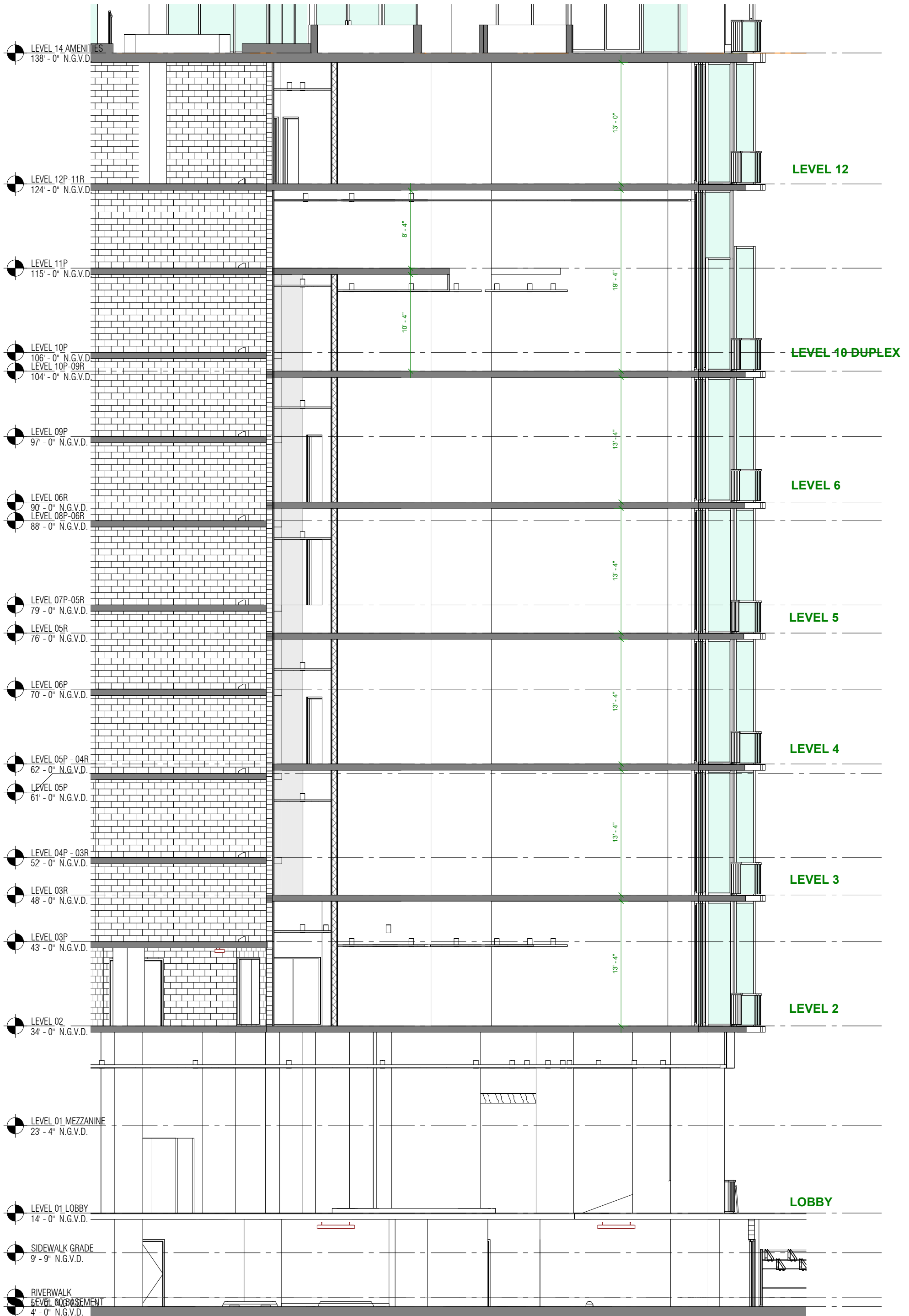
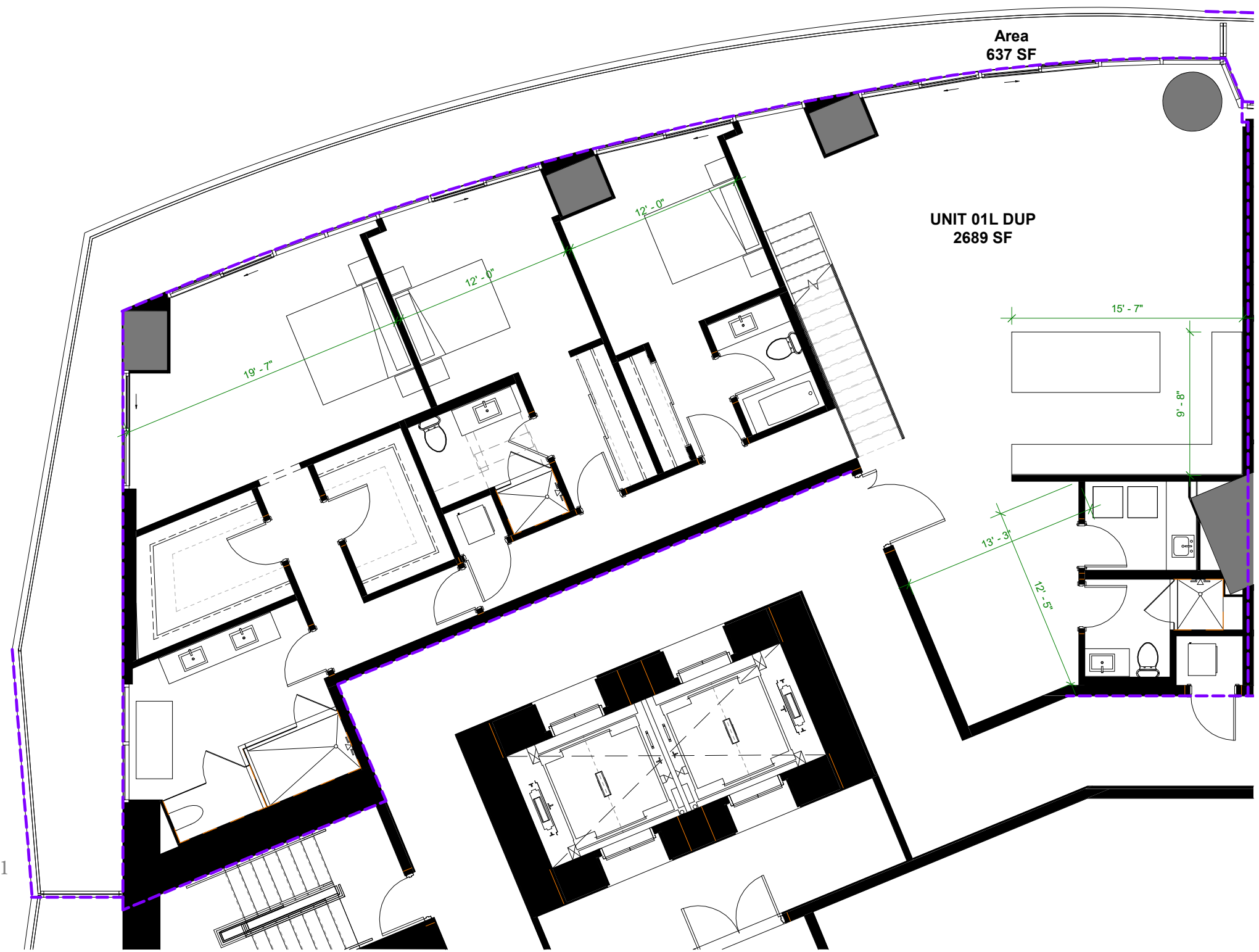


# BACCARAT RIVER FLATS & DUPLEXES ELEVATION





Area  
637 SF

UNIT 01L DUP  
2689 SF

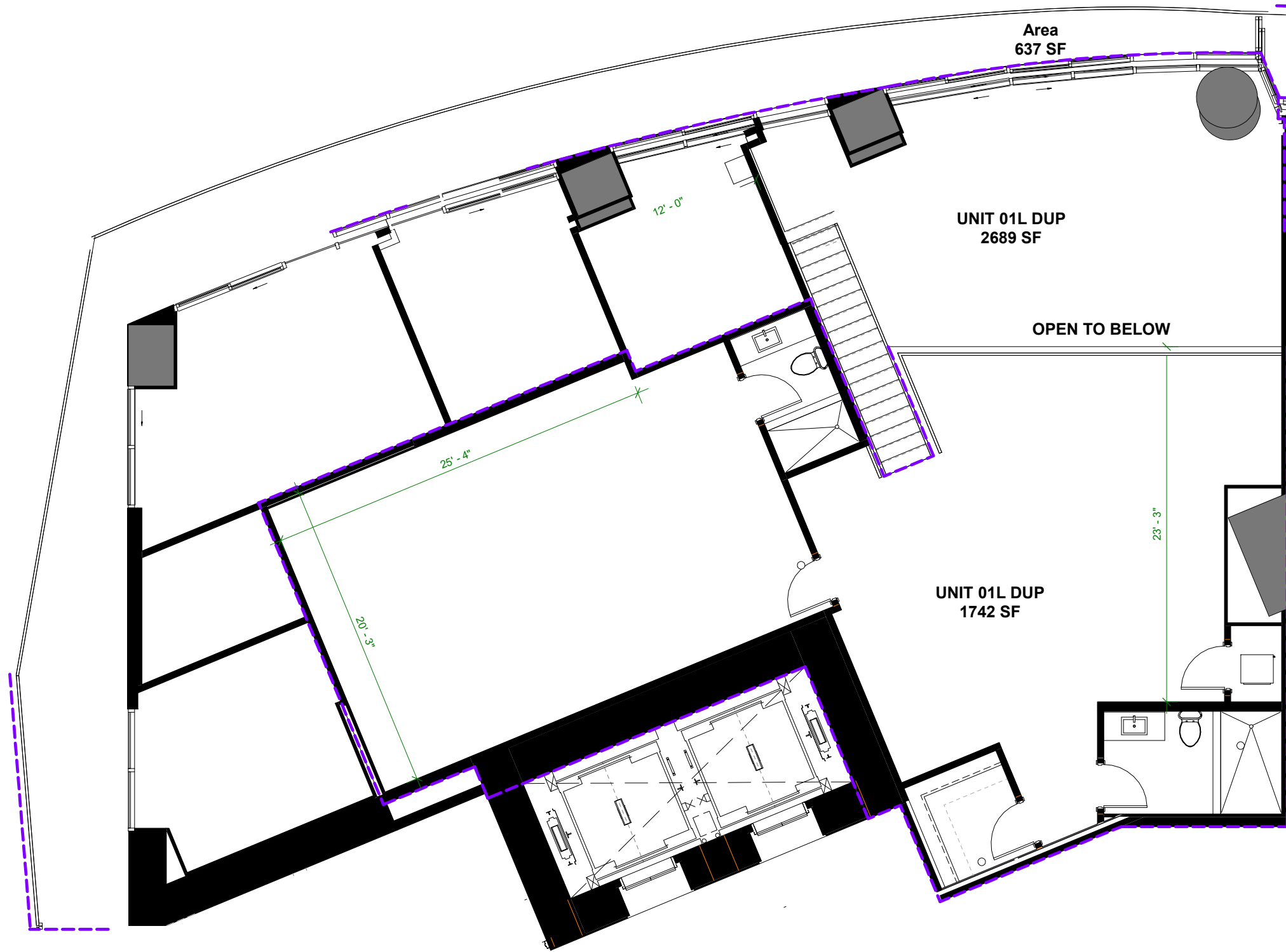
Residence 01 L DUP | Levels 10 & 11  
3 BEDROOMS 6 BATHROOMS, FAMILY/  
GUEST ROOM, MEDIA ROOM + DEN

A/C INTERIOR AREA: 4,431 SQ.FT. 411.65 SQ.M.  
TERRACE AREA: 637 SQ.FT. 59.17 SQ.M.  
TOTAL RESIDENCE: 5,068 SQ.FT. 470.83 SQ.M.

