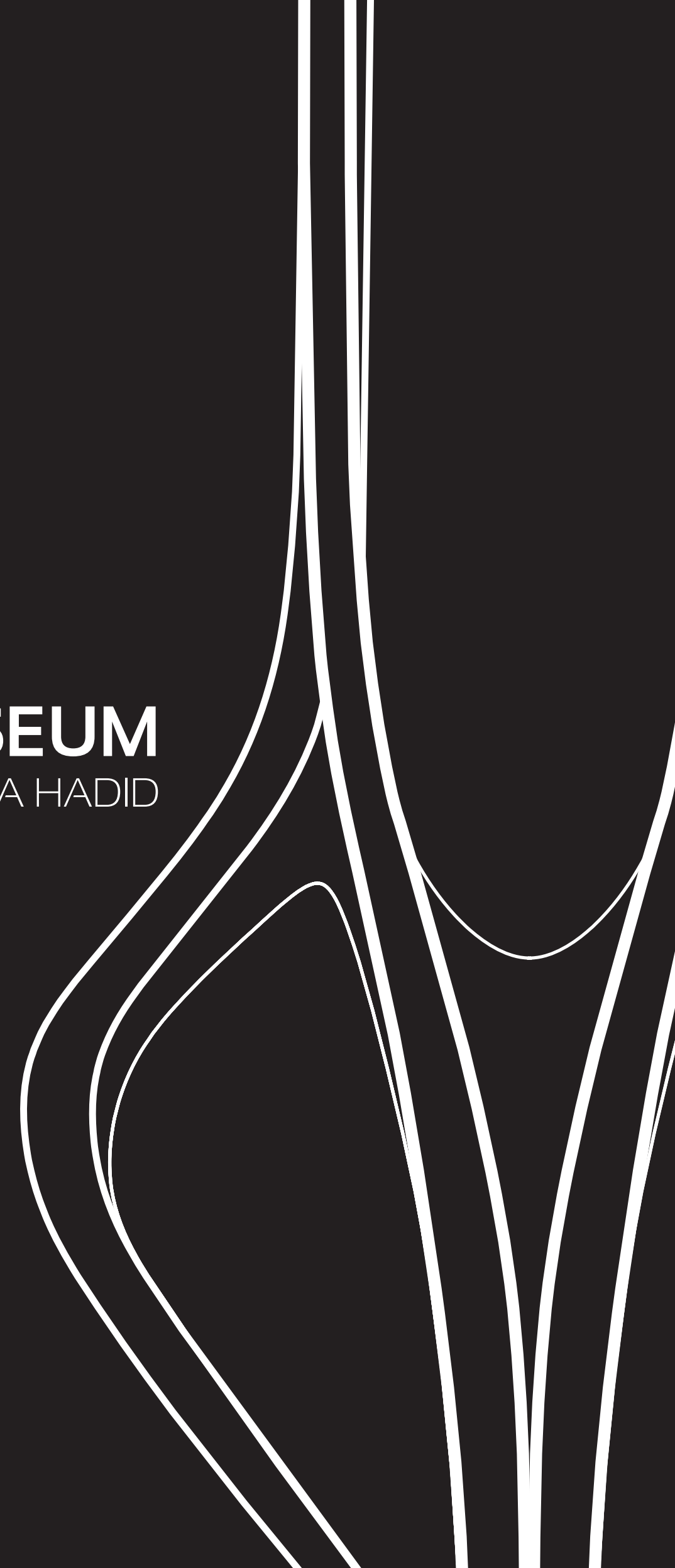


ONE THOUSAND **MUSEUM**
BY ZAHA HADID

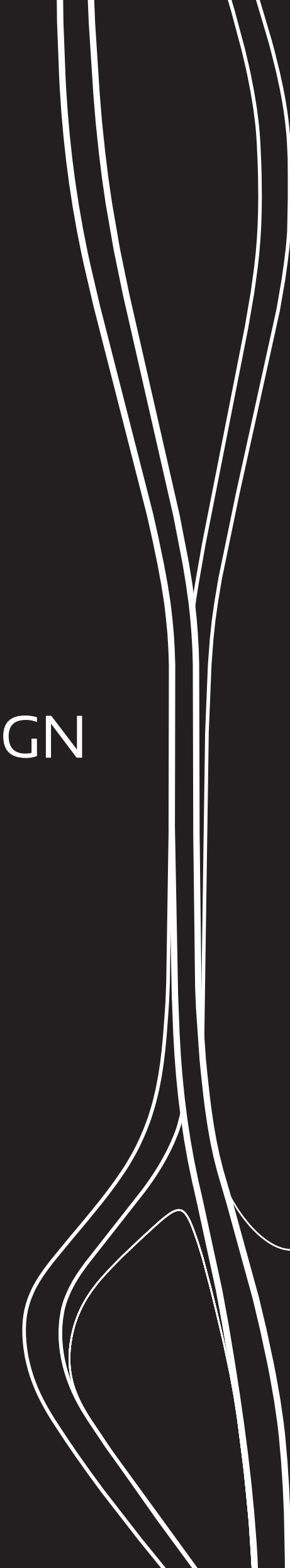


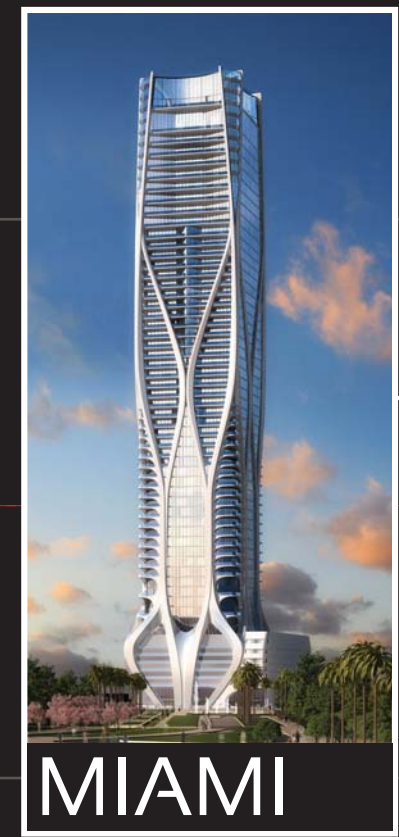


A FUSION OF ART, ARCHITECTURE & DESIGN

OVER THE PAST 30 YEARS, PRITZKER PRIZE-WINNING ARCHITECT ZAHA HADID HAS BECOME INTERNATIONALLY RENOWNED FOR HER DESIGNS OF SENSUOUS, SOARING BUILDINGS THAT PUSH THE LIMITS OF INNOVATION AND BLUR THE LINES BETWEEN ART AND ARCHITECTURE. ONE THOUSAND MUSEUM BY ZAHA HADID, MIAMI'S MOST PRESTIGIOUS NEW RESIDENTIAL TOWER, IS HER FIRST RESIDENTIAL SKYSCRAPER IN THE WESTERN HEMISPHERE.

