



1010 BRICKELL
PREVIEW PACKAGE



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.

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.

THE INFORMATION CONTAINED IN THIS BROCHURE IS NOT NECESSARILY AN ACCURATE DEPICTION OF THE PROJECT. The information contained in this brochure is conceptual only and used to depict the spirit of the lifestyles and environment to be achieved rather than specifics that are to be delivered with the Condominium. This brochure is merely intended as an illustration of the activities, community and concepts depicted herein, and/or features consistent with the displayed lifestyle. This information should not be relied upon as representations, express or implied, of the actual detail of the Project. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. FOR DETAILS REGARDING THE AMENITIES AND FEATURES TO BE INCLUDED IN THE CONDOMINIUM AND/OR THE UNITS, MAKE REFERENCE TO THE AGREEMENT AND THE PROSPECTUS.

THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. THIS OFFERING IS MADE ONLY BY THE PROSPECTUS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE PROSPECTUS. PRICES, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.



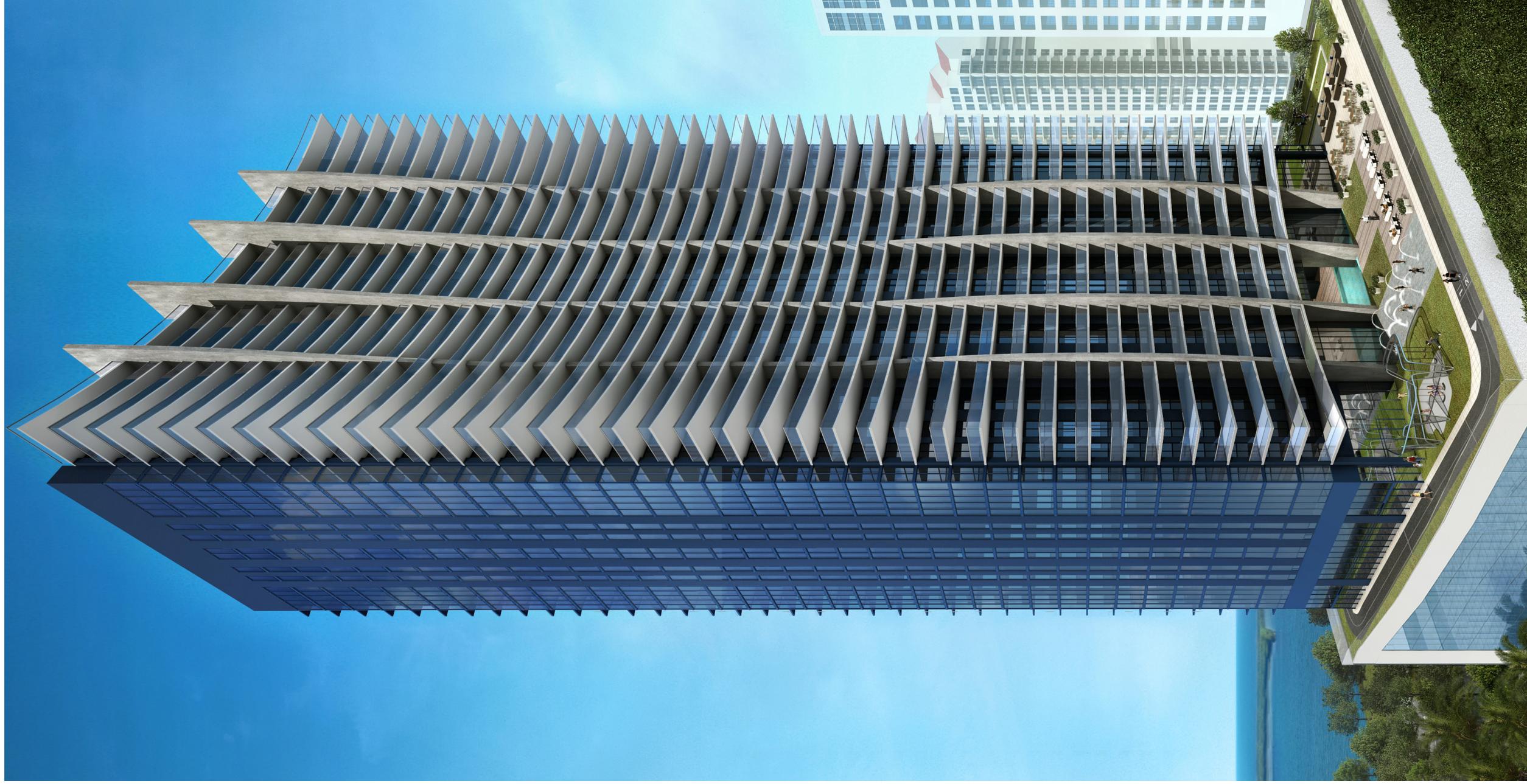
LOCATION & AERIAL VIEW

Located on Brickell Ave, one block from Mary Brickell Village and the upcoming Brickell CityCentre.



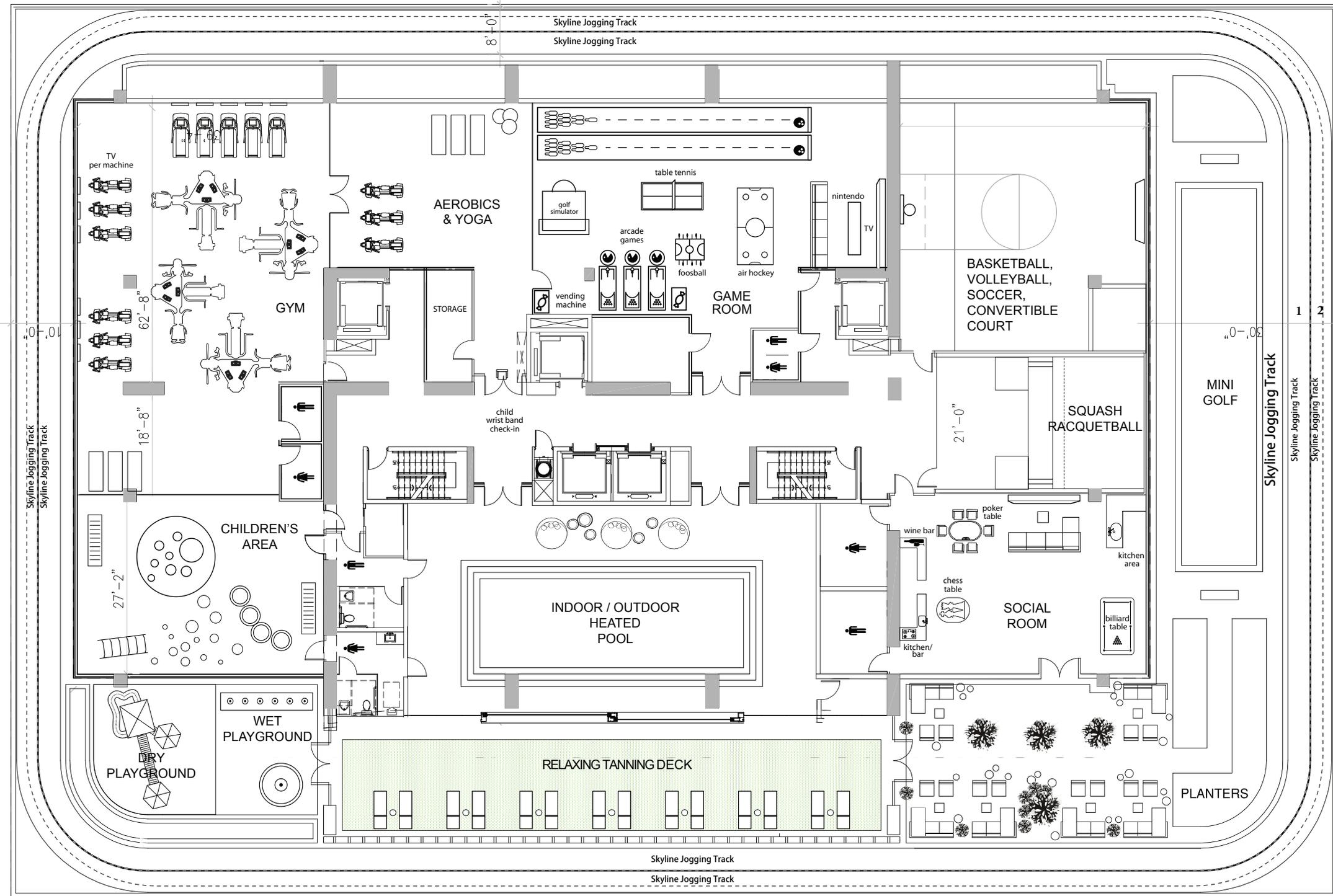
ARCHITECT

Designed by famed architect, The Sieger Suarez Architectural Partnership. They are responsible for ultra-high end area projects including Apogee South Beach, Porsche Design Tower, and St. Regis Bal Harbour.