FIRST FLOOR

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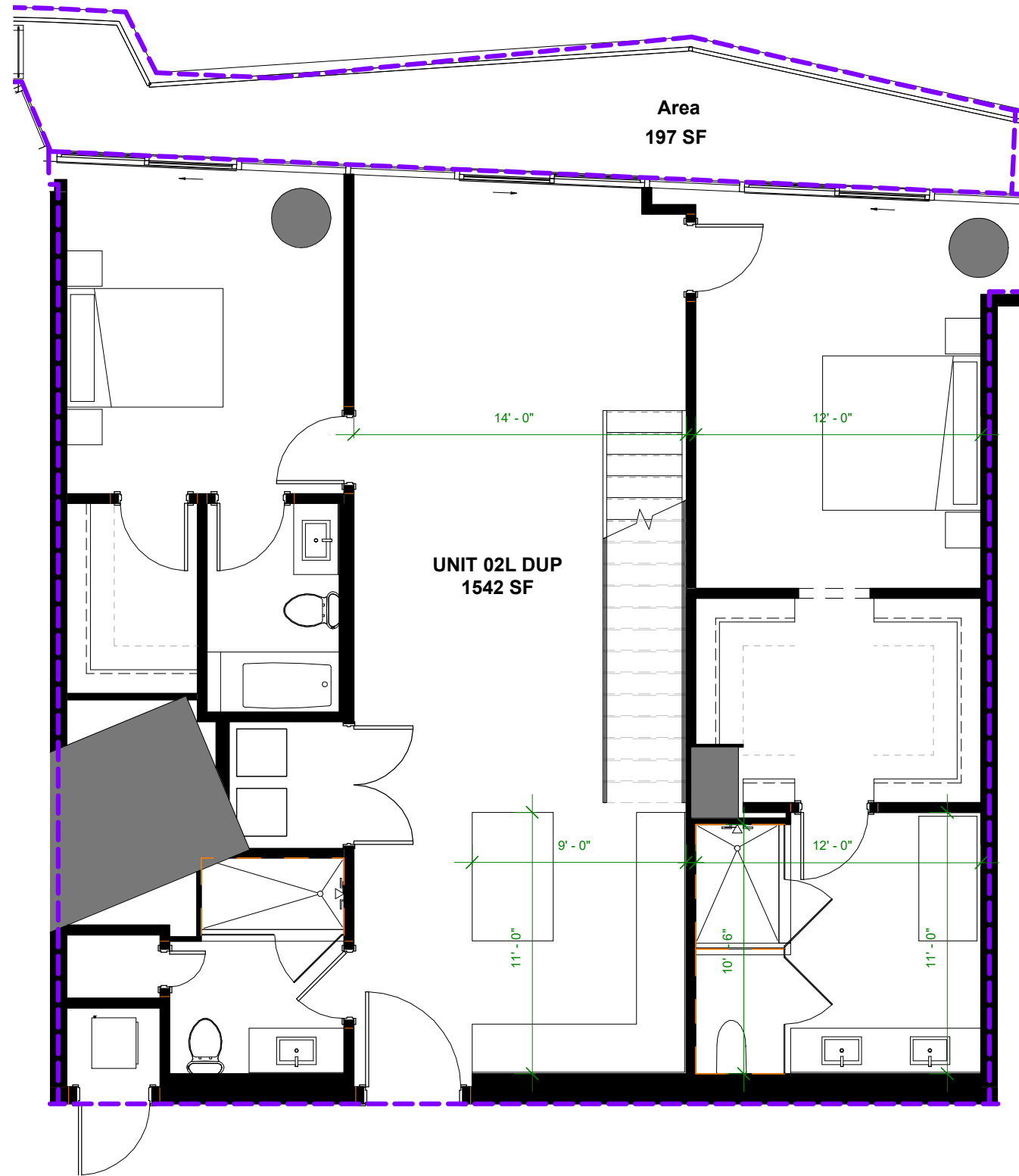
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Residence 01 L DUP  
SECOND FLOOR

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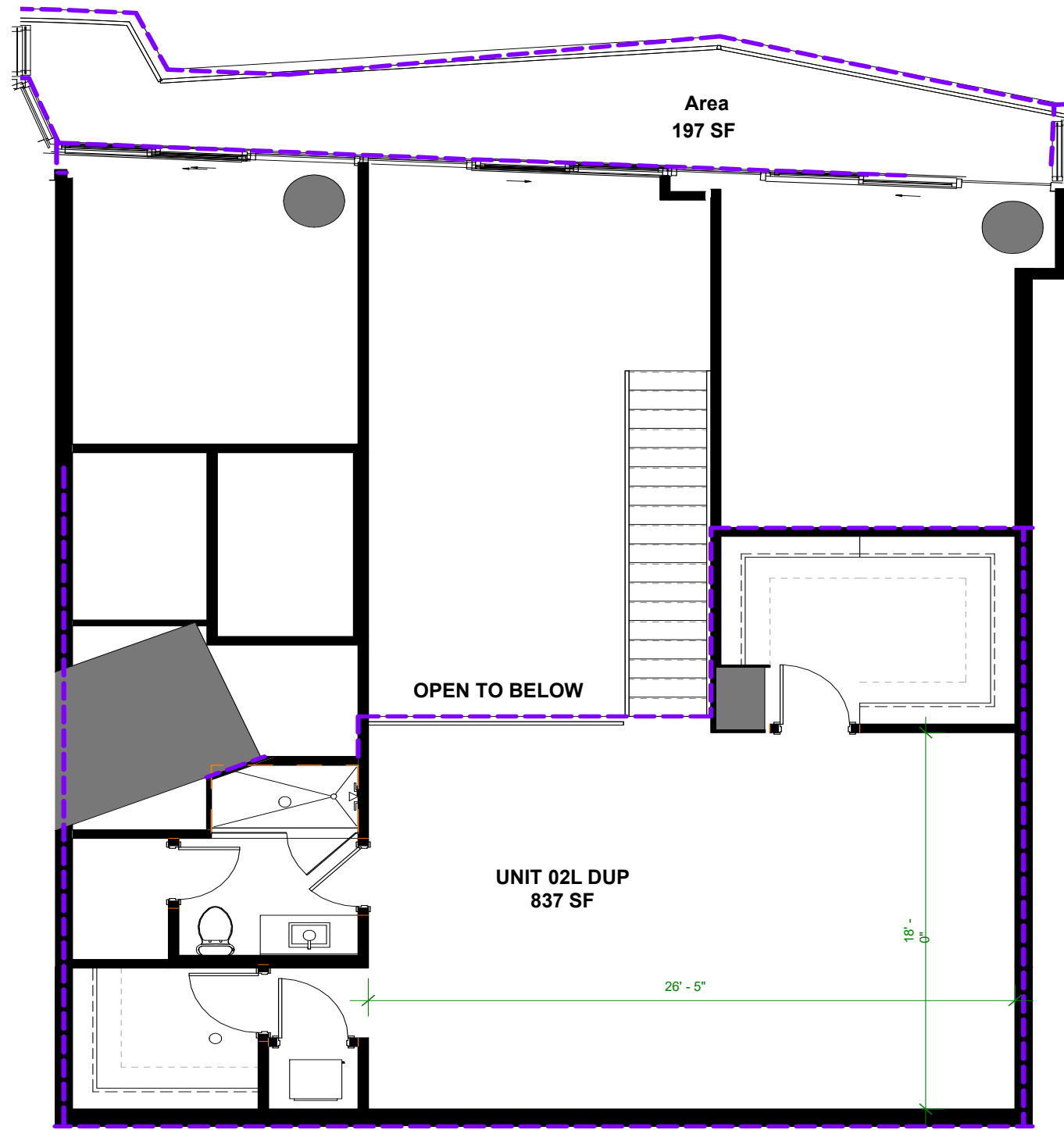
FIRST FLOOR

Residence 02L DUP | Levels 10 & 11  
 2 BEDROOMS 4 BATHROOMS + FAMILY/GUEST ROOM

A/C INTERIOR AREA:	2,379 SQ.FT.	221.01 SQ.M.
TERRACE AREA:	197 SQ.FT.	18.30 SQ.M.
TOTAL RESIDENCE:	2,576 SQ.FT.	239.31 SQ.M.

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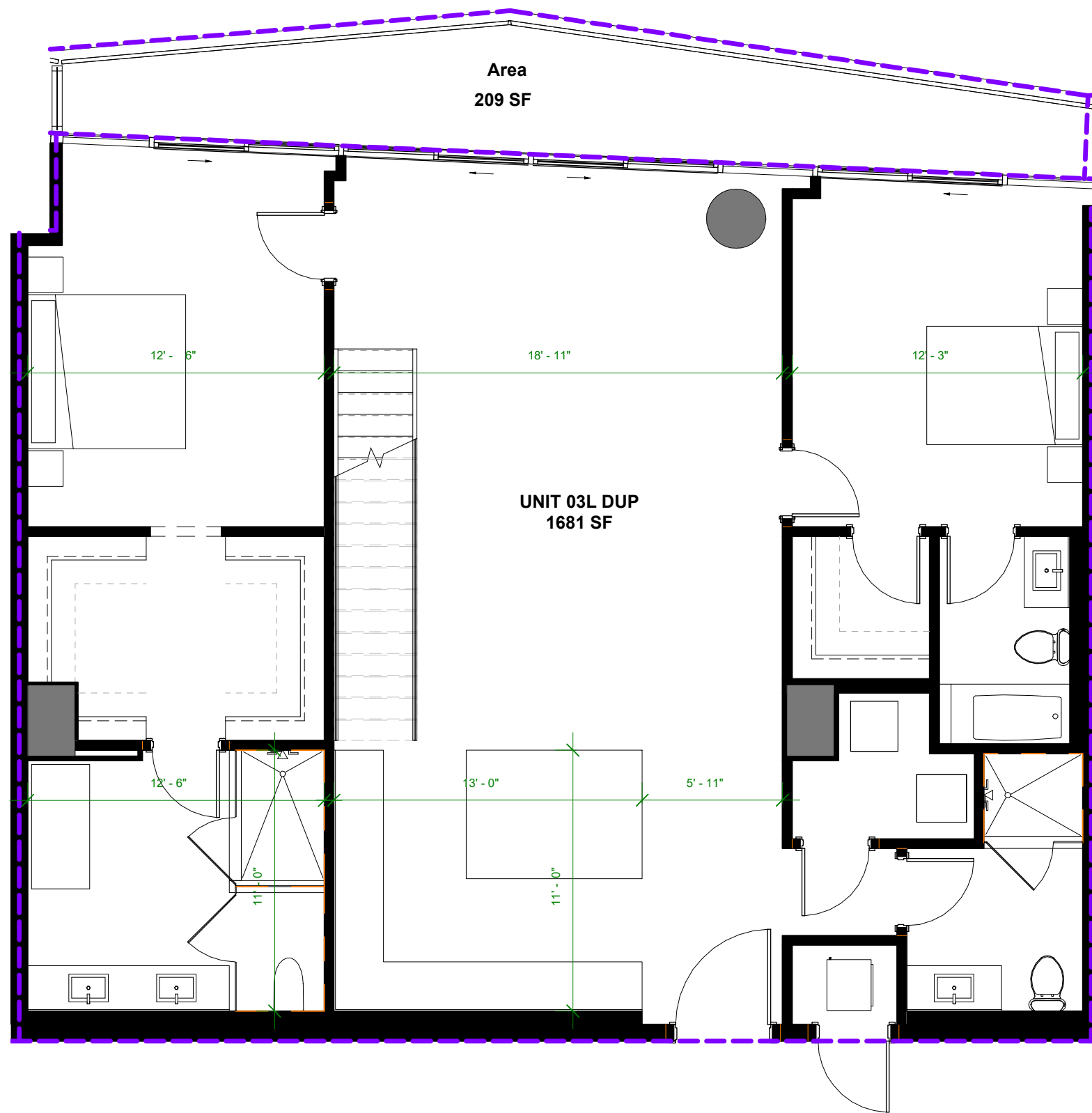
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Residence 02L DUP  
SECOND FLOOR

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Area  
209 SF

UNIT 03L DUP  
1681 SF

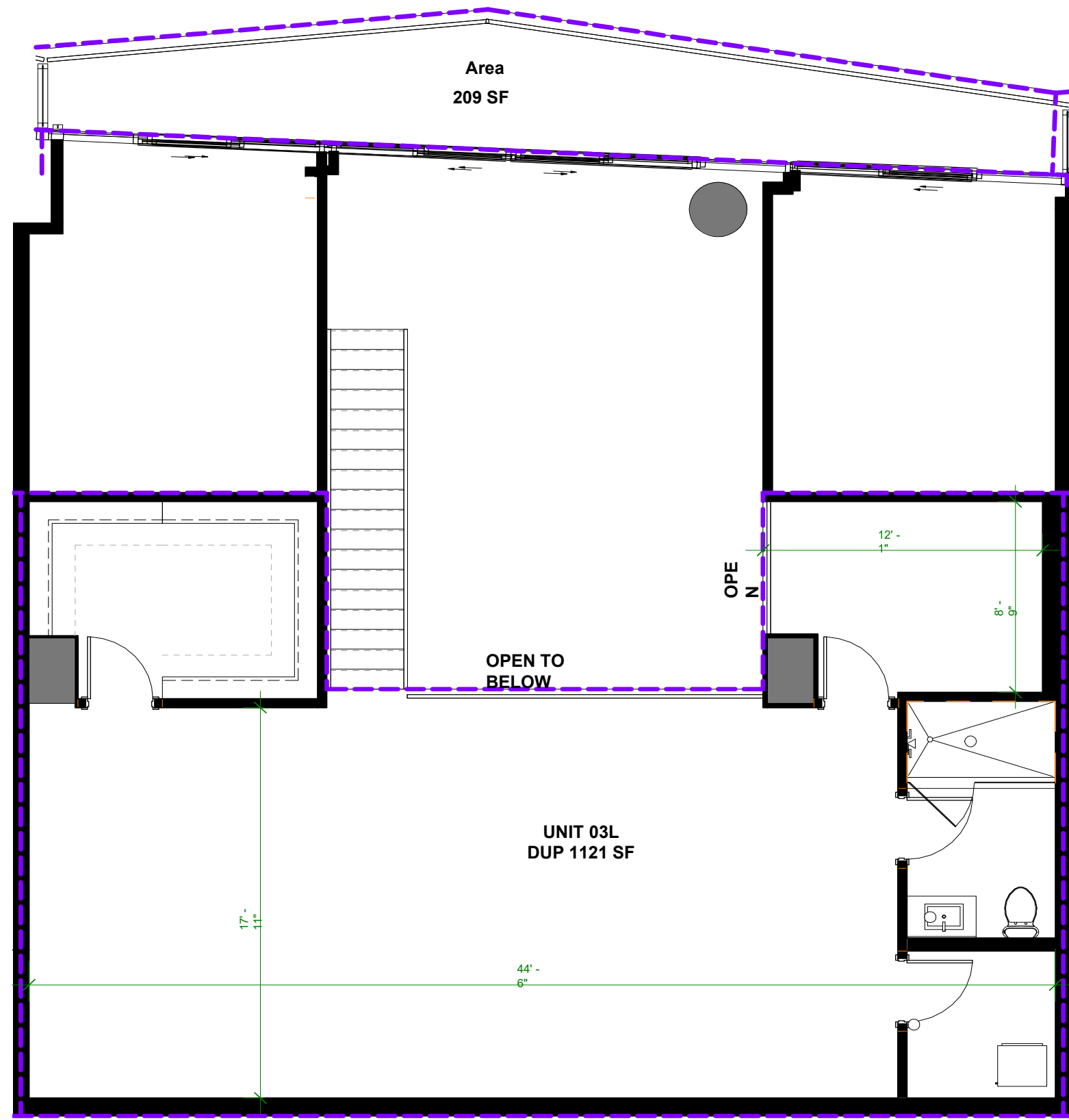
FIRST FLOOR

Residence 03 L DUP | Levels 10 & 11  
2 BEDROOMS 3.5 BATHROOMS,  
FAMILY/GUEST ROOM + OFFICE

A/C INTERIOR AREA:	2,802 SQ.FT.	260.31 SQ.M.
TERRACE AREA:	209 SQ.FT.	19.41 SQ.M.
TOTAL RESIDENCE:	3,011 SQ.FT.	279.73 SQ.M.

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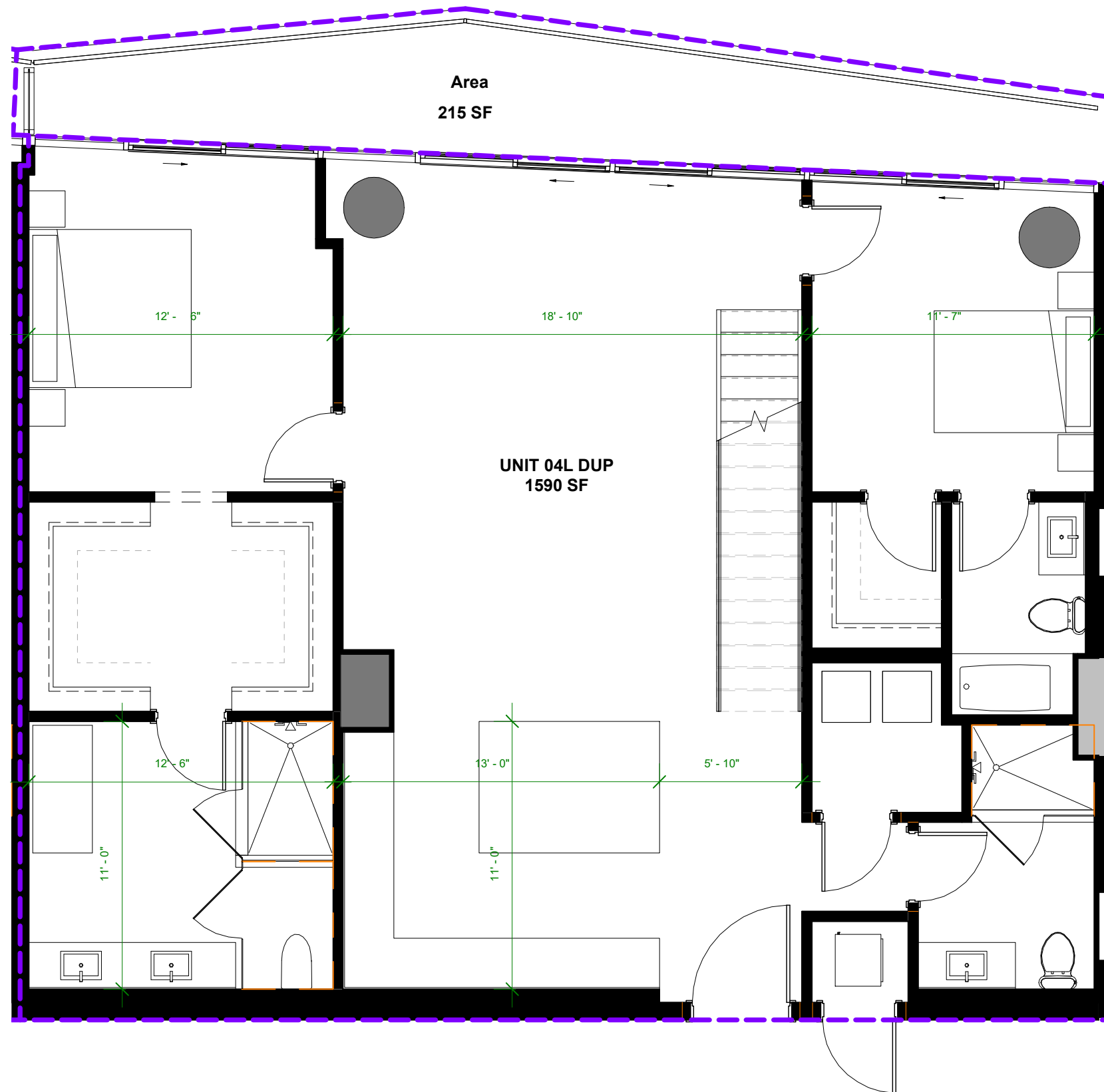


Residence 03 L DUP  
SECOND FLOOR

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Area  
215 SF

UNIT 04L DUP  
1590 SF

FIRST FLOOR

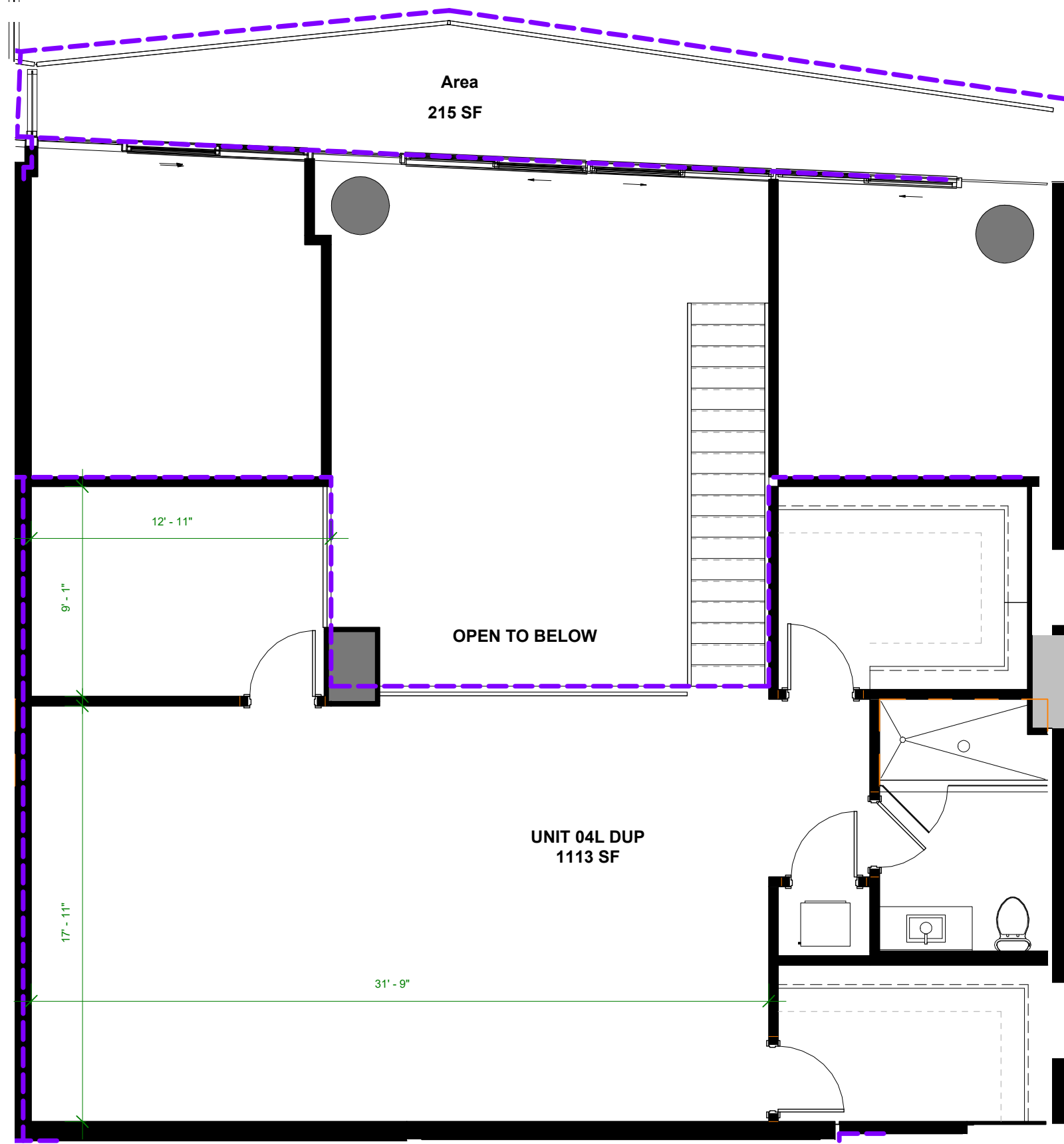
Residence 04 L DUP | Levels 10 & 11  
2 BEDROOMS 3.5 BATHROOMS +  
FAMILY/GUEST ROOM

