cora



Neighborhood





Shopping & Entertainment

01	Miracle Mile & "Downtown" Coral Gables	09	Vizcaya
02	Cocowalk	10	Venetian Pool
03	Lowe Art Museum	11	The Plaza Coral Gables
04	Coral Gables Museum	12	Giralda Plaza
05	Books & Books	13	Riviera Country Club
06	Luminaire	14	The Biltmore
07	The Collection	15	Milam's
08	Lifetime Building	16	Publix
		17	Target

Restaurants

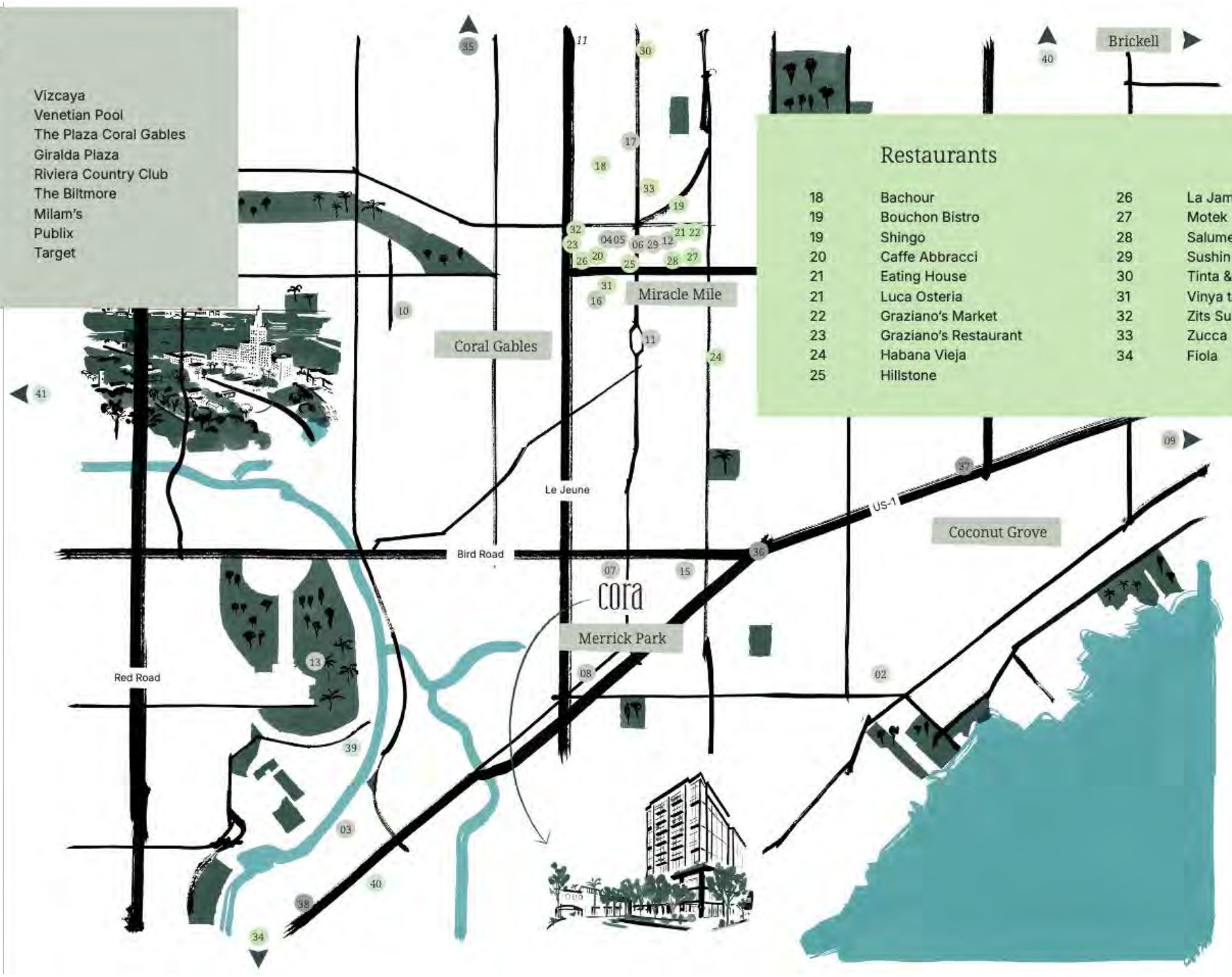
18	Bachour	26	La Jamoteca
19	Bouchon Bistro	27	Motek
19	Shingo	28	Salumeria 104
20	Caffe Abbracci	29	Sushin Izakaya
21	Eating House	30	Tinta & Café
21	Luca Osteria	31	Vinya table
22	Graziano's Market	32	Zits Sum
23	Graziano's Restaurant	33	Zucca
24	Habana Vieja	34	Fiola
25	Hillstone		

Transportation

35	Miami International Airport
36	US-1, i-95, Bird Rd Douglas Road
37	Coconut Grove Metrorail Station
38	University Metrorail Station

Other

39	Baptist Doctor's Hospital
40	University of Miami
41	Nicklaus Children's Hospital



Shopping & Entertainment

01	The Collection
02	Louis Vuitton
03	Anthropologie
04	Neiman Marcus
05	Williams-Sonoma
06	Gucci
07	The Landmark at Merrick Park
08	CH Carolina Herrera
09	Nordstrom
10	Crate & Barrel
11	Alo

