

## **ONE PARK TOWER BY TURNBERRY – TAKING RESERVATIONS!**

*A relaxing and vibrant lifestyle, embracing nature by layering modern yet sophisticated elements of peace and calm.*

Set on 184 acres between Biscayne Boulevard and Biscayne Bay alongside Oleta River State Park, SoleMia a master planned community developed by Turnberry Development led by Chairman and CEO Jackie Soffer, reimagines how nature, wellness, watersports, shopping, dining, and entertainment can come together to create the ultimate lifestyle -driven community.

At One Park Tower, its premier condominium tower, residents are ideally placed to enjoy the best of it all. Being built at 2411 Laguna Circle, North Miami Florida, 33181, a series of three towers is taking shape in one of South Florida's most highly desirable areas. SoLé Mia's signature feature is its 7-acre clear water tropical lagoon that you've got to see to believe. Whether you use it for sunning, swimming, paddle-boarding or beyond, Laguna SoLé captures the essence of innovation that SoLé Mia stands for while making you feel seriously invigorated.

Just south of Aventura, near the upscale communities of Bay Harbor Islands and Sunny Isles Beach, One Park Tower offers convenient access to Miami Beach, Hollywood Beach, and South Florida's many attractions. That is, if you want to leave the community's numerous world-class amenities.

### **THE TOWER**

303 residences from 896 SF to 2085 SF

31 floors including 3 PH floors (29<sup>th</sup>, 30<sup>th</sup>, 31<sup>st</sup>)

Flexible rental program allowing for 30-day minimum stay 12 times per year

Estimated maintenance fee of \$0.90 SF

### **THE RESIDENCES VIEWS**

EAST - Spectacular views of Biscayne Bay, Haulover Inlet, and Ocean

WEST - Spectacular views of the signature 7-acre clear water tropical lagoon

### **THE RESIDENCES**

1 bedroom/1.5bath from 967 square feet Starting in the \$650's

1 bedroom +DEN/2baths - 1081 square feet starting in the \$750's

2 bedrooms +DEN/3baths from 1360 square feet Starting in the \$950's

3 Bedrooms + DEN/3.5baths from 2090 square feet Starting in the \$1.5's

### **PAYMENT STRUCTURE**

- 10% at Reservation (May 2022)
- 10% at Contract (est. September 2022)
- 10% at Groundbreaking
- 10% Six Months After Groundbreaking
- 10% at Top Off
- 50% at Closing

### **THE TEAM**

Developer: Turnberry Associates & Rosso Development

Architect: Arquitectonica

Interior Design: Meyer Davis Studio

Landscape Design: Enzo Enea

Sales & marketing: Fortune Development Sales

