



**HOTEL & HOMES
SOUTH BEACH**

WEBSITE: <http://1hotels.com/homes>

SALES CENTER PHONE: 305.361.5100

PROPERTY ADDRESS: 2399 COLLINS AVENUE, MIAMI BEACH, FL 33139

LAND: 7 ACRES / 600 LINEAR FEET BORDERING THE ATLANTIC OCEAN

ESTIMATED COMPLETION: SUMMER 2014

PRICES: STARTING FROM \$1.2M

DEPOSITS:

10% AT CONTRACT

20% AFTER THE 15 DAY RESCISSION PERIOD

DEVELOPMENT PARTNERS:

LEFRAK

STARWOOD CAPITAL GROUP

EXCLUSIVE SALES & MARKETING BY FORTUNE INTERNATIONAL

RESIDENTIAL INTERIOR DESIGNER: DEBORA AGUIAR ARQUITETOS

RESIDENTIAL ARCHITECT: HKS INC.

HOTEL INTERIOR DESIGNER: MEYER DAVIS STUDIO INC.

HOTEL ARCHITECT: KOBİ KARP ARCHITECTURE

LANDSCAPE ARCHITECT: EDSA

RESIDENCES: 161 UNITS (1, 2, 3, 4 BEDROOMS & DUPLEXES)

1 BEDROOM	868 SQ FT	-	1036 SQ FT
2 BEDROOMS	1239 SQ FT	-	2008 SQ FT
3 BEDROOMS	1817 SQ FT	-	2753 SQ FT
4 BEDROOMS	2770 SQ FT	-	3272 SQ FT
DUPLEXES	3605 SQ FT	-	4277 SQ FT

MAINTENANCE: \$1.39 / PER SQ FT

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RESIDENCE FEATURES

- PRIVATE ENTRANCE STAFFED BY 1 HOTEL CONCIERGE
- RESIDENTIAL LOBBY DESIGNED BY ACCLAIMED BRAZILIAN DESIGNER DEBORA AGUIAR
- EXPANSIVE FLOOR PLAN LAYOUTS PROVIDE OPPORTUNITIES FOR GRACIOUS LIVING
- NEW SLIDING GLASS BALCONY DOORS AND ENERGY-EFFICIENT CASEMENT WINDOWS
- SPACIOUS PRIVATE BALCONIES WITH SPECTACULAR VIEWS OF THE ATLANTIC OCEAN OR THE MIAMI CITY SKYLINE
- CUSTOM KITCHENS WITH BUILT-IN LIGHTING DESIGNED BY DEBORA AGUIAR AND CREATED BY ITALKRAFT FEATURE STAINLESS STEEL APPLIANCES BY SUB ZERO AND BOSCH, GROHE FIXTURES AND KOHLER SINK BASINS
- WHITE QUARTZ KITCHEN COUNTERS AND YAKARTA BLANCO PORCELAIN BACKSPLASHES SIT ATOP WHITE, DEEP GRAINED WOOD VENEER LOWER CABINETS WITH FRAMELESS, WHITE GLASS UPPER CABINETS
- BATHROOMS FINISHED IN BEAUTIFUL, FLOOR-TO-CEILING TRAVERTINE WITH LEEDTM COMPLIANT FIXTURES BY WATERWORKS AND DUAL-FLUSH TOILETS
- ENTRY DOOR HARDWARE WITH ADVANCED ELECTRONIC LOCKING SYSTEM
- IN-UNIT HEATING AND AIR CONDITIONING SYSTEM WITH INTEGRATED INNCOM ENERGY MANAGEMENT TECHNOLOGY
- BOSCH WASHING MACHINE AND DRYER
- BRAZILIAN PORCELAIN FLOORING BY PORTOBELLO**
- CUSTOM BATHROOM VANITIES BY ITALKRAFT

**Most units

THE BENEFITS OF LIVING AT 1 HOTEL & HOMES SOUTH BEACH*

- MORE THAN 600 LINEAR FEET OF PRISTINE BEACHFRONT BORDERING THE ATLANTIC OCEAN
- CENTERED IN THE HEART OF SOUTH BEACH, STEPS FROM MIAMI'S BEST RESTAURANTS, CULTURAL CENTERS AND RETAIL BOUTIQUES
- THOUGHTFULLY IMPLEMENTED GREEN BUILDING COMPONENTS DESIGNED FOR WATER AND ENERGY CONSERVATION
- FOUR SWIMMING POOLS, INCLUDING THE HOTEL'S STUNNING ROOFTOP POOL AND RESTAURANT-BAR WITH PANORAMIC VIEWS OF THE OCEAN AND MIAMI CITY SKYLINE
- SIGNATURE FARM-TO-TABLE RESTAURANT CREATED IN PARTNERSHIP WITH AWARD-WINNING, WORLD-RENOWNED NEW YORK CHEF TOM COLICCHIO
- 24-HOUR IN-HOME DINING FEATURING SIGNATURE MENUS
- CATERING AND PRIVATE CHEF SERVICES
- OWNER PRIVILEGES AT 1 HOTELS IN OTHER LOCATIONS
- 24-HOUR CONCIERGE, VALET PARKING, ACCESS CONTROL AND BELLMAN SERVICES
- RESIDENTIAL SIGNING PRIVILEGES AND DIRECT BILLING SERVICES AT THE SIGNATURE RESTAURANT, POOLS, SPA AND OTHER ENTERTAINMENT FACILITIES ON PROPERTY

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- PRIORITY STATUS FOR HOTEL ROOM RESERVATIONS AT SPECIAL RESIDENT RATES, AND ROOM UPGRADES BASED ON AVAILABILITY
- ACCESS TO FULL-SERVICE FITNESS CENTER AND SPA
- CUSTOM-DESIGNED POOL-DECK CABANAS
- IN-RESIDENCE MASSAGE, SPA AND FITNESS SERVICES, INCLUDING PERSONAL TRAINING
- PERSONAL SHOPPING AND DELIVERY SERVICES INCLUDING ORGANIC GROCERIES, DRY CLEANING AND PHARMACIES
- PRE-ARRIVAL KITCHEN AND PANTRY STOCKING, WITH LOCAL ORGANIC OPTIONS
- IN-HOME NATURAL CARE BOTANICAL SERVICE
- ECO-CONSCIOUS HOUSEKEEPING SERVICES AND LINEN SERVICES
- ON-DEMAND MAINTENANCE SERVICES
- CATERING SERVICES AND EVENT PLANNING FOR PRIVATE MEETINGS AND EVENTS
- ACCESS TO OTHER HOTEL FACILITIES AND AMENITIES, INCLUDING MEETING ROOMS AND BUSINESS CENTER
- TECHNICAL SUPPORT SERVICES FOR COMPUTERS, ENTERTAINMENT CENTERS AND TELECOMMUNICATION EQUIPMENT

*Certain services listed above are provided a la carte by the Hotel or Third Parties for additional fees. Certain hotel facilities and amenities listed above are provided at the discretion of the Hotel. Services offered by the Hotel or Third Parties may be changed or modified.

All items are subject to change and seller has no obligation to advise of changes. The offering of the Unit is made only through the formal prospectus and seller shall only liable for matters set forth in the Prospectus and any purchase agreement signed by a purchaser. Square footage listed are approximate and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls. These areas 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 set forth in the offering materials. All dimensions are approximate and may vary.

Revision 3/4/14