

BRICKELL FLATIRON

“The finest materials,  
superior craftsmanship,  
exacting standards:  
these are the hallmarks  
of luxury upon which  
Brickell Flatiron is built.”



# THE PENTHOUSE UNITS

The Brickell Flatiron penthouse collection is the pinnacle of luxury living in the heart of Miami. A selection of eight unique floor plans, where each space is designed to the highest level of comfort and aesthetics with meticulous attention to detail. Each penthouse rises above the city and provides stunning views of Downtown Miami.

The penthouse collection stands out from tower units by their large footprint and the combination of floor plans, interiors and exteriors spaces working in tandem to achieve comfort and functionality for those who will call it home. All without ever forgetting the aesthetic qualities that define Brickell Flatiron.

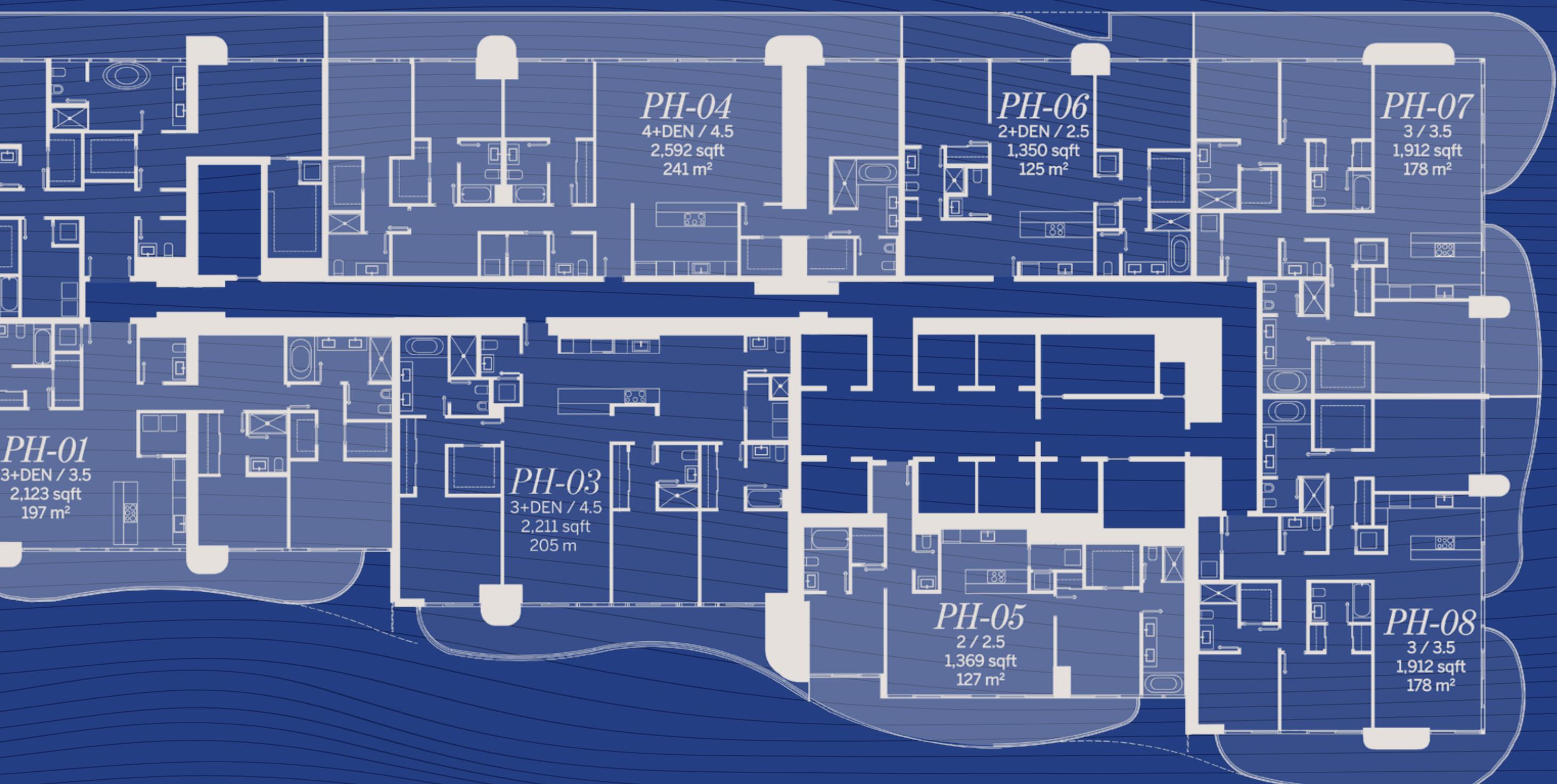
The interiors of each unit have been crafted to enhance each stunning city view through intelligent distribution of spaces and hand-selected materials made in Italy. The rich materials and impeccable design will further elevate the space while bringing character to each residence. Overall, Brickell Flatiron creates environments designed so that residents can feel comfortable and in tune with the space that surrounds them.

The Brickell Flatiron penthouses are the product of the remarkable harmony between world-class architecture, interior design, sublime materials and Italian sensibility to create homes for those who pursue a life above it all.

## The Spaces

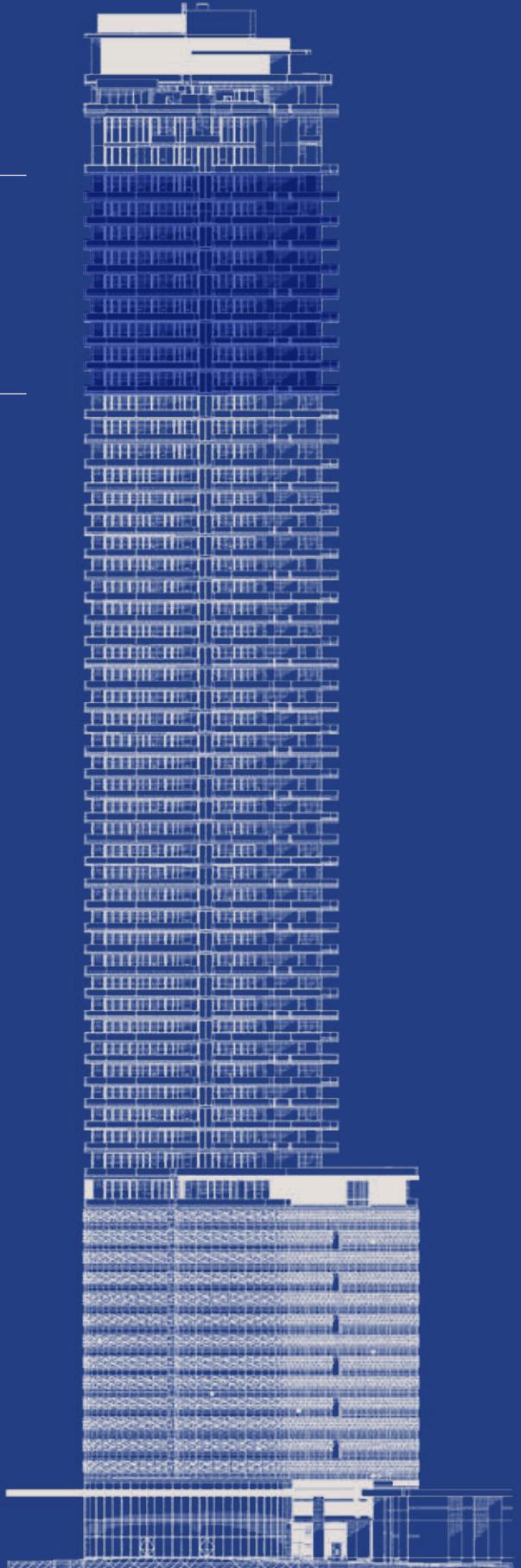
### Key Floor Plan

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# *High Above the Miami Skyline*

Levels 50 - 61



Stunning Views  
Expansive Terraces in Every Penthouse  
8 Large Units Per Level

# Living Area



The large living space is designed with a functional distribution and dressed with luxury finishes, creating a comfortable and refined atmosphere.

Large, intelligently distributed spaces

Remarkable views of Miami & Biscayne Bay

Open floor plans capitalize on incredible views

Grand 10' ceilings

Custom Italian-made materials

# Kitchen



An expansive open configuration with elegant lines. Custom designed cabinetry and fully integrated appliances fuse functionality and sophistication.

Hand selected Italian materials and accents  
Top-of-the-line Miele appliances  
Custom designed motorized cabinetry by Snaidero  
Fully integrated refrigerator & freezer

# Bedroom



Modern elegance expressed through an exceptional mix of premium materials & warm, well-thought-out spaces.

