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.

EQUAL HOUSING OPPORTUNITY

BRICKELL FLATIRON

MIAMI

ENVISIONING A LANDMARK

Refreshing the Miami Skyline

Presenting a new paradigm in luxurious living.

Downtown Miami's hottest neighborhood celebrates a property that represents a true architectural icon. Brickell Flatiron is an urban oasis developed by Ugo Colombo's CMC Group and designed by Luis Revuelta of Revuelta Architecture International: the tower of soaring glass is defined by its sweeping exposures, which punctuate its romantic renaissance-revival interiors.

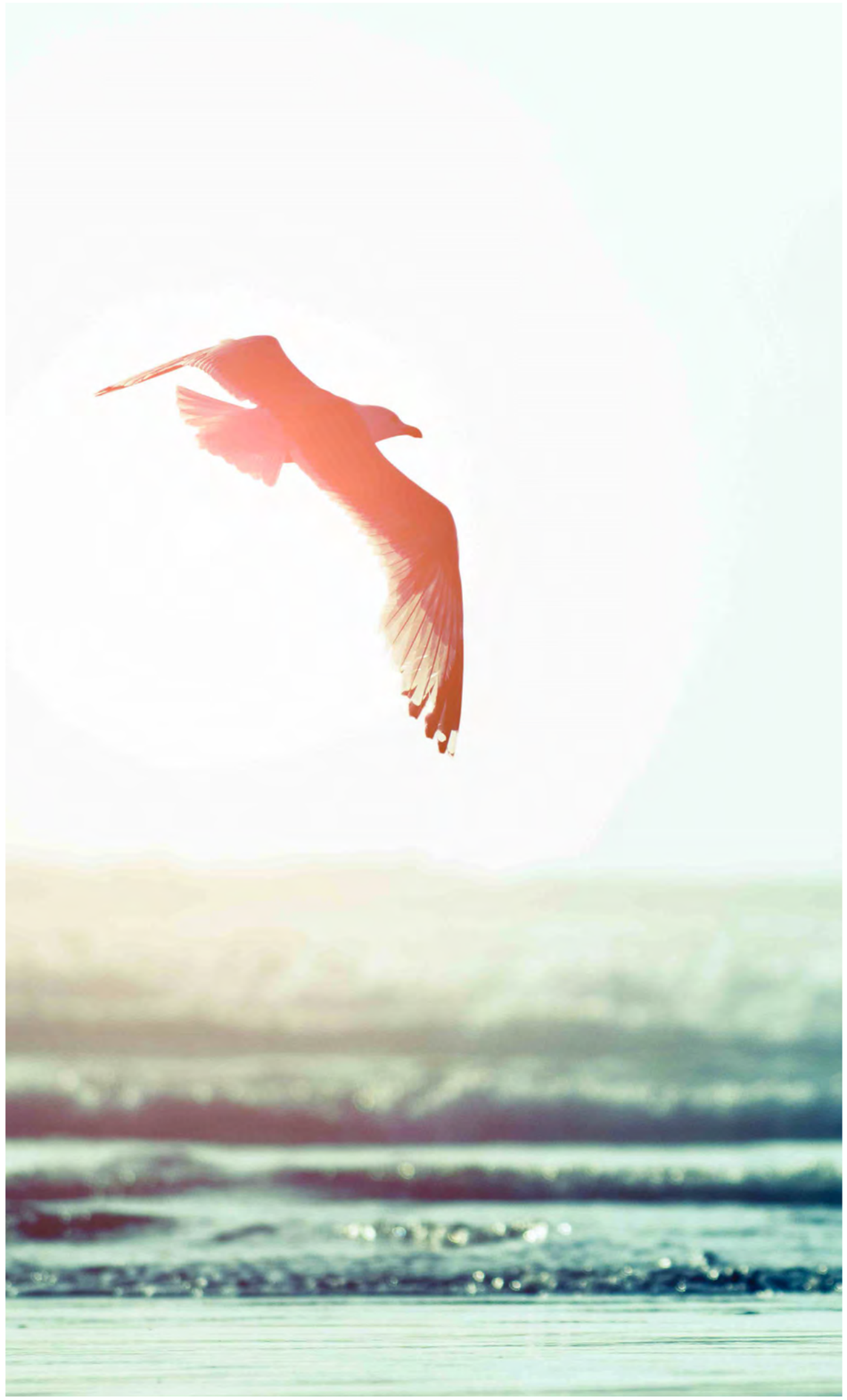
Artist's Rendering

Artist's Rendering

BRICKELL

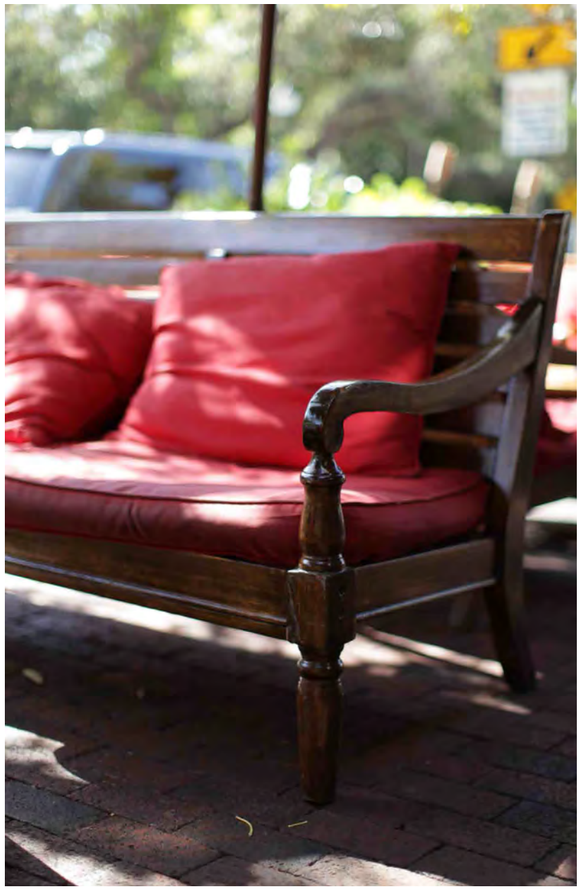
A Lively Composition of Commerce and Culture.

