

5300 | PASEO

AMENITIES



Downtown **Doral**



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. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

LEGAL

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.



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. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. The development of this community is expected to take many years and the development plan will likely be modified from time to time in response to market conditions and other factors. All artist's or architectural renderings, sketches, graphic materials, plans, specifications, terms, conditions, statements, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to withdrawal, revisions and other changes, without notice, as provided in the purchase agreement and the offering circular. They should not be relied upon as representations, express or implied, of the final detail of the proposed improvements. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. All features listed or described for the residences are representative only, and the developer reserves the right, without notice to or approval by the Buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit. Furnishings and finishes are only included if and to the extent provided in your purchase agreement. 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. Any view from any unit or from other portions of the property may in the future be limited or eliminated by future development (both within and around the Properties) or forces of nature and the developer disclaims any representations regarding the continuing existence of any view. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Restaurants and other business establishments are subject to change at any time, and no representations regarding restaurants, businesses and/or operators within the project may be relied upon. Restaurants, and/or other businesses establishments, are to be operated from the commercial components of the project which are leased, owned, or will be offered for sale to third parties. Except as may be otherwise provided in the offering materials, the use of the commercial spaces will be in discretion of the purchasers and/or lessors of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein. All images of golf course or golf course facilities are from stock photography and do not reflect actual improvements. Golf course facilities are not included within the Properties and are not owned by the Developer or any of its affiliates. The Developer makes no representations or warranties regarding the design, quality, or nature of any golf course facilities, or any changes in ownership or use of all or any portion of the golf course or its facilities, including those portions adjacent to the Properties and whether any such facilities will at any time be made available for use by owners within the Properties. Portions of such facilities are or may be undergoing renovations and may not at all times be operational and/or available for use. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of CT, ID, NY, OR, and PR unless registered or exemptions are available, or in any other jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency.

This condominium is being developed by Parcel C1 Property, LLC ("Developer"), which was formed solely for such purpose. Neither Codina Partners nor Armando Codina is the developer of this project. The Developer has a limited right to use the trademarked names and logos of Codina Partners pursuant to a license and marketing agreement with Codina Partners. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Codina Partners or Armando Codina and you agree to look solely to Developer (and not to Codina Partners, Armando Codina and/or any of their respective 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.

AMENITIES LIST

- 219 exclusive residences featuring unique architecture by Sieger Suarez
- Select residences with striking views of the Paseo Doral
- Select residences with golf course views
- Grand porte-cochere entrance
- Valet service for visitors
- 24 hours a day, 7 days a week front desk
- Desk services for arranging spa treatments, massages, and personal training sessions
- Lobby, party room and common areas by Adriana Hoyos
- Zero-entry pool with custom lounge daybeds, cabanas, umbrellas
- State of the art fitness facilities with views of the Paseo Doral
- Children's play area
- On-site massage rooms and sauna
- Coordinated catering services and event planning for 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 the common areas
- Secure elevators
- Pedestrian and bicycle friendly sidewalks
- Electric car charging stations
- Green Community
- Charter school Pre-K to 5 with Spanish and Portuguese language classes. More than 50% registration set aside for community enrollment.
- A short walk from:
 - › Over 77,000 (future 140,000) square feet of main street retail
 - › An elementary school with a language intensive curriculum
 - › A 3 acre park featuring a pavilion designed by artist Michelle Oka Doner and a beautiful children's playground
- Easy access to expressways – Palmetto, Florida Turnpike, and The Dolphin
- 8 miles to Miami International Airport
- Proximity to beaches, Dolphin Mall, Miami International Mall, Brickell, Coral Gables, Downtown Miami

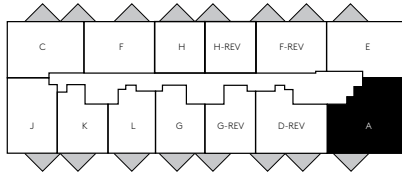
RESIDENCE A

3 BEDROOMS / 2 BATHS

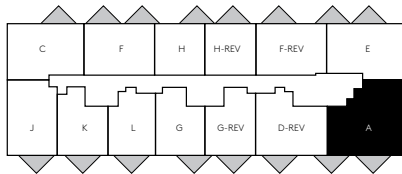
TOTAL AREA: 1,455 SQ.FT. / 135.17 M²



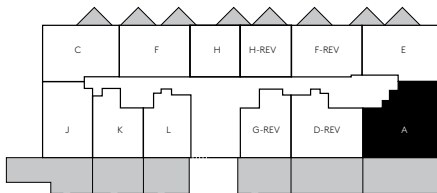
LEVELS 04, 06, 08, 10, 12, 15, 17, 19



LEVELS 05, 07, 09, 11, 14, 16, 18



LEVEL 03

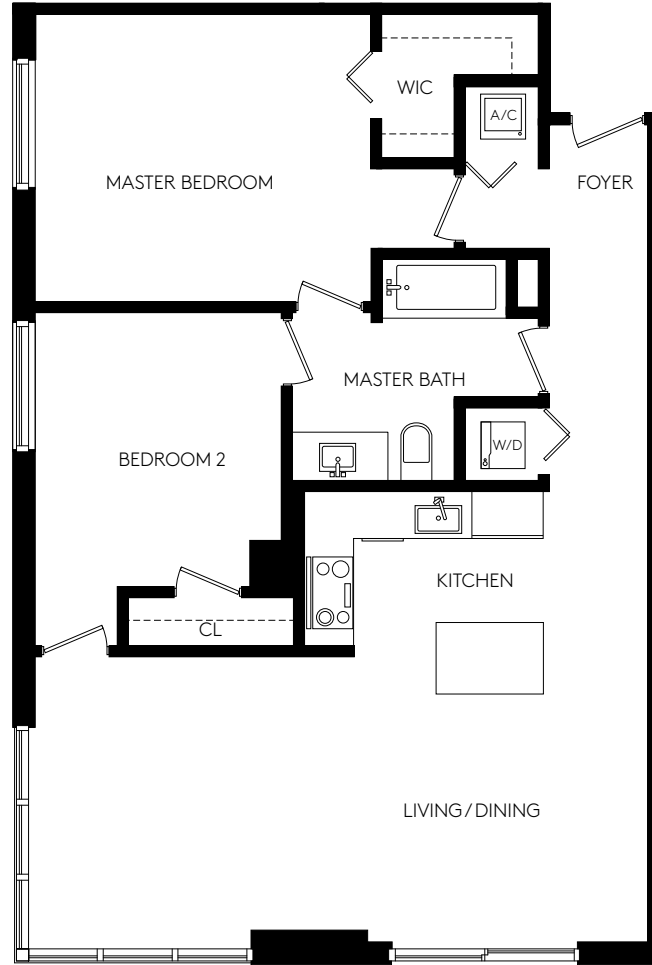


Stated measurements and dimensions of residences are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (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 dimensions of the Unit determined as set forth in the Declaration of Condominium is + or - 1,331 sq. ft./123.65 m² for unit type A. 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.

