



one park grove



Magnificent Architecture.
Spectacular Views.
Extraordinary Lifestyle.

a lifestyle of luxury: one park grove's extraordinary amenities & floor plans

One Park Grove Residences is an exclusive bayfront property designed by OMA•Rem Koolhaas, where residents enjoy luxury living with a relaxed sensibility. Ideally positioned on Biscayne Bay in Coconut Grove, the development will provide residents with first class amenities in a serene design-conscious environment. Featuring over 50,000 square feet of carefully conceived amenity spaces—from the practical to the luxurious—and world-class services to match, One Park Grove brings high-style living to an entirely new level.



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amenities



one park grove

With over 50,000 square feet of carefully conceived amenity spaces—from the practical to the luxurious—and world-class services curated by Colin Cowie, One Park Grove offers one of the most comprehensive indoor and outdoor living experiences in Miami. One Park Grove brings high-style living to an entirely new level.

bayfront residences

two bedrooms to five bedrooms



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AMENITIES

- Signature restaurant, bar and catering by Chef Michael Schwartz
- Resident concierge app
- 28 seat private screening room
- Wine tasting rooms with private wine storage
- Private dining & event space
- Full-service bar
- Poolside cabanas, towel service and dining
- Outdoor bar
- Jacuzzis
- 500 ft. of bayfront pools and pool decks
- Park Grove lounge & bistro
- Indoor and outdoor children's play areas
- Lobby living room
- Lounges
- Business centers and meeting rooms
- Specialty retail
- Whole body fitness centers
- Mind body wellness lounge
- Indoor yoga studio and outdoor yoga area
- Mens' locker room
- Womens' locker room
- Signature spa with treatment rooms
- Couples treatment room
- Bio-sauna with aroma infusion and herbal steam
- Package rooms and mail rooms
- Library
- Personal training room / yoga & pilates studio
- World class art collection
- Five acres of private gardens by Enzo Enea
- 24-hour doorman / concierge / security
- Butler service
- Espresso bars

BUILDING FEATURES

- 50,000 sq. ft. of luxurious lifestyle amenities designed by Meyer Davis, and curated by Colin Cowie
- Façade featuring faceted concrete columns, the shape inspired by Coconut Grove palm trees, designed by OMA
- Floor-to-ceiling insulated glass panels
- Private, keyed elevators
- Private art gallery and lounge
- Assigned parking spaces and valet parking available for all residences
- Reception area custom designed by Meyer Davis

a lobby to take your breath away

The feeling takes over from the moment you arrive. Every time you come home, you'll sigh at the wonder of the undulating walls, the sky-high ceilings and the sensually smart designed furniture beckoning you to sit awhile. The Front Desk receptionist warmly welcomes you and your guests, as does the gracious availability of infused chilled water, espresso, and wireless internet access. You feel right at home, even before you board a private elevator that whisks you straight to your residence.



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life's little necessities, and then some

Park Grove will have an exclusive boutique onsite that will invite you to pick up everyday essentials. Featuring the perfect balance of what you need and what you want, the shop will offer enticing treasures as well as last minute gifts and other objects of desire. It's one-stop shopping without ever having to leave the building.



by land or by sea – the park grove concierge

Our on-site, 24-hour concierge services are here to make your life pleasures easy and accessible – from securing dining reservations, obtaining concert tickets, to arranging invigorating yoga sessions in our serene garden. Even ordinary requests are given special care and attention, from valet parking and personal deliveries to dog walking and sitting services— no need is unmet, no desire unfulfilled.

What further distinguishes our superior personal service is our exclusive nautical concierge - an expert in all water-based adventures, including sailing, yachting, charter fishing, stand up paddle boarding kayaking and other water sports. If desired, you'll be securely connected with Miami's best providers for lessons and outings. We also offer the convenience of bike rentals to all residents.

Our nautical concierge also serves as the event and cultural curator for all activities at Park Grove, further fostering resident engagement.



