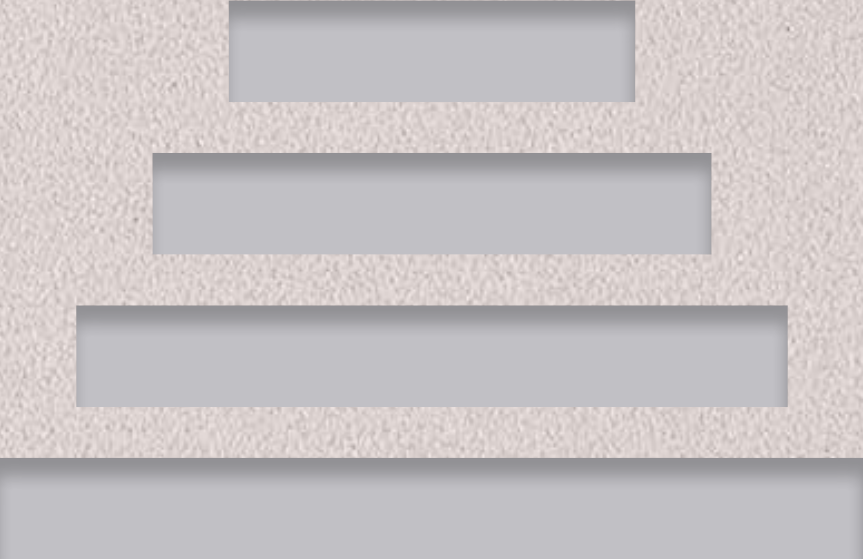


ZIGGURAT



NESTLED IN NATURE.
ROOTED IN THE GROVE

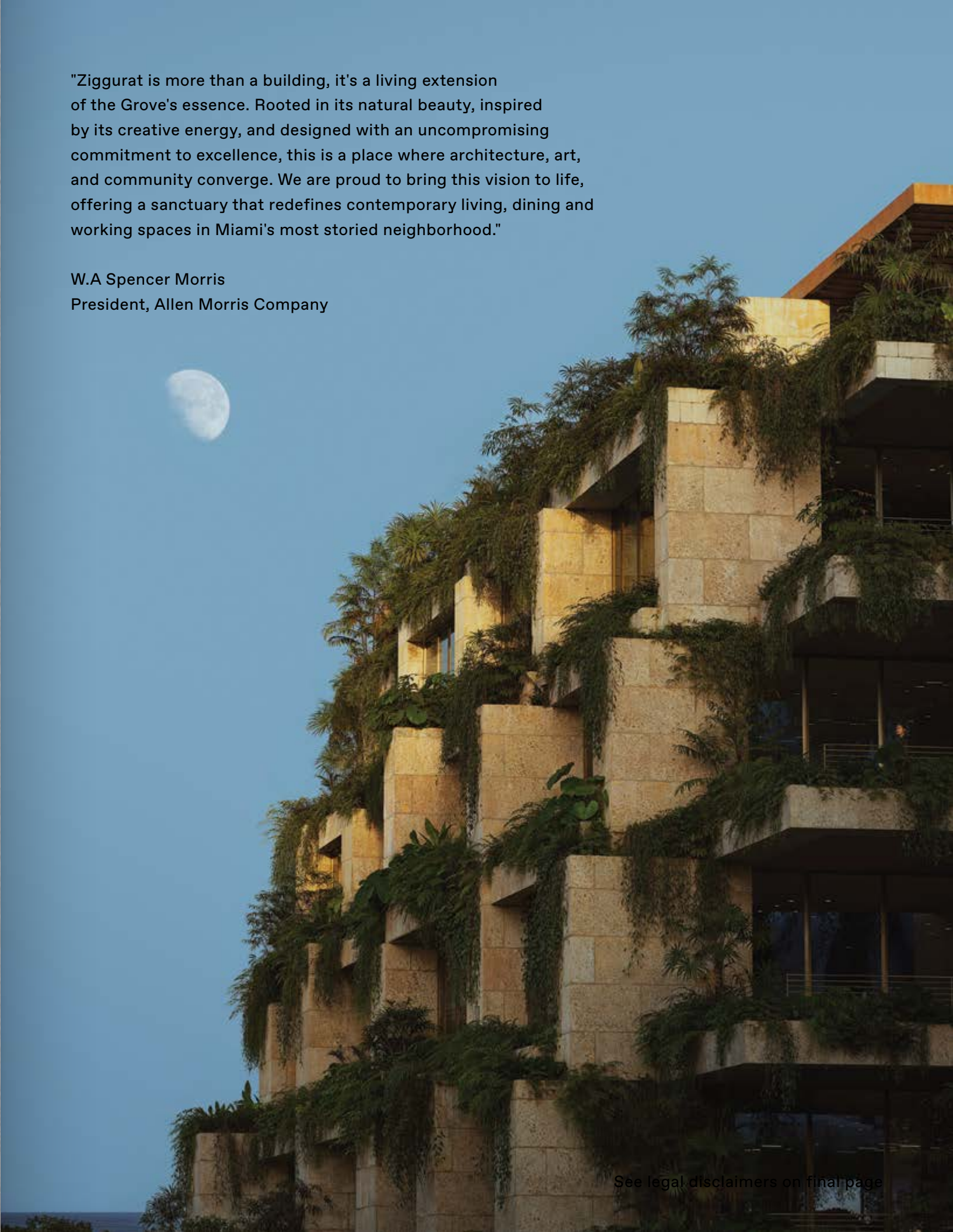


ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE

ZIGGURAT CONDOMINIUM

"Ziggurat is more than a building, it's a living extension of the Grove's essence. Rooted in its natural beauty, inspired by its creative energy, and designed with an uncompromising commitment to excellence, this is a place where architecture, art, and community converge. We are proud to bring this vision to life, offering a sanctuary that redefines contemporary living, dining and working spaces in Miami's most storied neighborhood."

W.A Spencer Morris
President, Allen Morris Company



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A sanctuary of biophilic
design with a light-filled
contemporary aesthetic.