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

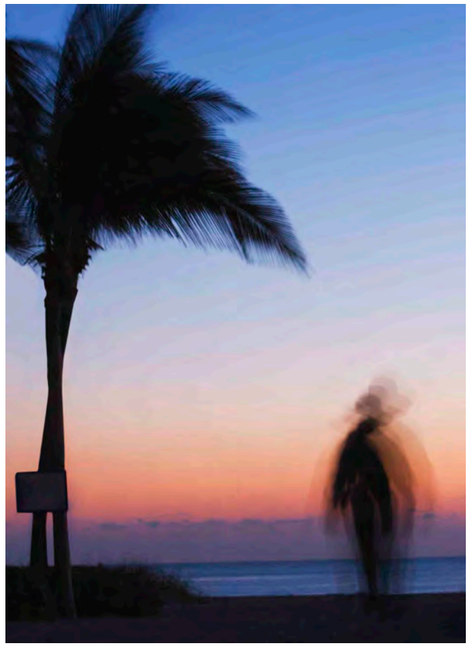


LOCATION

A Walk-around Neighborhood



Located in the heart of Downtown Miami, Brickell Flatiron is ideally situated within walking distance of Mary Brickell Village and Brickell City Centre — offering residents unparalleled access to a wide array of fashionable conveniences — with picturesque sidewalk cafés, fine dining, shopping, markets, outdoor and cultural activities along the way.



Artist's Rendering

Public Spaces

from

A MODERN MASTER

JULIAN SCHNABEL

BRICKELL FLATIRON

Julian Schnabel / Untitled, 2012 / oil on map / 97 x 64 3/4 in

JULIAN SCHNABEL

Julian Schnabel / Accattone, 1978 / oil, wax, modeling paste on canvas / 84 x 72 in

Julian Schnabel was born in New York City in 1951. In the late 1970s and early '80s he destroyed the barrier between figurative and abstract art and became one of the main figures in the resurgence of painting on the international art scene. His work has continued to influence what is seen as contemporary art today.

Schnabel's work has been exhibited all over the world. His paintings, sculptures, and works on paper have been the subject of numerous retrospective exhibitions. His work is included in the public collections of the Museum of Modern Art, New York; Whitney Museum of American Art, New York; Metropolitan Museum of Art, New York; Museum of Contemporary Art, Los Angeles; Guggenheim Museum, New York and Bilbao; Tate Gallery, London; Tokyo Metropolitan Art Museum, Tokyo; Museum of Fine Arts, Houston; Museo Nacional Centro de Arte Reina Sofía, Madrid; National Gallery of Art, Washington D.C.; National Gallery of Australia, Canberra; San Francisco Museum of Modern Art, San Francisco; Hamburger Bahnhof, Berlin; Kunstmuseum, Basel; Fondation Musée d'Art Moderne, Luxembourg; and Centre Georges Pompidou, Paris.

The Afflicted Organ, On Bees, Ignatius of Loyola, Julian Schnabel's studio, New York, New York, 1988

Rendering of rug designed for Brickell Flatiron by Julian Schnabel, 2014

Julian Schnabel / Untitled (Gramercy Park Hotel), 2006 / 20 x 24 in Polaroid Camera / 33 x 22 in

In 1996 Schnabel wrote and directed the feature film Basquiat about fellow New York artist Jean-Michel Basquiat. Schnabel's second film, *Before Night Falls,* based on the life of the late exiled Cuban novelist Reinaldo Arenas, won both the Grand Jury Prize and the Coppa Volpi for best actor for Javier Bardem at the 2000 Venice Film Festival. He won Best Director at the Cannes Film Festival in 2007 for *The Diving Bell and the Butterfly* and two Golden Globes, award for Best Director and Best Foreign Language Film. *The Diving Bell and the Butterfly* was also nominated for four Academy Awards.

In recent years, Schnabel designed the interior public spaces of Gramercy Park Hotel and built the Palazzo Chupi on West 11th Street. Julian Schnabel currently lives and works in New York City and Montauk, Long Island.

Julian Schnabel / Untitled (Gramercy Park Hotel), 2006 / 20 x 24 in Polaroid Camera / 33 x 22 in

Julian Schnabel / Untitled (Gramercy Park Hotel), 2006 / 20 x 24 in Polaroid Camera / 33 x 22 in