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art & soul: the gallery & art bar

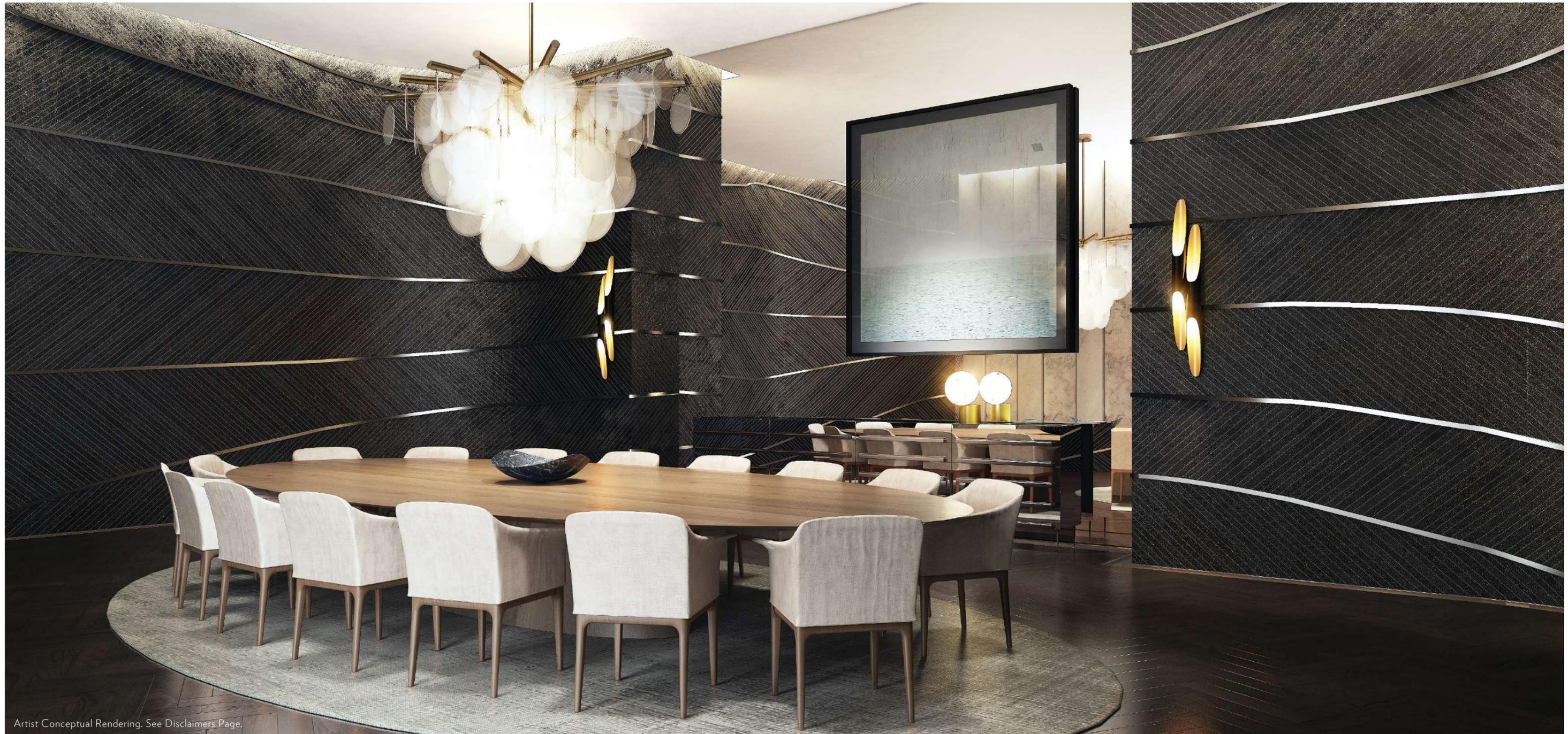
Our private One Park Grove art gallery is conveniently located on the lobby level, inviting you to breeze in whenever the mood strikes or rotating exhibits entice. The gallery is an open, airy environment with art and art-focused lectures overseen by our very own curator. The art bar, yet another reason to stop by, features Michael Schwartz's uniquely crafted menus and drinks. You may reserve the gallery for private entertaining, using the restaurant's on-call catering service.



