

one  
park  
grove

KEY PLAN & FLOOR PLAN

# one park grove



biscayne bay



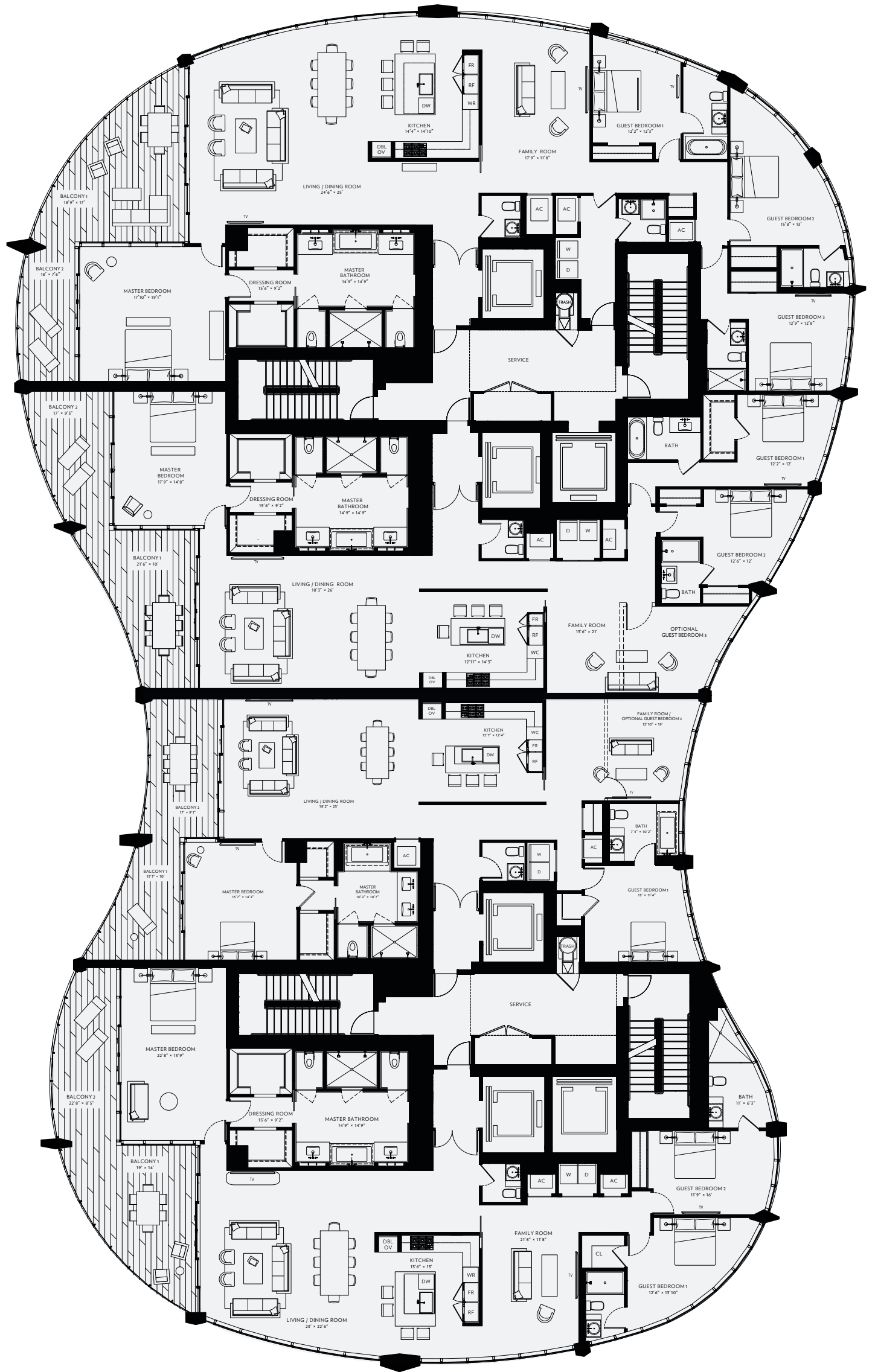
biscayne bay

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 park grove



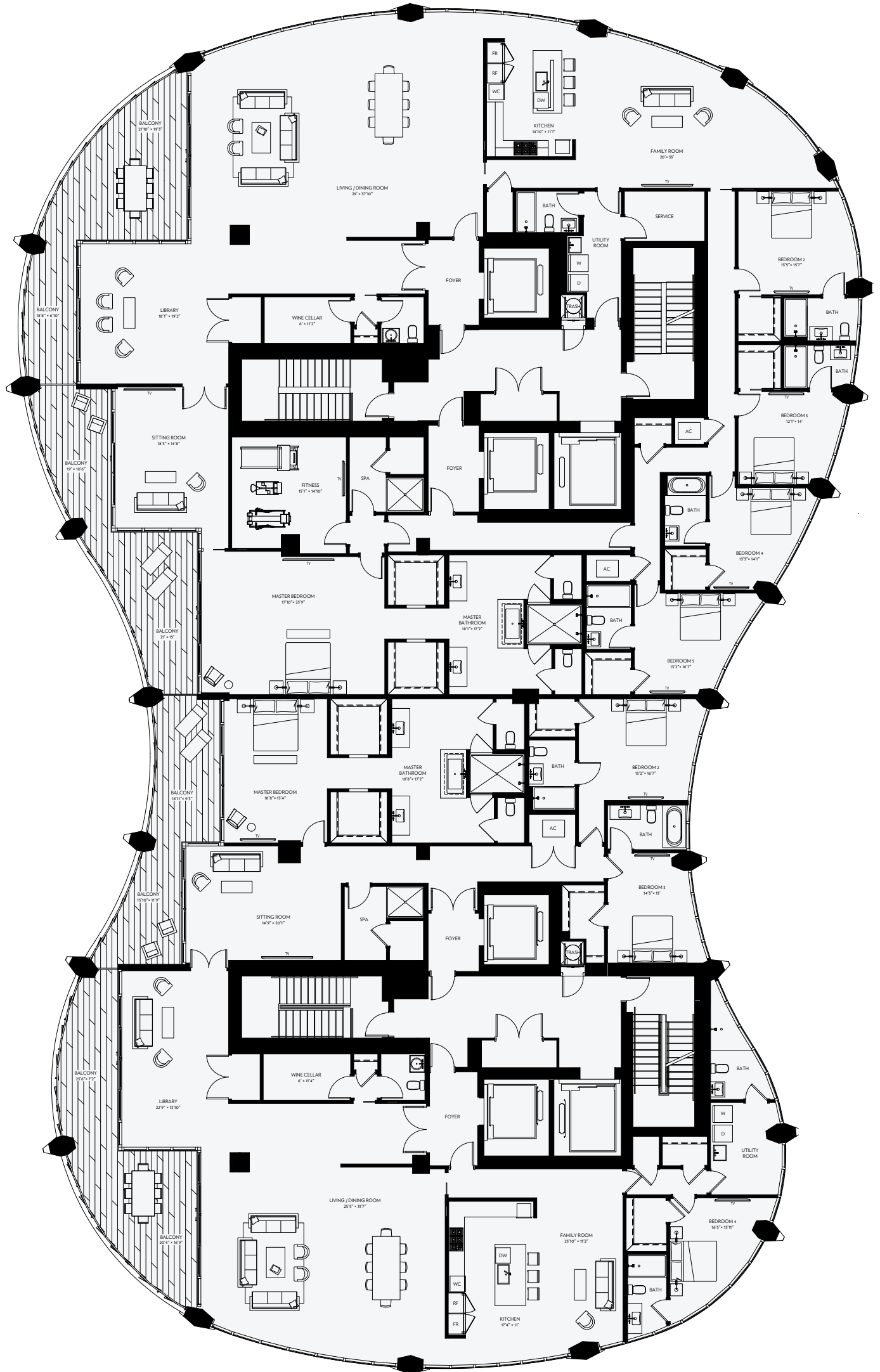
biscayne bay

RESIDENCE PHA



biscayne bay

RESIDENCE PHB



DOWNTOWN

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## residence a

4,034 sq ft / 375 sq m total

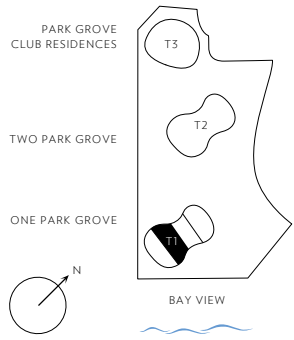
- 4 bedrooms
- 5 bathrooms
- 1 powder room

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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coconut grove

## residence b

3,277 sq ft / 304 sq m total

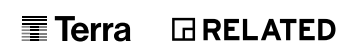
- 3 bedrooms
