



ONE PARK
TOWER
BY TURNBERRY



LUXURY DESIGNER RESIDENCES BY MEYER DAVIS

ONE PARK
TOWER
BY TURNBERRY

*World-class architecture and design
inspired by the extraordinary
surrounding natural environment
— the Atlantic Ocean, Biscayne
Bay, and a 1,000-acre park.*





ONE Park Tower Is Where Luxury Soars to New Heights

ONE Park Tower by Turnberry is the newest addition to SoLé Mia, a 184-acre city-within-a-city. This luxurious condominium experience is being brought to life by South Florida's most accomplished real estate visionary — Turnberry. Uniquely elegant, ONE Park Tower is surrounded by breathtaking panoramic views over the Atlantic Ocean, Biscayne Bay, and Oleta River State Park. Its grounds are lushly landscaped and feature an unparalleled collection of indoor and outdoor amenities, including a seven-acre Crystal Lagoon™ with private access to sandy beaches, as well as world-class hospitality-style services. From sophisticated architecture by Arquitectonica and interiors by Meyer Davis Studio to exquisitely imagined gardens by DS Boca, every element of ONE Park Tower has been thoughtfully conceived.

Developer

Jackie Soffer
Turnberry Development

Project Name & Location

ONE Park Tower by Turnberry
2411 Laguna Circle
North Miami, FL 33181



Building Features

Distinctive 33-story tower designed by award-winning firm Arquitectonica

Panoramic views spanning the Atlantic Ocean, the Miami skyline, Oleta River State Park, and the seven-acre Laguna SoLé

Residential interiors by Meyer Davis Studio

299 luxury one-, two-, and three-bedroom residences

Three floors of penthouse residences

High-speed elevator access to residences

Direct high-speed access to corner residences

Secured garage parking with gated entry

Private residential porte cochère drop-off and lobby

24-hour professional security and video surveillance



Artist's Conceptual Rendering

Oversized private balconies featuring glass railings offer ample space for dining and lounging surrounded by dramatic panoramic views.



*Summer kitchen upgrade available upon request.

Artist's Conceptual Rendering

Floor-to-ceiling window walls allow abundant natural light throughout, illuminating condominium interiors by Meyer Davis Studio featuring designer finishes in a soft, neutral palette.



Artist's Conceptual Rendering



Artist's Conceptual Rendering

Elegantly designed interiors by Meyer Davis Studio showcase breathtaking panoramic views over the Atlantic Ocean, Biscayne Bay, Oleta River State Park, the Miami skyline, and the seven-acre Laguna Solé. Spacious, fully finished open floorplans with 9-foot-plus ceiling heights open to oversized private, finished-floor, wrap-around balconies with glass railings for seamless indoor-outdoor living.

The residences have been meticulously finished to the highest standards. Chef-caliber kitchens feature Italian cabinetry by Italkraft, Sub-Zero and Wolf appliances, and sleek porcelain stoneware countertops and backsplashes. Bathrooms with Italian vanities by Italkraft and European-style fixtures offer frameless, glass-enclosed showers with handheld shower heads. Select master bathrooms are designed with a wet room and soaking tub.





Resort Inspired Living

Indoor Amenities

Fully outfitted state-of-the-art fitness center overlooking ONE Beach Club

Lavish men's and women's spa with dedicated massage treatment rooms, sauna, and steam

Golf simulator studio

Luxurious clubroom with bar, billiards room, catering kitchen, and media center

Teen game room

Sixth-floor indoor/outdoor social lounge overlooking ONE Beach Club

Executive business lounge with co-working space

ONE Café with coffee and daily newspaper service

Pet-friendly building with pet spa and grooming area

Outdoor Amenities

Expansive sixth-floor social deck with pool and spa features ocean views

Poolside summer kitchen

Children's play zone

Dog-walking trails

ONE Jardin and lushly landscaped pathways leading to ONE Beach Club, playgrounds with padel and pickleball courts

ONE Beach Club with sandy beaches, seven-acre Crystal Lagoon,[™] beach cabanas, picnic spots, kayaking, paddle boarding, water mats, inflatables, snorkeling, and concierge-style snack, towel, and beverage service

Lobby



Artist's Conceptual Rendering

ONE Park Tower is a celebration of tropical living at its most luxurious, with a rich collection of exclusive indoor and outdoor amenities. Together, they create a world-class resort-inspired lifestyle.



From the moment of arrival along a lushly landscaped drive that leads to an elegant porte cochère, residents are immersed in a world-with-in-a-world defined by luxury, exclusivity, vitality, and relaxation. Sun-drenched spaces inspired by the extraordinary surrounding natural environment combine to create a peaceful, yet energizing atmosphere.

