

cora

Wellness meets home in the heart of Coral Gables.

Situated in the heart of a vibrant, Coral Gables, Cora is designed to effortlessly uplift and center your lifestyle. 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.





Neighborhood



The charismatic
heart of
a destination
neighborhood.



Shopping & Entertainment

- | | | | |
|----|--|----|------------------------|
| 01 | Miracle Mile & "Downtown" Coral Gables | 09 | Vizcaya |
| 02 | Cocowalk | 10 | Venetian Pool |
| 03 | Lowe Art Museum | 11 | The Plaza Coral Gables |
| 04 | Coral Gables Museum | 12 | Giralda Plaza |
| 05 | Books & Books | 13 | Riviera Country Club |
| 06 | Luminaire | 14 | The Biltmore |
| 07 | The Collection | 15 | Milam's |
| 08 | Lifetime Building | 16 | Publix |
| | | 17 | Target |

Transportation

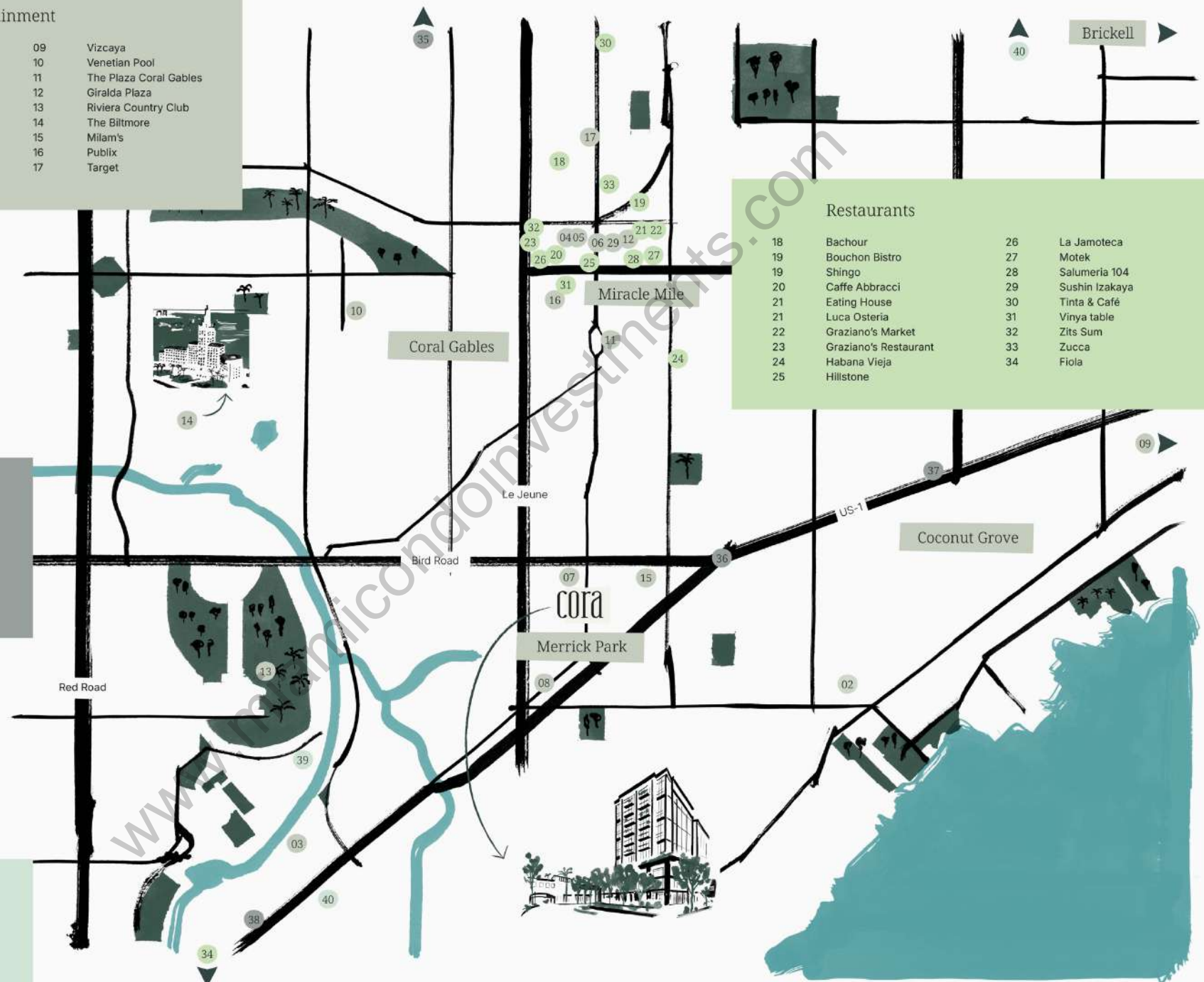
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|----|----------------------------------|
| 35 | Miami International Airport |
| 36 | US-1, I-95, Bird Rd Douglas Road |
| 37 | Coconut Grove Metrorail Station |
| 38 | University Metrorail Station |

