



BRICKELL FLATIRON

BRICKELL FLATIRON RESIDENCES

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

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
- 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
- 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

18TH FLOOR AMENITIES LEVEL

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

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 entire 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 residence
- 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



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RESIDENCE FEATURES

THE BRICKELL FLATIRON HOME

- 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 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, 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
- Customized 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



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RESIDENCE FEATURES

L A U N D R Y

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

C E I L I N G

- 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

W A L L S

- 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

D O O R S A N D H A R D W A R E

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

T E R R A C E S & G L A S S S Y S T E M

- 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

T E C H N O L O G Y S Y S T E M S

- 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