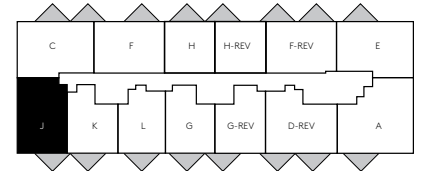
RESIDENCE J

2 BEDROOMS / 1 BATH

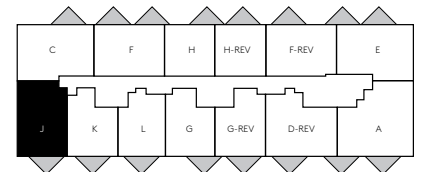
TOTAL AREA: 1,052 SQ.FT. / 97,73 M²



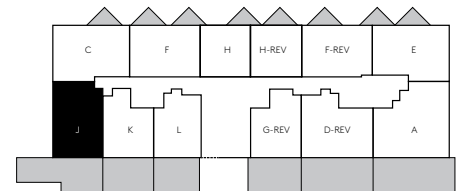
LEVELS 04, 06, 08, 10, 12, 15, 17, 19



LEVELS 05, 07, 09, 11, 14, 16, 18



LEVEL 03



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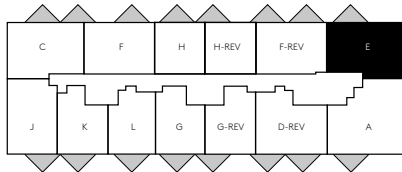
RESIDENCE E

2 BEDROOMS / 2 BATHS

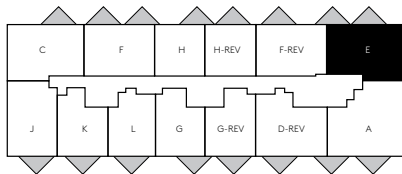
TOTAL AREA: 1,163 SQ.FT. / 108.04 M²



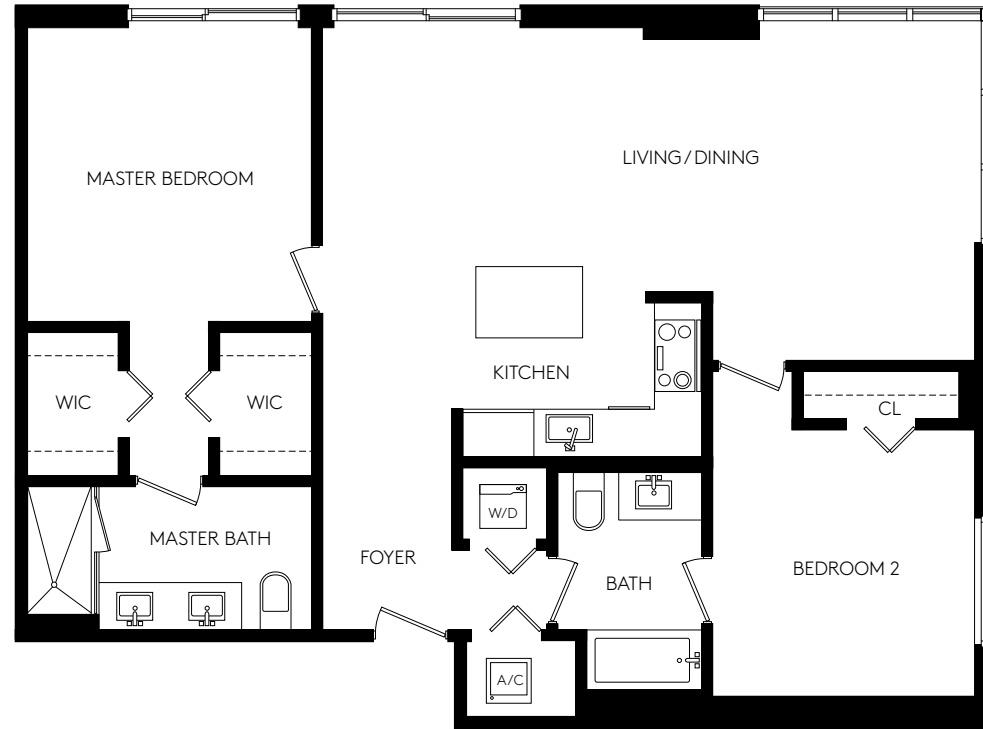
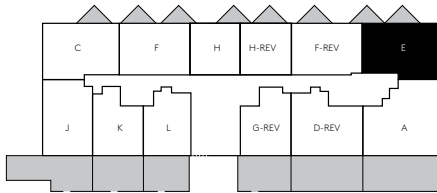
LEVELS 04, 06, 08, 10, 12, 15, 17, 19



LEVELS 03, 05, 07, 09, 11, 14, 16, 18



LEVEL 03

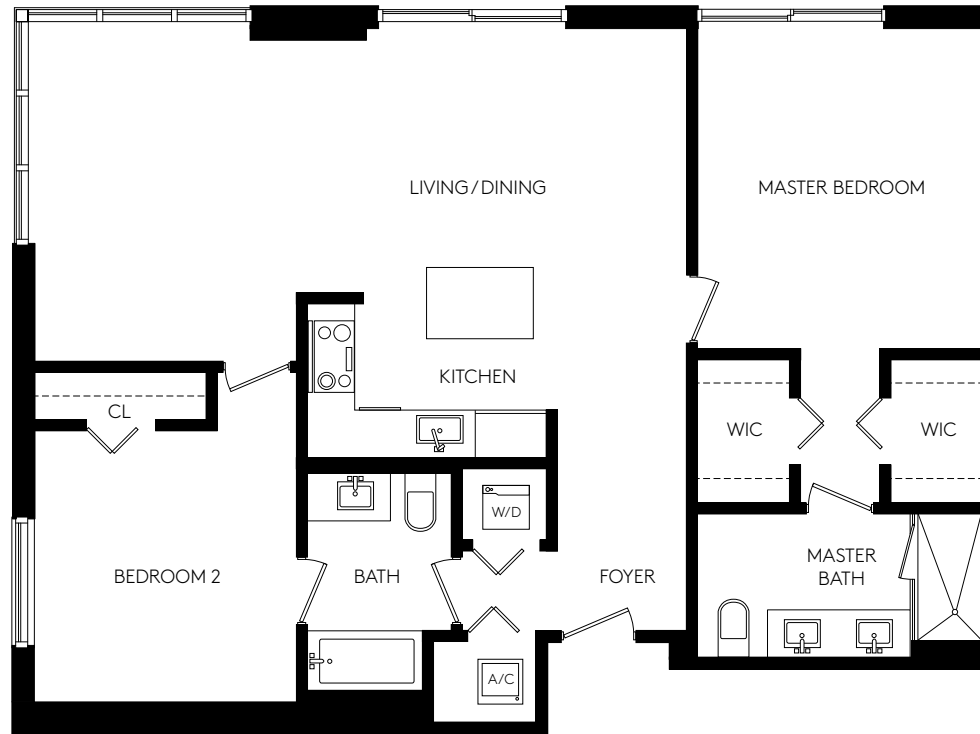


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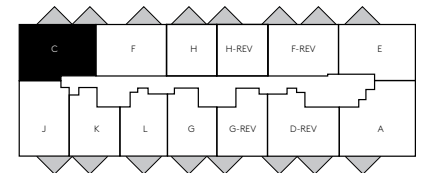
RESIDENCE C

