

# 1

HOTEL & HOMES  
*South beach*

## RESIDENCES

**Website:** 1homessb.com

**Sales Center Phone:** 305.361.5100

**Property Address:** 102 24<sup>th</sup> 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

### Residences:

126 Standard Units (1, 2, & 3 Bedrooms)

1 Bedroom      868 SQ FT – 1036 SQ FT

2 Bedrooms      1239 SQ FT – 2143 SQ FT

3 Bedrooms      1817 SQ FT – 2781 SQ FT

### Maintenance:

\$1.39 / Per SQ FT

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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.

## 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 energy-efficient sliding glass balcony doors and 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 up per cabinets
- Custom bathroom vanities by Italkraft. Bathrooms finished in beautiful, floor-to-ceiling Travertine with LEED® compliant fixtures by Waterworks and dual-flush toilets
- Entry door hardware with advanced locking system by Salto
- In-unit heating and air conditioning system with integrated Incom Energy management technology
- Bosch laundry equipment
- Brazilian porcelain flooring by Portobello
- LEED® certified project - *certification in process*

## 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

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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.