FIVE PARK

MIAMI BEACH

BAY & OCEAN RESIDENCES

CONTENTS

01 BEACH LIFE AT NEW HEIGHTS

02 THE RESIDENCES

03 THE CANOPY CLUB

04 CANOPY PARK

05 DANIEL BUREN'S BRIDGE: THE NEW GATEWAY TO MIAMI BEACH

06 THE NEIGHBORHOOD

07 THE VISIONARIES

SEE DISCLAIMER PAGE

BEACH LIFE AT NEW HEIGHTS

01

A New Order of Miami Beach Living

THE MIAMI BEACH OF TODAY IS UNAPOLOGETIC, FIZZLING WITH NEW CREATIVE FRISSON, AND ENTIRELY YOURS TO DISCOVER.

A STORY OF TRANSFORMATION

There's only one constant in life — change. Some places eke out an inflexible identity, seeking a solid foundation or era to plant their feet firmly and dig their heels in to. Others are more mutable, willing to cast off associations and judgments, eager and able to begin again and reinvent themselves, as adaptable as a light breeze and as flexible as swaying palms.

We're one of those places.

Five Park is the epicenter of transformation, ushering in a new decade and an era of unprecedented communal and personal change. Step into this new era and experience all that Miami Beach has to offer.

SEE DISCLAIMER PAGE

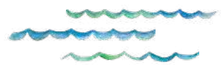
THE VERY BEST OF BAY & OCEAN

Five Park unites timeless glamour with a new, multidisciplinary approach to development. The site pairs a soaring residential building — the tallest in Miami Beach — with an expansive three-acre public park, tasteful retail inclusion, and the creation of an art-inspired bridge that connects the community south of fifth into a walkable wonderland surrounded by Florida's pristine waters.

In addition to coastal surrounds, an ever-blue bay, and a carefully curated ecological park, Five Park offers a host of amenities that underscore the importance of living well and wellness itself. On-site work spaces, thoughtfully designed fitness areas, pools with sweeping views of Florida's coastline, events and areas designated for families, and units designed to accommodate your every need invite you to embrace the transformative nature of a place like Five Park.

A NEW GATEWAY
TO MIAMI BEACH

THE TALLEST RESIDENTIAL
TOWER ON MIAMI BEACH



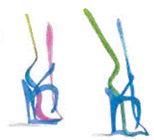
OCEAN AND BAY VIEWS
LIKE NO OTHER

SWEEPING RESIDENCES
FEATURING EXPANSIVE WINDOWS
AND SOARING CEILINGS

A SHADED THREE ACRE PARK,
JOGGING PATHS, DOG PARK, AND
MONSTRUM PLAYGROUND

MIAMI BEACH'S
MOST LUXURIOUS PRIVATE
RESIDENTIAL CLUB.

A DINING EXPERIENCE
CURATED BY A HOST OF
VISITING RENOWNED CHEFS



THE BEST OF SOUTH OF FIFTH
ON YOUR DOORSTEP

SEE DISCLAIMER PAGE

HEAVENLY VIEWS ASIDE SERENE INTERIORS

02

The Residences

SEE DISCLAIMER PAGE

BEACH LIVING WITH AN INCOMPARABLE BACKDROP

Helmed by renowned architecture and planning studio, Arquitectonica, Five Park represents the intersection of function, beauty, and sustainability. This cylindrical marvel draws its curvilinear form from the undulating waves that reflect the ecology and culture of Miami Beach.

Five Park's elliptical floor plans serve to optimize dweller's access to abundant natural light and expansive views of the city, water, and park below while also opening visual access in communal areas, corridors, and accessible terraces.

Verdant and lush terraces bring earth to sky, but they also help modulate the building's heating and cooling, adding a layer of smart technology to this well-considered ecosystem. Resourceful techniques improve the building's approach to water quality, water management, and heat load.

