



ONE RIVER POINT

BY RAFAEL VIÑOLY



"Elegantly framing views of the city, the coastline and the sky, One River Point will become a new icon in Miami."

— Rafael Viñoly

6	Landmark Luxury
8	By Rafael Viñoly
12	One Unique Location
16	Tropical Tranquility
20	A Sense of Arrival
30	The Sky Club
38	The Residences
42	Penthouses
44	Sky Lofts
48	Sky Villas
52	The Team





LANDMARK LUXURY IS NO LONGER BUILT ON SAND.

The moment you enter the security-gated enclosure, glide behind the 85-foot waterfall announcing your arrival, give your keys to the valet and your requests to the concierge, you know you have arrived somewhere special. A riverside parkland retreat, offering uncompromising luxury in downtown Miami.

From the triple-height lobby, attended 24/7 by uniformed staff, to the glass, biometrically-accessed elevator taking you securely to your residence, to the deep-set terrace boasting spectacular vistas: serenity, exclusivity and security define the way you live. Offering year-round boutique hotel living in one of the world's most exciting, cosmopolitan cities.

A dynamic, modern metropolis, no longer defined by palm-fringed golden sands. The exclusive boutique, the innovative design studio, the world-class art venue, symbolize today's Miami. Now this renaissance has its skyline-defining statement. A landmark building close to everything that is making Miami a world destination of commerce and culture. Riverside park, residential resort, exclusive club. Brought together in one extraordinary building. Rafael Viñoly's One River Point is destined to be metropolitan Miami's most desirable address.





BY RAFAEL VIÑOLY



One of the world's true architectural visionaries, Rafael Viñoly's buildings transcend fashion and create performative spaces. One River Point is a landmark expression of this ideal. Viñoly's resolve to transcend passing fashions is driven by a desire to make lasting contributions to the environments in which he builds. His design philosophy is, in his own words, "rooted in the development of architectural ideas that are powerful, distinctive and relevant to the specifics of both program and context." Creative consideration of aesthetic form and function, and a sensitive response to the dynamics of the setting, define the structure and the experience it brings together.

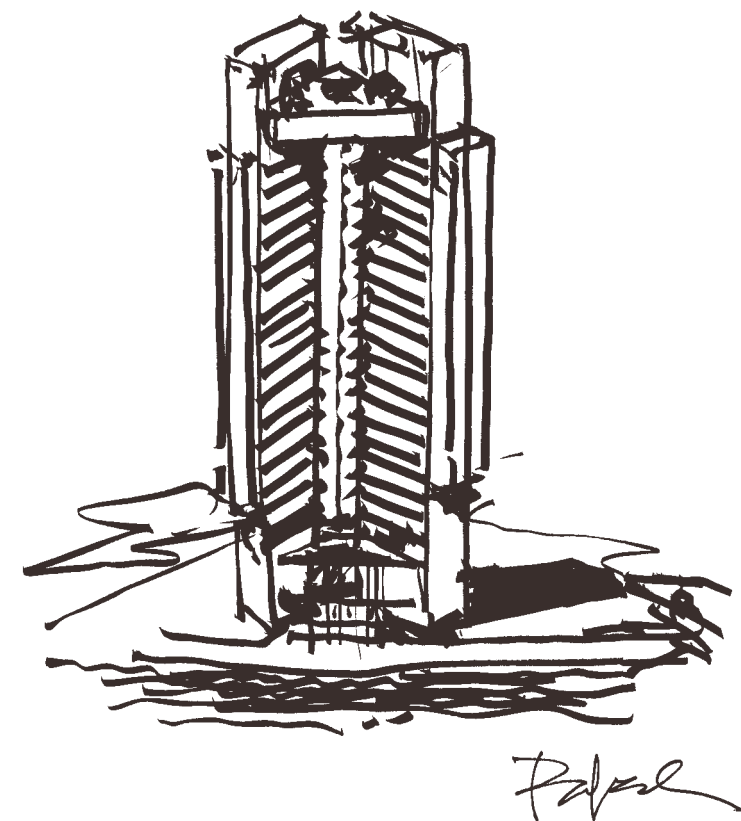


10 "Elegantly framing views of the city, the coastline and the sky, One River Point will become a new icon in Miami."

— Rafael Viñoly

"For our first project in Miami, we've achieved a special fusion of sophistication, luxury, amenities and services in a unique building that resolves the difficult proposition of giving every unit privileged views. Along with our client, KAR, we've studied dozens of alternatives to a very high degree of detail before arriving at an architectural solution that differentiates this development from everything else being done in the area. Elegantly framing views of the city, the coastline and the sky, One River Point will become a new icon in Miami and a point of reference for future developments that seek to maximize the residential offering at every price point within the luxury segment."

— Rafael Viñoly



11 "Two slender 60-story towers rise above a common podium from which a broad waterfall cascades nearly 85 feet, appearing to flow into the adjacent Miami River. The elevated amenities podium affords views across the site, unifying the development's lush, parkland setting with the waterfall and the expanded River Walk plaza that will be the focal point in the area.

Offset and perpendicular to each other, the towers are joined again at the summit by a 3-story Skybridge, creating an iconic silhouette on the downtown skyline. A vertical landmark rising out of a thriving landscape in the heart of downtown Miami, One River Point fulfills the promise of this unique location."



ONE UNIQUE LOCATION

Superbly situated in the very heart of downtown, One River Point offers privileged proximity to everything that is making Miami America's most exciting city.

The year-round South Florida sunlight still graces the sun-decks, pools and private balconies. South Beach is a few minutes drive away. Yet the location, and the elegantly-appointed residences, are the ultimate expression of sophisticated urban living.