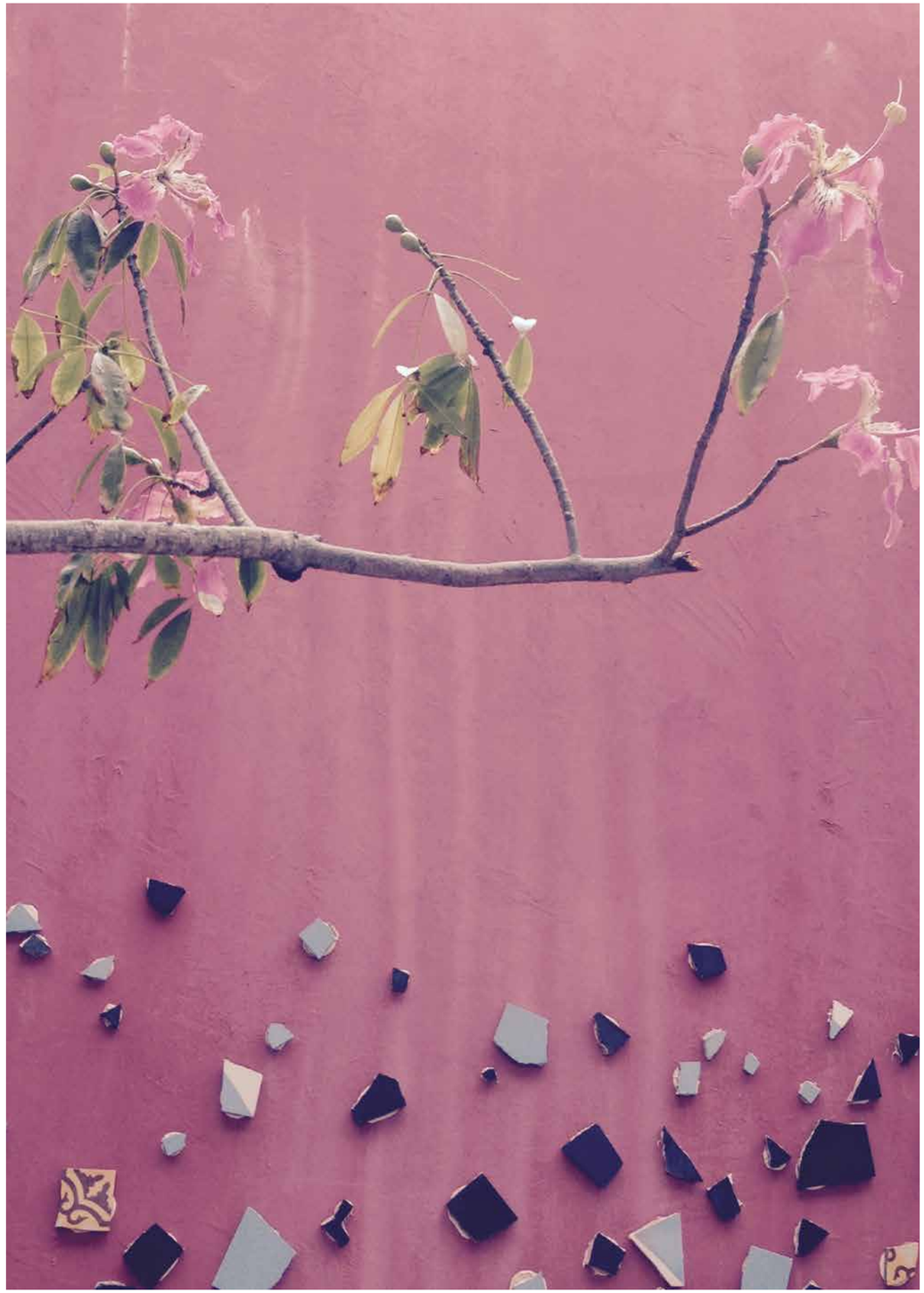
Chairs designed by Julian Schnabel, Julian Schnabel's studio, New York, New York, 2013

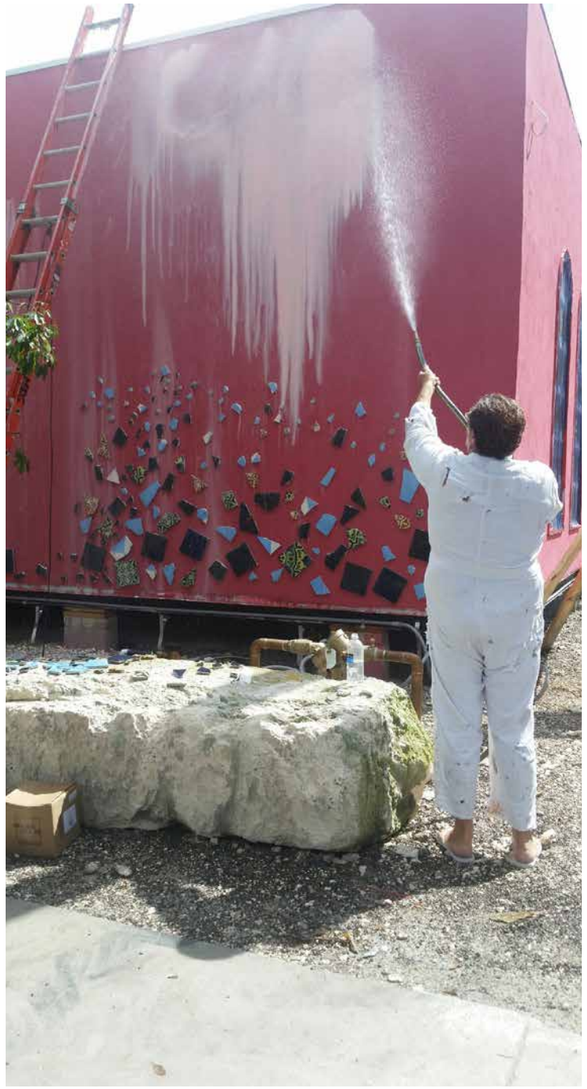
Interior of Palazzo Chupi, New York, New York, 2013

"Schnabel's foray into filmmaking has bolstered his impulse to create three-dimensional environments that extend beyond the picture plane and into the viewer's space. The environments Schnabel has created do not reflect a dalliance in interior design, rather they are consistent with the preoccupation of redirecting space evident throughout his career."

BONNIE CLEARWATER
Director and Chief Curator, NSU Museum of Art Fort Lauderdale.

Fireplace designed by Julian Schnabel, Palazzo Chupi, New York, New York, 2011





Brickell Flatiron Sales & design Gallery, mosaic by Julian Schnabel, Miami, Florida, 2014