SEE DISCLAIMER PAGE

Floors 46–48

UPPER PENTHOUSE, PENTHOUSE,
LOWER PENTHOUSE

Floors 27-45

CONDOMINIUMS

Floor 26

THE CANOPY CLUB
A PRIVATE OWNERS ONLY CLUB FEATURING
PRIVATE DINING, A CLUBROOM DEN,
WELLNESS LOUNGE, AND SPA

Floors 8-25

LUXURY APARTMENTS

Floor 6

AMENITY LEVEL
TWO POOLS, SUNSET TERRACE,
GYM, SPA, POOL BAR & CAFE

Floor 5

LUXURY SHORT TERM
GUEST SUITES

Floor 3

SCREENING ROOM, CO-WORKING STUDIO,
CHILDREN'S LEARNING LAB & TEEN CLUB

SEE DISCLAIMER PAGE

A GRAND ENTRANCE

Enjoy a seamless arrival and departure with electric vehicle car ports, a dedicated ride-share drop-off zone, and valet service, not to mention ample storage for bicycles and other vehicles. Once inside, a series of private lobbies and elevator banks connect the 98 residences and quickly, quietly, and efficiently transport you beyond the clouds.

SEE DISCLAIMER PAGE

AS YOUR PRIVATE ELEVATOR DOORS OPEN, YOU KNOW YOU'VE OFFICIALLY ARRIVED. LOFTY 10-FOOT CEILINGS AND OVERSIZED BALCONIES WELCOME YOU HOME AND BRING THE OUTSIDE IN.

UNRIVALED RESIDENCES

Intelligent floor plates change and adapt to any whim, creating a seamless experience piqued by personalization. Clean lines and timeless fixtures lend an air of modernity to classic undertones, punctuated by pops of vibrance inspired by Miami Beach itself.

Residential amenities include platinum pre-wired Smart technology that enables touchless access to features like faucets, facilities, and locks. High-speed, fiber-optic WiFi quickly connects residents in communal property areas like garages and elevators with seamless service to private residences. Centralized Smart tech systems empower residents to control heating, cooling, and lighting via a single, easy-access Five Park App. Other technological additions enable control of audio surround sound and noise monitoring to ensure a peaceful environment.

SUBLIME VIEWS AT EVERY ANGLE—WHITE SAND SWATHES PUNCUATED BY VIBRANT GREENS AND BUBBLY BLUES.

BEYOND, A VIVID CITYSCAPE, HOME TO TOWERING PALMS AND PLEASURE SEEKERS, THOSE READY AND WILLING FOR A LIFE AS EXPANSIVE AS THE COASTLINE STRETCHING OUT BEFORE THEM.

SEE IT ALL

Five Park's unique, elliptical form creates 360-degree views, opening up floors and balconies and for endless corridor views and an inside-out approach to living.

