



FIVE PARK

MIAMI BEACH



BAY & OCEAN RESIDENCES

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TO MIAMI BEACH
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BEACH LIFE AT NEW HEIGHTS



01

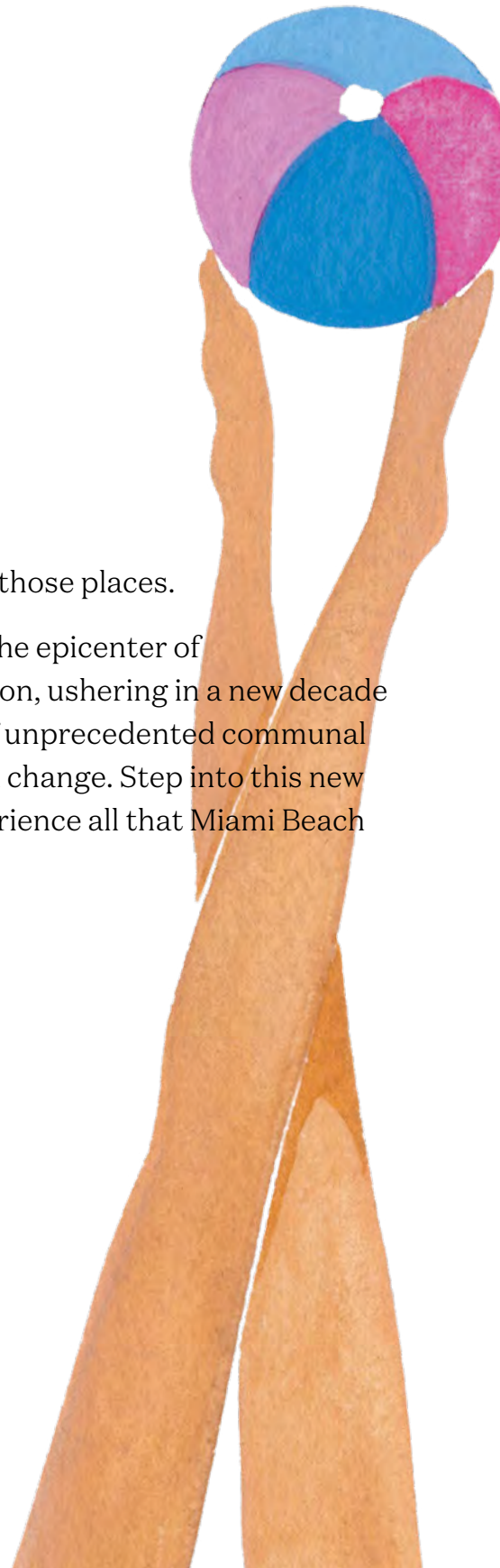
A New Order of
Miami Beach Living

THE MIAMI BEACH
OF TODAY IS
UNAPOLOGETIC,
FIZZLING WITH
NEW CREATIVE
FRISSON, AND
ENTIRELY YOURS
TO DISCOVER.

A STORY OF TRANSFORMATION

There's only one constant in life — change. Some places eke out an inflexible identity, seeking a solid foundation or era to plant their feet firmly and dig their heels in to. Others are more mutable, willing to cast off associations and judgments, eager and able to begin again and reinvent themselves, as adaptable as a light breeze and as flexible as swaying palms.

We're one of those places. Five Park is the epicenter of transformation, ushering in a new decade and an era of unprecedented communal and personal change. Step into this new era and experience all that Miami Beach has to offer.





THE VERY BEST OF BAY & OCEAN

Five Park unites timeless glamour with a new, multidisciplinary approach to development. The site pairs a glistening residential tower with an expansive three-acre public park, tasteful retail inclusion, and the creation of an art-inspired bridge that connects the community south of fifth into a walkable wonderland surrounded by Florida's pristine waters.

In addition to coastal surrounds, an ever-blue bay, and a carefully curated

ecological park, Five Park offers a host of amenities that underscore the importance of living well and wellness itself. On-site work spaces, thoughtfully designed fitness areas, pools with sweeping views of Florida's coastline, events and areas designated for families, and units designed to accommodate your every need invite you to embrace the transformative nature of a place like Five Park.

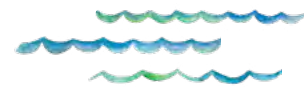




A NEW GATEWAY
TO MIAMI BEACH



THE MOST
TRANSFORMATIVE
RESIDENTIAL TOWER
ON MIAMI BEACH



OCEAN AND BAY VIEWS
LIKE NO OTHER



SWEEPING RESIDENCES
FEATURING EXPANSIVE WINDOWS
AND SOARING CEILINGS



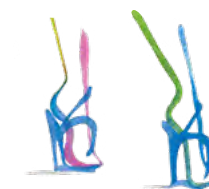
A SHADED THREE ACRE PARK,
JOGGING PATHS, DOG PARK, AND
MONSTRUM PLAYGROUND



MIAMI BEACH'S
MOST LUXURIOUS PRIVATE
RESIDENTIAL + BEACH CLUB



A DINING EXPERIENCE
CURATED BY A HOST OF
VISITING RENOWNED CHEFS



THE BEST OF SOUTH OF FIFTH
ON YOUR DOORSTEP



HEAVENLY VIEWS ASIDE SERENE INTERIORS

02

The Residences



BEACH LIVING WITH AN INCOMPARABLE BACKDROP

Helmed by renowned architecture and planning studio, Arquitectonica, Five Park represents the intersection of function, beauty, and sustainability. This cylindrical marvel draws its curvilinear form from the undulating waves that reflect the ecology and culture of Miami Beach.

Five Park's elliptical floor plans serve to optimize dweller's access to abundant natural light and expansive views of the city, water, and park below while also

opening visual access in communal areas, corridors, and accessible terraces.

Verdant and lush terraces bring earth to sky, but they also help modulate the building's heating and cooling, adding a layer of smart technology to this well-considered ecosystem. Resourceful techniques improve the building's approach to water quality, water management, and heat load.



Floors 46-48

UPPER PENTHOUSE, PENTHOUSE,
LOWER PENTHOUSE

Floors 27-45

CONDOMINIUMS

Floor 26

THE FIVE PARK CANOPY CLUB
A PRIVATE OWNERS ONLY CLUB FEATURING
PRIVATE DINING, A CLUBROOM DEN,
WELLNESS LOUNGE, AND SPA

Floors 8-25

LUXURY APARTMENTS

Floor 6

AMENITY LEVEL
TWO POOLS, SUNSET TERRACE,
GYM, SPA, POOL BAR & CAFE

Floor 5

LUXURY SHORT TERM
GUEST SUITES

Floor 3

SCREENING ROOM, CO-WORKING STUDIO,
CHILDREN'S LEARNING LAB & TEEN CLUB



A GRAND ENTRANCE

Enjoy a seamless arrival and departure with electric vehicle car ports, a dedicated ride-share drop-off zone, and valet service, not to mention ample storage for bicycles and other vehicles. Once inside, a series of private lobbies and elevator banks connect the 98 residences and quickly, quietly, and efficiently transport you beyond the clouds.



AS YOUR PRIVATE ELEVATOR DOORS OPEN, YOU KNOW YOU'VE OFFICIALLY ARRIVED. LOFTY 10-FOOT CEILINGS AND OVERSIZED BALCONIES WELCOME YOU HOME AND BRING THE OUTSIDE IN.



UNRIVALED RESIDENCES

Intelligent floor plates change and adapt to any whim, creating a seamless experience piqued by personalization. Clean lines and timeless fixtures lend an air of modernity to classic undertones, punctuated by pops of vibrance inspired by Miami Beach itself.

Residential amenities include platinum pre-wired Smart technology that enables touchless access to features like faucets, facilities, and locks. High-speed, fiber-optic

WiFi quickly connects residents in communal property areas like garages and elevators with seamless service to private residences. Centralized Smart tech systems empower residents to control heating, cooling, and lighting via a single, easy-access Five Park App. Other technological additions enable control of audio surround sound and noise monitoring to ensure a peaceful environment.



SUBLIME VIEWS AT EVERY
ANGLE—WHITE SAND
SWATHES PUNCTUATED
BY VIBRANT GREENS AND
BUBBLY BLUES.

BEYOND, A VIVID CITYSCAPE,
HOME TO TOWERING PALMS
AND PLEASURE SEEKERS,
THOSE READY AND WILLING
FOR A LIFE AS EXPANSIVE AS
THE COASTLINE STRETCHING
OUT BEFORE THEM.

SEE IT ALL

Five Park's unique, elliptical form creates 360-degree views, opening up floors and balconies and for endless corridor views and an inside-out approach to living.









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SPACES DESIGNED FOR EASE

Embody the joy of cooking in kitchen and dining areas that boast custom Gabellini Sheppard-designed Italian oak cabinets and Gaggenau appliances, beautifully paired with marble countertops and integrated wooden-top dining tables. An

attentive eye to detail continues in the private living spaces. Airy, spacious bedrooms grant a good night's rest above the bustle of a vibrant city. Master bedrooms are planned for beautiful views, generous light, and are complemented by large walk-in closets.





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LUXURIATE AT HOME

Master bathrooms custom designed by Gabellini Sheppard evoke a mood of elegance and indulgence. Sporting Italian-made vanities, textured glass shower doors, and — in select units — wet rooms, bathrooms are meticulously

planned with a resident's needs in mind. All custom-designed powder rooms feature design-forward Hansgrohe fixtures and laundry areas house front-load Smart Washers and ducted vented dryers for easy access.



SEE DISCLAIMER PAGE



FINALLY,
AN OWNERS
CLUB FOR
THE MODERN
MIAMI BEACH
LIFESTYLE

03

Introducing the
Five Park Canopy Club

FIVE PARK

CANOPY CLUB

MIAMI BEACH

Experience the best of Miami Beach, effortlessly

A lifestyle that brings white-glove service to everyday living. The city's finest culinary offerings at your doorstep. Cultural programming that cultivates a dynamic and creative community. A wellness experience that celebrates your personal expansion. Unparalleled communion with stunning natural surrounds. Private access to the property's most dynamic leisure areas.

With the Five Park Canopy Club, it's all within reach.



At a Glance

SERVICES

1. 24-Hour Concierge and Butler Service
2. Dedicated Program Director
3. Mobile App for seamless accessibility to all residence offers (amenities, services, events, concierge & management)
4. Boat Club Access
5. House Car & Electric Beach Moke
6. Housekeeping Service Available
7. Club-Style Programming (Socialize, Learn, Experiment, and Relax)

DINING & RETAIL

1. Seasonal Dining Experiences Curated by a host of Top Chefs
2. Signature Canopy Cocktails
3. In-Home Delivery from Restaurant
4. At-Home Meal Plans & Catering available
5. Poolside Food & Beverage Service
6. Bar Cart Concierge
7. Wellness Lounge & Juice Bar

BODY & MIND WELLNESS CENTER

1. Juice Bar with Fresh Pressed Juices and Healthy Snacks
2. In-House Personal Trainer and Wellness Coach
3. Group Fitness Classes
4. Top of the Line Cardio and Strength Equipment
5. Outdoor Yoga and Exercise Deck
6. Signature Spa with Massage and Treatment Rooms
7. Men's and Women's Relaxation Lounge with Saunas and Showers

THE PRIVATE OWNERS FIVE PARK CANOPY CLUB

1. A seamless indoor to outdoor terrace featuring views of sea, sand, and city, framed by lush greenery.
2. Reception & Concierge Desk
3. Billiard Room & Lounge
4. Specialty Dining & Beverage Program
5. Private Jewel Box Bar & Dining Room
6. Den, Curated Library & Work Stations
7. Wellness Fitness Center
8. Men's & Women's Lounges Complete with Saunas, and Treatment Rooms

OUTDOOR AMENITIES

1. Adult Pool with Wading Area
2. Children & Family-Friendly pool
3. Pool Attendants & Towel Service
4. Private Cabanas and Lounges
5. Pool Bar & Café
6. Yoga Meditation Deck
7. Sunset Terrace 3,500 SF
8. Private Beach Club in Miami Beach with a house beach car

FIVE PARK CANOPY CLUB ON L3

1. Resident Lounge & Work Space
2. Curated Library & Quiet Room
3. Private Meeting Rooms
4. Kids' & Teens' Learning Lab
5. Screening Room



A VERDANT RETURN TO MIAMI'S ORIGINS



05

Canopy Park



3-ACRES
OF PARADISE
BLOOMING
BETWEEN
BEACH & BAY;
WELCOME TO
CANOPY PARK.



A BACKYARD OASIS

There is no ecosystem on Earth quite like Florida's — the coast's ancient mangroves and towering palms host myriad displays of colorful flowers and jewel-like insects. And at Five Park, it's all right outside of your front door.

Revered for its metropolitan offerings, Miami Beach has undergone an environmental renaissance. The team at Five Park, wanting to honor the

spirit of transformation and the state's rich origins, dreamed up Canopy Park, bringing three acres of verdant land to a city graced by beaches and bays.

The expanse serves to charm, regenerate, and catalyze personal and communal experiences while simultaneously honoring the rich ecological origins of Miami Beach.





Canopy Park is a place of both congregation and contemplation, intended for young and old, the early riser and the night owl, the retail hunter and the naturalist.

Thoughtfully plotted sites include a vast multipurpose lawn intended for cultural

gatherings, small picnics, and everything in between. Four-legged friends will have their slice of heaven on Canopy Park's designated ovular lawn featuring natural obstacles and pet-friendly amenities.

A SPACE TO SUIT EVERYONE

A fitness-focused zone caters to those wishing to sweat under the Miami sun, offering a range of equipment integrated seamlessly into the environment. With children's needs also carefully considered, the Canopy Park hosts a MONSTRUM play area populated by contextual, climbable sculptures that both delight and amaze. Four-legged friends will have

their slice of heaven on Canopy Park's designated ovular lawn featuring natural obstacles and pet-friendly amenities. Canopy Park's vast boundaries also allow for a well-integrated retail location featuring an accessible upper-level deck, parking, and well-planned, beautiful commercial spaces.

- 1 Daniel Buren Pedestrian Bridge
- 2 Botanic Grove
- 3 Art Installation
- 4 Monstrum Playground
- 5 Outdoor Gym
- 6 Dog Park
- 7 Event lawn
- 8 Retail pavilion
- 9 Bioswale "Dry River"



A PLAYGROUND TO
STIMULATE THE SENSES
AND ENGAGE A GROWING
IMAGINATION.





DANIEL BUREN'S BRIDGE: THE NEW GATEWAY TO MIAMI BEACH

06

Connecting the
South of Fifth community



OBSERVATORY OF LIGHT, 2016
LOUIS VUITTON FOUNDATION

DE UN PATIO A OTRO, 2014
CABAÑAS INSTITUTE



THE EYE OF THE STORM, 2005
SOLOMON R. GUGGENHEIM MUSEUM

RENOWNED ARTIST DANIEL BUREN CREATES A COLORFUL LANDMARK FOR MIAMI BEACH

From the shimmering bay to the copse of palm trees, the MacArthur Causeway has always been a picturesque entrance to South Beach. And, with an exciting new addition, it's set to be even more picturesque. When completed, the Miami Beach Canopy Bridge will be the beach's most prominent landmark, soaring forty feet over Fifth Street.

Designed by celebrated French conceptual artist Daniel Buren as part of the Five Park project, the 158-foot long enclosed tube will feature a patchwork of vibrant translucent panels filtering the light in a kaleidoscope of colors.

"My work has to do with a place and where it's going to be seen," says Buren. "Whether it's a one-man show in a museum or a public work, my first basic approach to what I do is to connect to the space."

A prolific artist, Buren is known for creating sculptures and installations using contrasting colored stripes to affect a space. He is the brainchild behind some of the most recognizable public works of art spanning the globe, from the 260 black and white marble pillars at the Palais Royal in Paris to the whimsical sails of colored glass at the Louis Vuitton Foundation.



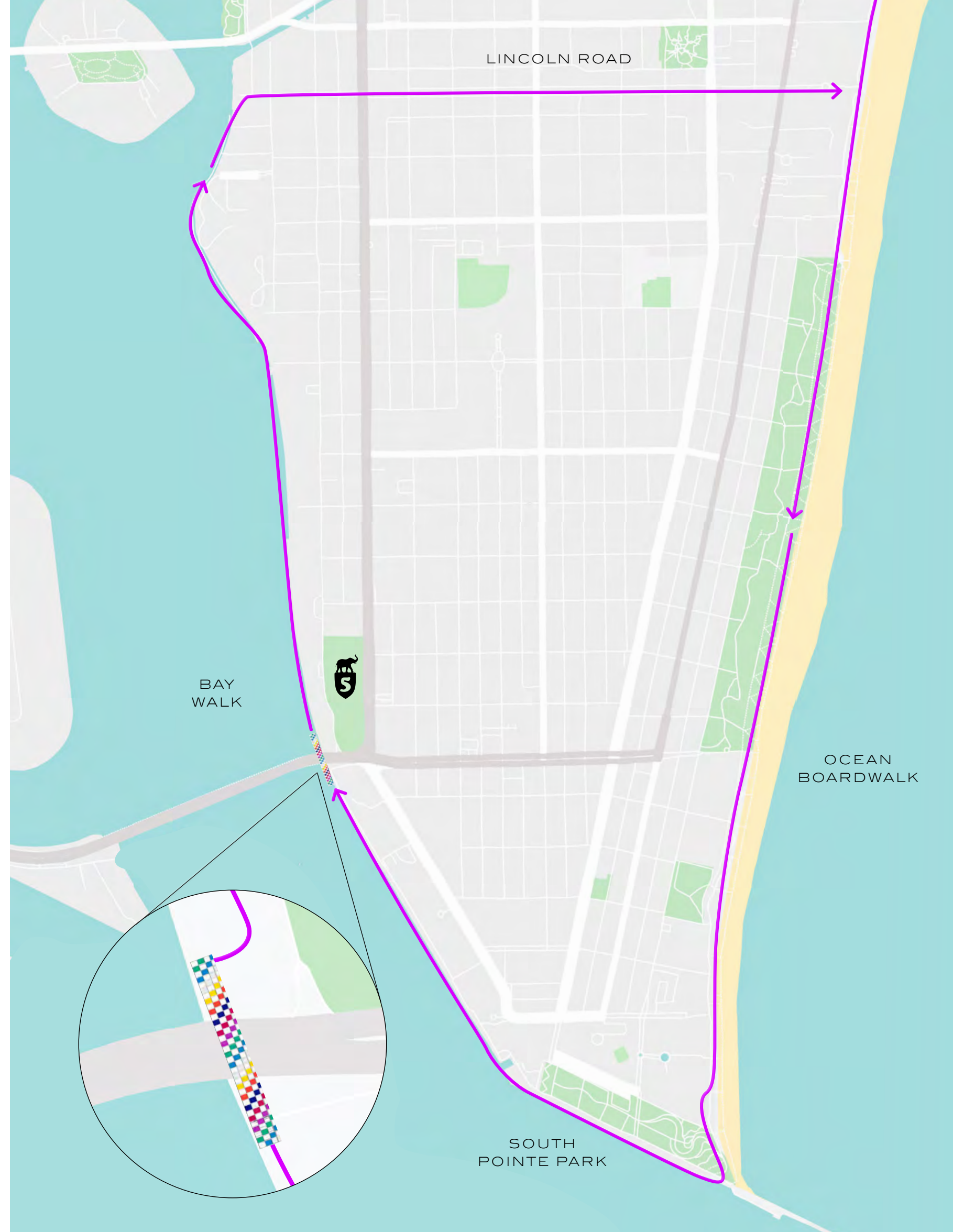
MIAMI BEACH

THE BRIDGE IS A STRIKING CONNECTOR, WELCOMING ONE TO EXPLORE THE BEST OF MIAMI BEACH RETAIL, DINING, AND CULTURE.

CULTURE, COLOR, CONNECTION

The bridge brings the larger neighborhood into focus, providing ample opportunity to explore the energy and vibrance of Miami Beach's artistic enclaves. Residents will enjoy easy access to everything that Miami Beach has to offer, including highlights that range from the Art Deco Historic District to the Miami City Ballet. Fine dining and elevated nightlife offerings are just a

stroll away with revered city favorites like Carbone, Los Fuegos, and Casa Tua. And shopping and retail knows no bounds at destination boutiques showcasing everything from luxury items and imported goods to rare books and art pieces. The wellness space is no exception, with the way paved to a host of movement classes, health-minded eateries, and spa-like surrounds.





MIAMI BEACH, COASTAL CULTURAL MECCA

07

A Neighborhood
Worth Celebrating

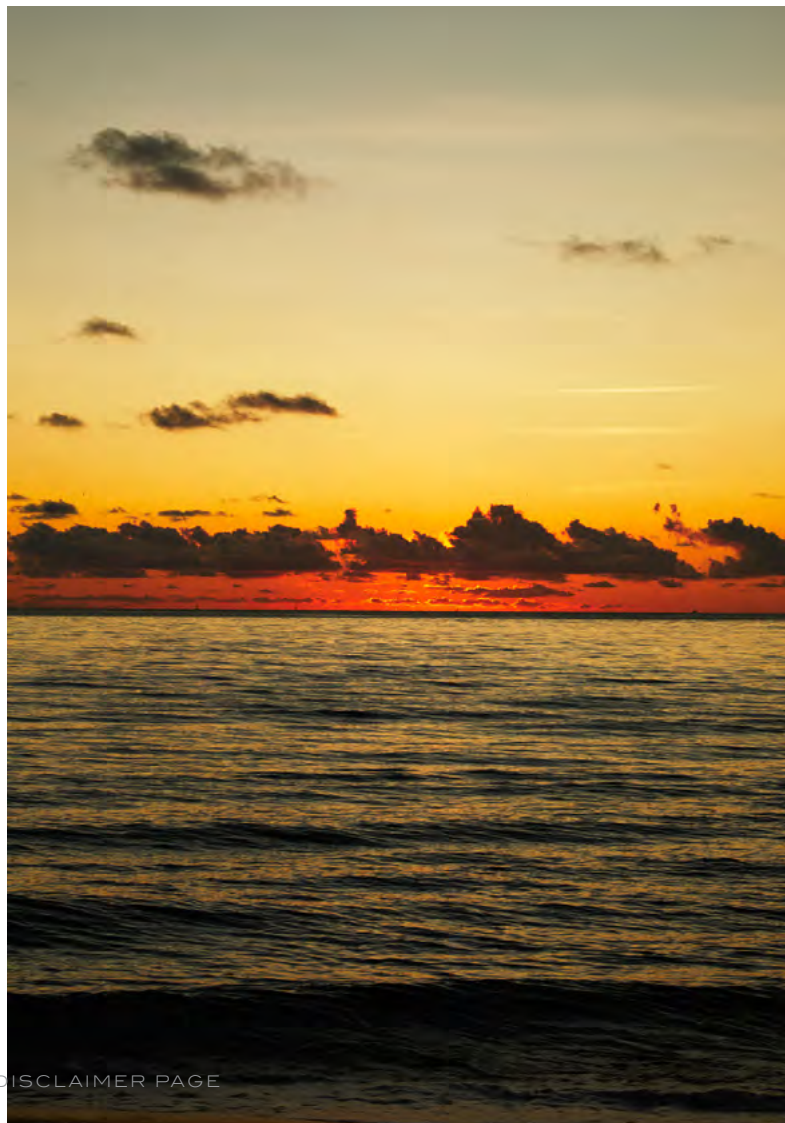
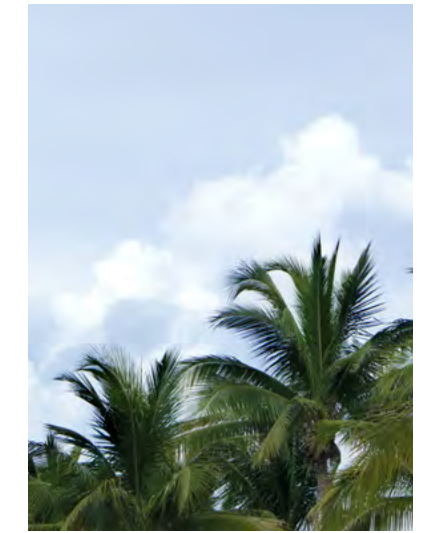


MIAMI BEACH'S ENERGY IS KINETIC, MAGNETIC, AND INFECTIOUS. FROM THE THRIVING ARTS AND CULTURE SCENE, TO WORLD-CLASS DESIGN, AND AN UNDENIABLY HIGH QUALITY OF LIFE, IT'S HARD TO NOT BE WOODED BY ALL THE AREA OFFERS.

MIAMI BEACH NOW

With the best qualities of neighborhood and city, Miami Beach is a place where the list of cultural touchstones is myriad, culinary and entertainment options dazzle, and life is just a little more tantalizing. With exciting new projects and a vital approach to environmental preservation, the region continues to be a hub for what's next.







- 1 Five Park
- 2 Flamingo Park
- 3 New World Symphony
- 4 The Bass
- 5 Ocean Boardwalk
- 6 SoFi
- 7 Miami Beach Marina
- 8 Baywalk

3→
4→

FIVE PARK





MIAMI BEACH RISES ABOVE

06

The Visionaries
behind Five Park



EIGHTY-SEVEN PARK

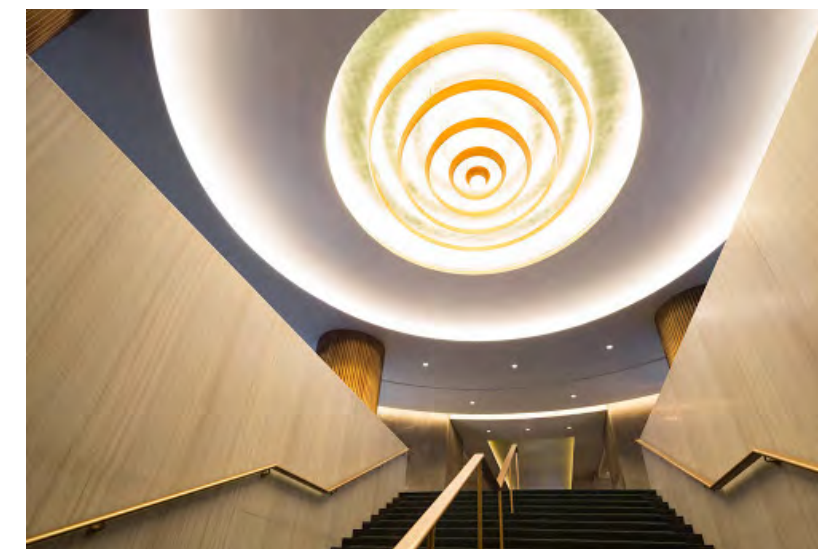


GLASS

Arquitectonica

ARCHITECT

Headquartered in Miami, but with a global reach and roots in ten cities, Arquitectonica is a world-renowned architecture, interior design, landscape, and urban planning design firm committed to bold, graphic, and innovative projects that draw on humanistic modern design.



NBCUNIVERSAL LOBBY AT 30 ROCKEFELLER

Russell Galbut

DEVELOPER

Real estate developer, philanthropist, and co-founder of GFO Investments, Russell Galbut is a longtime resident of Miami Beach and a maven of transformative spaces. The mastermind behind properties including the Carriage Club, the Casablanca, and the Decoplage, Galbut's work underscores his impressive commitment to redefining Miami chic.



TEN THOUSAND SANTA MONICA



Terra

DEVELOPER

Integrated real-estate development firm, Terra — which hails from South Florida — excels in the creation of beautifully designed, sustainable communities that serve to better connect populations and cultivate communities through the creation of single family homes, townhouses, multifamily apartments, and luxury high-rises.



Gabellini Sheppard

INTERIOR ARCHITECT

In the early '90s, New York-based firm Gabellini Sheppard started transforming spaces with their unique aesthetic, focus on sculptural elements, and holistic approach to sustainable design practices. Their work has been lauded by important cultural institutions, including the Cooper Hewitt Smithsonian Design Museum, the American Institute of Architects, and the International Interior Design Association.

Anda Andrei

DESIGN DIRECTOR

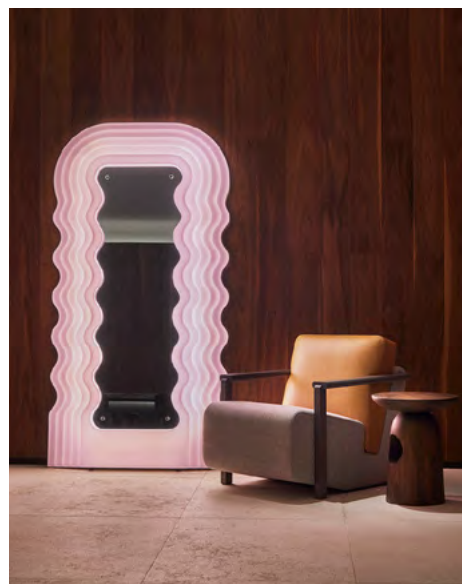
A maven of boutique and lifestyle hotel design, Anda Andrei has an illustrious repertoire of properties like Royalton, Hudson, Delano, and the Gramercy Park Hotel. Other projects include 11 Howard, Brooklyn Museum in-house restaurant, the Norm, and Asbury Park.



ArquitectonicaGEO

PARK DESIGN

Reinventing Floridian landscapes for nearly two decades, ArquitectonicaGEO is a Miami-based firm with a passion for responsive landscape design. Helmed by Laurinda Spear, ArquitectonicaGEO is committed to innovative and bold solutions to large-scale ecological challenges. Their creative work brings a considered design perspective to natural spaces.



THE ASBURY HOTEL

West 8

PARK CONSULTANT

An international firm with European roots, West 8 brings the diverse talents of architects, urban designers, landscape architects and industrial engineers to esteemed projects that range in scope from urban planning projects to solution-oriented interventions that address concerns like urbanization and global warming.



SCHUYLKILL YARDS



Daniel Buren

ARTIST

French Conceptual artist Daniel Buren is best known for his bold, impactful, and contextual designs that utilize striking color and engaging graphics to emphasize the relationship between architecture and space. Buren's works can be found in the Tate Modern, the Museum of Modern Art, and the Musée d'Art Moderne de la Ville de Paris.

MIAMI BEACH—A CITY SO
BRILLIANT AND DAZZLINGLY
ITSELF, WRITES ITS NEXT
CHAPTER AS A CULTURAL
AUTHORITY, BECKONING
ARTISTIC SOULS AND CREATIVE
TRAILBLAZERS ALIKE.





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Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and 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 all interior structural

components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.

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local permits and approvals for same. These drawings and depictions are conceptual only and re for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The Developer expressly reserved the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion.

The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein.

Certain items such as the following, which may be seen in model apartments (if any), brochures and/or in illustrations, are not included with the sale of the unit: wall coverings (including paint other than base primer), accent light fixtures, wall ornaments, drapes, blinds, furniture, knickknacks and other decorator accessories, lamps, mirrors, graphics, pictures, plants, wall-hung shelves, wet bars, intercoms, sound systems, kitchen accessories, linens, window shades, security systems, certain built-in fixtures, cabinetry, carpets or other floor coverings and colors, wood trim, other upgraded items, balcony treatments (e.g., tile, stone, marble, brick, chattahoochee, scored concrete or wood trim), barbecues, planters, window screens, landscaping and any other items of this nature which may be added or deleted by Developer from time to time. This list of items (which is not all-inclusive) is provided as an illustration of the type of items built-in or placed in model apartments (if any) or shown in illustrations strictly for the purpose of decoration and example only. There is no obligation for Developer to provide models, but if so provided, the foregoing disclaimers will apply. Certain items, if included with the unit, such as tile, marble, stone, granite, cabinets, wood, stain, grout, wall and ceiling textures, mica and carpeting, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the models or in illustrations or in the published list of standard items (if any). If circumstances arise which, in Developer’s opinion, warrant changes of suppliers, manufacturers, brand names, models or items, or if Developer elects to omit certain items, Developer may modify the

list of standard features or make substitutions for equipment, material, appliances, brands, models, etc., with items which in Developer’s opinion are of equal or better quality (regardless of cost). All depictions of furniture, 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. Furnishings are only included if and to the extent provided in your purchase agreement. All prices, plans, specifications, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected on this brochure. Buyers should check with the sales center for the most current pricing.

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FIVE PARK

MIAMI BEACH