- 3 bathrooms
- 1 powder room
- 4<sup>th</sup> bedroom option

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



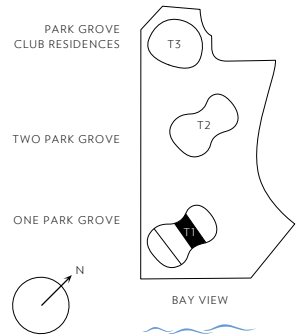
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# one park grove



biscayne bay

coconut grove

## residence c

2,546 sq ft / 236 sq m total

- 2 bedrooms
- 2 bathrooms
- 1 powder room
- 3<sup>rd</sup> 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



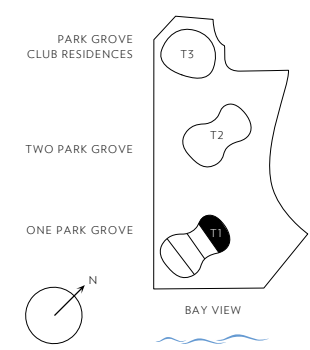
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## residence d

3,356 sq ft / 312 sq m total

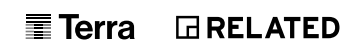
3 bedrooms  
3 bathrooms  
1 powder room

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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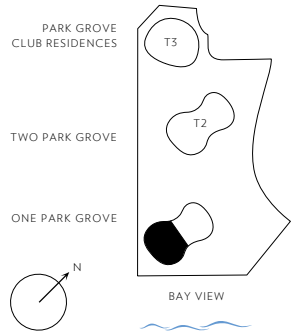
residence pha  
penthouse and  
lower penthouse

7,311 sq ft / 658 sq m total

5 bedrooms  
6 bathrooms  
1 powder room

6,476 sq ft / 602 sq m interior  
835 sq ft / 56 sq m exterior

- 12 foot floor-to-ceiling glass overlooking Biscayne Bay
- Private oversized waterfront terraces
- Expansive dining and entertaining area
- Private master bedroom with walk-in closets
- Double size shower in master bedroom
- His & Her water closets
- His & Her vanities
- Bedrooms with ensuite bathrooms
- Eat-in chef's kitchen with Island, Wolf and SubZero appliances
- Staff Room with en suite bath
- Kitchens and baths designed by William Sofield



