

Experience an unlimited city

GO. LIVE. DO *Downtown Doral*.

5350 Park at Downtown Doral is more than a building; it's a new carefree, modern way of life. Walk out of your front door into a city of amplified leisure. Your work is also close to this exclusive residence. Have a family? This city provides the most elegant and amenity-rich atmosphere for all. 5350 Park is in the heart of Miami. This is urban living the way it should be.



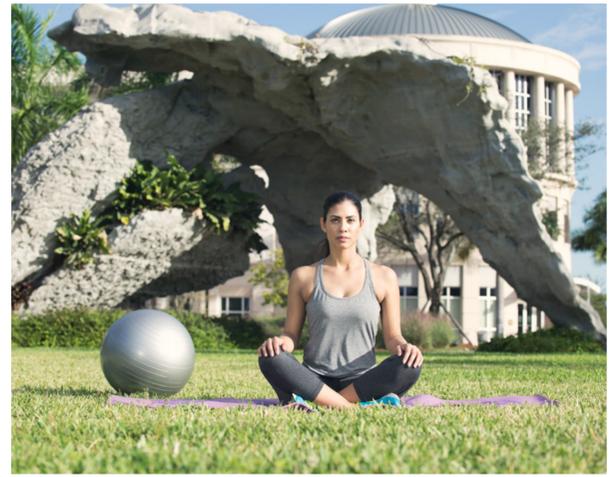
LIVE *for the moment*

Starting your day has never been easier. At 5350 Park, the possibilities are endless. Take a dip in the pool, jog in the park, or drink a warm cup of coffee on your private balcony. Adding an adjacent studio residence to your floor plan allows you the flexibility to keep houseguests close, while still maintaining your personal space. We make everything a breeze, so you can relax more, do more and live more.



GO *explore*

With three acres of wide-open green spaces, walking trails, a playground and more across from home, Downtown Doral's lush public park is designed as your urban oasis. The open-air pavilion features a monumental sculpture by world-renowned artist and Miami native Michele Oka Doner. Fly a kite with your children, bike with your sweetheart or let your thoughts dance.



DO *it for them*

Your child's bright future is just across the street. Walk your little ones to a brand-new, state-of-the-art charter school featuring small class sizes and highly experienced teachers. Downtown Doral Charter Elementary School is designed to provide a competitive education up to fifth grade, with a dual-language curriculum in English and your choice of Spanish or Portuguese.



GO *indulge*

Boutiques, spa treatments and more are right here in your backyard. Express your passion for fashion at Cattiva Boutique and GDB Fashion Corp. You'll also find everything from the perfect cup of coffee at Pasión del Cielo to the freshest ceviche at Pisco y Nazca. Downtown Doral has the ideal mix of everyday needs, like OXO dry cleaners, and must-haves, like gelato at Freddo, that make it easy to leave the car at home and shop local in the city.



LIVE *it up*

Where do you go when the sun goes down? Hang out with family and friends at your choice of Downtown Doral restaurants, from fine dining at Stellino's Italian Trattoria and Bar to fun and casual dinners at Huahua's Taqueria. Can't decide between those two? Head down Main Street and have an authentic Asian dinner at Dragonfly or take your taste buds on a journey through Spain at Bulla Gastrobar. Looking for something outdoors? Bring your blanket, popcorn and favorite people for an outdoor movie screening at Downtown Doral Park. At 5350 Park, you can enjoy nights and weekends that are close to home, but far from boring.



DO *more during lunch*

This changes everything. With a prime location near major highways and public transportation, living at 5350 Park cuts down your commute immensely. If your office is one of the major corporations or small businesses in Downtown Doral, getting to work is about to get blissfully easy.



LIVE *for the game*

Keep your golf bag handy; one of the highest-ranked golf destinations in the world is just minutes from your door. Featuring beautiful lakes, palms and undulating greens, Trump National Doral Golf Club offers lessons, a lighted driving range and four exciting courses — Red Tiger, Golden Palm, Silver Fox and the legendary Blue Monster.



Open the door to a new city lifestyle

Naturally inviting. Openly inspiring.

Enter 5350 Park, where sophisticated amenities and graceful interiors redefine the concept of home. Your backyard is a three-acre park. Your neighborhood is an urban village. Your residence is refined, comfortable and bathed in abundant natural light with the option to add a studio unit with separate entry. This is the key to unlock a whole new life.



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 Giorgio Ferrara has created a lobby space that gracefully brings the outdoors into your home and your spirit.



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 three-acre park invites you to reconnect with nature as well as your creative side. Expand your senses on lush grass and under the soaring monumental sculpture created by world renowned artist Michele Oka Doner.

Interiors by CASAGIO

Giorgio Ferrara founded Gio Casa with a vision: help people feel happy at home. He brought this concept from Venezuela to the U.S., pairing his vision with contemporary Italian design in order to create spirited furnishings for sophisticated spaces. Now, Gio Casa has designed and furnished the lobby, pool deck, party room and common areas of 5350 Park, inviting you to rediscover the beauty and harmony of your living spaces every day.



Developed by CODINA PARTNERS

Codina Partners, LLC is a Coral Gables-based real estate and development firm founded in 2010. Since its inception, the organization has been successfully led by chairman Armando Codina, a highly respected executive with over 30 years of experience and extensive expertise in commercial and residential real estate development and management.