LOCATED ON A COVETED PROPERTY OVERLOOKING MIAMI'S MUSEUM PARK, AND BOASTING UTTERLY BREATHTAKING BISCAYNE BAY AND ATLANTIC OCEAN VIEWS, ONE THOUSAND MUSEUM BRINGS HADID'S VISIONARY ARCHITECTURE TOGETHER WITH AN UNPRECEDENTED LEVEL OF SERVICE AND EXTRAORDINARY AMENITIES. THE OWNERS OF THIS LIMITED COLLECTION OF MUSEUM-QUALITY DUPLEX TOWNHOMES, HALF-FLOOR RESIDENCES, FULL-FLOOR PENTHOUSES, AND A SINGLE DUPLEX PENTHOUSE WILL ENJOY EXCEPTIONAL PRIVACY WITHIN A TRULY SECURE STATE-OF-THE-ART ENVIRONMENT.





MIAMI
ONE THOUSAND MUSEUM
BY ZAHA HADID



LONDON



GLASGOW



COPENHAGEN



ROME



ABU DHABI



BEIJING



SINGAPORE



GUANGZHOU



SEOUL

A GLOBAL PORTFOLIO OF ICONIC DESIGNS BY
PRITZKER PRIZE-WINNING ARCHITECT ZAHA HADID



MIAMI



LONDON

SINGAPORE



ABU DHABI



GLASGOW



GUANGZHOU



ROME



BEIJING



SEOUL



COPENHAGEN



ZAHA HADID

ZAHA HADID STANDS AMONG HISTORY'S MOST CELEBRATED ARCHITECTS AND IS THE FIRST WOMAN TO HAVE ACHIEVED SUCH RECOGNITION IN THE FIELD. SHE HAS BEEN AWARDED THE PRITZKER PRIZE IN ARCHITECTURE (2004), THE STIRLING PRIZE (2010, 2011), AND WAS APPOINTED DAME COMMANDER OF THE ORDER OF THE BRITISH EMPIRE FOR HER SERVICES TO ARCHITECTURE (2002).

HADID'S GLOBAL PORTFOLIO OF ICONIC BUILDINGS INCLUDES THE LONDON OLYMPIC AQUATIC CENTER IN THE UNITED KINGDOM, THE DUBAI OPERA HOUSE IN THE UNITED ARAB EMIRATES, THE BMW CENTRAL BUILDING IN GERMANY, THE GUANGZHOU OPERA HOUSE IN CHINA, AND THE CMA TOWER IN FRANCE. OVER THE PAST DECADE, SHE HAS DESIGNED TWO CRITICALLY ACCLAIMED CONTEMPORARY ART MUSEUMS IN THE UNITED STATES: THE ROSENTHAL CENTER FOR CONTEMPORARY ART IN CINCINNATI, OHIO, AND THE ELI AND EDYTHE BROAD ART MUSEUM IN EAST LANSING, MICHIGAN. THE FIRST MAJOR DESIGN OF HER CAREER, WHICH IS NOW CONSIDERED A SEMINAL EXAMPLE OF DECONSTRUCTIVIST ARCHITECTURE, IS THE VITRA FIRE STATION IN WEIL AM RHEIN, GERMANY.

BEYOND THE WORLD OF ARCHITECTURE, HADID HAS COLLABORATED WITH LEGENDARY LUXURY BRANDS, INCLUDING CHANEL, DONNA KARAN, AND B&B ITALIA. SHE WAS NAMED ONE OF "THE WORLD'S 100 MOST POWERFUL WOMEN" BY FORBES, AND ONE OF "100 PEOPLE WHO MOST AFFECT OUR WORLD" BY TIME.

