
S1



BRICKELLHOUSE

1300 Brickell Bay Drive, Miami, FL 33131

Santidrian Real Estate Team

Sales 305-726-4312

raul@luxuryhousesandcondos.com

BUILDING FEATURES:

Prime location in downtown Brickell

Stunning landmark architecture

Pedestrian-friendly street-front restaurant/retail spaces with outdoor terraces

Stunning glass-enclosed corner café/bar with perimeter reflecting pool

Modern paved sun-lit arrival entry

Grand triple-height lobby accented with stone, wood and stainless steel finishes

24-hour welcome desk with concierge, guest valet & access control

Advanced smart-building technology throughout with high-speed wireless internet access in common areas

Cutting-edge green-building technology that includes a secure, state-of-the-art, fully automated parking garage

6 high-speed controlled-access elevators

Private Owner's Lounge with event bar, catering kitchen, daily world newspapers

High-definition screening room with 10-foot screen and theater-style seating

Beautifully landscaped, elevated Resort Deck with putting green and summer kitchen

50-foot-long lap pool with poolside cabanas and large heated whirlpool spa

Elegantly furnished Resident Club Room with conference/meeting rooms

Children's playroom with access to Resort Deck

Luxury Health spa with sauna, steam and private treatment rooms


Fully equipped, state-of-the-art fitness center with HD TVs and wireless audio

Exclusive member/residents-only 46th floor roof-top swimming pool and sun deck with stunning water and skyline views

Newgard

A New Dwelling Concept by Newgard Development Group
www.newgardgroup.com



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S1

STUDIO / 1 BATH

AC Area 420 sq ft / 39.0 M²

Terrace Area 98 sq ft / 9.1 M²

TOTAL 518 sq ft / 48.1 M²

RESIDENCE FEATURES:

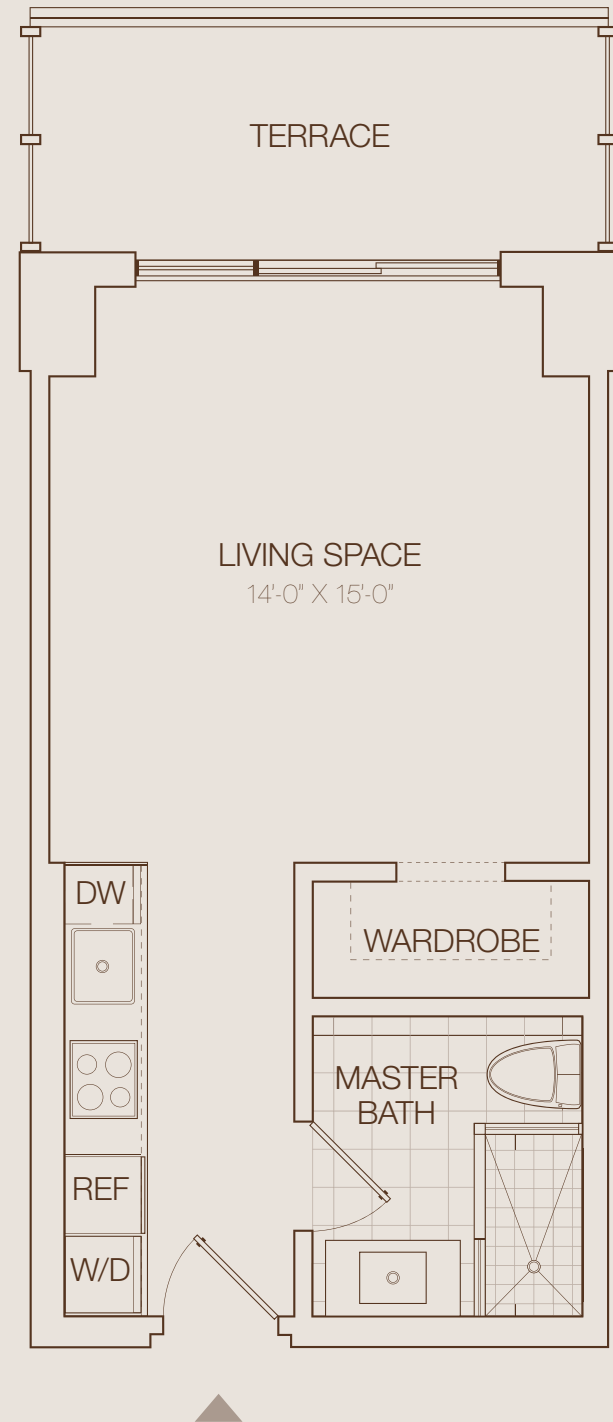
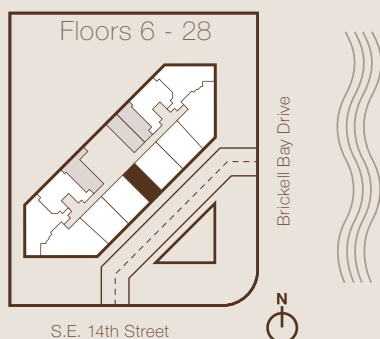
- Beautiful Biscayne Bay and/or City views
- Private balcony accessible from living area
- 9' smooth-finished ceiling
- Floor-to-ceiling sliding-glass door and sound-reducing, impact-resistant laminated glass
- Advanced smart-building wiring for HD TV
- Multiple telephone/data lines and ultra high-speed internet access
- Individually controlled, energy-efficient central heating and air conditioning system

GOURMET KITCHEN

- Imported European cabinets with premium hardware and drawer pulls
- Modern refrigerator, oven, cook-top, microwave, dishwasher and sink disposal
- Elegant imported stone countertops and backsplashes
- Contemporary stainless steel under-mounted sink
- Stainless steel high-arc gourmet faucet with integrated sprayer

MASTER BATHROOM

- Imported European cabinets with premium hardware and drawer pulls
- Elegant imported stone countertops and backsplashes
- Porcelain under-mounted rectangular sink
- Custom-finished floors and walls in wet areas
- Frameless glass shower enclosure
- Premium European-style fixtures and accessories



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B7

PENTHOUSE

Newgard

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B7 PENTHOUSE

2 BED + DEN / 3 BATH

AC Area 1,775 sq ft / 165 M²

Terrace Area 391 sq ft / 36.3 M²

TOTAL 2,166 sq ft / 201.3 M²

RESIDENCE FEATURES:

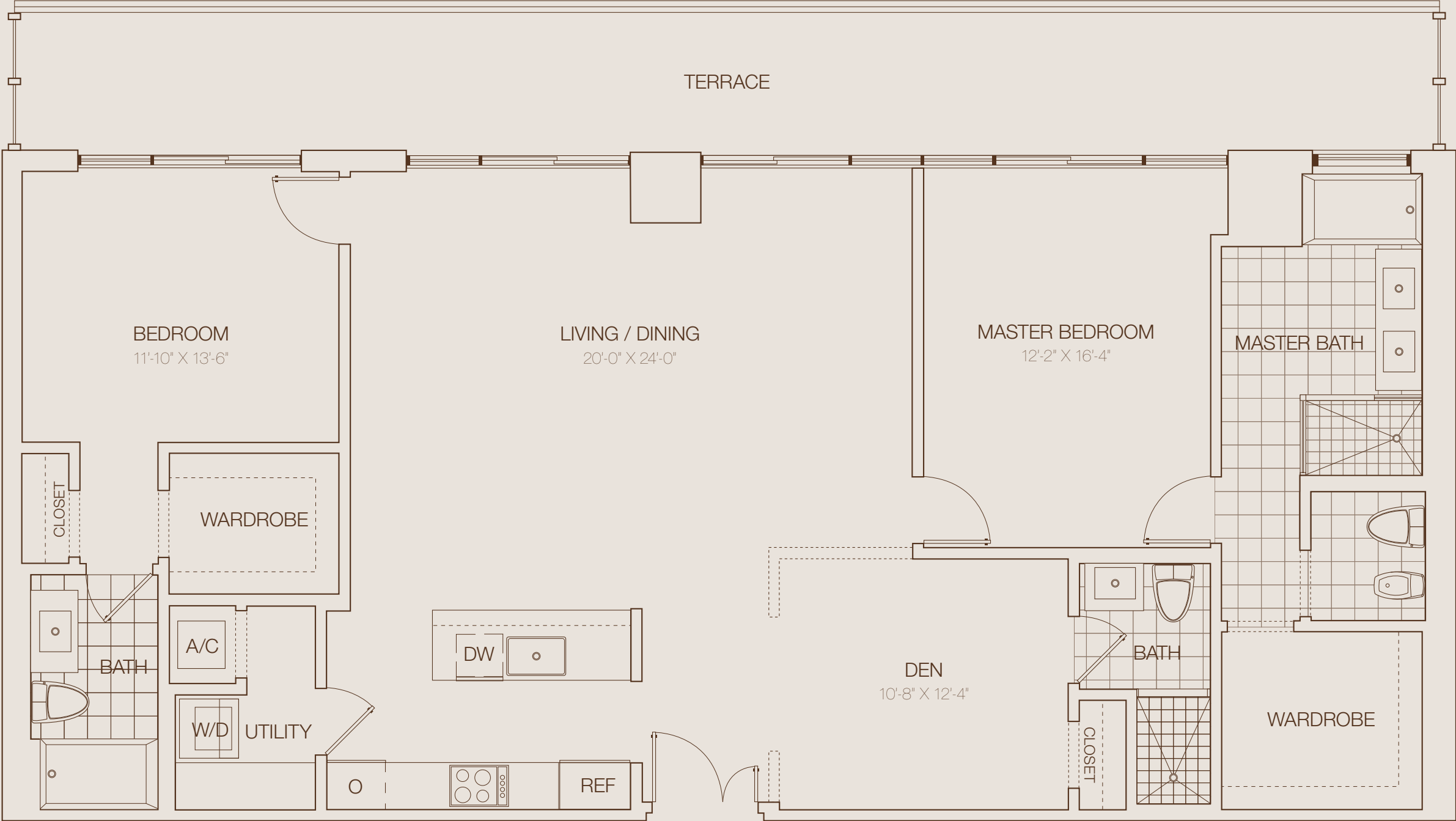
- Beautiful Biscayne Bay and City views
- Expansive private balcony accessible from living room and bedrooms
- 10' smooth-finished ceilings
- Spacious walk-in wardrobe in master bedroom
- Floor-to-ceiling sliding-glass doors and sound-reducing, impact-resistant laminated glass throughout
- Advanced smart-building wiring for HD TV, multiple telephone/data lines and ultra high-speed internet access
- Individually controlled, energy-efficient central heating and air conditioning system

GOURMET KITCHEN:

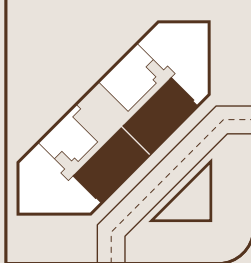
- Imported European cabinets with premium hardware and drawer pulls
- Premium built-in stainless steel refrigerator, convection oven, induction cook-top, microwave, integrated dishwasher, and ultra quiet sink disposal
- Elegant imported stone counter tops and backsplashes
- Spacious contemporary stainless steel under-mounted sink
- Stainless steel high-arc gourmet faucet with integrated sprayer

MASTER BATHROOM:

- Imported European cabinets with premium hardware and drawer pulls
- Elegant imported stone counter tops and backsplashes
- Dual rectangular porcelain under-mounted sinks
- Full-size vanity mirrors
- Custom-finished floors and walls in wet areas
- Frameless glass shower enclosure
- Spacious, extra-depth soaking tub
- Premium European-style fixtures and accessories



Floors 37-43



S.E. 14th Street



BUILDING FEATURES:

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Stunning landmark architecture

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C1

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C1

3 BED / 2 1/2 BATH

AC Area 1,451 sq ft / 134.8 M²

Terrace Area 196 sq ft / 18.2 M²

TOTAL 1,647 sq ft / 153 M²

RESIDENCE FEATURES:

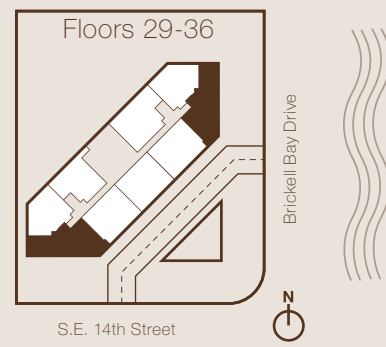
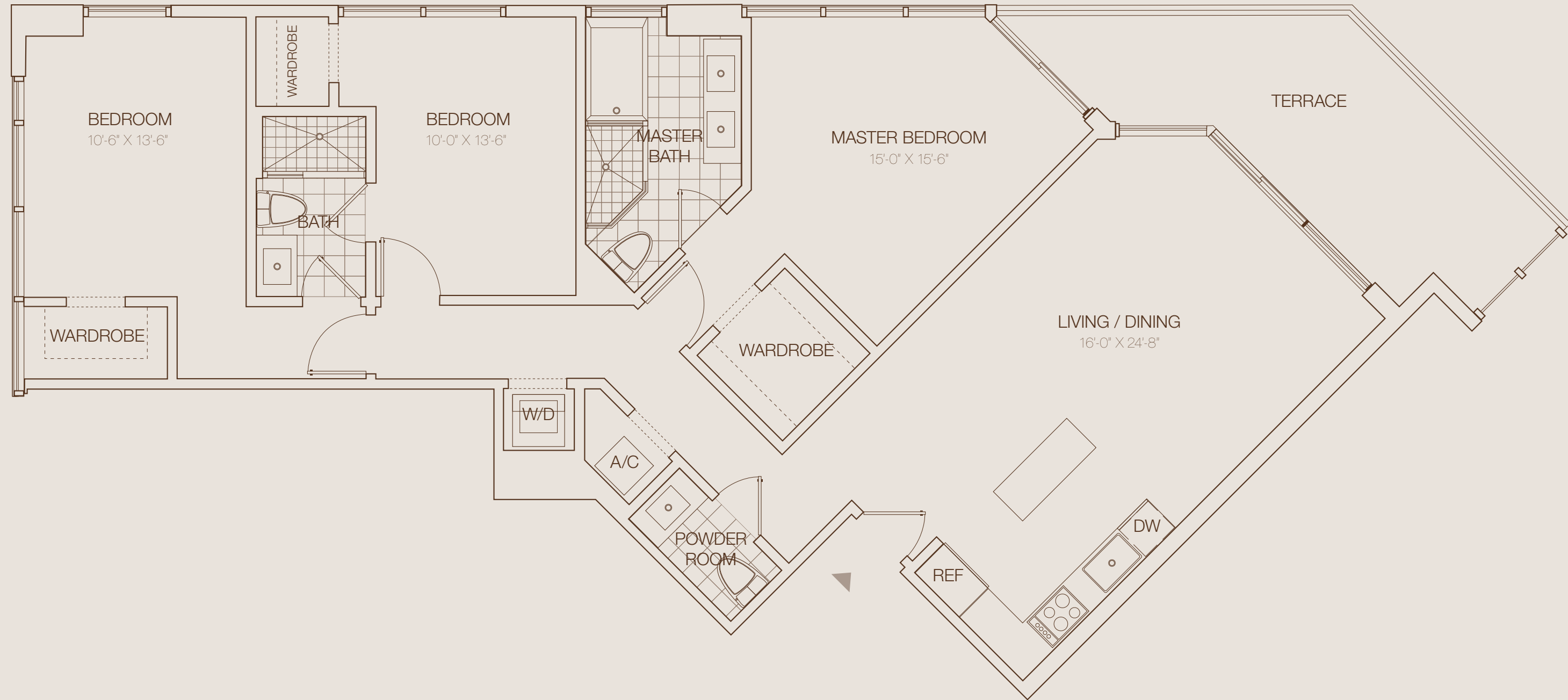
- Beautiful Biscayne Bay and/or City views
- Expansive private balcony accessible from living room and master bedroom
- 9' Smooth-finished ceilings
- Spacious walk-in wardrobe in master bedroom
- Floor-to-ceiling sliding-glass doors and sound-reducing, impact-resistant laminated glass throughout
- Advanced smart-building wiring for HD TV, multiple telephone/data lines and ultra high-speed internet access
- Individually controlled, energy-efficient central heating and air conditioning system

GOURMET KITCHEN:

- Imported European cabinets with premium hardware and drawer pulls
- Modern stainless steel refrigerator, oven, cook-top, microwave, dishwasher, and sink disposal
- Elegant imported stone counter tops and backsplashes
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MASTER BATHROOM:

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- Premium European-style fixtures and accessories



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Stunning landmark architecture

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B5

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BRICKELLHOUSE

B5

2 BED / 2 BATH

AC Area 1,116 sq ft / 103.6 M²

Terrace Area 164 sq ft / 15.2 M²

TOTAL 1,280 sq ft / 118.9 M²

RESIDENCE FEATURES:

- Beautiful Biscayne Bay and/or City views
- Expansive private balcony accessible from living room
- 9' Smooth-finished ceilings
- Spacious walk-in wardrobe in master bedroom
- Floor-to-ceiling sliding-glass doors and sound-reducing, impact-resistant laminated glass throughout
- Advanced smart-building wiring for HD TV, multiple telephone/data lines and ultra high-speed internet access
- Individually controlled, energy-efficient central heating and air conditioning system

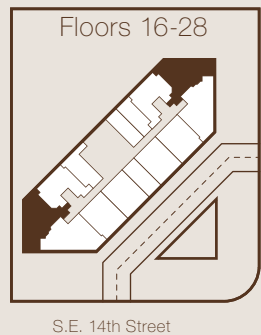
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MASTER BATHROOM:

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B2

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Exclusive Sales & Marketing: Cervera Real Estate Inc.



BRICKELLHOUSE

B2

2 BED + DEN / 2 BATH

AC Area 1,183 sq ft / 109.9 M²

Terrace Area 261 sq ft / 24.2 M²

TOTAL 1,444 sq ft / 134.1 M²

RESIDENCE FEATURES:

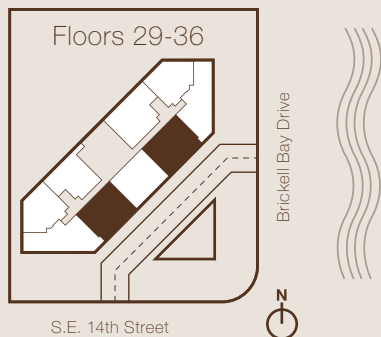
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GOURMET KITCHEN:

