

ONE  
FIFTY  
ONE

at biscayne

THE RIGHT TIME. THE RIGHT PLACE.  
THE RIGHT PRICE.

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LUXURY  
BY NATURE

## Rise to the View.

At the edge of Florida's largest urban park, the two towers of One Fifty One at Biscayne rise 25 stories into the vast South Florida sky at the gateway to the highly anticipated, 180-acre master-planned community. Adjacent to Aventura and Bal Harbour, with views over the park to Sunny Isles Beach and the Atlantic Ocean, these luxuriously appointed, residences are ideally situated amidst the finest of everything the region has to offer, including extensive new destination shopping, dining, nightlife and leisure offerings planned for the surrounding area.

## Live Right. Feel Good.

In addition to the many luxuries and comforts found in the residences themselves, One Fifty One promises to offer an array of leisure and lifestyle amenities to compliment the natural beauty of its setting. A sleek and spacious, residents-only clubhouse will feature a fully appointed fitness center, heated swimming pool, tennis court, and more.

- . Heated swimming pool
- . Residents-only clubhouse
- . 24-hour attended gatehouse
- . Tennis court
- . Fully equipped fitness center
- . Secure, covered parking

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GATE HOUSE



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CLUBHOUSE



POOL



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CLUB ROOM

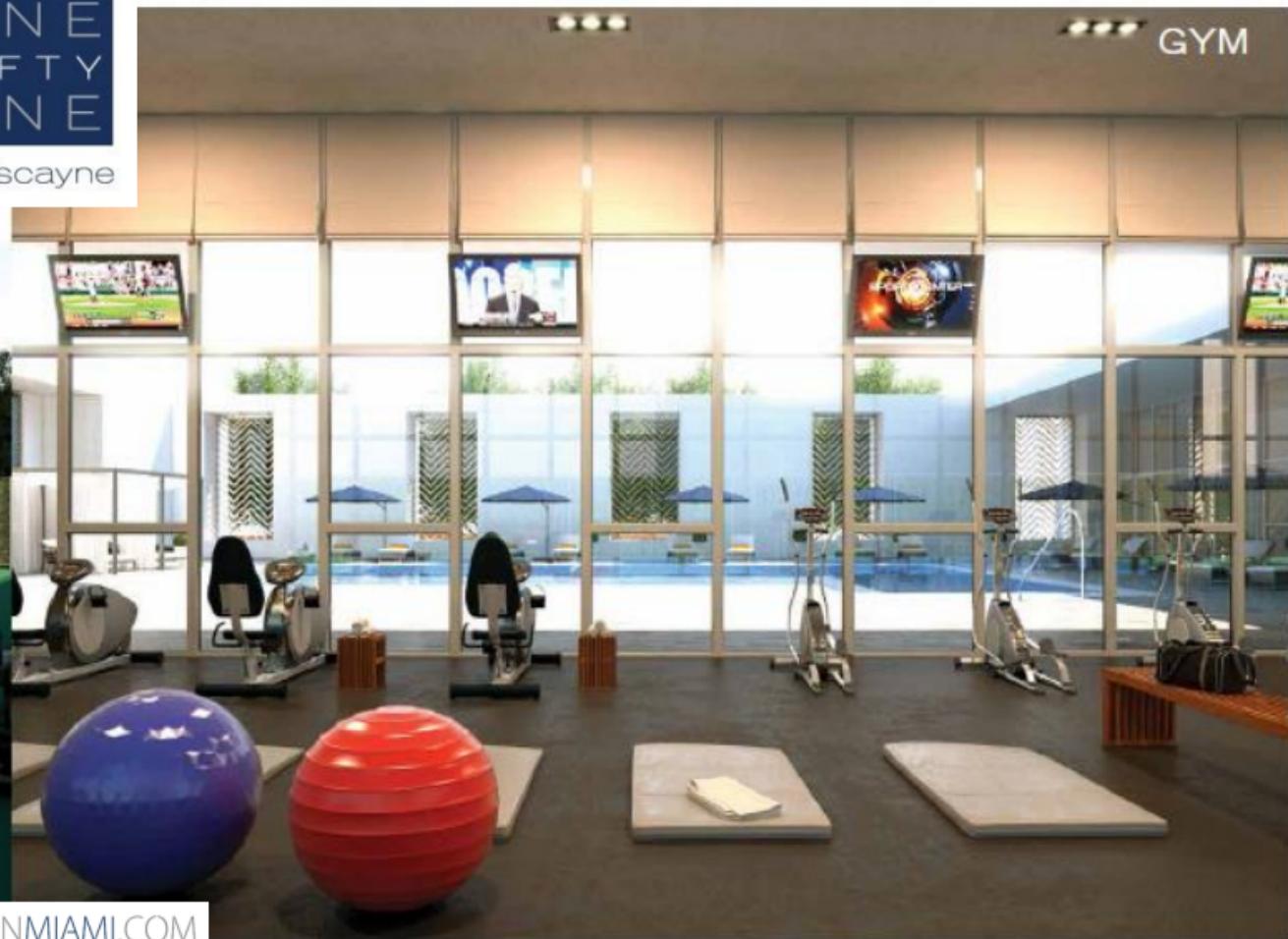


TENNIS COURT



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GYM





### Community Features: .

- Luxurious, high-rise condominium tower residences
- Ocean views from the 11th floor and up
- Cable, internet, and telephone included in Maintenance Fees