With a proven track record, few other local developers possess the knowledge, the capabilities, the muscle, and the vision to envision — and build — a 120-acre master-planned community that includes more than 2,840 residential units; 180,000 square feet of retail stores; more than 1 million square feet of Class A office space; and an elementary school.

Rest assured that the Downtown Doral project is in the best of hands. Codina Partners' expertise and steadfastness guarantee that Downtown Doral becomes the most successful South Florida community for years to come.

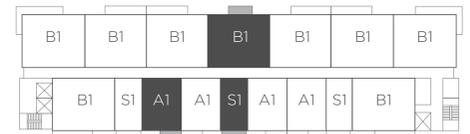


Amenities list

- 259 exclusive residences featuring unique architecture by Cohen, Freedman, Encinosa & Associates
- Select residences with striking views of Downtown Doral Park
- Grand porte-cochère entrance
- Valet service for guests
- 24-hours-a-day, 7-days-a-week front desk
- Desk services for arranging spa treatments, massages and personal training sessions
- Lobby, event room and common areas curated by CASAGIO
- Pool with custom lounge daybeds and private cabanas
- State of the art fitness facilities with views of the Paseo Doral
- Children's play area
- 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
- Easy 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 140,000) square feet of main street retail
 - A charter elementary school with a language intensive curriculum providing priority enrollment to residents of Downtown Doral
 - A three-acre park featuring Micco, a monumental sculpture designed by artist Michelle Oka Doner

Unlock the opportunity

Expand your living space; expand your lifestyle and possibilities. 5350 Park offers the exclusive opportunity to purchase an adjacent studio with your residence, complete with a private bath, kitchen 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. Either way, the management team at 5350 Park will efficiently oversee your property for peace of mind.



Residence A1
1 Bedroom 1 Bath

Residence B1
2 Bedrooms 2 Baths

Residence S1
1 Bedroom 1 Bath



A/C INTERIOR AREA 695 sq. ft. / 64.56 sq. m.
TERRACE AREA 63 sq. ft. / 5.85 sq. m.
TOTAL RESIDENCE 758 sq. ft. / 70.41 sq. m.



A/C INTERIOR AREA 1,100 SQ. FT. / 102.19 SQ. M.
TERRACE AREA 70 SQ. FT. / 6.50 SQ. M.
TOTAL RESIDENCE 1,170 SQ. FT. / 108.69 SQ. M.



A/C INTERIOR AREA 465 SQ. FT. / 43.19 SQ. M.
TERRACE AREA 66 SQ. FT. / 6.03 SQ. M.
TOTAL RESIDENCE 530 SQ. FT. / 49.22 SQ. M.

Stated measurements and dimensions of residences are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact 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 all interior structural components and other common elements). This method of measurement used herein is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. For your reference, the dimensions of the Unit determined as set forth in the Declaration of Condominium is + or - 258 sq. ft. / 89 m2 for unit type F. Balconies are not part of the Unit. Measurements of rooms set forth on floorplans are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any outcrops or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All measurements and dimensions are estimates based on preliminary plans which will vary with actual construction. All floorplans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specification.



5350 PARK

AT DOWNTOWN DORAL

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. 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. The development of this community is expected to take many years and the development plan will likely be modified from time to time in response to market conditions and other factors. All artist's or architectural renderings, sketches, graphic materials, plans, specifications, terms, conditions, statements, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to withdrawal, revisions and other changes, without notice, as provided in the purchase agreement and the offering circular. They should not be relied upon as representations, express or implied, of the final detail of the proposed improvements. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. All features listed or described for the residences are representative only, and the developer reserves the right, without notice to or approval by the Buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit. Furnishings and finishes are only included if and to the extent provided in your purchase agreement. 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 any unit or from other portions of the property may in the future be limited or eliminated by future development (both within and around the Properties) or forces of nature and the developer disclaims any representations regarding the continuing existence of any view. The photographs contained in this brochure 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, and are merely intended as illustrations of the activities and concepts depicted therein. Restaurants and other business establishments are subject to change at any time, and no representations regarding restaurants, businesses and/or operators within the project may be relied upon. Restaurants, and/or other businesses establishments, are to be operated from the commercial components of the project which are leased, owned, or will be offered for sale to third parties. Except as may be otherwise provided in the offering materials, the use of the commercial spaces will be in discretion of the purchasers and/or lessors of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein. All images of golf course or golf course facilities are from stock photography and do not reflect actual improvements. Golf course facilities are not included within the Properties and are not owned by the Developer or any of its affiliates. The Developer makes no representations or warranties regarding the design, quality, or nature of any golf course facilities, or any changes in ownership or use of all or any portion of the golf course or its facilities, including those portions adjacent to the Properties and whether any such facilities will at any time be made available for use by owners within the Properties. Portions of such facilities are or may be undergoing renovations and may not at all times be operational and/or available for use. 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.

This condominium is being developed by Parcel C1 Property, LLC ("Developer"), which was formed solely for such purpose. Neither Codina Partners nor Armando Codina is the developer of this project. The Developer 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 or Armando Codina and you agree to look solely to Developer (and not to Codina Partners, Armando Codina and/or any of their respective 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.