2 BEDROOMS / 2 BATHS

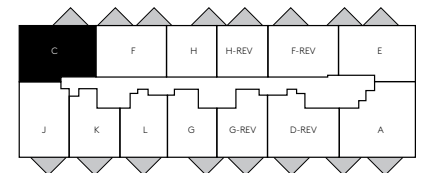
TOTAL AREA: 1,195 SQ.FT. / 111.01 M²



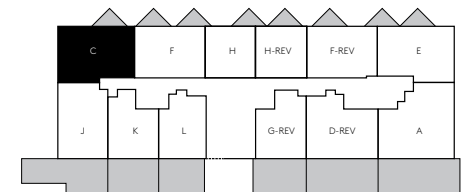
LEVELS 04, 06, 08, 10, 12, 15, 17, 19



LEVELS 03, 05, 07, 09, 11, 14, 16, 18



LEVEL 03



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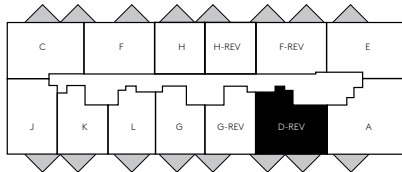
RESIDENCE D-REV

2 BEDROOMS / DEN / 2 BATHS

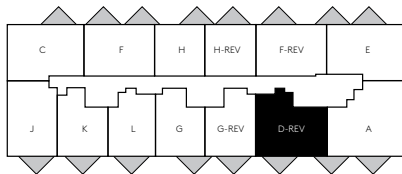
TOTAL AREA: 1,162 SQ.FT. / 107.95 M²



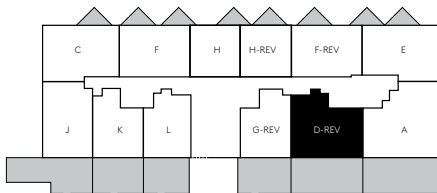
LEVELS 04, 06, 08, 10, 12, 15, 17, 19



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LEVEL 03

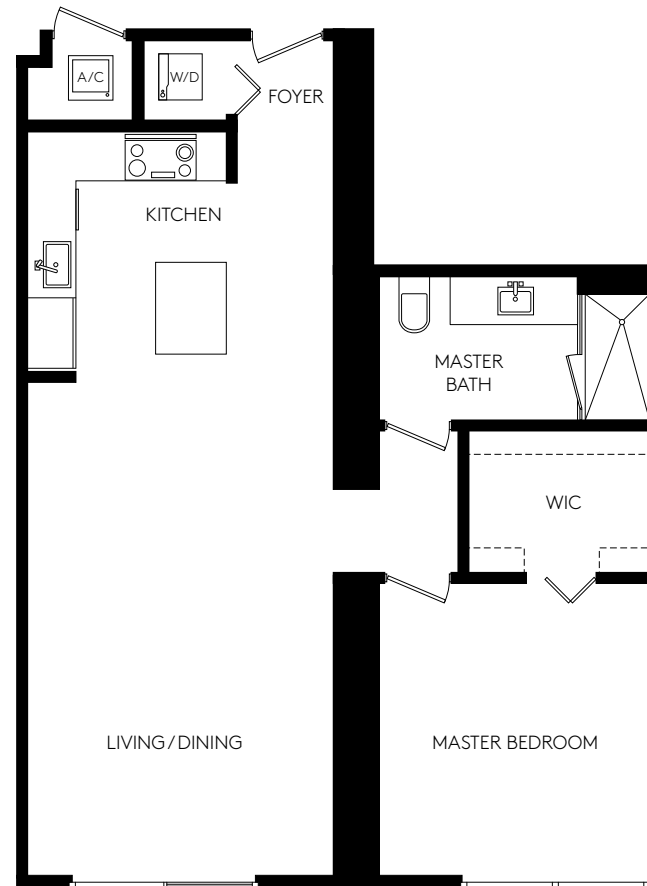


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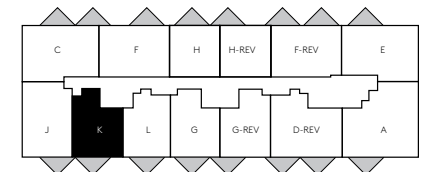
RESIDENCE K

1 BEDROOM / 1 BATH

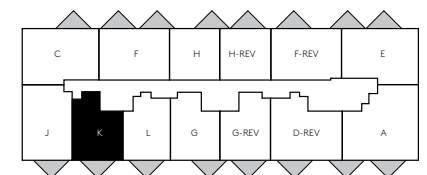
TOTAL AREA: 860 SQ.FT. / 79.89 M²



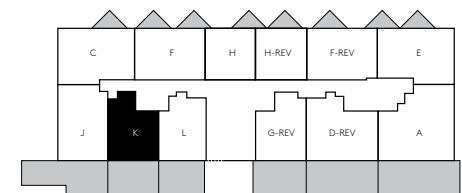
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LEVEL 03



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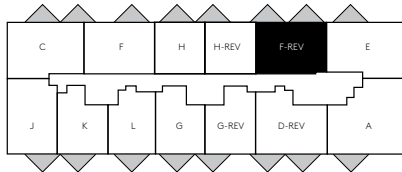
RESIDENCE F-REV

2 BEDROOMS / 2 BATHS

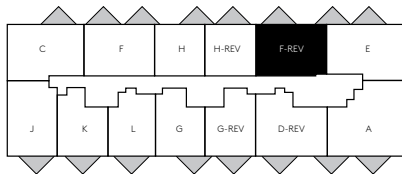
TOTAL AREA: 1,030 SQ.FT. / 95.69 M²



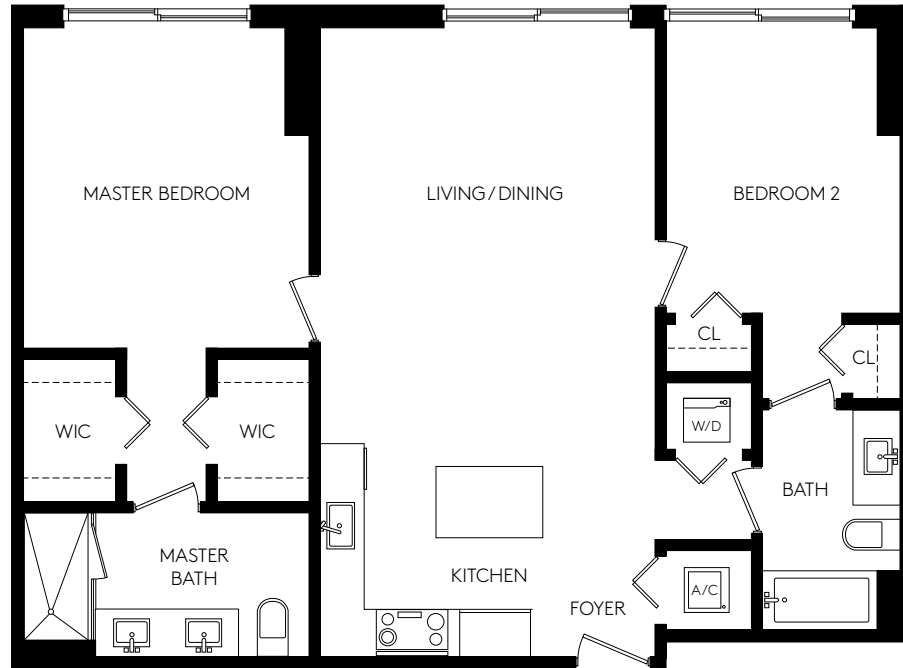
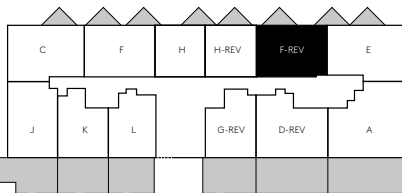
LEVELS 04, 06, 08, 10, 12, 15, 17, 19



LEVELS 03, 05, 07, 09, 11, 14, 16, 18



LEVEL 03

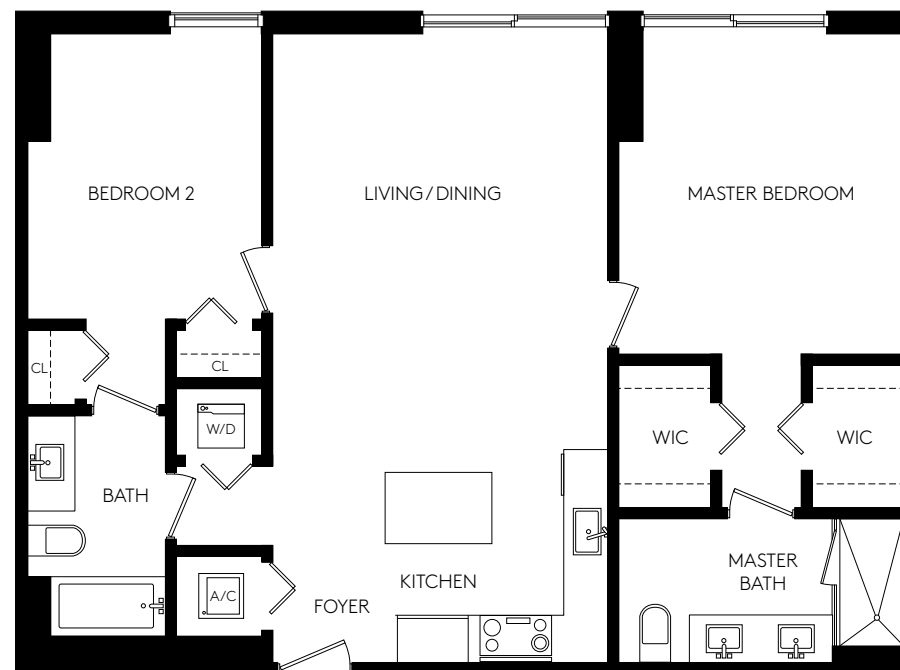


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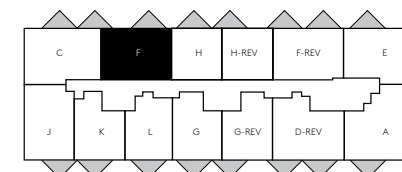
RESIDENCE F

2 BEDROOMS / 2 BATHS

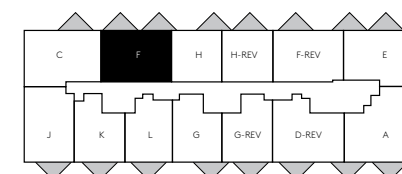
TOTAL AREA: 1,038 SQ.FT. / 96.43 M²



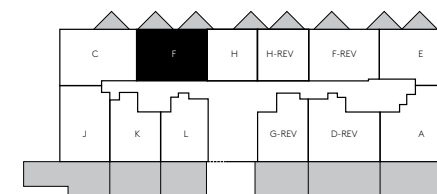
LEVELS 04, 06, 08, 10, 12, 15, 17, 19



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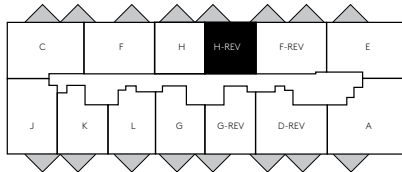
RESIDENCE H-REV

1 BEDROOM / 1 BATH

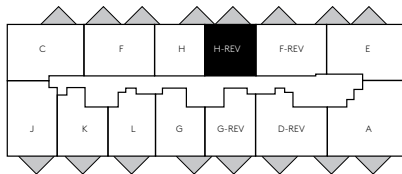
TOTAL AREA: 755 SQ.FT. / 70.14 M²



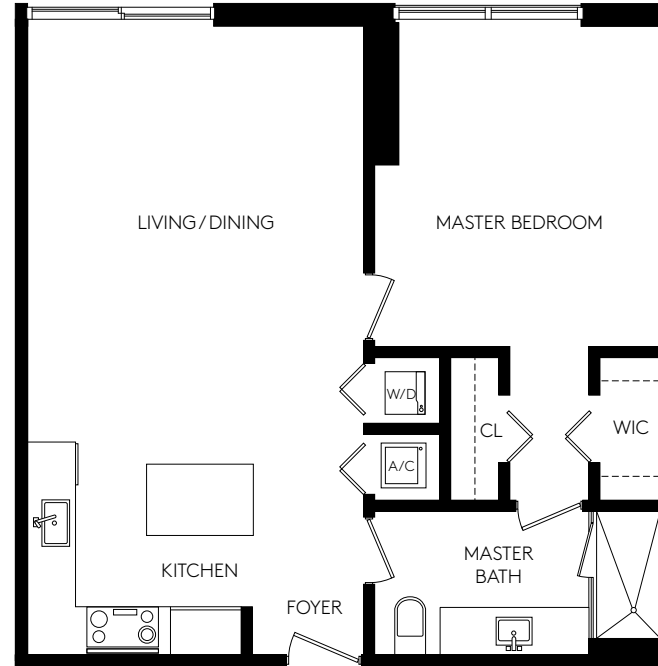
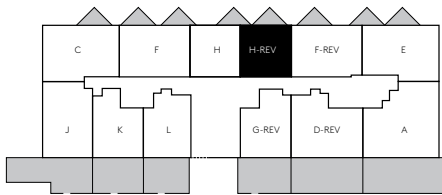
LEVELS 04, 06, 08, 10, 12, 15, 17, 19



LEVELS 05, 07, 09, 11, 14, 16, 18



LEVEL 03



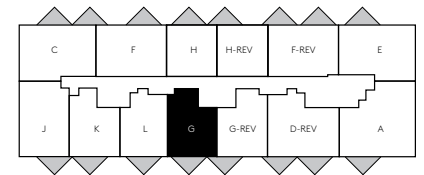
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RESIDENCE G

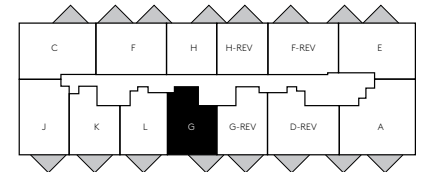
1 BEDROOM / DEN / 1 BATH
 TOTAL AREA: 848 SQ.FT. / 78.78 M²



LEVELS 04, 06, 08, 10, 12, 15, 17, 19



LEVELS 03, 05, 07, 09, 11, 14, 16, 18



Stated measurements and dimensions 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 dimensions of the Unit determined as set forth in the Declaration of Condominium is + or - 785 sq. ft./72.92 m² for unit type G. 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.