Other

- | | |
|----|------------------------------|
| 39 | Baptist Doctor's Hospital |
| 40 | University of Miami |
| 41 | Nicklaus Children's Hospital |

Restaurants

- | | | | |
|----|-----------------------|----|----------------|
| 18 | Bachour | 26 | La Jamoteca |
| 19 | Bouchon Bistro | 27 | Motek |
| 19 | Shingo | 28 | Salumeria 104 |
| 20 | Caffe Abbracci | 29 | Sushin Izakaya |
| 21 | Eating House | 30 | Tinta & Café |
| 21 | Luca Osteria | 31 | Vinya table |
| 22 | Graziano's Market | 32 | Zits Sum |
| 23 | Graziano's Restaurant | 33 | Zucca |
| 24 | Habana Vieja | 34 | Fiola |
| 25 | Hillstone | | |



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

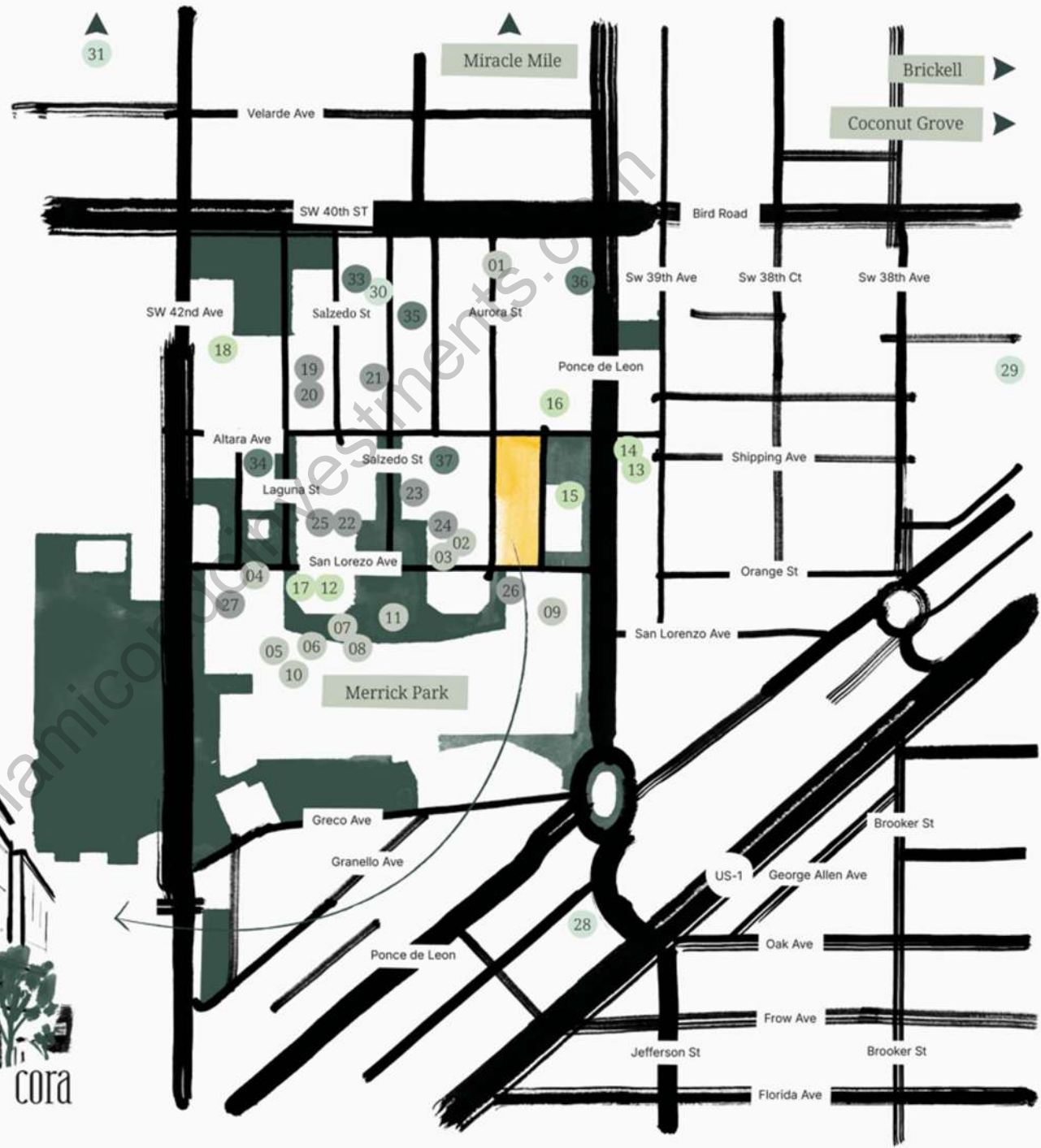
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|----|-----------------------------|----|-----------------|
| 19 | Ernie's Acai | 25 | Sea Grill |
| 20 | Bistro Café | 26 | Nordstrom Ebar |
| 21 | GROU Coffee + Cowork | | Artisans Coffee |
| 22 | Villagio | 27 | Mariposa |
| 23 | Perry's Steakhouse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