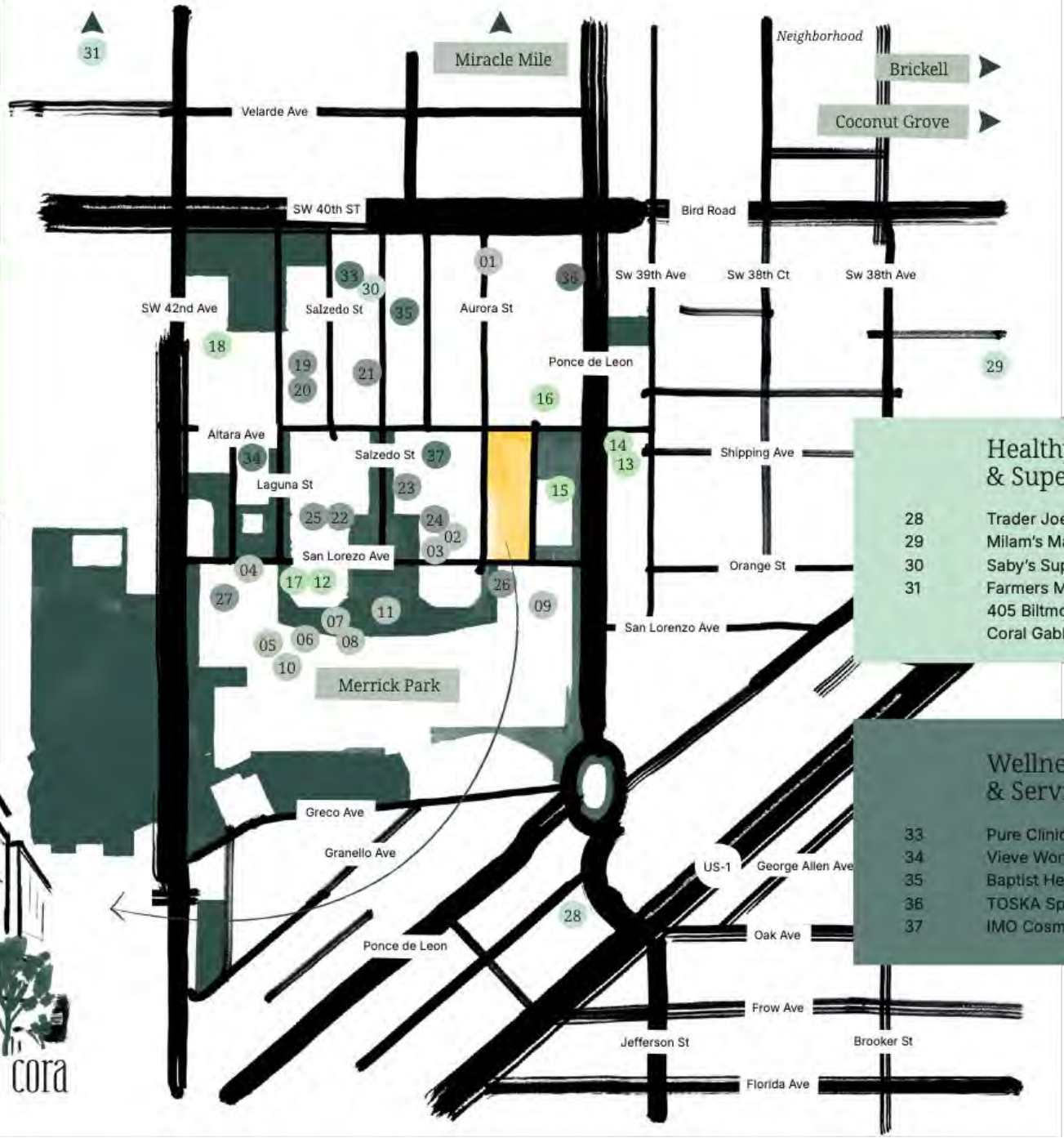
Fitness

12	Equinox Coral Gables
13	Tremble
14	Break Free Movement
15	54D
16	Pure Barre
17	Soulcycle Merrick Park
18	SWEAT440 Fitness Gables

Restaurants & Cafés

19	Ernie's Acai
20	Bistro Café
21	GROU Coffee + Cowork
22	Villagio
23	Perry's Steakhouse & Grille
24	Yard House
25	Sea Grill
26	Nordstrom Ebar
	Artisans Coffee
27	Mariposa



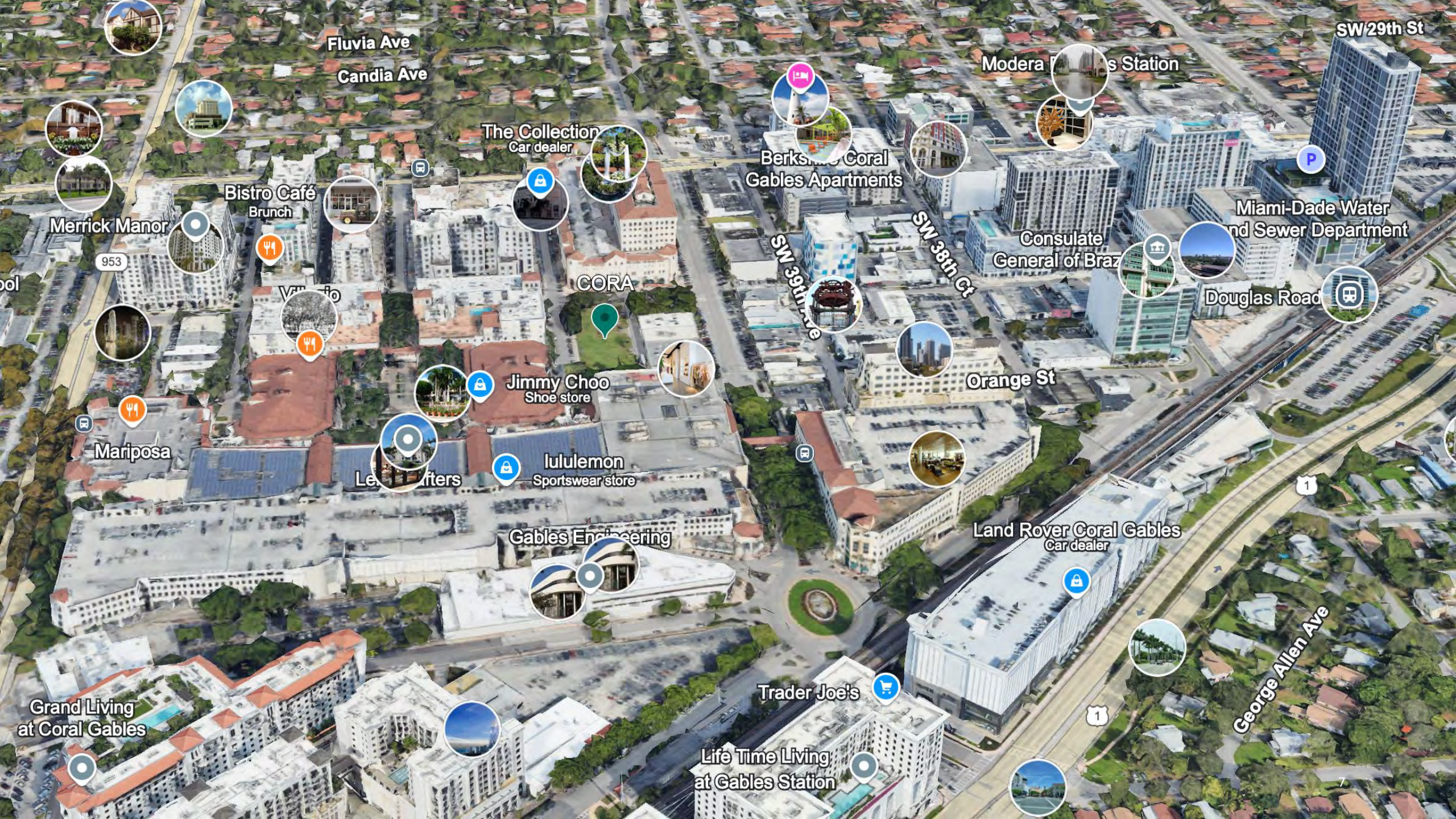


Healthy Markets & Supermarkets

28	Trader Joes
29	Milam's Market
30	Saby's Super Market
31	Farmers Market, Coral Gables: 405 Biltmore Way, Coral Gables, FL (on Sundays)

Wellness Centers & Services

33	Pure Clinic
34	Vieve Women's Wellness
35	Baptist Health
36	TOSKA Spa
37	IMO Cosmetic Dermatology


Fluvia Ave
Candia Ave
SW 29th St
The Collection
Car dealer
Berkshire Coral Gables Apartments
Bistro Café
Brunch
Merrick Manor
953
CORA
SW 39th Ave
SW 38th Ct
Consulate General of Braz
Miami-Dade Water and Sewer Department
Douglas Road
Orange St
Jimmy Choo
Shoe store
Mariposa
lululemon
Sportswear store
Gables Engineering
Land Rover Coral Gables
Car dealer
Trader Joe's
Grand Living at Coral Gables
Life Time Living at Gables Station
George Allen Ave
1

Wellness meets home in the heart of Coral Gables.

