

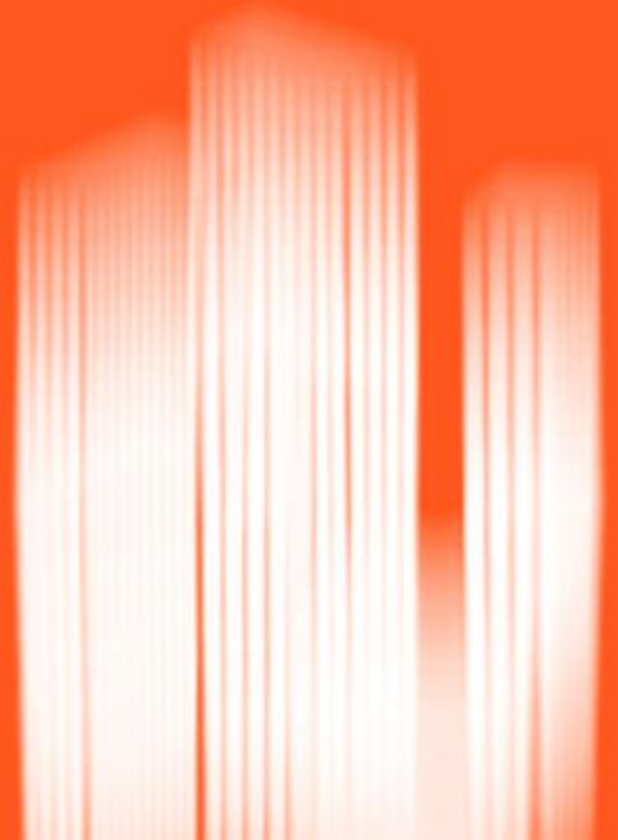
# **iconbrickell**

**Inspired by Yoo by Philippe Starck**

**An icon is coming  
to the heart of Miami.**



# three towers

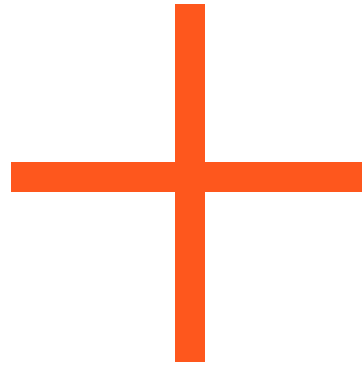


# two mavericks



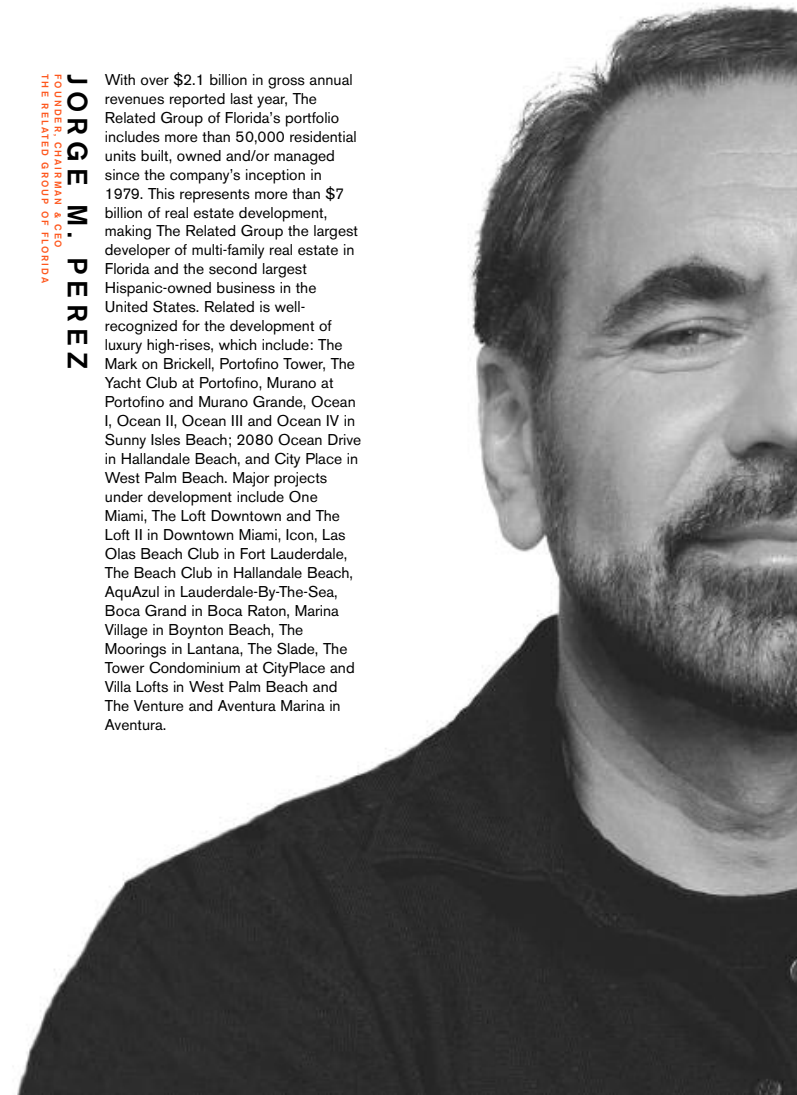
DESIGNER  
1969  
**PHILIPPE STARCK**

Starck recalls spending his childhood underneath his father's drawing boards, hours spent sawing, cutting, gluing, sanding, dismantling bikes, motor cycles and other objects. Endless hours, a whole lifetime spent taking apart and putting back together whatever comes to hand, remaking the world around him. Several years and several prototypes later, the Italians have made him responsible for our furniture, President Mitterand asked him to change life at the Elysées Palace, the Café Costes has become Le Café, he has turned the Royalton and Paramount in New York into the new classics of the hotel world and scattered Japan with architectural tours de force that have made him the leading exponent of expressionist architecture. Crazy, warm, yet terribly lucid, he draws without respite, out of necessity, driven by a sense of urgency, for himself and for others. He touches us through his work, which is fine and intelligent indeed, but most of all touches us because he puts his heart into that work, creating objects that are good even before they are beautiful.



FOUNDER, CHAIRMAN & CEO  
1979  
**JORGE M. PEREZ**  
THE RELATED GROUP OF FLORIDA

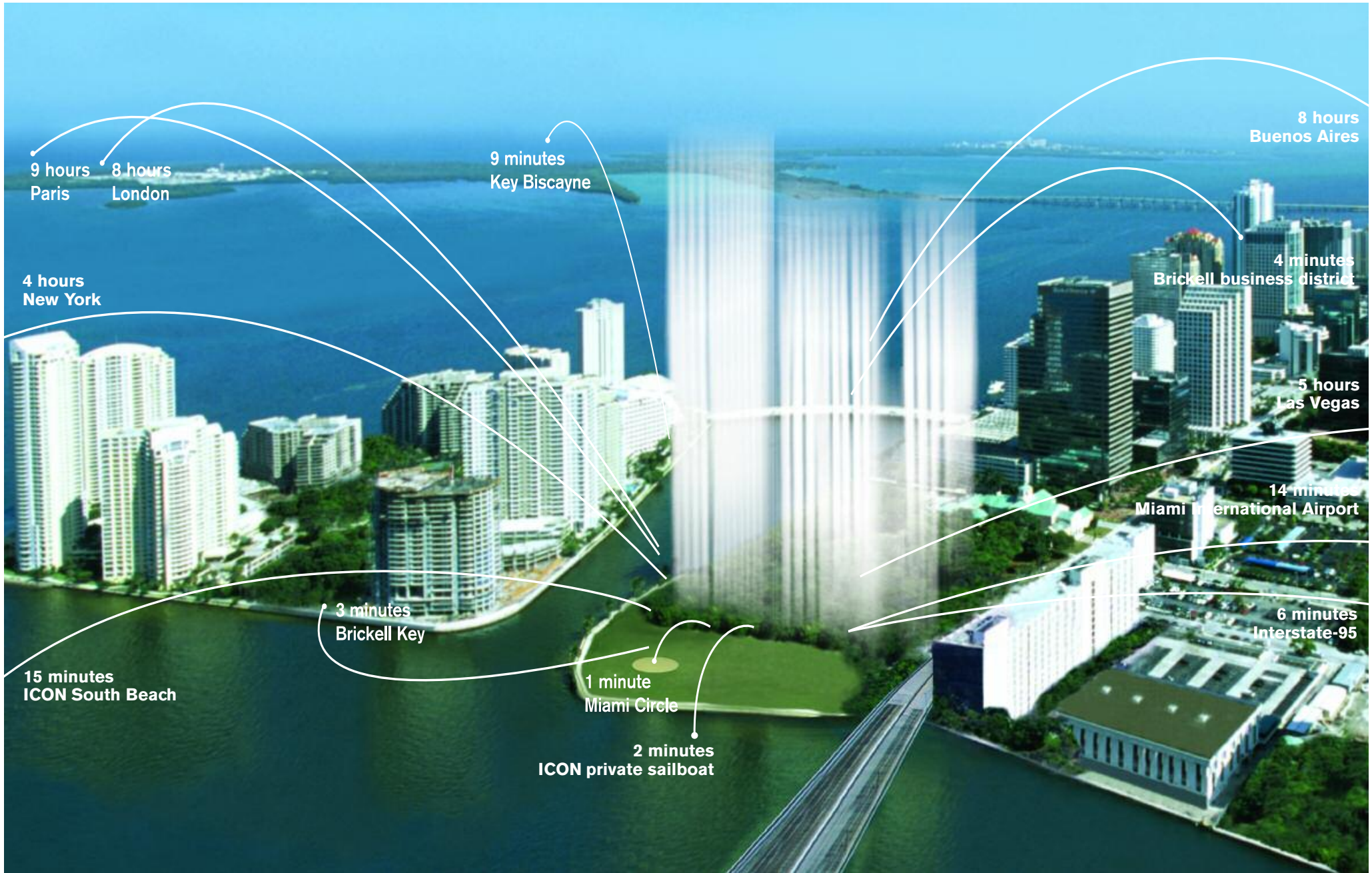
With over \$2.1 billion in gross annual revenues reported last year, The Related Group of Florida's portfolio includes more than 50,000 residential units built, owned and/or managed since the company's inception in 1979. This represents more than \$7 billion of real estate development, making The Related Group the largest developer of multi-family real estate in Florida and the second largest Hispanic-owned business in the United States. Related is well-recognized for the development of luxury high-rises, which include: The Mark on Brickell, Portofino Tower, The Yacht Club at Portofino, Murano at Portofino and Murano Grande, Ocean I, Ocean II, Ocean III and Ocean IV in Sunny Isles Beach; 2080 Ocean Drive in Hallandale Beach, and City Place in West Palm Beach. Major projects under development include One Miami, The Loft Downtown and The Loft II in Downtown Miami, Icon, Las Olas Beach Club in Fort Lauderdale, The Beach Club in Hallandale Beach, AquAzul in Lauderdale-By-The-Sea, Boca Grand in Boca Raton, Marina Village in Boynton Beach, The Moorings in Lantana, The Slade, The Tower Condominium at CityPlace and Villa Lofts in West Palm Beach and The Venture and Aventura Marina in Aventura.