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OFFICE
100,000 SQ FT

RETAIL
40,000 SQ FT

RESIDENCES
19 HOMES



Nature & Nurture

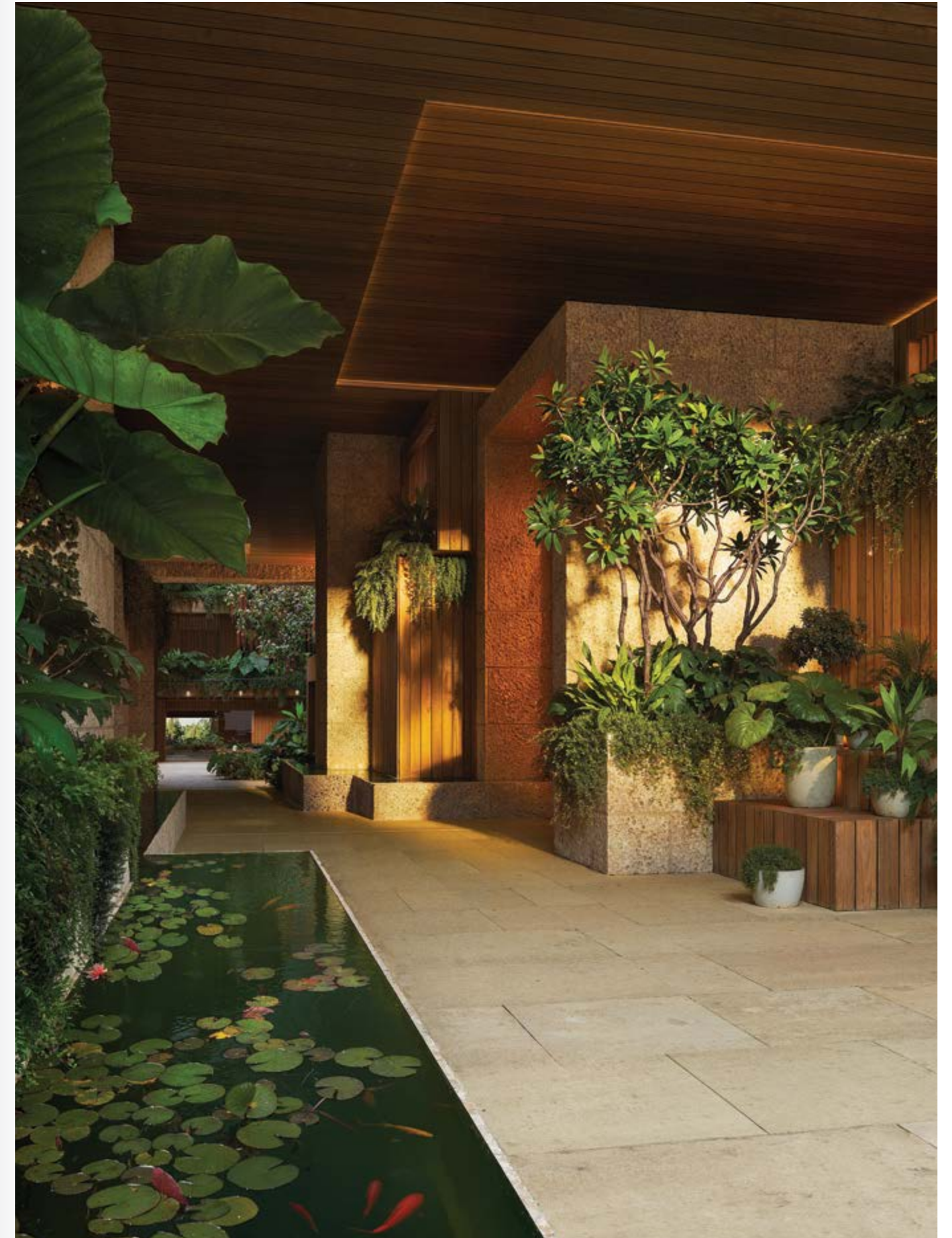
INTRODUCTION

Ziggurat is a bespoke sanctuary of biophilic design tucked in the center of Coconut Grove. A natural extension of Miami's most beautiful and storied enclave, a harmony of diverse nature and limitless nurture. Designed by Oppenheim Architecture and Collarte Interiors—a Miami-based leader in custom residential curation.

Inspired by the ingenious "stepped design" of the ancient ziggurats, which integrated cascading greenery at every level, Ziggurat introduces a contemporary mix of nature and architecture, using organic materials and verdant tropical plantings.

This intimate three-story building houses 19 bespoke homes—alongside a boutique 5-story office space—surrounded by curious, wandering paths, expansive, light-filled spaces, oolite stone, natural woods, a living forest, brilliant botanicals, and rich landscape artistry—all translated to the lively energy and welcome tranquility of Coconut Grove.

At Ziggurat's core—an outdoor paseo alive with social energy—cuisine helmed by a MICHELIN star chef, haute couture, a café that could be in Saint-Germain or Mayfair, workspaces that invite nature in. And on the ground floor, a curated collection of restaurants, shops, boutiques, and more—a refined epicenter of social energy at the heart of The Grove's most magnificent location.