Generous bedrooms  
Intelligent, well-crafted layouts  
Floor to ceiling windows  
Breathtaking views from your bed  
Exquisite materials and accents

# Bathroom



Beautifully crafted marble bathrooms, with tailor-made accents & superior materials, bring spa-like luxury home.

Bespoke Italian double sinks  
Custom Milldue suspended cabinetry  
Italian marble flooring & finishes  
Oversized undermount tub  
Ceramic wall-hung bidet

# THE UPPER PENTHOUSE

The sky is not the limit, but a place of possibility for those who wish to be above it all.

The Brickell Flatiron Upper Penthouse is a defining statement of exclusivity. A masterpiece of design and luxury for those who demand the very best in life and their surroundings. Immersed in the unmatched views of Downtown Miami, the inter-coastal water way, Miami Beach and the Atlantic Ocean, the upper penthouses are the essence of life at the top.

The grand multi-story residences are designed to evoke a sense of awe, through vast open spaces surrounded by curved floor-to-ceiling windows all throughout the exterior of each unit, bringing the views inside, while providing a feeling of living among the clouds. Every room has been conceived to provide the

highest degree of quality, through impeccable craftsmanship and the best imported materials and finishes artfully guided by world-class design.

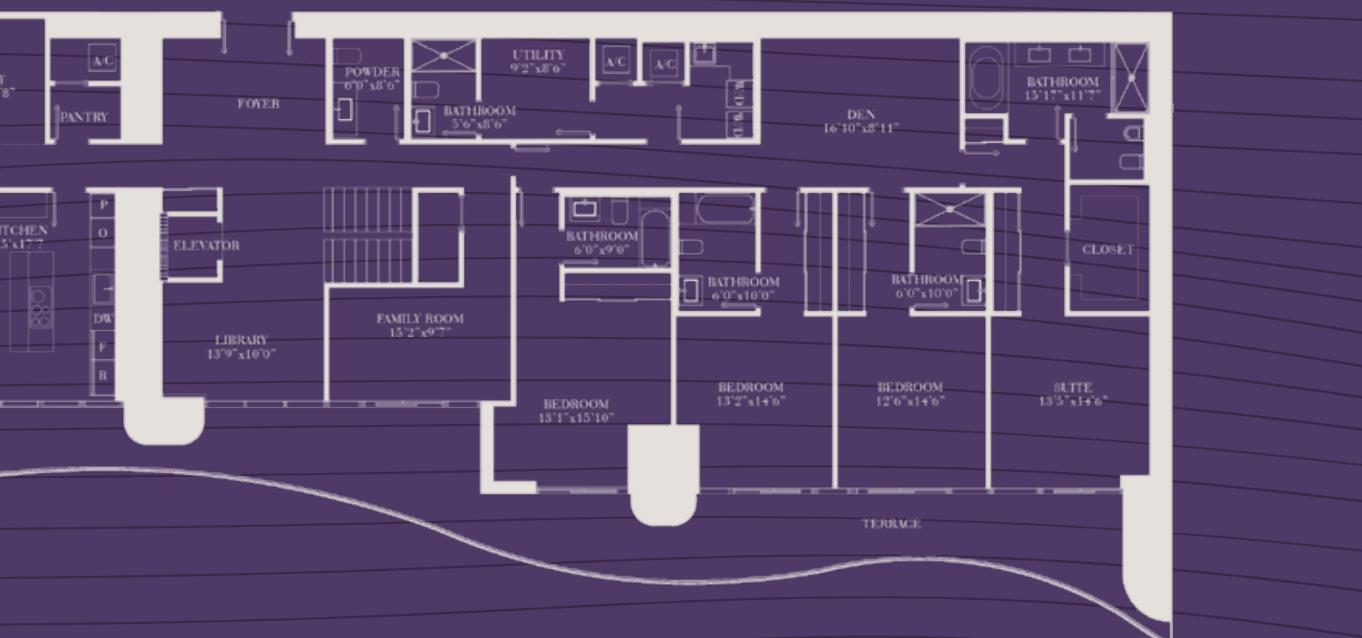
The Upper Penthouses have unique character and spectacular presence, both for their position and the shape of their spaces. The design showcases these strengths and builds upon them with high quality bespoke solutions tailored to the specific needs and requirements of each resident. The study of details, the uniqueness of finishes and the personal customization of each element, infused with the Made in Italy tradition, gives these residences life and style that only Brickell Flatiron can provide.