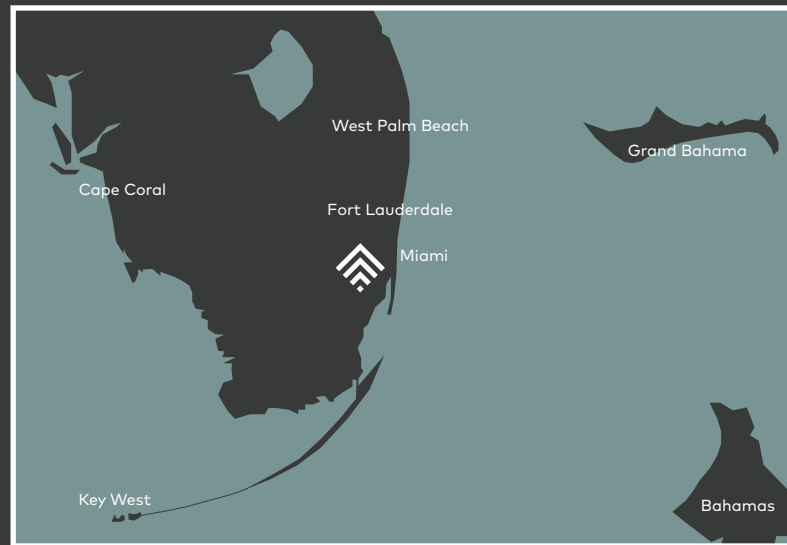
On the opposite side of the river sits Brickell City Centre, one of the country's most exciting new developments. One billion dollars of investment has created 5 million square feet of high-fashion, fine-dining and entertainment experiences. A footbridge walk away. A few minutes drive to the north is Miami's world-famous Design District. Blending haute couture with high culture, its exclusive brands, boutiques and galleries offers infinite temptation to the chic.

A few blocks further, and chic cedes to hip. The converted street art-covered warehouses of Wynwood denote Miami's coolest creative community, and one of the world's hottest contemporary art scenes. When Art Basel brings the contemporary art world to Miami every April, the galleries and private parties of Wynwood are where the hippest young talents break news, and hang out. The nightlife mecca of Miami, Arts and Entertainment District, with its hip bars and venues, is also close by. One River Point residency serves a diverse cultural cocktail, with world-class art, culture and entertainment experiences right on your doorstep.



EFFORTLESSLY CONNECTED

One River Point is perfectly located to access Miami's most exciting cultural and lifestyle attractions, as well as major transportation links. The Metro Mover and South Miami Avenue run alongside the development. South Beach is a few minutes drive away, and Miami's International Airport can be reached in under 15 minutes by car.



┌
Miami International
Airport

^
Wynwood and Design
Districts

>
South Beach

Arts and Entertainment
District

Downtown

Brickell City Centre

Brickell
Point

Brickell Key

Coconut Grove
v



TROPICAL TRANQUILITY

Set in parkland enclosed by the river's edge, this tranquil riverside sanctuary is both counterpoint and complement to the buzz of the city beyond.

Expansive space opens up, as the deep-set riverfront promenade meets the river's natural corridor. Water defines the environment and experience. The dramatic 85-foot cascading waterfall joins a reflecting pool below with infinity pool above, and achieves a perfect elemental harmony with the riverside setting. Reflecting pools and interactive water features enhance the cool, natural serenity of this unique urban retreat.

Natural stone paving fringed with native palm planters create shady pockets of calm. Foliage tempers the gleaming glass façade by day, and jasmine scents the softly lit terraces by night. A linear landscaped sculpture

park, framing the western aisle of the enclosure, blends art and nature in perfect harmony with the environment. These cultivated green spaces skillfully balance the lush tropical ambience of South Florida with clean, uncluttered design.

Stroll the Miami Riverwalk, a family friendly, linear parkway connecting downtown with the bay. Escape up river by boat to the bars and restaurants of Miami's burgeoning Riviera, or further still, when the ocean calls. Biscayne Bay and the Atlantic are accessible directly from the private riverfront dock, with the Bahamas less than two hours away.





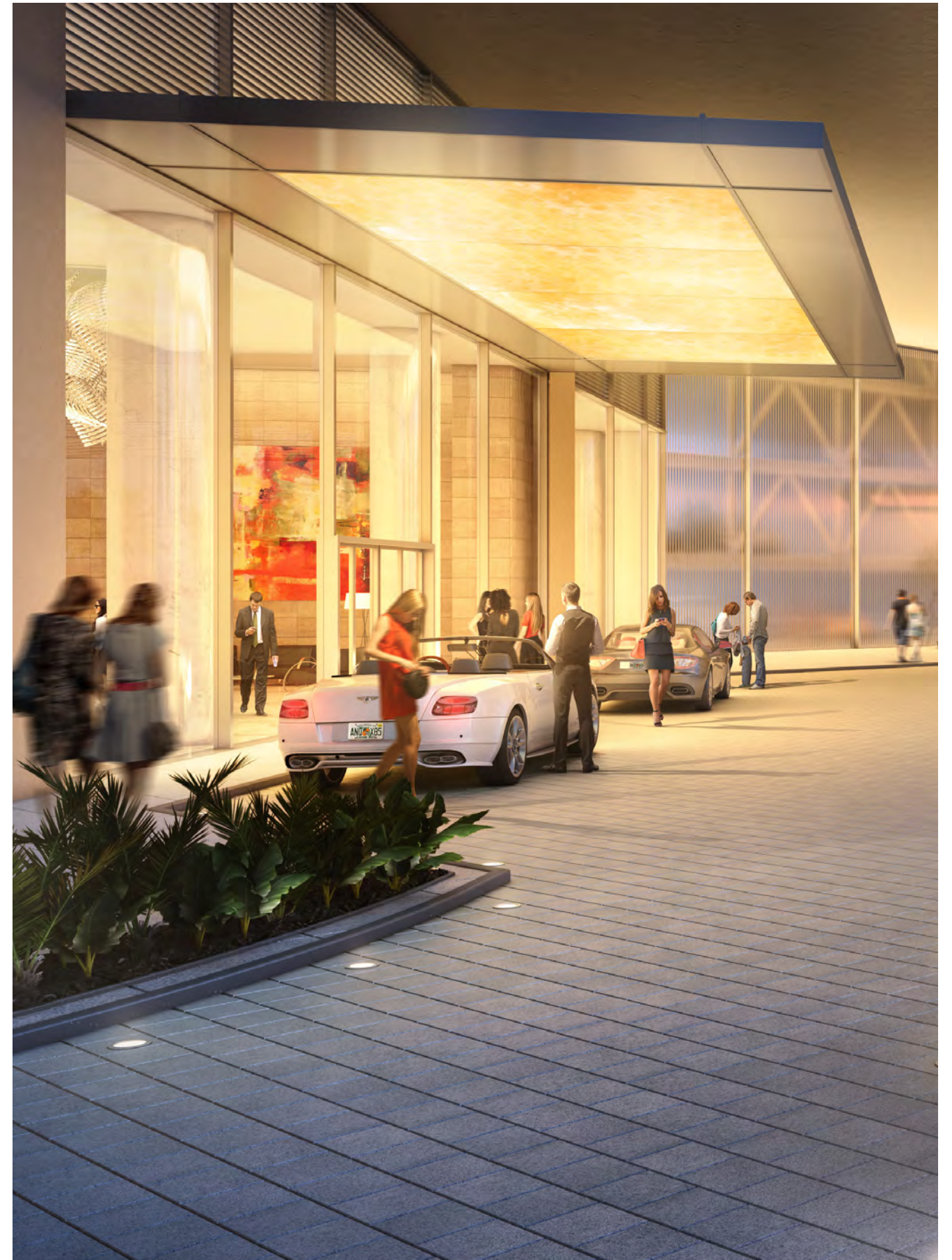
"The experience will evoke quality, luxury and sophistication. It will conjure the tropics and capture the essence of Miami... as well as creating an environment that expresses the distinctly riverside character of the setting."