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five-star private dining

Entertaining at home has never been easier – or more exquisitely presented – as available in one of our private dining rooms. Host a wine tasting in a rich and intimate setting overlooking a beautiful, lush garden. Request butler service to make it effortless. Or cater lunch or dinner from Michael Schwartz's Restaurant and have it delivered and served. As much or as little as you need can be arranged via the Park Grove app or with the assistance of the front desk or concierge.



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mind your business – at home

Balancing home and work is seamless with our on-site business center. You can finish up a report, telecommute with colleagues or host an on-site meeting. Spaces are outfitted with essential office equipment: telephones, comfortable seating, and large screen smart televisions for presentations and video conferencing. Meeting rooms can be reserved via the Park Grove app or with the assistance of the front desk or concierge. Secretarial needs can be facilitated on demand.



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for a life of motion – zen, strength and cardio

The 6,000 square foot fitness center and yoga/pilates studio is open 24/7 to meet your active needs whenever convenient. Yoga and pilates classes are offered regularly in the yoga studio, as well as in the garden. Our fitness centers are furnished with state-of-the-art Technogym equipment, including ellipticals, treadmills, stationary bikes and weight stations. Personal trainers are on-call if you wish to set up a structured workout regimen. Everything you need is here to stay in shape and never leave home.



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the exclusive spa at park grove

Goco Hospitality, the company that has designed the world-renowned Mandarin Oriental spas, worked hand-in-hand with our interior design team, Meyer Davis, to create the ultimate 500 square foot spa experience located on the mezzanine level of the amenity deck. The design layout, private treatment rooms, furnishings, equipment, scents, products and services menu all serve to pamper and indulge your every wellness desire. Private as it is pampering, the spa at Park Grove has its own reception area, relaxation room and waiting area.

Spa services include:

- Swedish massage
- Aromatherapy massage
- Deep tissue massage
- Warm stone massage
- Reflexology massage
- Waxing
- Facials
- Manicure
- Pedicure
- Hair styling and blow-outs

A restorative ambiance greets you with soft lighting and soothing music. The spa and fitness locker rooms also provide ready opportunities for revitalization and relaxation: experiential thermal steam and sauna, his and her changing rooms with digital locks, showers, changing rooms and grooming stations.

- Male Wet Area: Finnish Sauna and salt steam
- Female Wet Area: Bio-Sauna with aroma infusion and herbal steam



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a wine connoisseur's dream

What better way to gather with friends than in a well-appointed wine room with plush lounge seating? Whether wine tasting is a passion or an enjoyable pastime, we have a resident sommelier to guide you through our impressive collection of varietals and vintages. Wine lockers are also available to safely house your own private collection.



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a screen of your own

Watch a movie or documentary with friends. Enjoy a big screen viewing of the Superbowl, the Oscars or the latest Masterpiece Theatre presentation. Located on the B1 Mezzanine level, our cozy and comfortable screening room combines the latest theater technology with all the comforts of home and may be reserved for private screenings.



room to read – or seek quiet:
the library

The Park Grove community's shared amenities include an intimate library - the perfect setting for relaxing with a book or hosting a private gathering. The library invites Park Grove residents to browse the curated book collection or gather with family and friends for game night. Storytelling events for children may be scheduled with the concierge.





bask in the sun, dip in the pools

Beautifully landscaped decks wrap around crystal clear pools that overlook the bay. The sumptuous organic-shaped pool deck features one elongated active swimming pool for laps, one roomy passive pool, and two water features. Chic private cabanas include televisions and white glove amenities: chilled towels, frozen fruit, delicious libations and more. Just steps away, the poolside lounge offers refreshing Michael Schwartz cuisine. All pools are chlorinated and heated. Our on-site nautical concierge is on hand to schedule all your water activities.



