

one park grove

FLOORPLANS

one park grove

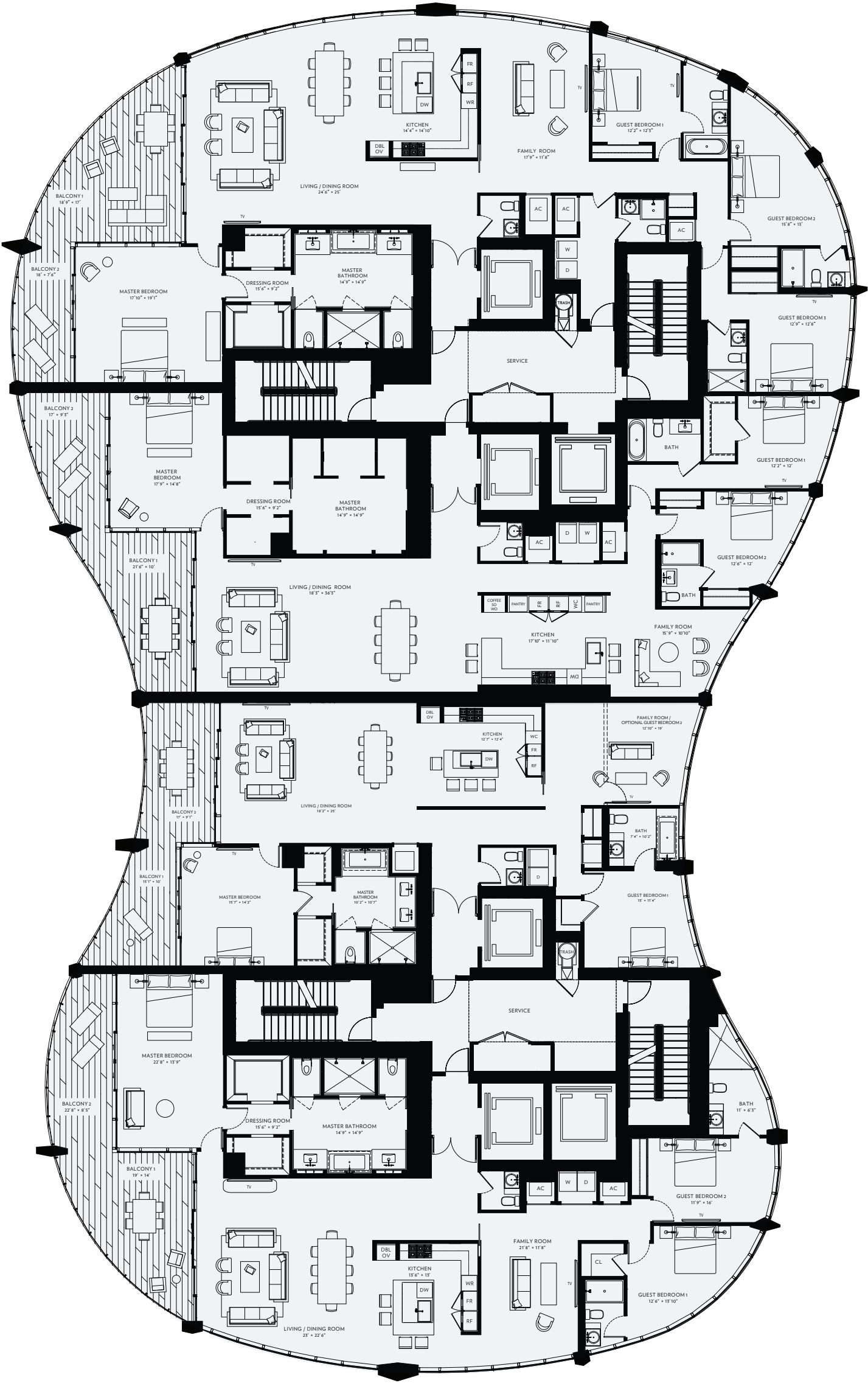


RESIDENCE A

RESIDENCE B

RESIDENCE C

RESIDENCE D



DOWNTOWN

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. See Disclaimers Page.

one
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residence a

4,034 sq ft / 375 sq m total

4 bedrooms
5 bathrooms
1 powder room

3,592 sq ft / 334 sq m interior
442 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



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Terra RELATED



one park grove



residence b

3,277 sq ft / 304 sq m total

- 3 bedrooms
- 3 bathrooms
- 1 powder room

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



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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



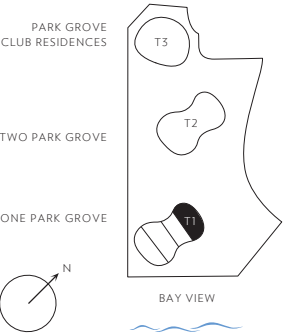
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biscayne bay



coconut grove

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



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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
Signature Restaurant by Chef Michael Schwartz
2821 S. Bayshore Dr. UPH-A
Miami, Florida 33133
(Entrance on Mary St.)

 **Terra**  **RELATED**

Exclusive Marketing and Sales Agent
Douglas Elliman Development Marketing

Disclaimers Page

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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.

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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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FOR NEW YORK RESIDENTS: THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP19-0051. 

Developed by: 2701 Bayshore One Park Grove, LLC, 2665 South Bayshore Drive, Suite 1020, Coconut Grove, Florida 33133