

GULFSTREAM

PARK
TOWER

LUXURY RESIDENCES



ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER ON INSIDE FRONT COVER.

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.

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Gulfstream Park Tower,
luxurious living in the
heart of the village.
Overlooking the dramatic
South Florida coast and
inspired by the historic
elegance of horse racing
culture, Gulfstream Park
Tower is an enclave of both
classic and modern
refinement.

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GULFSTREAM VILLAGE

GULFSTREAM
PARK
TOWER



WWW.GULFSTREAMPARKTOWER.COM

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GULFSTREAM VILLAGE

GULFSTREAM
TOWER PARK



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GULFSTREAM

PARK
TOWER





WELCOME TO GULFSTREAM PARK TOWER.



15 MIN TO FT. LAUDERDALE

GULFSTREAM
TOWER PARK

GOLDEN BEACH

AVENTURA

SUNNY ISLES

BAL HARBOUR / MIAMI BEACH

Atlantic Ocean

THE GREAT GULFSTREAM LOCATION



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GULFSTREAM
PARK
TOWER

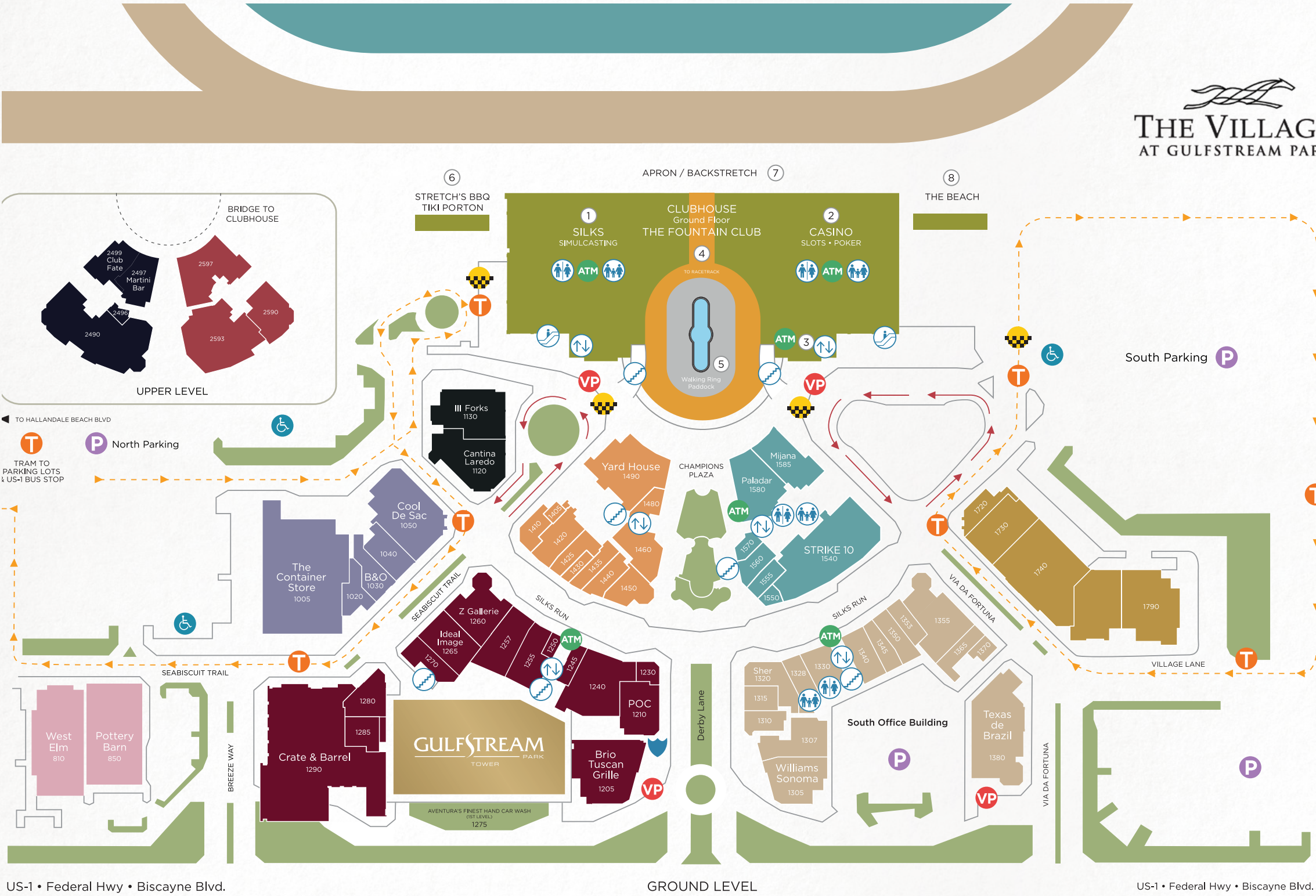
AVENTURA

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Perfectly situated...

