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LUXURY REAL ESTATE



ONE RIVER POINT

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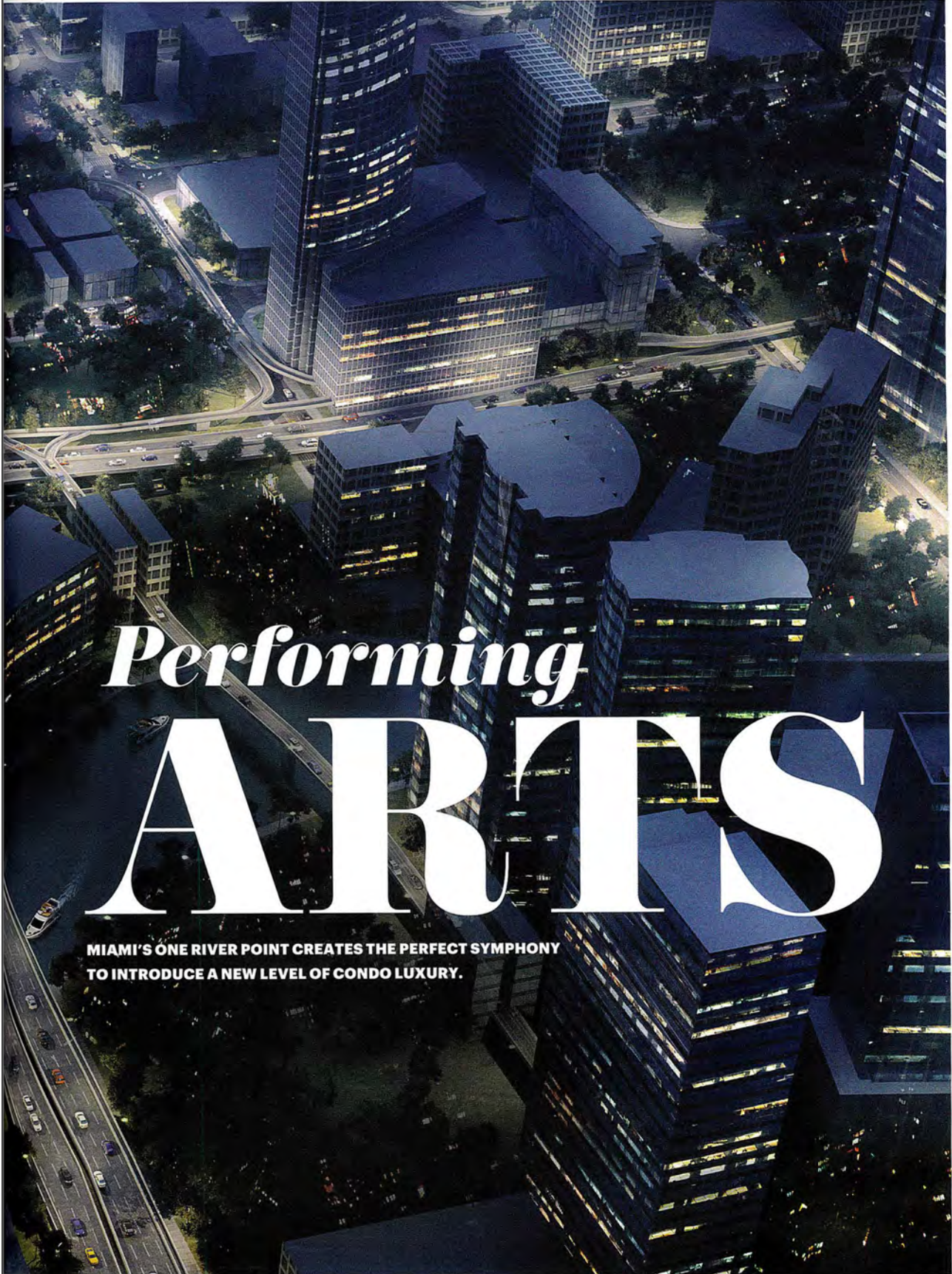
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Performing
ARTS

**MIAMI'S ONE RIVER POINT CREATES THE PERFECT SYMPHONY
TO INTRODUCE A NEW LEVEL OF CONDO LUXURY.**



Having created the perfect harmony between architect, designer, landscape architect, and lifestyle curator, KAR Properties in One River Point strikes a particular note with buyers looking for the ultimate in luxury living on the Miami River. KAR Properties has lined up a veritable dream team by bringing together Rafael Viñoly, Sasaki Associates, Adrian Zecha, and Rémi Tessier to deliver an experience that will be second to none.