Miami's Most Storied Enclave

THE NEIGHBORHOOD

Set along glittering Biscayne Bay, Coconut Grove is known for its vibrant culture, coastal charm, rich tropical landscapes, and carefree energy. Ziggurat is nestled at its center, surrounded by cafés, boutiques, MICHELIN-starred cuisine, art galleries, bike paths, abundant green space, and the expansive Kirk Munroe Park—set to undergo a \$6.3M renovation. The Grove, as it is known to locals, is anchored in history—a longtime haven of artists and intellectuals—with an ever evolving aesthetic, untouched tropical landscape, cultural curiosity, and community focus that set it apart as among Miami's most sought-after and engaging neighborhoods.



SHOPPING

- 01 Aesop
- 02 Alice & Olivia
- 03 Buck Mason
- 04 Books & Books
- 05 Coconut Grove Organic Market
- 06 Cocowalk
- 07 Love Shack Fancy
- 08 Shoppes at Mayfair in the Grove
- 09 The Fresh Market
- 10 Warby Parker

HEALTH & BEAUTY

- 11 Align Pilates Studio
- 12 Anatomy
- 13 Blue Mercury
- 14 Detlev Salon
- 15 Mimi Yoga
- 16 OM Movement
- 17 Pilates in the Grove
- 18 Sweat440
- 19 The Workout Spot
- 20 Tremble
- 21 YouFit

