



cora

Wellness meets home in the heart of Coral Gables.



Situated in the heart of a vibrant destination neighborhood, Coral Gables, Cora is designed to effortlessly uplift and center your lifestyle. From the freshness of the air you breathe, to the textures under your touch, the natural light that fills each room, the soothing sounds, and the effortless flow of each space — every detail is thoughtfully designed to foster a sense of balance and wellness. A healthy home is more than just a structure — it's an environment built to actively promote the health and well-being of its residents.

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. Moments away from Shops at Merrick Park's renowned offerings, Cora seamlessly blends sophistication and a harmonious lifestyle. Nestled within a neighborhood already blessed with European architectural charm, Cora infuses this beloved enclave with a fiercely passionate, deeply caring, and unwaveringly committed new soul.

Welcome to Cora.

Table of Contents



Neighborhood	07
Wellness	19
Residences	27
Amenities & Lifestyle	39
Architecture & Design	49
Team	53



The charismatic heart of a destination neighborhood.

Charming, relaxed and stylish, Coral Gables draws people to live here but also to visit and soak up its renowned shopping and lifestyle attractions. Follow the tree-lined streets passing Spanish-inspired architecture, statues and fountain features, and you'll find yourself at Shops at Merrick Park, a haven of cafés, bars, flagship luxury stores. Cora brings a new dimension of passion to the center of Coral Gables.

A generous new park filled with trees, plants, light, shade, and art has been thoughtfully designed to foster a relaxed, sociable pace of life. Providing a fresh heart to the neighborhood, the park connects seamlessly to the adjacent Shops at Merrick Park, where a vibrant array of al fresco dining and shopping options are just moments away.

Everything walkable, accessible, effortless—Cora embodies a life-loving soul.





Cora embodies
a life-loving soul.



Shopping & Entertainment

- 01

Miracle Mile &
"Downtown" Coral Gables
- 02

Cocowalk
- 03

Lowe Art Museum
- 04

Coral Gables Museum
- 05

Books & Books
- 06

Luminaire
- 07

The Collection
- 08

Lifetime Building
- 09

Vizcaya
- 10

Venetian Pool
- 11

The Plaza Coral Gables
- 12

Giralda Plaza
- 13

Riviera Country Club
- 14

The Biltmore
- 15

Milam's
- 16

Publix
- 17

Target

Restaurants

- 18

Bachour
- 19

Bouchon Bistro
- 19

Shingo
- 20

Caffe Abbracci
- 21

Eating House
- 21

Luca Osteria
- 22

Graziano's Market
- 23

Graziano's Restaurant
- 24

Habana Vieja
- 25

Hillstone
- 26

La Jamoteca
- 27

Motek
- 28

Salumeria 104
- 29

Sushin Izakaya
- 30

Tinta & Café
- 31

Vinya table
- 32

Zits Sum
- 33

Zucca
- 34

Fiola

Transportation

- 35

Miami International Airport
- 36

US-1, i-95, Bird Rd
Douglas Road
- 37

Coconut Grove
Metrorail Station
- 38

University Metrorail Station

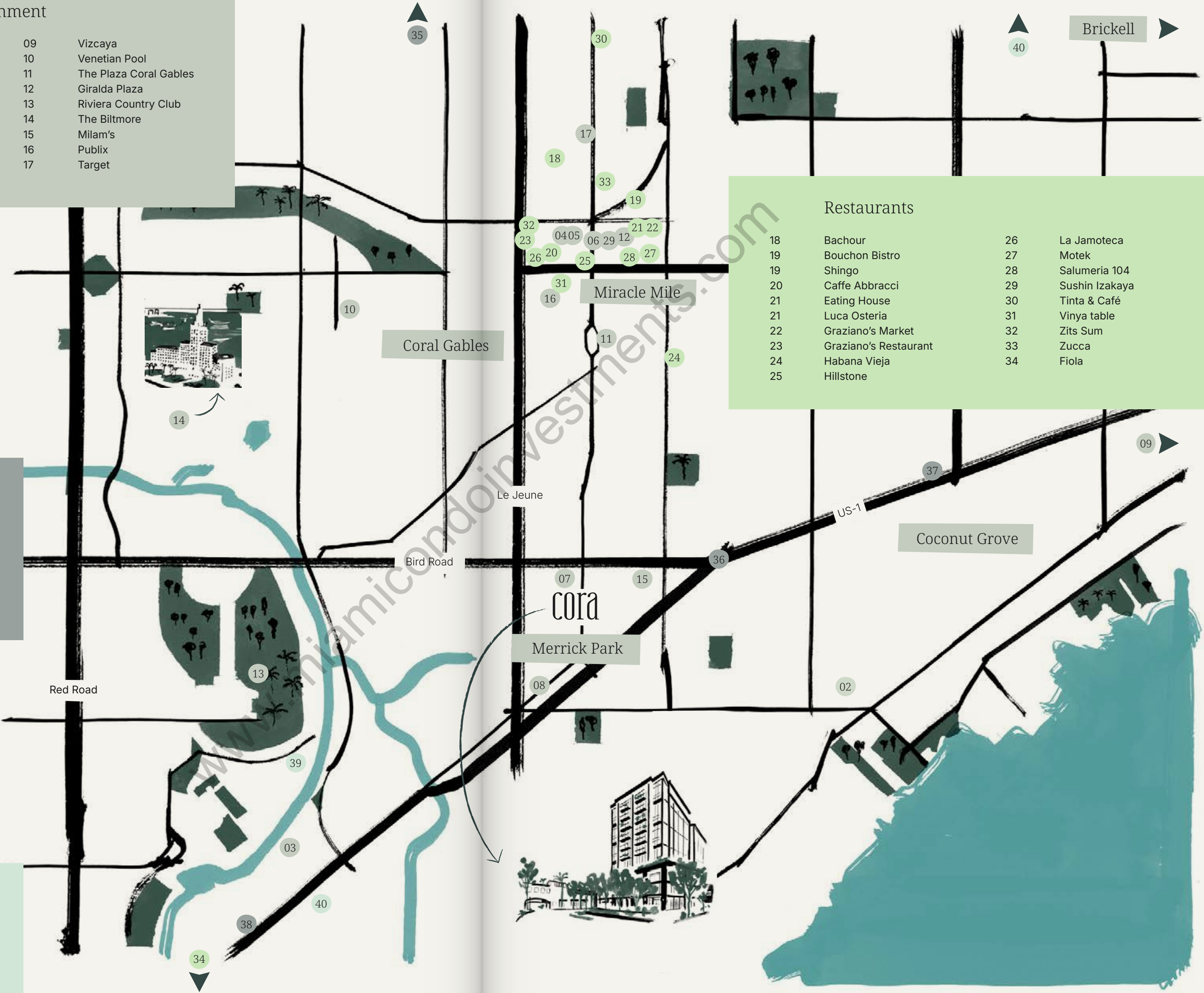
Other

- 39

Baptist Doctor's Hospital
- 40

University of Miami
- 41

Nicklaus Children's Hospital



Shopping & Entertainment

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

Fitness

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

Restaurants & Cafés

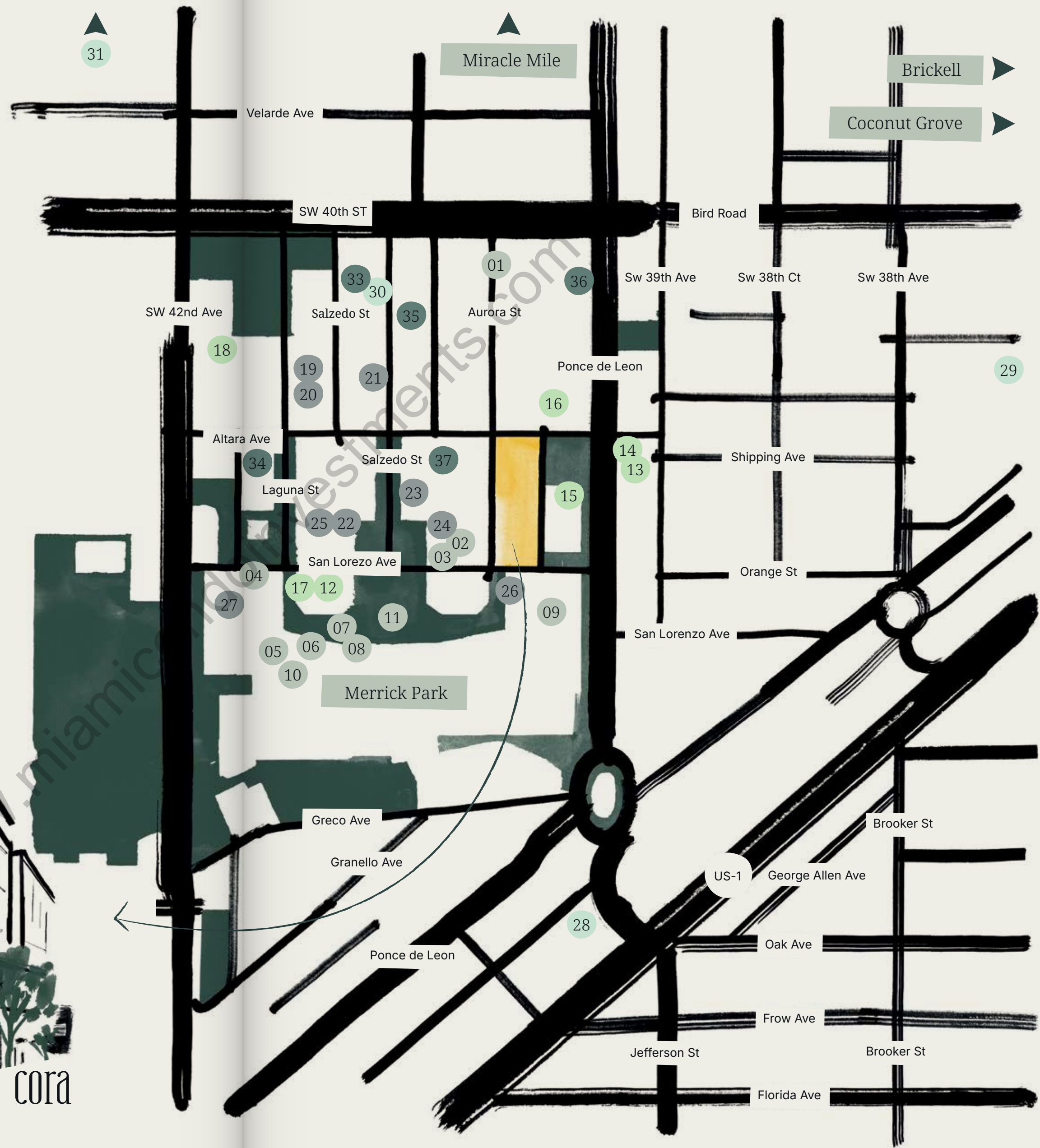
19	Ernie's Acai	25	Sea Grill
20	Bistro Café	26	Nordstrom Ebar
21	GROU Coffee + Cowork		Artisans Coffee
22	Villagio	27	Mariposa
23	Perry's Steakhouse & Grille		
24	Yard House		

