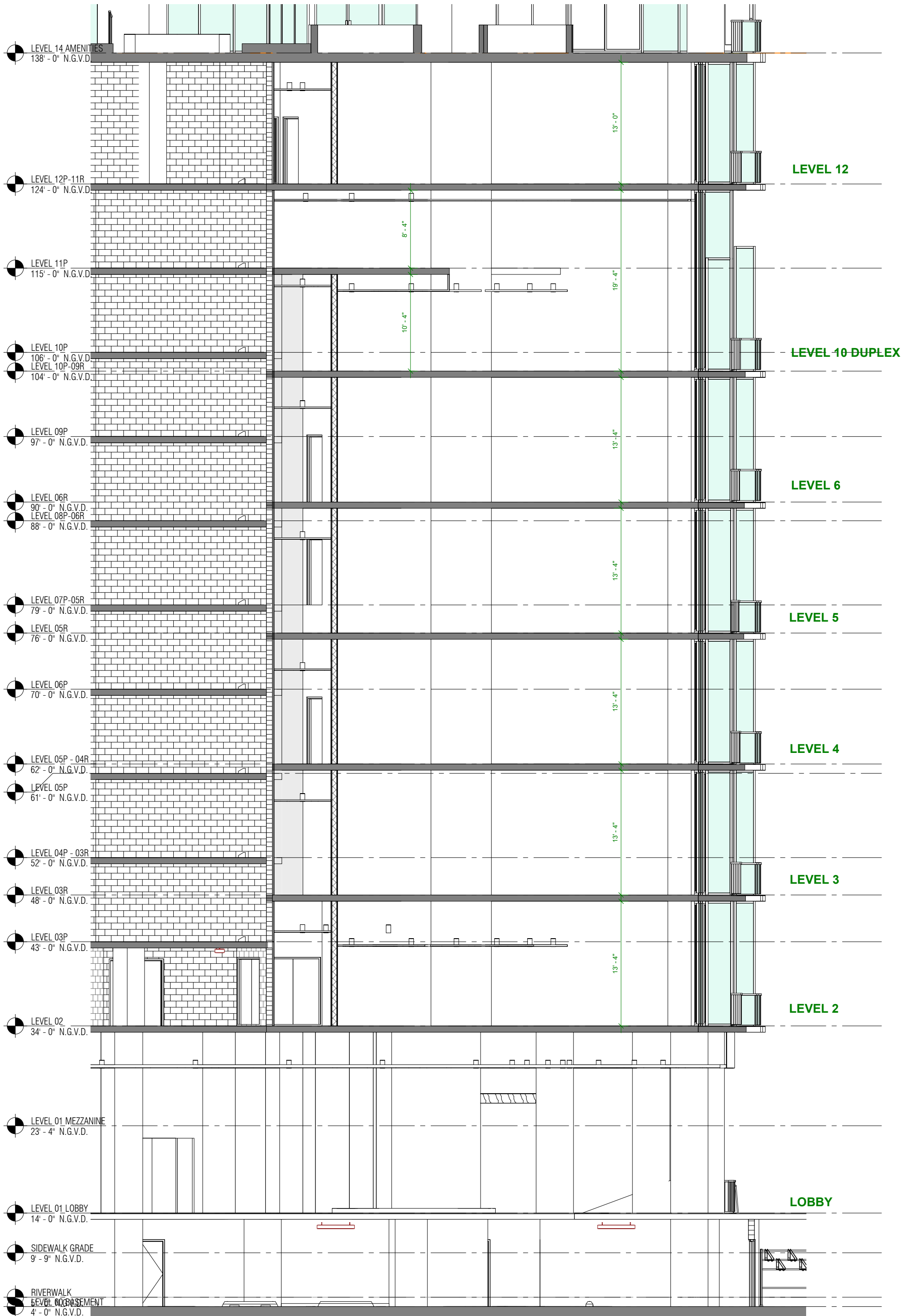


BACCARAT RIVER FLATS & DUPLEXES ELEVATION



RESIDENCE 01



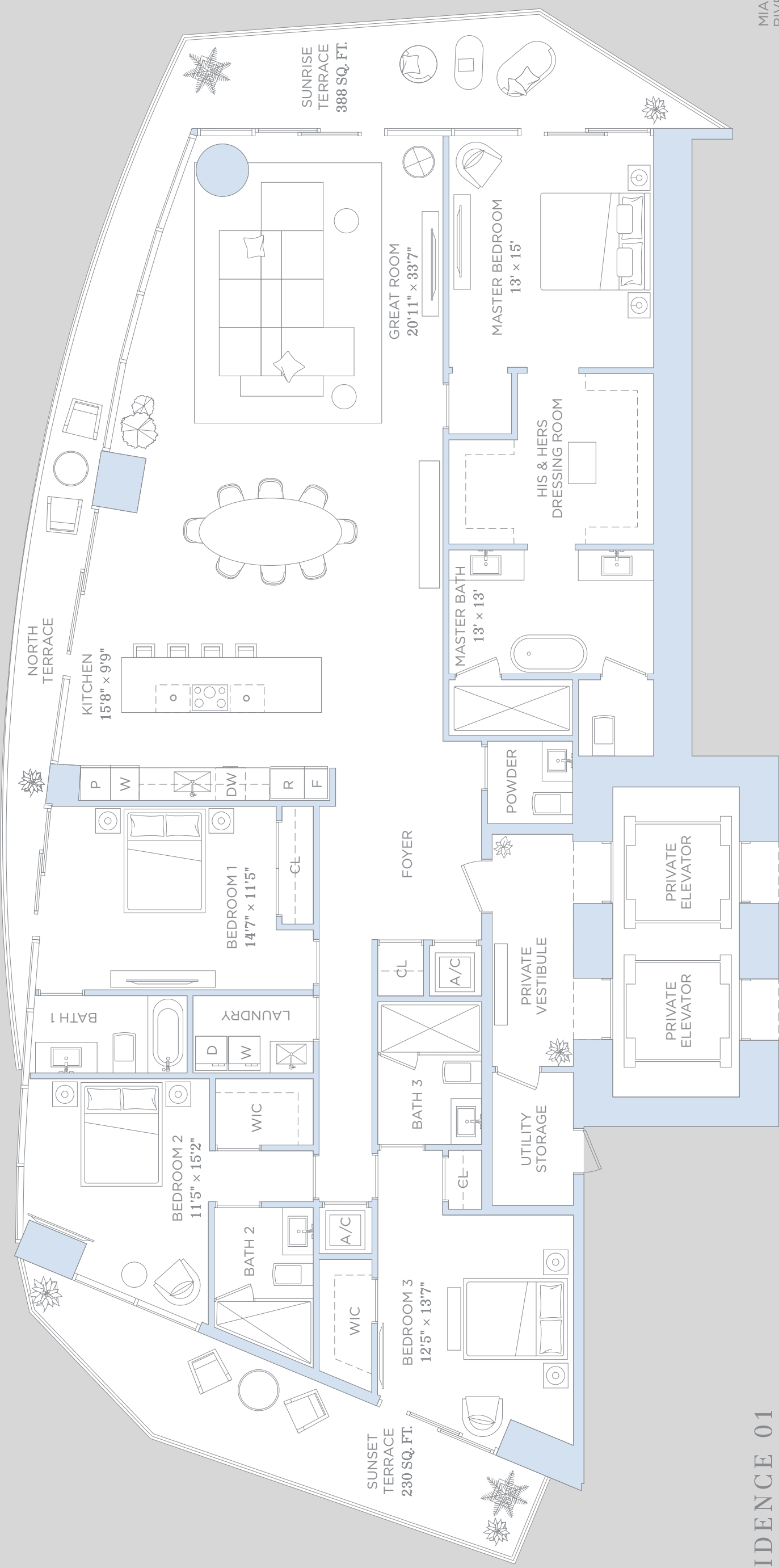
444 Brickell Ave, Suite 800, Miami, FL 33131
Sales@BaccaratResidencesMiami.com
www.BaccaratResidencesMiami.com



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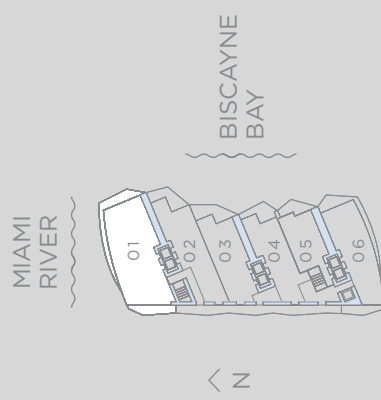
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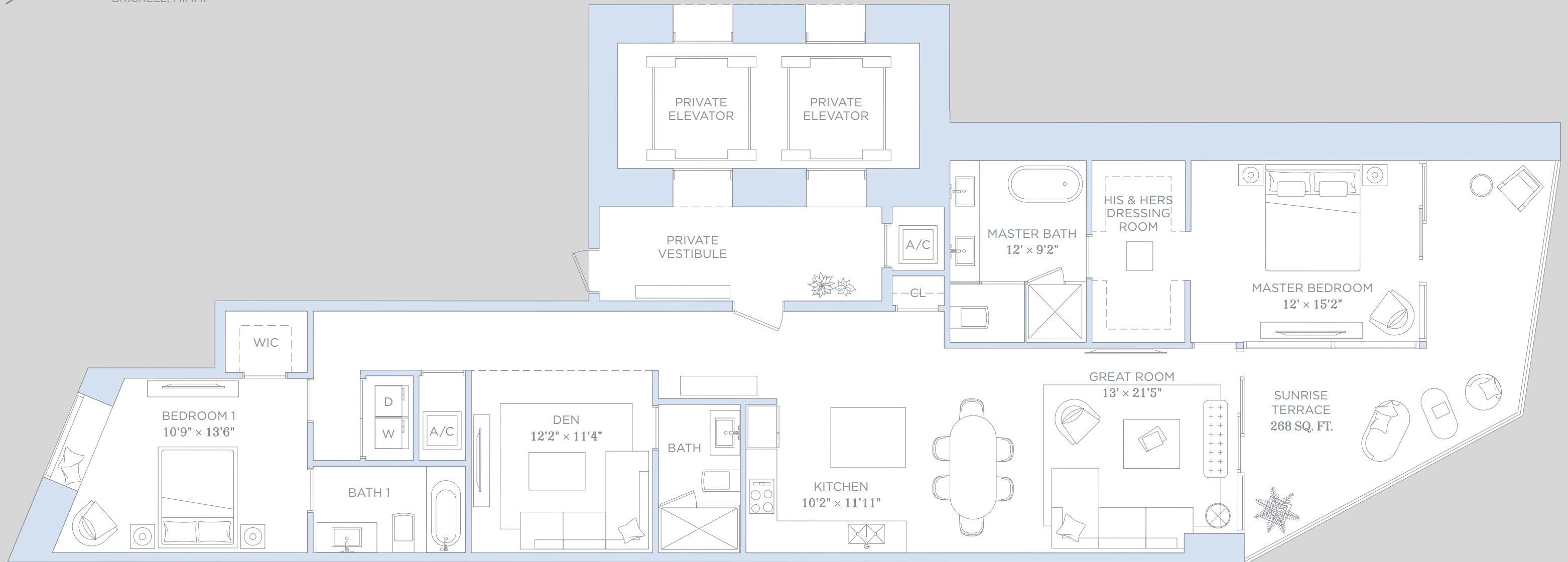




RESIDENCE 01

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.	





