75 BROADWAY

RESIDENCES

CRAFTED BY
YTECH

PROJECT FACT SHEET | BRICKELL, MIAMI

PROJECT OVERVIEW

75 Broadway is a 52-story boutique residential tower developed by Ytech in Miami's Brickell neighborhood. Located directly across from the ten-acre Simpson Park, the property offers an exceptional combination of privacy, expansive views, superior design, exceptional quality, and personalized residential service.

KEY PROJECT FACTS

DEVELOPER	Ytech
LOCATION	75 Broadway, Brickell, Miami
BUILDING HEIGHT	52 stories
RESIDENCES	106, including 7 penthouses
RESIDENCE TYPES	One-, two-, and three-bedroom
RESIDENCES PER FLOOR	Three per typical floor
ARCHITECTURE	Kohn Pedersen Fox (KPF)
INTERIOR DESIGN	ACPV ARCHITECTS Antonio Citterio Patricia Viel
LANDSCAPE ARCHITECTURE	Enzo Enea
RESIDENTIAL HOSPITALITY	In collaboration with the British Butler Institute

DEFINING FEATURES

Boutique by Design
An intimate collection of 106 homes; private elevator foyers; thoughtfully designed layouts; expansive glass frontages.

An Extraordinary Setting
Opposite Simpson Park's protected ten-acre canopy, with open views toward Biscayne Bay, the Atlantic Ocean, and the Miami skyline.

Exceptional Quality & Design
Interiors by ACPV; Arclinea kitchens with Gaggenau appliances; premium stone and custom details; OptiGray glass and private balconies.

A Private-Residence Standard of Care
Dedicated residential butler service developed in collaboration with the British Butler Institute, emphasizing discretion and personal attention.

AMENITIES & WELLNESS

A private residential amenity collection focused on everyday living, wellness, and restoration, including hyperbaric oxygen therapy, red light therapy, cryotherapy, cold plunge, private balcony spa experiences, landscaped meditative gardens, active outdoor spaces, and resident gathering areas.

THE YTECH DIFFERENCE

75 Broadway reflects Ytech's three defining pillars: Superior Design, Exceptional Quality, and Meaningful Innovation. Through direct involvement in design, material selection, engineering, and execution, Ytech creates residences intended to deliver enduring quality and an exceptional residential experience.

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AMENITY RENDERINGS

LEVEL 01

GROUND LEVEL



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LEVEL 08

THE WELLNESS LEVEL



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LEVEL 51

THE OWNER'S CLUB



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LEVEL 52

ROOFTOP GARDEN AND POOL



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75 BROADWAY

RESIDENCES

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RESIDENCE A

Residence A

Three-bedroom home with 3 bathrooms and a powder room, wrapped in 130 linear feet of floor-to-ceiling glass, including 77 linear feet of curved glass surrounding the great room. East and south exposures overlook Biscayne Bay and Simpson Park. Featuring a private elevator foyer, five-foot-wide corridor, generous proportions, and a sculptural stone island and kitchen, custom-designed by Antonio Citterio and crafted by Arclinea, this residence is designed for privacy, light, quality, and everyday livability.

