



FACT SHEET

Website

5350Park.com

About 5350 Park

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. 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.

Amenities

- * 238 exclusive residences featuring unique architecture by Cohen, Freedman, Encinosa & Associates
- * Select residences with striking views of Downtown Doral Park
- * Valet service for guests
- * 24-hour front desk service
- * Desk services for arranging spa treatments, massages and personal training sessions
- * Lobby, event room and common areas curated by Georgio Ferrara Home Collection
- * Pool with custom lounge daybeds and private cabanas
- * State of the art fitness facilities
- * 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 Expressway
- * Eight miles to Miami International Airport
- * Proximity to beaches, Dolphin Mall, Miami International Mall, Brickell Coral Gables and Downtown Miami
- * Downtown Doral Charter Elementary and Upper School with a language intensive curriculum providing priority enrollment to residents of Downtown Doral
- * A 4.5 acre park featuring Micco, a monumental sculpture designed by artist Michele Oka Doner

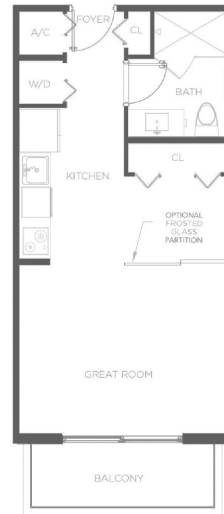


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UNLOCK THE OPPORTUNITIES

5350 Park offers the exclusive opportunity to purchase a condominium with an adjacent studio, featuring a private bath and entry, that provides the ideal solution for out-of-town guests or a personal office. Save it for your seasonal use or lease it.

For specific unit layout please refer to condominium documents.



Studio



1 Bedroom



2 Bedrooms | 2 key unit



3 Bedrooms | 2 key unit

 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. Stated measurements and square footages 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 area of the Unit determined in the manner defined in the Declaration of Condominium is set forth in Exhibit "3" to the Declaration. 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. 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.