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CITY LIFE. REIMAGINED.

LIVE AND EXPERIENCE
PLAY AND ENJOY
LEARN AND DISCOVER
WORK AND SUCCEED

Welcome to **DOWNTOWN DORAL** – a true modern metropolis in the spirit of great American towns past, where business and pleasure mix seamlessly under the blue skies of limitless opportunity. Downtown Doral will become the quintessential city center, where business and pleasure combine flawlessly. Here, neighbors will flock to the welcoming storefronts of Main Street, walking along broad palm-lined avenues dotted with locally owned businesses, boutiques, and five-star eateries. It will also be a place where employees of major corporations and startups rub shoulders with lawmakers in the shadow of a freshly minted Doral Government Center, and children walk to the finest neighborhood school against a backdrop of endless sawgrass fairways. Every great endeavor begins with a dream...but only a visionary can bring that dream to life. Welcome to Downtown Doral. City life. Reimagined.



LIVE

EXPERIENCE



DETAIL OF 5252 PASEO
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SHOPS AND RETAIL
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PLAY



PARK ACROSS FROM CITY HALL
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ENJOY



PASEO ARTISTIC RENDERING
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LEARN



DOWNTOWN DORAL CHARTER ELEMENTARY SCHOOL
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DISCOVER



CITY PARK PAVILION DESIGNED BY MICHELE OKA DONER
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WORK



CLASS 'A' OFFICE SPACE
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SUCCEED



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A VISION THAT BECAME A REALITY



CITY ELEGANCE AT YOUR DOORSTEPS

Positioned along Downtown Doral's picturesque Paseo, a new residential address epitomizes chic, connected living in the heart of the city. As one of the tallest buildings in Doral, 5252 Paseo residents enjoy panoramic views overlooking, the Paseo, the surrounding golf courses and the city skyline. Created in a sleek modern style with clean lines, bold columns, and sweeping walls of glass, this is downtown ambience reinvented in a contemporary vision.





LUXURIOUS INTERIORS BY
ADRIANA HOYOS

Through the glass doors of an impressive two-story tall lobby, you'll find interiors by world renowned designer, Adriana Hoyos. Every detail of the lobby, corridors and common areas has been selected to create Ms. Hoyos' signature sense of elegance, comfort and style.

AN URBAN OASIS



Whether you choose to bask in the sun or take a dip in our zero entry pool, living at 5252 Paseo will feel like living in paradise. Lush, green spaces and a resort-style outdoor pool deck offer South Florida living at its best.



WELLNESS OF BODY AND MIND

Healthy pursuits can be realized in style at your own downtown gym, outfitted with the latest cardio equipment and weight training gear, wellness has never looked so good or so convenient.

FAIRWAY AND DREAMS

If home truly is where the heart is, you'll instantly fall in love with the exquisite aesthetics and amenity-rich atmosphere of these unique city residences. Spacious, open floor plans allow for effortless flow between rooms and living areas, perfect for entertaining. Likewise, floor-to-ceiling windows and balconies maximize natural light and picturesque vistas of parks and golf courses.



