



PONCE PARK

CORAL GABLES

RESIDENCES

- Private elevators opening to finely crafted wood-paneled foyers and grand double-door entries
- Expansive ceilings up to 11-12', creating an airy sense of volume, natural light, and openness throughout
- European oak wood flooring and natural stone finishes, blending timeless craftsmanship with modern refinement
- Custom-designed Italian walk-in closets, featuring elegant wood cabinetry and integrated shelving
- Spacious 11'-deep terraces designed for true indoor-outdoor living, complete with fully equipped summer kitchens for effortless entertaining
- Finished tile flooring across all outdoor terraces, offering a seamless transition from interior to exterior spaces
- Integrated smart-home technology, ensuring a connected living experience

KITCHEN

- Kitchens designed by Meyer Davis, blending refined aesthetics with seamless functionality and handcrafted Italian wood cabinetry
- Italian stone countertops with double waterfall edges, creating a striking statement of elegance
- Chef's kitchen islands, thoughtfully designed for both culinary performance and social gatherings
- La Cornue 60" gas ranges* deliver a professional-grade cooking experience with timeless artistry
- Sub-Zero and Wolf appliance suite, including a 60" refrigerator and built-in wine preservation system
- Full-height pantry and concealed appliance storage, maintaining a clean, refined presentation throughout

PRIVATE AMENITIES

Ground Level

- Private lobby lounge
- Artistically inspired grand staircase leading to the mezzanine level

Mezzanine Level

- Wellness spa with dedicated his-and-hers sanctuaries featuring steam and sauna rooms, a co-ed hammam, and private treatment suites for personalized therapies
- Private dining room designed for intimate gatherings and curated experiences

Zen Level

- Fitness center with premium equipment, complemented by an adjoining Zen Garden — a private outdoor retreat designed for relaxation and reflection

Rooftop Deck

- An elevated rooftop sanctuary with a lap pool, reflection pool, cold plunge, and Jacuzzi, complemented by private cabanas and serene sun decks
- A private rooftop lounge offering a refined social atmosphere, complete with a staffed bar, intimate seating areas, and outdoor terraces overlooking the scenic South Gables skyline

À La Carte Services

- Housekeeping
- Private chefs
- Wellness treatments
- Arranged through concierge
- Private storage available for purchase

*Select residences.

Landmark residences defined by European style and individual character.

DEDICATED HOSPITALITY & CONCIERGE SERVICES

- Doorman and luxury hospitality-trained concierge
- 24/7 valet and attended lobby
- 24-hour security
- Mail delivery to each residence
- Laundry and dry-cleaning services
- Pet care & dog walking services
- Grocery purchase & delivery
- On- and off-premises restaurant reservations
- Personalized delivery and courier services

TEAM

VISIONARY Allen Morris Company

ARCHITECT John Cunningham with Zyscovich

INTERIOR DESIGN Meyer Davis

LANDSCAPE Andres Arcila with Naturalaficial

SALES TEAM ONE Sotheby's International Realty

PROJECT ADDRESS

3000 Ponce de Leon Blvd, Coral Gables, FL 33134

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.

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PONCE PARK

CORAL GABLES

RESIDÊNCIAS

- Elevadores privativos com abertura para halls de entrada elegantemente revestidos em madeira e imponentes portas de entrada duplas.
- Pé-direito amplo de até 3,35m a 3,65m (11'-12'), criando uma sensação arejada de volume, luz natural e abertura em todos os ambientes.
- Pisos de carvalho europeu e acabamentos em pedra natural, combinando o artesanato atemporal com o refinamento moderno.
- Closets italianos sob medida, com armários elegantes em madeira e prateleiras integradas.
- Terraços espaçosos com 3,35 metros (11') de profundidade, projetados para uma verdadeira experiência de vida integrada (indoor-outdoor), equipados com cozinhas de verão completas para receber convidados sem esforço.
- Pisos externos em porcelanato premium, proporcionando uma transição harmoniosa entre os ambientes internos e externos.
- Tecnologia residencial inteligente totalmente integrada para uma experiência de vida conectada.

COZINHA

- Cozinhas projetadas por Meyer Davis, combinando estética refinada com funcionalidade perfeita e armários de madeira italianos feitos à mão.
- Bancadas em pedra italiana cuidadosamente selecionada, destacando elegância e sofisticação.
- Ilhas de cozinha de chef, cuidadosamente projetadas tanto para o desempenho culinário quanto para encontros sociais.
- Fogões a gás La Cornue de 60" (152 cm), que proporcionam uma experiência gastronômica de nível profissional com arte atemporal.
- Linha de eletrodomésticos Sub-Zero e Wolf, incluindo uma geladeira de 60" (152 cm) e sistema embutido de preservação de vinhos.
- Armários despensa de altura total e armazenamento integrado para eletrodomésticos.

AMENIDADES PRIVATIVAS

Térreo (Ground Level)

- Lounge de recepção privativo (lobby lounge).
- Escadaria escultural que une arte, arquitetura e movimento.

Mezanino (Mezzanine Level)

- Wellness Lounge com santuários dedicados para homens e mulheres, dispondo de salas de vapor e sauna, um hammam (banho turco) unissex e salas de tratamento privativas para terapias personalizadas.
- Sala de jantar privativa projetada para reuniões íntimas e experiências gastronômicas exclusivas.

Nível Zen (Zen Level)

- Centro fitness com equipamentos de primeira linha, complementado por um Jardim Zen adjacente — um refúgio privativo ao ar livre projetado para relaxamento e reflexão.

