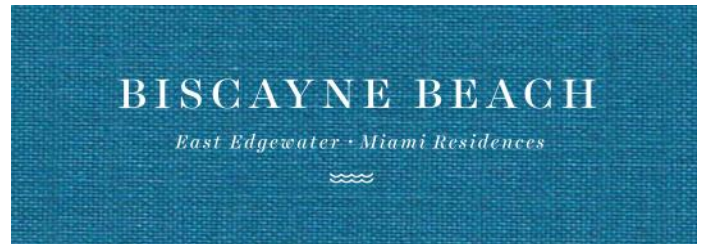


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Biscayne Beach Luxury Condominium to Rise 51 Stories in the Heart of Miami's East Edgewater Neighborhood

The 399-unit high-rise will "bring the beach to the city" with Miami's newest beach club directly on Biscayne Bay.

The beach just got closer to the City of Miami courtesy of Biscayne Beach, a new luxury condominium launching in the fast-growing neighborhood of East Edgewater. Located on a 3-acre site, the 51-story high-rise tower will boast Miami's newest beach club with 335 linear feet directly on the beautiful waters of Biscayne Bay – complete with white sand, swimming platforms and water sports. Biscayne Beach will break ground in the first quarter of 2014, with completion slated for 2016.



Biscayne Beach will offer 399 luxury residences, ranging from one- to four-bedroom units with den options to exclusive upper penthouses with private rooftop pools and garden terraces. All units will feature floor-to-ceiling glass windows, oversized balconies, and sweeping views of Biscayne Bay, Miami Beach and the City skyline. Preconstruction prices range from the \$400,000's to multi-million dollar penthouses.



Adding to the excitement of Biscayne Beach will be a collaboration with internationally-acclaimed celebrity interior designer Thom Filicia – most famously known for his appearance on the Emmy-Award winning hit show *Queer Eye for the Straight Guy* – who has signed on as the condominium's design partner.

Biscayne Beach is being developed by a joint venture between Florida-based developer Eastview Development and global real estate investment firm GTIS Partners. Eastview Development's principals have over 120 years of experience combined 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 more than 20 residential developments completed and underway in Brazil.

"Miami's East Edgewater is one of the City's most vibrant neighborhoods, centrally-located near key employment centers, cultural and entertainment outlets, shopping and dining destinations, and transportation links," said Robert Kohn, Partner with Eastview Development. "Biscayne Beach offers buyers from across the U.S. and around the world an opportunity to enjoy a premium lifestyle with all the conveniences of luxury condo living and the unique amenities that come with owning a piece of the City's first beach club."

East Edgewater is conveniently situated with the Venetian Causeway to the South, the Julia Tuttle Causeway to the North, Biscayne Bay and the Beaches to the East, and Biscayne Boulevard to the West. This fast-growing neighborhood is at the center of numerous recreational and lifestyle destinations, including the Design

District (home to luxury brands such as Hermes, Louis Vuitton, Cartier, Celine, among others), the Downtown Arts and Entertainment District (home to the Adrienne Arsht Center for the Performing Arts, Museum Park, etc.), the Wynwood Arts District, and the shops and restaurants of Midtown.

"Miami's standing as a center for international business, shopping and leisure has fueled the resurgence of its real estate market beyond that of most cities in the United States," said Robert Vahradian, Senior Managing Director of GTIS Partners. "For Biscayne Beach, we have tapped the most talented industry leaders to help us deliver a development that draws upon the best elements of the beach and city while appealing to a global clientele."



Thom Filicia has designed properties for numerous celebrities including Tina Fey, Peter Jennings, Jennifer Lopez and Marc Anthony, and Biscayne Beach marking his first residential project in Miami.

Dubbed an "A-List Designer" by Elle Décor and named one of the "Top 100 Designers" by House Beautiful, he has also been the creative mastermind behind several W Hotels, including the iconic W Westwood in Los Angeles. 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*. His camera-friendly personality and design acumen have led to numerous TV appearances including *The Oprah Winfrey Show*, *Good Morning America*, *The Tonight Show with Jay Leno*, *The View*, *The Today Show*, *Ellen*, *Late Night with Conan O'Brien* and many more.

"The beautiful design elements by Thom Filicia combined with the area's first and only beach club will make Biscayne Beach the hottest address in the East Edgewater neighborhood," said Alicia Cervera Lamadrid, Managing Partner of Cervera Real Estate, Biscayne Beach's exclusive sales and marketing firm. "The resort-like amenities and unobstructed views are all available at surprising prices for waterfront property, which is increasingly difficult to find in this cosmopolitan city."

The launch of Biscayne Beach coincides with Miami's emergence as a top residential market for buyers hailing from across the U.S., Latin America, Europe and Asia. Miami's accelerating sales activity is being fueled by a surge of demand for urban, multifamily living. In the City's urban core alone, more than 97% of the 23,000 condos built during the last real estate cycle are now occupied, according to the Miami Downtown Development Authority. Diminishing supply, rising home values, and a gradually improving economy are ushering in the next cycle of development.



Building and Beach Club amenities will include a zero entry Beach Club pool; 6 private residence pools; an internationally-renowned restaurant; a beach bar/club; beach cabanas and lounge areas; cabana and towel service; a swimming pier and dock; and available water sports including jet skis, paddle boards, kayaks, rafts and snorkeling equipment. Additional perks include a private lobby entrances for residents and beach club members, separate parking for owners, fitness center/spa, beach

volleyball court, tennis center, basketball court, beauty center, art gallery, theater room, and a business center.

For more information and preconstruction sales opportunities at Biscayne Beach, please contact Cervera Real Estate at (305) 374-3434.