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splendor in the grass

Five acres of private gardens, all impeccably landscaped by Enzo Enea, feature lush seasonal plantings—a magnificent oasis filled with verdant scenery. Relax under the leafy canopy with a book or enjoy a picnic with family and friends. Three grills on the plaza garden invite you to test your barbeque skills. Other features include a sculpture garden, outdoor yoga and outdoor children’s play area. And furry residents can romp and socialize with one another in a pet-friendly area.



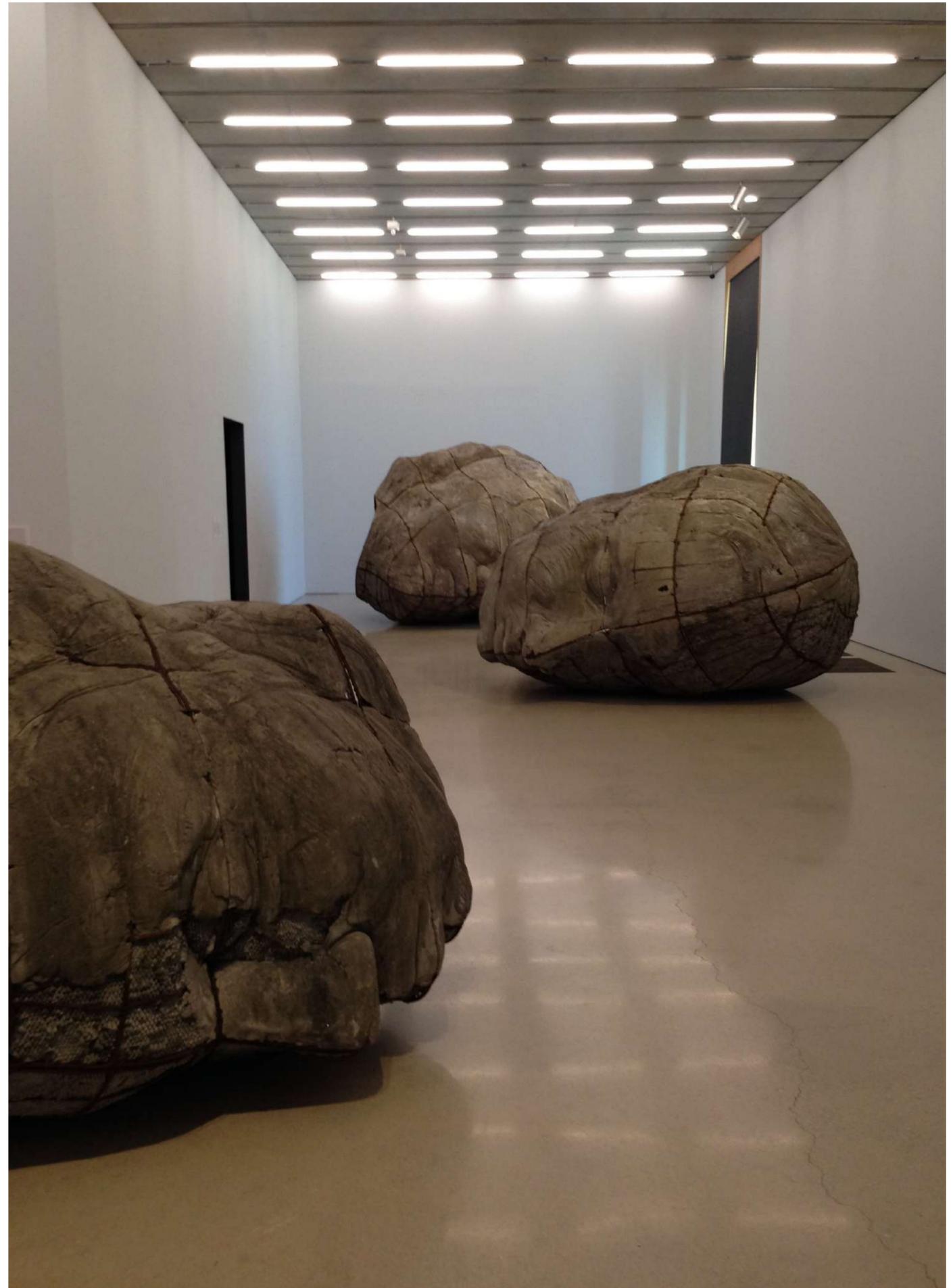
landscaped pedestrian pathways



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Jaume Plensa,
The Poets in Bordeaux
(Body Soul God, Country,
Water Fire), 2001

Ledelle Moe
Memorial Collapse V,
2006-2007
Concrete and steel



gather round – the park grove amphitheater

A stunning outdoor amphitheater plays host to curated events and speaking appearances, private musical performances by acclaimed artists, private movie screenings, and culinary extravaganzas. The stately space can accommodate intimate to large gatherings, public as well as private affairs. An elegant environment, it's the perfect spot for a bayfront wedding or anniversary celebration.



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the children's hour

Our 500 square foot delightful children's play areas are full of games and toys within a creative environment. Designed by Meyer Davis, these spaces provide an active and stimulating experience for kids. Classes and activities are scheduled on the Park Grove app or with the concierge. These areas may also be reserved for birthday parties. The children's play areas are located on the pool deck level.