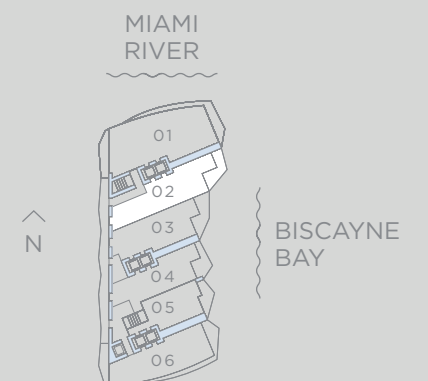
RESIDENCE 02

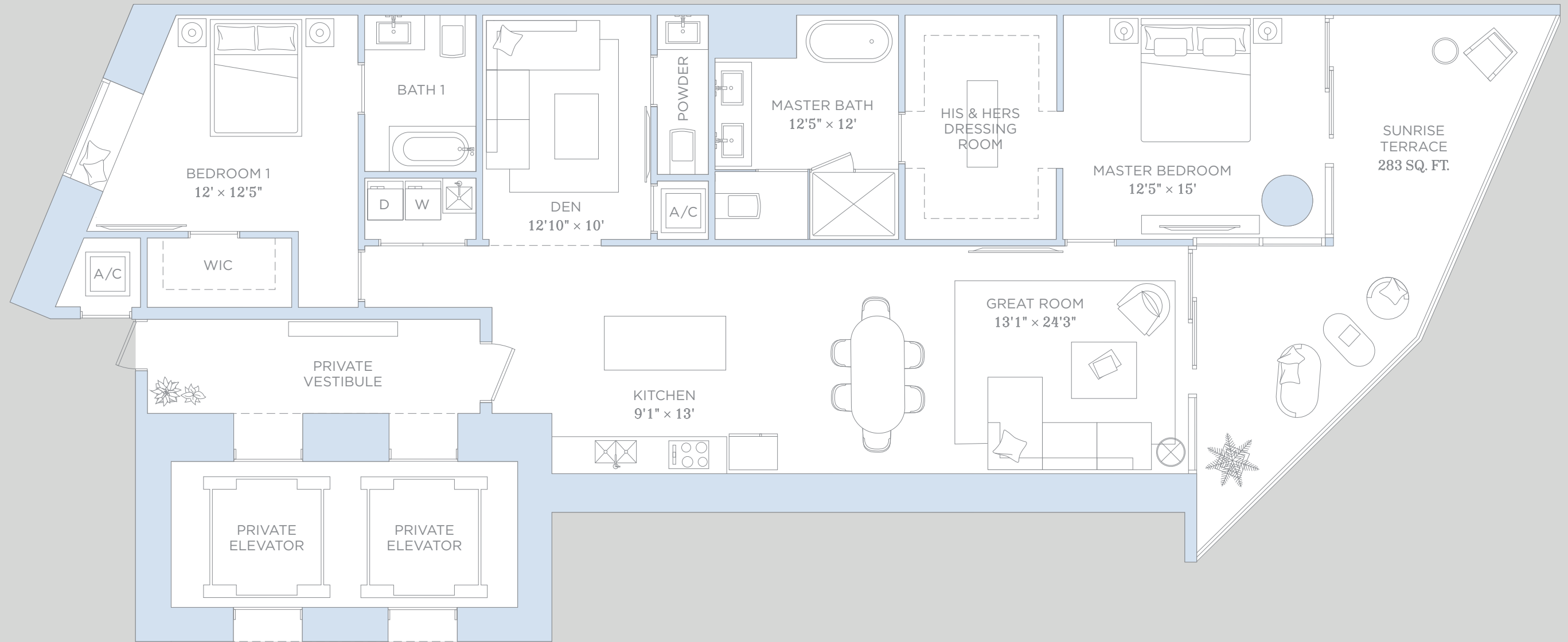
2 BEDROOMS 3 BATHROOMS & DEN

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.

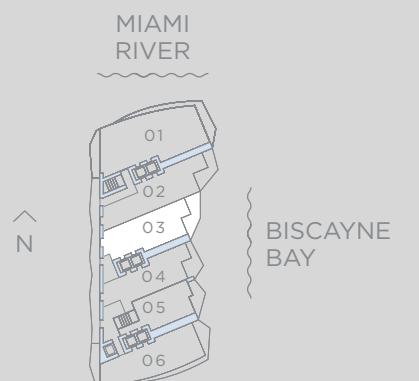


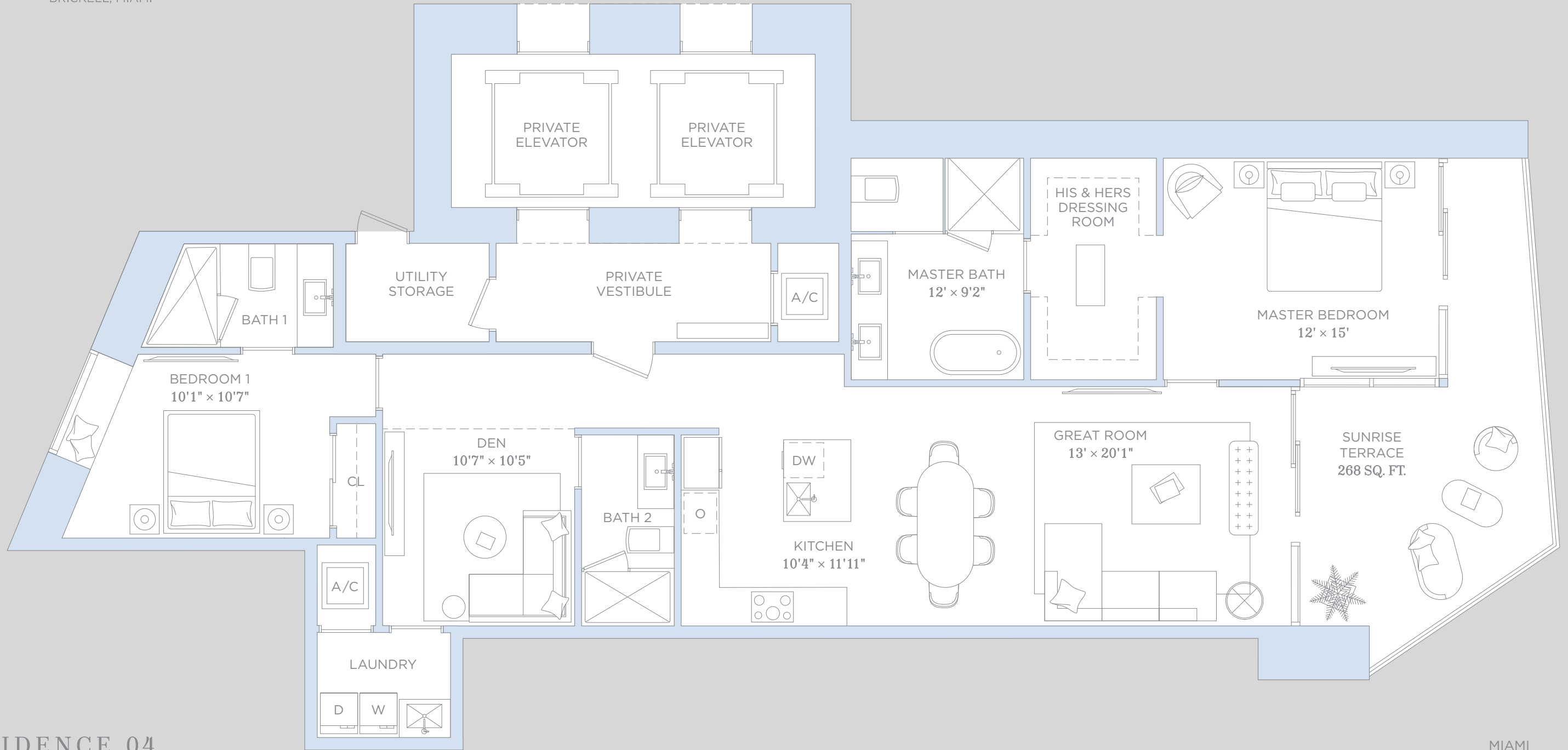


RESIDENCE 03

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.