INTERIOR AREA: 2,621 SF / 243 SM
EXTERIOR AREA: 190 SF / 18 SM
TOTAL AREA: 2,811 SF / 261 SM

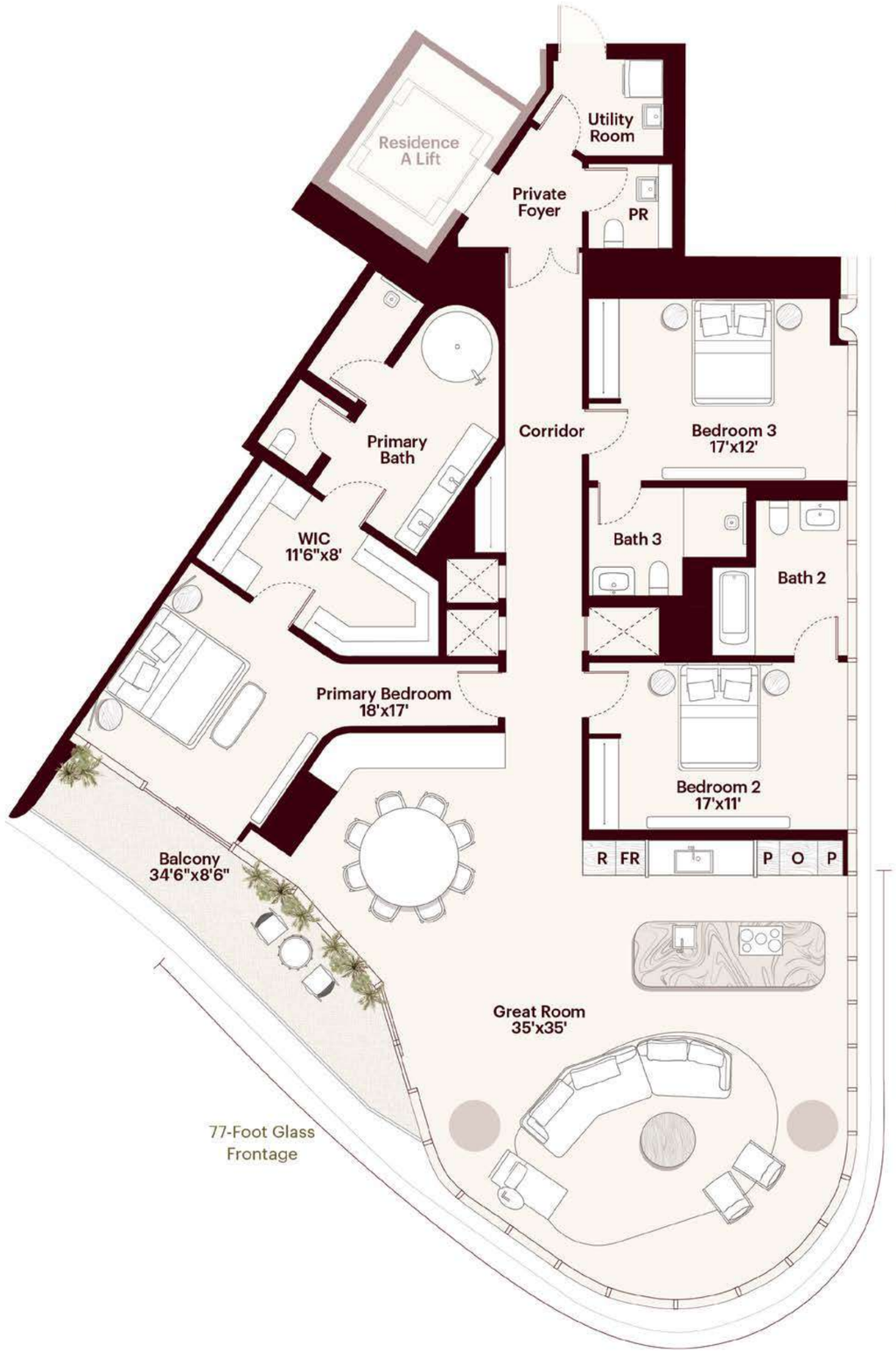
PRIVACY & PLANNING
- Private elevator foyer
- Generous entry sequence separating arrival from the principal living spaces
- Private package delivery and storage space located on the same floor as the residence

MATERIALS & FINISHES
- Antonio Citterio-designed interiors
- Natural stone flooring throughout
- Finished ceiling coves with integrated lighting and mechanical distribution

GREAT ROOM & VIEWS
- Wrapped in 77′ of floor-to-ceiling glass that is 25% wider than typical
- 35′ x 35′ Great Room enveloped by curved glass
- East and south exposures overlooking Biscayne Bay and Simpson Park

THE 75 BROADWAY KITCHEN
- Designed by Antonio Citterio and crafted by Arclinea
- Commissioned exclusively for 75 Broadway and not available elsewhere
- Custom sculptural stone island
- Gaggenau appliances
- Independent full-size refrigerator and freezer

PRIMARY SUITE & BEDROOMS
- 18′ x 17′ primary bedroom
- Solid-stone tub in the primary bathroom
- Fully finished closets designed by Antonio Citterioin every bedroom