— Isabel Zempel (Sasaki Associates)



A SENSE OF ARRIVAL

Discreet yet attentive, a staff of rigorously trained, uniformed professionals – from valet to concierge to sun-deck attendant – maintain the highest level of personalized service at One River Point.







BUILDING AMENITIES

Superbly-serviced living, seamlessly delivered throughout. Every day, in every detail, the stage is set for luxury living.

24

One River Point residency means year-round luxury boutique living in the place that you call home. The valet takes your car. You are greeted by uniformed lobby staff, who hand you a coffee just the way you like it – or chilled coconut water or wheatgrass, when you're tired from the beach or the city. Your beach accessories are taken to the laundry, your requests taken care of by the concierge.

And then there's those unexpected touches you didn't request – the cooling drink or fresh towel as you relax on the sun deck – that are just right at that very moment, and which define true luxury. Highly trained, professional staff provide a full range of elite and bespoke services. Personalized and professional, discreet yet attentive, they are on hand 24/7 to make life a little bit more wonderful.



25



COMPLETE RESORT LIVING

26

The amenities podium offers residents an outstanding resort environment. Your own private island dedicated to a healthy, relaxing lifestyle raised 85 feet above the riverfront park. With stunning views and day-round butler service, some days there's no need to go anywhere else.

The infinity-edge plunge pool takes center stage, for cooling dips and inspiring views, as it merges seamlessly with the river and bay horizon, and the cascading waterfall below. A regulation-size lap pool is there for those more energetic morning swims, or as part of your workout at the Fitness Center. Finish off with a relaxing outdoor massage, in front of the Wellness Center, while the kids are taken care of in their activity center close by.

A café serving locally sourced organic food completes the setting, merging with the sundeck and private cabanas for shady private seclusion.

Relax, rejuvenate or indulge yourself in the exclusive Wellness Center, curated by lifestyle legend Adrian Zecha. This beautifully conceived and serviced sanctuary offers a comprehensive menu of wellness and beauty therapies and facilities to restore body, mind and spirit, in a setting of serene beauty. Selective spa services and treatments are available in the privacy of poolside cabanas or the comfort of your own home.

Maintain your healthy lifestyle in the state-of-the-art Fitness Center designed, installed and managed by The Wright Fit, industry leaders in progressive-lifestyle design. The Fitness Center boasts 6,000 square feet of cutting-edge equipment, superlative facilities and the most innovative expertise, an elevator ride away. A full range of athlete-class training, nutritional and diagnostic services are available for your total well-being.

27





DIVERSE GOURMET EXPERIENCES

Superb dining experiences are available throughout the day to suit all tastes, moods and occasions.

The riverfront promenade offers indoor and outdoor breakfast, lunch, dinner and bar services to residents and non-residents.

The poolside podium café specializes in organic, locally sourced food, serving breakfasts and lunches for residents and their guests.

A la carte dining options to be enjoyed in the privacy of your residence throughout the day.

Sky Club members enjoy diverse dining, including public and private dining rooms and chefs, bars and lounges.



A SECURE, SAFE ENVIRONMENT

The design and programming of the development employs sophisticated systems and professional staffing to ensure the highest level of security throughout.

Everything is overseen and managed by a dedicated security director, supported by highly professional staff and a comprehensive yet discreet surveillance system.

Restricted access and RFI technology monitors the location of personnel at all times.

The building's elevators use biometric identification technology to restrict access to private residences.

A central vault and secure, climate-controlled art storage is available to all residents to protect their most valuable possessions.