Sawtooth Sconce and Brickell Flatiron (BF) tabletop, Montauk, NY, 2014

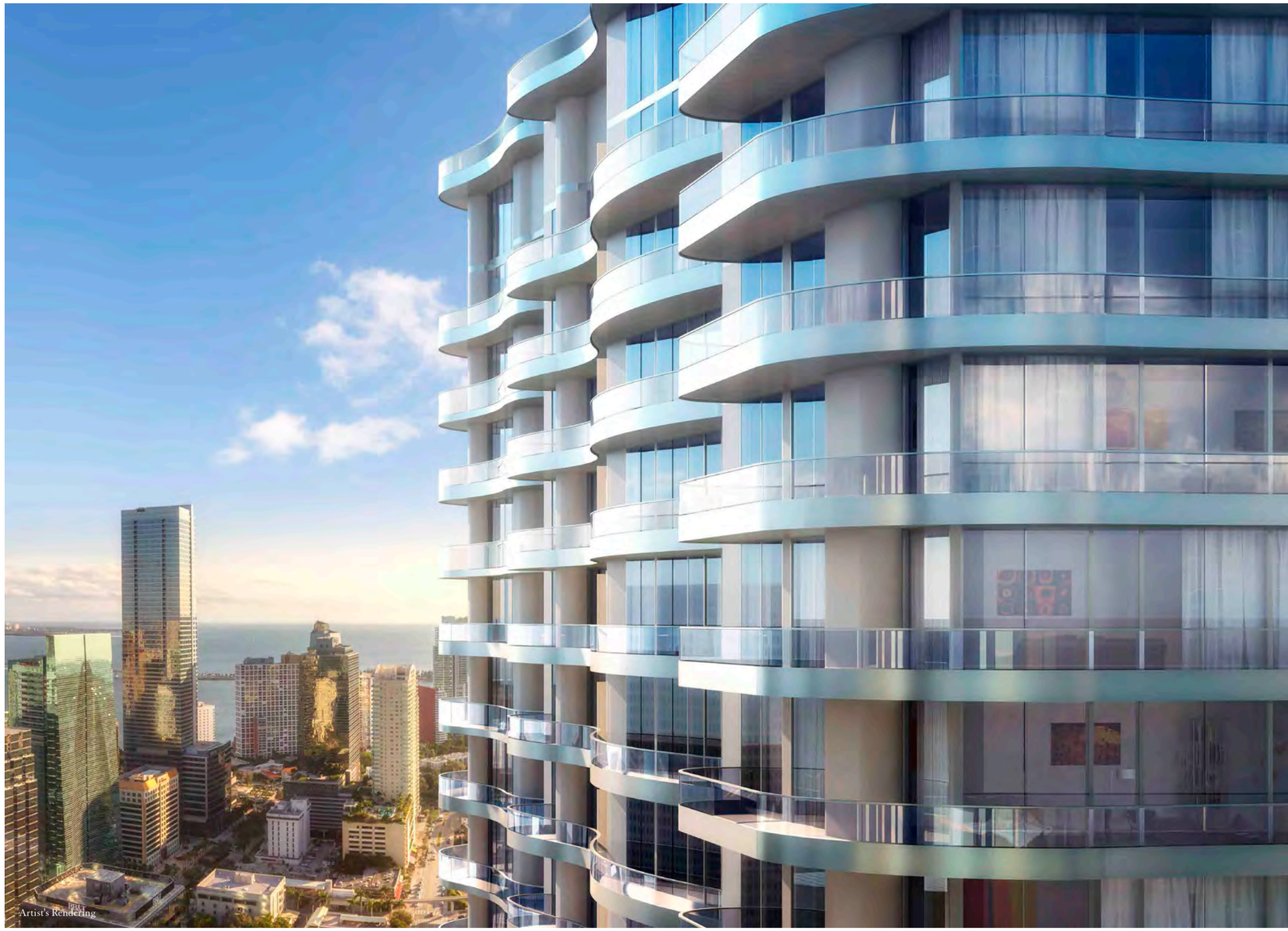
BRICKELL FLATIRON

SALES & DESIGN GALLERY

1001 SOUTH MIAMI AVENUE, MIAMI, FLORIDA, 33130 | 305-400-7400

A More Playful Line

Brickell Flatiron's innovative architectural design introduces flowing curvilinear forms to accommodate spacious floor plans. This slender glass tower soars sixty-four stories high — providing expansive bay and city views.



Page 1
Artist's Rendering

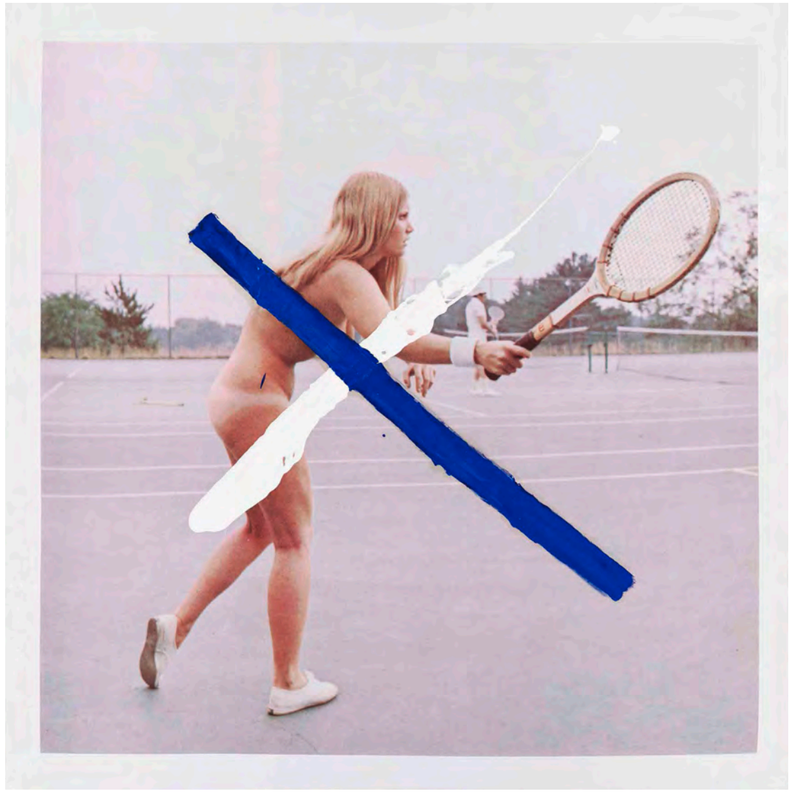


Image Courtesy of Julian Schnabel

Rooftop Pool, Spa & Fitness Center

Artist's Rendering

A Beacon of Design and Innovation.

