



Experience an unlimited city

EXPLORE. ENJOY. LIVE. *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.



Downtown Doral

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.



EXPLORE *a new place to learn*

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 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 Micco, a monumental sculpture by world-renowned artist Michele Oka Doner. Fly a kite with your children, bike with your sweetheart or let your thoughts run freely.



ENJOY *and indulge*

Boutiques, spa treatments and more are right here in your backyard. You'll also find everything from the perfect cup of coffee to the freshest ceviche. Downtown Doral has the ideal mix of everyday needs like a dry cleaner and must-haves like a gelato shop that make it easy to leave the car at home and shop locally 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, where everything from fine dining to fun and casual dinners are always an option. Head down Main Street and have an authentic Asian dinner or take your taste buds on a journey through Spain. 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.



ENJOY *more*

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 short and 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, home of the WGC-Cadillac Championship, offers lessons, a lighted driving range and four exciting courses: Red Tiger, Golden Palm, Silver Fox and the legendary Blue Monster.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

Open the door to the lifestyle of a new city

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 CUSAGIO

GioCasa is a custom Italian furniture retailer committed to delivering sophisticated furnishings and quality service. Originally from Venezuela, architect and design director Giorgio Ferrara uses his passion for design to create distinctive and stylish furniture. GioCasa has been selected to design and furnish the lobby, pool deck, party room and common areas of 5350 Park, inviting you to rediscover the beauty and harmony of your living spaces.



Developed by CODINA PARTNERS

Codina Partners, LLC is a Coral Gables-based real estate and development firm. Since its inception, the organization has been successfully led by Executive Chairman Armando Codina, a highly respected businessman with over 30 years of experience and extensive expertise in commercial and residential real estate development and management. His daughter Ana-Marie Codina Barlick is Chief Executive Officer who oversees all operations at Codina Partners.

With a proven track record, few other local developers possess the knowledge, the capabilities, and the vision to conceive — 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.

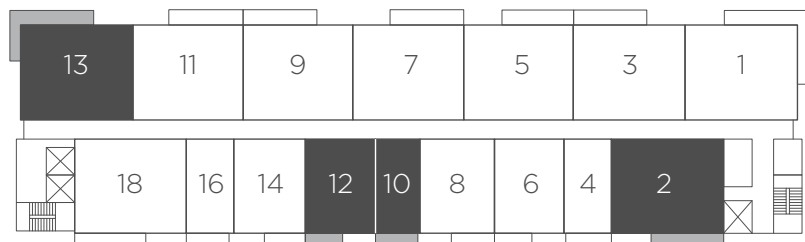
Rest assured that the Downtown Doral project is in the best of hands. Codina Partners' expertise and steadfastness guarantee that Downtown Doral become the most successful South Florida community for years to come.

Amenities

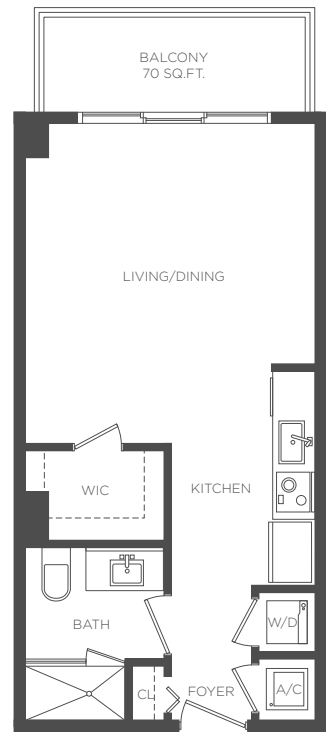
- 251 exclusive residences featuring unique architecture by Cohen, Freedman, Encinosa & Associates, designers of Apogee Beach, Downtown Lofts 1&2, The Water Garden, Capobella, and many other notable projects
- Select residences with striking views of Downtown Doral Park
- Valet service for guests
- 24-hours-a-day, 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 GioCasa
- Resort-style pool with custom lounge daybeds and private cabanas
- State of the art fitness facilities with views of Downtown Doral Park
- 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
- Valet service for guests
- 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 Public supermarket
 - Downtown Doral Charter Elementary School offering a language intensive curriculum and providing priority enrollment to residents of Downtown Doral
 - A three-acre park featuring Micco, a monumental sculpture designed by artist Michele 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 giving you peace of mind.

