

domus®

BRICKELL PARK



Domus FLATS is a rare gem that combines the cozy comforts of home with the exceptional service, security, and consistency of a top-tier hotel, all within the vibrant heart of Brickell, Miami's most exciting neighborhood.

All the Essentials *in* Excellent Taste

DOMUS FLATS — BRICKELL PARK

VISIONARY TEAM

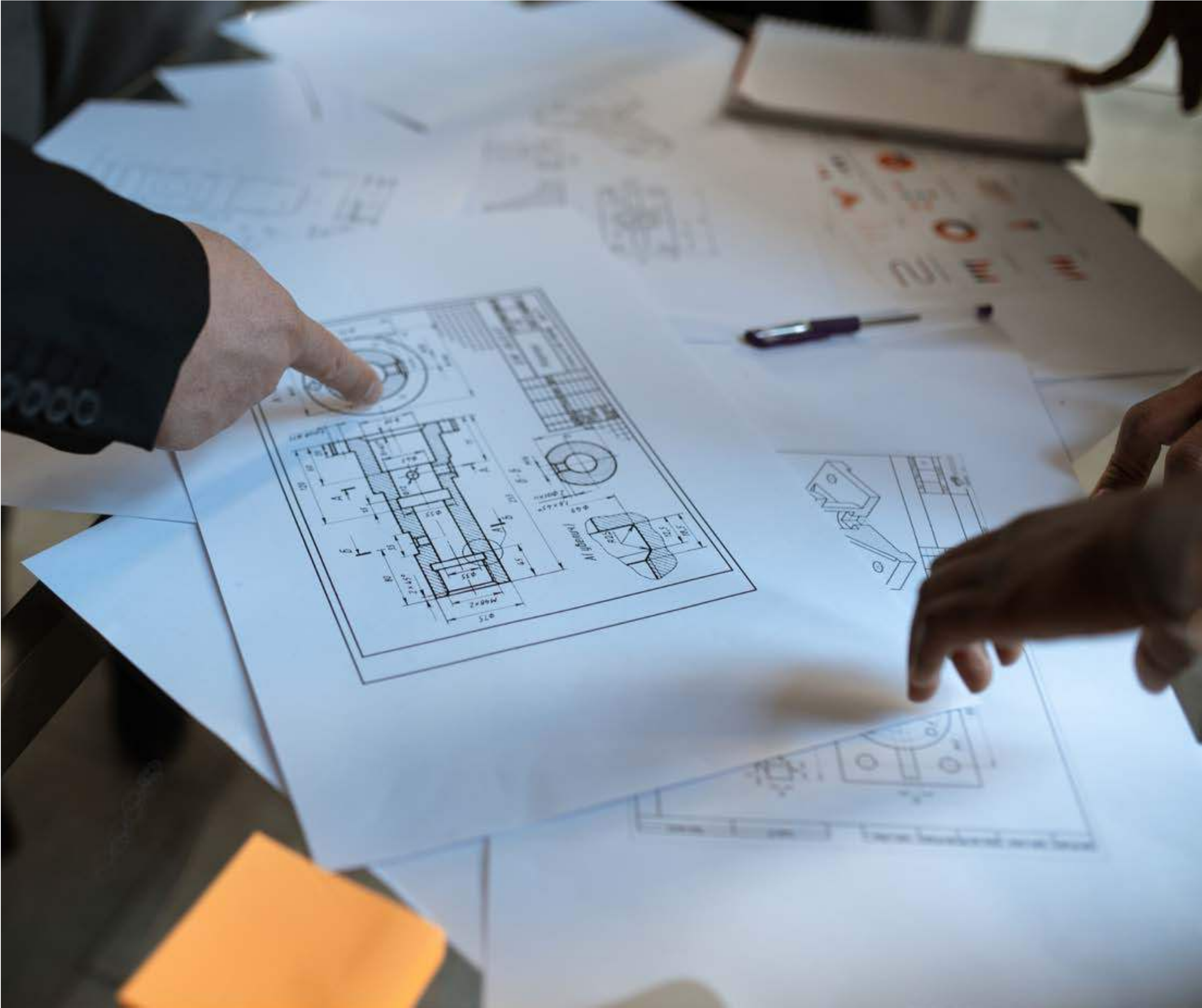


ALL THE TOP PLAYERS.
ALL THE RIGHT EXPERTISE.

Built on Collaboration, Driven *by* Expertise.

NORTH DEVELOPMENT

With five decades of combined expertise with high-profile projects in prominent locations, North Development specializes in creating properties with high revaluation and re-purchase value. The company’s unique business ecosystem not only enhances local communities but also delivers tremendous value to end users.





TWO LEADERS,
ONE HUGE ADVANTAGE
FOR DOMUS

COMBINED SALES
USD 4 BILLION

OAKCAPITAL



THE RITZ-CARLTON RESIDENCES, MIAMI BEACH

 **EDIFICA**



STUDIO4, PERU

52

Combined years of experience in
USA, Brazil, and Perú

108

Combined projects in
the USA, Brazil, and Perú

33

Combined projects
Under development / Construction

75

Combined projects delivered



RITZ-CARLTON HOTEL - SAVANNAH, GEORGIA

ZYSCOVICH

Zyscovich is a full-service architecture, interior design, and planning firm with six offices in Florida—Jacksonville, Orlando, Winter Park, Tampa, West Palm Beach, and Miami—as well as in New York City and Boston. Founded in 1977, their interdisciplinary practice is involved in rigorous design and research that yields innovative, healthy, resilient, and sustainable places to live, learn, work, and play.



DESIGN DISTRICT FLAGSHIP - MIAMI, FL

URBAN ROBOT ASSOCIATES

Urban Robot is a full-service design collective that specializes in architecture, interior design, landscape architecture, and urban design, with a focus on hospitality. The team collaborates to develop a multidisciplinary approach for all projects to generate a unique vision and create meaningful, memorable, and functional experiences. The firm draws on the diverse design backgrounds of its team to generate unique narratives that are faithful to the concept and adapted to each project. They strive to tell stories by making places.



CERVERA REAL ESTATE

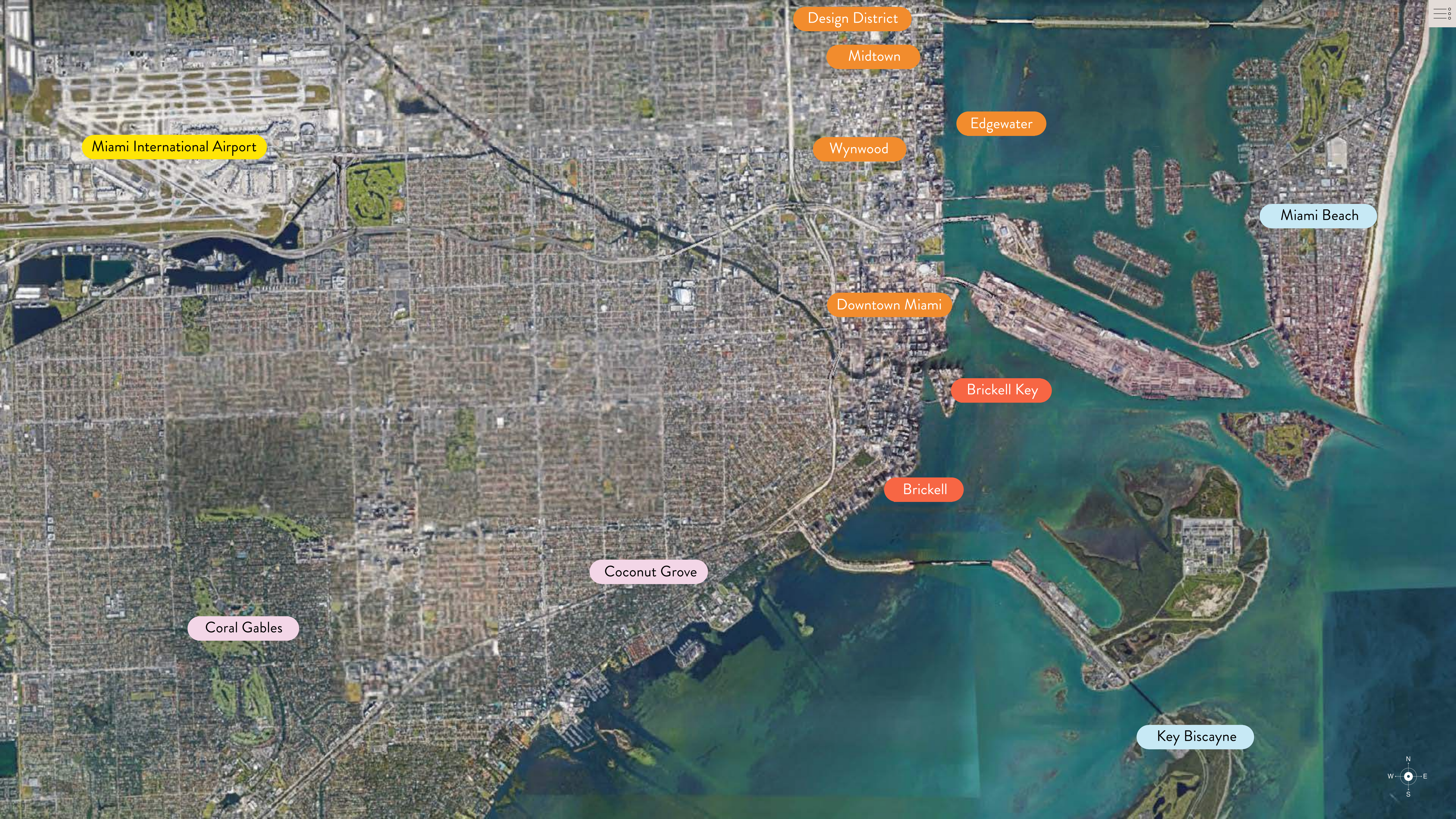
Cervera Real Estate is a South Florida-based family-owned and operated real estate company. Their over half-century transformation of the South Florida landscape has proven that personalized customer service ensures clients’ satisfaction. A far-reaching and unrivaled international network and decades on the ground have cultivated unique and long-lasting relationships with developers, architects, investors, and real estate firms that are crucial to the success of clients and partners.

LOCATION

Own in a place *that* moves you.



An Urban Oasis *in* Brickell Park



Miami International Airport

Design District

Midtown

Wynwood

Edgewater

Miami Beach

Downtown Miami

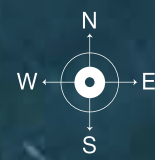
Brickell Key

Brickell

Coconut Grove

Coral Gables

Key Biscayne

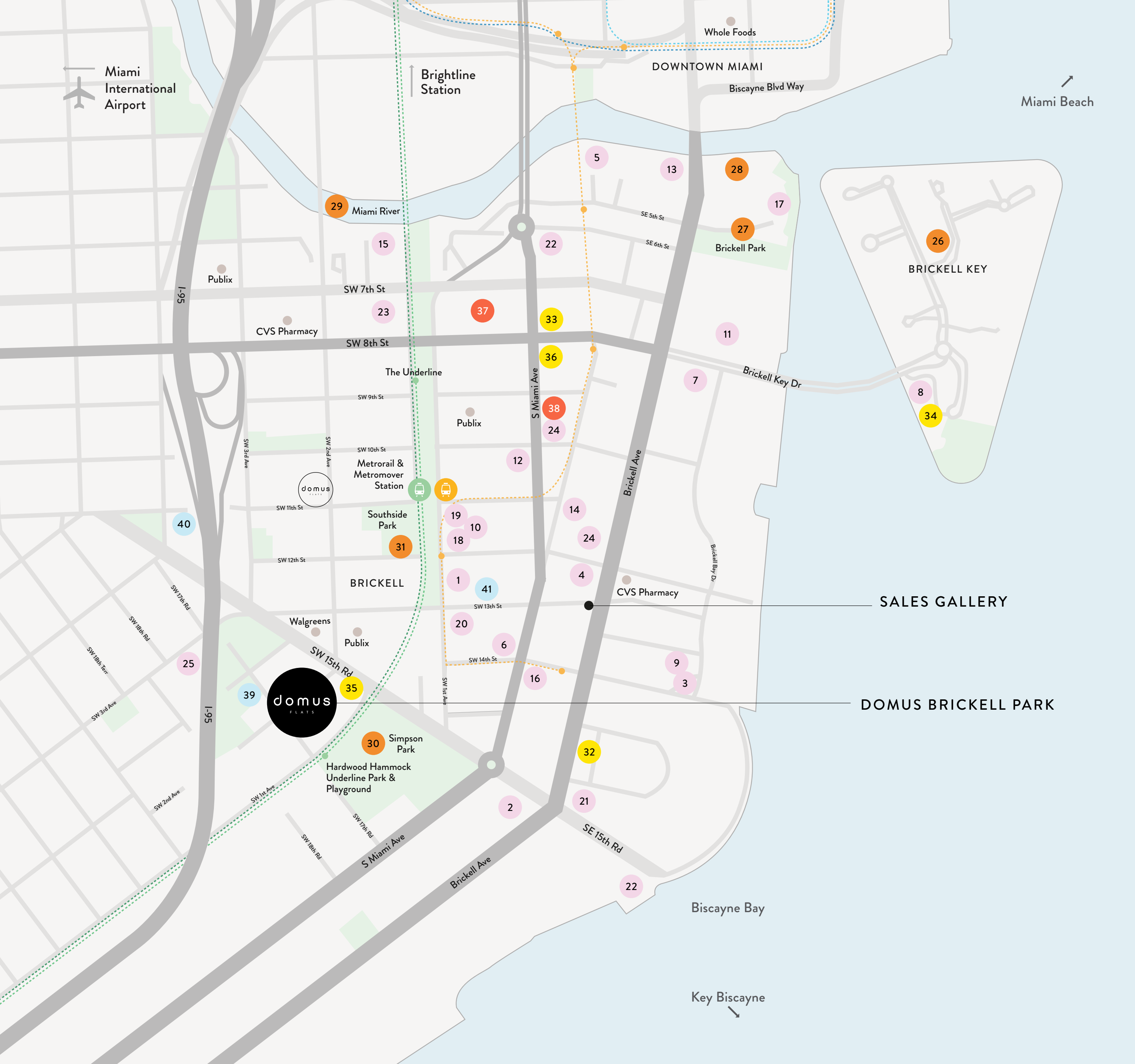




domus®
BRICKELL PARK



The best of Miami. The best of Brickell.
All *at* one address.



KEY POINTS OF INTEREST

The Best *of* Miami

- FINE DINING**

 1. Cipriani
 2. Chateau ZZ's
 3. Delilah
 4. Dirty French Steakhouse
 5. Elcielo Miami
 6. Fi'lia
 7. Komodo
 8. La Mar by Gastón Acurio
 9. LPM Restaurant & Bar
 10. Marion
 11. Osaka Miami
 12. Sexy Fish Miami
 13. The Capital Grille
- LANDMARKS**

 26. Brickell Key
 27. Brickell Park
 28. Miami Circle National Historic Landmark
 29. Miami River
 30. Simpson Park
 31. Southside Park
- HOTELS**

 32. Four Seasons Miami
 33. EAST Hotel Brickell
 34. Mandarin Oriental Miami
 35. Novotel Miami Brickell
 36. SLS Brickell
- RESTAURANTS & CAFÉS**

 14. Akashi
 15. American Social
 16. Barsecco
 17. Cantina La Veinte
 18. Coyo Taco
 19. El Tucán
 20. Gyu-Kaku Japanese BBQ
 21. Joe & The Juice
 22. Obba Sushi
 23. Rosa Sky
 24. Starbucks
 25. Casa Tua
- SHOPPING**

 37. Brickell City Centre
 38. Mary Brickell Village
- SCHOOLS**

 39. MATER Brickell Academy
 40. KLA Academy
 41. Southside Preparatory Academy
- ESSENTIALS**

Publix

Walgreens

CVS Pharmacy

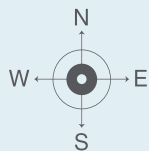
Whole Foods
- SALES GALLERY**

1200 Brickell Avenue
- TRANSPORTATION**

Metrorail Brickell Station

The Underline

Metromover





LOCATION — LIFE IN BRICKELL

Brickell City Centre

Brickell is known for its next-level mix of fashion, design, home and technology brands, all right next door. Domus is steps from Brickell City Centre and luxury boutiques.

