

domus[®]

F L A T S

BRICKELL PARK





Artist's Conceptual Rendering

DOMUS
FLATS

Welcome to Domus FLATS (Flexible Apartments for Temporary Stays) designed to fit your life—offering the comforts of home with the service, security and consistency of a hotel in a local, fun, and fully connected setting. The FLATS feature all the essentials in excellent taste, and all the amenities that matter.

Building Features

- 171 fully furnished FLATS
- 12-story building
- Studio, one- and two-bedroom FLATS from 330 to 975 sf.
- 9+ ft. ceilings
- Wind impact-resistant windows
- Double-height lobby with floor-to-ceiling windows
- Ample co-working space
- Surround-sound speakers with ambient music
- Pet friendly
- Art programming highlighting local and emerging artists

FLATS Features

- Delivered fully finished with hard flooring throughout
- Private balcony in all FLATS
- Keyless entry smart lock system
- Sophisticated kitchenette equipped with premium appliances
- Oversized TV with premium sound system
- Modern fixtures
- Quartz countertops
- Washer and dryer

Domus App

For owners, the Domus App offers access to a true global network—a fully compatible private portal with exposure to over 85 booking platforms, mobile check-in and check-out, digital keys, and 24/7 support, as well as connection to 100M+ Marriott Bonvoy members and the World of Hyatt loyalty program through an exclusive partnership. Guests can also access a dedicated, streamlined app with quick ways to reserve future stays, redeem offers, or request a service.

Amenities

- 4,200+ sq. ft. lobby and gathering space
- Café featuring a barista and baked goods
- Wine and beer bar with covered terrace
- Market offering gourmet fare
- Lush garden lounge
- Gym with state-of-the-art equipment
- Steam room
- Rooftop pool deck
- Cabanas with daybeds
- Hot tub
- Domus bike share

Services

- 24-hour reception
- 24-hour valet service
- 24-hour customer service line
- Quality control manager to oversee cleanliness and manage turnover
- Experienced hospitality housekeeping team on call
- Domus owner rental portal

Featured Booking Sites

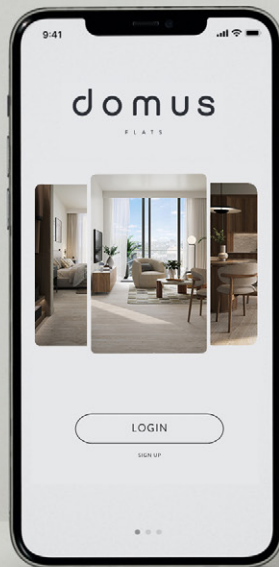
- Airbnb
- VRBO
- TripAdvisor
- Expedia
- Orbitz
- Hotels.com
- Travelocity
- Booking
- Kayak
- Priceline
- +75 more

All the Essentials *in* Excellent Taste

MAXIMUM EXPOSURE

Domus FLATS offers a true global network with 711 million monthly visits, and 85+ booking websites.

Quite simply, more visibility across more platforms means more opportunities to attract guests and make bookings.



A dedicated, streamlined app exclusively available for Domus FLATS guests.

Strategic Alliances

Benefits for Domus FLATS Owners

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

Book Your Next Stay

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

own in a place that



moves you



A Sense *of* Home Wherever You Are

DOMUS
BRICKELL PARK

DOMUS LIFE IN BRICKELL

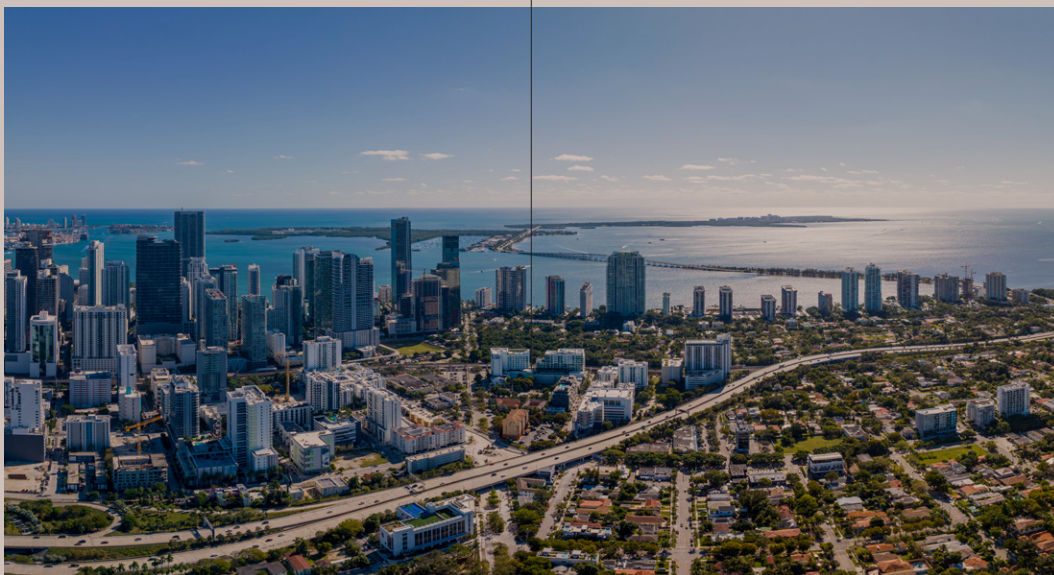
Brickell is the city's most elite financial hub, with new tech companies moving in, and emerging creators and founders here to stay. Plus incredible food. The best bars. Outstanding people-watching. And unreal beaches right nearby. The energy feels as up-to-speed and upbeat as the neighborhood itself—an endless flow of people, ideas, conversations, inspiration, and experiences—leading directly to Domus Brickell Park.