Healthy Markets & Supermarkets

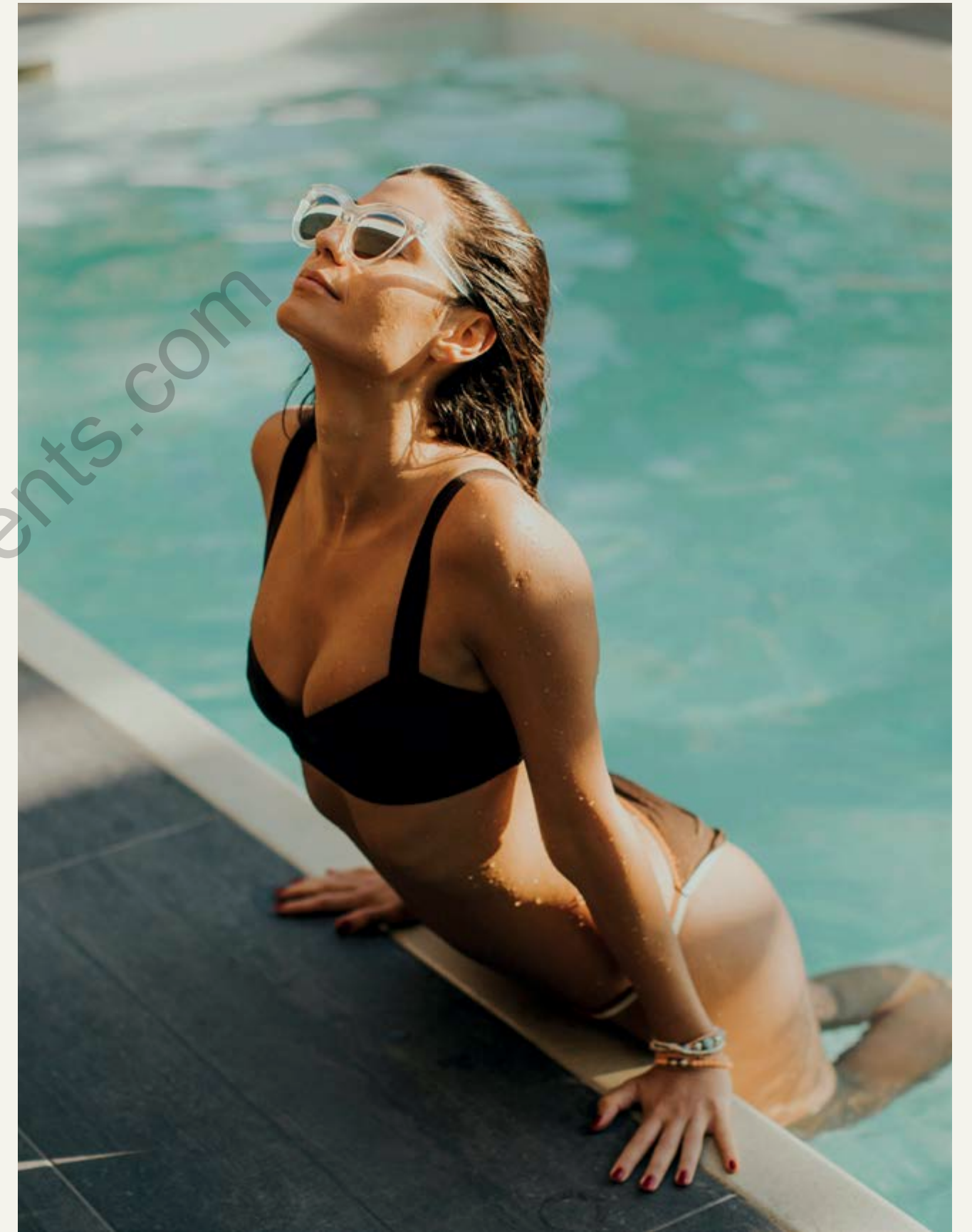
28	Trader Joes
29	Milam's Market
30	Saby's Super Market
31	Farmers Market, Coral Gables: 405 Biltmore Way, Coral Gables, FL (on Sundays)

Wellness Centers & Services

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



Cora is more than a home—it's a lifestyle that celebrates balance, connection, and a healthier way of living.





Lamarca Well weaves wellness into every detail.

Every element of Cora has been crafted to enhance your daily life, from advanced air filtration and water purification to biophilic design that seamlessly connects you to nature. Amenities like the yoga terrace, sauna, steam room and cold plunge offer moments of restoration, while expansive indoor and outdoor activity spaces like the fitness center and padel court encourage movement and connection. Cora seamlessly expands on Lamarca Well's expertise in crafting spaces that nurture vitality and longevity, redefining the art of wellness living. Thoughtfully designed features like red light therapy and temperature optimization enhance energy, reduce inflammation, and promote deep, restorative sleep.

Cora is more than a home—it's a lifestyle that celebrates balance, connection, and a healthier way of living. From wellness-focused retail spaces to communal areas designed for both activity and relaxation, Cora invites you to thrive in every way.

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. Based in the iconic Lamarca building, a residential development transformed in 2018 by their wellness concept that shares its name, the flagship is home to a healthy café, a wellness shop, and the Tracy Anderson Method fitness studio. It also serves as a vibrant community hub, hosting events, workshops, and conversations with leading experts.

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.

Lamarca is thrilled to bring their vision to Coral Gables, a neighborhood that has long embraced European architecture and design influences. Cora will add a fresh dimension to this legacy by integrating 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. Designed to promote longevity and well-being, Cora will enhance the quality of life for both its residents and the surrounding community.



Lamarca’s Guide to Wellness in Coral Gables.

Fitness	Restaurants and Cafés	Farmers Markets
Equinox Coral Gables	Grou Coffee + Cowork	Coral Gables Farmers Market
Tremble	Ernie’s Acai	Shops at Merrick Park Farmers Market
Break Free Movement	Sea Grill	
JETSET Pilates	Nordstrom Ebar	Healthy Markets and Supermarkets
54D	Perry’s Steak House	
Pure Barre	Mariposa	Trader Joe’s
SoulCycle	Bistro Cafe	Milam’s Market
	Naked Farmer	Saby’s Supermarket
Wellness	Facade Bakery	Whole Foods Market
Pure Executive Health & Wellness		
Vieve Women’s Wellness		
TOSKA Spa & Facial Bar		
IMO Cosmetic Dermatology		
Baptist Health Doctors Hospital		
Center Wellness Gables		

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 well-being, 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

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





Cora is where
modern
Mediterranean
sophistication
meets everyday
luxury.



www.miamicondoinvestments.com





Home, Wellness and Connection at the Core.



