

PONCE PARK

CORAL GABLES

TWO-BEDROOM COLLECTION

Residence 2A



LANDMARK RESIDENCES DEFINED BY

TIMELESS ELEGANCE, *European style*

Set among the pristinely landscaped streets and refined energy of Coral Gables—shaded by a canopy of live oak and mahogany trees—Ponce Park is a balance of high design and individual character, iconic interiors and graceful discretion. Perfectly European, unexpectedly evocative, defined by exacting service and savoir-faire, Ponce Park is history, legacy, and new tradition—interiors designed and curated by Meyer Davis with a vision to uphold and inspire. Set at the intersection of Ponce de Leon Boulevard and University Drive, Ponce Park is a boutique 11-story

tower envisioned by neoclassicist architect John Cunningham, known for his masterfully distinctive Alhambra Towers.

There is an enduring elegance to Ponce Park, savoir-faire that blends creativity and technique, artistry and innovation. Surrounded by 15,000 square feet of parks and green space, with landscape architecture by Andres Arcila, Ponce Park is a thoughtful sanctuary of nature and high design boasting panoramic views of South Gables.



RESIDENCES

- Private elevators with double-door entries for each residence
- Soaring ceilings up to 11'-12'
- European oak wood floors and travertine stone throughout the residences' interiors
- Natural stone selection in all exterior terraces
- 11' deep terraces with fully appointed summer kitchens
- Custom built-in bar
- Integrated smart home technology
- Spacious walk-in closets with optional custom wood cabinetry and shelving

KITCHEN

- Gourmet kitchens designed by Meyer Davis, featuring custom Italian wood cabinetry, a full pantry, and appliance storage
- Italian stone countertops with double waterfalls
- Chef's kitchen islands
- La Cornue 60" gas ranges*
- Sub-Zero/Wolf appliance package, including 60" refrigerator and built-in wine refrigeration

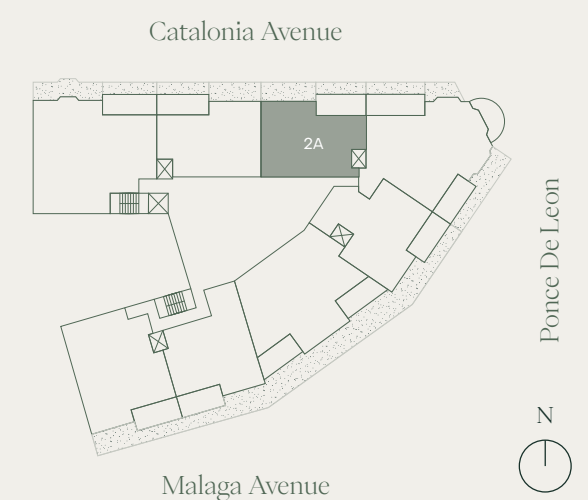
PRIMARY SUITES AND BATHROOMS

- Soaking tubs and double multi-function shower heads
- Custom-built vanities handcrafted with natural stone
- Private water closets with Toto toilets*
- Dornbracht fixtures

*Select residences

PONCE PARK

CORAL GABLES



RESIDENCE 2A

LEVEL 5-8

503, 603, 703, 803

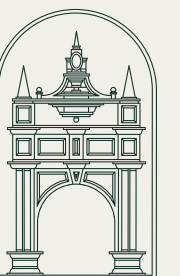
2 BEDROOMS + STUDY ROOM

3 BATHROOMS

INTERIOR 1,968 SF 183 SQM

EXTERIOR 278 SF 26 SQM

TOTAL 2,246 SF 209 SQM



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PONCE PARK

CORAL GABLES

TWO-BEDROOM COLLECTION

Residence 2B



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- Chef's kitchen islands
- La Cornue 60" gas ranges*
- Sub-Zero/Wolf appliance package, including 60" refrigerator and built-in wine refrigeration