# **one icon**

**ICON Brickell, grand in scope as well as concept, will inhabit a ten-acre enclave (including parks) located on the glittering edge of Biscayne Bay... an island ambiance within the city, a luxurious urban retreat with seemingly endless waterfront.**





9 hours  
Paris

8 hours  
London

4 hours  
New York

9 minutes  
Key Biscayne

3 minutes  
Brickell Key

15 minutes  
ICON South Beach

1 minute  
Miami Circle

2 minutes  
ICON private sailboat

8 hours  
Buenos Aires

4 minutes  
Brickell business district

5 hours  
Las Vegas

14 minutes  
Miami International Airport

6 minutes  
Interstate-95





**iconbrickell**  
Inspired by Yoo by Philippe Starck

## The ultimate address

Brickell Avenue's  
last great  
waterfront address







**iconbrickell**  
Inspired by Yoo by Philippe Starck

## The ultimate address

The interior design for the common areas of the project is inspired by Yoo by Philippe Starck.

From the moment you arrive, statues modeled after the Moai figures of Easter Island embrace your journey into Starck's world of style, sophistication, urban living and privacy.

More than 100 feet above Biscayne Bay, your two-acre, outdoor sanctuary offers several areas to relax and hide away.

A 300-foot-long pool lined with stately trees and cool grass provides a unique area to stroll and unwind. A secluded deck surrounding a cooling pool offers the perfect place to sunbathe.

A private café with an outdoor fireplace and quiet cabanas creates a retreat with views of the downtown Miami skyline.







**iconbrickell**  
Inspired by Yoo by Philippe Starck

## The ultimate address

ICON Brickell is surrounded by parks, Biscayne Bay and Brickell Avenue... more than one thousand feet of waterfront (parks included)

Residents can enjoy two bayside full-service restaurants and a Brickell Avenue Coffee Bar.







## Amenities of an Icon

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1.800.207.8648

### Your Building includes:

- Unique, ultra contemporary architectural design
- Common areas inspired and designed by Yoo by Philippe Starck
- A site surrounded by two parks, Biscayne Bay and Brickell Avenue
- A ten-acre enclave and approximately 1,000 feet of water frontage (including the parks) to stroll, jog or find a shady spot and spread a blanket to escape
- A convenient boat dock in Biscayne Bay for residents and visitors to moor their boat for a few moments or a few hours
- A spectacular, 2-story entrance and valet drop-off created by Yoo by Philippe Starck that will feature columns modeled after Moai Statues of Easter Island
- A multi-story lobby designed by Yoo by Philippe Starck to greet your arrival
- Two full-service, bayside restaurants and a Brickell Avenue coffee bar with WiFi access
- A spa and fitness center with amenities normally associated with a 5-star resort spa
- Smart building technology with a screen panel in all residences and wireless technology on the sky terrace and other common areas
- Multi-level covered parking
- Full-time concierge staff offering a full range of services including house keeping, laundry and dry cleaning, 24-hour valet service, mail and package receiving deck and more

### Your Park Terrace and Pool Deck include:

- A two acre, lushly landscaped, outdoor living room and sanctuary more than 100 feet above Biscayne Bay designed by Yoo by Philippe Starck
- Row after row of stately trees, grass and lounge chairs that flank a spectacular 300-foot-long swimming pool that is divided into a wading pool – where tables and chairs may sit in the water, a thermal hot tub, and an Olympic length lap and recreation pool overlooking Biscayne Bay
- An outdoor fire place overlooking downtown Miami to take the chill off on a January night while you play floor chess
- An indoor/outdoor private café for casual dining or a pool-side drink
- A sun deck with adjacent cooling pool

### Your Spa and Fitness Center include:

- Juice bar
- Finest free weights
- Selectorized weight equipment
- State-of-the-art cardio equipment/cardio theater
- Aerobic studio and treatment rooms
- His-and-hers lounges and relaxation area
- Jacuzzi/cold plunge
- Eucalyptus steam room/redwood saunas

### Your Residence includes:

- Breathtaking views of Biscayne Bay, downtown Miami, Key Biscayne and South Beach
- Several spectacular urban designed floor plans
- Elegant smooth ceilings rising to nine feet
- Floor-to-ceiling laminated windows with energy efficient, tinted glass
- Oversized terraces with glass railing accessible from bedrooms and living room (see your individual floor plan)
- High-efficiency central air conditioning and heating unit
- Sprinkler fire protection system
- State-of-the-art telecommunications wiring including high-speed cabling to all television outlets and "home run" configured CAT5 cable for telephone and data communication

### Your Kitchen includes:

- Two selections of Italian cabinets by Dellacasa
- Gracious limestone or granite kitchen counter tops and backsplash
- 36" Sub-zero refrigerator
- 30" Miele glass cook top
- 30" built-in Miele oven
- Miele 3 cycle dishwasher
- 30" stainless steel microwave
- Double stainless steel sink
- Garbage disposal
- Top-of-the-line stackable washer and dryer

### Your Master Bathroom inspired by Yoo by Philippe Starck includes:

- Elegant French limestone bathroom flooring with the Classic Style or blue St. Tropez limestone bathroom flooring with the Cultural style
- Matching limestone vanity top with porcelain lavatories
- Italian style cabinets by Dellacasa
- Detailed designer faucets
- Yoo by Philippe Starck designed mirrors
- Air Bubble jet system tubs with built-in glass shelves (see your individual floor plan)
- Elongated water closet
- European style bidet with coordinating faucets (see your individual floor plan)
- Walk-in marble shower (see your individual floor plan)



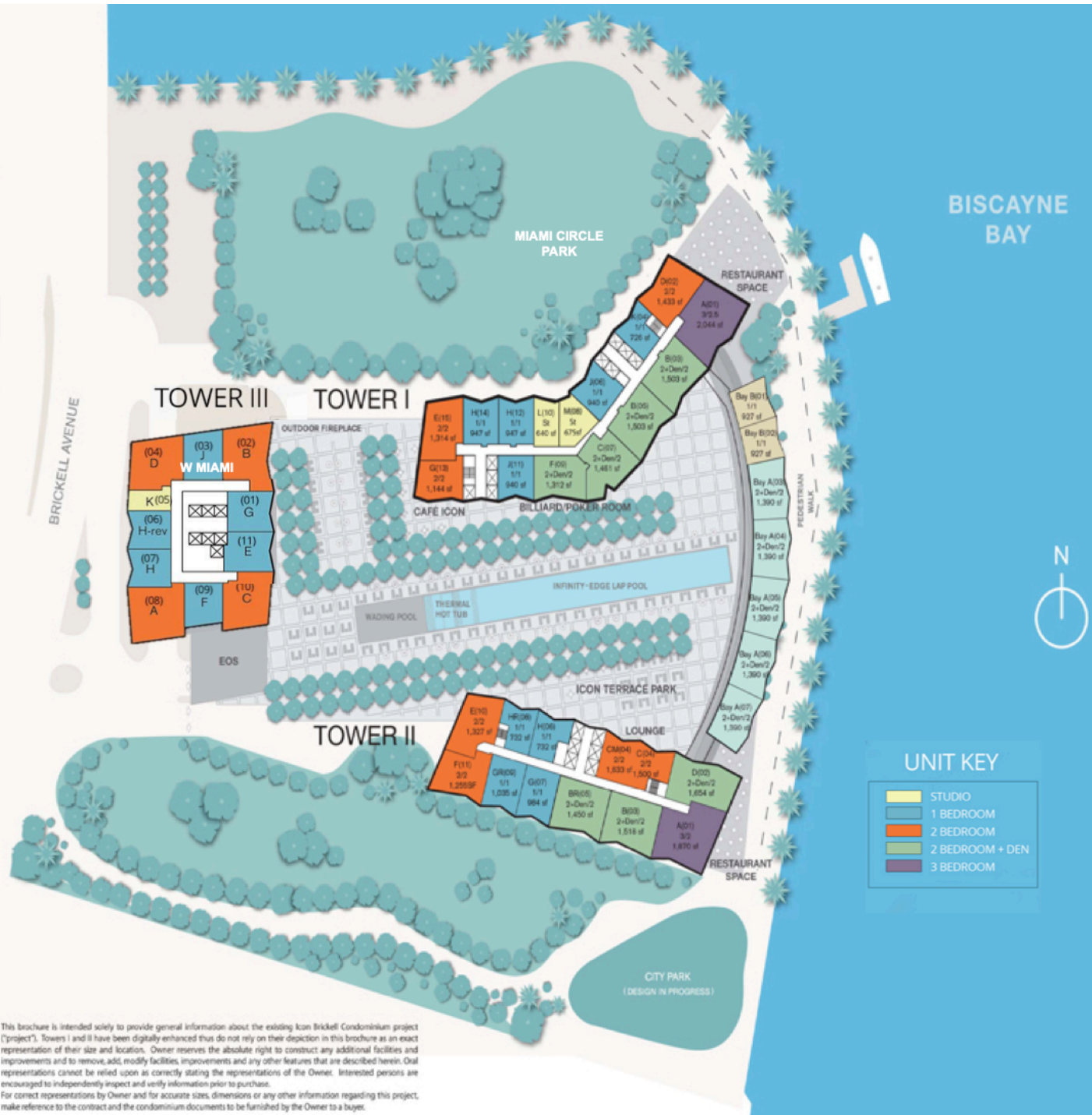
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# Site Plan



Lifestyle Inspired Real Estate



 This brochure is intended solely to provide general information about the existing Icon Brickell Condominium project ("project"). Towers I and II have been digitally enhanced thus do not rely on their depiction in this brochure as an exact representation of their size and location. Owner reserves the absolute right to construct any additional facilities and improvements and to remove, add, modify facilities, improvements and any other features that are described herein. Oral representations cannot be relied upon as correctly stating the representations of the Owner. Interested persons are encouraged to independently inspect and verify information prior to purchase. For correct representations by Owner and for accurate sizes, dimensions or any other information regarding this project, make reference to the contract and the condominium documents to be furnished by the Owner to a buyer.

