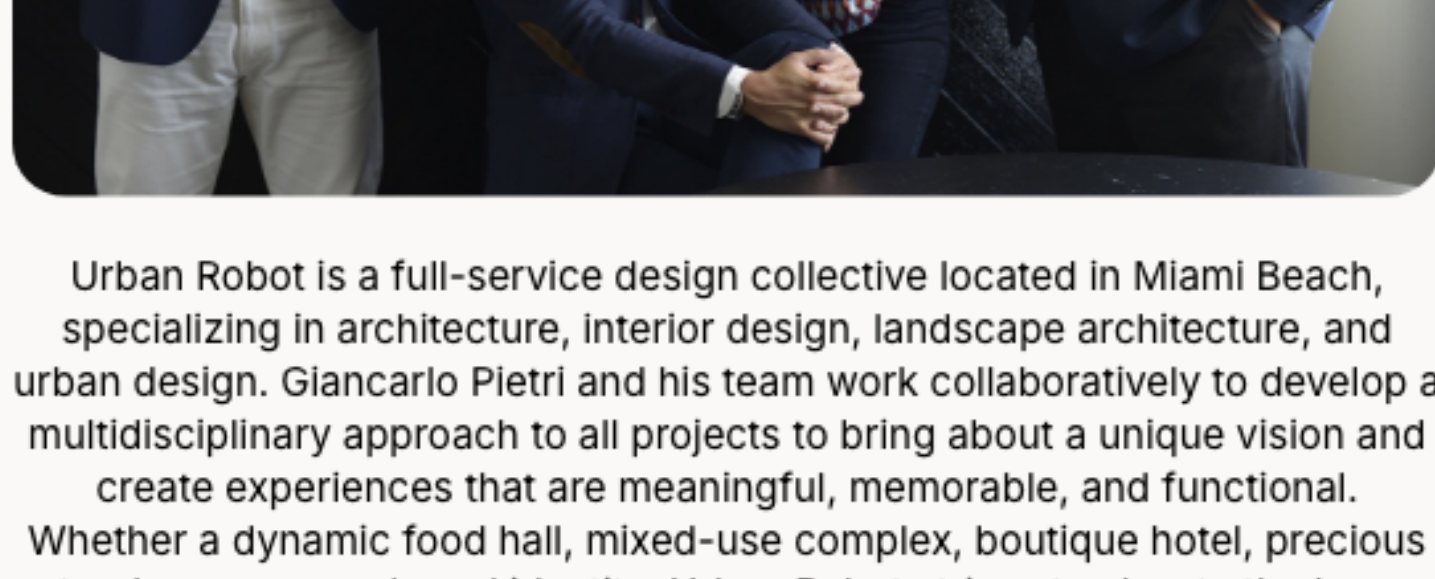


Lamarca Well Living is a wellness-focused consulting firm that transforms real estate developments by integrating health-centric design principles to enhance longevity and vitality. Founded by sisters Magally, Mayra, and Mischka Capriles, the company specializes in creating spaces that prioritize physical, mental, and emotional well-being through thoughtful design and intentional living. With projects spanning Miami, Madrid, and Lisbon, Lamarca Well Living collaborates with developers, architects, and communities to craft environments that promote holistic health and sustainable living.



Interior Design by

Urban Robot Associates



Urban Robot is a full-service design collective located in Miami Beach, specializing in architecture, interior design, landscape architecture, and urban design. Giancarlo Pletri and his team work collaboratively to develop a multidisciplinary approach to all projects to bring about a unique vision and create experiences that are meaningful, memorable, and functional. Whether a dynamic food hall, mixed-use complex, boutique hotel, precious natural resource, or brand identity, Urban Robot strives to elevate the human experience. While the firm's primary practice is based in Florida, it is also licensed in New York, Massachusetts, Tennessee, Texas, and internationally, drawing upon its team's diverse design backgrounds to craft singular narratives that are true to concept and tailored to each project.