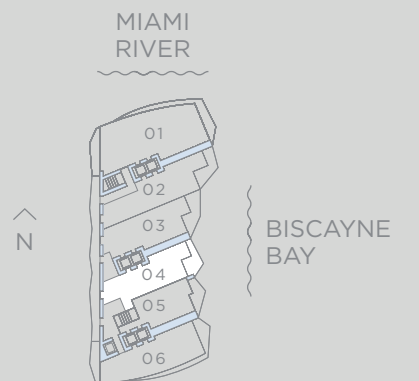


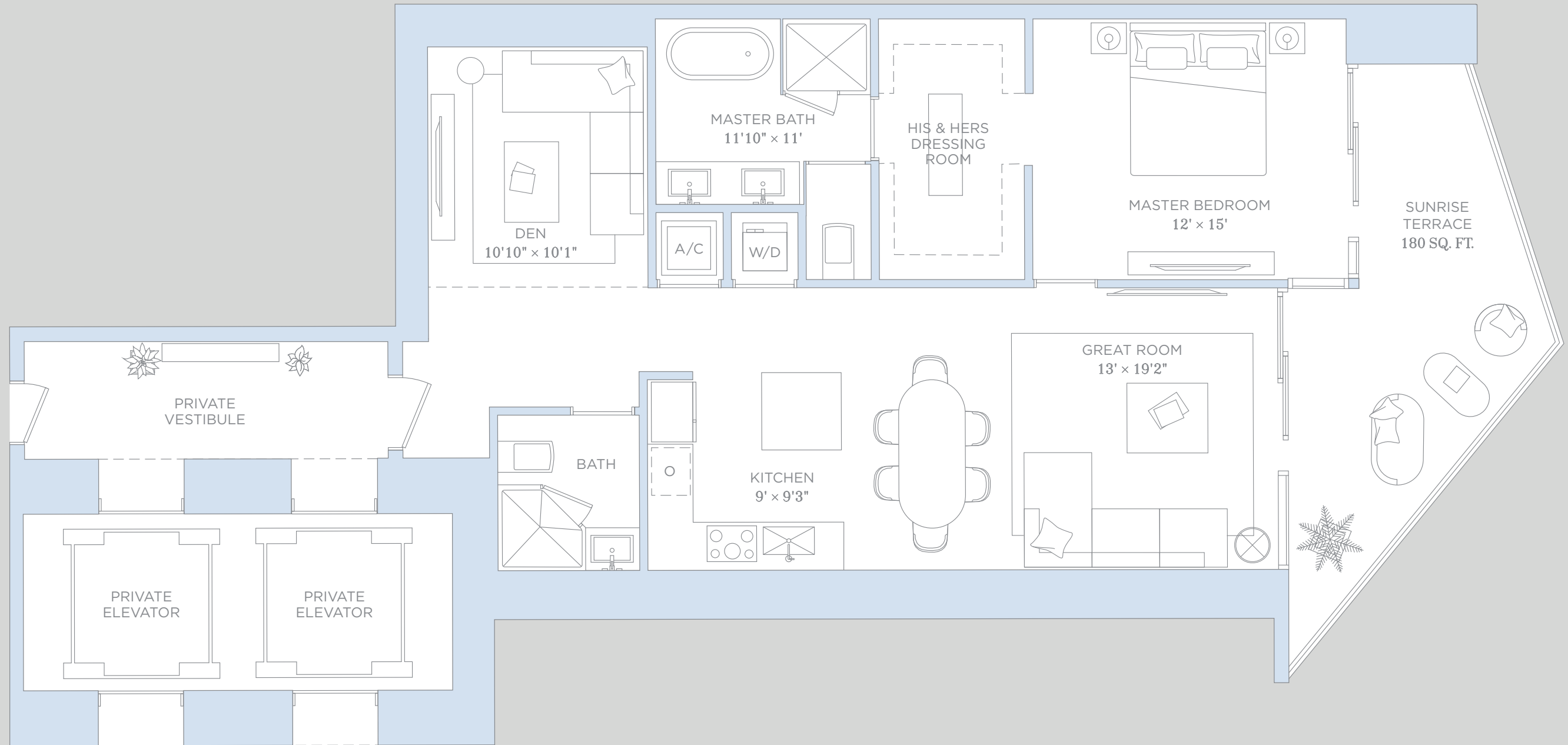


RESIDENCE 04

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.

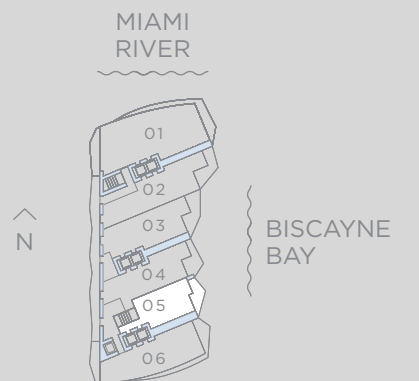


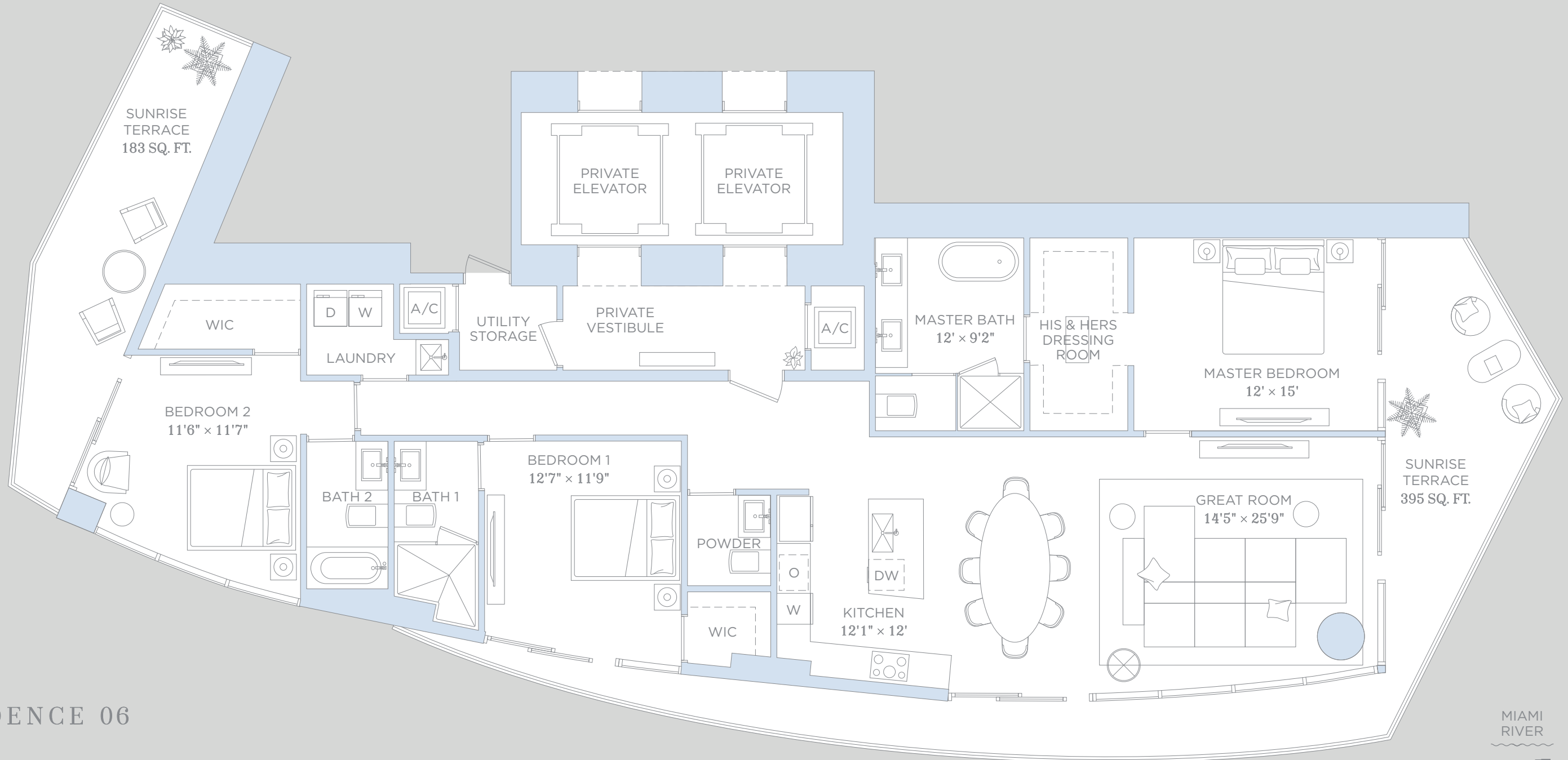


RESIDENCE 05

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.

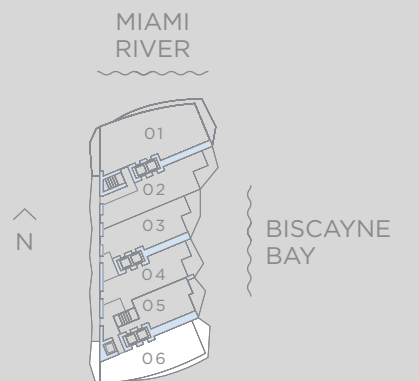


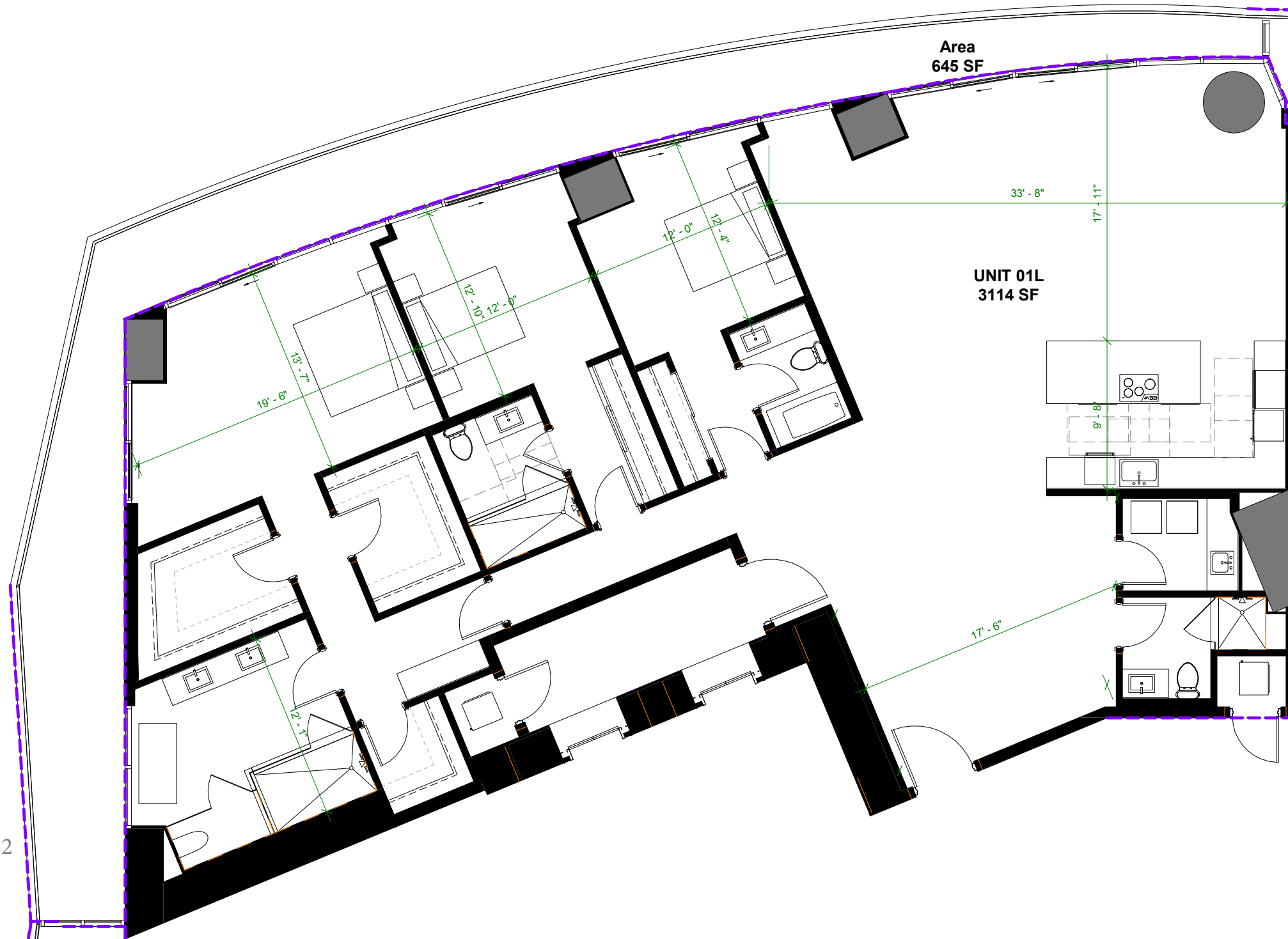


RESIDENCE 06

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.