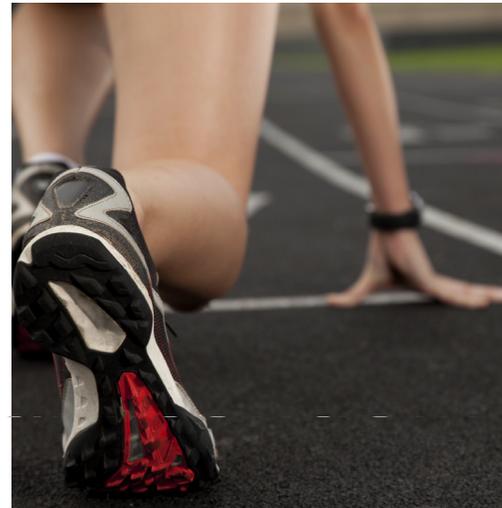
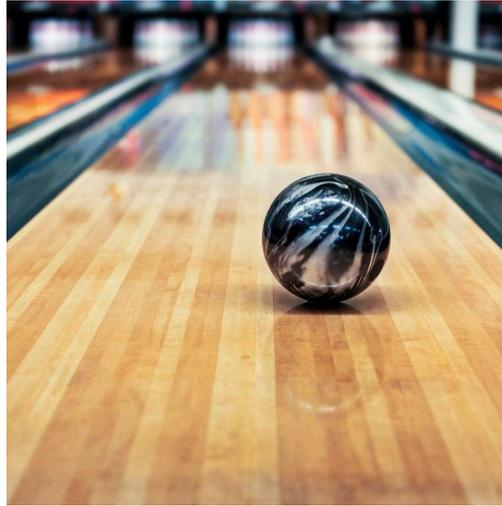
THE PERFECT 10

An iconic 50-story-tower with reflective glass facade and curvilinear profile designed by world-renowned The Sieger Suarez Architectural Partnership. This urban oasis was designed from the ground up with unparalleled amenities attractive to adults and children alike.



