

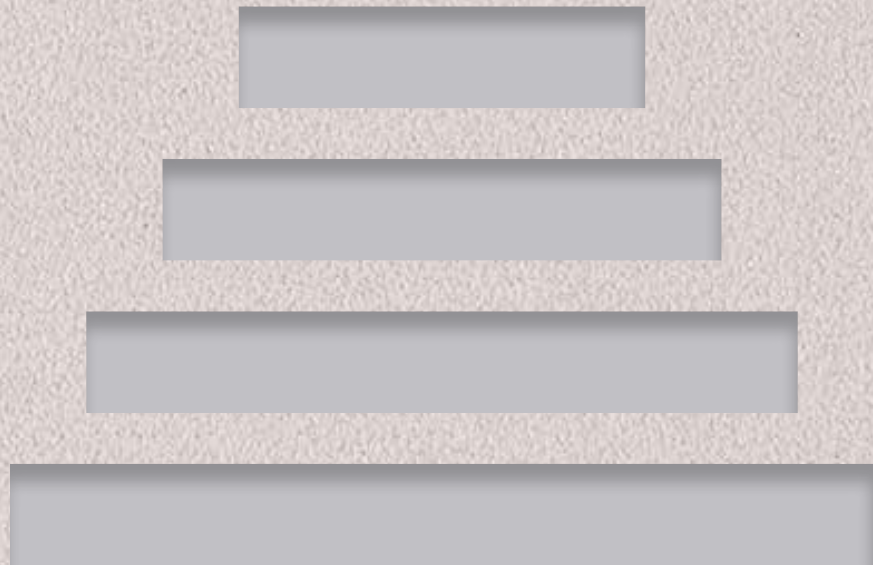
# ZIGGURAT



NESTLED IN NATURE.  
ROOTED IN THE GROVE

"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."

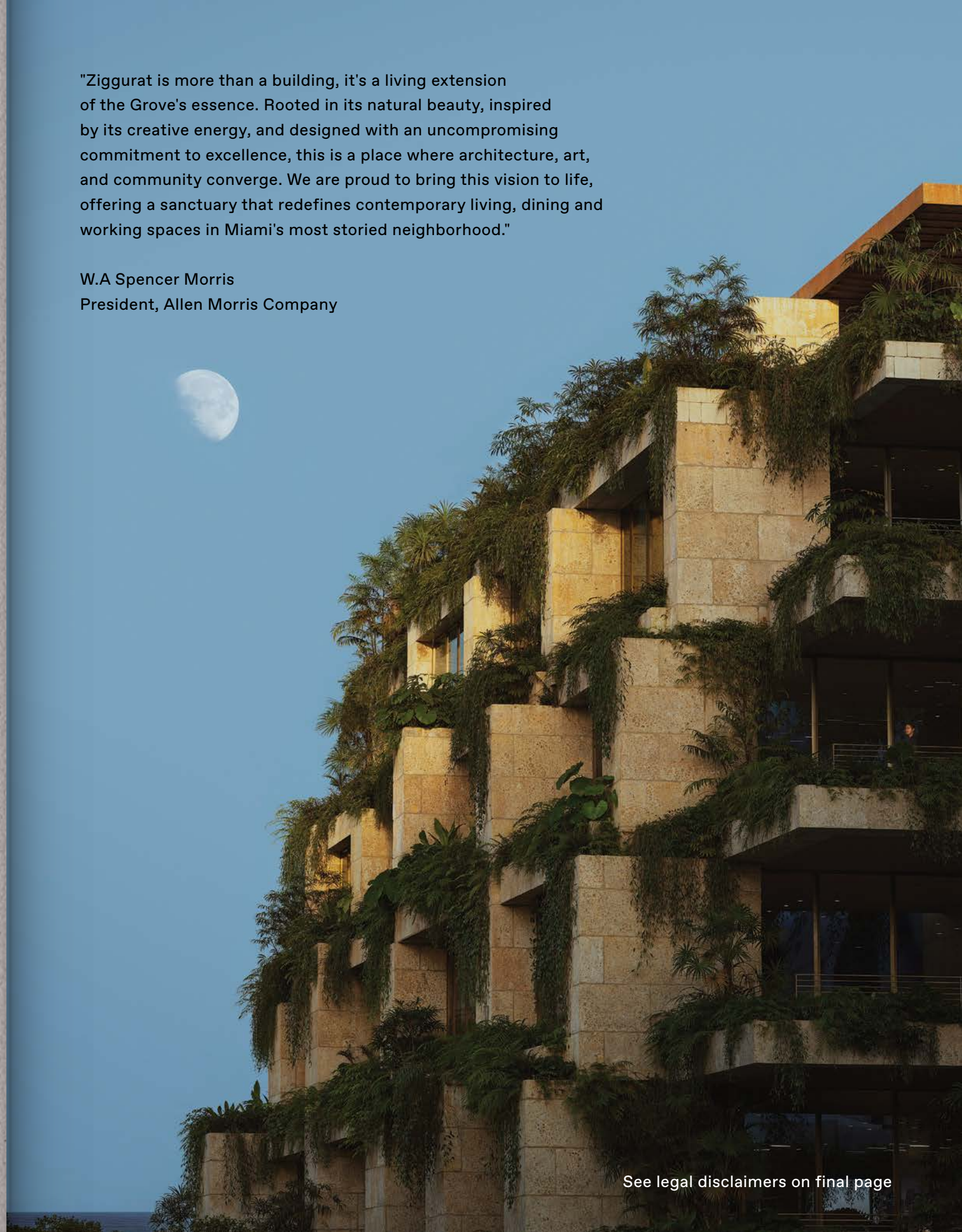
W.A Spencer Morris  
President, Allen Morris Company