DOMUS FLATS — BRICKELL PARK

Mary Brickell Village

A highly popular destination and landmark location set on 5.2 acres in the heart of Brickell—epicenter of Miami’s most revered shops, cuisine, luxury residences, 5-star hotels, refined office spaces, and more—all just a few blocks from Biscayne Bay, filled with essentials, indulgences and everything in between.





LOCATION — LIFE IN BRICKELL

A NEW CULINARY CAPITAL

Miami, exponentially growing in presence as a food destination, has brought multiple MICHELIN starred chefs to the city, which is also full of diverse cuisine, iconic institutions, and endless new cafés, bistros, and trattorias.

DOMUS FLATS — BRICKELL PARK

The Home of the Big Five:

Major League Soccer (MLS)
Major League Baseball (MLB)
National Football League (NFL)
Major Hockey League (NHL)
National Basketball Association (NBA)





The Brightline

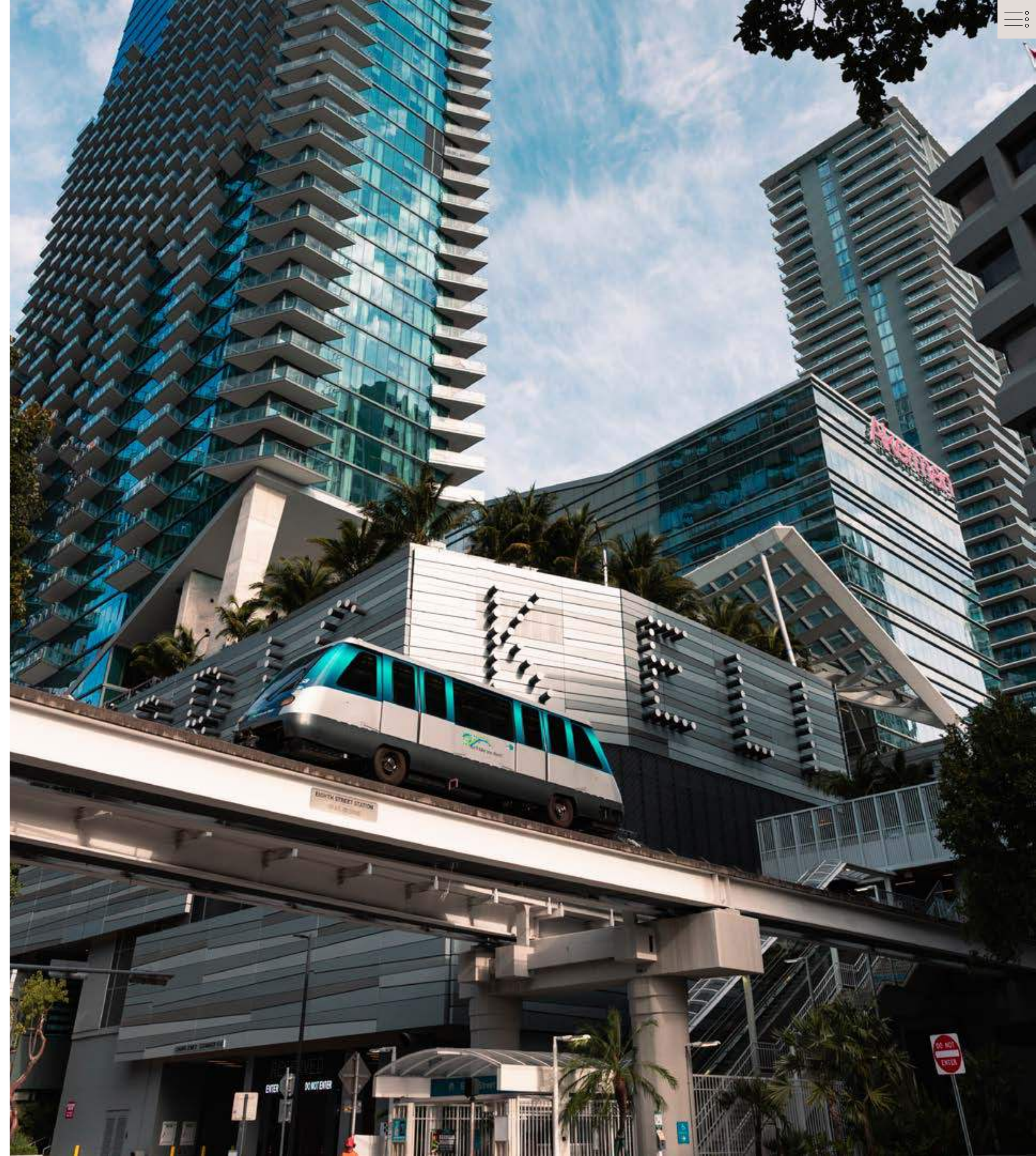
Convenience at your doorstep.
Take a brisk 1-block walk to the metromover station, which has a free direct route to the Brightline station, only minutes away.

Sit back and relax (or work) while enjoying easy access to the following destinations:

Aventura
|
Fort Lauderdale
|
Boca Raton
|
West Palm Beach
|
Orlando (Disney World Resort)

The Metromover & Metrorail

A couple of blocks away from Domus Brickell Park, both the Metromover and Metrorail offer easy, convenient access to the city of Miami and beyond—a fast and efficient way to get around town.



Simpson Park



Simpson Park, a sprawling 7.8-acre green space just across the street from Domus Brickell Park, invites residents to savor a range of outdoor activities. Enjoy leisurely strolls along scenic walking paths, relax with a picnic in the shaded areas, or unwind amidst the beautifully landscaped gardens.

This serene park provides a perfect balance to your vibrant urban lifestyle, offering a refreshing escape and a place to connect with nature in the heart of Miami's dynamic Brickell neighborhood.

The Underline

The Underline is transforming the land below Miami's Metrorail into a 10-mile linear park, urban trail, and public art destination.



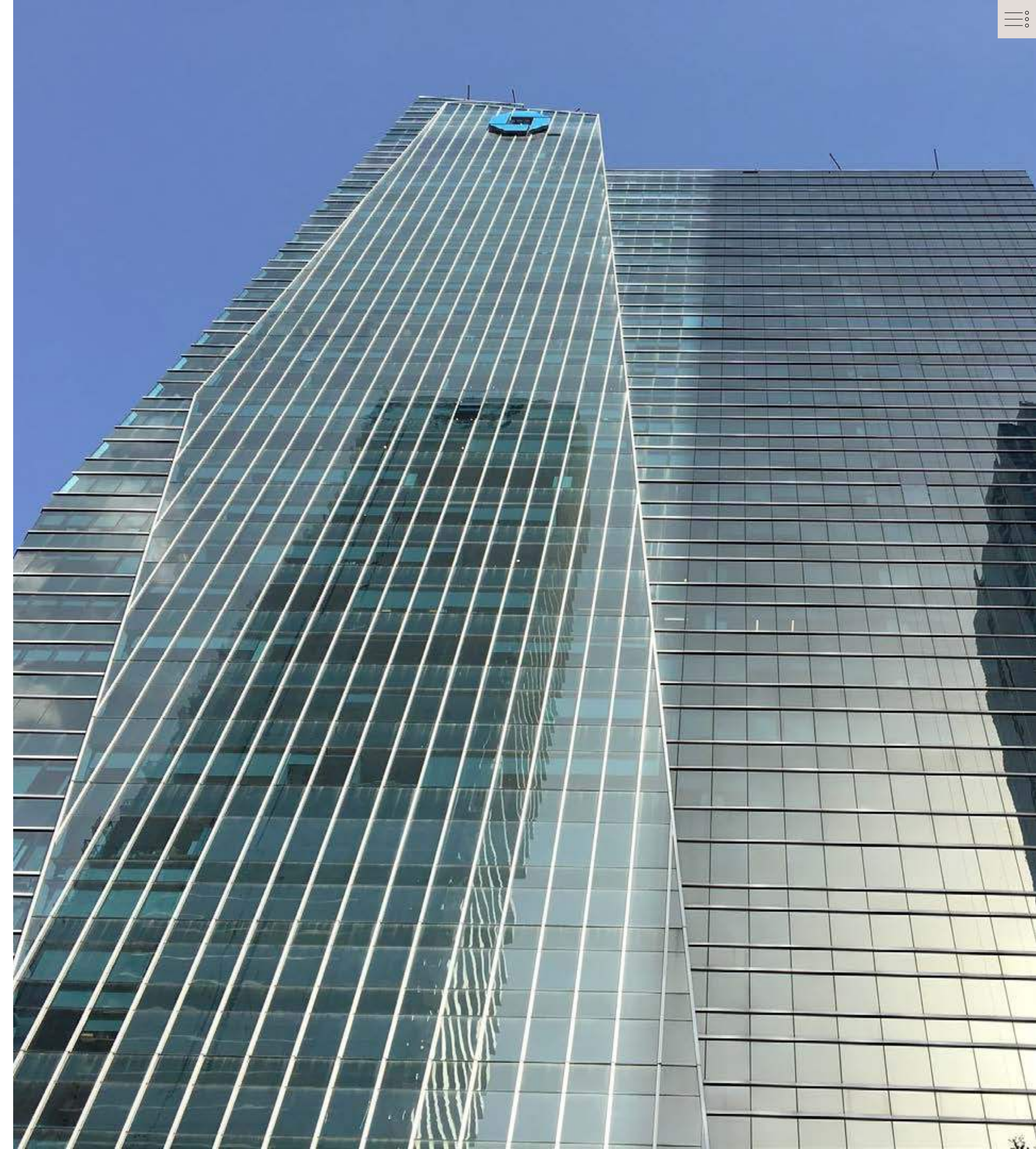
BANKING CENTER IN THE U.S.

The average daily room rate in 2022 was almost 30% higher than 2½ years ago, and the third highest in the nation.

Miami has the highest tourist-to-local ratio with 1,641 visitors to every 100 residents.

Hotel occupancy and dining have surpassed 100% of pre-COVID levels.

Office Occupancy
90.4%
(Q3 2023)



Business in Brickell

NEW BRICKELL COMPANIES:



KIRKLAND & ELLIS



SHORT DISTANCE FROM DOMUS:



BNY MELLON



GROWTH PARTNERS



CITADEL



THE NEXT MIAMI

Developer of Citadel HQ Tower:
‘We’re Moving as Fast as We Can’



Hedge Fund Citadel to
Move Headquarters to Miami
From Chicago

Bloomberg

Citadel Grabs Miami Office Space
Ahead of Building Its Own Tower

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STR Trends Report Data 2023

Averages for Hotels that Reported to STR

The industry’s most comprehensive market share product says that Brickell outperforms Downtown Miami.

Revenue
(Per Available Room)

+28.86%

GREATER
in Brickell Vs. Downtown Miami

Rates

+18.83%

NIGHTLY
in Brickell Vs. Downtown Miami

Occupancy

+5.7%

in Brickell Vs. Downtown Miami

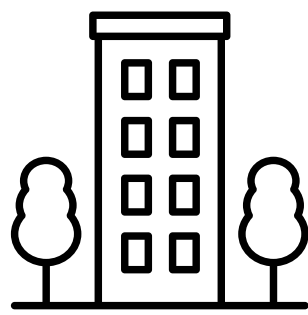


BUILDING



WELCOME TO
DOMUS BRICKELL PARK





171

fully furnished
UNITS

12-story
BUILDING



Keyless entry
SMART LOCK
system

BUILDING FEATURES



studios,
1 & 2
bedrooms

330^{sq}
to
975^{sq}

Double-height Lobby with floor-to-ceiling windows

Ample co-working area

24-hour front desk

24-hour valet service
(30 free days per year for 1 year)

Filtered air conditioning in all common areas

Centralized water filtration system

EV charging stations

Wind impact resistant windows

9+ ceiling height

Surround sound speakers with ambient music

Pet friendly

A Sense *of* Home Wherever You Are

Interiors designed to fit your life, with sleek modern fixtures, quartz countertops, cozy kitchenettes, and contemporary hard flooring. Flexible layouts and open spaces allow residents to make each Domus all their own.





Residence Features



Italkraft Cabinetry

Keyless entry smart lock system

Modern fixtures

Quartz countertops

CLEAR UV
filtered water

Private balcony in all FLATS

Washer and dryer

Kitchen equipped
with premium
appliances including
speed oven,
dishwasher, and
refrigerator

Delivered fully finished
and furnished with hard
flooring throughout

ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING



AMENITIES

A photograph of a woman with dark hair, wearing a white ribbed tank top, lying on her back in a swimming pool. Her eyes are closed, and she has a serene expression. The water around her is a vibrant blue with white ripples. The text 'RESIDENCES WITH BENEFITS' is overlaid in a large, white, sans-serif font across the center of the image.

RESIDENCES WITH
BENEFITS

All *the* Amenities that Count.

THE PEACOCK ROOM

A Space Designed *to* Bring People Together

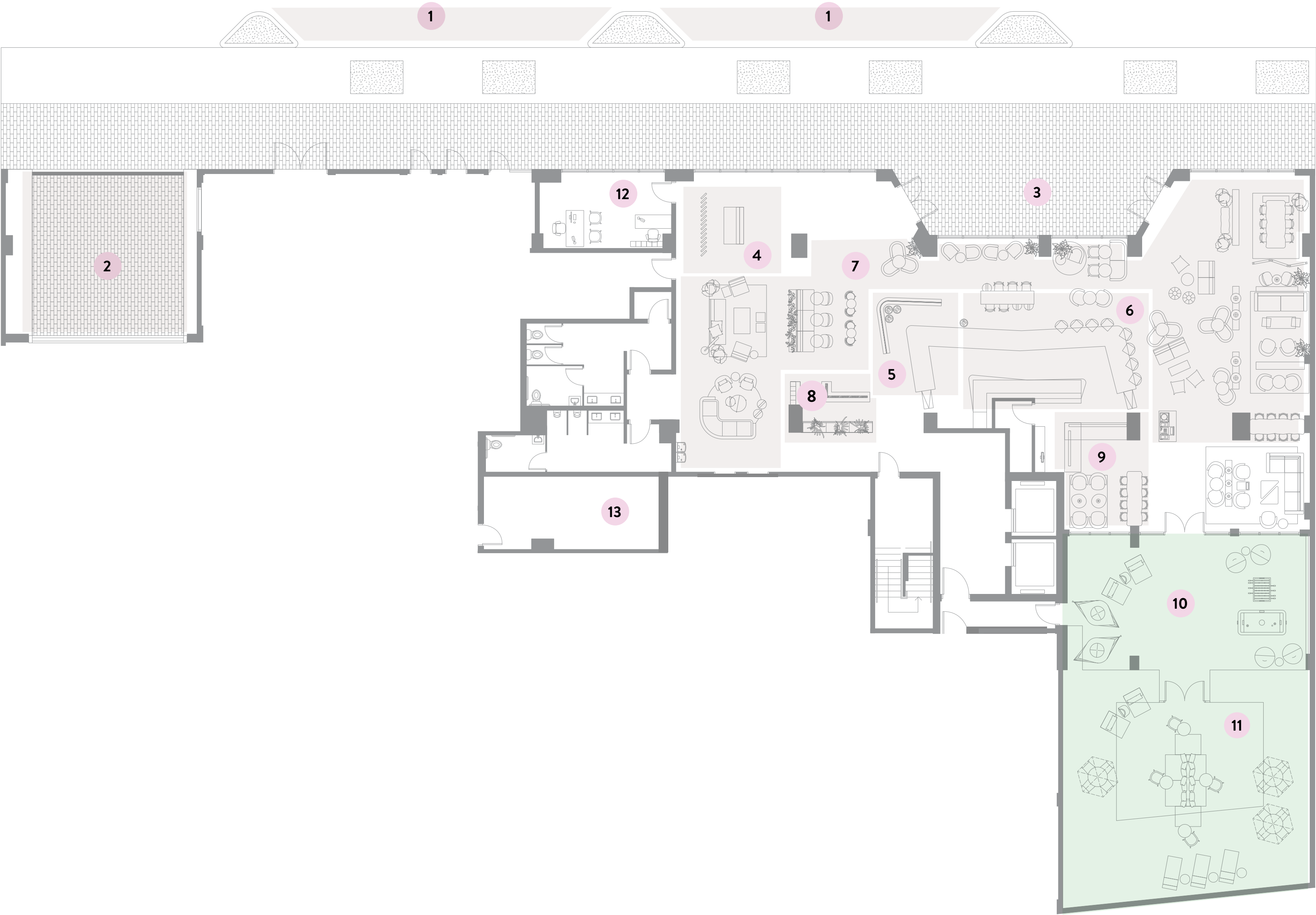








- 1 VALET DROP OFF
- 2 GARAGE ENTRANCE
- 3 ARRIVAL
- 4 WELCOME LOUNGE
- 5 BAKERY
- 6 COFFEE
- 7 COWROKING
- 8 MARKET
- 9 BAR
- 10 COVERED TERRACE
- 11 OUTDOOR GARDEN
- 12 ADMINISTRATION OFFICE
- 13 PACKAGE ROOM



WELCOME LOUNGE

*“It’s great to see you” has never
felt more genuine*



A convenient hub for residents and travelers
to access any service they need.