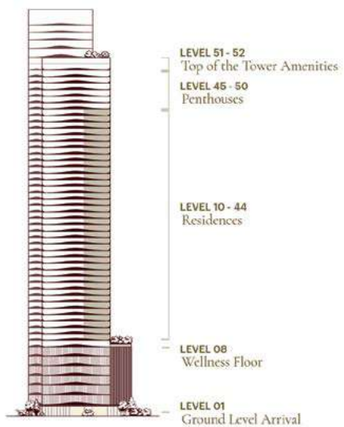




Same Level
Storage Closet
7'2"×2'



SOUTH
Simpson Park & Biscayne Bay





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B

RESIDENCE B

Residence B

One of only 33 one-bedroom residences at 75 Broadway, featuring 2 full baths and a powder room. With a private elevator foyer, a true den and generous living and dining spaces, the residence is designed for exceptional functionality within a more intimate footprint. The 75 Broadway Kitchen, custom-designed by Antonio Citterio and crafted by Arclinea, a private balcony, and a thoughtfully arranged primary suite create a home defined by privacy, quality, and everyday livability.

INTERIOR AREA: 1,640 SF / 152 SM
EXTERIOR AREA: 110 SF / 10 SM
TOTAL AREA: 1,750 SF / 162 SM

PRIVACY & PLANNING
· One of only 33 one-bedroom residences at 75 Broadway
· Private elevator foyer
· True den with glass-panel doors, configurable as an office, nursery or walk-in closet
· Private package delivery and storage space located on the same floor as the residence

MATERIALS & FINISHES
· Antonio Citterio-designed interiors
· Natural stone flooring throughout
· Finished ceiling coves with integrated lighting and mechanical distribution

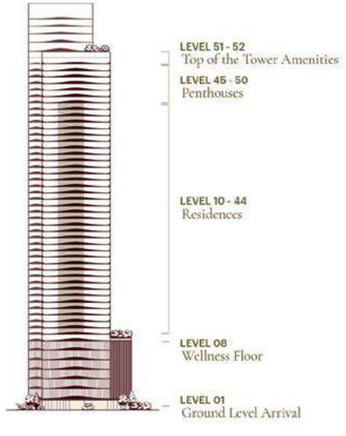
GREAT ROOM
· 17′ x 25′ Great Room
· Private balcony
· Generous living and dining proportions for a one-bedroom residence
· 11′x 9′ Den

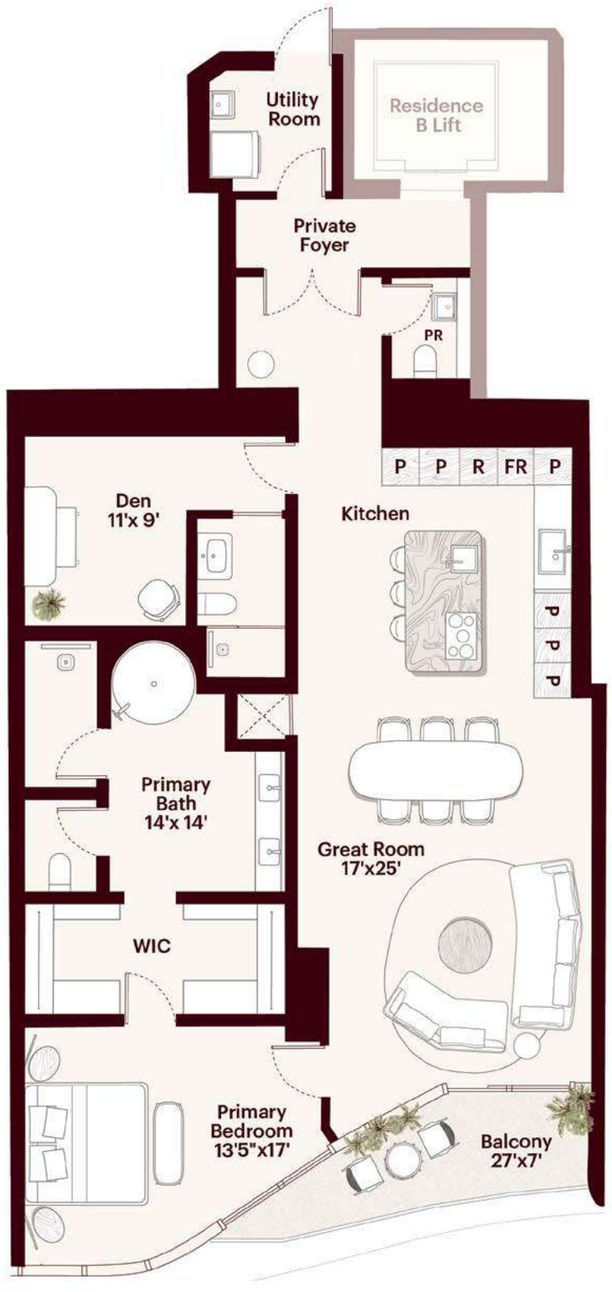
THE 75 BROADWAY KITCHEN
· The 75 Broadway Kitchen, by Antonio Citterio and Arclinea
· Commissioned exclusively for 75 Broadway and not available elsewhere
· Custom sculptural stone island
· Gaggenau appliances

