

# A Lifestyle Beyond Imagination

Turnberry's vision for ONE Park Tower  
is to create residences that inspire,  
energize, and redefine modern living.  
Set within our dynamic SoLé Mia community,  
it's a lifestyle beyond imagination.



*“ONE Park Tower is a project that combines  
Turnberry’s expertise in building vibrant communities  
and in creating luxury lifestyle residences.”*

*— Jackie Soffer  
Chairman and Chief Executive Officer of Turnberry*

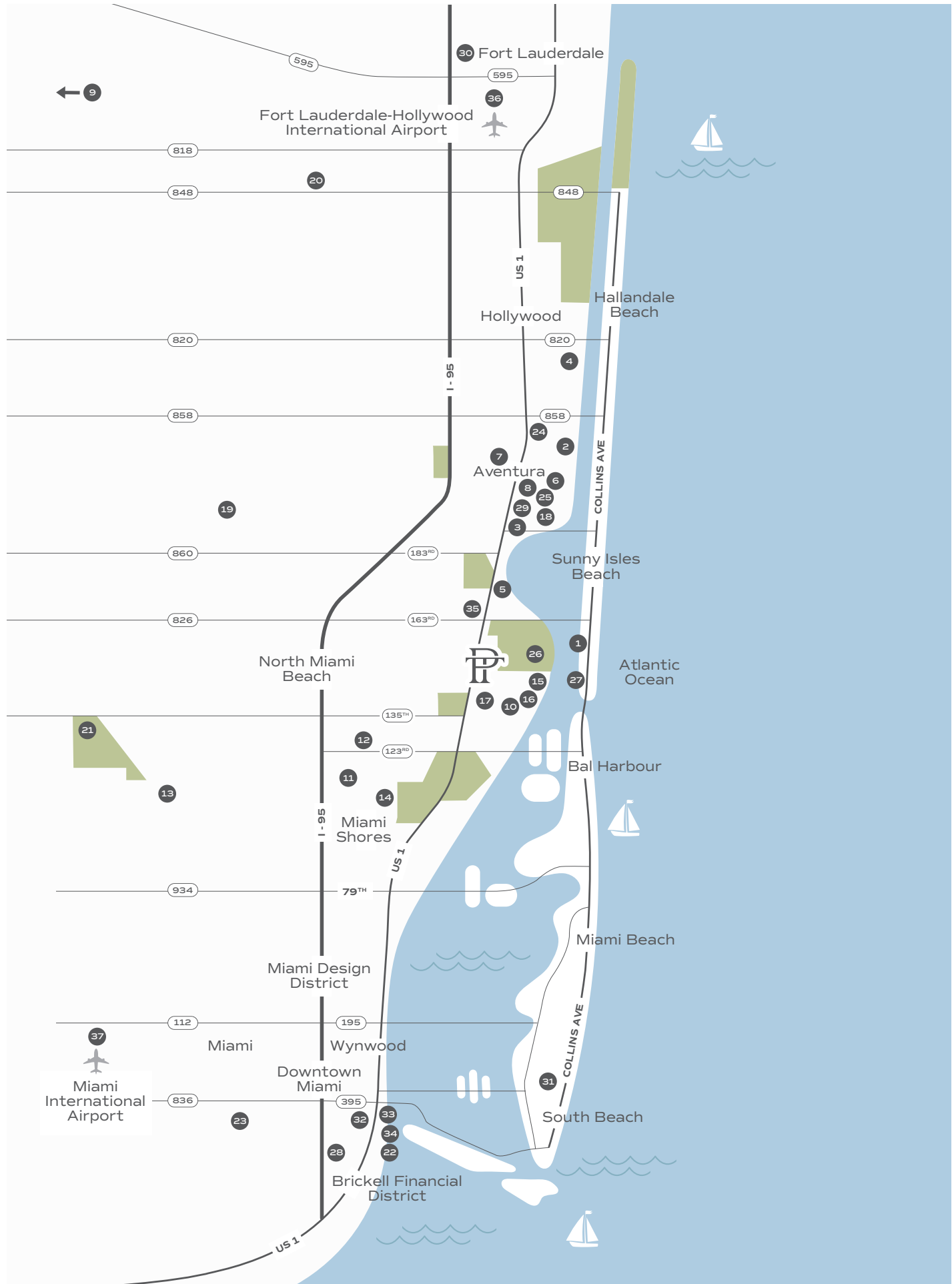






Set on 184 acres between Biscayne Boulevard and Biscayne Bay alongside Oleta River State Park, SoLé Mia is the ultimate lifestyle-driven tropical community, and ONE Park Tower is its premier condominium tower. Developed by Turnberry, South Florida's most accomplished real estate visionary, and featuring world-class architecture by Arquitectonica, interiors by Meyer Davis Studio, and landscaping by DSBoca, ONE Park Tower sets a new standard of excellence in luxury living.