Wellness

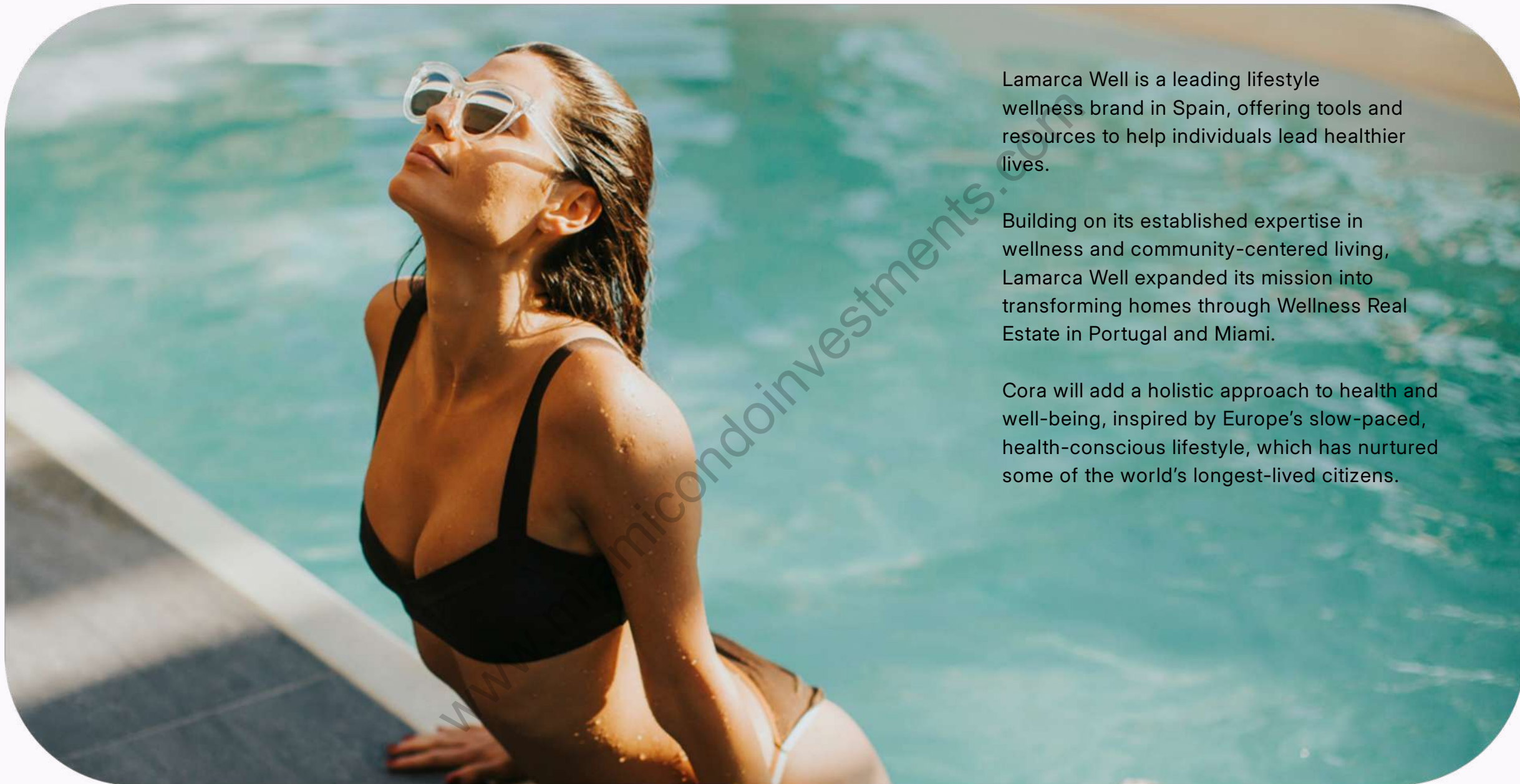


Lamarca Well weaves wellness into every details.

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.

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.

Cora will add 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.

Lamarca Well

Who we are

At Lamarca Well, we design wellness experiences beyond spaces- We bring wellness to life. Through thoughtfully crafted environments, curated products, and inspiring community events, we create opportunities for holistic well-being, health, and longevity. Our approach blends both 'hardcore' and 'softcore' wellness practices, integrating cutting-edge medical discoveries with time-honored, self-optimizing techniques.

Key Services & Product

01 **Wellness Hub in Madrid**

One stop shop for wellness combining retail, food & beverage and fitness, alongside community events, workshops, and talks with industry leaders.

02 **LamarcaWell Living**

Transforming real estate projects and assets by integrating wellness principles and intentional design.

03 **Well Talks**

Podcast conversations with experts on topics such as longevity, biohacking, mental health, beauty, and holistic living.

Lamarca Well

Our Story

Founded with the vision of bringing wellness as way of life to people, through healthy ecosystems that offered services and products.

2018

Our vision comes to life in Lamarca, a multifamily building in Madrid where we introduced a healthy café, a wellness store, a Tracy Anderson Method studio, and a track-and-trail community.

2020

We grow into a wellness lifestyle brand offering education through an educational platform featuring over 40 pieces of monthly content, talks with leading experts, community workshops, and events.

2024

We expand into real estate consulting projects focused on designing wellness-centric environments.



Pool

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 wellbeing, and nurture the mind and body

Advanced air and water purification systems elevate everyday experiences

Arquitectonica's biophilic 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





Building & Wellness Features

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

Residences



Home, wellness and connection at the Core.

Cora presents a range of homes
that welcome and rejuvenate,
offering twelve unique floorplans
from one- to threebedrooms.







