

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 | Low 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 |

Restaurants

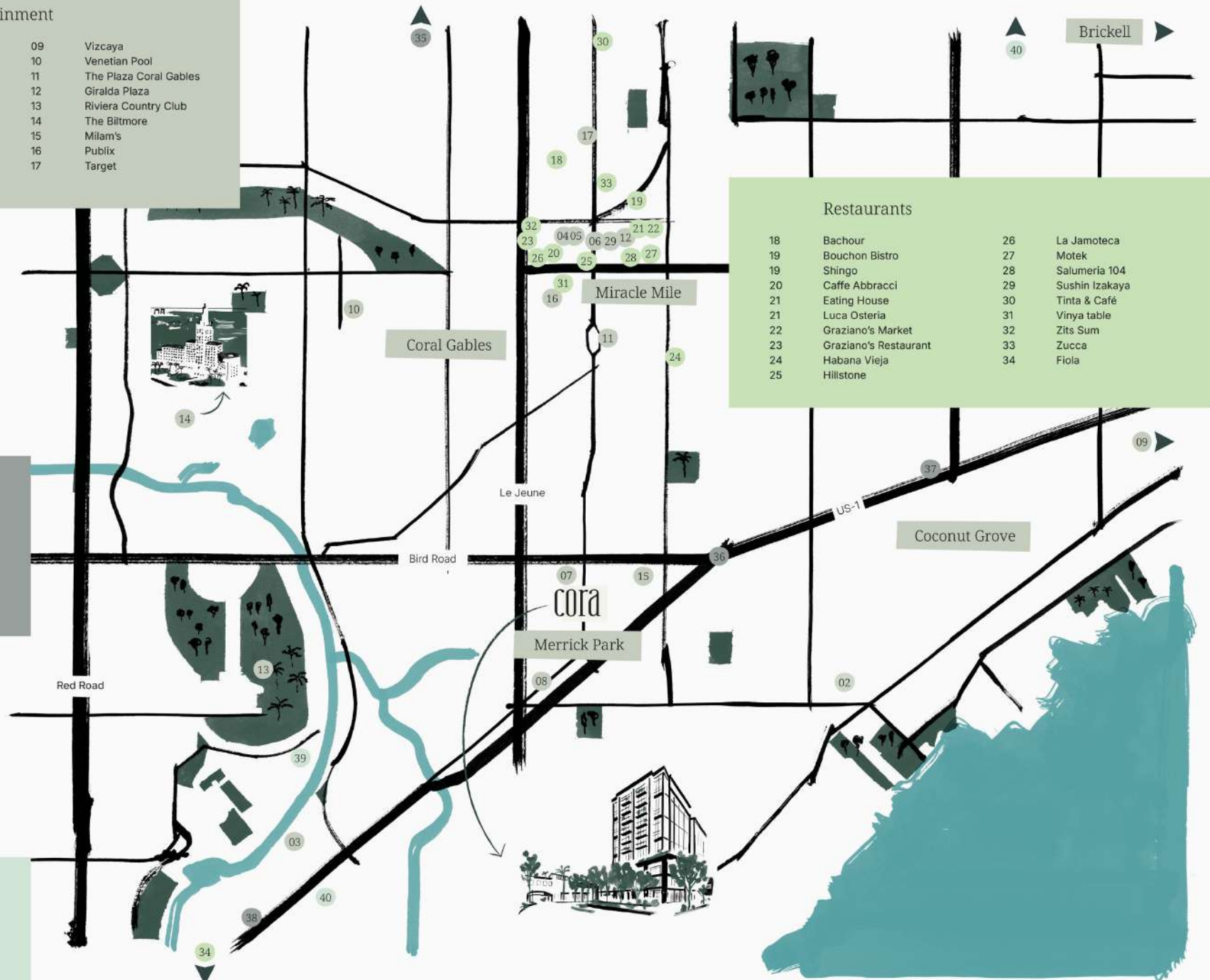
- | | | | |
|----|-----------------------|----|----------------|
| 18 | Bachour | 26 | La Jamoteca |
| 19 | Bouchon Bistro | 27 | Motek |
| 19 | Shingo | 28 | Salumeria 104 |
| 20 | Caffe Abbracci | 29 | Sushin Izakaya |
| 21 | Eating House | 30 | Tinta & Café |
| 21 | Luca Osteria | 31 | Vinya table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

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



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.





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.

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

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









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.





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.

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.







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.

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.

The Team

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.

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.

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

The Team

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. The company's new development hybrid platform matches highly experienced new development experts with skilled brokerage professionals who provide unparalleled expertise and real time market intelligence to its clients. The firm is heralded for its achievements in record-breaking sales throughout each of its regions.

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.

Creative Agency

Lemon Yellow

A creative communications studio based in Miami with studios in Chicago and London, Lemon Yellow builds brands from the ground up and breathes new life into existing ones. From strategy through to design, they bring their considerable experience of creating original, compelling and consistent brand stories to Cora.

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The Address
4241 Aurora Street
Coral Gables, FL 33146



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