Situated in the heart of a vibrant, Coral Gables, Cora is designed to effortlessly uplift and center your lifestyle. Every aspect of Cora enhances vitality and promotes a harmonious lifestyle.

Inspired by the Mediterranean’s vibrant yet serene lifestyle — effortlessly social, health-conscious, and charmingly laid-back — Cora is the epitome of refined living in
Coral Gables.



The charismatic heart of a destination neighborhood.



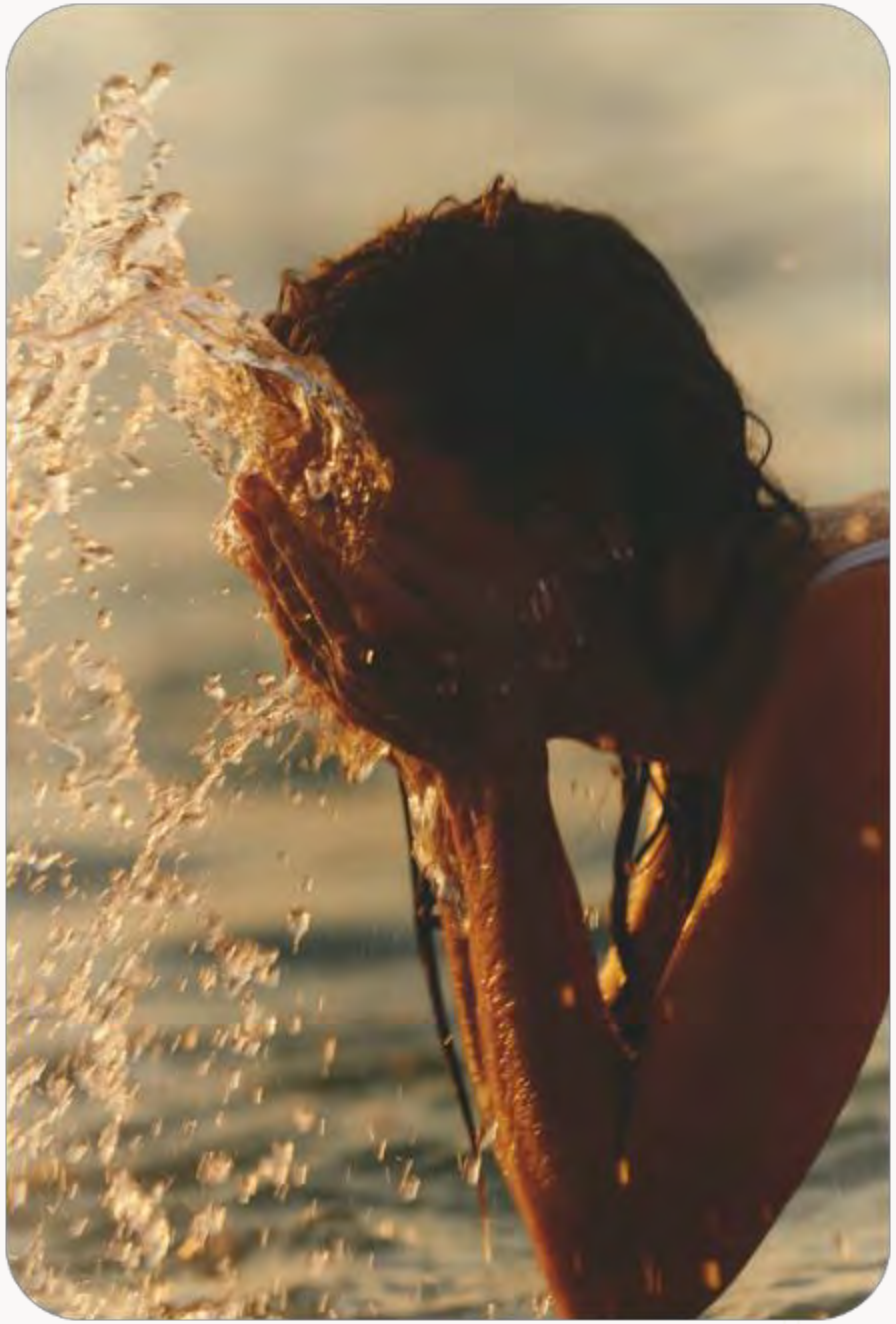
Wellness

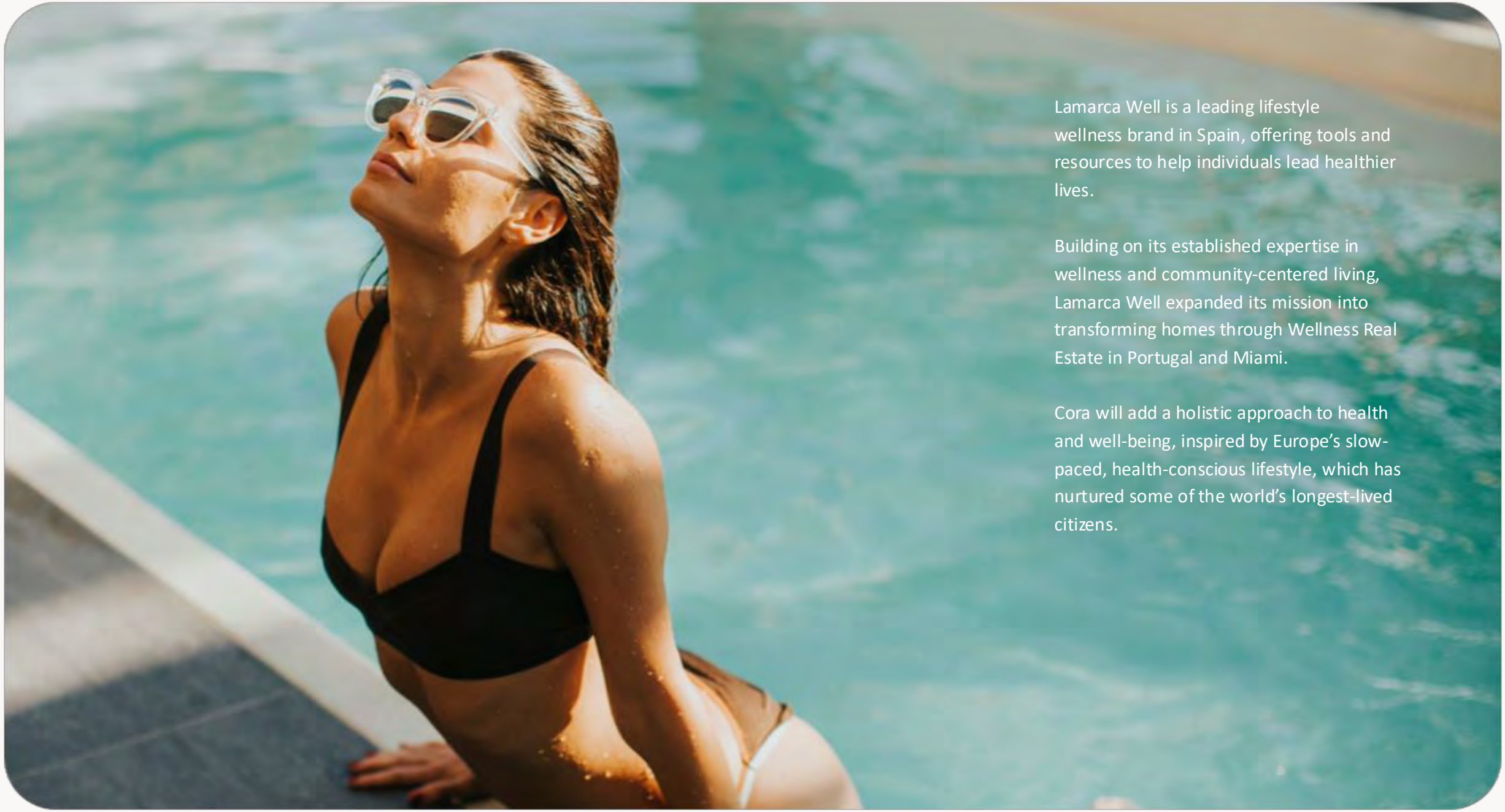


Lamarca Well weaves wellness into every detail.

To bring this vision to life, Constellation and The Boschetti Group have partnered with
Lamarca Well as Cora’s dedicated wellness consultants.

With their expertise, Cora is set to become one of the first WELL-certified residential buildings in Coral Gables, seamlessly integrating wellness into every aspect of its design and experience.





Lamarca Well is a leading lifestyle wellness brand in Spain, offering tools and resources to help individuals lead healthier lives.

Building on its established expertise in wellness and community-centered living, Lamarca Well expanded its mission into transforming homes through Wellness Real Estate in Portugal and Miami.

Cora will add a holistic approach to health and well-being, inspired by Europe’s slow-paced, health-conscious lifestyle, which has nurtured some of the world’s longest-lived citizens.

Lamarca Well

Who we are

At Lamarca Well, we design wellness experiences beyond spaces- We bring wellness to life. Through thoughtfully crafted environments, curated products, and inspiring community events, we create opportunities for holistic well-being, health, and longevity. Our approach blends both ‘hardcore’ and ‘softcore’ wellness practices, integrating cutting-edge medical discoveries with time-honored, self-optimizing techniques.

Key Services & Product

01 **Wellness Hub in Madrid**
One stop shop for wellness combining retail, food & beverage and fitness, alongside community events, workshops, and talks with industry leaders.

02 **LamarcaWell Living**
Transforming real estate projects and assets by integrating wellness principles and intentional design.

03 **Well Talks**
Podcast conversations with experts on topics such as longevity, biohacking, mental health, beauty, and holistic living.

Lamarca Well

Our Story

Founded with the vision of bringing wellness as way of life to people, through healthy ecosystems that offered services and products.

