MANDARIN ORIENTAL
THE RESIDENCES
MIAMI

SOUTH TOWER

THE BUILDING

- A 66-story tower on the southernmost tip of Brickell Key
- Unobstructed panoramic views of the Atlantic Ocean, Biscayne Bay, and the Miami skyline
- 228 refined residences ranging from two- to-five-bedrooms
- Two exclusive 7,800 sf+ duplex penthouses with private pools
- Masterplan and building designed by globally-renowned architect, KPF
- Interiors by acclaimed Parisian designer, Tristan Auer
- Unique waterfront arrival experience featuring panoramic vistas to Biscayne Bay
- Gated access with dedicated 24-hour security
- Private porte-cochère with generous canopy coverage at lobby arrival
- 24/7 dedicated residential team trained by Mandarin Oriental
- Valet parking service available
- Planned infrastructure for dedicated EV charging stations for every residence
- Direct access to 1.5-mile bay walk along the Brickell Key waterfront

THE RESIDENCES

- Private elevator and lobby to each home
- Main entrance featuring double door with keyless entry
- Gracious entry foyer with arrival portal
- Spacious floor plans featuring 11-foot ceiling heights
- Full-height doors with thresholds in timber or travertine finish
- Natural stone flooring across interior spaces
- Lighting by award-winning UK-based studio Speirs Major
- Midnight bar including refrigerator and ice maker in primary bedroom
- Floor-to-ceiling glass sliding doors leading to expansive, 12-foot-deep private terraces
- Fully-fitted outdoor wet bar, equipped with sink and refrigerator for effortless entertaining
- Laundry room with front-loading washer and dryer
- Select residences include en-suite staff quarters with dedicated bedroom and full bath
- Multi-zone air conditioning allows for independent temperature control
- Private storage unit accompanying each residence

SEE DISCLAIMER

Kitchens

- Custom Italian cabinetry by Molteni&C, with warm or cool finish options, exquisitely paired with Dornbracht fixtures
- A selection of natural stone countertops and backsplashes
- State-of-the-art appliances by Gaggenau:
  - Fully-integrated, paneled refrigerator and freezer
  - Electric wall oven and convection microwave
  - Induction cooktop
  - Undercounter wine storage and cooler that can hold up to 34 bottles of wine
  - Dishwasher
  - Espresso machine
- Stainless steel ventilation hood
- Food waste disposer

Bathrooms

- Primary bath features Duravit smart toilets, soaking tubs, and multi-function shower heads
- Primary bath vanity handcrafted with natural stone
- Marble stone floors throughout both primary baths and powder rooms
- Custom-built vanities with back-lit mirror and built-in storage
- Primary bath features Dornbracht fittings and plumbing accessories
- Private water closets within every primary bath
- Infrared saunas in select residences, available for upgrade

PRIVATE RESIDENCE AMENITIES

Residents will benefit from an unparalleled array of world-class amenities, including over 100,000 square feet lushly landscaped, multi-tiered resort-style podium with distinct amenity zones and opportunities to relax, dine and connect. The Residences will be serviced by Mandarin Oriental Colleagues.

Recreational Offerings

- Ocean Pool with five cabanas and lounges offering panoramic views of Fisher Island, Key Biscayne, and Biscayne Bay
- Lagoon Pool offering six private villas featuring kitchenettes, en-suite bathrooms, outdoor shower, sun deck, and infinite water views
- Pool Lounge
- Immersive Forest Walk nestled within a series of gardens
- Podium art walk featuring curated exhibitions of rotating artists
- Game Room with billiards table
- Indoor Golf Simulator with lounge sitting
- Residents Lounge
- Private Screening Room for up to 14 guests
- Dedicated Kids Club with activity center

Dining Experiences

- Dining Pavilion equipped with outdoor grill featuring stunning sunset and skyline views
- Tea Pavilion featuring kitchenette and indoor / outdoor entertaining space open to panoramic bay views
- Hospitality console in main lobby with infused water and daily provisions
- Private Dining Room and Wine Cellar with indoor / outdoor dining and chef's kitchen