Bathroom

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

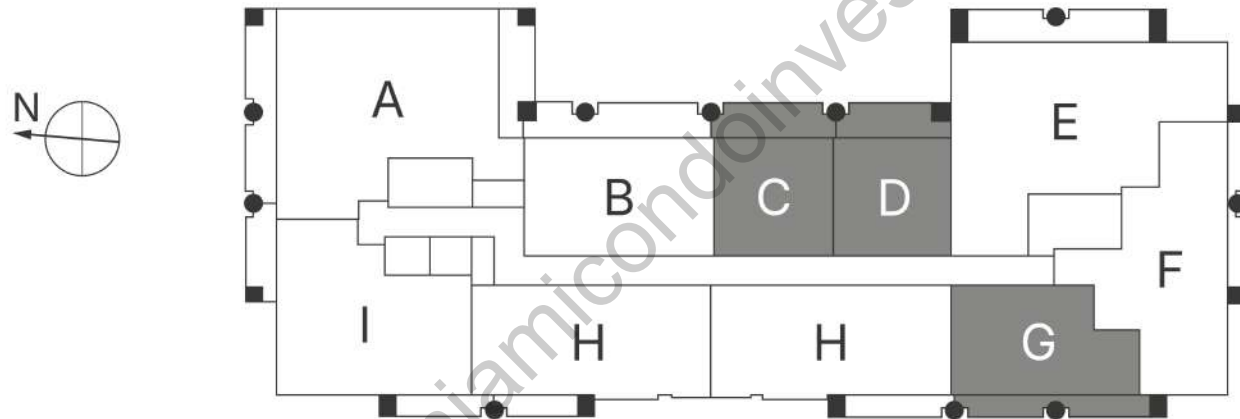
Finished designer closets

Red light therapy incorporated into primary bathrooms for enhanced wellness

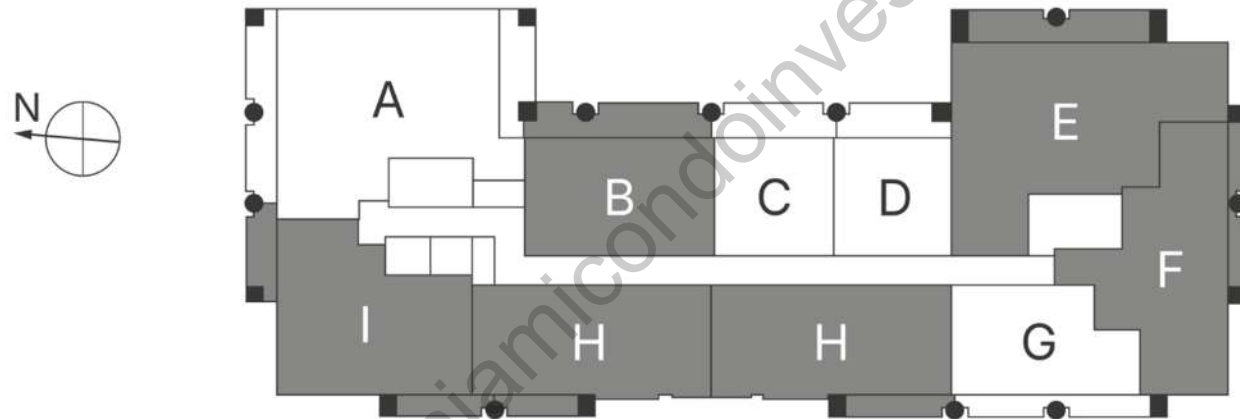


Lobby

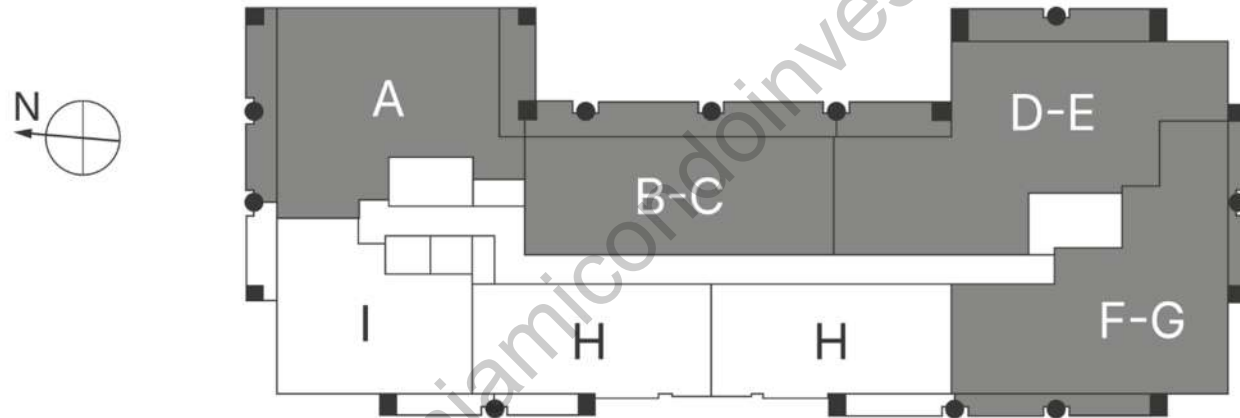
1 Bedroom



2 Bedroom



3 Bedroom



Amenities & Lifestyle

Steam

Sauna

Sauna

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

Cora's world-class amenities are crafted to nurture both your body and soul. 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.

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

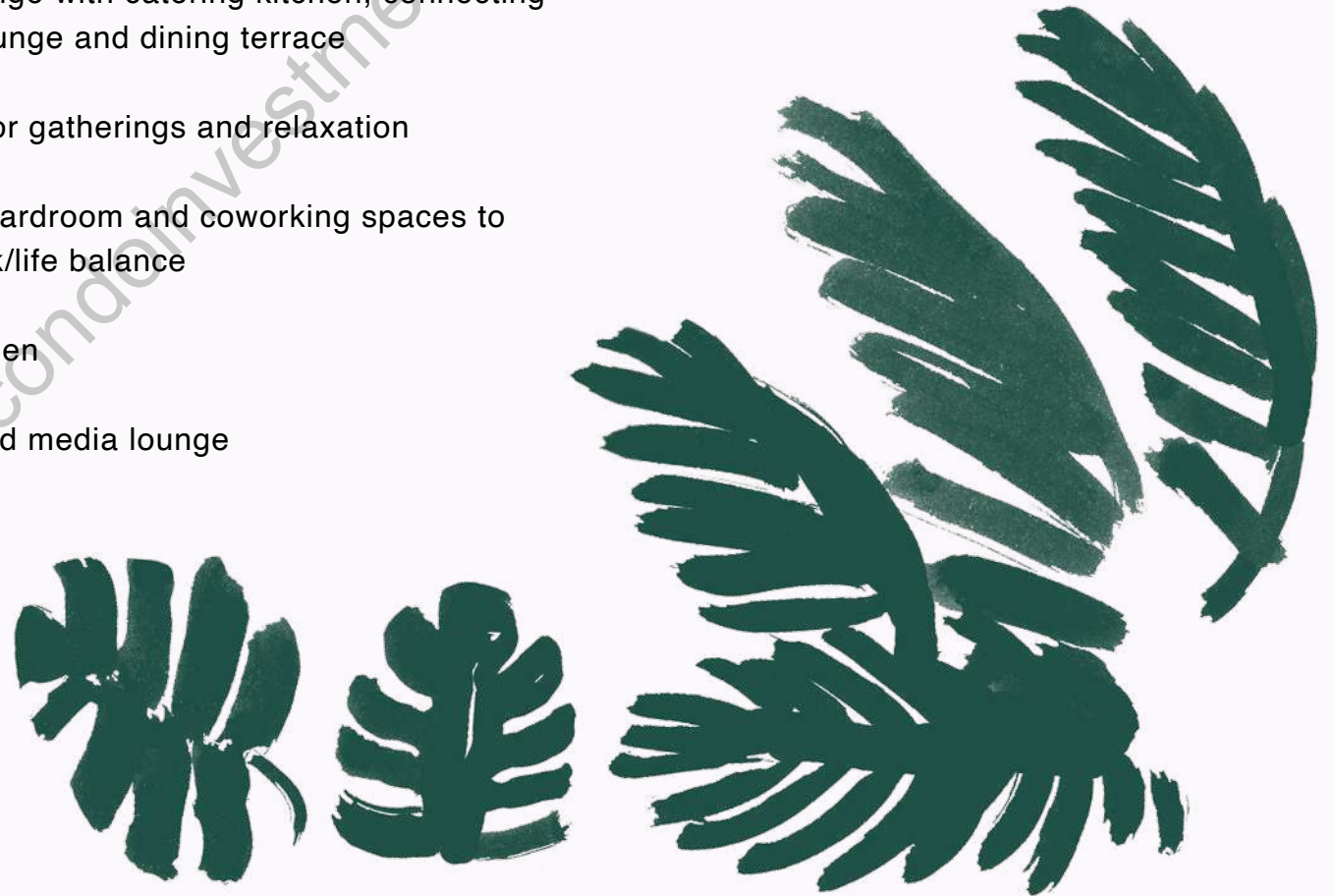
Tea lounge for gatherings and relaxation

