

ONE PARK TOWER

BY TURNBERRY

Discover ONE Park Tower by Turnberry, the newest addition and first condominium at SoLé Mia, a 184-acre city-within-a-city set between Biscayne Boulevard and Biscayne Bay in North Miami.

SoLé Mia - A City Within a City

Set on 184 acres between Biscayne Boulevard and Biscayne Bay alongside Oleta River State Park, SoLé Mia is a transformative destination that reimagines how luxury residences, nature, wellness, watersports, shopping, and dining can come together to create the ultimate lifestyle-driven community. Its location just 20 minutes from Miami Beach and near Florida International University is ideal for those who seek a serene tropical oasis with every amenity, as well as a seamless connection to the greater metropolitan area.

The newest addition to SoLé Mia's world-class master plan, ONE Park Tower by Turnberry, has been designed by a critically acclaimed and award-winning team. The architecturally distinctive residential tower is by Arquitectonica, interiors are by Meyer Davis Studio, and landscaping is by Enzo Enea. Resort-style amenities include a private beach and seven-acre Crystal Lagoon™. Steps away, The Village at SoLé Mia offers a pedestrian-friendly, mixed-use, open-air destination for shopping, dining, and entertainment.

A 184-acre city-within-a-city anchored by The Village at SoLé Mia
350,000 square feet of facilities
37 acres of active and passive greenspace
8 miles of biking and running trails
Children's playgrounds
225,000 SF University of Miami UHealth Medical Center with outpatient locations for the Bascom Palmer Eye Institute and Oncology Center
Florida International University Biscayne Bay Campus
The Village at SoLé Mia – an open-air dining, shopping and entertainment district

World-Class Architecture by Arquitectonica

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

Residential Interiors by Meyer Davis Studio

Panoramic views spanning Oleta River State Park, the Atlantic Ocean, the Miami skyline, and Laguna SoLé
Spacious, fully finished open floor plans with 9-foot-plus ceiling heights
Oversized private, finished-floor, wrap-around balconies with seamless glass railings
Master suite with solid-core doors and large his-and-hers walk-in closets
Sound-insulated walls throughout
Smart-technology ready

Developer

Turnberry - turnberry.com

Turnberry 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, and the Tresor and Sorrento towers at Fontainebleau Miami Beach. The newest gems in the residential portfolio, SoLé Mia Miami Residences will reshape the South Florida skyline.

Rosso Development - rossodev.com

Rosso Development is a fully integrated development firm with expertise in virtually every aspect of the industry, including construction, project financing, land acquisition, and sales and marketing. Established in 2020, the firm 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. Iconic projects Rosso has taken a leadership role in include Paraiso District in Miami, Auberge Beach Residences and Spa in Fort Lauderdale, SLS Cancun & Residences in Mexico, and V:HOUSE in Brazil, among many others.

High-speed direct elevator access to corner 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

Kitchens

Italian kitchen cabinetry by Italkraft
Stone countertops and backsplash
Sub-Zero and Wolf appliances
Front-load quiet washer and dryer

Bathrooms

Italian bathroom vanities by Italkraft
European-style bathroom fixtures
Frameless, glass-enclosed showers with handheld shower heads
Master bath featuring wet room and soaking tub in select units

Unparalleled Amenities by Meyer Davis Studio

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
6th 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

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 professional tennis and pickleball courts

ONE Jardin

Half-acre garden designed by internationally acclaimed landscape architect Enzo Enea
Lushly landscaped walkways lead through ONE Jardin to ONE Beach Club

ONE Laguna Beach Club

Private beach club with sandy beaches and seven-acre Crystal Lagoon™
Kayaking, paddleboarding, paddle boats, water mats, inflatables, snorkeling
Beach cabanas
Picnic spots
Concierge-style snack, towel, and beverage service

Lifestyle Services

Pool attendants and towel service
Wellness classes, including yoga, Pilates, and spinning for the pursuit of healthful living
Kids' Club program of Saturday morning activities with a fun specialist at ONE Beach Club
On-site bicycle share service with custom beach cruisers
Access to multiple local marinas for jet ski, charter boat, and slip access

Lifestyle Conveniences

"WANDER WI-FI" for seamless connectivity throughout all common areas, pool decks, elevators, and ONE Beach Club
On-premises storage for bikes, kayaks, and paddleboards
Cold package delivery room
Air-conditioned storage units available