BREATHTAKING VIEWS OF BISCAYNE BAY AND THE ATLANTIC OCEAN FROM EVERY RESIDENCE



A PRESTIGIOUS RESIDENTIAL TOWER SURROUNDED BY THE LIGHTS OF MIAMI



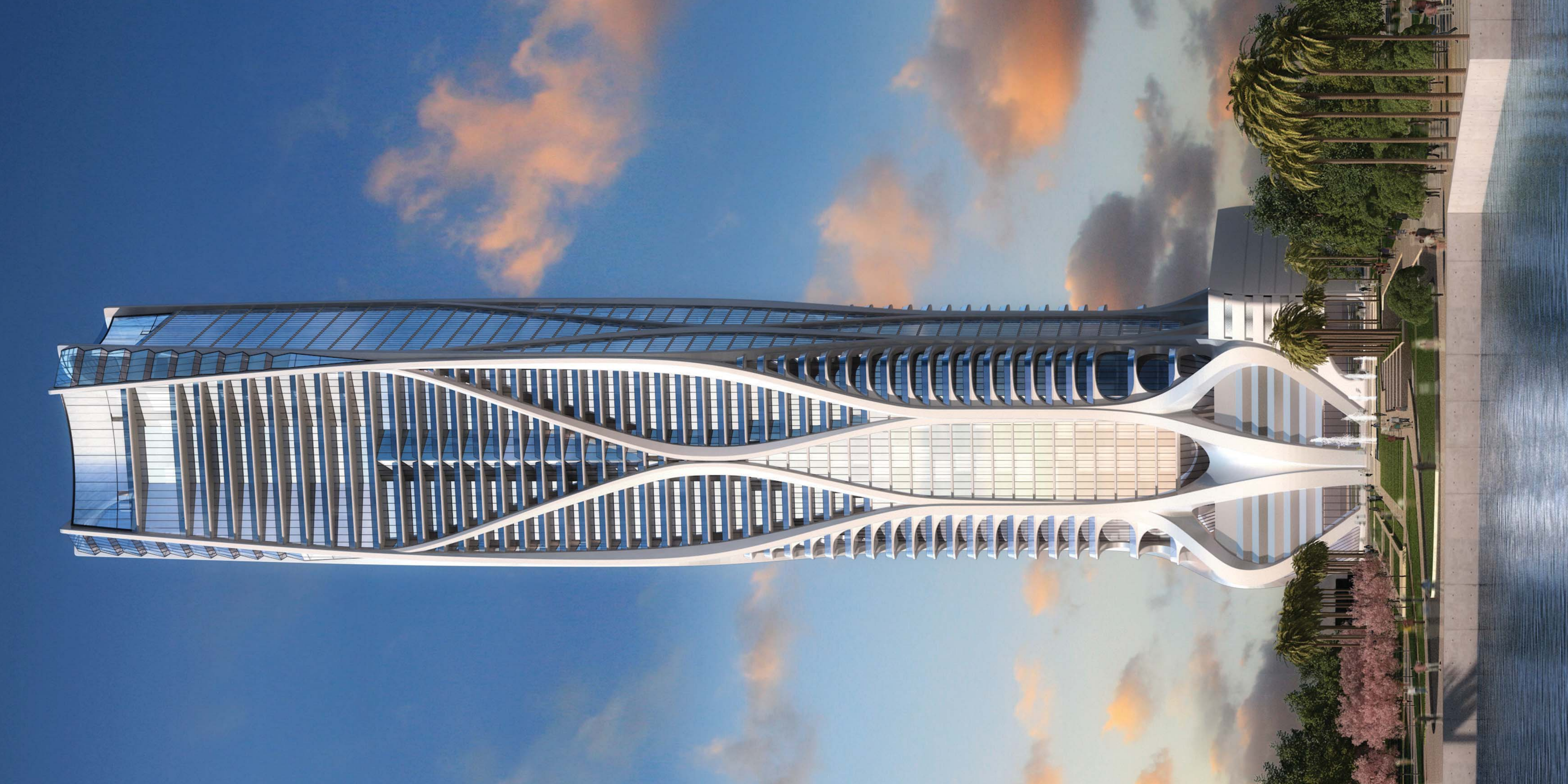
VISIONARY ARCHITECTURE FOR A PREMIER GLOBAL CITY

As Miami has transformed into a truly global city in recent years, it has become a prime location for the development of a world-class residential skyscraper that will meet the expectations of clientele with sophisticated taste. Beyond a prominent location distinguished by unparalleled views and visibility, such a project demands an ambitious creative vision, one that will offer private ownership of an iconic piece of architecture. One Thousand Museum is a celebration of excellence and innovation. It is a bold physical statement about the essence of Miami through the eyes of Dame Zaha Hadid.

This prestigious residential tower appears as a continuous piece of contemporary sculpture from the podium to the crown. The contrast between the robust exoskeleton and the crystalline glazing of the glass façade beneath it is one defining characteristic. The other defining characteristic is the integrity with which form follows function. The tower's fluid curves reflect its internal organization as it rises more than 60 stories from the arrival podium to the amenity levels, the residential floors above, and finally to a dramatic double-height amenity space at the crown.

Shadows cast by the white exoskeleton on the recessed glass façade emphasize the interplay between the verticality of the tower and the horizontal lines of balconies. At the uppermost levels, where full-floor penthouses and the crown amenity space are located, a split at each corner of the tower reveals folded glass elements. In sunlight, reflections along the corner glazing give the appearance of finely cut jewels set precisely within the tower architecture.



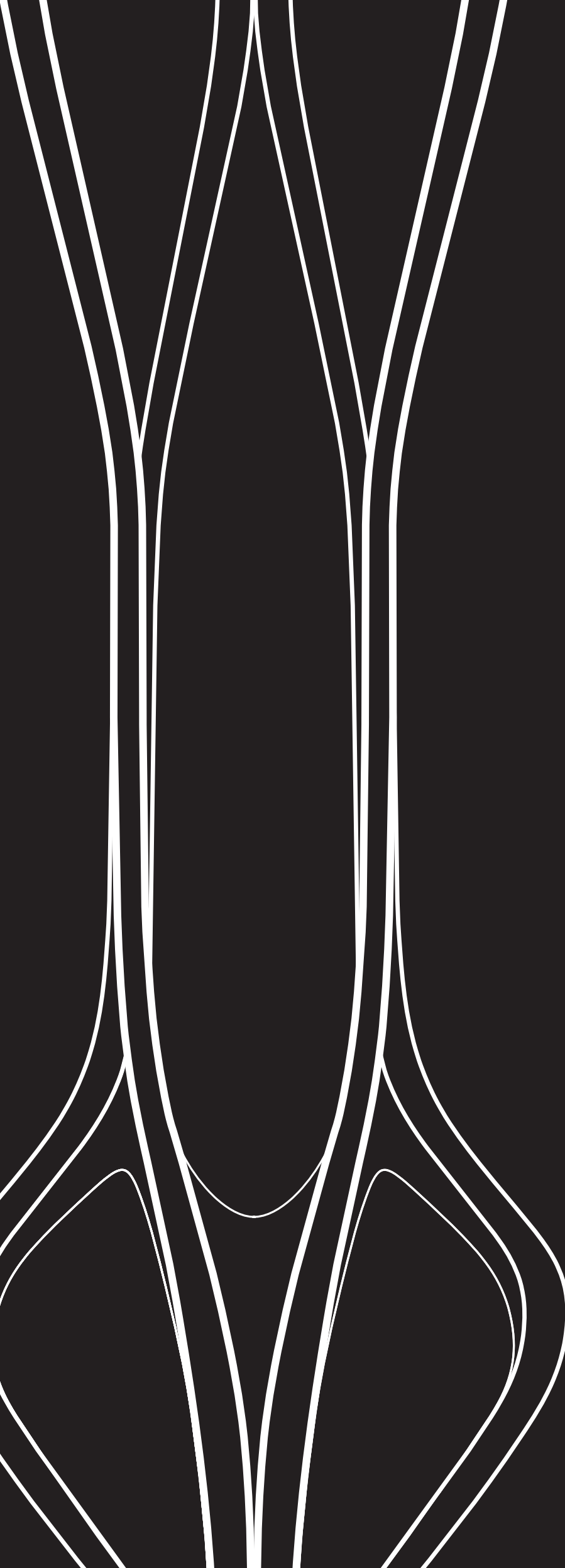


THE CONTRAST BETWEEN THE SENSUOUS CURVES OF THE EXOSKELETON AND THE CRYSTALLINE GLAZING OF THE FAÇADE IS ONE OF THE DEFINING CHARACTERISTICS OF ONE THOUSAND MUSEUM. IT IS AN AUDACIOUS EXPRESSION OF ARCHITECTURAL INNOVATION AT THE CENTER OF THE MIAMI SKYLINE.



MINUTES FROM SOUTH BEACH AND BRICKELL, MIAMI'S MOST PRESTIGIOUS NEW RESIDENTIAL ADDRESS

Internationally acclaimed for its cutting-edge contemporary art scene, chic nightlife, tropical beaches, and year-round temperate weather, Miami has in recent years also become home to a number of the United States' most prestigious cultural institutions and most exciting entertainment venues. One Thousand Museum sits at the nexus of all of these desirable destinations just minutes from South Beach and the Brickell financial district. In coming years, the immediate neighborhood will continue to transform and become even more compelling as a result of over \$10 billion of investments in premier retail, hospitality, and entertainment developments nearby.



