

BISCAYNE BEACH

East Edgewater • Miami Residences

FACT SHEET



Description

Biscayne Beach is a 399-unit luxury condominium tower being developed by a joint venture between Eastview Development and GTIS Partners in Miami's East Edgewater neighborhood. Upon completion in 2016, the 51-story bayfront high-rise will "bring the beach to the city" boasting Miami's first man-made beach club directly fronting the waters of Biscayne Bay.

Location

Situated in the heart of the city's urban core, Biscayne Beach is located at 701 NE 29th Street directly along Biscayne Bay in the fast-growing neighborhood of East Edgewater – east of Biscayne Boulevard between the Venetian and Julia Tuttle Causeways – adjacent to the popular Design District, Wynwood Arts District, Midtown and Downtown Miami neighborhoods, which have emerged as some of Miami's top destinations for shopping, dining, and arts & culture.

Residences

Biscayne Beach will offer 399 luxury residences, with layouts ranging from one- to four-bedrooms with den options, as well as exclusive penthouses with private rooftop garden terraces. All units will include floor-to-ceiling glass windows, oversized balconies, and feature sweeping views of Biscayne Bay, Miami Beach and the city skyline.

Timetable

Construction will get underway in the first quarter of 2014, with completion slated for 2016.

Price Range

Preconstruction prices range from the \$400,000's to multi-million dollar penthouses.

Developer – Eastview Development / GTIS Partners

Biscayne Beach is a joint venture between Florida-based developer Eastview Development and global real estate investment firm GTIS Partners. Eastview's principals combined have over 120 years of experience in developing, financing and marketing residential and commercial real estate projects across the United States. Headquartered in New York, GTIS currently manages approximately \$2.3 billion of committed equity with 39 residential projects across 11 states in the U.S., and over 12,000 for-sale residential units in Brazil. Learn more at www.eastviewdev.com and www.gtispartners.com.

Interior Design – Thom Filicia, Inc.

Internationally-acclaimed celebrity interior designer Thom Filicia's firm **Thom Filicia, Inc.** is the Biscayne Beach design partner. Dubbed an "A-List Designer" by *Elle Décor* and named one of the "Top 100 Designers" by *House Beautiful*, Filicia has designed properties for numerous celebrities including Tina Fey, Peter Jennings, Jennifer Lopez and Marc Anthony. He has also been the creative mastermind behind several W Hotels and high-profile special projects such as the VIP Suite for the USA Pavilion at the World's Fair in Aichi, Japan, the first-ever outdoor lounges for Delta Air Lines at the Hartsfield-Jackson International Airport in Atlanta and JFK in New York City, and Manhattan's first premium (LEED certified) "green" luxury condominium tower. Filicia's recognition expanded beyond the design world when he was cast in the Emmy-Award winning hit show *Queer Eye for the Straight Guy*. Filicia will bring his sophisticated classic style with an unexpected twist to the aesthetic and sensibility of Biscayne Beach. Learn more at www.thomfilicia.com.

Sales and Marketing – Cervera Real Estate

Miami-based Cervera Real Estate has been South Florida's industry leader in luxury condominium sales for more than four decades and was one of the area's first brokerages to market extensively on an international scale. With a team of nearly 300 professionals, Cervera has exclusively represented the most prominent developers, sold over 100 condominium projects and closed more than 40,000 units. Today, Cervera remains the broker of choice for the sale and launch of Miami's newest luxury developments. Learn more at www.cervera.com.

www.biscaynebeachresidences.com

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Architect – WHLC Architecture / BCArchitects

Biscayne Beach architecture partner WHLC Architecture brings award-winning expertise in programming, planning, and design. With offices in Louisiana, Mississippi, and Alabama; WHLC is one of the most prominent, full-service firms in the Gulf South. Local partner BCArchitects is a residential architectural firm with experience designing 30 condominium projects across Florida, including the Diplomat Ocean Residences in Hollywood, Oceania Island in Sunny Isles, and Porsche Residences in Sunny Isles. Learn more at www.whlarchitecture.com and www.bcarchitects.com.

Contractor – Moss Construction Management

Fort Lauderdale-based Moss Construction Management provides design-build, general construction, construction management and preconstruction services for commercial, industrial, manufacturing, residential and institutional facilities developed throughout the United States, Bahamas and the Caribbean. Learn more at www.mosscm.com.

Beach Club Level Amenities

- 335 linear feet of land directly on the water
- Zero entry beach club pool
- 6 private residence pools
- Beach club bar
- Beach cabanas and lounge areas
- Cabana / towel service
- Water sports storage
- Jet skis, paddle boards, kayaks, rafts, and snorkeling equipment available
- Swimming pier and dock
- Fire pit
- Beach volleyball court
- Private outdoor event space

Residents Club Floor

- 2 tennis courts
- Basketball court
- Residence park
- Great room including library, theater, and pool tables
- Tot / teen room

Lobby Level

- Private entrance for residents and beach club members
- Indoor / outdoor club bar
- High-end restaurant with separate restaurant entrance
- Secured covered parking
- Valet service
- Owners club including fitness center / spa
- Beauty salon
- Art gallery
- Business center

Residence Features

- Floor plans ranging from 885 SF to 2,103 SF square feet Plus oversized Penthouse Residences
- one- to four-bedroom layouts with den options
- 3 floors of penthouse units featuring large terraces and outdoor summer kitchens
- Exclusive upper penthouse units feature private rooftop garden terraces
- 4 “guest” apartments available for rent
- All units feature both sweeping city and bay views
- Floor-to-ceiling impact glass windows and doors with oversized balconies
- 10-foot ceilings