SEE DISCLAIMER PAGE

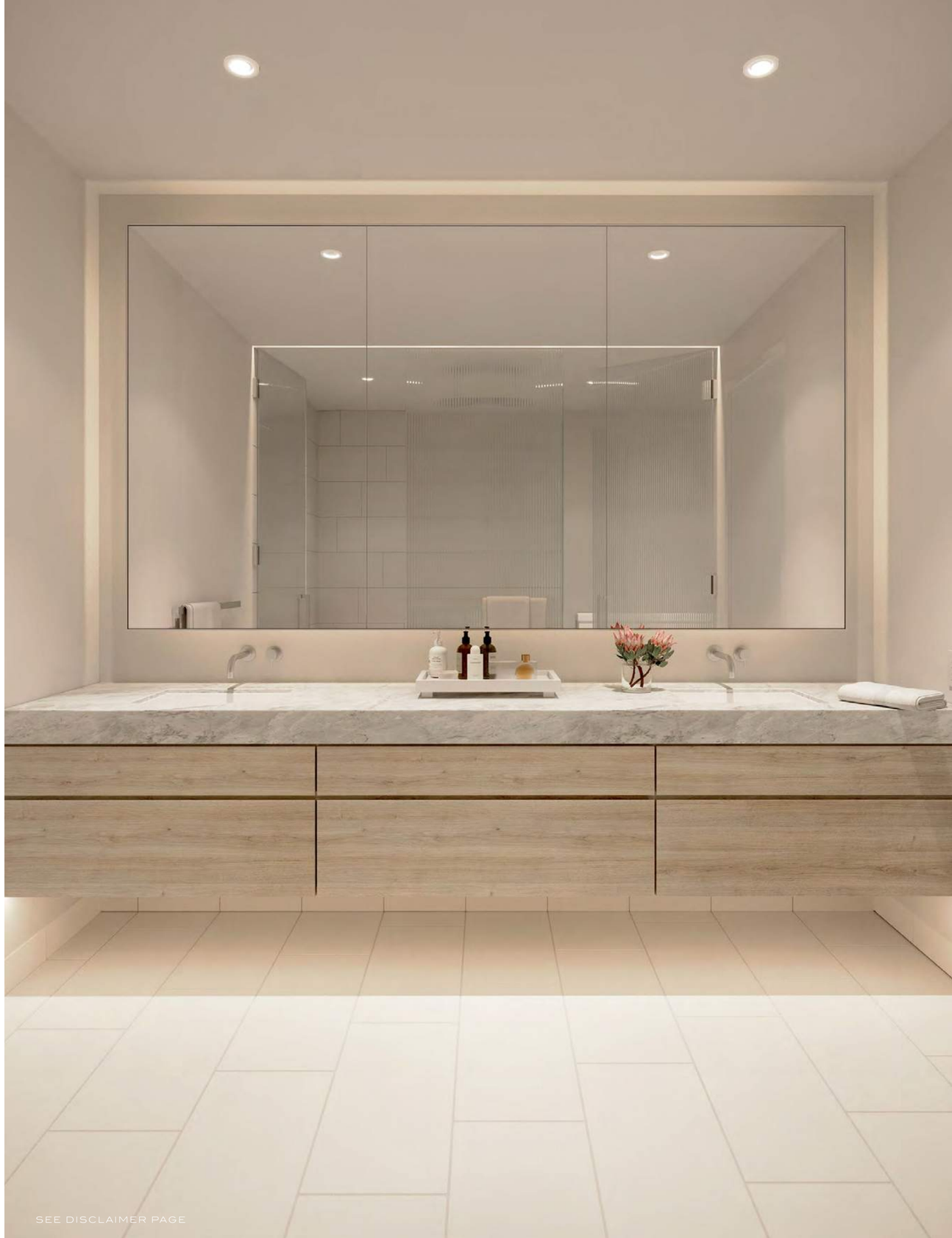
SEE DISCLAIMER PAGE

SPACES DESIGNED FOR EASE

Embody the joy of cooking in kitchen and dining areas that boast custom Gabellini Sheppard-designed Italian oak cabinets and Gaggenau appliances, beautifully paired with marble countertops and integrated wooden-top dining tables. An attentive eye to detail continues in the private living spaces. Airy, spacious bedrooms grant a good night's rest above the bustle of a vibrant city. Master bedrooms are planned for beautiful views, generous light, and are complemented by large walk-in closets.

LUXURIATE AT HOME

Master bathrooms custom designed by Gabellini Sheppard evoke a mood of elegance and indulgence. Sporting Italian-made vanities, textured glass shower doors, and — in select units — wet rooms, bathrooms are meticulously planned with a resident's needs in mind. All custom-designed powder rooms feature design-forward Hansgrohe fixtures and laundry areas house front-load Smart Washers and ducted vented dryers for easy access.



FINALLY, AN OWNERS CLUB FOR THE MODERN MIAMI BEACH LIFESTYLE

03

Introducing
The Canopy Club

THE

CANOPY CLUB

MIAMI BEACH

Experience the best of Miami Beach, effortlessly

A lifestyle that brings white-glove service to everyday living. The city's finest culinary offerings at your doorstep. Cultural programming that cultivates a dynamic and creative community. A wellness experience that celebrates your personal expansion. Unparalleled communion with stunning natural surrounds. Private access to the property's most dynamic leisure areas.

With Five Park's Canopy Club, it's all within reach.

SEE DISCLAIMER PAGE

At a Glance

SERVICES

1. 24-Hour Concierge and Butler Service
2. Dedicated Program Director
3. Mobile App for seamless accessibility to all residence offers (amenities, services, events, concierge & management)
4. Boat Club Access
5. House Car & Electric Beach Moke
6. Housekeeping Service Available
7. Club-Style Programming (Socialize, Learn, Experiment, and Relax)

BODY & MIND WELLNESS CENTER

1. Juice Bar with Fresh Pressed Juices and Healthy Snacks
2. In-House Personal Trainer and Wellness Coach
3. Group Fitness Classes
4. Top of the Line Cardo and Strength Equipment
5. Outdoor Yoga and Exercise Deck
6. Signature Spa with Massage and Treatment Rooms
7. Men's and Women's Relaxation Lounge with Saunas and Showers
8. Hammam

