

domus[®]
F L A T S

B R I C K E L L P A R K



Domus FLATS
(Flexible Apartments for Temporary Stays)
is a rare find that offers the comforts
of a homestay with the service, security,
and consistency of a hotel.

All the Essentials *in* Excellent Taste

Miami is a world unto itself.
And there *is* always more to experience.

Miami’s Global Appeal

ALWAYS CONNECTED. ALWAYS ACCESSIBLE.

Port Miami in Downtown is known as the cruise capital of the world.



Miami International Airport is one of the largest airports after JFK (NY) with 50 million airline passengers.

WORLD-RENOWNED ARTS & CULTURE



Miami holds international status in the art world, and along with it, an outstanding reputation for cultural life—a place of music, theater, performing arts, and more.



domus

FLATS

BRICKELL PARK



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

One of the Most Sought-After Cities in the World

A GLOBAL CENTER OF FINANCE AND INDUSTRY

Brickell has already made its mark as the city’s elite financial district, evidenced by hedge fund powerhouse Citadel moving in soon. Major tech companies like Microsoft have also flocked to the waterfront neighborhood, along with BigLaw, and a growing startup and accelerator presence.



A NEW CULINARY CAPITAL

Miami, exponentially growing in presence as a food destination, has brought multiple MICHELIN starred chefs to the city, which is also full of diverse cuisine, iconic institutions, and endless new cafés, bistros, and trattorias.



BRICKELL FINANCIAL DISTRICT: A GLOBAL HUB OF FINANCE

Brickell’s thriving financial district is now the largest center south of New York City.

The average daily room rate in 2022 was almost 30% higher than 2½ years ago, and the third highest in the nation.

Miami has the highest tourist-to-local ratio with 1,641 visitors to every 100 residents.

Hotel occupancy and dining have surpassed 100% of pre-COVID levels.

Major Brickell Companies

NEW BRICKELL COMPANIES:



KIRKLAND & ELLIS

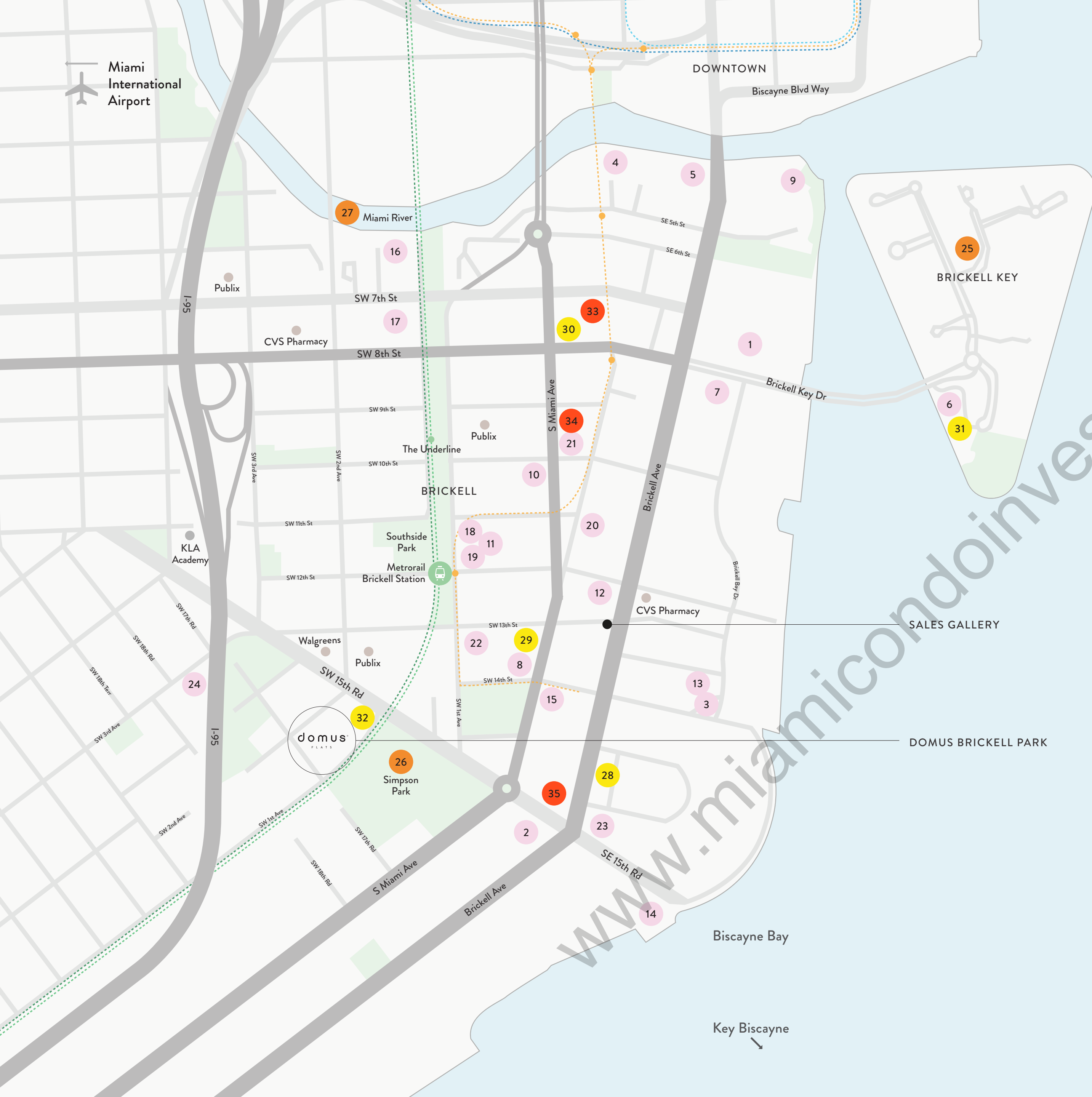


WALKING DISTANCE FROM DOMUS:



BNY MELLON





KEY POINTS OF INTEREST

The Best of Miami

FINE DINING

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

RESTAURANTS & CAFÉS

14. Obba Sushi
15. Barsecco
16. American Social
17. Rosa Sky
18. El Tucán
19. Coyo Taco
20. Akashi
21. Starbucks
22. Gyu-Kaku Japanese BBQ
23. Joe & The Juice
24. Tutto Pasta

LANDMARKS

25. Brickell Key
26. Simpson Park
27. Miami River

HOTELS

28. Four Seasons Miami
29. SLS Brickell
30. EAST Hotel Brickell
31. Mandarin Oriental Miami
32. Novotel Miami Brickell

SHOPPING / CORPORATE

33. Brickell City Centre
34. Mary Brickell Village
35. JP Morgan Tower

ESSENTIALS

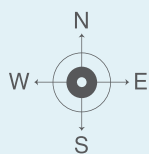
- Publix
- Walgreens
- CVS Pharmacy

TRANSPORTATION

- Metrorail Brickell Station
- The Underline
- Metromover

SALES GALLERY

- 1200 Brickell Avenue



DOMUS FLATS — BRICKELL PARK


GLOBAL NARRATIVE



WELCOME TO DOMUS BRICKELL PARK

Flexible Apartments *for* Temporary Stays



A high-contrast silhouette of a woman's head and shoulders, facing slightly to the right. The hair is dark and voluminous, with some strands catching the light. The background is a warm, textured gradient of beige and light brown, resembling a wall or a piece of paper. The overall mood is intimate and timeless.

TIMELESS
INTIMATE
WARM
APPROACHABLE
UNIQUE

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 Domus all their own.







ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING

DOMUS FLATS — BRICKELL PARK

AMENITIES

RESIDENCES WITH BENEFITS



All *the* Amenities that Count.

DOMUS FLATS — BRICKELL PARK

THE PEACOCK ROOM

A Space Designed *to* Bring People Together.