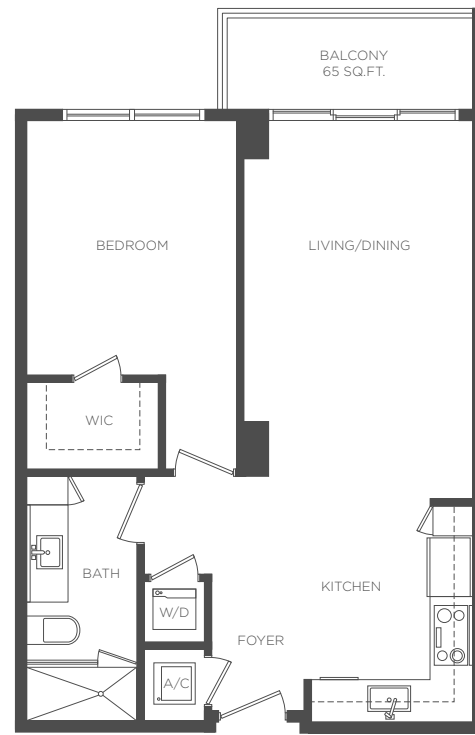


For non-typical layout and non-typical levels, refer to condominium documents.



Residence 10 / S1-E Studio

A/C INTERIOR AREA 462 SQ. FT. / 44.92 SQ. M.
TERRACE AREA 70 SQ. FT. / 6.50 SQ. M.
TOTAL RESIDENCE 532 SQ. FT. / 49.42 SQ. M.



Residence 12 / A1-D 1 Bedroom 1 Bath

A/C INTERIOR AREA 698 SQ. FT. / 64.84 SQ. M.
TERRACE AREA 65 SQ. FT. / 6.03 SQ. M.
TOTAL RESIDENCE 763 SQ. FT. / 70.87 SQ. M.



Residence 2 / B1-B 2 Bedrooms 2 Baths

A/C INTERIOR AREA 1,092 SQ. FT. / 101.45 SQ. M.
TERRACE AREA 120 SQ. FT. / 11.14 SQ. M.
TOTAL RESIDENCE 1,212 SQ. FT. / 112.59 SQ. M.



