




one park grove

DESIGN SPECIFICATIONS



one park grove

DESIGN SPECIFICATIONS

An aerial photograph of a harbor at sunset. The sky is filled with soft, orange and pink clouds. The water is calm, reflecting the warm light. Numerous sailboats are anchored in the harbor, their masts creating a pattern of vertical lines. In the center of the harbor, there is a small, dark, forested island. The overall mood is peaceful and serene.

design specifications

flooring, page 6

kitchen, page 12

bathrooms, page 18



flooring



Artist Conceptual Rendering. See Disclaimers Page.



indoor flooring selections



ST-1. Venice White Marble, Polished
(12" x 24")



ST-2. White Wood Marble, Polished
(12" x 24")



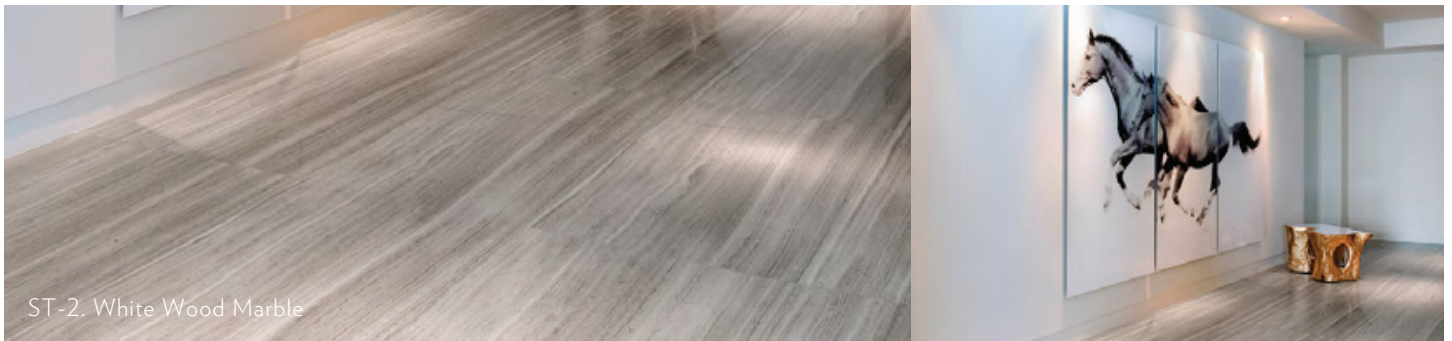
PT-1. Brown Porcelain Wood Tile
(10" x 40")



PT-2. Grey Porcelain Wood Tile
(10" x 40")



PT-3. White Porcelain Wood Tile
(10" x 40")



outdoor flooring selections



ST-2. White Wood Marble
(12" x 24")



PT-1. Brown Porcelain Wood Tile
(10" x 40")