UNPRECEDENTED AMENITIES, ELITE SERVICES



One Thousand Museum creates a six-star lifestyle within an exceptionally elegant private residential tower. Over 30,000 square feet of beautifully designed venues for swimming, sunning, socializing, fitness, and pampering cater to fewer than 100 residences, offering the luxury of abundant space. In the lobby, residents' needs are addressed by 24/7 staff, including a concierge and parking valet as well as specialized security personnel. Additional staff oversee the proper management of all amenities and attend to residents' requests within them.



SIX STAR ARRIVAL EXPERIENCE

A dramatic porte cochère within the podium of One Thousand Museum offers privacy from the street and a grand sense of arrival in tune with the prestige of the tower. The parking valet and doorman attend to residents' cars and packages, and the concierge is available to address any requests. Private residences are accessed from the lobby via secure, high-speed elevators that feature destination-entry smart technology.



CUSTOM SCENTING BY 12.29

Adding to the elegant contemporary ambience, all interior amenity spaces, including the lobby, Wellness & Spa levels, Aquatic Center, and Sky Lounge are lightly perfumed with signature scents designed by 12.29 olfactory consultants. These subtle ambient scents are inspired by Zaha Hadid's architectural vision as well as the lifestyle in Miami's most prestigious new residential tower. Upon request, residences can be scented with one of these custom scents or a unique new scent can be created by 12.29.*

*Residential scenting is available at an additional fee.

SCULPTURAL SUN & SWIM TERRACE

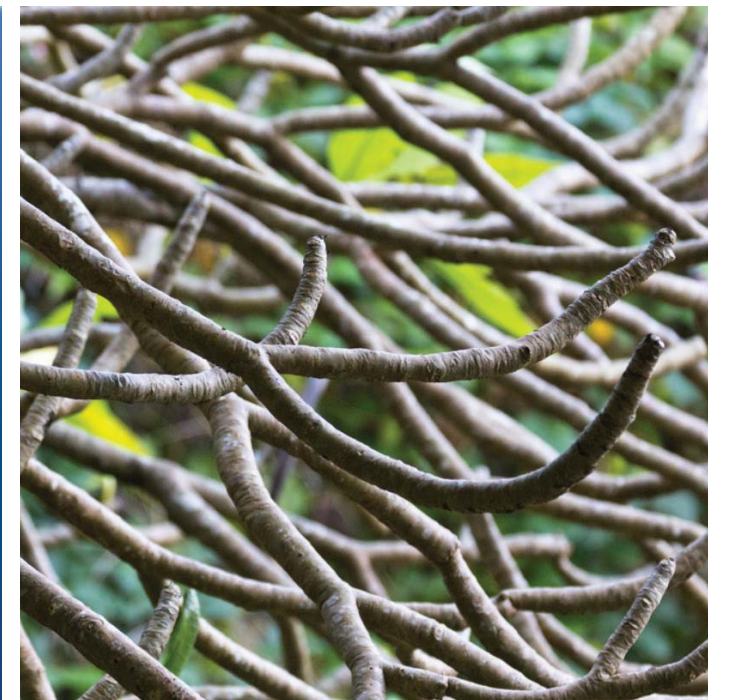
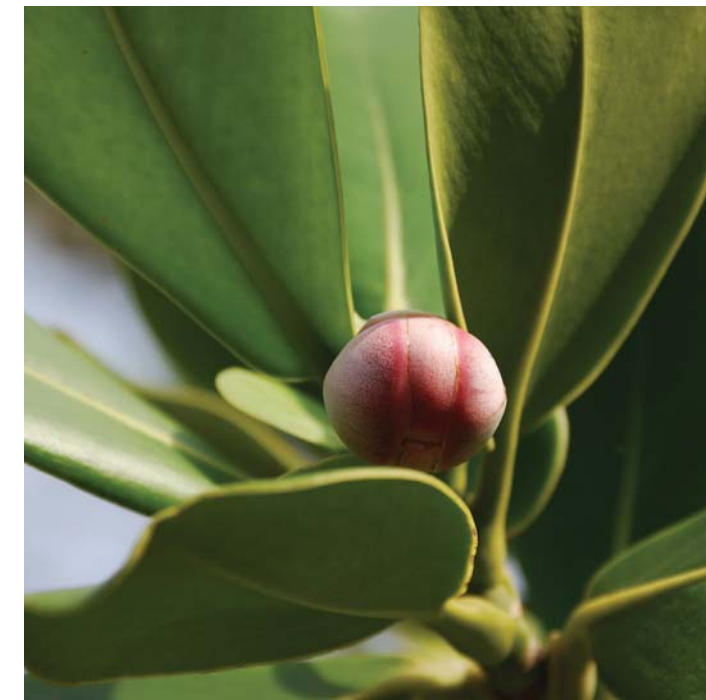
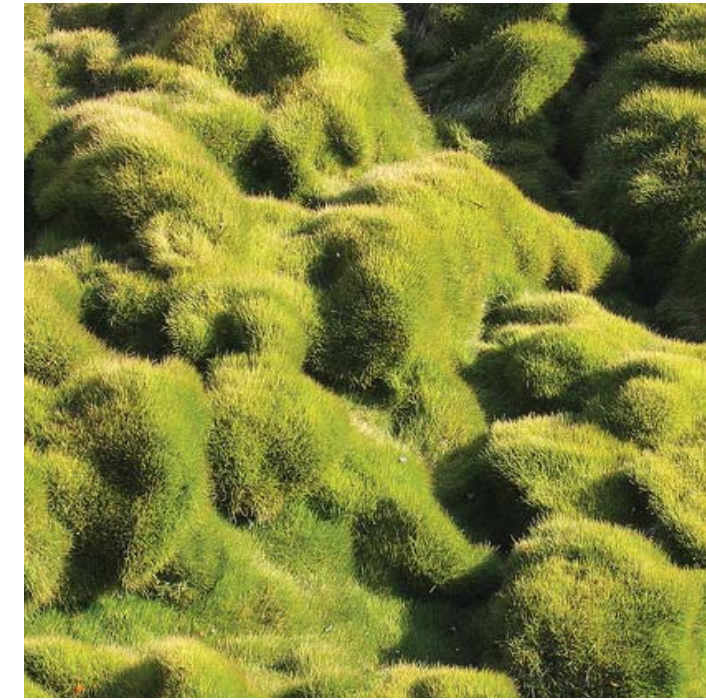
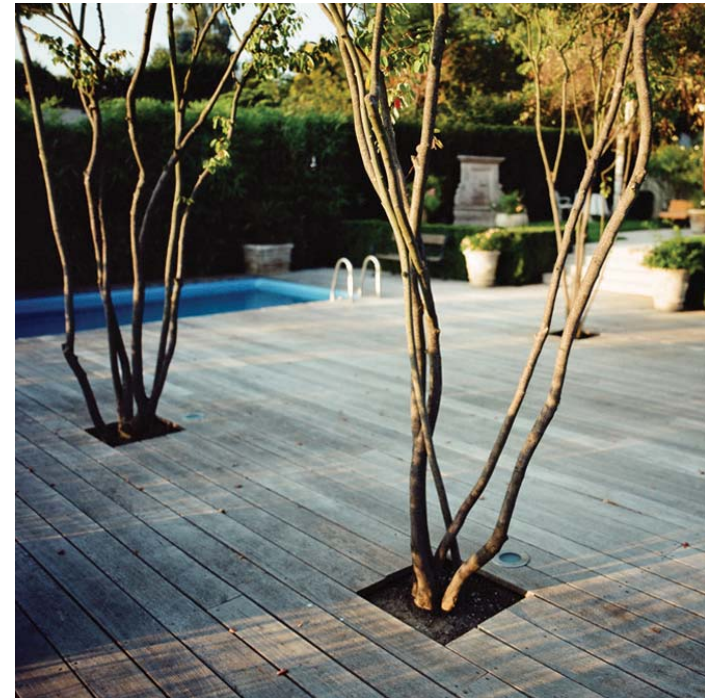
The roots of One Thousand Museum's distinctive exoskeleton surround residents with Zaha Hadid's visionary design and bring contemporary art into the personal sphere on the Sun & Swim Terrace. These sculptural extensions of the tower architecture create areas of light and shadow that move around organically shaped pools throughout the day.





INDOOR-OUTDOOR WELLNESS & SPA LEVELS

Above the podium, the Wellness and Spa amenities occupy 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. It also offers dedicated indoor areas for movement training and stretching as well as a 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, plunge pools, and a relaxation lounge. The second level also offers a multimedia theater for private movie screenings, lectures, and presentations.



LANDSCAPE DESIGN BY ENZO ENEA

One Thousand Museum's extensive Sun & Swim Terrace and the terraces surrounding the Wellness & Spa level feature elegant landscaping by renowned Swiss landscape architect Enzo Enea. Created as a series of outdoor rooms that reflect the curvilinear form of the tower architecture, the terraces offer beautifully articulated private spaces for relaxation and socializing.

DOUBLE-HEIGHT AQUATIC CENTER & SKY LOUNGE

Within the crown of One Thousand Museum, the Aquatic Center offers an innovative infinity-edge indoor pool and the Sky Lounge provides a dramatic venue for private events. Zaha Hadid's water drop pattern enhances the sculptural quality of arched interior walls throughout these spaces, and the double-height glass façade elevates the experience of spectacular panoramic views over Biscayne Bay, the Atlantic Ocean and the Miami skyline.





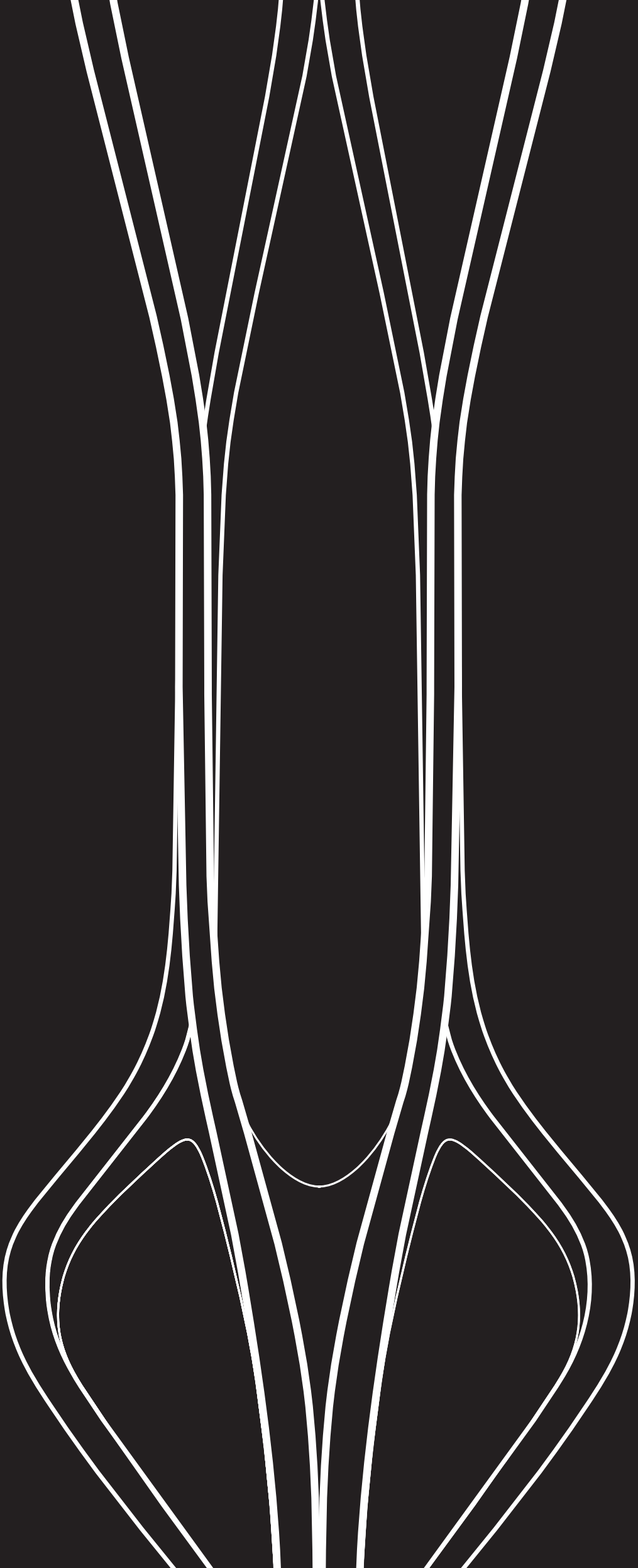


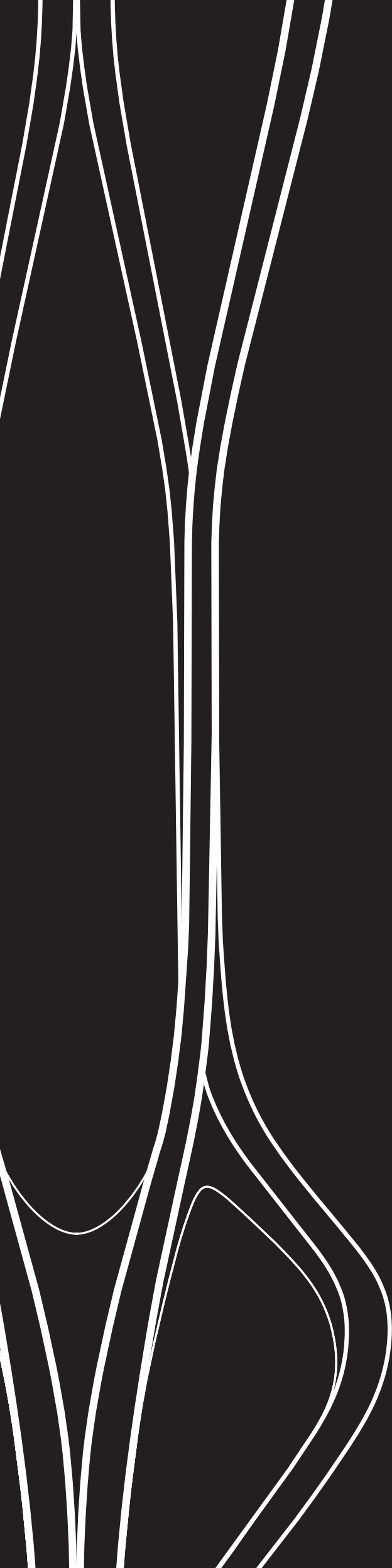
PROPOSED PRIVATE ROOFTOP HELIPAD

One Thousand Museum has been designed to offer Miami's first private helipad on a residential tower, providing residents the convenience of arriving and departing securely on their own schedule. Pending FAA and other necessary approvals, the helipad will make nearby islands, private and commercial airports, and private yachts truly accessible at any time of the day or night.

DESIGNED TO BE MIAMI'S MOST SECURE RESIDENTIAL TOWER

With a limited number of expansive residences, One Thousand Museum is uniquely positioned to offer a truly secure living environment. The building has been designed with a functionally integrated security program focused not just on residents, but also their guests and their personal property. A world-leading security consulting firm has worked closely with the development team to address matters ranging from the structure of the building itself to sophisticated surveillance systems and appropriate staffing by specialized security personnel. Particular attention has been paid to achieving a secure environment without compromising the elegant nature of the property. A bank-quality vault contains an individual safe deposit box for every residence, offering residents the convenience of storing their valuables onsite.





A LIMITED COLLECTION
OF EXTRAORDINARY
RESIDENCES WITH
MAGNIFICENT PRIVATE
TERRACES



One Thousand Museum's residences magnify the experience of breathtaking Biscayne Bay and Atlantic Ocean views as well as dynamic views of the Miami skyline. Living rooms, bedrooms and entertainment spaces have all been designed with East-to-West flow-through floor plans to capture this mesmerizing panorama. Oversized terraces extend living spaces outward into the fresh air and tropical sunlight. Museum-quality interiors have been crafted with the finest finishes and features by an elite team of designers, including lighting artists and residential technology specialists.