The comfort and luxury to live in a beautiful space that is unique to you, and allows you to experience the city all at once, is the ultimate statement of exclusivity.

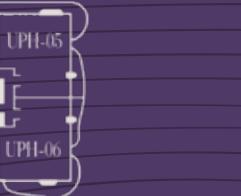
## The Spaces

### UPH01

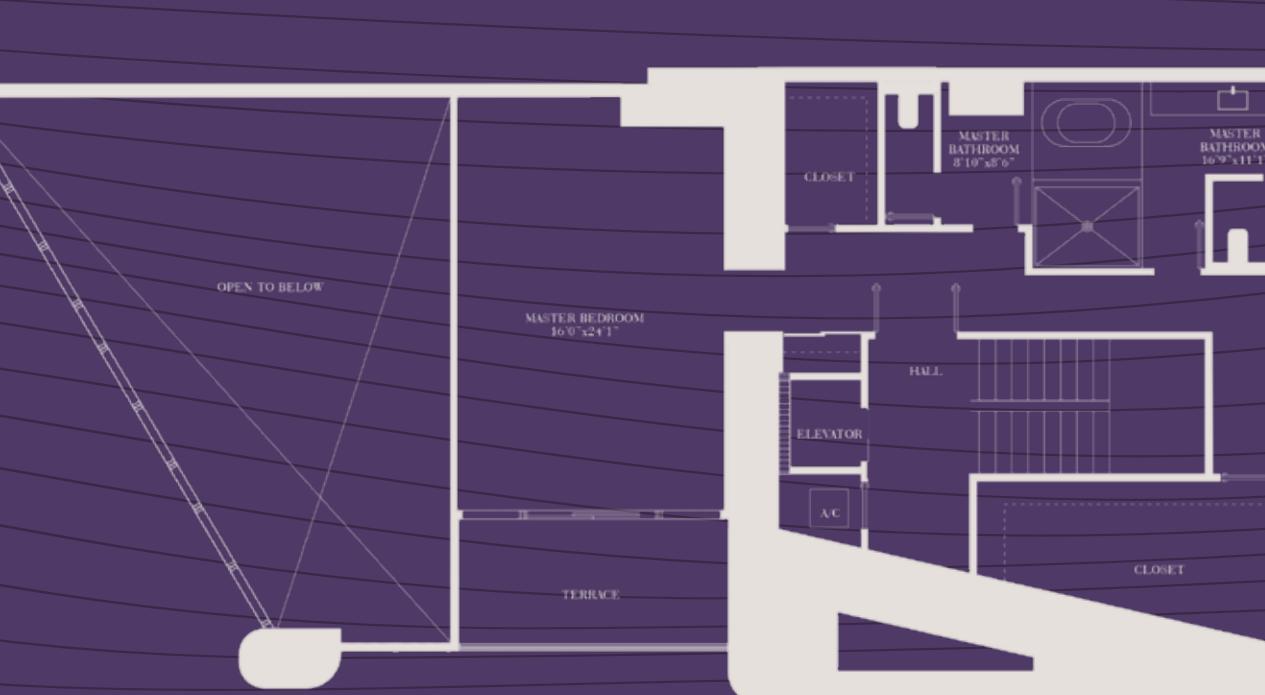
5 Bedroom + Den + Office + Family Room + Library  
6.5 Bathrooms



Lower Level  
Interior: 4,328 Sf / 402 m<sup>2</sup>  
Terrace: 956 Sf / 89 m<sup>2</sup>



Pool Deck / Private Roof Level  
Interior: 634 Sf / 59 m<sup>2</sup>  
Terrace: 1418 Sf / 132 m<sup>2</sup>  
Private Pool: 224 Sf / 21 m<sup>2</sup>