MINUTES AWAY
FROM THE BEACH
AND ADJACENT
TO THE AREA'S
PREMIER
RACETRACK
AND CASINO.

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GROUND LEVEL

RESTAURANTS • BARS • NIGHTCLUBS

- 1130 • Ill Forks
- 1560 • American Pie Brick Oven Pizza
- 8 • The Beach (Clubhouse)
- 1205 • Brio Tuscan Grille
- 1480 • Caffè Il Gusto
- 1 • Candy Bar (Clubhouse)
- 1120 • Cantina Laredo
- 16 • Christine Lee's Restaurant (Clubhouse)
- 2499 • Club Fate
- 1050 • Cool de Sac
- 2 • Finish Line Grill (Clubhouse)
- 4 • The Fountain Club / Breezeway Bar (Clubhouse)
- 1570 • Häagen-Dazs
- 1230 • Krön Chocolatier
- 2497 • Martini Bar
- 1585 • Mijana (Coming Soon)
- 1580 • Paladar Latin Kitchen & Rum Bar
- 5 • Starting Gate Stone Crab & Oyster Bar (Clubhouse)
- 6 • Stretch's BBQ (Clubhouse)
- 1540 • Strike 10 - Bowling & Sports Lounge (Coming Soon)
- 10 • Ten Palms Restaurant (Clubhouse)
- 1380 • Texas de Brazil
- 1490 • Yard House
- 1370 • Yogurtland

HOME

- 1030 • Bang & Olufsen
- 1270 • Barker Animation Art Gallery
- 1290 • Crate & Barrel
- 1315 • Hausscape
- 850 • Pottery Barn
- 1320 • Sher Gallery
- 1240 • Sirona Fine Art
- 1005 • The Container Store
- 810 • West Elm
- 1305 • Williams-Sonoma
- 1260 • Z Gallerie

FASHION

- 1355 • Back2Back
- 1410 • Blu Ice
- 1255 • Charming Charlie
- 1345 • Costantini Art & Jewelry Design
- 1425 • Lilly McKay
- 1450 • Roxtar Couture
- 1440 • Scene
- 1550 • Skemo
- 1555 • Swimland
- 1310 • Village Squire featuring Stuart Norman

CHILDREN'S DECOR • APPAREL • TOYS

- 1420 • Gabriel & Ko.
- 1280 • Liapela Modern Baby

SERVICES

- 1275 • Aventura's Finest Hand Car Wash
- 1265 • Ideal Image
- 1020 • Nadia Paris Hair Salon
- 1405 • Royal Cigars
- 1350 • Rock :50
- 1365 • Venetian Nail Spa

OFFICES

- BGT Partners
- European Wax Center Corporate Headquarters
- Evergreen Sweeteners, Inc.
- Travalco
- Western Union
- Zumba Fitness Corporate Office

CLUBHOUSE-SECOND FLOOR

- 9 • Sport of Kings Theatre
- 10 • Ten Palms Restaurant
- 11 • Casino Slots
- 12 • Ace's High
- 13 • Joker's Wild
- 14 • Reserved Box Seating
- 15 • Grandstand Seating

CLUBHOUSE-GROUND FLOOR

- 1 • SILKS - Simulcasting
- 2 • Finish Line Casino, Slots, Poker, Deli
- 3 • Check Cashing
- 4 • The Fountain Club / Breezeway Bar
- 5 • Walking Ring
- 6 • Stretch's BBQ / Tiki Porton
- 7 • Apron / Backstretch
- 8 • The Beach

MAP LEGEND

- Handicapped Parking
- Parking
- Valet Parking
- Taxi Stand
- Tram Stops to Parking
- ATM
- Public Restrooms
- Family Restrooms
- Escalators
- Elevators
- Stairs
- Security

GULFSTREAM TOWER PARK

A VICTORY FOR LIVING.

With 21 floors of luxuriously appointed residences, you're free to get swept away by dramatic ocean views, observe the excitement of the racetrack from the privacy of your balcony, and revel in the unrivaled amenities and upscale shopping and dining at your fingertips..

With so much to experience and such a lustrous place in which to do it, you're sure to find pleasure in every moment.