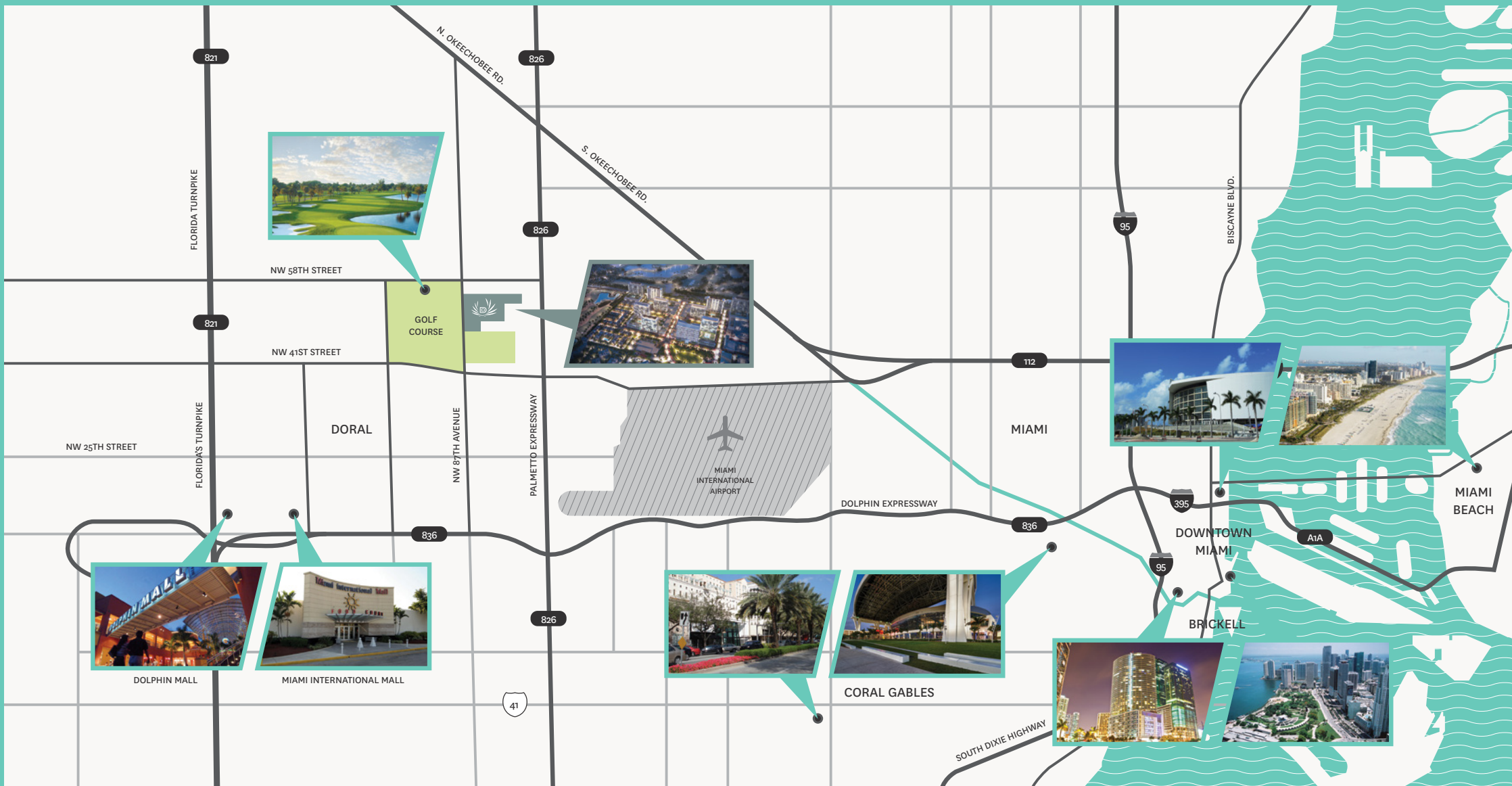
Residence 13 / C2-B 3 Bedrooms 3 Baths

A/C INTERIOR AREA 1,481 SQ. FT. / 137.58 SQ. M.
TERRACE AREA 128 SQ. FT. / 11.89 SQ. M.
TOTAL RESIDENCE 1,609 SQ. FT. / 149.47 SQ. M.

Standard 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 11' x 9'8" sq. ft. / 89 sq. ft. / 8.2 sq. ft. 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 cutouts 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.

Your gateway to everything

- 19 min to AmericanAirlines Arena
- 22 min to Bayfront Park
- 22 min to Brickell
- 19 min to Coral Gables
- 11 min to Dolphin Mall
- 19 min to Downtown Miami
- 15 min to Interstate 95
- 18 min to Kendall
- 19 min to Marlins Park
- 27 min to Miami Beach
- 15 min to Miami International Airport
- 9 min to Miami International Mall
- 7 min to State Road 836
- 3 min to State Road 826
- 8 min to Turnpike



SALES: 305-392-5800 / www.5350park.com

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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 marital 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. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. 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. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of CT, D, NY, OK, and PA unless registered or exempted are available, or in any other jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. All plans, features and amenities depicted herein are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any plans, features, 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 sketches, renderings, graphics materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and 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 is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "Y" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of 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. This condominium is being developed by 5350 Park, 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. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Codina Partners and you agree to look solely to Developer (and not to Codina Partners and/or any of its 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. Downtown Doral is an integrated development, consisting of separate residential, commercial, retail, educational and other components. Many of the services and amenities described are offered by third parties from portions of Downtown Doral that are not part of the Condominium, are provided at the discretion of, and subject to the conditions imposed by, the applicable third parties, are made available to members of the public and may be modified or withdrawn.



AT DOWNTOWN DORAL