Terraço Cobertura (Rooftop Deck)

- Um santuário elevado na cobertura com piscina de raia, banheira de imersão fria (cold plunge) e jacuzzi, complementado por cabanas privativas e solários serenos.
- Um lounge privativo na cobertura que oferece uma atmosfera social refinada, completo com bar e equipe de atendimento, áreas de estar intimistas e terraços ao ar livre com vista para o panorâmico horizonte de South Gables.

Serviços À La Carte

Serviços organizados através do concierge:

- Limpeza e arrumação (Housekeeping)
- Chefs privativos
- Tratamentos de bem-estar
- Depósitos privativos disponíveis para compra.
- Residências definidas por um caráter individual.

Residências definidas por sua exclusividade e caráter individual

HOSPITALIDADE DEDICADA & SERVIÇOS DE CONCIERGE

- Manobrista (valet) 24 horas por dia, 7 dias por semana, e recepção com atendente.
- Segurança 24 horas.
- Entrega de correspondência diretamente em cada residência.
- Serviços de lavanderia e lavagem a seco.
- Cuidados com animais de estimação e serviços de passeio com cães.
- Compra e entrega de mantimentos/supermercado.
- Reservas em restaurantes dentro e fora da propriedade.
- Serviços de entrega e mensageiro personalizados.

EQUIPE

VISIONÁRIO: Allen Morris Company
ARQUITETO: John Cunningham com Zyscovich
DESIGN DE INTERIORES: Meyer Davis
PAISAGISMO: Andres Arcila com Natural oficial
EQUIPE DE VENDAS: ONE Sotheby's International Realty

ENDEREÇO DO PROJETO

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RESIDENCIAS

- Elevadores privados con apertura directa a vestíbulos con paneles de madera finamente acabados y majestuosas entradas de doble puerta.
- Techos expansivos de hasta 11 y 12 pies, creando una sensación de amplitud, luz natural y apertura en todos los espacios.
- Pisos de madera de roble europeo y acabados en piedra natural, fusionando la artesanía clásica con el refinamiento moderno.
- Vestidores de diseño italiano a medida, con elegantes gabinetes de madera y estanterías integradas.
- Amplias terrazas de 11 pies de profundidad diseñadas para un verdadero estilo de vida dentro y fuera del hogar, equipadas con cocinas de verano completas para entretenimiento.
- Pisos de baldosa terminados en todas las terrazas exteriores, ofreciendo una transición fluida entre los espacios interiores y exteriores.
- Tecnología inteligente integrada, garantizando una experiencia de vida conectada.

COCINA

- Cocinas diseñadas por Meyer Davis, combinando una estética refinada con una funcionalidad impecable y gabinetes de madera italiana hechos a mano.
- Cubiertas de piedra italiana con bordes de doble cascada, creando una imponente declaración de elegancia.
- Estufas de gas La Cornue* de 60" que ofrecen una experiencia de cocina de nivel profesional con un arte atemporal.
- Suite de electrodomésticos Sub-Zero y Wolf, que incluye un refrigerador de 60" y un sistema integrado de conservación de vinos.
- Despensa de altura completa y almacenamiento oculto para electrodomésticos, manteniendo una presentación limpia y refinada en todo momento.

AMENIDADES PRIVADAS

Planta Baja

- Lobby lounge privado.
- Majestuosa escalera de inspiración artística que conduce al nivel Mezzanine.

Nivel Mezzanine

- Spa de bienestar con santuarios dedicados para damas y caballeros con salas de vapor y sauna, un hammam mixto y suites de tratamiento privadas para terapias personalizadas.
- Comedor privado diseñado para reuniones íntimas y experiencias exclusivas.

Nivel Zen

- Gimnasio con equipamiento premium, complementado por un Jardín Zen contiguo: un retiro privado al aire libre diseñado para la relajación y la reflexión.

Terraza en la Azotea

- Un santuario elevado en la azotea con una piscina de entrenamiento, fosa fría y jacuzzi, complementado con cabañas privadas y serenas terrazas de solárium.
- Un lounge privado en la azotea que ofrece un ambiente social refinado, completo con un bar con personal, áreas de estar íntimas y terrazas al aire libre con vista al pintoresco horizonte del sur de Coral Gables.

Servicios a la Carta

- Servicio de limpieza
- Chefs privados
- Tratamientos de bienestar
- Coordinados a través del concierge

*Residencias selectas.

Residencias definidas por su exclusividad
y carácter individual.

SERVICIOS EXCLUSIVOS DE HOSPITALIDAD Y CONCIERGE

- Portero y concierge capacitado en hospitalidad de lujo.
- Servicio de valet 24/7 y lobby con personal.
- Seguridad las 24 horas.
- Entrega de correo directamente en cada residencia.
- Servicios de lavandería y tintería.
- Cuidado de mascotas y paseo de perros.
- Compra y entrega de supermercado.
- Reservaciones de restaurantes dentro y fuera de las instalaciones.
- Servicios de mensajería y entregas personalizadas.

EQUIPO

VISIONARIO Allen Morris Company
ARQUITECTO John Cunningham con Zyscovich
DISEÑO DE INTERIORES Meyer Davis
PAISAJISMO Andres Arcila con Naturalfficial
EQUIPO DE VENTAS ONE Sotheby’s International Realty

DIRECCIÓN DEL PROYECTO

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