



### SMART BRICKELL

A real estate project inspired by our Smart Living Philosophy, where every aspect is designed to enrich and energize your lifestyle. Smart Brickell has a vision that separates it from the rest, a smart integration of [flexible usage](#), modern design and smart tech features. A place for smart owners, seasonal residents, and working professionals designed to express the future of [urban living](#).



### BRICKELL AREA

Smart Brickell is located in the ever-growing neighborhood of [Brickell](#) in Miami, Florida. A project for all, conveniently located in Miami's financial district near the hottest [restaurants and retail](#) the city has to offer and only 1.5 blocks away from Brickell City Centre. A [pedestrian-friendly](#) destination situated near all major highways and roads, [strategically positioned](#) close to everything but tucked away from traffic.



### WHY SMART

Smart Brickell offers you Real Estate on your terms. Use while you're here, rent while you're away. Smart Brickell units are approved to rent through [Airbnb](#) and other platforms. Smart Brickell has a vision that separates it from the rest. A smart integration of flexible usage, modern design and technology. A place for SMART owners designed to express the future of living.





# Residential Fact Sheet

## Tower 3

### DEVELOPER

Habitat Group

### PROPERTY ADDRESS

267 SW 9TH ST  
Miami, FL 33130

### ESTIMATED COMPLETION DATE

Fourth Quarter of 2024

### TEAM

Design Consulting: Gensler  
Architecture: Hernando Carrillo  
Interior Design: Arquitectonica Interiors

### UNITS

71 Condos  
42 Lodgning units

### SALES GALLERY

175 SW 7TH ST  
Suite 2201  
Miami, FL 33130

### BUILDING FEATURES

- [Gensler](#), the global design firm, are the design consultants of the project
- The 23 story tower is designed by the renowned architect, [Hernando Carrillo](#)
- Interior designs by the internationally acclaimed, [Arquitectonica Interiors](#)
- One valet parking space per unit in secured parking garage plus valet parking services for guests
- Secure bike racks
- 24 hour concierge and security

### SMART OWNERSHIP

- Units can be rented 365 times per year with no restrictions
- Units are approved through [Airbnb's platform](#)
- Annual [Leaseback](#) option available for all unit types



BROKER PARTICIPATION WELCOME. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE PROSPECTUS AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER. ALL ILLUSTRATIONS ARE ARTISTIC CONCEPTUAL RENDERINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. UNITS IN THIS CONDOMINIUM ARE SUBJECT TO THE LAWS OF THE STATE OF FLORIDA GOVERNING CONDOMINIUMS. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

## RESIDENCE FEATURES

- 71 condominiums and 42 lodging units
- Urban luxury residences with modern open layouts from 530 SF to 847 SF
- One bedroom, one bedroom + den and two bedroom units available
- Residences are delivered fully tiled and furnished
- City- view terraces with floor-to-ceiling sliding glass doors
- Washer/Dryer in all unit types
- Italian kitchen delivered fully equipped with Bosch appliances and Italian cabinetry
- Rain showers with glass enclosures and custom vanities

## DEPOSIT SCHEDULE

- 10% at Reservation
- 10% at Contract
- 20% at Groundbreaking | Q1 2022
- 10% at 8th floor | Q3 2023
- Balance due at closing | Q4 2024
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## BUILDING AMENITIES

- Ground floor bistro restaurants
- Ground floor private dog walking park
- Stunning amenities deck located on the 8th floor with landscaped recreational area and expansive terrace
- Resort-style pools with lap area and sun deck
- State-of-the-art, fully equipped Fitness and wellness center including yoga/meditation area
- Fully-equipped business center with private conference room
- Rooftop bar and lounge with breathtaking panoramic views of the city includes interior and exterior space
- Wi-Fi throughout all amenities in the building