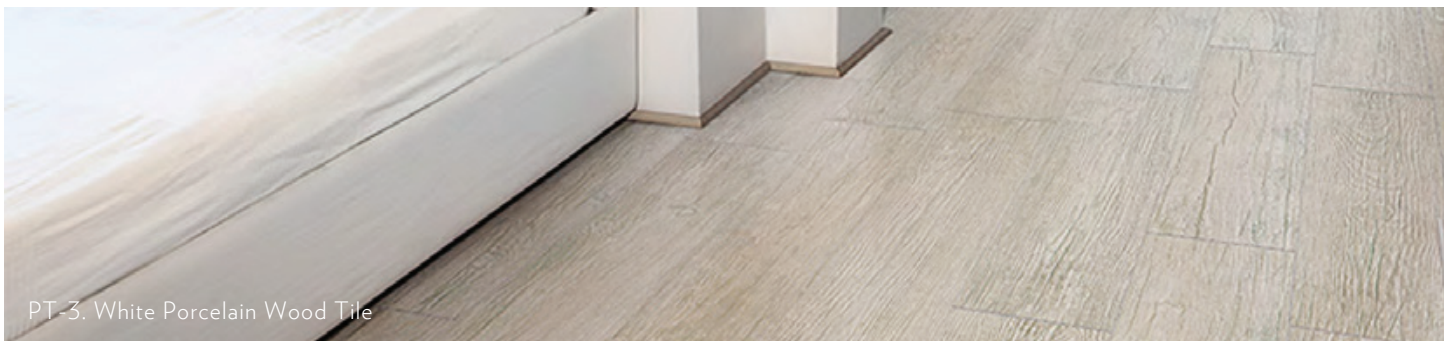
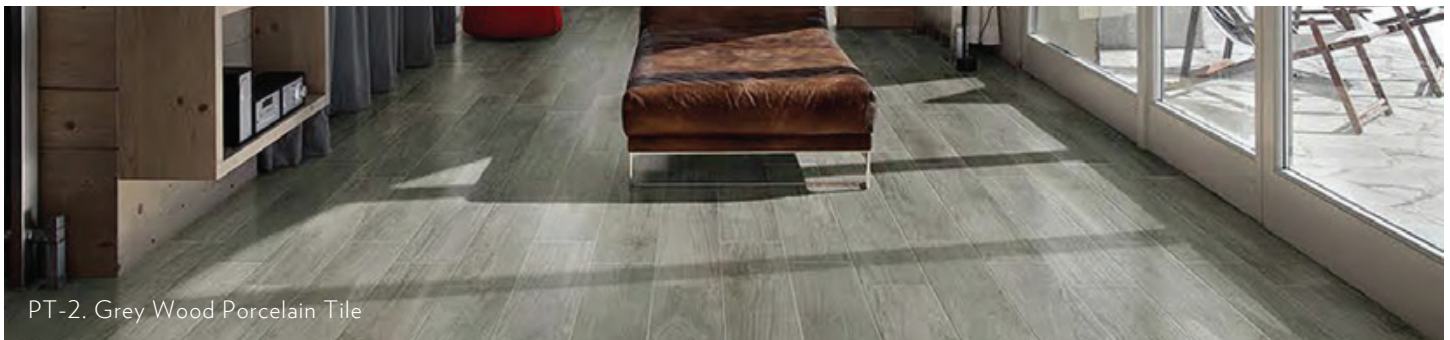
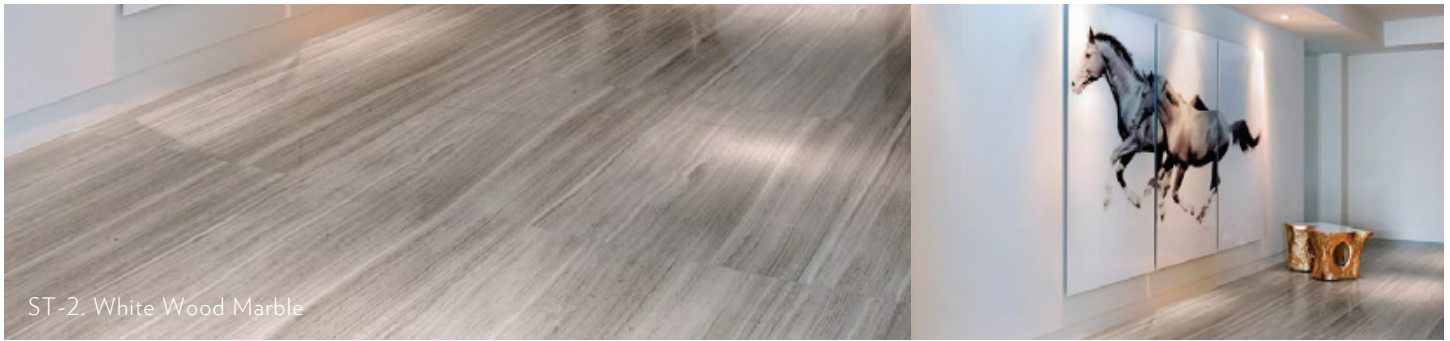
PT-2. Grey Porcelain Wood Tile
(10" x 40")



PT-3. White Porcelain Wood Tile
(10" x 40")



PT-4. Lava Blanco Tile
(12" x 24")



kitchen



See Disclaimers Page.



kitchen selections, light

Please select one, light or dark



Light Oak Wood Trim



Paonazzo Marble
(kitchen countertops and oven tower)



Bronze Mirror Backsplash



Light Oak Wood Chopped Wood Cabinetry
(kitchen island and hood trim)



Off-White Glass Italian Cabinetry



Off-White Glass Italian Cabinetry (detail)

kitchen selections, dark



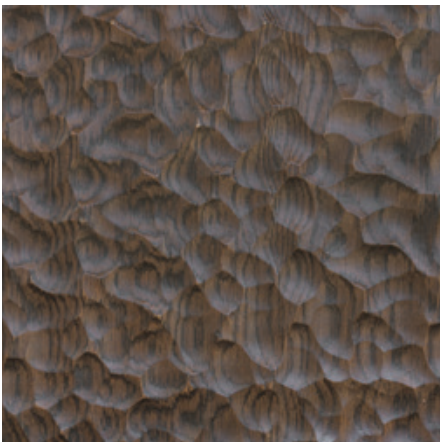
Dark Oak Wood Trim



Quasar Granite



Smokey Glass Backsplash



Dark Oak Wood Chopped Wood Cabinetry
(kitchen island and hood trim)