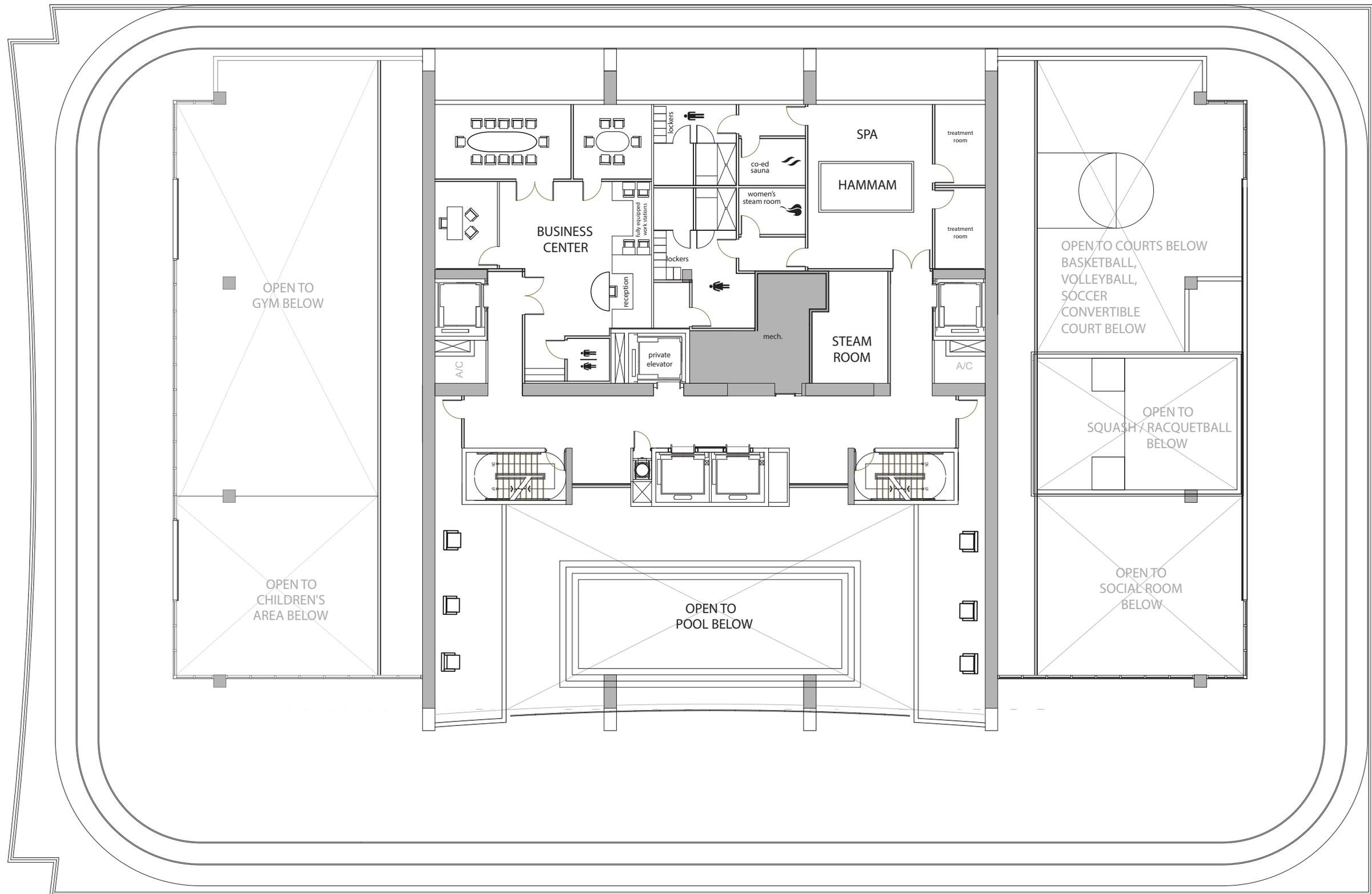
THE CLUB AT 1010

Located on the eleventh and twelve floors, 1010 Brickell's most unique attribute will be The Club at 1010, a resort-style dedicated area with a parent/child pairing wristband system for optimal security. While kids play safely under supervision at The Club, adults are free to relax and enjoy themselves in the state-of-the-art fitness center, indoor/outdoor heated pool, social room, or other amenity areas or enjoy amazing city views while jogging along the Skyline Jogging Track.