## North East view



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**East view**



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## West view



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# North West view



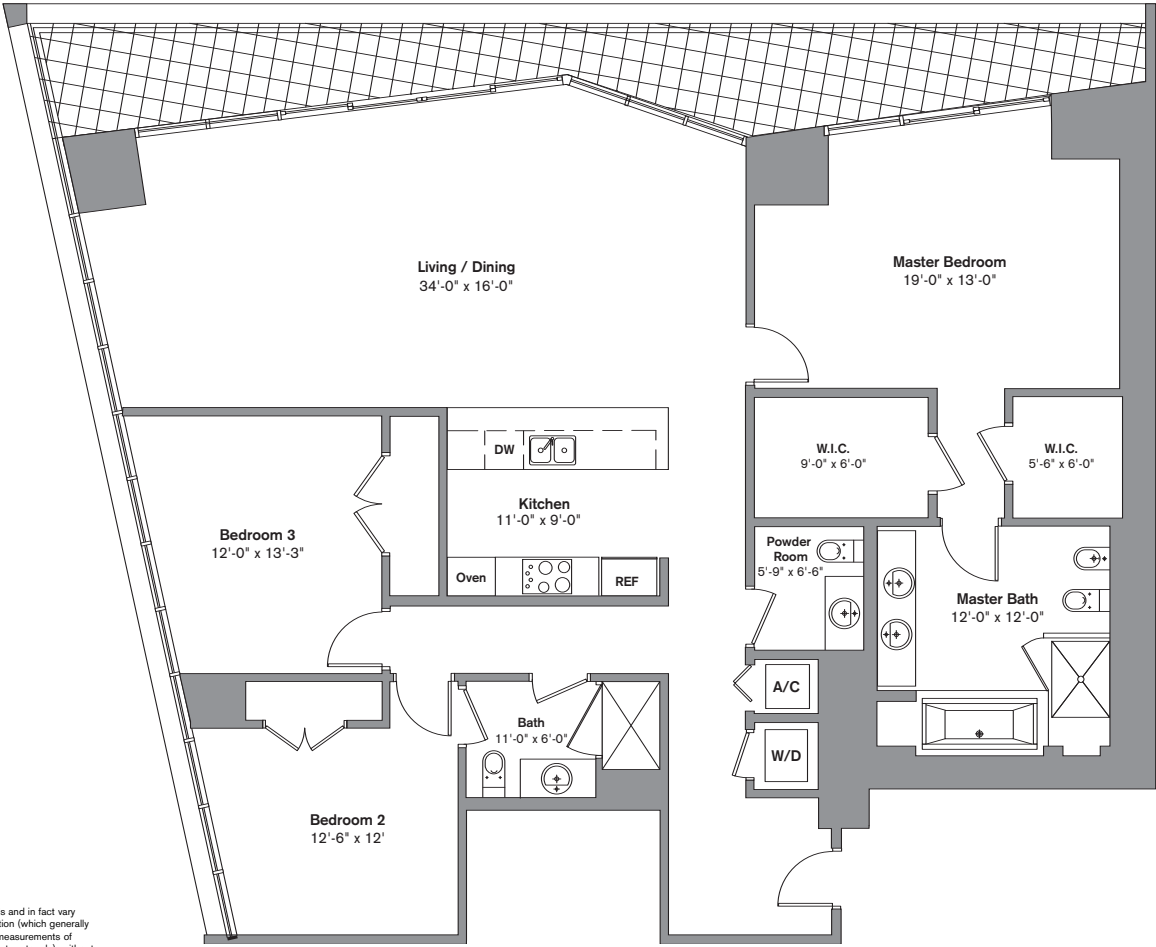
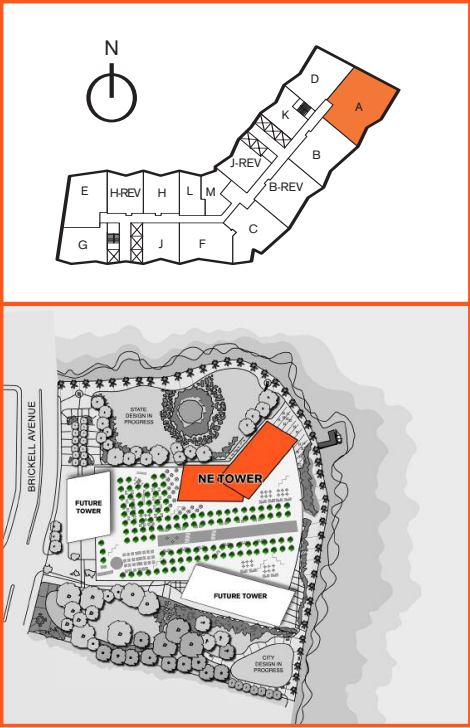
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**3 Bedroom / 2.5 Bath**  
**Area under AC: 2,044 SF**  
**Balcony: 250 SF**  
**Total: 2,299 SF**

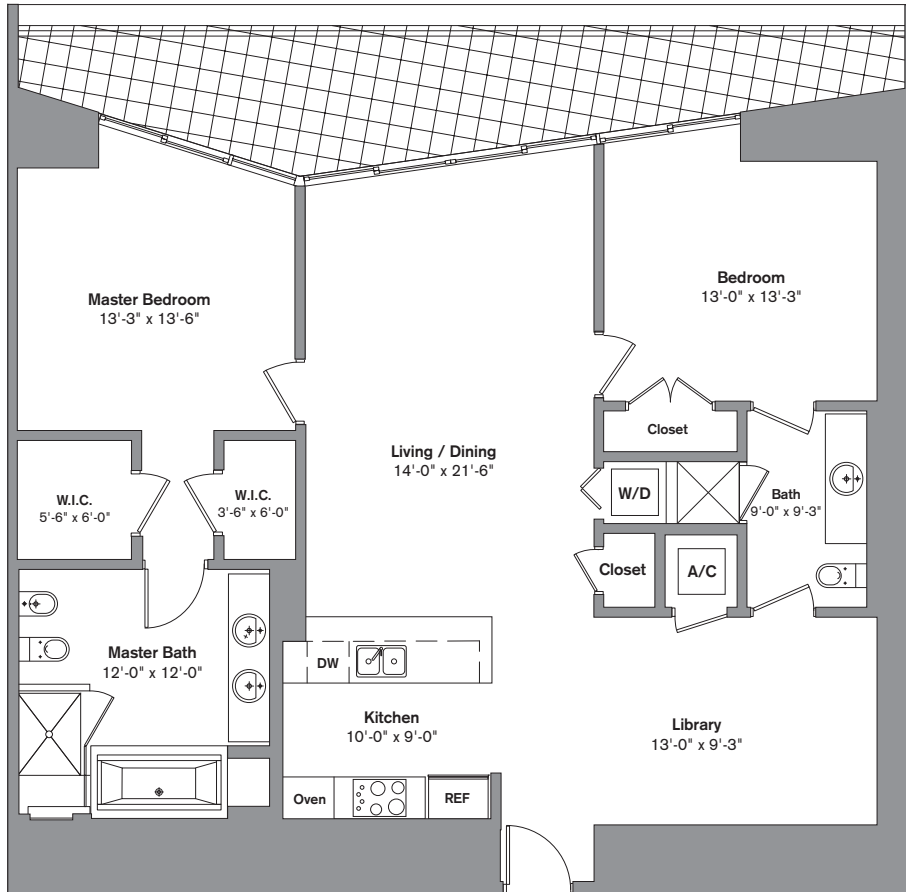
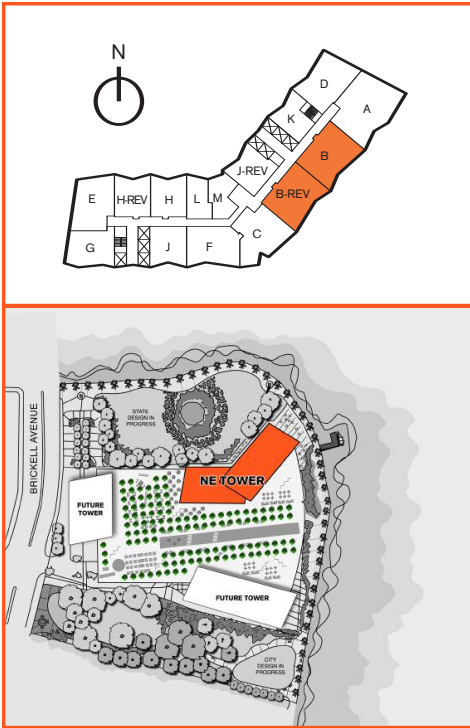


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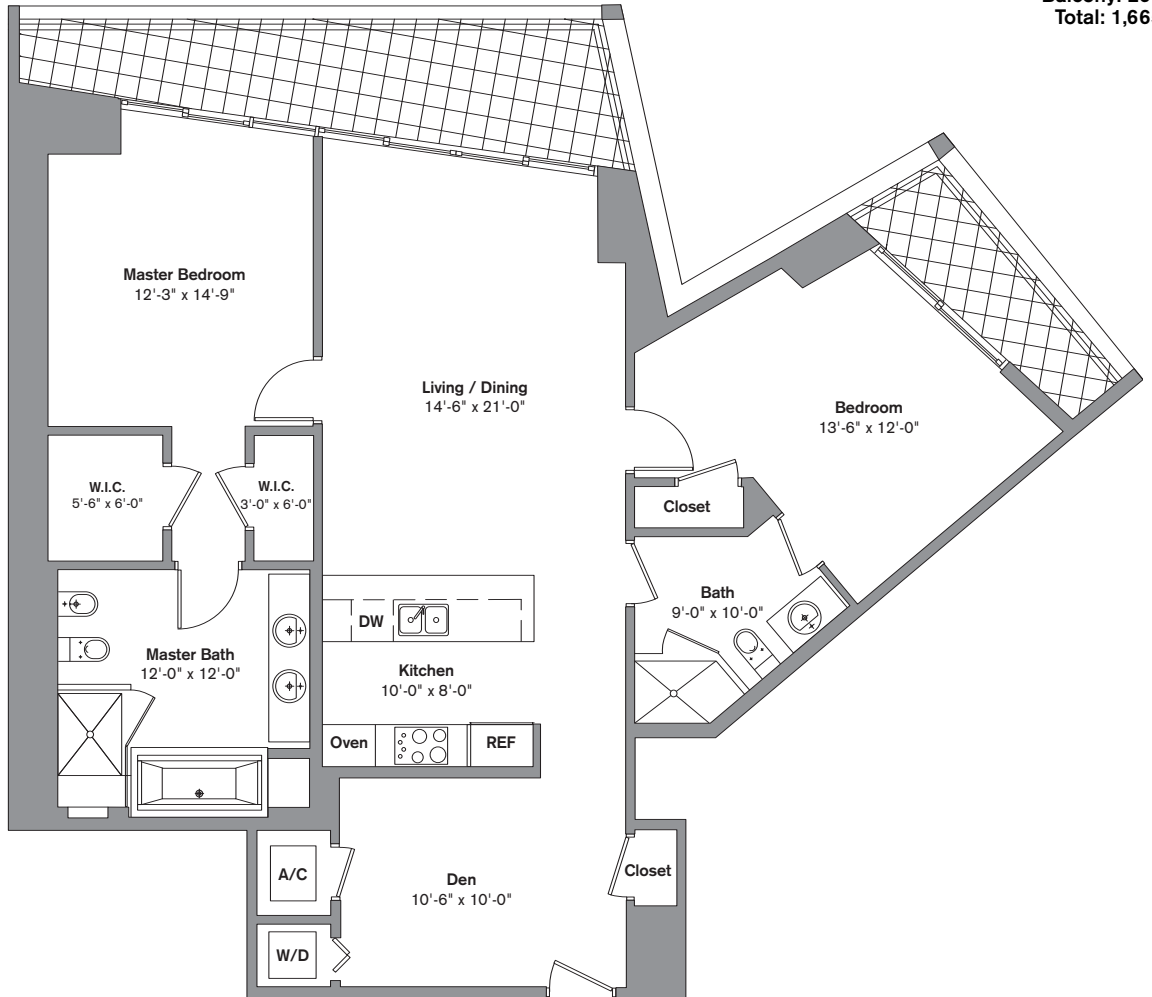
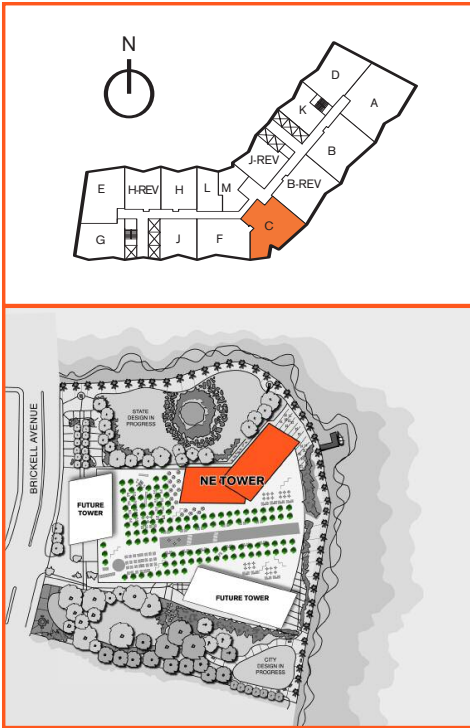
2 Bedroom / 2 Bath / Library  
Area under AC: 1,503 SF  
Balcony: 218 SF  
Total: 1,721 SF