Soaring over 700ft in the air, Brickell Flatiron offers inspiring views of Downtown Miami's cityscape and the glimmering Biscayne Bay. Brickell Flatiron invites its residents to take full advantage of the many extraordinary services, amenities and comforts.

18TH FLOOR AMENITIES LEVEL

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

THE GROUNDS AT BRICKELL FLATIRON

- Brickell Flatiron Park Café with indoor/outdoor seating
- Pet-friendly building and dog walk
- Upscale retail and restaurant environments

Artist's Rendering

64TH FLOOR ROOFTOP POOL, SPA & FITNESS CENTER

- Retreat to an urban sky sanctuary overlooking Biscayne Bay and all of Downtown Miami. The rooftop amenities are designed to help our residents achieve total mind-body wellness
- The rooftop spa is a unique concept combining therapeutic services with a host of offerings, including private steam, sauna, and locker facilities. The fitness center features state-of-the art high-tech cardiovascular and weight-training facilities, plus pilates, yoga, and an aerobics studio
- 64 floors above the Brickell skyline, the rooftop pool deck boasts sweeping, unobstructed 360º water and city views. The plush day beds and chaises offer the perfect retreat for sun worshippers, while cabanas are available for those seeking a relaxing, shady escape

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 soundproofing, exceeding industry standards

ADVANCED TECHNOLOGY & SECURITY

- Wi-Fi available throughout the building, including outdoor amenities areas
- Fiber optic building backbone providing high- speed Internet access
- Electronic Access controlled building entry points
- "Brickell Flatiron Link": 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 increased 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

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Artist's Rendering

Artist's Rendering

Interior Features

With attention to detail and meticulously selected materials — including custom Italian finishes and professional-grade German appliances — Brickell Flatiron is a home for those whose standards of luxury demand the highest quality surroundings. All residences are furniture-ready and include premium, Italian porcelain tile flooring throughout the unit and terrace.

Artist's Rendering

KITCHEN

- Italian made, custom designed and fully accessorized Snaidero kitchen cabinetry with stainless steel backsplash and stone countertops
- Interior cabinetry and kitchen counter LED lighting
- Miele stainless steel electric oven and microwave
- Miele electric cooktop with custom designed stainless steel exhaust hood
- Miele 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 and custom designed Milldue suspended cabinetry
- Polished, imported Italian marble floor, base, and accent walls
- 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 designed sconces
- Custom designed under mount oversized tub with LED lights
- Duravit white high-gloss ceramic toilet with soft close lid

POWDER ROOM

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

SECONDARY BATHROOM

- Italian manufactured and custom designed Milldue suspended cabinetry
- Polished, imported Italian floor and base
- Chrome-finished Zucchetti faucets and fixtures made in Italy
- Duravit white high-gloss ceramic toilet with soft close lid
- Wall mirror designed and made in Italy

LAUNDRY

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

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Artist's Rendering

CEILING

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

WALLS

- Insulation for enhanced soundproofing 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 and 7' in tower residences
- Italian designed and manufactured hardware and 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 PC, tablet, 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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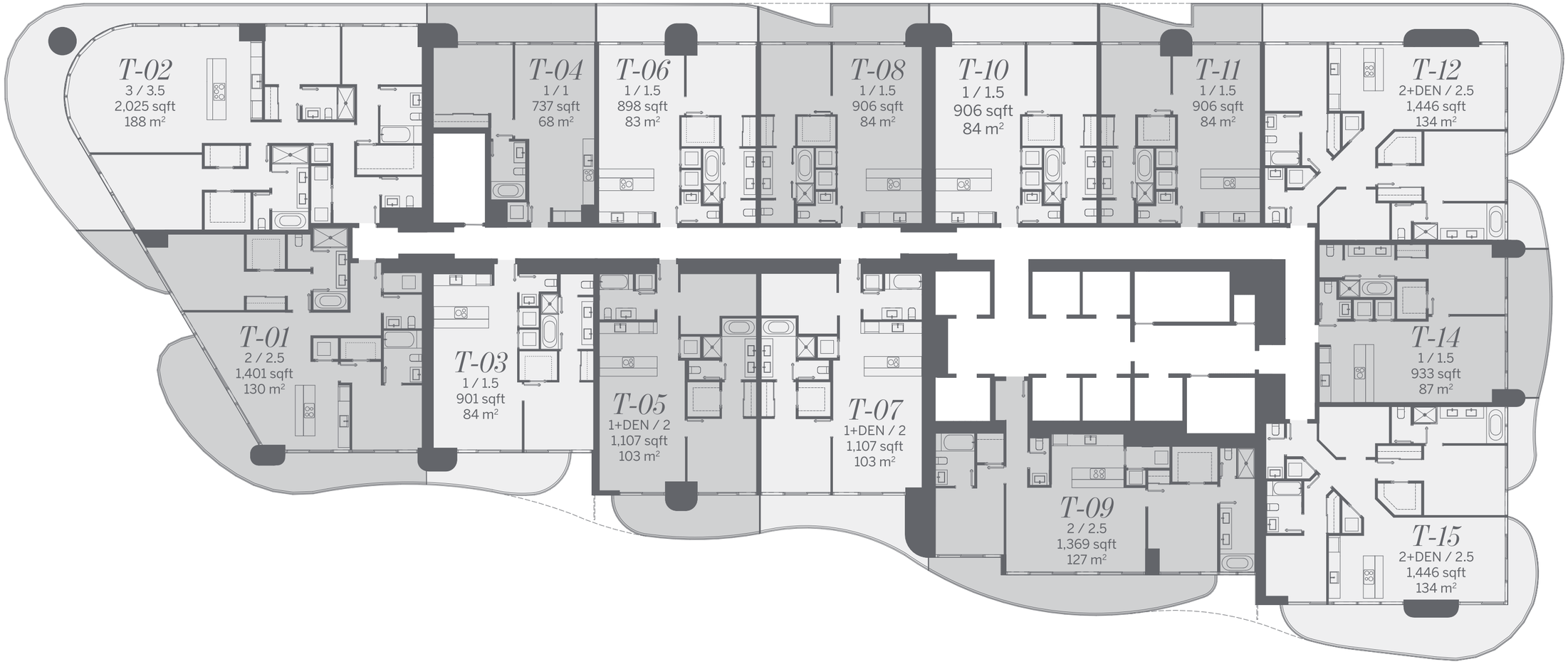


TOWER UNITS

Keyplan / Levels 19-49

EQUAL HOUSING OPPORTUNITY

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.