Health & Wellness Features

- Wellness pool deck with hot plunge, cold plunge, Wellness Cabanas and outdoor treatment rooms, enveloped by lush greenery
- Forest Yoga alongside multiple meditative garden spaces
- Dedicated men's and women's spaces, including saunas and hammam
- Fitness Atelier outfitted with state-of-the-art technogym equipment and private training studio
- Multi-use Sports Court, offering the option to play half court basketball, pickleball, or padel
- Self-service dog grooming spa with access to the bay walk

Business Lounge

- Twelve-seat conference suite
- Two reservable private meeting rooms
- Flexible work-lounge spaces
- Library with curated literature collection
- Complimentary printing services
- Self-service coffee bar

HOTEL & SHARED AMENITIES

The adjacent Mandarin Oriental Hotel is destined to be Mandarin Oriental's North American flagship, ushering in a new chapter of service and sophistication. Hotel amenities are easily accessible from The Residences.

Recreation

- Resort Pool
- Lounge Pool
- Children's Splash Pad
- Hot tub
- Staffed Kids Club with child care services

SEE DISCLAIMER

Dining

- Signature Fine-Dining Restaurant with outdoor dining terrace overlooking Biscayne Bay and Brickell skyline
- All-Day Dining Restaurant featuring intimate outdoor herb-garden seating
- Pool Lounge featuring outdoor verandah seating
- Signature Mandarin Oriental Living Lobby Concept with Cake Shop

Health & Wellness

- Mandarin Oriental's signature spa, featuring award-winning services and treatments in unparalleled serenity and privacy
- Personalized treatments and curated fitness practices dedicated to holistic wellness and anti-aging
- Beauty Salon
- Outdoor Vitality Pool
- Covered Outdoor Lap Pool
- Fitness lawn
- Flexible outdoor activity pavilion for outdoor training, yoga, or spa treatments
- Curated collection of retail offerings

Celebratory & Business Events

- Grand ballroom with dedicated pre-function and break-out spaces
- Private meeting rooms equipped with conference and presentation technology
- Events terrace

LEGENDARY SERVICE

A dedicated team of Mandarin Oriental Colleagues will be on hand 24-hours a day, offering a host of personalized services to help streamline your daily life.*

- Courier services
- Translation services
- Notary services
- Delivery services
- Housekeeping
- Car wash and detailing
- Dog grooming
- Property maintenance when traveling
- Plant care maintenance
- Child care services
- Travel planning
- Airline reservations
- Hotel reservations
- Car rental reservations
- Airport/ground transportation arrangements
- On- and off-premises restaurant reservations
- In-residence spa and wellness treatments
- Cleaning and alteration services
- Hair salon
- Private shopping
- Activity arrangements
- Equipment rentals
- 24-hour security services
- Engineering services
- Trash removal

*Some offerings may incur additional charges

Project Team

- Developer: Swire Properties Inc.
- Hospitality Operator: Mandarin Oriental Hotel Group
- Architect: KPF
- South Tower Interiors: Tristan Auer
- Lighting: Speirs Major
- Landscapes: SHMA

SWIRE PROPERTIES

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Any view from a unit of from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the Developer in no manner guarantees the continuing existence of any view. Certain items, if included with the unit, such as tile, marble, stone, granite, cabinets, wood, stain, grout, wall and ceiling textures, mica and carpeting, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the models or in illustrations or in the published list of standard items (if any). If circumstances arise which, in Developer's opinion, warrant changes of suppliers, manufacturers, brand names, models or items, or if Developer elects to omit certain items, Developer may modify the list of standard features or make substitutions for equipment, material, appliances, brands, models, etc., with items which in Developer's opinion are of equal or better quality (regardless of cost). All depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Furnishings are only included if and to the extent provided in your purchase agreement. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.

