

The Standard

RESIDENCES

BRICKELL MIAMI

WE'VE BEEN EXPECTING YOU





ARTIST'S CONCEPTUAL RENDERING

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SAY HELLO TO MIAMI

A GLOBAL CITY ON THE RISE

A GLOBAL HUB FOR LIFESTYLE INNOVATION, AND INVESTMENT

Miami is consistently ranked among the top U.S. cities for global investment, with international buyers accounting for over 50% of real estate transactions in key neighborhoods.

With over 450,000 residents in the city and more than 6 million in the metro area, Miami continues to grow as a diverse, vibrant destination.

A leader in tech, finance, and innovation — the city attracts entrepreneurs, creatives, and investors from around the world.



A MAGNET FOR GROWTH & OPPORTUNITY

Miami ranks among the top 5 U.S. cities for pre-construction demand.

Over \$10 billion in development planned or underway in the next 5 years.

No state income tax and business-friendly policies continue to attract high-net-worth individuals.

The city's blend of urban energy, beach lifestyle, and global connectivity positions it as a premier destination for real estate investment.



WHERE BIG-LEAGUE SPORTS AND GLOBAL EVENTS THRIVE

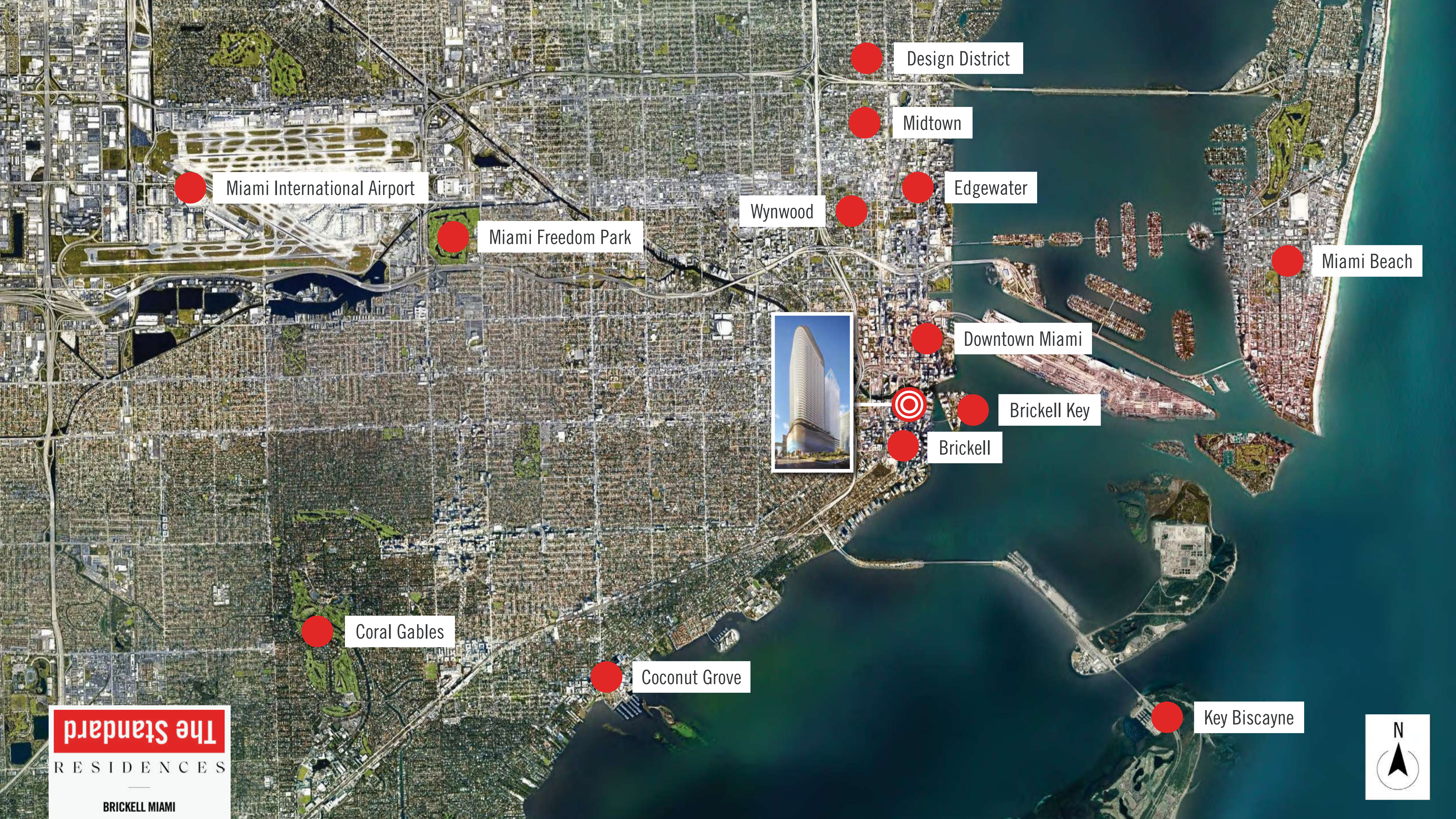
Miami is home to teams across all five major U.S. sports leagues:

- NFL: Miami Dolphins
- NBA: Miami Heat
- MLB: Miami Marlins
- NHL: Florida Panthers
- MLS: Inter Miami CF

The city hosts world-class events like:

- Art Basel Miami Beach (80,000+ visitors)
- Miami Grand Prix Formula 1 (270,000+ attendees in 2024)
- Miami Open Tennis
- South Beach Wine & Food Festival
- Ultra Music Festival
- Fort Lauderdale International Boat Show





Design District

Midtown

Miami International Airport

Edgewater

Miami Freedom Park

Wynwood

Miami Beach

Downtown Miami

Brickell Key

Brickell

Coral Gables

Coconut Grove

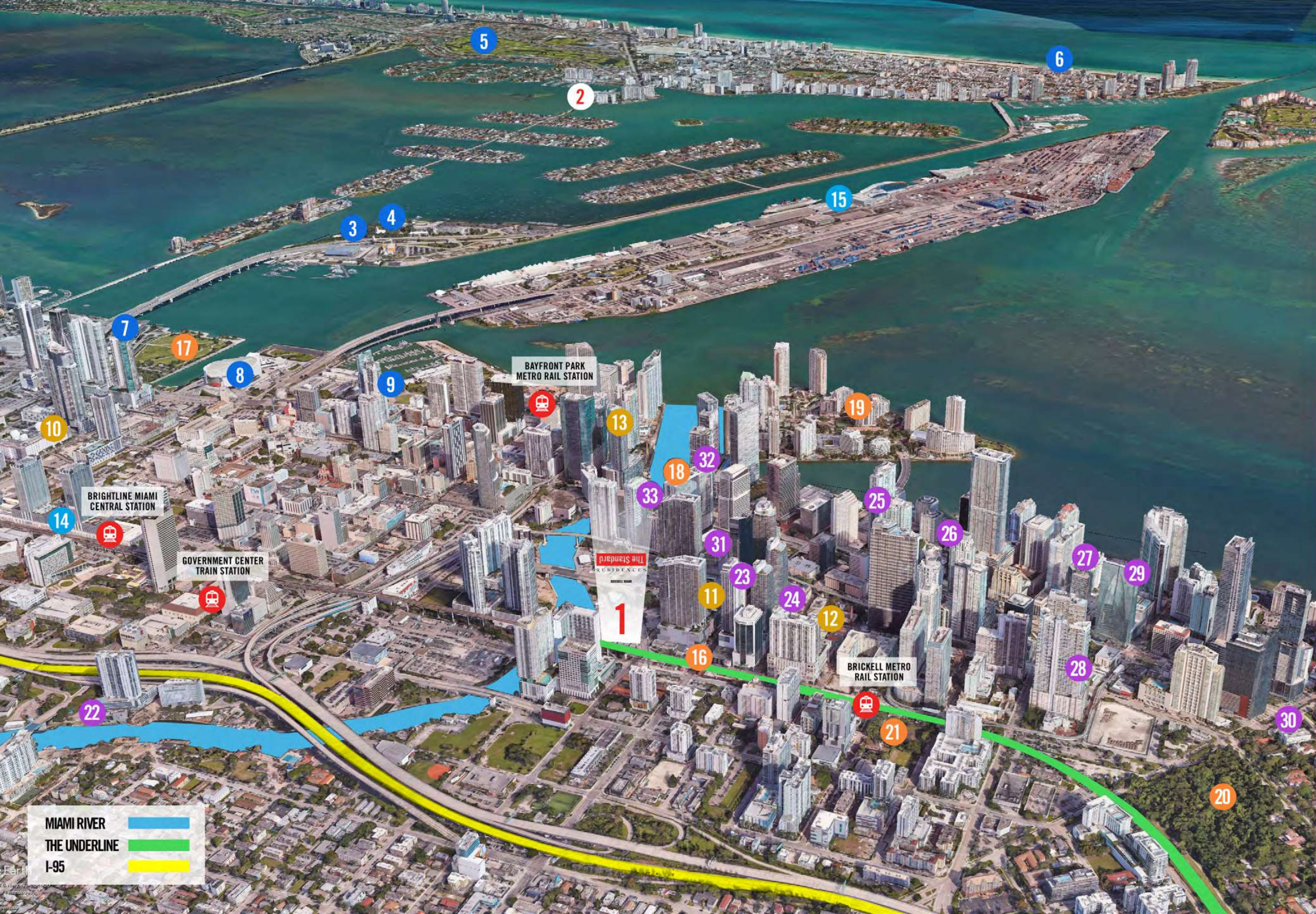
Key Biscayne

The Standard

RESIDENCES

BRICKELL MIAMI





YOU ARE HERE. LUCKY YOU.

1. THE STANDARD BRICKELL
2. THE STANDARD HOTEL, MIAMI BEACH

ENTERTAINMENT

3. CHILDREN'S MUSEUM
4. JUNGLE ISLAND
5. MIAMI BEACH GOLF CLUB
6. OCEAN DRIVE
7. PEREZ ART MUSEUM + FROST MUSEUM OF SCIENCE
8. KASEYA CENTER
9. BAYSIDE MARKETPLACE

SHOPPING

10. MIAMI WORLD CENTER
11. BRICKELL CITY CENTRE
12. MARY BRICKELL VILLAGE
13. WHOLE FOODS

TRANSPORTATION

14. BRIGHTLINE - MIAMI CENTRAL STATION
15. PORT OF MIAMI

PARKS

16. THE UNDERLINE
17. MUSEUM PARK
18. MIAMI CIRCLE PARK
19. BRICKELL KEY
20. SIMPSON PARK
21. SOUTHSIDE PARK

RESTAURANTS

22. CASA NEOS
23. CASA TUA CUCINA
24. GEKKO
25. DELILAH
26. CLAUDIE
27. LPM RESTAURANT AND BAR
28. ROSA NEGRA
29. OSAKA MIAMI
30. CHATEAU ZZ'S
31. SUGAR ROOFTOP BAR
32. CIPRIANI
33. ZUMA MIAMI

WELCOME TO THE PULSE OF BRICKELL

The Standard

RESIDENCES

BRICKELL MIAMI



east

CITY CENTRE

ARTIST'S CONCEPTUAL RENDERING

BRICKELL, MEET THE STANDARD THE STANDARD, MEET BRICKELL

EPICENTER OF MOMENTUM

Brickell is the heart of Miami's energy, where international finance meets modern urban living.

FUSION OF BUSINESS & LIFESTYLE

Offers world-class dining, luxury residences, and a perfect blend of business and lifestyle.

THRIVING BUSINESS HUB

Miami's financial and urban core, home to Fortune 500 companies, top law firms, and luxury hotels.

HIGHLY DESIRABLE

Recognized as one of the most desirable and forward-thinking neighborhoods in the U.S.



CONNECTED TO EVERYTHING THAT MATTERS

The Underline

- A transformative 10-mile linear park at your doorstep, connecting wellness, culture, and community from Brickell to Coconut Grove.

The Miami River

- A reimagined waterfront corridor shaping Miami's next phase of residential, dining, and green space development.

Brickell City Centre

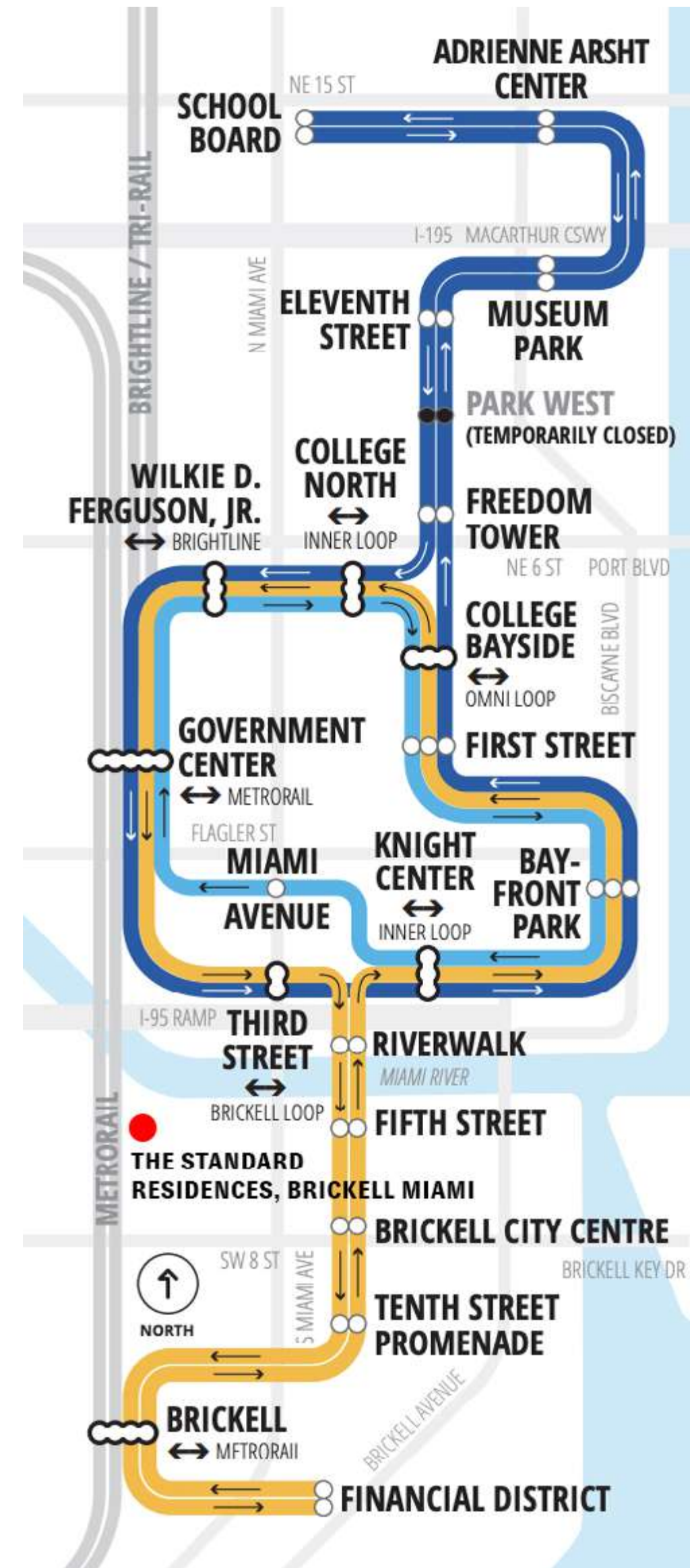
- World-class shopping, dining, and entertainment moments from home.

Metrorail

- Seamless connectivity across Miami, from Downtown to Miami International Airport.

I-95

- Immediate access for effortless travel throughout the city and beyond.



THE MIAMI RIVER

RIVERSIDE LIVING REIMAGINED

Once primarily an industrial and maritime corridor, the Miami River is now a focal point of Miami's next phase of urban evolution.

The riverfront is experiencing a surge in development, with over \$1 billion in new residential, hospitality, and mixed-use projects — including luxury high-rises, boutique hotels, waterfront dining, and expanded public green spaces.



BRICKELL FACTS

2ND

fastest-growing financial hub in the U.S., with over 70 hedge funds and investment firms relocating since 2020. (Miami DDA, 2024)

Miami ranks as the

#1 CITY

for company relocations in 2023, with Brickell as the primary business district. (Bloomberg, 2024)

\$10B+

in new developments planned or under construction (DDA, 2024)

1,000+

corporate headquarters, including Fortune 500 companies and industry leaders in finance, tech, healthcare, and trade, plus 75 foreign consulates.

\$25B+

in infrastructure, commercial, and residential development planned across Brickell and Downtown Miami. (Miami DDA, 2024)

Miami welcomed over

26M

visitors in 2023, generating \$20B+ in economic impact, with Brickell as a prime hospitality hub. (Greater Miami CVB, 2024)

A GROWING ROSTER OF GLOBAL POWERHOUSES

 Microsoft



 THOMABRAVO















 CITADEL









THE EVOLUTION OF BRICKELL



[CLICK HERE TO SEE ANIMATION »](#)

THE BRAND STAY UNSTANDARD

THE EVOLUTION OF AN ICONIC LIFESTYLE BRAND

Founded in 1999 in Los Angeles, The Standard redefined hospitality with its playful, design-forward approach.

Known for high-style interiors and vibrant social scenes, the brand expanded globally to cities like New York, London, Maldives, Ibiza, and Singapore.

In October 2024, The Standard became part of Hyatt's Lifestyle Group portfolio, to grow its bold vision through new hotels, residences, and experiences worldwide.



BRAND VIDEO



EXTENDED BRAND VIDEO

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THE PERFECT MATCH

ART & DESIGN

Bold spaces showcasing curated art and innovative architecture.

MUSIC & EVENTS

Engaging live performances and curated playlists.

CULINARY CULTURE

Iconic venues offering elevated dining experiences.

COMMUNITY FOCUS

Initiatives supporting inclusivity and local connections.

WELLNESS & BALANCE

Holistic offerings promoting mind-body connection and rejuvenation.



