



CMC GROUP PRESENTS

BRICKELL FLATIRON

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BUILDING A LANDMARK



LUIS O. REVUELTA

Presenting a new paradigm in luxurious living.

Miami’s hottest neighborhood now has a property that represents a true architectural icon. Developed by visionary Ugo Colombo and masterfully designed by Luis Revuelta, this tower of soaring glass with sweeping exposures is contrasted by the romance of renaissance-revival interiors with a modern edge.



UGO COLOMBO



THE BRICKELL FLATIRON BUILDING

BRICKELL

A Lively Composition of Commerce and Culture.

As Miami's Financial District, Brickell remains a sophisticated and culturally significant community packed with creative types and tastemakers of every stripe.





Brickell Flatiron brings a culture of elegance and artfulness to the center of downtown Miami's most vibrant neighborhood.

BRICKELL NEIGHBORHOOD

A walk-around neighborhood.

Centered in the heart of Downtown Miami, Brickell Flatiron’s prime location offers unparalleled access to a wide array of shopping, dining, cultural, entertainment, outdoor activities and educational destinations.





DESIGN

Beautifully Designed Residences

Brickell Flatiron's architectural design introduces flowing, curvilinear forms to accommodate spacious floor plans. Panoramic views of Biscayne Bay and the Miami skyline are enhanced by wide elliptical terraces, while artistically influenced interior elements distinguish the progressive structure.

A Beacon of Design and Innovation.

Brickell Flatiron invites its residents to take full advantage of the many extraordinary services, amenities and comforts beyond the norm.

Soaring over 700ft in the air, Brickell Flatiron offers inspiring views of Downtown Miami’s cityscape and the glimmering Biscayne Bay.



18TH FLOOR AMENITIES LEVEL

- Pool designed specifically for lap swimming
- State-of-the-art business center & conference rooms
- Children’s play area and game room
- Exclusive residents movie theater
- Private event space & recreation room

THE GROUNDS AT BRICKELL FLATIRON

- Brickell Flatiron Park Café with indoor/outdoor seating
- Dog walk & pet friendly building
- Upscale retail & restaurant

64th FLOOR ROOFTOP POOL, SPA & FITNESS CENTER

- The rooftop spa is a unique concept combining therapeutic services with a host of offerings, including private steam, sauna and locker facilities. Our fitness center will exceed your every expectation, with high-tech cardiovascular and weight-training facilities, pilates, yoga and an aerobics studio
- Retreat to your urban sky sanctuary, dedicated to helping our residents achieve inner and outer well-being, overlooking Biscayne Bay and all of Downtown Miami
- 64 floors above the Brickell skyline, the rooftop pool deck boasts sweeping, 360° unobstructed water and city views. The plush day beds and chaises are the perfect retreat to relax and soak up the sunshine, while cabanas are available for those seeking an escape from the sun

MECHANICAL & ELECTRICAL DESIGN

- Energy efficient air-conditioning and heating systems in each residence
- Centralized water system delivering unlimited hot water to each residence
- Generous wall insulation ensures maximum sound proofing, exceeding industry standards

ADVANCED TECHNOLOGY & SECURITY

- Wi-Fi available throughout entire building including outdoor amenities areas
- Fiber optic building backbone providing high-speed internet access
- Electronic Access controlled building entry points
- “BrickellFlatironLink”: An integrated digital concierge service available to all residents
- Cellular antenna system improving mobile service coverage throughout the building
- 24-7 video surveillance and digital recording of building entry points and common areas provides additional residential security

SPECIAL CONVENIENCES

- 24-hour valet
- Designated self-parking within fully covered garage
- Additional bicycle storage
- Six residential destination-controlled super-high speed elevators, plus separate dedicated service elevator
- Secure individual residential storage space
- Electric vehicle charging stations

Rooftop Pool
Spa & Fitness Center



Residence Features

As a Brickell Flatiron resident, you can be assured of having the very finest finishes and amenities. The true to form one-to five-bedroom bay and city view residences spare no detail of comfort and luxury. For additional convenience, all residences are furniture ready and include premium, Italian-made porcelain tile flooring throughout unit and terrace.