An extensive and thoughtfully curated array of indoor and outdoor amenities caters to fitness,

wellness, and socializing. From ONE Jardin by internationally acclaimed landscape architect DS Boca, ONE Beach Club's designated sandy beaches, and the seven-acre Crystal Lagoon™, to an elevated pool deck with ocean views, the residential experience rivals the world's greatest resorts. Inside, there are beautifully furnished spaces for lounging, games, business, and entertainment. A state-of-the-art fitness center and lavishly appointed spa ensure that healthy living and pampering are always just an elevator ride away.



The Pool (Ground Floor)



The Fitness Center

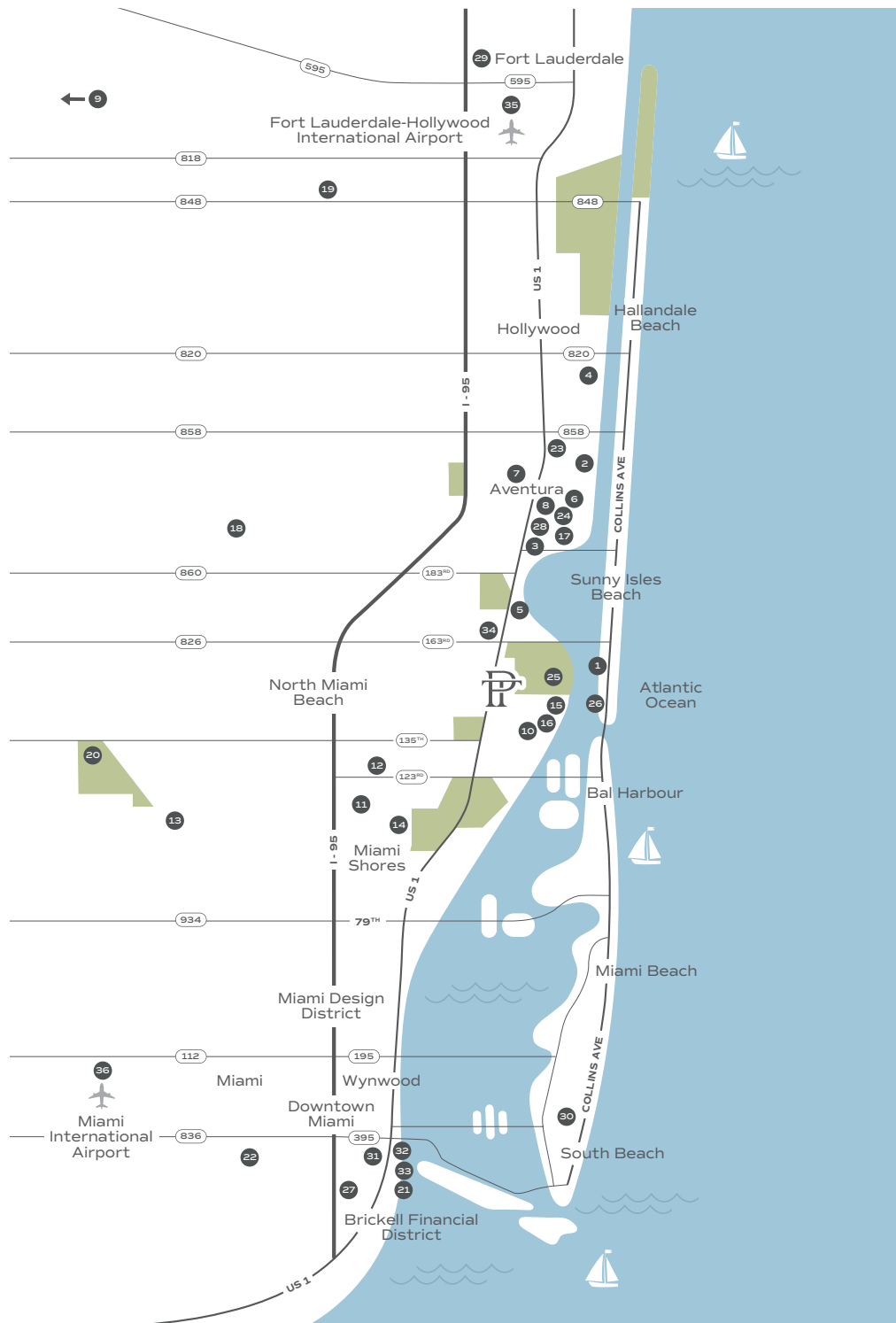


Artist's Conceptual Rendering

Sixth-Floor
Poolside Club Room



Artist's Conceptual Rendering



Set between Biscayne Boulevard and Biscayne Bay just 20 minutes from Miami Beach and Downtown Miami, ONE Park Tower offers peerless accessibility to the extraordinary lifestyle of South Florida, from sports and entertainment to luxury shopping and fine dining.

Set within Solé Mia, a 184-acre master-planned community between Biscayne Boulevard and Biscayne Bay alongside Oleta River State Park, ONE Park Tower places residents in the heart of the most exciting new community South Florida has seen in a generation. Its location — just 20 minutes from Miami Beach and Downtown Miami, and moments from Florida International University — is ideal for those who seek a serene tropical oasis with a seamless connection to the greater metropolitan area. In addition to The Village at Solé Mia, which will offer pedestrian-friendly, open-air dining, shopping, and entertainment, residents have seamless access to 37 acres of active and passive greenspace with 8 miles of biking and running trails. World-class shopping is nearby at Aventura Mall and the world is at residents' doorstep via Fort Lauderdale International Airport and Miami International Airport. Planning is also in progress to bring top-ranked private and charter schools to Solé Mia, offering premier educational opportunities just steps from home.

Marinas

1. Haulover Marina Center
2. Turnberry Marina
3. Williams Island Marina
4. Loggerhead Marina
5. Marina Palms
6. Waterways Marina

Hospitals

7. HCA Florida Aventura Hospital
8. Mt. Sinai Medical Center
9. Cleveland Clinic
10. UHealth Medical Center
- at Solé Mia (coming soon)

Schools

11. Barry University
12. Montessori School of North Miami
13. Miami Dade College
14. Miami Country Day School
15. FIU North Campus
16. MAST Academy at FIU

Recreational

17. Tidal Cove Water Park
18. Hard Rock Stadium
19. Hard Rock Casino
20. Amelia Earhart Park
21. FTX Arena
22. Marlins Park
23. Gulfstream Park Racing Casino & Village
24. Turnberry Isle Golf Course
25. Oleta River State Park
26. Haulover Park

Shopping

27. Brickell City Centre
28. Aventura Mall
29. Las Olas Blvd.

Arts & Culture

30. Miami Beach Convention Center
31. Adrienne Arsht Center
32. Frost Museum of Science
33. Pérez Art Museum Miami
34. Ancient Spanish Monastery

Airports

35. Fort Lauderdale-Hollywood International Airport
36. Miami International Airport

The development of ONE Park Tower has been led by South Florida's most accomplished real estate visionary working in collaboration with an award-winning, internationally renowned, and critically acclaimed design team.

Development by

Turnberry

Turnberry has revolutionized high-rise living and perfected the residential private club lifestyle. Signature residential condominium developments it has created in South Florida include Porto Vita, Turnberry Ocean Colony, and the Trésor and Sorrento towers at Fontainebleau Miami Beach.

Sales & Marketing by
Fortune Development Sales

Fortune Development Sales is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida. With decades of experience, having handled sales for nearly 80 projects and with a thorough understanding of all our buyers' needs, our in-house sales and management teams add value to our clients by providing strategic guidance on all matters, which results in a direct, positive impact on the success of the sell-out. Our global network and access to buyers, coupled with our local brokerage company (Fortune International Realty) give our clients a competitive advantage in the marketplace.

Architecture by Arquitectonica

Arquitectonica is an award-winning Miami-based firm with offices worldwide. Founded in 1977, it is led by Bernardo Fort-Brescia, Laurinda H. Spear, and Raymond Fort. Its work, which includes mixed-use developments, resorts, hotels, luxury condominiums, schools, universities, and museums, has been featured in leading publications including Architectural Record, Progressive Architecture, Time, Fortune, Abitare, and Domus. Its designs have also been exhibited in major museums across the world. Luxury residential properties by Arquitectonica include Icon Brickell, Marquis Miami, Atlantis, Beach House 8, and 500 Brickell. The firm also designs hotels that redefine the guest experience and has worked on hospitality projects, some with spas, including Mr. C Coconut Grove, Mandarin Oriental, St. Regis, Westin, W, Four Seasons, Banyan Tree, Canyon Ranch, Raffles, Viceroy, and many others.

Landscape Architecture
by DS Boca

Design Studio Boca is a design-oriented Landscape Architecture and Planning firm located in Boca Raton, FL. This boutique design firm was founded in 2001 by Mark Jacobsen and Joe Gordon. DS Boca has a wide range of experience specializing in mixed use developments, resort hotels, destination retail, luxury high-rise residential, commercial office buildings, and specialty commercial venues. The firm prides itself on providing our clients with exceptional service while helping them reach their development goals.


