

ONE PARK TOWER

BY TURNBERRY





ROSSO Development

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

This luxurious condominium experience is being brought to life by two of South Florida's most accomplished real estate visionaries – Turnberry Development and Rosso Development.

Developers



Turnberry Associates has revolutionized high-rise living and perfected the residential private club lifestyle. Led by Chairman and CEO Jackie Soffer, the Company has created many of South Florida's signature residential condominium developments, including Porto Vita, Turnberry Ocean Colony, the Tresor and Sorrento towers at Fontainebleau Miami Beach. The newest gems in the residential portfolio, Turnberry Ocean Club and SoLé Mia Miami Residences will reshape the South Florida Skyline.



Turnberry Ocean Club Residences, Sunny Isles Beach, FL



Sorrento Tower at Fontainebleau, Miami Beach, FL



Hyde Beach House, Hollywood, FL



ARMANI/CASA, Sunny Isles Beach, FL

ROSSO Development

Rosso Development focuses on high-end boutique properties under the leadership of Carlos Rosso, an industry visionary who has been a driving force behind some of the most prominent development opportunities in South Florida for more than two decades. Some of the projects in the past by the Rosso Development team include Residences by ARMANI/CASA, Hyde Beach House and Park Grove.



Marquis Residences, Miami, FL



Beach House 8, Miami Beach, FL



Icon Brickell, Miami, FL

Architect

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.

Luxury residential properties by Arquitectonica include Icon Brickell, Marquis Miami, Atlantis, Beach House 8, Axis, Canyon Ranch 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.

Interior Design



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 residential design practices throughout the U.S. and abroad. The designers consider each new project an opportunity to bring a unique and powerful story to life. Meyer Davis believes that great design works on multiple levels, weaving together bold design moves and striking details to ensure each project makes an immediate and lasting impact.

Some recent assignments have been W Hotels, One Residences on South Beach, Park Grove & Mr. C Residences & Many others



Jade Signature, Sunny Isles Beach, FL



LUXURY DESIGNER RESIDENCES BY MEYER DAVIS



Park Grove, Miami, FL



1 Hotel South Beach, Miami Beach, FL



ICON South Beach, Miami Beach, FL



One Thousand Museum, Miami, FL



Oceana Ball Harbour, Bal Harbour, FL

Landscape Architect

enea
landscape architecture

ENEA is one of the world's leading Landscape Architecture firms. The firm's staff of approximately 200 people is comprised of a multi-disciplinary team of professionals, with backgrounds in Landscape Architecture, Architecture, Interior Design, Technical Design, Engineering, Construction, and Botany. The firm is widely known for its ability to deal with the complex design and construction of a variety of projects including private gardens and terraces, restaurants, hotels and resort environments & condominium developments.