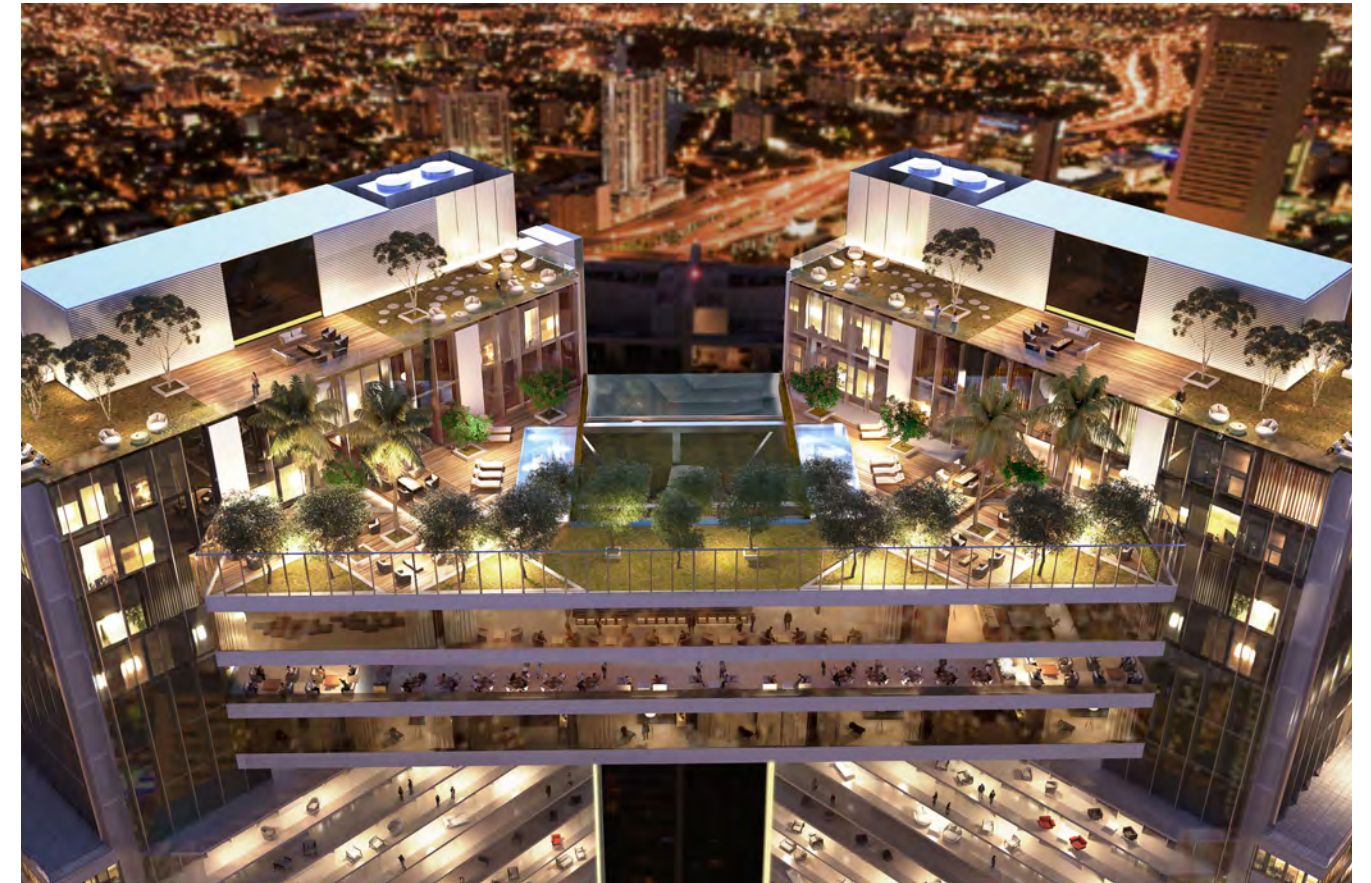
THE SKY CLUB

Exclusivity reaches a spectacular new summit. A private member's club in the sky, where unprecedented privileges grace unsurpassed views.

30

Set within the signature glass Skybridge, the Club building and experiences are the pinnacle of this remarkable building. Combining outstanding architectural conception with superbly curated spaces and services, the Club's vision is to deliver an experience that matches and complements the sublime vistas its unique setting affords. Members enjoy a refined and graciously serviced private club environment, offering diverse dining, entertaining and leisure experiences in an atmosphere of rare charm.

This singular fusion of place and privilege makes this exclusive yet intimate, three-level glass suite a place and experience like no other. From the members-only glass elevators, to the Club garden and banqueting terrace affording 360° panoramic vistas from the Skybridge summit, to the intimate recesses of the private dining rooms and guest suites, the Club creates an exclusive resort within a resort, entirely encased in glass.



31





CURATED BY ADRIAN ZECHA

Conceived, curated and managed by Adrian Zecha, the Club matches the quality of setting with superlative service and distinctive styling throughout. The man responsible for some of the world's most luxurious boutique hotels brings his legendary discernment and eye for ambience-defining details to curate a singular Club lifestyle experience. Discreet and attentive service grace the understated opulence of the Club environment, stamping the entire experience with the trademark Zecha touch.



UNIQUE FEATURES

- 35,000 square feet of indoor and outdoor Club facilities, set over three levels in the floating glass Skybridge linking the two towers
-
- Private glass elevators taking members from the Club's separate ground-floor lobby
-
- 10,000-square-foot Skybridge Club garden and banqueting terrace
-
- Spectacular spiral glass staircase joining the levels and extending the views in all directions
-
- 20 luxury suites for members' guests, set stunningly within the glass Skybridge

GASTRONOMY

- Gourmet restaurant with rotating roster of prestigious chefs
-
- Indoor and outdoor dining areas, bars and lounges
-
- Private chef for exclusive dining in private rooms
-
- Craft cocktail bar and cigar lounge
-
- Temperature-controlled wine cellar, stocked with prestigious vintages, and space for members' cellarage
-
- Light snack menu available in all Club areas throughout the day



A SELECTION OF THE SKY CLUB AMENITIES AND PRIVILEGES

Medspa by celebrated Manhattan plastic surgeon Haideh Hirmand. Dr. Hirmand's SkinLabRX Medspa offers highly personal, state-of-the-art non-surgical cosmetic treatments and therapies exclusively to male and female Sky Club members.

—
Beauty spa and salon, offering a range of beauty therapies and services

—
Exercise studios, with hydro-facilities offering one-to-one fitness and wellness classes

—
Luxury boutique offerings

—
Screening and media room

—
Movie theater

—
Library and members' lounge

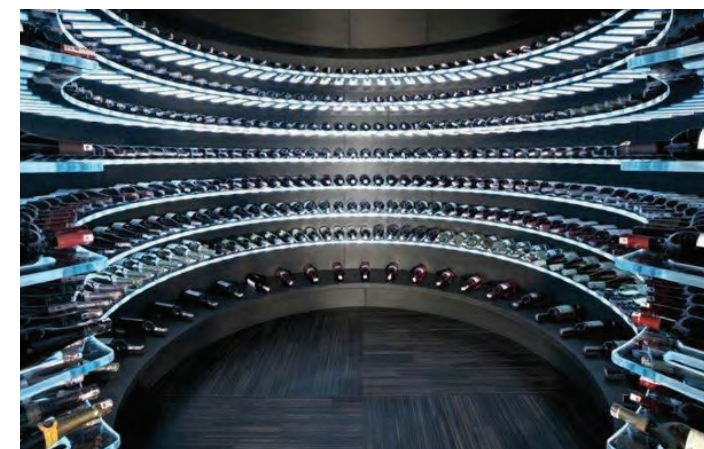
—
Rotating roster of prestigious visiting artists, cultural events and lectures

—
Conferencing and banqueting facilities for intimate celebrations or business events

—
Reciprocal members' benefits with selected private clubs around the globe

—
Fully-wired business center with work spaces, and conference and video-conferencing private meeting rooms.

Full IT and secretarial support services are available to members on request.



One River Point residence entails automatic pre-approved Club membership, if desired. A limited number of places are available for approved non-residents on a subscription and election basis.



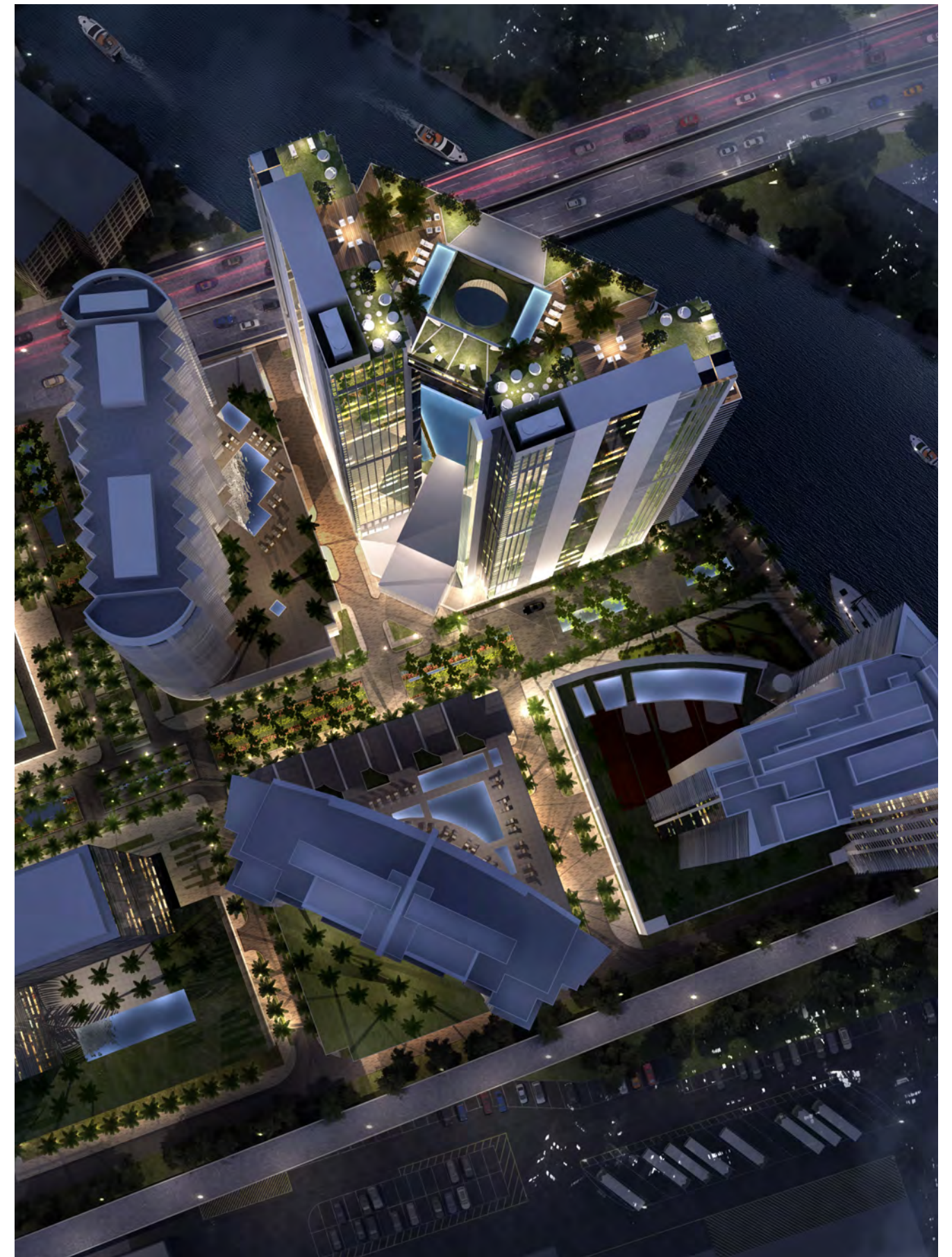
THE RESIDENCES

Space, light, spectacular views and streamlined sophistication as standard. Every space is designed so that light-filled luxury defines the place that you call home.

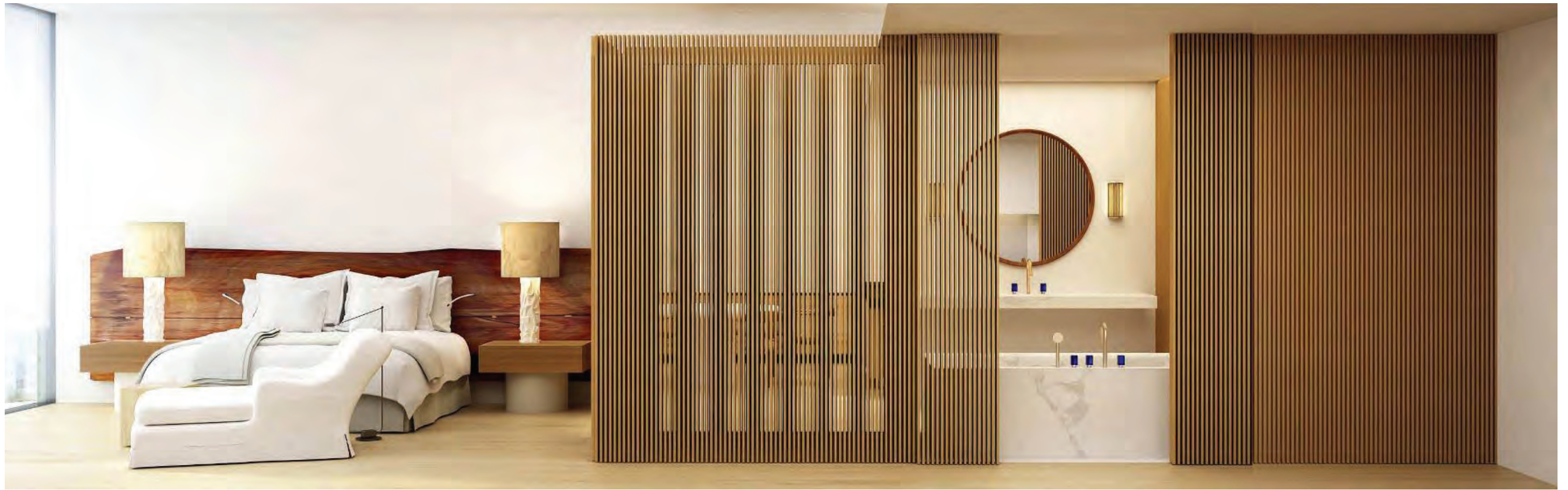
38

Optimizing light and views was Viñoly's principal focus in the design of the building. The double floor plate and vertical structure mean each residence enjoys uninterrupted exposure to the spectacular vistas of the river, city and bay. Ten- or 12-foot ceilings, floor-to-ceiling windows and glass partitions distribute the light and enhance the enjoyment of the views each unit commands. Twelve-foot-deep, glass-enclosed terraces extend the living space, enabling all-year outdoor living. Each space is distributed and carefully choreographed to blur the division between inside and outside living.