KITCHEN

- Italian made, custom designed and fully accessorized Snaidero kitchen cabinetry with stainless steel back splash & stone counter tops
- Interior cabinetry & kitchen counter LED lighting
- Miele stainless steel electric oven and microwave
- Miele electric cook top with custom designed stainless steel exhaust hood
- Fully integrated refrigerator/freezer
- Miele built-in dishwasher with multi-setting concealed control panel and clean air drying system
- Double stainless steel sink with polished chrome fixtures made in Italy

MASTER BATH

- Italian manufactured & custom designed Milldue suspended cabinetry
- Honed-finished, imported Italian marble floor, base and accent walls made in Italy
- Italian custom designed double sinks
- Chrome-finished Zucchetti faucets and fixtures with thermostatic valves in tub and shower, made in Italy
- Back-lit wall mirror above cabinet with dual side custom made sconces
- Custom designed under mount oversized tub with LED lights
- Duravit white high-gloss ceramic toilet with soft close lid

POWDER ROOM

- Italian manufactured & custom designed Milldue suspended cabinetry in terracotta finish
- Honed-finished, imported Italian marble floor and base
- Zucchetti faucets and fixtures in chrome finish
- Duravit white high-gloss ceramic toilet with soft close lid
- Lighted wall mirror designed and made in Italy

SECONDARY BATHROOM

- Italian manufactured & custom designed Milldue suspended cabinetry
- Imported Italian floor and base
- Chrome-finished Zucchetti faucets and fixtures made in Italy
- Duravit white high-gloss ceramic toilet with soft close lid
- Lighted wall mirror designed and made in Italy

Residence Features



LAUNDRY

- Bosch front loading washer with multi-cycle settings
- Bosch front loading multi-cycle dryer with anti vibration, noise suppression technology

CEILING

- Floor-to-ceiling height: 10' in penthouse residences & 9' in tower residences
- Recessed down lights in kitchen, bathrooms & hallways
- Smooth, finished ceilings with two coats of white paint

WALLS

- Insulation for enhanced sound proofing between units
- 5/8" drywall taped, sanded and painted
- Water resistant drywall in bathrooms and behind all marble wall locations

DOORS AND HARDWARE

- Custom doors made in Italy
- 8' penthouse & 7' in tower residences
- Italian designed and manufactured hardware & handles in polished chrome

TERRACES & GLASS SYSTEM

- Wide elliptical balconies, finished with Italian porcelain tile flooring by Casalgrande Padana
- Energy efficient, impact resistant floor-to-ceiling windows and sliding glass doors built to meet the latest hurricane safety requirements
- Glass balcony railing

TECHNOLOGY SYSTEMS

- Brickell Flatiron Link (BFL): An integrated amenities solution enabling interactive communication with building amenities and services via tablet, PC or smartphone
- Fiber-to-the-home (FTTH) technology provides each unit
- with gigabit capable internet access
- Structured media panel pre-wired for HD cable television, telephone system and computer network HDTV and cable television outlets in kitchen, living and sleeping areas
- Private wireless network provided to each residence
- Keyless residential entry via smart lock system

