

AT
HOME
WITH
NATURE

THE PENTHOUSE RESIDENCES
AT 1 HOTEL & HOMES SOUTH BEACH



*This is the story of
1 Hotel & Homes South Beach
as told by those who created it.*



A STARTING POINT

Nature has always been central to my life. I'm proud to say it's now central to my business. 1 Hotel & Homes South Beach was created around a simple idea — the world is beautiful and we want to keep it that way.

This idea determines the way we develop, design and do business. At a glance, it's a graceful twist of driftwood in the furnishings and the soothing sound of the alluring ocean in your living room. Looking deeper, it's a holistic approach to making everything more natural. It's a focus on simple changes that make life better.

1 Hotel & Homes South Beach encourages owners to stop and recalibrate. Live here and feel a drop in your blood pressure and a spring in your step. It's a place to relax and enjoy real time with your family and friends.

Welcome to 1 Hotel & Homes South Beach.

BARRY STERNLICHT
CEO, 1 Hotels

A SPACE TO LIVE WELL

The place you call home is a reflection of who you are. I'm excited about what 1 Hotel & Homes has to offer our owners; a natural way of life that captures the energy, comfort, and cool of Miami Beach.

Our spacious, oceanfront homes are designed to be both beautiful and comfortable, with all the conveniences of a luxury hotel. Our elevated concierge services are an extension of your home, transforming everyday living into an extraordinary experience.

Our Bamford Haybarn Spa and Spartan Gym are inspiring and innovative, connecting our dedication to nature and individuality. The restaurants throughout the property are world renowned, giving owners locally sourced, farm fresh dining experiences.

It's a totally new approach to living on South Beach.

RICHARD LEFRAK
Developer



WELCOME HOME



Home and Nature. Two powerful words that are rarely combined. At 1 Hotel & Homes South Beach, that's where we started.

The Penthouse Residences are retreats that give us back to ourselves. The homes feature open living areas to commune and be social, and private rooms to feel cocooned in delicate luxury. We have designed some of the best and most luxurious hotels over the last 20 years, and that same care in regards to scale, proportion, comfort and quality has gone into the Penthouse Residences. The difference is these aren't about the abstract notion of architecture as power, these are real homes — comfortable, and just "right" from the moment you walk in the door.

From the glowing shower, to the full height windows; from the beautiful natural wood floor to the gloss white and silver travertine kitchen; we have provided all of nature's subtle patterns but in a way that made furnishing these rooms very flexible. From uber contemporary to soft and relaxed, the architectural design here adapts. These are the things that make a place feel like home. This is what we search for in nature; true comfort, real inspiration and a sense of belonging, almost as if we have always been here.

KEMPER HYERS

Head Of Design, Starwood Capital Group

*“For me, 1 Hotel & Homes South Beach
is more than a place to live.
It’s the realization of a dream.”*

BARRY STERNLICHT



DESIGNED BY NATURE

My design sensibility and I are from Brazil. This is where I developed my appreciation for the energy natural materials bring to a space. Large windows allow the sunlight into every room. Spacious and airy interiors let in the ocean breeze. The line between indoor and outdoor disappears and instantly the incredibly lush and textured scenery of Miami Beach enters the space. All we had to do was open the doors and invite it in.

We accented each Penthouse Residence with furniture, fixtures and fabrics that feel alive, stitching nature into the things we touch every day. When brought together, these elements create a comfortable and relaxing environment which asks to be lived in.

DEBORA AGUIAR
Residences Interior Designer





WAKE UP TO DAYLIFE

1 Hotel & Homes South Beach is inspired and designed by the nature that surrounds it. From the sand swept palette of our interiors, to the fragrance of local woods that fill our public spaces, we've captured nature and honored it. When it came to programming our spaces, we kept the same ethos. Miami Beach is the land of sun and light and 1 Hotel & Homes is designed to capture the day. From sun up to sun down, inside our expansive Penthouse Residences or outside at one of four pools or our 75,000 square feet of beach, the property is constantly alive with #daylife.

Morning yoga on the rooftop, a signature spa treatment at Bamford, lounging in a beachside or poolside cabana, sipping on fresh cold-pressed juices and a Spartan fitness class on the private beach are just a few ways our owners can capture the day.

KANE SARHAN
VP, Brand Marketing

THE PENTHOUSE RESIDENCES

Inspired by nature at its most sublime, the Penthouse Residences seamlessly translate the sensory experience of South Beach into exquisite spaces that exude grace and harmony. The impeccable attention to detail is evident throughout the stunning interiors and the feeling of relaxation transforms you immediately upon entering the private residence lobby. The inspiration taken from the stunning coastal setting can be seen in the immaculate finishes; from limestone and teak accents to silver travertine and white quartz, every design element soothes the senses. Expansive balconies further enhance and accentuate the allure of the Atlantic Ocean's breathtaking views.



