

BRICKELL CITY CENTRE

Developer: Swire Properties
 Architect: Arquitectonica
 Interior Designer: Richardson Sadeki
 Two towers: Reach & Rise
 Stories: 43 each
 Total Units: 780
 Unit Mix: 1, 2, 3, 4-Bedroom Residences

DEPOSIT STRUCTURE

- First deposit: 20% due at contract
- Final balance: 80% due at closing

UNIT MIX / REACH

Count	Unit Description	Area (S.F.)	Monthly Rent
(2)	3 BEDROOMS / 4.5 BATHS / DINING / UTILITY		Maintenance
	PH 4302	2,684 S.F.	\$2,247/mo
	PH 4202	2,684 S.F.	\$2,247/mo
(1)	4 BEDROOMS / 3 BATHS / 2 POWDER DINING / UTILITY / FAMILY / TERRACE		
	PH 4203	4,346 S.F.	\$3,683/mo
(2)	4 BEDROOMS / 4.5 BATHS / DINING UTILITY / FAMILY		
	PH 4301	4,385 S.F.	\$3,648/mo
	PH 4201	4,385 S.F.	\$3,648/mo
(1)	4 BEDROOMS / 5.5 BATHS / DINING DEN / UTILITY / TERRACE		
	PH 4204	3,933 S.F.	\$3,129/mo

UNIT MIX / RISE

(2)	3 BEDROOMS / 4.5 BATHS / UTILITY SERVICE QUARTERS		
	PH 4202	2,686 S.F.	\$2,138/mo
	PH 4302	2,686 S.F.	\$2,119/mo
(2)	4 BEDROOMS / 5.5 BATHS / FAMILY / UTILITY SERVICE QUARTERS		
	PH 4301	4,335 S.F.	\$3,420/mo
	PH 4203	3,904 S.F.	\$3,084/mo
(1)	5 BEDROOMS / 6.5 BATHS / DINING / UTILITY SERVICE QUARTERS		
	PH 4201	4,754 S.F.	\$3,763/mo

BUILDING FEATURES & AMENITIES

- 43-story tower designed by internationally acclaimed Arquitectonica
- Interiors by renowned design firm Richardson Sadeki
- Artfully integrated into master-planned Brickell City Centre, GOLD LEED® certified as a neighborhood development, with it's innovative CLIMATE RIBBON™ floating above a luxury shopping center
- Expansive, half-acre amenity deck including tropical gardens, barbecue grills, outdoor fitness areas and children's play area
- Poolside beverage and café service
- Heated lap and social pools with two heated spas
- Library with private seating nooks designed for reading or socializing
- Spacious, state-of-the-art fitness center with individual fitness studios and machine room
- Tech-savvy children's playroom, viewable from fitness center
- Exclusive spa for residents' use with shared hammam featuring dipping pools, showers and steam. Also included are treatment rooms and blow-out bar for touch ups, with mani-pedi station
- Designed and furnished to the level of a private residence, the Reach entertaining suite features elegantly furnished living room, dining and chef-worthy kitchen
- Equipped and furnished business center with ample meeting room
- Wi-Fi throughout the lobby and amenity deck
- On-premise concierge
- Assigned parking for all units in secured garage plus optional valet parking services

CLIMATE RIBBON™ is a registered trade mark of Swire Properties Inc.

PENTHOUSE FEATURES

- Exclusive collection of seven Penthouse Residences with 12'4" ceilings featuring upgraded appliance packages, outdoor kitchens and some with private rooftop pools and outdoor spas
- Residences are delivered fully-finished and furniture-ready
- Interiors by Arquitectonica Interiors
- Biometric technology elevator access
- City-view terraces with glass and aluminum railings directly accessible from living areas and bedrooms
- Floor-to-ceiling sliding glass doors
- Over-sized, fully-finished walk-in closets in all master bedrooms
- Smart home technology
- Pre-wired for high-speed data, telephone and cable, with USB charging outlets in bedrooms and master closets

KITCHENS

- Modern Italian kitchen cabinets by Italkraft
- Island, countertops and backsplash made of Statuario Marble
- Premium Bosch appliance package including integrated Sub-Zero panel refrigerator & freezer, 800 series microwave, integrated panel, extra-quiet dishwasher, 2 built-in convection oven and ceramic glass stovetop
- Bosch Benvenuto built-in stainless steel coffee machine
- Uline 48-bottle, temperature-controlled wine storage
- Oversized, stainless steel, square-edge sink with single-lever, European-style pullout faucet sprayer

BATHROOMS

- Modern Italian cabinetry by Italkraft
- Imported quartz stone vanity tops with Double Fusion™ integrated-light mirrors by Electric Mirrors
- Imported marble flooring with geometric mosaic marble tile walls in wet areas
- Designer Duravit Sensawash water closets in master suites
- Elegant soaking tubs with frameless glass-enclosed showers and rain-shower showerheads in master suites
- Kohler Sunstruck free-standing bath tub in master suites
- Designer Danze faucets



OBTAIN THE PROPERTY REPORT REQUIRED BY THE FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

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Brickell City Centre (and the individual buildings within it) will be constructed and will exist in an urban environment. There are a number of existing buildings and potential building sites that could affect the view and the living experience in your unit. Brickell City Centre does not control all of these potential building sites, and for some of the sites that Brickell City Centre controls, there are no final development or construction plans. Further, even for building sites where there are plans, the plans are subject to change. As a result, it is important to understand that there is no guarantee that you will have any particular view from your unit, or that the view that exists now (or at any time) will remain the same. Further, there is no guarantee that you will be unaffected by traffic congestion by construction within an urban environment and by construction noise during the construction of Brickell City Centre, or noise that exists in the urban environment, including but not limited to: vehicle and traffic noise (including loading and unloading of trucks); construction noise from other buildings or building sites; sirens; noise from festivals or other gatherings; loud music; mechanical noise from your building or nearby structure, and/or aircraft noise. The Condominium is a component of the integrated Brickell City Centre, which includes, or is intended to include (without creating any obligation) a hotel, other residential components, retail areas, office buildings and certain shared infrastructure. To the extent that restaurants and other business establishments and/or any operators of same are referenced herein, all are subject to change and/or elimination at any time, and no representations regarding same may be relied upon.