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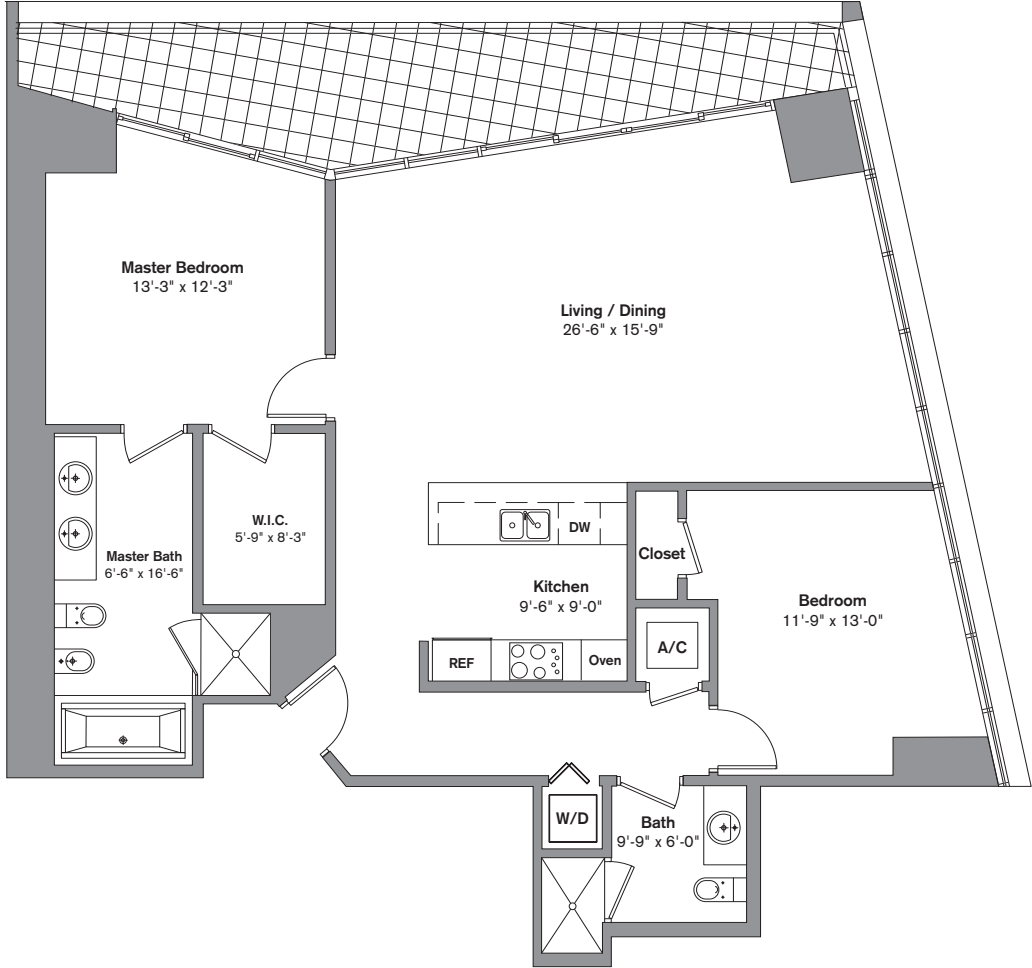
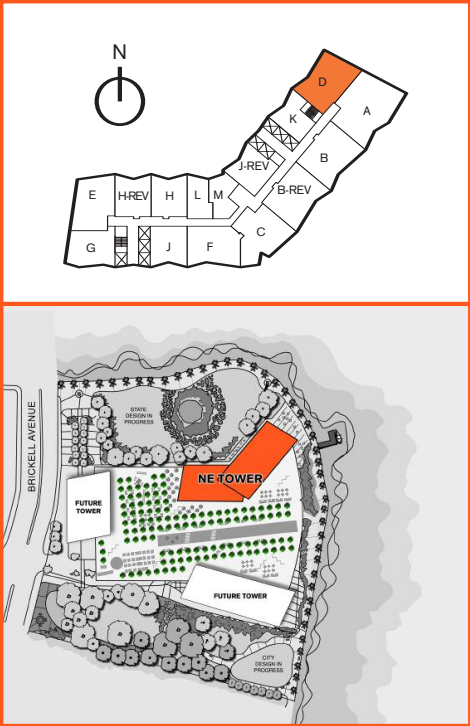
2 Bedroom / 2 Bath / Den  
Area under AC: 1,461 SF  
Balcony: 204 SF  
Total: 1,665 SF



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2 Bedroom / 2 Bath  
Area under AC: 1,433 SF  
Balcony: 201 SF  
Total: 1,634 SF

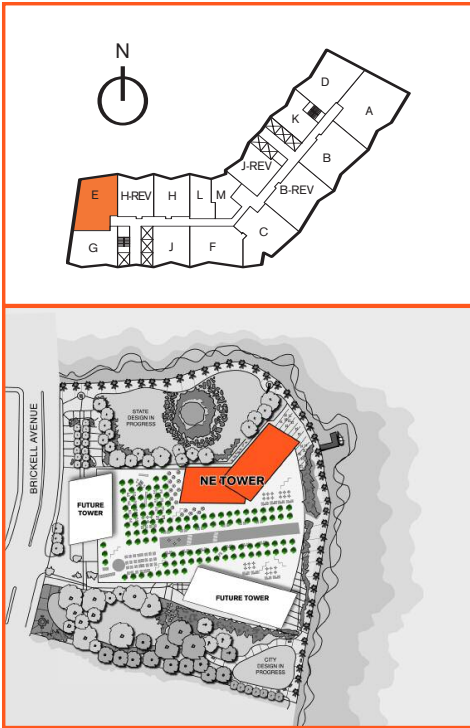


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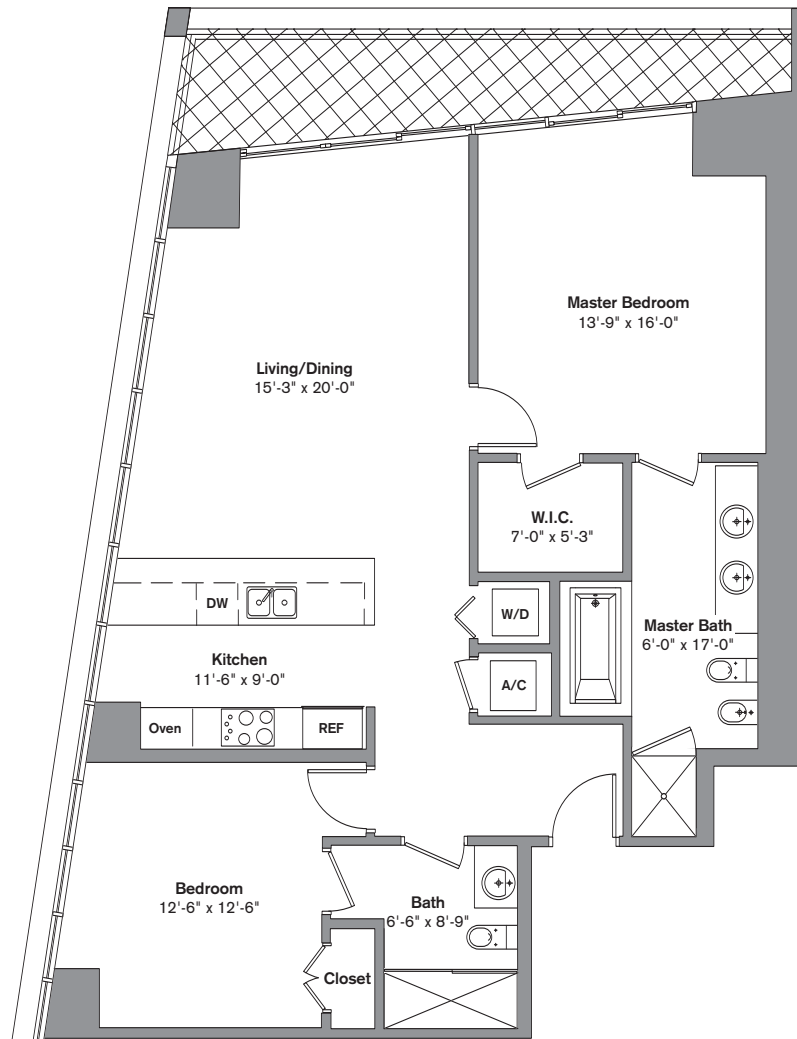


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**2 Bedroom / 2 Bath**  
**Area under AC: 1,314 SF**  
**Balcony: 133 SF**  
**Total: 1,447 SF**



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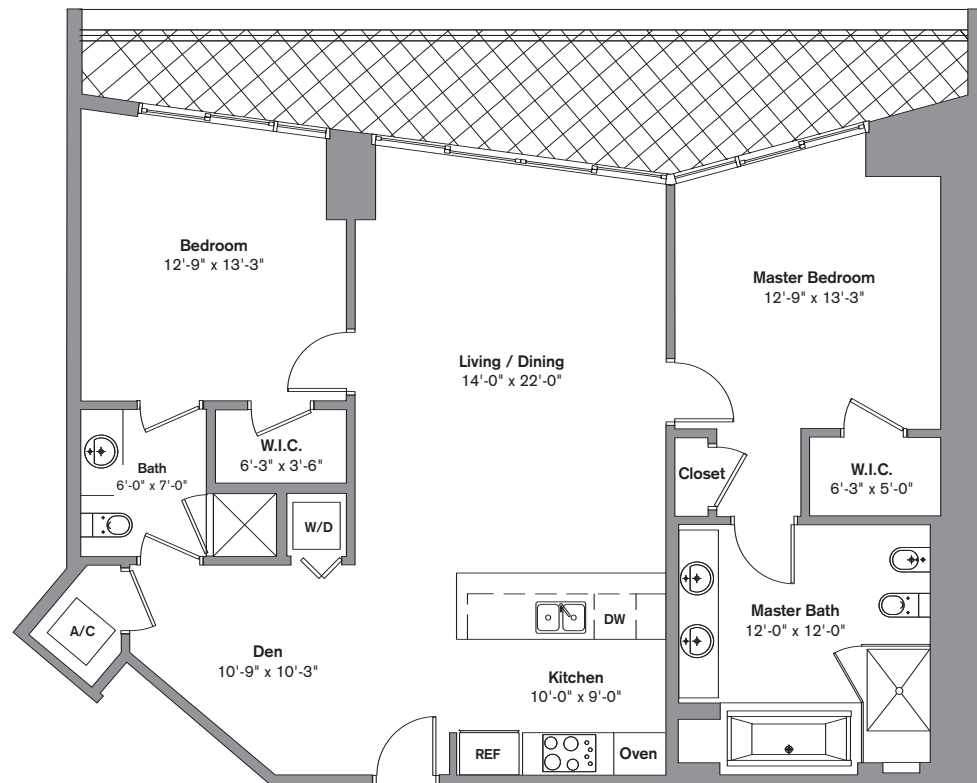
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2 Bedroom / 2 Bath / Den  
Area under AC: 1,312 SF  
Balcony: 213 SF  
Total: 1,525 SF