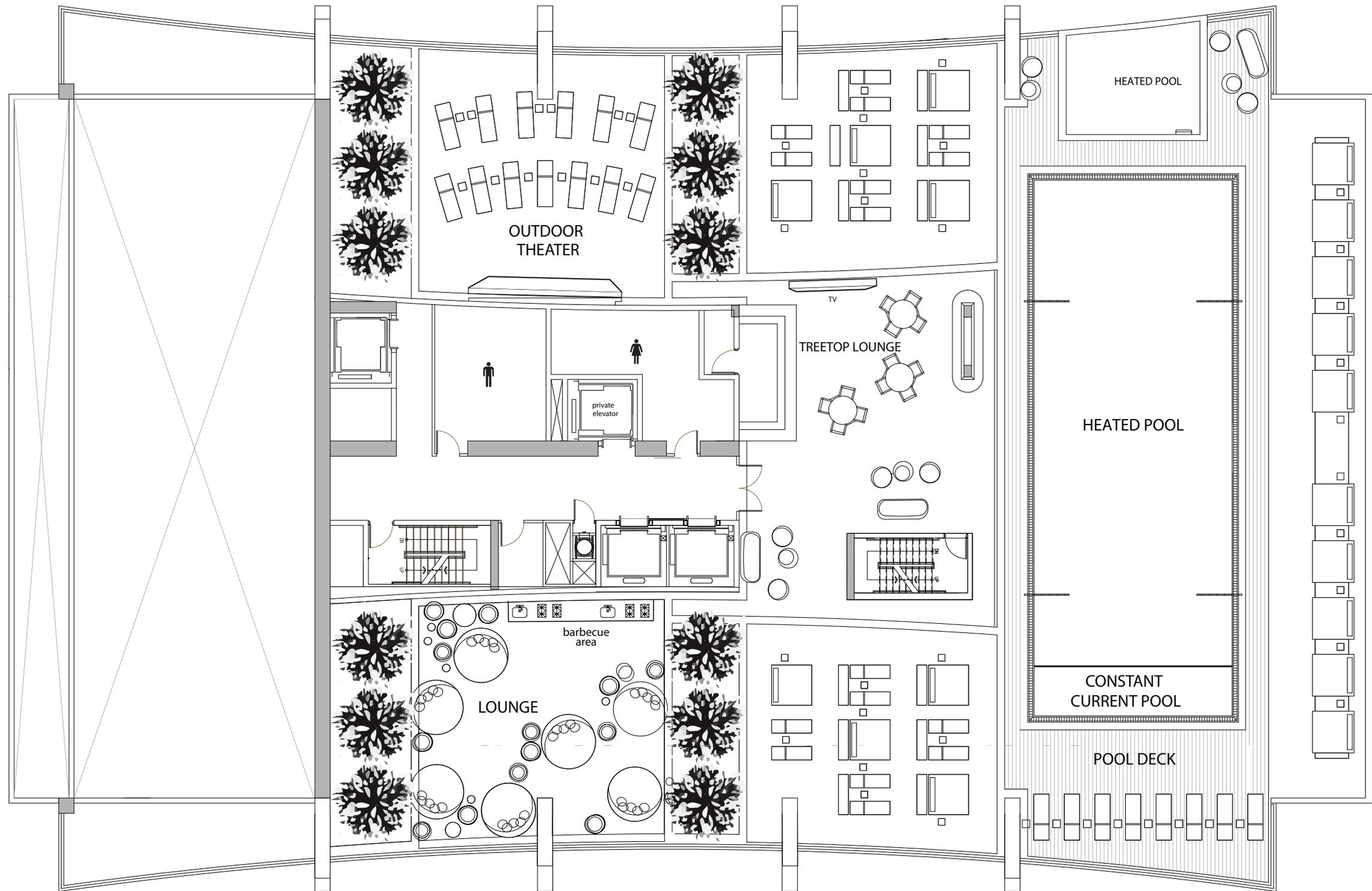
THE CLUB AT 1010 LIFESTYLE

The Club at 1010 is perfect for all ages. This is the first building of its kind to cater to the whole family with exciting activities and features including two bowling lanes, foosball, air hockey, table tennis, half-court basketball, squash, and arcade games.



WORK & RELAX

The Spa includes a co-ed common area with soothing Hammam Turkish steam area, massage rooms, and relaxation areas along with private men's and women's locker rooms and steam and sauna facilities. The high-tech, fully-equipped Executive Business Center is perfect for working professionals with access to offices, meeting rooms, and conference rooms.



ROOFTOP POOL AND TERRACE

1010 Brickell features a rooftop terrace complete with an outdoor lounge and covered grill known as the Treetop Lounge. You will also be treated to an outdoor movie theatre, and a spectacular negative edge pool, an endless pool with a continually flowing current, and a glass-enclosed Jacuzzi looking out onto stunning views of Biscayne Bay and Downtown Miami.



EAST VIEW

Spectacular Views of Biscayne and Miami Skyline

BUILDING FEATURES

- 50-story tower designed by famed architect The Sieger Suarez Architectural Partnership
- 387 luxury residences
- All units have east or west views
- 9-foot ceiling height in residences
- Expansive private balconies on all units
- Summer kitchens in select units
- Private elevators in select units
- Extraordinary shared public areas
- Uncompromising amenities designed with all ages in mind
- Roof-top pool with unrivaled views of Biscayne Bay and the Miami skyline

THE CLUB AT 1010

A dedicated resort-style retreat, located on the 11th and 12th floors. Unique features include a parent/child pairing wristband system for added security and peace of mind. Adults are free to enjoy themselves while kids play safely within The Club.

The Club Includes Amenities Such as:

- Indoor heated swimming pool with retractable glass walls for flexible access to the outdoors in any weather all year around
- Impact-absorbing outdoor running track providing unparalleled views of the Miami skyline
- Tanning Sundeck

- Kids indoor/outdoor playground areas
- Children’s outdoor mini-water park with cooling water spray
- Active indoor game room including games such as: bowling, foosball, air hockey, table tennis, and arcade games
- Vending machines (ice cream, snacks, beverages, etc.)
- Kids Recreation Zone – a modern two-story exercise and entertainment area designed to keep your little ones active and engaged in healthy pursuits like climbing, crawling, and playing
- Virtual golf simulator
- The Courts – an area with half-court basketball, mini-soccer, volleyball, croquet and bocce

Social Room

Designed to inspire a fun and relaxing social environment featuring, a large flat screen plasma TV, billiard table, poker and chess tables, kitchen (equipped with microwave, gourmet coffee machine, and ice maker), and wine bar for discerning connoisseurs.