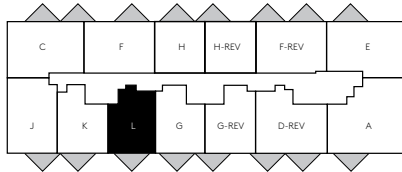
RESIDENCE L

1 BEDROOM / 1 BATH

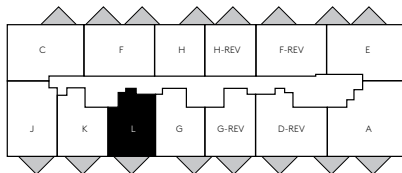
TOTAL AREA: 829 SQ.FT. / 77.01 M²



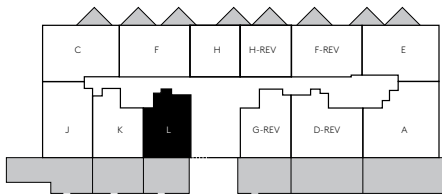
LEVELS 04, 06, 08, 10, 12, 15, 17, 19



LEVELS 05, 07, 09, 11, 14, 16, 18



LEVEL 03

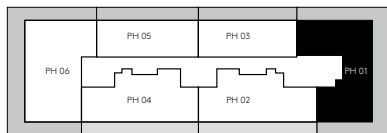



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PH1

3 BEDROOMS / DEN / 3 BATHS

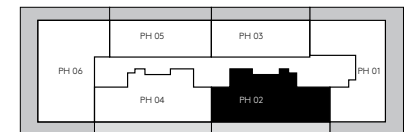
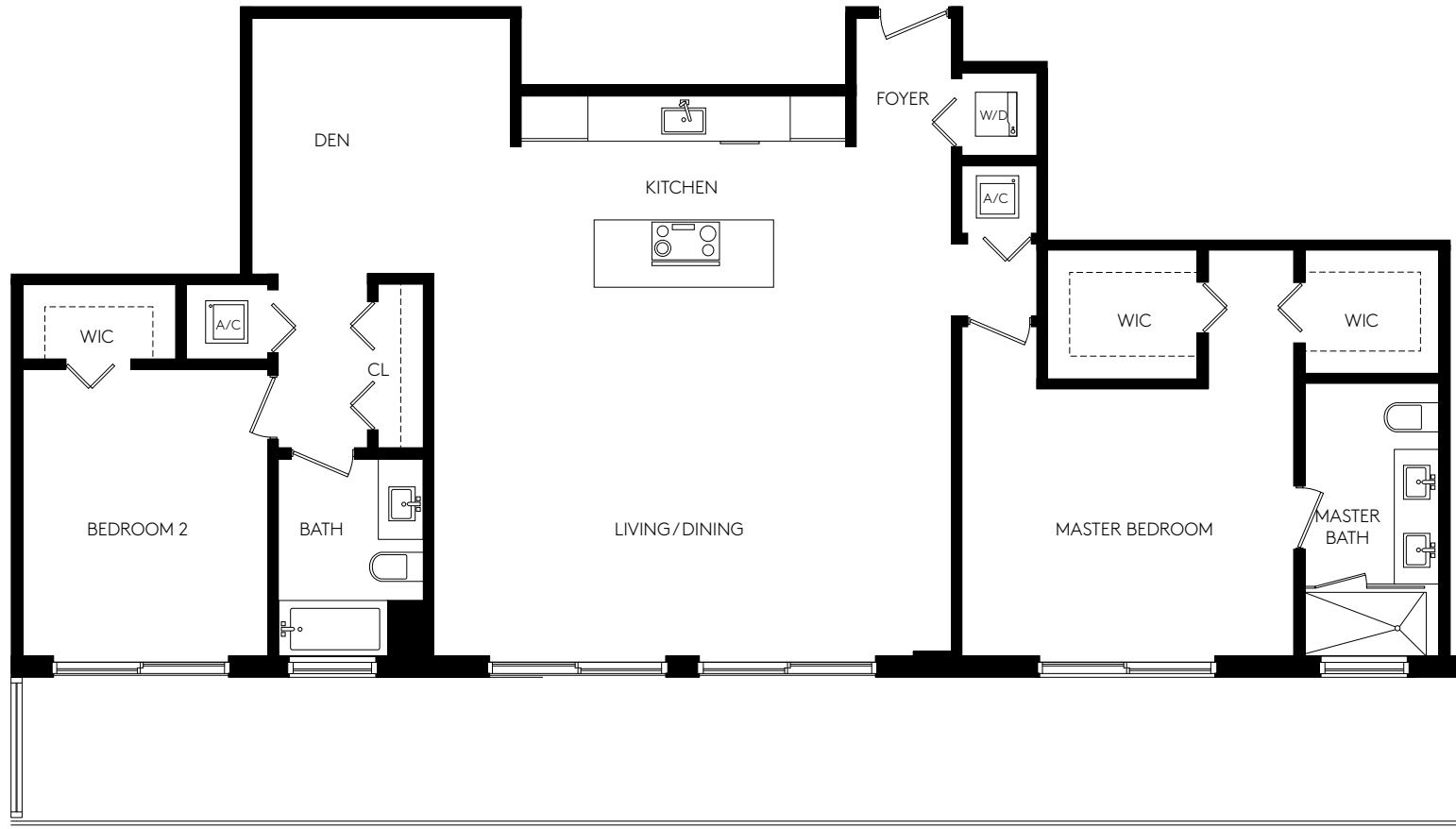
TOTAL AREA: 1,726 SQ.FT. / 160.35 M²



 Stated measurements and dimensions 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 dimensions of the Unit determined as set forth in the Declaration of Condominium is + or - 1,563 sq. ft./145.20 m² for unit type PH1. 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.

