



Discover One Park Tower. A Lifestyle Beyond Imagination.

SoLé Mia

Set on 184 acres between Biscayne Boulevard and Biscayne Bay alongside Oleta River State Park, SoLé Mia is a master-planned community that reimagines how luxury residences, nature, wellness, recreation, shopping, and dining come together to create an unparalleled lifestyle. 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. Life at SoLé Mia revolves around resort-style amenities including a private beach and seven-acre swimmable fresh-water Crystal Lagoon™; SoLé Mia Square, a one-acre park with an iconic playground structure designed by Kompan; racquet sports facilities; and lush landscaping. In addition to eight miles of jogging and bike paths throughout its 37 acres of greenspace, the adjoining 1000-acre nature reserve at Oleta River State Park offers 15 miles of running, biking, and canoeing in unspoiled nature. At the heart of the community, which will ultimately include 5,000 residences, The Village at SoLé Mia will offer pedestrian-friendly, open-air dining, shopping and entertainment. Restaurant concepts will include fine dining as well as new casual concepts like Sesame Bakery & Café from the owners of Motek. In 2025, University of Miami Medical Center's UHealth will open a 363,000 square-foot world class ambulatory medical facility at SoLé Mia about which Miami-Dade Mayor Daniella Levine Cava said "This gem in the making demonstrates

a commitment to a community that is all about healthy lifestyle and one now anchored by a world-class health institution." Additional amenities at this \$1.2 B project are being planned, among them an elite pre-K through 5th grade school.

- A 184-acre city-within-a-city
- 7-acre Crystal Lagoon™
- 37 acres of active and passive greenspace
- 8 miles of biking and running trails
- 363,000 SF University of Miami UHealth Medical Center with outpatient locations for the Bascom Palmer Eye Institute, the Sylvester Comprehensive Cancer Center and the Desai Sethi Urology Institute, as well as physicians from UHealth's nationally ranked neurology and neurosurgery program
- The Village at SoLé Mia — a planned pedestrian-friendly, open-air dining, shopping and entertainment area. 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, and a daily hub of outdoor programming and events
- Large national supermarket
- K5 Charter School Mater Academy
- Reserve Padel Club
- Sesame Bakery & Café by Motek

The Team

Developed by Turnberry

turnberry.com

Turnberry has a more than 50 year history of placemaking with principles, throughout which it 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, as well as iconic destinations like Aventura Mall.

Architecture by Arquitectonica

arquitectonica.com

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.

Interior Design by Meyer Davis Studio

meyerdavis.home

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.

Landscape Architecture by DS Boca

dsboca.com

Design Studio Boca is a design-oriented landscape architecture and planning firm located in Boca Raton, FL. This boutique design firm was founded in 2001 by Mark Jacobsen and Joe Gordon. DSBoca has a wide range of experience specializing in mixed use developments, resort hotels, destination retail, luxury high-rise residential, commercial office buildings, and specialty commercial venues. The firm prides itself on providing our clients with exceptional service while helping them reach their development goals.

Sales Marketing by Eklund | Gomes

eklundgomes.com

Celebrity and luxury-driven, The Eklund|Gomes Team is the #1 mega-team in the country at Douglas Elliman, the first and only nationwide super team with a network in New York, California, Texas, and Florida real estate. Last year Fredrik Eklund moved to Miami Beach to sell the famed Shore Club Residences which set all historic records in South Florida with two-thirds sold in just a few months completely off-market with an average price point of \$20M or over \$5,000 per square foot. The team and Elliman has also been celebrating selling the celebrity-magnet Shell Bay, also developed by Witkoff, a 150 acre golf-resort. This Fall Eklund is bringing the Ritz-Carlton Residences, South Beach as well as 72 Carlyle to the market. Eklund|Gomes was founded by John Gomes and Fredrik Eklund, star of Bravo's Emmy-nominated Million Dollar Listing New York and Million Dollar Listing Los Angeles. The Team has sold over \$25 Billion of residential real estate over the last decade. Consistently ranked on industry hot lists, including The Hollywood Reporter Power Brokers and Variety's Real Estate Elite, Eklund|Gomes continues to sit at the top, bringing in an average of \$4 Billion annually in transactions over the past four years including this year, 2023. Recently, the team was honored with the #1 mega-team in the country at Douglas Elliman for their illustrious career and has amassed over 2 million followers on social media. With 96 agents in 5 states and 13 offices, there is no real estate team with more reach, exposure, influence or more celebrity sales.

Residential Interiors by Meyer Davis Studio

- 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 walk-in closets
- Sound-insulated walls throughout
- Smart-technology ready

Kitchens

- Italian kitchen cabinetry by Italkraft
- Porcelain stoneware 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

World Class Architecture by Arquitectonica

Distinctive 33-story tower designed by award-winning firm Arquitectonica with panoramic views spanning Oleta River State Park, the Atlantic Ocean, the Miami skyline, and Laguna Solé

- World-Class Architecture
- 292 luxury one-, two-, and three-bedroom residences
- Three floors of penthouse residences
- High-speed elevator access to residences
- 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
- State Park, and the seven-acre Laguna Solé
- Residential interiors by Meyer Davis Studios

Unparalleled Amenities

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
- Lobby level 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 walking service

Outdoor Amenities

- Expansive 6th-floor social deck with pool and spa features ocean views
- Poolside summer kitchen
- Children's play zone
- Dog-walking trails
- Lushly landscaped pathways leading to racquet sport facilities, including padel and pickleball courts

ONE Jardin

- Expansive garden designed by design-oriented landscape architecture and planning firm DS Boca

ONE Beach Club

- Private beach club with sandy beaches and seven-acre Crystal Lagoon™
- Kayaking, paddleboarding, paddle boats, water mats, inflatables, snorkeling
- Outdoor tented cabanas
- Concierge-style snack, towel, and beverage service
- Leveled area to spread out blankets and picnic hampers

Planned Lifestyle Services

- Pool attendants and towel service
- Planned wellness classes, including yoga, Pilates, and spinning
- Kids' program of activities
- On-site bicycle share service with custom beach cruisers

Lifestyle Conveniences

- On-premises storage for bikes, kayaks, and paddleboards
- Cold package delivery room
- Air-conditioned storage units available
- 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
Bal Harbour Shops
Florida International University
Fort Lauderdale International Airport

Haulover Marine Center
Miami International Airport
Public schools within walking distance
Planned elite pre-K and lower school

TurnberryOneParkTower.com
786 629 1111 | 2411 Laguna Circle, North Miami, FL 33181

TURNBERRY



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 CENTER LINE 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.