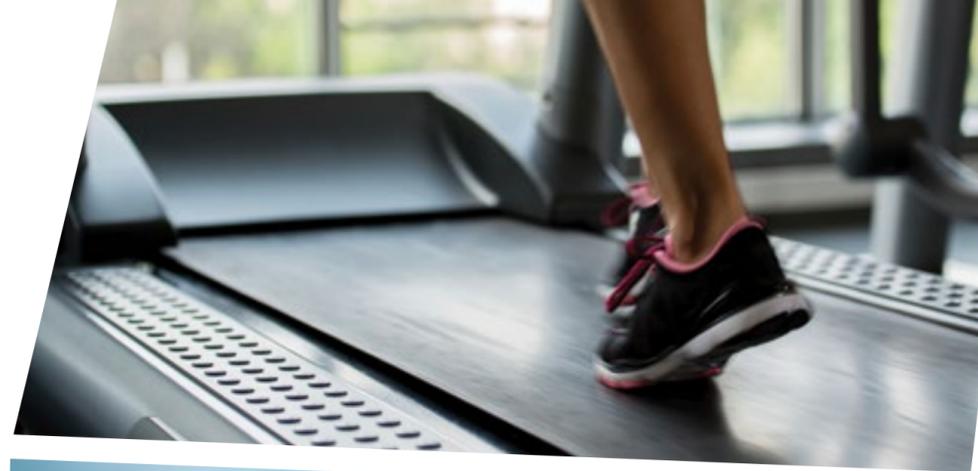


CITY LIVING WITHOUT COMPROMISES

5252 Paseo is an entire community of spacious, open concept floor plans complete with dramatic outdoor terraces. Choose from 1-bed, 2-bed, or 3-bed layouts, many with an additional den, ranging in size from 755 to 1,577 square feet. Or, treat yourself to the pinnacle of downtown luxury life with 2-bed or 3-bed penthouses, ranging from 1,118 to 1,927 square feet, with dens, and located on desirable top floors with vaulted ceilings and limitless views.

A BALANCED LIFE IN THE HEART OF THE CITY

The pleasures of Downtown Doral at your feet offer numerous reasons to call 5252 Paseo home. Yet it is the universe of amenities inside your building that are like a second city full of delights exclusive to you and your fellow residents. Dive into a swimming pool with a dramatic zero entry that blends the crystal blue waters with the azure skyline. Soak up the South Florida sun from the surrounding pool deck. Hit the gym before work, after work, or even during your lunch break at your elite health club. Engage the whole family at the delightful children's playroom, perfect for play dates, arts & crafts, gatherings, and more. Stroll casually along the Paseo, plan a picnic at our park or dine at one of our neighboring restaurants.



TEAM



ARMANDO CODINA CHAIRMAN AND CHIEF EXECUTIVE OFFICER CODINA PARTNERS

Armando Codina is Chairman and Chief Executive Officer of Codina Partners, LLC, a real estate investment and development firm based in Coral Gables, Florida. Mr. Codina formed Codina Partners in 2009 and through this entity and its affiliates is engaged in multiple real estate development and investment activities. The firm's portfolio includes mixed-used projects, commercial buildings and other investments primarily in Florida. Previously Mr. Codina served as Chairman of Flagler, a full-service commercial real estate firm headquartered in Coral Gables, Florida. The company's portfolio spanned more than 12 million square feet of Class-A office and industrial space throughout Florida. He continued to serve as the non-executive Chairman of Flagler until December 31, 2010.

Prior to that Mr. Codina served as Chairman and CEO of Codina Group, a South Florida-based commercial real estate firm, which he founded in 1979. Under his leadership the firm grew to be Florida's largest privately-held commercial real estate company. In 2006, Mr. Codina merged his firm with Flagler Development Group, part of Florida East Coast Industries, Inc. (NYSE: FLA). In July 2007, FECL was sold to Fortress Investment Group. Before establishing Codina Group, Mr. Codina served as President of Professional Automated Services, Inc. (P.A.S.), a firm created in 1970 to provide data processing services to physicians. As a result of the firm's success, Mr. Codina is recognized as a pioneer in the development of comprehensive medical management systems, including processing, accounts receivable, management reporting and multiple financial services.

Mr. Codina currently serves on the Board of Directors of American Airline's parent, AMR Corporation where he serves in the capacity of Lead Director and also serves on the Board of The Home Depot. In addition, Mr. Codina serves on a number of professional, civic,

