

one park grove

beyond extraordinary

Introducing the magnificent **waterfront** homes of One Park Grove — **estate quality** residences and penthouses with the **perfect location**, **magnificent architecture**, spectacular views and a **richly-layered** lifestyle.

Architecture by OMA • Rem Koolhaas
Landscapes by Enzo Enea
Interiors & Amenities by Meyer Davis
Kitchen & Baths by William Sofield
Sculptures by Jaume Plensa
Lifestyle curated by Colin Cowie
Signature restaurant, bar & catering by chef Michael Schwartz

2701 South Bayshore Drive
Coconut Grove, Florida 33133
305 521 1617
park-grove.com



ARTIST CONCEPTUAL RENDERING. SEE DISCLAIMER PAGE.





the perfect location

More than a simple address, **One Park Grove** offers such a singular living experience you'll never want to leave. Unparalleled services and curated amenities anticipate your every desire—consult with our staff butler, plan an outing with our nautical concierge, or host an intimate dinner in your residence prepared by our award-winning chef Michael Schwartz. The sparkling bay and sweeping views create a stunning backdrop to residences that have spacious layouts, designed for contemporary living. The lush, private park harmonizes seamlessly with Coconut Grove's natural beauty. **One Park Grove** provides an unrivaled lifestyle of easy-elegance, privacy and pampering. Simply put, **One Park Grove** is beyond extraordinary.





a richly-layered lifestyle

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.

- 50,000 SQ. FT. of luxurious lifestyle amenities designed by OMA • Rem Koolhaas and curated by Colin Cowie
- Signature restaurant, bar and catering by chef Michael Schwartz
- Five acres of private gardens by Enzo Enea
- Bio-sauna with aroma infusion and herbal steam
- Wine tasting rooms with private wine storage
- Private dining and event space
- 28-seat private screening room
- Whole body fitness centers
- 500 ft. of bayfront pools and pool decks
- Signature spa with treatment rooms
- Private dining rooms
- Indoor yoga studio and outdoor yoga area
- Indoor and outdoor children’s play areas
- Reception Desk with 24-hour doorman
- Concierge
- Butler Service
- Lobby living room
- Lounges
- Business centers and meeting rooms
- Specialty retail
- Package rooms and mail rooms
- Espresso Bars
- Library
- Personal training room/yoga & pilates studio
- World class art collection
- Mind body wellness lounge
- Men’s locker room with plunge pool
- Women’s locker room with plunge pool
- Couples treatment room
- Full-service bar
- Poolside cabanas
- Poolside towel service
- Poolside dining
- Outdoor bar
- Jacuzzis
- Park Grove lounge & bistro







the residences

All of the living spaces at **One Park Grove** are carefully considered to take full advantage of this rarefied bayfront setting. Large and open, the residences at **One Park Grove** feature remarkable design elements: 12 foot glass panels, private elevators, kitchens and baths designed by William Sofield and generous master suites with a midnight kitchen. And each residence features expansive outdoor living spaces—up to 1,000 square feet—with views beyond compare.

a line:

4,450 SF interior | 680 SF exterior

4 bedrooms, den & staff | 5.5 baths (optional fifth bedroom)

b line:

3,154 SF interior | 578 SF exterior

3 bedrooms, den & staff | 4.5 baths

c line:

3,935 SF interior | 498 SF exterior

4 bedrooms, den & staff | 4.5 baths (optional fifth bedroom)

pha layout:

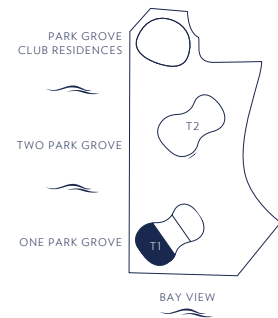
6,504 SF interior | 1,010 SF exterior

5 bedrooms, den, lounge, staff | 6.5 baths

phb layout:

5,066 SF interior | 730 SF exterior

6 bedrooms, den, staff | 6.5 baths



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.

DRAFT

RESIDENCE B

3,732 SQ FT / 357 SQ M TOTAL

- 3 BEDROOMS

4 BATHROOMS

1 POWDER ROOM
- 3,154 SQ FT / 293 SQ M INTERIOR

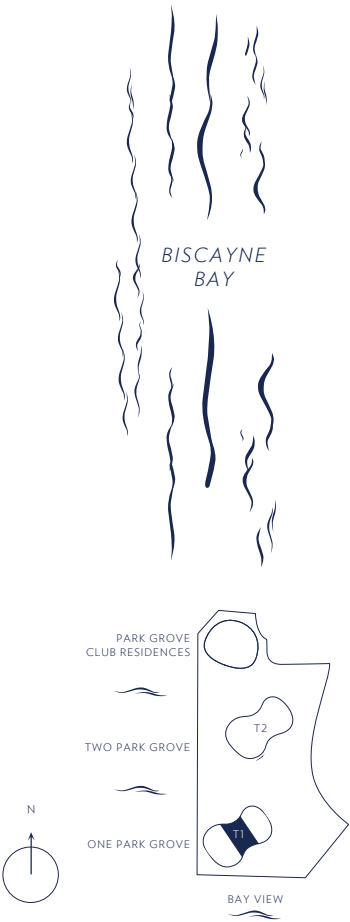
578 SQ FT / 54 SQ M EXTERIOR
- 12 FOOT FLOOR-TO-CEILING GLASS OVERLOOKING BISCAYNE BAY

PRIVATE OVERSIZED WATERFRONT TERRACES THREE BEDROOMS

GENEROUS MASTER SUITE WITH MIDNIGHT KITCHEN, HIS & HERS DRESSING ROOMS

MASTER BATH WITH DOUBLE-SIZED SHOWER, SOAKING TUBS, HIS & HERS VANITIES AND W.C.'S

KITCHENS AND BATHS DESIGNED BY WILLIAM SOFIELD



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ONE PARK GROVE

OMA · REM KOOLHAAS
Coconut Grove, Miami

DRAFT

RESIDENCE C

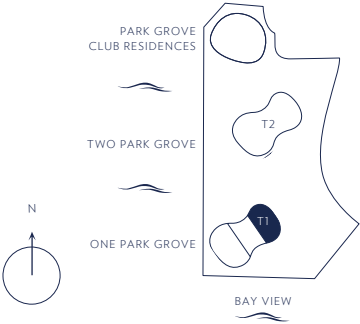
4,433 SQ FT / 412 SQ M TOTAL

- 4 BEDROOMS
- 4 BATHROOMS
- 1 POWDER ROOM
- 3,935 SQ FT / 366 SQ M INTERIOR
- 498 SQ FT / 46 SQ M EXTERIOR
- 12 FOOT FLOOR-TO-CEILING GLASS OVERLOOKING BISCAYNE BAY
- PRIVATE OVERSIZED WATERFRONT TERRACES
FOUR BEDROOMS, OPTIONAL 5 BEDROOMS
- GENEROUS MASTER SUITE WITH MIDNIGHT KITCHEN,
HIS & HERS DRESSING ROOMS
- MASTER BATH WITH DOUBLE-SIZED SHOWER,
SPAKING TUBS, HIS & HERS VANITIES AND W.C.'S
- KITCHENS AND BATHS DESIGNED BY WILLIAM SOFIELD



BISCAYNE
BAY

COCONUT
GROVE



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 PH A

7,514 SQ FT / 698 SQ M TOTAL

- 5 BEDROOMS

6 BATHROOMS

1 POWDER ROOM
- 6,504 SQ FT / 604 SQ M INTERIOR

1,010 SQ FT / 94 SQ M EXTERIOR
- 12 FOOT FLOOR-TO-CEILING GLASS OVERLOOKING BISCAYNE BAY

EXPANSIVE LIVING ROOM / LOUNGE LIBRARY / STUDY

GYM OR MEDIA ROOM

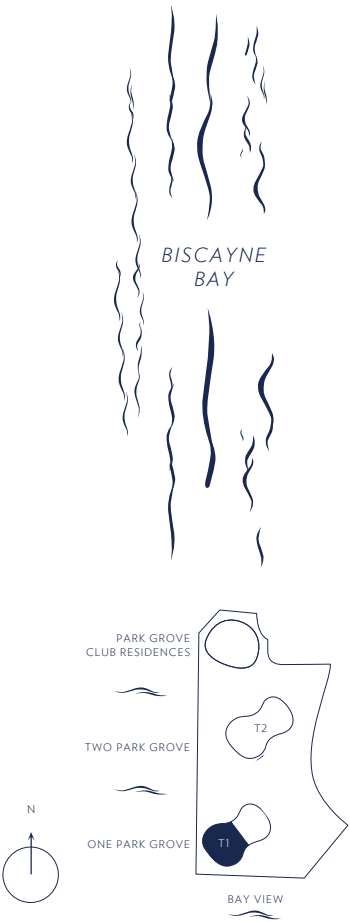
PRIVATE OVERSIZED WATERFRONT TERRACES

FIVE BEDROOMS

GENEROUS MASTER SUITE WITH MIDNIGHT KITCHEN, DOUBLE DRESSING ROOMS AND PRIVATE TERRACE

MASTER HIS AND HER BATHS, WITH FREE-STANDING BATH

KITCHENS AND BATHS DESIGNED BY WILLIAM SOFIELD



DRAFT

COCONUT GROVE

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ONE PARK GROVE

OMA · REM KOOLHAAS
Coconut Grove, Miami

DRAFT

RESIDENCE PH B

5,796 SQ FT / 538 SQ M TOTAL

- 6 BEDROOMS
- 6 BATHROOMS
- 1 POWDER ROOM
- 5,066 SQ FT / 470 SQ M INTERIOR
- 730 SQ FT / 68 SQ M EXTERIOR
- 12 FOOT FLOOR-TO-CEILING GLASS OVERLOOKING BISCAYNE BAY
- EXPANSIVE LIVING ROOM / LOUNGE
- LIBRARY / STUDY
- GYM OR MEDIA ROOM
- PRIVATE OVERSIZED WATERFRONT TERRACES
- SIX BEDROOMS
- GENEROUS MASTER SUITE WITH MIDNIGHT KITCHEN, DOUBLE DRESSING ROOMS AND PRIVATE TERRACE
- MASTER HIS AND HER BATHS, WITH FREE-STANDING BATH
- KITCHENS AND BATHS DESIGNED BY WILLIAM SOFIELD

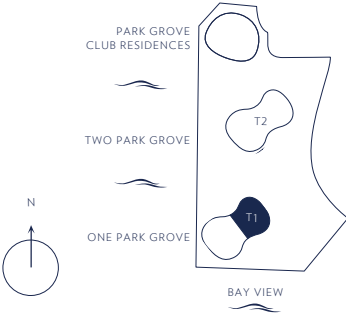


BISCAYNE BAY



COCONUT GROVE

DOWNTOWN



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one park grove

Designed by a world-class team of leading architects, designers, and developers, 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, Park Grove offers the ultimate in serene bayfront living.

Architecture & Interiors by OMA • Rem Koolhaas
Landscapes by Enzo Enea
Interiors & Amenities by Meyer Davis
Kitchens & Baths by William Sofield
Sculpture by Jaume Plensa
Lifestyle Curated by Colin Cowie
Restaurant, Bar and Catering by Michael Schwartz

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Developed by

 **Terra**  **RELATED**

Exclusive Marketing and Sales Agent
Douglas Elliman Development Marketing

Branding by GrayAnderson



PARK GROVE

OMA • REM KOOLHAAS
Coconut Grove, Miami



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disclaimers page

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