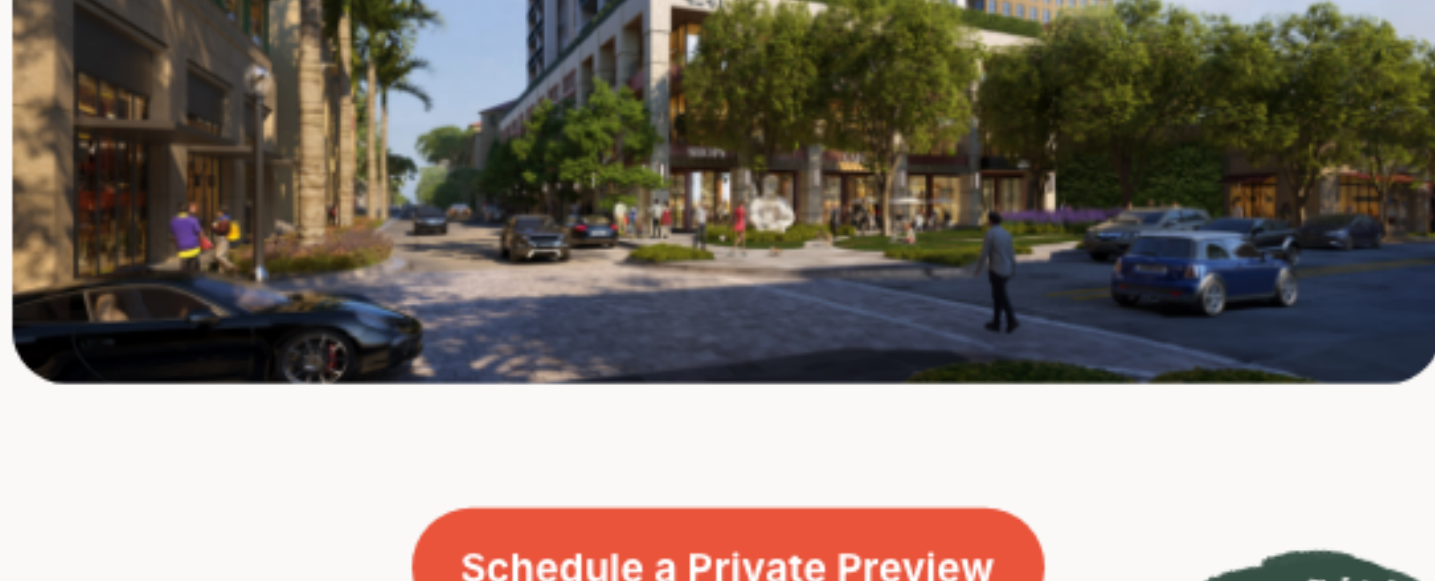


Architecture by

Arquitectonica



Arquitectonica is an internationally renowned architecture firm known for blending striking modern design with environmental sensitivity. Founded by Bernardo Fort-Brescia, the firm is also shaped by the next generation through his son, Raymond Fort, who brings a fresh perspective while upholding the studio's legacy of innovation. Their work balances aesthetic innovation with sustainable practices, creating projects that generate both cultural identity and commercial value. Rooted in a philosophy of preserving a site's unique geographic character, Arquitectonica designs with authenticity and respect for both natural and human contexts.



[Schedule a Private Preview](#)



One- to three-bedroom refined residences
in the Village of Merrick Park

From the \$900,000s

Future Residences

4241 Aurora Street, Coral Gables, FL 33146

Sales Gallery Coming Soon

Constellation
SERVING ALPHAS

The Boschetti Group

Lamarca Well Living

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. The Condominium of Cora is being developed by 4241 Aurora, LLC ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Constellation or The Boschetti Group and/or any of its affiliates and any purchaser agrees to look solely to Developer (and not to Constellation or The Boschetti Group and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. 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, depictions and statements 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 and statements 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 upgraded 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, attractions and other venues referenced herein are off-site and not controlled by the Developer. They are accurate as of the date of this publication, however there is no guarantee that they will continue to exist or that there won't be changes and/or substitutions of same. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing.

cora

Live Longer, Live Better, Live at Cora.