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GULFSTREAM

PARK
TOWER



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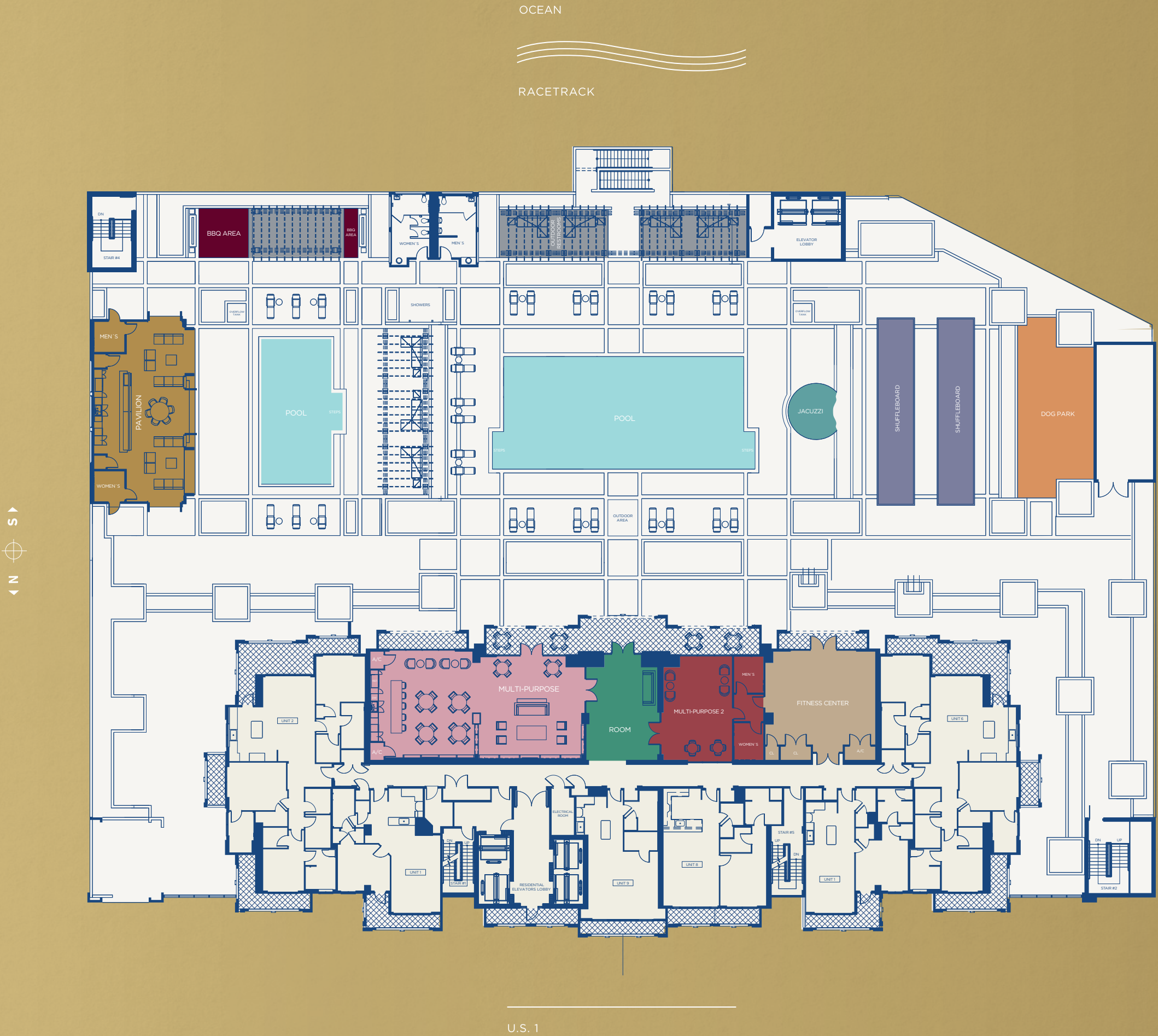
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AMENITIES

HIGHLIGHTED FEATURES

- Two private residence pools
- Fitness center
- Great room overlooking the pool and gardens
- Multi-purpose room
- Multi-purpose room 2
- Jacuzzi
- Pavilion
- Outdoor restrooms
- BBQ area
- Shuffleboards
- Dog park

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HOME TURF. UNWIND AND LIVE YOUR LIFE ON THE RIGHT TRACK.

Gulfstream Park Tower is located at the center of one of South Florida's ultimate destinations for sophistication and fun, The Village at Gulfstream Park.

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A LIFESTYLE LIKE YOU NEVER IMAGINED

HIGHLIGHTED FEATURES

- Luxury living in Gulfstream Park Tower, among the vibrant restaurants, shop and entertainment of The Village
- Lush residential landscaping
- 24-hour security
- Assigned self-parking and valet available
- Pet-friendly environment
- Studios, one, two, and three bedrooms residences
- Penthouse units featuring oversized balconies
- Sweeping city, racetrack and ocean views available
- European style cabinetry
- Designer flooring throughout

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21 EXPERIENCE
THE BLISS OF
LIMITLESS
LIVING.

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GULFSTREAM PARK
TOWER, LUXURIOUS
LIVING IN THE HEART
OF THE VILLAGE



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DESTINATION INDULGENCE

The beauty of the graceful architecture, the sophisticated atmosphere, the unrivaled amenities and fine shopping and dining... there's no doubt, you have certainly arrived.

A CROWNING ACHIEVEMENT IN ENJOYMENT.