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residences



Collision

Nichola Dorn 2005



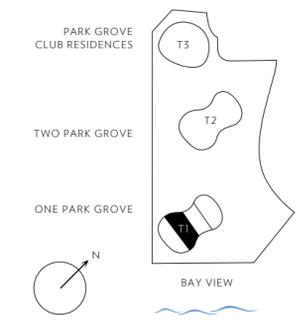
residence a

4,034 sq ft / 375 sq m total
 4 bedrooms
 5 bathrooms
 1 powder room

- 12 foot floor-to-ceiling glass overlooking Biscayne Bay
- Private oversized waterfront terraces
- Private corner master bedroom with walk-in closet
- His & Her water closets
- His & Her vanities
- Bedrooms with ensuite bathrooms
- Eat-in chef's kitchen with Island, Wolf and SubZero appliances

3,592 sq ft / 334 sq m interior
 442 sq ft / 41 sq m exterior

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. 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.



biscayne bay



coconut grove

residence b

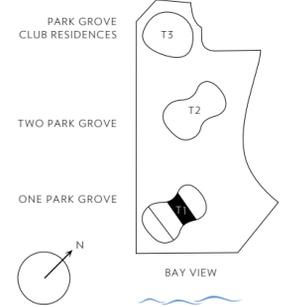
3,277 sq ft / 304 sq m total
 3 bedrooms
 3 bathrooms
 1 powder room
 4th bedroom option
 2,884 sq ft / 268 sq m interior
 393 sq ft / 37 sq m exterior

- 12 foot floor-to-ceiling glass overlooking Biscayne Bay
- Private oversized waterfront terraces
- Private corner master bedroom with walk-in closet
- His & Her water closets
- His & Her vanities
- Bedrooms with ensuite bathrooms
- Eat-in chef's kitchen with Island, Wolf and SubZero appliances

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. 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.

biscayne bay

coconut grove

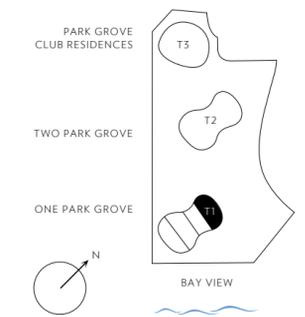


residence c

2,546 sq ft / 236 sq m total
2 bedrooms
2 bathrooms
1 powder room
3rd bedroom option
2,232 sq ft / 207 sq m interior
314 sq ft / 29 sq m exterior

