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Allen Morris Co. Lands Madrid's Quintín Ultramarinos to Anchor Ponce Park in Coral Gables

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Key Points

- Quintín Ultramarinos opening at Ponce Park in 2028
- 58-unit luxury condo project with 25,000 SF of curated retail
- Pricing starts at approximately \$3.1 million

What Quintín's Arrival Means for Ponce Park's Retail Value

Allen Morris Co. has secured Madrid dining institution Quintín Ultramarinos as the anchor restaurant at Ponce Park, its 11-story Mediterranean-inspired luxury condominium in Coral Gables. The restaurant, backed by Grupo Paraguas and D.ream International, is slated to open in 2028 alongside the project's completion. Quintín will serve as the centerpiece of roughly 25,000 square feet of curated ground-floor retail. For luxury condo developers, securing a globally recognized hospitality brand before delivery strengthens both pricing power and long-term asset positioning.

What This Signals About Coral Gables as a Hospitality Gateway

Quintín represents the second U.S. venture from Grupo Paraguas following the Miami debut of Amazónico in 2025. The brand is well known in Madrid's Barrio de Salamanca for blending traditional Spanish culinary roots with contemporary design. Coral Gables continues to attract international hospitality groups seeking stable, affluent trade areas outside of Miami Beach and Brickell. Mediterranean Revival architecture and walkable streets create strong alignment with European brands entering the U.S. market. For retail brokers, this reinforces Coral Gables as a premier landing spot for international concepts targeting high-net-worth residents.

What This Means for Luxury Condo Differentiation in 2028

Ponce Park will feature 58 bespoke residences designed by architect John Cunningham with interiors by Meyer Davis. Units include private elevators, Italian-crafted kitchens, expansive terraces with summer kitchens, and European-inspired finishes. Pricing begins around \$3.1 million. In today's competitive South Florida luxury market, lifestyle integration is key. A destination restaurant offering all-day dining, curated wine programs, and design-forward interiors enhances the living experience beyond traditional amenity packages.

This is hospitality embedded directly into the residential DNA.

What This Signals for Allen Morris Co.'s Development Strategy

Spencer Morris, President of Allen Morris Co., is positioning Ponce Park as a globally influenced luxury product rather than a traditional local condominium. By pairing residential density with internationally acclaimed operators, the developer is creating a mixed-use micro-district within Coral Gables. Vertical Real Estate is handling retail leasing, further reinforcing a curated rather than speculative approach. For investors and developers across South Florida, the message is clear. International hospitality partnerships are becoming a major value driver in high-end mixed-use residential projects. As Miami's luxury market matures, differentiation through global brand alignment is emerging as the next competitive frontier.



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