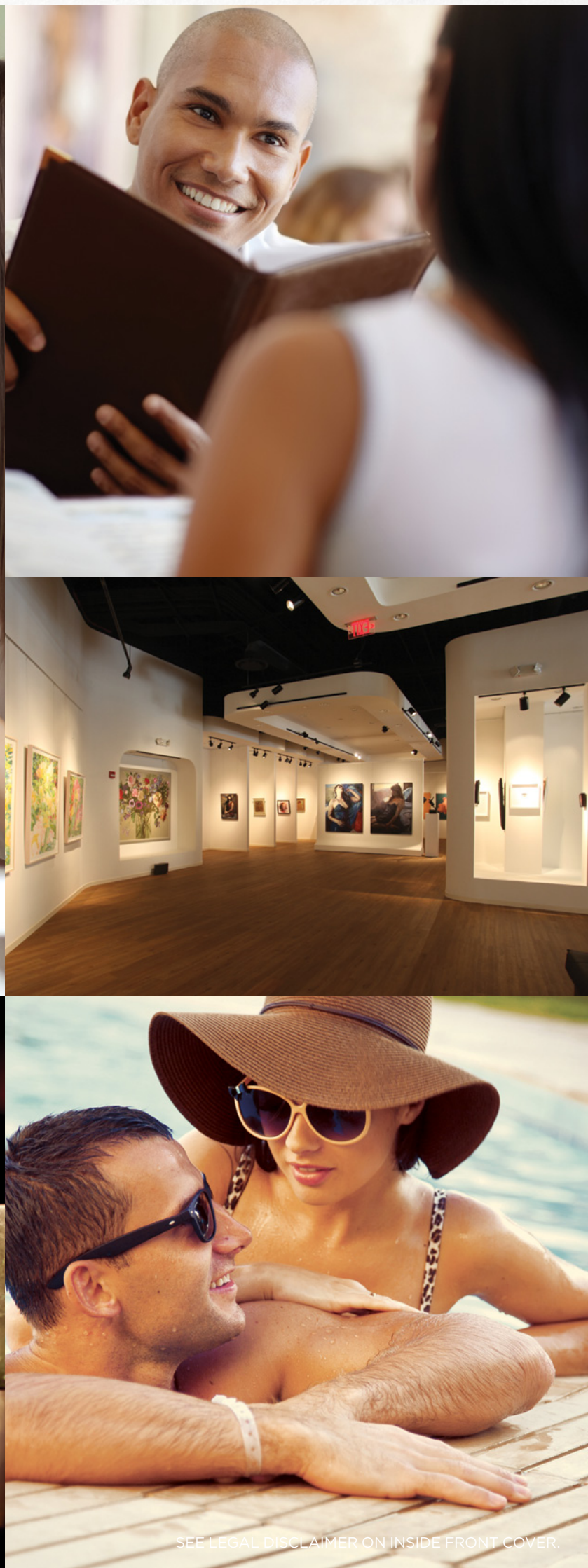
THE VILLAGES AT GULFSTREAM PARK

At the Villages at Gulfstream Park, you'll find a number of shops to match your unique style, such as Williams-Sonoma, Bang & Olufsen, Lilly McKay, Skemo, West Elm, and others. Also, indulge in culinary pleasures with the renowned Christine Lee, Brio Tuscan Grill, and Texas de Brazil. And last but certainly not least, the non-stop action of thoroughbred horse racing, live poker, Strike 10 Bowling and Sports Lounge, Vegas-style slots, and Club Fate will ensure your every moment is outstanding.

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THE GOOD LIFE SUITS YOU.

**STRETCHING HIGH ABOVE SOUTH FLORIDA'S
MOST ENJOYABLE PLAYGROUND IS A NEW GOLD
STANDARD IN REFINEMENT...**

Impeccable taste always triumphs at Gulfstream Park Tower. Exquisite sights, textures, and dishes invite the senses at outdoor cafes, fashionable boutiques, nightclubs, and signature dining venues throughout the property. Everything you desire is just a few steps from your front door, including exceptional access to major highways like I95, A1A, and US1, meaning the diversions of Aventura, Bal Harbour, Fort Lauderdale, downtown Miami, Hollywood, and Miami Beach are all just moments away.

There is no other place in South Florida where you can enjoy the pleasures of a sophisticated city-within-a-city like Gulfstream Park.