PENTHOUSE DESIGN

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 countertops
Sub-Zero refrigeration and wine storage
Wolf range, wall oven 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 a rain shower and waterfall in-wall shower
Low-iron glass at shower partitions

ADDITIONAL FEATURES

Fully furnished residences
Asko laundry equipment
Utility sink with cabinet
Owner's closet
Ceiling down lights throughout living, dining and bedroom area
Residences are wired for motorized window treatments
In-unit heating and air conditioning supplied through linear diffusers
Inncom energy management technology
Entry door hardware with advanced locking system by Salto
LEED® certified project

POWDER ROOM*

Imported Italian silver travertine floors and walls
Textured wood ceiling beams
Custom concrete vanity with drawer
Chrome 'MEM' Dornbracht faucet
Wetstyle sink
Duravit toilet by Sieger Design

* Most units

ABOVE & BEYOND

Penthouse owners will enjoy all the privileges and conveniences of hotel living while having access to a full suite of services and amenities that transform day-to-day living into an extraordinary and unforgettable experience including:

- Private residence lobby
- Four swimming pools, including the hotel's stunning rooftop pool and restaurant
- Dedicated owner area and priority seating at the rooftop pool and on the beach
- Access to full-service 14,000 square foot Bamford Haybarn Spa and Spartan Fitness Center
- 24-hour concierge, valet parking and bellman services
- Tom Colicchio three meal restaurant and poolside dining
- Tesla house car service
- Residential signing privileges and direct billing services
- Priority status for hotel room reservations at special resident rates
- Pre-arrival kitchen and pantry stocking with local, organic options
- Personal shopping and delivery services
- Eco-conscious housekeeping and linen service
- On-demand maintenance services
- In-residence massage, spa and fitness services including personal training
- In-home natural care botanical service
- Catering services and event planning for private meetings and events
- Access to hotel facilities including meeting rooms and business center



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. The purchase of a Unit shall not entitle Buyer to rights in or to, and/or benefits and/or services from, the Hotel and/or commercial components of the Resort.



GUIDING YOUR DAY

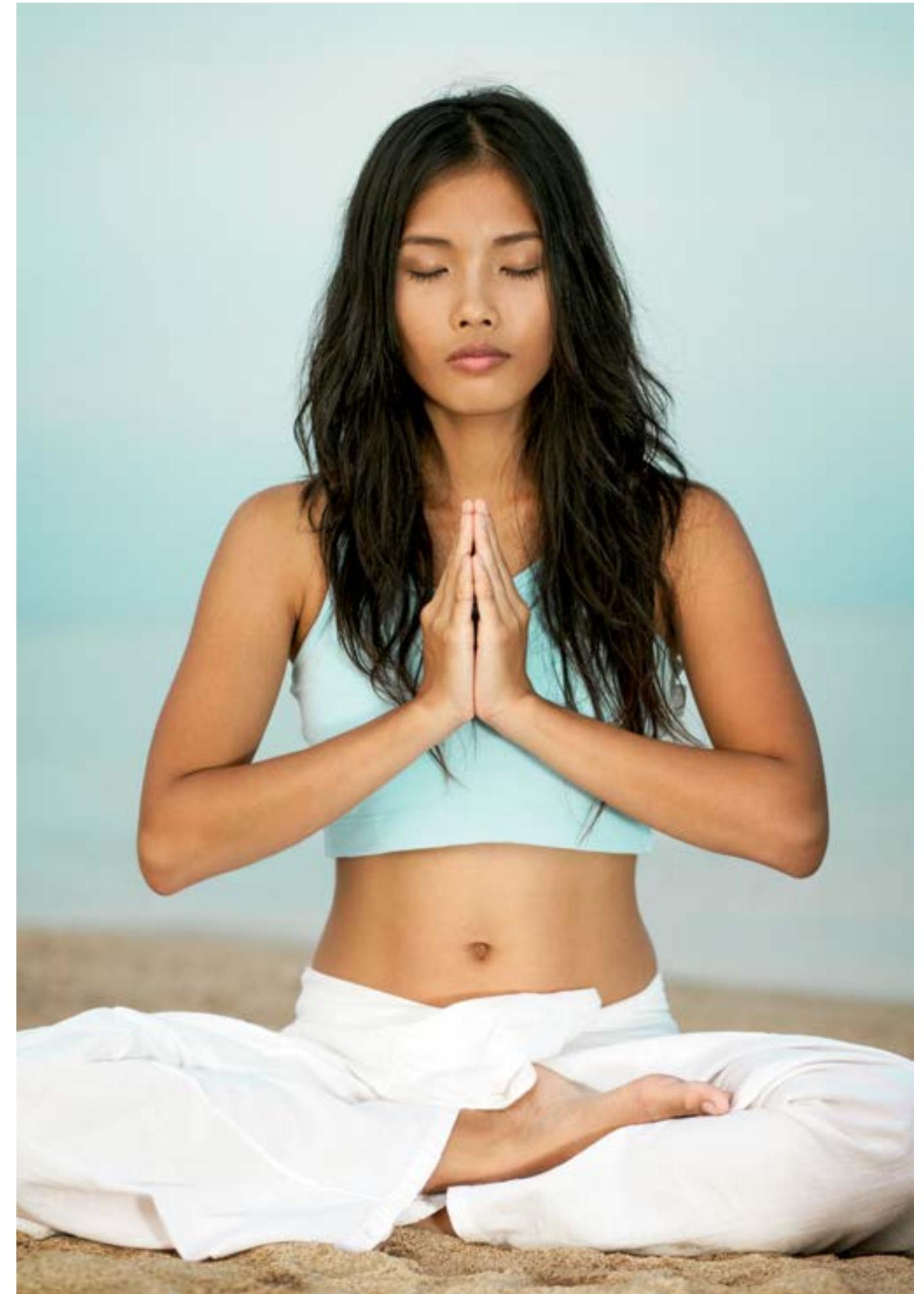
Guides, whether a person or object, have long been an essential part of nature, assisting explorers, travelers, and wanderers with learning and experiencing a new locale. At 1 Hotel & Homes, we've evolved this notion and developed the 1 Guide as the modern version, giving our owners a new way to successfully navigate and celebrate the nature of the place they're in through a digital extension of our 1 Hotel & Homes team. Our 1 Guide gives our owners the power to control their experience.