PRIMARY SUITE
· 13′5″x17′ primary bedroom
· Solid-stone tub in the primary bathroom
· Fully finished closets designed by Antonio Citterio



SOUTH
Simpson Park & Biscayne Bay









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B

RESIDENCE C

Residence C

Two-bedroom home with 2 bathrooms and a powder room wrapped in 118 linear feet of floor-to-ceiling glass, including 47 linear feet of curved glass surrounding the great room. A private elevator foyer opens to the principal living spaces and the 75 Broadway Kitchen designed by Antonio Citterio and crafted by Arclinea. Thoughtfully separated bedrooms, a curved-glass primary bathroom, and generous proportions create a home defined by privacy, light, quality, and everyday livability.

INTERIOR AREA: 2,223 SF / 206 SM
EXTERIOR AREA: 105 SF / 10 SM
TOTAL AREA: 2,328 SF / 216 SM

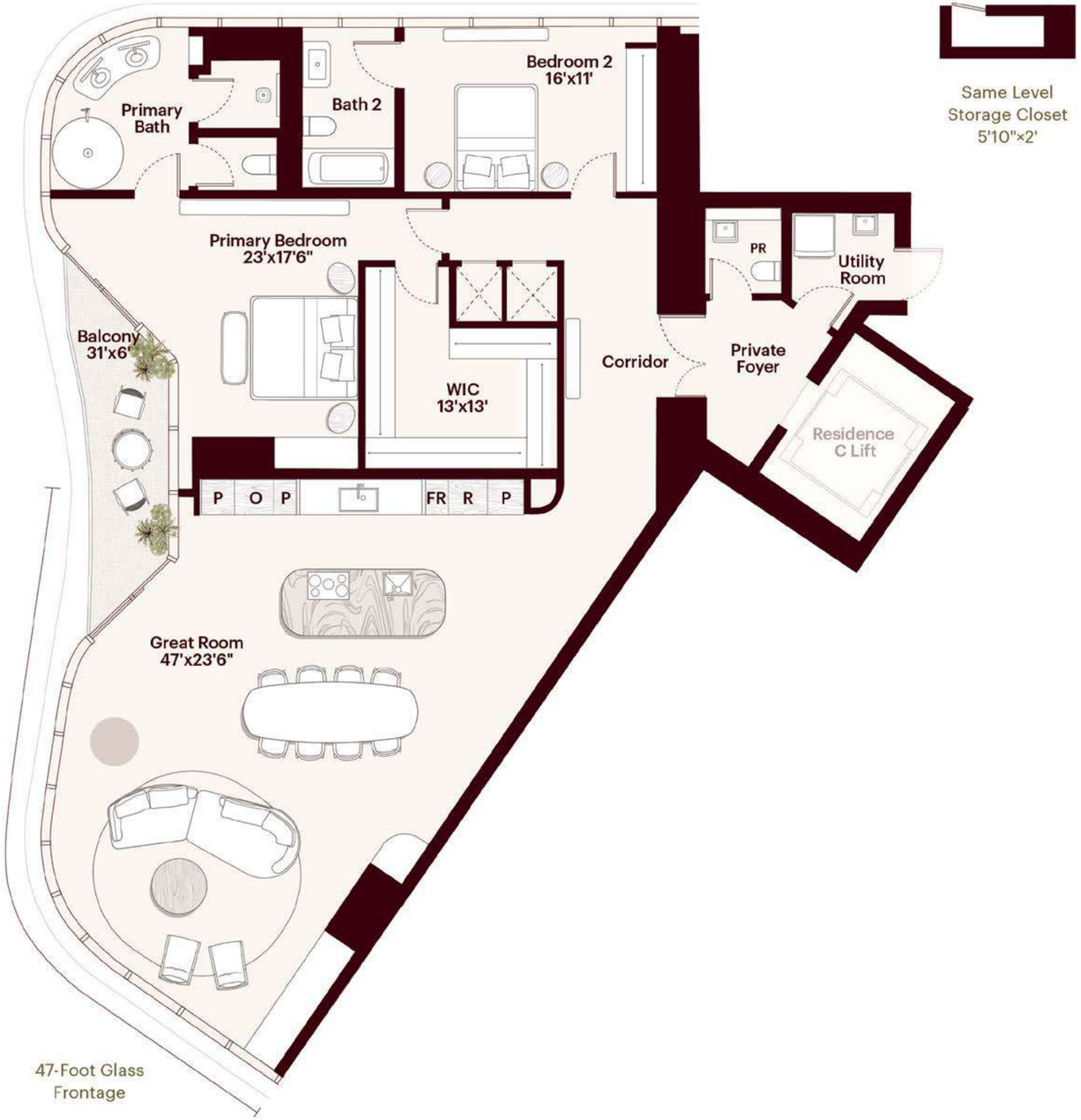
PRIVACY & PLANNING
- Private elevator foyer
- Two-bedroom plan with separation between the primary and secondary bedrooms
- Generous entry sequence leading directly to the principal living space
- Private package delivery and storage space located on the same floor as the residence

MATERIALS & FINISHES
- Antonio Citterio-designed interiors
- Natural stone flooring throughout