2018

Our vision comes to life in Lamarca, a multifamily building in Madrid where we introduced a healthy café, a wellness store, a Tracy Anderson Method studio, and a track-and-trail community.

2020

We grow into a wellness lifestyle brand offering education through an educational platform featuring over 40 pieces of monthly content, talks with leading experts, community workshops, and events.

2024

We expand into real estate consulting projects focused on designing wellness-centric environments.

WELL-Certified Residential Living

What is WELL Certification?

WELL is a global standard for buildings that focuses on the health and well-being of residents. It ensures that a building is designed and operated to enhance physical and mental wellness, creating a healthier living environment.

Key Benefits of a WELL-Certified Building:

Improved Air & Water Quality: Clean, fresh air and purified water for healthier living.
Natural Light & Comfort: Spaces designed to boost mood and productivity through optimal lighting.
Enhanced Fitness Spaces to promote an active lifestyle.
Stress-free design that enhances relaxation and mental wellness.
Healthy Food Options: Access to nutritious food choices for a balanced lifestyle.

How We Achieve WELL Certification:

Planning & Registration with the International WELL Institute.
Meeting Key Wellness Standards like air, water, and light.
Independent Testing to verify performance.

Why Choose a WELL-Certified Home?

Healthier Living: Reduces exposure to toxins and promotes a clean, healthy environment.
Energy & Mood Boost: Natural light and fitness-friendly spaces elevate your mood and energy levels.
Better Sleep & Relaxation: Thoughtful design that promotes restful sleep and reduces stress.
Long-Term Value: WELL Certification adds lasting value to your home with a focus on sustainability and wellness.

Ongoing Commitment to Wellness

WELL certification is not a one-time check. Our residences will undergo **regular re-certifications** to ensure it continuously meets the highest standards.

Building & Wellness Features

Boutique offering of 74 residences,
ranging from one- to three-bedrooms,
with connectivity to Shops at Merrick Park

Contemporary Mediterranean design

Expansive lobby with coworking and lounge

5,000 SF lush on-site park featuring renowned artist Jaume Plensa art installation and seating areas