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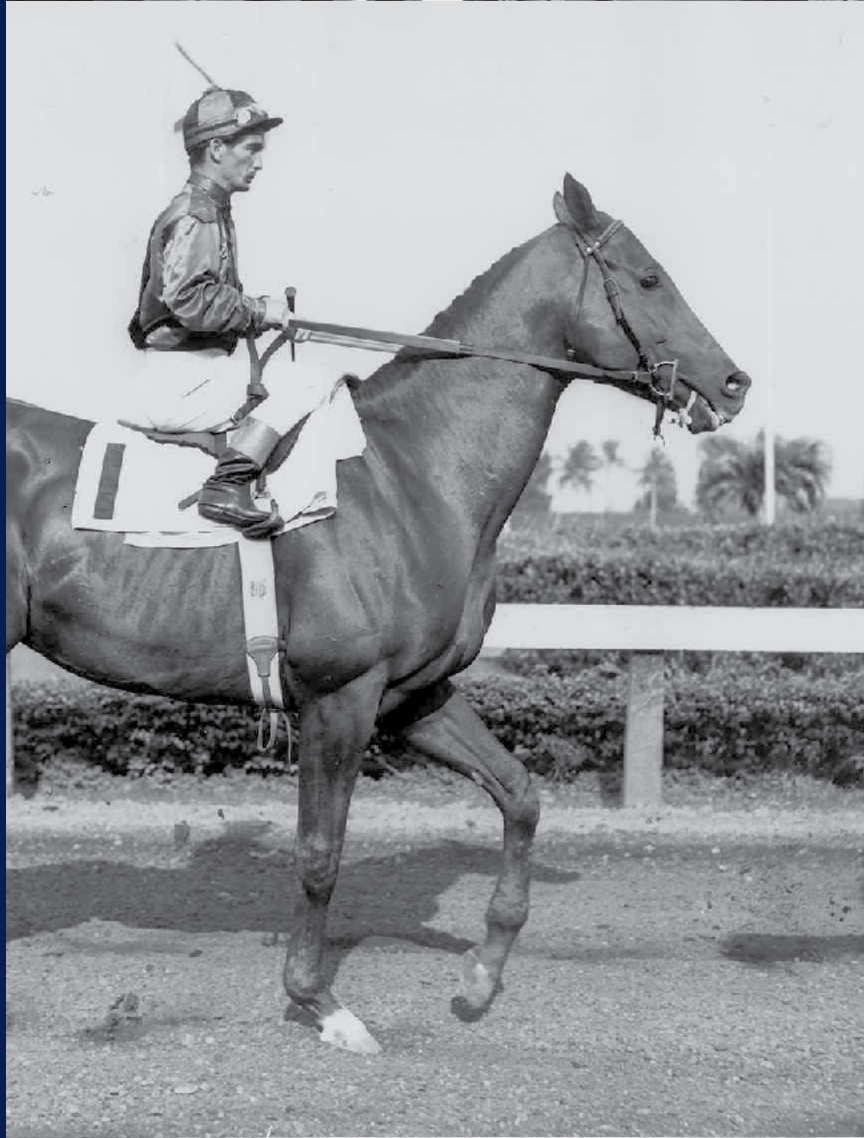
75th
ANNIVERSARY
of
GREATNESS



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36



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GULFSTREAM PARK TOWER

LUXURY RESIDENCES



A LEGACY OF EXCELLENCE

Since 1939, Gulfstream Park has held the honor of being South Florida's premier destination for exciting thoroughbred horseracing action.

UNCOMPROMISING ELEGANCE, THE HEIGHT OF SOPHISTICATION.

From the heights of your
Gulfstream Park Tower residence,
enjoyment is effortless.

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GULFSTREAM PARK RESIDENCES - NORTH TOWER

PARK TOWER
KEYPLAN



U.S. 1

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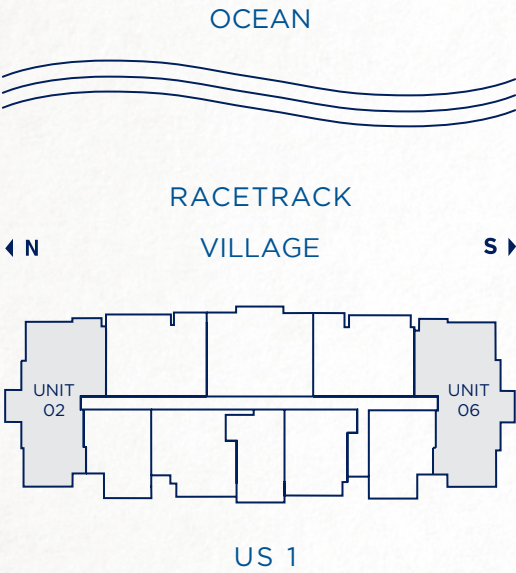
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UNIT 02-06
3 BEDROOM

FLOOR 7 TO 26

3 BEDROOMS
3 - 1/2 BATHROOMS

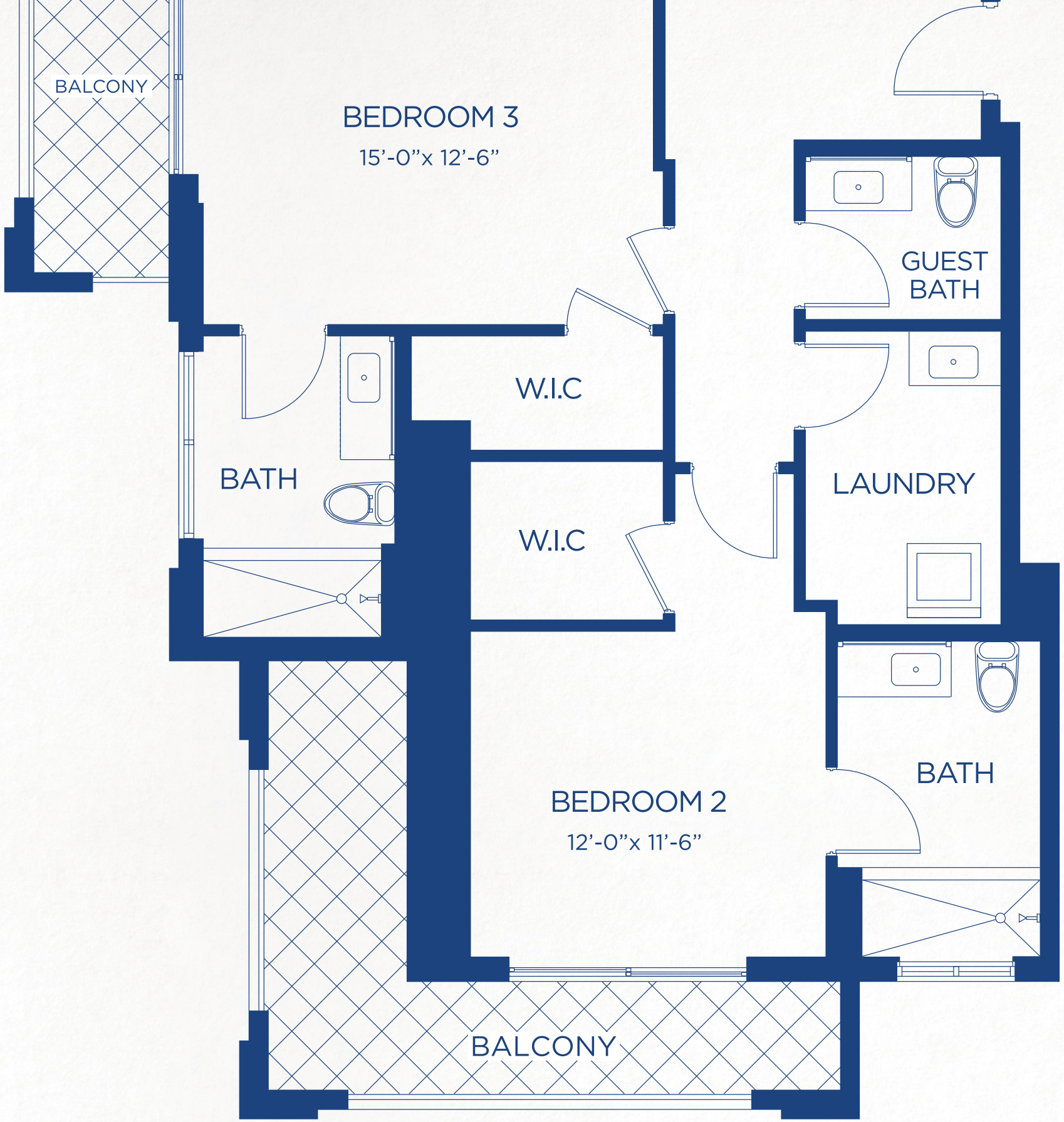
RESIDENCE	1,770 sq. ft.	164 m ²
BALCONY	489 sq. ft.	45 m ²
TOTAL	2,259 sq. ft.	209 m ²



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UNIT 04

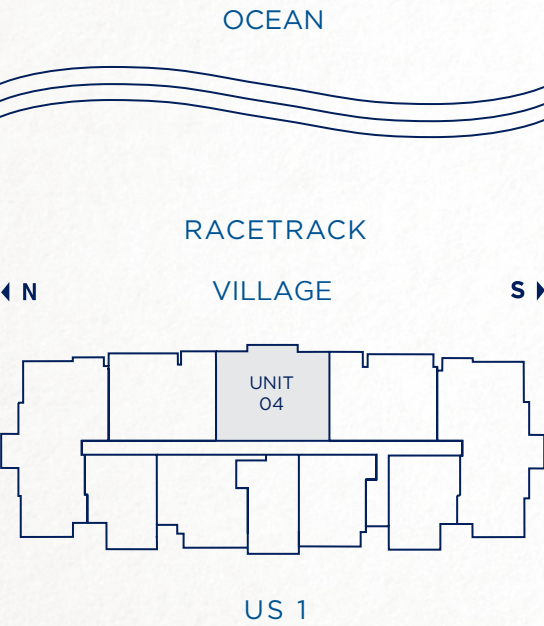
2 BEDROOM

FLOOR 7 TO 26

2 BEDROOMS
2 BATHROOMS

RESIDENCE	1,414 sq. ft.	131 m ²
BALCONY	315 sq. ft.	29 m ²
TOTAL	1,729 sq. ft.	160 m ²

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UNIT 03-05

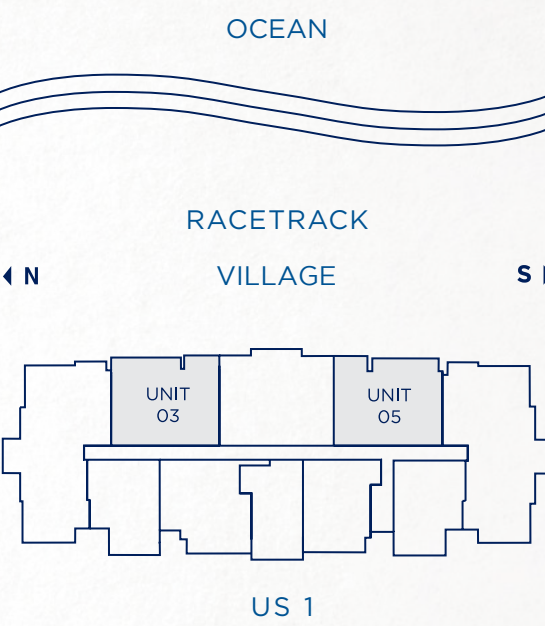
2 BEDROOM

FLOOR 7 TO 26

2 BEDROOMS
2 BATHROOMS

RESIDENCE	1,343 sq. ft.	124 m ²
BALCONY	144 sq. ft.	13 m ²
TOTAL	1,487 sq. ft.	137 m ²

42



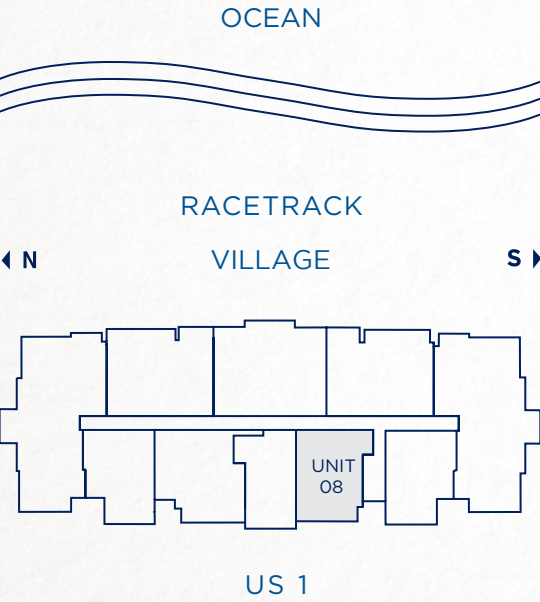
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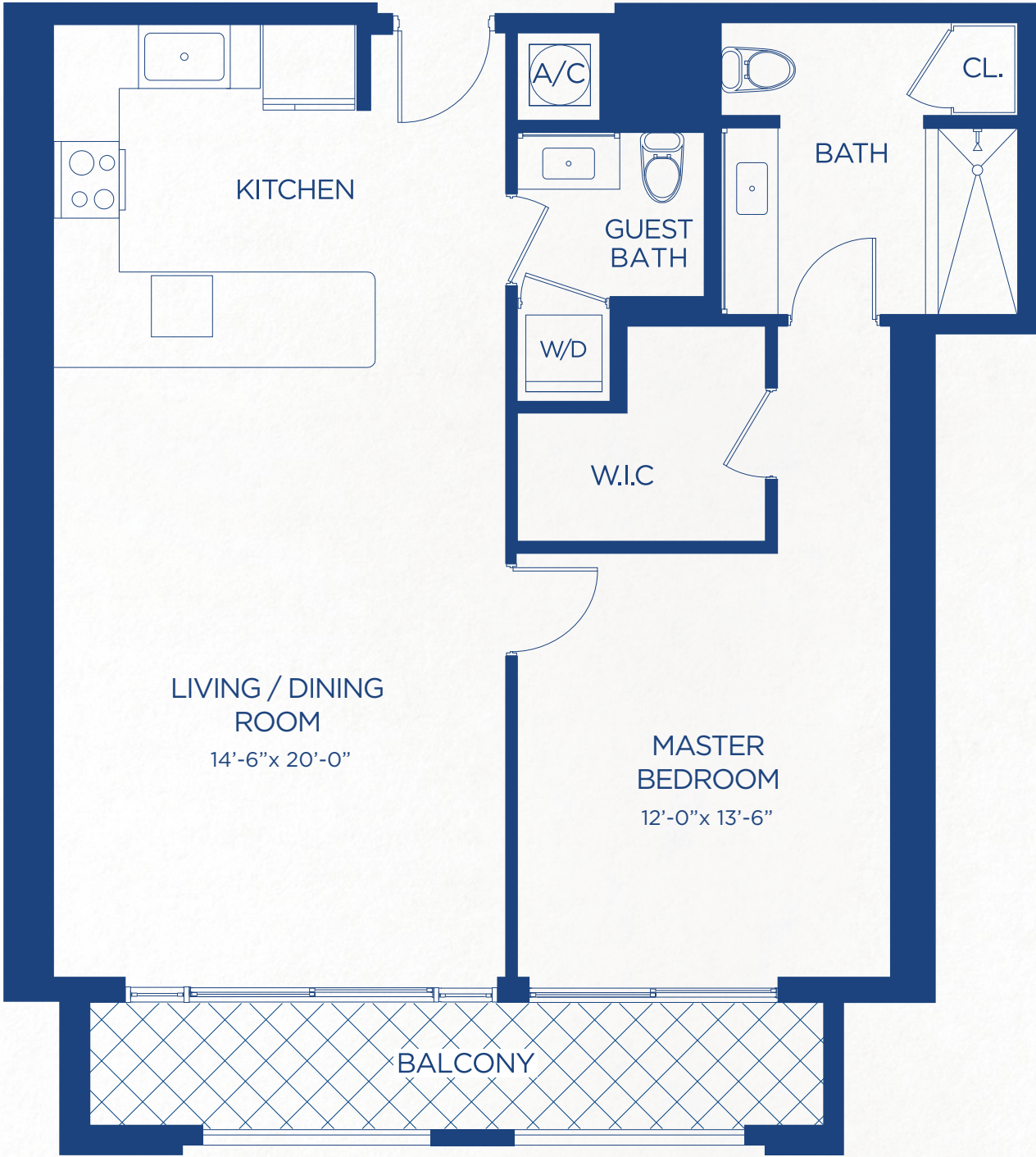
UNIT 08
1 BEDROOM

