



**the first mission-driven luxury hotel brand.  
evolve your travel.**

Occupying an entire city block on Collins Avenue, 1 Hotel South Beach sits directly on 600 feet of pristine beachfront. 1 Hotel South Beach offers unparalleled views of the Atlantic ocean, Miami's natural paradise, Biscayne Bay and Downtown Miami's ever-expanding skyline. Throughout the 425-room hotel the celebration of nature is evident, from the graceful twist of driftwood furnishings to the ever-present sounds of the ocean and abundance of living natural material.

- 425 guest rooms that average over 700 square feet, including 168 Suites and 1 Oceanfront Beachhouse Presidential Suite
- Signature hotel restaurant (Habitat), lobby lounge bar (Drift), plant-based restaurant by Matthew Kenney (Plnthouse), poolside restaurant (The Sand Box), rooftop restaurant (Watr) and lobby café / juice bar (Nativ Made)
- Four unique outdoor swimming pools, including South Beach's largest rooftop pool and lounge
- 1 Hotels "1 Guide" app on in-room Nexus device to control room temperature, entertainment and communications
- Access to Tesla house car for complimentary rides with in a three-mile radius of the hotel for all guests, available on a first come basis during select hours
- An 18,000 square foot full service wellness center & spa - offering a variety of class options by Spartan Gym, and an organic spa experience by Bamford Haybarn Spa
- Filtered water in all taps, sinks, and showers
- Interior design by Meyer Davis (hotel, restaurant and fitness center) and Debora Aguiar (spa and residences), bringing the outside in, without sacrificing style, comfort or luxury

2341 Collins Avenue (between 23rd and 24th Streets)  
Miami Beach, FL 33139  
Phone: +1.305.604.1000  
Reservations: 1.866.615.1111  
[www.1hotels.com/south-beach](http://www.1hotels.com/south-beach)



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## ROOM TO RETREAT

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425 guest rooms that average over 700 square feet, including 168 Studio Suites and 1 Oceanfront Presidential Beachhouse Suite



King | 166

Double Queen | 30

Double King | 61

Suite | 168

Presidential | 1

Total Rooms | 425



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## COMFORTS

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- In-room Nespresso coffee machine with recyclable pods
- Mini bars featuring fresh, natural products
- 100% organic cotton Keetsa mattresses and sheets
- Custom 1 Hotels bath products featuring naturally-derived ingredients with crisp, fresh scents of nature
- Natural cotton-knit towels, robes, and linens
- Cozy cotton slipper socks
- In-room yoga mat for use in or outside of the hotel
- Glass terrariums and special green moments throughout hotel and rooms



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## CONNECTIONS

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- 1 Hotels “1 Guide” app on in-room Nexus device to control room temperature, entertainment, and communications
- Digital newspaper via Press Reader available on in-room Nexus device and downloadable to your personal device
- Complimentary high-speed wireless internet for up to 5 devices per room
- Superlative high-definition LCD LG 55” inch television which allows guests to stream their own content
- 2Q Vers Bluetooth speaker with mobile device integration

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## COOL DOWNS

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- Four unique outdoor swimming pools, including South Beach’s largest rooftop pool and lounge
- 57 cabanas and daybeds ranging from intimate two-person daybeds to the rooftop living room cabana for up to 20
- An 18,000 square foot full service wellness center & spa - offering a variety of class options by Spartan Gym, and an organic spa experience by Bamford Haybarn Spa

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## CONSERVATION

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- LEED Certified Project
- Filtered water in all taps, sinks, and showers and separate in-room water filter
- State-of-the-art, energy efficient heating and cooling systems
- Green cleaning solvents used to clean all rooms and linens
- DEL Ozone system used in all pools for safe, reliable ozonation, and Accu-Tab system used for water chlorination, combining specially-engineered chlorinators with quality controlled calcium hypochlorite tablets to kill bacteria, control algae and maintain required pH balances without the safety concerns normally associated with chlorination systems