- 12 foot floor-to-ceiling glass overlooking Biscayne Bay
- Private oversized waterfront terraces
- Private corner master bedroom with walk-in closet
- His & Her water closets
- His & Her vanities
- Bedrooms with ensuite bathrooms
- Eat-in chef's kitchen with Island, Wolf and SubZero appliances

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. 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.



residence d

3,356 sq ft / 312 sq m total
 3 bedrooms
 3 bathrooms
 1 powder room
 2,917 sq ft / 271 sq m interior
 439 sq ft / 41 sq m exterior

- 12 foot floor-to-ceiling glass overlooking Biscayne Bay
- Private oversized waterfront terraces
- Private corner master bedroom with walk-in closet
- His & Her water closets
- His & Her vanities
- Bedrooms with ensuite bathrooms
- Eat-in chef's kitchen with Island, Wolf and SubZero appliances

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. 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.

residence pha penthouse and upper penthouse

7,311 sq ft / 658 sq m total

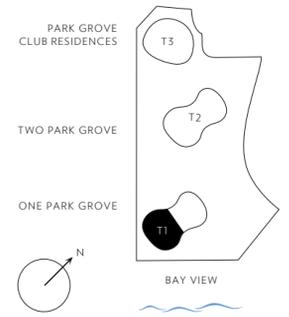
5 bedrooms

6 bathrooms

1 powder room

6,476 sq ft / 602 sq m interior

835 sq ft / 56 sq m exterior



- 12 foot floor-to-ceiling glass overlooking Biscayne Bay
- Private oversized waterfront terraces
- Expansive dining and entertaining area
- Private master bedroom with walk-in closets
- Double size shower in master bedroom
- His & Her water closets
- His & Her vanities
- Bedrooms with ensuite bathrooms
- Eat-in chef's kitchen with Island, Wolf and SubZero appliances
- Staff Room with en suite bath
- Kitchens and baths designed by William Sofield

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 "Live" 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. 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.