EXISTING HOTELS

THE STANDARD,

LONDON

BANGKOK
MAHANAKHON

MIAMI BEACH

MALDIVES

MELBOURNE

HIGH LINE

HUA HIN

BRUSSELS

EAST VILLAGE

IBIZA

UPCOMING HOTELS

THE STANDARD,

LISBON

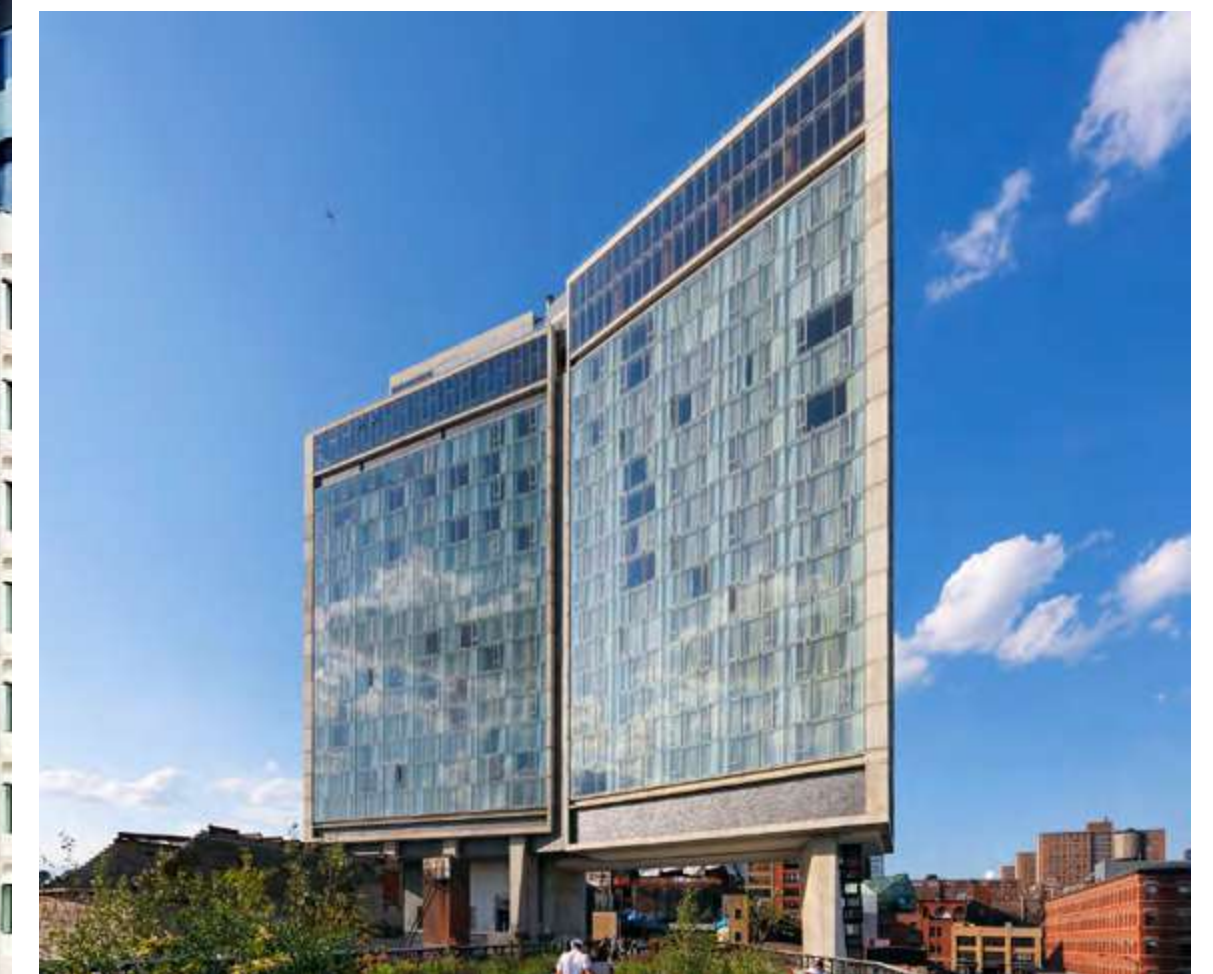
MEXICO CITY

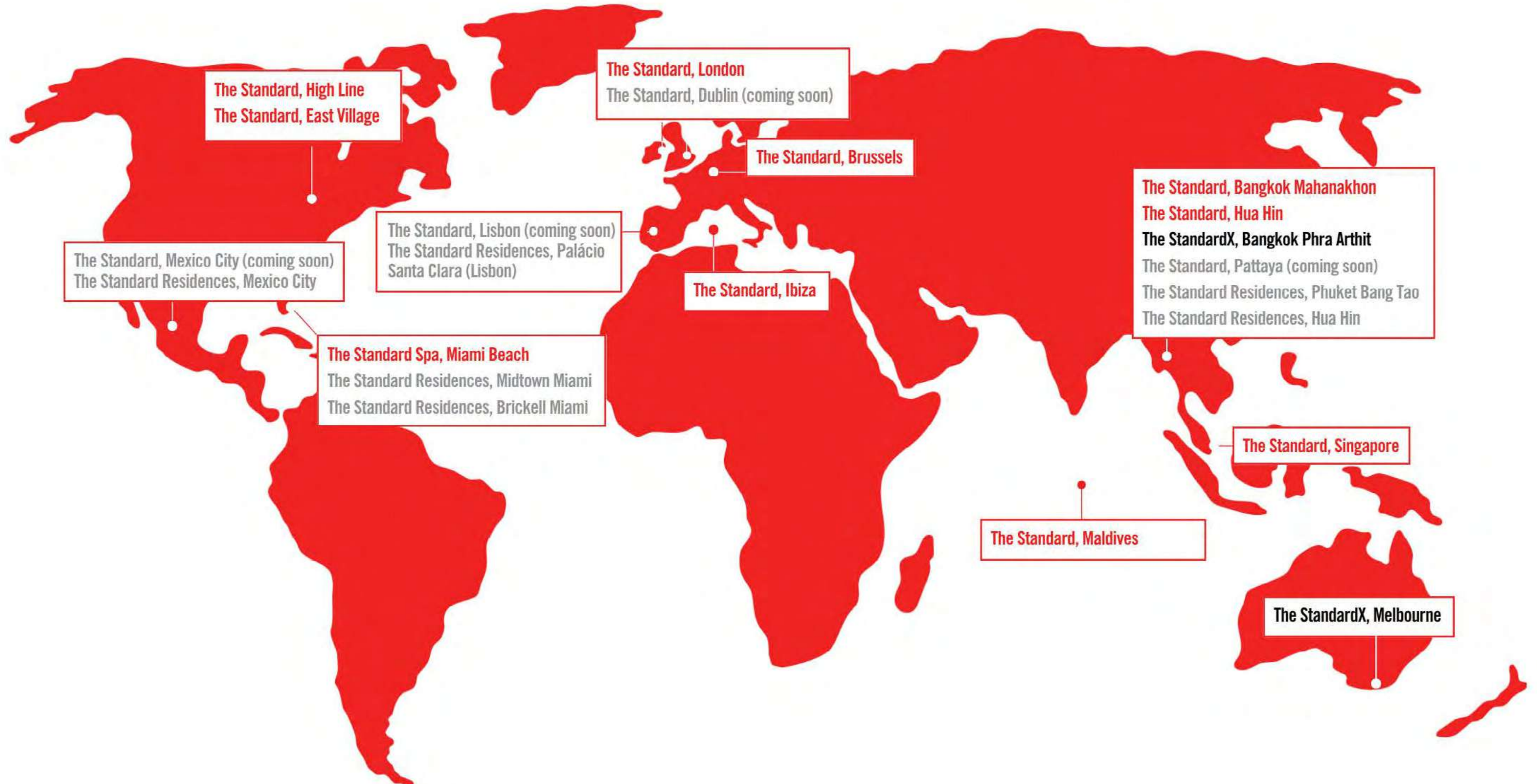
DUBLIN

[VIEW MORE HOTELS »](#)



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THE PLACE TO BE IS NOW THE PLACE TO LIVE

THE STANDARD RESIDENCES,

BRICKELL MIAMI, USA

MIDTOWN MIAMI, USA

PALÁCIO SANTA CLARA, LISBON, PORTUGAL

HUA HIN, THAILAND

BANG TAO, PHUKET, THAILAND

MEXICO CITY, MEXICO



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VERTICAL LIVING

EVERY FLOOR HAS A VIBE

VERTICAL LIVING MIAMI STYLE

**422
RESIDENCES**

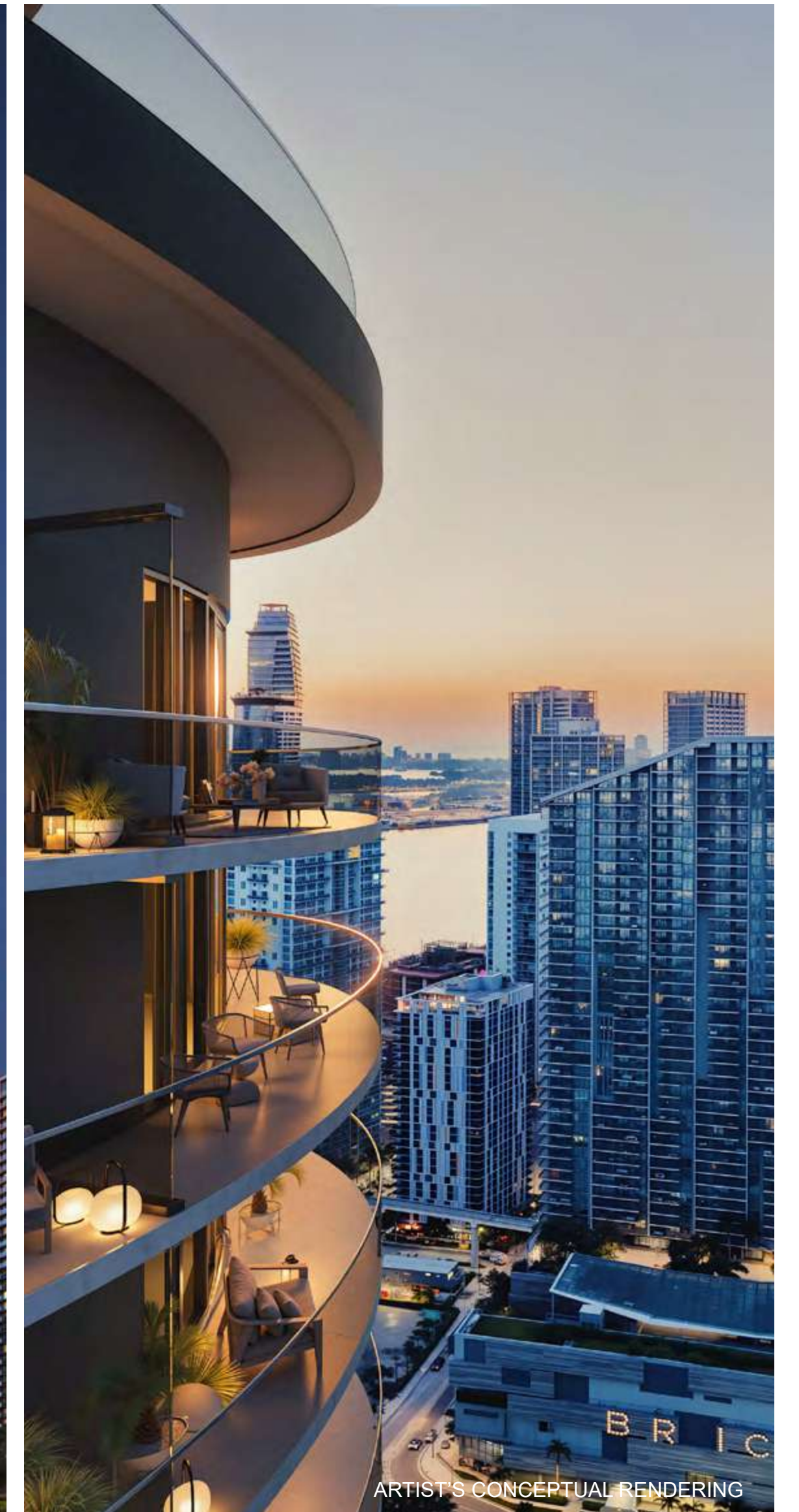
What you do behind closed doors is all you.

**46
FLOORS**

A new era of modern city living.

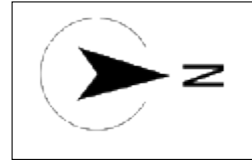
NOW UNDER CONSTRUCTION
DELIVERY 2027- LIVE CAM

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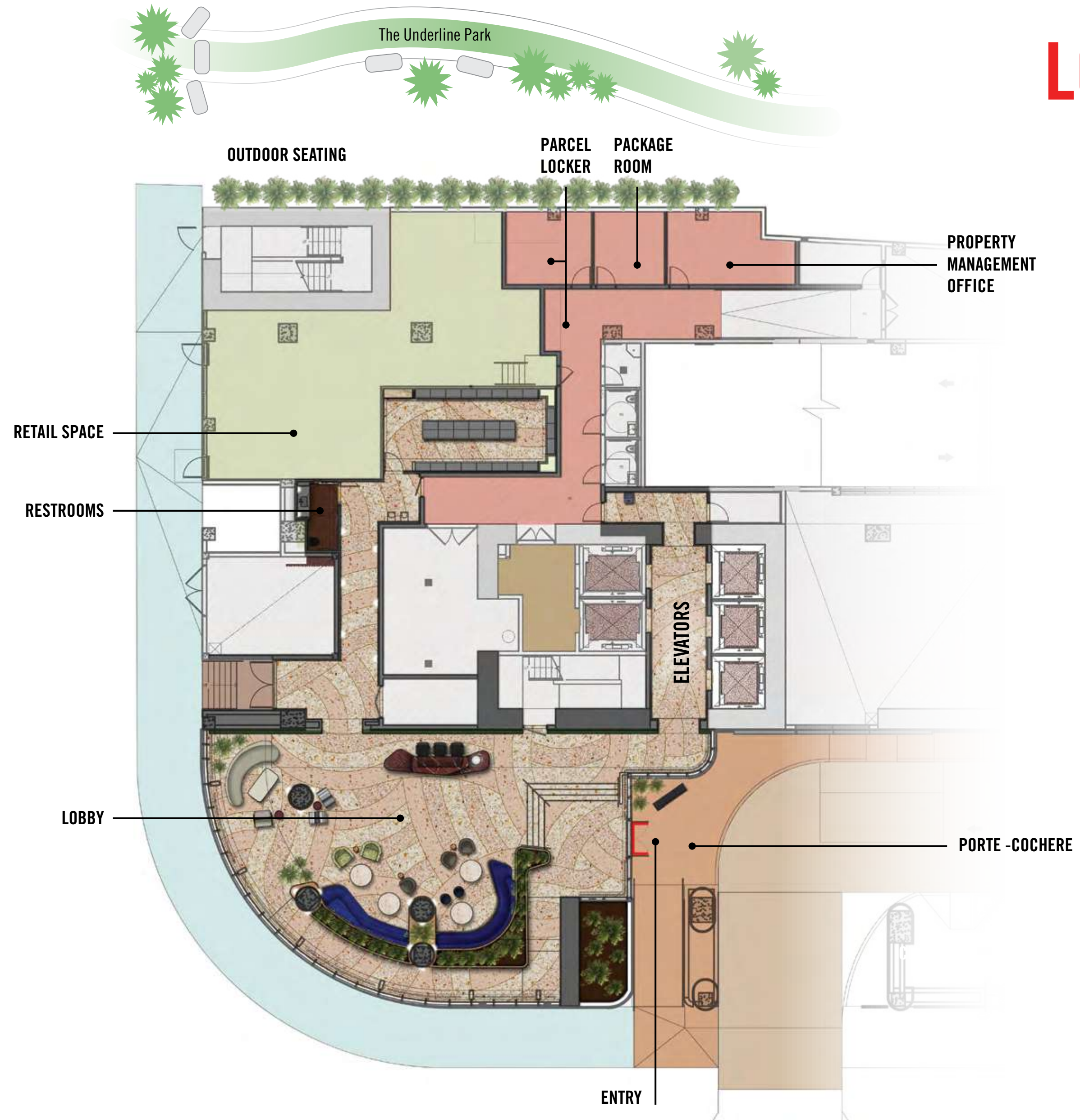