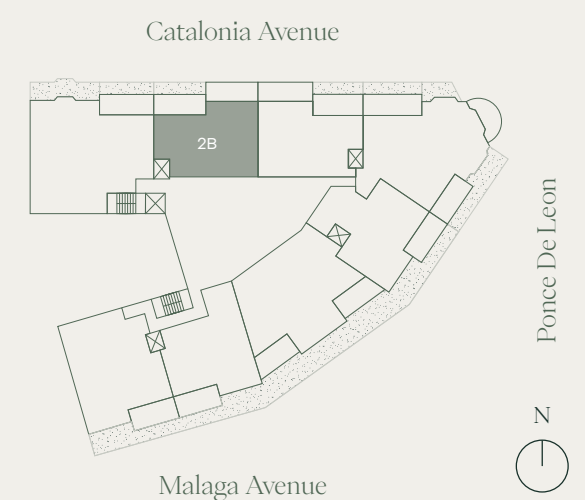
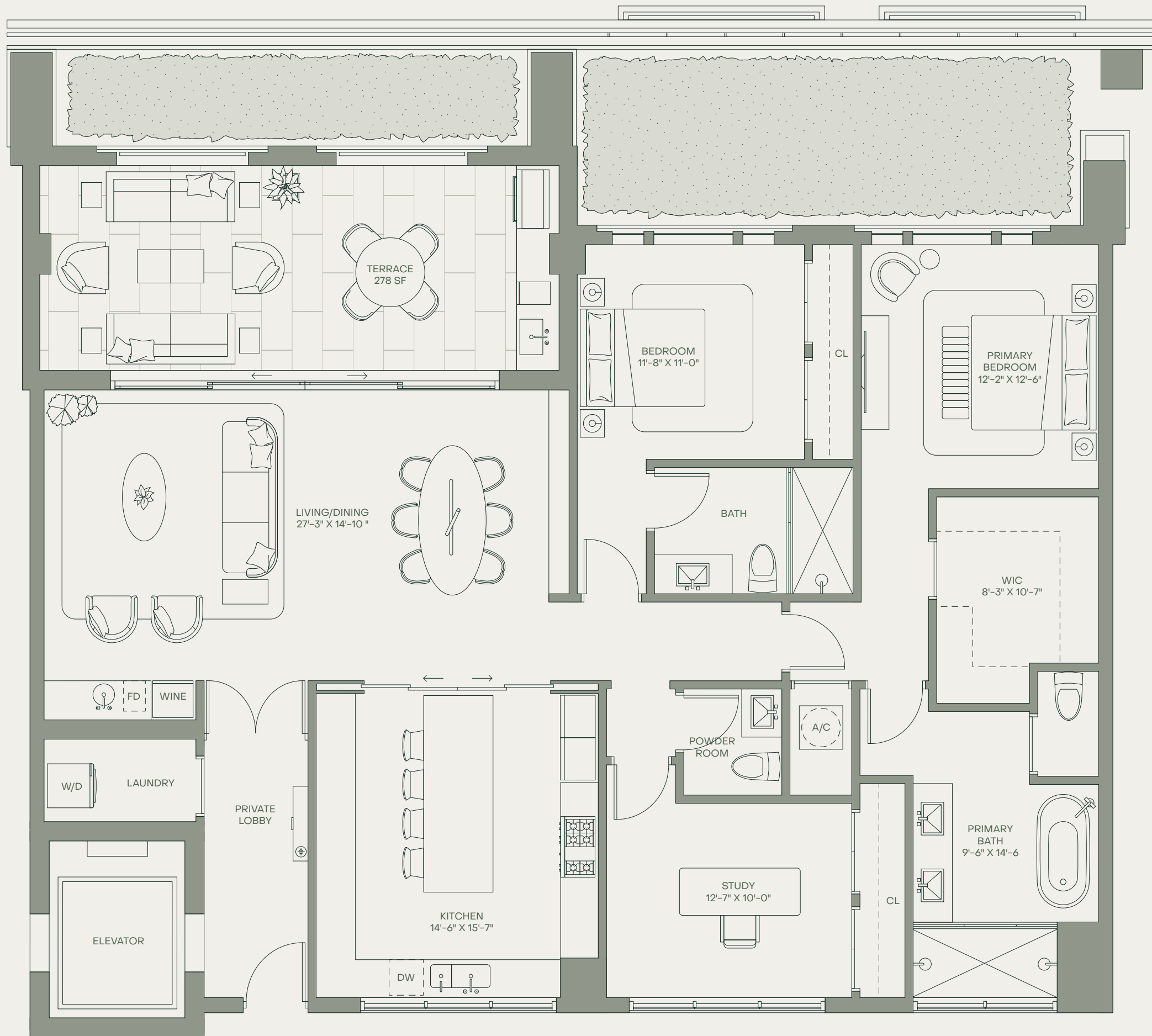
PRIMARY SUITES AND BATHROOMS

- Soaking tubs and double multi-function shower heads
- Custom-built vanities handcrafted with natural stone
- Private water closets with Toto toilets*
- Dornbracht fixtures

*Select residences

PONCE PARK

CORAL GABLES



RESIDENCE 2B

LEVEL 5-8

502, 602, 702, 802

2 BEDROOMS + STUDY ROOM

2 BATHROOMS | POWDER ROOM

INTERIOR 1,936 SF 180 SQM

EXTERIOR 278 SF 26 SQM

TOTAL 2,214 SF 206 SQM



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PONCE PARK

CORAL GABLES

TWO-BEDROOM COLLECTION

Residence 2C



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- Custom built-in bar
- Integrated smart home technology
- Spacious walk-in closets with optional custom wood cabinetry and shelving

KITCHEN

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- Italian stone countertops with double waterfalls
- Chef's kitchen islands
- La Cornue 60" gas ranges*
- Sub-Zero/Wolf appliance package, including 60" refrigerator and built-in wine refrigeration

PRIMARY SUITES AND BATHROOMS

- Soaking tubs and double multi-function shower heads
- Custom-built vanities handcrafted with natural stone
- Private water closets with Toto toilets*
- Dornbracht fixtures

*Select residences

PONCE PARK

CORAL GABLES



RESIDENCE 2C

LEVEL 3-8

307, 409, 507, 607, 707, 807

2 BEDROOMS | 2 BATHROOMS

POWDER ROOM

INTERIOR 2,080 SF 193 SQM

EXTERIOR 257 SF 24 SQM

TOTAL 2,337 SF 217 SQM



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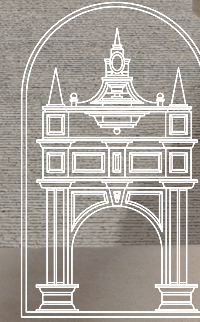
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PONCE PARK

CORAL GABLES

TWO-BEDROOM COLLECTION

Residence 2E



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- 11' deep terraces with fully appointed summer kitchens
- Custom built-in bar
- Integrated smart home technology
- Spacious walk-in closets with optional custom wood cabinetry and shelving

KITCHEN

- Gourmet kitchens designed by Meyer Davis, featuring custom Italian wood cabinetry, a full pantry, and appliance storage
- Italian stone countertops with double waterfalls
- Chef's kitchen islands
- La Cornue 60" gas ranges*
- Sub-Zero/Wolf appliance package, including 60" refrigerator and built-in wine refrigeration

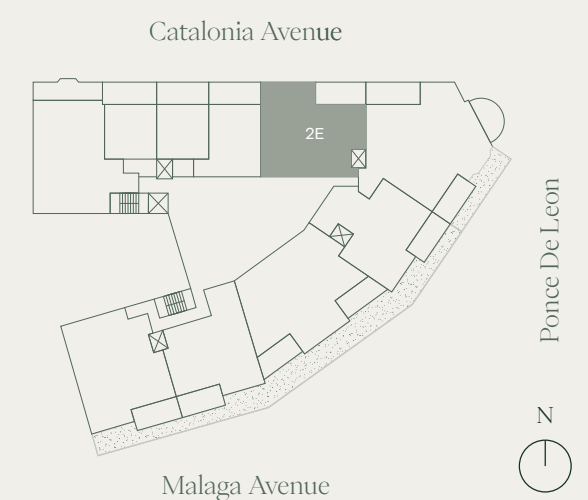
PRIMARY SUITES AND BATHROOMS

- Soaking tubs and double multi-function shower heads
- Custom-built vanities handcrafted with natural stone
- Private water closets with Toto toilets*
- Dornbracht fixtures

*Select residences

PONCE PARK

CORAL GABLES



RESIDENCE 2E

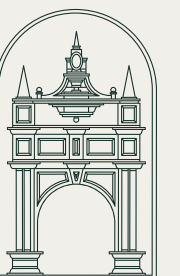
LEVEL 3-4

303, 405

2 BEDROOMS + STUDY ROOM

3 BATHROOMS

INTERIOR	2,424 SF	225 SQM
EXTERIOR	278 SF	26 SQM
TOTAL	2,702 SF	251 SQM



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PONCE PARK

CORAL GABLES

THREE-BEDROOM COLLECTION

Residence 3B



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- Custom built-in bar
- Integrated smart home technology
- Spacious walk-in closets with optional custom wood cabinetry and shelving

KITCHEN

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- Chef's kitchen islands
- La Cornue 60" gas ranges*
- Sub-Zero/Wolf appliance package, including 60" refrigerator and built-in wine refrigeration

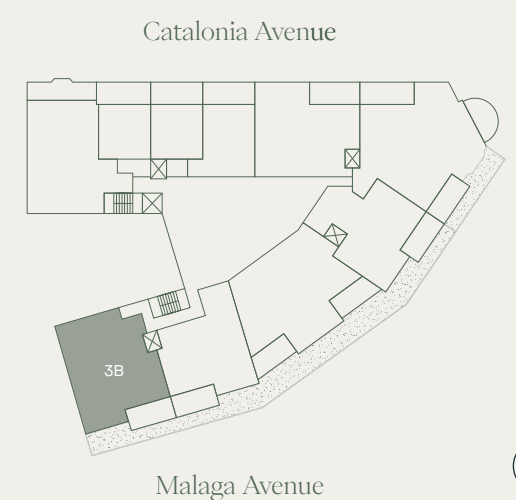
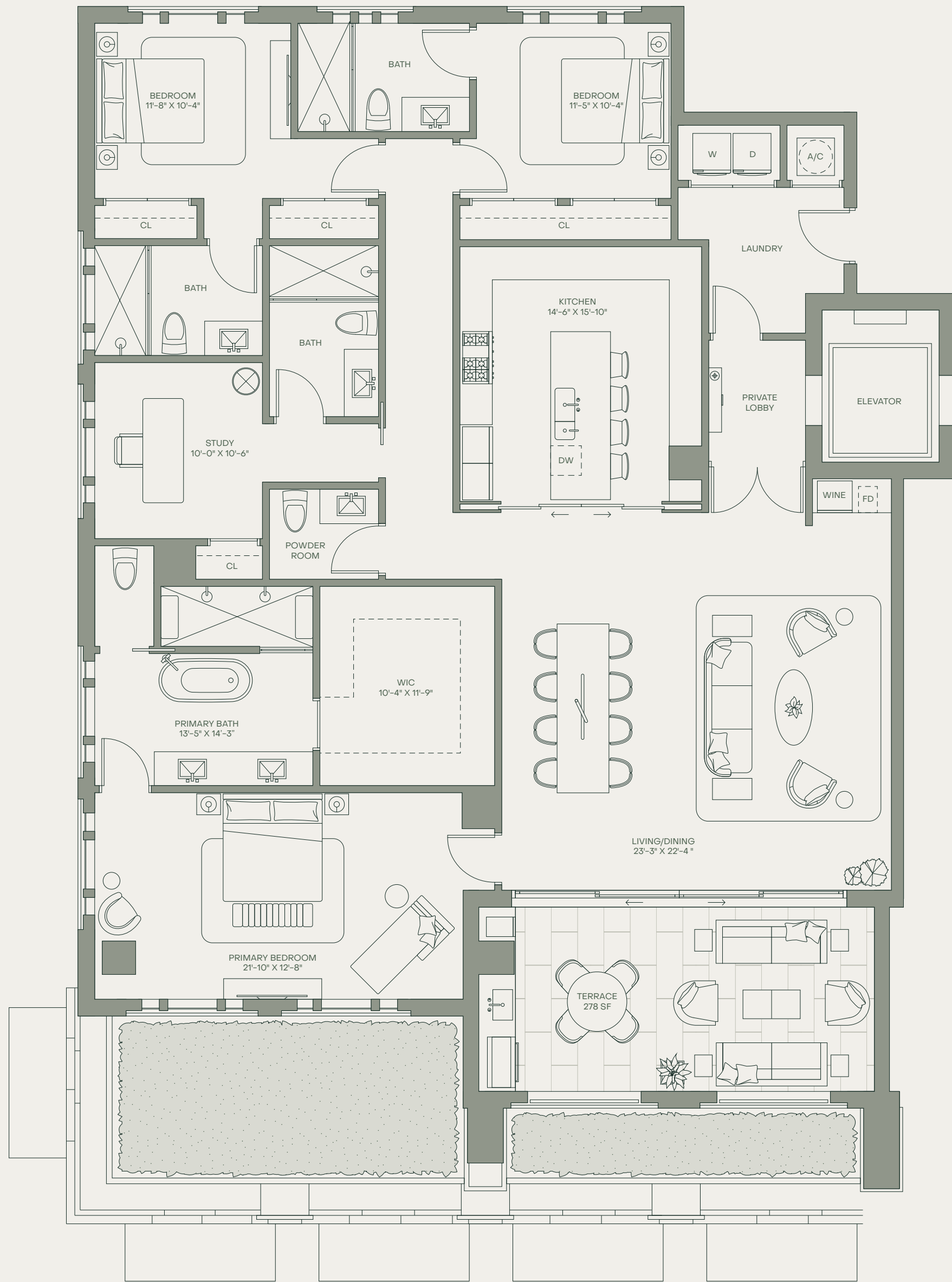
PRIMARY SUITES AND BATHROOMS

- Soaking tubs and double multi-function shower heads
- Custom-built vanities handcrafted with natural stone
- Private water closets with Toto toilets*
- Dornbracht fixtures

*Select residences

PONCE PARK

CORAL GABLES



RESIDENCE 3B

LEVEL 3-8

308, 410, 508, 608, 708, 808

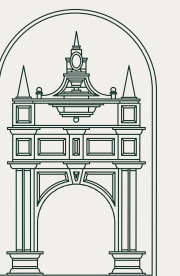
3 BEDROOMS + STUDY ROOM

4 BATHROOMS | POWDER ROOM

INTERIOR 2,611 SF 243 SQM

EXTERIOR 278 SF 24 SQM

TOTAL 2,889 SF 267 SQM



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THREE-BEDROOM COLLECTION

Residence 3C



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PRIMARY SUITES AND BATHROOMS

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- Custom-built vanities handcrafted with natural stone
- Private water closets with Toto toilets*
- Dornbracht fixtures

*Select residences

PONCE PARK

CORAL GABLES



RESIDENCE 3C

LEVEL 5-8

505, 605, 705, 805

3 BEDROOMS | WINE CELLAR

3 BATHROOMS | POWDER ROOM

INTERIOR 2,798 SF 260 SQM

EXTERIOR 572 SF 53 SQM

TOTAL 3,370 SF 313 SQM



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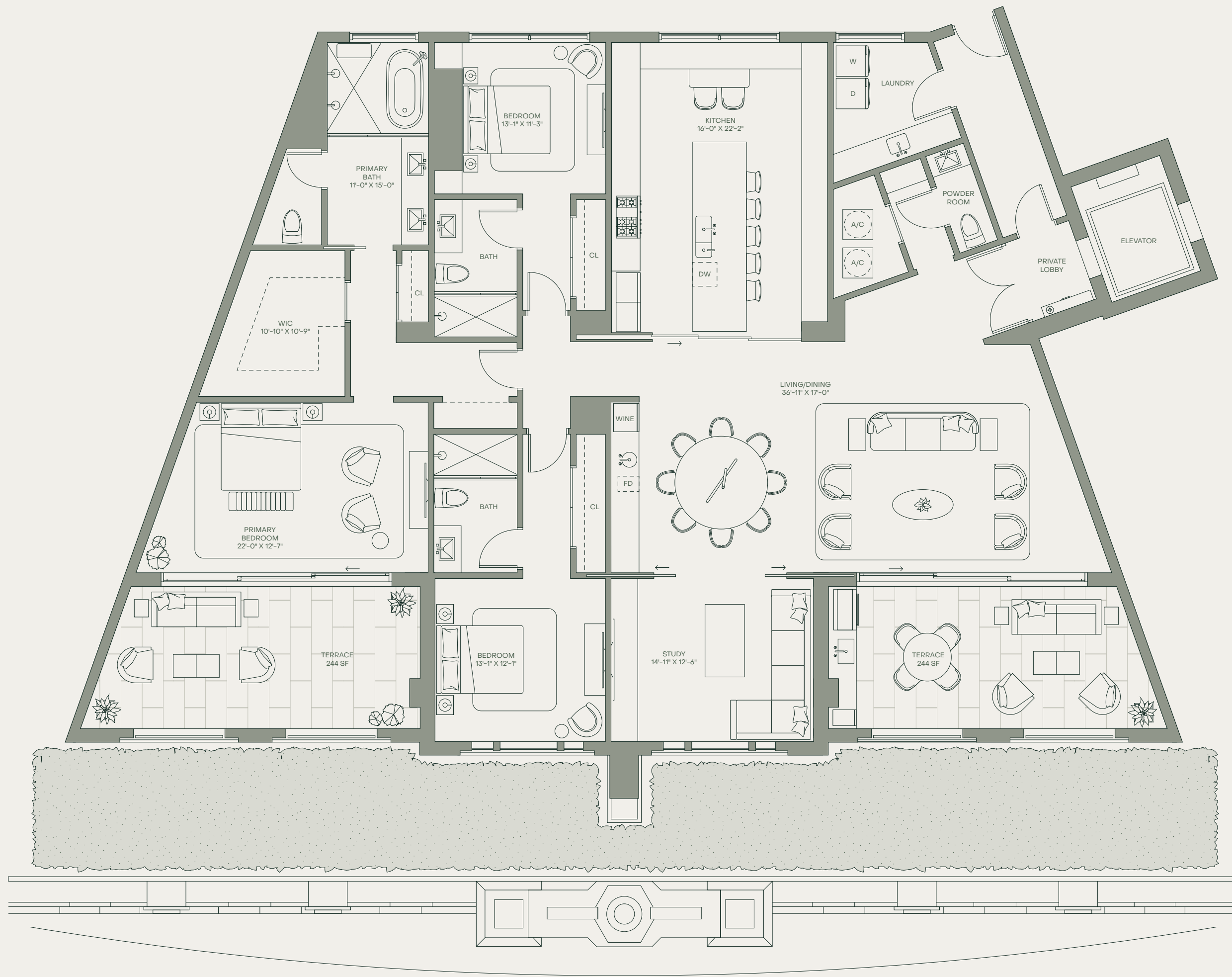
PRIMARY SUITES AND BATHROOMS

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- Private water closets with Toto toilets*
- Dornbracht fixtures

