

S1



BRICKELLHOUSE

BUILDING FEATURES:

- Prime location in downtown Brickell
- Stunning landmark architecture
- Pedestrian-friendly street-front restaurant/retail spaces with outdoor terraces
- Stunning glass-enclosed corner café/bar with perimeter reflecting pool
- Modern paved sun-lit arrival entry
- Grand triple-height lobby accented with stone, wood and stainless steel finishes
- 24-hour welcome desk with concierge, guest valet & access control
- Advanced smart-building technology throughout with high-speed wireless internet access in common areas
- Cutting-edge green-building technology that includes a secure, state-of-the-art, fully automated parking garage
- 6 high-speed controlled-access elevators
- Private Owner's Lounge with event bar, catering kitchen, daily world newspapers
- High-definition screening room with 10-foot screen and theater-style seating
- Beautifully landscaped, elevated Resort Deck with putting green and summer kitchen
- 50-foot-long lap pool with poolside cabanas and large heated whirlpool spa
- Elegantly furnished Resident Club Room with conference/meeting rooms
- Children's playroom with access to Resort Deck
- Luxury Health spa with sauna, steam and private treatment rooms
- Fully equipped, state-of-the-art fitness center with HD TVs and wireless audio
- Exclusive member/residents-only 46th floor roof-top swimming pool and sun deck with stunning water and skyline views

Newgard

A New Dwelling Concept by Newgard Development Group
www.newgardgroup.com



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S1

STUDIO / 1 BATH

AC Area 420 sq ft / 39.0 M²

Terrace Area 98 sq ft / 9.1 M²

TOTAL 518 sq ft / 48.1 M²

RESIDENCE FEATURES:

Beautiful Biscayne Bay and/or City views

Private balcony accessible from living area

9' smooth-finished ceiling

Floor-to-ceiling sliding-glass door and sound-reducing, impact-resistant laminated glass

Advanced smart-building wiring for HD TV

Multiple telephone/data lines and ultra high-speed internet access

Individually controlled, energy-efficient central heating and air conditioning system

GOURMET KITCHEN

Imported European cabinets with premium hardware and drawer pulls

Modern refrigerator, oven, cook-top, microwave, dishwasher and sink disposal

Elegant imported stone countertops and backsplashes

Contemporary stainless steel under-mounted sink

Stainless steel high-arc gourmet faucet with integrated sprayer

MASTER BATHROOM

Imported European cabinets with premium hardware and drawer pulls

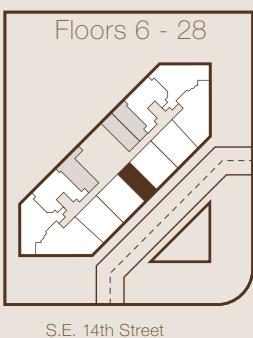
Elegant imported stone countertops and backsplashes

Porcelain under-mounted rectangular sink

Custom-finished floors and walls in wet areas

Frameless glass shower enclosure

Premium European-style fixtures and accessories



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B7 PENTHOUSE

2 BED + DEN / 3 BATH

AC Area 1,775 sq ft / 165 M²

Terrace Area 391 sq ft / 36.3 M²

TOTAL 2,166 sq ft / 201.3 M²

RESIDENCE FEATURES:

Beautiful Biscayne Bay and City views

Expansive private balcony accessible from living room and bedrooms

10' smooth-finished ceilings

Spacious walk-in wardrobe in master bedroom

Floor-to-ceiling sliding-glass doors and sound-reducing, impact-resistant laminated glass throughout

Advanced smart-building wiring for HD TV, multiple telephone/data lines and ultra high-speed internet access

Individually controlled, energy-efficient central heating and air conditioning system

GOURMET KITCHEN:

Imported European cabinets with premium hardware and drawer pulls

Premium built-in stainless steel refrigerator, convection oven, induction cook-top, microwave, integrated dishwasher, and ultra quiet sink disposal