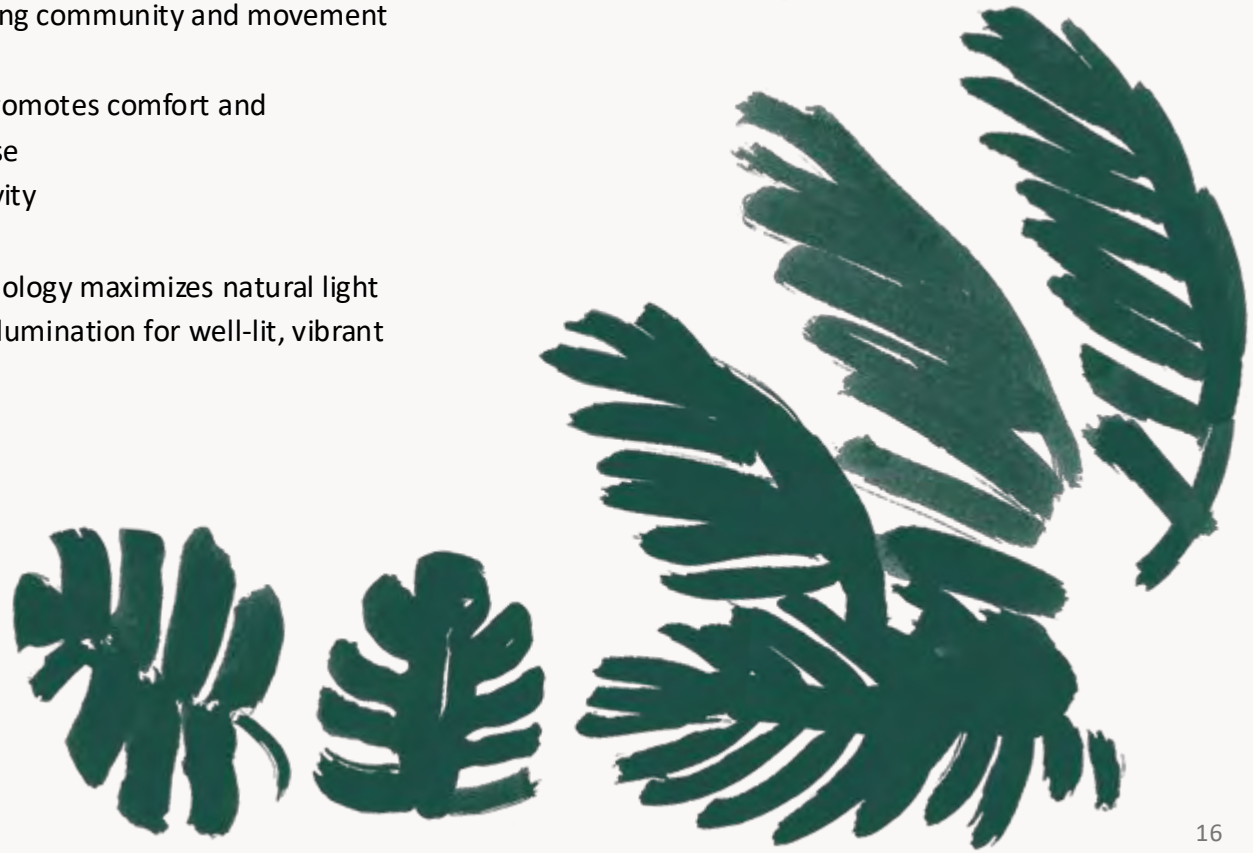
Cora is a WELL certified building designed to enhance health and wellbeing, and nurture the mind and body

Advanced air and water purification systems elevate everyday experiences

Arquitectonica's biophillic design integrates nature and natural materials, inspiring community and movement

Cora's acoustic design promotes comfort and tranquility, reducing noise and enhancing productivity

Innovative lighting technology maximizes natural light and provides balanced illumination for well-lit, vibrant spaces throughout Cora





Building & Wellness Features

Multiple water features and art installations enhance the living experience and create a serene, sophisticated atmosphere

Non-toxic materials with low-VOC paints, coatings, and sealants for better air quality and reduced exposure to toxins

Curated wellness products throughout common areas support healthy choices

Cutting-edge smart home health monitoring Technology

Dedicated private parking in covered garage

Mail and package room with cold storage

Bike and micro-mobility storage



Onsite Park featuring Jaume Plensa Art Installation



Lobby



Lobby



Lobby

Amenities & Lifestyle





Media & Entertainment Lounge



Media & Entertainment Lounge



Coworking

Amenities & Lifestyle

Outdoor rooftop padel court, the first in Coral Gables

Dedicated concierge trained in wellness

24/7 attended lobby

Rooftop pool with sun shelf and dedicated cabanas

State-of-the-art fitness center

Hot and cold plunges

Steam room

Infrared sauna

Red light therapy

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

Outdoor kitchen

Screening and media lounge





Pool



Fitness

Play with passion, shop with ease, live with style.

Cora’s world-class amenities are crafted to nurture both your body and soul. The Shops at Merrick Park extends its allure with coveted designer brands, upscale department stores, and a curated selection of fine dining
— all just steps away.

Cora offers an elegant lifestyle with endless possibilities where relaxation, recreation, and retail therapy blend together in perfect harmony.





Rooftop Amenities



Rooftop Padel Court



Rooftop Padel Court



Outdoor Yoga Terrace

Residences



Home, wellness and connection at the Core.

Cora presents a range of homes that welcome and rejuvenate, offering twelve unique floorplans from one- to threebedrooms.





Kitchen



Primary Bedroom



Primary Closet



Primary Bathroom



Residence Features

One- to three-bedrooms with den residences, ranging from 678 to 2,651 SF

Flexible unit combinations available to create larger, customized living spaces

10’ ceiling heights

Light-filled layouts with floor-to-ceiling windows

Expansive private balconies

Spacious extended lanais, up to 1,118 SF, available on select floorplans

Advanced air and water purification systems

Stone counter tops with designer fixtures
Spacious kitchen islands

Designer Italian cabinetry

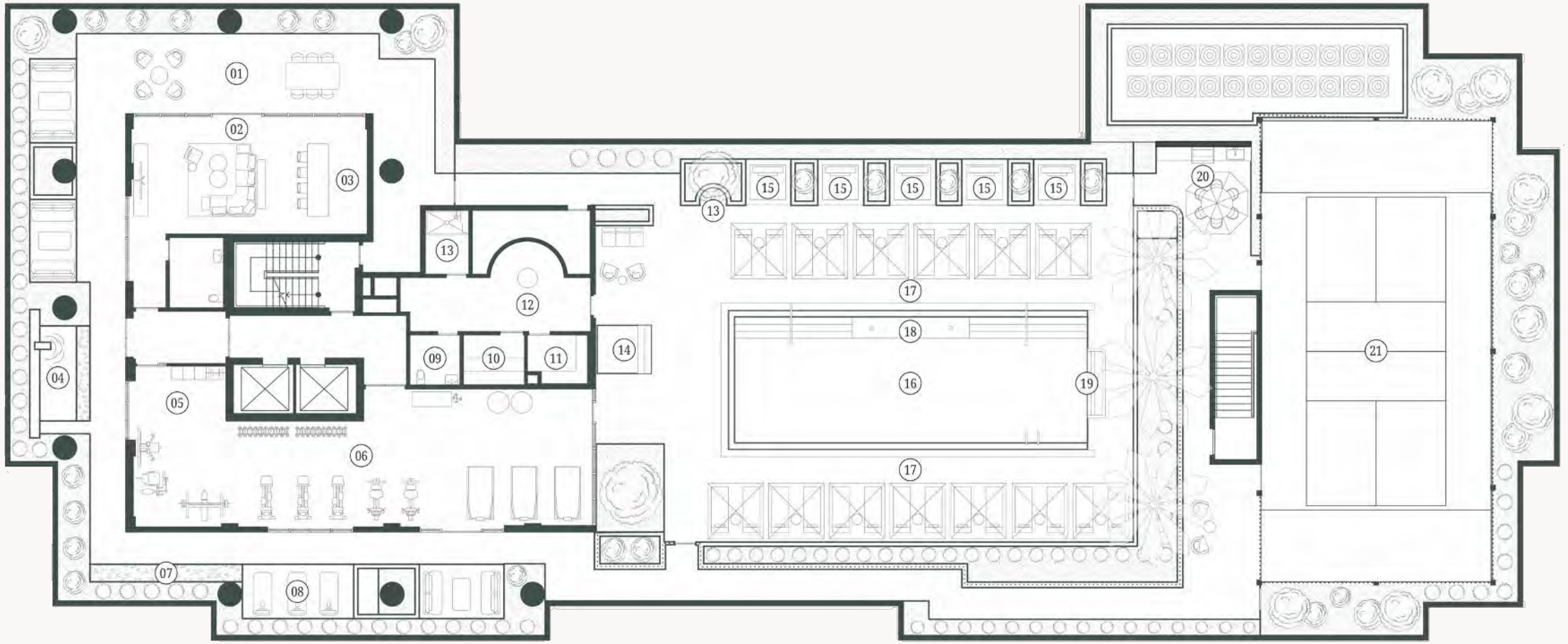
Sub-Zero/Wolf appliances suite
Sophisticated stone flooring throughout