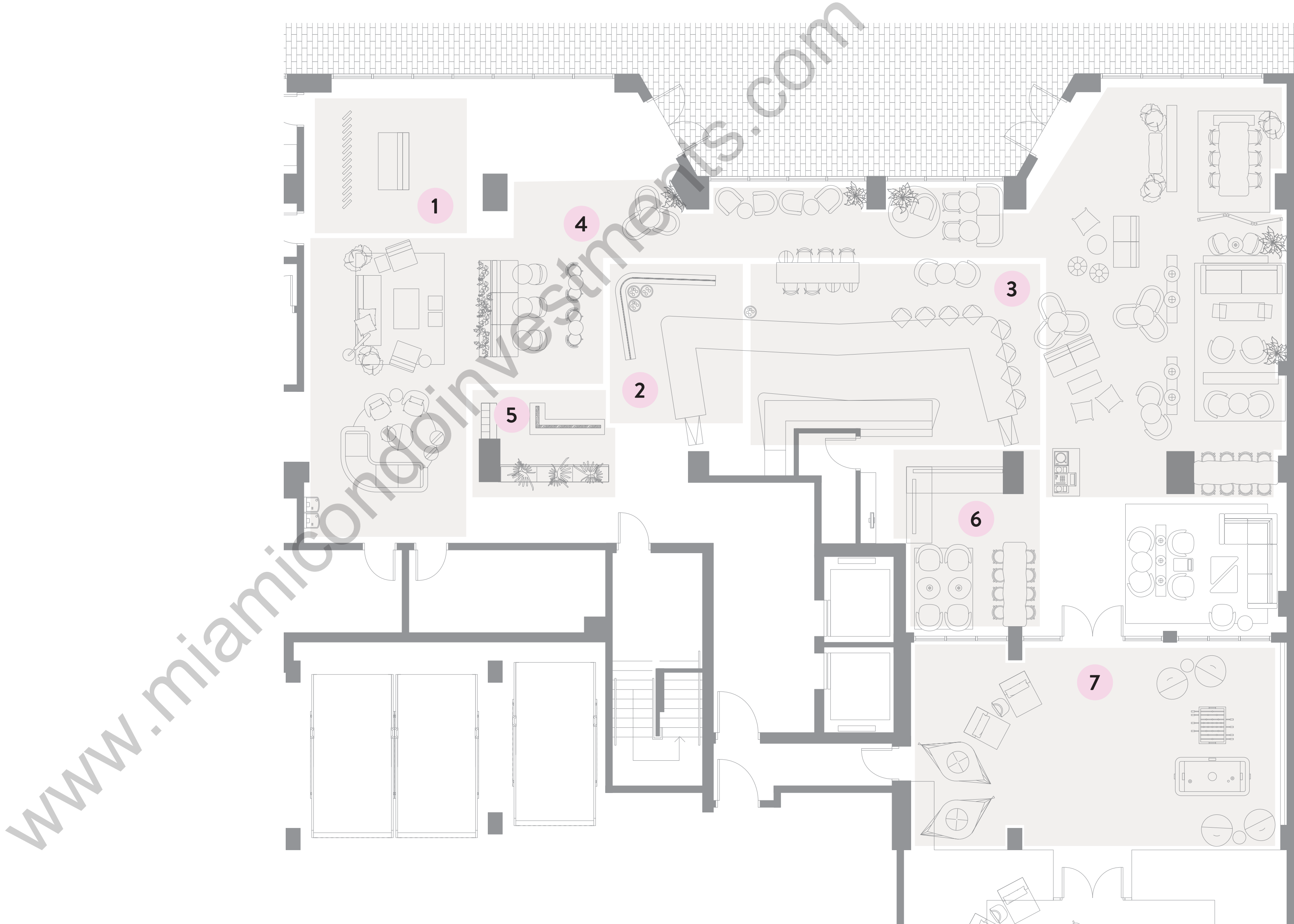
ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING

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

- 1 Welcome Lounge
- 2 Bakery
- 3 Coffee
- 4 Coworking
- 5 Market
- 6 Bar
- 7 Garden



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.

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.



Make a splash *on* the Brickell skyline.









