
Baccarat
RESIDENCES
BRICKELL, MIAMI



Above: Artist's Conceptual Rendering

WHERE LIFE FOREVER SPARKLES

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Baccarat Residences Miami – also known as 444 Brickell One Condominium

INTRODUCTION

Baccarat proudly presents its first collection of residences to the Miami market.

Illuminated by the infinite shimmer of the sun, this soaring tower will stand radiant on the waterfront where the river meets the bay, in the heart of the glittering lights of the city.

Combining the best of Brickell with enlightened design, artful service and enlivening waterfront amenities, residents can expect a lifestyle infused with laid-back glamour and limitless luxury. The ultimate expression of one of the world's most rarefied aesthetics, refined over centuries, perfected in the heart of Brickell.

DEVELOPMENT OVERVIEW

- Privileged Brickell waterfront position, where the Miami River meets Biscayne Bay
- Dazzling contemporary 75-story glass tower
- Collection of 324 tower residences, 8 penthouses and 28 riverfront flats and duplexes
- Panoramic views of Biscayne Bay, the Miami River and the Miami city lights and skyline from every residence
- Artful service and amenities impeccably curated by Baccarat Hotels & Residences and expertly managed by SH Hotels & Resorts
- Lushly landscaped waterfront promenade and private marina
- Planned 10,000 square feet signature waterfront restaurant
- Curated museum-quality art collection



Biscayne Bay and Miami Skyline

Above: Artist's Conceptual Rendering

EXQUISITELY CURATED AMENITIES

More than a home, a Baccarat residence offers entrée to a unique living experience. Everything has been conceived, designed and personalized with precision, passion and finesse. From museum quality art adorning the walls to the majestic Grand Salon and the radiant Baccarat Spa with treatments, yoga and steam rooms, residents can spend their entire day delighting in the extensive amenities. Baccarat Residences offer the privacy of an exclusive condominium while experiencing the allure and invigoration of a luxury destination. Imagine a life where the ultimate luxury is coming home.



Entry Road

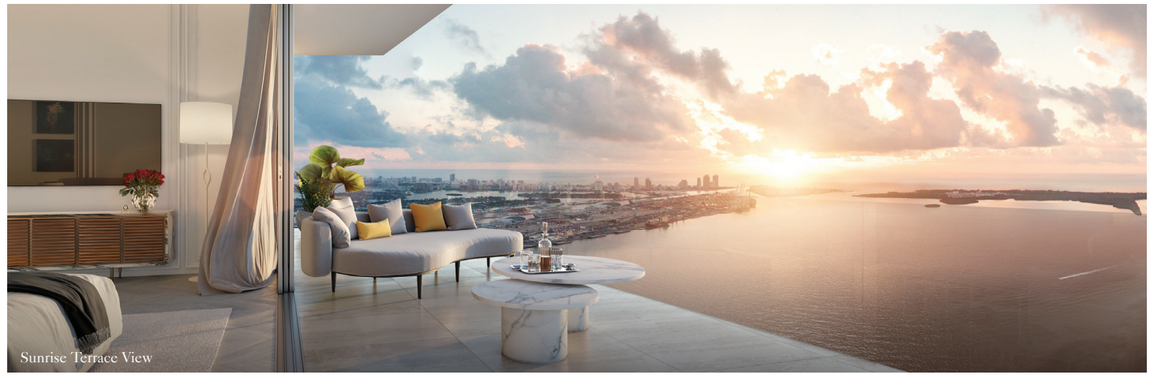
BUILDING AMENITIES

- Lushly landscaped secluded private entrance leading to the riverfront arrival court and elegant porte-cochère entrance
- Exquisitely appointed entrance lobby with grand high ceilings leading directly to three banks of double private elevators to each residence
- Permanent installation of curated museum quality art collection throughout the building's public spaces
- Elevated 12th level amenities resort deck loaded with a dramatic zero-entry heated saline swimming pool, outdoor spa, pool-side cabanas, summer kitchen area and beautifully landscaped sun terrace
- Glamorously designed Grand Salon, set as the ideal location for both intimate gatherings and grand celebrations
- Luxurious Clubroom with bar and billiards, catering kitchen, and multimedia facilities
- State-of-the-art fully equipped fitness center curated by Altitude Fitness with cardio theater, spinning room, yoga and meditation rooms, all overlooking the pool deck resort area
- Hammam spa with men's and women's steam and sauna facilities, luxurious treatment rooms and spa shop
- Private screening room with cutting-edge audiovisual equipment and theater-style seating
- Game room with multimedia facilities and children's playroom
- Business Center with conference facilities and private work spaces
- Gourmet market
- Wine Cellar and Tasting Room
- State-of-the-art Chef's Kitchen and Private Dining room
- Pet friendly community with Pet Spa, Grooming and Walk Service
- Hair Salon & Barber Station
- High-speed internet access in all public areas
- Electric vehicle charging stations
- Air-conditioned storage rooms
- Bicycle storage spaces

Above: Artist's Conceptual Rendering

ENLIGHTENED RESIDENTIAL DESIGN

This dazzling seventy-five-story glass tower, featuring a collection of expertly designed residences, is enhanced by the natural energy of this unique location. Extraordinary architectural design, bespoke interiors, lush gardens and Miami River promenade create this masterpiece of life and light. Resplendent in style and spirit; here every day is more vibrant, more sensuous, more serene. This exclusive waterfront tower is comprised of 324 flow-through tower residences starting at the 15th level and culminating at the top three floors with 8 dazzling penthouse residences, all with spectacular views of Biscayne Bay, the Miami River and Miami Skyline. The tower residences are complemented by 28 flats and duplexes fronting the Miami River and the waterfront promenade.



Sunrise Terrace View

RESIDENTIAL FEATURES

- Open-concept, flow-through contemporary floor plans featuring one, two, three, and four-bedroom residences and penthouses, all offered with a selection of exquisite decorator finishes and ready for immediate occupancy
- Private key activated elevator access and entry vestibules in all residences with two elevators opening directly to each residence
- Energy-efficient, tinted, impact-resistant floor-to-ceiling sliding glass doors and windows with panoramic views of Biscayne Bay, the Miami River and the Miami city lights and skyline from every residence
- Expansive eight-foot-deep private terraces accessible from the living and master bedroom areas of every residence, and wrap around terraces at corner units, with glass railings for unobstructed views
- Generous smooth-finish ten-foot high ceilings in typical floors soaring to eleven and twelve feet in penthouse levels
- Gourmet kitchens with open-concept design to the great room with generous islands and breakfast bar featuring custom Italian cabinetry by Meyer Davis Studio with a selection of finishes and choices of stone countertops and full backsplashes
- Top of the line kitchen appliances including; Sub-Zero refrigerator/freezer with internal chilled water dispenser and ice-maker, Sub-Zero wine storage, Wolf induction cooktop, Wolf M-series contemporary oven and steam oven, Cove dishwasher with cabinetry integrated paneling, and concealed variable-speed range hood
- Individually controlled, high-efficiency central air conditioning and heating systems with linear diffuser vents in main areas for seamless interior design
- A state-of-the-art living environment that is dedicated to the wellness of our residents, that include purified air and water, enhanced sleep, and restorative light

Above: Artist's Conceptual Rendering

- Generous master bathrooms featuring stand-alone bathtubs and frameless glass-enclosed rain showers, separate room with water closet, premium Italian cabinetry, imported stone vanity tops with double lavatories and decorator mirrors
- Spacious ‘his and hers’ walk-in wardrobes fitted with Italian cabinetry in every residence master bedroom
- Solid core wood interior doors for enhanced sound proofing and energy efficiency
- Laundry rooms with large capacity washer and dryer, and utility sink and storage cabinetry in most residences
- Sprinkler fire protection system
- Advanced technology “smart building” pre-wired for Wi-Fi high-speed internet, data/voice, and cable satellite video
- Interface technology for building services such as concierge, valet, security, and in-home services such as audio, video, lighting, window treatments, internet and satellite


Great Room


Kitchen


Master Bedroom

Above: Artist’s Conceptual Renderings

ARTFUL BACCARAT SERVICE

Experience the alchemy of glamour, celebration, seduction, and intimacy—a residential lifestyle impeccably curated by Baccarat Hotels & Residences and expertly managed by SH Hotels & Resorts. The nexus of personal craftsmanship and art. The intersection of French tradition and creative modernity. Intimately entwined with the fine art of living, every moment has been carefully designed to cater to your every need. Residents will have full access to an unprecedented range of services and in-house staff dedicated to doing the impossible. Whether that’s hosting an event at the Grand Salon, arranging personal appointments or remembering individual taste preferences, residents will feel inspired and at ease.

SERVICES

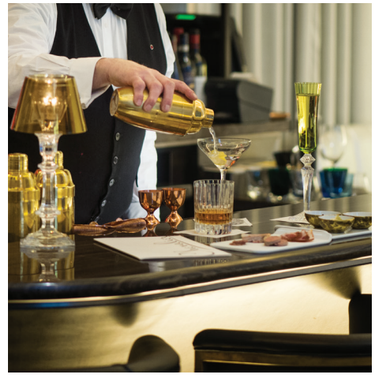
- Highly attentive concierge, with convenient mail and receiving desk, lifestyle and property management
- Luxury house car limousine service for convenient transport within a three-mile radius
- 24-hour complimentary valet and optional self-parking in assigned spaces in covered and secured parking garage
- 24-hour attended security services and controlled access
- Custom Scenting that captures the essence and energy of Miami
- Residential oversight including pet care, plant care, and away from home maintenance
- 24 hour room service
- IT consultation services and technical support
- Business support services
- Courier, parcel and postal service
- Newspaper and magazine delivery to door
- Child care services
- Fresh flower service
- Personal shopping and delivery including grocery and pharmacy
- Special personal shopping privileges from Baccarat Preferred Partners

HOTEL PRIVILEGES IN BACCARAT HOTELS WORLDWIDE

Note: Some services available for an additional fee. Services are subject to change. Please speak to a sales representative for the most up-to-date list of service offerings.





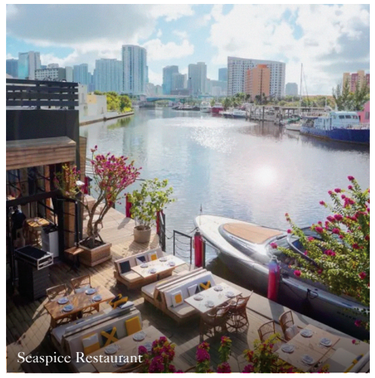


ENLIVENING WATERFRONT LIFESTYLE

The private marina, planned riverside restaurant and lushly landscaped river promenade invite residents to spend hours and days luxuriating in the infinite energy and organic sparkle of life by the water. Watch the superyachts come and go, take a sunset stroll towards the bay, or head to a number of chic waterside restaurants courtesy of our private water taxi service. Residents can enjoy private membership and exclusive access to the Beach Club at 1 Hotel South Beach, SH Hotels & Resorts sister property. With loungers, beach towel services, cabanas, and seaside snack and beverage services, this waterfront community will cater to leisurely hours under the sun. Take a break from the hustle and bustle of the city and unwind with a cool drink in hand and the sand between your toes.


Beach Club at 1 Hotel South Beach


Private Residents' Water Taxi


Seaspice Restaurant

WATERFRONT HIGHLIGHTS

- Planned signature riverfront restaurant
- Lushly landscaped wide promenade along the Miami River connecting to the Miami Circle National Historic Landmark park
- Elevated waterfront amenities deck with infinity pool offering unparalleled views across the Miami River and Biscayne Bay
- Private marina with over 300 linear feet dockage with resident yacht for on-demand reservation services and private water taxi
- Beach Club Membership to 1 Hotel South Beach with privileges such as complimentary valet and beach chairs with umbrella and towel services

BRILLIANT BRICKELL WATERFRONT LOCATION

Perfectly positioned at the entrance of Brickell Avenue, where the Miami River meets the beautiful blue waters of Biscayne Bay, and the bustling financial district blends with high-end shopping, top restaurants, cultural hot spots and exiting nightlife—this iconic neighborhood is an all-day all-night lifestyle destination, aptly named the Manhattan of the South.



Brickell City Centre


Pérez Art Museum Miami


Miami Design District

TEAM

WORLD CLASS DEVELOPMENT TEAM

RELATED GROUP
Developer

Established in 1979, Related Group is Florida's leading developer of sophisticated metropolitan living and one of the country's largest real estate conglomerates. The privately held company has built, rehabilitated and managed over 100,000 condominium, rental and commercial units. Related Group has earned international status for its visionary designs and development of extraordinary luxury properties, including One Park Grove, Apogee and Residences by Armani Casa, among others.

BACCARAT HOTELS & RESIDENCES / SH HOTELS & RESORTS
Brand & Management

SH Hotels & Resorts, an affiliate of global private investment firm Starwood Capital Group, is a hotel brand management company that operates 1 Hotels, a nature-inspired lifestyle brand, and Baccarat Hotels & Residences, a luxury brand that made its debut in March 2015 with the opening of its flagship property in New York, with projects under development in Macau, Bordeaux, Doha, Florence and Saudi Arabia.

ARQUITECTONICA
Architect

Extraordinary architectural design by Miami-based international firm Arquitectonica, preeminent designer of South Florida's most distinctive high-rises.

MEYER DAVIS STUDIO
Interior Designer

Bespoke interiors by New York City-based Meyer Davis Studio, a globally recognized design boutique specializing in residential, hospitality, and retail, whose celebrated projects include One Park Grove, 1 Hotel South Beach, One Manhattan Square, and Four Seasons Astir Palace.

ENZO ENEA
Landscape Architect

Renowned Swiss landscape architect Enzo Enea of Zurich-based Enea Garden, is one of the leading landscape architects in the world. A hallmark of Enzo Enea's work is the fusion of indoor and outdoor spaces, the creative intertwining of the soul of the residence with its surroundings.


Residences by Armani Casa by Related Group


Mount Parker Residences by Arquitectonica


Park Grove Interiors by Meyer Davis


Park Grove Pools and Gardens by Enzo Enea


Above: Artist's Conceptual Rendering

VISIT OUR ONSITE SALES GALLERY

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EQUAL HOUSING OPPORTUNITY