OUTDOOR AMENITIES

1. Adult Pool with Wading Area
2. Children & Family-Friendly pool
3. Pool Attendants & Towel Service
4. Private Cabanas and Lounges
5. Pool Bar & Café
6. Yoga Meditation Deck
7. Sunset Terrace 3,500 SF
8. Private Beach Club in Miami Beach with a house beach car

DINING & RETAIL

1. Seasonal Dining Experiences Curated by a host of Top Chefs
2. Signature Canopy Cocktails
3. In-Home Delivery from Restaurant
4. At-Home Meal Plans & Catering available
5. Poolside Food & Beverage Service
6. Bar Cart Concierge
7. Wellness Lounge & Juice Bar

THE PRIVATE OWNERS CANOPY CLUB

1. A seamless indoor to outdoor terrace featuring views of sea, sand, and city, framed by lush greenery.
2. Reception & Concierge Desk
3. Billiard Room & Lounge
4. Specialty Dining & Beverage Program
5. Private Jewel Box Bar & Dining Room
6. Den, Curated Library & Work Stations
7. Wellness Fitness Center
8. Men's & Women's Lounges Complete with Saunas, Hammam, and Treatment Rooms

THE CANOPY CLUB ON L3

1. Resident Lounge & Work Space
2. Curated Library & Quiet Room
3. Private Meeting Rooms
4. Kids' & Teens' Learning Lab
5. Screening Room

*See disclaimer page

A VERDANT RETURN TO MIAMI'S ORIGINS

05

Canopy Park

3-ACRES OF PARADISE BLOOMING BETWEEN BEACH & BAY; WELCOME TO CANOPY PARK.

A BACKYARD OASIS

There is no ecosystem on Earth quite like Florida's — the coast's ancient mangroves and towering palms host myriad displays of colorful flowers and jewel-like insects. And at Five Park, it's all right outside of your front door.

Revered for its metropolitan offerings, Miami Beach has undergone an environmental renaissance. The team at Five Park, wanting to honor the spirit of transformation and the state's rich origins, dreamed up Canopy Park, bringing three acres of verdant land to a city graced by beaches and bays.

The expanse serves to charm, regenerate, and catalyze personal and communal experiences while simultaneously honoring the rich ecological origins of Miami Beach.

Canopy Park is a place of both congregation and contemplation, intended for young and old, the early riser and the night owl, the retail hunter and the naturalist.

Thoughtfully plotted sites include a vast multipurpose lawn intended for cultural gatherings, small picnics, and everything in between. Four-legged friends will have their slice of heaven on Canopy Park's designated ovular lawn featuring natural obstacles and pet-friendly amenities.

A SPACE TO SUIT EVERYONE

A fitness-focused zone caters to those wishing to sweat under the Miami sun, offering a range of equipment integrated seamlessly into the environment. With children's needs also carefully considered, the Canopy Park hosts a MONSTRUM play area populated by contextual, climbable sculptures that both delight and amaze. Four-legged friends will have their slice of heaven on Canopy Park's designated ovular lawn featuring natural obstacles and pet-friendly amenities. Canopy Park's vast boundaries also allow for a well-integrated retail location featuring an accessible upper-level deck, parking, and well-planned, beautiful commercial spaces.

1. Daniel Buren Pedestrian Bridge
2. Botanic Grove
3. Art Installation
4. Monstrum Playground
5. Outdoor Gym
6. Dog Park
7. Event lawn
8. Retail pavilion
9. Bioswale "Dry River"

SEE DISCLAIMER PAGE

A PLAYGROUND TO STIMULATE THE SENSES AND ENGAGE A GROWING IMAGINATION.

SEE DISCLAIMER PAGE

DANIEL BUREN'S BRIDGE: THE NEW GATEWAY TO MIAMI BEACH

06

Connecting the
South of Fifth community

OBSERVATORY OF LIGHT, 2016
LOUIS VUITTON FOUNDATION

THE EYE OF THE STORM, 2005
SOLOMON R. GUGGENHEIM MUSEUM

DE UN PATIO A OTRO, 2014
CABAÑAS INSTITUTE

RENOWNED ARTIST DANIEL BUREN CREATES A COLORFUL LANDMARK FOR MIAMI BEACH

From the shimmering bay to the copse of palm trees, the MacArthur Causeway has always been a picturesque entrance to South Beach. And, with an exciting new addition, it's set to be even more picturesque. When completed, the Miami Beach Canopy Bridge will be the beach's most prominent landmark, soaring forty feet over Fifth Street.