Elegant imported stone counter tops and backsplashes

Spacious contemporary stainless steel under-mounted sink

Stainless steel high-arc gourmet faucet with integrated sprayer

MASTER BATHROOM:

Imported European cabinets with premium hardware and drawer pulls

Elegant imported stone counter tops and backsplashes

Dual rectangular porcelain under-mounted sinks

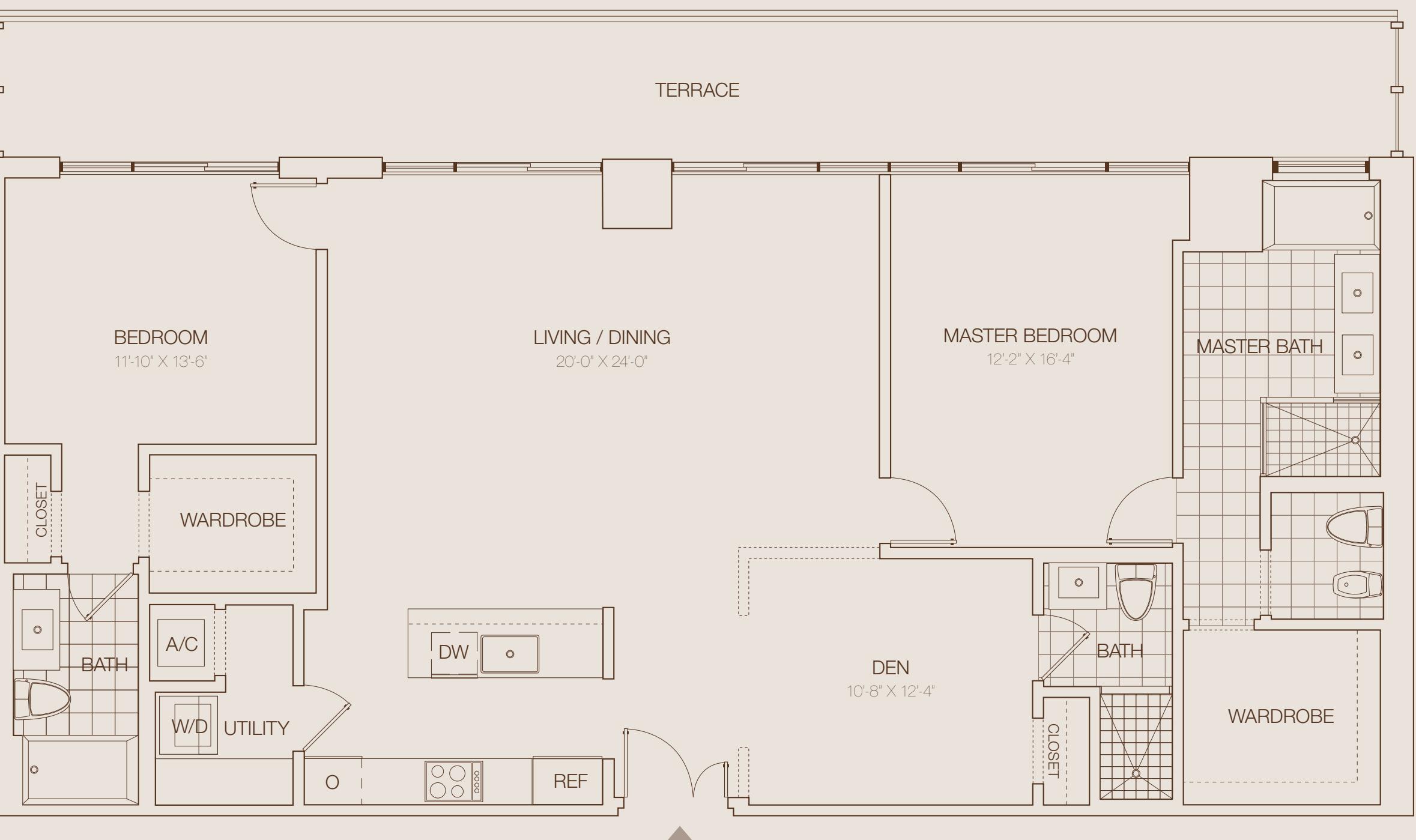
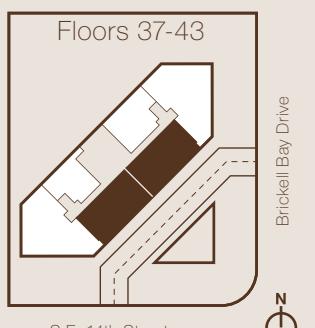
Full-size vanity mirrors

