

domus[®]

BRICKELL CENTER



ARTIST'S CONCEPTUAL RENDERING

Hospitality Reimagined



Built on *the* Pulse of Brickell

DOMUS
BRICKELL CENTER

Welcome to Domus Brickell Center, a collection of FLATS tailored to meet your needs.

Experience life at the heart of Brickell with all the services, security, and consistency of a hotel. Discover the vibrant pulse of Miami's most exciting neighborhood right at your doorstep.

Building Features

- 579 fully furnished FLATS
- 35 story building
- Studio, one-, and two-bedrooms
- 9+ foot ceilings in all FLATS
- Expansive lobby with approximately 4,000 SF of gathering space and high floor-to-ceiling windows
- Surround-sound speakers with ambient music
- Pet friendly
- Wind impact-resistant windows
- EV charging stations
- Domus Bike Share
- Filtered AC in all common areas

Amenities

- Lobby lounge & restaurant
- Full bar
- Lush garden lounge
- Rooftop pool and sky deck
- Rooftop bar
- Cabanas with daybeds
- Rooftop hot tub
- Rooftop yoga deck and garden
- Rooftop indoor/outdoor gym with state-of-the-art equipment
- Ample co-working space
- Conference meeting room

Services

- 24-hour front desk
- 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

Connectivity

- Miami International Airport
Second largest airport in the US for international passengers
- Port Miami
A major seaport known as the "Cruise Capital of the World"
- Metrorail
Rapid transit system serving Miami-Dade County with two lines covering 25 miles and 23 stations
- Metromover
Free transportation from Downtown Miami to Brickell
- The Brightline
High-speed train from Miami all the way to Orlando
- The Underline
10-mile linear park, urban trail, and public art destination under Miami's Metrorail

Clear Water & Air

- Purify every drop:
Installed at the point-of-entry, purifying every faucet, shower and fountain.
- Chlorine control:
Removes odor and flavor, promotes healthier skin and hair.
- Industry trusted:
Our technology is trusted by beverage manufacturers like Fiji, Nestle, Coca-Cola, & Pepsi.
- 4-Stage purification:
Our air purifiers use a 4-step process removes > 99.9% of pathogens.
- Healthy amenities:
Air purifiers are installed in all common areas, providing healthy air in building amenities.
- Preventing outbreaks:
Our MERV-16 filter is 98% effective against even the smallest virus particles.
- 99.9999% reduction in microplastics and waterborne pathogens.

CLEAR

JUST BREATHE —
WE TAKE CARE OF THE REST.

THE VIBE A Sense of Home in the Heart of the City

Domus FLATS is set in the heart of Brickell Center—Miami's most prestigious neighborhood and the city's epicenter of finance, cuisine, arts, culture, and technology. Domus Brickell Center offers inside access to the always-on, global hub of downtown Brickell, with the service and consistency of a hotel, all in one of the city's most sought-after addresses.



RESIDENCES WITH BENEFITS All the amenities that matter

The lobby, boasting nearly 4,000 square feet of co-working spaces, a garden lounge, a restaurant, and a bar, is a place where something is always going on. Open to residents and guests alike.

The rooftop pool deck is a stunning oasis, offering panoramic views of the city and bay from dawn to dusk. Guests can unwind at the rooftop bar or soak in the hot tub while enjoying the lush surroundings and captivating Brickell vistas.

On the 7th floor, the amenity deck provides the perfect setting for a great workout with both an indoor and outdoor gym, or a tranquil retreat in the outdoor yoga space. Surrounded by a beautiful garden with native trees and natural sunlight, it's the ideal spot for both fitness and relaxation.



Make a splash on
the Brickell Skyline.