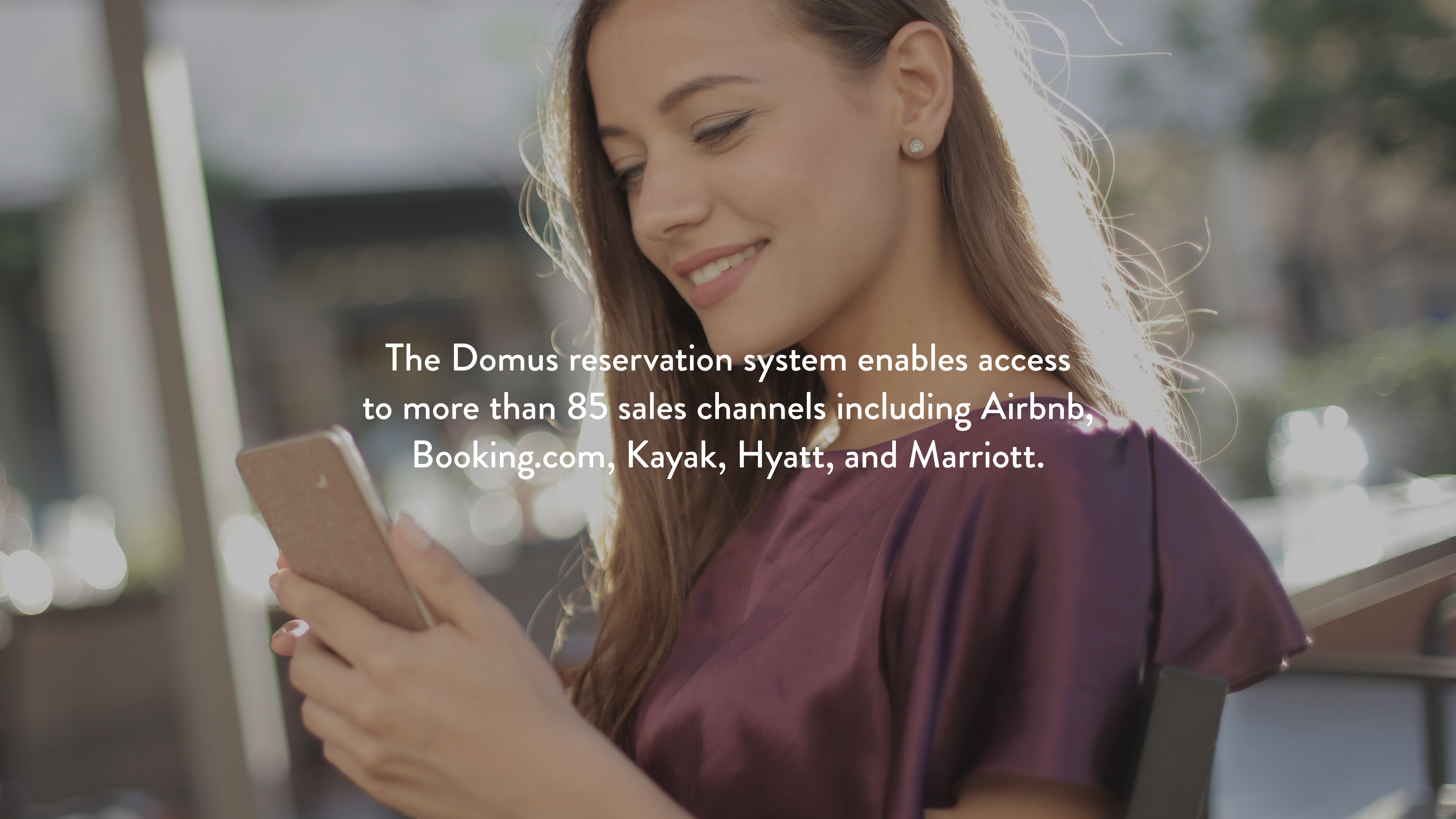
DOMUS FLATS — BRICKELL PARK

MANAGEMENT SERVICES

A photograph of a woman with long, wavy blonde hair sitting on a light-colored sofa. She is wearing a pinkish-beige patterned sweater and black leggings. A small, fluffy white dog is sitting next to her. In the foreground, there are lit candles and some autumnal decorations. The background shows a window and some green plants.