residence phb penthouse and upper penthouse

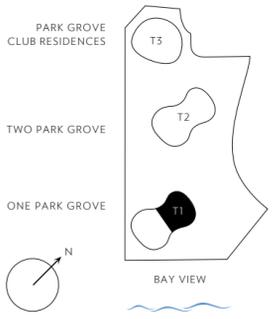
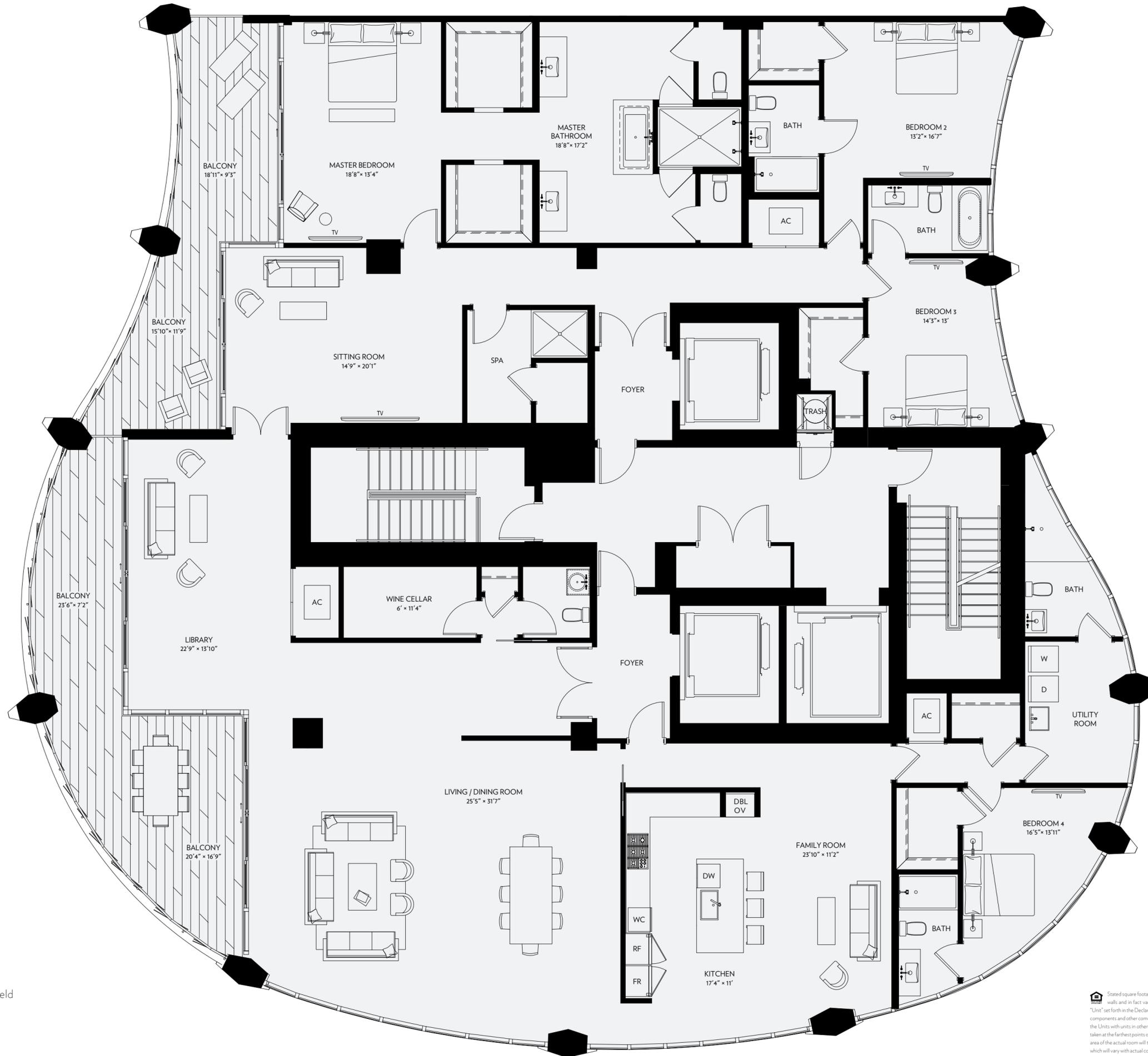
5,902 sq ft / 548 sq m total

4 bedrooms
5 bathrooms
1 powder room

5,149 sq ft / 478 sq m interior
753 sq ft / 70 sq m exterior



biscayne bay



coconut grove

- 12 foot floor-to-ceiling glass overlooking Biscayne Bay
- Private oversized waterfront terraces
- Expansive dining and entertaining area
- Private master bedroom with walk-in closets
- Double size shower in master bedroom
- His & Her water closets
- His & Her vanities
- Bedrooms with ensuite bathrooms
- Eat-in chef's kitchen with Island, Wolf and SubZero appliances
- Kitchens and baths designed by William Sofield

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Designed by a world-class team of leading architects, designers, and developers, One Park Grove marries inventive modern design with Coconut Grove’s rich cultural legacy, creating an ambiance that is as luxurious as it is relaxed. From its residences to its amenities, One Park Grove offers the ultimate in serene bayfront living.

Architecture by OMA • Rem Koolhaas
Interiors by Meyer Davis
Kitchens & Baths by William Sofield
Landscapes by Enzo Enea
Sculpture by Jaume Plensa
Lifestyle Amenities by Colin Cowie
Signature Restaurant by Chef Michael Schwartz

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Terra RELATED

Exclusive Marketing and Sales Agent
Douglas Elliman Development Marketing

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Additional rates for amenities may apply. Only those amenities set forth in the prospectus (offering circular) will be provided by developer without additional cost.

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