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ZIGGURAT CONDOMINIUM

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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

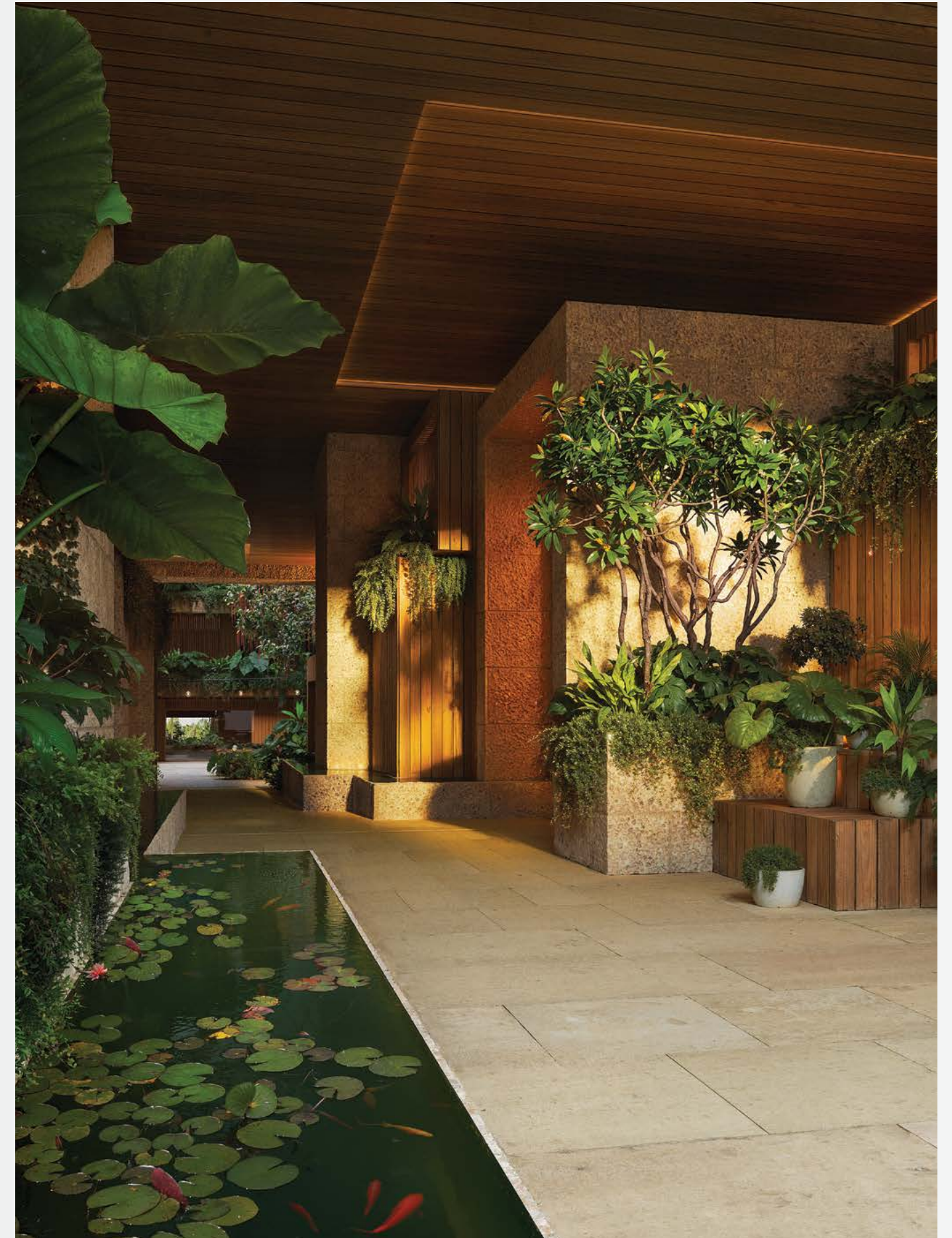
## INTRODUCTION

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.

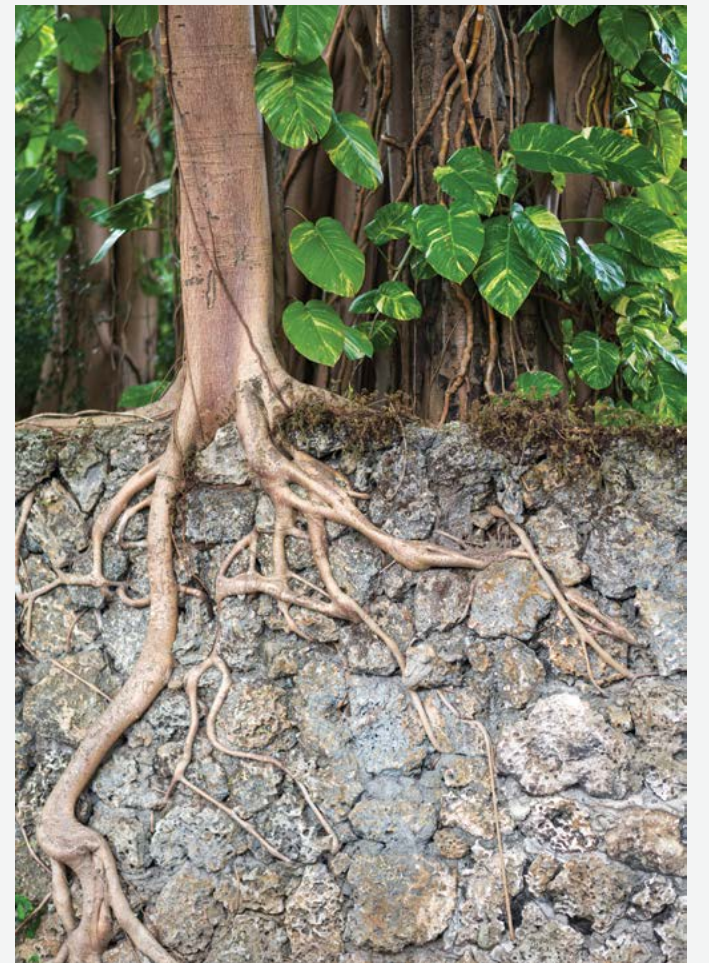
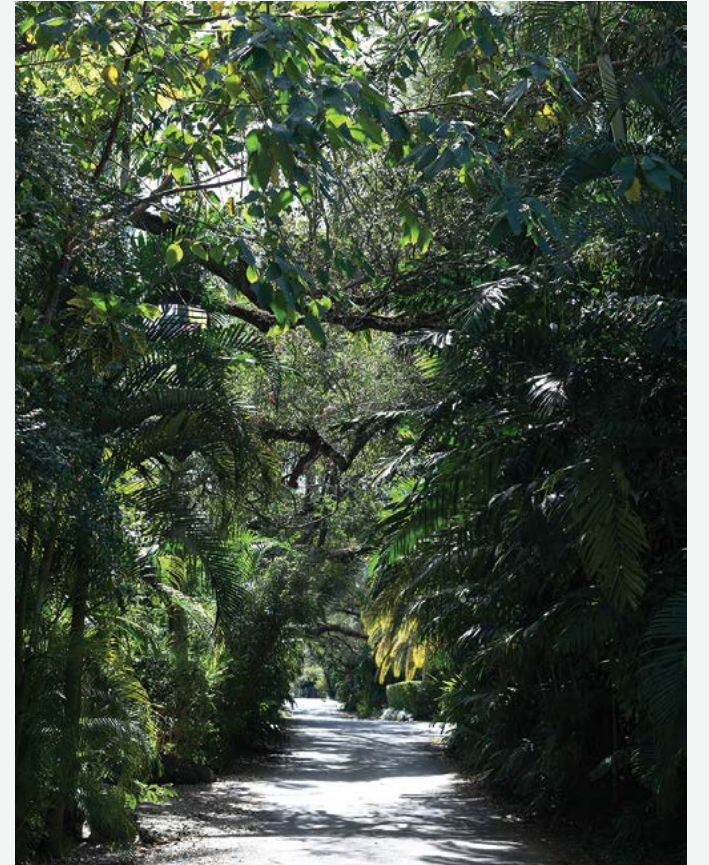
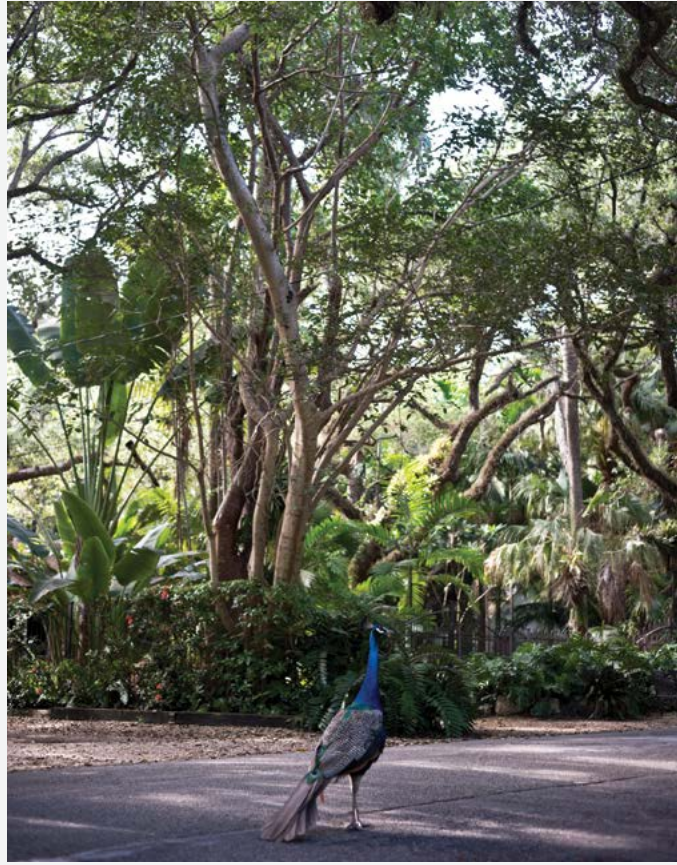


# Miami's Most Storied Enclave

## 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.





## 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

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### PRIVATE TERRACES

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

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### EXPANSIVE CEILING HEIGHTS

Soaring up to 13'

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### 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.

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### BREATHTAKING VIEWS

Select suites offer unparalleled vistas of the stunning Biscayne Bay

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### VERSATILE LAYOUTS

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

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THE BUILDING  
3101 Grand Ave  
Coconut Grove FL 33133

VISIONARY  
Allen Morris Company

ARCHITECTURE  
Oppenheim Architecture

INTERIOR DESIGN  
Collarte Interiors

LANDSCAPE ARCHITECT  
Naturalficial

SALES TEAM  
One Sotheby's

CREATIVE AGENCY  
Lemon Yellow

ALLEN MORRIS COMPANY

ONE

Sotheby's  
INTERNATIONAL REALTY



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