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HOTEL & HOMES
South beach

PENTHOUSE RESIDENCES

Website: 1homessb.com

Sales Center Phone: 305.361.5100

Property Address: 102 24th Street, Miami Beach, FL 33139

Land: 7 Acres / 600 Linear Feet Bordering the Atlantic Ocean

Deposits:

10% at Contract

20% within the 15 Day Rescission Period

Development Partners:

LeFrak

Starwood Capital Group

Exclusive Sales & Marketing: Douglas Elliman Development Marketing

Residential Interior Designer: Debora Aguiar Arquitetos

Residential Architect: HKS Inc.

Hotel Interior Designer: Meyer Davis Studio Inc.

Hotel Architect: Kobi Karp Architecture and Interior Design (KKAID)

Landscape Architect: EDSA

Penthouse Residences:

29 Units (2, 3, 4 Bedrooms & Duplexes)

2 Bedrooms 1694 SQ FT – 2143 SQ FT

3 Bedrooms 1907 SQ FT – 2781 SQ FT

4 Bedrooms 2792 SQ FT – 3278 SQ FT

Duplexes 3557 SQ FT – 4207 SQ FT

Maintenance:

\$1.39 / Per SQ FT

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 be 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.

Penthouse 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 energy-efficient sliding glass balcony doors and casement windows
- Spacious private balconies with spectacular views of the Atlantic Ocean or the Miami City Skyline
- LEED® certified project - *certification in process*

Kitchen

- Custom designed by Italkraft
- White glass upper cabinets and white polished lacquer lower cabinets
- Built-in LED counter illumination
- Built-in kitchen island
- Imported Italian silver travertine slab at backsplash and island fascia
- White quartz counter at kitchen and island
- Sub-Zero refrigeration and wine storage
- Wolf range, wall over and microwave drawer
- Wolf gourmet coffee and espresso system
- Asko dishwasher
- Chrome 'Tara' Dornbracht faucet with Profi spray
- Trash, composting and recycling bins built into island

Bathroom

- Limestone floors and walls
- Custom cast concrete vanity with built-in trough style sink and drawers
- Chrome 'Deque' Dornbracht faucet
- Freestanding teak bench under vanity
- Mirrored medicine cabinet with built-in LED illumination
- Textured wood ceiling beams
- Wetstyle soaking tub
- Duravit toilet by Sieger Design
- Shower features a floating limestone slab with a built-in niche and indirect LED illumination
- Chrome 'Deque' Dornbracht fixtures include rain shower, waterfall in-wall shower and hand shower
- Low-iron glass at shower partitions

Powder Room

- Imported Italian silver travertine floors and walls
- Textured wood ceiling beams

Other Features

- Asko laundry equipment
- Utility sink with cabinet
- Owner's closet
- Ceiling down lights in living/dining area and bedrooms
- Residences are wired for motorized window treatments
- In-unit heating and air conditioning supplied through linear diffusers
- Incom energy management technology
- Entry door hardware with advanced locking system by Salto

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
- Owner privileges at 1 Hotel South Beach and other locations
- One Tesla house car reserved for owners on a first come first serve basis for drop offs within a 6 mile radius
- Four swimming pools, including the hotel's stunning rooftop pool and restaurant-bar with panoramic views of the Atlantic and Miami City Skyline
- Access to full-service 14,000 square foot fitness center and spa
- 24-hour concierge, valet parking, access control and bellman services
- Signature farm fresh restaurant, bar and pool side dining created in partnership with award-winning, world renowned New York chef Tom Colicchio
- Residential signing privileges and direct billing services
- 24-hour in-home dining featuring signature menus
- Catering and private chef services
- Priority status for hotel room reservations at special resident rates
- 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

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.

This is not intended to be an offer to sell, or solicitation to buy, condominium units in any other jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Additionally, for New York purchasers only, reference should be made to the CPS12 Application for the condominium filed with the State of New York, Department of Law (File No. CP16-0063). Starwood Capital Group ("Starwood") and LeFrak ("LeFrak") are not the project developers. This Condominium is being developed by 2377 COLLINS RESORT, L.P., a Delaware limited partnership ("Developer"), which has a limited right to use the trademarked names and logos of Starwood and LeFrak pursuant to license and marketing agreements with Starwood and LeFrak. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Starwood and LeFrak and you agree to look solely to Developer (and not to Starwood and LeFrak and/or any of their affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. Equal Housing Opportunity.