ONE Park Tower is ideally located between Aventura, Biscayne Boulevard and Biscayne Bay, just 20 minutes from Miami Beach and Downtown Miami, accessible to everything South Florida has to offer, from sports and entertainment to luxury shopping and fine dining.

Nestled within SoLé Mia, the sprawling 184-acre master-planned community, ONE Park Tower is at the heart of South Florida's most luxurious new lifestyle destination. Minutes from Aventura Mall and Florida International University, and convenient to Miami Beach, Miami Design District, Downtown Miami, and Brickell Avenue, the location offers a serene tropical oasis with easy access to Greater Miami. Within the SoLé Mia community, residents will be just steps from amenities including Reserve Padel, the Mater Academy charter school for kindergarten through 5th grade students, restaurants including Sesame Bakery & Cafe and Pura Vida at Reserve, and the 363,000-square-foot University of Miami's UHealth Medical Center with dedicated programs in virtually every specialty including Women's Health, longevity, and more. Close to both Fort Lauderdale International Airport and Miami International Airport, the world is at your doorstep.

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 Aventura
- 9. Cleveland Clinic
- 10. University of Miami 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
- 17. Mater Academy at SoLé Mia (coming soon)

Recreational

- 18. Tidal Cove Water Park
- 19. Hard Rock Stadium
- 20. Hard Rock Casino
- 21. Amelia Earhart Park
- 22. Kaseya Center
- 23. Marlins Park
- 24. Gulfstream Park Racing Casino & Village
- 25. Turnberry Isle Golf Course
- 26. Oletta River State Park
- 27. Haulover Park

Shopping

- 28. Brickell City Centre
- 29. Aventura Mall
- 30. Las Olas Blvd

Arts & Culture

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

Airports

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







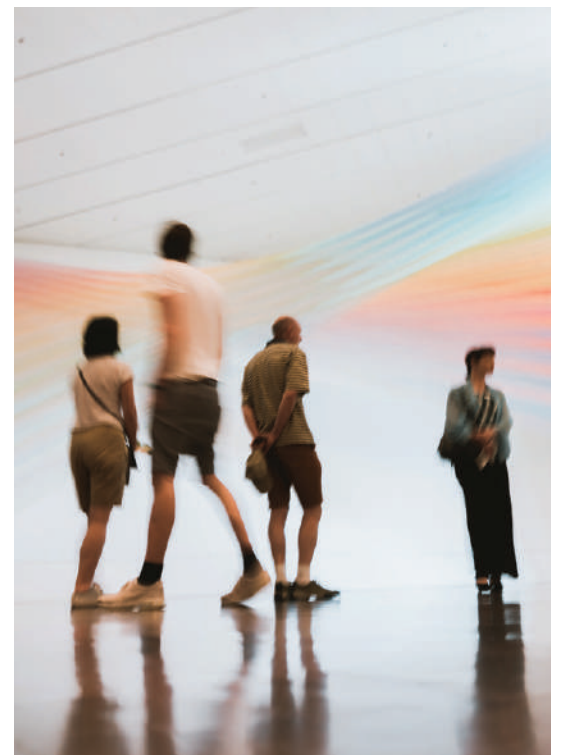
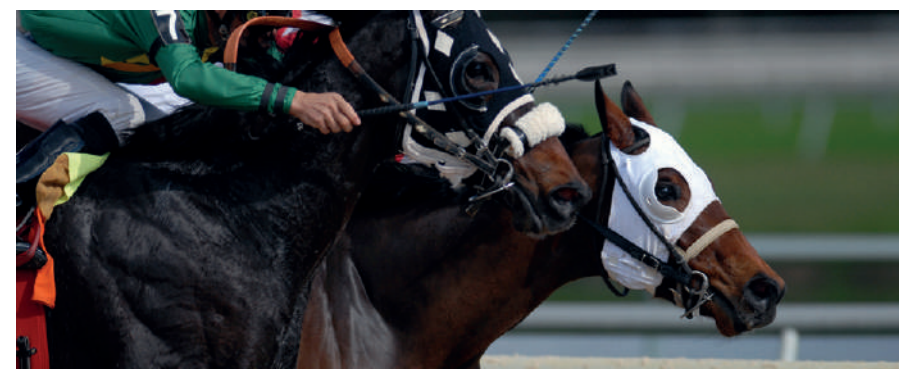
*Inspired by the extraordinary natural  
environment surrounding ONE Park Tower —  
Oleta River State Park, the Atlantic Ocean,  
and Biscayne Bay.*





Possibilities Every Day

*From Downtown Miami and Miami Beach  
to Aventura, Bal Harbour and Sunny Isles,  
the best of South Florida's shopping, dining,  
entertainment, and nightlife is at your doorstep.*





## A Lifestyle Beyond Imagination



ONE Park Tower by Turnberry is the jewel in the crown of Solé Mia, the brand-new 184-acre city-within-a-city. This opulent condominium is a testament to the visionary genius of Turnberry, South Florida's foremost real estate developer. ONE Park Tower exudes unparalleled elegance, set against a backdrop of awe-inspiring panoramic vistas encompassing the Atlantic Ocean, Biscayne Bay, and the serene expanse of Oleta River State Park.

Immerse yourself in the landscaped grounds, where every square inch is a testament to luxury living. Discover a treasure trove of both indoor and outdoor amenities, including the magnificent seven-acre Crystal Lagoon™ complete with private sandy beaches and world-class hospitality services. From the refined architectural design crafted by Arquitectonica to the sumptuous interiors envisioned by Meyer Davis Studio and the meticulously cultivated gardens by DSBoca, each facet of ONE Park Tower has been conceived to offer a lifestyle that is nothing short of extraordinary.



# 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

Amenity deck

Luxurious lobby

Private walking trails



Artist's Conceptual Rendering





ONE Park Tower epitomizes South Florida luxury living, boasting an assortment of indoor and outdoor amenities that harmoniously culminate in a world-class, resort-inspired lifestyle.

A private drive leads through well-manicured landscaping. Passing through the elegant porte-cochère, you enter a place that is luxurious, relaxing, and serene. A home. Your home. Sun-soaked spaces, meticulously designed to echo the surrounding natural splendor, blend harmoniously with the architecture to evoke a tranquil yet invigorating ambiance.

The extensive and thoughtfully curated selection of indoor and outdoor amenities caters to every facet of fitness, well-being, and social interaction. Ranging from ONE Jardin, a half-acre private tropical garden created by the internationally

acclaimed landscape architect DSBoca, to the exclusive sandy shores of ONE Beach Club and the seven-acre Crystal Lagoon™, every aspect of the residential experience rivals the grandeur of the world’s most renowned resorts.

As you venture indoors, you’ll discover exquisitely furnished spaces designed for relaxation, recreation, business, and entertainment. A cutting-edge fitness center and a lavishly appointed spa stand ready to cater to your needs, ensuring that healthful living and indulgence are mere moments from home.

Artist's Conceptual Rendering



*The luxurious, well-appointed double-height lobby welcomes you home in style designed by Meyer Davis.*





## Residences Features

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

Spacious, fully finished open floor plans with 9-foot-plus ceiling heights

Oversized private, finished-floor, wrap-around balconies with seamless glass railings

Primary suite with solid-core doors and large his-and-hers walk-in closets

Sound-insulated walls throughout

Smart-technology ready

### Kitchen

Italian kitchen cabinetry by Italkraft

Porcelain stonewear countertops

Sub-Zero and Wolf appliances

Front-load quiet washer and dryer

### Bathrooms

Italian bathroom vanities by Italkraft

European-style bathroom fixtures

Frameless, glass-enclosed showers with handheld shower heads

Primary bath featuring wet room and soaking tub in select units





*Expansive private balconies offer ample space for dining and lounging surrounded by dramatic panoramic views.*







Entertain, dine, or just unwind  
against a stunning backdrop.