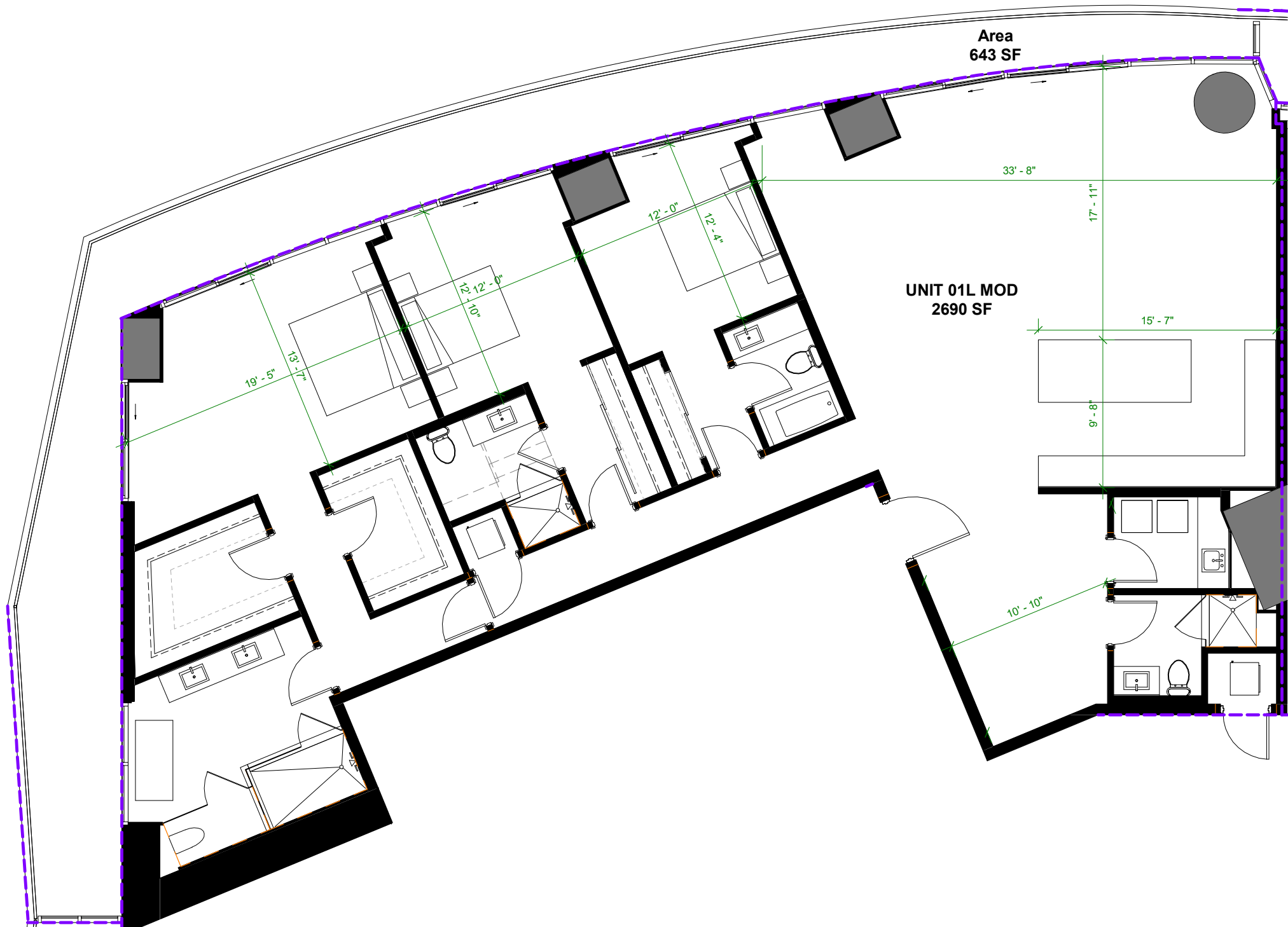


Residence 01 L MOD | Levels 2 & 12
3 BEDROOMS 4 BATHROOMS + DEN

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

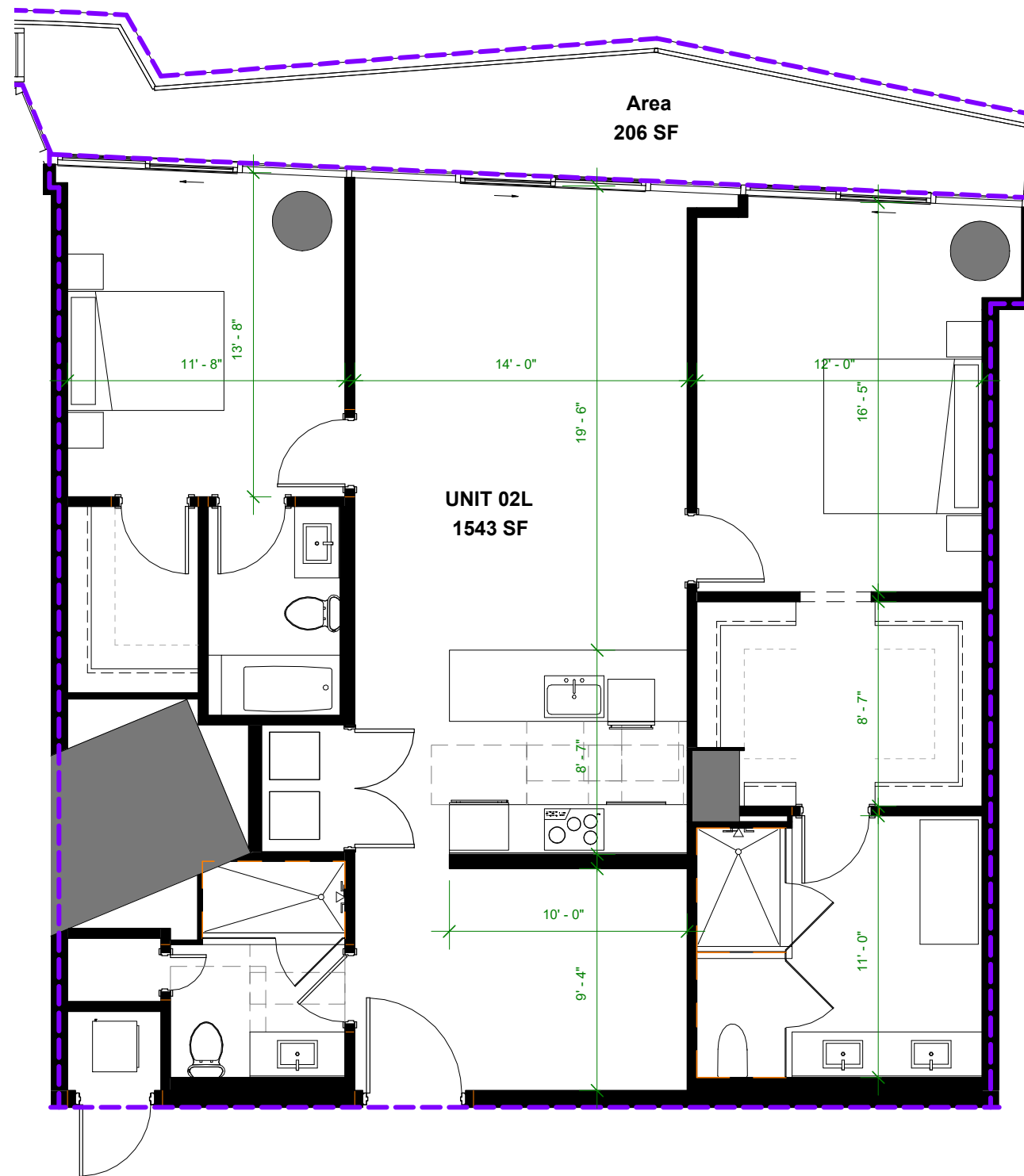
A/C INTERIOR AREA:	2,690 SQ.FT.	249.91 SQ.M.
TERRACE AREA:	643 SQ.FT.	59.73 SQ.M.
TOTAL RESIDENCE:	3,333 SQ.FT.	309.64 SQ.M.

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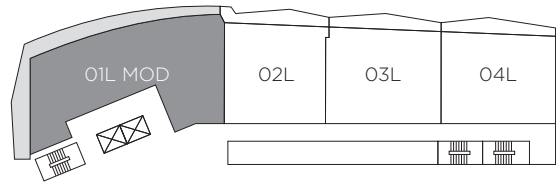
Residence 04 L | Levels 2 to 6 & 12
2 BEDROOMS 3 BATHROOMS + DEN

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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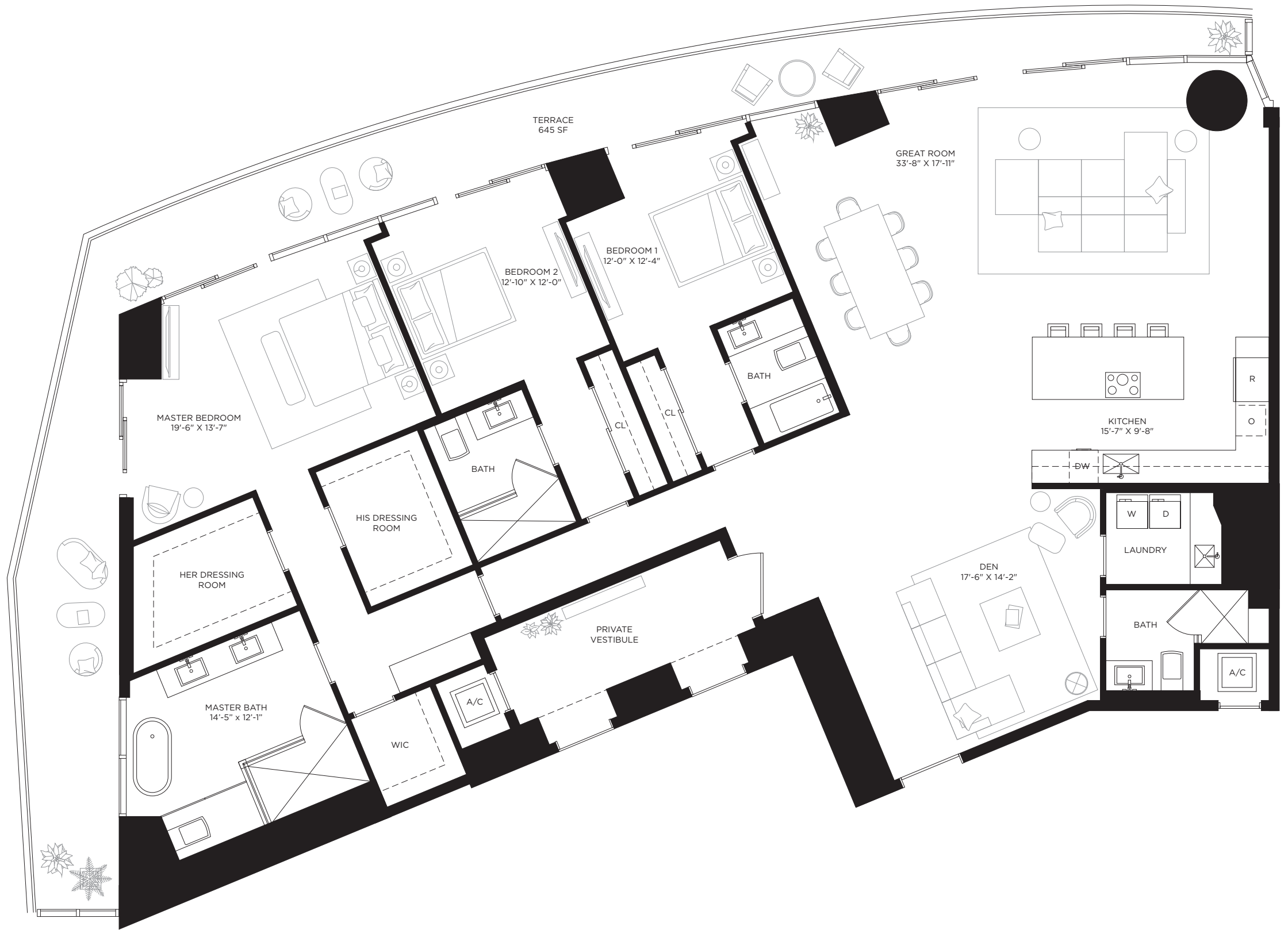


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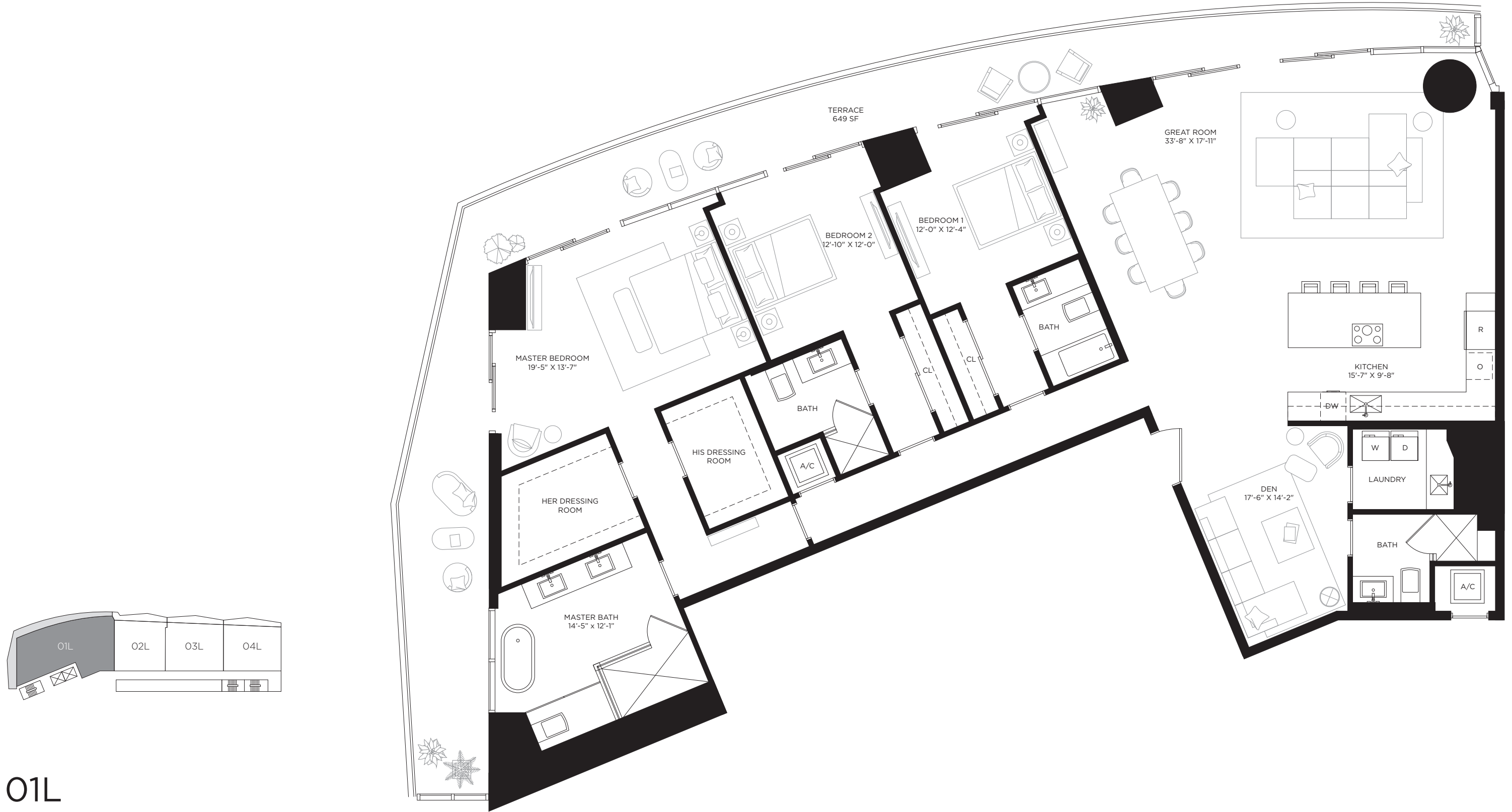
2ND & 12TH Levels

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.



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.



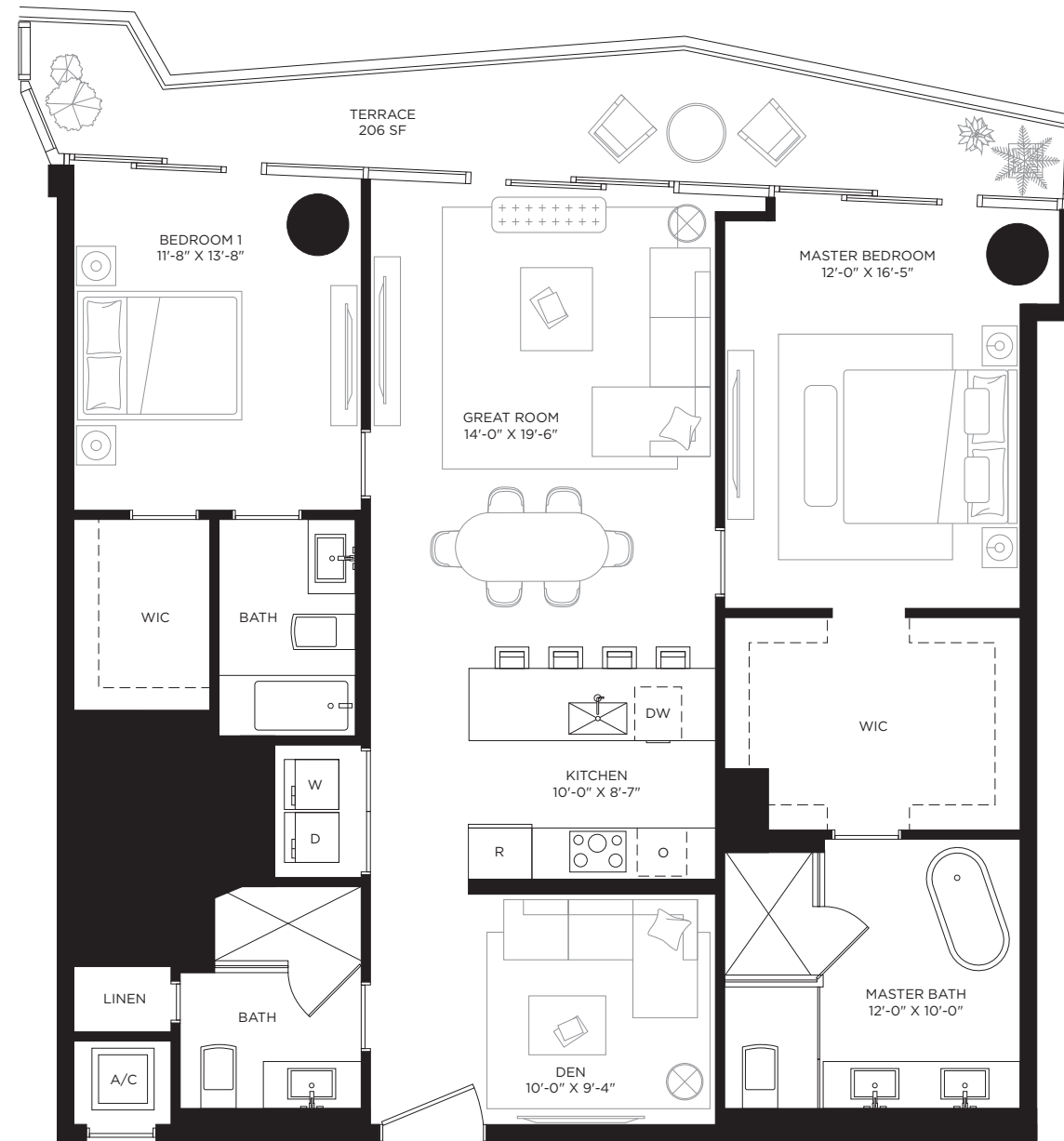
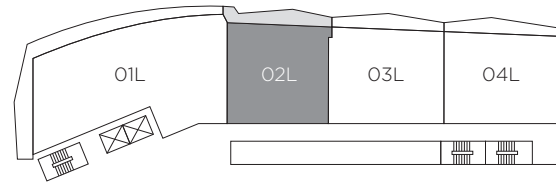
01L

3RD TO 6TH Levels

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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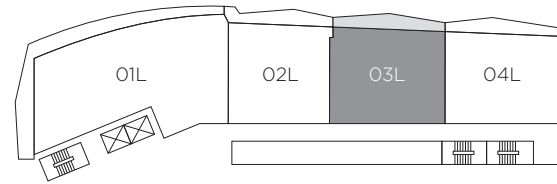
O2L

6TH TO 12TH Levels

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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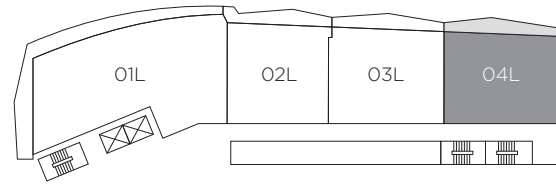
O3L

2ND TO 6TH & 12TH Levels

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.