and educational organizations, including Trustee of the National Foundation for Advancement in the Arts/YOUNG ARTS, Chair of the Town Square Neighborhood Development Corp, Chairman Emeritus of Florida International University; co-founder Community Partnership for the Homeless; and a member of the Florida Council of 100, among others. In September of 2011, Mr. Codina received the Urban Land Institute's Lifetime Achievement award. Other awards he has received over the past 15 years are: the University of Florida Bergstrom Center Hall of Fame Award; 'Free Enterpriser of the Year' by the Florida Council on Economic Education; 'Developer of the Year' by the National Association of Industrial and Office Properties (NAIOP); 'Office Developer of the Year,' 'Shopping Center Developer of the Year,' and 'Entrepreneur of the Year' by the Wharton School; the Building Association of South Florida's Hall of Fame; the Charles Whited 'Spirit of Excellence Award' from Knight Ridder Newspapers; the Hispanic Entrepreneur Award from NCNB National Bank, today known as Bank of America; 'Humanitarian of the Year' award from the American Red Cross; 'Sand In My Shoes' Lifetime Achievement Award from the Greater Miami Chamber of Commerce; and the Merage Foundation's 'National Leadership' award, which recognizes leaders whose journeys to the United States as immigrants have made a positive impact on the quality of life for all Americans.



SIEGER SUAREZ ARCHITECTURAL PARTNERSHIP

The Sieger Suarez Architectural Partnership celebrated its 40-year Anniversary in 2012, as the premiere firm specializing in the diversified field of luxury high-rise residential design and development. Owned and managed by Charles M. Sieger and Jose J. Suarez, the firm has received a multitude of awards and both peer and community recognition for its outstanding work over the decades. The Sieger Suarez Architectural Partnership evolved from the firm formerly known as Charles M. Sieger Architects, Inc., which Sieger founded in 1974. In 1987 Charles Sieger entered into a partnership with José J. Suarez, who joined the firm in 1980. In 1998 the firm officially changed its name to The Sieger Suarez Architectural Partnership. The firm has been distinguished through the years with innumerable awards, and is considered to be one of the most innovative, design-forward, comprehensive, one-stop architectural firms in the Southeast United States. The firm has expanded to include EGS2 Corporation, a landscape architectural division.

ADRIANA HOYOS

Adriana Hoyos is a natural-born designer enriching the everyday life with her passion for timeless design and sophistication. She is a perfectionist - always delivering a memorable experience accompanying her creations. Throughout a career that spans over 25 years, seven furniture collections, and 500-plus interior design projects, Adriana has created a versatile portfolio of residential, commercial and hospitality projects for prominent individuals and corporations in the U.S., Mexico, the Caribbean, Latin America, France and the United Kingdom. She has been recognized as a leader in her industry and an accomplished spokesperson on furniture design as well as interiors.

DUANY PLATER-ZYBERK & COMPANY

Since 1980, Duany Plater-Zyberk & Company (DPZ) has been a leader in urban design and planning, producing over 300 plans and codes for existing and new communities in the United States and abroad. DPZ projects range from individual buildings to campuses, villages, towns, cities, and regions. DPZ's principals were among the founders of the Congress for the New Urbanism, an international movement promoting walkable, mixed-use development. The firm's award-winning work has been widely published and recognized for its influence on the trend towards making more sustainable settlements and resilient regions.



LIVE AND EXPERIENCE

From customized townhomes and condos to institutionally managed rental units, Downtown Doral has been envisaged to meet the needs of singles as well as small and large families alike. Downtown Doral is pedestrian and bicycle friendly, day or night. Tree-lined, shaded streets, with lush green spaces, wide sidewalks, and a grand boulevard entrance are great for strolls—and perfect for strollers. Residents as well as their guests can soak up the rays on a sun deck, cool off in the resort style pool, enjoy an afternoon BBQ at the grills and play with the little ones. At Downtown Doral, luxury living meets convenience because relaxation and enjoyment are right outside your door.

PLAY AND ENJOY

Lavish gardens and landscapes—together with world-famous fairways—will serve as the backdrop for a vibrant city. Downtown Doral's family-oriented residential neighborhoods will surround a three-acre public park showcasing an open-air pavilion that will house a permanent art sculpture by world-renowned artist, Michele Oka Doner. Close to some of the country's finest golfing, palm-lined avenues will be brimming with locally owned storefronts, trendy boutiques, and some of the finest eateries in town. With a wide range of entertainment options, Downtown Doral will be the complete playground and offering something for everyone—all in one place.