PH2

2 BEDROOMS / DEN / 2 BATHS
TOTAL AREA: 1,557 SQ.FT. / 144.65 M²

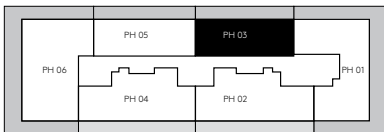
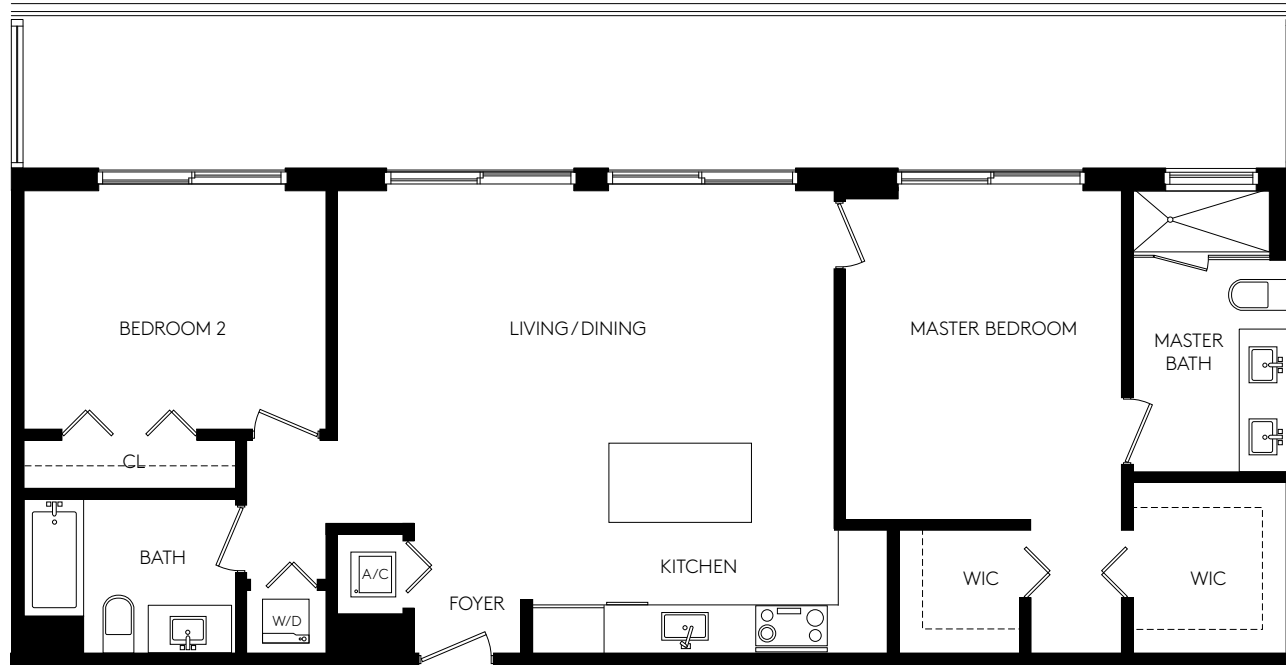


Stated measurements and dimensions of residences are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (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 dimensions of the Unit determined as set forth in the Declaration of Condominium is + or - 1,424 sq. ft./132.29 m² for unit type PH2. 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.

PH3

2 BEDROOMS / 2 BATHS

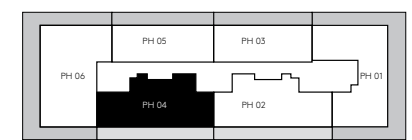
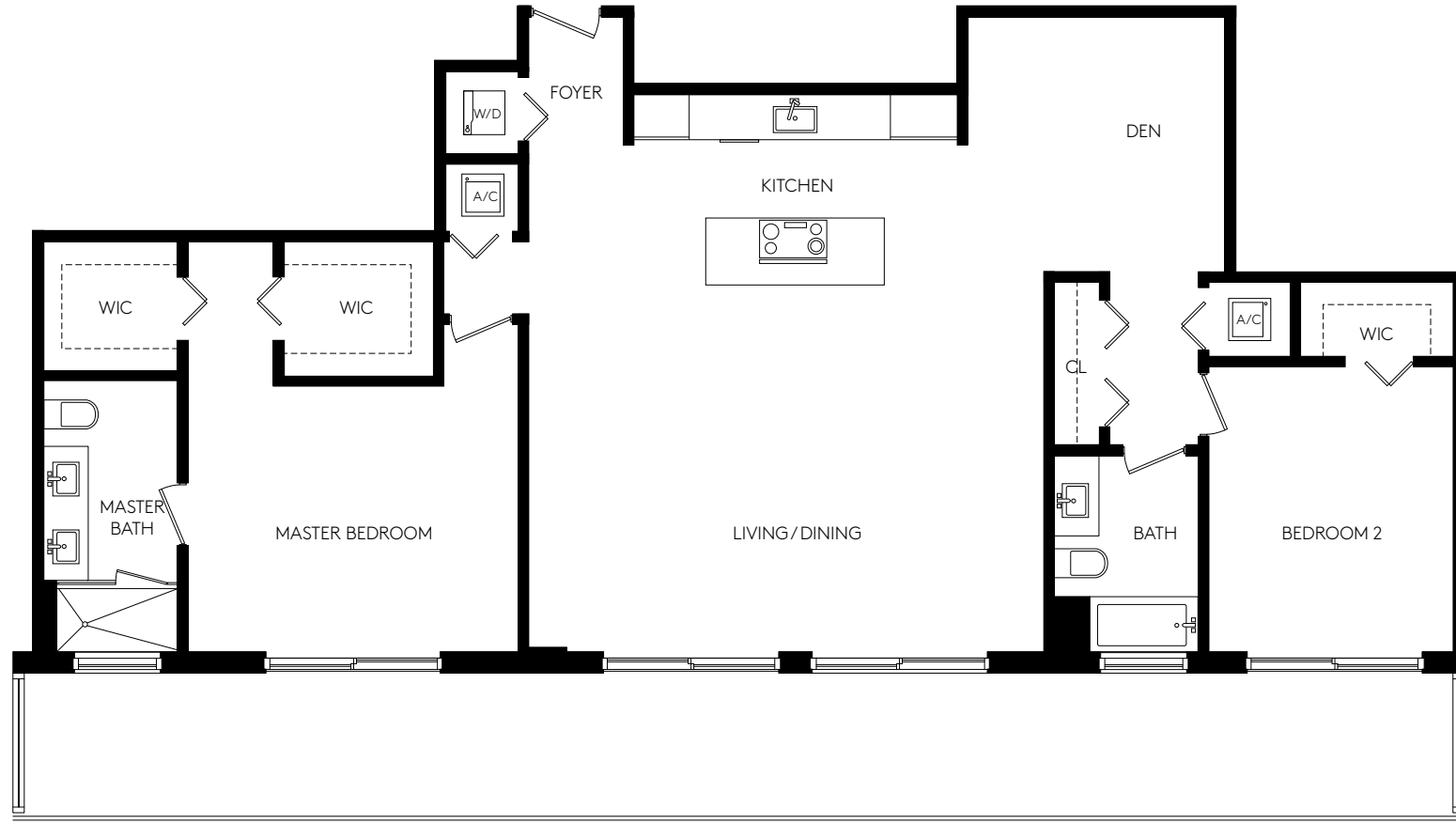
TOTAL AREA: 1,118 SQ.FT. / 103.86 M²



Stated measurements and dimensions 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 dimensions of the Unit determined as set forth in the Declaration of Condominium is + or - 1,039 sq. ft./96.52 m² for unit type PH3. 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.

