



OCEAN HOUSE
SOUTH BEACH

17 GRAND OCEANFRONT RESIDENCES.

ONLY A SELECT FEW
WILL CALL OCEAN HOUSE HOME.



POOL

Enjoy the pool within the garden of your home. With the addition of ocean front Gazebos and an outdoor kitchen, you can entertain freely whilst enjoying the beauty of your ocean front residence.



SCREENING + BILLIARD ROOM

Careful not to make these spaces feel like 'common/public areas' but rather a true extension of your home.



LIVING ROOM

Void of a "front desk", your sense of arrival depicts that of a private residence, rather than that of a public lobby —welcome home.



LIBRARY + BAR

A showcase of books and collected items from your travels. A place to gather for an evening cocktail with your friends.



FRONT FAÇADE

Without disrupting the Deco Heritage of your estate, a delicate veil of plants, trees and decorative gates were added to conjure up the warm and private feeling of Ocean House...your private residence on the beach.



YOUR HOME ENVIRONMENT

- * Each beachfront residence features private elevator access from the garage.*
- * Landscape architecture includes native trees, herbs and a relaxation courtyard.*
- * Richly appointed Grand Salon with elegant fireplace and beverage service.*
- * Private Screening Room with digital theater sound.*
- * Billiards Room with bar.*
- * Private Art Gallery with a special collection of works.*
- * Library featuring a book collection of current titles and classics.*
- * Wellness Retreat features a fitness center with state-of-the-art equipment, television, sauna, steam room, treatment room and access to wellness services including sunrise and sunset yoga on the beach.*
- * Your favorite vintage is welcomed at the temperature-controlled wine cellar with humidifier.*
- * The Vanity Room has hair wash and manicure/pedicure stations available for everyday grooming and special occasions.*
- * Gated entry ensures residents-only access to the Ocean House private beach.*
- * Stylish beachside pool deck features a zero-entry pool, whirlpool, sunning beds and private cabanas, as well as Wi-Fi and towel, food and beverage service.*
- * Beachfront jogging path perfect for morning runs or evening walks*

- * Outdoor activity area for games - Kadima and Bocce Ball.*
- * Potting station for gardening lovers.*
- * Gourmet Outdoor Kitchen.*

YOUR LUXURY SERVICES

- * State-of-the-art surveillance system and on-site security personnel maintain restricted access.*
- * On-staff Butler to greet and assist residents and their guests.*
- * Valet parking for residents and their guests.*
- * Monthly event and entertainment schedule*

ADDITIONAL A LA CARTE LUXURY SERVICES

- * Savor room service from top Miami Beach restaurants.*
- * Car detailing, specializing in luxury vehicles.*
- * Pet spa services.*

① STAR I 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 \$9 billion finance and investment company focused on the real estate industry and traded on the New York Stock Exchange under the symbol "SFI".