THE FLATS

Features

Delivered fully finished and furnished with hard flooring throughout

Private balcony in all FLATS

Keyless entry smart lock system

Kitchen equipped with premium Bosch appliance package

Modern fixtures

Stone countertops

Washer and dryer

UV filtered water in all FLATS

A Sense of Home
Wherever You Are

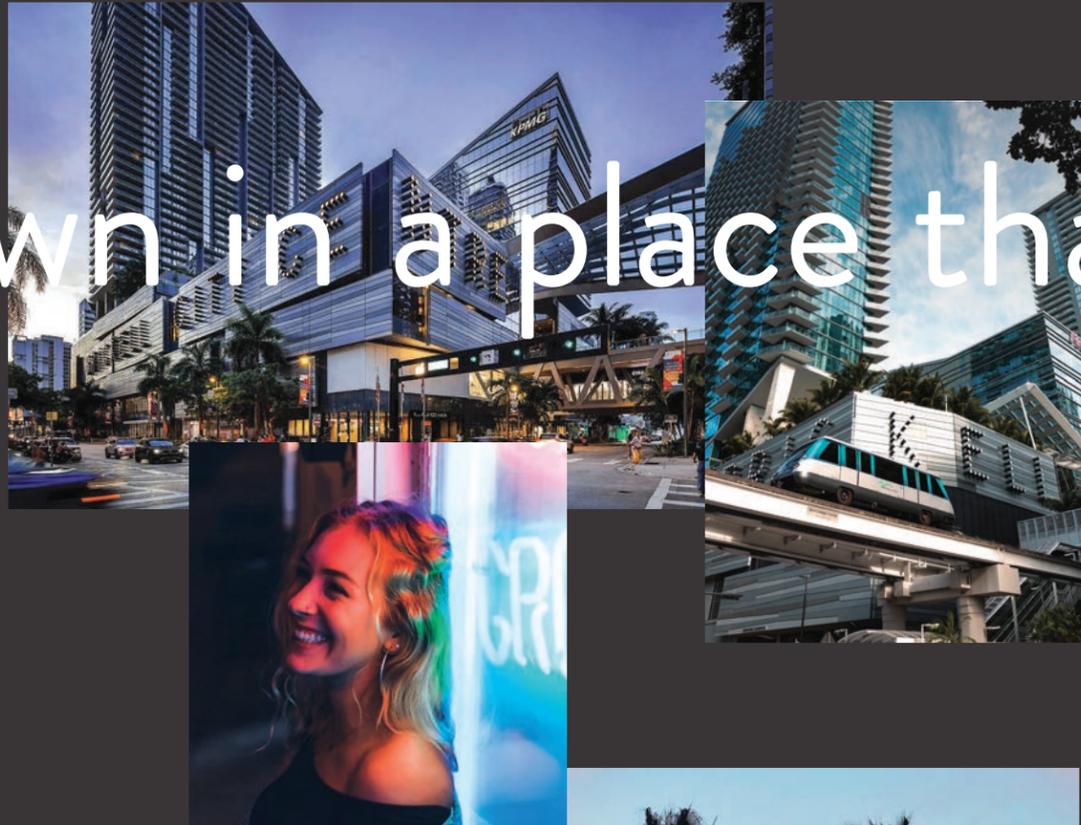


ARTIST'S CONCEPTUAL RENDERING

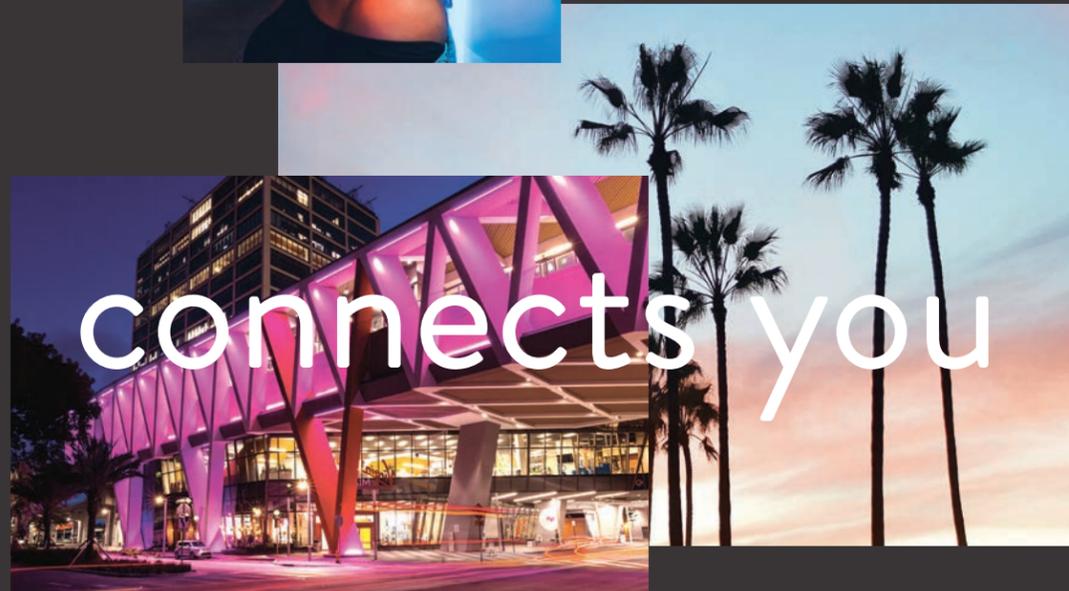




own in a place that



connects you



Built on *the* Pulse of Brickell

AT THE CENTER OF IT ALL

Welcome home to Brickell, the city's global financial hub and Miami's most exhilarating address. Buzzing with dynamic energy and constant connection, Brickell Center is home to some of Miami's best restaurants, cocktail lounges, wine bars, galleries, private clubs, and 5-star hotels, as well as Brickell's lively waterfront and marina.

Proximity

Southside Park	2 MIN.	🚶	Bayfront Park	10 MIN.	🚗
Metrorail Station	2 MIN.	🚶	Bayside Marketplace	11 MIN.	🚗
Metromover Station	2 MIN.	🚶	Kaseya Center	12 MIN.	🚗
Mary Brickell Village	5 MIN.	🚶	Phillip and Patricia Frost Museum of Science	13 MIN.	🚗
Brickell City Centre	10 MIN.	🚶	Pérez Art Museum Miami	13 MIN.	🚗
Simpson Park	16 MIN.	🚶	Adrienne Arsht Center for the Performing Arts	15 MIN.	🚗
Brickell Key	20 MIN.	🚶	Key Biscayne	16 MIN.	🚗
Brightline Station	8 MIN.	🚗	Miami International Airport	18 MIN.	🚗

DOMUS BRICKELL CENTER



DOMUS
TEAM

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, the Caribbean, 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 20 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 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.

STUDIO MC+G
Architecture

Studio Mc+G Architecture specializes in hospitality and resort design, historic preservation, commercial retail, residences, and affordable housing. Before establishing her own firm, Jennifer McConney-Gayoso was the director of design at Kobi Karp, where she managed more than 500 projects in the 18 years with the company. Current projects include the restoration of the Delano Hotel in Miami Beach, as well as the Thompson Hotel and Wynwood Works in Miami's arts district. Her attention to detail and her ability to maintain repeat clients has made her a sought-after architectural talent in South Florida.

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

Domus Management is a subsidiary of North Development, specially created to service Domus branded projects. It represents the culmination of decades of experience and expertise of its partners, who led the development of some of the world's most celebrated hotels, including the iconic Le Sereno Hotel in St. Barth and over 10 Accor Hotels in Rio de Janeiro.

The company also combines the experience of its two partners (Oak Capital and Edifica) with the expertise of George Cozonis, whose three decades of hospitality experience span major properties such as The Plaza New York, W South Beach, and Sonesta Bayfront, among several others in Miami, New York, Houston, and Puerto Rico.