AQUATIC CENTER & SKY LOUNGE

DUPLEX PENTHOUSE

FULL-FLOOR PENTHOUSES

HALF-FLOOR RESIDENCES

TOWNHOMES

PODIUM

ZONE 3

ZONE 2

ZONE 1

BOLD AND SCULPTURAL, FORM FOLLOWS FUNCTION

The podium façade of One Thousand Museum is largely solid, concealing the parking garage and giving substance to a monumental porte cochère. As the tower rises, the exoskeleton becomes the singular element tracing the unique shapes of oversized terraces that create multiple outdoor rooms for every residence. The tower is composed of distinct residential zones: duplex townhomes at levels 10 and 14, half-floor residences from levels 15 to 49, full-floor penthouses from levels 50 to 57, and a duplex penthouse at levels 58 and 59.



CUSTOM EUROPEAN KITCHENS

Spacious, minimalist kitchens feature the finest European finishes and fixtures and high-performance European and American appliances. Residents will have a choice of finishes for custom cabinetry by innovative Italian design firm Gatto Cucine and will also be able to select from a range of fine stone and marble countertops. Induction cooktops, ovens, steam ovens, microwaves, dishwashers, and integrated coffee makers are by Gaggenau, and refrigerators are by Sub-Zero. Faucets are by Dornbracht.



ELEGANT EUROPEAN BATHS

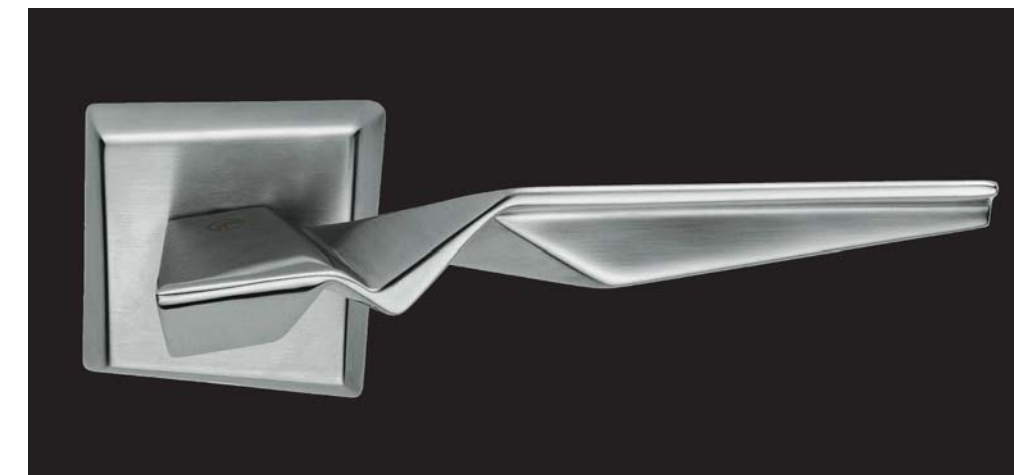
Tranquil bathrooms have been designed with spa-quality features and finishes. Custom European cabinetry and countertops are available in an array of fine materials and colors to accommodate owner preferences.



FINELY CRAFTED CLOSETS & INTERIOR DOORS

One Thousand Museum's residences feature custom designed closets and walk-in closets by Molteni&C S.p.A., one of Italy's most distinguished designers of contemporary furnishings. Closet interiors have been crafted for superior functionality in the storage of clothing, accessories, and other household items.

Interior doors throughout the residences are by Lualdi Porte, a preeminent Italian furniture design firm. All doors have been customized with Valli & Valli's Duemilacinque Series handles designed by Zaha Hadid.





INTERIOR ILLUMINATION FEATURING KREON

Residential interiors feature illumination by Kreon and other premier manufacturers customized by German industrial and interior designer Uli Petzold. Internationally renowned for his masterful lighting schemes for private residences as well as luxurious hospitality venues, Petzold focuses on creating dramatic tableaux that mimic the depth and dimensions of natural light.

Incorporating select fixtures by Kreon and other premier manufacturers, Petzold's design for One Thousand Museum enables residents to achieve many aesthetic moods – to emphasize the grand volumes of living and entertainment spaces, create intimacy in bedrooms or over a dining table, and sensitively highlight works of art they have put on display. A mix of diffused and targeted lighting throughout each residence creates texture and enhances the elegance of interior finishes and furnishings.

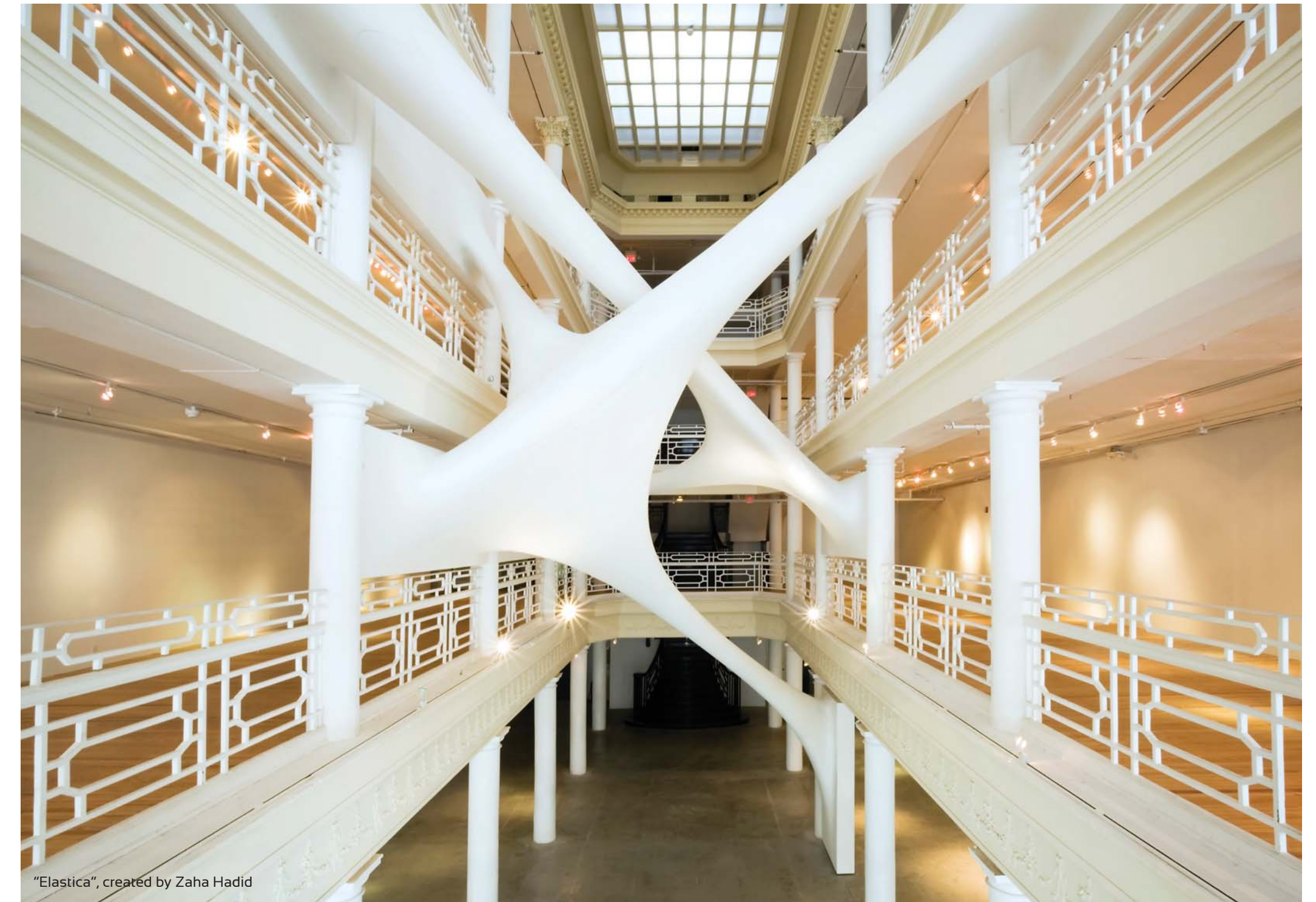


RESIDENTIAL TECHNOLOGY BY CRESTRON

Residents will enjoy extensive state-of-the-art home automation by Crestron, the world-leader in lifestyle technology. The fully customized integrated system enables residents to control a range of in-residence applications, including lighting, heating, air conditioning, audio, video, window treatments, and security.* All controls are accessible from a digital touch screen in the residence as well as remotely via smart tablet or smart phone devices.

*Some integrated systems require additional upgrades.

AN ORIGINAL WORK OF ART AT THE NEXUS OF MIAMI'S MOST INSPIRED DESTINATIONS



"Elastica", created by Zaha Hadid

One Thousand Museum is Miami's most anticipated new piece of contemporary art – an original architectural sculpture by Zaha Hadid at the center of one of the world's most exuberant lifestyle destinations. Adjacent to the newly designed Museum Park and steps from the Adrienne Arsht Center for the Performing Arts, it is a landmark within the growing pedestrian experience along Biscayne Boulevard. Just minutes away, residents will find a vast and appealing array of luxury shopping and fine dining destinations along with the corporate and financial services headquarters that make Miami an economic powerhouse.



^
^
NORTH: TO FT. LAUDERDALE,
PALM BEACH



DESIGN DISTRICT



WYNWOOD



RESORTS WORLD MIAMI



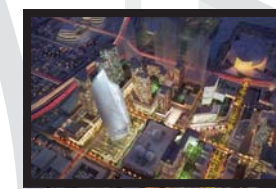
ADRIENNE ARSHT CENTER
FOR THE PERFORMING ARTS



MUSEUM PARK



MARLINS STADIUM



MIAMI WORLD CENTER



AMERICAN AIRLINES ARENA



PORTMIAMI



NEW WORLD SYMPHONY



SOUTH BEACH



BRICKELL CITYCENTRE



BRICKELL FINANCIAL DISTRICT

<<
WEST: TO MIAMI
INTERNATIONAL AIRPORT

∨
∨
SOUTH: TO COCONUT GROVE,
KEY BISCAYNE, KEY WEST

JULIA TUTTLE CAUSEWAY



MID-BEACH

BISCAYNE BAY

ATLANTIC OCEAN

VENETIAN CAUSEWAY & ISLANDS

ALTON ROAD

COLLINS AVENUE

MACARTHUR CAUSEWAY



SURROUNDED BY
THE FINEST ART,
CULTURE, DESIGN,
ENTERTAINMENT,
AND COMMERCE



MUSEUM PARK

Directly in front of One Thousand Museum, overlooking Biscayne Bay, Museum Park (previously known as Bicentennial Park) is in the midst of a comprehensive renovation. Upon completion it will be home to the Patricia and Phillip Frost Museum of Science, designed by Grimshaw Architects, and the Pérez Art Museum Miami (PAMM), designed by Herzog & de Meuron.