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.



O4L

2ND TO 6TH & 12TH Levels

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"

MASTER BEDROOM
13'-0" X 16'-0"

BEDROOM
12'-0" X 15'-0"

KITCHEN
18'-0" X 8'-7"

LIVING AREA
26'-11" X 21'-7"

LIBRARY
13'-6" X 13'-0"

MASTER BATH
13'-0" X 14'-0"

BATH
11'-8" X 5'-7"

BATH
12'-0" X 9'-8"

BATH
6'-3" X 7'-8"

BATH
8'-5" X 6'-0"

SERVICE
8'-11" X 8'-9"

LAUNDRY

POWDER

W.I.C.

W.I.C.

W.I.C.

W.I.C.

A/C

STO

W.I.C.

A/C

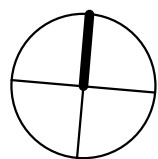
W.I.C.



ARQUITECTONICA

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444 BRICKELL ONE

77/99 SE 5th Street
Miami, FL 33131

COMBO - UNITS 04/05

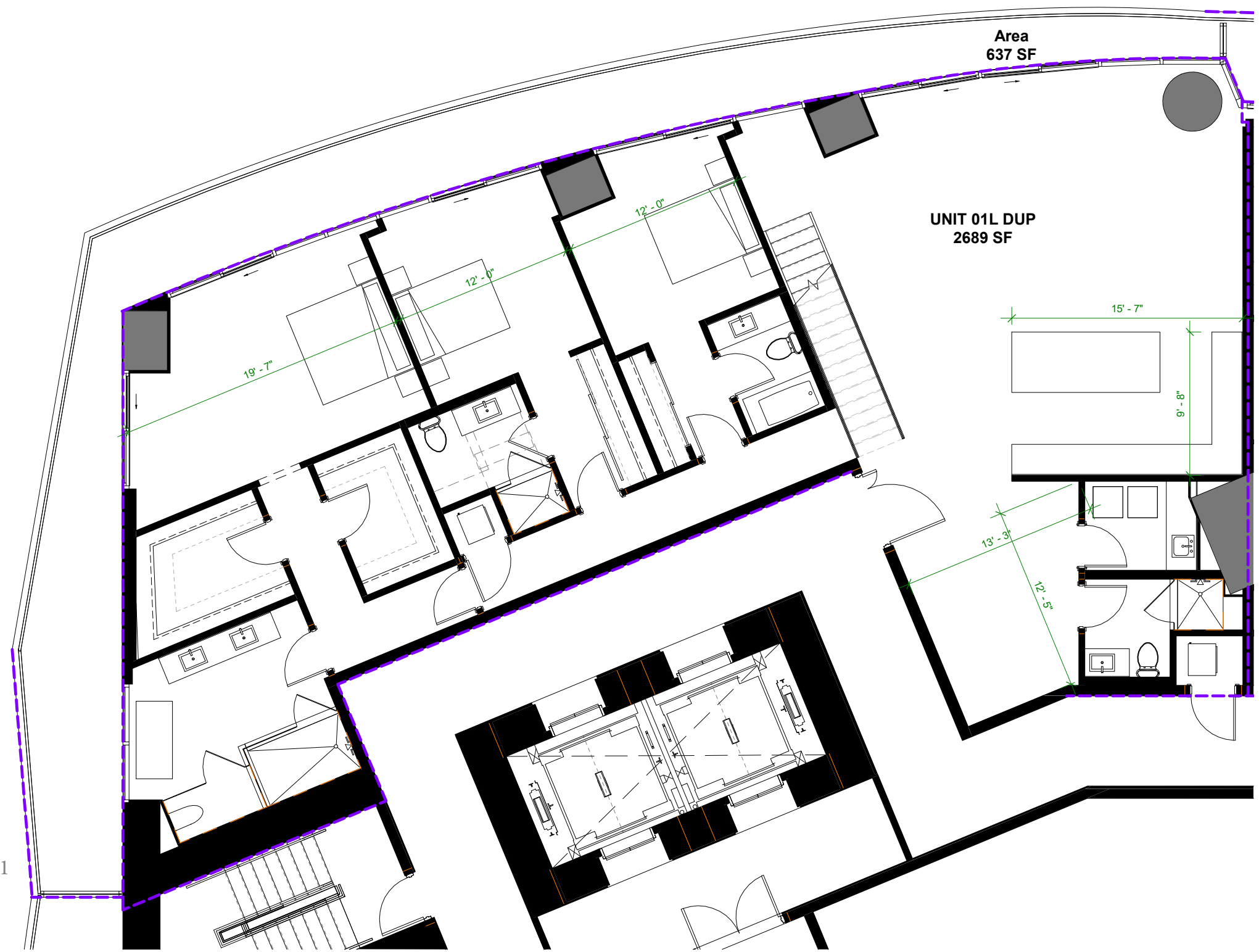
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COMBO UNIT 2



Area
637 SF

UNIT 01L DUP
2689 SF

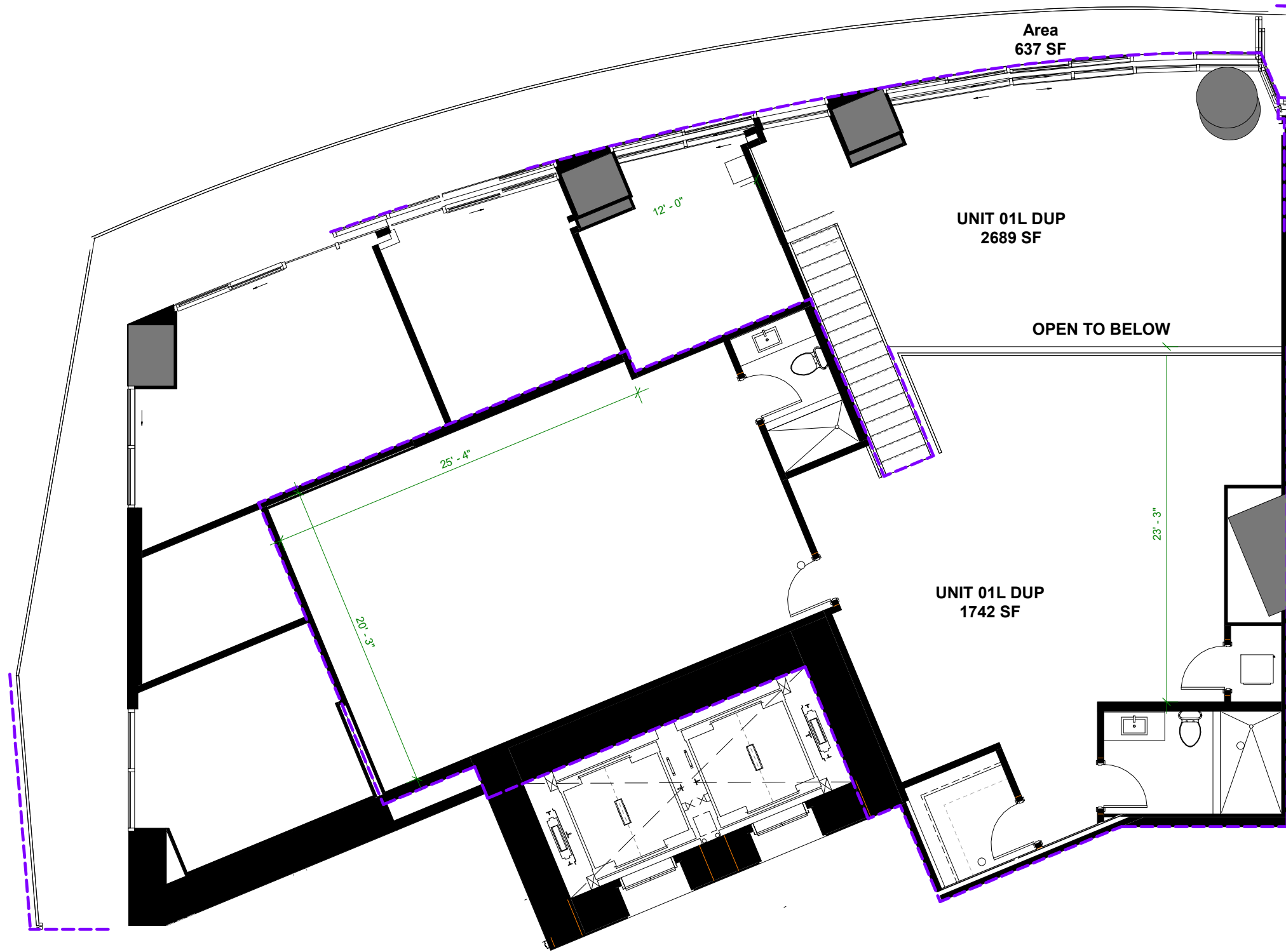
Residence 01 L DUP | Levels 10 & 11
3 BEDROOMS 6 BATHROOMS, FAMILY/
GUEST ROOM, MEDIA ROOM + DEN

