

# ONE PARK TOWER

BY TURNBERRY



LUXURY DESIGNER RESIDENCES BY MEYER DAVIS

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



*Residents of ONE Park Tower enter their private oasis along a lushly landscaped drive featuring emerald greenways and tropical palms.*





*Artist's Conceptual Rendering*

## 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 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 Enzo Enea, every element of ONE Park Tower has been thoughtfully conceived.

Developer

Jackie Soffer  
Turnberry Development



## Building Features

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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.*





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

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

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### 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, grooming, and walk service

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### 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,<sup>™</sup> beach cabanas, picnic spots, kayaking, paddle boarding, water mats, inflatables, snorkeling, and concierge-style snack, towel, and beverage service

## Lobby



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-within-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 Enzo Enea, ONE Beach Club's private 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.

ONE Café



The Pool (Ground Floor)

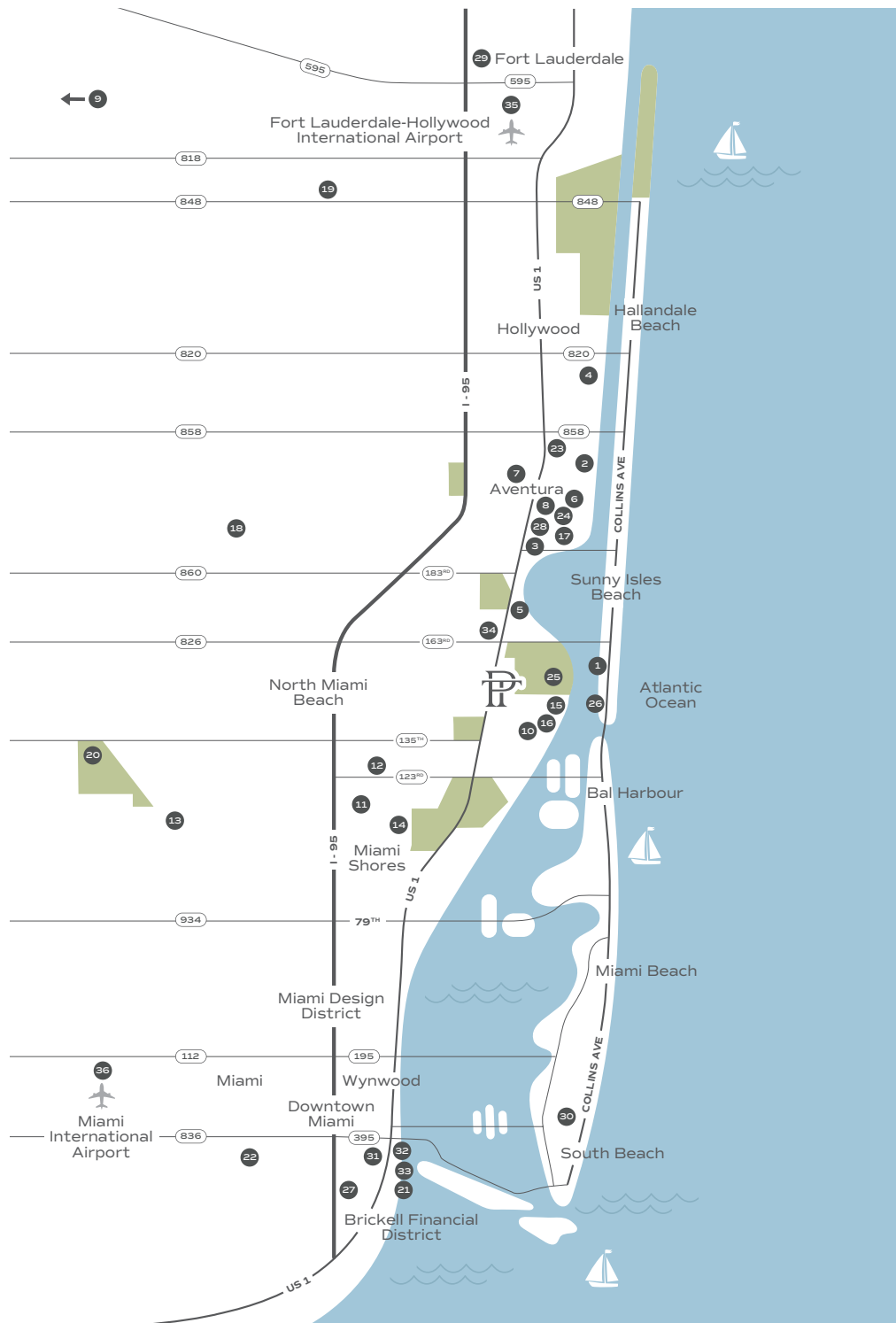


The Wellness Center



Sixth-Floor  
Poolside Club Room





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 Aventura
8. Mt. Sinai Medical Center Aventura
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.

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Development by

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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.

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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.

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Landscape Architecture  
by Enzo Enea

Enea is one of the world's leading landscape architecture firms. The firm's staff of approximately 200 people is composed of a multi-disciplinary team of professionals, with backgrounds in landscape architecture, architecture, interior design, technical design, engineering, construction, and botany. These diverse team members come from over 10 countries, speak more than 15 languages, and bring to Enea a global perspective in landscape architecture and design. 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, corporate gardens, and public parks, as well as golf courses. The unique strength of the company lies in its capacity to offer its clients a complete in-house service package, inclusive of the total realization and implementation of a project. Enea begins his work with the planning and construction phases, the design and installation of irrigation and lighting systems, and comprehensive garden care, and finalizes each project with the furnishings of the gardens.


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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 Sunset Pool Deck



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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.

