



**LOWER PENTHOUSE COLLECTION
RESIDENCE F**

4 BEDROOMS | 4 BATHROOMS
TOTAL AREA 4,854 SF / 450 SM

THE RESIDENCES AT
1428 BRICKELL

LIFE, DEFINED BY YOU

From its conception, The Residences at 1428 Brickell has been a building without compromise. Through investigation of luxury properties and archetypes worldwide, Ytech chose masters of the art of living, ACPV Architects Antonio Citterio and Patricia Viel, as the lead design and interior architects for The Residences at 1428 Brickell.

As a result, the tower is a work of art, an iconic centerpiece within the Miami skyline. Its organic form, accentuated by the lush botanical oasis at its base, creates an immediate sense of calm and serenity, a place of welcome and delight. With scrupulous attention to detail and an imaginative approach to

amenities, the tower elegantly encompasses private sanctuary and shared space. Years of research into the way people live (and the way we wish to live) has brought a sense of artistry to design that elevates and simplifies the routines of everyday life.

The Residences at 1428 Brickell is an ultra-luxurious residential enclave for those who love the urban milieu but also crave quiet moments of contemplation. Whether in the serenity of the lobby and garden or in the natural harmony of the pool deck and the spectacular amenities within the penultimate levels of the tower, the sense of space and well-being is a balm for the soul.



Artist's conceptual rendering.
See disclaimer on back cover.

A DIALOGUE BETWEEN BEAUTY,
CRAFTSMANSHIP, AND INNOVATION
IN THE HEART OF BRICKELL

Welcome to a celebration of light and space. The Residences at 1428 Brickell soars skyward to capture breathtaking panoramic views even as it finds its roots in the lush surrounds of a serene botanical oasis. In this unique place, organic forms and innovative technologies intertwine to create a residential property unlike any other in Miami.

Prominently located in the heart of the dynamic and continually evolving Brickell neighborhood, this distinctive tower is near acclaimed restaurants, luxury shopping, and exciting nightlife. Prestigious cultural institutions within easy reach include the Adrienne Arsht Center for the Performing Arts, Pérez Art Museum Miami, Vizcaya Museum and Gardens, and, for headline sports and entertainment, Kaseya Center.



The building's guarded entrance features a lush, tropical garden and an impressive porte-cochere

Artist's conceptual rendering. See disclaimer on back cover.

INTRODUCING RESIDENCE F TREASURE OF THE LOWER PENTHOUSE COLLECTION

Masterfully designed and exquisitely finished, Residence F is more than simply a home; it is a treasured sanctuary – a place where luxury knows no bounds and every detail is thoughtfully curated to exceed expectations. This expansive 4,850+ square foot floorplan, with four bedrooms and four bathrooms, designed exclusively for the Lower Penthouse Collection, is available only on levels 50 to 63, where Biscayne Bay and Miami skyline views are magnificent. Its one-of-a-kind east-to-west floor-through layout showcases these extraordinary bay-to-city-skyline views while illuminating its interiors with abundant natural light from sunrise to sunset.

Residence F offers a world where sophistication meets unparalleled service. The epitome of privacy and convenience begins with a private elevator foyer with a double door entry to the main residence and a separate staff entrance to the utility room, allowing for discreet service tailored to your needs. A staff bedroom with en-suite bath facilitates accommodation of essential in-home help. Whether it's arranging for a private chef, securing tickets to exclusive events, or accessing private jet services, our Estate Manager ensures that every desire is effortlessly fulfilled.

LOWER PENTHOUSE COLLECTION
LEVELS 50 TO 63





GREAT ROOM

Substantial glass frontage wrapping every residence blurs the boundaries between inside and out. To the east, residents overlook Brickell Avenue and sweeping views across Biscayne Bay, Brickell Key, and the Atlantic Ocean; to the north lies the impressive skyline of Brickell and downtown Miami. Views south over treetops to Coconut Grove are lush and tranquil while to the west, the sun sets against the city skyline.