Residences have been designed, appointed and finished by Rafael Viñoly Architects to harmonize with the building's structure and aesthetic. They boast luxuriously elegant bathing facilities and finishing. The seamless blending of quality natural materials, and high-technology comfort and security, makes these residences truly exceptional living spaces and homes.

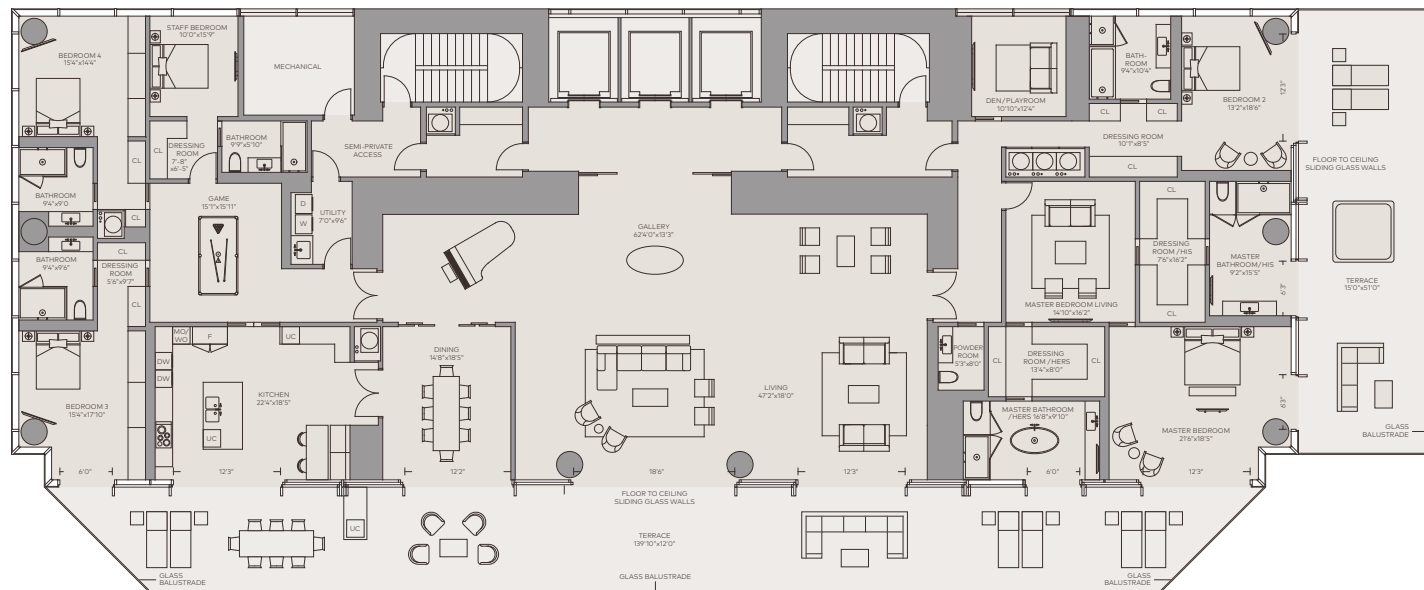


39



- Private elevator landings
-
- 10- to 12-foot-plus ceilings
-
- Expansive bay, river and city views
-
- 12-foot-deep, glass-enclosed outdoor living terraces
-
- Open layouts with floor-to-ceiling glass walls
-
- Honed stone flooring throughout indoor and outdoor spaces
-
- Full slab stone finished Spa bathrooms with Dornbracht and TOTO fixtures
-
- Walk-in rain showers and free-floating bathtubs
-
- Walk-in closets with European finishes

- European kitchen cabinetry with stone countertops
-
- Top-of-the-line Miele and Gaggenau appliances
-
- Vertically vented exhausts
-
- Pre-wired for smart technology, designer illumination and A/V
-
- Custom, heavy gauge doors and hardware
-
- Designated Art Wall with task lighting
-
- Multi-zone climate control integrated with smart-home technology
-
- Select residences envisioned by elite interior designer Rémi Tessier available on request.



PENTHOUSES

Lavishly spacious light-filled living high above the river, with uninterrupted 360° vistas and deep-set private terraces.

Occupying a full floor and boasting 12-foot ceilings, each penthouse is designed to provide nearly infinite scope for sophisticated urban living, arranged around the commanding focus of the spectacular views each affords. With nearly 7,000 square feet of interior space, and a further 2,300 of outdoor space, there is generous room with these views.

Floor-to-ceiling windows and deep-set private terraces bring the outside in, capitalizing on the unique orientation of the penthouses within the towers, to afford uninterrupted enjoyment of the privileged vistas. Each penthouse will be completely unique. The layout and appointment of these extraordinary living spaces are fully customizable.





SKY LOFTS

Two dramatic glass-fronted lofts, suspended within the signature Skybridge, offer truly unique living spaces with uninterrupted panoramas of Miami's most spectacular vistas.

Floating nearly 800 feet above the Miami River, the Sky Lofts' floor-to-ceiling window frontage offers an exclusive "widescreen" auditorium for Miami's most spectacular views. Sublime sunsets and sparkling night skies are

yours to enjoy. Each Sky Loft will be completely unique. Offering 5,435 square feet of interior space, the layout and appointment of these extraordinary living spaces are fully customizable to your taste.





Viñoly's concept of architecture as "performance" achieves dramatic expression in One River Point. It is an experience as much as a structure, achieved through the harmonious fusion of elements and environments.



SKY VILLAS

Sky-scraping seclusion: two double-story villas in the sky are the crowning residential pinnacle of Viñoly's towers.

48

Spanning the summit of each tower, and dividing the entire Skybridge into two private garden terraces with pools, the Sky Villas offer spectacular sky-scraping seclusion with exclusive ownership of Miami's most prestigious panoramas. Both Sky Villas are served by their own private, dedicated elevator to ensure absolute privacy and security.