COMING SOON: The Village at SoLé Mia

Pedestrian-friendly, mixed-use, open-air lifestyle destination
Activated green space, community center, playground, and a dog park
Large national supermarket

A variety of fine and casual dining venues and local artisanal foods, chef-driven restaurants, cafés, bakery, and fresh quick-serve eateries
Popular retailers, coveted brands to be discovered
The daily hub of outdoor programming and events

Nearby & Noteworthy

Aventura Mall and Bal Harbour Shops
Turnberry Golf Course
Haulover Marine Center
Public schools within walking distance
Planned private and charter schools
Miami and Fort Lauderdale airports

The Team

Architect - Arquitectonica

Landscape Architecture - Enzo Enea

Interior Design - Meyer Davis Studio

Sales & Marketing - Fortune Development Sales

TurnberryOneParkTower.com


786 629 1111

2411 Laguna Circle, North Miami, FL 33181

ROSSO Development

 **TURNBERRY**

FORTUNE
DEVELOPMENT
SALES

 NOT AN OFFER WHERE PROHIBITED BY STATE STATUTES. THE COMPLETE OFFERING TERMS ARE IN A FLORIDA PROSPECTUS AVAILABLE FROM DEVELOPER. WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE US POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. ALL REAL ESTATE ADVERTISED HEREIN IS SUBJECT TO THE US FEDERAL FAIR HOUSING ACT OF 1968 WHICH MAKES IT ILLEGAL TO MAKE OR PUBLISH ANY ADVERTISEMENT THAT INDICATES ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN. PLEASE CHECK WITH YOUR LOCAL GOVERNMENT AGENCY FOR MORE INFORMATION. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER. THE SKETCHES, RENDERINGS, PICTURES AND ILLUSTRATIONS ARE PROPOSED ONLY AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF THE SAME AT ITS SOLE DISCRETION WITHOUT NOTICE. THE RENDERINGS ILLUSTRATE AND DEPICT A LIFESTYLE. HOWEVER, AMENITIES, FEATURES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED. NOTE: PLAN MATERIALS AND SPECIFICATIONS ARE SUBJECT TO ARCHITECTURAL AND OTHER REVISIONS AT THE SOLE DISCRETION OF THE DEVELOPER, BUILDER OR ARCHITECT, OR AS MAY BE REQUESTED BY LAW. FLOOR PLANS MAY NOT BE TO SCALE. ANY FURNITURE, APPLIANCES OR DECORATOR READY ITEMS DEPICTED HEREIN ARE SHOWN FOR ARTISTIC AND ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INCLUDED IN THE PURCHASE AND SALE OF THE RESIDENCE. STATED DIMENSIONS MAY BE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALL AND THE CENTERLINE OF THE INTERIOR DEMISING WALLS AND, IN FACT, COULD VARY FROM THE 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 INTERIOR STRUCTURAL COMPONENTS). ALL DIMENSIONS ARE APPROXIMATE AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. YOU MAY NOT RELY ON ANY ADVERTISING, PICTURES, RENDERINGS, FLOORPLANS, DESCRIPTIONS OR ORAL REPRESENTATIONS TO ENTER INTO A PURCHASE AND SALE AGREEMENT FOR ANY UNIT BUT ONLY ON THE FLORIDA PROSPECTUS AND THE OTHER DOCUMENTS REQUIRED TO BE PROVIDED TO A PROSPECTIVE PURCHASER BY THE DEVELOPER AND ON WHICH THEY RELIED TO MAKE A BUYING DECISION. WE PARTNER WITH A THIRD-PARTY AD NETWORK TO EITHER DISPLAY ADVERTISING ON OUR WEBSITE OR TO MANAGE OUR ADVERTISING ON OTHER SITES. OUR AD NETWORK PARTNER MAY USE COOKIES AND WEB BEACONS TO COLLECT NON-PERSONALLY IDENTIFIABLE INFORMATION ABOUT YOUR ACTIVITIES ON THIS AND OTHER WEBSITES TO PROVIDE YOU TARGETED ADVERTISING BASED UPON YOUR INTERESTS. IF YOU WISH TO NOT HAVE THIS INFORMATION USED FOR THE PURPOSE OF SERVING YOU TARGETED ADS, YOU MAY OPT-OUT BY ADVISING DEVELOPER IN WRITING. PLEASE NOTE THIS MAY NOT OPT YOU OUT OF BEING SERVED ADVERTISING AND YOU MAY CONTINUE TO RECEIVE GENERIC ADS

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.