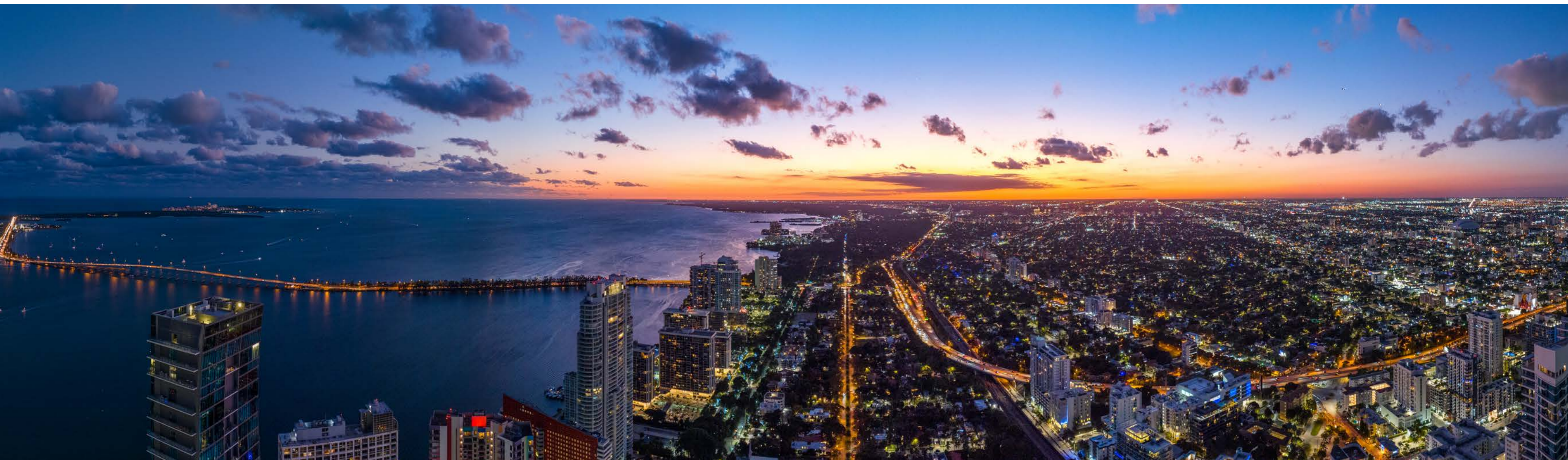
Artist's conceptual rendering.
See disclaimer on back cover.

Unobstructed views across Biscayne Bay and the Miami skyline from F Residences located on the north side of 1428 Brickell.



Boasting sweeping waterfront views, The Residences at 1428 Brickell is in the thriving heart of Miami's Brickell neighborhood, surrounded by premier shopping and dining destinations.

Day and night views from F Residences
located on the southside of 1428 Brickell.



Take in the sweeping skies and the cool evening breeze from your home at The Residences at 1428 Brickell. Deep private terraces provide expansive outdoor space for socializing with friends or simply enjoying the vibrant views of Biscayne Bay and the South Florida coastline.



YOUR KITCHEN

Upgraded features only available in Lower Penthouse Collection include a 460-square-foot Antonio Citterio-designed Arclinea Convivium kitchen with 23 linear feet of floor-to-ceiling windows and a custom Rimadesio retractable glass wall.

Artist's conceptual rendering. See disclaimer on back cover.

RIMADESIO
GLASS ENCLOSURE

DRAWERS & CABINETS

Built of natural wood and
PVD-clad stainless steel to
last decades.

12MM SPILL LIP

Smartly integrated into
the counter, keeps liquids
where they belong and off
the floor and your clothes.

DOUBLE WINE
REFRIGERATORS

GAGGENAU
COMBI-STEAM OVEN

UP & DOWN TABLE

Innovative table changes
heights at the push of a button.
Go from counter height to
table height in seconds.

BUILT-IN GAGGENAU
REFRIGERATOR

GAGGENAU
INDUCTION COOKTOP

Artist's conceptual rendering.
See disclaimer on back cover.



BUILDING'S GUARDED ENTRANCE

Featuring a lush, tropical garden and an impressive porte-cochere, the Arrival Level ushers residents from Brickell's vibrant urban energy to the elegance and tranquility of home, where every need is anticipated, and service is offered with care.



ELEVATED INDOOR-OUTDOOR LIVING

The light-filled interiors of Residence F open through floor-to-ceiling glass doors to a 54-foot-wide, 14-foot-deep, 780-square-foot private terrace overlooking Biscayne Bay. Summer kitchens facilitate gourmet preparations in the skyline.