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

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

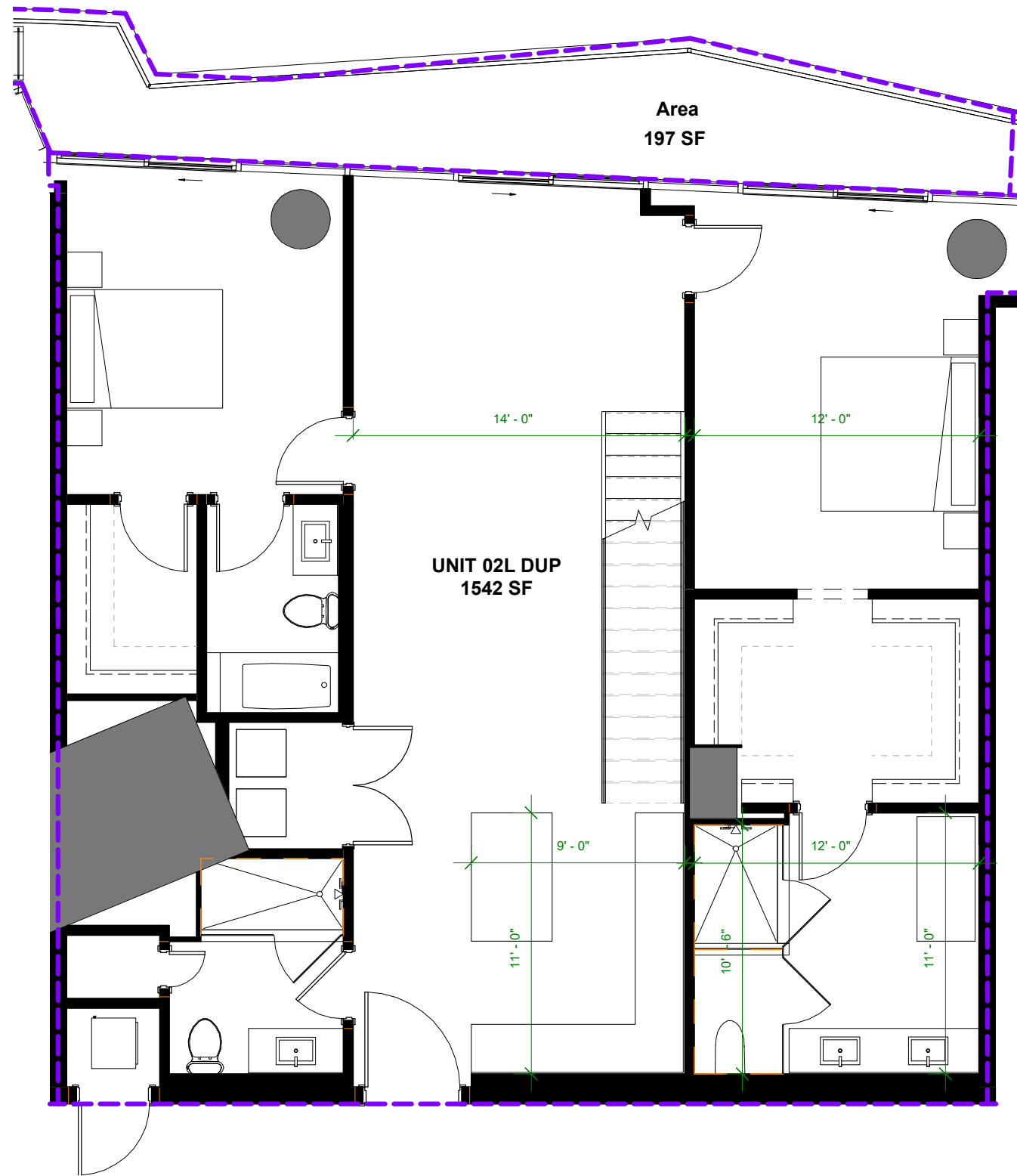
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Residence 01 L DUP
SECOND FLOOR

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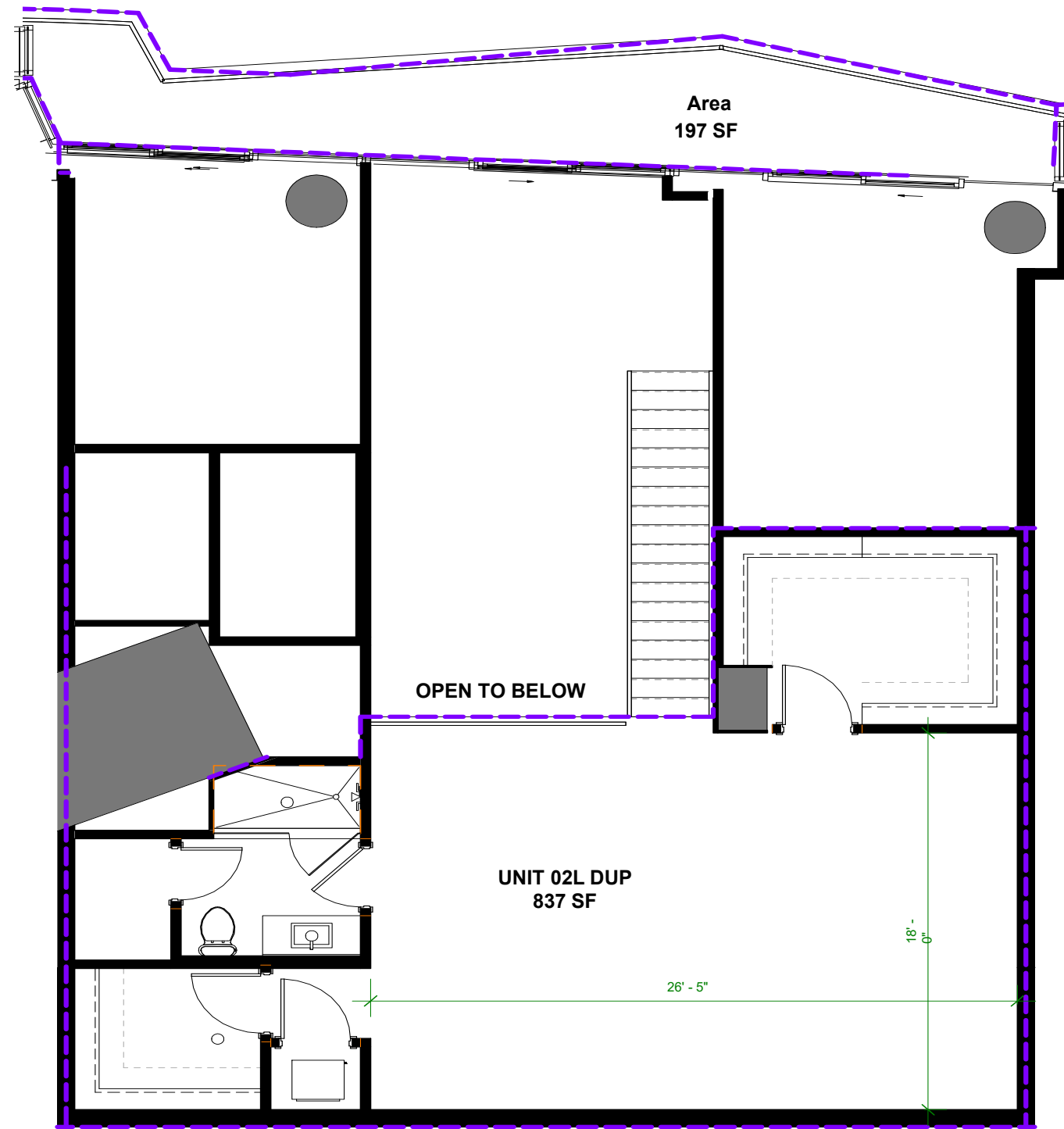
FIRST FLOOR

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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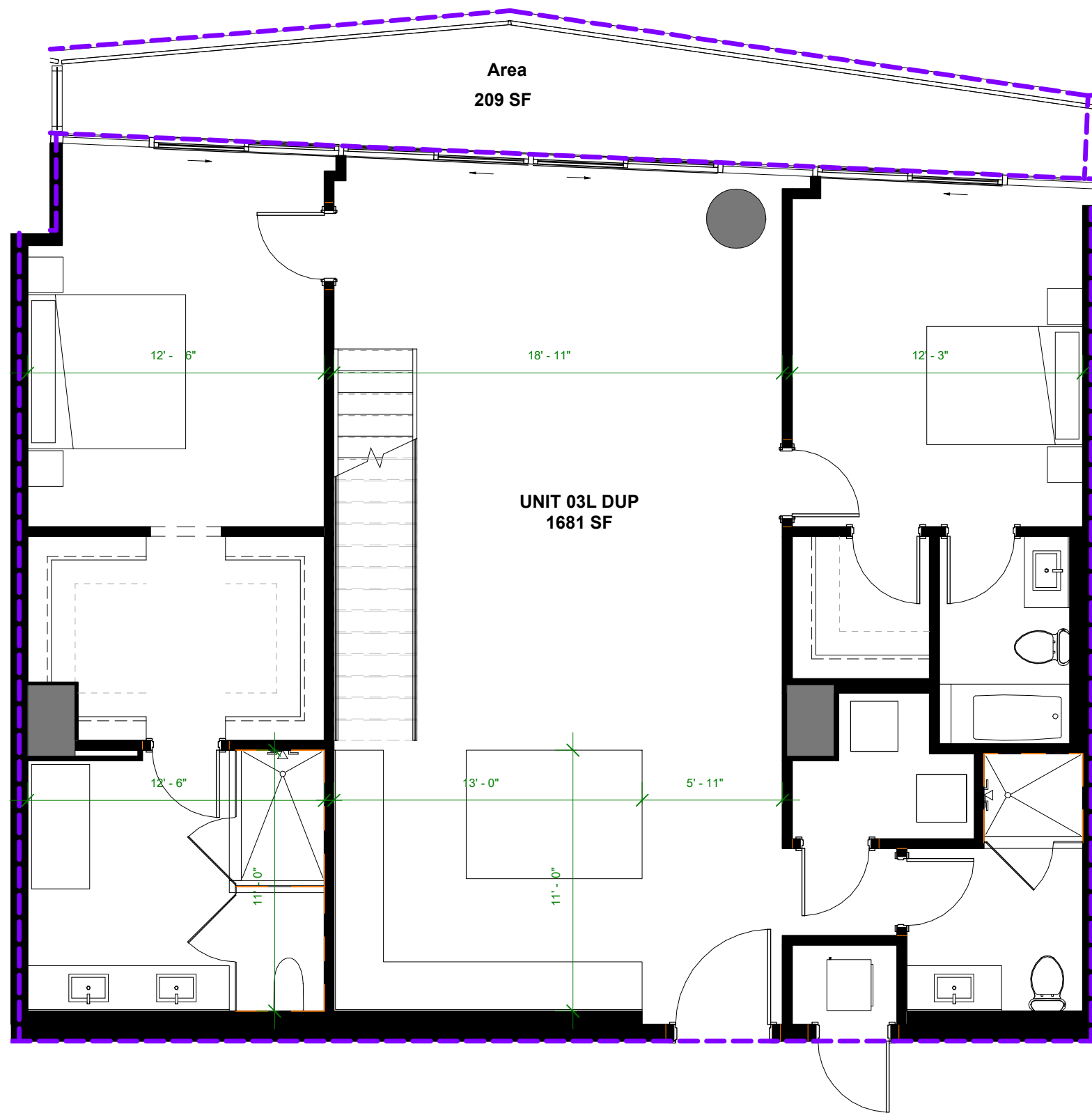
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Residence 02L DUP
SECOND FLOOR

