

ZIGGURAT



A BESPOKE RETREAT IN THE CENTER OF COCONUT GROVE.

OVERVIEW

Ziggurat is an architectural work of art- an intimate three-story building housing 19 bespoke homes – and a boutique five-story office – in the center of Coconut Grove's most naturally beautiful enclave. A limited collection of bespoke two- to five-bedroom residences designed by Oppenheim Architecture and Collarte interiors – a Miami-based leader in custom residential curation.

RESIDENCE FEATURES

- Ceilings up to 11'
- Private elevators and foyers with double-door entries
- 12-foot deep terraces with full summer kitchens
- European oak floors and travertine stone throughout residence interiors
- Spacious walk-in closets with selection of custom wood cabinetry and shelving
- Chef's kitchens featuring custom Italian wood cabinetry, full pantry, chef's islands, Italian stone countertops
- Wolf and Sub-Zero appliance package, including 60" refrigerator, gas ranges, and built-in wine refrigeration
- In-residence laundry rooms with full-size washer and dryer
- En-suite primary bathrooms with deep soaking tubs, dual-function shower heads, private WC, and fixtures by Dornbracht
- Fully integrated smart home technology

SERVICES

- 24-hour valet
- Luxury hospitality-trained concierge
- Mail and package delivery to each residence
- Dog walking and pet care
- Dry-cleaning services

SUITE OF AMENITIES

- Exclusive rooftop membership to a Restaurant led by a MICHELIN-star chef
- Expansive rooftop with resort pool, hydrotherapy circuit, chef's grilling station, private cabanas and lounge chairs
- Open-air paseo offering cuisine helmed by a MICHELIN-star chef, couture ateliers, an artisanal café and international gourmet market
- Access to state-of-the-art wellness concept
- Custom-designed spaces for private events
- Directly across from Kirk Munroe Park, set to undergo a \$6.3M renovation

TEAM

Visionary — Allen Morris Company

Architecture — Oppenheim Architecture

Interior Design — Collarte Interiors

Landscape Architecture — Andres Arcila with Naturalficial

3101 Grand Avenue Coconut Grove, FL 33133



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.

Ziggurat Condominium is being developed by Coconut Grove Condo, LLC, a Delaware limited liability company ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by any of its affiliates and any purchaser agrees to look solely to Developer 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. 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, depictions and statements 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 and statements of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, including landscaping and other plantings, are conceptual only and are not necessarily included in each Unit or the Condominium. All residence features and building features and amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. Certain finishes, furnishings and services, may not be included with the purchase of a unit, and if provided, may be upgrades or extras and require additional payments. Consult the Developer's prospectus and the Agreement for a description of those features/items which are to be included in the units. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions, square footage, balcony sizes and ceiling heights are approximate and may vary based on final permitting and actual construction. The Condominium is not waterfront. No view, water or otherwise, is guaranteed. 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.