- Heated pool, tennis courts and clubhouse (coming soon)
- Fitness center with state-of-the-art exercise equipment, men's and woman's locker rooms (coming soon)
- 24-Hour attended guardhouse with electronic security system (coming soon)
- Conveniently situated next to FIU's Biscayne Bay Campus, multiple restaurants, a Publix grocery, as well as, popular attractions such as Aventura Mall, the Bal Harbour Shops and Sunny Isles Beach

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#### Happy Landings

One Fifty One at Biscayne marks the emergence of South Florida's most highly anticipated new lifestyle destination. Adjacent to the prestigious enclaves of Aventura, Bal Harbour and Sunny Isles Beach, this new community is centrally located to many of South Florida's most celebrated destinations for shopping, dining and entertainment of all kinds. Even more exciting are the many cultural and recreational amenities coming to this 180-acre, billion-dollar master-planned community, being developed by the highly respected LeFrak Organization.

Highlighted features of the planned community include over a million square feet of retail stores, restaurants, cafés and specialty shops; a 150-room four-star hotel; additional luxury condominium development; a 10,000-square-foot community center and over 50 acres of manicured parks with recreational amenities, all connected by picturesque biking and hiking trails that connect with the trail system in the adjacent 1,043-acre Oleta River State Park.

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DAYTIME  
PANORAMA



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DUSK & SUNSET  
PANORAMA

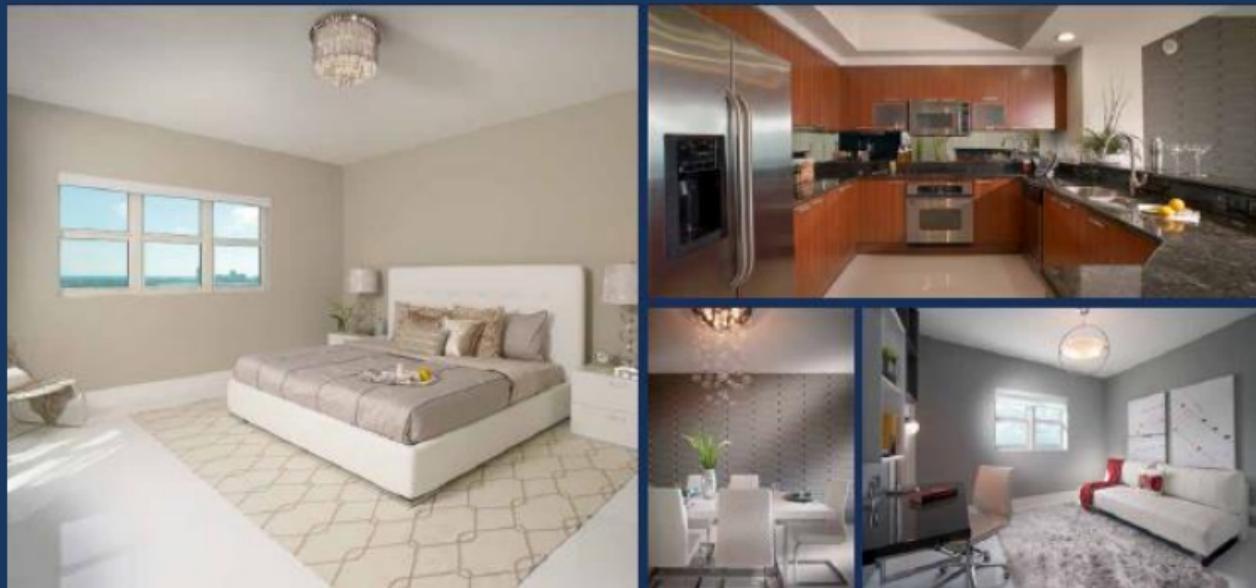




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## Exceptional, Everyday Details