MANDARIN ORIENTAL
THE RESIDENCES
MIAMI

NORTH TOWER

Private Residences

THE BUILDING

- A 33-story tower that encompasses both The Residences at Mandarin Oriental, Miami and Mandarin Oriental, Miami Hotel
- An unparalleled location on Brickell Key's southernmost tip, with panoramic views of the Atlantic Ocean, Biscayne Bay, and Miami Skyline
- A limited collection of residences with direct access to the exceptional hotel amenities, services, and lifestyle of Mandarin Oriental, Miami
- 70 refined Private Residences ranging from two- to four-bedrooms
- 28 turnkey Hotel Residences ranging from one- to two-bedrooms
- Masterplan and building designed by globally-renowned architect, KPF
- Private Residence interiors by acclaimed AD100 Interior Designer, Laura Gonzalez
- Unique waterfront arrival experience featuring panoramic vistas to Biscayne Bay
- Separate arrival experiences for hotel guests and residents are surrounded by lush landscaping and water features
- Separate dedicated lobbies for hotel guests and private residents
- 24/7 Dedicated residential team trained by Mandarin Oriental
- 24-hour security
- Valet service for hotel and private residents
- EV charging available
- Private access to 1.5-mile bay walk along the Brickell Key waterfront

RESIDENCES FEATURES

- Dedicated residential lobby & elevators
- Keyless entrance
- Entry foyer
- Spacious floor plans featuring up to 11-foot ceilings
- Molteni&C kitchen with Gaggenau appliances
- Natural stone flooring across interior spaces
- Soaking tub in primary bath
- Lighting by award-winning UK-based studio Speirs Major
- Floor-to-ceiling glass sliding doors opening to private terraces for indoor/outdoor living
- Laundry room with front-loading washer and dryer
- Multi-zone air conditioning allows for independent temperature control
- Residences on Levels 20-30 are assigned a storage enclosure

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Kitchens

- Custom Italian cabinetry by Molteni&C, with warm or cool finish options, paired with Dornbracht fixtures
- A selection of natural stone countertops and backsplashes
- State-of-the-art appliances by Gaggenau:
  - Fully integrated panel refrigerator and freezer
  - Single electric wall oven
  - Induction cooktop
  - Convection microwave
  - Undercounter wine storage and cooler that can hold up to 34 bottles of wine
  - Stainless steel dishwasher
  - Espresso machine
- Stainless steel ventilation hood
- Food waste disposer

Bathrooms

- Primary bath includes Duravit smart toilets, private water closet, soaking tub and multi-function shower head by Dornbratch
- Custom-built vanities with stone counters, back-lit mirror and built-in storage

PRIVATE RESIDENCE AMENITIES

Private Residence owners will benefit from direct access to an unparalleled array of world-class amenities, including an 80,000 square-foot lushly landscaped, multi-tiered resort-style podium with distinct amenity areas to relax, dine, and connect.

Recreation

- Podium art walk featuring curated exhibitions

Dining & Entertainment

- Honor Bar in main lobby offering infused water and daily provisions
- 19th level Residents Lounge with chef's kitchen, show kitchen and two flexible spaces that may serve as private dining or meeting rooms

HOTEL & SHARED AMENITIES

Mandarin Oriental, Miami is destined to be Mandarin Oriental's North American flagship, ushering in a new chapter of service and sophistication. Along with residents-only amenities, these hotel offerings have direct access from the Private and Hotel Residences.

Recreation

- Resort Pool
- Lounge Pool
- Children's Splash Pad
- Hot tub
- Staffed Kids Club with child care services

Dining

- Signature Fine-Dining Restaurant with outdoor terrace overlooking Biscayne Bay and Brickell Skyline
- All-Day Dining Restaurant featuring intimate outdoor herb garden seating
- Pool Lounge featuring outdoor verandah seating
- Signature Mandarin Oriental Living Lobby Concept with Cake Shop

Health & Wellness

- Mandarin Oriental's signature spa, featuring award-winning services and treatments in unparalleled serenity and privacy
- 24-hour, fully equipped Fitness Center
- Personalized treatments and curated fitness practices dedicated to holistic wellness and anti-aging
- Beauty Salon
- Outdoor Vitality Pool
- Covered Outdoor Lap Pool
- Fitness lawn
- Flexible outdoor activity pavilion for outdoor training, yoga, or spa treatments
- Curated collection of retail offerings

Celebratory & Business Events

- Grand ballroom with dedicated pre-function and break-out spaces
- Private meeting rooms equipped with conference and presentation technology
- Events terrace

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