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## CONVENIENCES

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- 24-hour concierge services
- 24-hour in-room dining
- 24-hour full-service valet parking is available at the hotel for an additional charge
- Access to Tesla house car for complimentary rides within a three-mile radius of the hotel for all guests, available on a first come basis during select hours
- Complimentary valet for all electric vehicles for overnight guests; charging fees additional
- Seedlings services for our young travelers, held at Basecamp daily on the Main Pool level
- The first ever Spartan Gym fitness center
- Pet-friendly



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## SUITE LIFE

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### SUITES

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- 168 units, each averaging over 700 square feet
- Full kitchens featuring Sub Zero and Bosch appliances, washers/dyers



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### BEACH HOUSE PRESIDENTIAL SUITE

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- Unique retreat with sweeping panoramic ocean views
- 3,500 square feet of indoor and outdoor space
- Two King bedrooms anchor one end of the suite, each with a walk-in shower
- Kitchen with pantry, large dining area, live edge table that seats eight, and a built-in banquette at window
- Living room with two sofas, two lounge arm chairs, large coffee table, bench and two pendant lights over seating area
- Two and a half baths
- Balcony with large daybed accented by tree trunk coffee table
- Pool table in alcove
- State-of-the-art media room
- Materials and furnishings used include rough hewn white oak, natural fibers, Boffi free standing tub and outdoor shower controls, custom Waterworks finishings, wood-grained tile floor, nature-inspired pendant lamps, a throne-worthy rattan swing



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## ROOM TO REFUEL

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- Our signature restaurant, Habitat, offers a menu of new traditional international cuisine, open for breakfast, lunch and dinner
- Homegrown Miami chef Jose Mendin and Spanish star-chef Angel Palacios have reunited at Habitat to create an original and organic blend of old world elegance and new world vitality
- They are reinterpreting time-honored recipes using quality local ingredients from land and sea, and applying modern techniques to create a new flavor profile that draws from Spanish, Latin and Asian traditions



- The hotel's lobby lounge bar, Drift, offers a curated selection of cocktails, beer, wine and small plates
- Additional on-property dining options include Plnthouse, a plant-based restaurant by Matthew Kenney, a poolside restaurant, The Sand Box, Polynesian and Japanese-inspired cuisine at Watr at the 1 Rooftop and on-the-go fresh options at Nativ Made in the hotel lobby
- Additional dining options are provided by STK by the One Group
- Nightlife activities can be found at The 1 Rooftop Thursday - Saturday.



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## ROOM TO RECHARGE

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- Expansive 26,000 square foot rooftop ultra lounge featuring a 110-foot long ocean view swimming pool
- Oceanfront main pool deck with a tension-edge pool surrounded by a 50,000 square foot deck and full service restaurant
- Direct oceanfront cabana pool with private cabanas and unique dining outlet
- Water sports available in the area include jet skis, kayaking, paddle boarding (on hotel beach)
- Miami Beach golf courses (neighboring)
- Tennis and racquet ball courts (nearby)
- Deep-sea diving (neighboring)
- Private Yacht charters (neighboring)
- On-site shopping: Plant the Future, Violet & Grace, Everything But Water, ARI and Big Drop Miami
- An 18,000 square foot on-site fitness and wellness center highlights the latest fitness accessories and equipment featuring modern technology and self-powered machines such as Peloton Cycles, resistance treadmills and rowers, kettlebells and weighted exercise balls and more.





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## ROOM TO GATHER

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- Over 100,000 square feet of indoor and outdoor meeting and event space
- 6,000 square foot Ballroom that accommodates up to 1,000 people
- 1,850 square foot Jr. ballroom
- 13 tech-savvy meeting rooms
- Expansive beach club
- Oceanfront Northeast Terrace with spanning ocean views







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## NATURE-INSPIRED INTERIORS

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Every detail is designed to bring the outside in, without sacrificing style, comfort or luxury.