Proximity

Adrienne Arsht Center for the Performing Arts 10 MIN.
Phillip and Patricia Frost Museum of Science 10 MIN.
Pérez Art Museum Miami 10 MIN.
Kaseya Center 9 MIN.
Bayside Marketplace 8 MIN.
Bayfront Park 8 MIN.

Brickell Key 8 MIN.
Brightline Station 7 MIN.
Brickell City Centre 6 MIN.
Mary Brickell Village 4 MIN.
Key Biscayne 14 MIN.

DOMUS BRICKELL PARK



THE VIBE

Domus FLATS brings people together

Located at the heart of Domus Brickell Park, you'll find The Peacock Room: a collective, upbeat gathering space with a vibe that naturally draws a crowd—and thrives on the energy of Brickell's always-on neighborhood.



Living Room

Endless Room *to* Gather

RESIDENCES WITH BENEFITS

All the amenities that matter

Over 4,200 square feet of gathering space, co-working areas, garden lounge, wine and beer bar, café and bakery, gourmet market, open to residents and locals alike, where something is always going on. Catch-ups. Work lunches. Meetings and meet-ups. First dates and coffee dates. It's a local find, a regular destination and an effortless new way of life.



Pool Deck



The Peacock Room

SAMPLE FLOOR PLANS

West Unit B

2 BEDROOMS
2 BATHROOMS

LINES 09 & 11
FLOORS 02 TO 12

INTERIOR

802 sf | 75 m²

799 sf | 74 m²

EXTERIOR

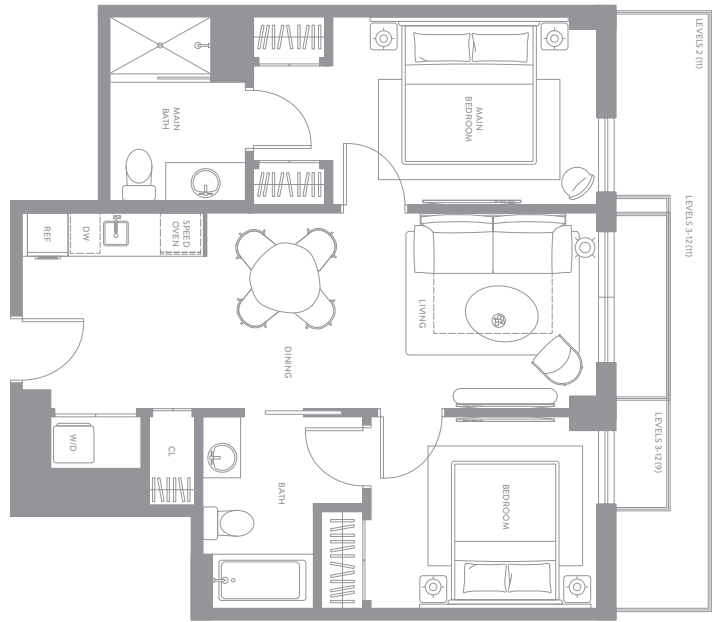
51 sf | 5 m²

38 sf | 4 m²

TOTAL

853 sf | 80 m²

837 sf | 78 m²



East Unit D

1 BEDROOM
1 BATHROOM

LINES 08, 10, 12
FLOORS 02 TO 12

INTERIOR

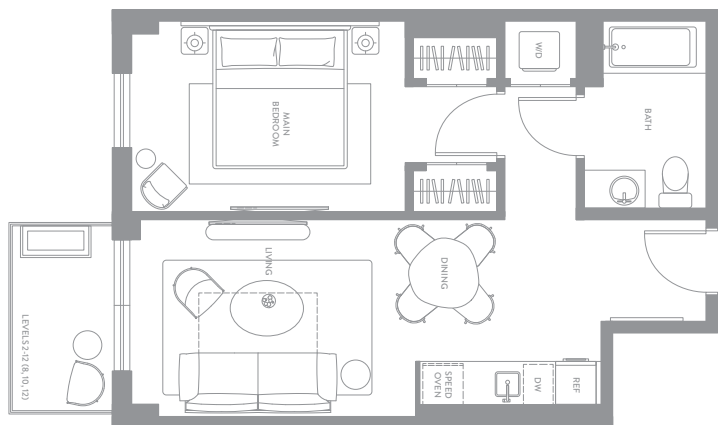
576 sf | 54 m²

EXTERIOR

57 sf | 5 m²

TOTAL

633 sf | 59 m²



DOMUS

T E A M

All the top players. All the right expertise.

NORTH DEVELOPMENT

Developer

North Development was founded when two entities, both with ample knowledge and experience gained from successfully developing innovative projects, joined forces. Oak Capital is a real estate investment and development company whose founder, Ricardo Dunin, has over 35 years of experience in the US and Brazil. He was responsible for the development of three Ritz-Carlton Residences (Miami Beach, Singer Island, and Pompano Beach), the development and brand creation of Le Sereno Hotel in St. Barth, and the development of 12 hotels with Accor in Rio de Janeiro. Edifica is a major real estate developer, builder, and fund manager from Peru, with over 17 years of experience and over 60 delivered projects.

Given their complementary experiences and skill sets, they bring a wealth of expertise to create a sophisticated brand. North Development's mission is to develop ground-up FLATS (Flexible Apartments for Temporary Stays) that maximize value for investors and create comfortable guest experiences. Focusing on quality and innovation, it aims to set itself apart in the marketplace and become a trusted name in the hospitality industry.

ZYSCOVICH

Architect

For 44 years, Zyscovich has strived to create purposeful projects, bringing new life and vitality to urban landscapes through integrated urban planning, architecture, and interior design. To this day, Zyscovich has remained true to the original concept: designing projects with purpose and meaning. Zyscovich has designed the full spectrum of projects, from multi-family residential, transportation facilities, and airports to K-12 schools and universities, public-private and mixed-use commercial developments, and master plans for cities.

URBAN ROBOT ASSOCIATES

Interior Design

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.

DOMUS MANAGEMENT

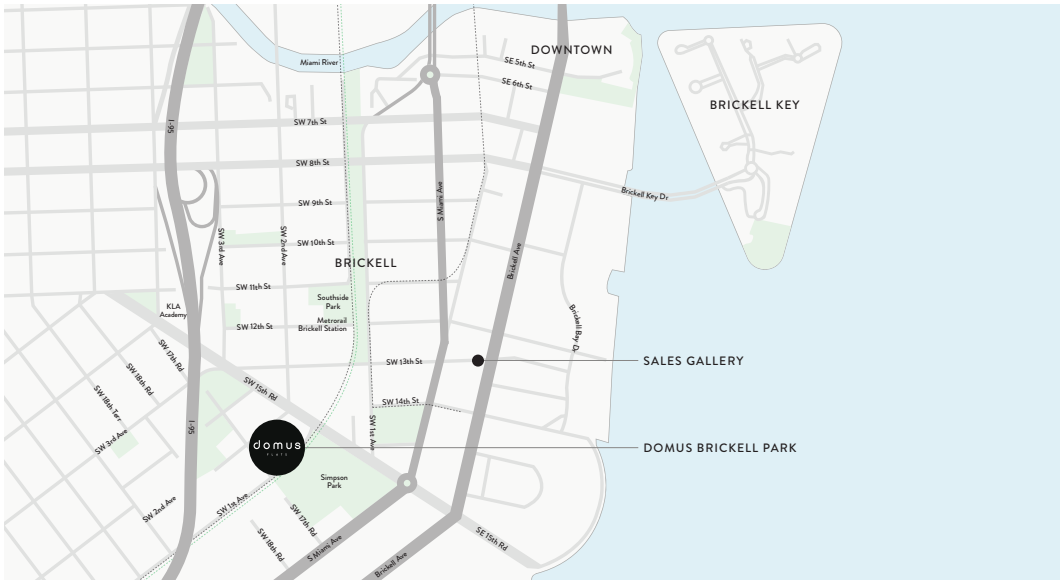
A subsidiary of North Development, specially created to service Domus branded projects, the company combines the experience of its two partners (Oak Capital and Edifica) with the expertise of George Cozonis. Also a partner at Domus Management, Mr. Cozonis held the position of Managing Director of The Plaza Hotel, in New York City, a registered national landmark and the world's most famous hotel, from 2013 to 2021. He oversaw a staff of one thousand and was responsible for all aspects of strategy, operations, financial management, marketing, human resources and community relations. Prior to joining The Plaza, he was the General Manager of W South Beach since its opening in 2009. Over the course of twenty-nine years, Mr. Cozonis managed eight iconic hotel properties in Miami, New York City, Houston and Puerto Rico.

CERVERA

Exclusive Sales & Marketing

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.

Industry Leaders *who* Understand Real Life



PROPERTY ADDRESS

**1611 SW 2nd Avenue
Miami, FL 33129**

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