Industry Leaders *who* Understand Real Life

DOMUS
ALL ACCESS

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

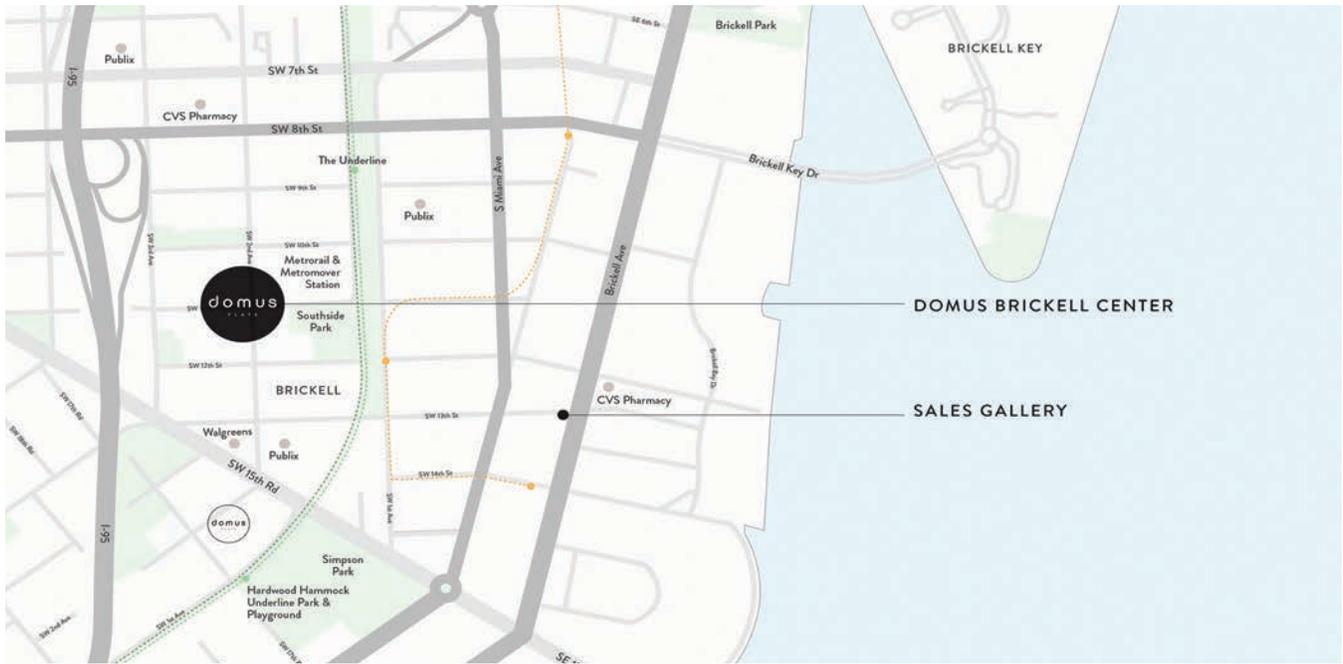
Book Your Next Stay

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

Featured Booking Sites:

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





PROPERTY ADDRESS

1034 SW 2nd Ave
Miami, FL 33130

Developed by **NORTH**
DEVELOPMENT

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. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. All descriptions, pricing, dimensions, renderings, amenities, food services, rental services, finishes, designs, materials, furnishings, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, specifications, art, and other information contained in these materials are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and without notice. No specific view is guaranteed. Dimensions and square footage are approximate and may vary with actual construction. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. The purchase of real estate is a significant decision. Developer makes no representations concerning any potential for future profit, any future appreciation in value, any income potential, tax advantages, depreciation or investment potential regarding acquiring a unit, nor any monetary or financial advantages related to the same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by the buyer from acquiring and/or owning a unit. This project is being developed by North at Brickell 4, LLC, a Florida Limited Liability Company ("Developer"), which was formed solely for such purpose. Oak Capital is affiliated with this entity, but is not the developer of this project. Purchasers shall look solely to the Developer (and not to North Development and/or any of its affiliates other than Developer) with respect to any and all matters relating to the marketing and/or development of the condominium and with respect to the sales of units in the condominium. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes.