

domus®
BRICKELL PARK

MIAMI





DOMUS
FLATS

INTRODUCTION

Welcome to Domus FLATS
designed to fit your life—offering the comforts of home with the service, security and consistency of a hotel in a local, fun, and fully connected setting. The FLATS feature all the essentials in excellent taste, and all the amenities that matter.

Building Features

171 fully furnished units
12-story building
Studios, 1 and 2-bedroom, ranging
from 330 sf to 975 sf
Wind impact resistant windows
9+ ceiling height
Double-height Lobby with
floor-to-ceiling windows
Ample co-working area
Keyless entry smart lock system
Surround sound speakers with
ambient music
Pet friendly
24-hour front desk
24-hour valet service
EV charging stations
Filtered air conditioning
in all common areas
Centralized water filtration system

Hospitality Reimagined



ARTIST'S CONCEPTUAL RENDERING

Intimate
Warm
Approachable
Unique
Timeless

Designed *for* the best parts of life

DOMUS
VISION



A SOCIAL NETWORK with zero pressure.

Domus Brickell Park is a welcoming community of individuals and families, a hub of energy and activity that can take you from peaceful picnic to unforgettable night out, and everywhere in between.



DOMUS
VISION

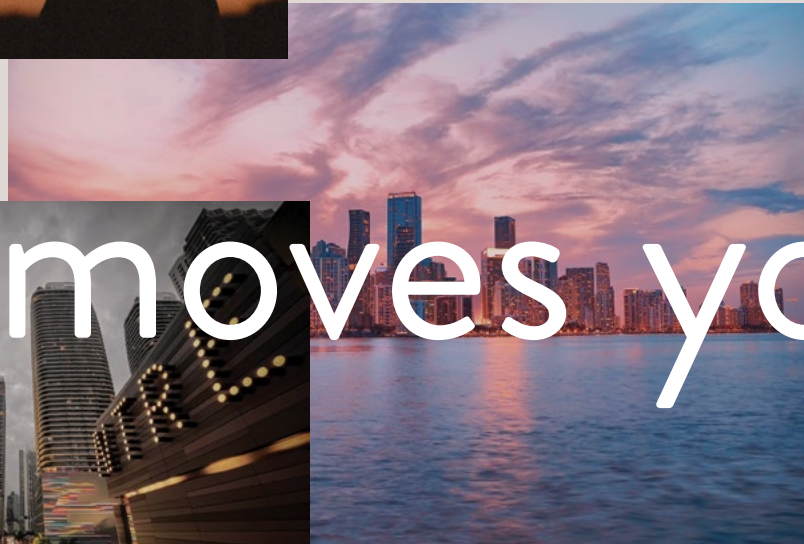


ALL THE AMENITIES THAT MATTER

Elevated extras done right—all the stuff you need, all the indulgences you can't live without.

own in a place

that moves you



DOMUS
LOCATION

Brickell Park is among the city's most sought-after addresses, an ideal location steps from the global energy of Brickell Center, with plenty of green spaces, just enough tranquility, and unreal beaches right nearby.

Brickell is also among the world's leading centers of finance and tech, bringing a vibrant energy and community of individuals from across the world. Not to mention incredible restaurants, the best bars, plenty of opportunities for family time, and a constant flow of new inspiration.

DOMUS BRICKELL PARK



An Urban Oasis *in* Brickell Park

DOMUS
LOCATION



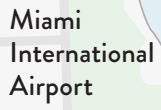
Brickell Key (8 min.)
Miami Beach (25 min.)

Key Biscayne (16 min.)
Downtown Miami (12 min.)

Edgewater (17 min.)
Wynwood (16 min.)

DOMUS
LOCATION





Brightline
Station

DOWNTOWN MIAMI

Biscayne Blvd Way

Whole Foods

Brickell Park

Publix

CVS Pharmacy

The Underline

Publix



domus[®]
BRICKELL CENTER

Metrorail & Metromover
Station

Southside

BRICKELL

Walgreens

Publix

domus
BRICKELL PARK

The Underline Hammock Playground

**Simpson
Park**

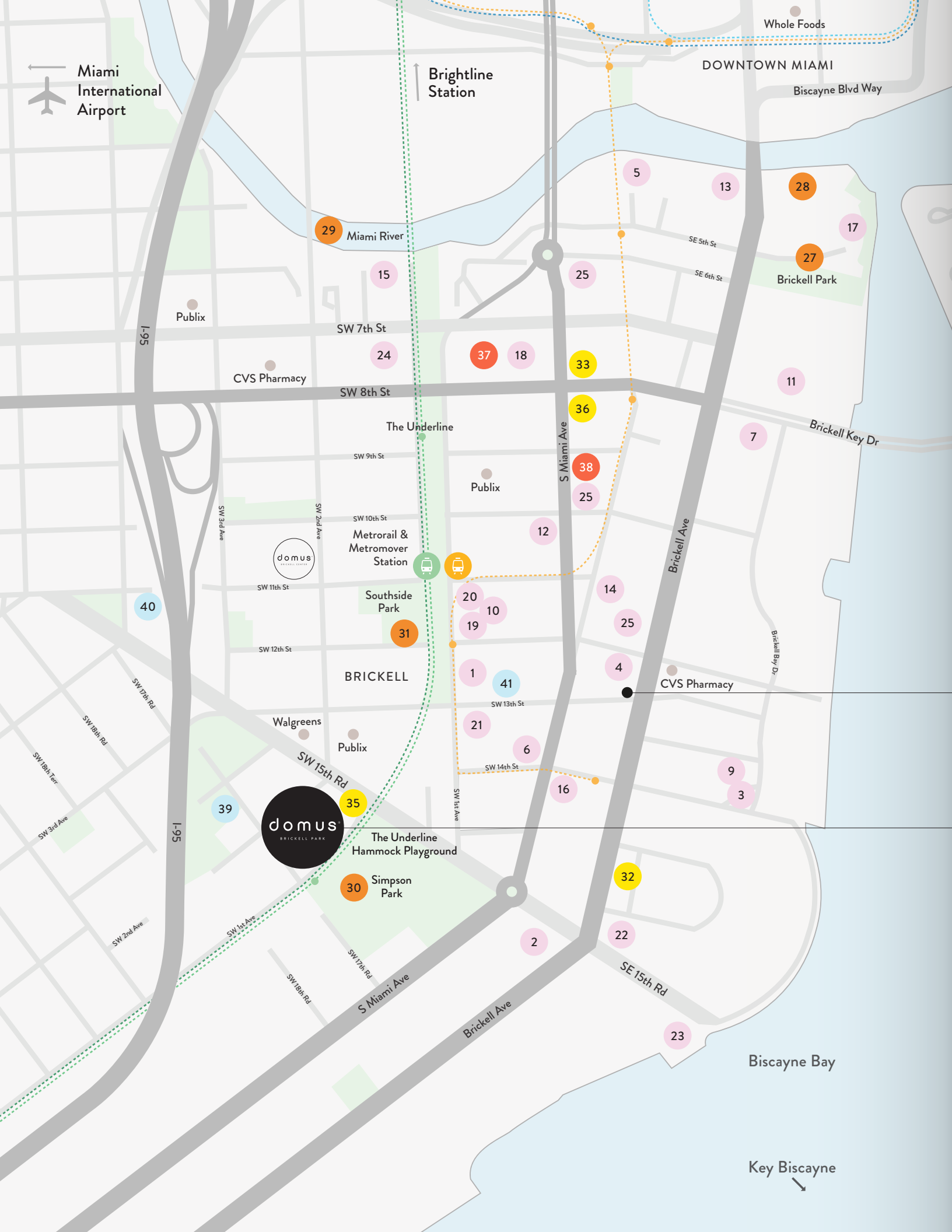
Brickell Ave

CVS Pharmacy

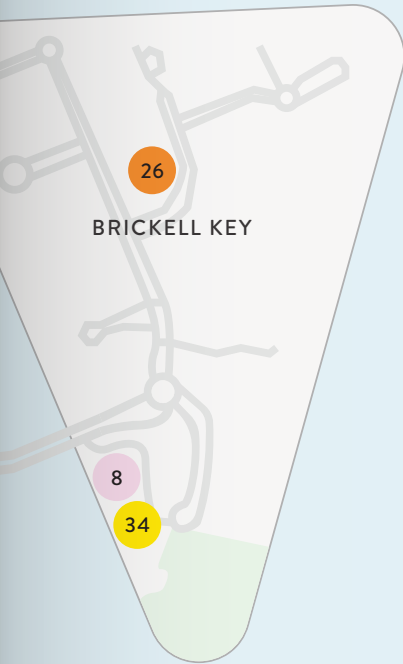
Brickell Bay Dr.

Biscayne Bay

Key Biscayne



Miami Beach



KEY POINTS OF INTEREST

The Best of Miami

FINE DINING

1. Cipriani
2. Chateau ZZ's
3. Delilah
4. Dirty French Steakhouse
5. Elcielo Miami
6. Fi'lia
7. Komodo
8. La Mar by Gastón Acurio
9. LPM Restaurant & Bar
10. Marion
11. Osaka Miami
12. Sexy Fish Miami
13. The Capital Grille

RESTAURANTS & CAFÉS

14. Akashi
15. American Social
16. Barsecco
17. Cantina La Veinte
18. Casa Tua Cucina
19. Coyo Taco
20. El Tucán
21. Gyu-Kaku Japanese BBQ
22. Joe & The Juice
23. Obba Sushi
24. Rosa Sky
25. Starbucks

SALES GALLERY

1200 Brickell Avenue

LANDMARKS

26. Brickell Key
27. Brickell Park
28. Miami Circle National Historic Landmark
29. Miami River
30. Simpson Park
31. Southside Park

HOTELS

32. Four Seasons Miami
33. EAST Hotel Brickell
34. Mandarin Oriental Miami
35. Novotel Miami Brickell
36. SLS Brickell

SHOPPING

37. Brickell City Centre
38. Mary Brickell Village

SCHOOLS

39. MATER Brickell Academy
40. KLA Academy
41. Southside Preparatory Academy

ESSENTIALS

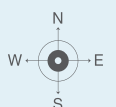
Publix
Walgreens
CVS Pharmacy
Whole Foods

TRANSPORTATION

Metrorail Brickell Station
The Underline
Metromover

SALES GALLERY

DOMUS BRICKELL PARK



DOMUS
LOCATION



Already an icon of the global arts scene, Miami is home to world-renowned museums, performing arts, dance, music, and more.



Simpson Park



Brickell Park

Just steps away from the urban life in Brickell Park, you can find Simpson Park, a tranquil Zen garden with footpaths and a peaceful pond adorned with vibrant koi fish.

DOMUS
LOCATION



Brickell City Center

Miami is also among the world's greatest new food destinations, with an official spot in the MICHELIN guide, plus a vast and diverse collection of bars, cafes, galleries, shopping, nightlife, and outdoor activities.



Mary Brickell Village



DOMUS
LOCATION



DOMUS
LOCATION



In the heart of the new Miami

Located at the epicenter of Miami's arts, culture, cuisine, entertainment and finance, Miami's thriving Brickell district is home to some of the city's best restaurants, cocktail bars, designer boutiques, galleries, and museums, with something new popping up around every corner. International and refined, the neighborhood draws people from across Miami, a diverse, driven community that's only moving forward.

DOMUS LOCATION



Brightline

Brightline, the high-speed rail service, is set to transform travel between South Florida and Orlando by seamlessly integrating with Metrorail, Metromover, and Tri-rail systems. This eco-friendly initiative aims to alleviate road congestion, offering a swift and sustainable option for millions of travelers.

Metromover

Operational seven days a week, Metromover provides free transportation in downtown Miami and Brickell. Key destinations include the Kaseya Center, home of the Miami HEAT, Bayside Marketplace, and Miami Dade College, with three stops at Miami Worldcenter (MWC).



DOMUS LOCATION

Metrorail

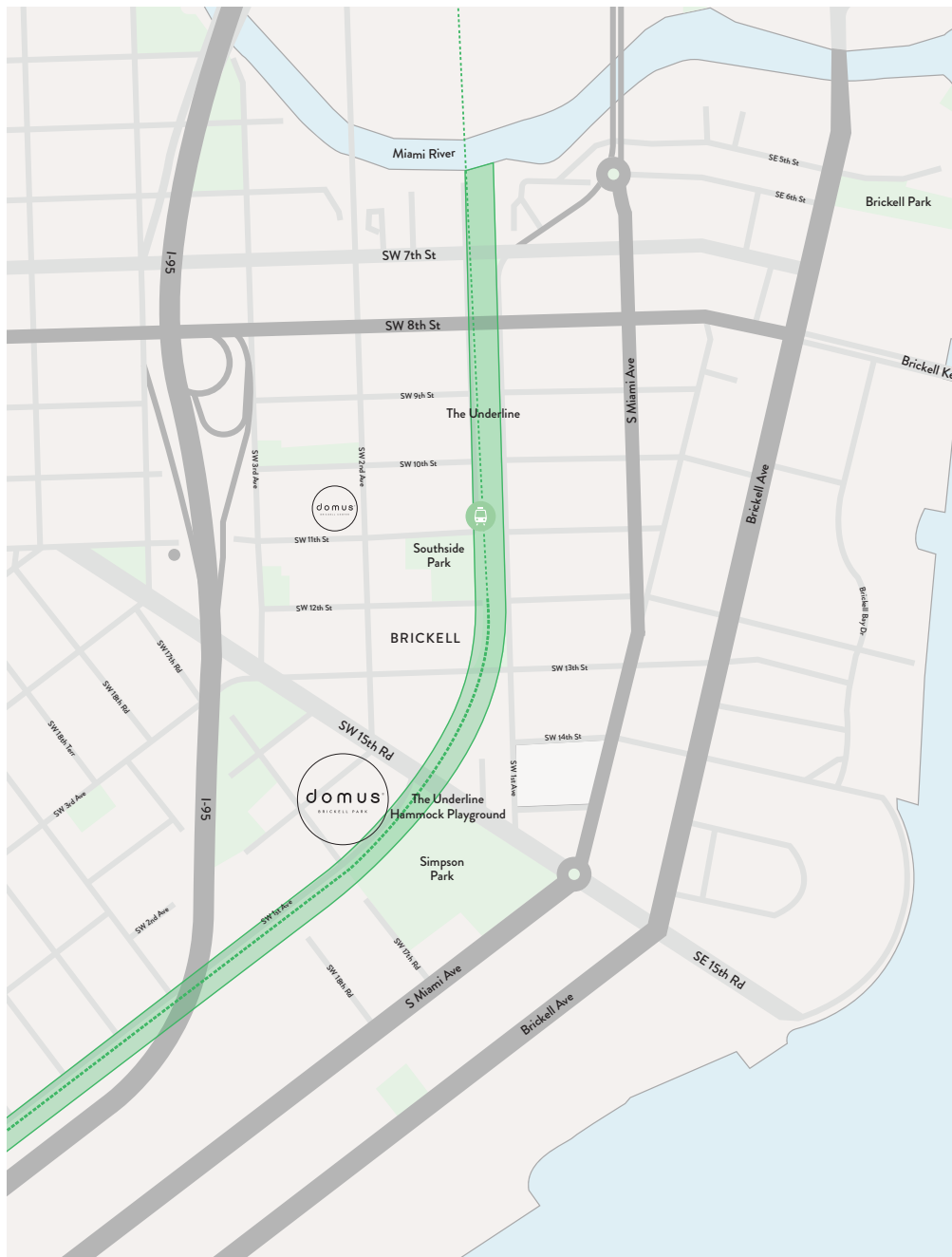
Comprising two lines, 23 stations, and covering 24.4 miles, Metrorail anchors the urban core of Miami. It links vital centers like Miami International Airport, the Civic Center, Downtown Miami, and Brickell to northern neighborhoods, attracting 2.5 million riders annually.



DOMUS LOCATION

THE UNDERLINE

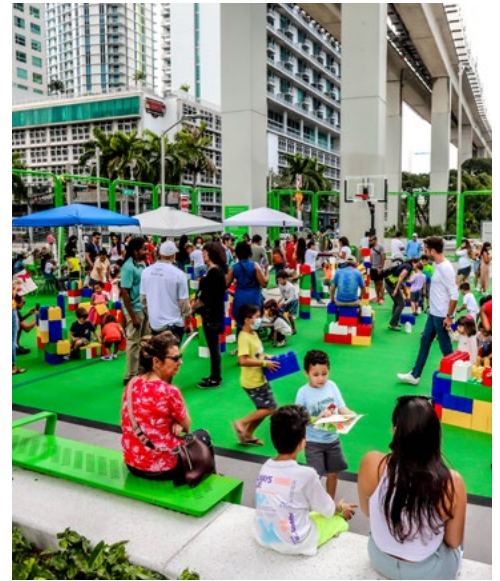
The Underline is transforming the land below Miami's Metrorail into a 10-mile linear park, urban trail, and public art destination. This innovative project offers a variety of activities and amenities for locals and visitors to enjoy.



DOMUS LOCATION



Located just across the street from Domus Brickell Park, The Underline also provides convenient connections to the Metromover and Metrorail, making it easy to move around the city. In addition, the park features lush green spaces, playgrounds for children, and the newly opened Hardwood Hammock Park.



From farmer's markets and basketball courts to yoga classes and biking trails, there's something for everyone.



An architectural rendering of a modern, multi-story residential or commercial building. The building features a mix of light-colored panels, dark window frames, and cantilevered balconies with glass railings. A prominent palm tree stands in the foreground, and a courtyard with trees and outdoor seating is visible. A vintage scooter is parked in the lower left, and a car is partially visible. People are shown walking and sitting in the courtyard, adding a sense of life and activity. The text "The best of Miami. The best of Brickell. All *at* one address." is overlaid in the center.

The best of Miami. The best of Brickell.
All *at* one address.



SERVICES & AMENITIES

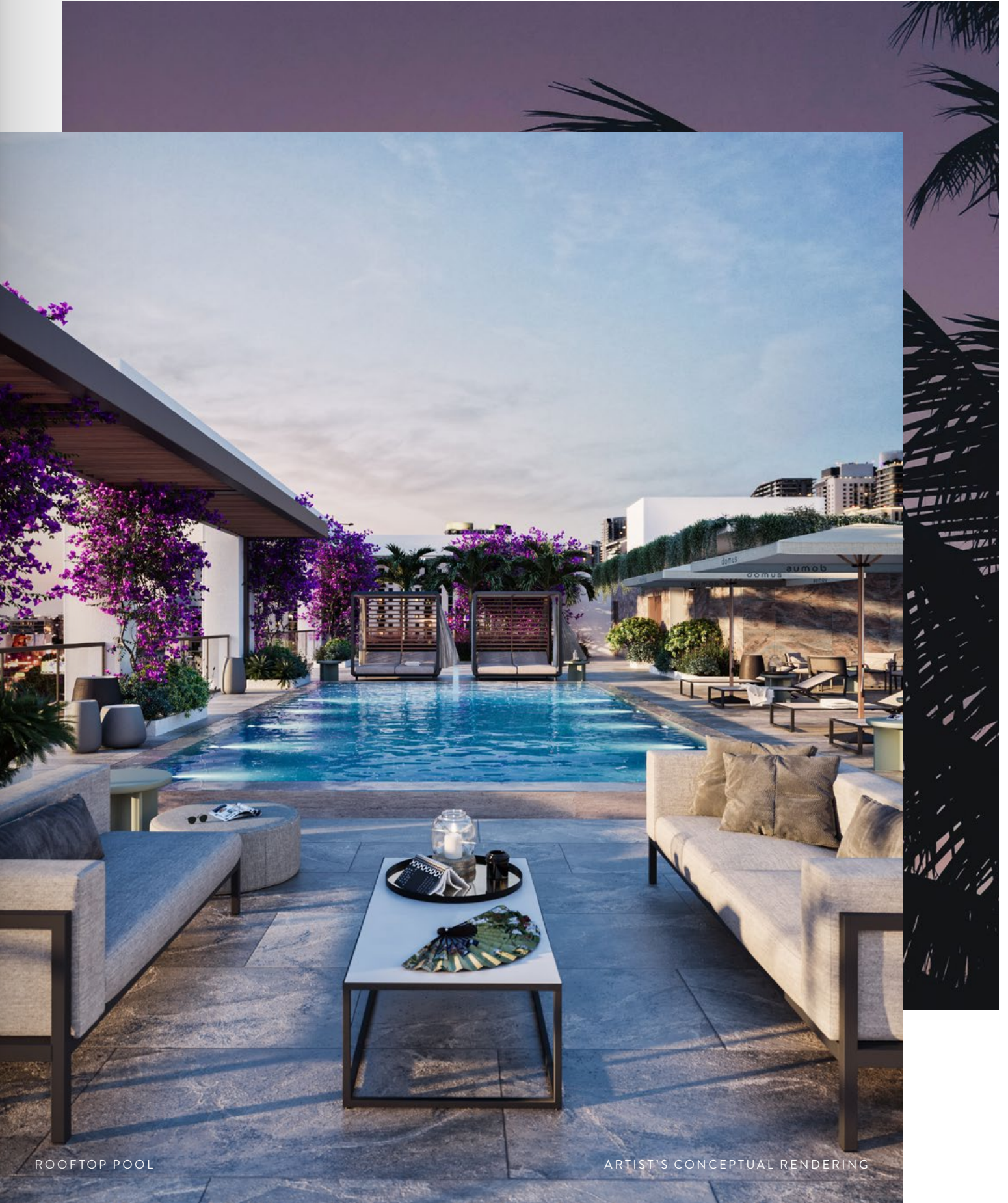
Residences *with* Benefits

Services & Amenities

- 24-hour customer service line
- Quality control manager to oversee turnover and cleanliness
- Experienced hospitality housekeeping team on call
- Domus Owner Rental Portal
- The Peacock Room, with 4,200 sf of gathering space
- Covered outdoor Pocket Park
- Café and bakery with covered terrace
- Artisanal market offering gourmet options
- Lush garden lounge
- Wine and beer bar
- Gym with state-of-the-art equipment
- Steam room
- Rooftop pool deck with cabanas
- Hot tub
- Filtered AC in all common areas

All the Essentials *in* Excellent Taste

DOMUS
E X P E R I E N C E



ROOFTOP POOL

ARTIST'S CONCEPTUAL RENDERING





ENDLESS ROOM TO GATHER

The Peacock Room

Over 4,200 square feet of gathering space, co-working areas, garden lounge, wine bar, café and bakery, gourmet market, open to residents and locals alike, where something is always going on.

A Space Designed *to* Bring People Together

DOMUS
E X P E R I E N C E



ARTIST'S CONCEPTUAL RENDERING

DOMUS
E X P E R I E N C E



DOMUS
E X P E R I E N C E



ARTIST'S CONCEPTUAL RENDERING

DOMUS
E X P E R I E N C E

THE PEACOCK ROOM

WELCOME LOUNGE

*"It's great to see you" has never
felt more genuine*



A convenient hub for residents and travelers to access any service they need.

COFFEE & BAKERY

*Artisan-quality meets
everyday affordability*



Quintessential neighborhood staple where everyone can enjoy a slice of life. Here, your local barista is a familiar friend, a cheerful connection, and most definitely a part of your community.

COWORKING

Coworking and all-day meeting spaces



Welcome to a workspace that inspires you, relaxes you, and welcomes interactions with others. Domus Brickell Park goes beyond coworking to offer innovative, flexible meeting spaces for every conversation, aka, real life that works.

DOMUS
E X P E R I E N C E

BRINGING PEOPLE TOGETHER

MARKET

*A local artisanal market that's both
an experience and a destination*



That's why Domus Brickell Park has its own market for drinks, snacks, and other items ready to go when you are. Life should be packed with fun and enjoyment, not packed with more trips to the store.

BAR

Welcome to the happiest hours



The bar here is truly your local pub, city meet-up spot, and official destination for celebration and relaxation. All things toast-worthy deserve a spot that rises to the occasion.

GARDEN

*A charming natural oasis
in the heart of the city*



The vibrant energy of Downtown Brickell is only two blocks away, but you'd never know it from the garden at Domus. Surrounded by trees, blossoms, lush greenery, and with ample lounge seating, it's a world all on its own.



WINE BAR

ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING



A close-up, low-angle shot of a person's head and shoulders. They are wearing dark, tortoiseshell sunglasses and have their head tilted back, looking towards the sky. The background is a bright, clear blue sky. The person is lying on a light-colored, textured surface, possibly sand or a beach towel. The lighting is bright and natural, suggesting a sunny day.

Make a splash

on

the Brickell Skyline

DOMUS
E X P E R I E N C E



DOMUS
E X P E R I E N C E



ARTIST'S CONCEPTUAL RENDERING

THE FLATS

A Sense *of* Home Wherever You Are

Interiors designed to fit your life, with sleek modern fixtures, quartz countertops, cozy kitchenettes, and contemporary hard flooring. Flexible layouts and open spaces allow residents to make each FLAT all their own.

Residence Features

Delivered fully finished with hard flooring throughout

Private balcony in all units

Kitchenette with Bosch appliances including speed oven, dishwasher, and refrigerator

Modern fixtures

Quartz countertops

Washer and dryer

UV filtered water in all FLATS

FLATS *that* fit your life

DOMUS
FLATS



ARTIST'S CONCEPTUAL RENDERING









DOMUS
FLATS



MASTER BEDROOM

ARTIST'S CONCEPTUAL RENDERING

DOMUS
FLATS



BATHROOM

ARTIST'S CONCEPTUAL RENDERING

DOMUS
MANAGEMENT

MANAGEMENT SERVICES

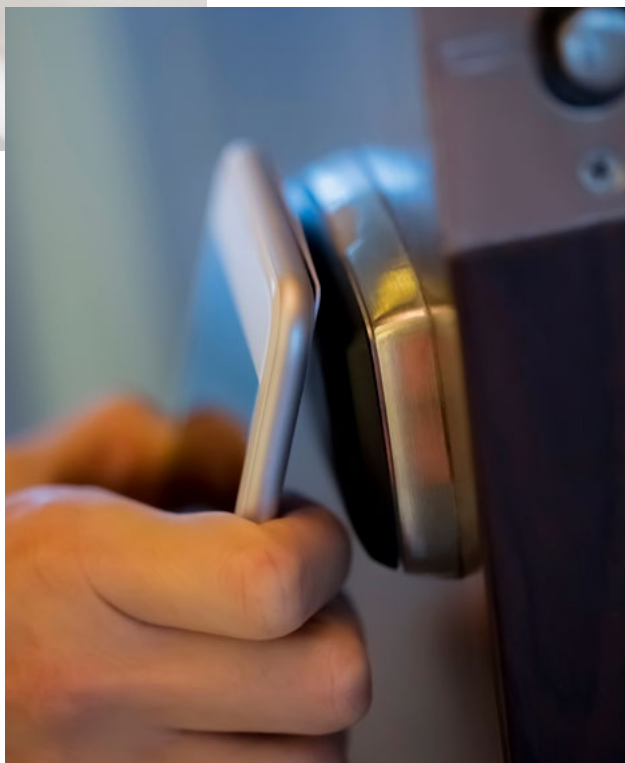
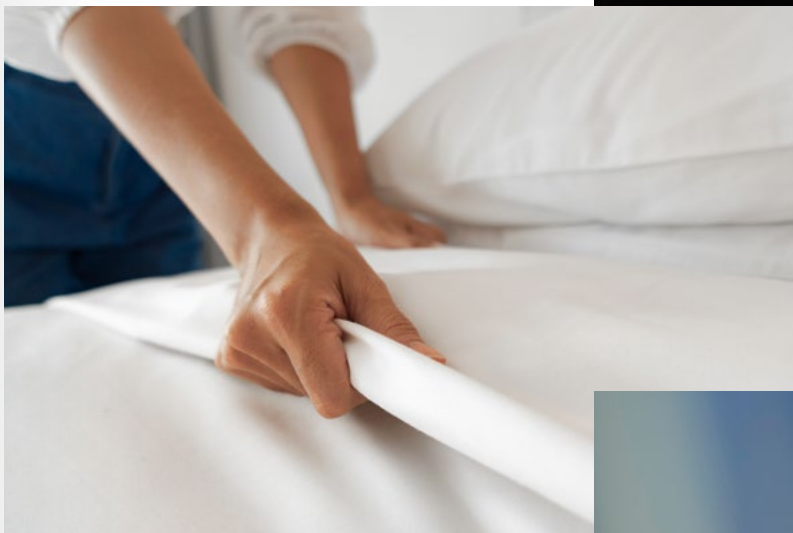
domus®
MANAGEMENT

Domus Management is a subsidiary of North Development, specially created to service Domus branded projects. It represents the culmination of decades of experience and expertise of its partners, who led the development of some of the world's most celebrated hotels, including the iconic Le Sereno Hotel in St. Barth and over 10 Accor Hotels in Rio de Janeiro.

The company also combines the experience of its two partners (Oak Capital and Edifica) with the expertise of George Cozonis, whose three decades of hospitality experience span major properties such as The Plaza New York, W South Beach, and Sonesta Bayfront, among several others in Miami, New York, Houston and Puerto Rico.

Everything you need, exactly how you want it.

DOMUS
MANAGEMENT



MANAGEMENT SERVICES

Maximum Exposure

The Domus reservation system enables access to more than 85 sales channels including Airbnb, Booking.com, Kayak, Hyatt, and Marriott. Quite simply, more visibility across more platforms means more opportunities to attract guests and make bookings.

A True Global Network

Easy scheduling

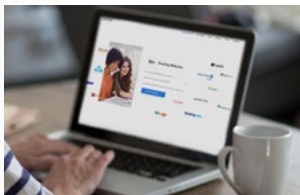
The integrated Domus system instantly and automatically updates schedules and availability across all platforms, ensuring accurate bookings, no double bookings, and peace of mind.

Strategic Alliances

A unique element of the Domus rental system is a partnership with Marriott International and Hyatt. Guests can access a dedicated, streamlined app with quick ways to reserve future stays, redeem offers, or request a service.

Benefits for Owners

Exposure to more than 120-million-member loyalty program
Guests book with confidence knowing Domus partners with globally recognized partners



711 M

Monthly visits

85+

Booking Websites

Owners portal

Gain insights into your booking history.



Data and Analytics

Domus owners get the benefits of this powerful system for managing short-term rentals with advanced guest screening and integrated customer support.

Utilizes real-time market data to ensure automated pricing strategies
Maximizes revenue and occupancy
24/7 call center for guests included at no cost

Smart Pricing Algorithm

Domus uses an automated dynamic pricing algorithm for short-term rental properties. This ensures all units are rented at the same fair-market rate throughout the property.

Guest Traveler App

Just as Domus makes stays simpler for owners, guests receive several benefits for choosing us. A full-featured app provides convenient online services from any compatible smart phone or mobile device, including:

Reserve a future stay
Redeem vouchers/credits/discount codes
Apply loyalty points as applicable

Mobile check-in/check-out
Unique digital keys for elevators and units
24/7 call center
Menu of amenities
Parking information
Property rules and policies

address and direction to your rental

House rules
Cancellation policy
Menu of amenities



Payment Method

Apple Pay, Google Pay, Affirm
Paypal, Credit Card

We bring the same sophistication utilized by the largest hotels and airlines in the world.

NORTH DEVELOPMENT

Developer

North Development was founded when two entities, both with ample knowledge and experience gained from successfully developing innovative projects, joined forces. Oak Capital is a real estate investment and development company whose founder, Ricardo Dunin, has over 35 years of experience in the US, the Caribbean, and Brazil. He was responsible for the development of three Ritz-Carlton Residences (Miami Beach, Singer Island, and Pompano Beach), the development and brand creation of Le Sereno Hotel in St. Barth, and the development of 12 hotels with Accor in Rio de Janeiro. Edifica is a major real estate developer, builder, and fund manager from Peru, with 20 years of experience and over 60 delivered projects.

Given their complementary experiences and skill sets, they bring a wealth of expertise to create a sophisticated brand. North Development's mission is to develop ground-up FLATS (Flexible Apartments for Temporary Stays) that maximize value for investors and create comfortable guest experiences. Focusing on quality and innovation, it aims to set itself apart in the marketplace and become a trusted name in the hospitality industry.



STUDIO4, PERU

Industry Leaders *who* Understand Real Life



THE RITZ-CARLTON RESIDENCES, MIAMI BEACH

ZYSCOVICH

Architect

For 44 years, Zyscovich has strived to create purposeful projects, bringing new life and vitality to urban landscapes through integrated urban planning, architecture, and interior design. To this day, Zyscovich has remained true to the original concept: designing projects with purpose and meaning. Zyscovich has designed the full spectrum of projects, from multi-family residential, transportation facilities, and airports to K-12 schools and universities, public-private and mixed-use commercial developments, and master plans for cities.



TWO MIDTOWN, MIAMI



DANTE'S HIFI, WYNWOOD, FL

URBAN ROBOT ASSOCIATES

Interior Design

Urban Robot is a full-service design collective that specializes in architecture, interior design, landscape architecture, and urban design, with a focus on hospitality. The team collaborates to develop a multidisciplinary approach for all projects to generate a unique vision and create meaningful, memorable, and functional experiences. The firm draws on the diverse design backgrounds of its team to generate unique narratives that are faithful to the concept and adapted to each project. They strive to tell stories by making places.

CERVERA

Exclusive Sales & Marketing

Cervera Real Estate is a South Florida-based family-owned and operated real estate company. Their over half-century transformation of the South Florida landscape has proven that personalized customer service ensures clients' satisfaction. A far-reaching and unrivaled international network and decades on the ground have cultivated unique and long-lasting relationships with developers, architects, investors, and real estate firms that are crucial to the success of clients and partners.

domus[®]

BRICKELL PARK

PROPERTY ADDRESS

**1611 SW 2nd Avenue
Miami, FL 33129**

SALES GALLERY

**1200 Brickell Avenue, 18th Floor
Miami, FL 33131**

**786.697.0651
info@DomusBrickellPark.com
DomusBrickellPark.com**

FOLLOW US

@DomusFlats

Exclusive Sales & Marketing by **CERVERA[®]** REAL ESTATE • 1969 Developed by **NORTH DEVELOPMENT**

⦿ 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. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. All descriptions, pricing, dimensions, renderings, amenities, food services, rental services, finishes, designs, materials, furnishings, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, specifications, art, and other information contained in these materials are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and without notice. No specific view is guaranteed. Dimensions and square footage are approximate and may vary with actual construction. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. The purchase of real estate is a significant decision. Developer makes no representations concerning any potential for future profit, any future appreciation in value, any income potential, tax advantages, depreciation or investment potential regarding acquiring a unit, nor any monetary or financial advantages related to the same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by the buyer from acquiring and/or owning a unit. This project is being developed by North at Brickell II, LLC, a Florida Limited Liability Company ("Developer"), which was formed solely for such purpose. Oak Capital is affiliated with this entity, but is not the developer of this project. Purchasers shall look solely to the Developer (and not to North Development and/or any of its affiliates other than Developer) with respect to any and all matters relating to the marketing and/or development of the condominium and with respect to the sales of units in the condominium. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes.