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P A R K

I N D O W N T O W N D O R A L

# Experience a city without limits.

EXPLORE. ENJOY. LIVE. *Downtown Doral.*



## Downtown Doral



ARTISTIC ILLUSTRATION. SEE LEGAL NOTICE ON BACK COVER

## LIVE *for the moment*

5350 Park in Downtown Doral is more than a building; It is a new modern lifestyle for those who seek a way of life with infinite possibilities. The comfort of living in 5350 Park allows you to walk everywhere, even to work. At 5350 Park, you can expand your social life just steps from your door. If you have kids, give them the best education and enjoy a modern residence, rich in amenities, in the heart of Doral. A unique lifestyle in Miami.





# Open the door to the lifestyle of a new city

*Naturally inviting. Openly inspiring.*

Enter 5350 Park, where sophisticated amenities and graceful interiors redefine the concept of home. Your backyard is a 4.5 acre park. Your neighborhood is an urban village. Your residence is refined, comfortable and bathed in abundant natural light. Select units offer an adjacent studio with a separate entry.





# *The fusion of design and nature*

As soon as you enter the lobby of 5350 Park, soothing green, grey and neutral tones wash over you. Using a color palette inspired by nature, acclaimed designer Georgio Ferrara has created a lobby space that gracefully brings the outdoors into your home and your spirit.



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## *A setting for inspiration*

Very rarely is the perfect escape right outside your door. Just a few steps from this unique residential tower is a 4.5 acre park that invites you to reconnect with nature as well as your creative side. Expand your senses on lush green grass under the soaring monumental sculpture created by world renowned artist Michele Oka Doner.





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# Amenities

- 238 exclusive residences featuring unique architecture by Cohen, Freedman, Encinosa & Associates, designers of Apogee Beach, Downtown Lofts 1 & 2, The Water Garden, Capobella, and many other notable projects
- Select residences with striking views of Downtown Doral Park
- Valet service for guests
- 24-hours-a-day, 7-days-a-week front desk
- Desk services for arranging spa treatments, massage and personal training sessions
- Lobby, event room and common areas curated by Georgio Ferrara
- Resort-style pool with custom lounge daybeds and private cabanas
- State of the art fitness facilities with views of Downtown Doral Park
- Onsite massage rooms and sauna
- Coordinated catering services and event planning functions
- Integrated high-speed Internet throughout common areas
- Select residences with lanais
- Floor-to-ceiling sliding glass doors
- State of the art security system in common areas
- Secure elevators
- Pedestrian- and bicycle-friendly sidewalks
- Electric car charging stations
- Green community
- East access to expressways: Palmetto, Florida Turnpike and Dolphin
- Eight miles to Miami International Airport
- Proximity to beaches, Dolphin Mall, Miami International Mall, Brickell, Coral Gables and, Downtown Miami
- A short walk from:
  - Over 77,000 (future 14,000) square feet of main street retail
  - A Publix supermarket
  - Downtown Doral Charter Elementary and Upper School offer a language intensive curriculum and provide priority enrollment to residents of Downtown Doral
  - A 4.5 acre park featuring Micco, a monumental sculpture designed by artists Michele Oka Doner



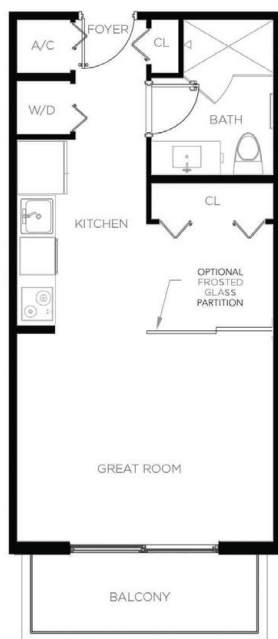
# Unlock the opportunity

Expand your living space. Expand your lifestyle and possibilities. 5350 Park offers the exclusive opportunity to purchase a residence with an adjacent studio, complete with a private bath, and separate entry. Breathe easy with the ideal solution for out-of-town guests, a growing family or a personal office. Save it for your seasonal use. Lease it.

For units, refer to condominium documents.

## Studio

464 sf | 43.10 m<sup>2</sup>



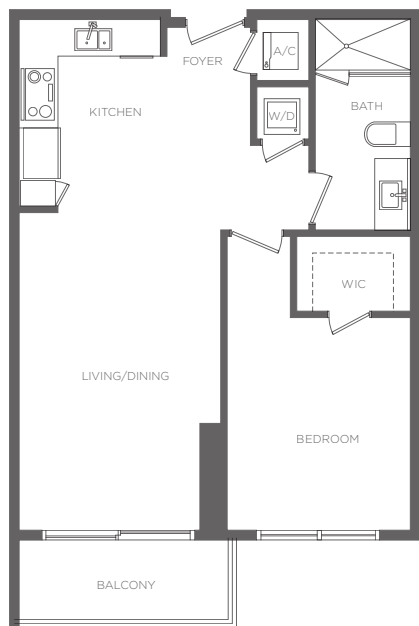
## 2 bedrooms/2 baths

1,073-1,177 sf | 99.68-109.34 m<sup>2</sup>



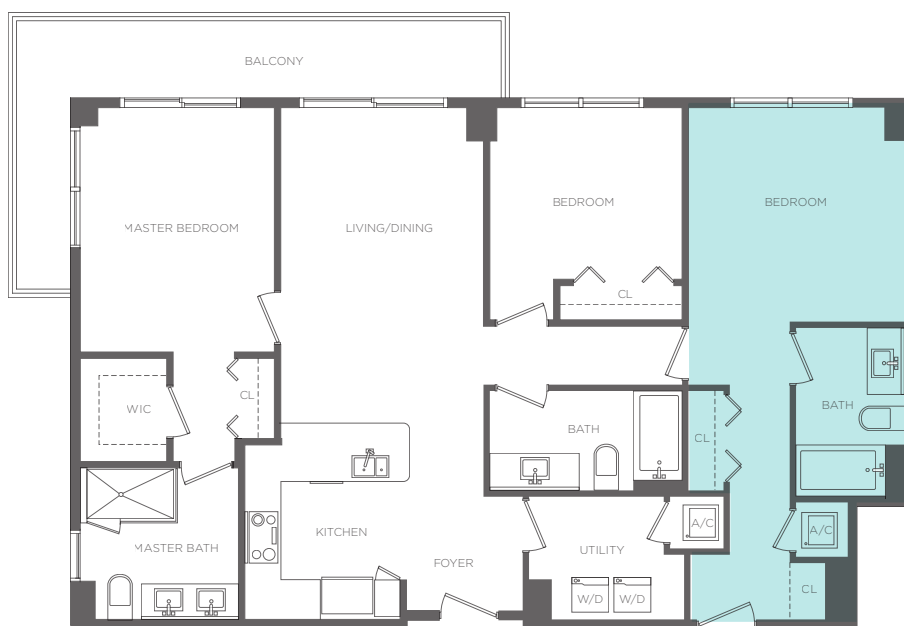
## 1 bedroom/1 bath

698-736 sf | 64.84-68.37 m<sup>2</sup>



## 3 bedrooms/3 baths

1,482-1,878 sf | 137.68-174.47 m<sup>2</sup>







*Interiors by*

GEORGIO  
FERRARA

ITALIAN FURNITURE

Georgio Ferrara Italian Furniture is a custom Italian furniture retailer committed to delivering sophisticated furnishings and quality service. Originally from Venezuela, architect and design director Giorgio Ferrara uses his passion for design to create distinctive and stylish furniture. Giorgio Ferrara Italian Furniture has been selected to design and furnish the lobby, pool deck, party room and common areas of 5350 Park, inviting you to rediscover the beauty and harmony of your living spaces.

*Developed by*



CODINA  
PARTNERS

Codina Partners, LLC is a Coral Gables-based real estate, investment and development firm. Since its inception, the organization has been successfully led by Executive Chairman Armando Codina, a highly respectable businessman with over 30 years of experience and extensive expertise in commercial and residential real estate development and management. His daughter Ana-Marie Codina Barlick is Chief Executive Officer who oversees all operations at Codina Partners.

With a proven track record, few other local developers possess the knowledge, the capabilities, and the vision to conceive- and build- a 250-acre master-planned community that includes more than 5,000 residential units; 250,000 square feet of retail stores; more than 1 million square feet of Class A office space; and an elementary and upper school.