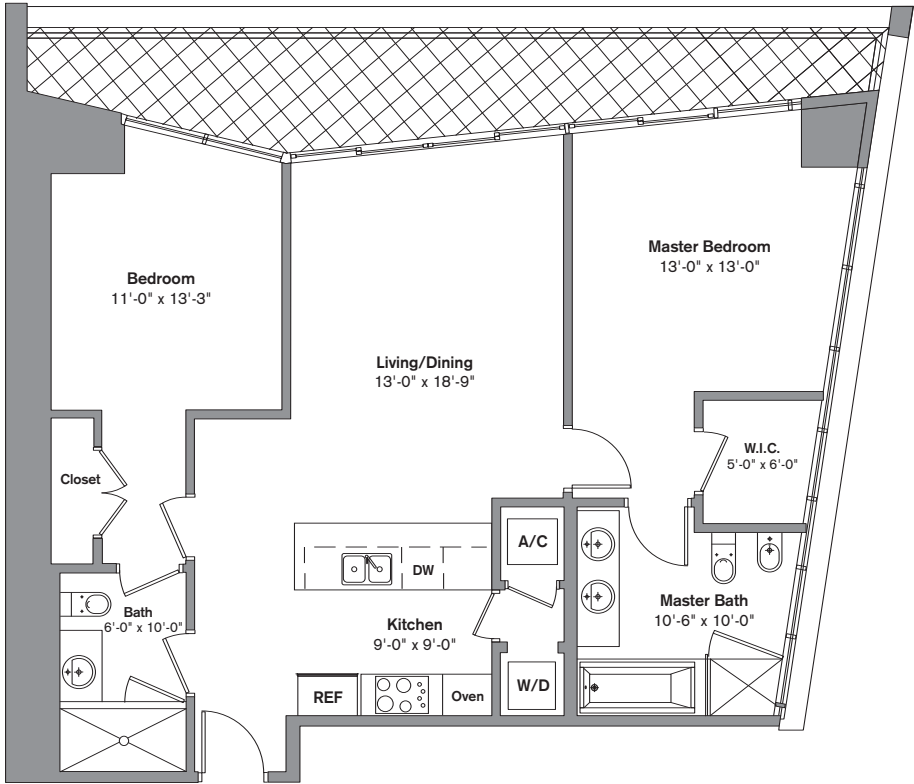
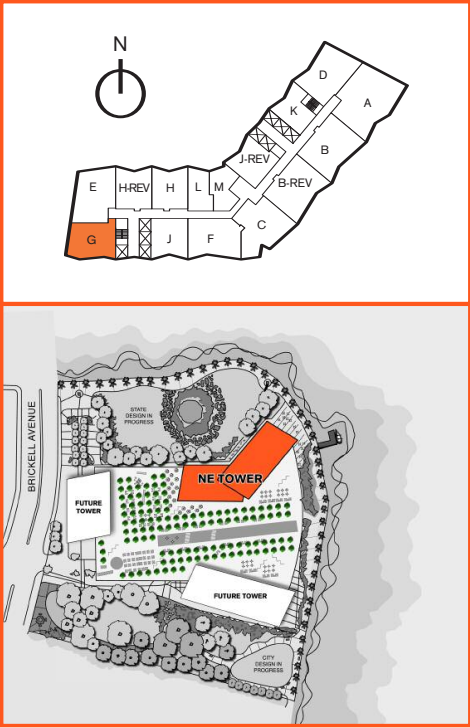


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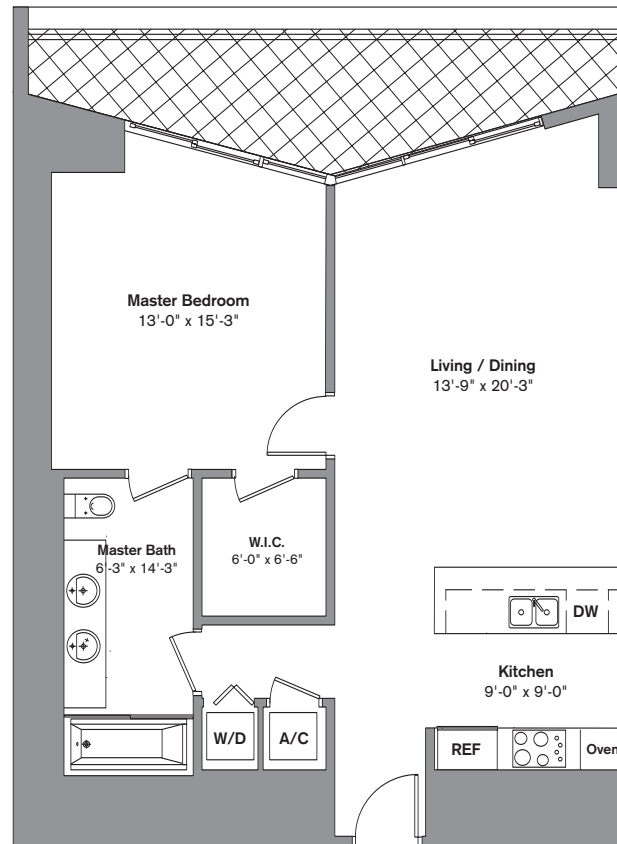
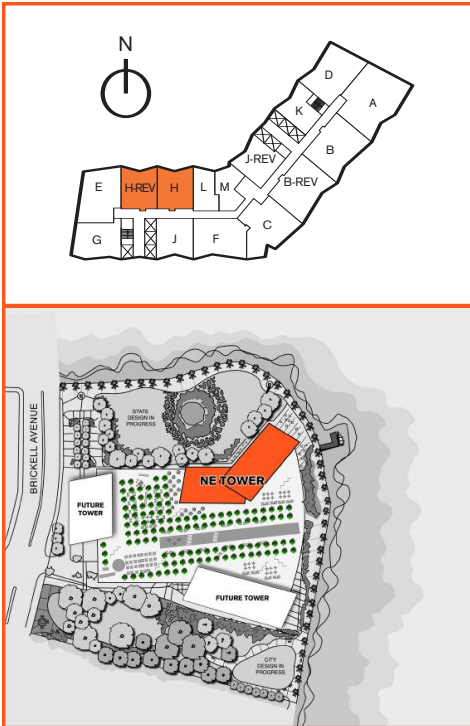
**2 Bedroom / 2 Bath**  
**Area under AC: 1,144 SF**  
**Balcony: 186 SF**  
**Total: 1,330 SF**



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1 Bedroom / 1 Bath  
Area under AC: 947 SF  
Balcony: 144 SF  
Total: 1,091 SF



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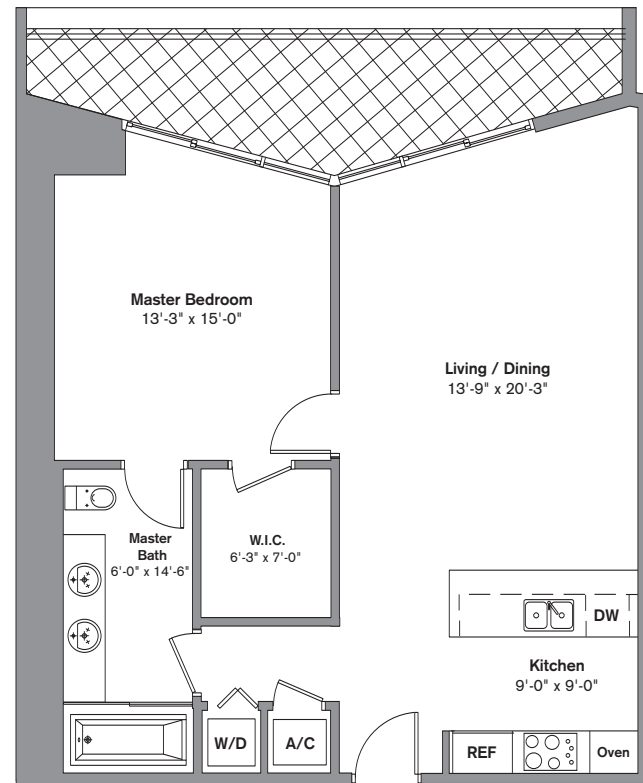


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# iconbrickell Unit J & J-rev

Inspired by Yoo by Philippe Starck

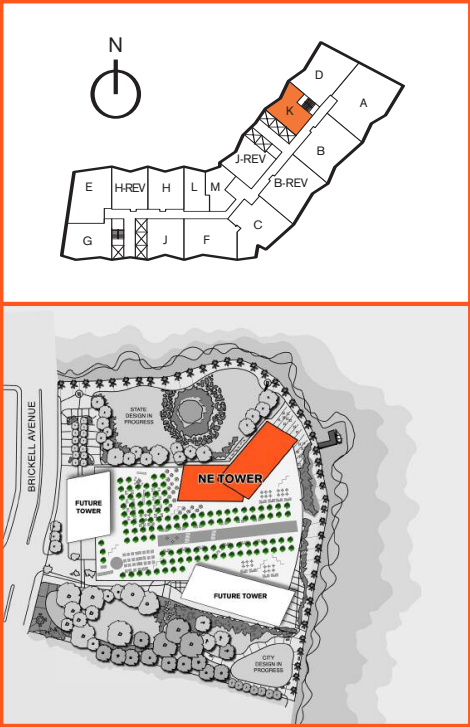
1 Bedroom / 1 Bath  
 Area under AC: 940 SF  
 Balcony: 142 SF  
 Total: 1,082 SF



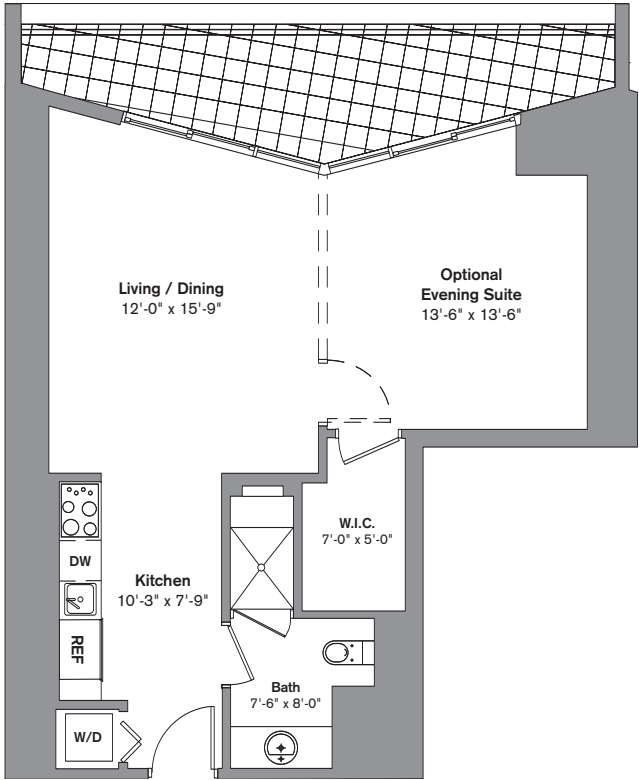
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1 Bedroom / 1 Bath  
Area under AC: 726 SF  
Balcony: 138 SF  
Total: 864 SF