"Luxury means different things to different people," said KAR Properties principal Shahab Karmely. "It can be about design, views, amenities, or even security. We have combined all of these aspects and numerous other elements together in One River Point." Add to that the picture-perfect location on the Miami River, "which is going through an absolute renaissance," and you have an orchestra ready to play a symphony.

One River Point will be nestled in 20 acres of lush landscaped private riverside park that will also see another two phases of development by KAR Properties in coming years. There will be reflecting pools, palm trees, access to the river landing, meaning boats can visit, and easy access to Brickell City Centre via a foot bridge. "We're creating a whole new luxury destination offering unparalleled beauty, serenity, privacy and security on the Miami River," said Karmely, "and it's the perfect gateway point from which you can cruise up and down the river, or sail beyond to the Biscayne Bay, the Keys or the Bahamas."

In addition to an impeccable location, KAR Properties brought on renowned architect Rafael Viñoly to create, "something that is architecturally distinct and has presence." In Rafael Viñoly's words, who is also a trained classical pianist: "buildings are a type of performance." When looking at the site, and the possibilities it offered not only through access, but more importantly, through views, Rafael Viñoly decided to create a split tower to maximize on the visual drama. As a result, each residence within One River Point will have panoramic views of the river, the bay, the city, and the ocean beyond,

"WE'RE CREATING A WHOLE NEW LUXURY DESTINATION OFFERING UNPARALLELED BEAUTY, SERENITY, PRIVACY AND SECURITY ON THE MIAMI RIVER." - SHAHAB KARMELY



ONE OF TWO POOLS



INTERIOR OF PRIVATE MEMBERS-ONLY SKY CLUB WITH SOARING MULTI-STORY GLASS OCULUS

an architectural element unique to these two slim, glass-enclosed towers.

Rafael Viñoly's desire to create a unique destination is evident in features such as the waterfall that will greet residents and guests as they arrive and the podium with its superb, amenitized deck overlooking the river and carried throughout the building in a myriad of aesthetic and functional elements. The pièce de résistance? One River Point's Skybridge that connects the two towers on the top floors, where the Sky Club and Sky Villas will be located.

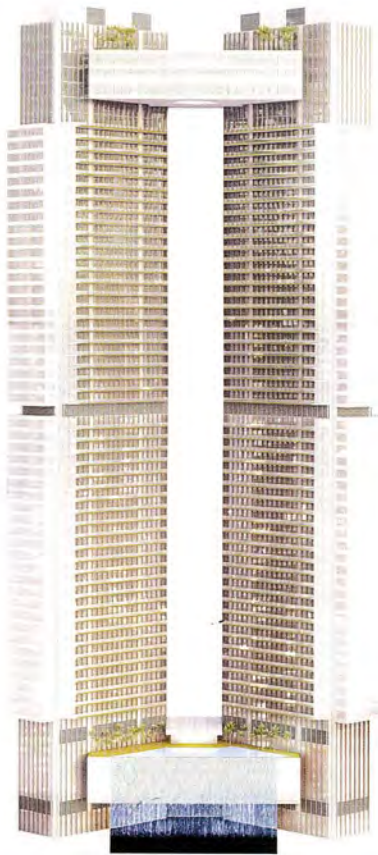
"The reason people love great hotels, is because you don't have to make decisions," stated Karmely. "During our daily lives we are presented with so many challenges and opportunities, but once you arrive at a great hotel, you trust that things will be handled for you." The same will hold true of One River Point's lifestyle amenities and common spaces — from the scent wafting through the air when