N

PENTHOUSE UNITS

Keyplan / Levels 50-61

EQUAL HOUSING OPPORTUNITY

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.

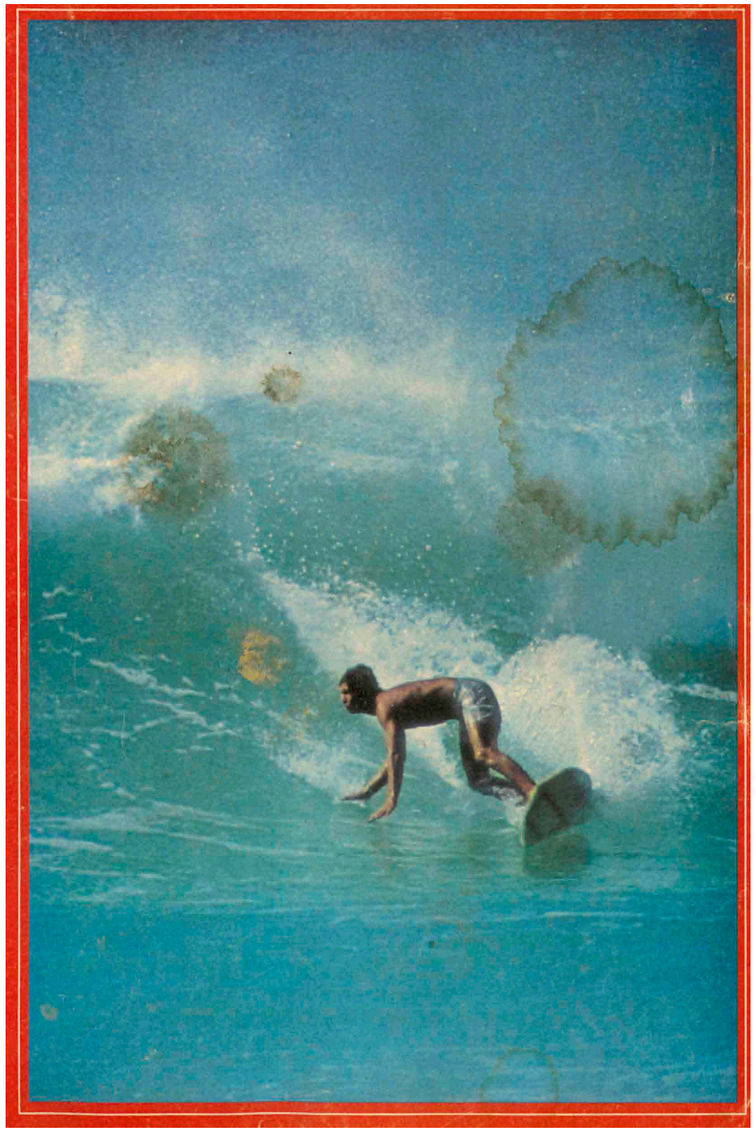


Image Courtesy of Julian Schnabel

The Feeling You've Arrived.

Steps from the bay, proximity to the best of Downtown Miami.
1001 South Miami Avenue, Miami, Florida, 33130

DEVELOPER

Epic Miami Residences & Hotel, Miami

Porto Vita, Aventura

Ugo Colombo

CMC GROUP, INC.

Ugo Colombo has played a pioneering role in the development of Miami's downtown skyline. He is widely regarded as one of South Florida's most respected and successful residential and commercial developers. Born in 1961 in Milan, Italy, Mr. Colombo came to the United States in 1983. His real estate career began while he was studying at the University of Miami. After acquiring and selling the inventory in two Brickell Avenue buildings– the Imperial, Villa Regina Condominium, Mr. Colombo and his company, CMC Group, focused on the design and construction of high-rise luxury condominium buildings on Brickell Avenue, Miami Beach and Aventura.

Ugo Colombo has developed many landmarks on the Miami skyline – Bristol Tower and Santa Maria on Brickell Avenue – both of which helped redefine the condominium market in South Florida. He also played a significant role in the rejuvenation of Miami Beach's South Beach community by redeveloping two of Ocean Drive's most important Art Deco hotels: the Waldorf and Casa Grande. In Aventura in North Miami-Dade County, Ugo Colombo participated in a joint venture to create the ultimate in country club living: Porto Vita, a Mediterranean-style village located along the Intracoastal Waterway. Ugo Colombo's most recent development successes include Epic Residences and Hotel, a 55-story luxury condominium and hotel at the mouth of the Miami River in Downtown Miami; Grovenor House, a 166-unit luxury condominium project completed in 2006 in the heart of Miami's Coconut Grove community; and Beach House 8, a luxury boutique condominium on Miami Beach.

In 1994, Ugo Colombo acquired The Collection, a seven-franchise luxury automotive dealership (Jaguar, Porsche, Ferrari, Maserati, Aston Martin, Audi and McLaren). The Collection is ranked as one of the top performing luxury car dealerships in the United States.

In 2002, CMC Group completed a 750,000-square-foot mixed-use office/retail development in Coral Gables to house The Collection and third-party office and retail tenants. In addition to The Collection, 4000 Ponce offers 150,000 square feet of Class A office space and 32,000 square feet of ground-level retail space.

"Every property offers a new opportunity to create beauty. From the shape of a building to the materials inside of it, each choice is about creating an elegant lifestyle."