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Area
209 SF

UNIT 03L DUP
1681 SF

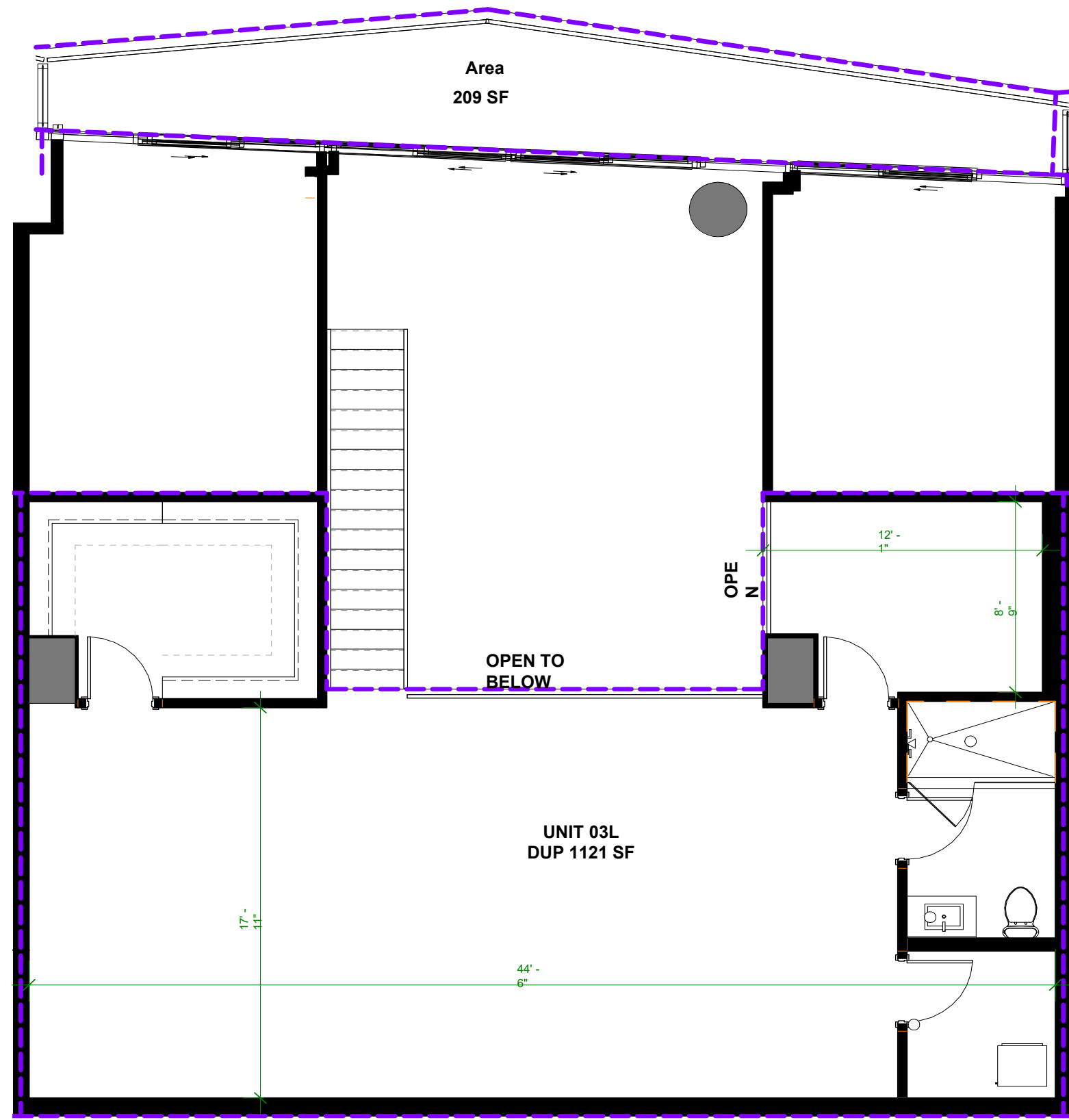
FIRST FLOOR

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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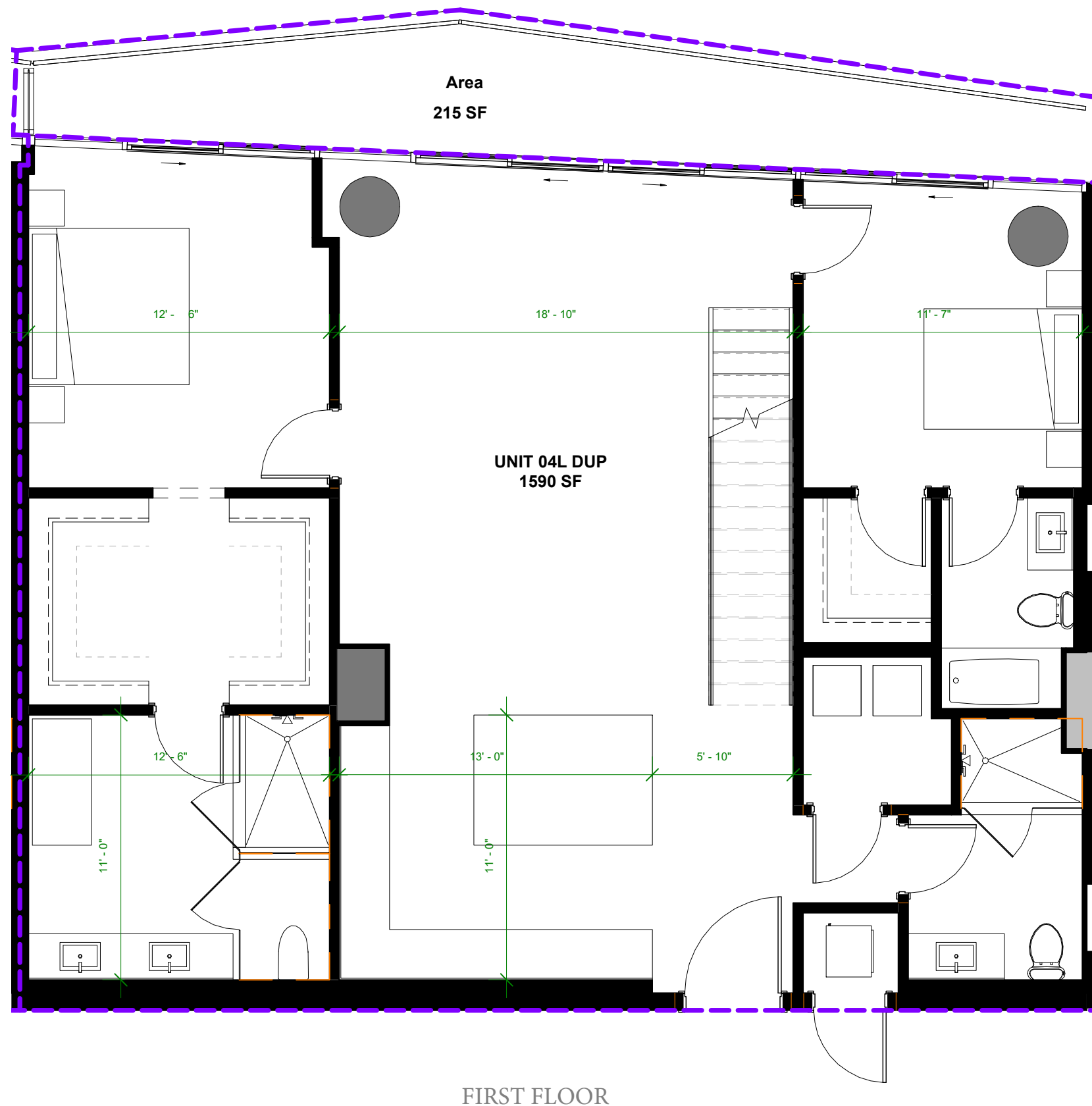


Residence 03 L DUP
SECOND FLOOR

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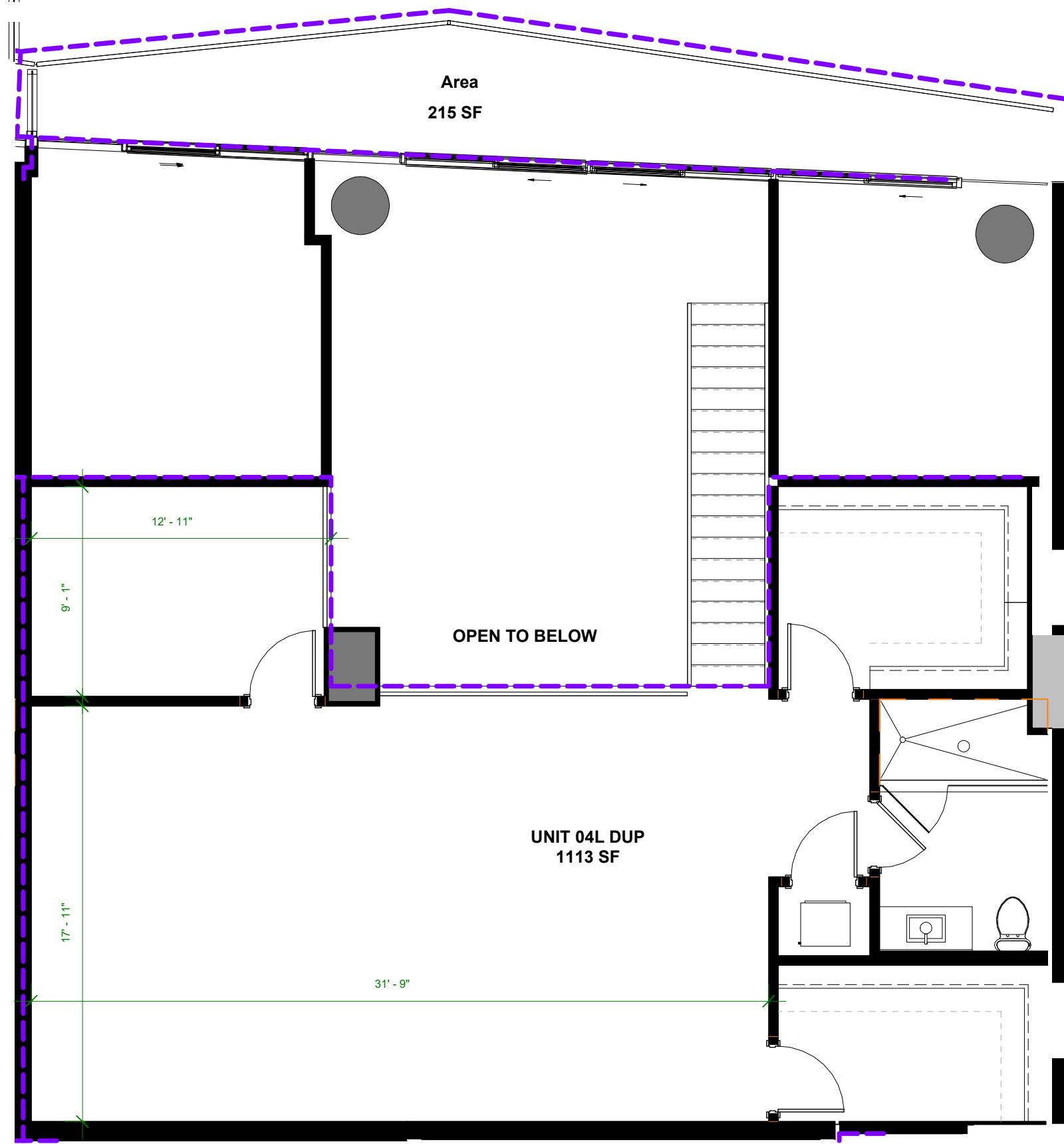
FIRST FLOOR

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

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

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. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP22-0059