Finished designer closets

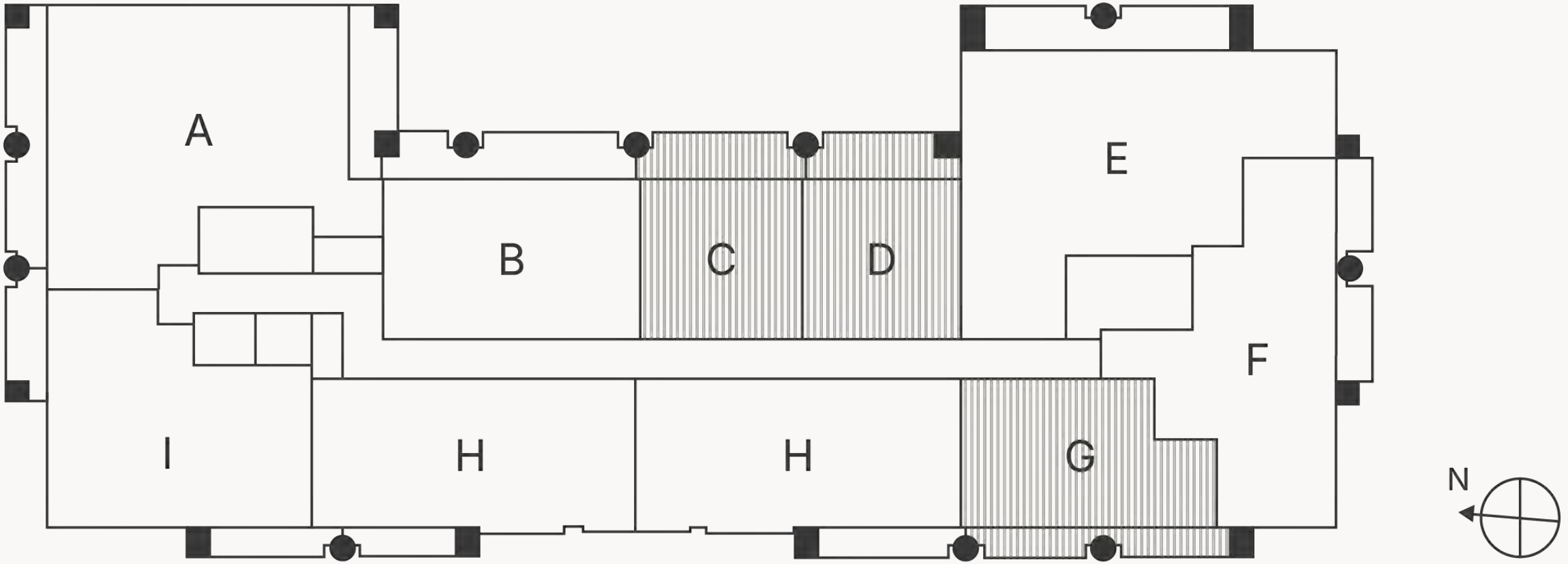
Red light therapy incorporated into primary bathrooms for enhanced wellness

Wellness Level

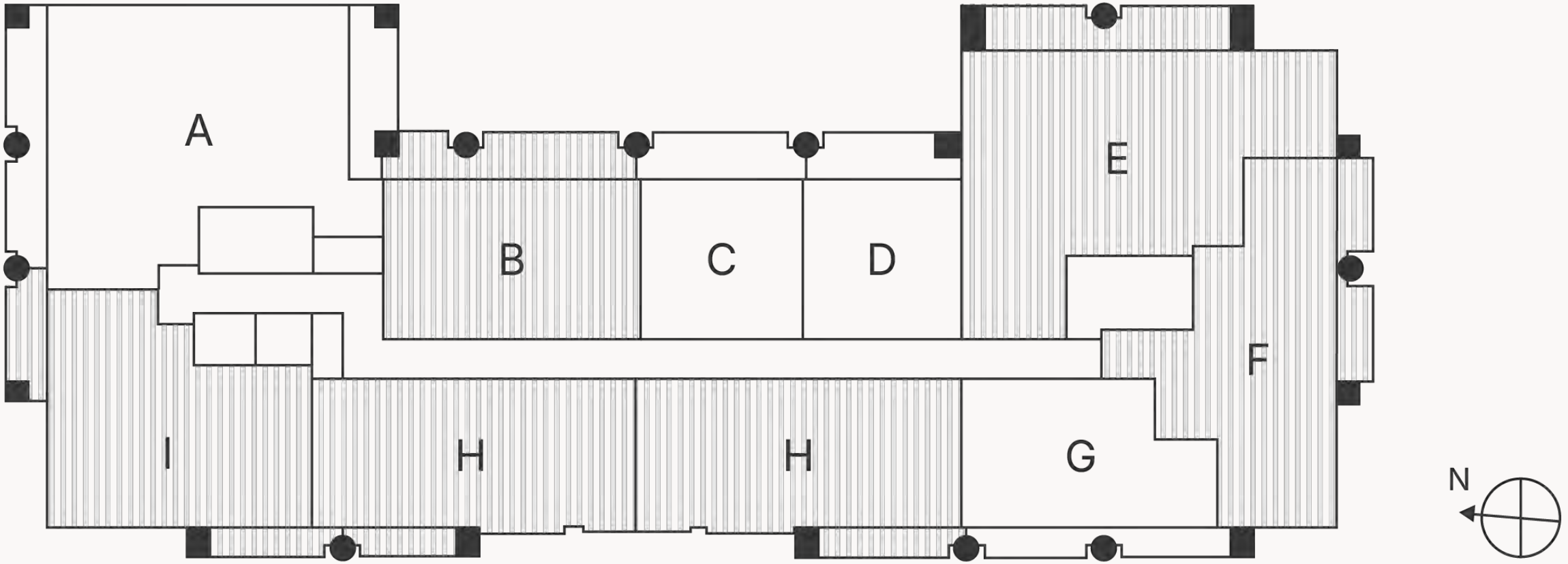
01 Outdoor Lounge Lounge
02 Media / Entertainment
03 Catering Kitchen / Bar
04 Water Feature
05 Wellness / Recovery Center
06 Fitness
07 Reflexology Walk
08 Yoga Terrace
09 Bathroom
10 Sauna
11 Steam
12 Wet Room
13 Shower
14 Spa
15 Private Cabana
16 Pool
17 Pool Deck*
18 Sunshelf
19 Cascading Water Feature
20 Outdoor Kitchen
21 Padel Court