At Cora Merrick Park, longevity begins at home. Guided by wellness experts **Lamarca Well** and designed by **Urban Robot**, Cora integrates health-focused features that nurture your mind, body, and spirit so you can thrive for years to come.



KEY ELEMENTS THAT SUPPORT LONGEVITY

WELL for Residential Certified:

Designed to meet the WELL Standard for healthier living.

Advanced Air & CLEAR Water Purification:

High-performance systems ensure pure air and water, the foundations of daily well-being.

Biophilic Architecture:

Nature-infused spaces with natural materials, light, and greenery to boost mood and energy.



Acoustic Comfort:

Thoughtful sound design to promote rest, focus, and relaxation.

Innovative Lighting:

Maximizes natural light and provides balanced illumination for circadian health.

Holistic Wellness Amenities:

- Rooftop pool, cabanas, and padel court
- State-of-the-art fitness center with recovery zone
- Wellness spa featuring hot and cold plunges, an infrared sauna, and a steam room
- Outdoor yoga terrace and wellness lounge
- Red light therapy in all residences



Non-Toxic Materials:

Low-VOC paints, coatings, and finishes for cleaner indoor air.

By seamlessly weaving wellness into every aspect of its design, Cora creates an environment where living well becomes second nature — and living longer is a natural outcome.

[Schedule a Private Tour](#)

One- to three-bedroom refined residences
in the Village of Merrick Park

From the \$900,000s

Future Residences

4241 Aurora Street, Coral Gables, FL 33146

Sales Gallery Now Open

CONSTELLATION
SEEKING ALPHA

BOSCHETTI GROUP

lamarca well LIVING

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. This is not an offer to sell, or solicitation of offers to buy, the condominium units in jurisdictions where such offer or solicitation cannot be made or are otherwise prohibited by law. This offering is made only by the offering documents for the condominium and no statement should be relied upon if not made in the offering documents. FULL DISCLAIMER

cora

Rooftop Padel Court

Elevated Amenities, Grounded in Wellness.

Inspired by the Mediterranean's vibrant yet serene lifestyle—effortlessly social, health-conscious, and charmingly laid-back—Cora's world-class amenities are designed to nurture your body and soul. From Coral Gables' first rooftop padel court to peaceful spa rituals, open-air fitness experiences, and thoughtfully curated social spaces, Cora redefines wellness living with intention.

Restorative amenities include:

- Outdoor rooftop padel court, the first in Coral Gables
- Resort-style pool with private cabanas
- Wellness spa featuring cold and hot plunges, steam room, sauna and red light therapy
- Next-generation fitness center with advanced recovery zone
- Outdoor wellness lounge and yoga terrace
- Resident lounge with catering kitchen, connecting to outdoor lounge and dining terrace
- Tea lounge for gatherings and relaxation
- Dedicated boardroom and coworking spaces to promote work/life balance
- 5,000 sq. ft. public park with art by Jaume Plensa

[Schedule a Virtual Tour of the Amenities](#)

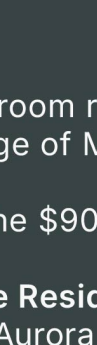
Outdoor Yoga Terrace



Fitness Center

Whether it's basking in the sun from your rooftop pool or enjoying a morning walk through lush gardens, Cora invites you to embrace a lifestyle where wellness is seamlessly woven into daily life. With unparalleled amenities and a premier location just steps from The Shops at Merrick Park, Cora offers the perfect blend of relaxation, recreation, and retail therapy.

Rooftop Pool



One-to three-bedroom refined residences
in the Village of Merrick Park

From the \$900,000s

Future Residences
4241 Aurora Street
Coral Gables, FL 33146

The Sales Gallery
Coming Soon

CONSTELLATION
SEEKING ALPHA



lamarca well LIVING



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. This is not an offer to sell, or solicitation of offers to buy, the condominium units in jurisdictions where such offer or solicitation cannot be made or are otherwise prohibited by law. This offering is made only by the offering documents for the condominium and no statement should be relied upon if not made in the offering documents.

FULL DISCLAIMER

cora

Home, Wellness, and Connection at the Core



Cora presents a collection of refined residences that welcome and rejuvenate. Thoughtfully designed with wellness at the core, each home features interiors by world-renowned design studio Urban Robot.

Every detail has been expertly curated—from floor-to-ceiling windows that invite natural light to sustainable materials throughout, and spa-like bathrooms with stone finishes—creating a serene environment that nurtures balance, comfort, and well-being.



A home that supports well-being

- One- to three-bedroom with den residences, ranging from 678 to 2,651 SF
- Open, light-filled layouts with floor-to-ceiling windows
- Designer Italkraft kitchens with natural wood and stone finishes
- Sub-Zero and Wolf appliance suite
- 10' ceiling heights



- Expansive private terraces
- Advanced air and water purification systems
- Cutting-edge health monitoring technology
- Non-toxic materials with low-VOC paints, coatings, and sealants for reduced exposure to toxins
- Finished designer closets
- Red light therapy for enhanced wellness

[Schedule a Private Preview](#)



One- to three-bedroom refined residences
in the Village of Merrick Park

From the \$900,000s

Future Residences

4241 Aurora Street, Coral Gables, FL 33146

Sales Gallery Coming Soon

CONSTELLATION
SEEKING ALPHA



lamarca well LIVING

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. This is not an offer to sell, or solicitation of offers to buy, the condominium units in jurisdictions where such offer or solicitation cannot be made or are otherwise prohibited by law. This offering is made only by the offering documents for the condominium and no statement should be relied upon if not made in the offering documents. FULL DISCLAIMER

cora

THE FIRST WELLNESS-FOCUSED RESIDENCES
IN THE HEART CORAL GABLES

We are excited to unveil **Cora**, a boutique collection of 74 refined residences in the destination neighborhood of Coral Gables, developed by Constellation Group and The Boschetti Group.



Nestled in the prestigious Village of Merrick Park, Cora blends refined living with wellness as Coral Gables' first wellness-focused residential development.

Guided by renowned wellness consultants Lamarca Well, Cora is set to be one of the first WELL Certified residential buildings in the area. It will also feature the first rooftop padel court in Coral Gables.



The thoughtfully designed one- to three-bedroom plus den residences range from 678 to 2,651 square feet and feature:

Open, Light-filled layouts with floor-to-ceiling windows

Designer Italkraft kitchens with natural wood and stone finishes

Sub-Zero and Wolf appliance suite

10' ceiling heights

Advanced air and water purification systems

Finished designer closets

Red light therapy incorporated into primary bathrooms

[Inquire Now](#)



CORA's exclusive wellness amenities include:

Outdoor rooftop padel court, the first in Coral Gables

Resort-style pool with private cabanas

Wellness spa featuring cold and hot plunges, steam room, sauna and red light therapy

Next-generation fitness center with advanced recovery zone

Outdoor wellness lounge and yoga terrace

5,000 sq. ft. public park with art by Jaume Plensa



Designed by Arquitectonica and with interiors by Urban Robot, Cora offers a blend of Mediterranean-inspired architecture and modern luxury, creating a balanced and timeless living experience.

As we embark on this exciting launch, we are offering a **6% co-broker commission**. With residences starting in the \$900,000s and completion slated for 2027, Cora presents an unparalleled opportunity to experience a new era of wellness living in Coral Gables.



Future residences
4241 Aurora Street
Coral Gables, FL 33146

Sales Gallery
Coming Soon

CoraMerrickPark.com | 305.320.4241

CONSTELLATION
SEEKING ALPHA



lamarca well LIVING

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. This is not an offer to sell, or solicitation of offers to buy, the condominium units in jurisdictions where such offer or solicitation cannot be made or are otherwise prohibited by law. This offering is made only by the offering documents for the condominium and no statement should be relied upon if not made in the offering documents. **FULL DISCLAIMER**