Interior Design
by Meyer Davis Studio

Meyer Davis is a globally recognized New York City-based design boutique specializing in residential, hospitality, retail, and workplace environments. Founded in 1999 by Will Meyer and Gray Davis, the firm has established itself at the forefront of high-end commercial and residential design practices throughout the U.S. and abroad. Meyer Davis designs seamless physical experiences tailored to its clients' individuality, combining principles of great design with a clear vision for the experience it seeks to create. The designers consider each new project an opportunity to bring a unique and powerful story to life. Playing with space, form, texture, and light, they develop a visual experience that seeks to compel and inspire. Meyer Davis believes that great design works on multiple levels, weaving together bold design moves and striking details to ensure that when completed, each project makes an immediate and lasting impact.

Sixth-Floor Pool Deck



ONE Park Tower by Turnberry
2411 Laguna Circle, North Miami, FL 33181

 NOT AN OFFER WHERE PROHIBITED BY STATE STATUTES. THE COMPLETE OFFERING TERMS ARE IN A FLORIDA PROSPECTUS AVAILABLE FROM DEVELOPER. WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE US 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. ALL REAL ESTATE ADVERTISEMENTS HEREIN IS SUBJECT TO THE US FEDERAL FAIR HOUSING ACT OF 1968 WHICH MAKES IT ILLEGAL TO MAKE OR PUBLISH ANY ADVERTISEMENT THAT INDICATES ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN. PLEASE CHECK WITH YOUR LOCAL GOVERNMENT AGENCY FOR MORE INFORMATION. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER. THE SKETCHES, RENDERINGS, PICTURES AND ILLUSTRATIONS ARE PROPOSED ONLY AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF THE SAME AT ITS SOLE DISCRETION WITHOUT NOTICE. THE RENDERINGS ILLUSTRATE AND DEPICT A LIFESTYLE. HOWEVER, AMENITIES, FEATURES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED. NOTE: PLAN MATERIALS AND SPECIFICATIONS ARE SUBJECT TO ARCHITECTURAL AND OTHER REVISIONS AT THE SOLE DISCRETION OF THE DEVELOPER, BUILDER OR ARCHITECT, OR AS MAY BE REQUESTED BY LAW. FLOOR PLANS MAY NOT BE TO SCALE. ANY FURNITURE, APPLIANCES OR DECORATOR READY ITEMS DEPICTED HEREIN ARE SHOWN FOR ARTISTIC AND ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INCLUDED IN THE PURCHASE AND SALE OF THE RESIDENCE. STATED DIMENSIONS MAY BE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALL AND THE CENTER LINE OF THE INTERIOR DEMISING WALLS AND, IN FACT, COULD VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). ALL DIMENSIONS ARE APPROXIMATE AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. YOU MAY NOT RELY ON ANY ADVERTISING, PICTURES, RENDERINGS, FLOORPLANS, DESCRIPTIONS OR ORAL REPRESENTATIONS TO ENTER INTO A PURCHASE AND SALE AGREEMENT FOR ANY UNIT BUT ONLY ON THE FLORIDA PROSPECTUS AND THE OTHER DOCUMENTS REQUIRED TO BE PROVIDED TO A PROSPECTIVE PURCHASER BY THE DEVELOPER AND ON WHICH THEY RELIED TO MAKE A BUYING DECISION. WE PARTNER WITH A THIRD-PARTY AD NETWORK TO EITHER DISPLAY ADVERTISING ON OUR WEBSITE OR TO MANAGE OUR ADVERTISING ON OTHER SITES. OUR AD NETWORK PARTNER MAY USE COOKIES AND WEB BEACONS TO COLLECT NON-PERSONALLY IDENTIFIABLE INFORMATION ABOUT YOUR ACTIVITIES ON THIS AND OTHER WEBSITES TO PROVIDE YOU TARGETED ADVERTISING BASED UPON YOUR INTERESTS. IF YOU WISH TO NOT HAVE THIS INFORMATION USED FOR THE PURPOSE OF SERVING YOU TARGETED ADS, YOU MAY OPT-OUT BY ADVISING DEVELOPER IN WRITING. PLEASE NOTE THIS MAY NOT OPT YOU OUT OF BEING SERVED ADVERTISING AND YOU MAY CONTINUE TO RECEIVE GENERIC ADS.

All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, 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.