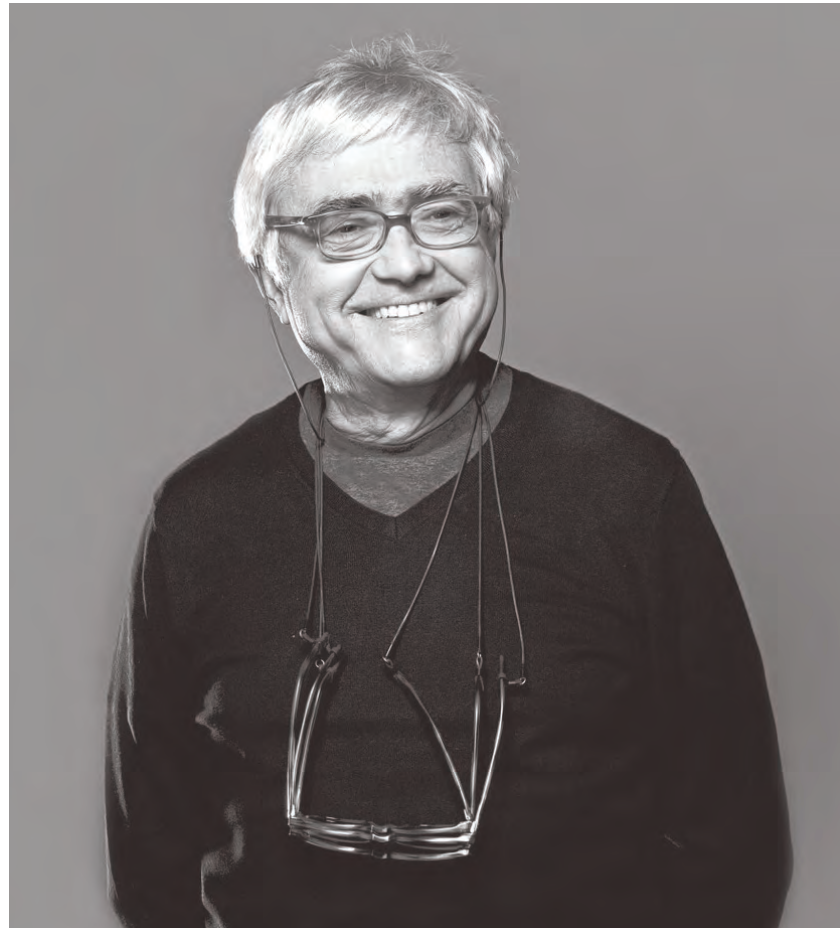
Each Sky Villa will be completely unique. Offering 14,000 square feet of interior space, with a further 10,000 of terracing on two levels, the layout and appointment of these extraordinary living spaces are fully customizable. Each offers a blank canvas, allowing infinite possibilities to express your style and realize your personal vision of elegant, elevated living to perfection.





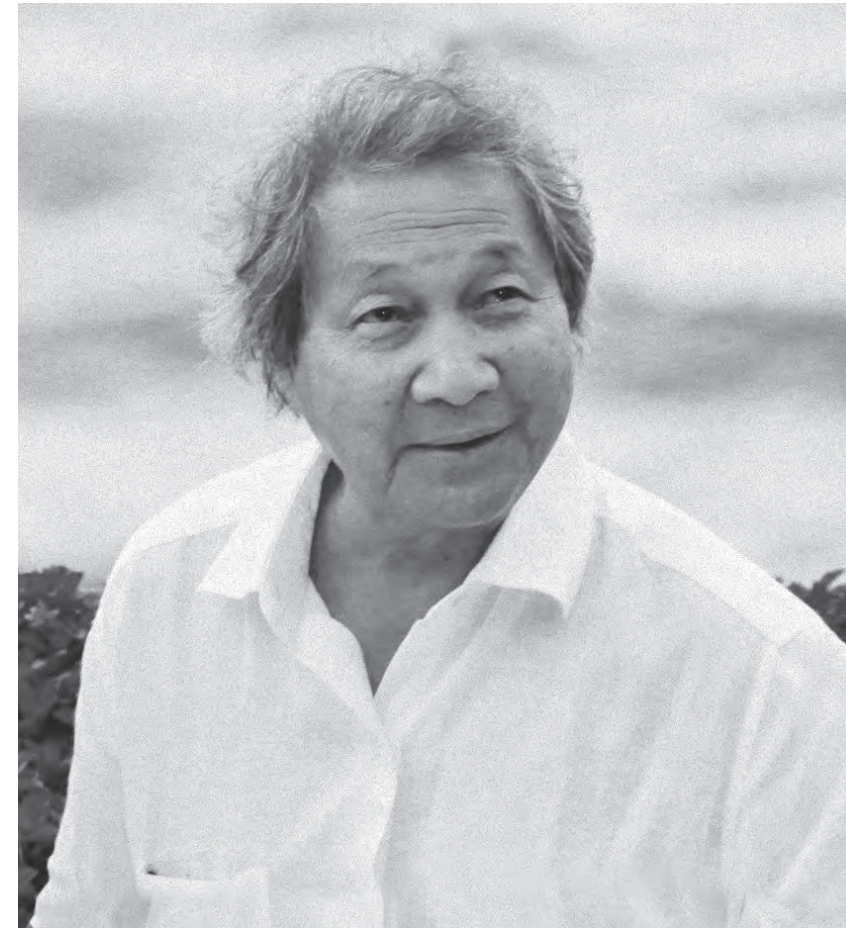


THE TEAM



RVA Architects

Rafael Viñoly is widely recognized as one of the world's leading architects. Over his illustrious career, he has made his mark in almost every continent, driven by a desire to embed elegance in the built environment and to create original structures that transcend trends or fashion. His award-winning firm, Rafael Viñoly Architects, is based in New York with offices in London, Manchester, Abu Dhabi, Palo Alto and Boston. One River Point is the only Rafael Viñoly building in Miami.



Adrian Zecha

In a career spanning more than 40 years, Adrian Zecha has founded a series of successful hotel and resort companies, while conceiving and developing more than 100 internationally-applauded properties around the world. Widely recognized as a visionary, Mr. Zecha creates, develops and operates some of the world's most unique hotels and resorts. He is the non-executive Chairman of the highly successful General Hotel Management, and is the founder of Aman resorts, today's world-renowned benchmark in luxury hotel living. He brings his distinctive touch to curating the One River Point Sky Club and Wellness Center.



One River Point has been conceived by a team of world-renowned creative talents.



Rémi Tessier

Parisian designer Rémi Tessier loves the audacity of perfection, the ultimate emotion of beauty and the ethereal feel that we call the "soul" of a place. He willingly defines himself as a craftsman of extreme luxury, one who thinks and rethinks elegance within spaces, where design detail mingles ceremoniously with pleasure and well-being.



Sasaki Associates

Sasaki Associates has made an indelible mark on the urban landscape throughout the U.S. and internationally. Founded in 1953 by Hideo Sasaki, it has pioneered the concept of interdisciplinary planning and design, winning 500-plus national and international design awards. Isabel Zempel, Principal, leads the team creating the unique landscape around One River Point.