PRIMARY SUITE

With sweeping Biscayne Bay views and direct access to a 14'6"-foot-deep terrace, the primary bedroom suite offers the ideal setting to relax and re-energize. The Antonio Citterio-designed walk-in closet is amply sized at 136 square feet.



PRIMARY BATHROOM

Antonio Citterio-designed 280+ square foot en-suite primary bathroom in Residence F features split travertine vanities, two private water closets, and a travertine wet room with a rain shower, and a free-standing round sculptural bathtub designed and crafted by artisans in Rapolano, Italy.

**4 BEDROOMS | 4 BATHROOMS
POWDER ROOM | DEN | STAFF QUARTERS
SUNRISE TERRACE | SUMMER KITCHEN**

INTERIOR AREA: 4,171 SF / 387 SM
EXTERIOR AREA: 683 SF / 63 SM
TOTAL AREA: 4,854 SF / 450 SM

Located exclusively from 580 to 735 feet in the air

Private elevator foyer with double door entry to main residence,
separate staff entrance, and package and dry-cleaning delivery room

Bespoke Antonio Citterio-designed interiors

12' ceiling heights

Expansive great room opens to full-width, 780-square-foot,
54-foot-wide terrace with summer kitchen overlooking Biscayne Bay

Glass-enclosed Arclinea Convivium kitchen with Gaggenau appliances
and double wine refrigerator

All bedrooms feature en-suite bathroom and Antonio Citterio-designed closet

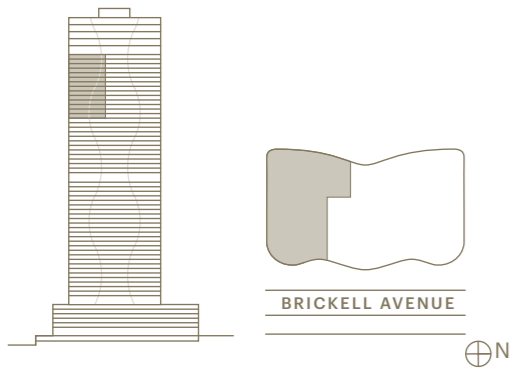
Spacious primary bedroom suite with oversized Antonio Citterio-designed
walk-in closet