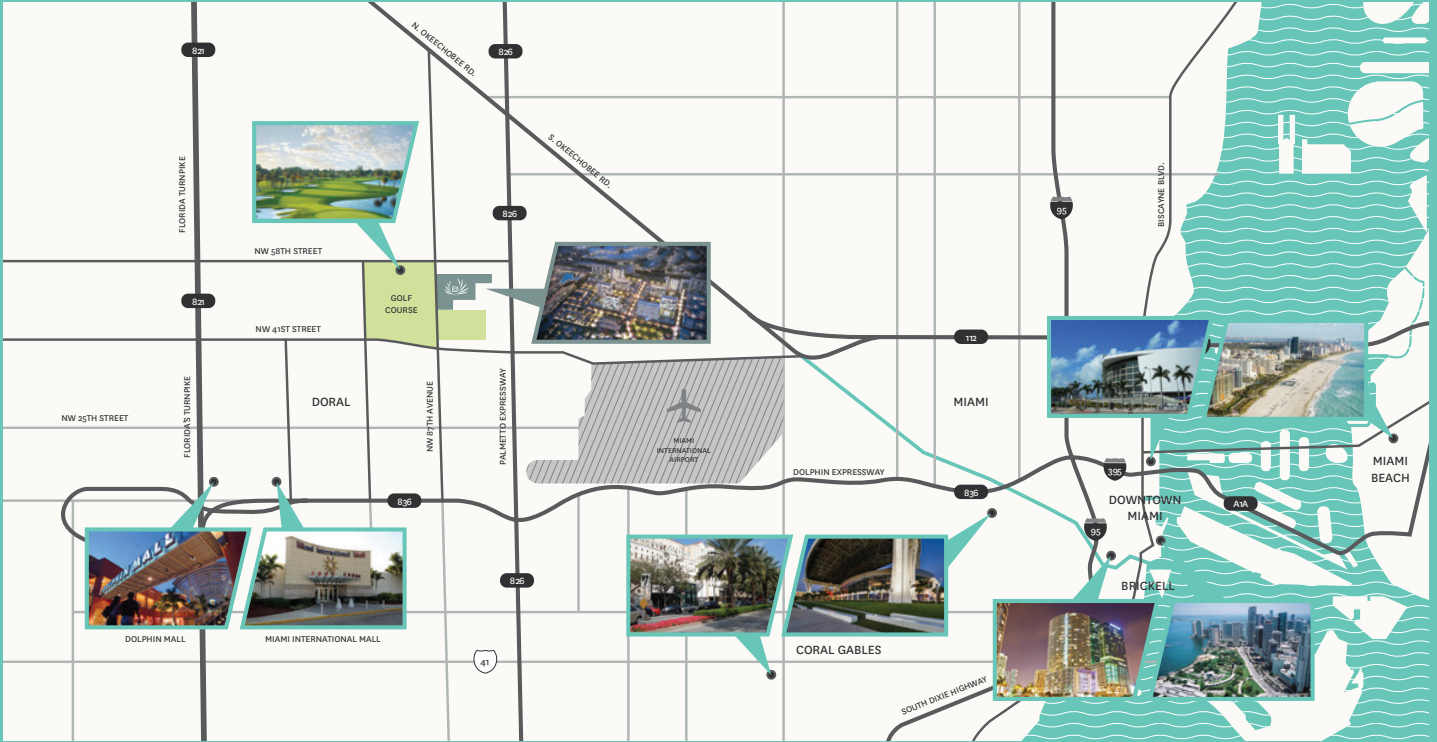


*Your gateway to everything*

- 19 min to American Airlines Area
- 22 min to Bayfront Park
- 22 min to Brickell
- 19 min to Coral Gables
- 11 min to Dolphin Mall

- 19 min to Downtown Miami
- 15 min to Interstate 95
- 18 min to Kendall
- 19 min to Marlins Park
- 27 min to Miami Beach

- 15 min to Miami International Airport
- 9 min to Miami International Mall
- 7 min to State Road 836
- 3 min to State Road 826
- 8 min to Turnpike



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of CT, ID, NY, OR, and PR unless registered or exemptions are available, or in any other jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. All plans, features and amenities depicted herein are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. The sketches, renderings, graphics materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are 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. 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. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "3" to the Declaration. 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. All depictions of 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. This condominium is being developed by 5350 Park, LLC ("Developer"), which has a limited right to use the trademarked names and logos of Codina Partners pursuant to a license and marketing agreement with Codina Partners. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Codina Partners and you agree to look solely to Developer (and not to Codina Partners and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. Downtown Doral is an integrated development consisting of separate residential, commercial, retail, educational and other components. Many of the services and amenities described are offered by third parties from portions of Downtown Doral that are not part of the Condominium, are provided at the discretion of, and subject to the conditions imposed by, the applicable third parties, are made available to members of the public and may be modified or withdrawn.