KAR Properties

Led by Principal Shahab S. Karmely, New York based KAR Properties is a real estate investment and development firm.

With more than 28 years of international real estate experience, Shahab S. Karmely has honed an impressive pedigree in transactional, managerial and developmental disciplines, which combined with an extensive background in fine arts and design, are the foundational elements of his development expertise and overall vision.

As the founder of KAR Properties LLC, and through KAR and/or its affiliates, Mr. Karmely has acquired, repositioned and monetized more than 3 million square feet of office, luxury mixed-use, and industrial space in the United States, Southeast Asia and Europe. With offices in New York, Miami and Los Angeles, KAR currently oversees the management of a core portfolio of assets and a development pipeline in excess of 5 million square feet. KAR has made a significant entry into the Miami market with acquisitions in excess of \$150 million in established and emerging neighborhoods.

Mr. Karmely is currently developing One River Point, a transformative building designed by internationally acclaimed architect Rafael Viñoly, on a 1.8-acre site on the Miami River, part of a multi-phase, luxury residential project located within a privately gated, riverside park across from Brickell City Centre. Other projects include 2000 Ocean, an oceanfront high-rise in Hallandale Beach, Florida, by award-winning architect Enrique Norten, as well as a mixed-use contemporary, industrial-inspired project in the heart of Miami's trendy arts district, Wynwood.

Mr. Karmely's background as an owner, manager and developer gives him a unique perspective and invaluable insights in analyzing and implementing the appropriate strategies for a variety of asset classes. He champions innovative approaches in response to changing market conditions, trends and new opportunities as is required in today's dynamic real estate markets.

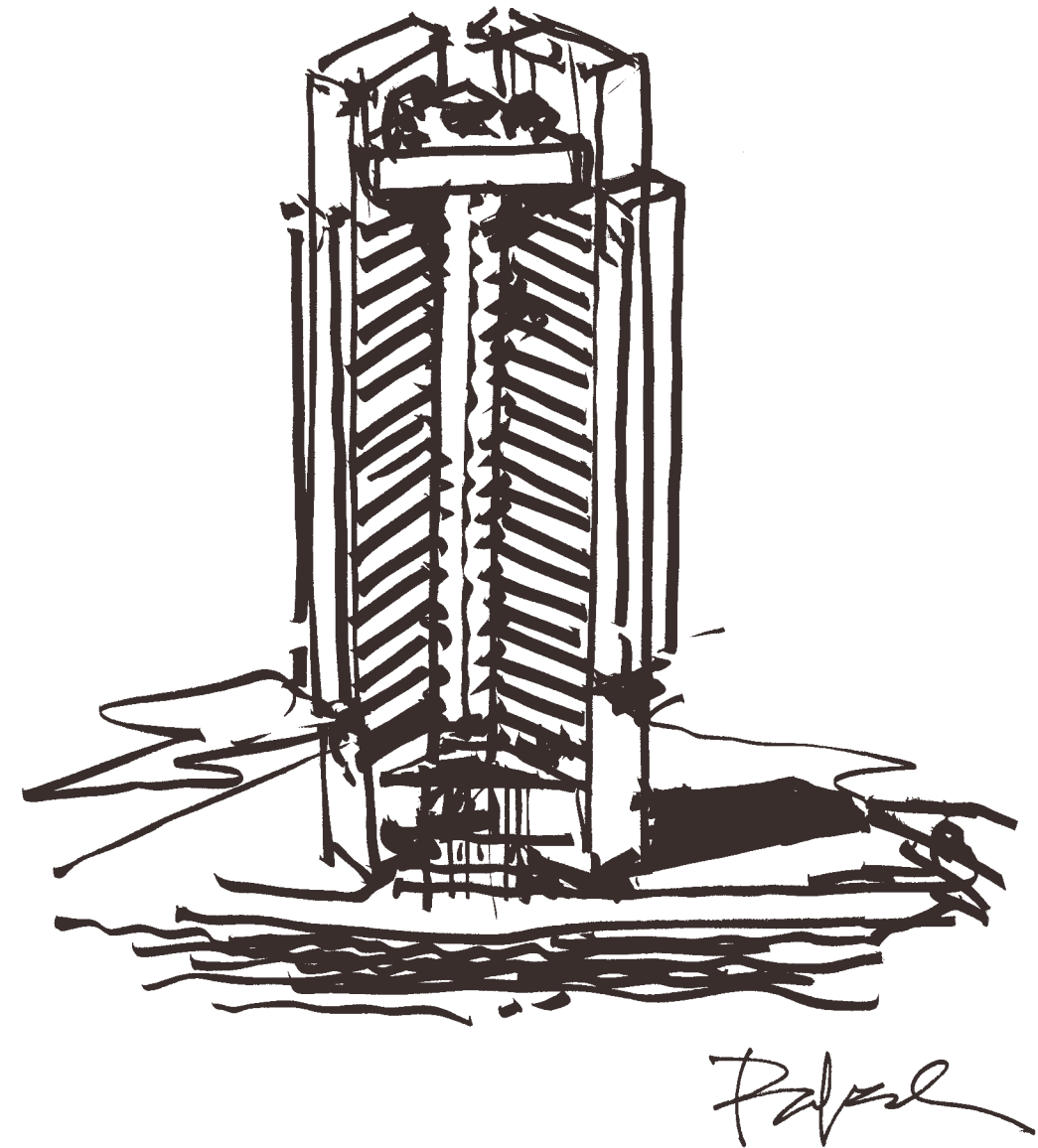


Douglas Elliman

Douglas Elliman Development Marketing, a branch of Douglas Elliman Real Estate, offers unmatched sales, leasing and marketing expertise for properties throughout New York City, South Florida and the Hamptons, as well as throughout the United States and internationally. The firm draws upon decades of experience to collaborate with visionary developers and world-renowned interior designers and architects to create the most coveted properties in the marketplace.

Through a strategic global alliance with Knight Frank Residential, the world's largest, privately owned property consultancy, the company markets its properties to global audiences in 52 countries across six continents.

Exclusive Sales & Marketing by Douglas Elliman Development Marketing.





Exclusive Sales & Marketing by Douglas Elliman Development Marketing



This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where such offer or solicitation cannot be made or are otherwise 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 information provided, including pricing, is solely for informational purposes, and is subject to change without notice. Oral representations cannot be relied upon as correctly stating the 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.