LEARN AND DISCOVER

At Downtown Doral we'll always have the homeowner's best interest in mind, and your children's education is one of the most important factors we've considered when conceptualizing this family oriented community. Therefore, the Downtown Doral Charter Elementary School will be a brand-new, state-of-the-art facility with a much sought-after language program. Our school will be the first of its kind, built and managed in partnership with Miami-Dade County Public Schools. We strongly believe in creating neighborhoods that offer the comfort, convenience and security a new home represents. We are so proud that your children will be only steps away from their learning center, so you can spend more time on what is truly important...your family, friends, and even your personal hobbies.

WORK AND SUCCEED

Imagine working only a few yards away from your home. Or if you have to drive to the office, you'll still enjoy the relaxation and enjoyment of a short commute, because Downtown Doral is so centrally located and close to major highways that it's virtually connected with all of South Florida. With over 1 million sq. ft. of office space, Downtown Doral will be a place where major corporations and startups rub shoulders with lawmakers in the shadow of the freshly minted Doral Government Center. There's no doubt that business and commerce will boom here. Once you've made that important decision and become a resident of Downtown Doral, we guarantee that life will never be the same. Just imagine—one more time—a place where you can live, work, shop, and play...where everything, including the office, is close to home. It's simply the best in its class.

YOUR GATEWAY TO EVERYTHING

MINUTES AWAY FROM EVERYWHERE YOU WANT TO BE



- American Airlines Arena :19'
- Bayfront Park :22'
- Brickell :22'
- Coral Gables :19'
- Dolphin Mall :11'
- Downtown Miami :19'
- Interstate 95 :15'
- Kendall :18'
- Marlin Stadium :19'
- Miami Beach :27'
- Miami International Airport :15'
- Miami International Mall :09'
- State Road 836 :07'
- State Road 826 :03'
- Turnpike :08'

ADDITIONAL INFORMATION

CONTACT

5252 Paseo is located at
Downtown Doral
Doral, Florida 33166

CREDITS

Codina Partners
Sieger Suarez - Architectural Partnership
Project Director - Oswaldo P. Betancourt

Interiors - Adriana Hoyos
Landscape Design - EGS2 Corporation
Renders - ARX
Marketing and Design - Innovart
Master plan - Duany Plater-Zyberk & Company

LEGAL

All images, plans, views, designs, videos, animations features and amenities depicted or otherwise described herein, or as part of any sales material associated with Downtown Doral including those of surrounding areas, are based upon artist's renderings, animations and preliminary development plans, are conceptual only, and are subject to change without notice. Such materials are not to scale and are shown solely for illustrative purposes. They should not be relied upon as representations, express or implied, of the final detail of the proposed improvements or surrounding areas, golf course or amenities. The developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. No guarantees or representations whatsoever are made regarding existing or future views and no guarantees or representations whatsoever are made that any plans, features, golf course, 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 photographs contained herein may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, this includes photographs of the golf course that is under renovations and are merely intended as illustration of the activities and concepts depicted therein. Restaurants and other business establishments and/or any uses or operators of same referenced herein are subject to change at any time, and no representations regarding restaurants and other businesses and/or operators within the project may be relied upon. Renderings depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a unit of from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view. 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. This condominium is being developed by Parcel C2 Property, 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. Neither Codina Partners, nor Armando Codina, is the developer of this condominium. Any and all statements, disclosures and or representations contained herein shall be deemed made by the Developer and not by Codina Partners or Armando Codina and purchasers may look solely to Developer (and not to Codina Partners, Armando Codina or any of their respective affiliates) with respect to any and all matters relating to the marketing, sale, and/or development of the Condominium. All images of the golf course are from stock photography to provide the spirit of an artistic view. Actual golf course is under renovation. Developer reserves the option to change any of the current designers involved or advertised in the project. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of CT, IF, NY, NJ, 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.