

HOUSE OF WELLNESS

B R I C K E L L



Where life comes into *balance*.

Life at the Center. *Wellness* at the Core.

House of Wellness is more than where you live. It represents a new way of living, where well-being is not scheduled, segmented, or treated as an amenity, it's woven into the fabric of everyday life.





Welcome to *House of Wellness*



→ RESIDENCES IN THE HEART OF
BRICKELL FROM \$390,000

656

studio, one and two-
bedroom residences.

34

stories of designed
suites.

26,000 sq. ft.

of amenities and
gathering spaces.



This is what *living well* looks like.

A thoughtfully curated collection of wellness amenities and services places holistic living at the center of everyday life.



Introducing the Integrated *Wellness* Method

At the heart of the House of Wellness is a fully integrated wellness framework designed to support the whole person. It recognizes that physical vitality, mental clarity, social connection, creativity, nourishment, and personal purpose are inseparable parts of a balanced life.

Instead of isolated programs or one-size-fits-all offerings, wellness is experienced fluidly and intuitively. Residents engage with programming on their own terms: through movement, recovery, learning, connection, or quiet reflection. The experience is inclusive, lifestyle-forward, and designed to feel effortless rather than prescriptive.



Here, wellness isn't something you manage.
It's something you *live, continuously & collectively.*

The *Wellness Experience* at House of Wellness is guided by five interconnected dimensions:



Physical Wellness

Movement, strength, mobility, and recovery-focused programming designed to support longevity, balance, and everyday vitality.



Emotional & Mental Wellness

Mindfulness, stress resilience, creative reflection, and restorative practices that support clarity, calm, and emotional well-being.



Social Wellness & Belonging

Intentional opportunities for connection, including gatherings, shared experiences and rituals that foster a sense of community.



Intellectual & Creative Wellness

Lifelong learning, creative exploration, and experiences that stimulate curiosity, expression, and cognitive health.



Nutritional & Culinary Wellness

Practical and approachable guidance around nourishment, mindful eating, and food as a source of energy, joy, and meaningful connection.

Together, these pillars form a cohesive, *living system* to support residents throughout the flow of daily life.

Amenities

Crafted to elevate daily living, House of Wellness offers a holistic collection of amenities designed to support balance, vitality, and meaningful connection.





Sauna Steam Room



Juice Bar



Coworking Room



Rooftop Pool



Rooftop Pool



Clear's world-class UV purification system delivers clean, filtered water throughout the entire building, while advanced air filtration ensures purified air in all common areas, creating a healthier, safer environment from the ground up.

CLEAR

Just breathe - we take care of the rest.

YOUR PARTNER IN AIR QUALITY

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.

Full service

- › Clear maintains and services the units to ensure high quality air at all times.

Preventing Outbreaks

- › Our MERV-16 filter is 98% effective against even the smallest virus particles.

YOUR PARTNER IN WATER QUALITY

Water you can trust

- › 99.9999% reduction in microplastics and waterborne pathogens.

Purify every drop

- › Installed at the point-of-entry, purifying every faucet, shower & fountain.

Full service

- › Clear performs all monitoring & maintenance to ensure high quality water at all times.

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, and Pepsi.

Residences

The residences at House of Wellness reflect a commitment to comfort and quality, with spaces crafted to inspire relaxation, clarity, and a renewed sense of home.



Staying *well* at home.



These residences feature contemporary design and a palette inspired by coastal calm, creating a serene retreat within the city that includes:

- › Expansive balconies* that extend living spaces outdoors.
- › Open layouts designed for flow, comfort, and flexibility.
- › Abundant natural light that connects interiors to the surrounding environment.
- › Premium finishes selected for quality & timeless style.



FEATURES

- › Lofty 9' 4" Ceiling Heights
- › Premium Appliances including Cooktop, Fridge, Dishwasher and Speed Oven.
- › Exquisite Views of Brickell and the Bay*
- › Composite Flooring Throughout
- › Polished Concrete Balconies
- › Terrazzo-Look Porcelain Bathroom Tile
- › Two-Tone Cabinets with Resin Terrazzo Countertops

Residences thoughtfully crafted around
the way you live. Spaces that *inspire* connection
and effortless relaxation.





One Bedroom B1 - Bathroom



One Bedroom B5 – Bedroom



One Bedroom B5 – Balcony



Two Bedroom C1 – Bedroom

Location

Brickell embodies a world-class blend of fashion, design, home, and technology — all at your doorstep. House of Wellness places you at the heart of Brickell, with luxury shopping and the energy of the neighborhood in every direction.



Come *home*



to *Brickell*

Access to the *Best of Brickell*

FINE DINING

- | | |
|----------------------------|----------------------------|
| 1. Cipriani | 7. Komodo |
| 2. Chateau ZZ's | 8. La Mar by Gastón Acurio |
| 3. Delilah | 9. LPM Restaurant & Bar |
| 4. Dirty French Steakhouse | 10. Marion |
| 5. Elcielo Miami | 11. Osaka Miami |
| 6. Fi'lia | 12. Sexy Fish Miami |
| | 13. The Capital Grille |

RESTAURANTS & CAFÉS

- | | |
|-----------------------|---------------------------|
| 14. Akashi | 20. Gyu-Kaku Japanese BBQ |
| 15. American Social | 21. Joe & The Juice |
| 16. Barsecco | 22. Obba Sushi |
| 17. Cantina La Veinte | 23. Rosa Sky |
| 18. Coyo Taco | 24. Starbucks |
| 19. El Tucán | 25. Tutto Pasta |

LANDMARKS

- | | |
|---|--------------------|
| 26. Brickell Key | 29. Miami River |
| 27. Brickell Park | 30. Simpson Park |
| 28. Miami Circle National Historic Landmark | 31. Southside Park |

HOTELS

- | | |
|-----------------------------|----------------------------|
| 32. Four Seasons Miami | 35. Novotel Miami Brickell |
| 33. EAST Hotel Brickell | 36. SLS Brickell |
| 34. Mandarin Oriental Miami | |

SHOPPING

- | | |
|--------------------------|---------------------------|
| 37. Brickell City Centre | 38. Mary Brickell Village |
|--------------------------|---------------------------|

SCHOOLS

- | | |
|----------------------------|-----------------------------------|
| 39. MATER Brickell Academy | 41. Southside Preparatory Academy |
| 40. KLA Academy | |

ESSENTIALS

- | | |
|---------------|------------------|
| 42. Publix | 44. CVS Pharmacy |
| 43. Walgreens | 45. Whole Foods |

TRANSPORTATION

- | | |
|----------------------------|---------------|
| Metronail Brickell Station | Metromover |
| ... | The Underline |

HOUSE OF WELLNESS

152 SW 9th St, Miami





Mary Brickell Village



Located in the heart of Brickell, this celebrated address is just a short walk from Biscayne Bay and close to some of the city's best retail, restaurants, residences, hotels, and Class-A offices. Enjoy having everything you need close to home.



Brickell *City Centre*



The centerpiece of Miami's urban evolution, Brickell City Centre is a world-class destination for shopping, dining, entertainment, and connection. From morning coffee to late-night cocktails, every moment unfolds in style.

Whether meeting friends, shopping global brands, or simply exploring the open-air promenades, this mixed-use complex embodies the energy and sophistication that define Miami's most dynamic neighborhood.



Where the Food takes *Center Stage*



Miami's culinary scene is expanding at an extraordinary pace, attracting numerous MICHELIN-starred chefs while continuing to celebrate its rich mix of global flavours. The city is now home to acclaimed dining institutions alongside a steady wave of new cafés, bistros, and trattorias.

The Home of the *Big Five*

LOCATION



Major League Soccer (MLS)



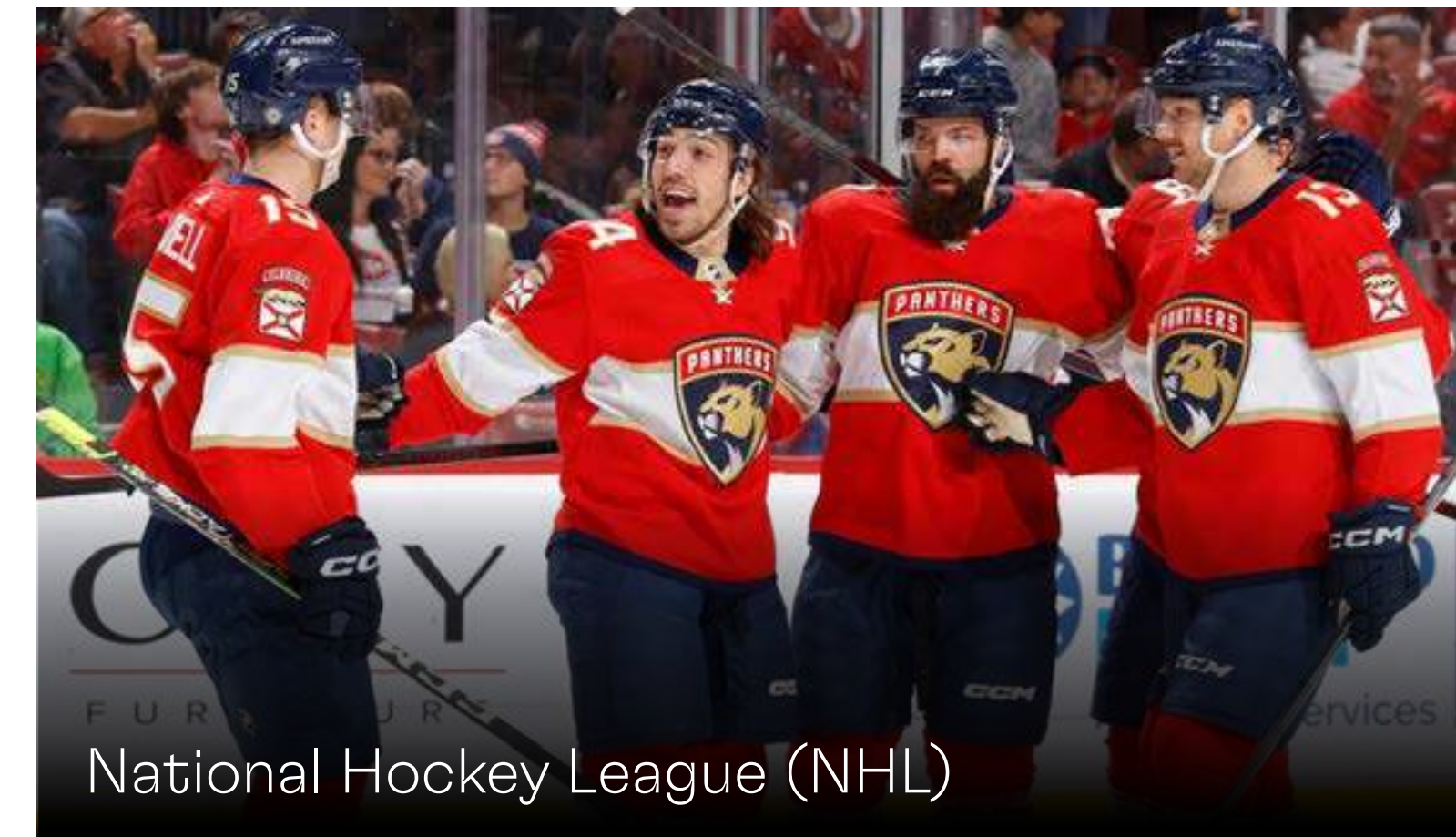
National Football League (NFL)



National Basketball Association (NBA)



Major League Baseball (MLB)



National Hockey League (NHL)



The *Brightline*



Convenience is just steps away. A quick one-block walk brings you to the Metromover, offering a free and direct connection to the Brightline station only minutes from home. From there, you can unwind or stay productive with effortless access to the following destinations:

1 Aventura	17m
2 Fort Lauderdale	33m
3 Boca Raton	51m
4 West Palm Beach	1h15m
5 Orlando (Disney World Resort)	3h30m



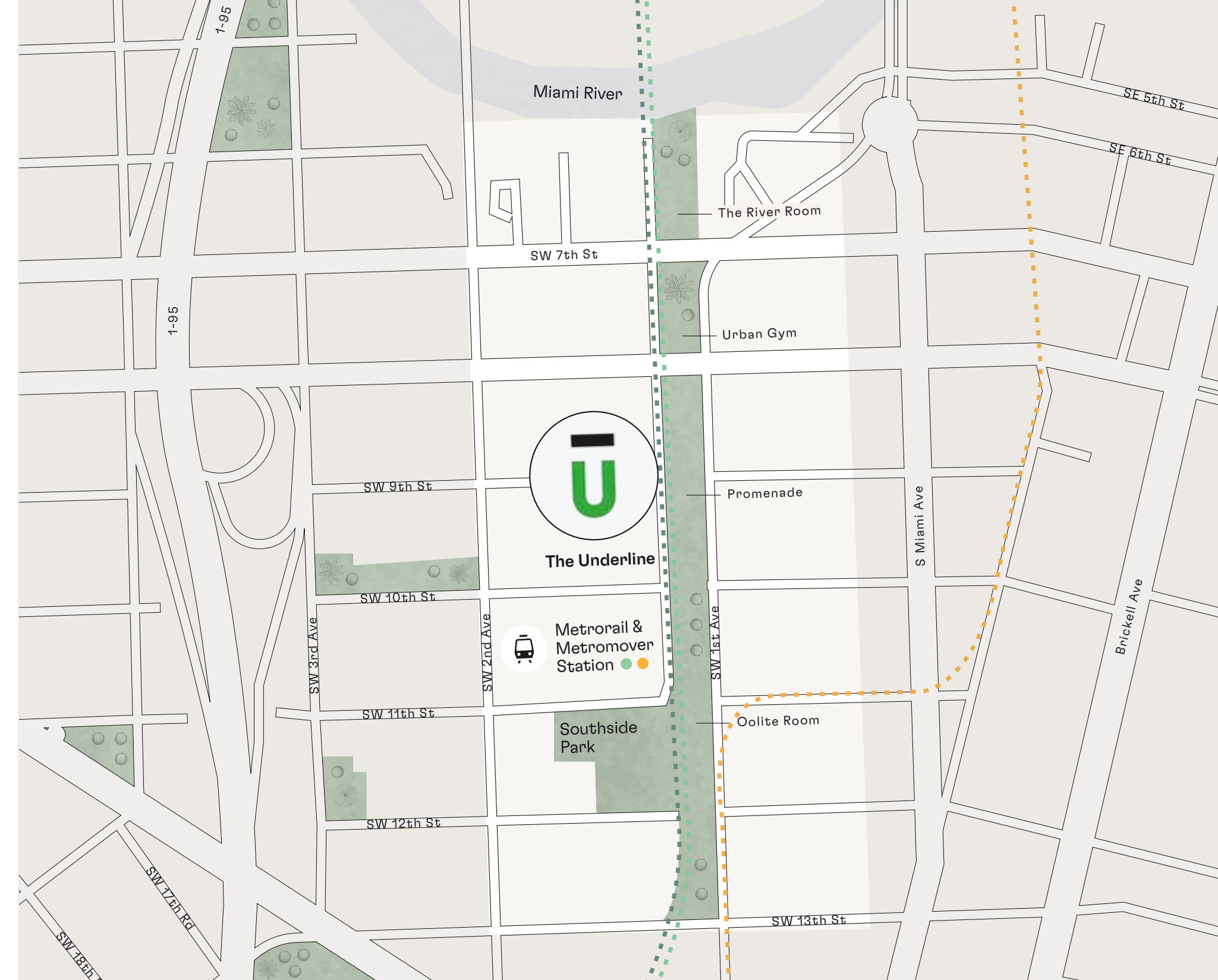
Just one block from House of Wellness, two transit systems connect you effortlessly to the city.

THE METROMOVER — a free, electric transit loop that links you directly to Downtown and surrounding neighborhoods with seamless access across multiple routes.

The Metromover & Metrorail



THE METRO RAIL — a paid light rail line that connects you farther afield, from Miami International Airport to South Miami and Dadeland, offering fast, reliable access across the greater region.



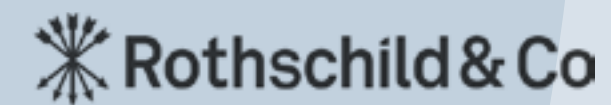
The *Underline*



LOCATION

The Underline reimagines the space beneath Miami's Metrorail as a 10-mile linear park centered on wellness, movement, and community. An urban trail system for walking, running, and cycling is complemented by vibrant public art, shaded green spaces, and gathering areas that encourage connection and healthy living across Miami.

NEW BRICKELL COMPANIES:

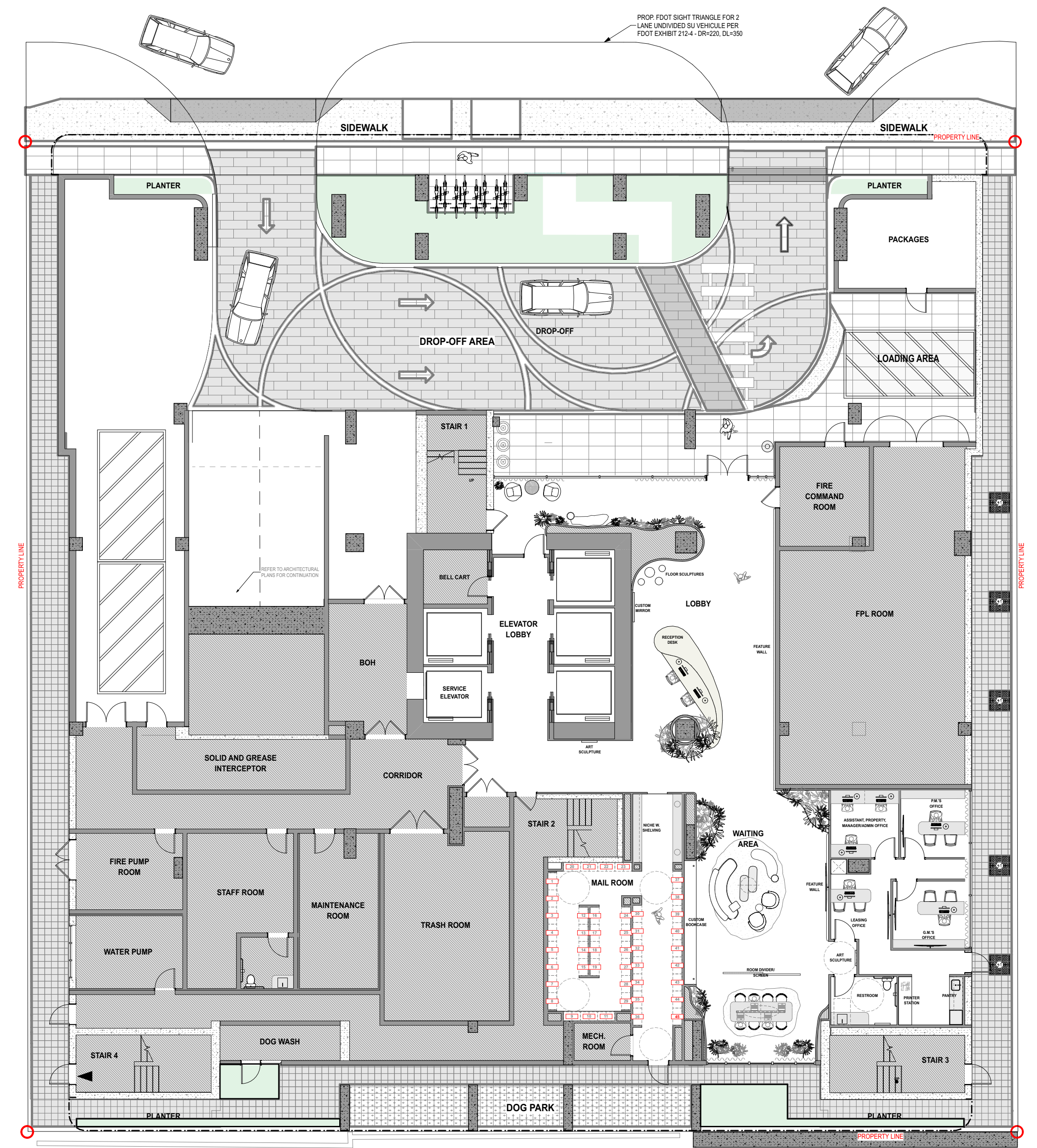


Business in *Brickell*

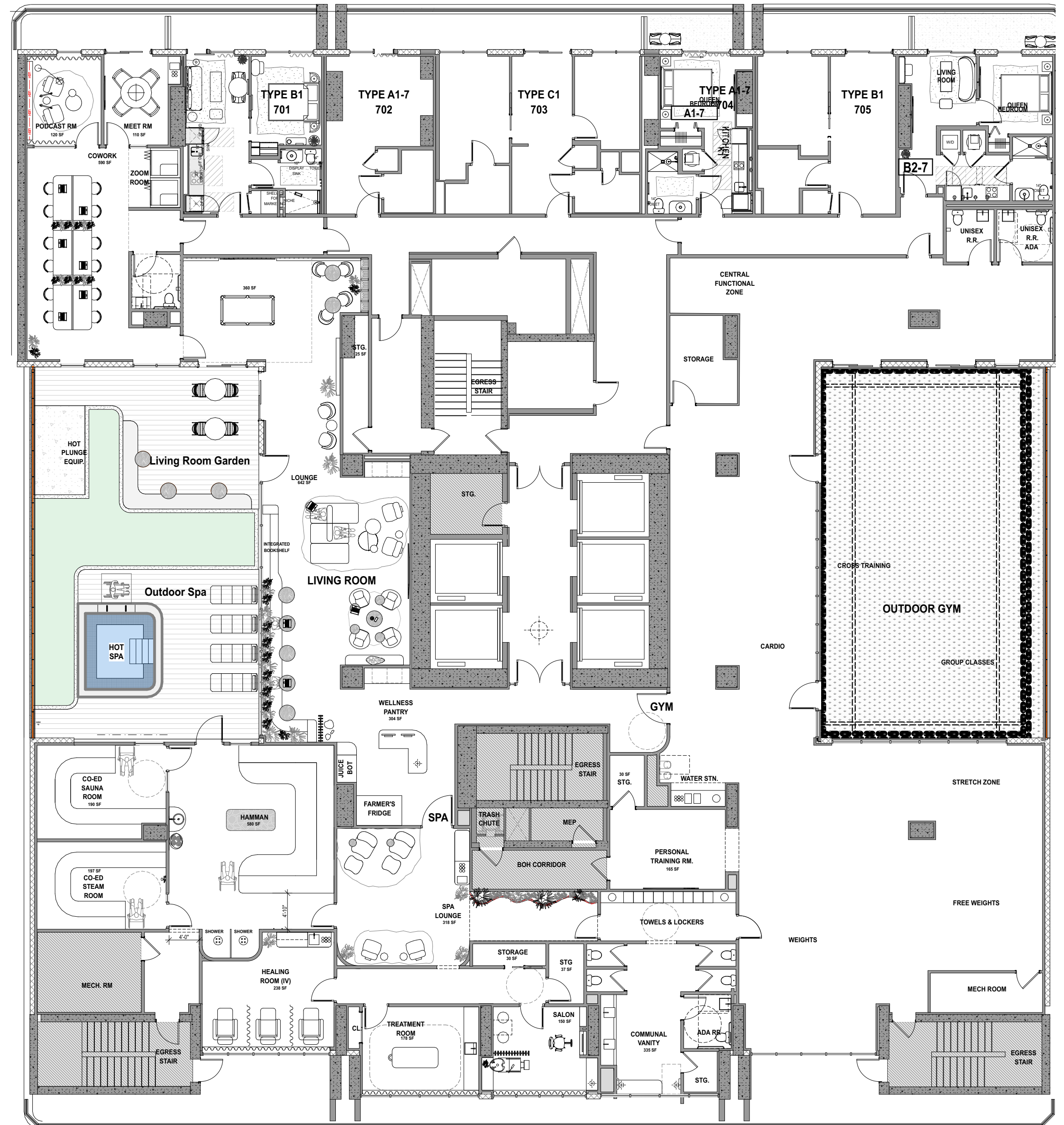
SHORT DISTANCE FROM HOUSE OF WELLNESS



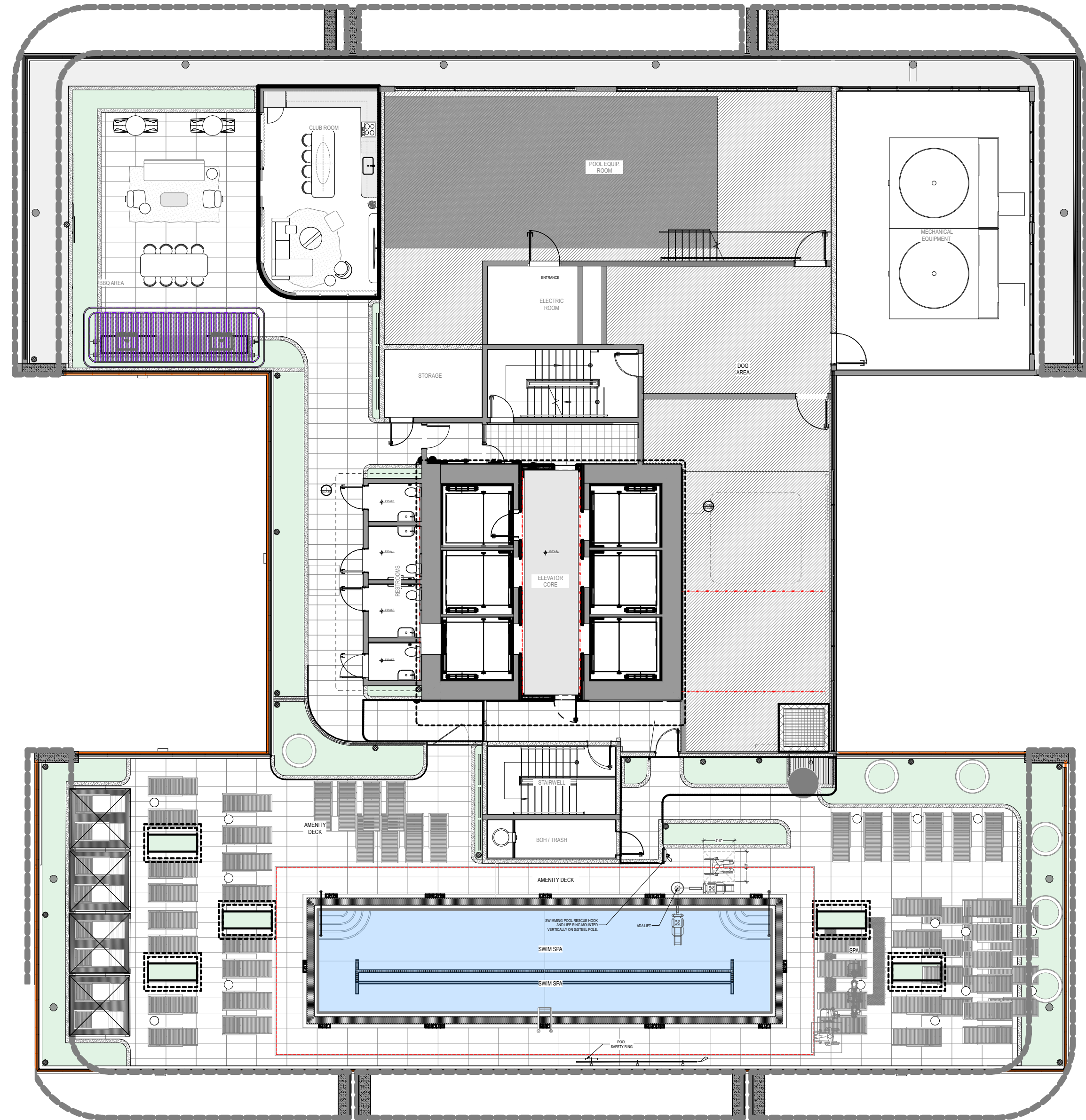
GROUND FLOOR



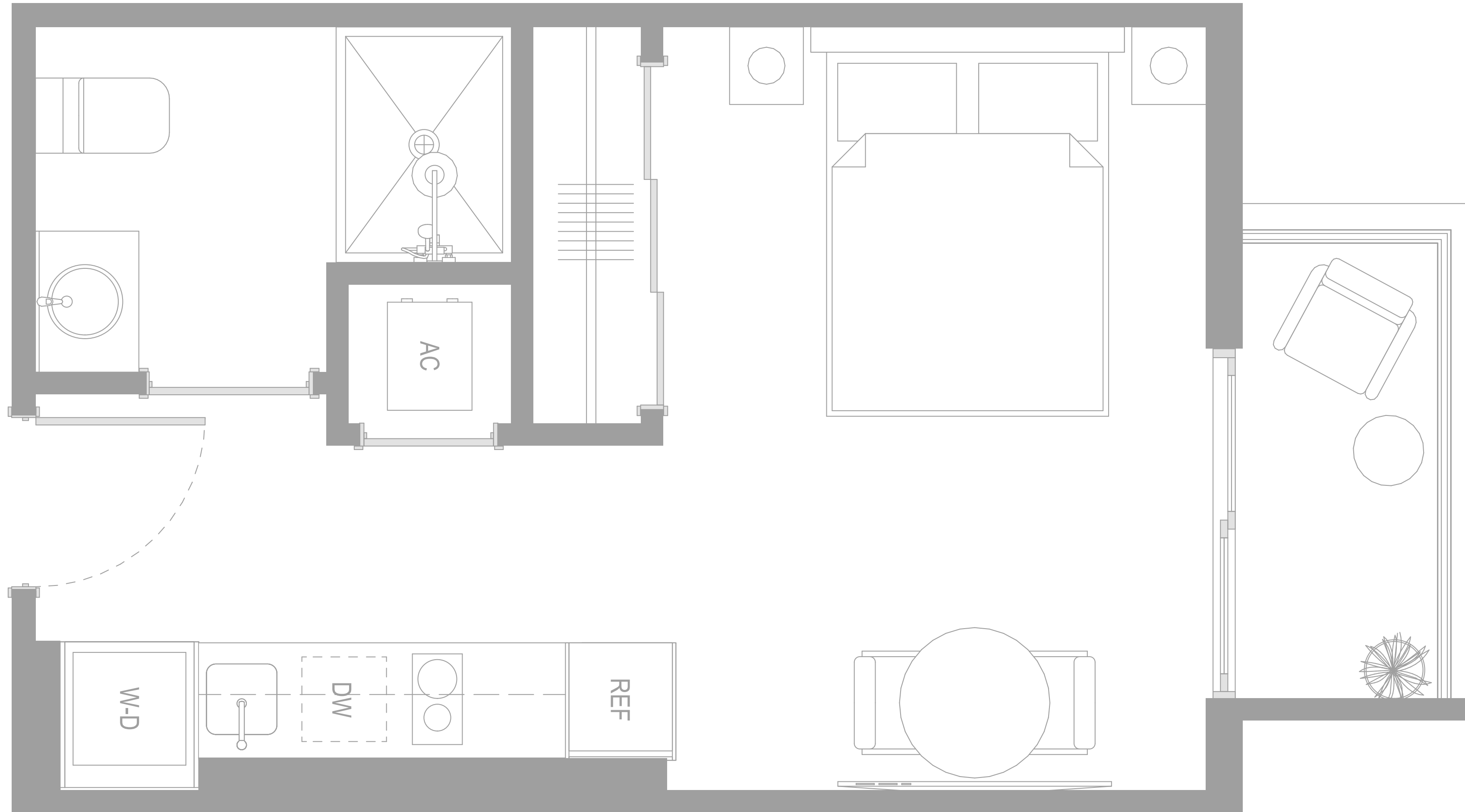
AMENITY FLOOR LEVEL 7



ROOFTOP LEVEL



A1 SAMPLE PLAN



Visionary Team

Brought to you by North Development, an industry leader creating a standard-setting new model of residential ownership.



North Development offers a portfolio of properties strategically selected for their exceptional location, timeless appeal, and enduring relevance.

The firm's industry-leading, multidisciplinary team combines specialized knowledge and experience in construction, brand creation, project management, operations, and marketing to develop consistently exceptional residential spaces across the country.



DEVELOPER



RICARDO DUNIN
Founding Partner and Director

USD 4 BILLION

COMBINED SALES

Two leaders, one huge advantage for House of Wellness

Ricardo and Juan Carlos share a visionary approach to development, grounded in quality, innovation, and long-term value creation. With decades of combined experience spanning Miami, the Caribbean, and Latin America, they bring together deep expertise in real estate, hospitality, and design. Their work reflects a shared belief in elevating how people live, and investment through projects that balance flexibility, functionality, and refined craftsmanship.



JUAN CARLOS TASSARA
Founding Partner and Board Member

108

Combined projects in the USA, Brazil, and Perú

75

Combined projects delivered

52

Combined years of experience in USA, Brazil, and Perú

33

Combined projects under development / construction

OAKCAPITAL

EDIFICA

Studio Mc+G Architecture specializes in Hospitality & Resort Design, Historic Preservation, Commercial Retail, Residences and Affordable Housing.

Before establishing her own firm, Jennifer 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.

ARCHITECT



Studio Mc+G Architecture



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.

Urban Robot Associates

INTERIOR DESIGN

A trusted, *professional* property management solution

North Management serves as the comprehensive, dedicated management arm of the entire North Development portfolio. Working in close collaboration with its parent company, North Management builds, hires, and oversees top residential and hospitality teams to serve at each property.

STRINGENT RECRUITING GUIDELINES:

- › Ensures the selection of top-tier, A+ team members.

DIVERSE PARTNERS:

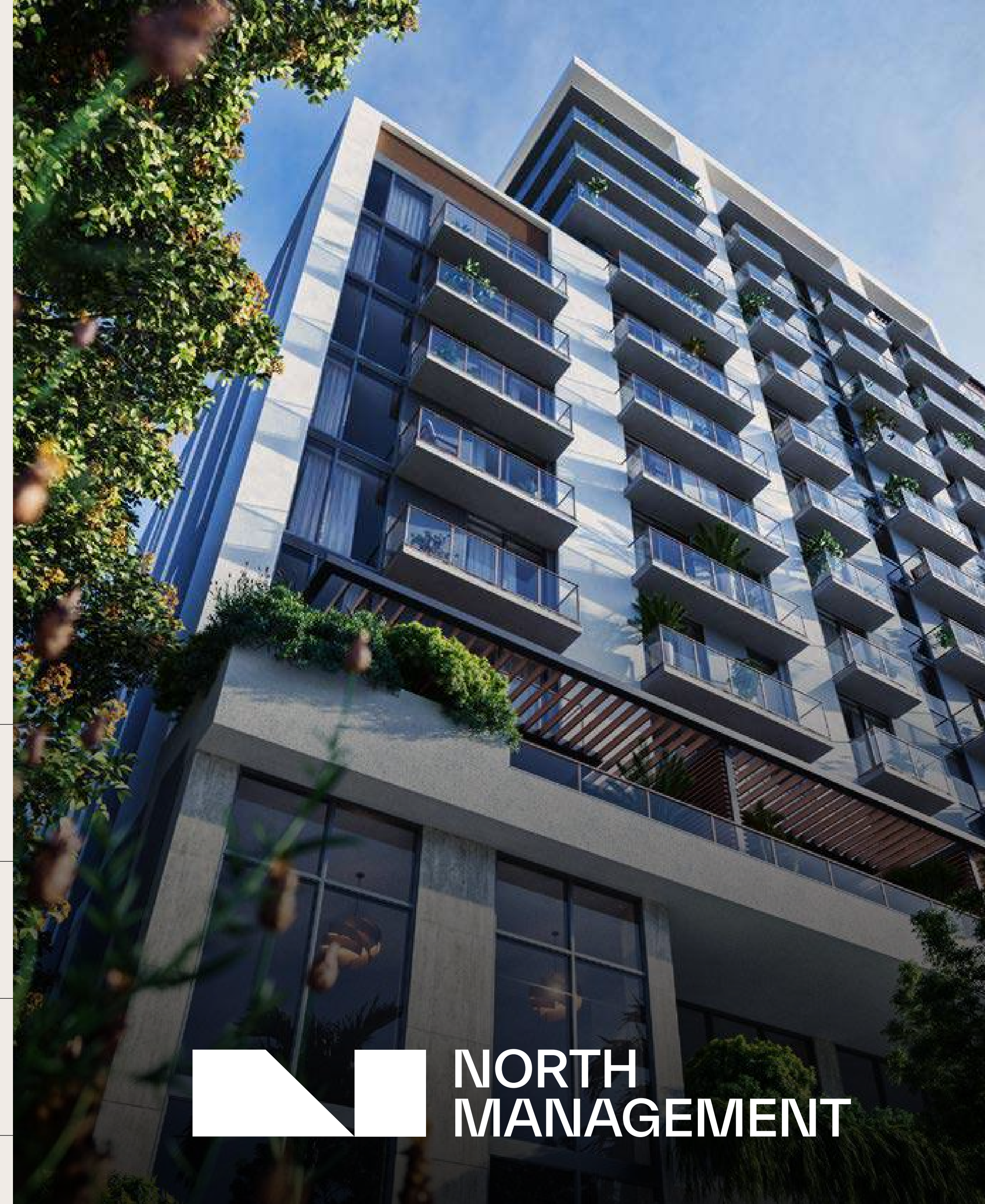
- › Includes F&B partners, spa & fitness consultants, housekeeping, and more.

EXPERIENCED LEADERSHIP:

- › Managed by an on-site general manager (GM) with extensive expertise.

HIGH STANDARDS:

- › Each property is maintained to the highest overall standards.

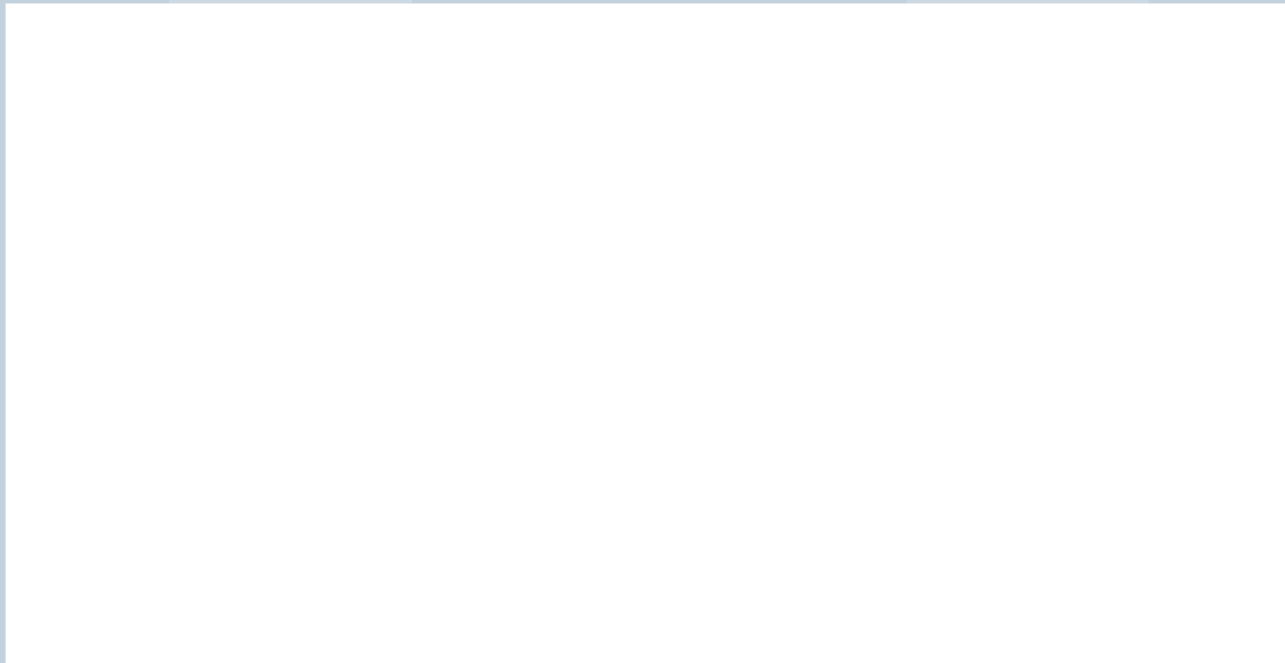


HOUSE OF WELLNESS

B R I C K E L L

PROPERTY ADDRESS

152 SW 9th Miami, Florida, 33130



Developed by



Exclusive Sales & Marketing by



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 ii, 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. We are pledged to the letter and spirit of u.s. Policy for the achievement of equal housing throughout the nation.