



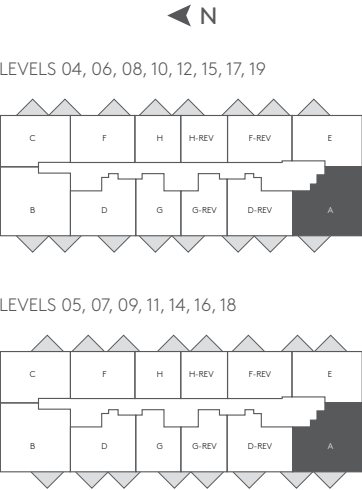
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. OBTAIN THE PROPERTY 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.

AMENITIES LIST

- 203 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
- 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
- Desk services for arranging spa treatments, massages, and personal training sessions
- 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
- 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



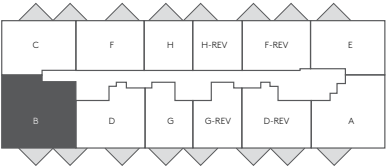
Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the “Unit” set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is + or - 1,331 sq. ft./123.65 m². 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. Unit balconies depend on floor selection.

RESIDENCE B

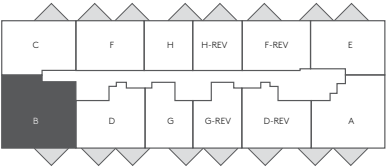
3 BEDROOMS / DEN / 2 BATHS
TOTAL AREA: 1,577 SQ.FT. / 146.50 M²



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



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

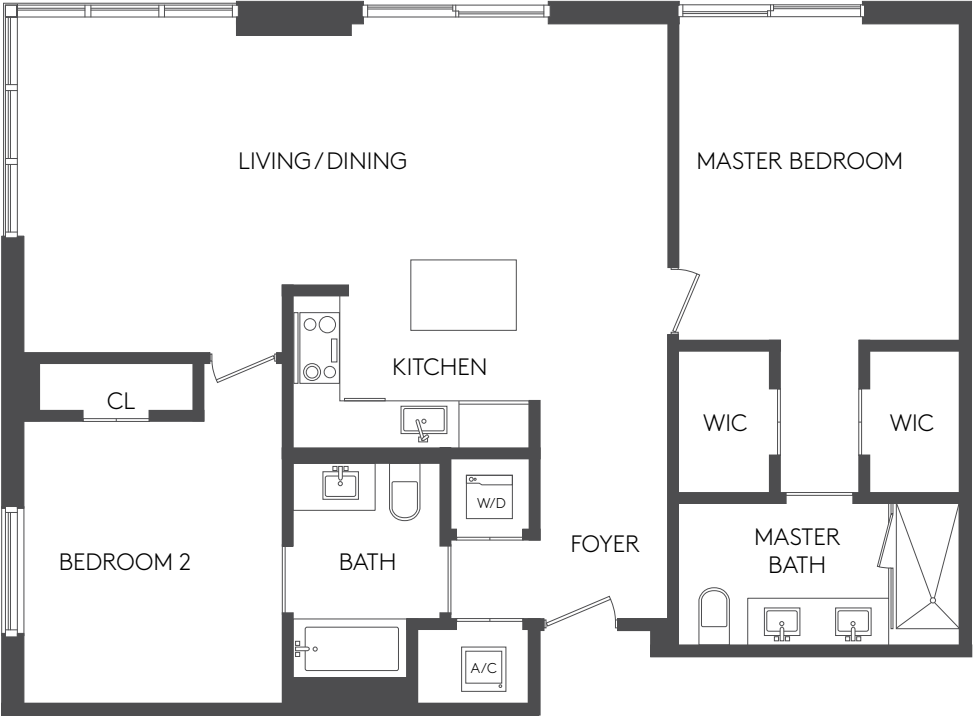
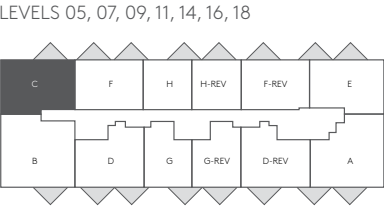
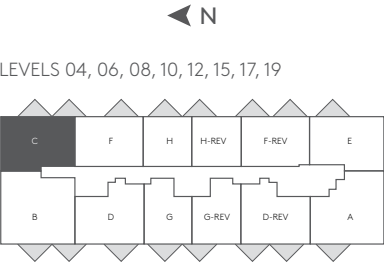


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RESIDENCE C

2 BEDROOMS / 2 BATHS

TOTAL AREA: 1,195 SQ.FT. / 111.01 M²



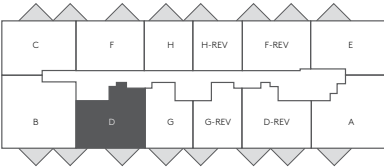
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RESIDENCE D

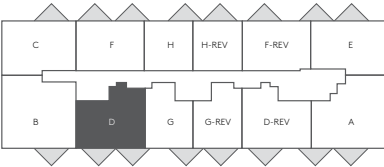
2 BEDROOMS / DEN / 2 BATHS
TOTAL AREA: 1,166 SQ.FT. / 108.32 M²



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



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

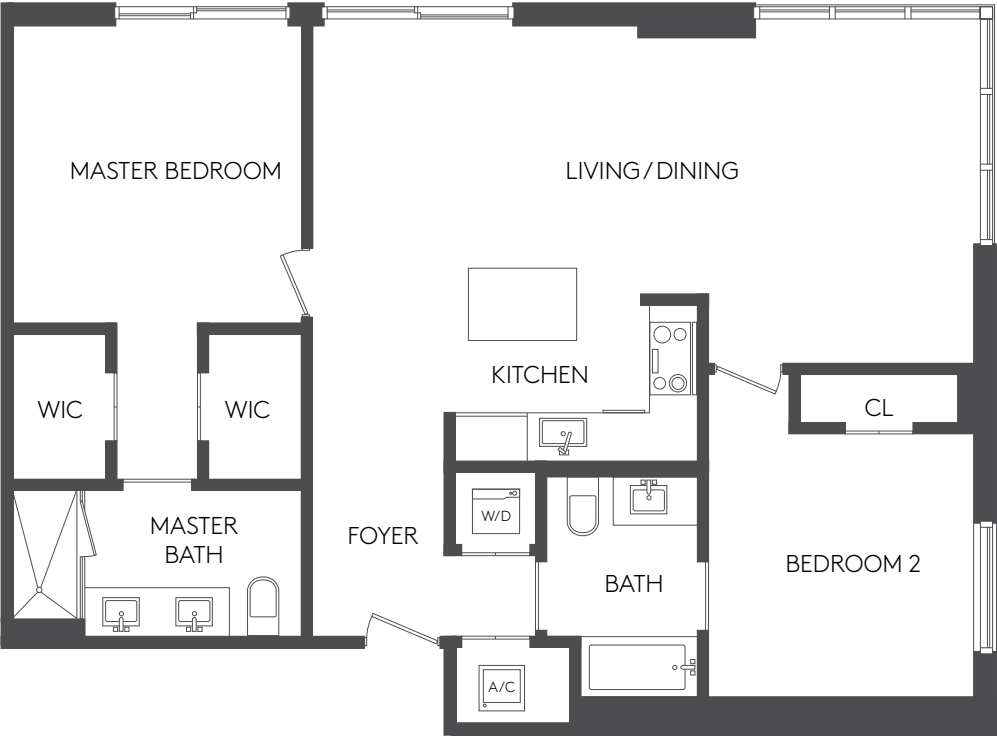
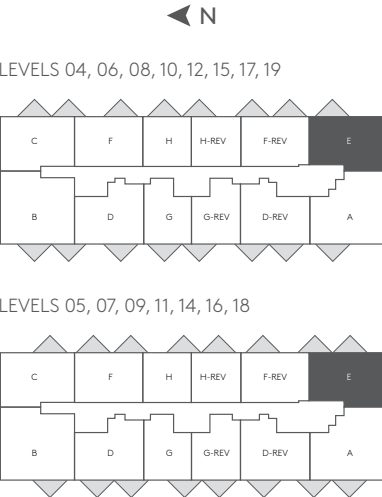



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RESIDENCE E

2 BEDROOMS / 2 BATHS

TOTAL AREA: 1,163 SQ.FT. / 108.04 M²

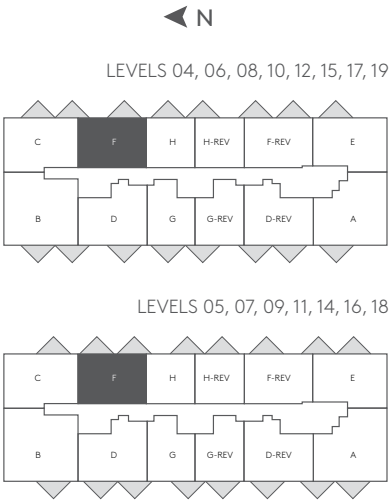
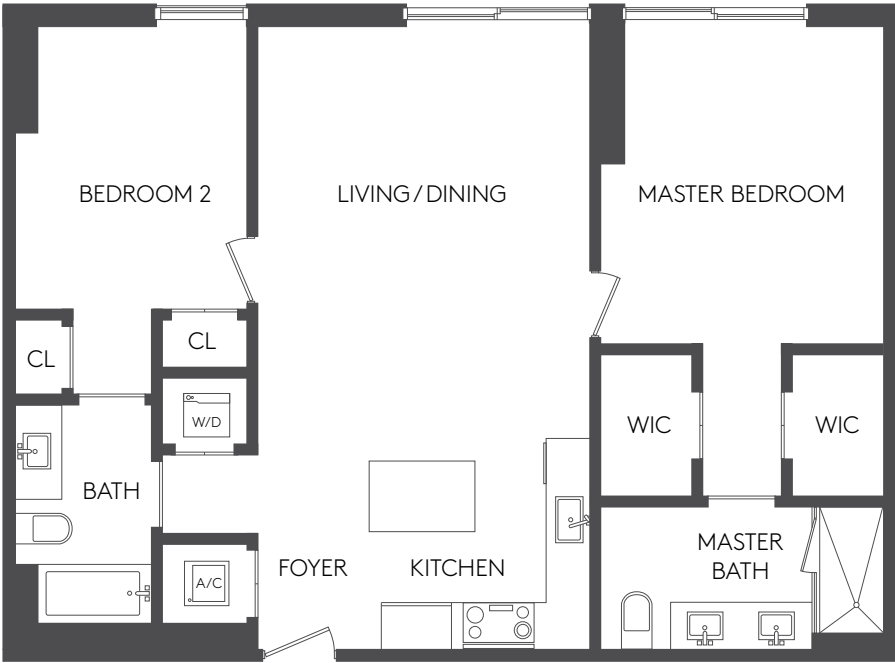


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RESIDENCE F

2 BEDROOMS / 2 BATHS

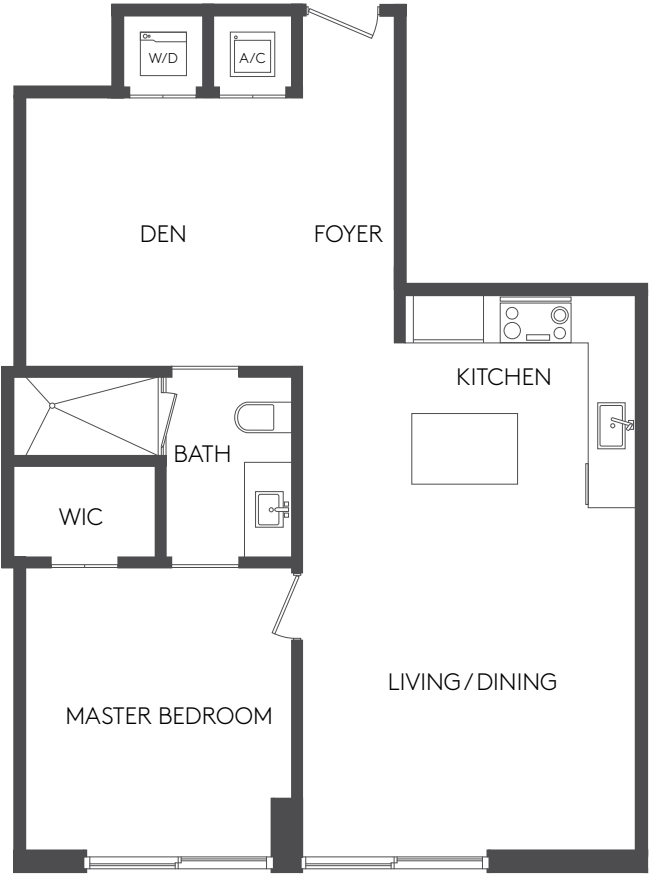
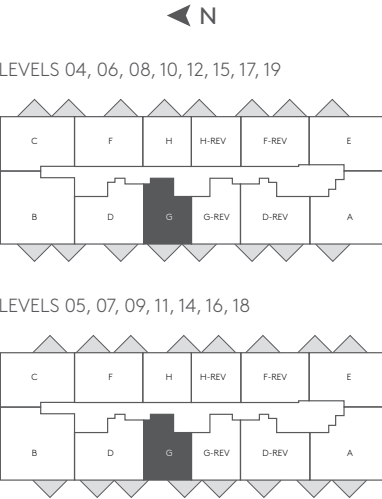
TOTAL AREA: 1,038 SQ.FT. / 96.43 M²




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RESIDENCE G

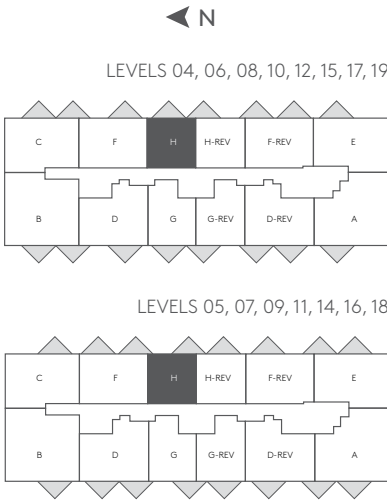
1 BEDROOM / DEN / 1 BATH
TOTAL AREA: 848 SQ.FT. / 78.78 M²



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RESIDENCE H
1 BEDROOM / 1 BATH
TOTAL AREA: 755 SQ.FT. / 70.14 M²

TOTAL AREA: 755 SQ.FT. / 70.14 M²




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LPH-1 /PH1

3 BEDROOMS / DEN / 3 BATHS

TOTAL AREA: 1,927 SQ.FT. / 179.02 M²

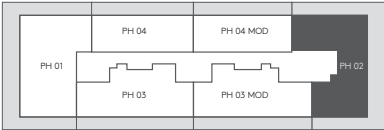


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LPH-2 /PH2

3 BEDROOMS / DEN / 3 BATHS
TOTAL AREA: 1,735 SQ.FT. / 161.18 M²

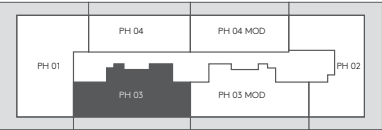



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LPH-3 /PH3

2 BEDROOMS / DEN / 2 BATHS

TOTAL AREA: 1,560 SQ.FT. / 144.92 M²

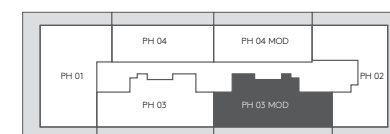
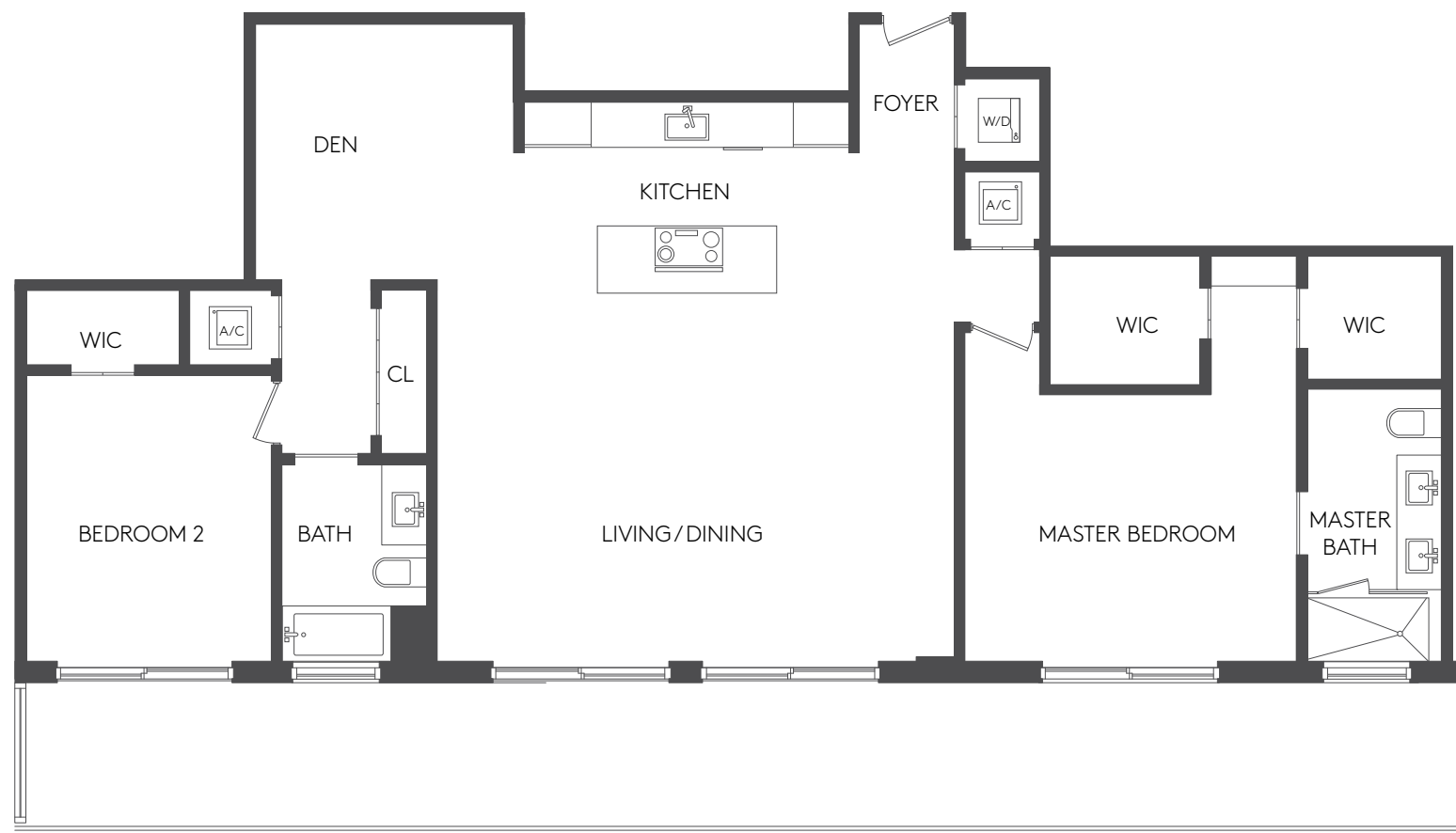