The Spa

- An outdoor lounge area
- A co-ed hammam area for deep body relaxation and restoration, featuring warm temperatures that soothe sore muscles and joints and ease overall tension
- Cold and hot plunge pools that alleviate pain and enhance detoxification through hydrotherapy
- Co-ed separate steam rooms designed

to improve lung function, rejuvenate skin, clear pores, and eliminate toxins from the body

- Private men’s and women’s showers and locker rooms
- Private rooms for various massage treatments ranging from relaxation and wellness to detoxification and muscular therapy
- Latest laser skin treatments available for resurfacing, exfoliation, and anti-aging

EXECUTIVE BUSINESS CENTER

The ultimate live-work solution for city dwellers, the executive business center provides a sophisticated office environment complete with essential business equipment and functions

- Completely furnished meeting rooms and work stations
- Receptionist services and welcome desk for guests
- Conference room with state-of-the-art video conference capabilities
- Office suites with high-speed wireless internet connectivity
- Single offices for private meetings or work space

RESIDENCE FEATURES

Stylish Kitchen with a View

- Unparalleled views of the Miami skyline
- Premium European kitchen cabinetry, designed to chic culinary standards
- Professional-grade appliance package to compliment the European design

- Designer faucets with convenient pull-out spray
- Under-cabinet lighting for maximum visibility and intimate evening ambiance

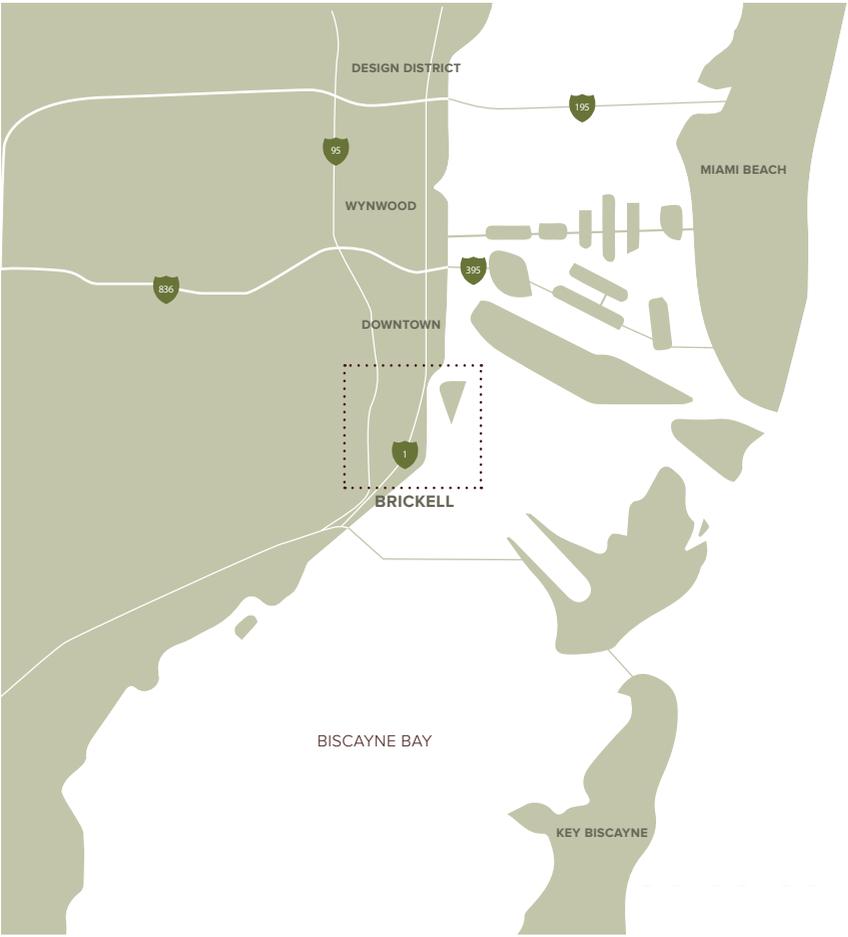
Luxurious Spa-like Baths

- Premium European cabinetry and tops
- Master showers with glass enclosures
- Imported premium tile throughout
- European lighting fixtures and accessories