Designed by celebrated French conceptual artist Daniel Buren as part of the Five Park project, the 158-foot long enclosed tube will feature a patchwork of vibrant translucent panels filtering the light in a kaleidoscope of colors.

"My work has to do with a place and where it's going to be seen," says Buren. "Whether it's a one-man show in a museum or a public work, my first basic approach to what I do is to connect to the space."

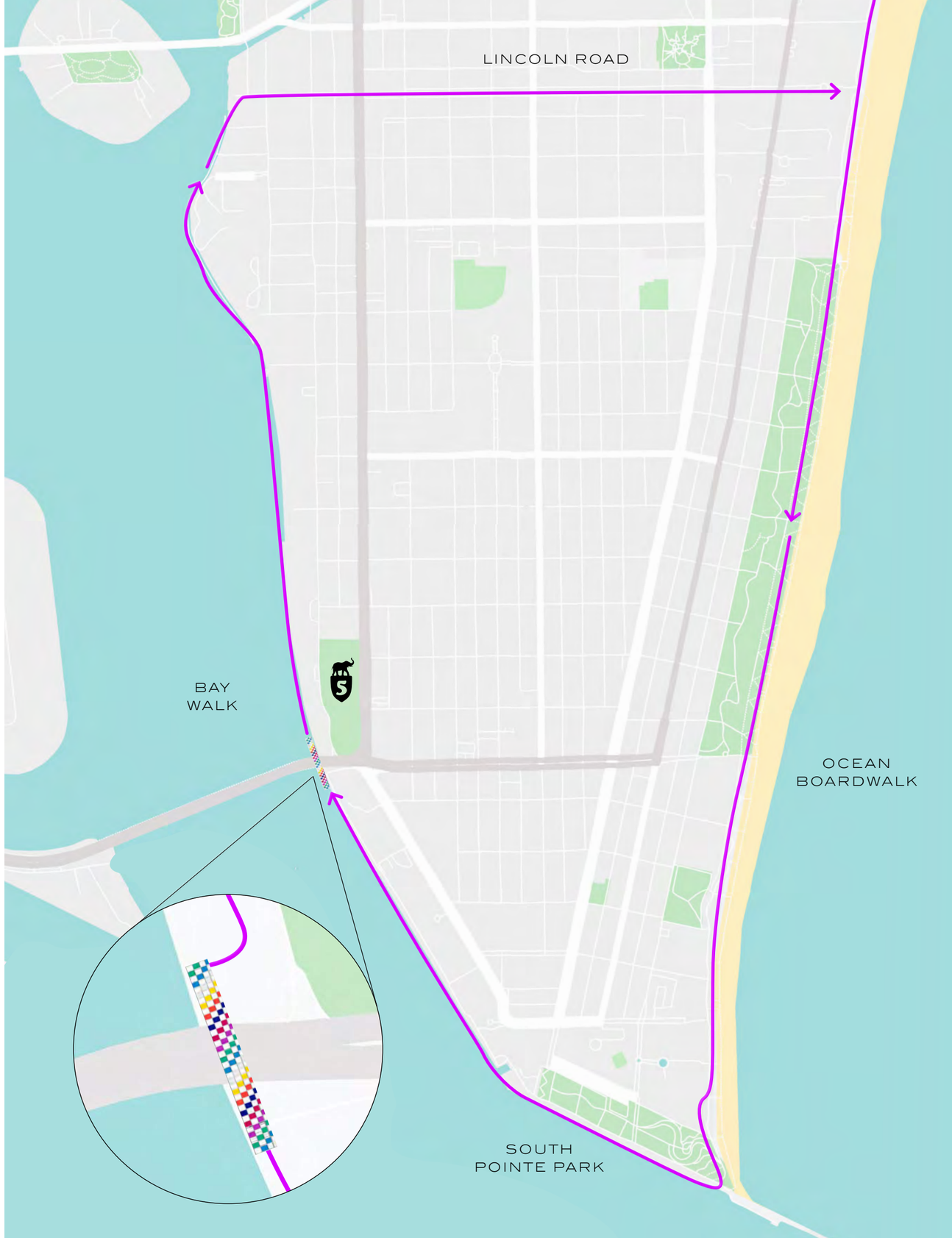
A prolific artist, Buren is known for creating sculptures and installations using contrasting colored stripes to affect a space. He is the brainchild behind some of the most recognizable public works of art spanning the globe, from the 260 black and white marble pillars at the Palais Royal in Paris to the whimsical sails of colored glass at the Louis Vuitton Foundation.