FLOOR 6 TO 26		
1 BEDROOMS 1 - 1/2 BATHROOMS		
RESIDENCE	947 sq. ft.	88 m ²
BALCONY	110 sq. ft.	10 m ²
TOTAL	1,057 sq. ft.	98 m ²



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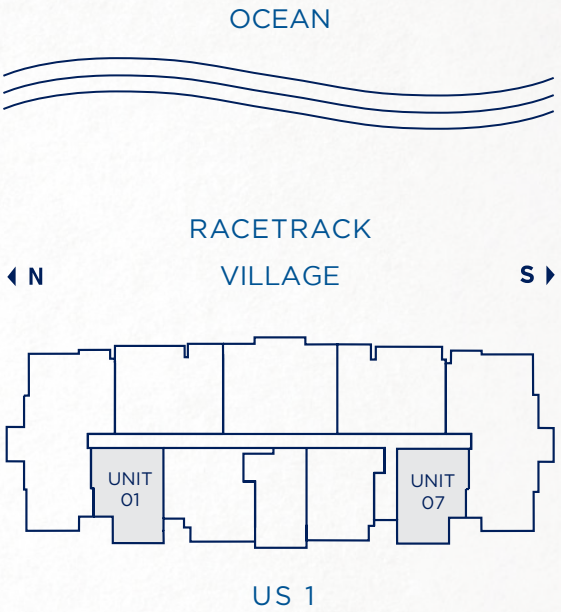
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UNIT 01-07
1 BEDROOM

FLOOR 6 TO 26		
1 BEDROOMS 1 - 1/2 BATHROOMS		
RESIDENCE	815-890 sq. ft.	75-82 m ²
BALCONY	100 sq. ft.	9 m ²
TOTAL	915-990 sq. ft.	84-91 m ²

The dimensions of individual units within this typical unit type vary within the range set forth above. See disclaimer below.



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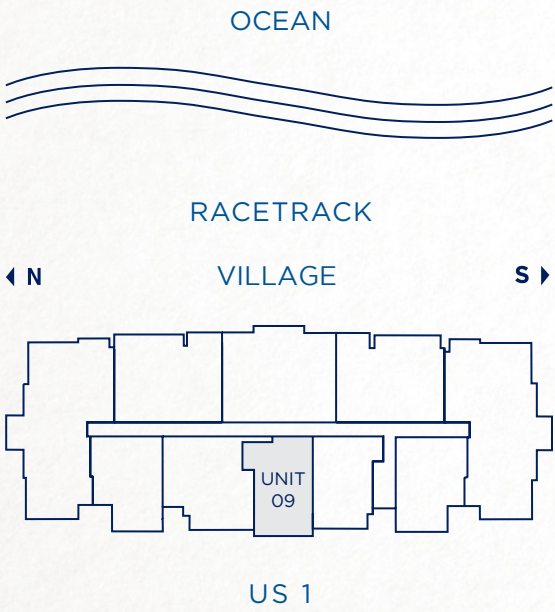
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UNIT 09
STUDIO

FLOOR 6 TO 26

RESIDENCE	736 sq. ft.	68 m ²
BALCONY	89 sq. ft.	8 m ²
TOTAL	825 sq. ft.	76 m ²



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INFORMATION

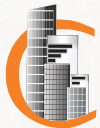
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