Primary bathroom with circular stone bathtub by Vaselli and two water closets

Staff quarters with en-suite bathroom

**LOWER PENTHOUSE COLLECTION
RESIDENCE F DESIGN HIGHLIGHTS**

RESIDENCE F SOUTH

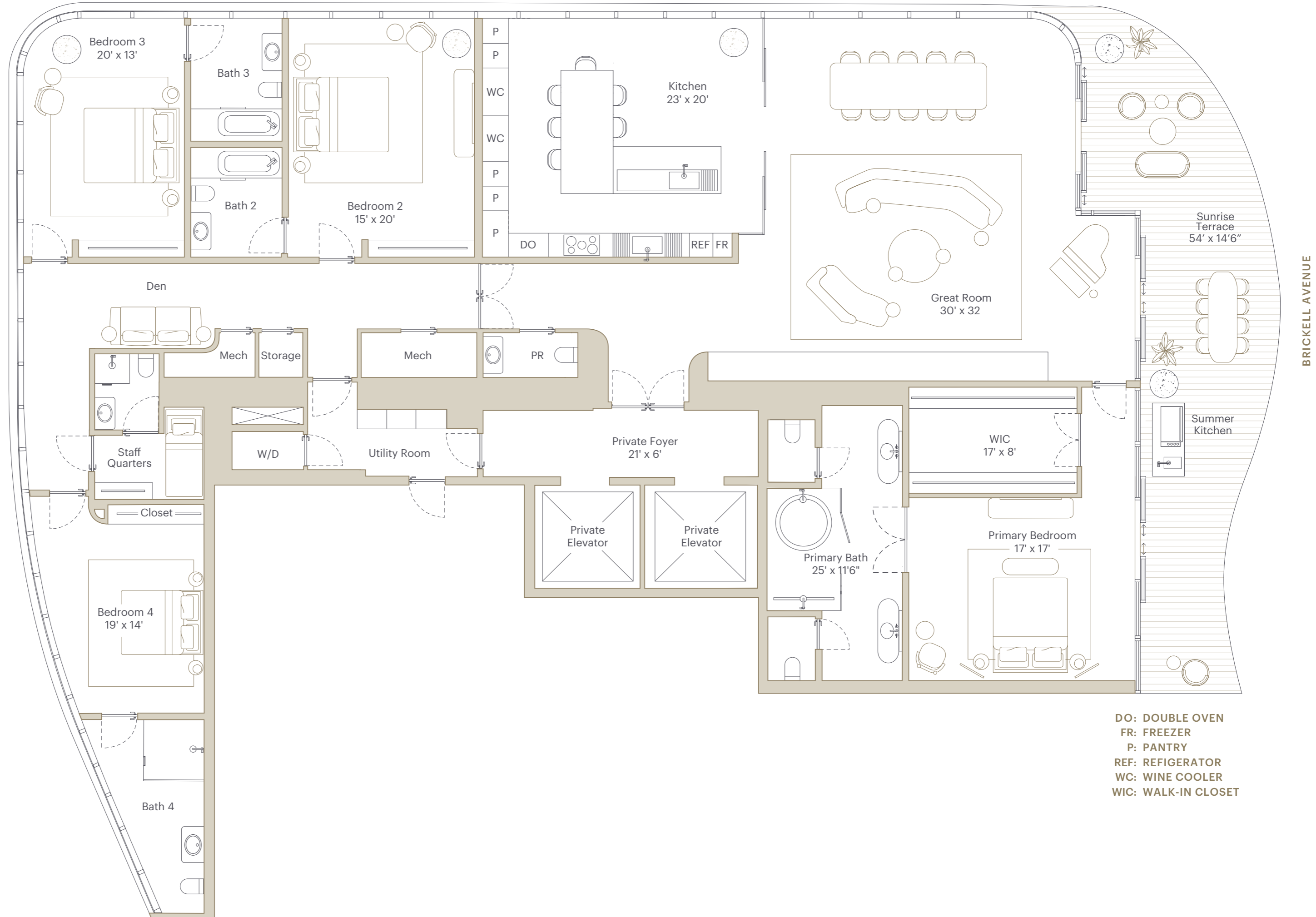
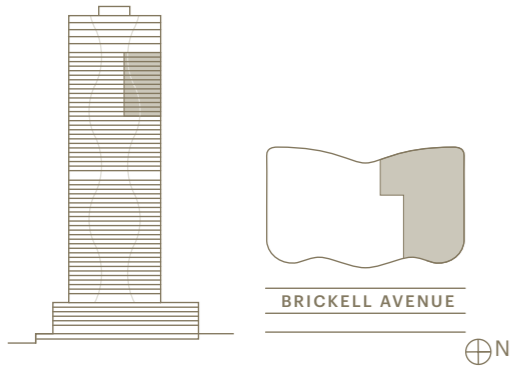


- DO: DOUBLE OVEN
- FR: FREEZER
- P: PANTRY
- REF: REFRIGERATOR
- WC: WINE COOLER
- WIC: WALK-IN CLOSET



BRICKELL AVENUE

RESIDENCE F NORTH



DO: DOUBLE OVEN
 FR: FREEZER
 P: PANTRY
 REF: REFRIGERATOR
 WC: WINE COOLER
 WIC: WALK-IN CLOSET

AMENITIES

An unprecedented 80,000 square feet of amenities is dedicated exclusively to the 189 residences. These purposefully designed spaces serve as extensions of the home. They feature both intimate places for private contemplation and expansive areas for social gatherings.

At the uppermost levels of the tower, where views are the most spectacular, the two-story Owners' Club and the full floor Wellness Club are thoughtfully designed for socializing, entertaining, tending to business, and caring for your wellbeing. Personalized services, including the sommelier, building concierge, and wellness concierge, enable residents to make the most of every moment.

TOP OF THE TOWER AMENITIES

Level 70: Two-Story Rooftop Observatory

- Rooftop pool with breathtaking views 850 ft. in the sky
- Two-story soaring atrium with lush planting and serene seating areas
- Rooftop lounge bar with craft cocktails and culinary fare
- Poolside service

Level 67: Two-Story Owners Club

- Stunning double-height wine and spirits lounge with private temperature-controlled storage
- Private dining room with stunning, limited edition Vaselli chef's kitchen for intimate gatherings and special occasions
- Two-story resident's lounge with private event mezzanine
- State-of-the-art office suites with private offices, conference rooms, and lounge
- Full bar featuring craft cocktails and culinary fare