SEE DISCLAIMER PAGE

THE BRIDGE IS A STRIKING CONNECTOR, WELCOMING ONE TO EXPLORE THE BEST OF MIAMI BEACH RETAIL, DINING, AND CULTURE.

CULTURE, COLOR, CONNECTION

The bridge brings the larger neighborhood into focus, providing ample opportunity to explore the energy and vibrance of Miami Beach's artistic enclaves. Residents will enjoy easy access to everything that Miami Beach has to offer, including highlights that range from the Art Deco Historic District to the Miami City Ballet. Fine dining and elevated nightlife offerings are just a stroll away with revered city favorites like Carbone, Los Fuegos, and Casa Tua. And shopping and retail knows no bounds at destination boutiques showcasing everything from luxury items and imported goods to rare books and art pieces. The wellness space is no exception, with the way paved to a host of movement classes, health-minded eateries, and spa-like surrounds.



MIAMI BEACH, COASTAL CULTURAL MECCA

07

A Neighborhood Worth Celebrating

MIAMI BEACH'S ENERGY IS KINETIC, MAGNETIC, AND INFECTIOUS. FROM THE THRIVING ARTS AND CULTURE SCENE, TO WORLD-CLASS DESIGN, AND AN UNDENIABLY HIGH QUALITY OF LIFE, IT'S HARD TO NOT BE WOOED BY ALL THE AREA OFFERS.

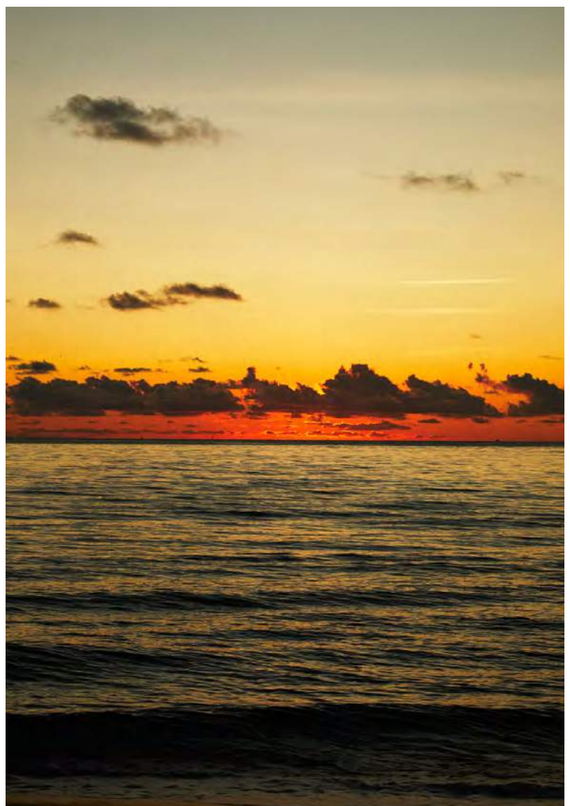
MIAMI BEACH NOW

With the best qualities of nieghborhood and city, Miami Beach is a place where the list of cultural touchstones is myriad, culinary and entertainment options dazzle, and life is just a little more tantilizing. With exciting new projects and a vital approach to environmental preservation, the region continues to be a hub for what's next.

COLONY
THEATRE

TASCHEN
David Bailey

AVALON



1 Five Park
2 Flamingo Park
3 New World Symphony
4 The Bass
5 Ocean Boardwalk
6 SoFi
7 Miami Beach Marina
8 Baywalk

MIAMI BEACH

SEE DISCLAIMER PAGE

MIAMI BEACH RISES ABOVE

06

The Visionaries behind Five Park

Terra
DEVELOPER

Integrated real-estate development firm, Terra — which hails from South Florida — excels in the creation of beautifully designed, sustainable communities that serve to better connect populations and cultivate communities through the creation of single family homes, townhouses, multifamily apartments, and luxury high-rises.