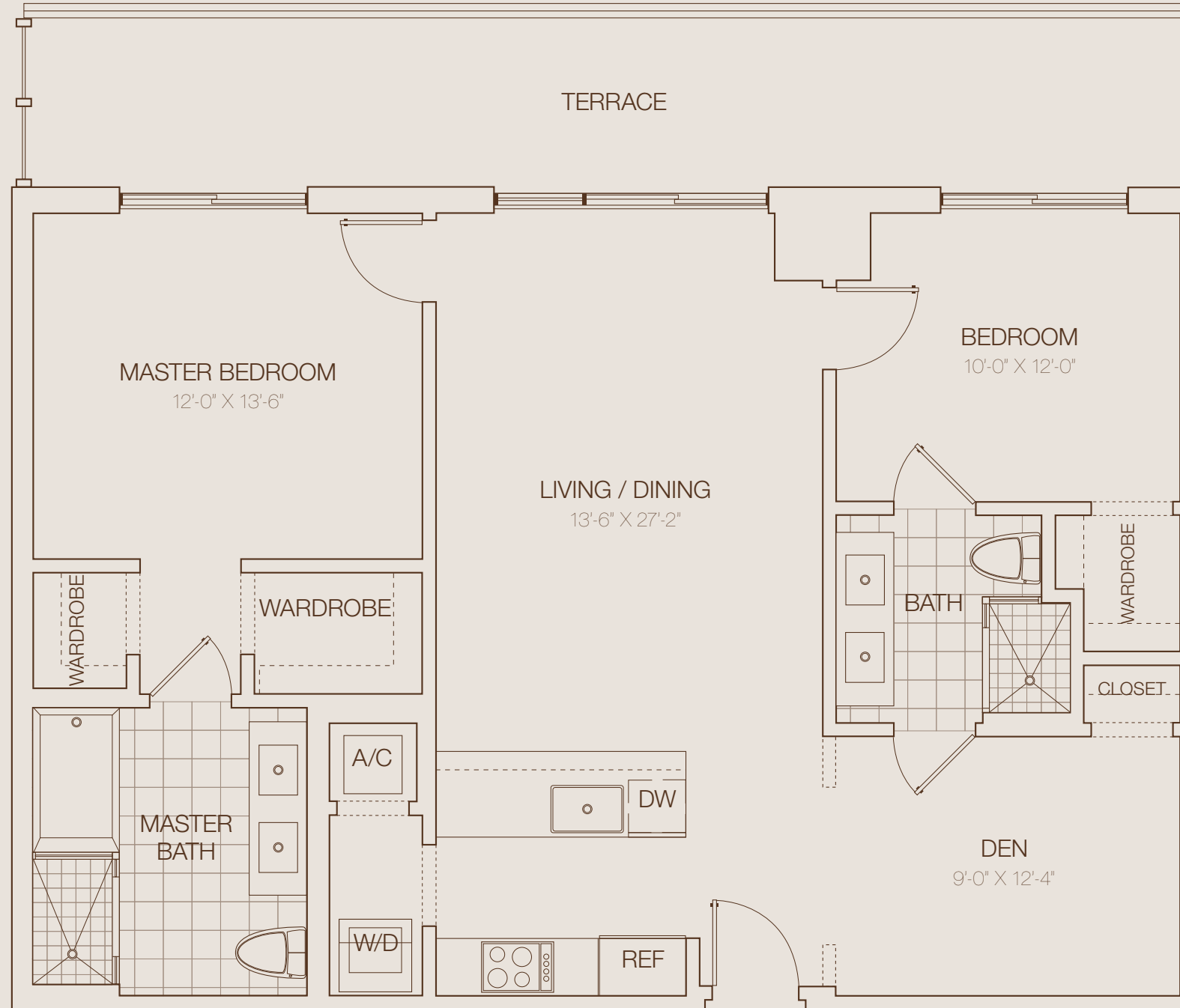
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MASTER BATHROOM:

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BRICKELLHOUSE

A5

1 BED / 1 1/2 BATH

AC Area 790 sq ft / 73.3 M²

Terrace Area 195 sq ft / 18.1 M²

TOTAL 985 sq ft / 91.5 M²

RESIDENCE FEATURES:

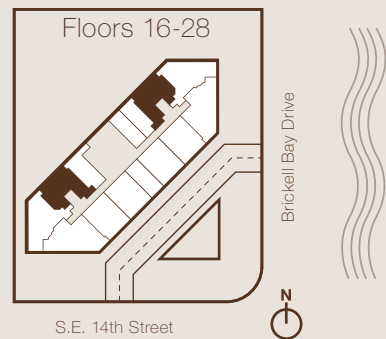
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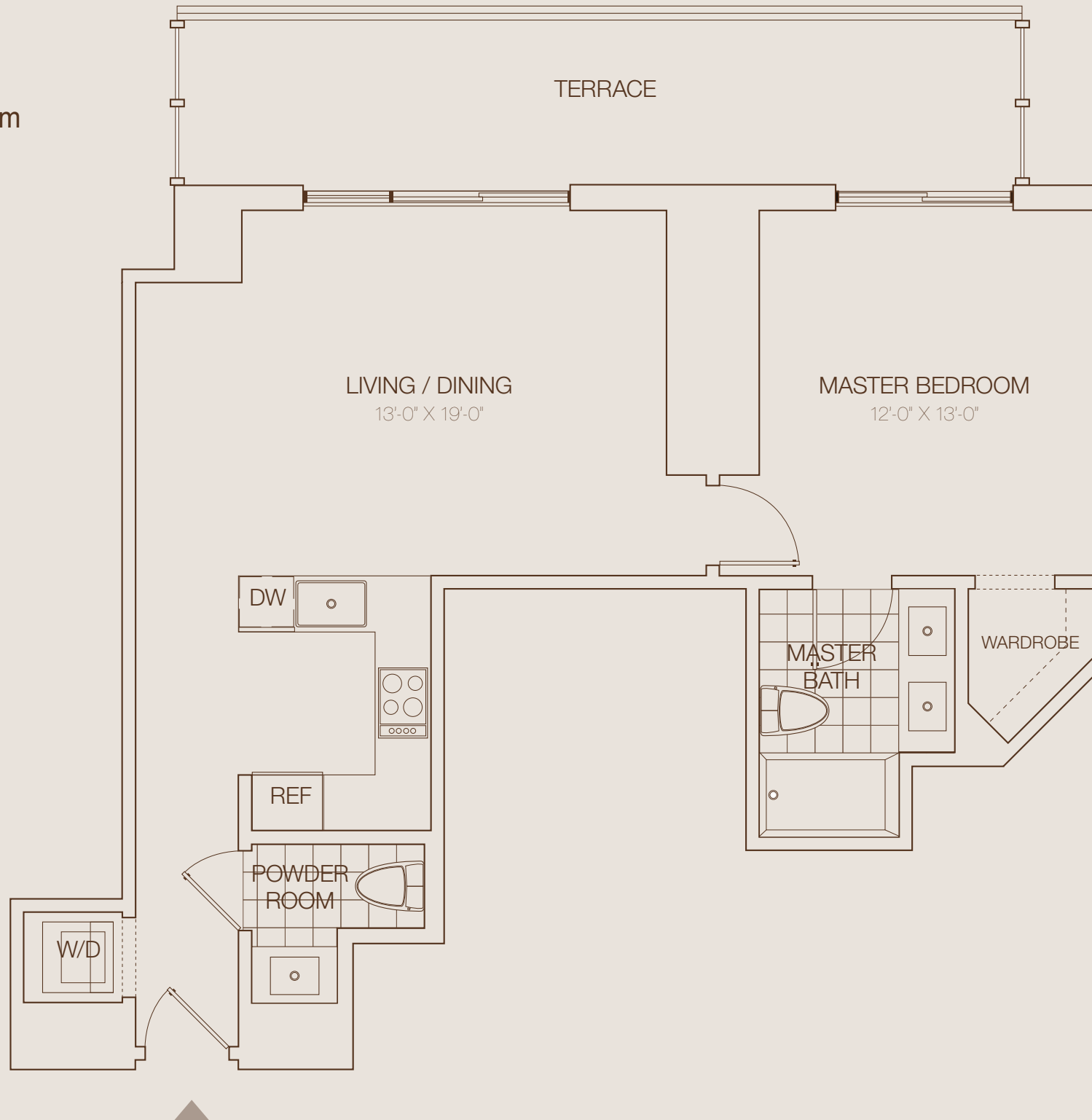
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Stunning landmark architecture