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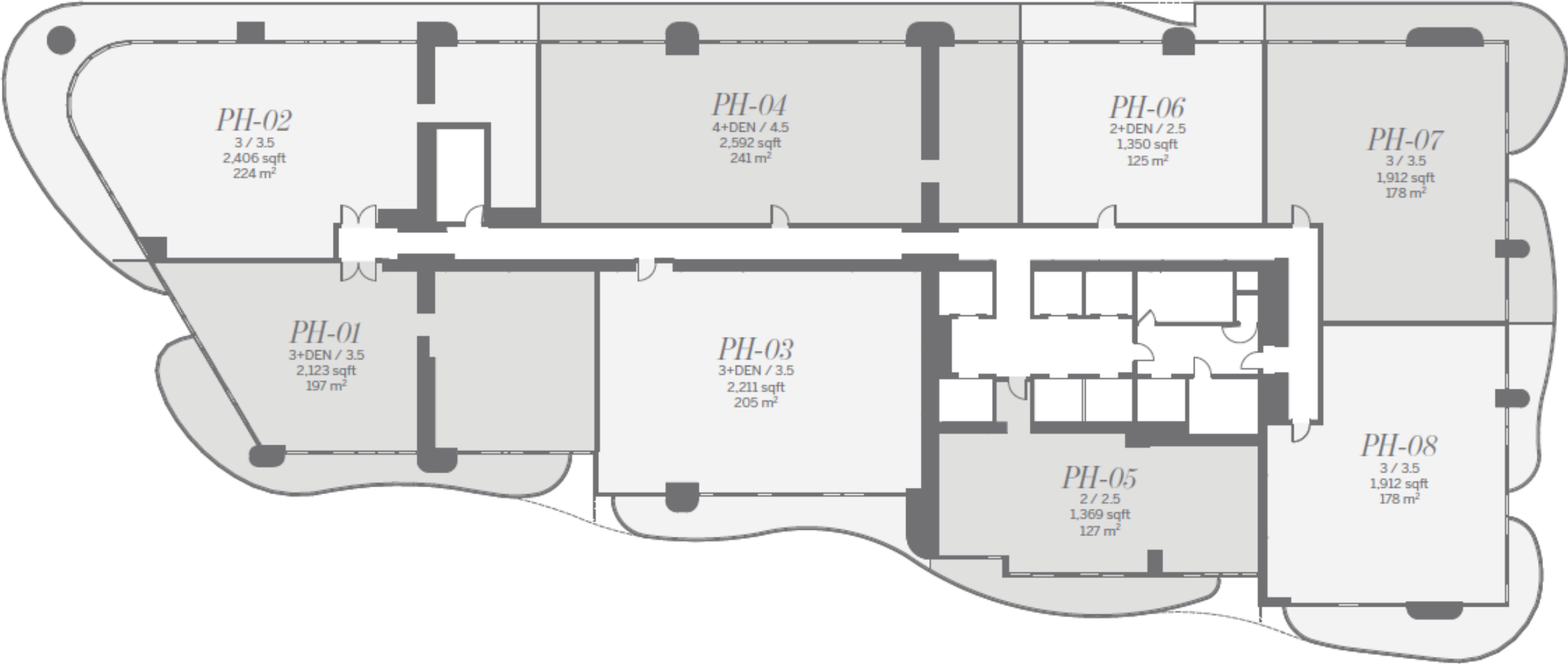


TOWER KEY PLAN



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions 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). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

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PENTHOUSE KEY PLAN



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions 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). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