A/C INTERIOR AREA:	2,703 SQ.FT.	251.11 SQ.M.
TERRACE AREA:	215 SQ.FT.	19.97 SQ.M.
TOTAL RESIDENCE:	2,918 SQ.FT.	271.09 SQ.M.

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Residence 04 L DUP  
SECOND FLOOR

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# Baccarat

RESIDENCES  
BRICKELL, MIAMI

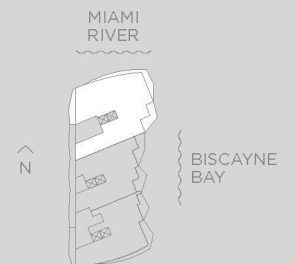


## PENTHOUSE 01

70TH TO 71ST LEVELS

4 BEDROOMS / 5.5 BATHROOMS  
FAMILY ROOM / LIBRARY / DEN / MAID'S ROOM

A/C INTERIOR AREA:	5,042 SQ.FT.	468.42 SQ.M.
TERRACE AREA:	896 SQ.FT.	83.24 SQ.M.
TOTAL RESIDENCE:	5,938 SQ.FT.	551.65 SQ.M.



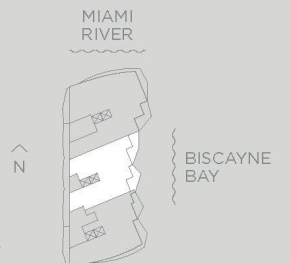


**PENTHOUSE 02**

70TH TO 71ST LEVELS

3 BEDROOMS / 4.5 BATHROOMS  
FAMILY ROOM / LIBRARY / DEN / MAID'S ROOM

A/C INTERIOR AREA:	3,665 SQ.FT.	340.49 SQ.M.
TERRACE AREA:	566 SQ.FT.	52.58 SQ.M.
TOTAL RESIDENCE:	4,231 SQ.FT.	393.07 SQ.M.



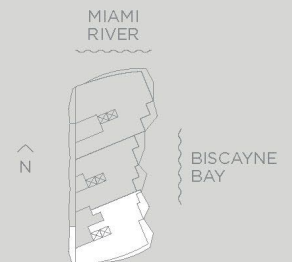


**PENTHOUSE 03**

70TH TO 71ST LEVELS

3 BEDROOMS / 4.5 BATHROOMS  
DEN / MAID'S ROOM

A/C INTERIOR AREA:	3,522 SQ.FT.	327.20 SQ.M.
TERRACE AREA:	758 SQ.FT.	70.42 SQ.M.
TOTAL RESIDENCE:	4,280 SQ.FT.	397.62 SQ.M.





**UPPER PENTHOUSE 1**

72ND TO 73RD LEVELS  
MAIN LEVEL

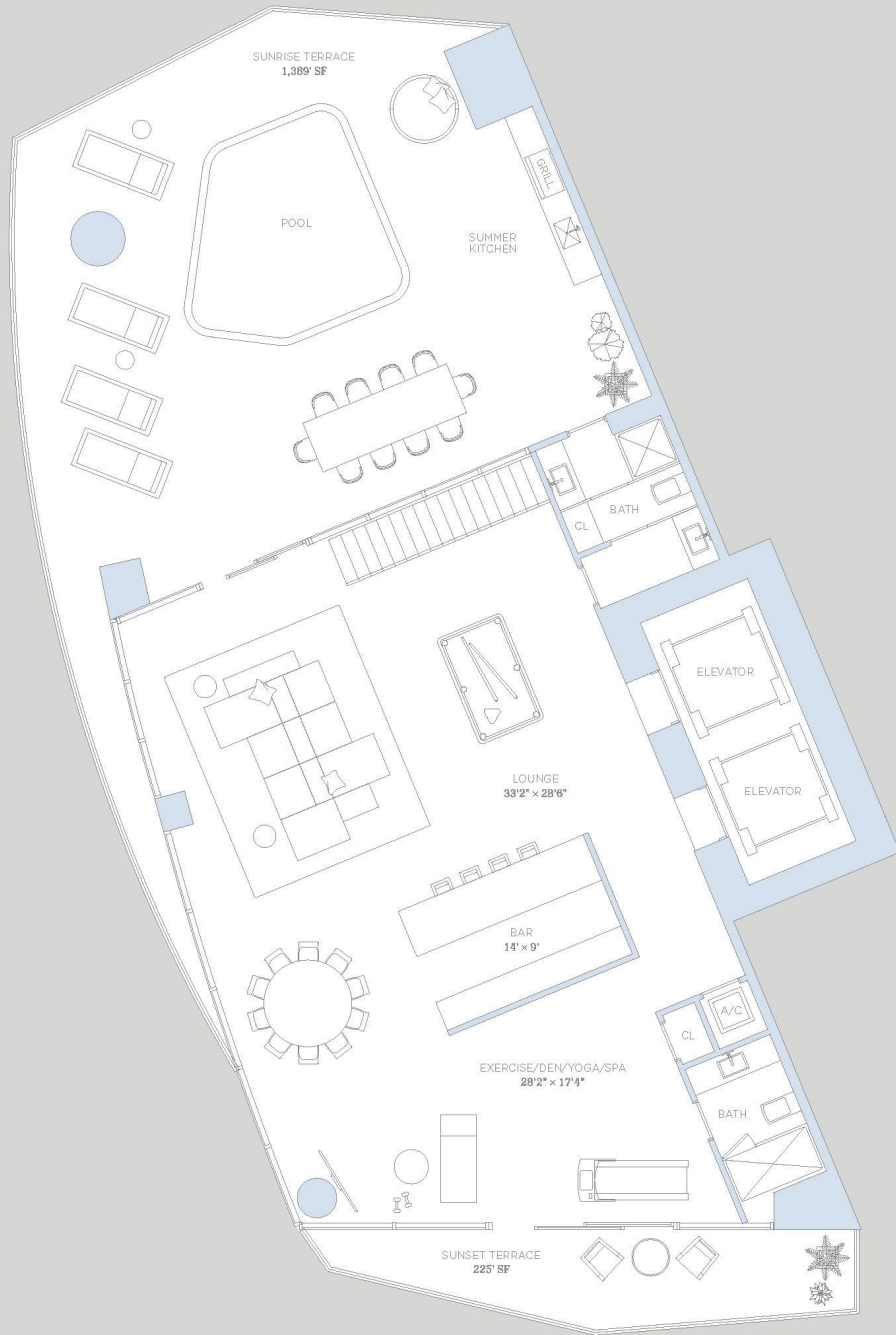
4 BEDROOMS / 9.5 BATHROOMS  
LIBRARY / FAMILY ROOM / THEATER / DEN / MAID'S ROOM  
/ BILLIARD'S / BAR LOUNGE / EXERCISE ROOM / ROOF  
TERRACE WITH POOL & SUMMER KITCHEN

A/C INTERIOR AREA:	9,074 SQ.FT.	844 SQ.M.
TERRACE AREA:	2,787 SQ.FT.	258.92 SQ.M.
TOTAL RESIDENCE:	11,861 SQ.FT.	1,101.92 SQ.M.

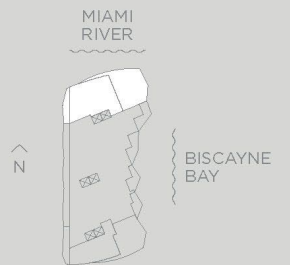
MIAMI RIVER



BISCAYNE BAY

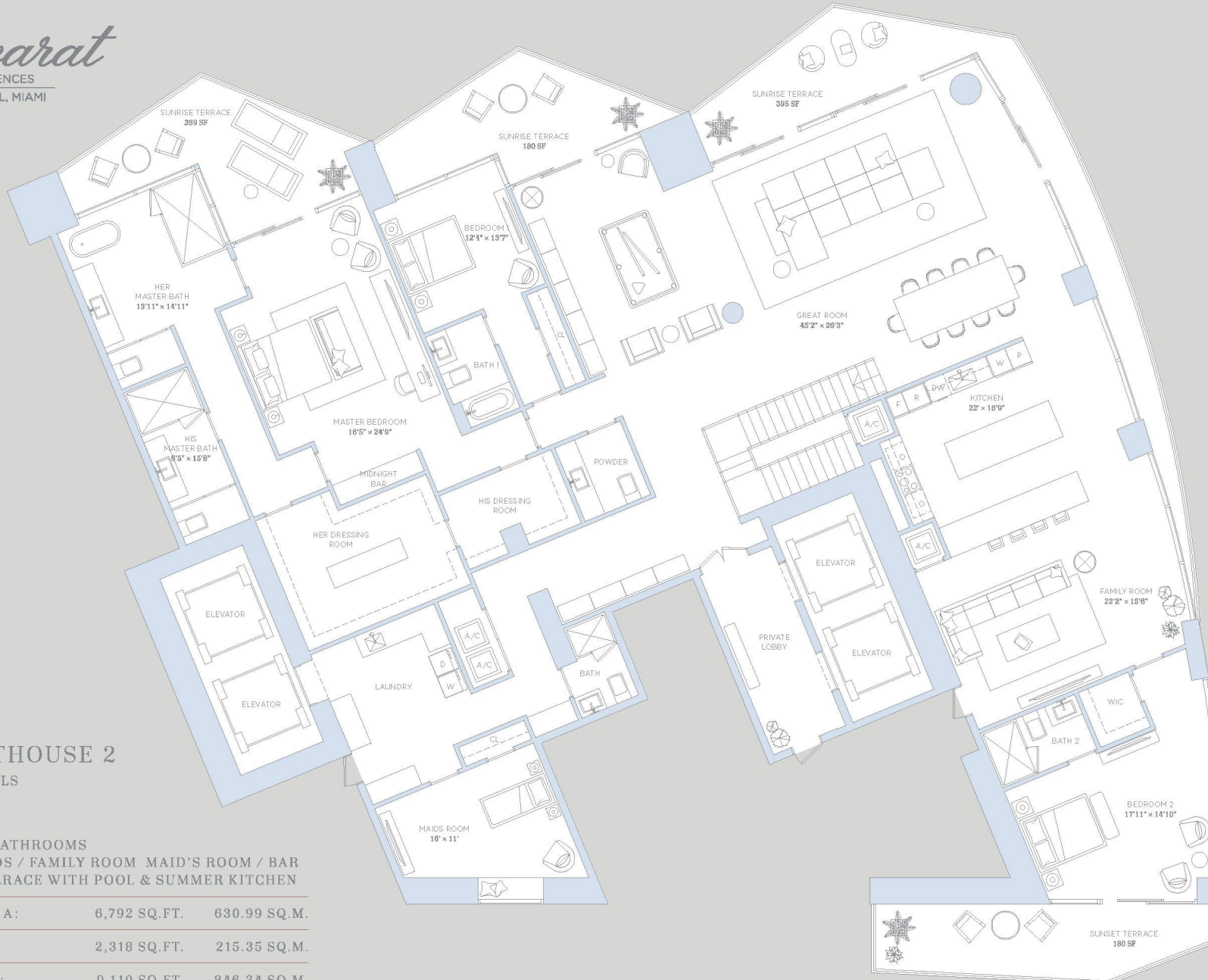


UPPER PENTHOUSE 1  
UPPER LEVEL



# Baccarat

RESIDENCES  
BRICKELL, MIAMI

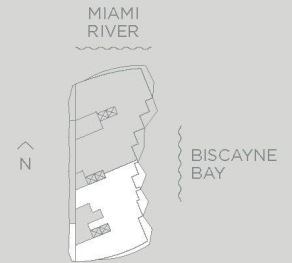


## UPPER PENTHOUSE 2

72ND TO 73RD LEVELS  
MAIN LEVEL

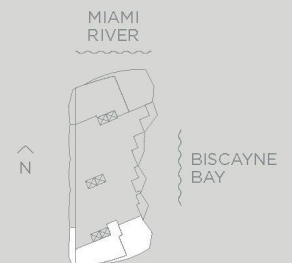
3 BEDROOMS / 7.5 BATHROOMS  
LIBRARY / BILLIARDS / FAMILY ROOM MAID'S ROOM / BAR  
LOUNGE / ROOF TERRACE WITH POOL & SUMMER KITCHEN

A/C INTERIOR AREA:	6,792 SQ.FT.	630.99 SQ.M.
TERRACE AREA:	2,318 SQ.FT.	215.35 SQ.M.
TOTAL RESIDENCE:	9,110 SQ.FT.	846.34 SQ.M.





**UPPER PENTHOUSE 2**  
72ND TO 73RD LEVELS  
UPPER LEVEL



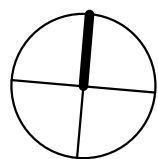




# ARQUITECTONICA

2900 Oak Avenue Miami, Florida 33133  
305.372.1812 TEL 305.372.1175 FAX  
www.arquitectonica.com

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## 444 BRICKELL ONE

77/99 SE 5th Street  
Miami, FL 33131

COMBO - UNITS 04/05

SCALE: 1/8" = 1'-0"

DATE:

7/14/2021

10:04:02 AM

## COMBO UNIT 2

# RESIDENCE 01



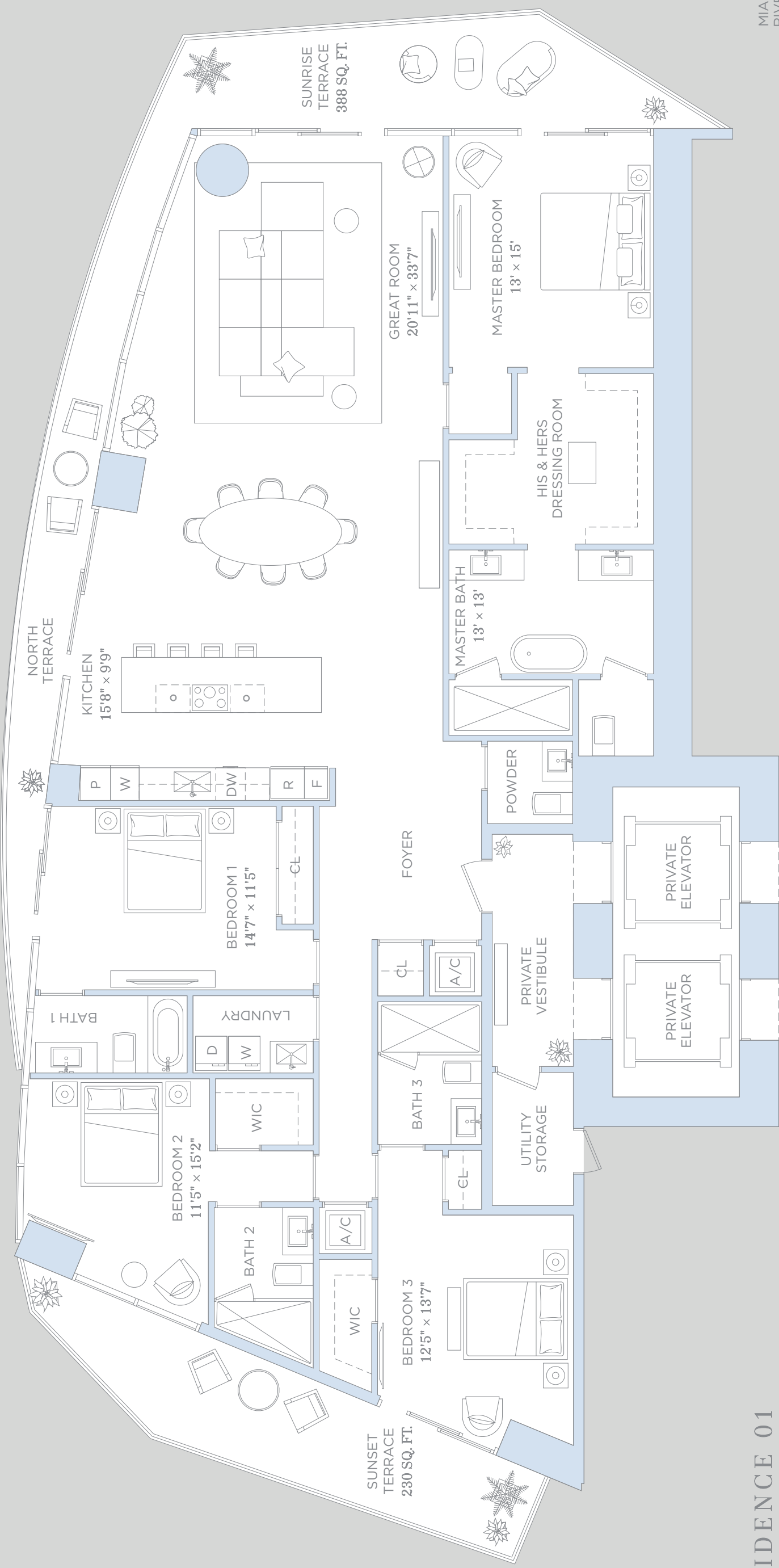
444 Brickell Ave, Suite 800, Miami, FL 33131  
Sales@BaccaratResidencesMiami.com  
www.BaccaratResidencesMiami.com



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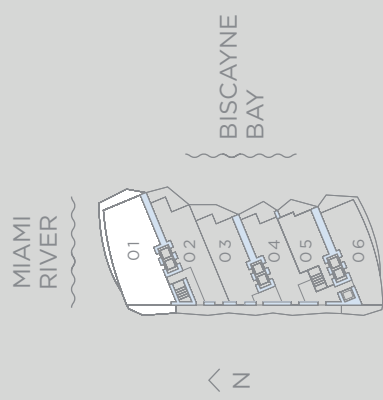
THE DIMENSIONS STATED FOR ANY DEPICTED UNIT FLOOR PLAN ARE APPROXIMATE BECAUSE THERE ARE VARIOUS RECOGNIZED METHODS FOR CALCULATING THE SQUARE FOOTAGE OF A UNIT. THE SQUARE FOOTAGE STATED HEREIN IS CALCULATED FROM THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS TO THE CENTERLINE OF INTERIOR DEMISING WALLS WITHOUT DEDUCTIONS FOR CUTOUTS, CURVES, OR ARCHITECTURAL FEATURES. THIS METHOD TYPICALLY RESULTS IN QUOTED DIMENSIONS GREATER THAN THE DIMENSIONS THAT WOULD BE DETERMINED BY USING OTHER ACCEPTED METHODS. THE ILLUSTRATIONS AND IMAGES ARE CONCEPTUAL. THE FLOOR PLAN, UNIT LAYOUT, LOCATIONS OF WINDOWS, DOORS, CLOSETS, PLUMBING FIXTURES, MECHANICAL EQUIPMENT, APPLIANCES, STRUCTURAL ELEMENTS, ARCHITECTURAL DESIGN ELEMENTS, AND THE USES, CONFIGURATIONS, AND ENTRIES TO ROOMS MAY CHANGE BASED ON FINAL APPROVED PLANS, PERMITTING, AND COMPLETED CONSTRUCTION. THE FURNITURE LAYOUT AND THE USES OF SPACE ILLUSTRATED ARE SUGGESTED USES ONLY AND NOT INTENDED TO GUARANTY ANY SPECIFIC USE OF SPACE OR ACCOMMODATION OF SPECIFIC FURNISHINGS. FURNISHINGS, DESIGN FEATURES, FIXTURES, AND DÉCOR ILLUSTRATED ARE CONCEPTUAL AND MAY NOT BE INCLUDED WITH A UNIT PURCHASE. CONSULT THE DEVELOPER'S PROSPECTUS WHICH WILL BE PROVIDED TO YOU BY THE DEVELOPER TO LEARN WHAT IS INCLUDED WITH A UNIT PURCHASE AND TO REVIEW THE UNIT SQUARE FOOTAGE CALCULATION METHOD TO BE RELIED UPON, WHICH IS SET FORTH IN THE DEVELOPER'S PROSPECTUS. THE DEVELOPER, 444 BRICKELL ONE, LLC, IS A LICENSEE OF THE RELATED GROUP AND THE OWNER OF BACCARAT®, NEITHER OF WHICH IS THE DEVELOPER. 2021© WITH ALL RIGHTS RESERVED.

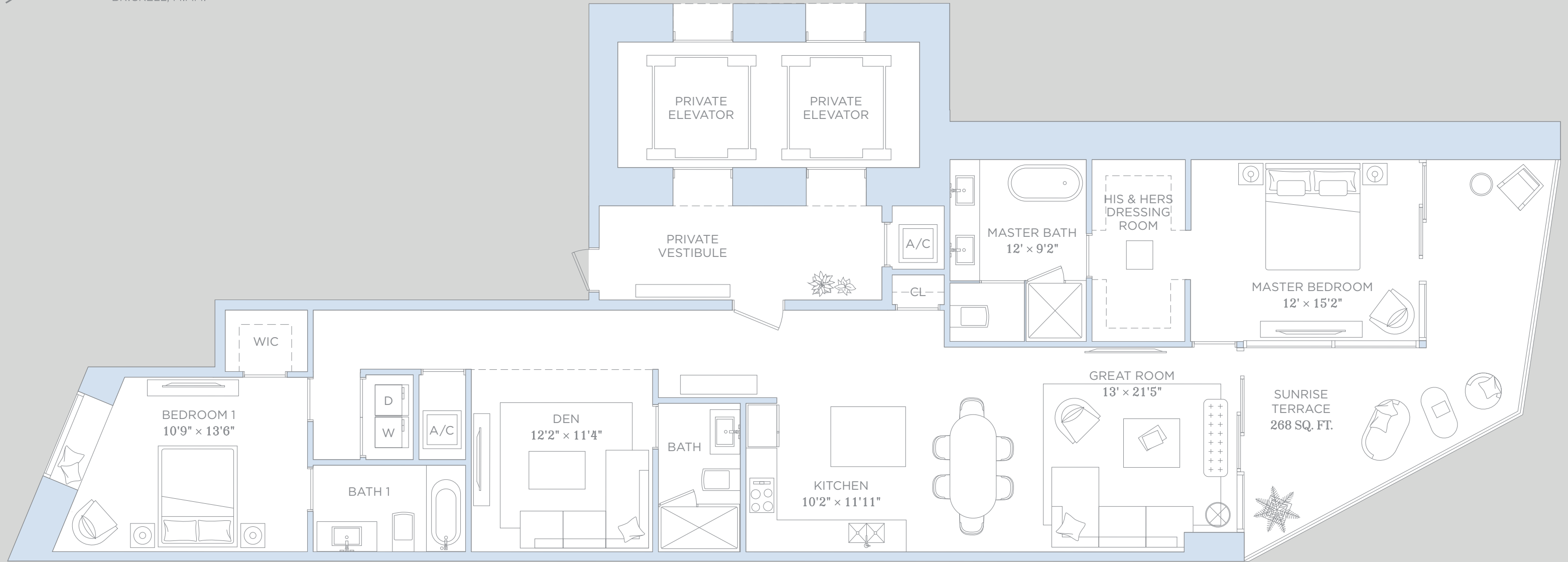




RESIDENCE 01

4 BEDROOMS	4.5 BATHROOMS		
A/C INTERIOR AREA:	3,070 SQ.FT.	285.21 SQ.M.	
TERRACE AREA:	618 SQ.FT.	57.41 SQ.M.	
TOTAL RESIDENCE:	3,688 SQ.FT.	342.62 SQ.M.	

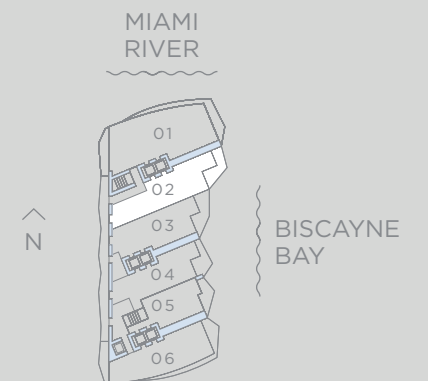


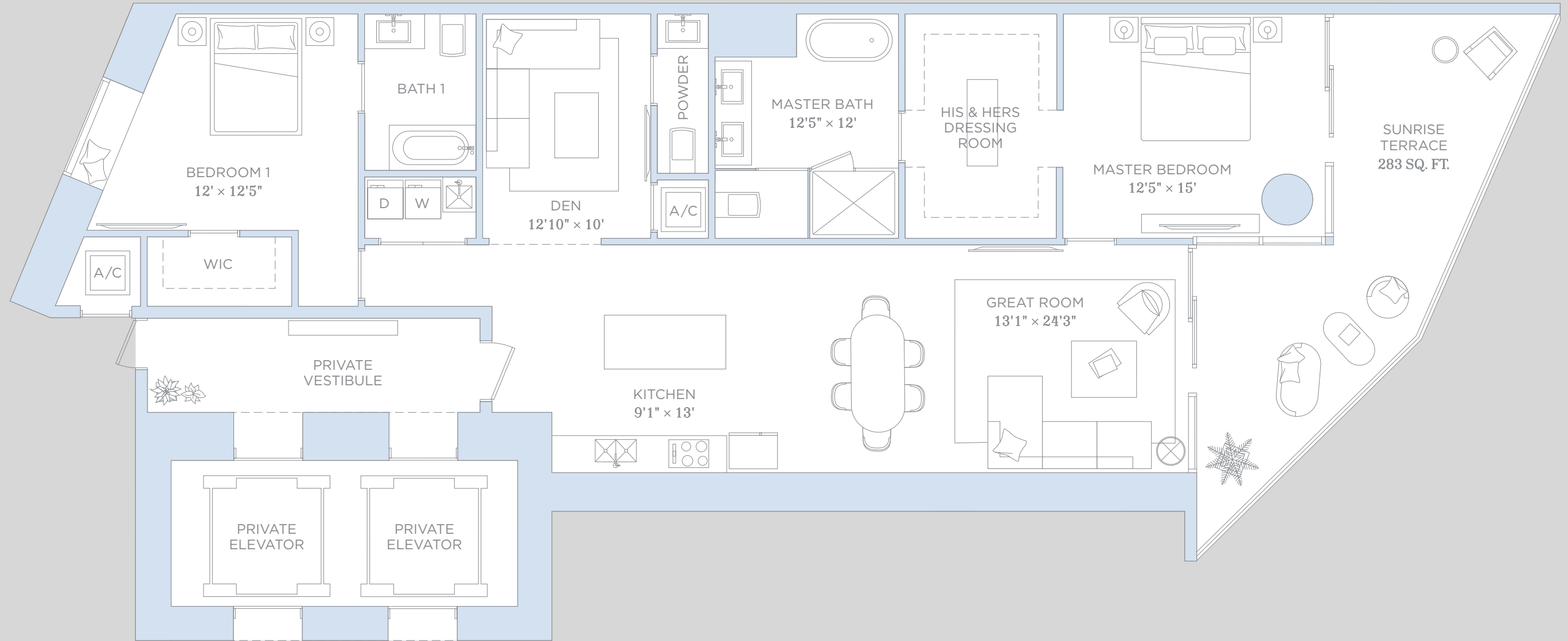


RESIDENCE 02

2 BEDROOMS 3 BATHROOMS & DEN

A/C INTERIOR AREA:	1,935 SQ.FT.	179.76 SQ.M.
TERRACE AREA:	268 SQ.FT.	24.89 SQ.M.
TOTAL RESIDENCE:	2,203 SQ.FT.	204.66 SQ.M.

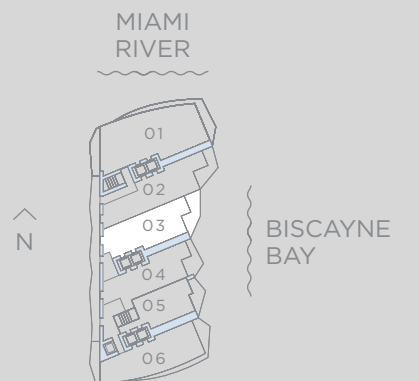


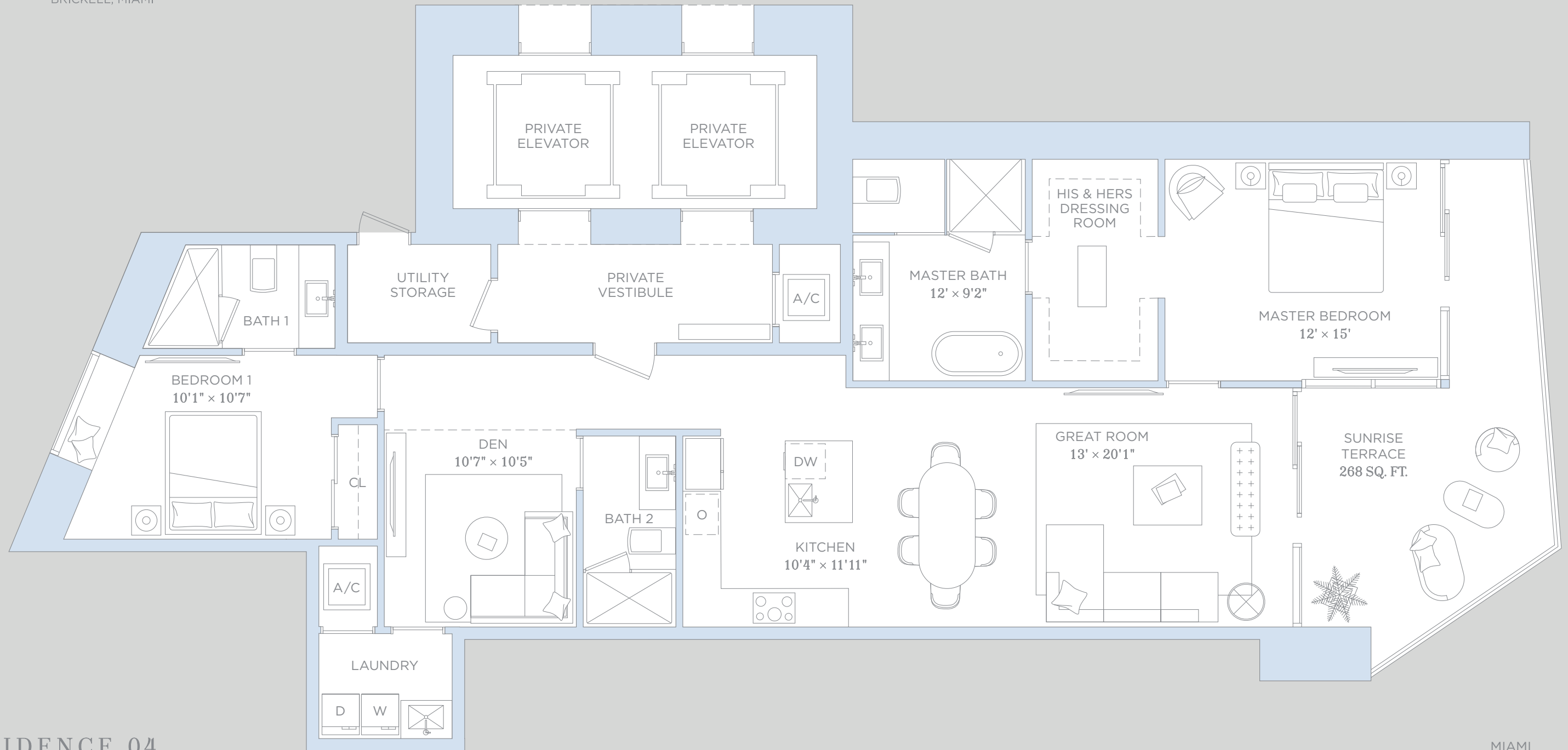


RESIDENCE 03

2 BEDROOMS 2.5 BATHROOMS

A/C INTERIOR AREA:	1906 SQ.FT.	177.07 SQ.M.
TERRACE AREA:	283 SQ.FT.	26.29 SQ.M.
TOTAL RESIDENCE:	2,189 SQ.FT.	203.36 SQ.M.

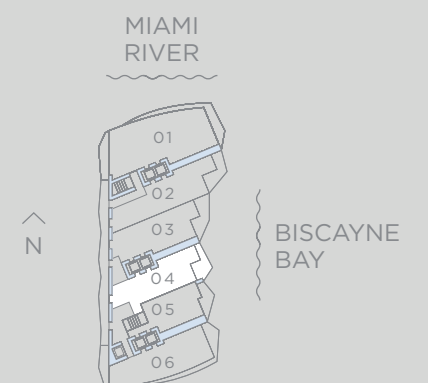


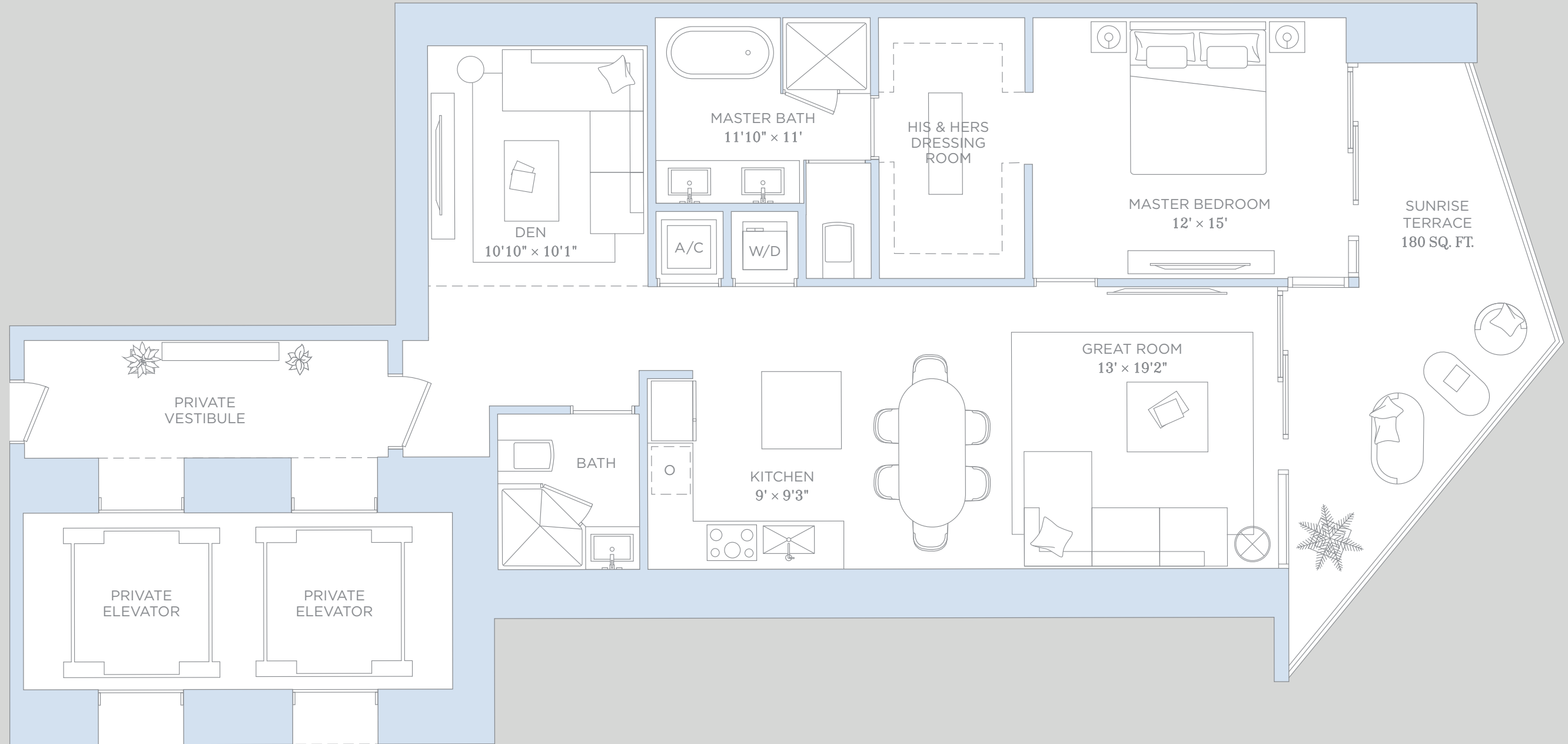


RESIDENCE 04

2 BEDROOMS 3 BATHROOMS & DEN

A/C INTERIOR AREA:	1817 SQ.FT.	168.80 SQ.M.
TERRACE AREA:	268 SQ.FT.	24.89 SQ.M.
TOTAL RESIDENCE:	2,085 SQ.FT.	193.70 SQ.M.

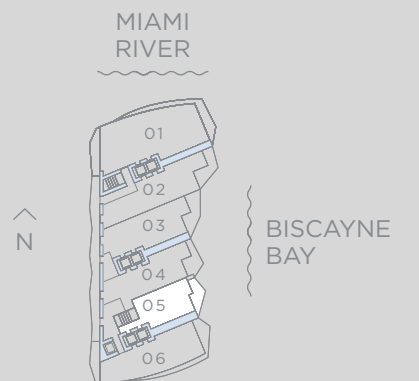


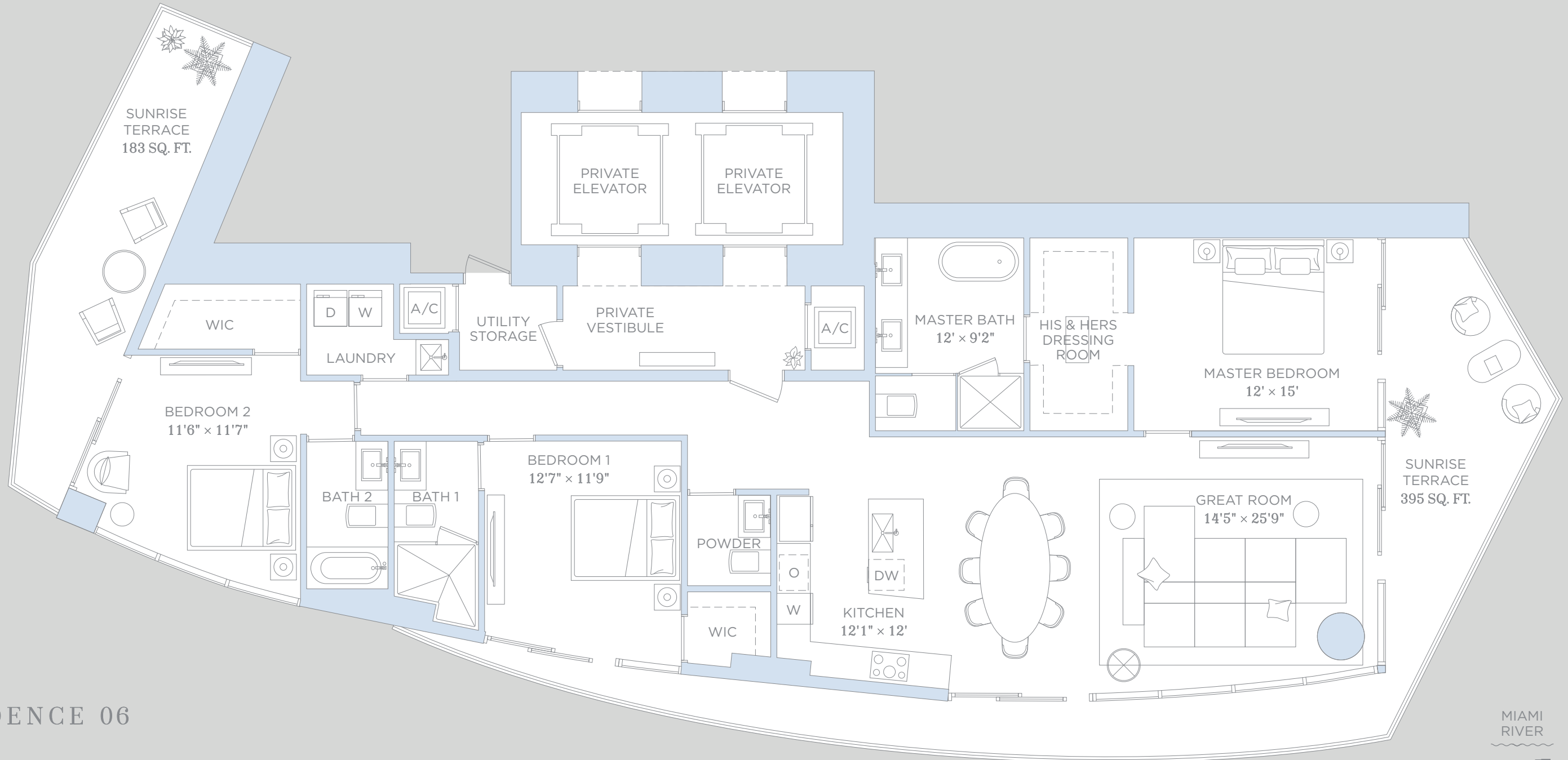


RESIDENCE 05

1 BEDROOMS 2 BATHROOMS & DEN

A/C INTERIOR AREA:	1,386 SQ.FT.	128.76 SQ.M.
TERRACE AREA:	180 SQ.FT.	16.72 SQ.M.
TOTAL RESIDENCE:	1,566 SQ.FT.	145.48 SQ.M.

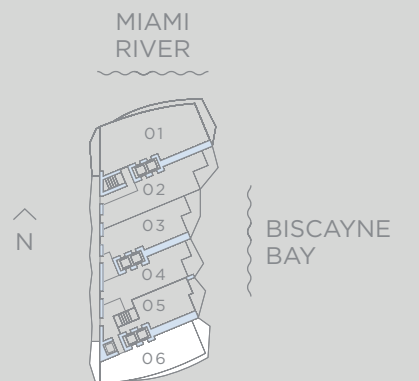




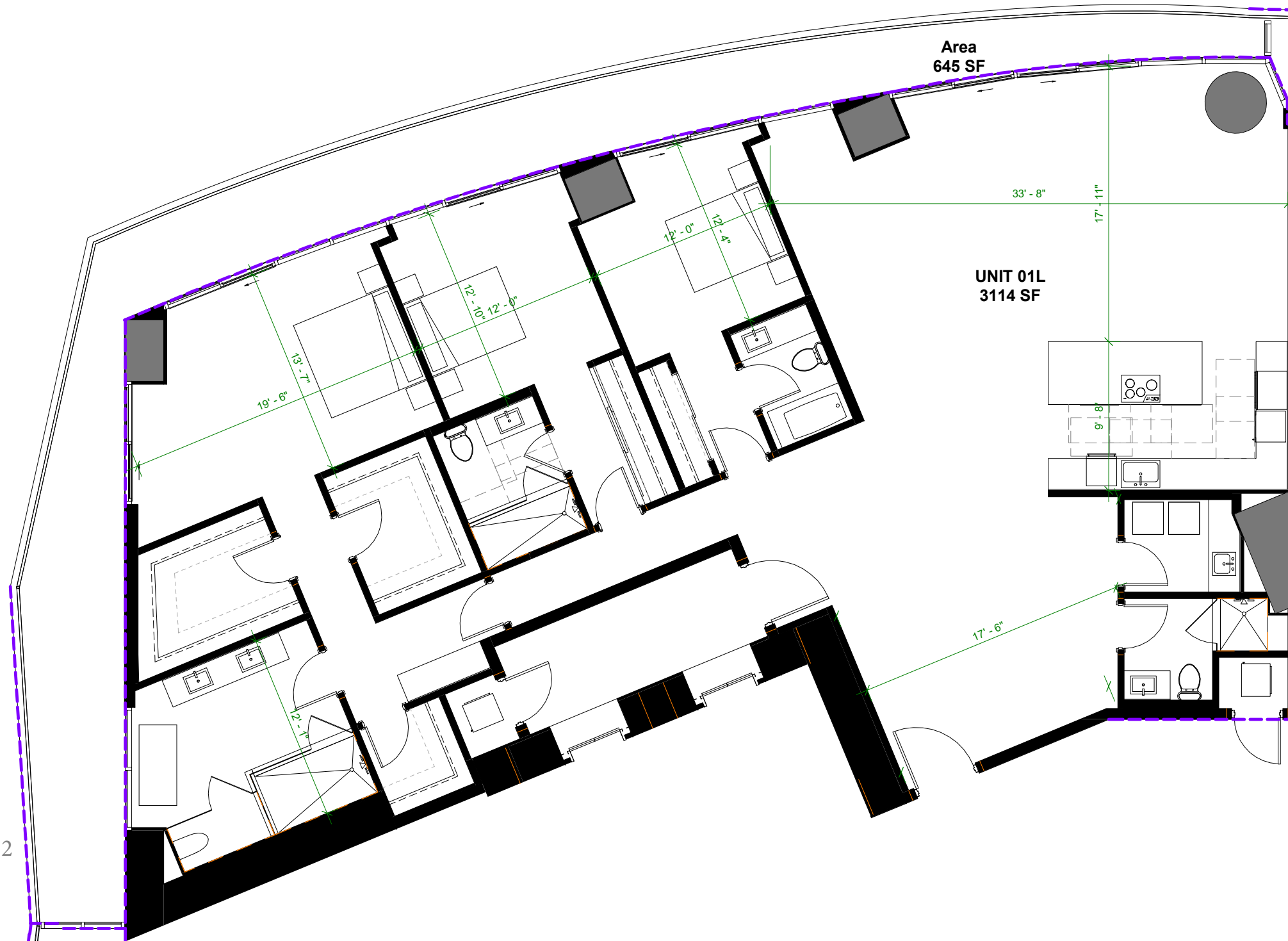
RESIDENCE 06

3 BEDROOMS 3.5 BATHROOMS

A/C INTERIOR AREA:	2,098 SQ.FT.	194.91 SQ.M.
TERRACE AREA:	578 SQ.FT.	53.69 SQ.M.
TOTAL RESIDENCE:	2,676 SQ.FT.	248.60 SQ.M.