COFFEE & BAKERY

*Artisan-quality meets
everyday affordability*



Quintessential neighborhood staple where
everyone can enjoy a slice of life. Here, your local
barista is a familiar friend, a cheerful connection,
and most definitely a part of your community.

COWORKING

*Coworking and all-day
Meeting spaces*



Welcome to a workspace that inspires you,
relaxes you, and welcomes interactions with others.
Domus Brickell Park goes beyond coworking to
offer innovative, flexible meeting spaces for every
conversation, aka, real life that works.

MARKET

*A local artisanal market that’s both
an experience and a destination*



That’s why Domus Brickell Park has its own market for drinks, snacks, and other items ready to go when you are. Life should be packed with fun and enjoyment, not packed with more trips to the store.

GARDEN

*A charming natural oasis
in the heart of the city*



The vibrant energy of Downtown Brickell is only two blocks away, but you’d never know it from the garden at Domus. Surrounded by trees, blossoms, lush greenery, and with ample lounge seating, it’s a world all on its own.

BAR

Welcome to the Happiest Hours



The bar here is truly your local pub, city meet-up spot, and official destination for celebration and relaxation. All things toast-worthy deserve a spot that rises to the occasion.



Make a splash *on* the Brickell skyline.

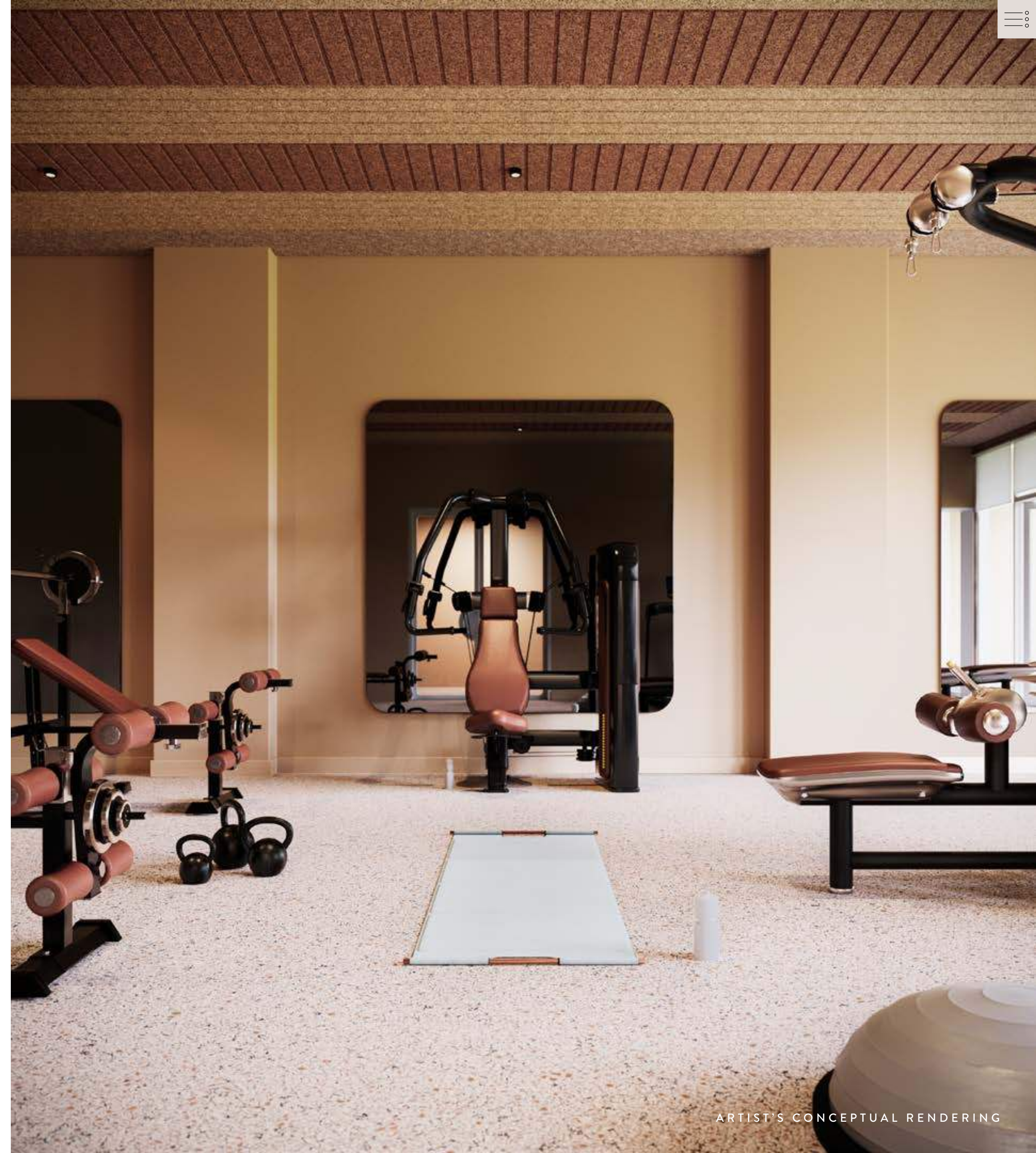






Whole Body Wellness

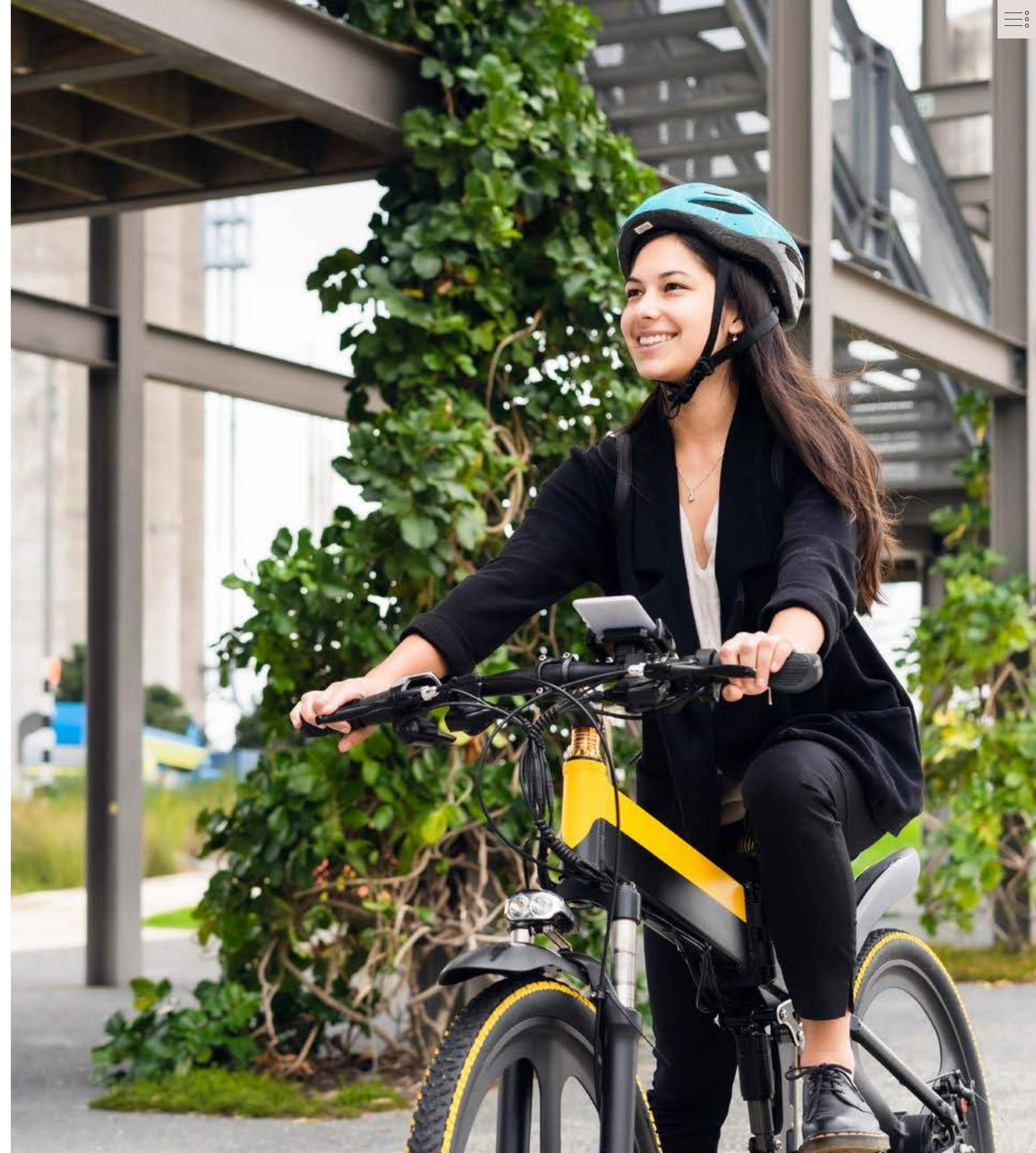
The modern definition of wellness is one that encourages balance between mind, body, and spirit. That's why Domus Brickell Park offers a steam room, fully equipped gym, treatment room, and a studio stretching space. There is a centralized UV water filtration system that runs throughout the entire building, as well as filtered AC in all common areas.





Hello Nature, Health, *and* Convenience

When you're this connected to the best of the city, you don't need to drive. Just take one of the Domus bikes and you'll be there in minutes.



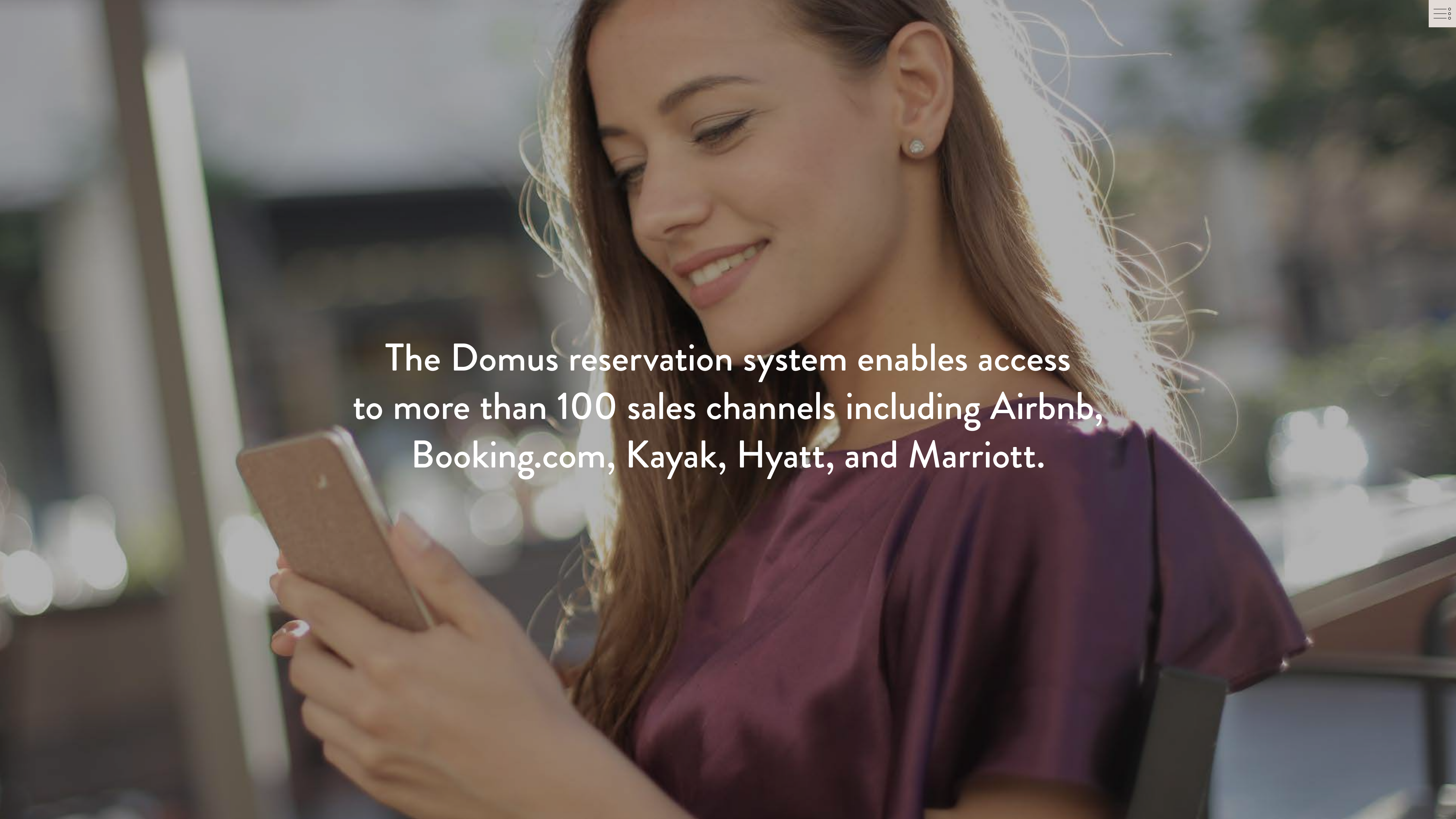
DOMUS FLATS — BRICKELL PARK

MANAGEMENT SERVICES



WELCOME TO LIFE
AT BRICKELL PARK

Everything You Need, Just How You Want it.



The Domus reservation system enables access to more than 100 sales channels including Airbnb, Booking.com, Kayak, Hyatt, and Marriott.

The Management Option

Quite simply, more visibility across more platforms means more opportunities to attract guests and make bookings. Domus offers a true global network with:

By using your system, properties have more than double their income level because of the additional exposure. For example, while a property listed on Airbnb would get approximately 100 million views a month you have it in front of about 1.2 billion people by showcasing it on about 100 platforms. Properties will also benefit from lower negotiated rates in some platforms, such as Expedia and Booking.



EASY SCHEDULING

The integrated Domus system instantly and automatically updates schedules and availability across all platforms, ensuring accurate bookings, no double bookings, and peace of mind.



STRATEGIC ALLIANCES

A unique element of the Domus rental system is a partnership with Marriott International and Hyatt. Guests can access a dedicated, streamlined app with quick ways to reserve future stays, redeem offers, or request a service.