With your 1 Guide you can:

- Order in-home dining
- Request services via text message or pre-set functions
- Communicate with our team, your way; text, phone, or in-app messaging
- Connect in real-time with staff regarding service requests, questions, etc.
- Receive direct messages to easily stay informed
- Discover property and city offerings through curated content
- Read digital newspapers

A NEW WAVE OF LIVING

Re-energize and re-calibrate the mind, body and soul.





BAMFORD HAYBARN SPA

Inspired by nature and travel, Carole Bamford created the Bamford way of life for those who value individuality. At 1 Hotel & Homes South Beach we abide by the same ethos and are excited to have welcomed the first Bamford Haybarn Spa to the United States. First debuting in the prestigious Berkeley Hotel in London, the Bamford spa provides a calming day retreat, emphasizing the human connection with nature.



SPARTAN GYM

1 Hotel & Homes South Beach brought the innovative obstacle race indoors with the first ever Spartan Gym concept. The Spartan program is about living every moment, seizing every opportunity and making sacrifices for the larger good of the body and mind. Penthouse owners are among the first to become part of the Spartan family.



EIGHT UNIQUE DINING OUTLETS
1 COMMON THREAD

Farm fresh ingredients

TASTE

Habitat

New Traditional, International Cuisine by José Mendin

The Sand Box

Cantina-Style poolside dining

watr at The 1 Rooftop

A sushi oasis with panoramic views of the Atlantic ocean and Miami city skyline

plnthouse

A Matthew Kenney sustainable restaurant

Tom On Collins

Farm-To-Bar lobby bar

Nativ Made

Foods made with local ingredients

Lobby Farmstand

Straight from local farms, direct to you

In-Home Dining

24-hour seasonally inspired in-home menus



“Everyone is unique, and their daylife should be no different. No matter what you’re looking for, we have something to make you feel alive.”

KANE SARHAN



DEVELOPMENT PARTNERS

LEFRAK

Founded in 1901 and owned and managed by members of the LeFrak family, LeFrak is a privately held group of companies with roots in the New York metropolitan area. With more than 100 years of experience in the ownership, development and management of real property, LeFrak has become one of the world's largest property firms. Its affiliated companies own a portfolio of office, residential, retail and hotel developments including prominent projects like LeFrak City, Gateway at Battery Park City, and Newport, the largest new waterfront community in the country. LeFrak owns more than 40 million square feet of real estate across the U.S. and is an active real estate investor and developer focusing primarily in New York, Florida and on the West Coast. LeFrak has received international acclaim for responsible community development and sensitivity to environmental sustainability.

STARWOOD CAPITAL GROUP

Starwood Capital Group is a private, U.S. based investment firm with a core focus on global real estate. Since the group's inception in 1991, the firm has raised nearly \$19 billion of equity capital and, through its various funds, has invested \$15 billion representing over \$38 billion in assets. Starwood Capital Group currently has over \$23 billion of assets under management. Starwood Capital Group maintains offices in Greenwich, Atlanta, San Francisco, Washington, D.C., Los Angeles and Chicago, and affiliated offices in London, Luxembourg, Paris and São Paulo. Starwood Capital Group has invested in nearly every class of real estate on a global basis, including office, retail, residential, senior housing, golf, hotels, resorts and industrial assets. Starwood Capital Group and its affiliates have successfully executed an investment strategy that includes building enterprises around core real estate portfolios in both the private and public markets.

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For New York purchasers only, reference should be made to the CPS-12 Application for the condominium filed with the State of New York, Department of Law File No. CP16-0063.