PARKS

- 22 Alice Wainwright Park
- 23 Kennedy Park
- 24 Kirk Munroe Tennis Center & Park
- 25 Peacock Park

RECREATIONAL

- 26 Biscayne Bay Yacht Club
- 27 Coconut Grove Branch Library
- 28 Coconut Grove Sailing Club
- 29 Coral Reef Yach Club
- 30 Regatta Park
- 31 The Barnacle
- 32 The Kampong
- 33 Vizcaya Museum & Gardens

MARINAS

- 34 Dinner Key Marina
- 35 Grove Harbor Marina

OTHER

- 36 Miami City Hall

SCHOOLS

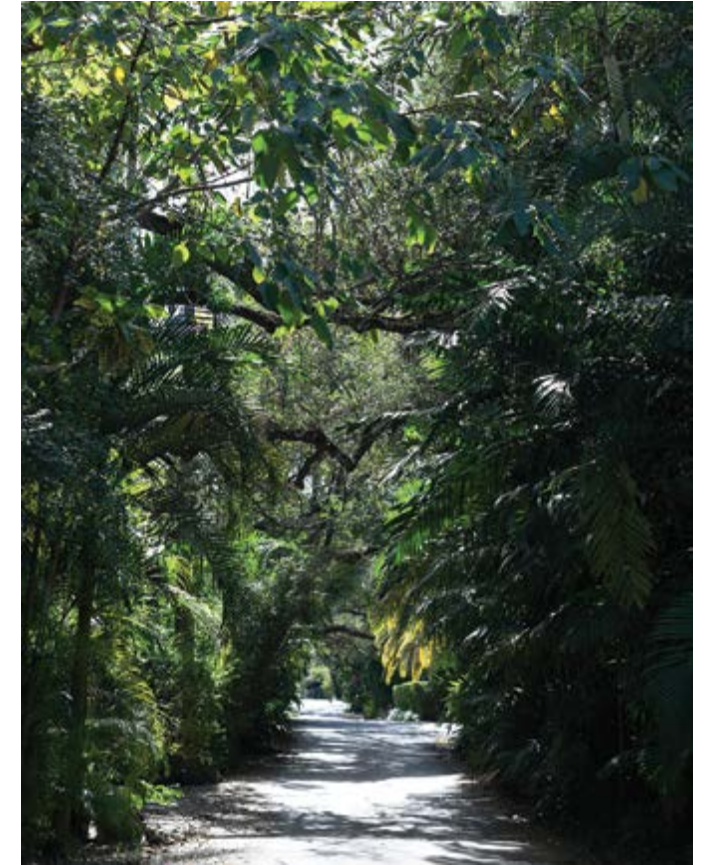
- 37 Benjamin Franklin High School
- 38 Carrollton School of the Sacred Heart
- 39 Coconut Grove Elementary School
- 40 Coconut Grove Montessori School
- 41 Immaculate-La Salle High School

- 42 MCA Academy
- 43 Ransom Everglades High School
- 44 Ransom Middle School
- 45 St Stephen's Episcopal Day School
- 46 Vanguard School

EAT & DRINK

- 47 Amal
- 48 Ariete
- 49 Atchana's Homegrown Thai
- 50 Bartaco
- 51 Bayshore Club
- 52 Bellini
- 53 Bianco Gelato
- 54 Bombay Darbar
- 55 Botanico Gin
- 56 Casa Xabi
- 57 Carbone Vino
- 58 Chug's
- 59 Emissary
- 60 Eva
- 61 Fireman Derek's
- 62 Glass & Vine
- 63 Greenstreet Café
- 64 Harry's Pizzeria
- 65 Krus Kitchen
- 66 Le Bouchon du Grove
- 67 Le Pain Quotidien
- 68 Lokal
- 69 Loretta & The Butcher
- 70 Los Felix
- 71 Mayfair Grill
- 72 Midorie
- 73 Mister 01
- 74 Narbona
- 75 Navi Coffee & Flowers
- 76 Omakai
- 77 Ossobuco
- 78 Panther Coffee
- 79 Planta Queen
- 80 Saddle's
- 81 Salt & Straw
- 82 Sereia
- 83 Sushi Garage
- 84 Sweetgreen
- 85 The Allocation Room
- 86 The Salty Donut
- 87 Varsol Sushi Bar
- 88 Vinoteca





Building & Amenities



SPECTACULAR LOCATION

Set in the center of Coconut Grove at the intersection of Grand Avenue and Matilda Street.