BENEFITS FOR DOMUS OWNERS

- Exposure to more than 120-million-member loyalty program
- Guests book with confidence knowing Domus partners with globally recognized partners



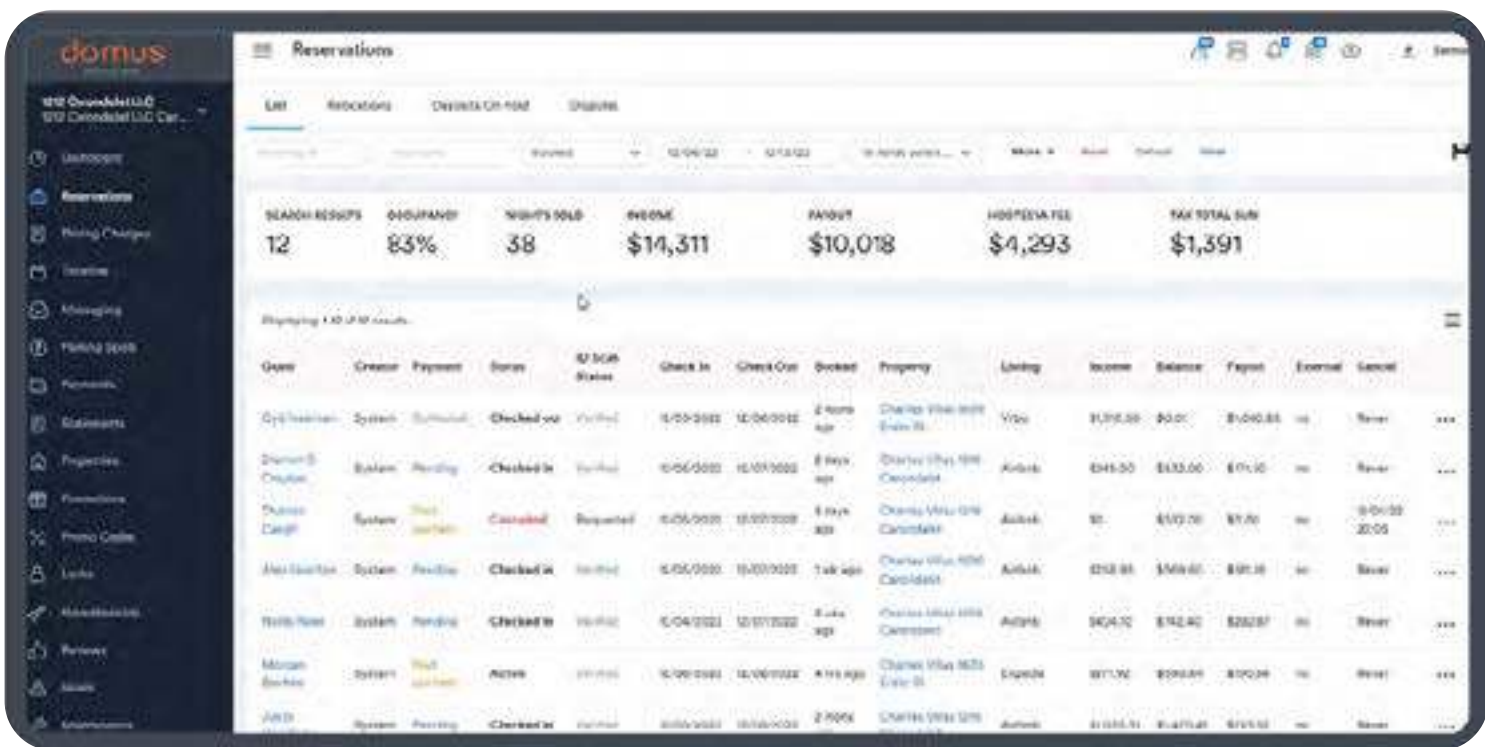
Domus Owners Portal

Manage your reservations and gain insights into your booking history.

DATA AND ANALYTICS

All Domus owners get the benefits of this powerful system for managing short-term rentals with advanced guest screening and integrated customer support.

- Utilizes real-time market data to ensure automated pricing strategies
 - Maximizes revenue and occupancy
- 24/7 call center for guests included at no cost



SMART PRICING ALGORITHM

Domus uses an automated dynamic pricing algorithm for short-term rental properties. This ensures all units are rented at the same fair-market rate throughout the property.

We Bring the Same Sophistication Utilized by the Largest Hotels and Airlines in the World.





Guest Traveler App

Just as Domus makes stays simpler for owners, guests receive several benefits for choosing us. A full-featured app provides convenient online services from any compatible smart phone or mobile device, including:

- Mobile check-in/check-out
- Unique digital keys for elevators and units
- 24/7 call center
- Menu of amenities
- Parking information
- Property rules and policies



ACCESS YOUR BOOKING DETAILS

View address and direction to your rental
View check-in instructions:

- Check-in/out
- Door codes
- Parking information
- House rules
- Cancellation policy
- Menu of amenities



PAYMENT METHOD

- Apple Pay
- Google Pay
- Affirm
- Paypal
- Credit card



BOOK YOUR NEXT STAY

- Reserve a future stay
- Redeem vouchers/credits/discount codes
- Apply loyalty points as applicable

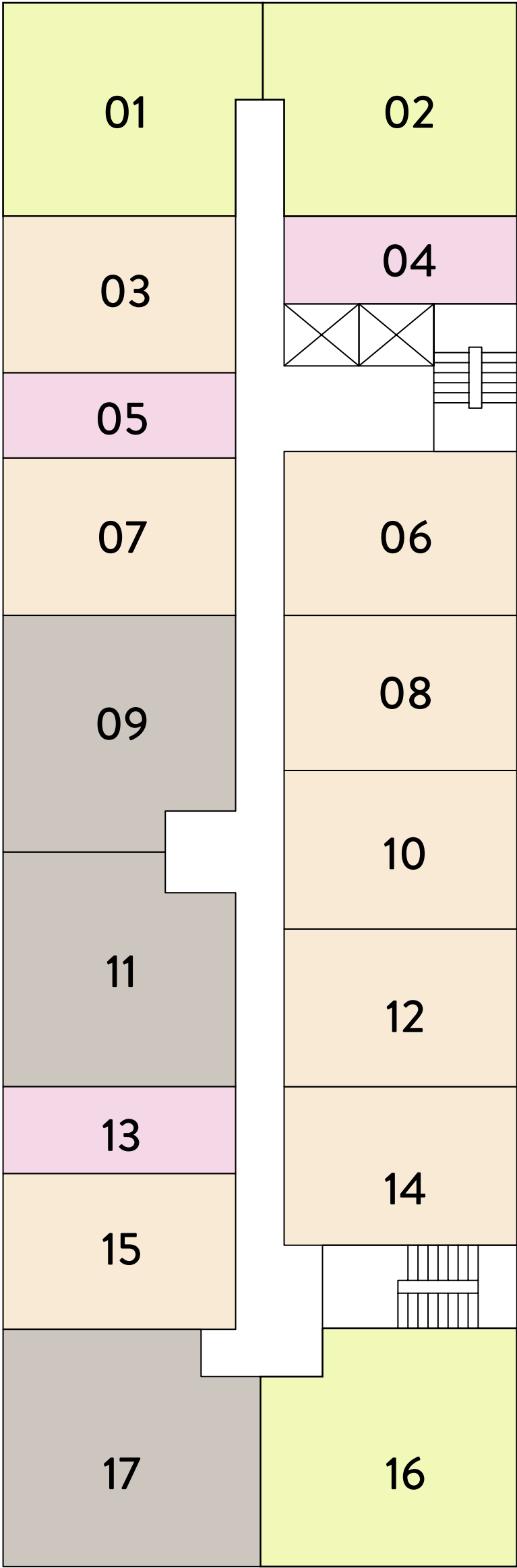
FLOOR PLANS



Main Keyplan

Levels 3-8

- Studio
- 1 Bedroom — 1 Bathroom
- 1 Bedroom — 1 Den — 2 Bathroom
- 2 Bedroom — 2 Bathroom