Dedicated boardroom and coworking spaces to promote work/life balance

Outdoor kitchen

Screening and media lounge

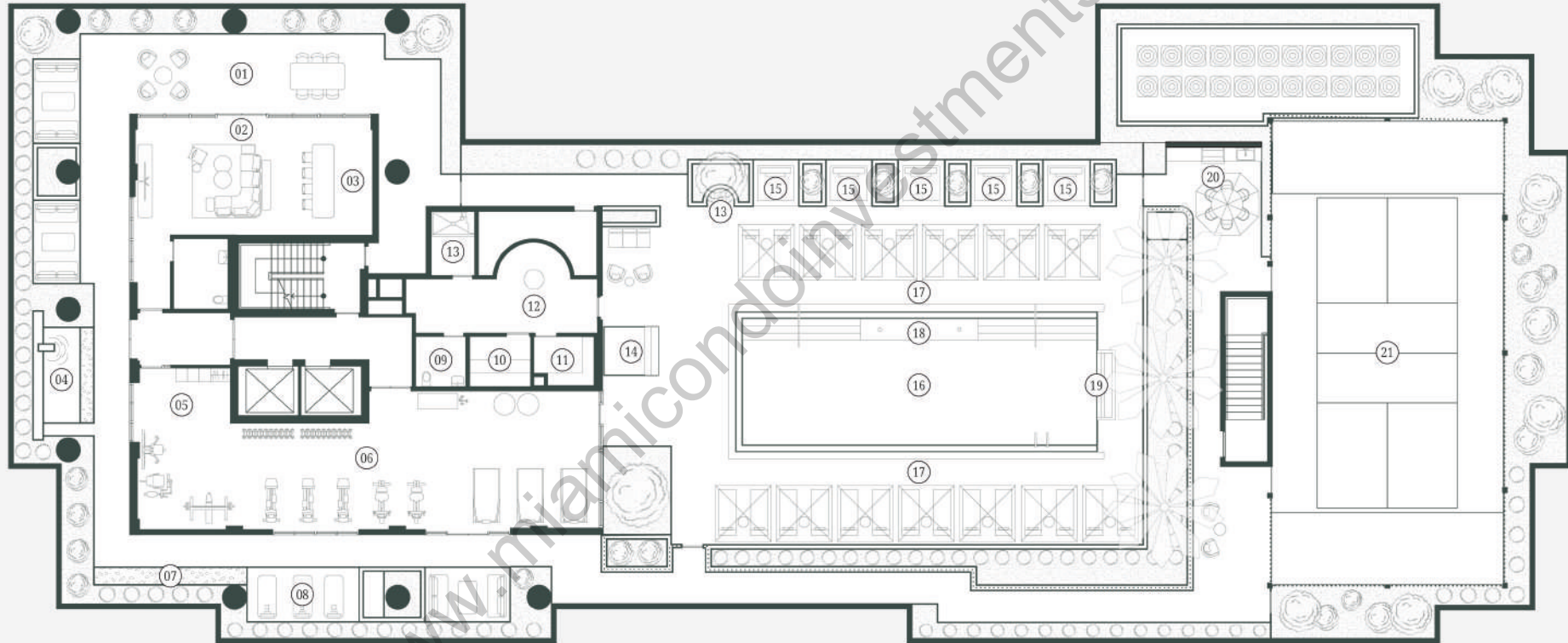
www.mianicondoinvestments.com



cora

WELLNESS LEVEL

- | | | |
|---------------------------------|-----------------|----------------------------|
| 01 Outdoor Lounge | 08 Yoga Terrace | 15 Private Cabana |
| 02 Media / Entertainment Lounge | 09 Bathroom | 16 Pool |
| 03 Catering Kitchen / Bar | 10 Sauna | 17 Pool Deck |
| 04 Water Feature | 11 Steam | 18 Sunshelf |
| 05 Wellness / Recovery Center | 12 Wet Room | 19 Cascading Water Feature |
| 06 Fitness | 13 Shower | 20 Outdoor Kitchen |
| 07 Reflexology Walk | 14 Spa | 21 Padel Court |



www.CoraMerrickMark.com | 305 320 4241 | Info@CoraMerrickPark.com



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Architecture & Design



Designed by the renowned Arquitectonica, with interiors by the acclaimed Urban Robot, Cora is a refined blend of modern Mediterranean sophistication and everyday luxury.

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



The expertise behind anchoring the building in its surroundings.

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.



The Team

Developer

Constellation Group & The Boschetti Group

Constellation and The Boschetti Group are premier South Florida-based development firms with deep local expertise and a proven track record in developing, financing, and marketing residential projects across the region and other high-barrier-to-entry markets throughout the United States.

Together, they have developed and acquired over 1.5 million square feet of residential, mixed-use, office, and retail properties. Currently, Constellation and The Boschetti Group are collaborating with Arquitectonica on multiple high-profile projects throughout Miami, including three in Coral Gables, their home market.

Constellation and The Boschetti Group partner with renowned architecture and design firms to create best-in-class luxury residential experiences that set new standards through innovative design and superior construction. Their commitment to integrating wellness into every project ensures that health and well-being remain central to their designs, setting them apart in the industry.

Wellness Consultant

Lamarca Well

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 our wellness concept that shares its name, the flagship is home to a healthy café, a wellness shop, and the Tracy Anderson Method studio. It also serves as a vibrant community hub, hosting events, workshops, and conversations with leading experts.

The Team

Interior Designer Urban Robot

Urban Robot Associates is a full service design collective located in Miami Beach, specializing in architecture, interior design, landscape architecture and urban design. The team works collaboratively to develop a multidisciplinary approach to all projects to bring about a unique vision and create experiences that are meaningful, memorable, and functional.

Whether a dynamic culinary destination, mixed-use complex, boutique hotel or precious natural resource— Urban Robot strives to elevate the human experience. The firm draws upon its team's diverse design backgrounds to bring about singular narratives that are true to concept and tailored to each project. They endeavor to tell stories by making places.

Sales & Marketing Douglas Elliman Development Marketing

Douglas Elliman Development Marketing, a division of Douglas Elliman Real Estate, offers unmatched expertise in sales, leasing, and marketing for new developments throughout New York City, Long Island, Westchester, New Jersey, Florida, California, Massachusetts, and Texas.

Drawing upon decades of experience and market-specific knowledge, Douglas Elliman Development Marketing offers a multidisciplinary approach that includes comprehensive in-house research, planning and design, marketing, and sales. Through a strategic global alliance with Knight Frank Residential, the world's largest privately- owned property consultancy, the company markets properties to audiences in 58 countries, representing an over \$87 billion global new development portfolio.

Architect Arquitectonica

Established in 1977, Arquitectonica's bold modernist architecture of Miami's urban renaissance attracted international acclaim and attention. Now a major player on the international stage, they have offices and outstanding projects

cora

Where wellness meets home
in the heart of Coral Gables.

The Address
4241 Aurora Street
Coral Gables, FL 33146



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