

ONE THOUSAND MUSEUM

RESIDENCES BY ZAHA HADID ARCHITECTS

ONE THOUSAND MUSEUM BY ZAHA HADID

DEVELOPED BY 1000 BISCAYNE TOWER, LLC

EXCLUSIVE SALES AND MARKETING BY ONE SOTHEBY'S INTERNATIONAL REALTY

WWW.1000MUSEUM.COM

SITE ADDRESS: 1000 BISCAYNE BOULEVARD

SALES CENTER: 1040 BISCAYNE BOULEVARD

LAND: APPROX. 1 ACRE

TOTAL BUILDING SQ/FOOTAGE: 950,000 SQ/FT (APPROX.)

BUILDING TYPE: RESIDENTIAL CONDOMINIUM

ESTIMATED COMPLETION: FIRST-QUARTER 2019

PRICES: FROM THE MID-\$5M'S TO OVER \$20M

(PRICES SUBJECT TO CHANGE AND AVAILABILITY)

PENTHOUSE PRICE - AVAILABLE UPON REQUEST

ARCHITECT

PRITZKER PRIZE AWARD WINNING ZAHA HADID ARCHITECTS (LONDON, UK)

WORKS INCLUDE:

- THE LONDON OLYMPIC AQUATIC CENTER IN THE UK
- THE DUBAI OPERA HOUSE IN THE UNITED ARAB EMIRATES
- THE BMW CENTRAL BUILDING IN GERMANY
- THE GUANGZHOU OPERA HOUSE IN CHINA

LANDSCAPE ARCHITECT

ENEA GARDEN DESIGN

WORKS INCLUDE:

- FIFA HEADQUARTERS IN SWITZERLAND
- TREE MUSEUM IN SWITZERLAND

TYPE OF PROPERTY

HALF FLOOR RESIDENCES, FULL FLOOR RESIDENCES, DUPLEX TOWNHOMES AND PENTHOUSE

- APPROXIMATE SQ. FT OF DUPLEX TOWNHOMES: 8,344 8,360 SQ. FT*
- APPROXIMATE SQ. FT OF HALF FLOOR UNITS: 4,635-4,876 SQ. FT*
- APPROXIMATE SQ. FT OF FULL FLOOR UNITS: 10,326-10,416 SQ. FT*

*THESE MEASUREMENTS ARE ONLY FOR INTERIOR AND DO NOT INCLUDE THE OUTSIDE BALCONIES/ TERRACES

NUMBER OF FLOORS: 62

NUMBER OF RESIDENCES: 83

NUMBER OF RESIDENCES PER FLOOR: ONE OR TWO PER FLOOR

NUMBER OF BEDROOMS: 4-6 BEDROOMS

NUMBER OF ELEVATORS: 3 ELEVATORS

PARKING: VALET PARKING SERVICE

SECURITY: 24 HOUR

BUILDING FEATURES

- DOUBLE HEIGHT AQUATIC CENTER WITH INDOOR POOL
- THE SKY LOUNGE PROVIDES A DRAMATIC VENUE FOR PRIVATE EVENTS FOR RESIDENTS
- PRIVATE ROOFTOP HELIPAD (PENDING FAA AND OTHER NECESSARY APPROVALS) THE HELIPAD WILL MAKE NEARBY ISLANDS, PRIVATE AND COMMERCIAL AIRPORTS, AND PRIVATE YACHTS EASILY ACCESSIBLE
- MULTIPLE RECREATION AREAS FOR SWIMMING, SUNNING, SOCIALIZING, AND FITNESS
- 24/7 SPECIALIZED SECURITY AND VALET PERSONNEL, OTHER ON SITE STAFF INCLUDING CONCIERGE, PROFESSIONAL MANAGEMENT, AND OTHER SPECIALIZED PERSONNEL
- CUSTOM SCENTING BY 12.29 IN ALL INTERIOR AMENITY SPACES INCLUDING THE LOBBY, WELLNESS & SPA LEVEL, AQUATIC CENTER, AND SKY LOUNGE (CAN BE AVAILABLE IN RESIDENCES UPON REQUEST)
- BANK-QUALITY VAULT WITH INDIVIDUAL SAFE DEPOSIT BOX FOR EVERY RESIDENCE, OFFERING RESIDENTS THE CONVENIENCE AND SECURITY OF STORING THEIR VALUABLES ONSITE

RESIDENCE FEATURES

- PRIVATE RESIDENCES ARE ACCESSED FROM THE LOBBY VIA SECURE, HIGH-SPEED ELEVATORS THAT FEATURE DESTINATION-ENTRY SMART TECHNOLOGY
- EAST-TO-WEST FLOW-THROUGH FLOOR PLANS THAT CAPTURE THE MESMERIZING PANORAMA OF BISCAYNE BAY AND ATLANTIC OCEAN VIEWS AS WELL AS THE MIAMI SKYLINE
- OVERSIZED TERRACES
- CUSTOM ITALIAN KITCHENS WITH QUARTZ COUNTERTOPS
- INDUCTION COOK TOPS, IN WALL OVENS, STEAM OVENS, MICROWAVES, DISHWASHERS AND INTEGRATED COFFEE MAKERS BY GAGGENAU
- REFRIGERATORS BY SUB-ZERO
- FAUCETS BY DORNBRACHT AND OTHER QUALITY MANUFACTURES
- CUSTOM DESIGNED ITALIAN MADE WALK-IN CLOSETS
- INTERIOR DOORS THROUGHOUT THE RESIDENCES ARE BY LUALDI PORTE. ALL DOORS HAVE BEEN CUSTOMIZED WITH VALLI & VALLI'S DUEMILA CINQUE SERIES HANDLES DESIGNED BY ZAHA HADID
- EUROPEAN INTERIOR ILLUMINATION PRODUCTS BY KREON APURE AND OTHER PREMIUM MANUFACTURERS CUSTOMIZED BY GERMAN DESIGNER ULI PETZOLD
- STATE-OF-THE-ART HOME AUTOMATION INFRASTRUCTURE BY CRESTRON

SCULPTURAL SUN & SWIM TERRACE

- THE ROOTS OF ONE THOUSAND MUSEUM'S DISTINCTIVE EXOSKELETON SURROUND RESIDENTS WITH ZAHA HADID'S VISIONARY DESIGN AND BRING CONTEMPORARY ART INTO THE PERSONAL SPHERE
- THESE SCULPTURAL EXTENSIONS OF THE TOWER ARCHITECTURE CREATE AREAS OF LIGHT AND SHADOW THAT MOVE AROUND ORGANICALLY SHAPED POOLS THROUGHOUT THE DAY

INDOOR-OUTDOOR WELLNESS & SPA LEVELS

- OCCUPIES TWO FULL LEVELS OF LIGHT-FILLED SPACE OVERLOOKING AND OPENING ONTO THE SUN & SWIM TERRACE
- THE SPACIOUS FITNESS CENTER IS OUTFITTED WITH STATE-OF-THE-ART STRENGTH AND CARDIO TRAINING EQUIPMENT
- DEDICATED INDOOR AREAS FOR MOVEMENT TRAINING AND STRETCHING
- LANDSCAPED OUTDOOR AREA FOR OTHER FITNESS ACTIVITIES
- AT THE SECOND LEVEL THE SPA HAS BEEN DESIGNED WITH PRIVATE ROOMS FOR MASSAGE AND BEAUTY TREATMENTS, STEAM AND SAUNA ROOMS, AND RELAXATION LOUNGE AREAS
- BUILDING ALSO OFFERS A MULTIMEDIA THEATER FOR PRIVATE MOVIE SCREENINGS, LECTURES AND PRESENTATIONS

LOCATION

- OVERLOOKING BISCAYNE BAY AND MUSEUM PARK, HOME TO THE PATRICIA AND PHILLIP FROST MUSEUM OF SCIENCE AND THE PEREZ ART MUSEUM MIAMI
- ADRIENNE ARSHT CENTER FOR THE PERFORMING ARTS
- AMERICAN AIRLINES ARENA
- PORTMIAMI
- MIAMI WORLD CENTER - A PROPOSED 28- ACRE MASTER PLANNED COMMUNITY DESIGNED TO OFFER A LIVELY PEDESTRIAN EXPERIENCE WITH DISTINCTIVE RESIDENTIAL, RETAIL, RESTAURANT, ENTERTAINMENT, HOSPITALITY AND COMMERCIAL OFFICE SPACE DISTRICTS
- WYNWOOD ART DISTRICT
- MIAMI DESIGN DISTRICT
- BRICKELL FINANCIAL DISTRICT
- BRICKELL CITYCENTRE

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.

Use and operation of the helipad are conditioned upon obtaining FAA and other governmental approvals. No assurance can be given about whether the approvals can be obtained, and/or if so, the timing of same. Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact 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). Additionally, measurements of rooms set forth on any floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate, and all floor plans and development plans are subject to change. 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. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. These drawings and depictions are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of furnishings, finishes, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for the items included with the Unit. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein.

FOR NY RESIDENTS : THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP16-0131

The building is currently under construction but not yet completed. Any images of a completed building are artists renderings incorporating the proposed building into the existing skyline. As depicted in the developers brochures or on the developers website, sketches, renderings, graphics, plans, specifications, services, amenities, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice.

OCTOBER 2018