EIGHTY-SEVEN PARK

GLASS

Russell Galbut
DEVELOPER

Real estate developer, philanthropist, and co-founder of GFO Investments, Russell Galbut is a longtime resident of Miami Beach and a maven of transformative spaces. The mastermind behind properties including the Carriage Club, the Casablanca, and the Decoplage, Galbut's work underscores his impressive commitment to redefining Miami chic.

TEN THOUSAND
SANTA MONICA

Arquitectonica
ARCHITECT

Headquartered in Miami, but with a global reach and roots in ten cities, Arquitectonica is a world-renowned architecture, interior design, landscape, and urban planning design firm committed to bold, graphic, and innovative projects that draw on humanistic modern design.

NBCUNIVERSAL LOBBY AT 30 ROCKEFELLER

Gabellini Sheppard
INTERIOR ARCHITECT

In the early '90s, New York-based firm Gabellini Sheppard started transforming spaces with their unique aesthetic, focus on sculptural elements, and holistic approach to sustainable design practices. Their work has been lauded by important cultural institutions, including the Cooper Hewitt Smithsonian Design Museum, the American Institute of Architects, and the International Interior Design Association.

Anda Andrei

DESIGN DIRECTOR

A maven of boutique and lifestyle hotel design, Anda Andrei has an illustrious repertoire of properties like Royalton, Hudson, Delano, and the Gramercy Park Hotel. Other projects include 11 Howard, Brooklyn Museum in-house restaurant, the Norm, and Asbury Park.

ArqGEO

PARK DESIGN

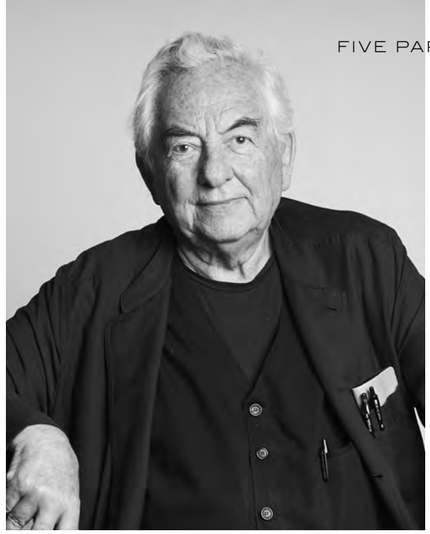
Reinventing Floridian landscapes for nearly two decades, ArqGEO is a Miami-based firm with a passion for responsive landscape design. Helmed by Laurinda Spears, ArqGEO is committed to innovative and bold solutions to large-scale ecological challenges. Their creative work brings a considered design perspective to natural spaces.

THE ASBURY HOTEL

West 8

PARK CONSULTANT

An international firm with European roots, West 8 brings the diverse talents of architects, urban designers, landscape architects and industrial engineers to esteemed projects that range in scope from urban planning projects to solution-oriented interventions that address concerns like urbanization and global warming.



Daniel Buren

ARTIST

French Conceptual artist Daniel Buren is best known for his bold, impactful, and contextual designs that utilize striking color and engaging graphics to emphasize the relationship between architecture and space. Buren's works can be found in the Tate Modern, the Museum of Modern Art, and the Musée d'Art Moderne de la Ville de Paris.

SCHUYLKILL YARDS

MIAMI BEACH–A CITY SO BRILLIANT AND DAZZLINGLY ITSELF, WRITES ITS NEXT CHAPTER AS A CULTURAL AUTHORITY, BECKONING ARTISTIC SOULS AND CREATIVE TRAILBLAZERS ALIKE.

Terra GFO INVESTMENTS

This project is being developed by TCH 500 Alton, LLC, a Florida limited liability partnership ("Developer"), which has a limited right to use the trademarked names and logos of Terra. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Terra, and you agree to look solely to Developer (and not to Terra) with respect to any and all matters relating to the sales and marketing and/or development of the project. 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. 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 a unit of from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view. 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 deeded desirable in its sole and absolute discretion. The project graphics, photographs, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer.

FIVE PARK

MIAMI BEACH