Cora presents a range of homes that welcome and rejuvenate, offering twelve unique floorplans from one- to three-bedrooms. Each is Mediterranean-inspired and modern in style, with high ceilings and expensive terraces. Luxury finishes such as Italkraft kitchens and bronze fixtures are exemplary. Every detail has been expertly curated, resulting in a feel of balance and calm.





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

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



Indulge your heart in a life well-lived. Whether it's savoring the views from your rooftop, enjoying a morning stroll through lush gardens, or embracing life in a vibrant city, Cora invites you to experience the finest things in life at every turn. Inspired by the timeless elegance of Spain and designed to elevate your every moment, Cora's world-class amenities are crafted to nurture both your body and soul. Indulge in a sanctuary of luxury, complete with a state-of-the-art fitness center, a shimmering pool with private cabanas, a serene spa, a padel court for a bit of friendly competition, and stylish lounges for relaxation.

An outdoor kitchen and dining area make entertaining a breeze, while panoramic views invite you to unwind in ultimate style. On the ground level, Cora transforms everyday living into an extraordinary experience. Within Shops at Merrick Park, al fresco cafés and chic boutiques invite you to savor a seamless blend of shopping, dining, and art amidst lush garden spaces and captivating installations in the newly created park.

Cora offers an unparalleled lifestyle.



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. Whether you're soaking in the vibrant social scene, playing a spirited match on the first rooftop padel court in Coral Gables, spending a glamorous afternoon lounging poolside, or retreating to your own oasis of calm at the spa, Cora offers an elegant lifestyle with endless possibilities where relaxation, recreation, and retail therapy blend together in perfect harmony.



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





Spa with cold plunge





A place where beauty,
community and well-being
unite in perfect harmony.

Designed by the renowned Arquitectonica, with interiors by the acclaimed Urban Robot, Cora is a refined blend of modern Mediterranean sophistication and everyday luxury. Unparalleled in comfort and exceptional in design, it is imbued with a perfect balance of softness and precision, standing as both a sanctuary of serenity and a striking landmark—a place where beauty, community, and well-being unite in perfect harmony. The exterior of Cora is a masterful fusion of Coral Gables' timeless Mediterranean charm and contemporary refinement. Classic bronze accents, textured stucco, and oolite stone combine with graceful traditional columns to evoke a sense of heritage, while floor-to-ceiling windows inject a sleek, modern sensibility.

This seamless blend of past and present is not just architecture—it's an invitation to experience the best of both worlds. Cora is envisioned to create a residence that flows effortlessly into the vibrant pulse of the Shops at Merrick Park, enriching the symbiotic relationship between home and community. 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 that defines this neighborhood.

Inspired by European elegance, the design of Cora integrates natural materials and abundant greenery, with biophilic elements thoughtfully woven throughout the property. This commitment to wellness fosters a sense of peace and balance, creating a space that is not only visually stunning but profoundly restorative.

Architecturally designed to support a dynamic, sociable, and effortlessly relaxed lifestyle, Cora is the ultimate expression of craftsmanship, connection, and care. But above all, Cora is a place where you'll always feel at home—an exquisite sanctuary designed just for you.



The expertise behind anchoring the building in its surroundings.

Creating a development of this refinement demands more than just a team—it requires a family spirit. 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.

Together, they have delivered multiple projects throughout South Florida, including several exceptional developments right here in Coral Gables. With another project in Merrick Park nearing completion, their ongoing partnership serves as a testament to their proven track record and commitment to excellence, while reinforcing their ability to deliver high-quality, thoughtfully designed communities.



The Team

Developer

Constellation Group
The Boschetti Group

Landscape Design

Arquitectonica Geo

Wellness Consultant

Lamarca Well

Creative Agency

Lemon Yellow

Interior Designer

Urban Robot

Architect

Arquitectonica

The Address

4241 Aurora Street
Coral Gables, FL 33146



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. WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. 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 and depictions 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. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. 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. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. Constellation and The Boschetti Group («Named Party») is not the project Developer. This Condominium is being developed by 4241 Aurora, LLC ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Named Party and any purchaser agrees to look solely to Developer (and not to Named Party and/or any of its affiliates or principals) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. 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. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing.