ARRIVAL

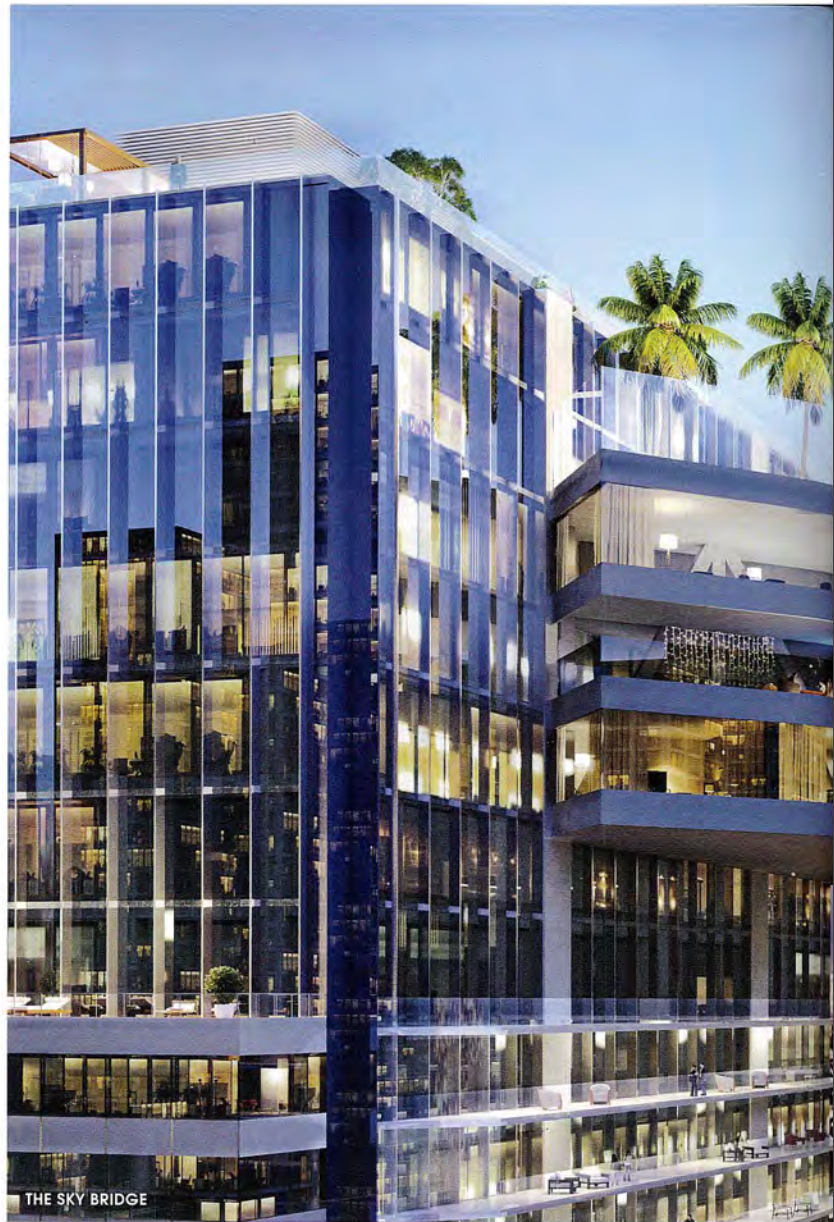


BATHROOM INTERIORS FINISHED WITH TRAVERTINE FLOORS AND WALLS AND AN ONYX FEATURE WALL WASHED WITH LED LIGHTING, IN ADDITION TO EUROPEAN FIXTURES THROUGHOUT



TWO TOWERS FORMING ONE

“BEAUTY WITHOUT FUNCTIONALITY LOSES ITS APPEAL QUICKLY, AND FUNCTIONALITY WITHOUT BEAUTY IS NOT WHAT LIFE IS ABOUT.”



THE SKY BRIDGE

you enter, to the shot of wheatgrass or espresso waiting for you on arrival, and the 24-hour building concierge services, everything will be handled to perfection.

“Adrian Zecha became the hotelier to the global elite by anticipating his guests’ every need in the most extraordinary locations around the world. Likewise, we are elevating the residential experience by focusing on the details that superbly cater to our residents’ high expectations,” said Karmely.

Founder of Aman Resorts, Adrian Zecha and his team have perfected the art of lifestyle services and will be bringing their expertise to One River Point. Zecha’s main initiative at One River Point will be the Sky Club. It will occupy two of the three floors of the Skybridge and will feature club rooms, a restaurant, a wine cellar, and a beauty rejuvenation

center/spa, along with a host of other amenities for those wishing to relax and network alike. “Think Jockey Club in Beijing, with an added layer of fun,” said Karmely.

Residents will receive automatic membership if they choose to join (the club will not be funded through HOA fees), while nonresidents will have to be initiated by invitation only. An impressive founders list is already in the works.

The developer has additionally selected other well-known brand affiliates to complement the experience at One River Point. All brand partners excel in their respective fields whether it would be the 6,000-square-foot gym designed and managed by professional operator, The Wright Fit, or food and beverage facilities that will be run by select groups of professionals.



PARTICULARS ONE RIVER POINT

📍 PLACE

Downtown, Miami

🏠 PROPERTY

Approximately 350 bespoke residences

📐 PLANS

890 - 14,000 square feet

💰 PRICE

\$750,000 - \$35 million

📅 PERIOD

2019

➕ PERKS

Members-only Sky Club including Adrian Zecha lifestyle curation, screening and media rooms, fine dining restaurant, private and public dining rooms, full catering kitchen for events, business center, library and Resident's lounge, wine cellar, Restaurant, 2 pools, children's amenity area, The Wright Fit-operated gym, spa and wellness center, art curation and consulting, rotating art exhibits, multi-level security program with biometric access, full-time onsite concierge, valet parking, boat docking, location in private gated park with a riverside café and shaded waterfront promenade

There will be not one, but two pools. "If you do it, do it the best way possible," said Karmely. "One pool will be a massive lounge pool for residents to enjoy. The other pool will be a lap pool at 75 feet — since to train seriously, one needs a 75 foot semi-regulation Olympic swimming pool.

"Beauty without functionality loses its appeal quickly, and functionality without beauty is not what life is about," Karmely stated. He believes the art of development is providing the expected and unexpected in perfect harmony, delivering an experience which exceeds expectations.

Another unique feature of Rafael Viñoly's sleek towers are the two Sky Villas, which will afford two privileged owners the unique opportunity to have a blank blueprint to create the ultimate urban residence in Miami. The Sky Villa can be customized

"ADRIAN ZECHA BECAME THE HOTELIER TO THE GLOBAL ELITE BY ANTICIPATING HIS GUESTS' EVERY NEED IN THE MOST EXTRAORDINARY LOCATIONS AROUND THE WORLD. LIKEWISE, WE ARE ELEVATING THE RESIDENTIAL EXPERIENCE BY FOCUSING ON THE DETAILS THAT SUPERBLY CATER TO OUR RESIDENTS' HIGH EXPECTATIONS."

per the owners' preferences by the team at Rafael Viñoly, Remi Tèssier, or Adrian Zecha — an option that allows the utmost in customization to truly personalize each home.

The veritable mansions in the sky will boast 14,000 square feet of interior space, in addition to 10,000 square feet of landscaped exterior space. Each villa will come with a private pool, indoor/outdoor fire places, a movie theater, indoor and outdoor

kitchens, and the caché and comfort of services being provided by the Sky Club.

"With price points a third of those found on Miami Beach, and a fraction of comparable luxury living in Shanghai, London, and Manhattan, you would be hard pressed to find a more intriguing offer."

If you'd like to learn more, take a look at oneriverpoint.com and get in touch. We think it'll definitely be worth the scrolling time spent on your iPad.

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