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LPH-3 MOD /PH3 MOD

2 BEDROOMS / DEN / 2 BATHS

TOTAL AREA: 1,557 SQ.FT. / 144.65 M²

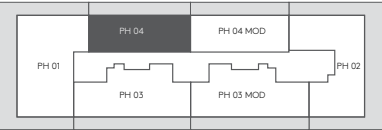
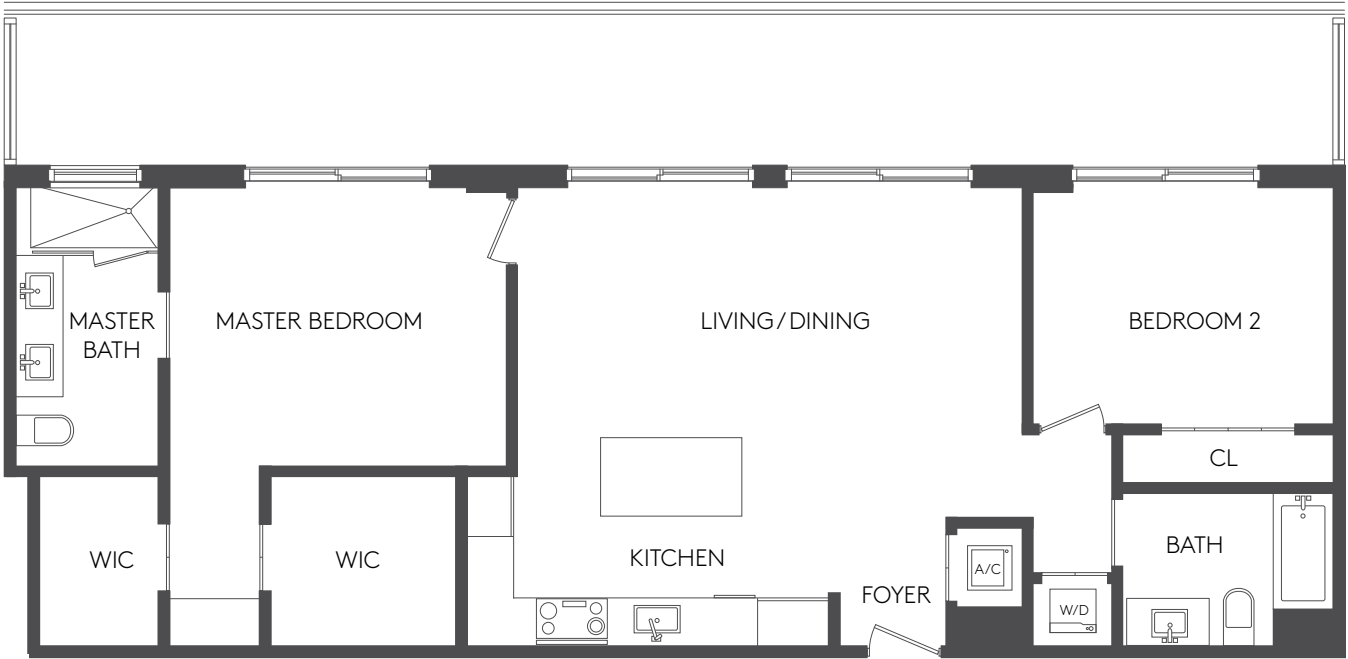