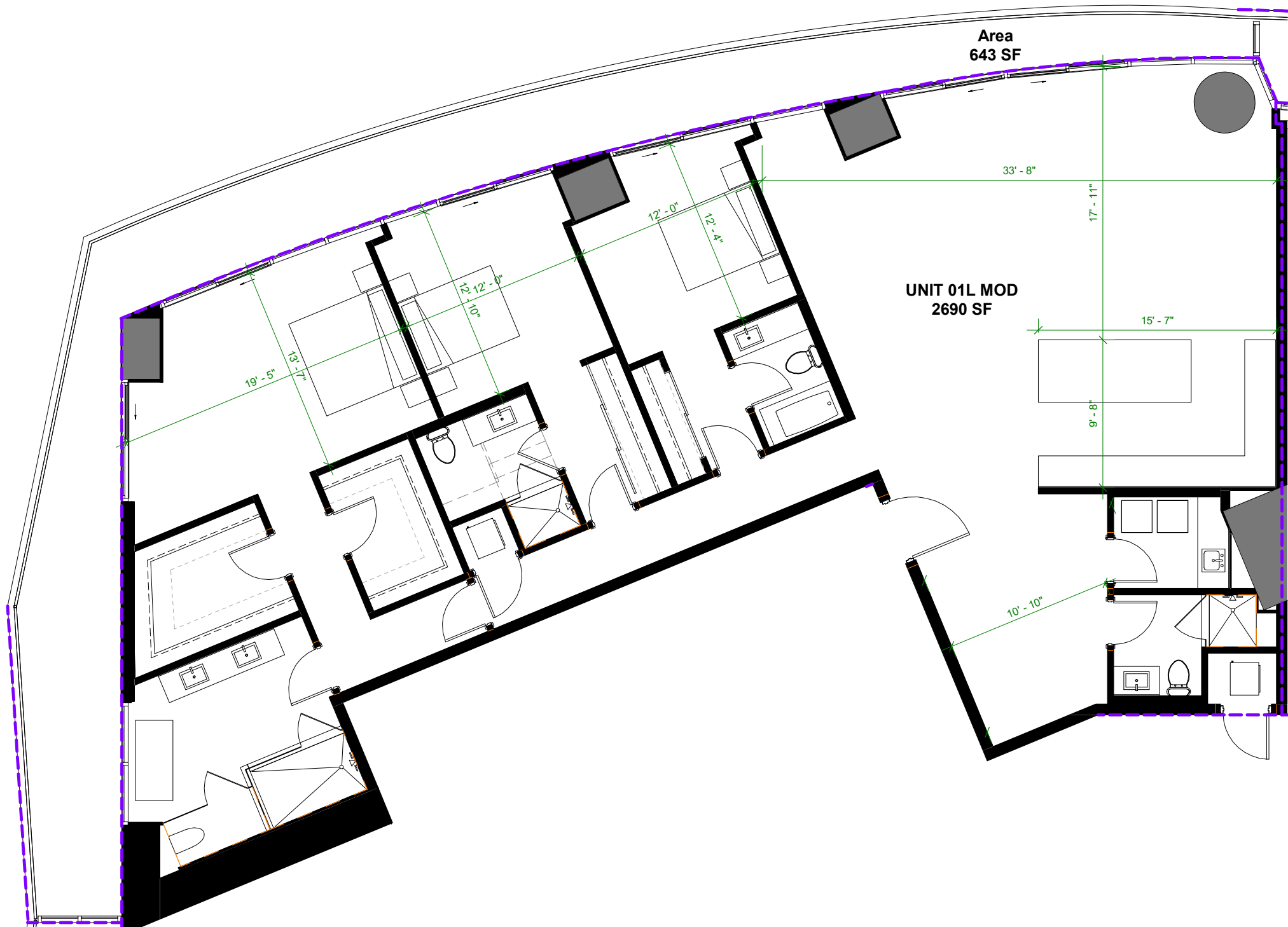


**Residence 01 L MOD | Levels 2 & 12**  
**3 BEDROOMS 4 BATHROOMS + DEN**

A/C INTERIOR AREA:	3,114 SQ.FT.	289.30 SQ.M.
TERRACE AREA:	645 SQ.FT.	59.92 SQ.M.
TOTAL RESIDENCE:	3,759 SQ.FT.	349.22 SQ.M.

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Area  
643 SF

UNIT 01L MOD  
2690 SF

Residence 01 L | Levels 3 to 6  
3 BEDROOMS 4 BATHROOMS + DEN

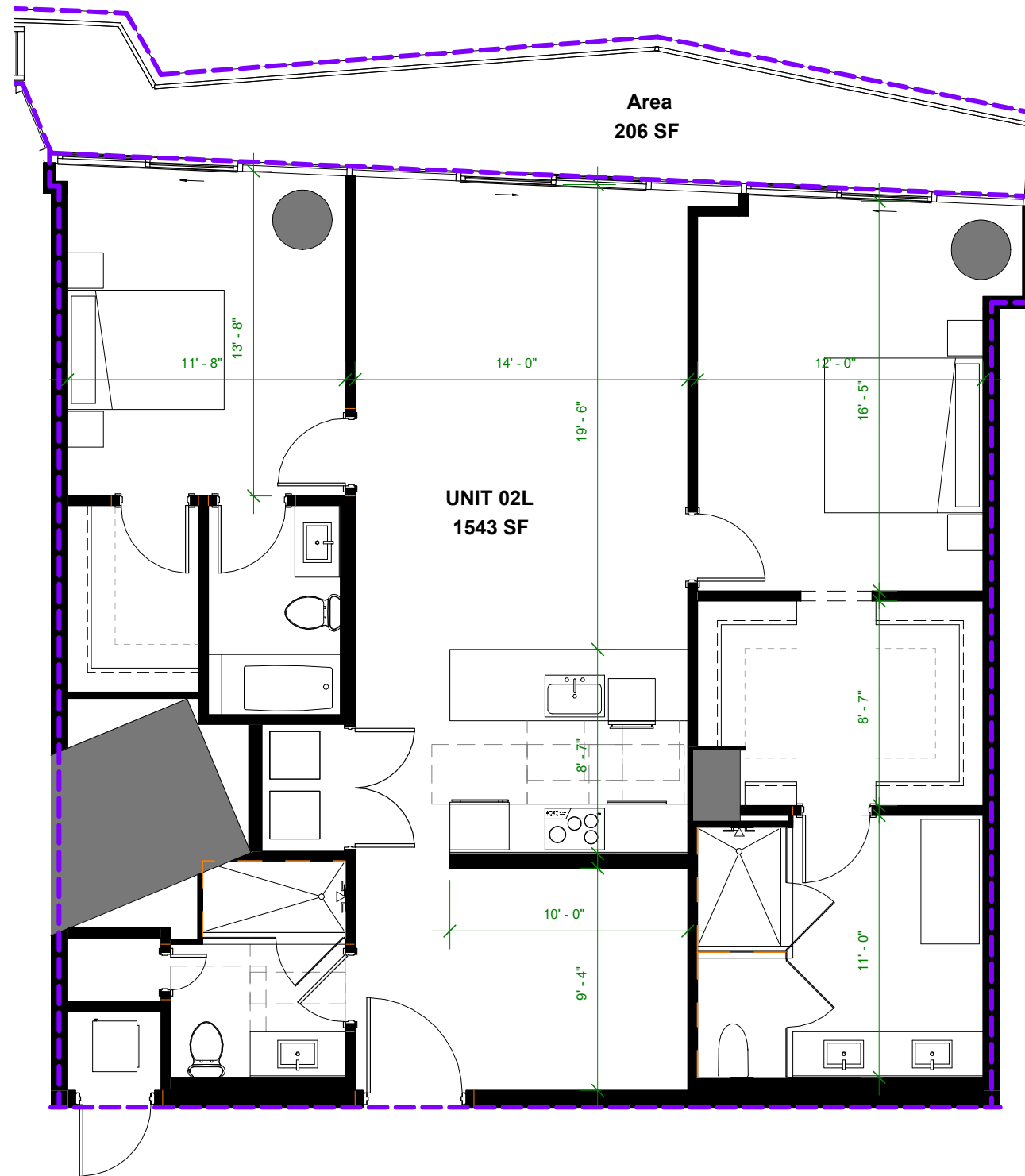
A/C INTERIOR AREA:	2,690 SQ.FT.	249.91 SQ.M.
TERRACE AREA:	643 SQ.FT.	59.73 SQ.M.
TOTAL RESIDENCE:	3,333 SQ.FT.	309.64 SQ.M.

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Residence 02 L | Levels 2 to 6 & 12  
 2 BEDROOMS 3 BATHROOMS + DEN

A/C INTERIOR AREA:	1,543 SQ.FT.	143.35 SQ.M.
TERRACE AREA:	206 SQ.FT.	19.13 SQ.M.
TOTAL RESIDENCE:	1,749 SQ.FT.	162.48 SQ.M.



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## Residence 03 L | Levels 2 to 6 & 12

2 BEDROOMS 3 BATHROOMS + DEN

A/C INTERIOR AREA:	1,680 SQ.FT.	156.07 SQ.M.
TERRACE AREA:	209 SQ.FT.	19.41 SQ.M.
TOTAL RESIDENCE:	1,889 SQ.FT.	175.48 SQ.M.

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Residence 04 L | Levels 2 to 6 & 12  
2 BEDROOMS 3 BATHROOMS + DEN

A/C INTERIOR AREA:	1,590 SQ.FT.	147.72 SQ.M.
TERRACE AREA:	212 SQ.FT.	19.69 SQ.M.
TOTAL RESIDENCE:	1,802 SQ.FT.	167.41 SQ.M.

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**COMBO UNITS 02/03**  
3785 SF

**BALCONIES**  
272 SF

**BALCONIES**  
286 SF

BEDROOM  
12-0" X 14-6"

BEDROOM  
12-1" X 15-0"

BEDROOM  
12-0" X 15-0"

MASTER BEDROOM  
13-0" X 16-0"

BATH  
11-8" X 5-7"

BATH  
8-5" X 6-0"

BATH  
12-0" X 9-8"

MASTER BATH  
13-0" X 14-0"

KITCHEN  
18-0" X 8-7"

LIVING AREA  
26-11" X 21-7"

POWDER

BATH  
6-3" X 7-8"

LAUNDRY

SERVICE  
8-11" X 8-9"

W.I.C.

W.I.C.

GL

W.I.C.

A/C

W.I.C.

W.I.C.

W.I.C.

STO

A/C