The two 25-story towers of One Fifty One at Biscayne offer spacious two- and three bedroom residences with superlative finishes and fixtures. Flowing, open-concept floor plans feature ceilings up to ten feet high, with generous windows and eight-foot-deep balconies to surround you with the views. Spacious kitchens are appointed with Italian cabinetry and granite countertops with an appliance package finished in stainless steel by General Electric. Full laundry rooms include a large-capacity washer and dryer. Spoil yourself in a lavish master bathroom equipped with a luxurious whirlpool tub and separate, glass-enclosed shower, private water closet and Italian cabinetry with cultured marble vanities. Guest baths and powder rooms are similarly appointed with tasteful finishes and fixtures.



### Residence Features:

- . Private balconies over 8 feet in depth
- . Impact resistant sliding glass doors and windows
- . Individually controlled energy efficient central air conditioning and heating system
- . Laundry rooms with custom cabinetry and full capacity washer & dryer
- . Open living areas offering a variety of layouts
- . Spacious walk-in closets
- . 9-foot to 10-foot ceilings

### Gourmet Kitchens:

- . Italian-made cabinetry with European-style hardware
- . Exquisite granite countertops
- . Energy-efficient, stainless-steel appliance package
- . Sleek under mounted stainless steel sinks

### Bathroom Features:

- . Imported marble countertops and floors in the master bathroom
- . Full size vanity mirrors
- . European-style jetted tub in master bathroom
- . Separate glass enclosed shower in master bathroom
- . Designer recessed lighting

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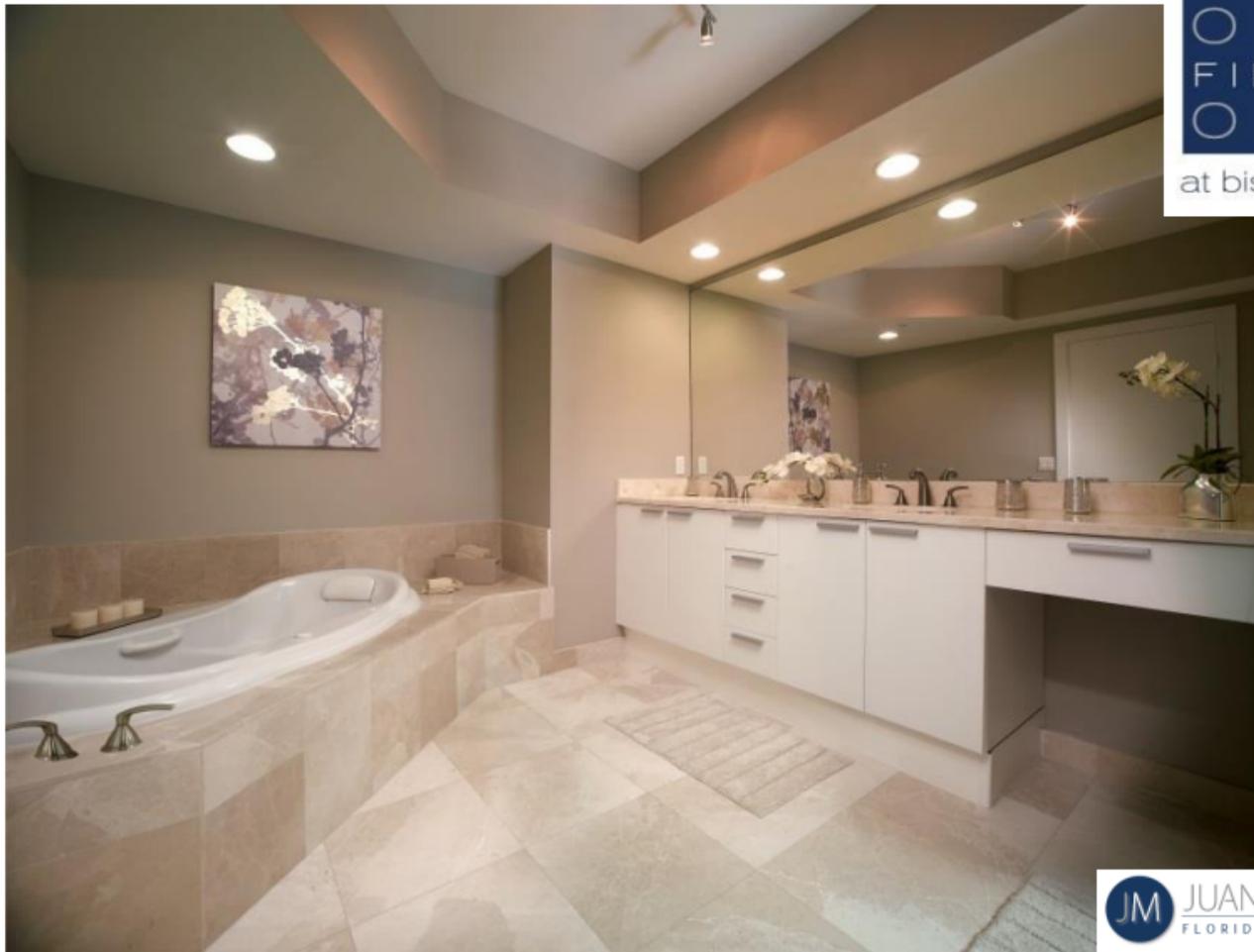