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LPH-4 /PH4

2 BEDROOMS / 2 BATHS

TOTAL AREA: 1,168 SQ.FT. / 108.51 M²

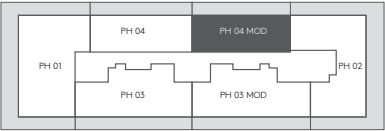
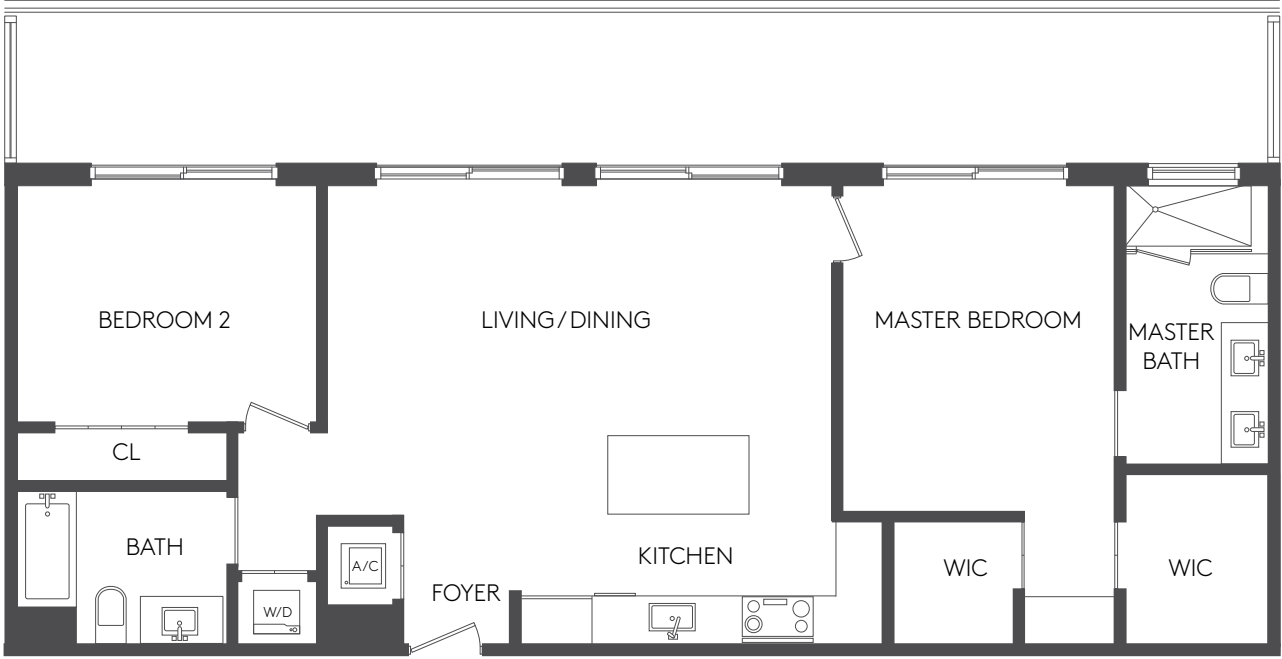