ADRIENNE ARSHT CENTER FOR THE PERFORMING ARTS

Designed by internationally renowned architect César Pelli, the Adrienne Arsht Center for the Performing Arts is home to the Sanford and Dolores Ziff Ballet Opera House, the John S. and James L. Knight Concert Hall, and the List Art Collection. The Arsht Center stages performances of jazz, theater, opera, children's shows, comedy, and contemporary dance.



AMERICAN AIRLINES ARENA

Located in Downtown Miami on the Biscayne Bay waterfront, the American Airlines Arena is one of the United States' premier sports and entertainment complexes. Designed by Arquitectonica and 360 Architecture, it is home to the National Basketball Association's Miami Heat and hosts concerts by musical superstars all year round.

PORTMIAMI

Adjacent to Biscayne Boulevard on Biscayne Bay in front of One Thousand Museum, PortMiami is known as "Cruise Capital of the World" and "Cargo Gateway of the Americas". Now undergoing a long-term public-private partnership redevelopment program, PortMiami is planning new cutting-edge facilities and infrastructure that will enable it to expand its capacity in the future.





MIAMI WORLD CENTER

Located behind One Thousand Museum, Miami World Center is a proposed 25-acre master planned community designed to offer a lively pedestrian experience with distinctive residential, retail, restaurant, entertainment, hospitality, and commercial office space districts. This high-end destination will feature beautifully landscaped pedestrian walkways where European-style outdoor cafés are interspersed with shopping boutiques.





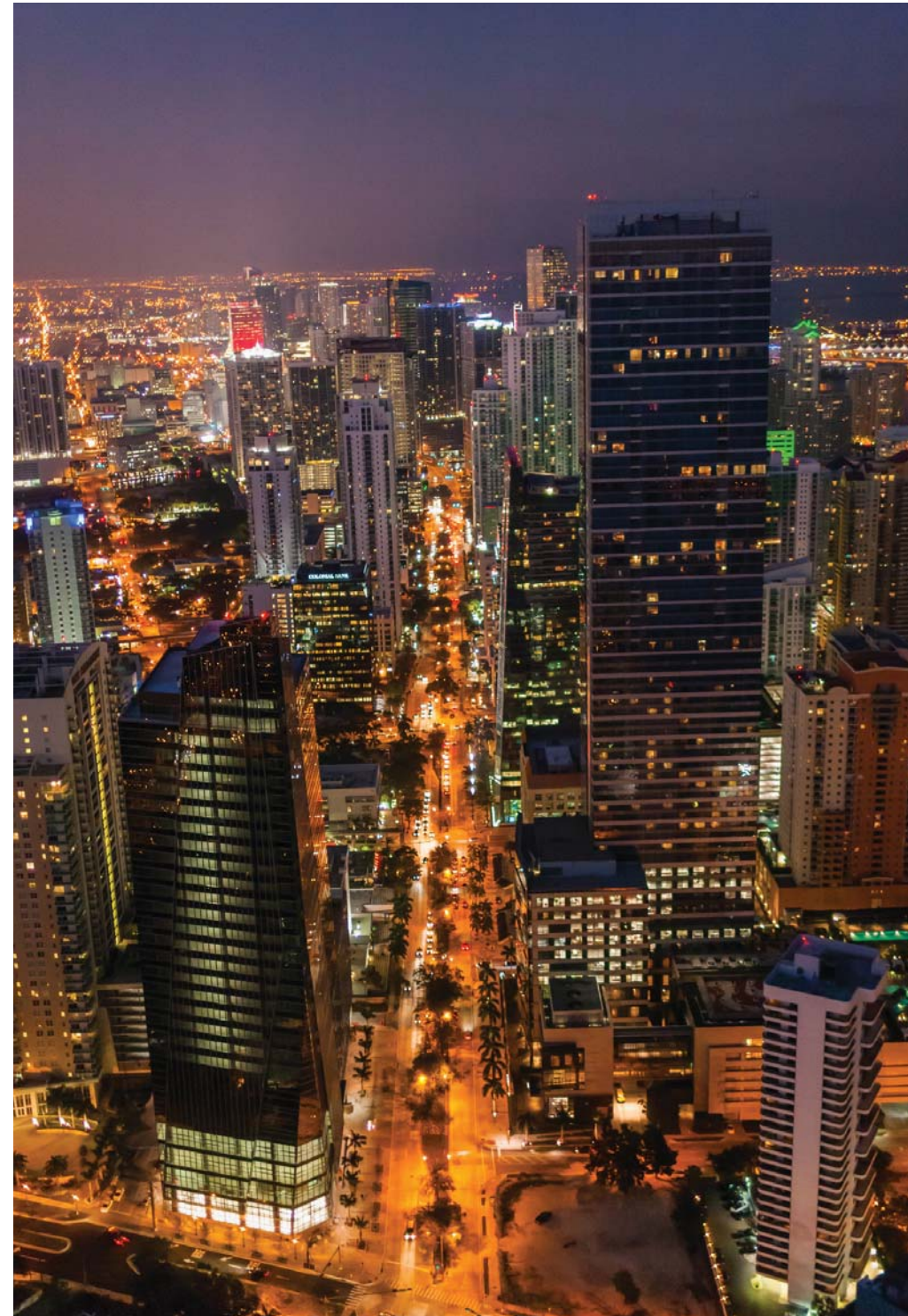
WYNWOOD ART DISTRICT

Founded in early 2003 by a group of art dealers, artists and curators, the Wynwood Art District today is home to over 70 art galleries, boutiques, cafés, and bars, and features one of the largest open-air street-art installations in the world. During the annual Art Basel Miami fair, Wynwood is the destination for the most youthful and energetic art exhibitions.



MIAMI DESIGN DISTRICT

The internationally renowned Miami Design District offers an eclectic array of luxury shopping boutiques, cutting edge design stores and provocative art galleries. Beyond being an incubator for innovative fashion, design, and architecture, it also is home to a wide array of delicious casual dining establishments.



BRICKELL FINANCIAL DISTRICT

Brickell is one of the largest financial districts in the United States and is home to the largest concentration of international banks in the country. In addition, it is the location of prestigious corporate offices and law firms as well as a large number of foreign consulates. One of the fastest growing neighborhoods in Miami, it is also home to luxury residential high rises and hotels along with fine dining establishments.



BRICKELL CITYCENTRE

Located at the heart of the Brickell Financial District, Brickell CityCentre is a \$1 billion, 9-acre mixed-use development that is currently under construction. It will contain over 5 million square feet of office, residential, hotel, retail and entertainment space upon completion, which is anticipated in 2015. The property's retail offerings will be developed in partnership with Bal Harbour Shops to cater to the area's sophisticated clientele.

MIAMI'S MOST PRESTIGIOUS NEW
RESIDENTIAL TOWER CAPTURES
THE VIBRANCY OF WHAT HAS
BECOME A TRULY GLOBAL CITY