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## NEARBY & NOTEWORTHY

Located near the intersection of NE 151st Street and Biscayne Boulevard, One Fifty One at Biscayne enjoys enviable access to anything and everything one could possibly need or desire.

- 1 · Aventura Mall
- 2 · Bal Harbour Shops
- 3 · Oleta River State Park
- 4 · Sunny Isles Beach
- 5 · Gulfstream Park Racing, Casino & Village
- 6 · Boat access at Haulover Marina
- 7 · Turnberry Isle Golf Course
- 8 · Museum of Contemporary Art (MOCA)
- 9 · Intracoastal Waterway
- 10 · Dog Park at East Greynolds Park
- 11 · David Lawrence, Jr. k-8 Center
- 12 · Minutes from the attractions of South Beach & Key Biscayne
- 13 · Aventura Hospital & Medical Center
- 14 · Alonzo Mourning Senior High School
- 15 · Florida International University

REGIONAL CONTEXT

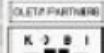


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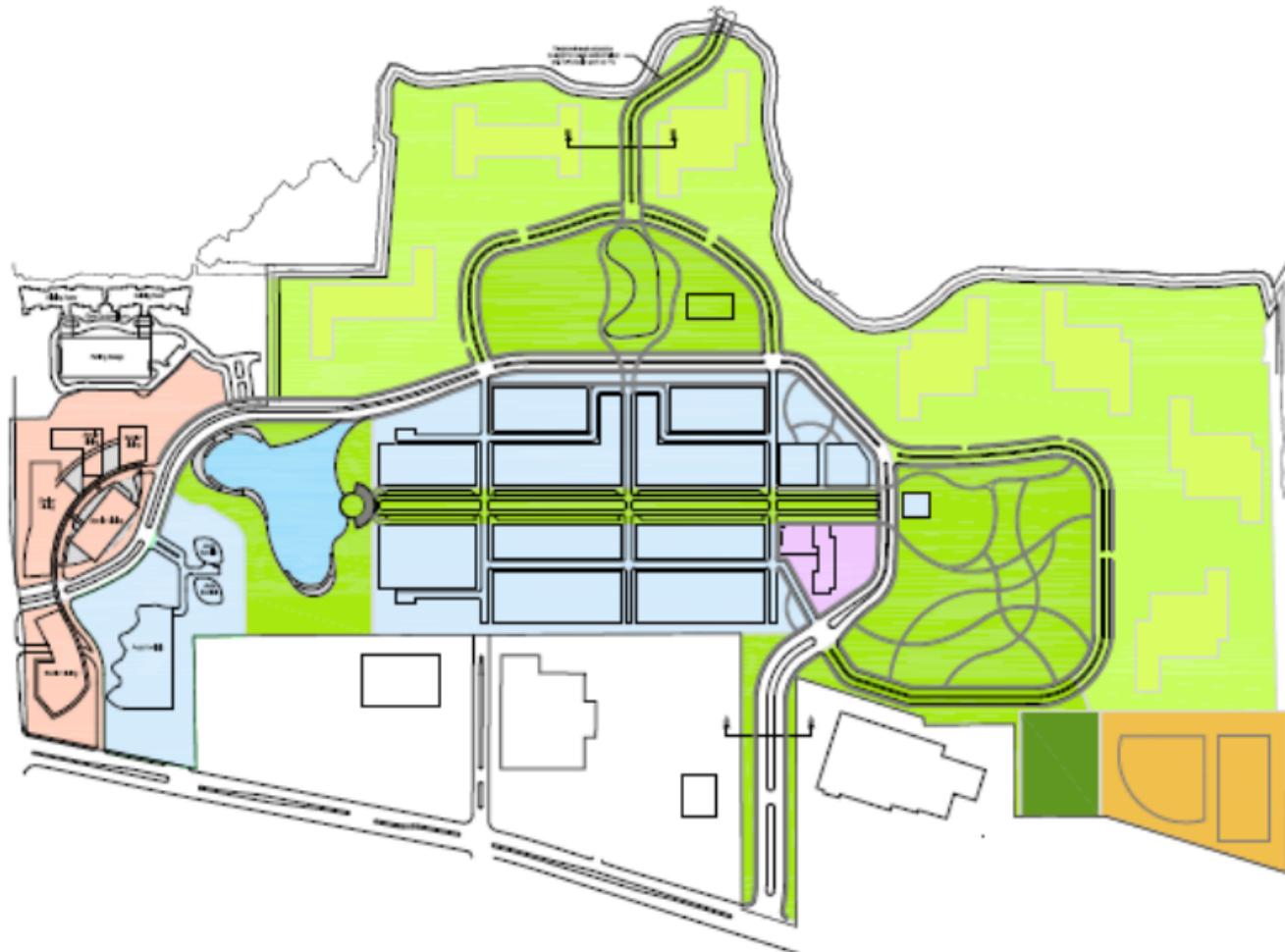
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## CONCEPTUAL LAND USE PLAN