AMENITIES

FIVE-STAR ENERGY



LOBBY



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PORTE-COCHÈRE

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ARTIST'S CONCEPTUAL RENDERING



1ST FLOOR | LOBBY

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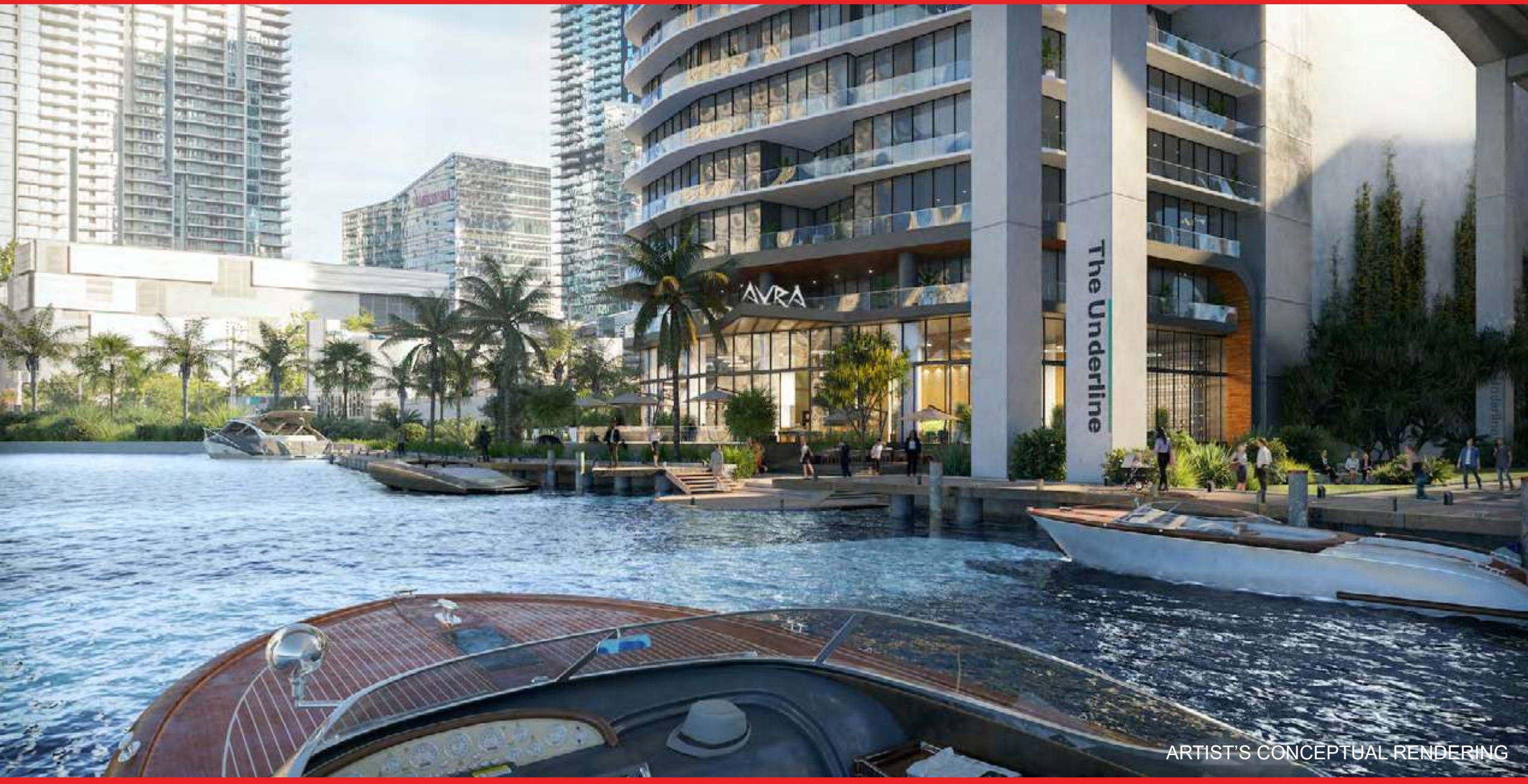
ARTIST'S CONCEPTUAL RENDERING



THE UNDERLINE | RIVER ROOM

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ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING

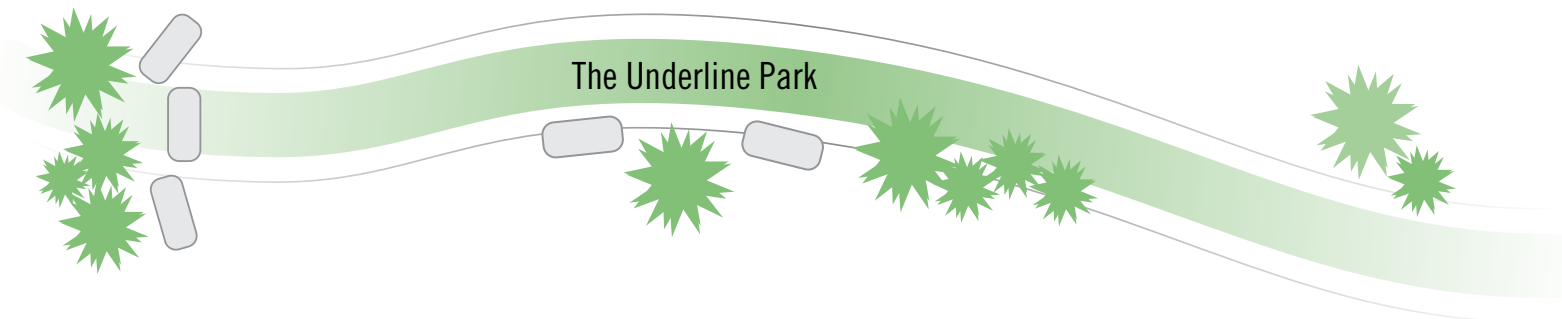
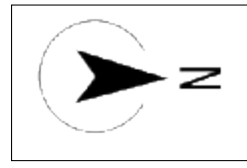


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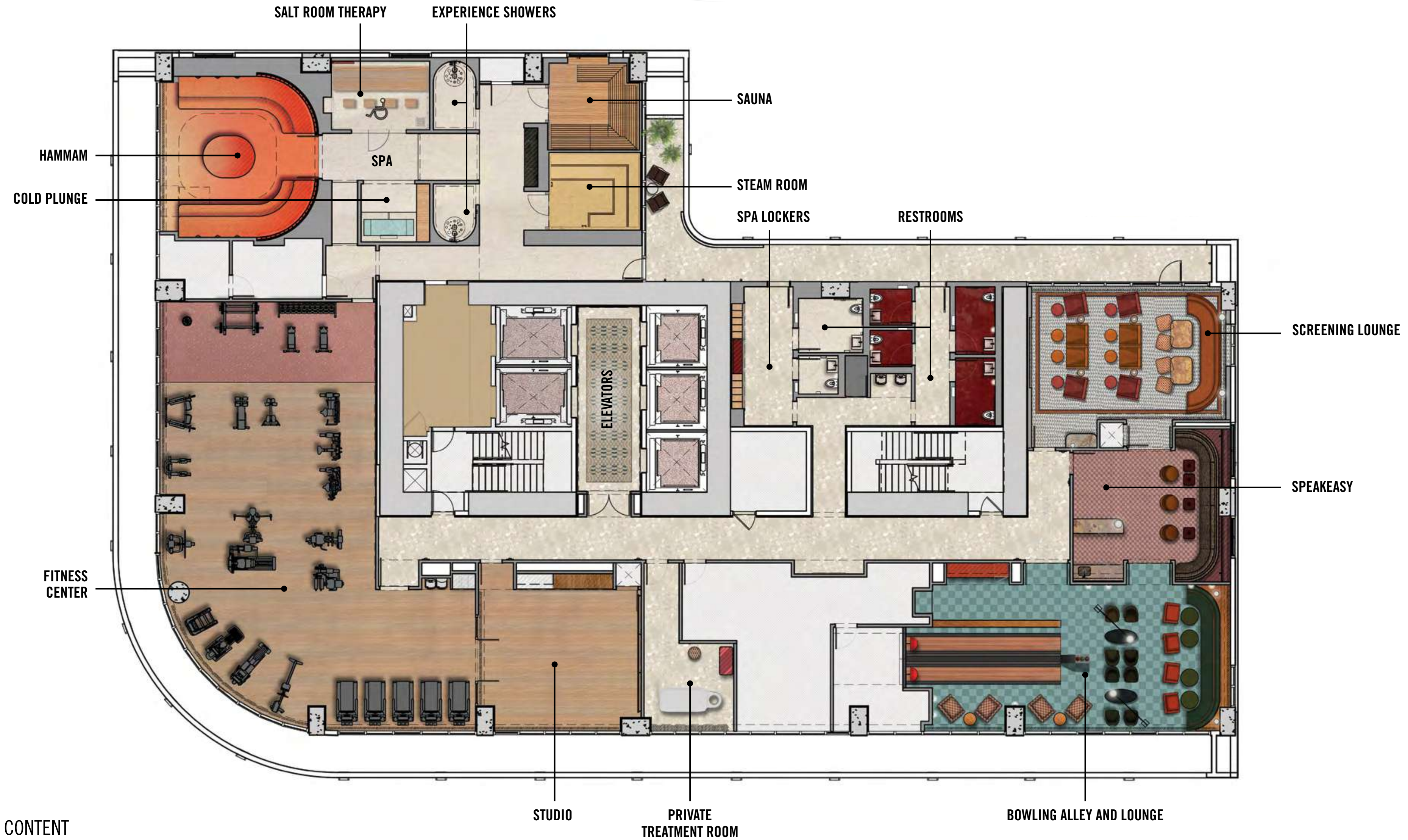