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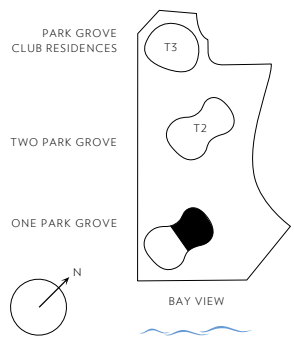
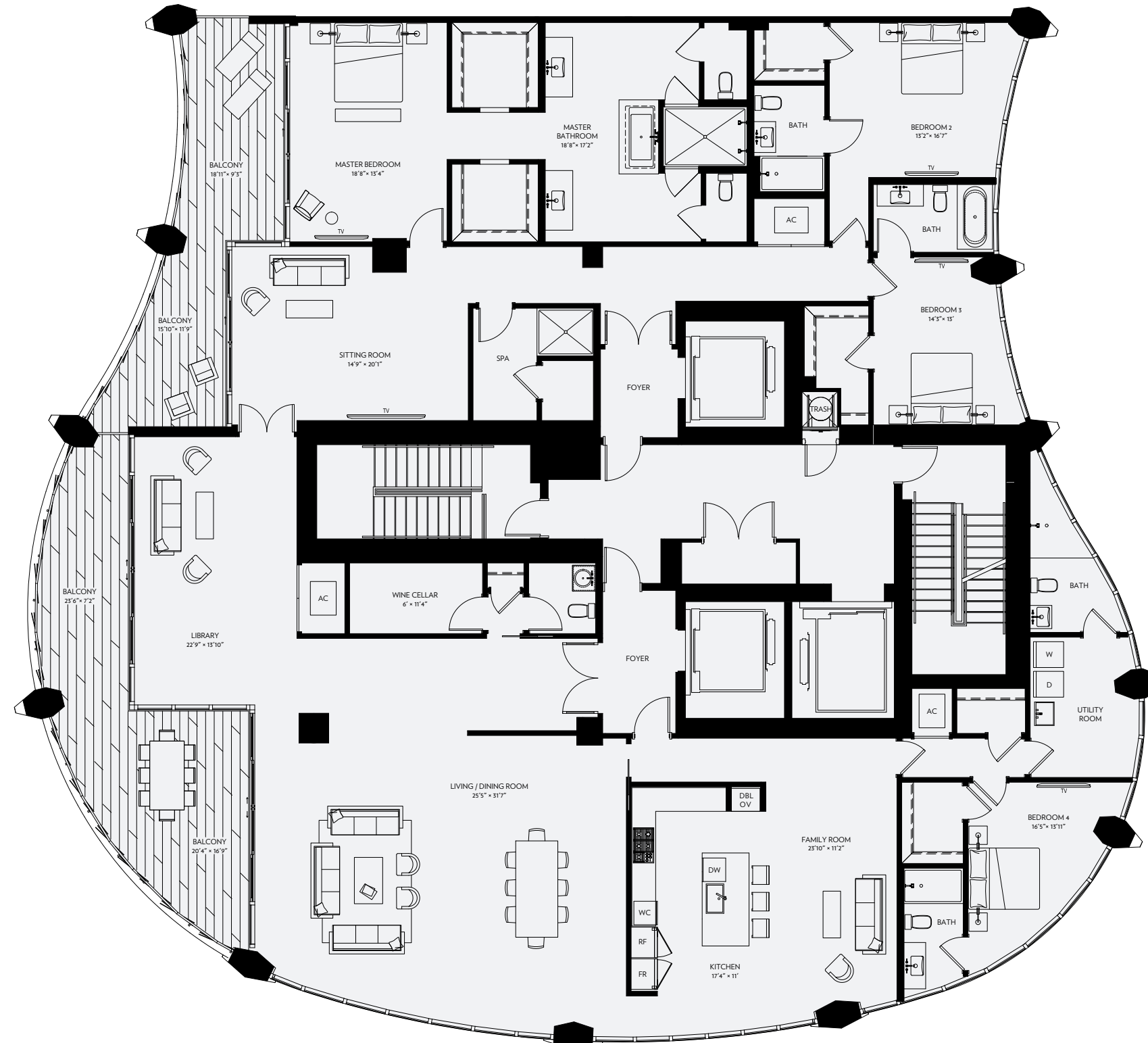
residence phb  
penthouse and  
lower penthouse

5,902 sq ft / 548 sq m total

4 bedrooms  
5 bathrooms  
1 powder room

5,149 sq ft / 478 sq m interior  
753 sq ft / 70 sq m exterior

- 12 foot floor-to-ceiling glass overlooking Biscayne Bay
- Private oversized waterfront terraces
- Expansive dining and entertaining area
- Private master bedroom with walk-in closets
- Double size shower in master bedroom
- His & Her water closets
- His & Her vanities
- Bedrooms with ensuite bathrooms
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- Staff Room with en suite bath
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coconut grove

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COMBINATION UNITS

# one park grove

biscayne bay

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## RESIDENCE A/B COMBINATION

FLOORS 4-20

7,317 SQ FT / 680 SQ M TOTAL

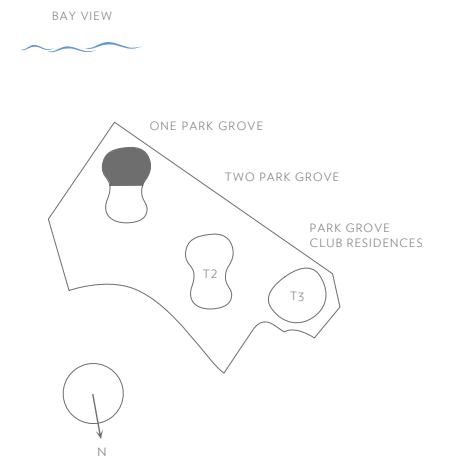
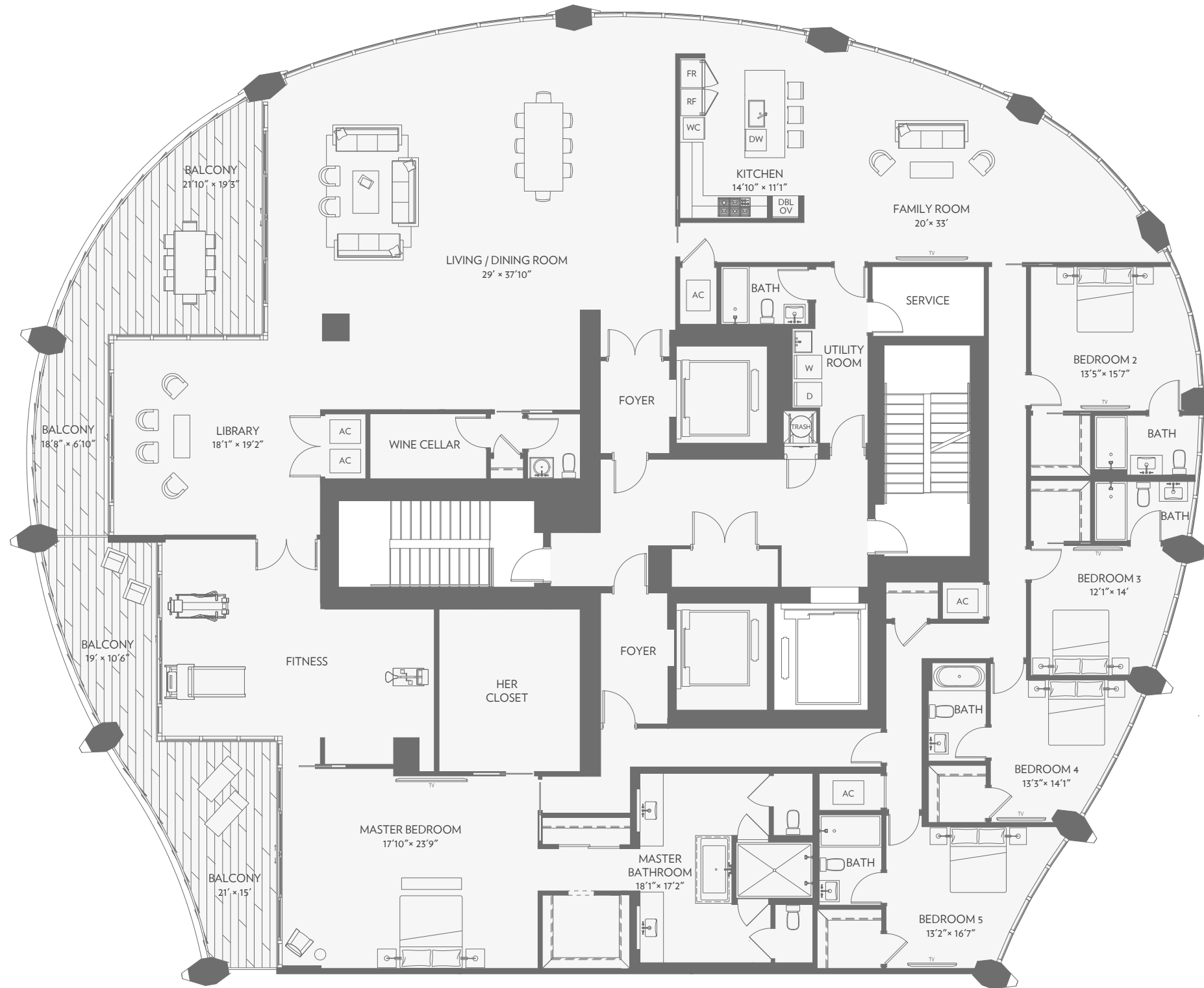
5 BEDROOMS  
6 BATHROOMS  
1 POWDER ROOM