ROOFTOP RECREATION DECK

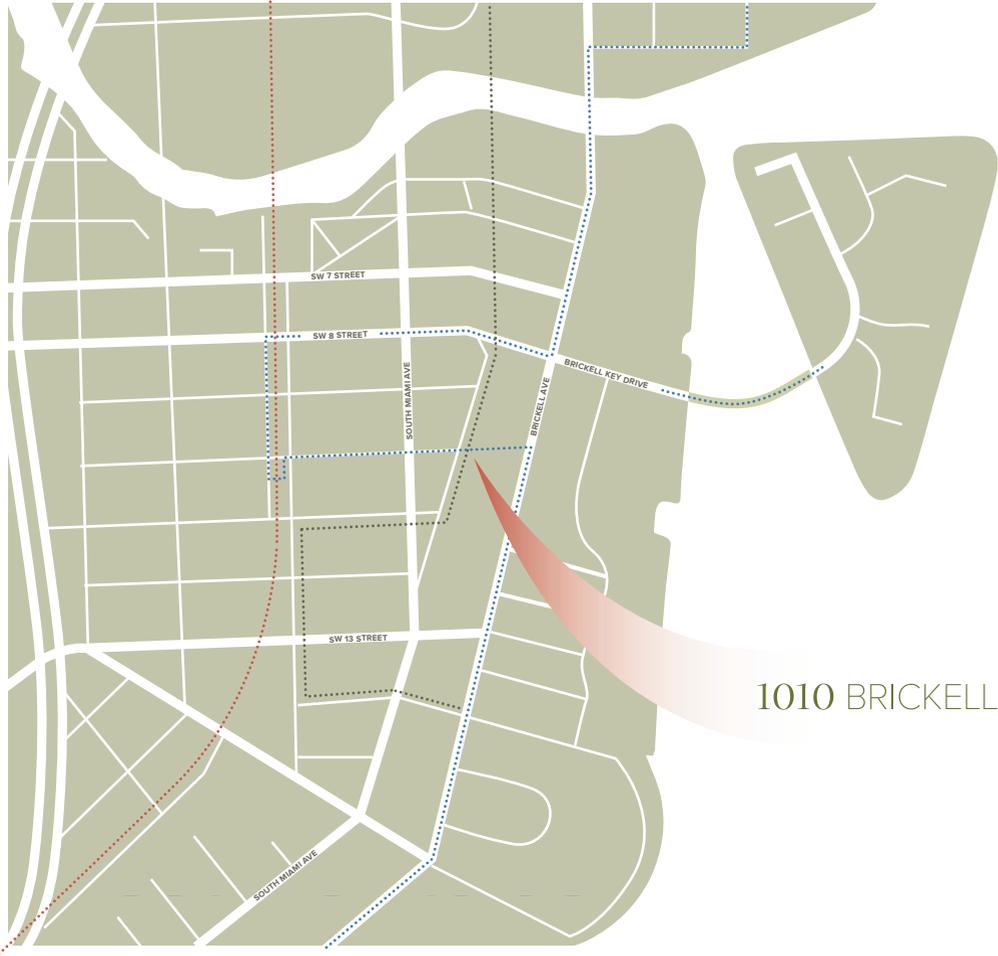
- Amazing rooftop terrace with unrivaled views of Biscayne Bay and the Miami skyline
- Sun drenched pool with expansive sun-bathing decks and shaded lounge areas
- Constant current “swim gym” pool for athletic swimmers
- Large heated spa with glass side wall overlooking the stunning cityscape
- Tree Top Lounge - A bar and grill providing a full menu of food and beverage options
- Covered outdoor bar with TVs and sitting areas
- Outdoor movie theater
- Glass wind screen wall ensures perfect comfort while enjoying unobstructed views of Biscayne Bay and the Miami Skyline
- Family BBQ area
- Tower service
- Convenient “cashless” system for resort-style convenience - all food and beverage is billed to resident’s account.