ARTIST'S CONCEPTUAL RENDERING

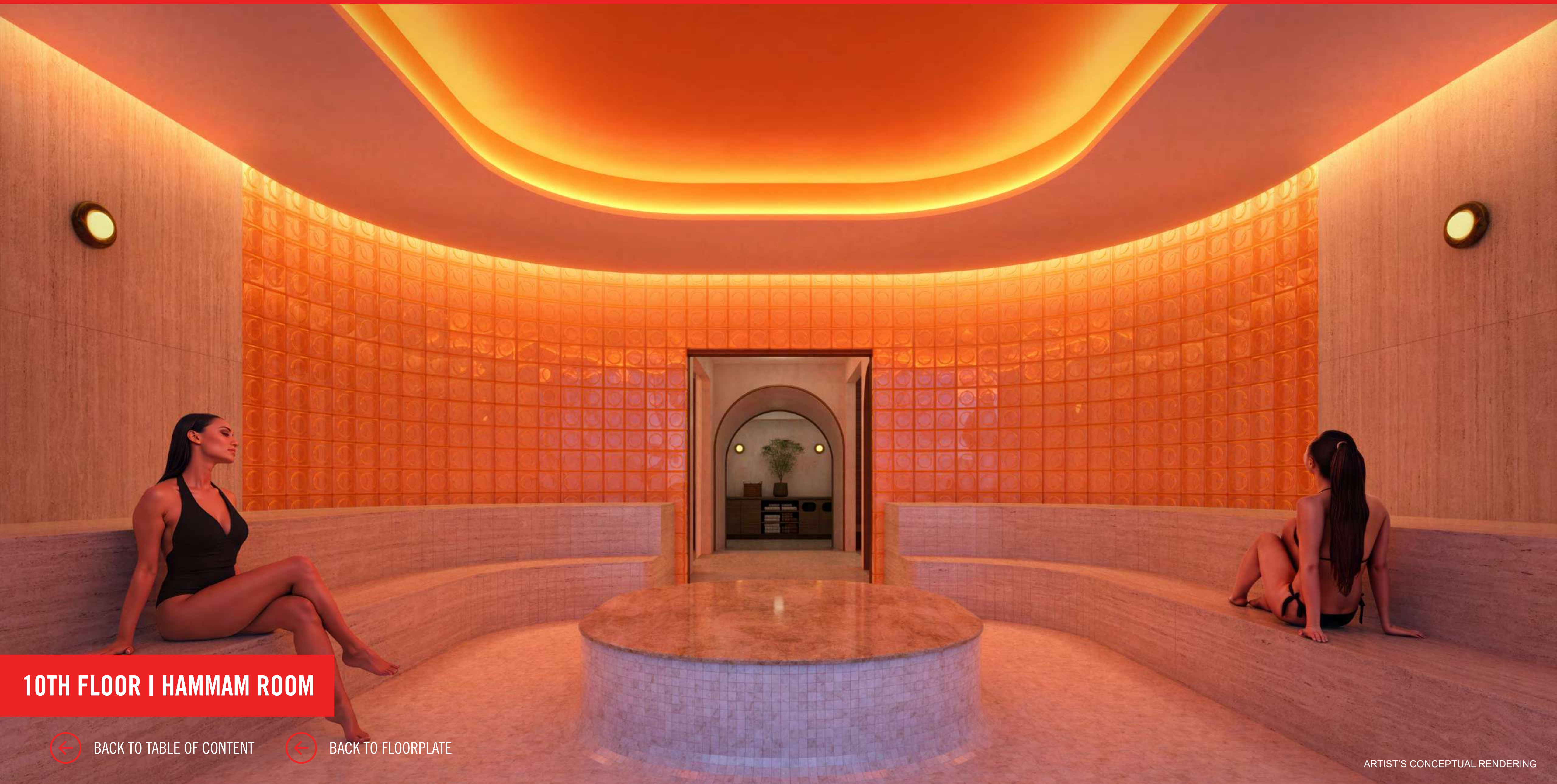
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10TH FLOOR AMENITIES



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10TH FLOOR | HAMMAM ROOM

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ARTIST'S CONCEPTUAL RENDERING



10TH FLOOR | SALT THERAPY ROOM

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ARTIST'S CONCEPTUAL RENDERING



10TH FLOOR | COLD PLUNGE

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ARTIST'S CONCEPTUAL RENDERING



10TH FLOOR | SAUNA

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ARTIST'S CONCEPTUAL RENDERING



10TH FLOOR | STEAM ROOM

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ARTIST'S CONCEPTUAL RENDERING



10TH FLOOR | FITNESS CENTER

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ARTIST'S CONCEPTUAL RENDERING



10TH FLOOR | BOWLING ALLEY

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ARTIST'S CONCEPTUAL RENDERING



10TH FLOOR | SPEAKEASY

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ARTIST'S CONCEPTUAL RENDERING

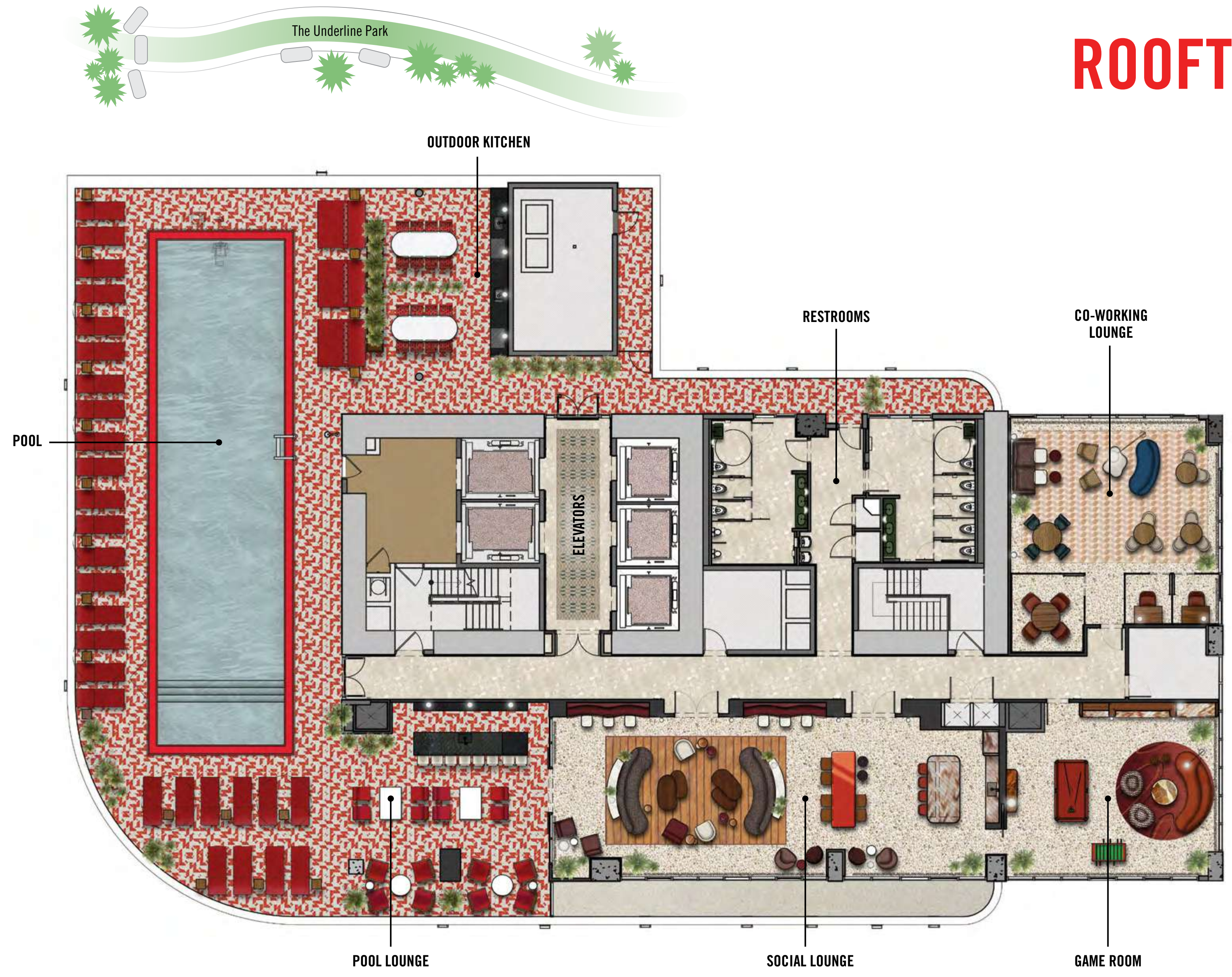
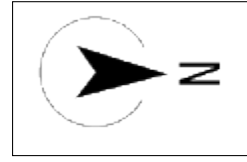


10TH FLOOR | SCREENING LOUNGE

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ARTIST'S CONCEPTUAL RENDERING



ROOFTOP AMENITIES

FLY THROUGH VIDEO

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ROOFTOP POOL

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ARTIST'S CONCEPTUAL RENDERING



STANDARD CLUB LOUNGE & CAFE

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ARTIST'S CONCEPTUAL RENDERING



SOCIAL LOUNGE

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ARTIST'S CONCEPTUAL RENDERING



GAME ROOM

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ARTIST'S CONCEPTUAL RENDERING



CO-WORKING LOUNGE

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ARTIST'S CONCEPTUAL RENDERING

THE RESIDENCES

SPACES THAT GET YOU



KITCHEN

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ARTIST'S CONCEPTUAL RENDERING



PRIMARY BATHROOM

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ARTIST'S CONCEPTUAL RENDERING



BALCONY

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ARTIST'S CONCEPTUAL RENDERING



LIVING ROOM

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ARTIST'S CONCEPTUAL RENDERING



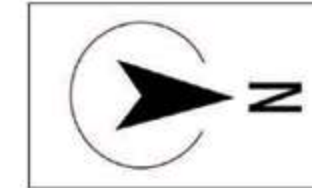
PRIMARY BEDROOM



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ARTIST'S CONCEPTUAL RENDERING

THE FLOORPLANS



KEY PLAN

LEVEL 11 – 41

Southwest 7th Street



River

Southwest 1st Avenue

Brickell



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[ALL VIEWS - FLOOR 46 »](#)

RESIDENCE 01

2 BEDROOMS – 2 BATHS

LEVEL 11 – 41

Interior 965 SF/90 M2

Terrace 279 SF/26 M2

Total 1,244 SF - 116 M2

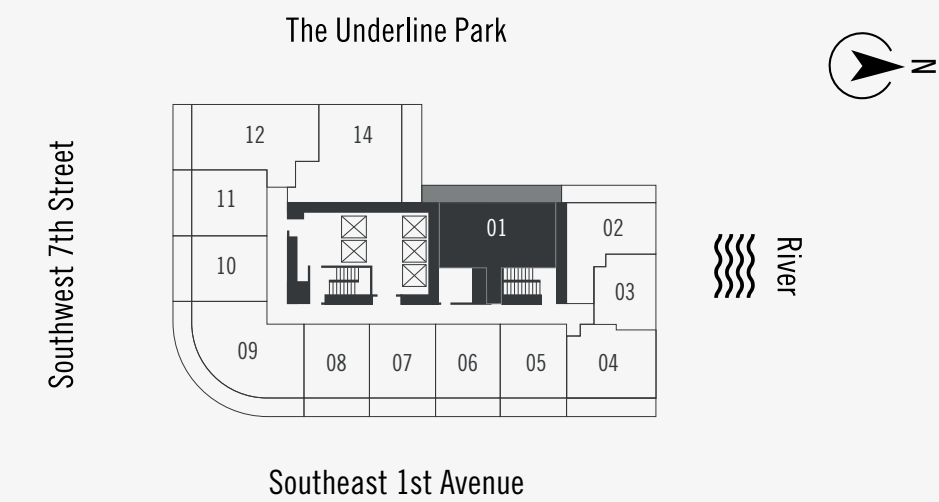
Faces West

[VIEWS »](#)

[KEY PLAN »](#)



Furniture, accessories, and layout are for illustrative purposes only.
Residences are delivered unfurnished unless a furniture upgrade package is purchased.



RESIDENCE 02

1 BEDROOM – 1 BATH

LEVEL 11 – 41

Interior 727 SF/68 M2

Terrace 168 SF/16 M2

Total 895 SF - 83 M2

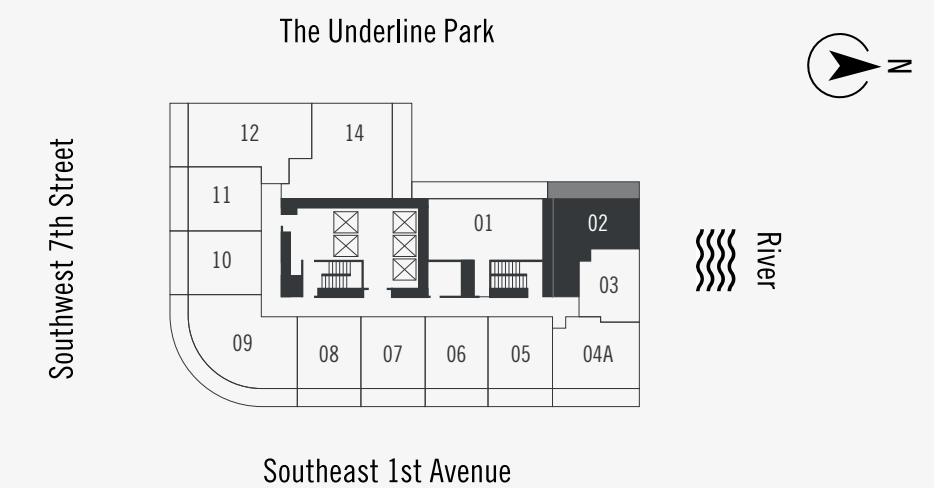
Faces Northwest

VIEWS »

KEY PLAN »



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RESIDENCE 03

STUDIO

LEVEL 11 – 41

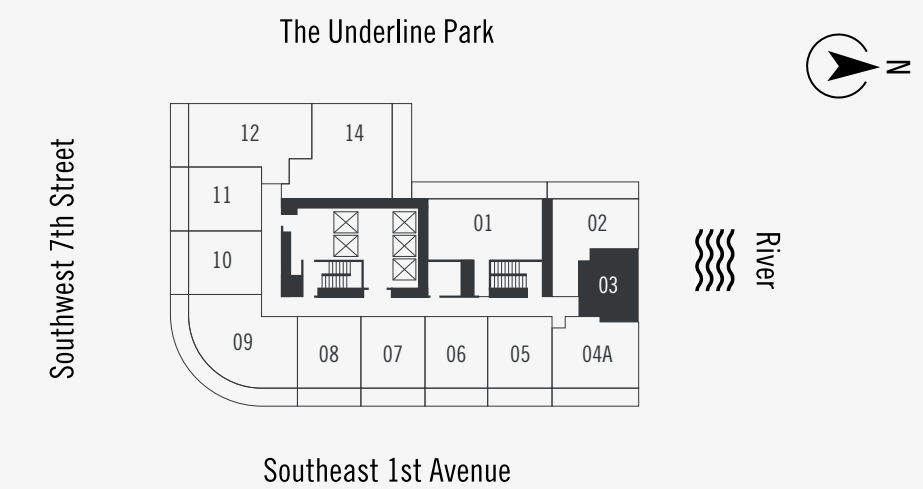
Interior 491 SF/46 M2
 Terrace N/A
 Total 491 SF - 46 M2
 Faces North

VIEWS »

KEY PLAN »



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 Residences are delivered unfurnished unless a furniture upgrade package is purchased.



RESIDENCE 04

1 BEDROOM – 1 BATH

LEVEL 11 – 41

Interior 707 SF/67 M2

Terrace 161 SF/15 M2

Total 868 SF - 82 M2

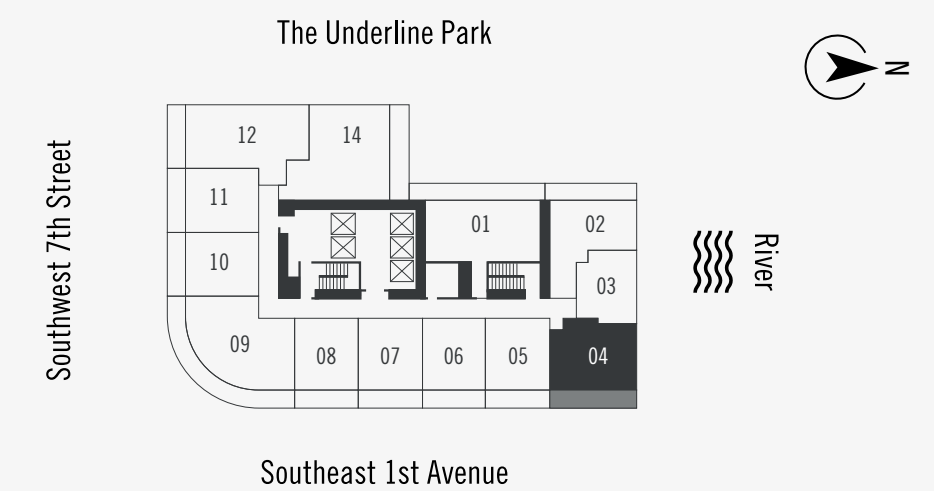
Faces Northeast

VIEWS »

KEY PLAN »



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RESIDENCE 05

1 BEDROOM – 1 BATH

LEVEL 11 – 41

Interior 548 SF/51 M2

Terrace 131 SF/12 M2

Total 679 SF - 63 M2

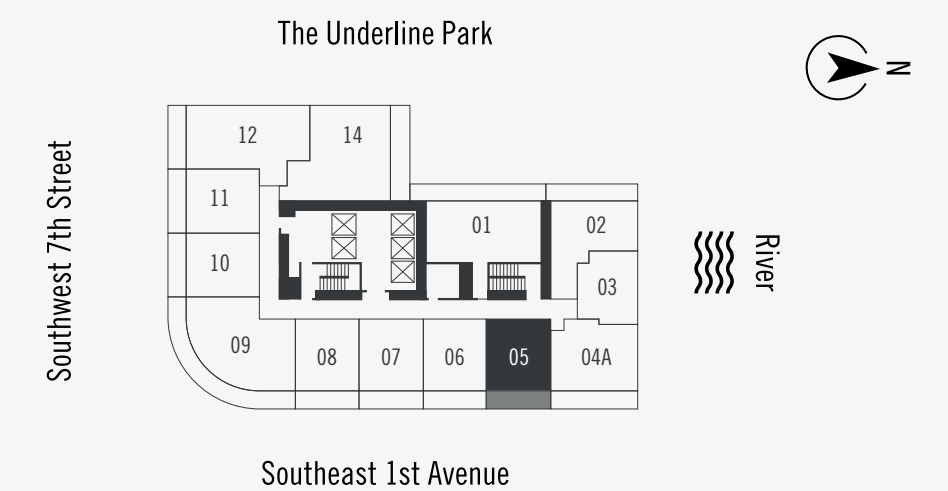
Faces East

VIEWS »

KEY PLAN »



Furniture, accessories, and layout are for illustrative purposes only.
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RESIDENCE 06

1 BEDROOM – 1 BATH

LEVEL 11 – 41

Interior 548 SF/51 M2

Terrace 131 SF/12 M2

Total 679 SF - 63 M2

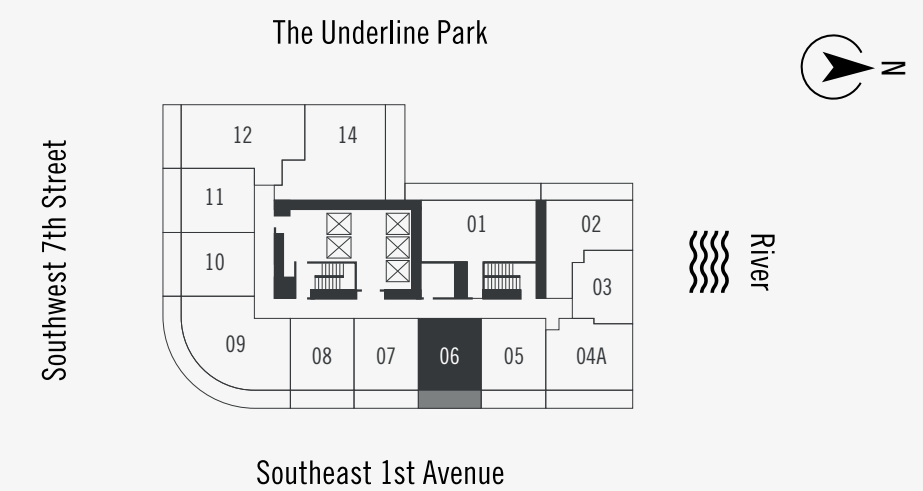
Faces East

[VIEWS »](#)

[KEY PLAN »](#)



Furniture, accessories, and layout are for illustrative purposes only.
Residences are delivered unfurnished unless a furniture upgrade package is purchased.



RESIDENCE 07

1 BEDROOM – 1 BATH

LEVEL 11 – 41

Interior 548 SF/51 M2

Terrace 131 SF/12 M2

Total 679 SF - 63 M2

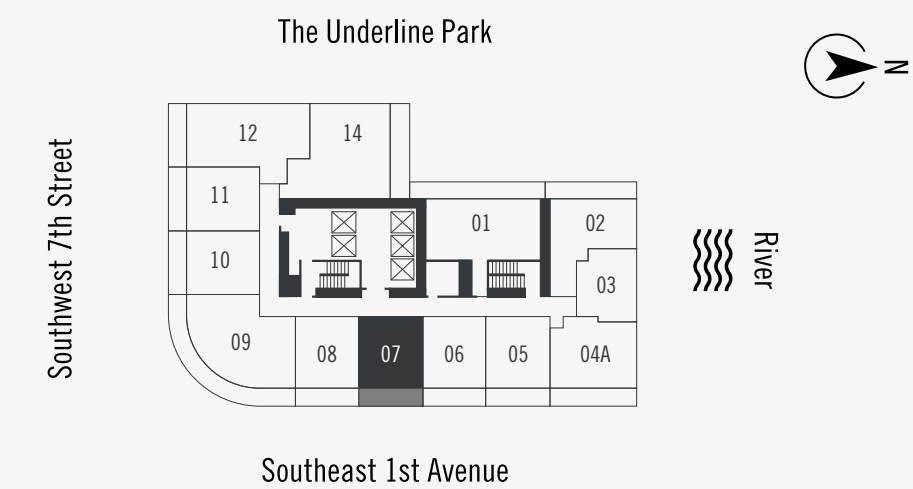
Faces East

VIEWS »

KEY PLAN »



Furniture, accessories, and layout are for illustrative purposes only.
Residences are delivered unfurnished unless a furniture upgrade package is purchased.



RESIDENCE 08

1 BEDROOM – 1 BATH

LEVEL 11 – 41

Interior 548 SF/51 M2

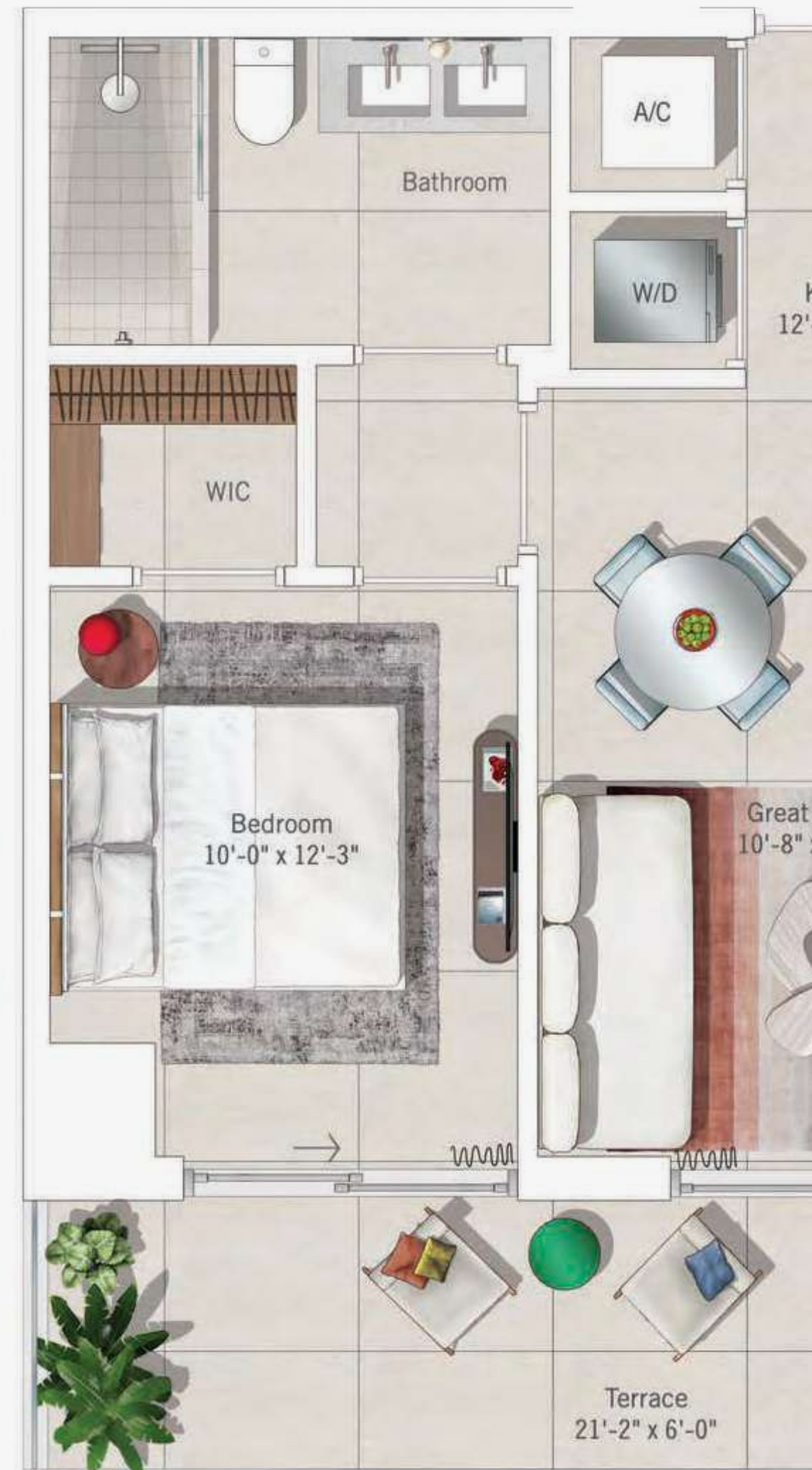
Terrace 131 SF/12 M2

Total 679 SF - 63 M2

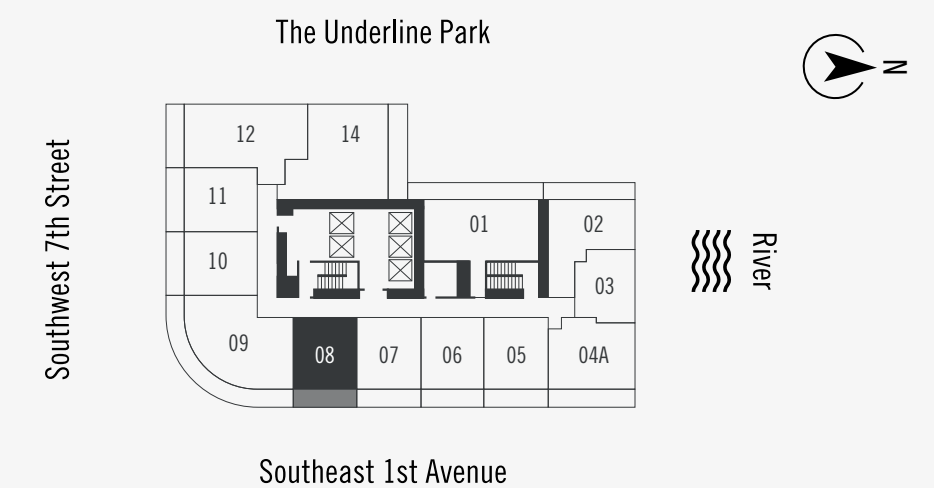
Faces East

[VIEWS »](#)

[KEY PLAN »](#)



Furniture, accessories, and layout are for illustrative purposes only.
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RESIDENCE 09

2 BEDROOMS – 2 BATH

LEVEL 11 – 41

Interior 960 SF/89 M2

Terrace 381 SF/35 M2

Total 1,341 SF - 125 M2

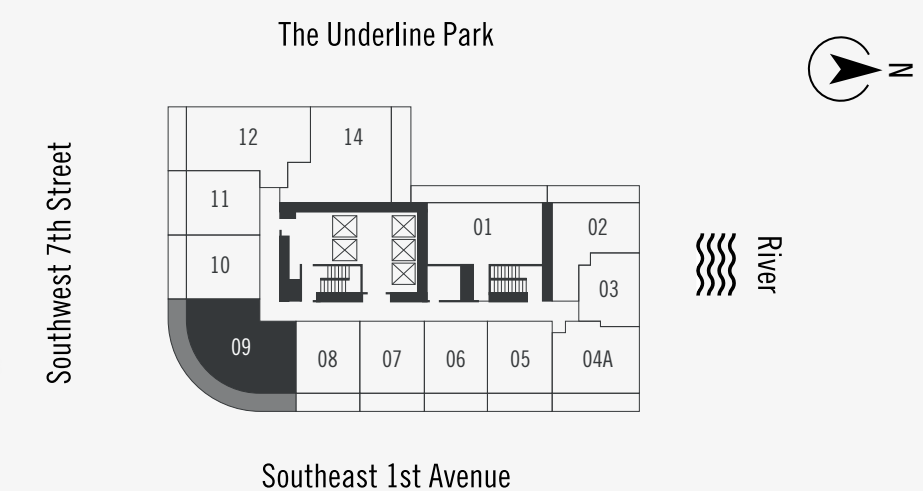
Faces Southeast

VIEWS »

KEY PLAN »



Furniture, accessories, and layout are for illustrative purposes only.
Residences are delivered unfurnished unless a furniture upgrade package is purchased.



RESIDENCE 10

1 BEDROOM – 1 BATH

LEVEL 11 – 41

Interior 552 SF/51 M2

Terrace 130 SF/12 M2

Total 682 SF - 63 M2

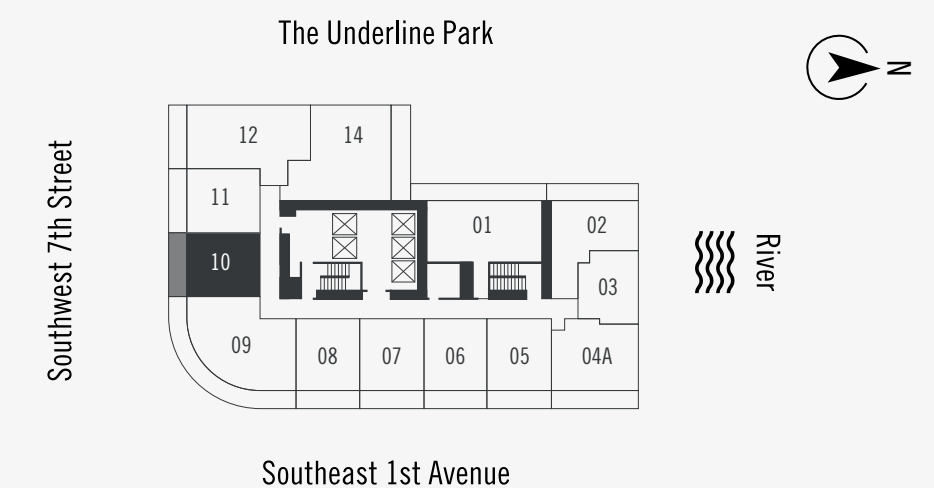
Faces South



[VIEWS »](#)

[KEY PLAN »](#)

Furniture, accessories, and layout are for illustrative purposes only.
Residences are delivered unfurnished unless a furniture upgrade package is purchased.



RESIDENCE 11

1 BEDROOM – 1 BATH

LEVEL 11 – 41

Interior 552 SF/51 M2

Terrace 130 SF/12 M2

Total 682 SF - 63 M2

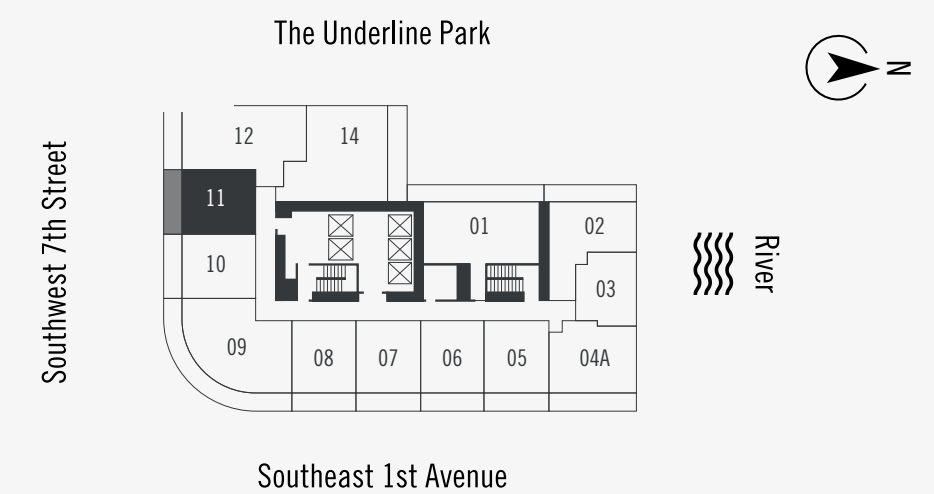
Faces South



[VIEWS »](#)

[KEY PLAN »](#)

Furniture, accessories, and layout are for illustrative purposes only.
Residences are delivered unfurnished unless a furniture upgrade package is purchased.



RESIDENCE 12

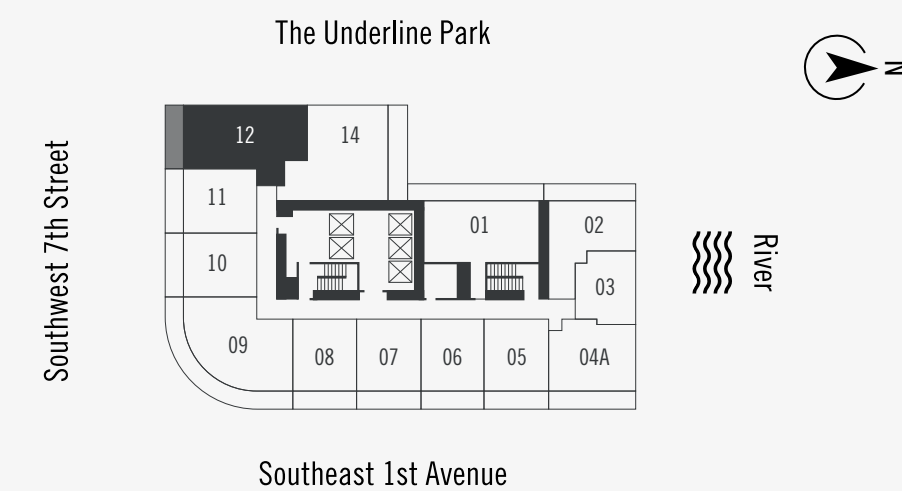
2 BEDROOMS – 2 BATH

LEVEL 11 – 41

Interior 962 SF/89 M2
 Terrace 112 SF/10 M2
 Total 1,074 SF - 99 M2
 Faces Southwest

VIEWS »

KEY PLAN »



Furniture, accessories, and layout are for illustrative purposes only.
 Residences are delivered unfurnished unless a furniture upgrade package is purchased.

RESIDENCE 14

2 BEDROOMS – 2 BATH + DEN

LEVEL 11 – 41

Interior 1,099 SF/102 M2

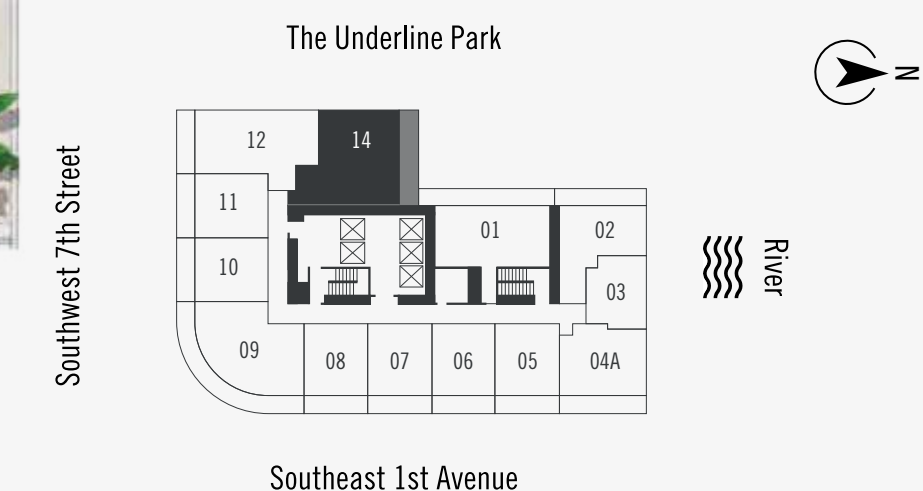
Terrace 175 SF/16 M2

Total 1,274 SF - 118 M2

Faces Northwest

[VIEWS »](#)

[KEY PLAN »](#)



Furniture, accessories, and layout are for illustrative purposes only.
Residences are delivered unfurnished unless a furniture upgrade package is purchased.

RENTAL FLEX

A HYBRID DREAM

SMART OWNERSHIP SIMPLIFIED RETURNS

STEADY OCCUPANCY, FEWER GAPS

With flexible rentals—30-day minimum, up to 12 times a year—you get fewer gaps, steadier income, and more stability, all year long.

MINIMAL WEAR, MAXIMUM VALUE

Lower occupant turnover means reduced wear and tear—your furnishings and finishes stay pristine longer.

LEAN MANAGEMENT & RENTAL CONTROL

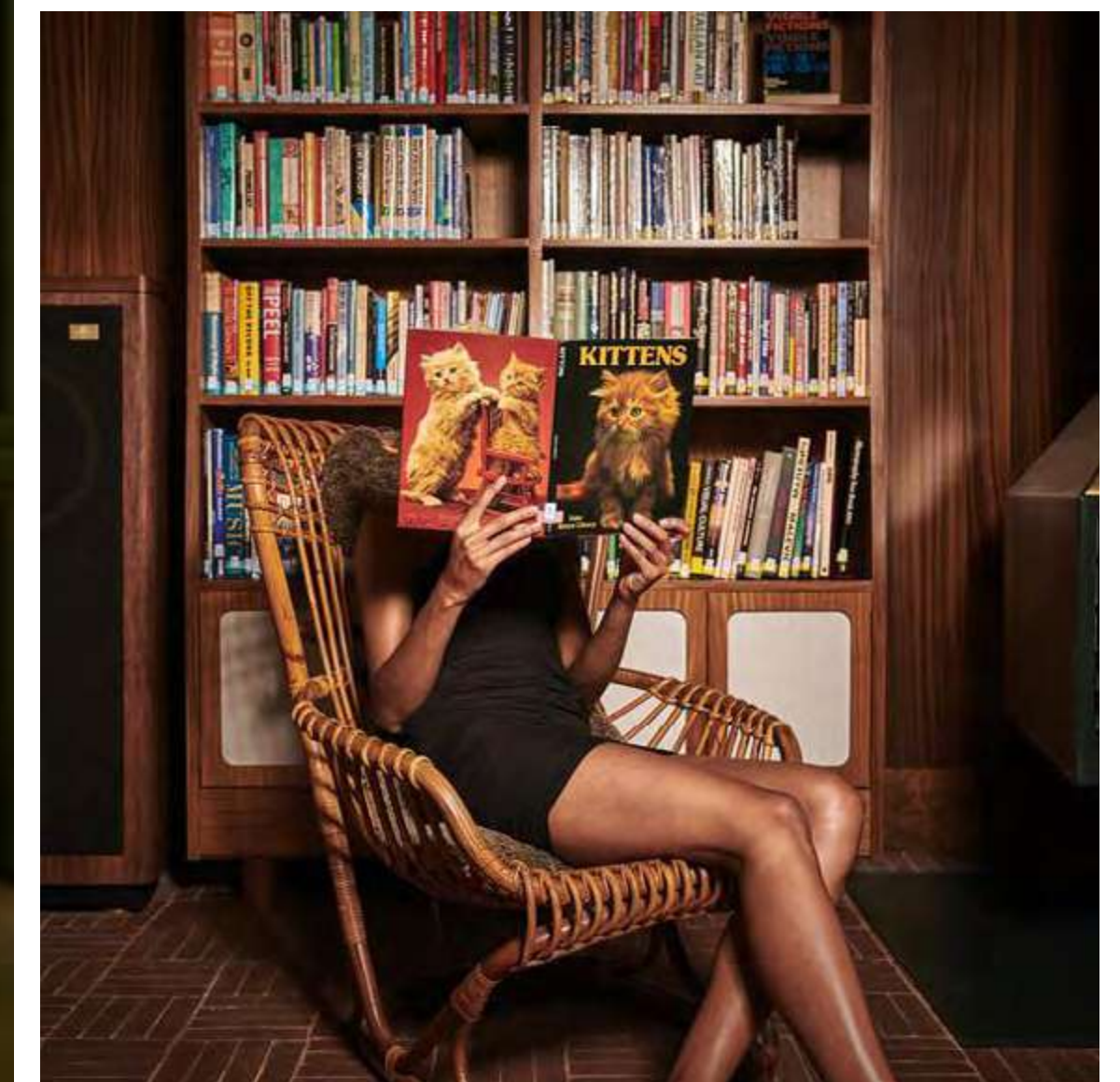
Fewer tenants, lower costs, and the freedom to manage your rental without third-party fees eating into your returns.

FINANCIAL CONFIDENCE

Lenders favor lower-risk properties, making financing more accessible.

INSURANCE PERKS

Lower occupancy often results in more favorable insurance premiums.



NUMBERS YOU'LL LOVE

DEPOSIT STRUCTURE



20% AT CONTRACT

15% 90 DAYS FROM CONTRACT

65% AT CLOSING

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THE TEAM

DREAMERS + DOERS

THE CREW MAKING IT HAPPEN

DEVELOPER



Two Roads Development is a South Florida-based real estate firm with over 120 years of combined experience in luxury residential and commercial projects across the U.S. The firm is known for its premier locations, world-class architecture, and exceptional amenities. Its portfolio includes Rivage Bal Harbour, EDITION Residences Miami Edgewater, Forté West Palm Beach, and Four Seasons Private Residences in Las Vegas and the Bahamas.



Biscayne
Beach



Elysee
Miami

Newgard

Newgard Development Group, founded by Harvey Hernandez, has a 25-year track record of pioneering luxury residential projects with cutting-edge amenities in prime U.S. locations. Renowned for trendsetting design and innovative flexible ownership, Newgard delivers exceptional quality and timely execution. Notable projects include Lofty Brickell, Natiivo Miami, Gale Residences Fort Lauderdale Beach, and more.



Gale
Residences



Centro
Downtown

THE CREW MAKING IT HAPPEN

ARCHITECT

ARQUITECTONICA

Arquitectonica, founded in 1977, is a globally renowned architecture firm led by Bernardo Fort-Brescia and Laurinda Spear. Known for bold, modern designs, its projects span 59 countries, including Miami's Brickell City Centre and Atlanta's Philips Arena.



Aston
Martin
Residences

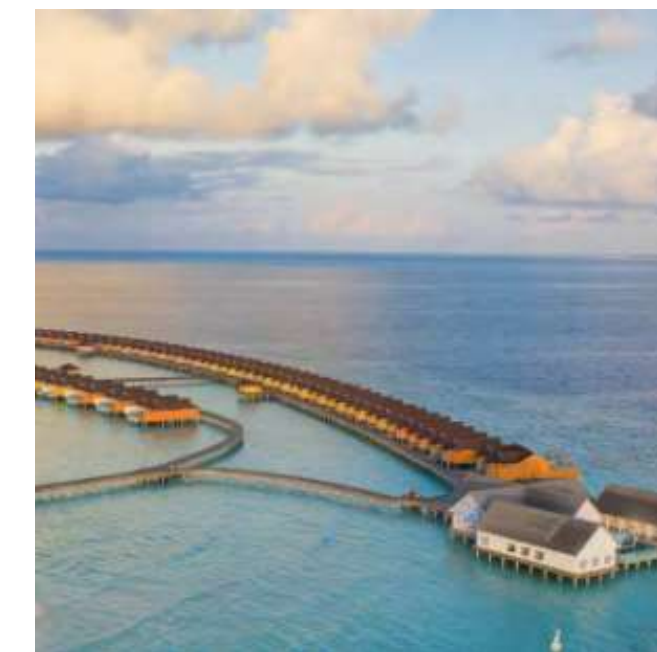


Brickell City
Centre

INTERIOR DESIGN



Matthew is an award-winning interior designer known for creating immersive hospitality and branding experiences. As the founder of GOODRICH, he blends meaningful design with operational innovation, drawing from history, culture, and art to craft distinctive spaces.



The
Standard
Maldives



Mayfair
Coconut Grove