Custom-finished floors and walls in wet areas

Frameless glass shower enclosure

Spacious, extra-depth soaking tub

Premium European-style fixtures and accessories



BUILDING FEATURES:

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24-hour access control

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C1



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C1

3 BED / 2 1/2 BATH

AC Area 1,451 sq ft / 134.8 M²

Terrace Area 196 sq ft / 18.2 M²

TOTAL 1,647 sq ft / 153 M²

RESIDENCE FEATURES:

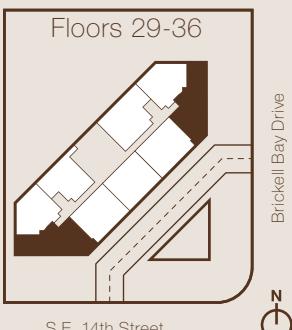
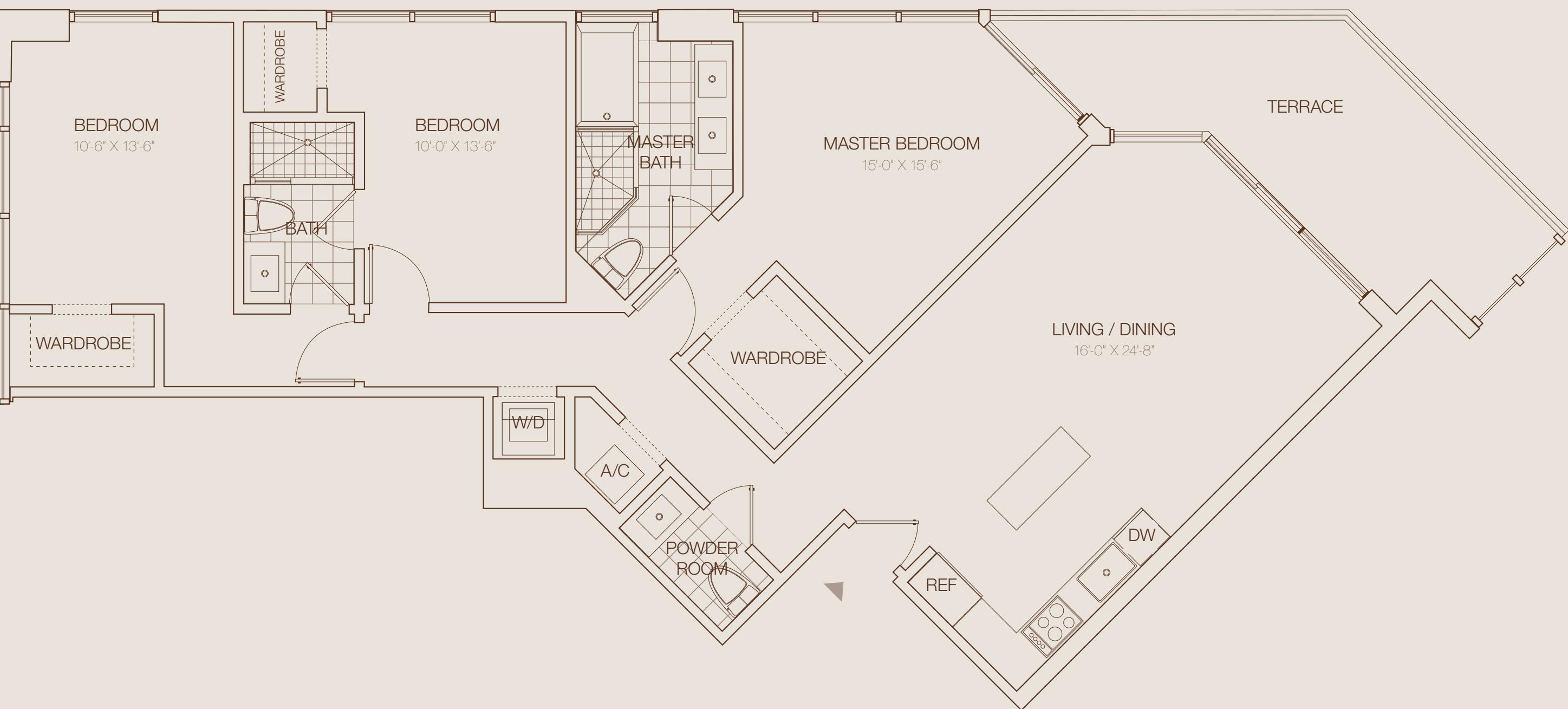
Beautiful Biscayne Bay and/or City views
Expansive private balcony accessible from living room and master bedroom
9' Smooth-finished ceilings
Spacious walk-in wardrobe in master bedroom
Floor-to-ceiling sliding-glass doors and sound-reducing, impact-resistant laminated glass throughout
Advanced smart-building wiring for HD TV, multiple telephone/data lines and ultra high-speed internet access
Individually controlled, energy-efficient central heating and air conditioning system

GOURMET KITCHEN:

Imported European cabinets with premium hardware and drawer pulls
Modern stainless steel refrigerator, oven, cook-top, microwave, dishwasher, and sink disposal
Elegant imported stone counter tops and backsplashes
Spacious contemporary stainless steel under-mounted sink
Stainless steel high-arc gourmet faucet with integrated sprayer

MASTER BATHROOM:

Imported European cabinets with premium hardware and drawer pulls
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Dual porcelain under-mounted rectangular sinks
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Spacious, extra-depth soaking tub
Premium European-style fixtures and accessories



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B5



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B5

2 BED / 2 BATH

AC Area 1,116 sq ft / 103.6 M²

Terrace Area 164 sq ft / 15.2 M²

TOTAL 1,280 sq ft / 118.9 M²

RESIDENCE FEATURES:

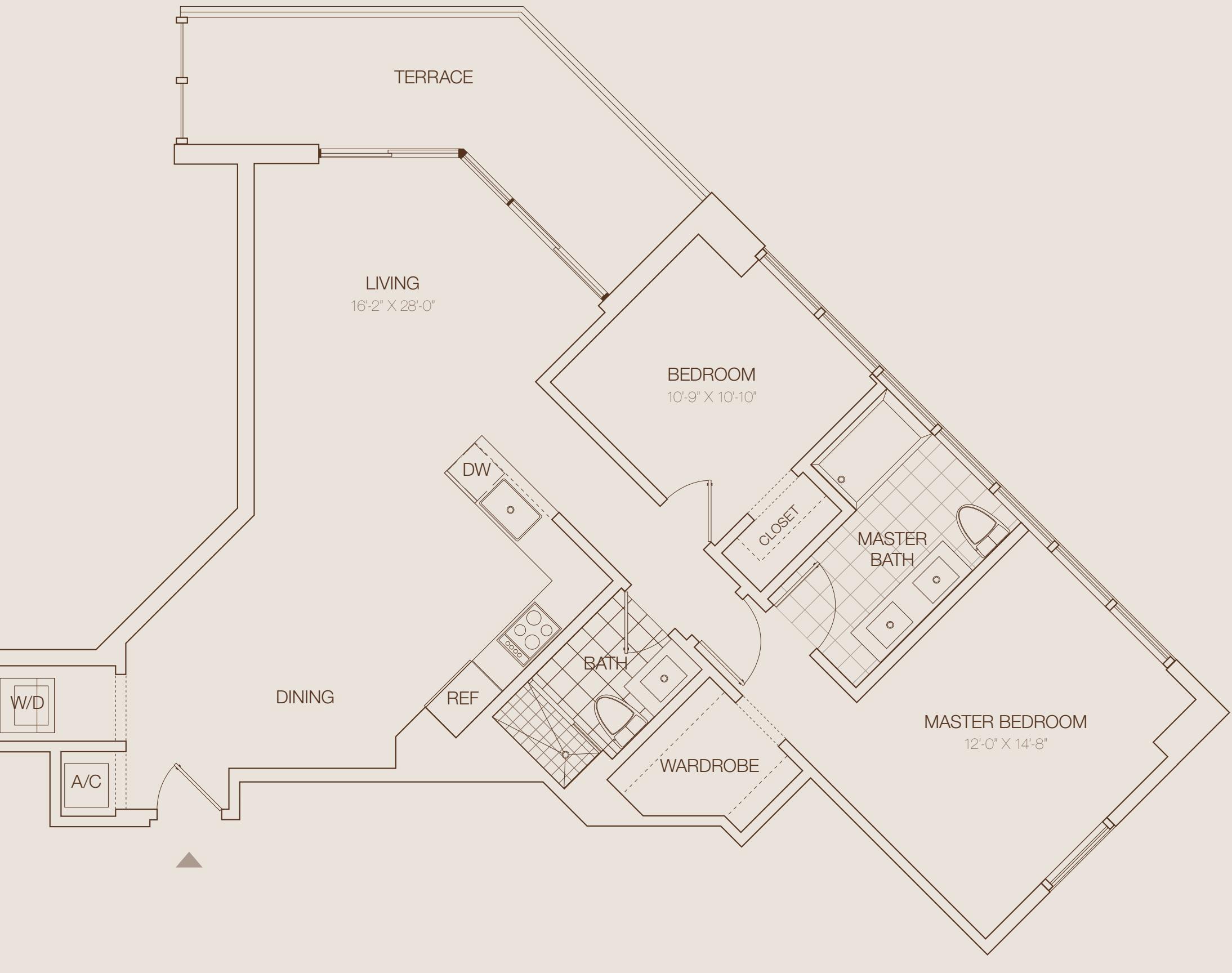
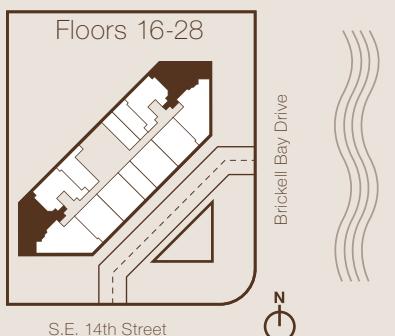
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Individually controlled, energy-efficient central heating and air conditioning system

GOURMET KITCHEN:

Imported European cabinets with premium hardware and drawer pulls
Modern stainless steel refrigerator, oven, cook-top, microwave, dishwasher, and sink disposal
Elegant imported stone counter tops and backsplashes
Spacious contemporary stainless steel under-mounted sink
Stainless steel high-arc gourmet faucet with integrated sprayer

MASTER BATHROOM:

Imported European cabinets with premium hardware and drawer pulls
Elegant imported stone counter tops and backsplashes
Dual porcelain under-mounted rectangular sinks
Custom-finished floors and walls in wet areas
Frameless glass tub/shower enclosure
Spacious, extra-depth soaking tub
Premium European-style fixtures and accessories



BUILDING FEATURES:

Prime location in downtown Brickell

Stunning landmark architecture

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Impressive glass-enclosed corner café/bar with perimeter reflecting pool

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24-hour guest valet

24-hour access control

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B2



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B2

2 BED + DEN / 2 BATH

AC Area 1,183 sq ft / 109.9 M²

Terrace Area 261 sq ft / 24.2 M²

TOTAL 1,444 sq ft / 134.1 M²

RESIDENCE FEATURES:

Beautiful Biscayne Bay and/or City views

Expansive private balcony accessible from living room and bedroom

9' Smooth-finished ceilings

Spacious walk-in wardrobe in bedrooms

Floor-to-ceiling sliding-glass doors and sound-reducing, impact-resistant laminated glass throughout

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Stainless steel high-arc gourmet faucet with integrated sprayer

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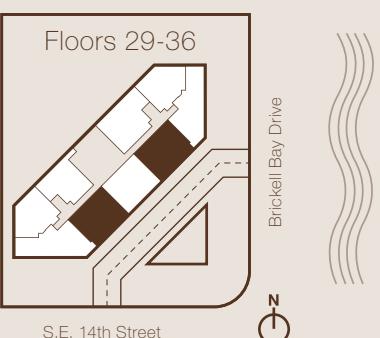
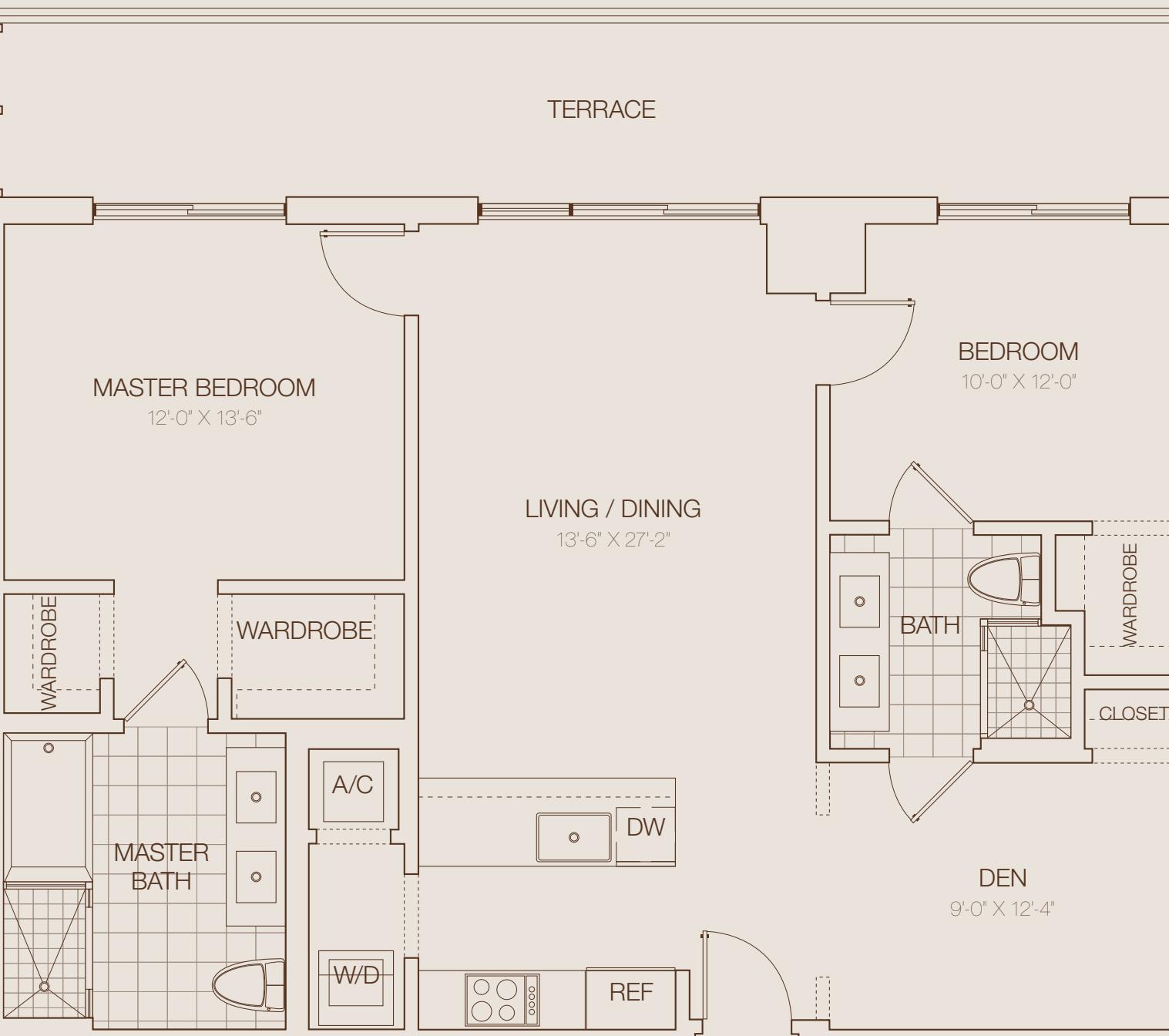
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A5

1 BED / 1 1/2 BATH

AC Area 790 sq ft / 73.3 M²

Terrace Area 195 sq ft / 18.1 M²

TOTAL 985 sq ft / 91.5 M²

RESIDENCE FEATURES:

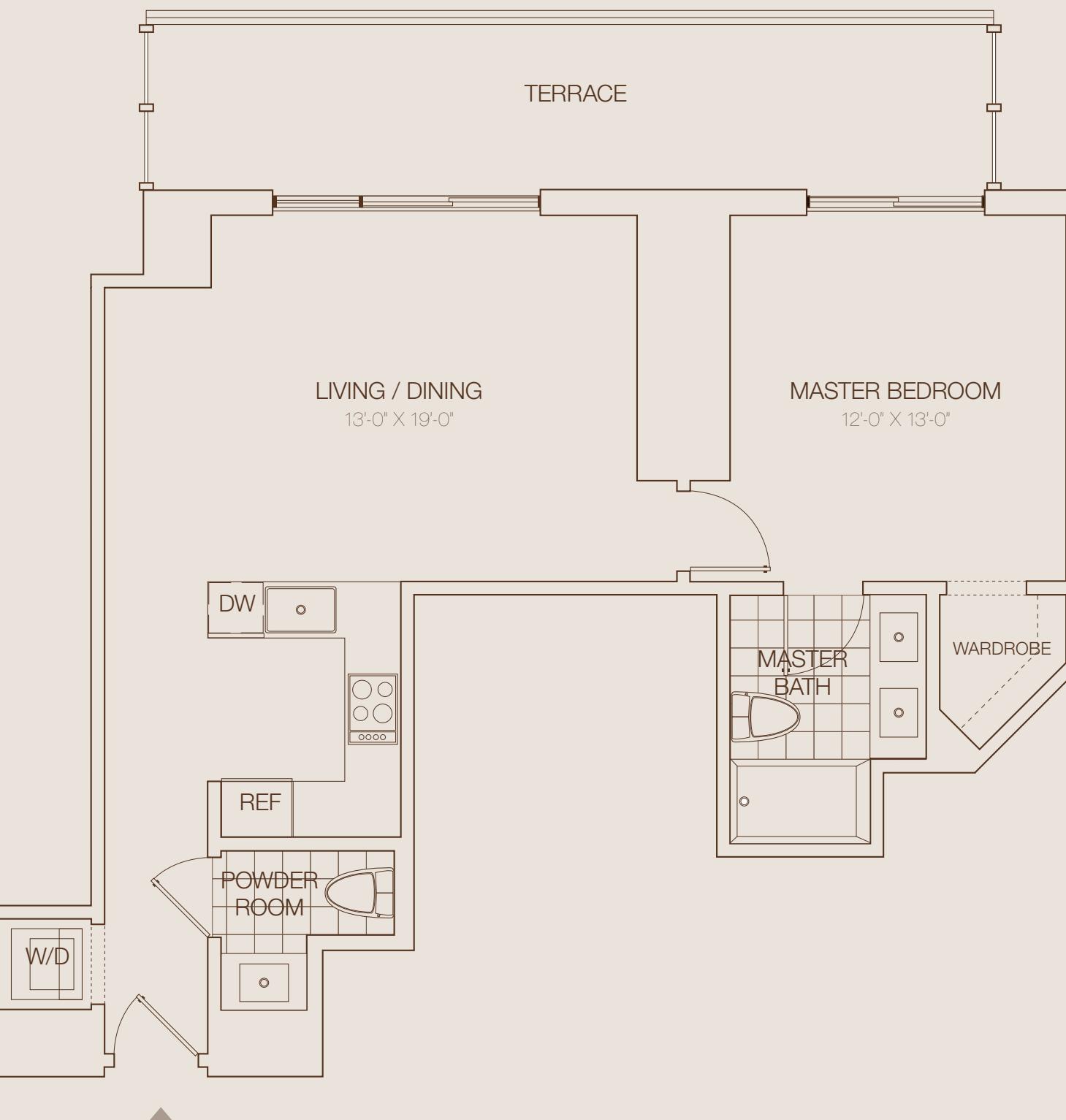
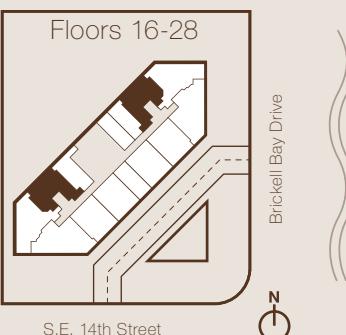
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A New Dwelling Concept by Newgard Development Group
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These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area that would be determined by using the description and definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). All depictions of appliances, plumbing fixtures, equipment, counters, soffits, floor coverings and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate, will vary with specific unit type, and may vary with actual construction. Additionally, measurements of rooms set forth on any floor plan are nominal and generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Unit orientation and windows (including number, size, orientation and awnings), balcony/lanais (including configuration, size and railing/balustrade), structure and mechanical chases may vary. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion and without notice. Not all features available in all units. Features, amenities, specifications, dimensions and heights are subject to change without notice. The features, plans and specifications described above are proposed only, and the developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion and without prior notice. Without limiting the generality of the foregoing, developer reserves the right to substitute any of the foregoing with items or similar or better value, in developer's sole opinion.

 BRICKELLHOUSE

A6

1 BED / 1 BATH

AC Area 792 sq ft / 73.5 M²

Terrace Area 172 sq ft / 15.9 M²

TOTAL 937 sq ft / 87 M²

RESIDENCE FEATURES:

Beautiful Biscayne Bay and/or City views
Expansive private balcony accessible from living room and master bedroom
9' Smooth-finished ceilings
Spacious walk-in wardrobe in master bedroom
Floor-to-ceiling sliding-glass doors and sound-reducing, impact-resistant laminated glass throughout
Advanced smart-building wiring for HD TV, multiple telephone/data lines and ultra high-speed internet access
Individually controlled, energy-efficient central heating and air conditioning system

GOURMET KITCHEN:

Imported European cabinets with premium hardware and drawer pulls
Modern stainless steel refrigerator, oven, cook-top, microwave, dishwasher, and sink disposal
Elegant imported stone counter tops and backsplashes
Spacious contemporary stainless steel under-mounted sink
Stainless steel high-arc gourmet faucet with integrated sprayer

MASTER BATHROOM:

Imported European cabinets with premium hardware and drawer pulls
Elegant imported stone counter tops and backsplashes
Dual porcelain under-mounted rectangular sinks
Custom-finished floors and walls in wet areas
Frameless glass shower enclosure
Spacious, extra-depth soaking tub
Premium European-style fixtures and accessories