MAP



M I A M I

ATLANTIC OCEAN

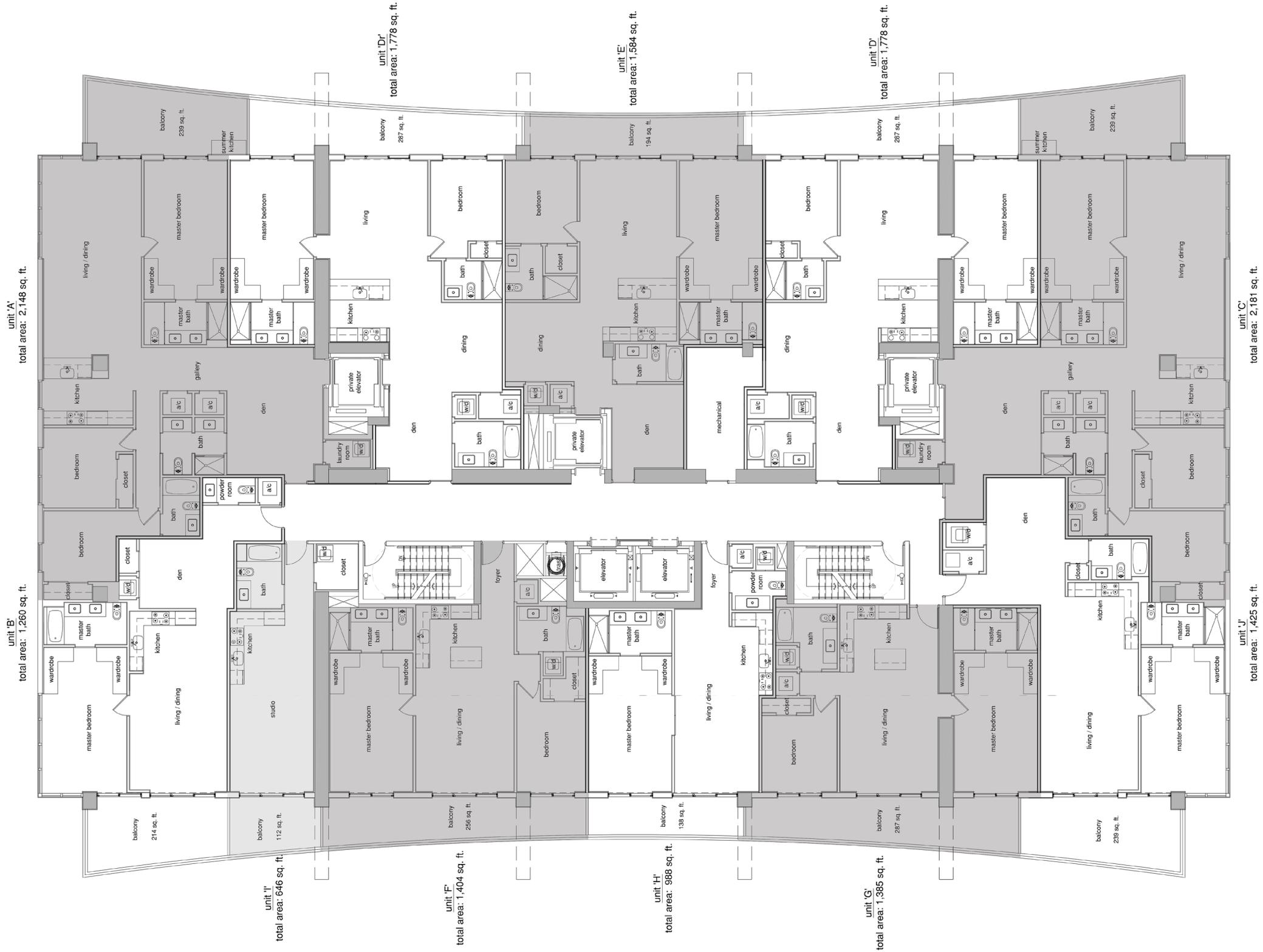


B R I C K E L L

1010 BRICKELL

- METRO RAIL
- METRO MOVER
- MIAMI TROLLEY

1010 BRICKELL



Levels 14 - 30 - Typical Unit Floor Plans



Total square footage includes the balcony. Plans are not to scale. The developer makes no representations or warranties regarding the actual size and dimensions of the units contained on this floor plan, and no party may rely upon the same in determining whether to purchase a unit and the purchase price of the unit. The survey of the units and the provisions of the Declaration of Condominium shall control in determining the boundaries and actual dimensions of the units. All fixtures, furniture, items of finish, and decorations are for display purposes only and will not be included with the unit. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult the Agreement and the prospectus for a description of the features which are to be included in the unit.

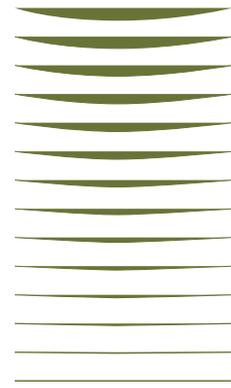
1010 BRICKELL



Levels 31 - 47 - Typical Unit Floor Plans



Total square footage includes the balcony. Plans are not to scale. The developer makes no representations or warranties regarding the actual size and dimensions of the units contained on this floor plan, and no party may rely upon the same in determining whether to purchase a unit and the purchase price of the unit. The survey of the units and the provisions of the Declaration of Condominium shall control in determining the boundaries and actual dimensions of the units. All fixtures, furniture, items of finish, and decorations are for display purposes only and will not be included with the unit. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult the Agreement and the prospectus for a description of the features which are to be included in the unit.



1010 BRICKELL