A dedicated program of services available throughout the day and evening, including:

- Onsite beverage director and wine sommelier
- Private a la carte catering and full event planning

Level 66: Wellness Club

An entire floor dedicated to your health and wellbeing, including:

- 10,000 sq. ft. spa and gym with inspiring classical architecture
- Private his, hers, and couples spa suites, each complete with its own infrared sauna, steam shower, whirlpool and treatment area
- Expansive Technogym-designed and equipped gym with weight room, high-intensity interval training (HIIT) zone, and yoga studio
- Juice and nutrition wellness bar for healthy post-workout food and beverages
- Plunge pools, meditation room, treatment rooms, beauty suite, and barbershop
- Generous outdoor sun terrace and yoga pavilion to enjoy from sunrise to sunset
- Golf simulator

A dedicated program of services available, including:

- Wellness concierge to assist in scheduling personal training, spa treatments, beauty treatments, and nutritional coaching
- Wellness-focused food and beverage service for healthy nutrition throughout the day

AMENITIES OVERVIEW

Level 10: Guest Suites

- Fully furnished, Antonio Citterio-designed private suites exclusively for residents' guests and their families

Level 7: Resort Deck

Our resort deck on the seventh floor is a family-focused playground with an amazing range of activities, including:

- Resort-style pool with shallow wading area and poolside cabanas
- Aquatic therapy area with stationary exercise lap pool and jacuzzi spa
- Club bar and lounge offering food and beverage service
- Children's interactive playground and creativity room
- Children's splash pad
- Children's learning center with interactive art and didactic sculptures
- Dedicated area for children's parties
- Outdoor private events pavilion and terrace
- Cinema room with scheduled programming and private screenings
- Lush gardens with tropical plants and relaxation areas
- Teen's sports simulator

A dedicated program of services available throughout the day and evening, including:

- Poolside beverage service with club bar offering a diverse menu
- Poolside towel service
- Fun children's and teen's programming
- Opportunity to reserve certain areas for private use, with full catering

Level 1: Lobby and Arrival Experience

Residents and guests enter through a stunning lobby with a series of unique spaces including:

- Impressive porte-cochere and lush, urban garden which creates a discrete and private, yet welcoming arrival experience
- Library lounge with coffee, tea, champagne, and food options for residents and their guests

A full program of personalized services available to residents 24/7, including:

- Fully trained, experienced welcome staff
- Friendly and knowledgeable concierge staff
- Valet and porter service
- Bellman and doorman service
- In-unit package and dry cleaning delivery
- Pet spa with grooming services and dog walking
- Bicycle shop with elevator, storage, and servicing



LOBBY

Residents and guests enter through a stunning lobby with a series of unique spaces including a library lounge and aperitivo bar.

Artist's conceptual rendering.
See disclaimer on back cover.



ROOFTOP SKY ATRIUM

Inspired by the seaside paradise of Positano situated on the cliffs of the Amalfi Coast, the Rooftop Sky Atrium and Pool offer a scenic yet serene atmosphere 850 feet in the sky.