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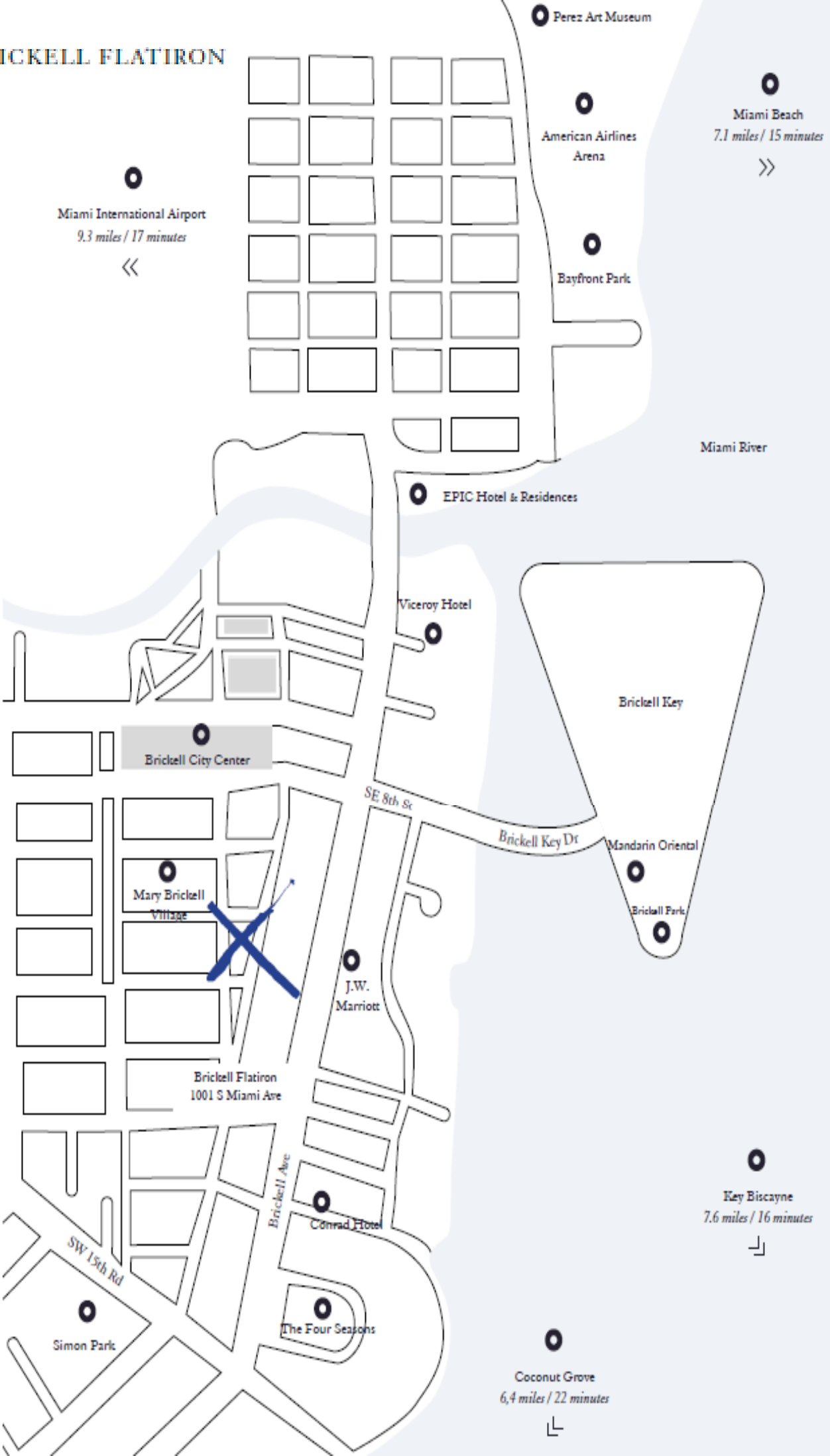


IMAGE COURTESY OF JULIAN SCHNABEL

A Feeling You've Arrived

Steps from the bay - proximity to everywhere.

BRICKELL FLATIRON

DEVELOPERS

Brickell Flatiron is a convergence of creative brilliance — an exciting collaboration between luxury residential expert Ugo Colombo and international developer Vladislav Doronin.



EPIC HOTEL & RESIDENCE, MIAMI



CAPITAL CITY, MOSCOW



IMPERIAL HOUSE, MOSCOW



GROVE HOUSE, COCONUT GROVE



SANTA MARIA, MIAMI

PANORAMA, MOSCOW



BRISTOL TOWER, MIAMI



AVENUE 77, MOSCOW



PORTA VITA, AVENTURA

UGO COLOMBO, CMC GROUP INC:

With an exceptional eye for style and elegance, Ugo Colombo of CMC Group is known for bringing lavish, high-rise residential developments to Miami, such as Santa Maria, Bristol Tower, and Epic Residences & Hotel all gracing the Brickell Avenue skyline. Colombo also completed the Grovenor House, located in the heart of Coconut Grove.

VLADISLAV DORONIN, CAPITAL GROUP:

Recognized internationally as the “Developer of Russia,” Capital Group has been a prominent force in the commercial and residential real estate industry. Capital Group has significantly contributed to the architectural look of Moscow with its developments of Panorama, Avenue 77, Imperial House, and the mixed-use Capital City complex.

BEACH HOUSE 8, MIAMI BEACH





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