Pedestrian-friendly street-front restaurant/retail spaces with outdoor terraces

Impressive glass-enclosed corner café/bar with perimeter reflecting pool

Modern paved sun-lit arrival entry

Grand triple-height lobby accented with stone, wood and stainless steel finishes

24-hour welcome desk with concierge

24-hour guest valet

24-hour access control

Advanced smart-building technology throughout with high-speed wireless internet access in common areas

Cutting-edge green-building technology that includes a secure, state-of-the-art, fully automated parking garage

6 high-speed controlled-access elevators

Private Owner's Lounge with event bar, catering kitchen, daily world newspapers

High-definition screening room with 10-foot screen and theater-style seating

Beautifully landscaped, elevated Resort Deck with putting green and summer kitchen

50-foot-long lap pool with poolside cabanas and large heated whirlpool spa

Elegantly furnished Resident Club Room with conference/meeting rooms

Children's playroom with access to Resort Deck

Luxury Health spa with sauna, steam and private treatment rooms

Fully equipped, state-of-the-art fitness center with HD TVs and wireless audio

Exclusive member/residents-only 46th floor roof-top swimming pool and sun deck with stunning water and skyline views



BRICKELLHOUSE

1300 Brickell Bay Drive, Miami, FL 33131

A6

Newgard

A New Dwelling Concept by Newgard Development Group
www.newgardgroup.com



These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area 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). All depictions of appliances, plumbing fixtures, equipment, counters, soffits, floor coverings and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate, will vary with specific unit type, and may vary with actual construction. Additionally, measurements of rooms set forth on any floor plan are nominal and generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Unit orientation and windows (including number, size, orientation and awnings), balcony/lanais (including configuration, size and railing/balustrade), structure and mechanical chases may vary. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion and without notice. Not all features available in all units. Features, amenities, specifications, dimensions and heights are subject to change without notice. The features, plans and specifications described above are proposed only, and the developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion and without prior notice. Without limiting the generality of the foregoing, developer reserves the right to substitute any of the foregoing with items of similar or better value, in developer's sole opinion.



BRICKELLHOUSE

A6

1 BED / 1 BATH

AC Area 792 sq ft / 73.5 M²

Terrace Area 172 sq ft / 15.9 M²

TOTAL 937 sq ft / 87 M²

RESIDENCE FEATURES:

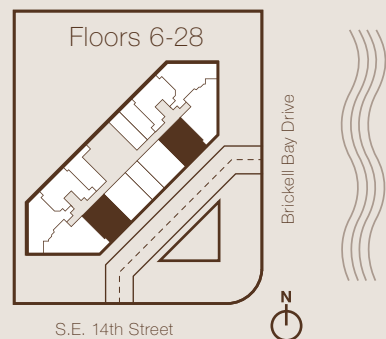
- Beautiful Biscayne Bay and/or City views
- Expansive private balcony accessible from living room and master bedroom
- 9' Smooth-finished ceilings
- Spacious walk-in wardrobe in master bedroom
- Floor-to-ceiling sliding-glass doors and sound-reducing, impact-resistant laminated glass throughout
- Advanced smart-building wiring for HD TV, multiple telephone/data lines and ultra high-speed internet access
- Individually controlled, energy-efficient central heating and air conditioning system

GOURMET KITCHEN:

- Imported European cabinets with premium hardware and drawer pulls
- Modern stainless steel refrigerator, oven, cook-top, microwave, dishwasher, and sink disposal
- Elegant imported stone counter tops and backsplashes
- Spacious contemporary stainless steel under-mounted sink
- Stainless steel high-arc gourmet faucet with integrated sprayer

MASTER BATHROOM:

- Imported European cabinets with premium hardware and drawer pulls
- Elegant imported stone counter tops and backsplashes
- Dual porcelain under-mounted rectangular sinks
- Custom-finished floors and walls in wet areas
- Frameless glass shower enclosure
- Spacious, extra-depth soaking tub
- Premium European-style fixtures and accessories



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