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LPH-4 MOD /PH4 MOD

2 BEDROOMS / 2 BATHS

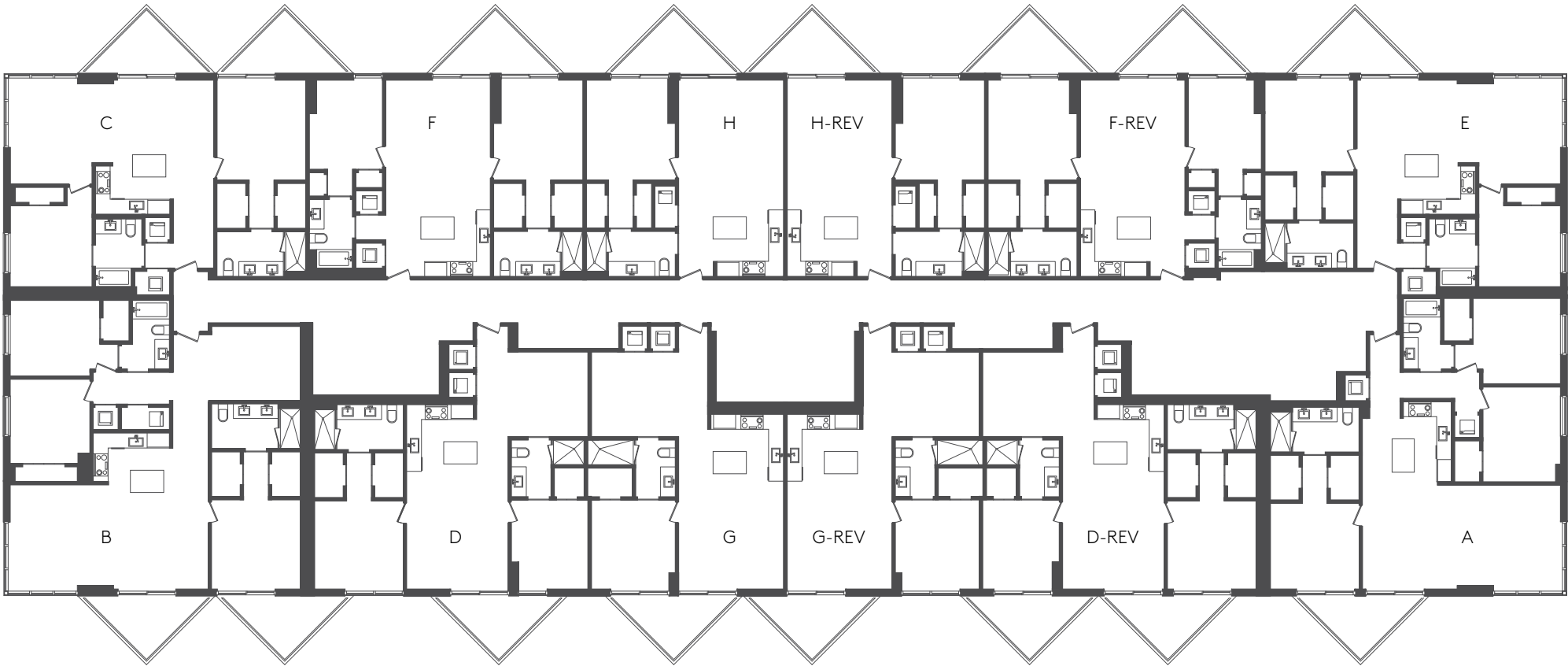
TOTAL AREA: 1,118 SQ.FT. / 103.86 M²



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RESIDENCES SITE PLAN

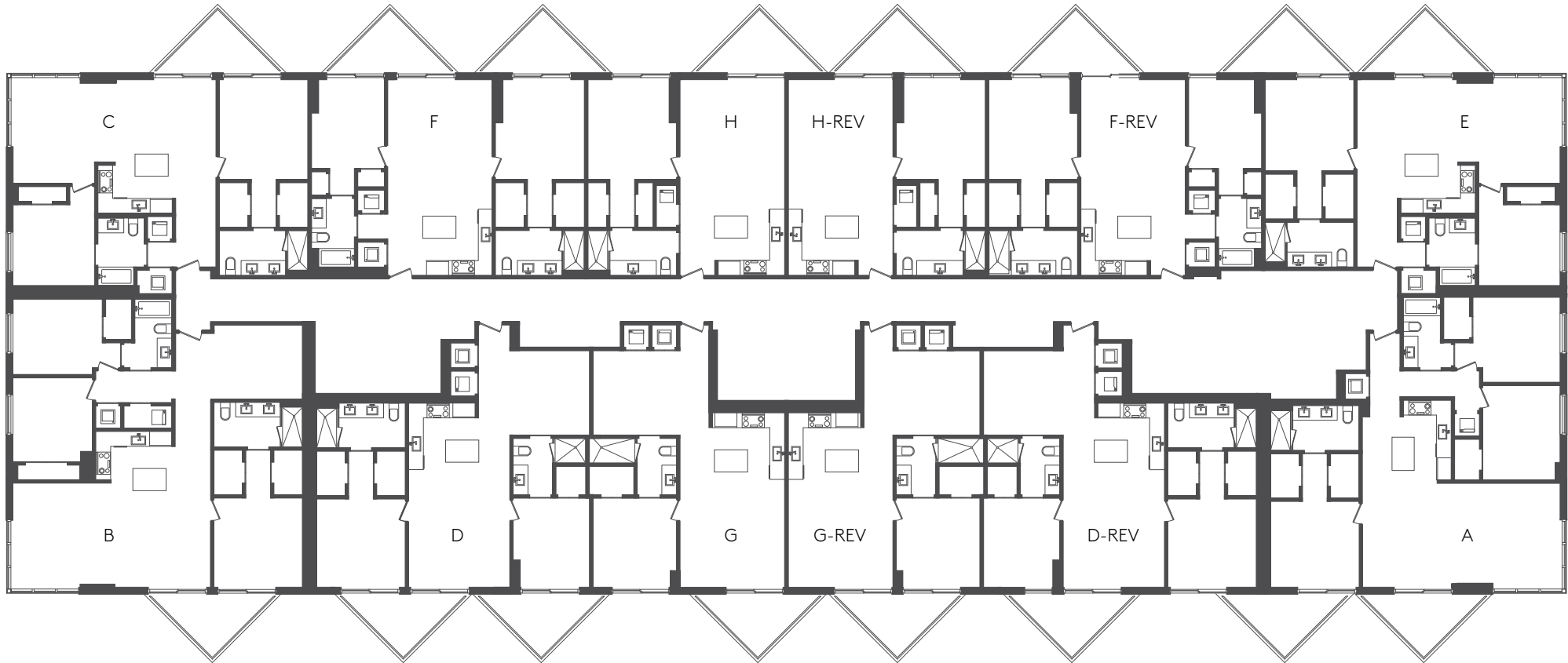
LEVELS 04, 06, 08, 10, 12, 15, 17, 19



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RESIDENCES SITE PLAN

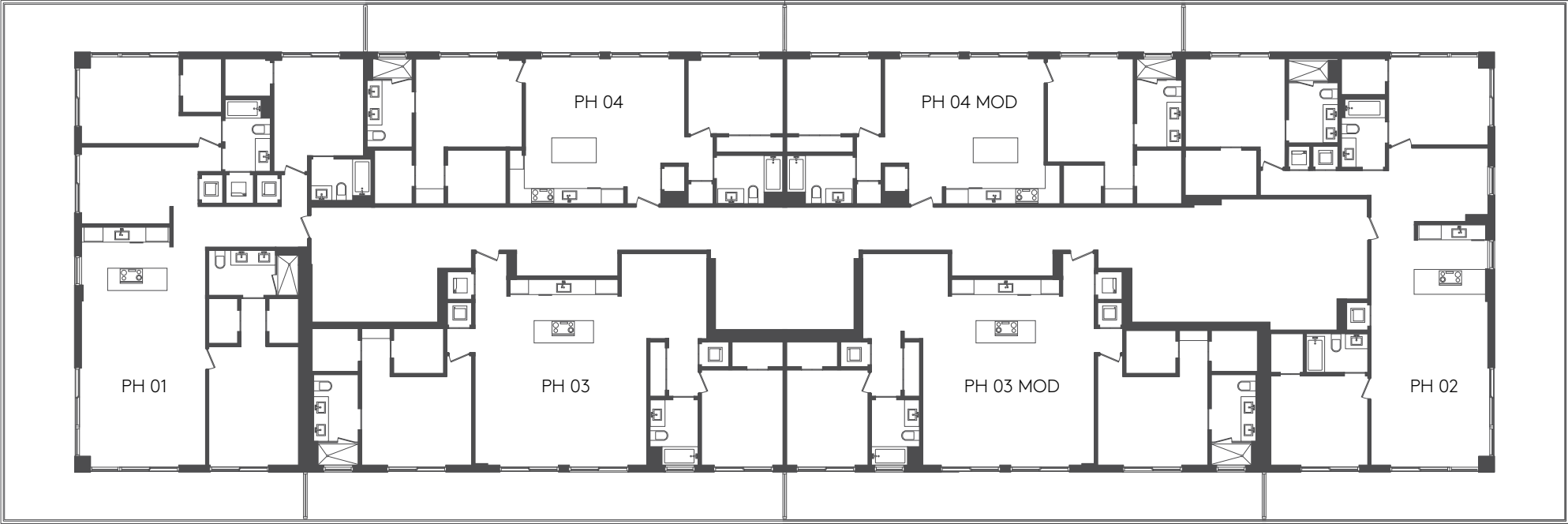
LEVELS 05, 07, 09, 11, 14, 16, 18



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PH SITE PLAN

LEVELS 20 TO 21



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CONTACT

5252 Paseo is located at
Downtown Doral
Doral, Florida 33166

LEGAL

All images, plans, views, designs, videos, animations features and amenities depicted or otherwise described herein, or as part of any sales material associated with Downtown Doral including those of surrounding areas, are based upon artist's renderings, animations and preliminary development plans, are conceptual only, and are subject to change without notice. Such materials are not to scale and are shown solely for illustrative purposes. They should not be relied upon as representations, express or implied, of the final detail of the proposed improvements or surrounding areas, golf course or amenities. The developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. No guarantees or representations whatsoever are made regarding existing or future views and no guarantees or representations whatsoever are made that any plans, features, golf course, 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 photographs contained herein 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, this includes photographs of the golf course that is under renovations and are merely intended as illustration of the activities and concepts depicted therein. Restaurants and other business establishments and/or any uses or operators of same referenced herein are subject to change at any time, and no representations regarding restaurants and other businesses and/or operators within the project may be relied upon. Renderings depict proposed views, which are not identical from each unit. 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 or 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. 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. This condominium is being developed by Parcel C2 Property, LLC ("Developer"), which has a limited right to use the trademarked names and logos of Codina Partners pursuant to a license and marketing agreement with Codina Partners. Neither Codina Partners, nor Armando Codina, is the developer of this condominium. Any and all statements, disclosures and or representations contained herein shall be deemed made by the Developer and not by Codina Partners or Armando Codina and purchasers may look solely to Developer (and not to Codina Partners, Armando Codina or any of their respective affiliates) with respect to any and all matters relating to the marketing, sale, and/or development of the Condominium. All images of the golf course are from stock photography to provide the spirit of an artistic view. Actual golf course is under renovation. Developer reserves the option to change any of the current designers involved or advertised in the project. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of CT, ID, NY, NJ, 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.