*Select residences

PONCE PARK

CORAL GABLES



RESIDENCE 3D

LEVEL 3-6

306, 408, 506, 606

3 BEDROOMS + STUDY ROOM

3 BATHROOMS | POWDER ROOM

INTERIOR 2,929 SF 272 SQM

EXTERIOR 488 SF 45 SQM

TOTAL 3,417 SF 317 SQM



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PONCE PARK

CORAL GABLES

THREE-BEDROOM COLLECTION

Residence 3F



LANDMARK RESIDENCES DEFINED BY

TIMELESS ELEGANCE, *European style*

Set among the pristinely landscaped streets and refined energy of Coral Gables—shaded by a canopy of live oak and mahogany trees—Ponce Park is a balance of high design and individual character, iconic interiors and graceful discretion. Perfectly European, unexpectedly evocative, defined by exacting service and savoir-faire, Ponce Park is history, legacy, and new tradition—interiors designed and curated by Meyer Davis with a vision to uphold and inspire. Set at the intersection of Ponce de Leon Boulevard and University Drive, Ponce Park is a boutique 11-story

tower envisioned by neoclassicist architect John Cunningham, known for his masterfully distinctive Alhambra Towers.

There is an enduring elegance to Ponce Park, savoir-faire that blends creativity and technique, artistry and innovation. Surrounded by 15,000 square feet of parks and green space, with landscape architecture by Andres Arcila, Ponce Park is a thoughtful sanctuary of nature and high design boasting panoramic views of South Gables.



RESIDENCES

- Private elevators with double-door entries for each residence
- Soaring ceilings up to 11'-12'
- European oak wood floors and travertine stone throughout the residences' interiors
- Natural stone selection in all exterior terraces
- 11' deep terraces with fully appointed summer kitchens
- Custom built-in bar
- Integrated smart home technology
- Spacious walk-in closets with optional custom wood cabinetry and shelving

KITCHEN

- Gourmet kitchens designed by Meyer Davis, featuring custom Italian wood cabinetry, a full pantry, and appliance storage
- Italian stone countertops with double waterfalls
- Chef's kitchen islands
- La Cornue 60" gas ranges*
- Sub-Zero/Wolf appliance package, including 60" refrigerator and built-in wine refrigeration

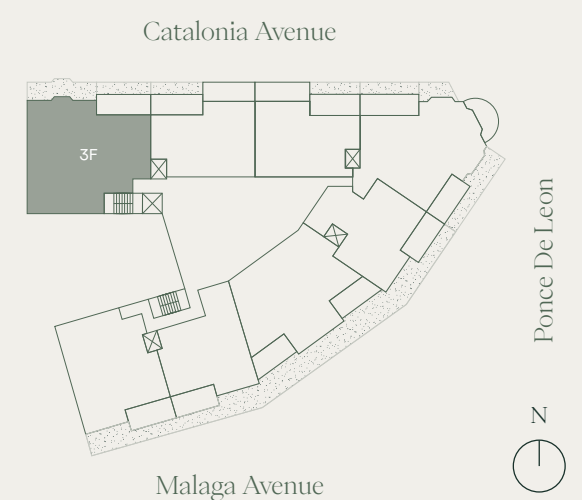
PRIMARY SUITES AND BATHROOMS

- Soaking tubs and double multi-function shower heads
- Custom-built vanities handcrafted with natural stone
- Private water closets with Toto toilets*
- Dornbracht fixtures

*Select residences

PONCE PARK

CORAL GABLES



RESIDENCE 3F

LEVEL 5-8

501, 601, 701, 801

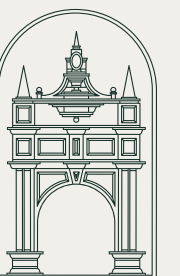
3 BEDROOMS + STUDY ROOM + OFFICE

4 BATHROOMS

INTERIOR 3,430 SF 319 SQM

EXTERIOR 294 SF 27 SQM

TOTAL 3,724 SF 346 SQM



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.

There are various recognized methods for calculating the square footage of a unit. The square footage and dimensions stated here is measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth in the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. The dimensions and square footage stated for this unit floor plan are approximate and may vary with actual construction and all floor plans are subject to change. All depictions of furnishings, appliances, built-ins, counters, soffits, floor coverings, lighting and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult the Developer's prospectus for information on what is offered with the Unit.