- Finished ceiling coves with integrated lighting and mechanical distribution

GREAT ROOM & VIEWS
- Wrapped in 47’ of floor-to-ceiling glass that is 25% wider than typical
- 47’ x 23’6” curved-glass Great Room
- Private balcony
- Broad exposure across the principal living spaces

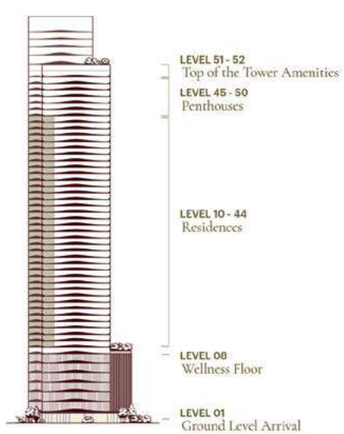
THE 75 BROADWAY KITCHEN
- The 75 Broadway Kitchen, by Antonio Citterio and Arclinea
- Commissioned exclusively for 75 Broadway and not available elsewhere
- Custom sculptural stone island and separate breakfast function
- Gaggenau appliances

PRIMARY SUITE & BEDROOMS
- 23’ x 17’6” primary bedroom
- Curved-glass primary bathroom
- Solid-stone tub
- Fully finished closets designed by Antonio Citterio in every bedroom





SOUTH
Simpson Park & Biscayne Bay





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B

THE PENTHOUSE



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YTECH
DEVELOPMENT

ACPV ARCHITECTS
INTERIOR DESIGN

KPF
ARCHITECTURE

ENEA LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTURE

ARCLINEA
KITCHENS

THE BRITISH BUTLER INSTITUTE
RESIDENTIAL SERVICE TRAINING

CERVERA REAL ESTATE
SALES

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Please note that the Developer is Ytech – 75 Broadway, LLC.
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