- Renowned studio, Meyer Davis, leads the design of the hotel, restaurant and fitness center, transforming a classic Miami building on 600 feet of pristine oceanfront
- The Meyer Davis design is far different from the typical South Beach Art Deco aesthetic and takes inspiration from the beach as well as surfers who pioneered simple shacks in beach communities
- The design highlights natural textures by incorporating reclaimed woods, such as mushroom wood, Javanese teak root, driftwood, white oak, bleached walnut, beetle kill pine and spalted maple; natural poured and polished concrete floors; and locally sourced materials, such as regional coral stone
- Rooms and public spaces are accented with furnishings from leading artisans and brands that use materials in line with the brand ethos
- Bathrooms highlight reclaimed calacutta marble, locally handmade concrete trough sinks, teak vanities, and hand-blown glass pendant lights
- Brazilian architect and interior designer Debora Aguiar leads the spa and residential design with glass-enclosed Napa-style paned walk-in showers and rustic copper fixtures as accents



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## NATURE-INSPIRED GREENERY

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Plant the Future creates green moments throughout the hotel that act as a living art exhibit.

- Living green walls on the hotel's façade and in the main ballroom
- Terrariums in every guest room
- A gallery/installation space in the lobby showcasing seasonal displays
- A variety of local flora and fauna provide lush landscaping throughout the property, including a grotto garden in the lobby





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## NATURE-INSPIRED EXPERIENCES

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Guests can choose to enjoy an array of experiences and rituals designed to celebrate art in nature and natural ingredients.

- **Dark Sky** – Each month, the lights in the hotel’s lobby will dim for a candlelit evening. Specially-crafted cocktails and a series of activities allow guests to unplug for a few hours
- **Lobby Farm stand** – A daily farm stand in the lobby will feature local farmers and purveyors presenting their goods for purchase by guests and the local community. Guests can enjoy a daily offering of a locally-sourced items from the hotel
- **Stargazing** – Either on property or with local partners, guests will be treated to stargazing opportunities with telescopes or sky maps. Notable astrologers will be on hand on occasion for guests to learn their horoscopes
- **Well Seasoned** – As the seasons change, rituals will follow suit with lobby events to mark the present moment, such as gatherings to usher in the new moon or solstice
- **Do-Gooder** – Local non-profit partners will offer volunteer experiences for guests to contribute to sustaining the local environment, from planting a tree to cleaning a beach





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## THE 1 GUIDE

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1 Hotels uses technology that encourages real-time communication through the 1 Hotels app, “1 Guide.”

- Guests may use the app to set the temperature to maintain comfort while reducing impact on the environment, change television channels, order room service, determine what time of day housekeeping will visit, make reservations at the hotel restaurant and more
- The app is housed on a Nexus device in all guestrooms and is available for download on iOS and Android products

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## 1 HOTEL SOUTH BEACH SITE

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- Located on Collins Avenue between 23rd and 24th Streets in Miami
- Miami International Airport is 12 miles away; estimated 30 minute travel time
- Ft. Lauderdale International Airport is 22 miles away; estimated 50 minute travel time
- We recommend asking for a taxi with credit card machine before departing the airports



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## IMPORTANT NAMES & CONTACT INFORMATION

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### **MANAGING DIRECTOR**

Milton Sgarbi

### **GENERAL MANAGER**

Shadi Omeish

### **DIRECTOR OF SALES & MARKETING**

Dilip Mukundan

### **OWNER**

Starwood Capital Group

Barry Sternlicht, Chairman & CEO

### **MANAGEMENT COMPANY**

SH Group

### **INTERIOR DESIGN (HOTEL, RESTAURANT & GYM)**

Meyer Davis

### **INTERIOR DESIGN (SPA & HOMES)**

Debora Aguiar

### **LANDSCAPE ART DIRECTION**

Plant the Future

### **LANDSCAPE ARCHITECTURE**

EDSA

### **PR**

1hotel@carmaconnected.com

### **SOCIAL**

1hotels@isl.co