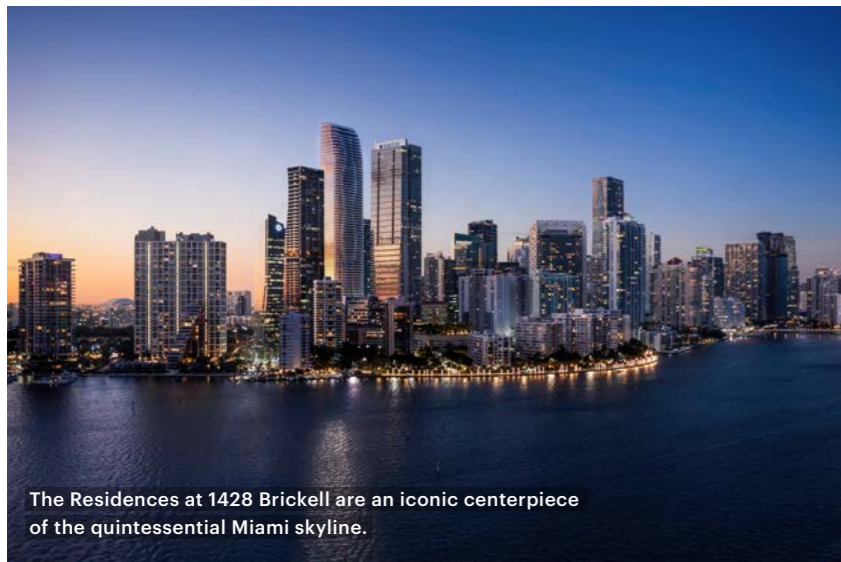
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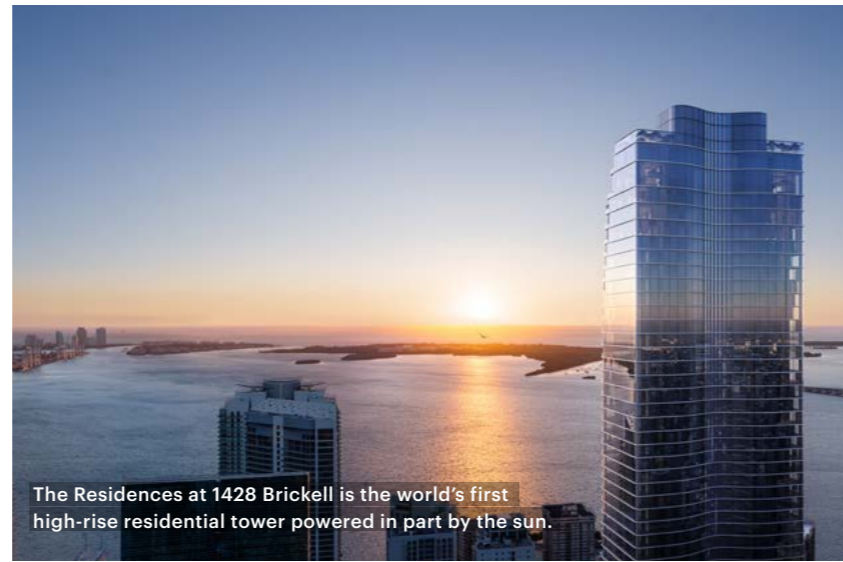
SKY DECK AND POOL

Adults-only rooftop pool with poolside food and beverage and towel service overlooking the Atlantic Ocean.

Artist's conceptual rendering. See disclaimer on back cover.



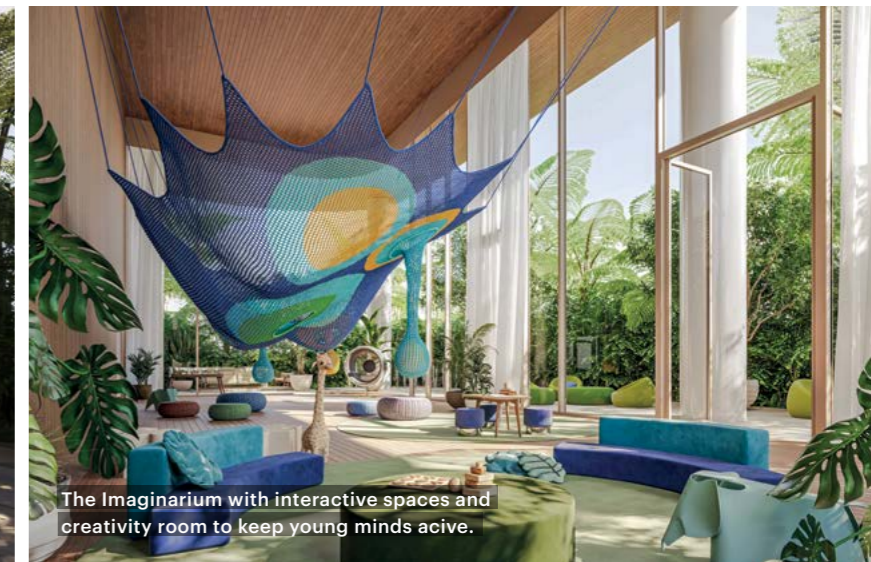
The Residences at 1428 Brickell are an iconic centerpiece of the quintessential Miami skyline.



The Residences at 1428 Brickell is the world's first high-rise residential tower powered in part by the sun.



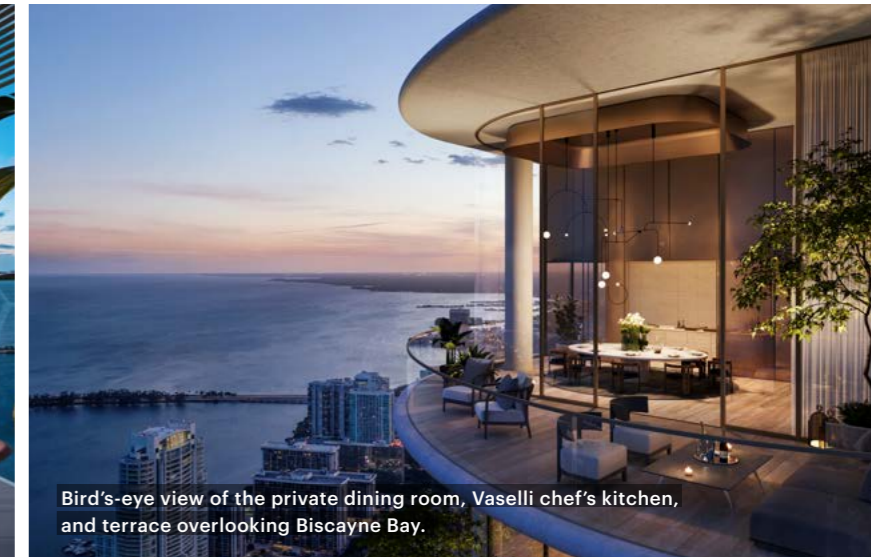
Resort-style pool with shallow wading area and poolside cabanas.



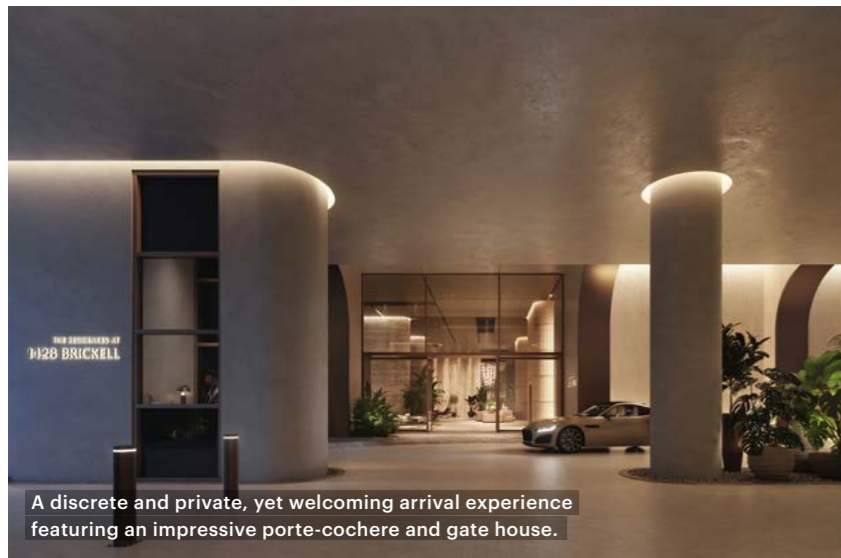
The Imaginarium with interactive spaces and creativity room to keep young minds active.