MASTERFUL ARCHITECTURE
by the world-renowned
Oppenheim with interior design
by Collarte Interiors



RESIDENTIAL AMENITIES

The Residences will feature an expansive rooftop with a resort pool, hydrotherapy circuit, chef's grilling stations and private cabanas.

OPEN-AIR PASEO

A series of meandering paths offering cuisine helmed by a Michelin-star chef, shopping, café, a gourmet market and more.

NESTLED IN NATURE

Surrounded by rich, artful landscaping, directly across from Kirk Munroe Park, set to undergo a \$6.3M renovation.

BALANCE FROM WITHIN

Ziggurat is inherently designed with wellness in every element—each native planting and Banyan tree, delicate greenery draped across natural woods, refracted light, wide open sky. At Ziggurat, nature is our wellness expert, alongside a suite of custom therapies and treatments to nourish and enrich daily wellbeing.

Nature in Every Step

THE RESIDENCES

Ziggurat reflects a soft-spoken blend of organic textures and materials, in custom residences that soar to 11 feet, meticulously finished and washed in natural light. Nature is quietly omnipresent—in the azure of a discreet coastal palette, fresh, light woods, the warm neutrals of living spaces, imported Italian stone, 12-foot deep outdoor living rooms appointed with summer kitchens and chef-grade grills. Each bespoke residence—ranging from two to five bedrooms—is a retreat all its own—the most eloquent translation of Coconut Grove, integrated with a modern mix of smart home technology and private elevators to each residence.





Residence Features

TWO-TO FIVE BEDROOM RESIDENCES
An intimate three-story building offering a limited collection of bespoke homes

PRIVATE ELEVATORS
Exclusive access & convenience

12' DEEP TERRACES WITH SUMMER KITCHENS
Expansive outdoor retreats designed for hosting

CHEF GRADE KITCHENS
Italian wood cabinetry, full pantry, chef's kitchen islands, Italian stone countertops and Sub-Zero and Wolf appliance package

EXPANSIVE WALK-IN CLOSETS
Designed with custom wood cabinetry and shelving

SMART HOME TECHNOLOGY
Cutting-edge automation for lighting, shades and more

PARK VIEWS
Units will look into the newly renovated Kirk Munroe Park



Work–Nature Balance

THE OFFICES

Airy, bright interiors blur outdoors and in, creating exceptional areas for work and reflection that feel naturally familiar and effortlessly productive.



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Office Features

BOUTIQUE OFFICE BUILDING

A distinguished five-story structure offering 100,000 square feet of space

PRIVATE TERRACES

Every level is complemented by its own private terrace, providing a seamless connection to the outdoors.

EXPANSIVE CEILING HEIGHTS

Soaring up to 13'

EXCLUSIVE SERVICES

Enjoy an array of premium amenities including 24-hour valet, a concierge trained in luxury hospitality, round-the-clock on-site security, and convenient laundry and dry-cleaning services.

BREATHTAKING VIEWS

Select suites offer unparalleled vistas of the stunning Biscayne Bay

VERSATILE LAYOUTS

Flexible floor plans that can be customized to accommodate a variety of design configurations







VISIONARY
Allen Morris Company

ARCHITECTURE
Oppenheim Architecture

INTERIOR DESIGN
Collarte Interiors

LANDSCAPE ARCHITECT
Naturalficial

CREATIVE AGENCY
Lemon Yellow

THE BUILDING
3101 Grand Ave
Coconut Grove FL 33133

zigguratcoconutgrove.com

INQUIRE
info@zigguratcoconutgrove.com

ALLEN MORRIS COMPANY



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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, including landscaping and other plantings, are conceptual only and are not necessarily included in each Unit or the Condominium. 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 features and 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 upgrades 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, square footage, balcony sizes and ceiling heights are approximate and may vary based on final permitting and 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. The Condominium is not waterfront. No view, water or otherwise, 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, wellness facilities 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. 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