6,476 SQ FT / 602 SQ M INTERIOR  
841 SQ FT / 78 SQ M EXTERIOR

- 12 foot floor-to-ceiling glass overlooking Biscayne Bay
- Private oversized waterfront terraces
- Expansive dining and entertaining area
- Private master bedroom with walk-in closets

- Double size shower in master bedroom
- His & Her water closets
- His & Her vanities
- Bedrooms with ensuite bathrooms
- Kitchens and baths designed by William Sofield

- Eat-in chef's kitchen with Island, Wolf and SubZero appliances
- Staff Room with en suite bath



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## RESIDENCE B/C COMBINATION OPTION 1

FLOORS 4-19

5,831 SQ FT / 541 SQ M TOTAL

4 BEDROOMS / 1 OFFICE

6 BATHROOMS

1 POWDER ROOM

5TH BEDROOM OPTION

5,116 SQ FT / 475 SQ M INTERIOR

715 SQ FT / 66 SQ M EXTERIOR

- 12 foot floor-to-ceiling glass overlooking Biscayne Bay
- Private oversized waterfront terraces
- Expansive dining and entertaining area
- Private master bedroom with walk-in closets
- Double size shower in master bedroom
- His & Her water closets
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## RESIDENCE B/C COMBINATION OPTION 2