PH4

2 BEDROOMS / DEN / 2 BATHS
TOTAL AREA: 1,560 SQ.FT. / 144.92 M²

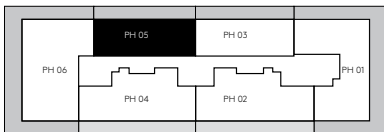
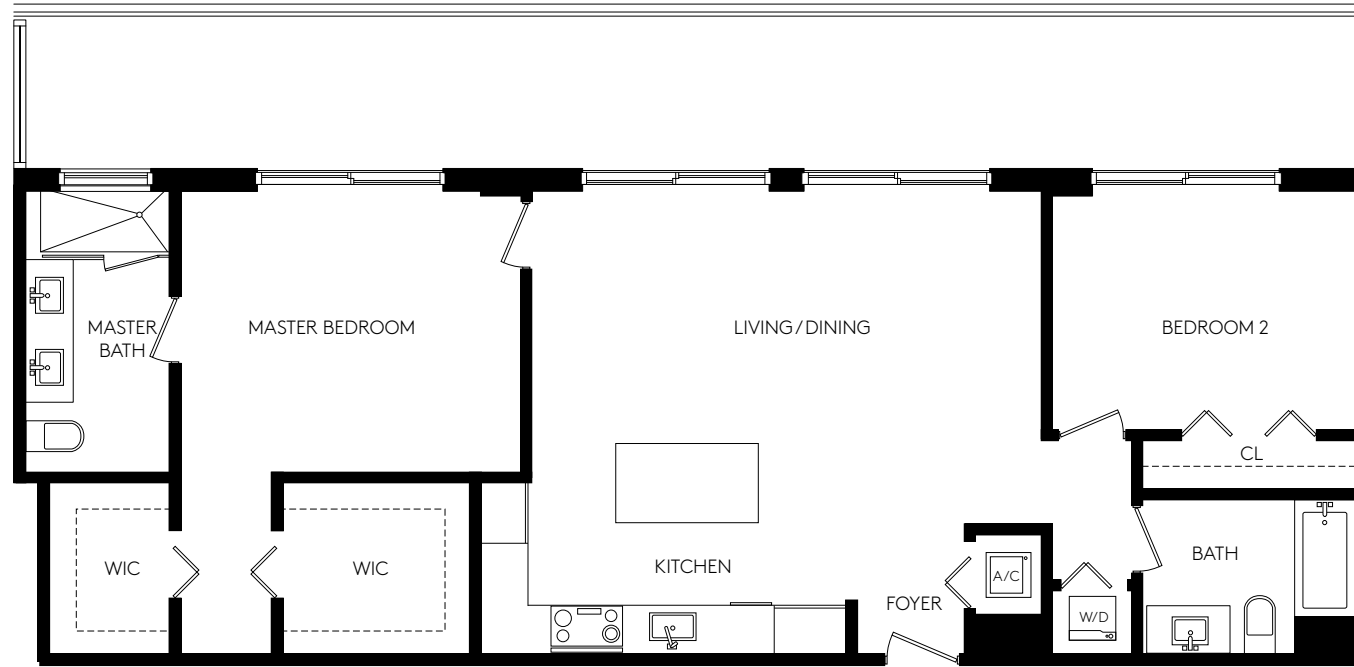


Stated measurements and dimensions of residences are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (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 dimensions of the Unit determined as set forth in the Declaration of Condominium is + or - 1,430 sq. ft./132.85 m² for unit type PH4. 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.

PH5

2 BEDROOMS / 2 BATHS

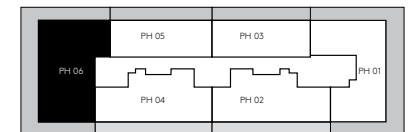
TOTAL AREA: 1,169 SQ.FT. / 108.60 M²



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PH6

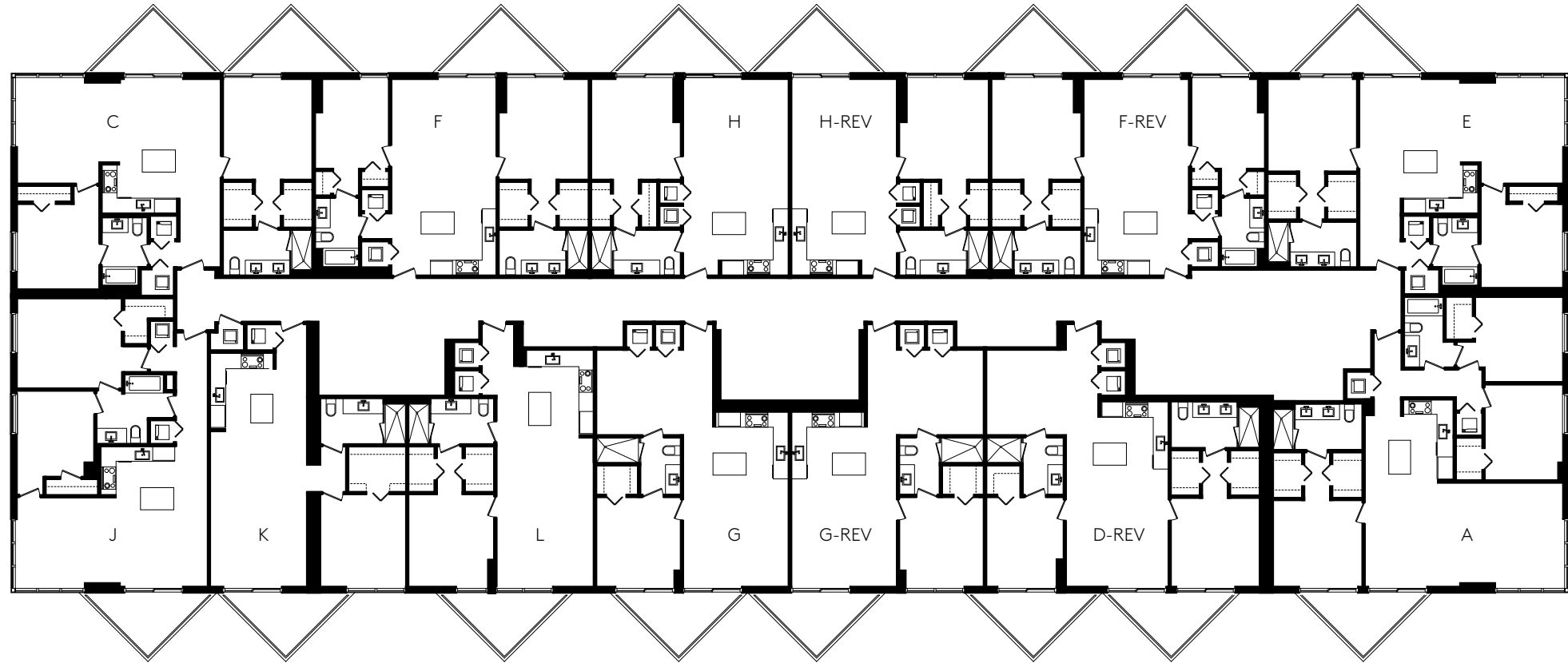
3 BEDROOMS / DEN / 3 BATHS
TOTAL AREA: 1,927 SQ.FT. / 179.02 M²