WELCOME TO LIFE
AT BRICKELL PARK

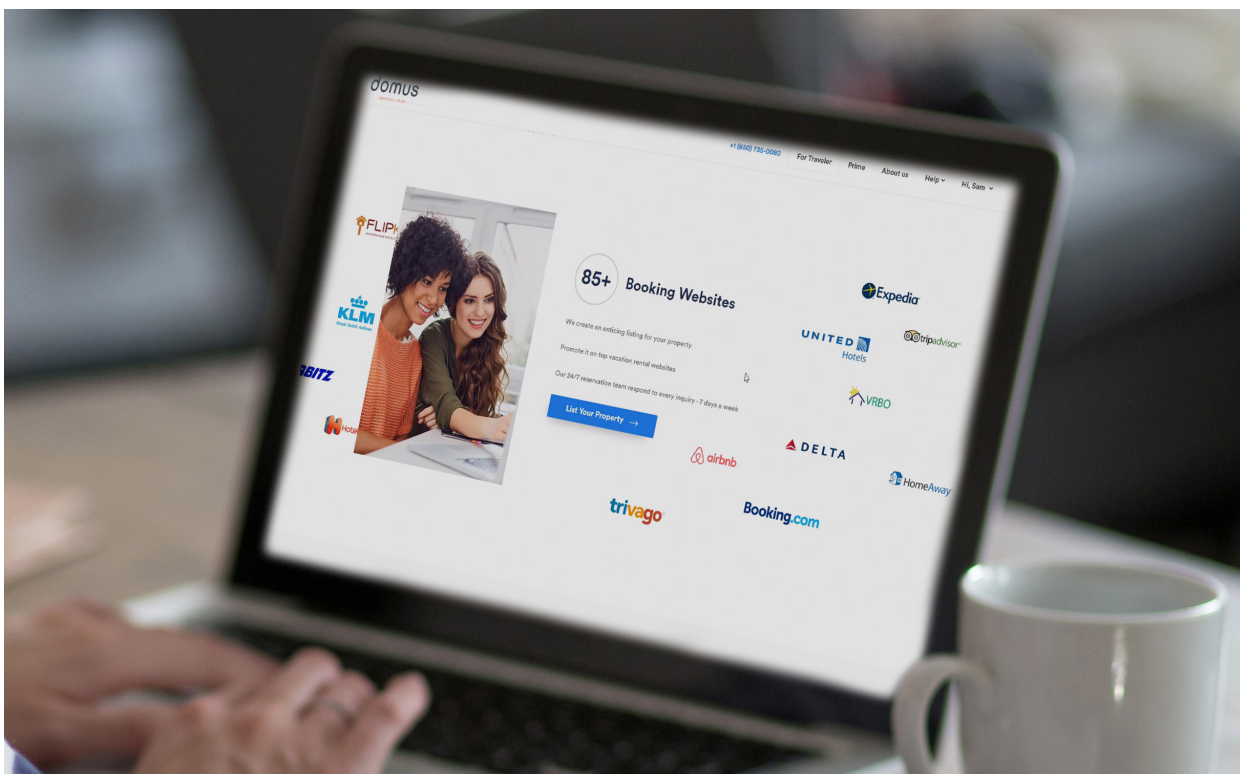
Everything You Need, Just How You Want it.



The Domus reservation system enables access to more than 85 sales channels including Airbnb, Booking.com, Kayak, Hyatt, and Marriott.

The Management Option

Quite simply, more visibility across more platforms means more opportunities to attract guests and make bookings. Domus offers a true global network with:



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.

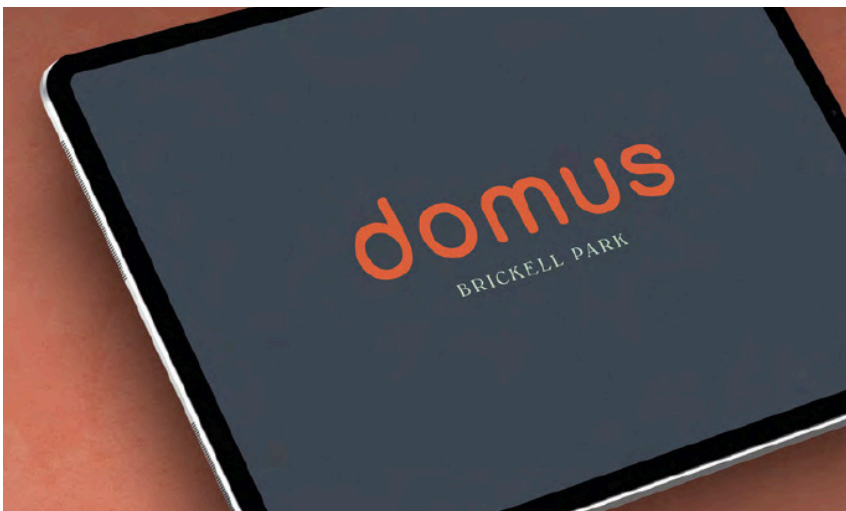


STRATEGIC ALLIANCES

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 DOMUS OWNERS:

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



MARRIOTT
BONVOY™

HOMES & VILLAS
BY MARRIOTT INTERNATIONAL

DOMUS FLATS — BRICKELL PARK

TEAM

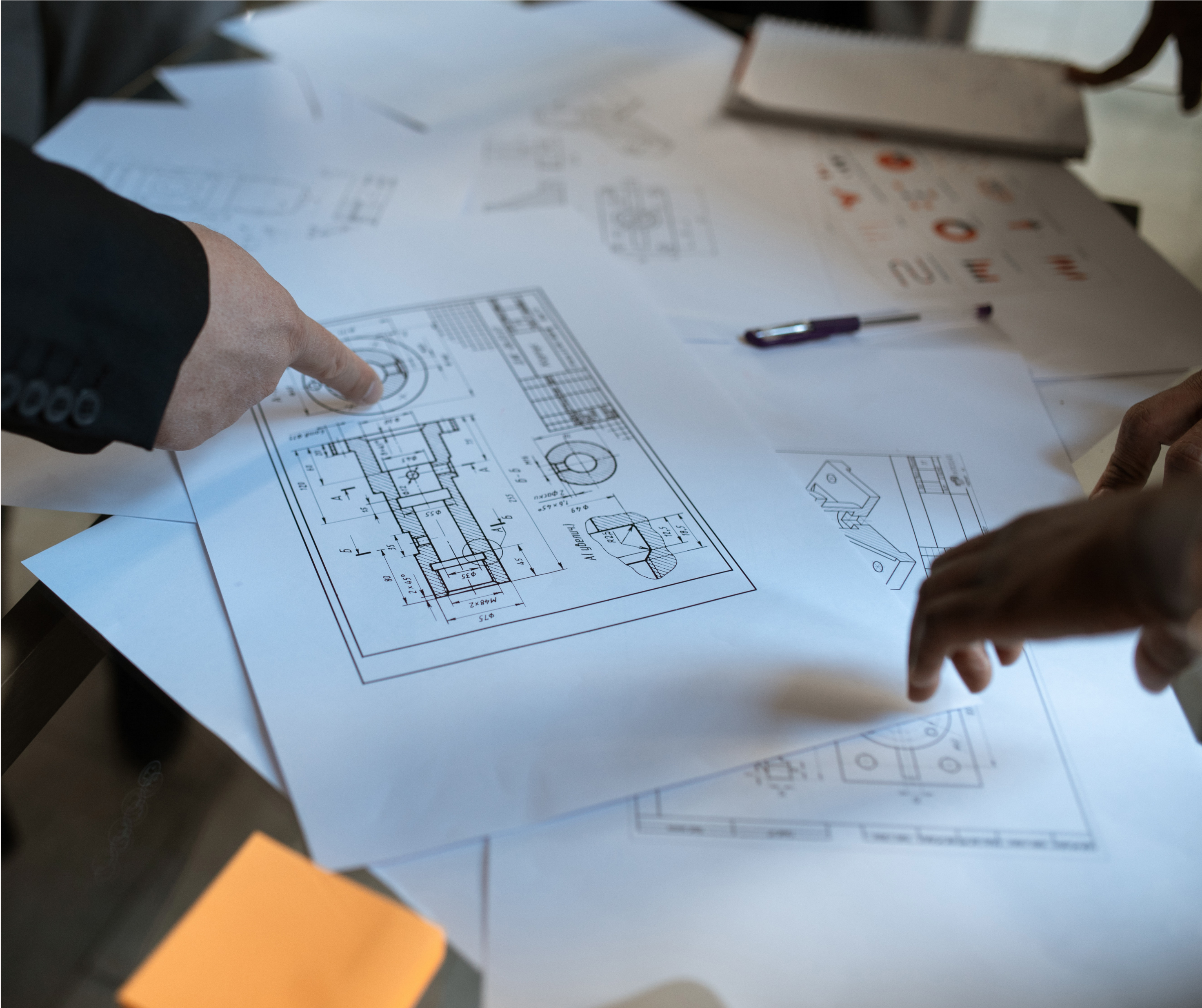


ALL THE TOP PLAYERS.
ALL THE RIGHT EXPERTISE.

Built on Collaboration, Driven *by* Expertise.

DOMUS BY NORTH DEVELOPMENT

With five decades of combined expertise with high-profile projects in prominent locations, North Development specializes in creating properties with high revaluation and re-purchase value. The company’s unique business ecosystem not only enhances local communities but also delivers tremendous value to end users.



TWO LEADERS, ONE HUGE
ADVANTAGE FOR DOMUS



THE RITZ-CARLTON RESIDENCES, MIAMI BEACH



STUDIO4, PERU

COMBINED SALES

USD 4 BILLION

52

Combined years of experience in
USA, Brazil, and Perú

33

Combined
Under development / Construction

108

Combined projects in the USA,
Brazil, and Perú

75

Combined projects delivered



domus[®]
M A N A G E M E N T

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.

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F L A T S

B R I C K E L L P A R K

PROPERTY ADDRESS

1611 SW 2nd Avenue
Miami, FL 33129

NORTH
DEVELOPMENT

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