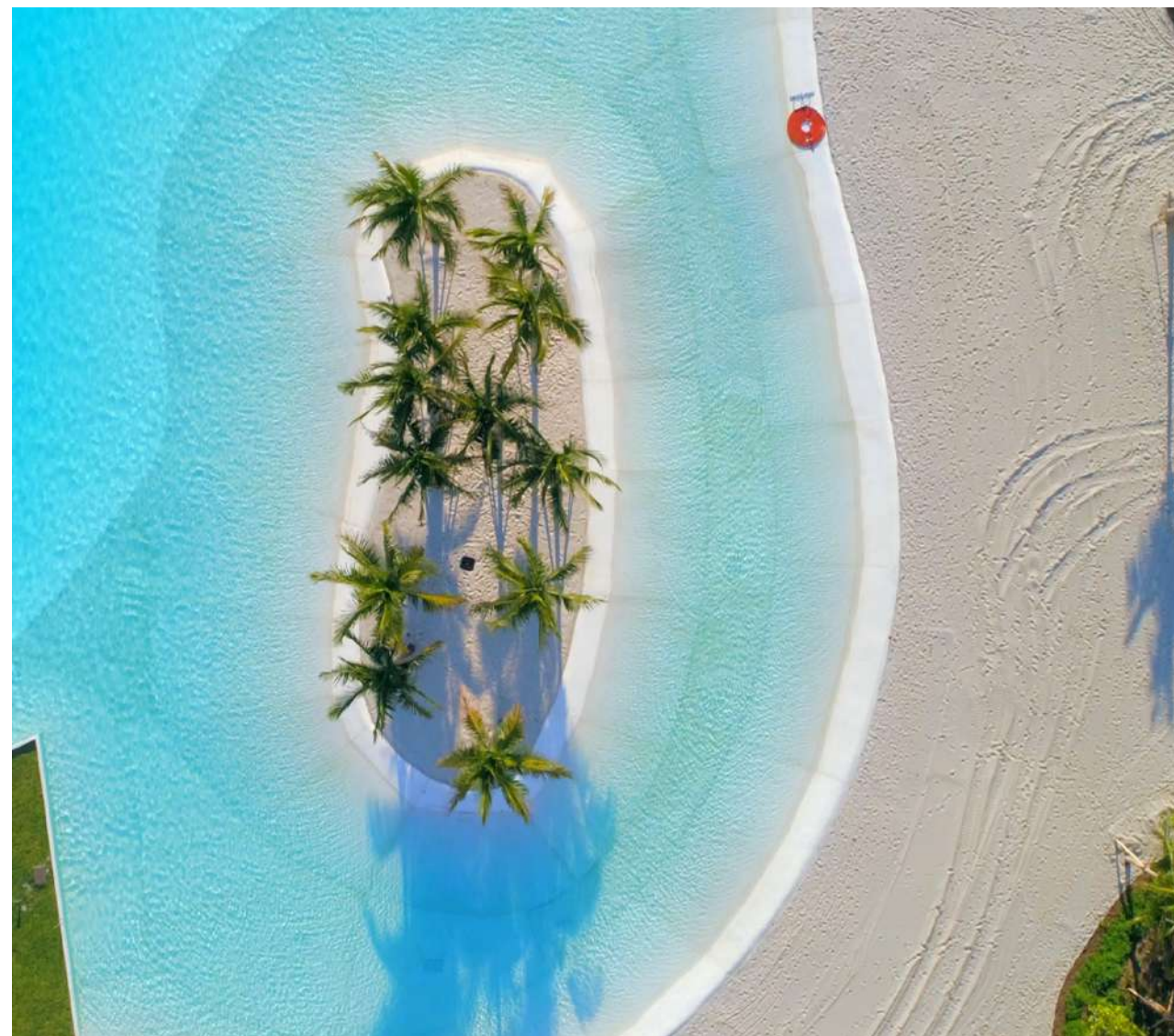
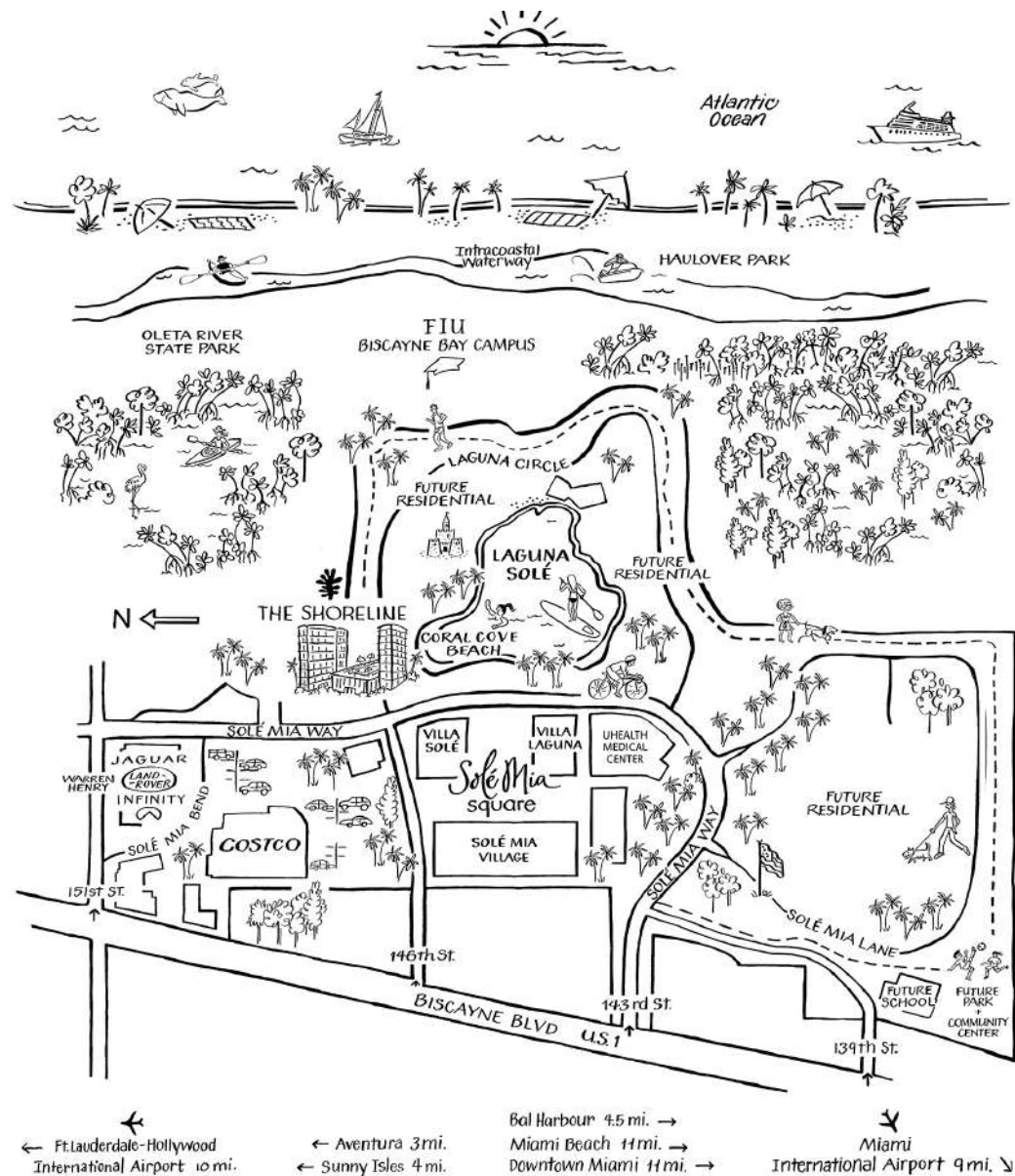
Recent projects have been Icon South Beach, One Ocean, 1000 Museum, Oceania Bal Harbour and many others

Location

ONE Park Tower sets within the 184-acre master-planned community of SoLé Mia in the heart of North Miami, between Biscayne Boulevard and Biscayne Bay, alongside Oleta River State Park and just 20 minutes from Miami Beach.

This architecturally distinctive condominium tower by award-winning firm Arquitectonica is just minutes from prestigious residential enclaves like Bal Harbour, Sunny Isles, Golden beach and Aventura.





SoLé Mia

SoLé Mia redefines balanced living in North Miami. This community will offer everything you could possibly need, including a perfect mix of vibrant, walkable urban retail areas, lively entertainment, acres of green spaces and parks, children's playgrounds, and serene natural features – all while also being connected to greater Miami. A transformative destination that reimagines how luxury condominium residences, nature, wellness, watersports, shopping, and dining can come together to create the ultimate lifestyle-driven community.

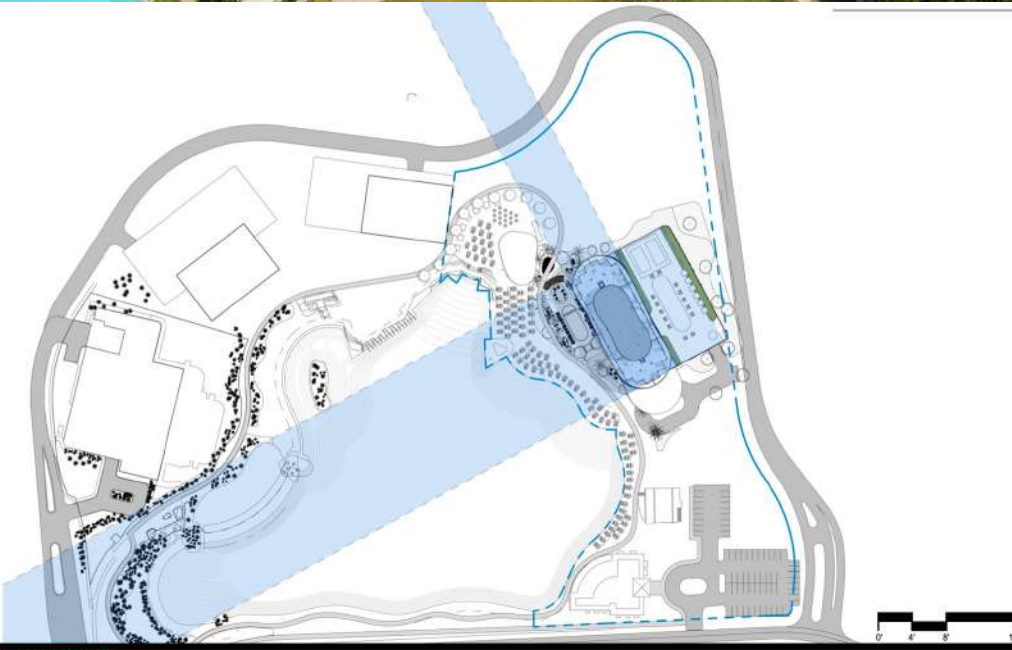
- A 184-acre city-within-a-city anchored by The Village at SoLé Mia – chef inspired restaurants & shops
- 350,000 square feet of facilities
- 37 acres of active and passive greenspace
- 8 miles of biking, running trails & dog park
- Children's playgrounds & pickle ball courts
- 400,000 SF University of Miami UHealth Medical Center with outpatient locations for the Bascom Palmer Institute and Oncology Center
- Florida International University Biscayne Bay Campus
- The Village at SoLé Mia – an open-air dining, shopping and entertainment district
- The Daily Hub for outdoor programming and gathering place



Panoramic Views

ONE Park Tower residences offer stunning views of the Crystal Lagoon, Oleta River State Park, Biscayne Bay, the Atlantic Ocean and the Miami city skyline





ARQUITECTONICA

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305.372.1812 TEL 305.372.1175 FAX
WWW.ARQUITECTONICA.COM



1 PARK TOWER BY
TURNBERRY

SITE PLAN
SCALE: 1 : 1440

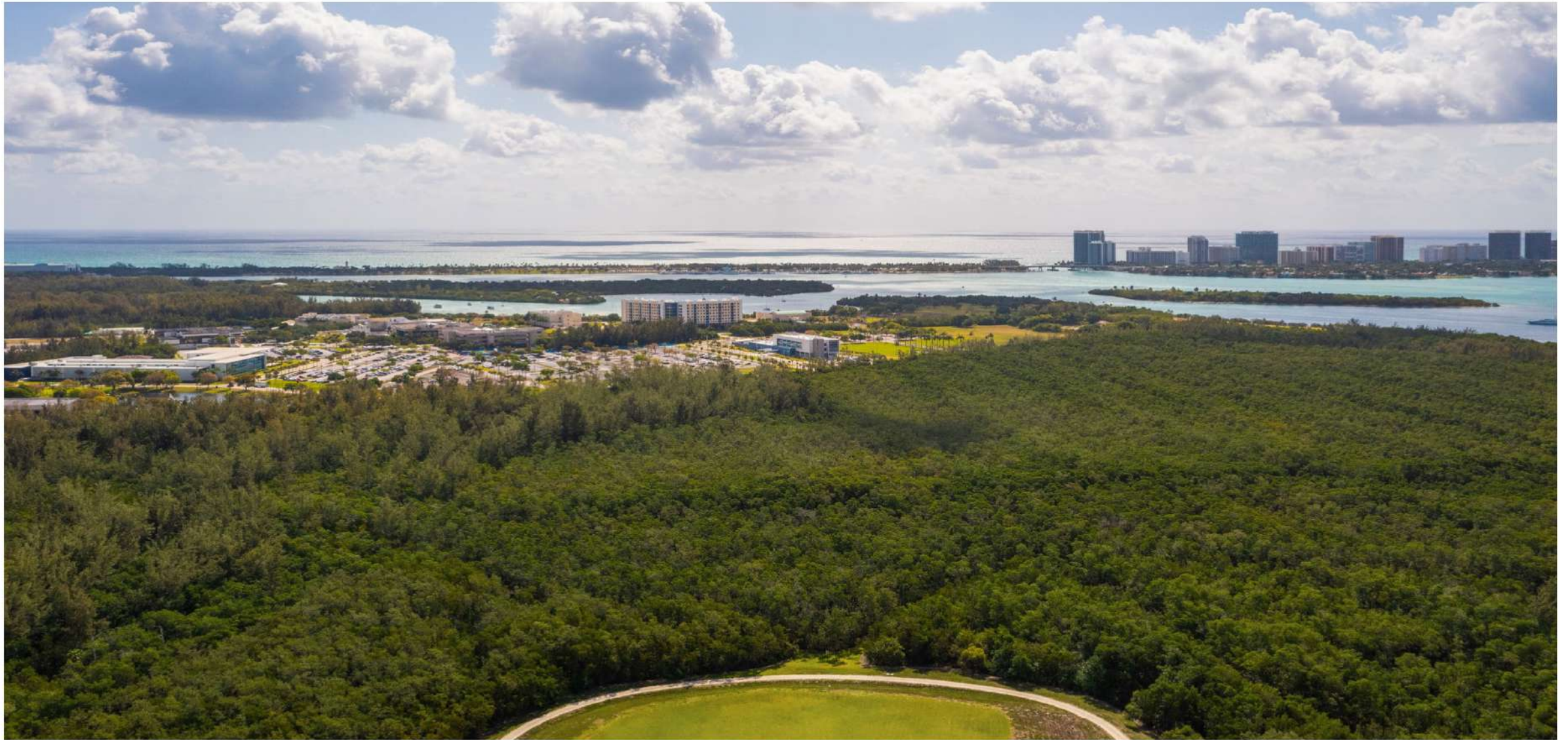
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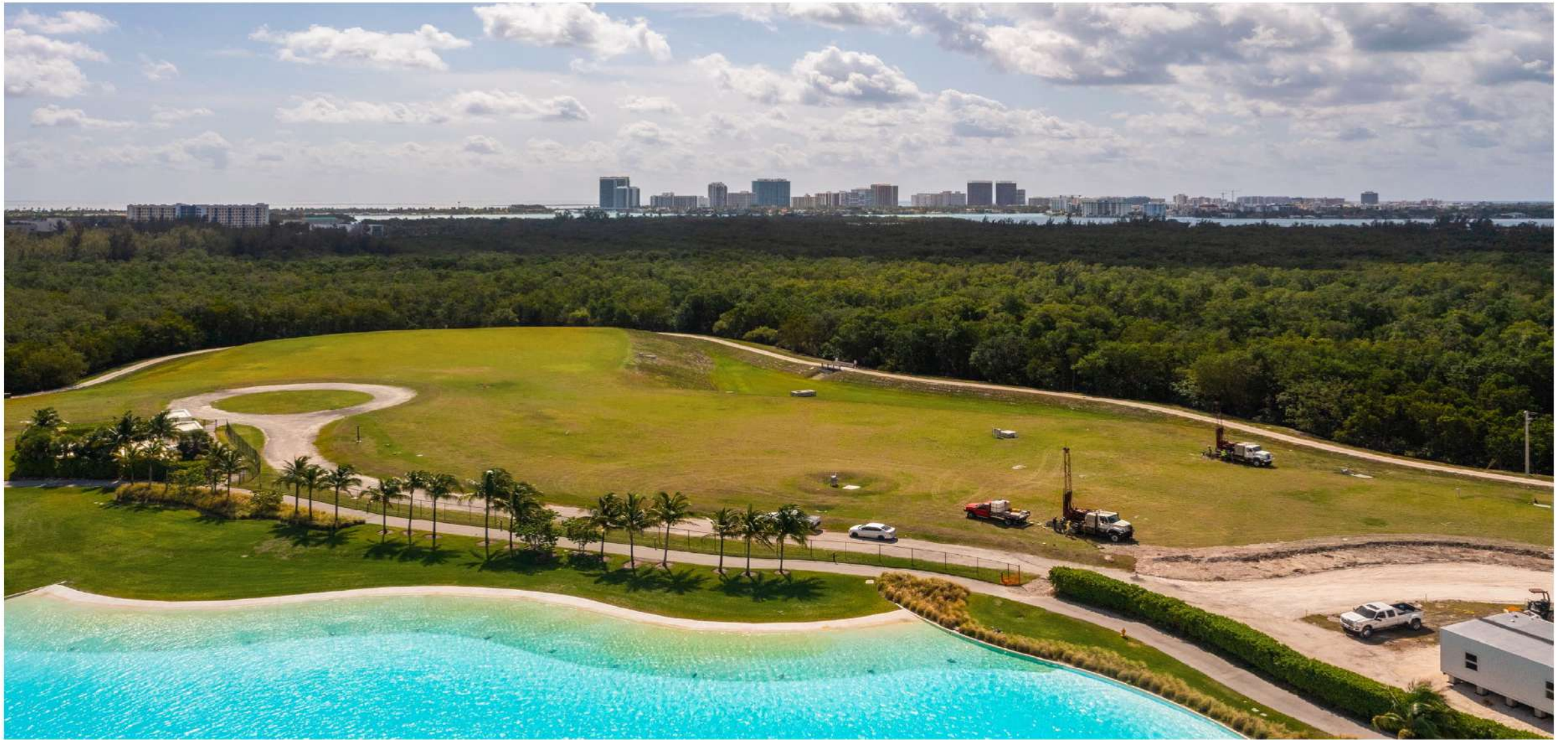
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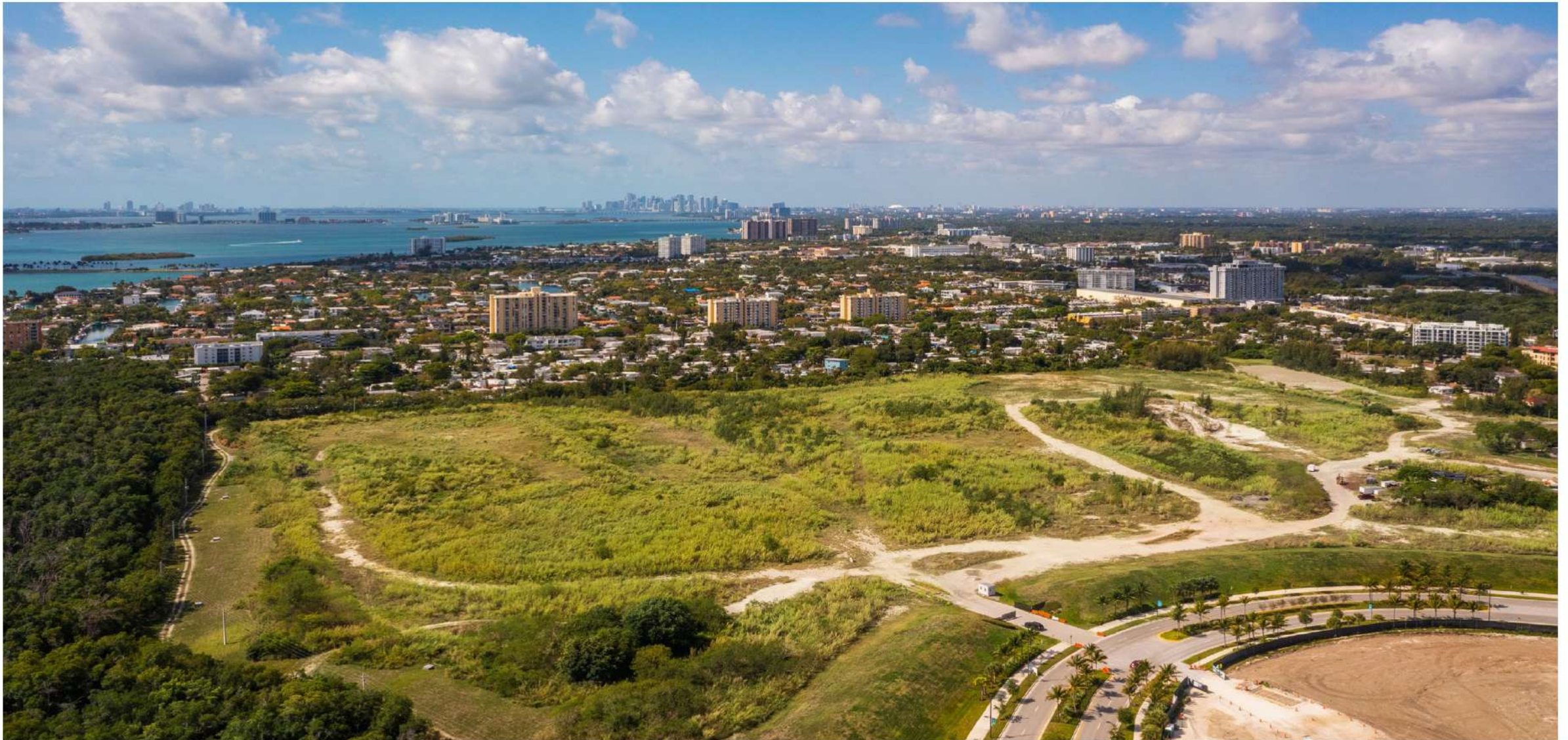














Building Features

Distinctive 32-story tower designed by award-winning firm Arquitectonica

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

Three floors of penthouse residences

High-speed elevator access to residences

High-speed direct elevator access to corner
2 & 3-bedroom residences

Gated entry and secured garage parking with electric vehicle
charging stations

Private residential porte cochère drop off and lobby

24-hour professional security and video surveillance









Residence Highlights

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

Spacious, open floor plans with 9-foot ceilings and oversized private wrap-around balconies with glass railings

Sound-insulated walls throughout & smart-technology ready

Master suite with solid-core doors and large his-and-her walk-in closets

Italian kitchen cabinetry by Ital Kraft, Quartz countertops, and Sub-Zero and Wolf appliances

European-style bathroom fixtures, frameless glass-enclosed showers with handheld shower heads, and bathroom vanities by Italkraft

Soaking tub in master bathroom in select units

Front-load washer and dryer









Extraordinary Amenities

One Laguna, seven-acre Crystal Lagoon®
with sandy beaches

One Jardín, garden by award-winning
landscape architect Enzo Enea

Lavishly appointed spa with sauna, steam,
and private treatment rooms

Amenity spaces for lounging, games, business,
and entertainment

Expansive social pool deck with ocean views

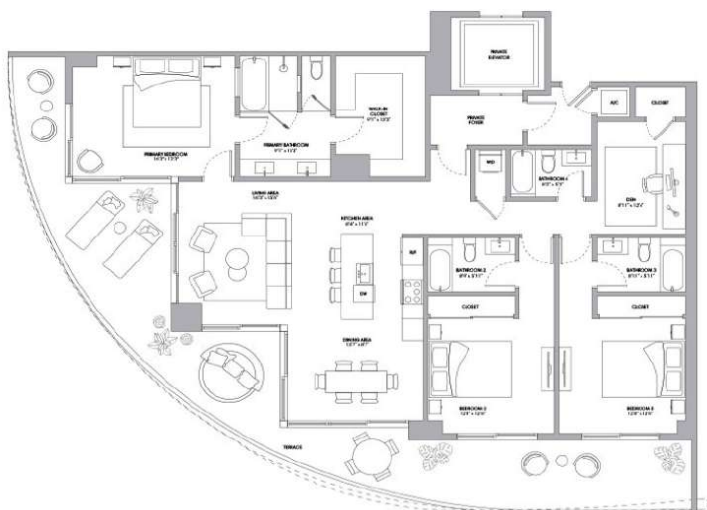
Tennis and pickleball courts, Indoor and outdoor
children's play spaces

State-of-the-art fitness center...
and much, much more





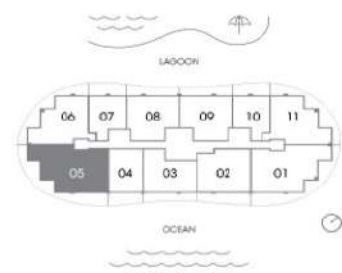




Residence 05

3 BEDROOMS + DEN
3.5 BATHROOMS

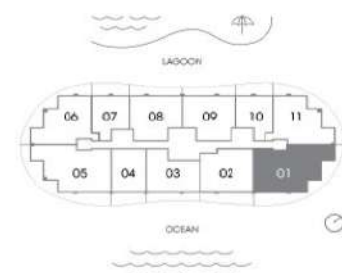
INTERIOR	2,131 SQ FT 198 M
EXTERIOR A (floors 9, 12, 16, 19, 22, 25, 28)	742 SQ FT 69 M
EXTERIOR B (floors 11, 15, 18, 21, 24, 27)	733 SQ FT 70 M
EXTERIOR C (floors 7, 10, 14, 17, 20, 23, 26, 29)	726 SQ FT 67 M
TOTAL	2,857 - 2,873 SQ FT 265 - 267 M



Residence 01

3 BEDROOMS + DEN
3.5 BATHROOMS

INTERIOR	2,131 SQ FT 198 M
EXTERIOR A (floors 10, 14, 17, 20, 23, 26, 29)	747 SQ FT 69 M
EXTERIOR B (floors 11, 15, 18, 21, 24, 27)	733 SQ FT 68 M
EXTERIOR C (floors 9, 12, 16, 19, 22, 25, 28)	732 SQ FT 68 M
TOTAL	2,863 - 2,878 SQ FT 266 - 267 M

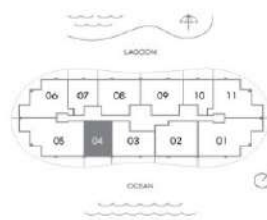




Residence 04

1 BEDROOM + DEN
2 BATHROOMS

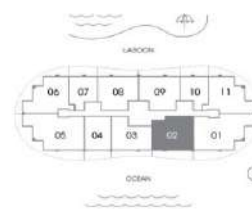
INTERIOR	1,081 SQ FT 100 M
EXTERIOR A (Patio) 10, 14, 15, 20, 21, 26, 29	221 SQ FT 21 M
EXTERIOR B (Patio) 11, 16, 18, 23, 24, 25	200 SQ FT 20 M
EXTERIOR C (Patio) 12, 19, 22, 28, 30	170 SQ FT 16 M
TOTAL	1,231 - 1,302 SQ FT 116 - 128 M



Residence 02

2 BEDROOMS + DEN
3 BATHROOMS

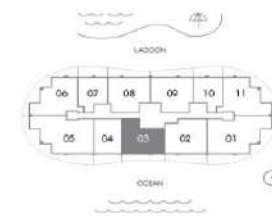
INTERIOR	1,565 SQ FT 145 M
EXTERIOR A (Patio) 10, 14, 15, 20, 21, 26	313 SQ FT 29 M
EXTERIOR B (Patio) 11, 16, 18, 23, 24, 25	284 SQ FT 26 M
EXTERIOR C (Patio) 12, 19, 22, 28, 30	259 SQ FT 24 M
TOTAL	1,824 - 1,878 SQ FT 169 - 174 M



Residence 03

2 BEDROOMS + DEN
3 BATHROOMS

INTERIOR	1,337 SQ FT 124 M
EXTERIOR A (Patio) 10, 14, 15, 20, 21, 26, 29	279 SQ FT 26 M
EXTERIOR B (Patio) 11, 16, 18, 23, 24, 25	251 SQ FT 23 M
EXTERIOR C (Patio) 12, 19, 22, 28, 30	244 SQ FT 23 M
TOTAL	1,581 - 1,616 SQ FT 147 - 150 M

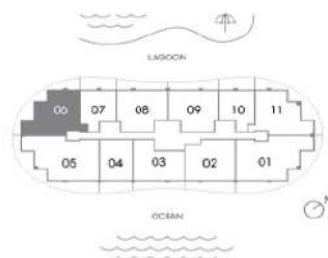




Residence 06

2 BEDROOMS + DEN
3 BATHROOMS

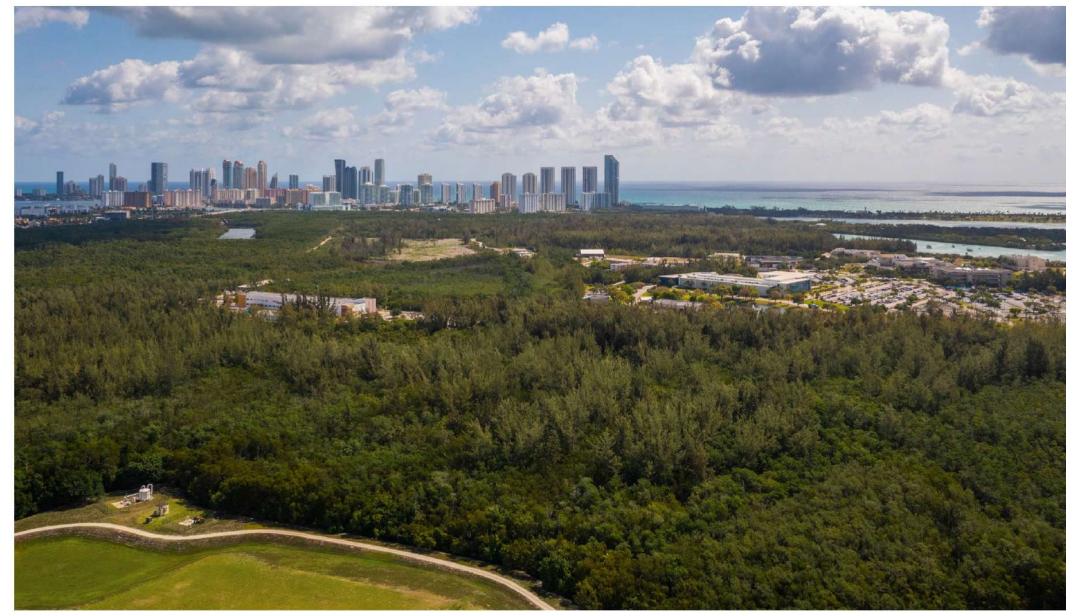
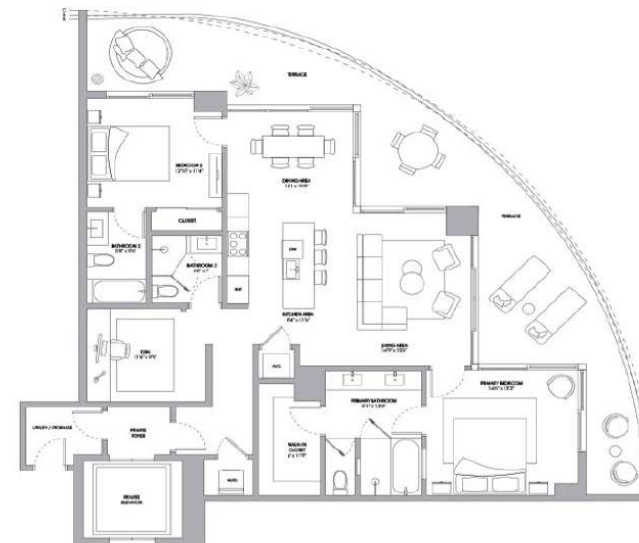
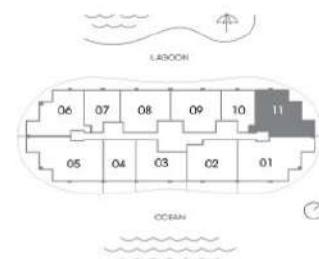
INTERIOR	1,572 SQ FT 146 M
EXTERIOR A (floors 4, 10, 14, 17, 20, 23, 26, 29)	623 SQ FT 58 M
EXTERIOR B (floors 2, 5, 8, 11, 15, 18, 21, 24, 27)	618 SQ FT 57 M
EXTERIOR C (floors 3, 6, 9, 12, 16, 19, 22, 25, 28)	594 SQ FT 55 M
TOTAL	2,166 - 2,195 SQ FT 201 - 204 M

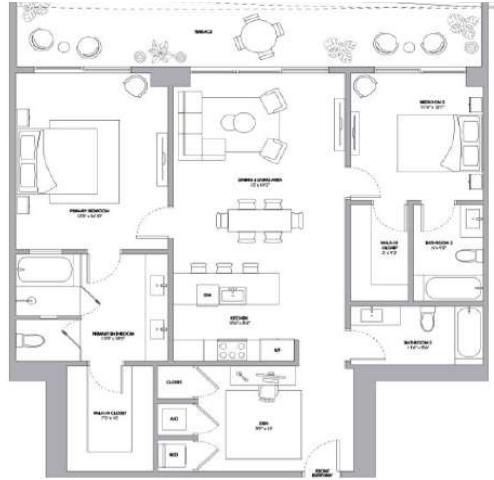


Residence 11

2 BEDROOMS + DEN
3 BATHROOMS

INTERIOR	1,572 SQ FT 146 M
EXTERIOR A (floors 3, 6, 9, 12, 16, 19, 22, 25, 28)	625 SQ FT 58 M
EXTERIOR B (floors 5, 8, 11, 15, 18, 21, 24, 27)	618 SQ FT 57 M
EXTERIOR C (floors 4, 7, 10, 13, 17, 20, 23, 26, 29)	601 SQ FT 56 M
TOTAL	2,175 - 2,197 SQ FT 202 - 204 M

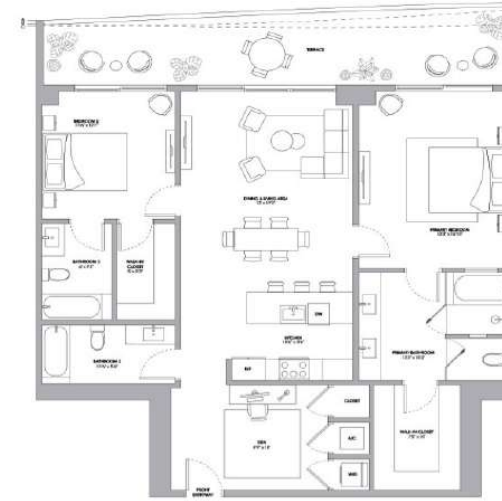
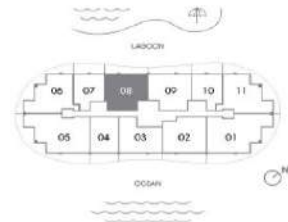




Residence 08

2 BEDROOMS + DEN
3 BATHROOMS

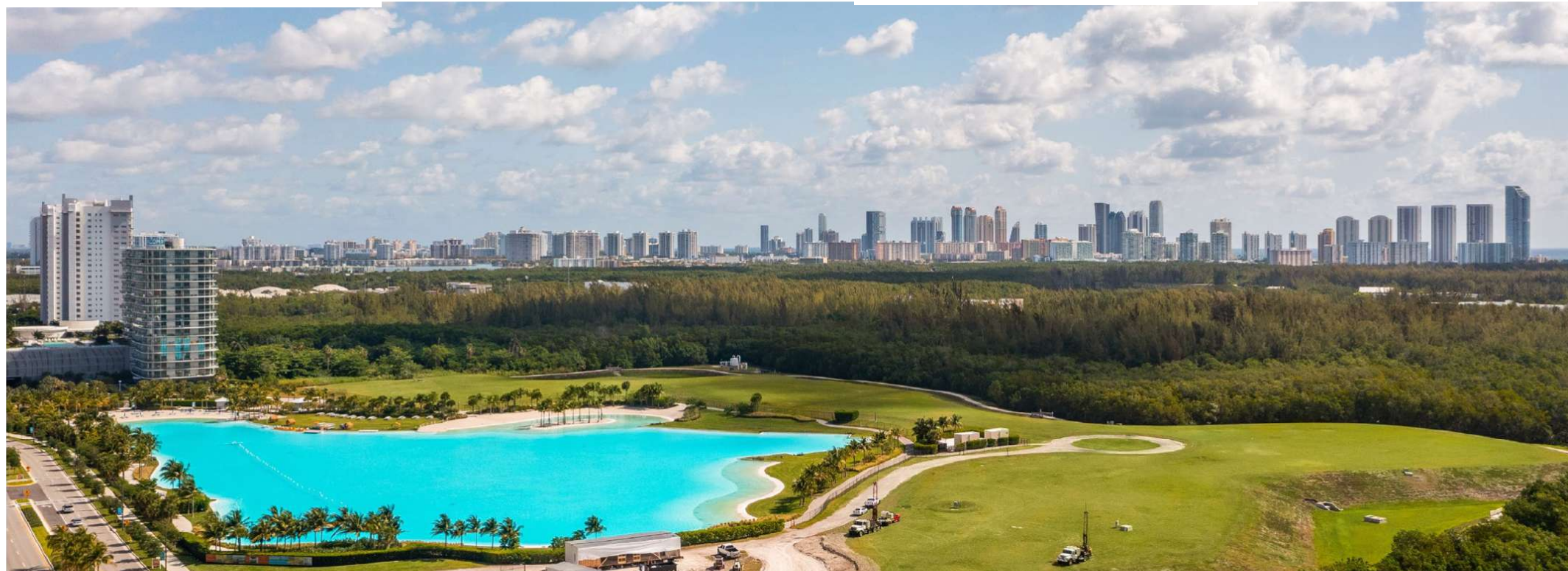
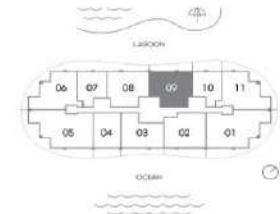
INTERIOR	1,481 SQ FT 138 M
EXTERIOR A (POOL DECK, LAGOON, BQ, HX, ST, GR, GR, GR)	299 SQ FT 28 M
EXTERIOR B (POOL DECK, LAGOON, BQ, HX, ST, GR, GR, GR)	264 SQ FT 25 M
EXTERIOR C (POOL DECK, LAGOON, BQ, HX, ST, GR, GR, GR)	241 SQ FT 22 M
TOTAL	1,722 - 1,780 SQ FT 160 - 166 M

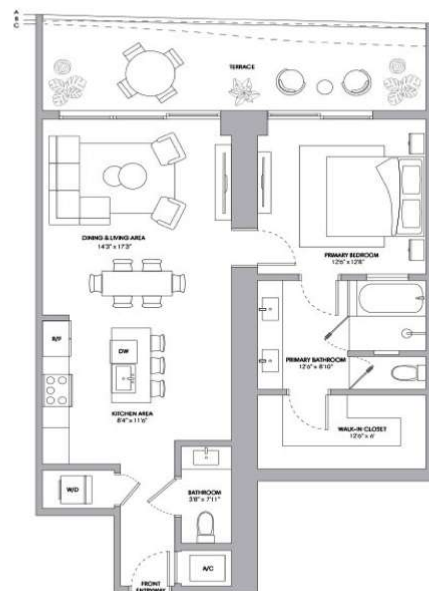


Residence 09

2 BEDROOMS + DEN
3 BATHROOMS

INTERIOR	1,481 SQ FT 138 M
EXTERIOR A (POOL DECK, LAGOON, BQ, HX, ST, GR, GR, GR)	299 SQ FT 28 M
EXTERIOR B (POOL DECK, LAGOON, BQ, HX, ST, GR, GR, GR)	264 SQ FT 25 M
EXTERIOR C (POOL DECK, LAGOON, BQ, HX, ST, GR, GR, GR)	249 SQ FT 23 M
TOTAL	1,730 - 1,771 SQ FT 161 - 165 M

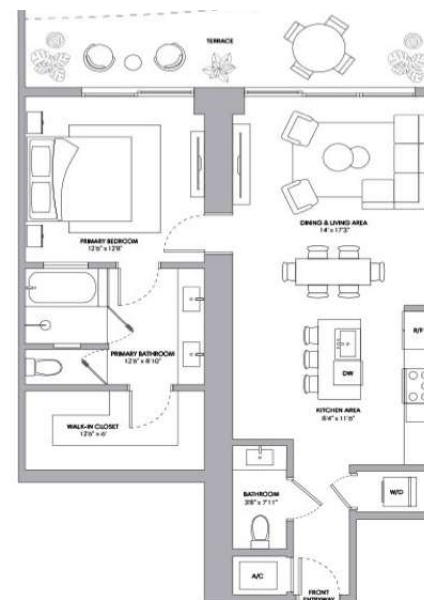
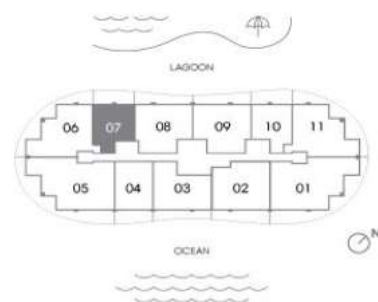




Residence 07

1 BEDROOM
1.5 BATHROOMS

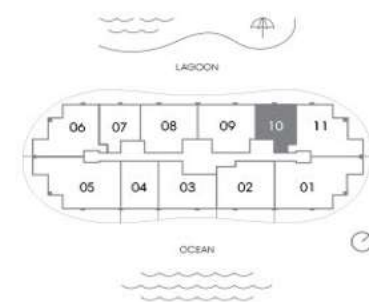
INTERIOR	968 SQ FT 90 M
EXTERIOR A (Floors 3, 07, 9, 12, 16, 19, 22, 25, 28)	236 SQ FT 22 M
EXTERIOR B (Floors 2, 5, 8, 11, 13, 16, 21, 24, 27)	232 SQ FT 22 M
EXTERIOR C (Floors 4, 7, 10, 14, 17, 20, 23, 26, 29)	203 SQ FT 19 M
TOTAL	1,171 - 1,206 SQ FT 109 - 112 M



Residence 10

1 BEDROOM
1.5 BATHROOMS

INTERIOR	968 SQ FT 90 M
EXTERIOR A (Floors 4, 7, 10, 14, 17, 20, 23, 26, 29)	234 SQ FT 22 M
EXTERIOR B (Floors 2, 5, 8, 11, 13, 16, 21, 24, 27)	232 SQ FT 22 M
EXTERIOR C (Floors 3, 6, 9, 12, 16, 19, 22, 25, 28)	208 SQ FT 19 M
TOTAL	1,176 - 1,202 SQ FT 109 - 112 M



Purchaser Payment Structure – Time-Table

1- BEDROOM

\$50,000

Reservation

2- BEDROOMS

\$75,000

Reservation

3- BEDROOMS

\$100,000

Reservation

Remaining balance to 20% at Contract (*est. Sept 2022*)

10% at Groundbreaking (*est. Q4, 2022*)

10% Six Months After Groundbreaking (*est. Winter 2023*)

10% at Top Off (*est. Q1 2024*)

50% at Closing (*est. Q1, 2025*)



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