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RESIDENCES SITE PLAN

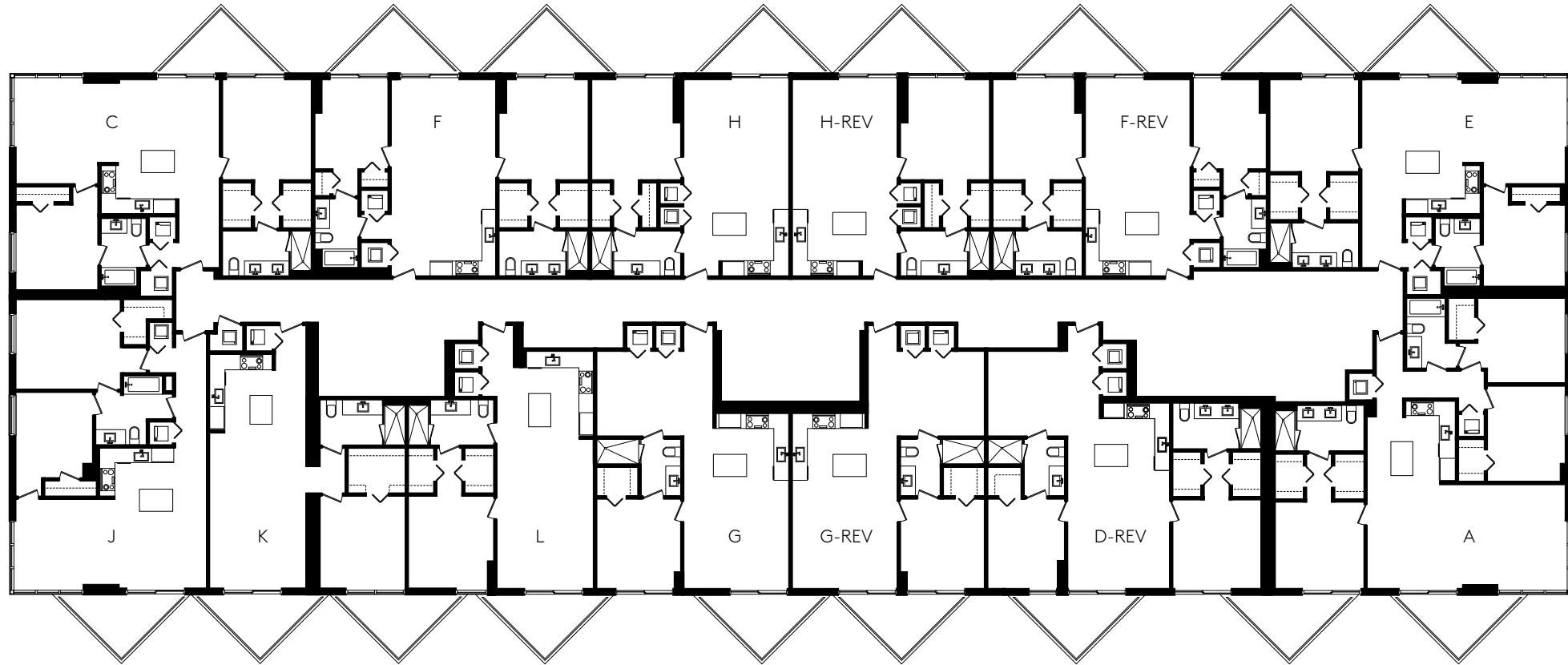
LEVELS 04, 06, 08, 10, 12, 15, 17, 19



Stated dimensions 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 interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the rooms were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual rooms will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction. The rooms illustrated in the floor plans depicted in this brochure are not drawn to scale. All floor plans and development plans are subject change. Note that window location will slightly change depending on balcony and floor location.

RESIDENCES SITE PLAN

LEVELS 05, 07, 09, 11, 14, 16, 18




Stated dimensions 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 interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the rooms were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual rooms will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction. The rooms illustrated in the floor plans depicted in this brochure are not drawn to scale. All floor plans and development plans are subject change. Note that window location will slightly change depending on balcony and floor location.

RESIDENCES SITE PLAN

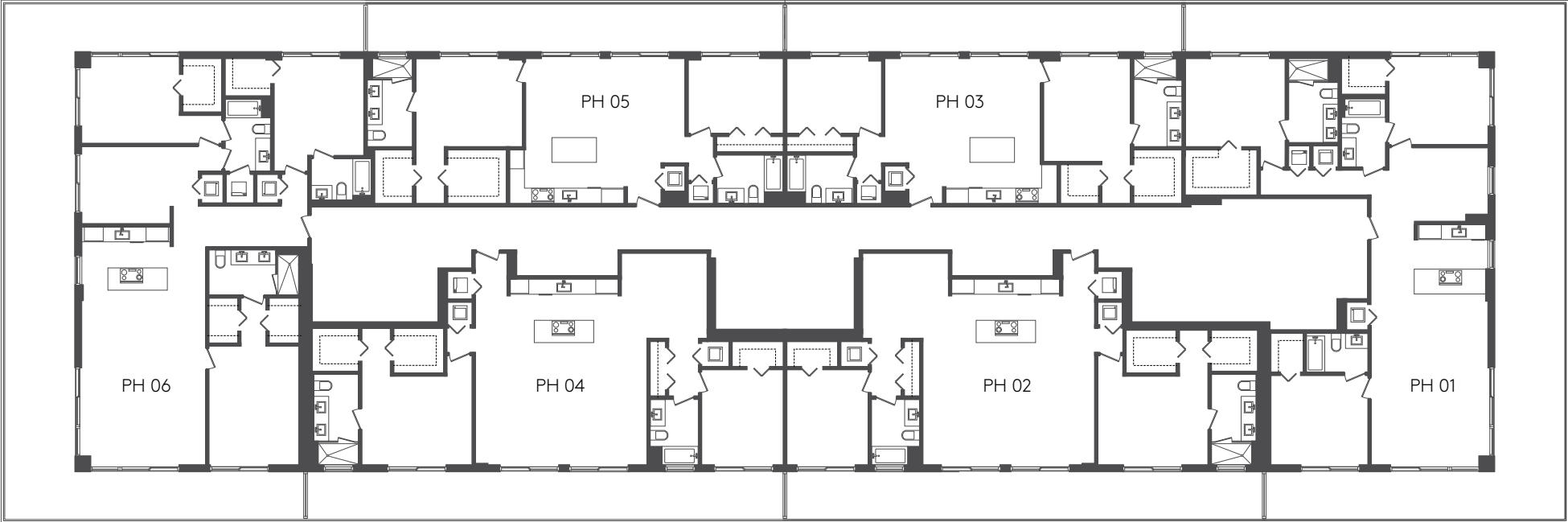
LEVEL 03



 Stated dimensions 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 interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the rooms were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual rooms will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction. The rooms illustrated in the floor plans depicted in this brochure are not drawn to scale. All floor plans and development plans are subject change. Note that window location will slightly change depending on balcony and floor location.

PH SITE PLAN

LEVELS 19 TO 20



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