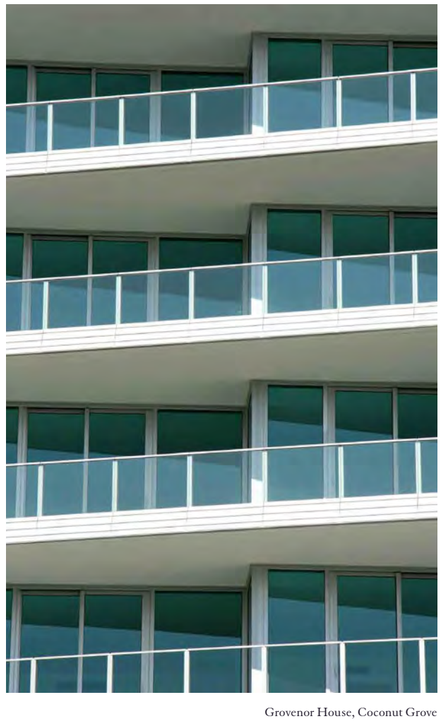
UGO COLOMBO
Founder, CMC Group

Bristol Tower , Miami

4000 Ponce, Coral Gables

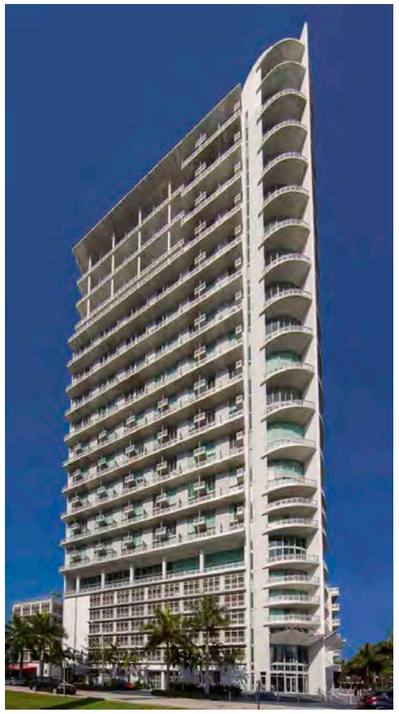
Beach House 8, Miami Beach

Santa Maria, Miami



Grovenor House, Coconut Grove

900 Biscayne, Miami



Neo Vertika, Miami

Porto Vita, Aventura

“The underlying philosophy behind our success has been our willingness to persevere in the pursuit of the architectural concepts and details we believe will make a project successful for our clients and their customers.”

LUIS REVUELTA
Architect

Luis Revuelta

LRI INTERNATIONAL

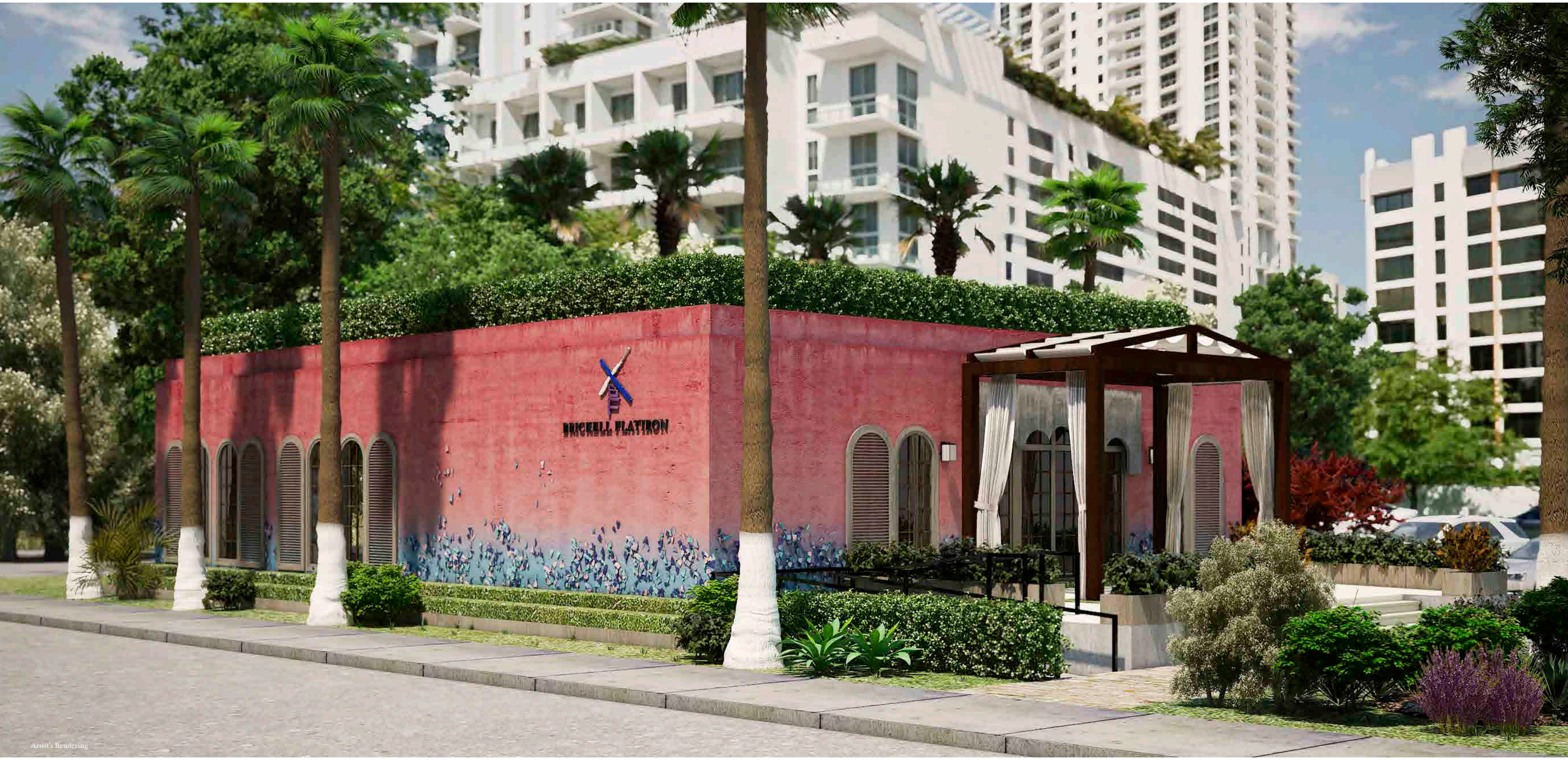
A principal of Revuelta Architecture International, P.A., during the last 39 years Mr. Revuelta has worked on numerous major and complex projects in Miami, Miami Beach, Coral Gables, Fort Lauderdale, and internationally. In recent years, he has designed and project-managed the tallest and most complex condominium buildings in the southeastern United States. The architect in charge of design for many of South Florida’s most prestigious luxury condominiums, Mr. Revuelta’s work includes the EPIC Residences & Hotel, Bristol Tower, Santa Maria, Porto Vita-South, Porto Vita-North, The Bath Club, Azure, Jade Residences, Il Villagio and Grovenor House.

Mr. Revuelta founded his firm with a commitment to provide his clients quality design balanced with sustainable and economically feasible solutions, delivered within stringent time schedules. This philosophy in the past two decades has been the cornerstone of the success of his projects. Mr. Revuelta has partnered with top local and national developers in the design and creation of some of South Florida’s leading landmark residential, commercial, hospitality, automotive and mixed-use projects.

This experience gained over the years has contributed to the successful evolution of functionally sound, as well as aesthetically pleasing, projects. The conservation and rehabilitation of historically significant structures, green systems and sustainable building practices, figure prominently in the long - term goals and expertise of the company.

Jade, Miami

Il Villagio, Miami Beach



Artist's Rendering

Artist's Rendering

The Brickell Flatiron
Sales & Design Gallery

To book a private viewing, please contact the Sales & Design Gallery:
1001 South Miami Avenue, Miami, Florida, 33130
305-400-7400 | info@brickellflatiron.com
www.brickellflatiron.com

EQUAL HOUSING OPPORTUNITY

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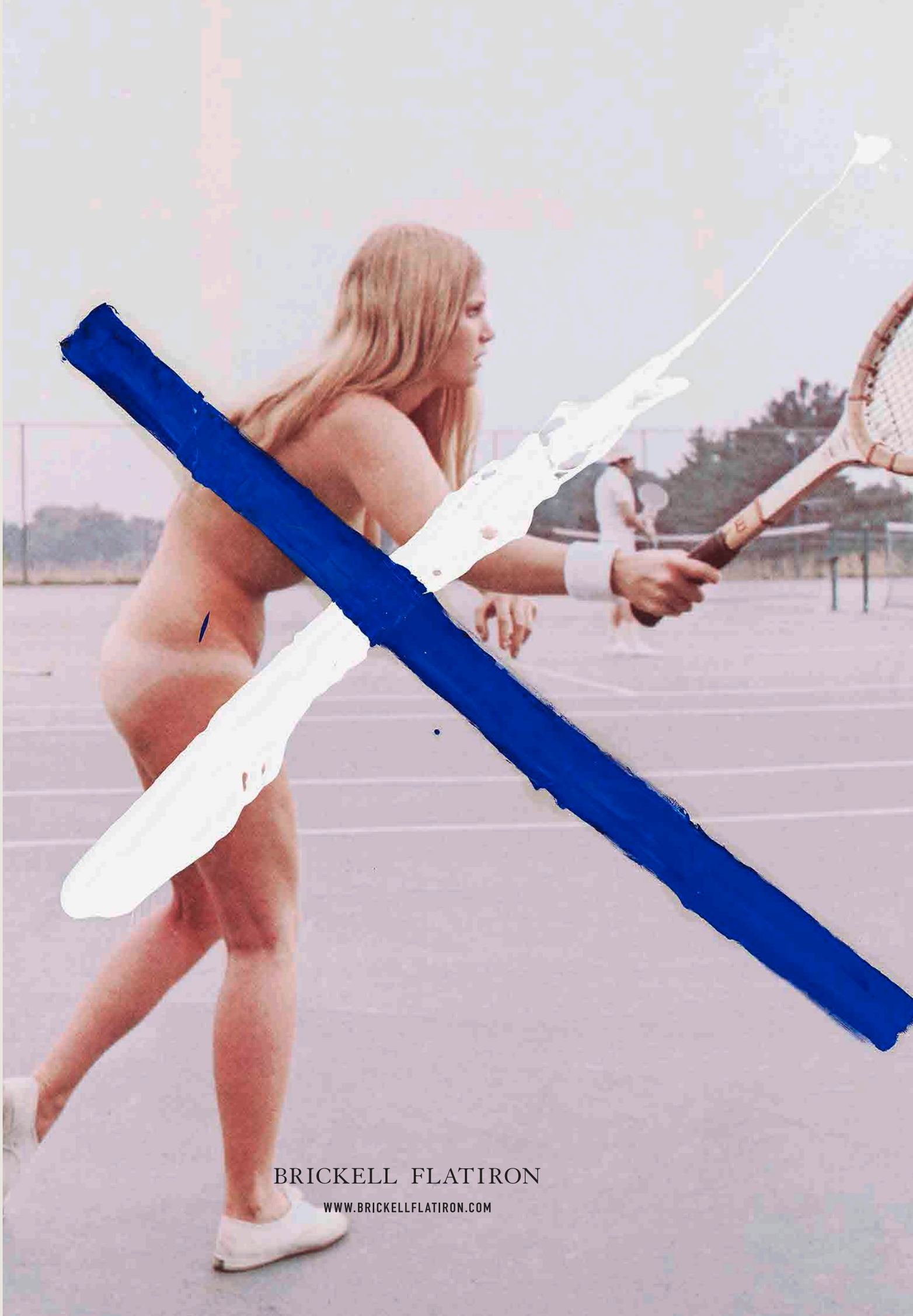
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