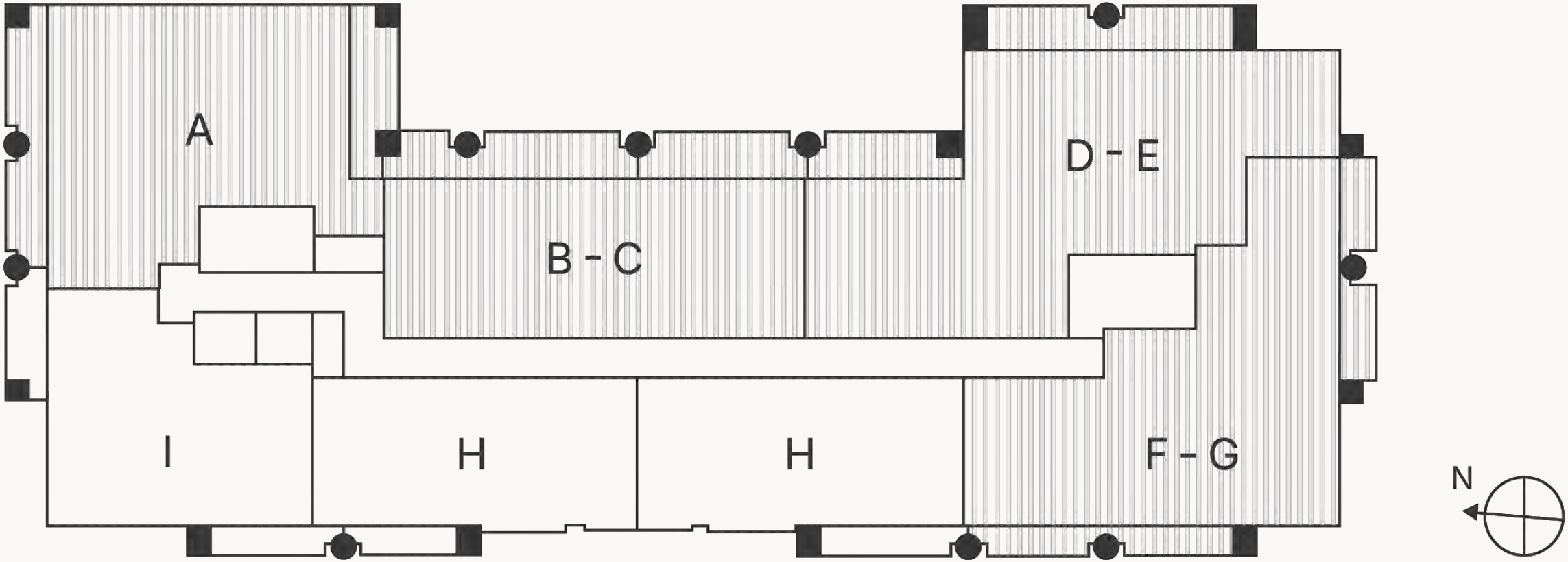
1 Bedroom



2 Bedroom



3 Bedroom



Architecture & Design





Designed by the renowned Arquitectonica, with interiors by the acclaimed Urban Robot, Cora is a refined blend of modern Mediterranean sophistication and everyday luxury.

A lush 5,000-square-foot park at the southern edge of the property brings nature into the heart of the space, offering a serene retreat that beautifully connects Cora with Shops at Merrick Park itself, enhancing the sense of togetherness.

The expertise behind anchoring the building in its surroundings.

The seamless collaboration between Constellation Group, The Boschetti Group, and Arquitectonica is founded on shared vision, trust, and a deep understanding of the intricacies of Coral Gables.

Their combined skills, invaluable experience, and intimate knowledge of the area have been the driving force behind their success.



Developer

Constellation Group & The Boschetti Group

Constellation and The Boschetti Group are premier South Florida-based development firms with deep local expertise and a proven track record in developing, financing, and marketing residential projects across the region and other high-barrier-to-entry markets throughout the United States.

Together, they have developed and acquired over 1.5 million square feet of residential, mixed-use, office, and retail properties. Currently, Constellation and The Boschetti Group are collaborating with Arquitectonica on multiple high-profile projects throughout Miami, including three in Coral Gables, their home market.

Constellation and The Boschetti Group partner with renowned architecture and design firms to create best-in-class luxury residential experiences that set new standards through innovative design and superior 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.

Wellness Consultant

Lamarca Well

Lamarca Well is a leading lifestyle wellness brand in Spain, offering tools and resources
to help individuals lead healthier lives. Based in the iconic Lamarca building,
a residential development transformed in 2018 by our wellness concept that shares its name, the flagship is home to a healthy café, a wellness shop, and the Tracy Anderson Method studio. It also serves as a vibrant community hub, hosting events, workshops, and conversations with leading experts.

Interior Designer

Urban Robot

Urban Robot Associates is a full service design collective located in Miami Beach, specializing in architecture, interior design, landscape architecture and urban design. The team works 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 culinary destination, mixed-use complex, boutique hotel or precious natural resource– Urban Robot strives to elevate the human experience.
The firm draws upon its team's diverse design backgrounds to bring about singular narratives that are true to concept and tailored to each project. They endeavor to tell stories by making places.

Architect

Arquitectonica

Established in 1977, Arquitectonica's bold modernist architecture of Miami's urban renaissance attracted international acclaim and attention. Now a major player on the international stage, they have offices and outstanding projects.