Meyer Davis Studio's elegantly crafted interiors offer a captivating showcase for the sweeping panoramic vistas of the Atlantic Ocean, serene Biscayne Bay, natural beauty of Oleta River State Park, iconic Miami skyline, and the glittering seven-acre Laguna SoLé. The generously proportioned open floorplans, graced with ceilings soaring to nine feet and beyond, seamlessly extend to spacious private wrap-around balconies, finished at floor level and adorned with glass railings, blending indoor and outdoor living.

Every residence has been crafted to the highest standards of excellence. The gourmet kitchens, fit for a chef, feature exquisite Italian cabinetry by Italkraft, top-of-the-line Sub-Zero and Wolf appliances, and sleek porcelain stoneware countertops and backsplashes. The bathrooms, adorned with Italian vanities by Italkraft and European-style fixtures, boast frameless glass-enclosed showers equipped with handheld showerheads. Some primary bathrooms are thoughtfully designed to include a luxurious wet room and a sumptuous soaking tub.







*Sweeping floor-to-ceiling windows flood the interiors with natural light, accentuating the designer finishes curated by Meyer Davis Studio in a soothing, neutral color palette.*





*Primary bedrooms feature incredible views through floor-to-ceiling windows that also define the spaces as a place for relaxation and retreat.*







*Bathrooms become personal spas with frameless, glass-enclosed showers, soaking tubs, and Italian vanities by Italkraft complemented by European-style fixtures.*



## Indoor Amenities

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

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

Cutting-edge golf simulator studio offering lifelike courses

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

Dedicated teen game room offering a stylish and safe space for entertainment and socializing

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





*Gathering spaces for residents are outfitted with comfortable seating, ambient lighting, and luxe materials to inspire connection and conversation.*





A multitude of indoor and outdoor amenities beckon daily, all making the most of the splendor of South Florida's tropical climate. The state-of-the-art fitness center has top-notch equipment and dedicated studios for yoga, spin, and Pilates enthusiasts. Meanwhile, outdoor sports enthusiasts can find everything from pickleball courts to scenic walking trails.





# Outdoor Amenities

Direct access to ONE Beach Club with sandy beaches and a seven-acre Crystal Lagoon™

Private beach cabanas for relaxation and shade

Scenic picnic spots for outdoor dining and gathering

Water activities including kayaking, paddleboarding, water mats, inflatables, and snorkeling

Concierge-style service for snacks, towels, and beverages

ONE Jardin and lushly landscaped pathways, including a 37-acre green space offering serenity, leisurely strolls, outdoor activities, and community gatherings, seamlessly blending nature with modern luxury living

Family-friendly playground facilities

Padel and pickleball courts for sports enthusiasts

Spacious sixth-floor social deck with elevated oasis pool and spa featuring ocean views

Convenient ground-floor pool with comfortable lounge chairs and landscaped surroundings


Poolside summer kitchen

Children's play zone

Dog-walking trails







*Laguna SoLé, our seven-acres Crystal Lagoon™,  
has crystal-clear turquoise water, sandy beaches,  
and water activities for the whole family.*





With cabanas, picnic spots, and concierge-style towel, snack, and beverage service, ONE Laguna Beach Club offers the perfect setting for enjoying a wide array of water sports and activities.



From kayaking and paddleboarding to snorkeling, paddle boating, and even enjoying water mats and inflatables, there's something for all ages to relish.









Poolside relaxation at ONE Park Tower is effortlessly luxurious, with chaise lounges for sunbathing complemented by sleek white umbrellas and pergolas adorned with vibrant, flowering vines to provide shade. Landscaped pathways encircling the pool also offer inviting seating areas, perfect for intimate gatherings with friends and family.

Artist's Conceptual Rendering









*Two pools—on the ground floor and the amenity deck—offer sun-kissed relaxation, shady seclusion, and an elevated poolside experience.*





← SUNNY ISLES

HAULOVER PARK

← AVENTURA

BAL HARBOUR

BAY HARBOR ISLANDS

PATH TO INTRACOASTAL

ONE PARK TOWER  
BY TURNBERRY

FUTURE  
RESIDENTIAL

VILLA LAGUNA

UHEALTH

FUTURE  
WATERFRONT  
RESTAURANT

FUTURE  
RESIDENTIAL  
COMMUNITY

MATER BY ACADEMICA

THE SHORELINE

LAGUNA SOLÉ

PLAYGROUND

VILLA SOLÉ AND  
SESAME BY MOTOK

THE VILLAGE

FUTURE RETAIL/  
RESIDENTIAL

← BRIGHTLINE STATION

RESERVE PADEL  
AND PURA VIDA

*South Florida's most transformative master-planned  
community in over a generation.*





ONE Park Tower's location, surrounded by a vast natural reserve and mere steps from the water, make it a South Florida destination like no other.



In addition to eight miles of jogging and bike paths throughout its 37 acres of green space, the adjoining 1000-acre nature reserve at Oleta River State Park offers 15 miles of running, biking, and canoeing in unspoiled nature.

At ONE Park Tower, Oleta River State Park isn't merely a neighbor; it's an extended outdoor amenity, inviting you to explore and recharge. Escape city life with acres of lush greenery and miles of scenic bike trails and kayaking routes. Whether it's biking, kayaking, or simply taking a stroll, adventure awaits just beyond your doorstep. And Oleta River State Park isn't just a natural wonder, it's also a gathering place for neighbors and friends to picnic and socialize.





Take up the new trendy sport padel at the nearby world-class Padel Reserve Club, or stay in and enjoy the menu offerings at Pura Vida, or Sesame by Motek in SoLé Mia.

Photo from Padel Reserve

SoLé Mia is a first-of-its-kind neighborhood, offering the best in lifestyle amenities, commerce, convenience, and community living.



Photo from Motek Cafe



Photo from Motek Cafe

SoLé Mia is reimagining how luxury residences, nature, wellness, water sports, shopping, and dining can come together to create the ultimate lifestyle-driven community. The 184-acre development with plans for thousands of residential units and 1.5 million square feet of retail and commercial space, as well as the K-5 charter school Mater Academy and a world-class University of Miami medical center, is surrounded by emerald- green parks and anchored by Laguna SoLé, South Florida's first 7-acre swimmable Crystal Lagoon®.





Artist's Conceptual Renderings of the future University of Miami Medical Center



SoLé Mia includes both the K-5 charter school Mater Academy by award-winning Academica, and a groundbreaking medical center from the University of Miami, with Florida International University right nearby.




Mater Academy will bring a top-notch K-5 charter school directly within the SoLé Mia community

Upon completion in 2024, the University of Miami UHealth will host a 363,000-square-foot, world-class academic medical center on 9.5 acres in SoLé Mia, with state-of-the-art procedure rooms, medical offices, meditation gardens, a public art mural, and terraces overlooking the lagoon.

Mater Academy, a K-5 charter school, will open its doors in 2025, a 90,000-square-foot facility featuring modern classrooms, ample green space, a rigorous curriculum that prepares students for success with an emphasis on STEM academics, and a range of extracurricular activities that take advantage of the lush surroundings and proximity to Oleta River State Park.





“For ONE Park Tower, we have taken everything we love about Aventura—the energy, luxury, and excitement—and reimagined it for an extraordinary location nestled amidst pristine nature, mere minutes away from the high-end shopping in the Design District, the gourmet dining options in the Wynwood Arts District, and the bustling commerce hubs of Brickell.”

Aly-khan S. Merali  
President and CFO of Turnberry



# Turnberry

Developer

Turnberry has revolutionized high-rise living and perfected the residential private club lifestyle. Led by Chairman and CEO Jackie Soffer, Turnberry has a more than 50-year history of placemaking with principles, creating exceptional destinations that inspire.



Aventura Mall, Aventura, FL

Among Turnberry's projects are many of South Florida's signature residential condominium developments, including Porto Vita, Turnberry Ocean Colony, the Tresor and Sorrento towers at Fontainebleau Miami Beach, and Virginia's Turnberry Arlington. Turnberry is developing SoLé Mia in partnership with LeFrak, a 184-acre community of residences, restaurants,

shops and world-class amenities including a 363,000 square-foot UHealth University of Miami Medical Center. The company is collaborating with Terra Group to develop the 800-key Grand Hyatt Miami Beach Convention Center Hotel. Turnberry's portfolio of properties includes Aventura Mall and JW Marriott Nashville.



Turnberry Ocean Club Residences, Sunny Isles Beach, FL




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

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.	Landscape Architecture by DSBoca	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. DSBoca 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 its clients with exceptional service while helping them reach their development goals.
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.	Interior Design by Meyer Davis	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.
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.		



ONE Park Tower by Turnberry

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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.



Where home is just a few paddles away.