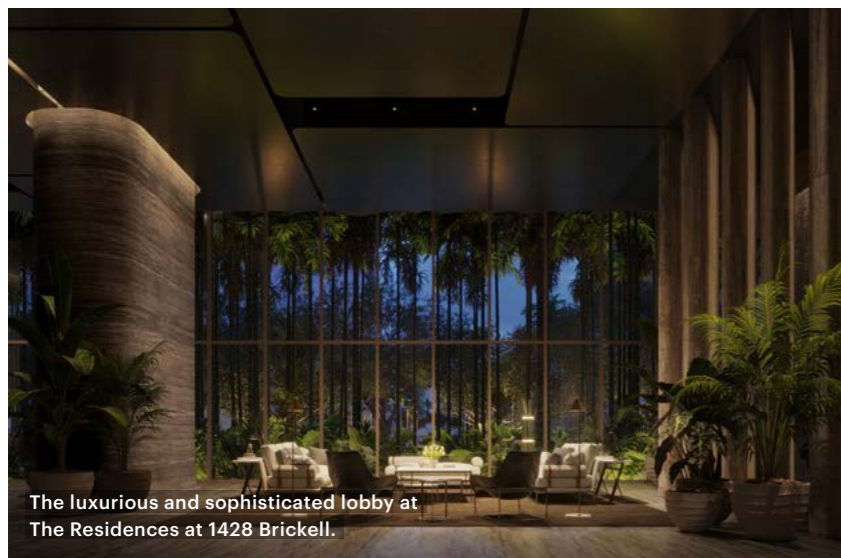
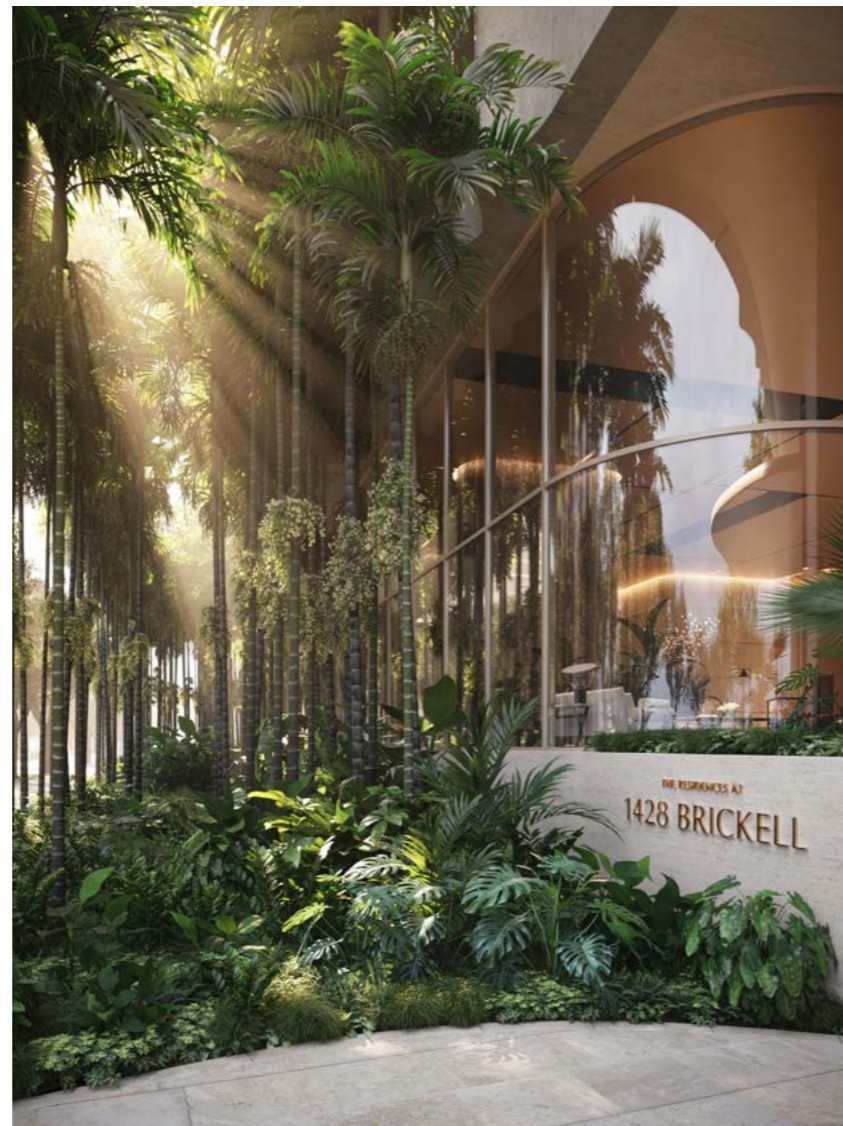
Expansive Technogym-designed and equipped gym.



Bird's-eye view of the private dining room, Vaselli chef's kitchen, and terrace overlooking Biscayne Bay.



A discrete and private, yet welcoming arrival experience featuring an impressive porte-cochere and gate house.



The luxurious and sophisticated lobby at The Residences at 1428 Brickell.



Stunning double-height wine and spirits lounge with private temperature-controlled storage.

DEVELOPMENT TEAM

YTECH - DEVELOPER

ACPV ARCHITECTS, ANTONIO CITTERIO PATRICIA VIEL - DESIGNER

ARQUITECTONICA - ARCHITECT

CERVERA REAL ESTATE - SALES

YTECH

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

WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

Please note that the Developer is Ytech - 1428 Brickell, LLC.

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