Grey Glass Italian Cabinetry



Grey Glass Italian Cabinetry (detail)



Artist Conceptual Rendering. See Disclaimers Page.



kitchen appliances & fittings



Dornbracht Tara three-hole faucet with handspray, chrome finish



Stainless steel sink



Best built-in hood, stainless hood

bathrooms



Artist Conceptual Rendering. See Disclaimers Page. Light Fixture Not Provided.



master bathroom floor, wall & vanity



Herringbone Patterned Seashell Stone
(floor)



White Himalayan Spider Stone
(vanity top, wainscot, shower walls and tub surround)



Vanity Cabinet

master bathroom fixtures & fittings



Kohler Ladena undermount sink, white



Dornbracht shower head, chrome finish



Toto Neorest



Dornbracht Lulu three-hole faucet, chrome finish



Dornbracht Lulu deck-mounted tub mixer
with hand shower



Dornbracht Lulu hand shower, chrome finish



Tub



Dornbracht thermostatic trim with two-way
volume control, chrome finish

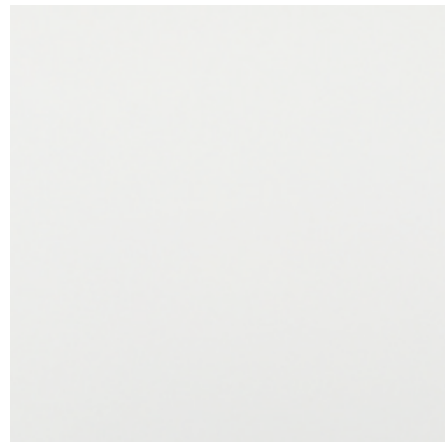
secondary bathroom finishes



Louvre Blanc Tile Basketweave Pattern
(floor and shower walls)



White Quartz Vanity Top



Vanity Cabinet
White Lacquer Finish

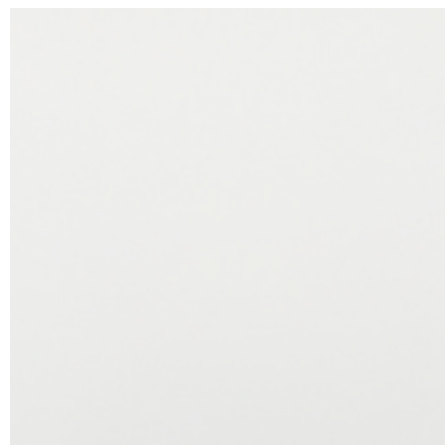
powder room finishes



Louvre Blanc Tile Basketweave Pattern
(floor)



White Himalayan Spider Vanity Top



Vanity Cabinet
White Lacquer Finish

secondary bathroom fixtures & fittings



Tara Faucet with X handles,
Chrome Finish



Rectangular Sink



Toto Aqua Toilet

powder room appliances & fittings



Tara Faucet with Lever handles,
Chrome Finish



Round Sink



Toto Aqua Toilet

laundry room appliances



Electrolux washer and dryer





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

2701 South Bayshore Drive, 7th Floor
Miami, Florida 33133
park-grove.com
305 834 7600

Terra RELATED

Exclusive Marketing and Sales Agent
Douglas Elliman Development Marketing

[Disclaimers Page](#)

This condominium is being developed by 2701 Bayshore One Park Grove, LLC, a Florida limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Terra and Related. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Terra and Related and you agree to look solely to Developer (and not to Terra and Related and/or each of their 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.

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. 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.

Certain items, if included, such as tile, marble, stone, granite, cabinets, wood, stain, grout, wall and ceiling textures, mica and carpeting, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the illustrations. If circumstances arise which, in Developer's opinion, warrant changes of suppliers, manufacturers, brand names, models or items, or if Developer elects to omit certain items, Developer may modify the list of standard features or make substitutions for equipment, material, appliances, brands, models, etc., with items which in Developer's opinion are of equal or better quality (regardless of cost). All depictions of furniture, 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. Furnishings are only included if and to the extent provided in your purchase agreement.

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 reserved the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion.

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

The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer.

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. Renderings depict proposed views, which are not identical from each residence. 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. All prices, plans, specifications, features, amenities and other descriptions depicted herein are based upon preliminary development plans, and are subject to change without notice. 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 units. The Developer expressly reserves the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion. All depictions of furniture, 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 residence. Furnishings are only included if and to the extent provided in your purchase agreement.