Developer

Constellation Group



Eduardo I. Otaola
Managing Principal



Ella Miami Beach



4225 Ponce



Seaglass Cove

Developer

The Boschetti Group



Jose R. Boschetti
Founder & CEO



1096 N. Venetian



299 Minorca

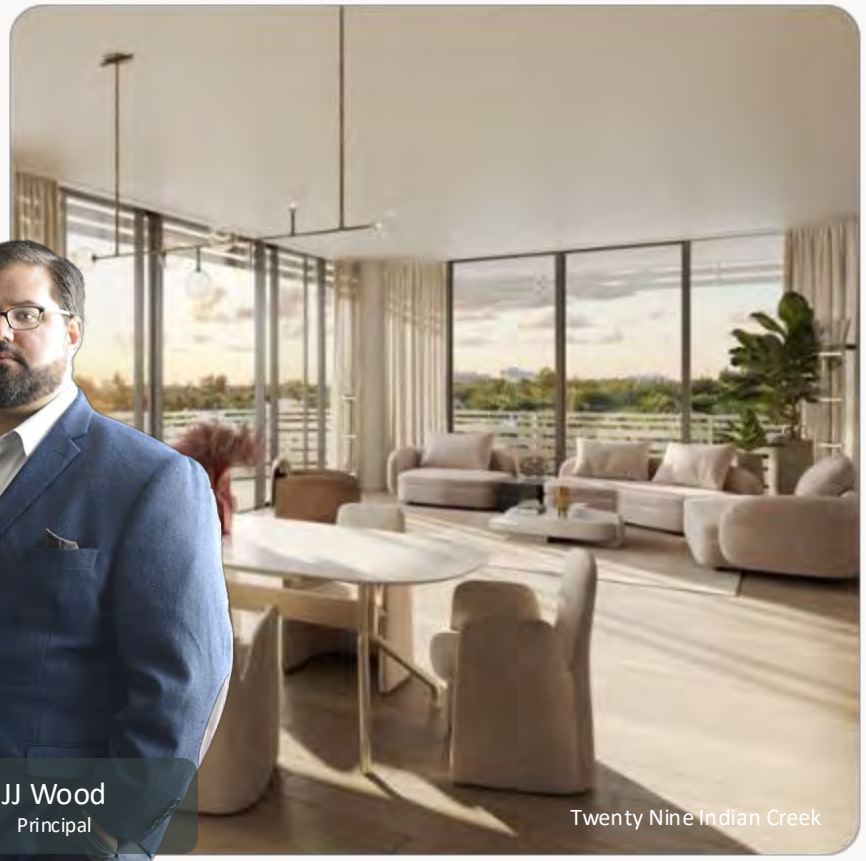


40 Palm

Interior Designer

Urban Robot



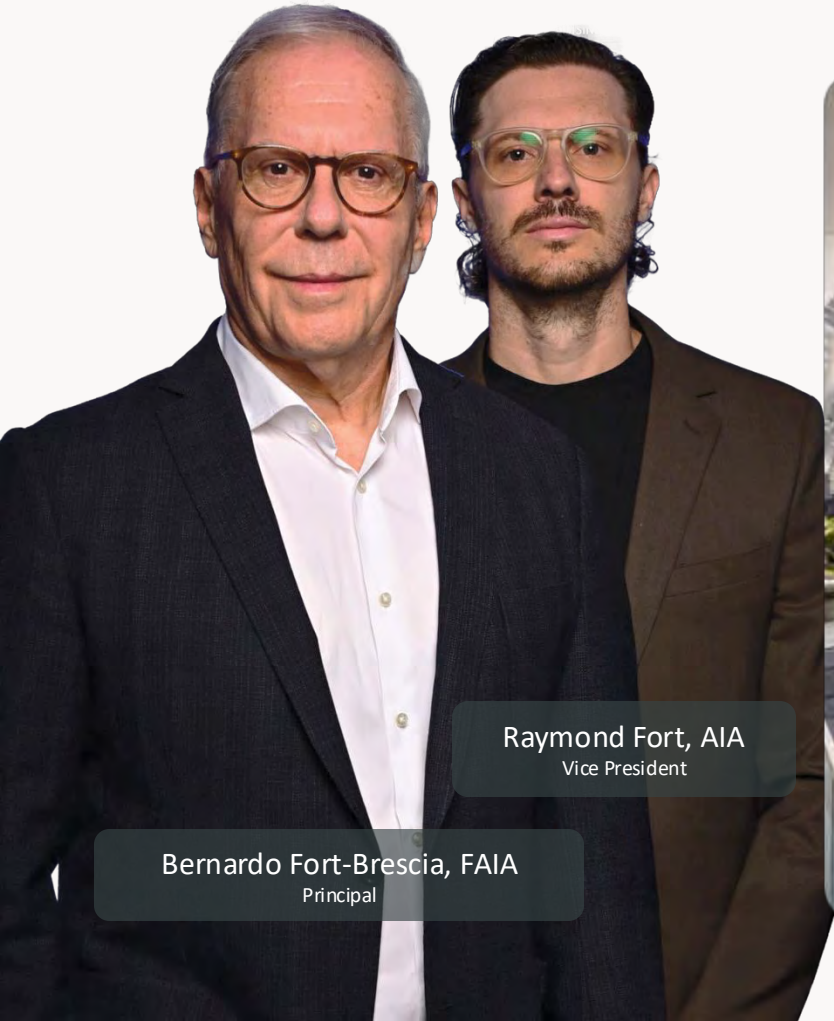

Twenty Nine Indian Creek


74 Harding


Bloom

Architect

Arquitectonica

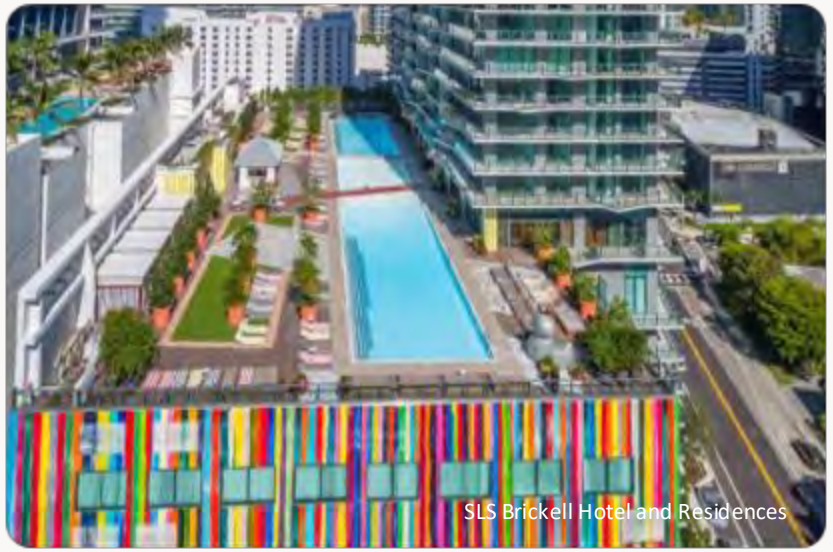


Raymond Fort, AIA
Vice President

Bernardo Fort-Brescia, FAIA
Principal



Brickell City Centre



SLS Brickell Hotel and Residences



Regalia

cora

Where wellness meets home in the heart of Coral Gables.

The Address
4241 Aurora Street
Coral Gables, FL 33146



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