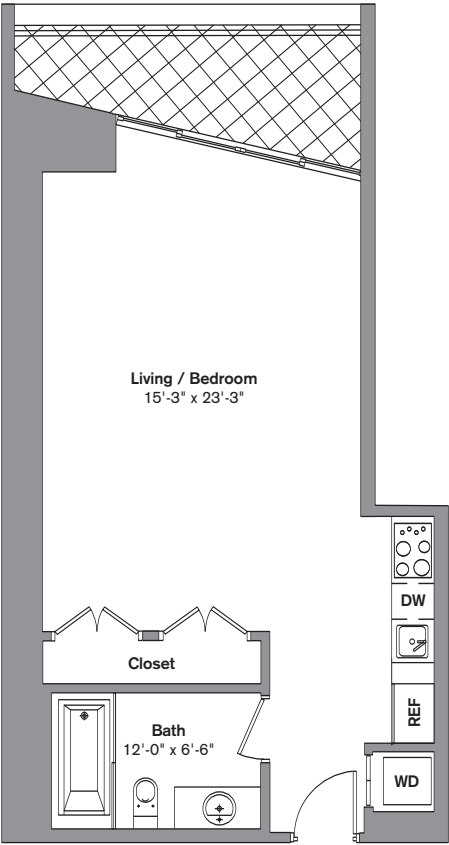
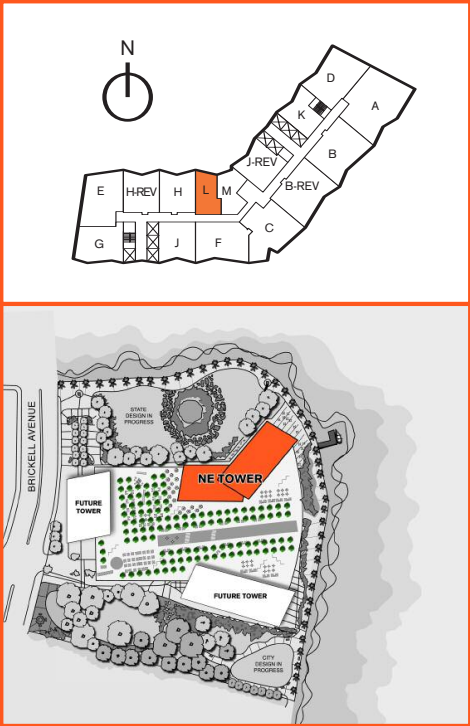


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Studio  
Area under AC: 640 SF  
Balcony: 86 SF  
Total: 726 SF

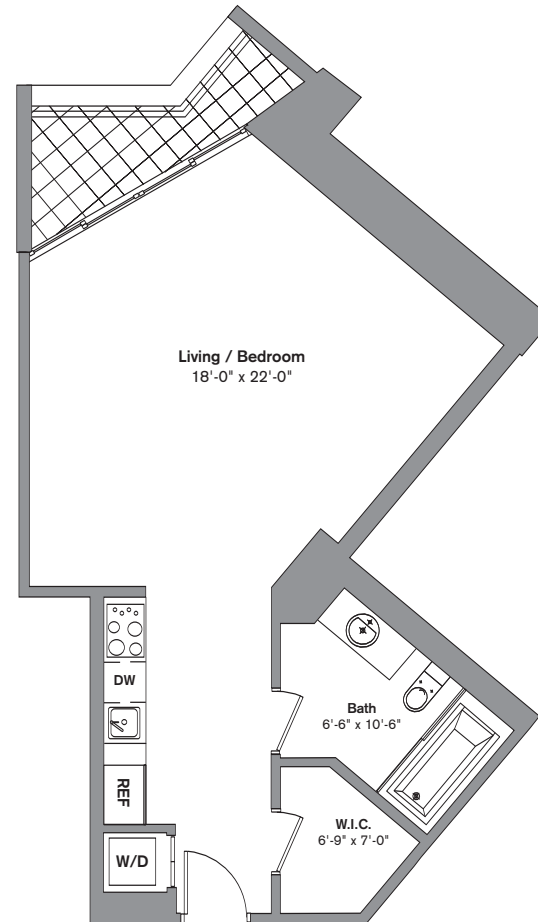
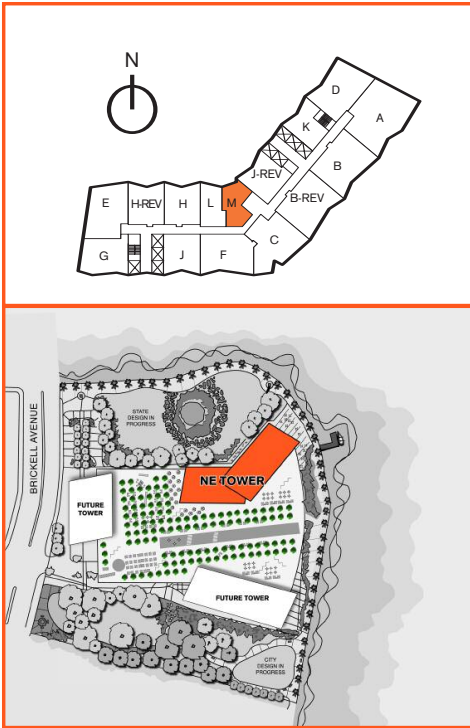


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Studio  
Area under AC: 675 SF  
Balcony: 55 SF  
Total: 730 SF



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# iconbrickell

Inspired by Yoo by Philippe Starck

## tower II floorplans



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**tower II living room**

designed by YOO by Philippe Starck







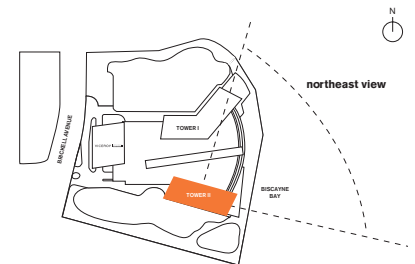
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**classic bathroom**  
designed by YOO by Philippe Starck



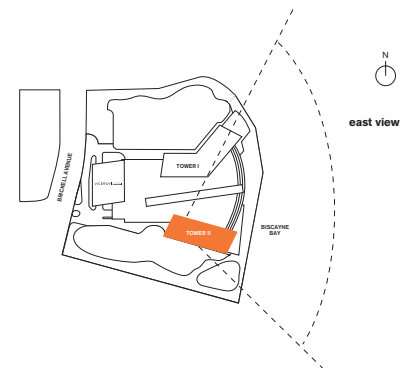
**northeast view**

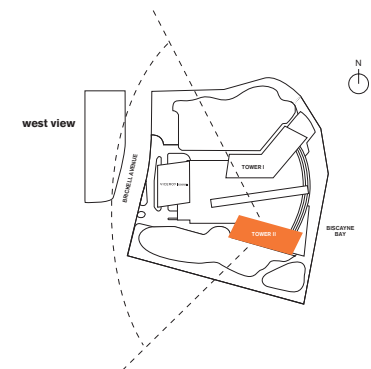




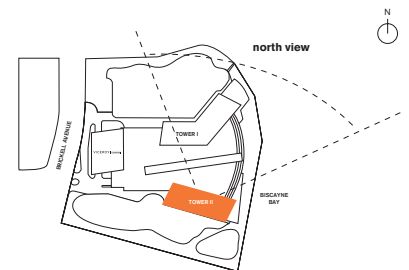


east view





**west view**



north view

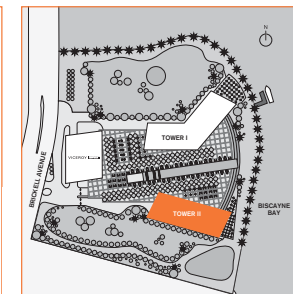
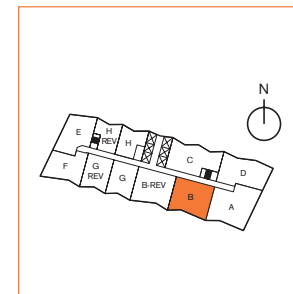
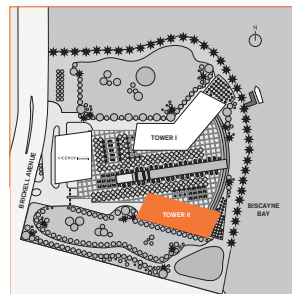
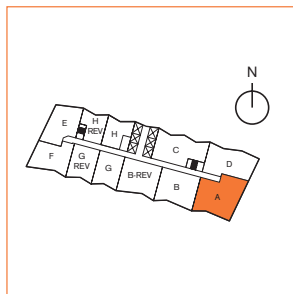
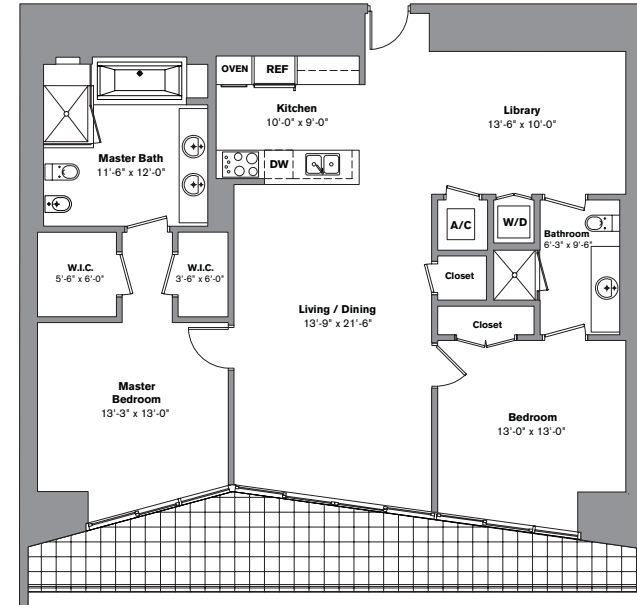
# unit a

**3 Bedroom / 2 Bath**  
**Area under AC: 1,870 SF**  
**Balcony: 210 SF**  
**Total: 2,080 SF**



# unit b

**2 Bedroom / 2 Bath / Library**  
**Area under AC: 1,518 SF**  
**Balcony: 220 SF**  
**Total: 1,738 SF**



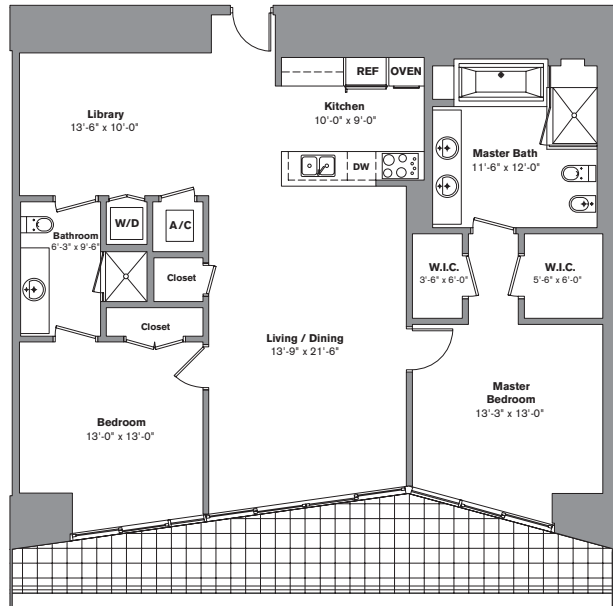
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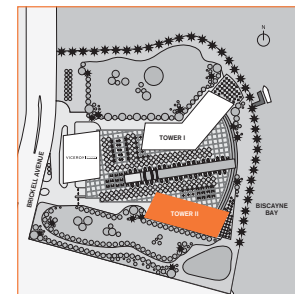
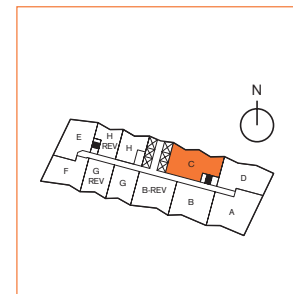
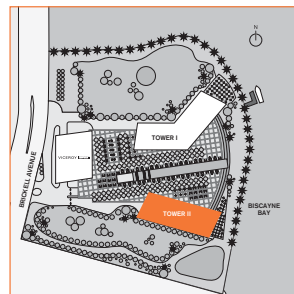
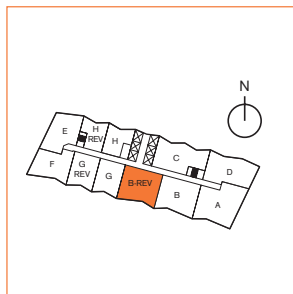
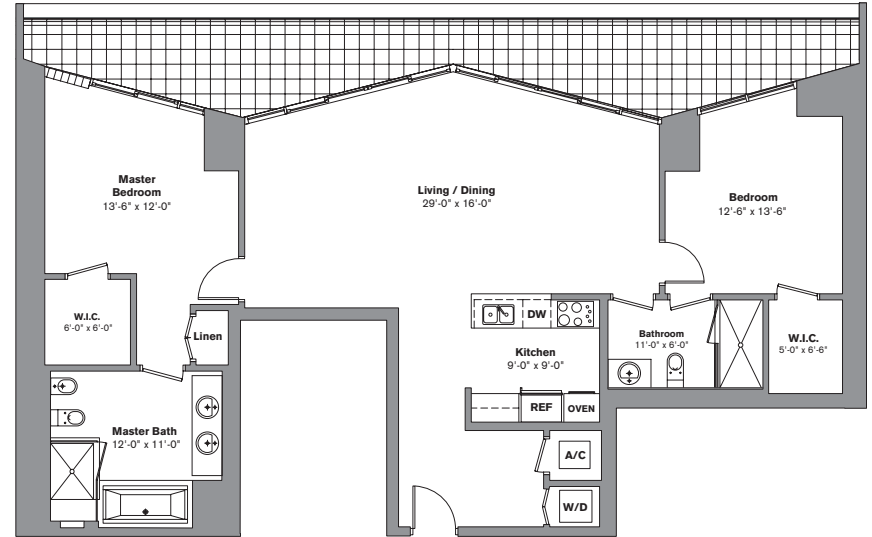
# unit b-rev

**2 Bedroom / 2 Bath / Library**  
**Area under AC: 1,450 SF**  
**Balcony: 215 SF**  
**Total: 1,665 SF**



# unit c

**2 Bedroom / 2 Bath**  
**Area under AC: 1,500 SF**  
**Balcony: 300 SF**  
**Total: 1,800 SF**

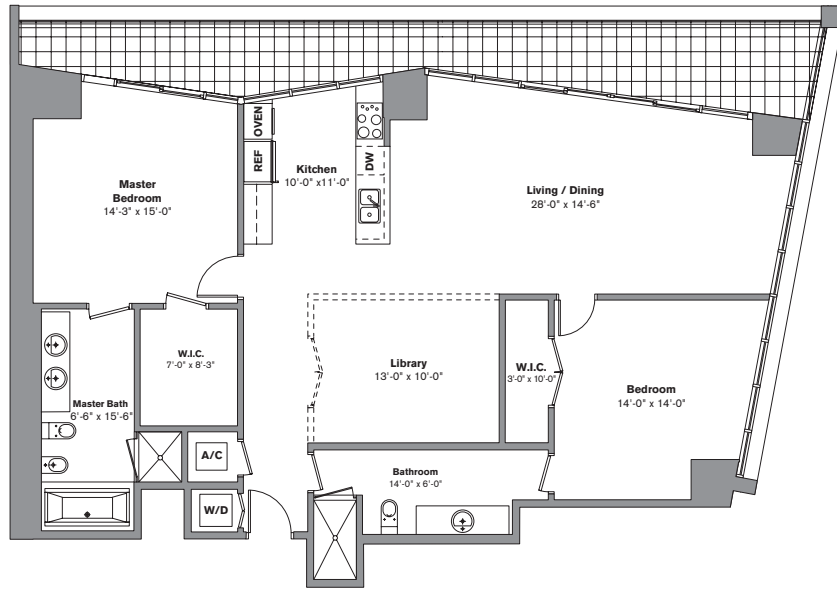


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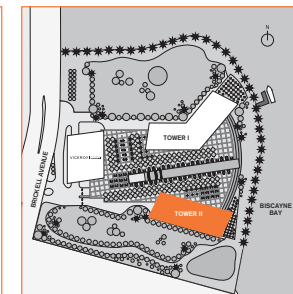
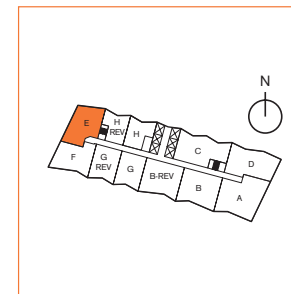
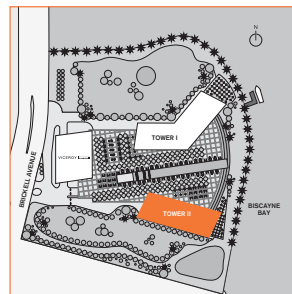
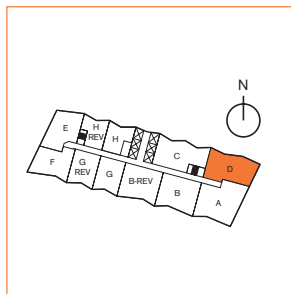
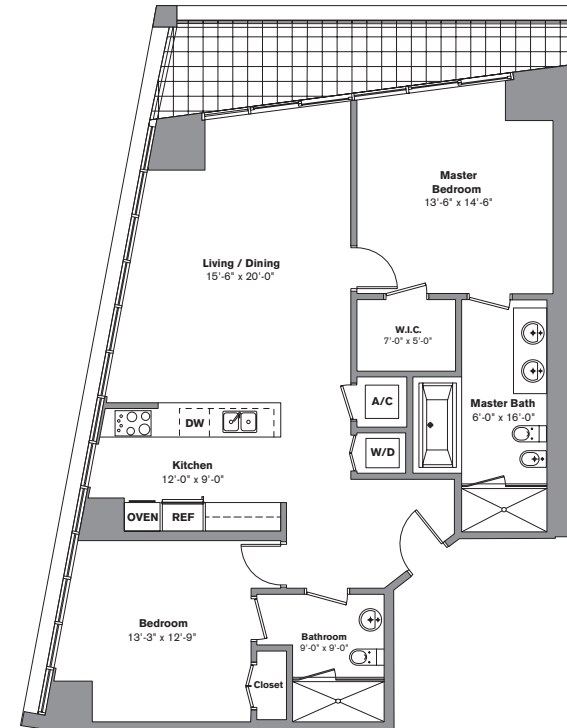
# unit d

**2 Bedroom / 2 Bath / Library**  
**Area under AC: 1,654 SF**  
**Balcony: 268 SF**  
**Total: 1,922 SF**



# unit e

**2 Bedroom / 2 Bath**  
**Area under AC: 1,327 SF**  
**Balcony: 146 SF**  
**Total: 1,473 SF**

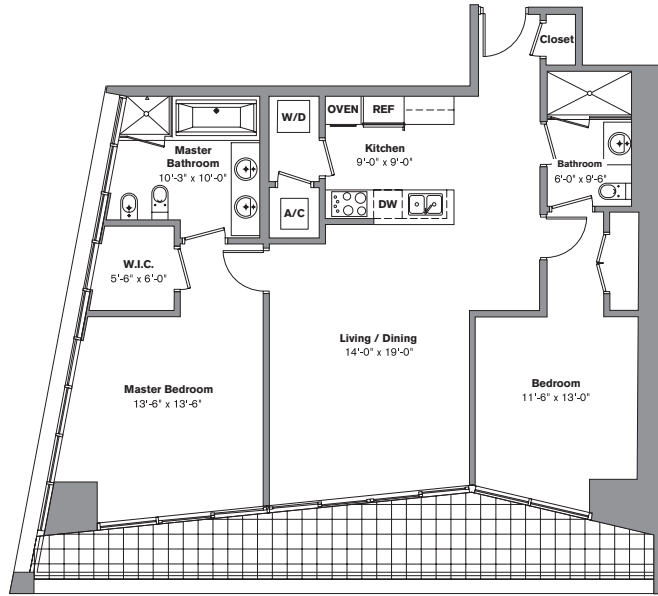


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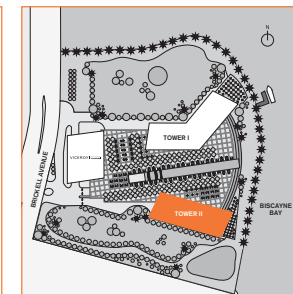
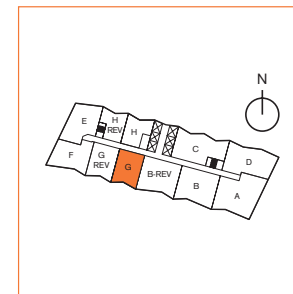
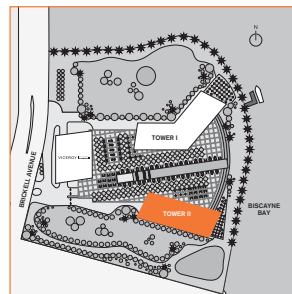
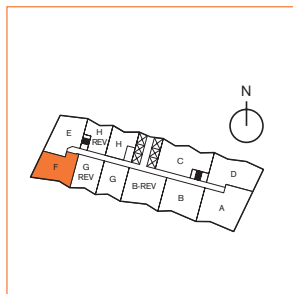
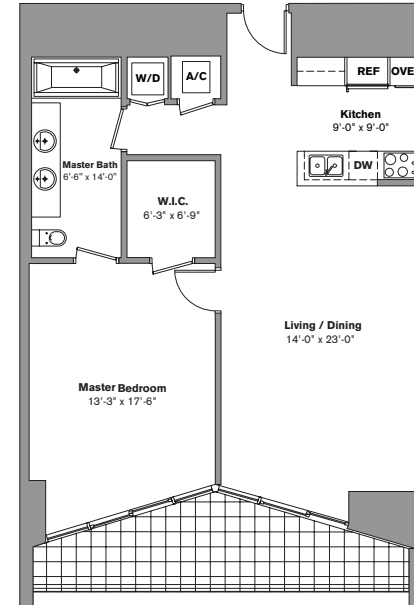
# unit f

**2 Bedroom / 2 Bath**  
**Area under AC: 1,255 SF**  
**Balcony: 200 SF**  
**Total: 1,455 SF**



# unit g

**1 Bedroom / 1 Bath**  
**Area under AC: 984 SF**  
**Balcony: 137 SF**  
**Total: 1,121 SF**

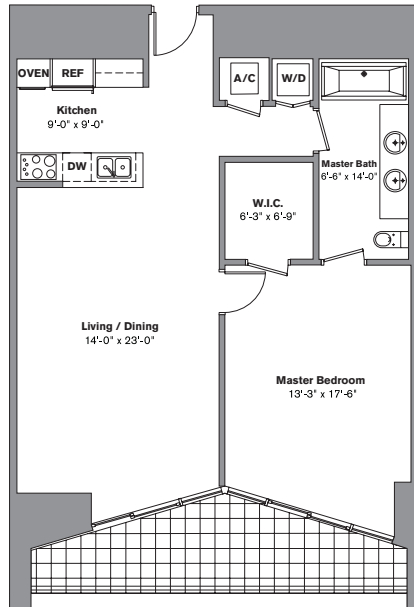


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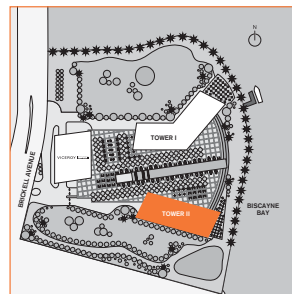
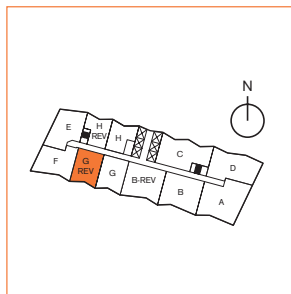
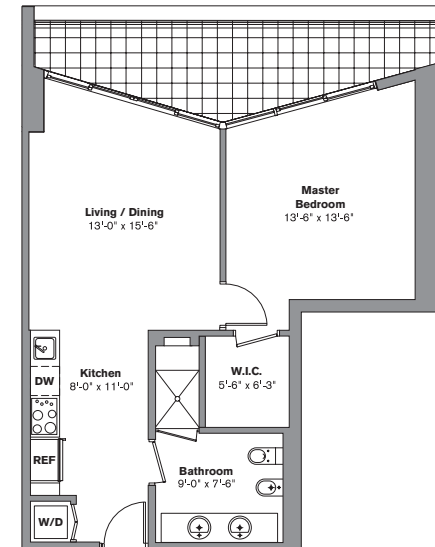
# unit g-rev

**1 Bedroom / 1 Bath**  
**Area under AC: 1,035 SF**  
**Balcony: 148 SF**  
**Total: 1,183 SF**

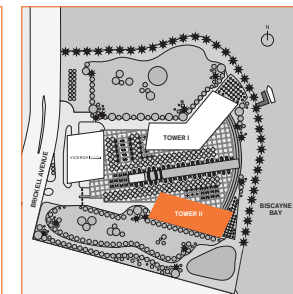
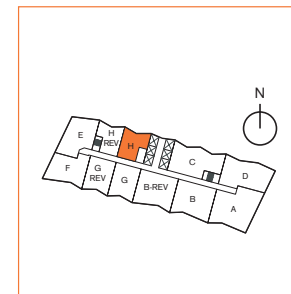


# unit h

**1 Bedroom / 1 Bath**  
**Area under AC: 732 SF**  
**Balcony: 142 SF**  
**Total: 874 SF**



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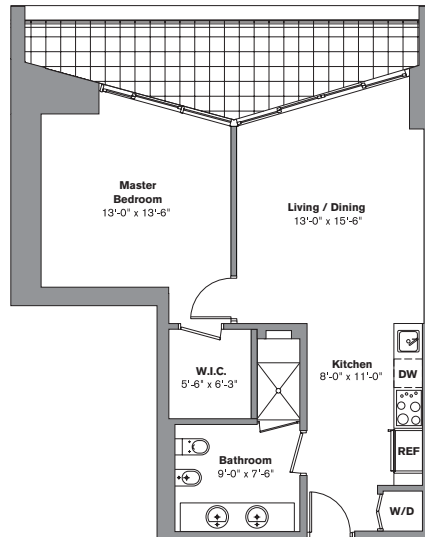


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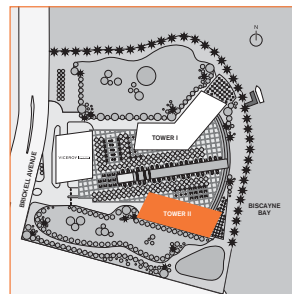
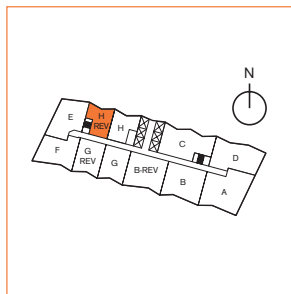
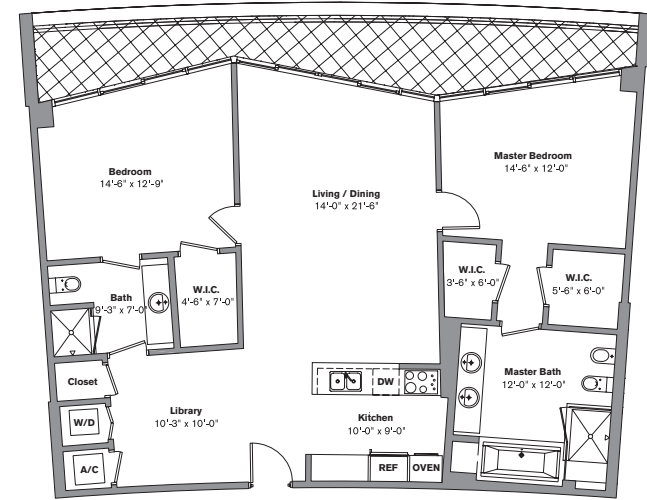
# unit h-rev

**1 Bedroom / 1 Bath**  
**Area under AC: 732 SF**  
**Balcony: 142 SF**  
**Total: 874 SF**

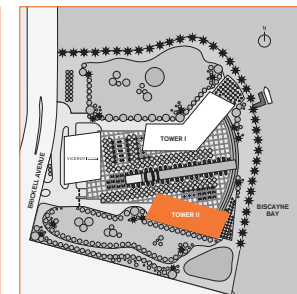
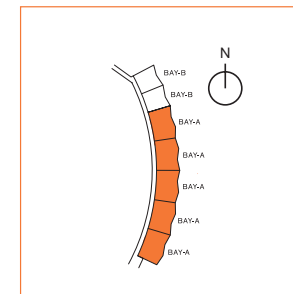


# bay unit a

**2 Bedroom / 2 Bath / Library**  
**Area under AC: 1,390 SF**  
**Balcony: 207 SF**  
**Total: 1,597 SF**



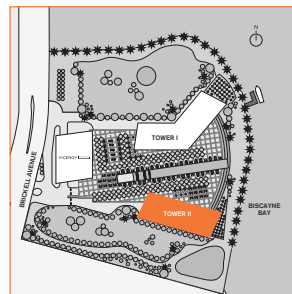
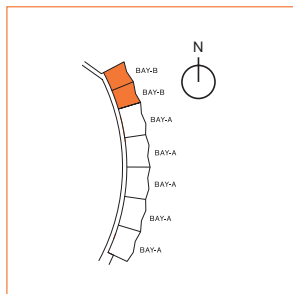
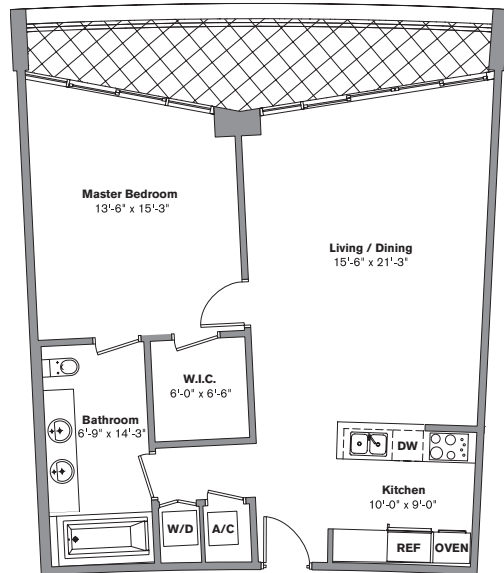
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# bay unit b

**1 Bedroom / 1 Bath**  
**Area under AC: 927 SF**  
**Balcony: 138 SF**  
**Total: 1,065 SF**



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## amenities of an icon

### your building

- Unique, ultra-contemporary architectural design
- A site surrounded by two parks, Biscayne Bay and Brickell Avenue
- A ten-acre enclave and approximately 1,000 feet of water frontage (including the parks) to stroll, jog or find a shady spot and spread a blanket
- A convenient dock in Biscayne Bay for residents and visitors to moor their vessels for a few moments or a few hours
- A spectacular, two-story entrance and valet drop-off
- Two full-service bayside restaurants
- A spa and fitness center with amenities normally associated with a five-star resort spa
- Smart building technology with "i.c.o.n." (interactive concierge on demand network) in every unit
- Wireless technology on the sky terrace and other common areas
- Multi-level covered parking
- Full-time concierge staff offering a full range of services including housekeeping, laundry and dry cleaning, 24-hour valet service, mail and package reception

### your park terrace and pool deck

- A two-acre, lushly landscaped outdoor living room and sanctuary more than 100 feet above Biscayne Bay
- Row after row of stately trees and lounge chairs that flank a spectacular 300-foot long swimming pool divided into a wading pool (where tables and chairs may sit in the water), a thermal hot tub and an Olympic-length lap and recreational pool overlooking Biscayne Bay
- An outdoor fireplace overlooking downtown Miami to take the chill off on a January night while you play floor chess

### your spa and fitness center

- Juice bar
- Full array of free weights and weight equipment
- State-of-the-art cardio equipment /cardio theater
- Aerobic studio and treatment rooms
- His-and-hers lounges and relaxation areas
- Whirlpool tubs and cold-plunge pools
- Steam room and redwood saunas

### your residence

- Breathtaking views of Biscayne Bay, downtown Miami, Key Biscayne and South Beach
- Several spectacular, urban floor plans
- Elegant smooth ceilings rising to nine feet
- Floor-to-ceiling laminated windows with energy-efficient tinted glass
- Terraces with glass railings, accessible from bedrooms and living room
- High-efficiency central air-conditioning-and-heating unit
- Sprinkler fire protection system
- "Interactive resident information system" panel
- State-of-the-art telecommunications wiring including high-speed cabling to all television outlets and home-run-configured CAT5 cable for telephone and data communication

### your residence kitchen

- Italian cabinets
- Elegant stone kitchen countertops and backsplash
- 36" Sub-Zero refrigerator
- 30" Wolf\*\* glass cooktop
- 30" built-in Wolf\*\* convection oven
- 30" Wolf\*\* microwave
- Bosch\*\* three-cycle dishwasher
- Double stainless-steel sink
- Garbage disposal
- Top-of-the-line, full-size stackable washer and dryer

### your residence master bathroom

- Elegant French limestone bathroom flooring with the Classic Style or blue St. Tropez limestone bathroom flooring with the Cultural Style
- Matching limestone vanity top with porcelain lavatories
- Italian cabinets
- Designer faucets
- Air Bubble jet system tubs in select units
- Elongated water closet
- European-style bidet with coordinating porcelain faucets in select units
- Walk-in marble shower with the Classic Style or limestone with the Cultural Style.

\*\* or equivalent