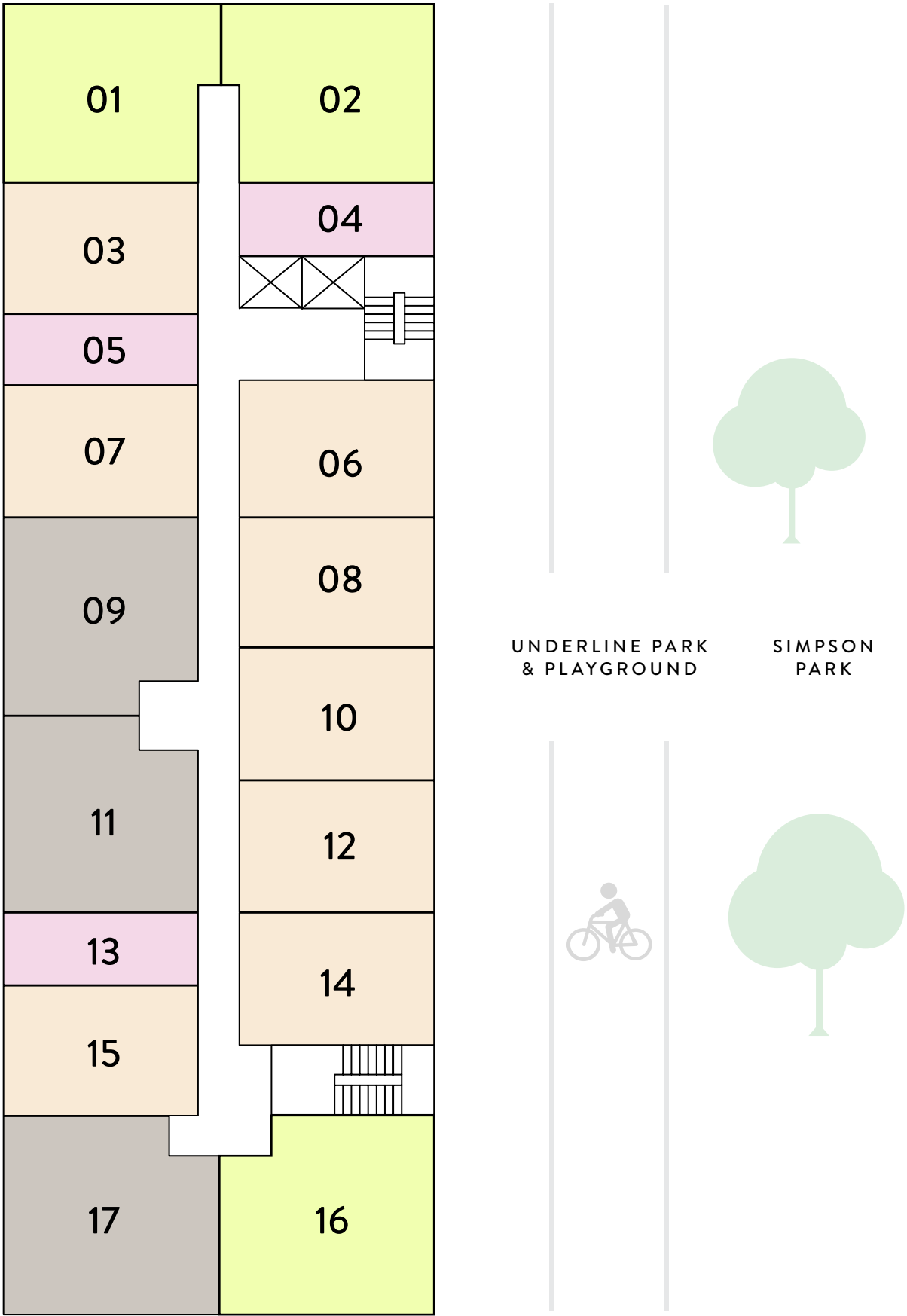


UNDERLINE PARK
& PLAYGROUND

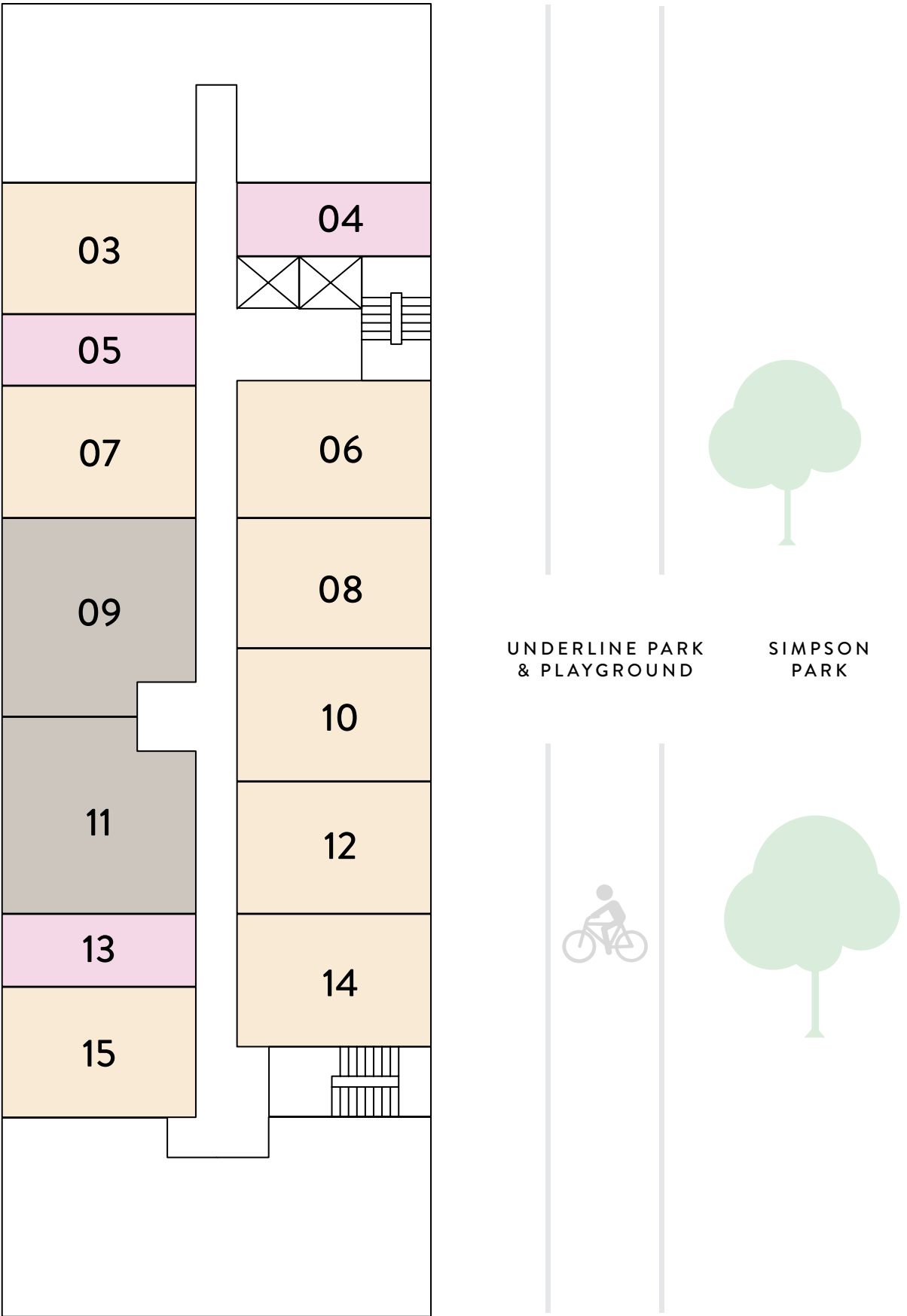
SIMPSON PARK

CLICK ON NUMBERS TO GO TO FLOOR PLANS

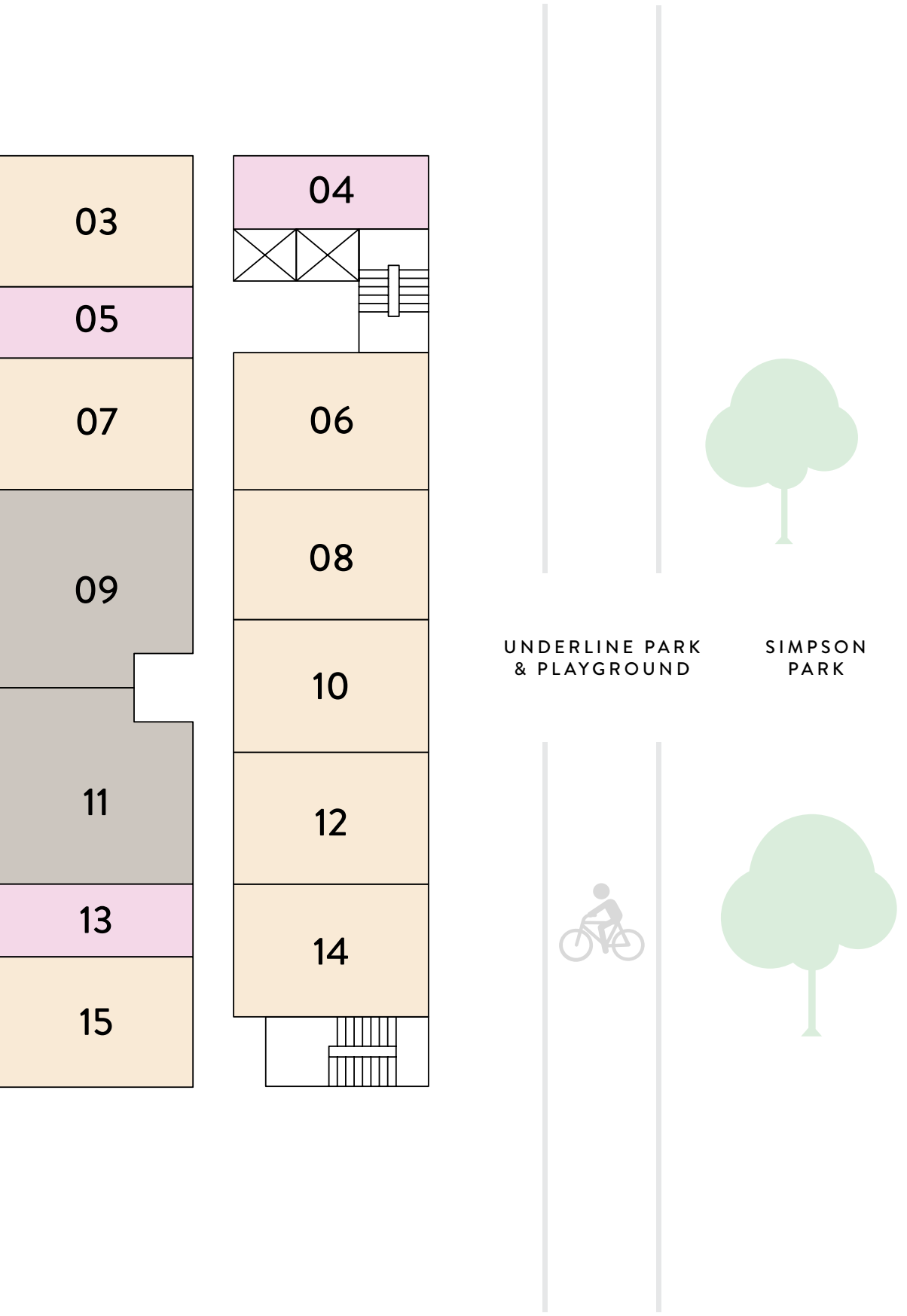
LEVEL 2 KEYPLAN



LEVEL 9 KEYPLAN



LEVELS 10-12 KEYPLAN



LINE 04
FLOORS 02 TO 12

STUDIO
1 BATHROOM

INTERIOR

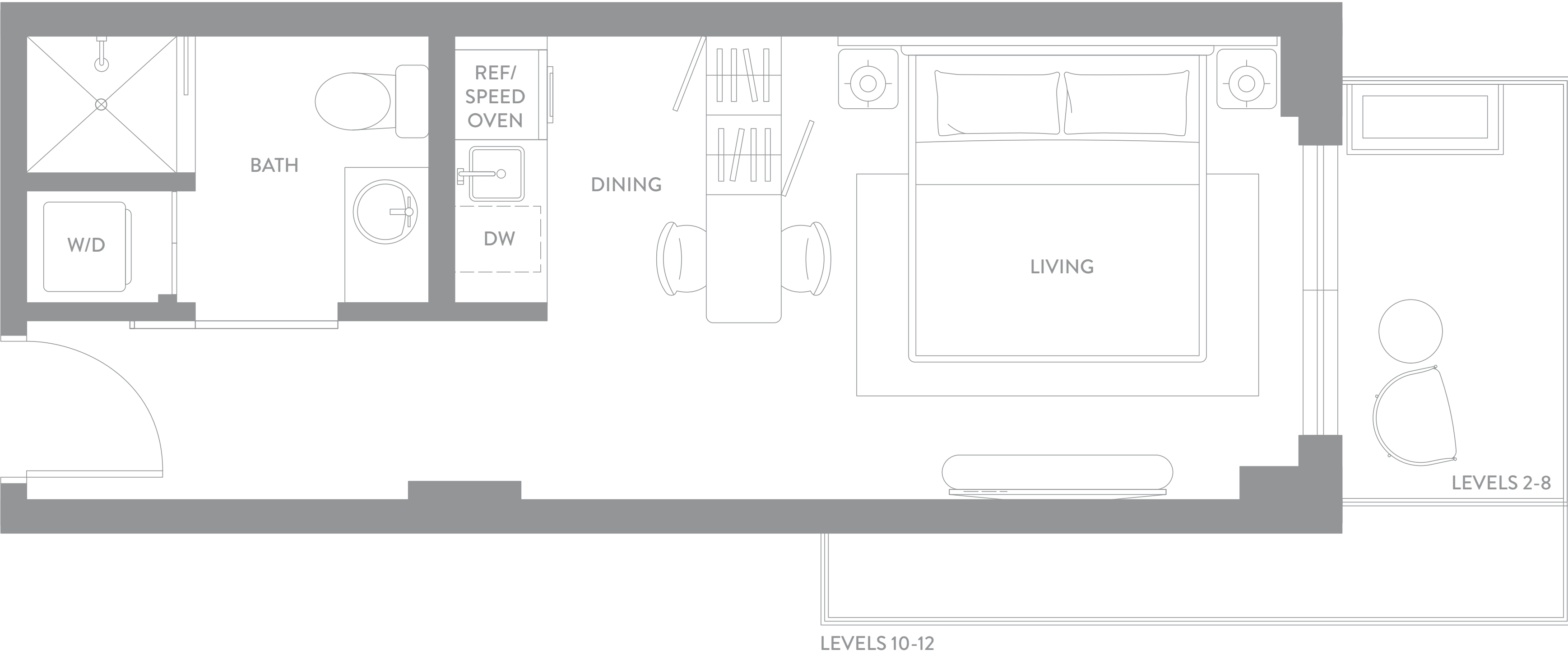
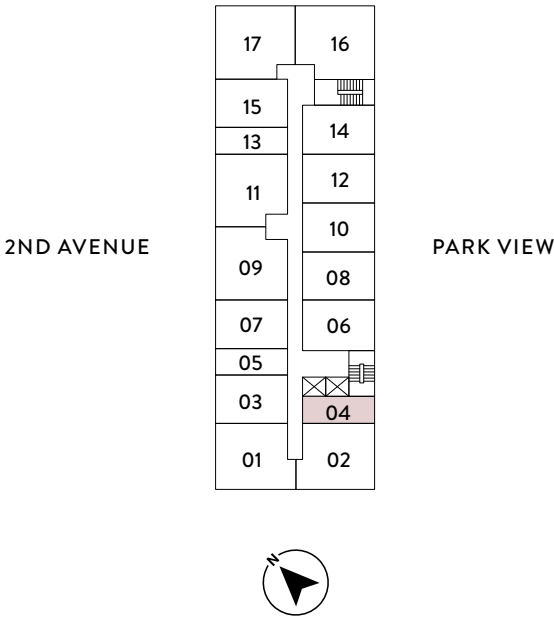
330 sf | 31 m²
347 sf | 32 m²

EXTERIOR

57 sf | 5 m²
119 sf | 11 m²

TOTAL

387 sf | 36 m²
466 sf | 43 m²



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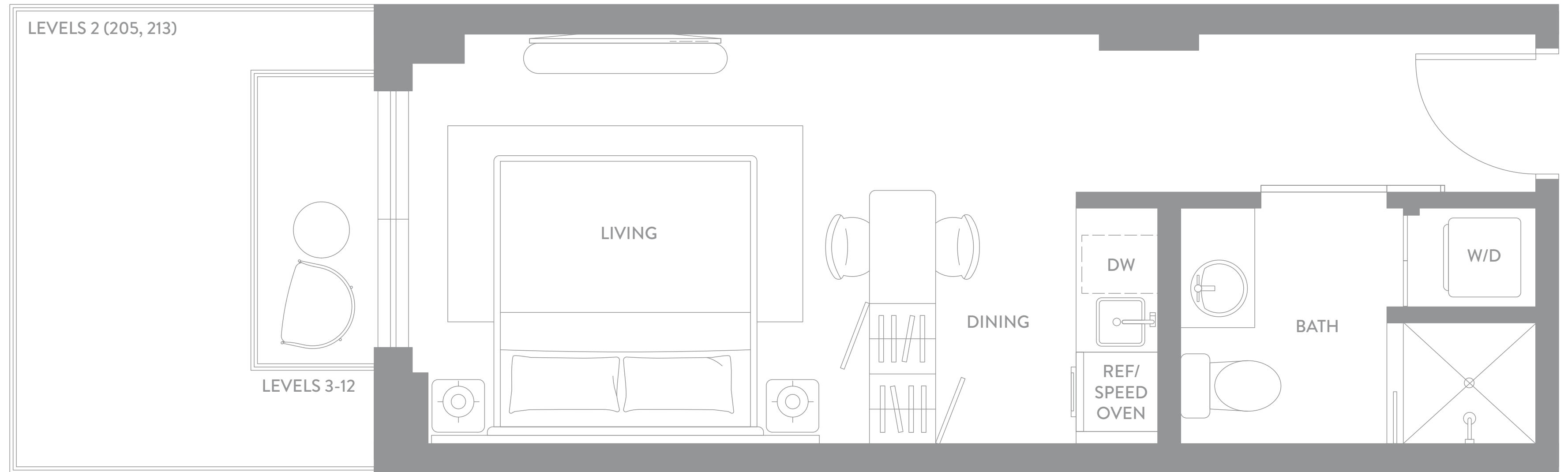
LINES 05 & 13
FLOORS 02 TO 12

STUDIO
1 BATHROOM

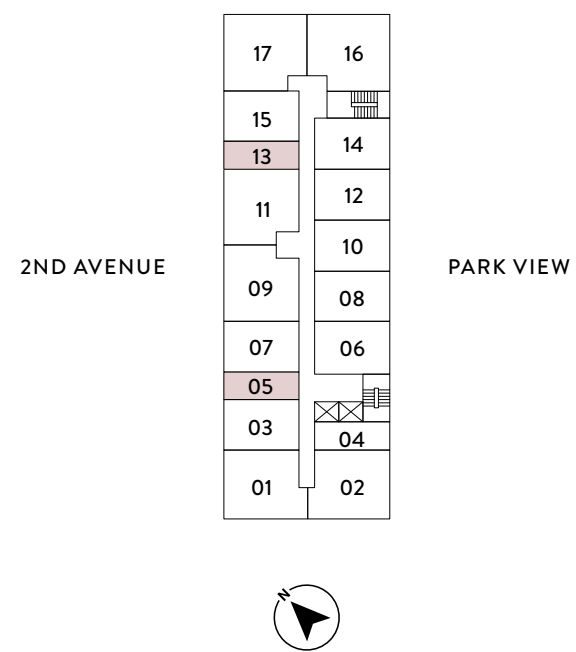
INTERIOR
330 sf | 31 m²

EXTERIOR
23 sf | 2 m²

TOTAL
353 sf | 33 m²



2nd Floor Starting From
107 sf | 10 m²



LINES 03, 07, 15
FLOORS 02 TO 08

1 BEDROOM
1 BATHROOM

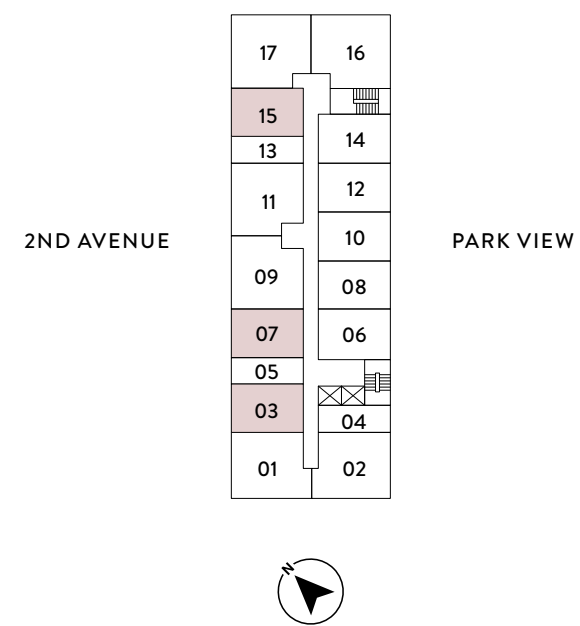
INTERIOR
600 sf | 56 m²

EXTERIOR

34 sf		3 m ²
47 sf		4 m ²

TOTAL

634 sf		59 m ²
647 sf		60 m ²



2nd Floor Exterior
Starting from 199 sf | 18 m²

EXCLUSIVE SALES & MARKETING BY **CERVERA®** REAL ESTATE • 1969 DEVELOPED BY **NORTH DEVELOPMENT**

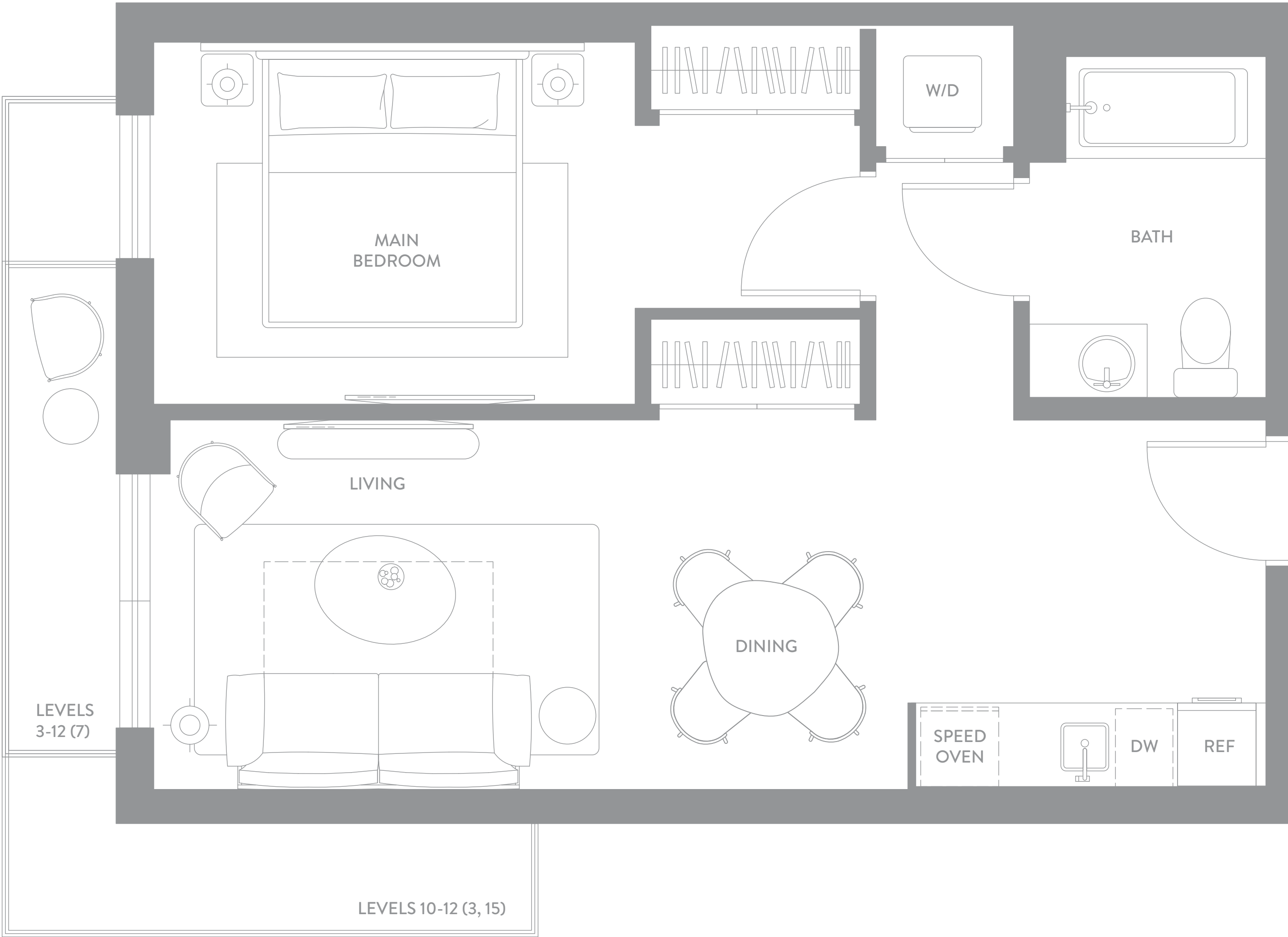
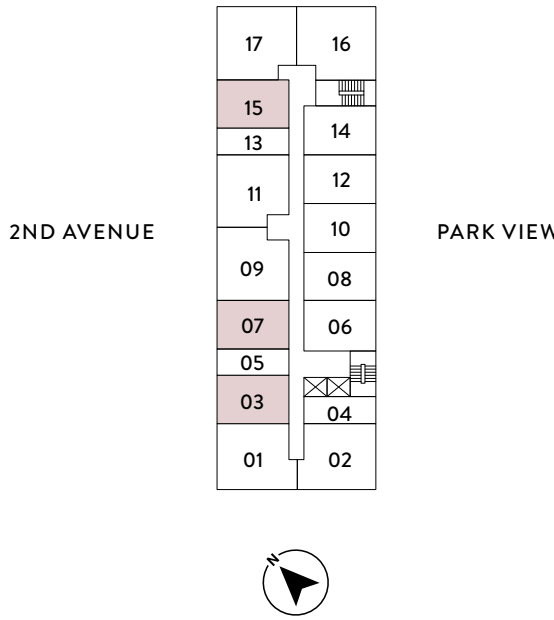
LINES 03, 07, 15
FLOORS 10 TO 12

1 BEDROOM
1 BATHROOM

INTERIOR
600 sf | 56 m²

34 sf		3 m ²
103 sf		10 m ²

TOTAL

634 sf | 59 m²703 sf | 66 m²

EXCLUSIVE SALES & MARKETING BY **CERVERA®**
REAL ESTATE • 1969

DEVELOPED BY **NORTH**
DEVELOPMENT

LINE 07
UNIT 3307

1 BEDROOM
1 BATHROOM

INTERIOR
381 sf | 35 m²

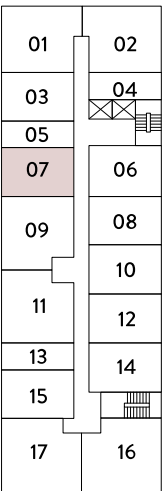
EXTERIOR
28 sf | 3 m²

TOTAL
408 sf | 38 m²



2ND AVENUE

PARK VIEW



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LINE 06
UNIT 706

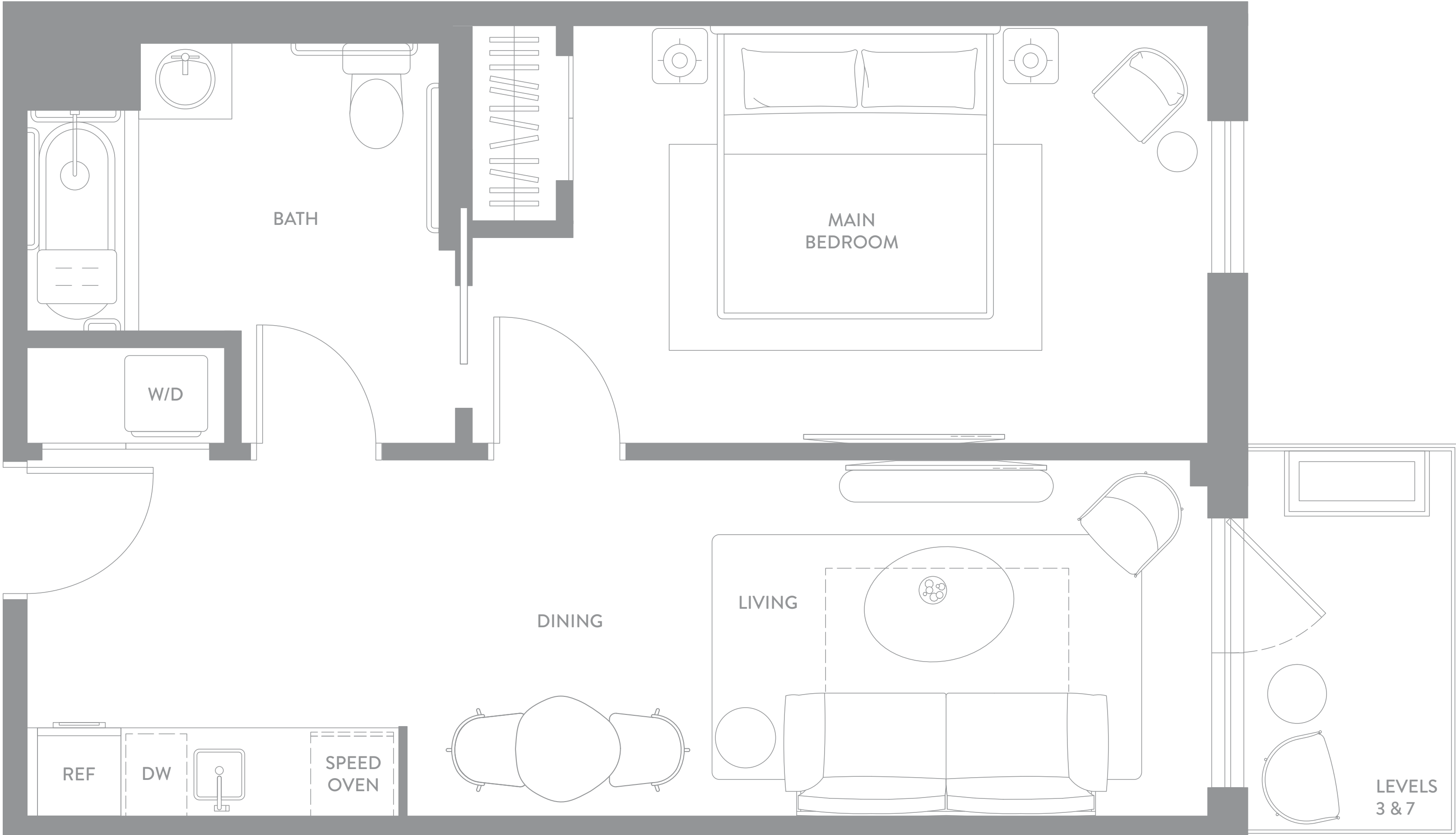
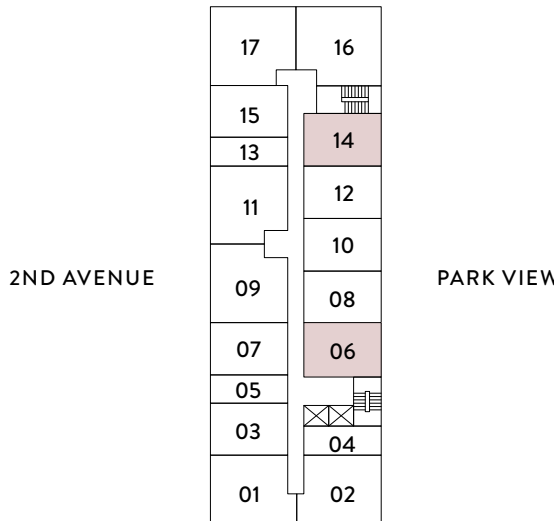
ADA UNIT

1 BEDROOM
1 BATHROOM

INTERIOR
600 sf | 56 m²

EXTERIOR
57 sf | 5 m²

TOTAL
657 sf | 61 m²



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LINE 14
UNIT 314

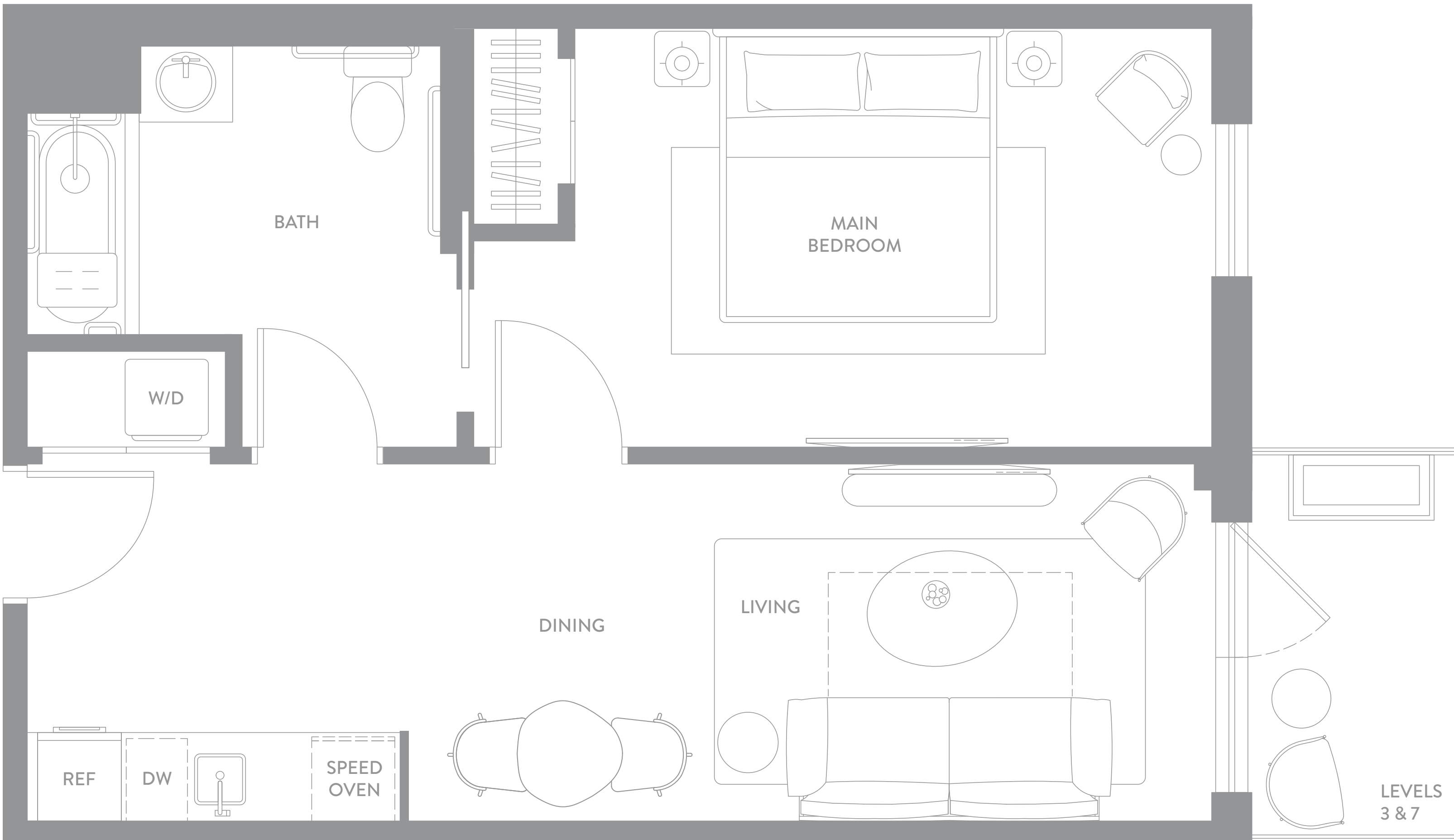
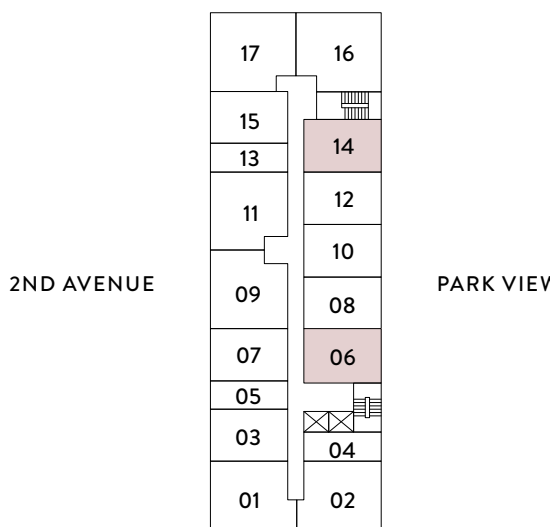
ADA UNIT

1 BEDROOM
1 BATHROOM

INTERIOR
600 sf | 56 m

EXTERIOR
57 sf | 5 m²

TOTAL
657 sf | 61 m²



EXCLUSIVE SALES & MARKETING BY **CERVERA**[®]
REAL ESTATE • 1969 DEVELOPED BY **NORTH**
DEVELOPMENT

LINES 08, 10, 12

FLOORS 02 TO 12

1 BEDROOM

1 BATHROOM

INTERIOR

576 sf | 54 m²

EXTERIOR

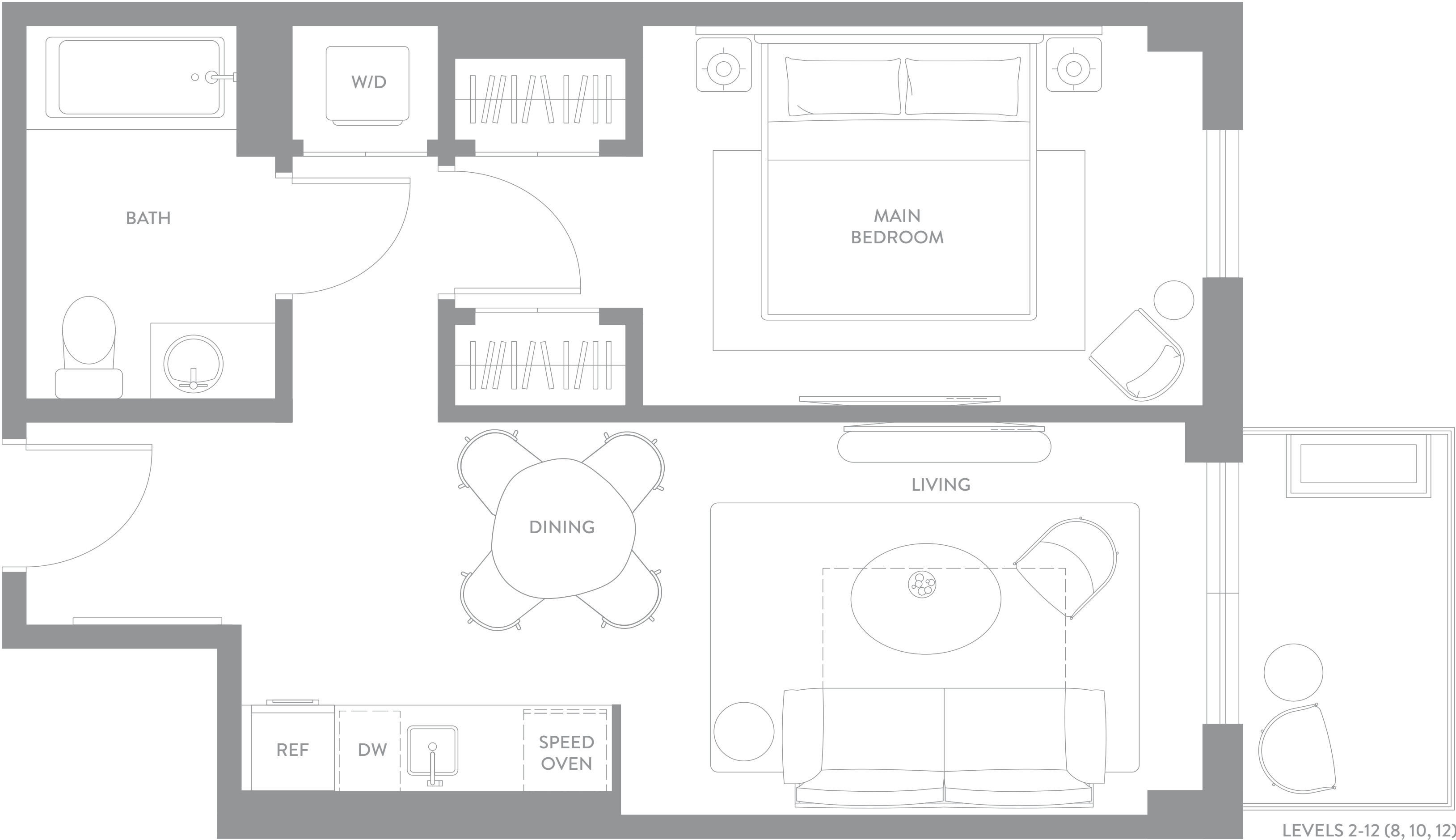
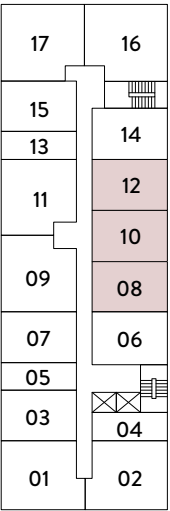
57 sf | 5 m²

TOTAL

633 sf | 59 m²

2ND AVENUE

PARK VIEW



LEVELS 2-12 (8, 10, 12)

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LINE 08
UNITS 208 AND 308

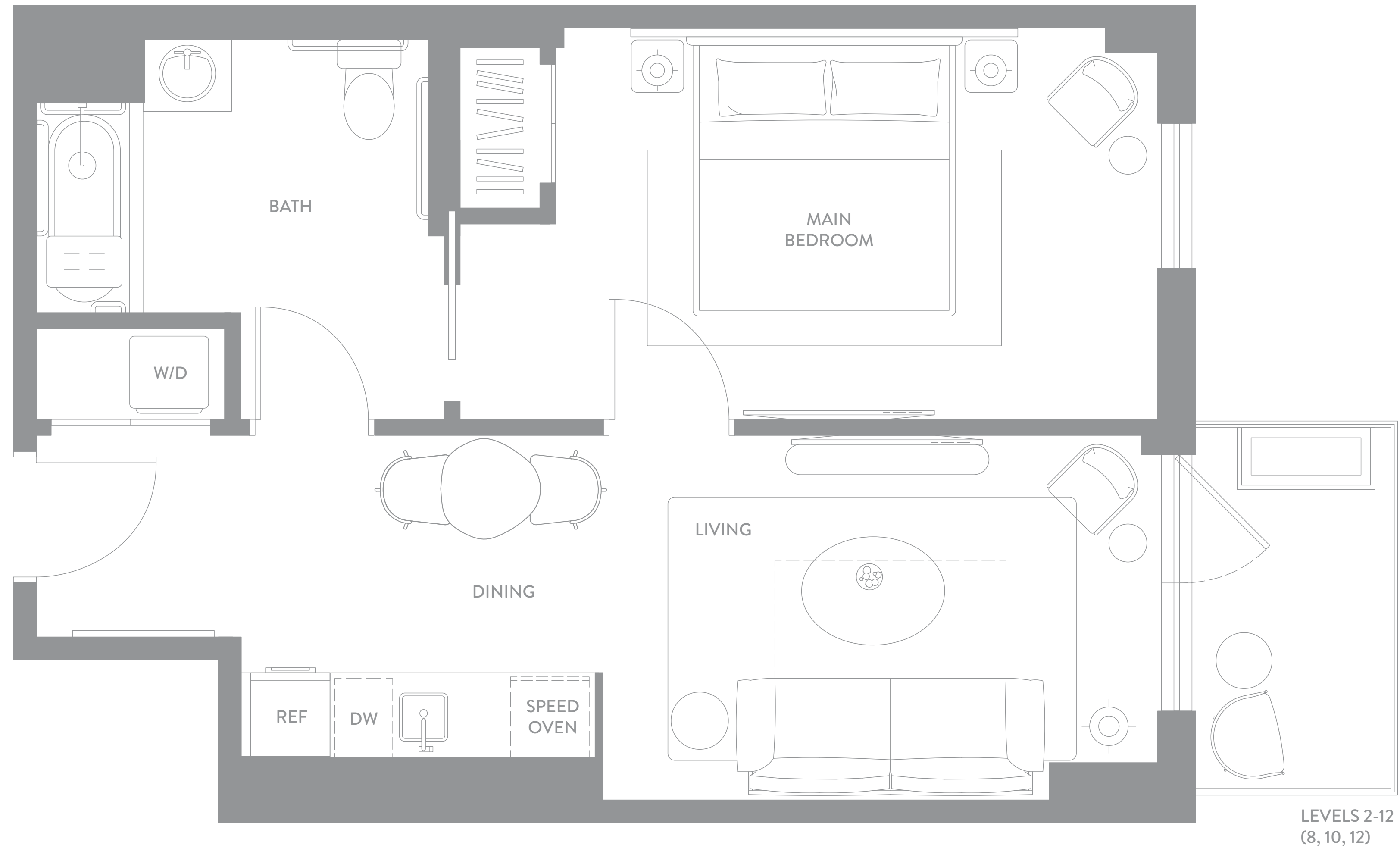
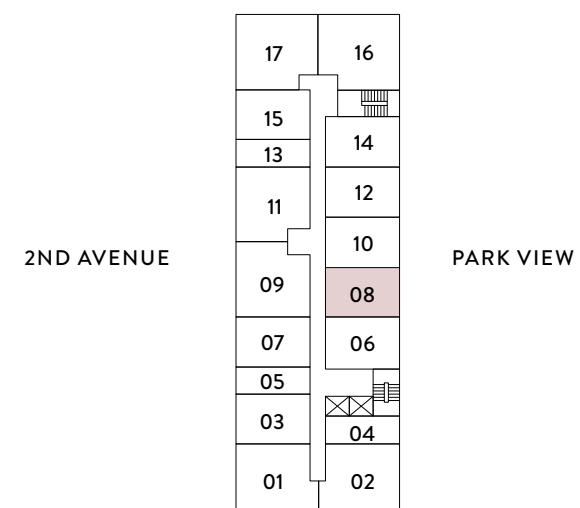
ADA UNIT

1 BEDROOM
1 BATHROOM

INTERIOR
579 sf | 54 m²

EXTERIOR
57 sf | 5 m²

TOTAL
636 sf | 59 m²



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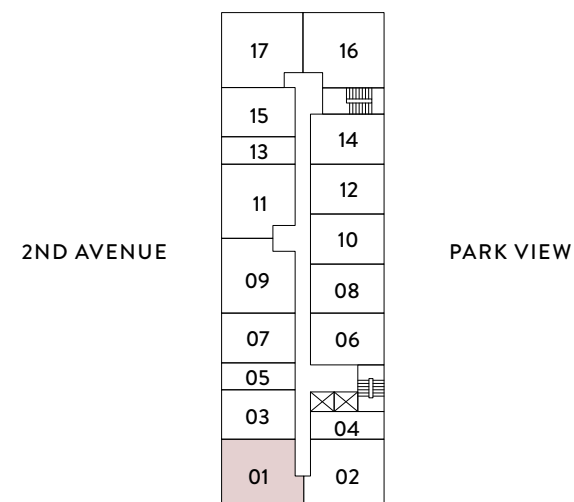
LINE 01
FLOORS 02 TO 08

1 BEDROOM + DEN
2 BATHROOMS

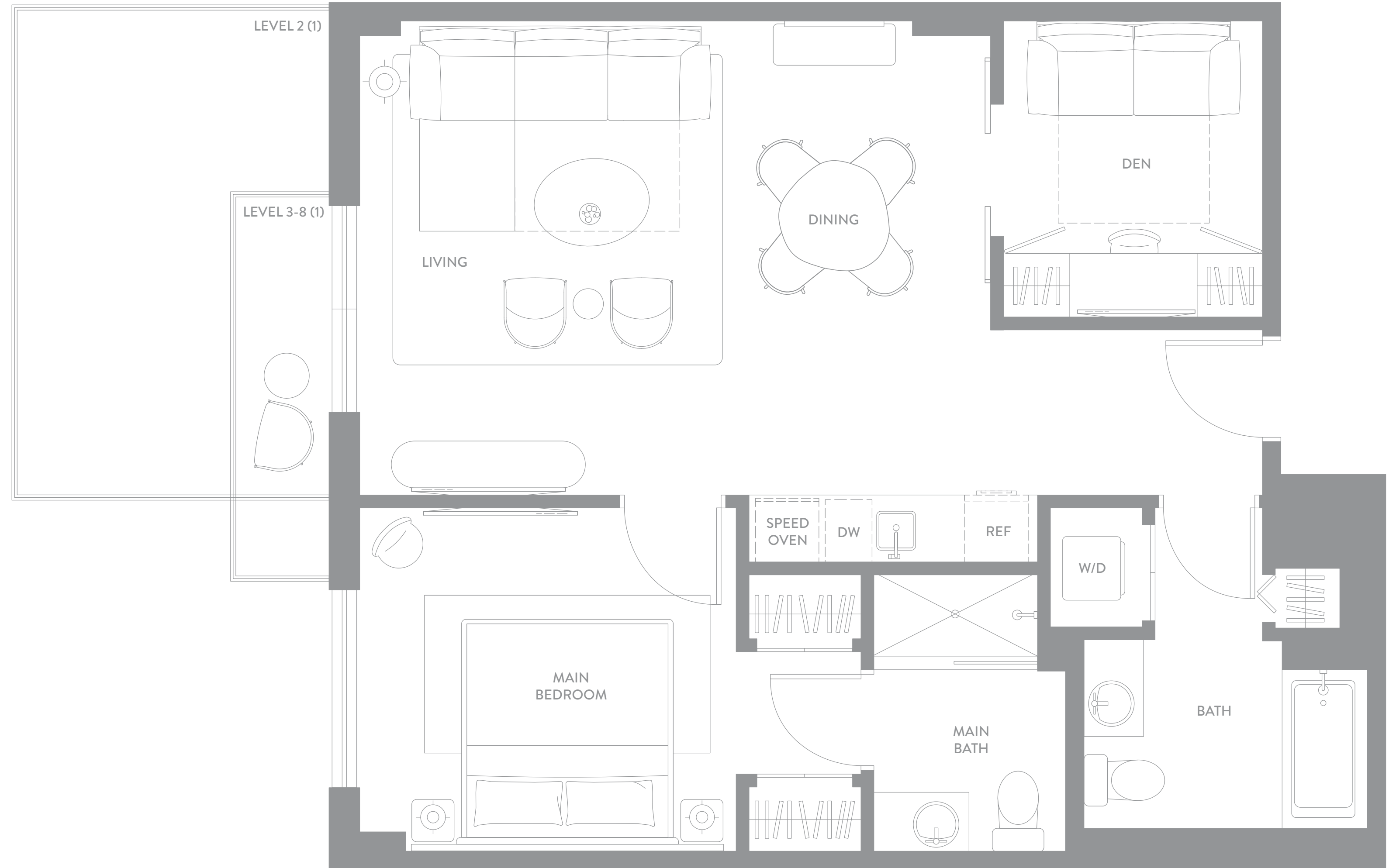
INTERIOR
860 sf | 80 m²

EXTERIOR
38 sf | 4 m²

TOTAL
898 sf | 84 m²



2nd Floor Exterior
146 sf | 14 m²



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LINE 02
UNIT 202

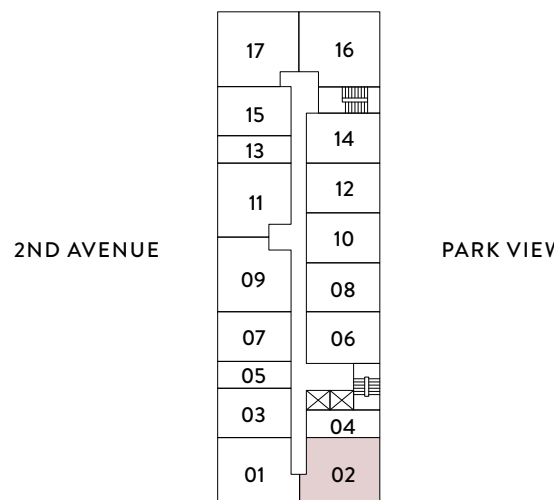
ADA UNIT

1 BEDROOM + DEN
2 BATHROOMS

INTERIOR
860 sf | 80 m²

EXTERIOR
57 sf | 5 m²

TOTAL
917 sf | 85 m



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DEVELOPMENT

LINE 09 & 11

FLOORS 02 TO 12

2 BEDROOMS

2 BATHROOMS

INTERIOR

800 sf | 75 m²

EXTERIOR

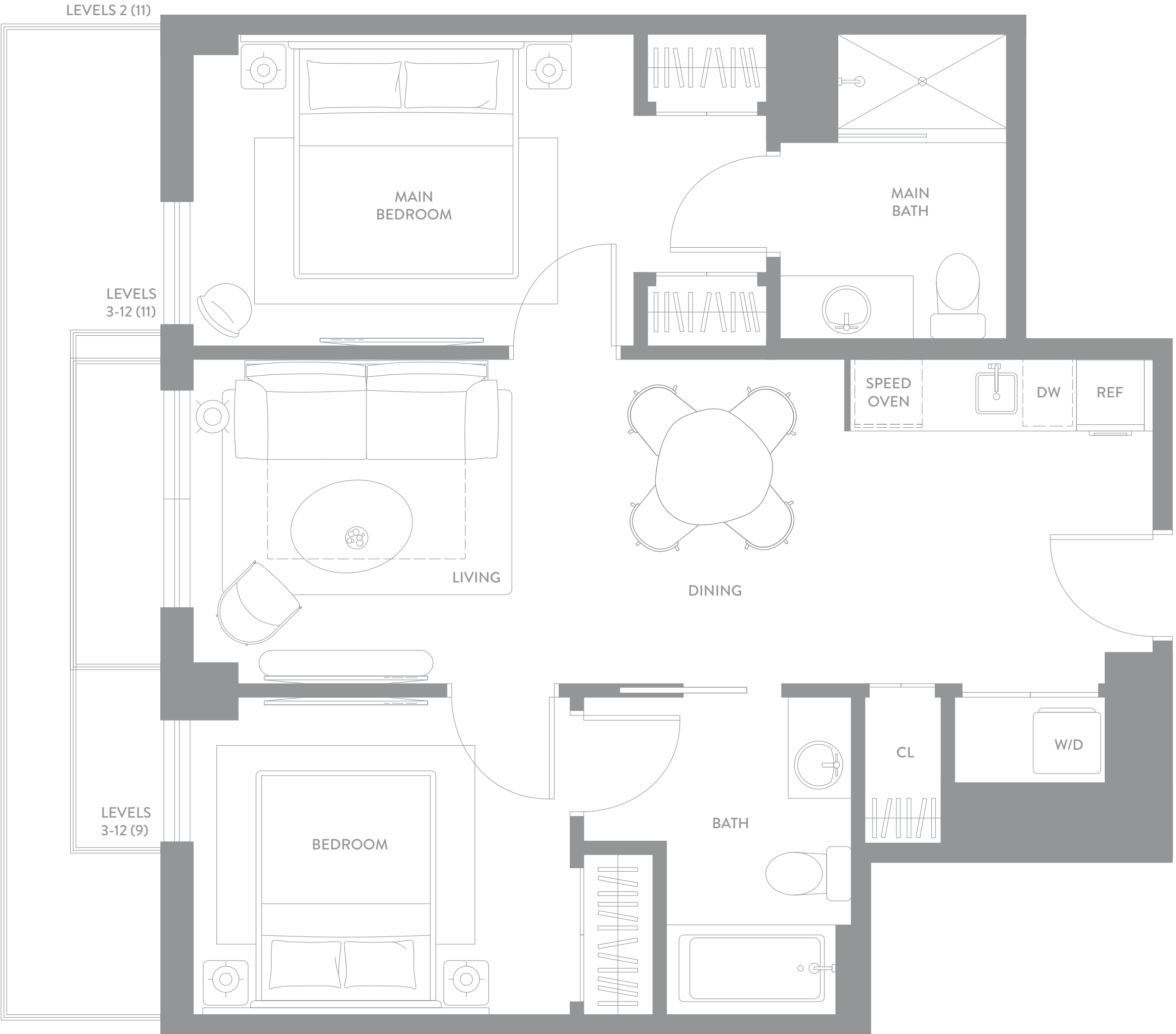
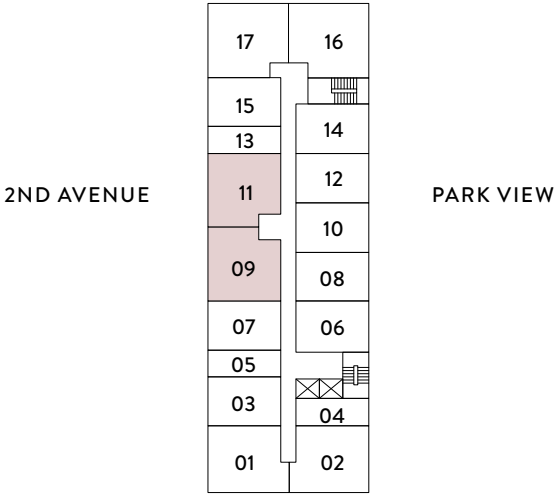
51 sf | 5 m²

38 sf | 4 m²

TOTAL

851 sf | 80 m²

838 sf | 78 m²



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LINE 09
UNIT 209

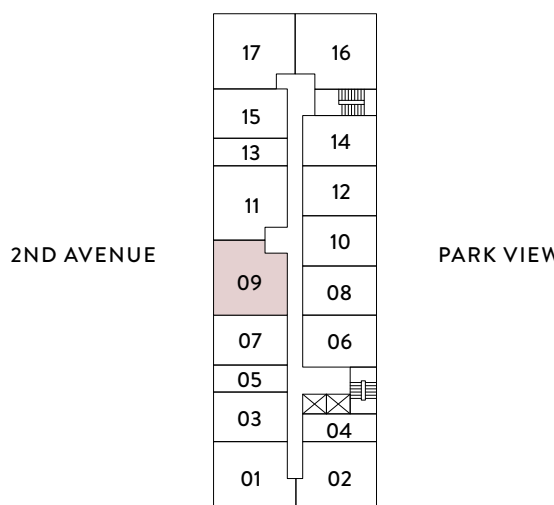
ADA UNIT

2 BEDROOMS
2 BATHROOM

INTERIOR
802 sf | 75 m²

EXTERIOR
298 sf | 28 m²

TOTAL
1,100 sf | 103 m



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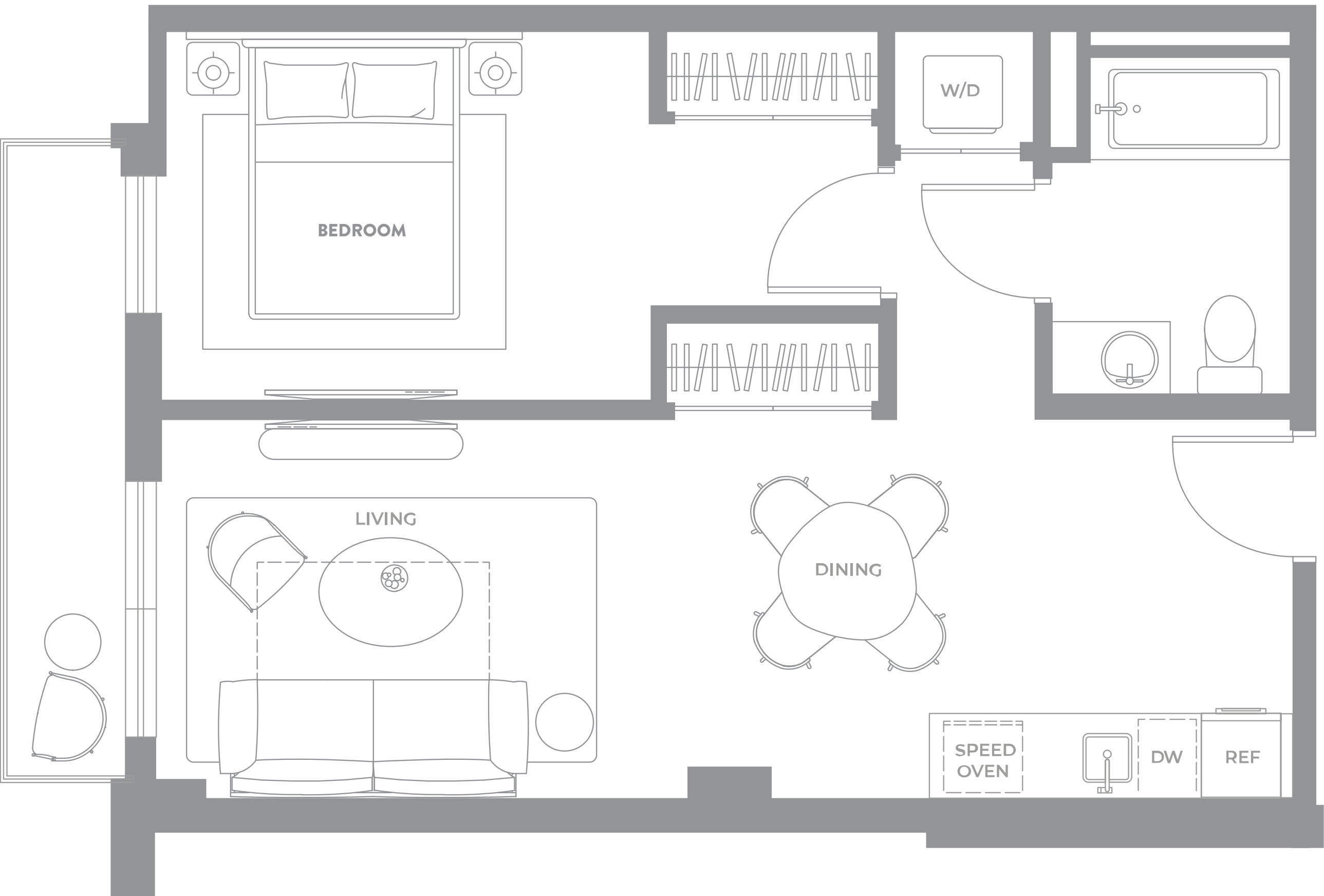
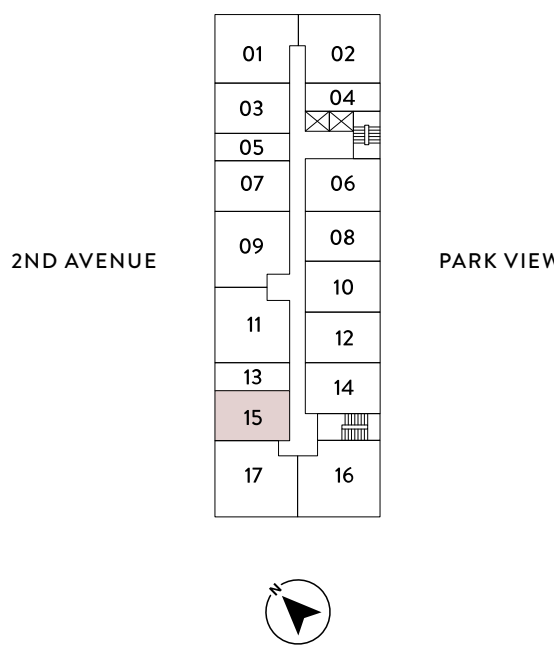
LINE 15
FLOOR 9

2 BEDROOMS
2 BATHROOMS

INTERIOR
601 sf | 56 m

EXTERIOR
47 sf | 4 m

TOTAL
648 sf | 60 m



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LINE 15

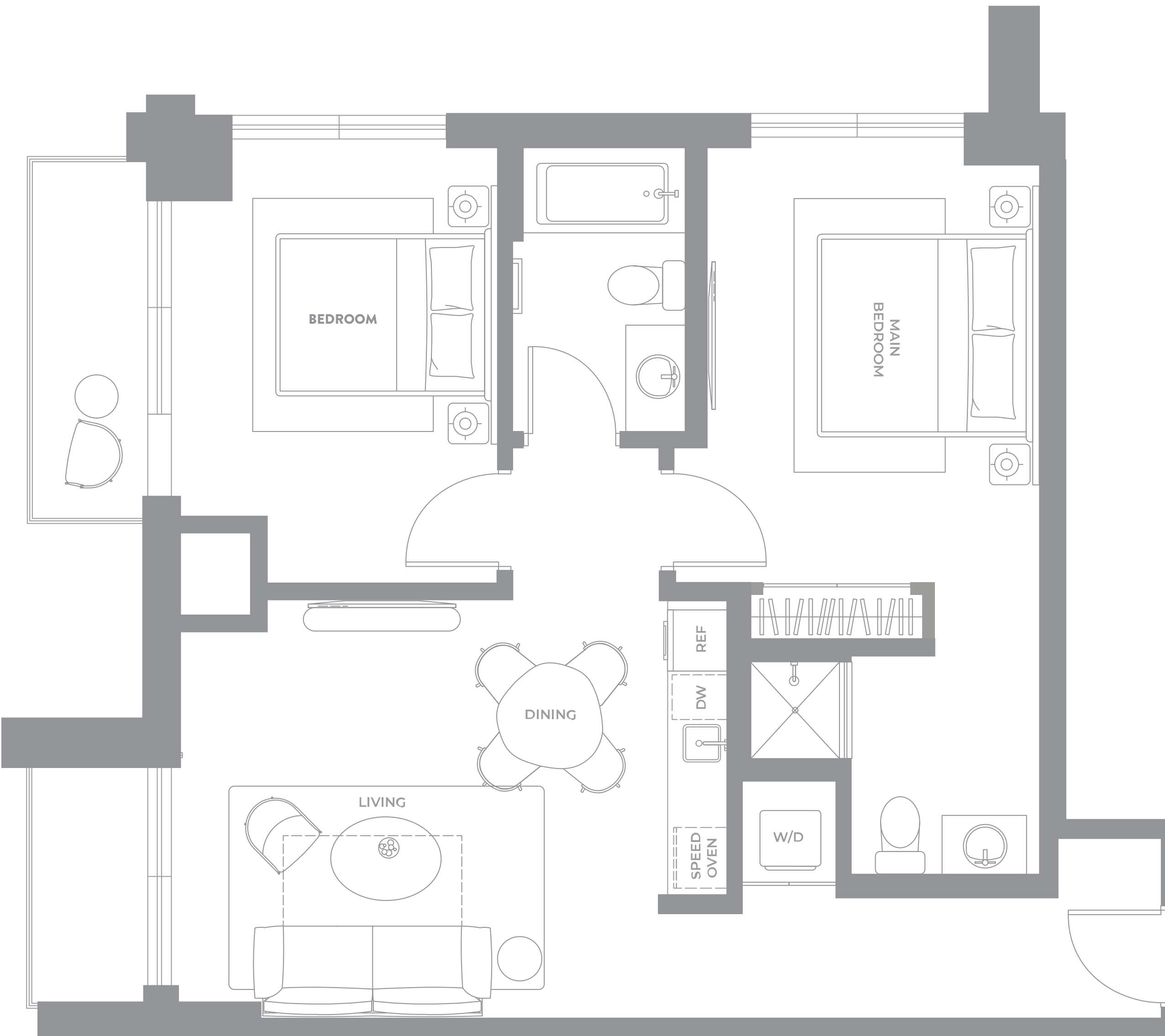
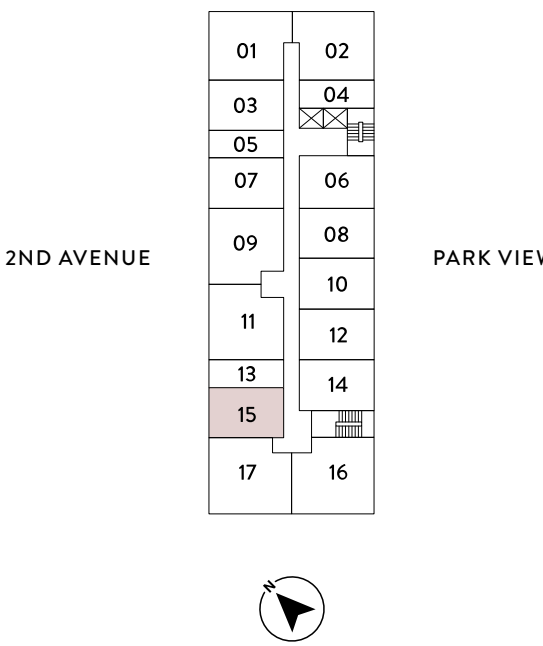
FLOORS 11, 12, 18, 19, 24, 25, 30, 31

2 BEDROOMS
2 BATHROOMS

INTERIOR
768 sf | 71 m

EXTERIOR
70 sf | 7 m

TOTAL
838 sf | 78 m



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DEVELOPMENT

DOMUS FLATS — BRICKELL PARK

LINE 16

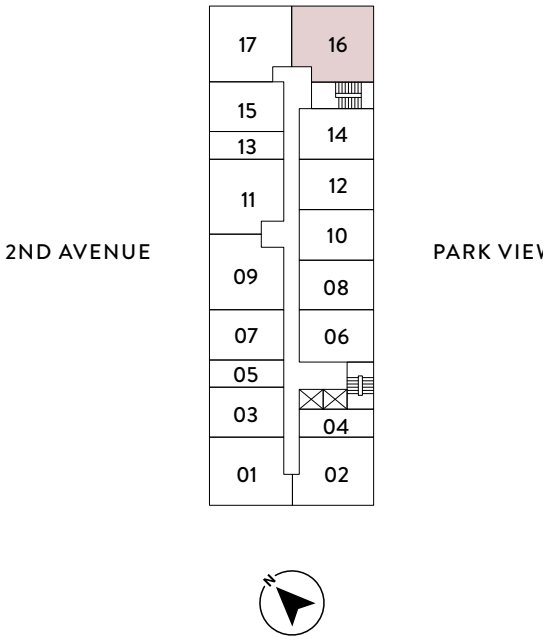
FLOORS 02 TO 08

2 BEDROOMS
2 BATHROOMS

INTERIOR
947 sf | 88 m

EXTERIOR
57 sf | 5 m

TOTAL
1,004 sf | 93 m



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REAL ESTATE • 1969

DEVELOPED BY **NORTH**
DEVELOPMENT

DOMUS FLATS — BRICKELL PARK

LINE 17
FLOORS 02 TO 08

2 BEDROOMS
2 BATHROOMS

INTERIOR

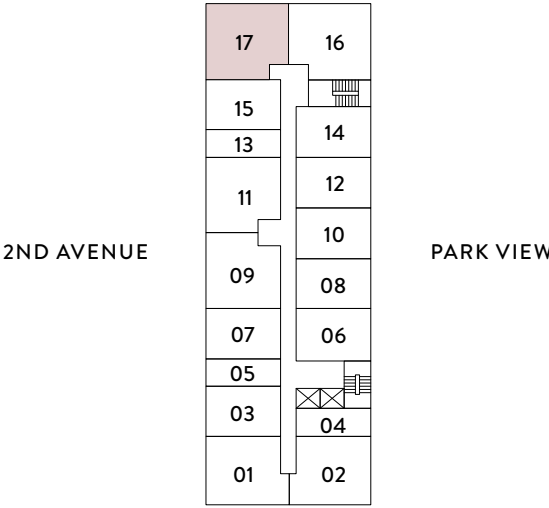
947 sf | 88 m²

EXTERIOR

30 sf | 3 m²

TOTAL

977 sf | 91 m²



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LINE 16
UNIT 816

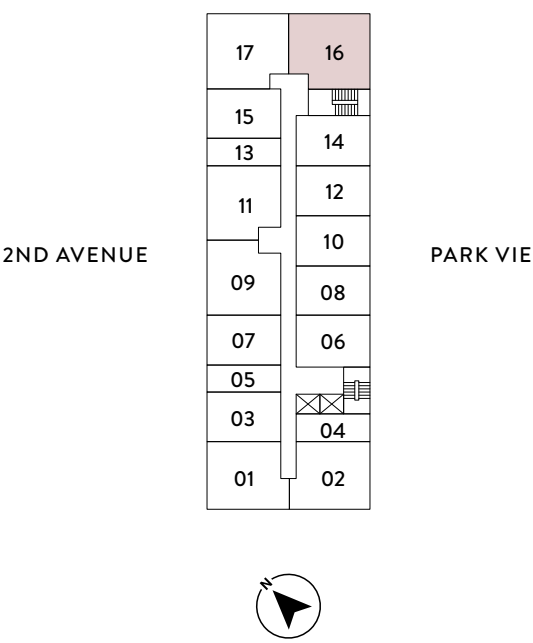
ADA UNIT

2 BEDROOMS
2 BATHROOM

INTERIOR
947 sf | 88 m

EXTERIOR
57 sf | 5 m

TOTAL
1,004 sf | 93 m



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DEVELOPMENT

LINE 18
FLOORS 14, 20, 26, 32

1 BEDROOM
1 BATHROOM

INTERIOR

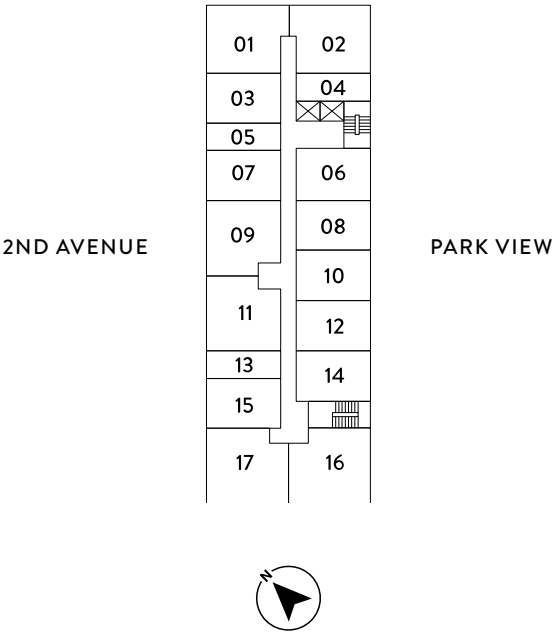
374 sf | 35 m²

EXTERIOR

55 sf | 5 m²

TOTAL

429 sf | 40 m²



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domus®

BRICKELL PARK

PROPERTY ADDRESS

1611 SW 2nd Avenue
Miami, FL 33129



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