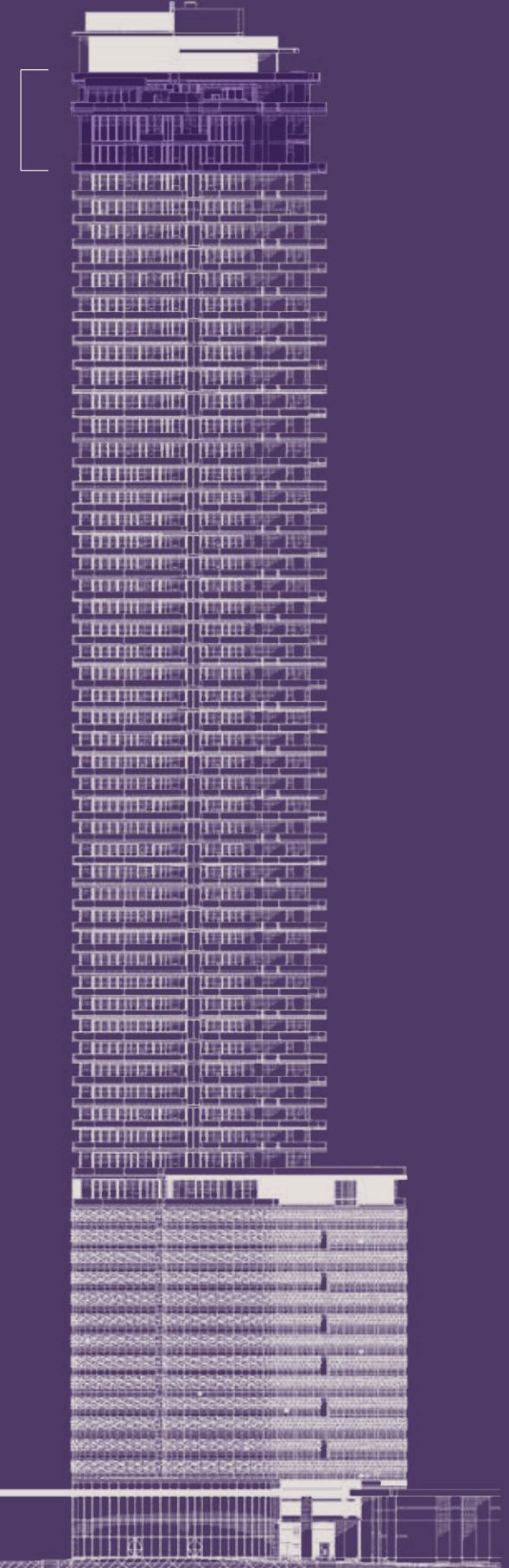


Upper Level  
Interior: 1,525 Sf / 142 m<sup>2</sup>  
Terrace: 125 Sf / 11 m<sup>2</sup>

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# *A Place Above It All*

Levels 62-64



6 Upper Penthouses  
Breathtaking Views  
Swooping Terraces in Every Unit  
6 Grand Units Per Level

UPH-01 – 5 + Den + Office + Family Room

6.5 / 6,487 sqft / Terrace 2,499 sqft

UPH-02 – 4 + Den + Office / 5.5 / 5,203 sqft / Terrace 2,616 sqft

UPH-03 – 2 / 2.5 / 1,368 sqft / Terrace 288 sqft

UPH-04 – 4 + Den / 4.5 / 2,726 sqft / Terrace 518 sqft

UPH-05 – 5 + Den / 5.5 / 3,613 sqft / Terrace 601 sqft

UPH-06 – 5 / 5.5 / 4,636 sqft / Terrace 812 sqft

# Living Area



A spacious living area crafted with premium materials, superior finishes, and unparalleled views; providing an experience above it all.

Exclusive two & three story spaces  
Breathtaking views of Miami & Biscayne Bay  
Grand areas capitalize on incredible views  
Vast 20' ceilings  
Custom Italian-made materials





# Kitchen



An expansive open configuration with elegant lines. Custom designed cabinetry and fully integrated appliances fuse functionality and sophistication.

Hand selected Italian materials and accents  
Top-of-the-line Miele appliances  
Custom designed motorized cabinetry by Snaidero  
Fully integrated refrigerator & freezer

# Bedroom



Carefully crafted spaces are combined with rich materials of the highest quality to create a remarkably inviting experience.

Grand master oasis  
Generous bedrooms  
Intelligent, well-crafted layouts  
Floor to ceiling windows  
Exquisite materials and accents

# Bathroom



Generous ensuite marble bathrooms offering residents an everyday spa-like experience through custom design features & elegant materials.

Double master bathroom  
Custom Milldue suspended cabinetry  
Italian marble flooring & finishes  
Bespoke undermount tub  
Ceramic wall-hung bidet

“The Brickell Flatiron  
Penthouse Collection will  
embody the elegance and  
sophistication of Italian  
design. We are sparing no  
detail nor expense to ensure  
we deliver a memorable  
product that will withstand  
the test of time.”

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