### LEGEND

- RESIDENTIAL DISTRICT STRUCTURES
  - RESIDENTIAL DISTRICT OPEN SPACE (16.1 ACRES)  
(Not Including Structures)
  - COMMERCIAL / RETAIL / RESIDENTIAL
  - HOTEL
  - MEDICAL CENTER / OFFICE / COMMERCIAL DISTRICT
  - PARK - PASSIVE ( 13.7 ACRES)
  - PARK - ACTIVE (7.2 ACRES)
  - POTENTIAL SCHOOL SITE SUBJECT TO CITY  
AND SB APPROVAL (2.5 ACRES)
  - SPINE ROAD
- \*TOTAL OF 37 ACRES OF OPEN SPACE



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## PARKS & OPEN SPACES

### LEGEND

- Open Green Spaces
- Active Park
- Passive Park
- Potential School Site subject to City and SB approval
- Conceptual Building Layouts
- Detention / Setback Buffer - 22.73 Acres



**iSTAR** | RESIDENTIAL™

iStar Residential is one of the largest investors in luxury condominium, multifamily and master-planned residential developments throughout the United States, having financed and invested in \$10 billion of residential projects since 1993. iStar Residential's portfolio has included interests in over 18,000 condominium units in the nation's top markets and 65,000 acres in master-planned communities having the potential for an estimated 50,000 single-family and multifamily units. The Company's unique, fully-integrated platform extends from property entitlement and development to construction, bridge and long-term financing through asset servicing, property and portfolio management. iStar Residential is a division of iStar Financial, a \$6 billion finance and investment company focused on the commercial real estate industry and traded on the New York Stock Exchange under the symbol "SFT". iStar Residential is not affiliated with The LeFrak Organization.

Dev**STAR** | REALTY

The DevStar Group is a development, sales and investment firm headquartered in Miami, FL that focuses on the high-end residential condominium market. DevStar principals have spearheaded the redevelopment and sales efforts of some of South Florida's most exciting luxury condominium projects including the 47-story Paramount Bay located in the Edgewater District of Miami and Ocean House South Beach, a collection of boutique oceanfront residences located in the exclusive South of Fifth neighborhood. The principals of The DevStar Group are Anthony Burns and George Helmstetter.

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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.

All dimensions are approximate and all floor plans and development plans are subject to change. This floor plan represents the typical floor plan for the residence type indicated and is provided for informational purposes only. The actual floor plan of the residence may differ. All features listed for the residences are representative only, and the Developer reserves the right, without notice to or approval by the Buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment. All dimensions are taken to the outside finished surface of the exterior walls, and to the centerline of interior demising walls, and vary from the dimensions that would be determined based upon the description of the "Unit" set forth in the Declaration of Condominium (which generally includes only the interior airspace between the unfinished interior surfaces of the walls bounding the unit). All sketches, renderings, graphic materials, plans, specifications, terms, conditions, and statements contained in this brochure are proposed and conceptual only and do not necessarily reflect the final plans and specifications for the development. Further, developer reserves the right to modify, revise, or withdraw any or all of sale in its sole discretion and without prior notice.



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