FLOORS 4-19

5,831 SQ FT / 541 SQ M TOTAL

4 BEDROOMS / 1 OFFICE

6 BATHROOMS

1 POWDER ROOM

5TH BEDROOM OPTION

5,116 SQ FT / 475 SQ M INTERIOR

715 SQ FT / 66 SQ M EXTERIOR

- 12 foot floor-to-ceiling glass overlooking Biscayne Bay
- Private oversized waterfront terraces
- Expansive dining and entertaining area
- Private master bedroom with walk-in closets
- Double size shower in master bedroom
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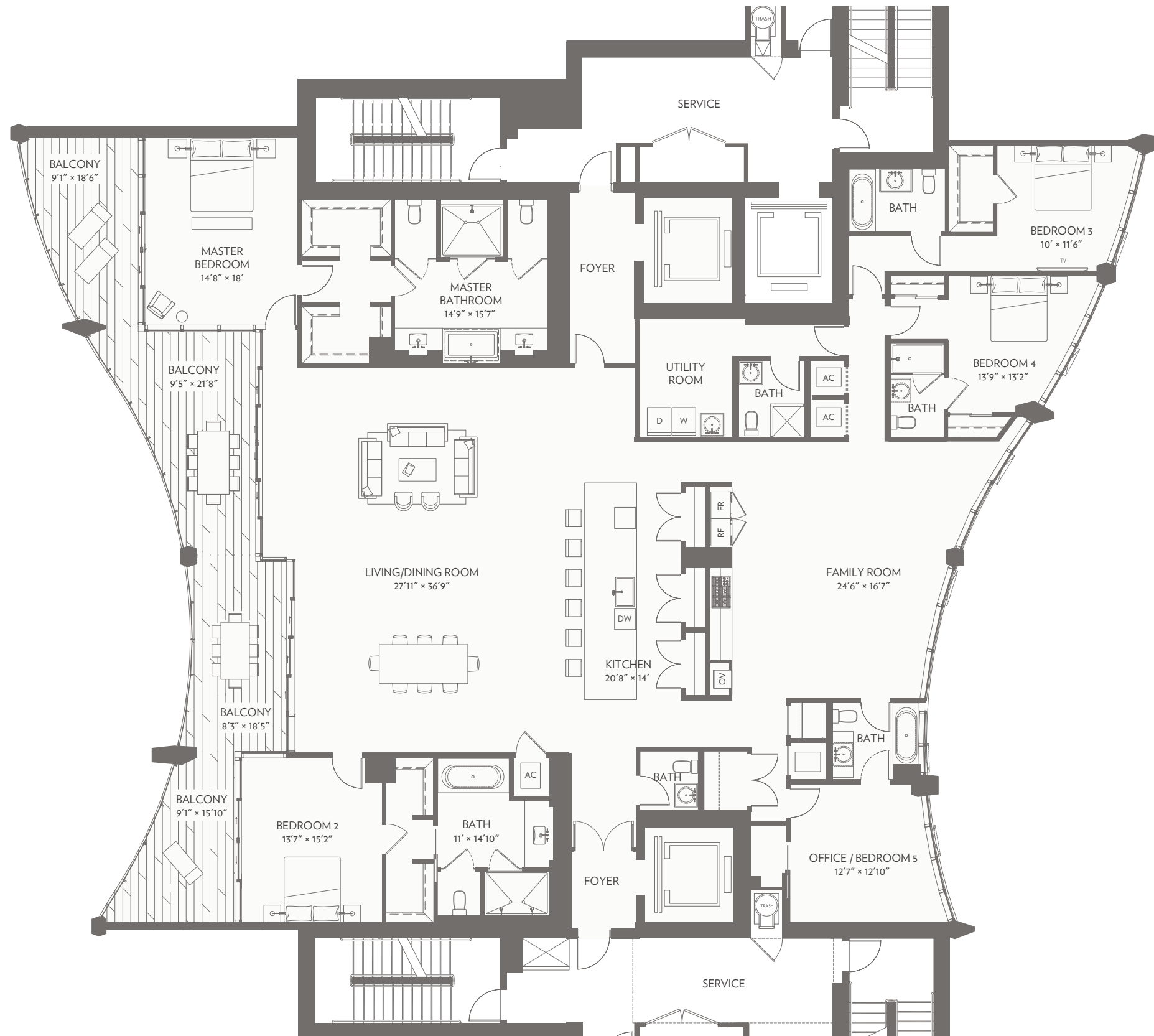
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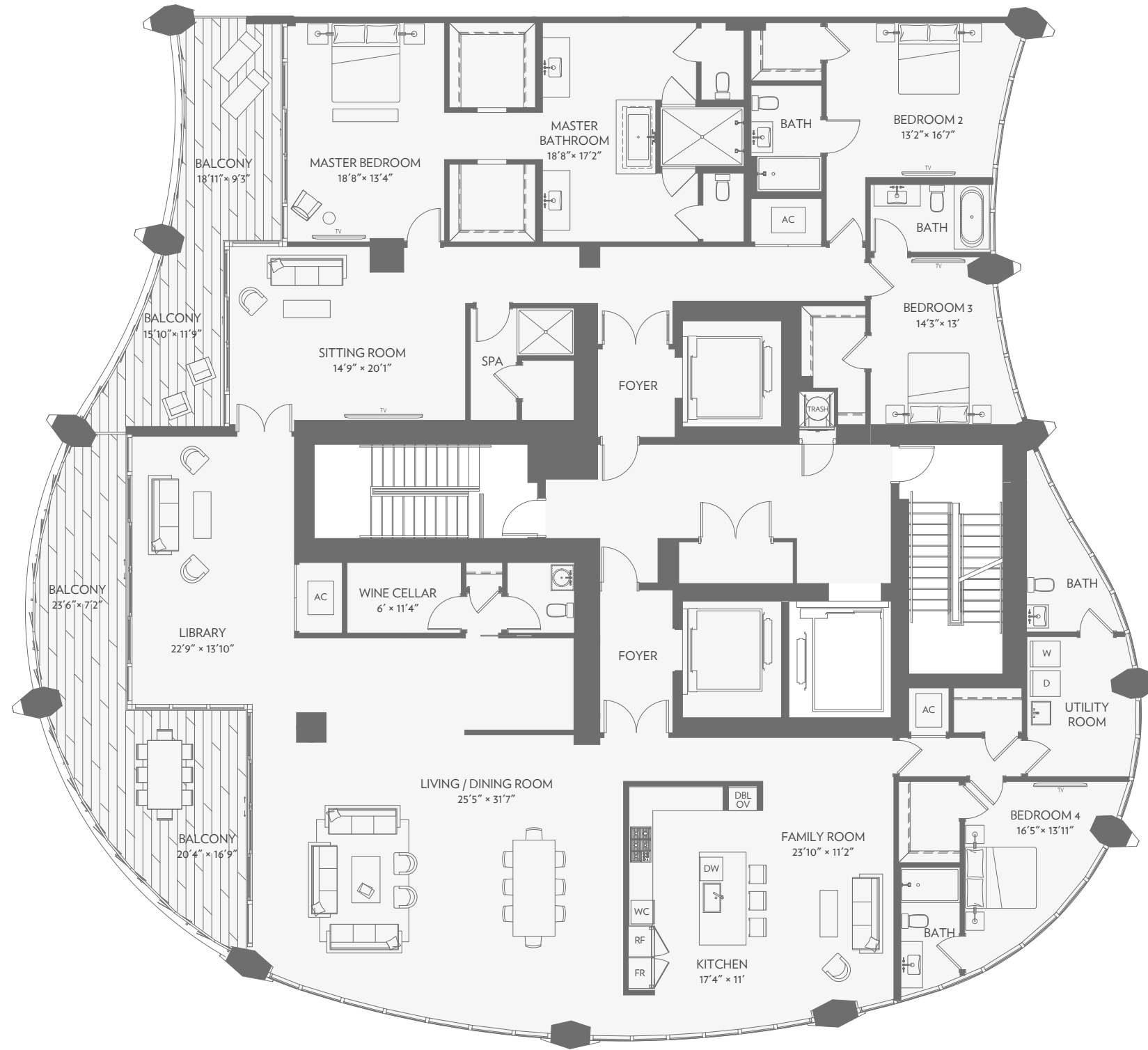


**PARK GROVE**

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biscayne bay



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## RESIDENCE C/D COMBINATION

FLOORS 4-20

5,902 SQ FT / 548 SQ M TOTAL

- 4 BEDROOMS
- 5 BATHROOMS
- 1 POWDER ROOM

5,149 SQ FT / 478 SQ M INTERIOR  
753 SQ FT / 70 SQ M EXTERIOR

- 12 foot floor-to-ceiling glass overlooking Biscayne Bay
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- Double size shower in master bedroom
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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  
Lifestyle Amenities by Colin Cowie  
Signature Restaurant by Chef Michael Schwartz

 **Terra**  **RELATED**

Exclusive Marketing and Sales Agent  
Douglas Elliman Development Marketing

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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.

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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.