



SOUTH TOWER

THE BUILDING

- A 66-story tower on the southernmost tip of Brickell Key
- Unobstructed panoramic views of the Atlantic Ocean, Biscayne Bay, and the Miami skyline
- 228 refined residences ranging from two- to five-bedrooms
- Two exclusive 7,800 sf+ duplex penthouses with private pools
- Masterplan and building designed by globally-renowned architect, Kohn Pedersen Fox (KPF)
- Interiors by acclaimed Parisian designer, Tristan Auer
- Unique waterfront arrival experience featuring panoramic vistas to Biscayne Bay
- Gated access with dedicated 24-hour security
- Private porte-cochère with generous canopy coverage at lobby arrival
- 24-hour Dedicated Residential Team trained by Mandarin Oriental
- Valet parking service available
- Planned infrastructure for EV charging stations
- Direct access to 1.5-mile Baywalk along the Brickell Key waterfront

THE RESIDENCES

- Private elevator and lobby to each home
- Main entrance featuring double door with keyless entry
- Gracious entry foyer with arrival portal
- Spacious floor plans featuring up to 11-foot ceilings
- Full-height doors with thresholds in wood or travertine finish
- Natural stone flooring across all interior spaces and terraces
- Lighting by award-winning UK-based studio Speirs Major
- Midnight bar including refrigerator and ice maker in primary bedroom
- Floor-to-ceiling glass sliding doors leading to expansive, 12-foot-deep private terraces
- Fully-fitted outdoor wet bar, equipped with sink and refrigerator for effortless entertaining
- Laundry room with side-by-side, front-loading washer and dryer
- Select residences include en-suite staff quarters with dedicated bedroom and full bath
- Pre-wired for Smart Home technology
- Multi-zone air conditioning allows for independent temperature control in bedrooms and shared spaces
- Private storage unit accompanying each residence

Kitchens

- Custom Italian cabinetry by Molteni&C, with warm or cool finish options, exquisitely paired with Dornbracht fixtures
- A selection of natural stone countertops and backsplashes
- State-of-the-art appliances by Gaggenau:
 - Fully-integrated, paneled refrigerator and freezer
 - Electric wall oven and convection microwave
 - Induction cooktop
 - Stainless steel ventilation hood
 - Undercounter wine storage and cooler that can hold up to 34 bottles of wine
 - Dishwasher
 - Espresso machine
 - Food waste disposer

Bathrooms

- Primary bath features Duravit smart toilets, soaking tubs, and multi-function shower heads
- Primary bath vanity handcrafted with natural stone
- Marble stone floors throughout both primary baths and powder rooms
- Custom-built vanities with back-lit mirror and built-in storage
- Dornbracht fixtures in primary bath and powder room
- Private water closets within every primary bath
- Infrared Saunas in select residences, available for upgrade

PRIVATE RESIDENCE AMENITIES

Residents will benefit from an unparalleled array of world-class amenities, including over 100,000 square feet lushly landscaped, multi-tiered resort-style podium with distinct amenity zones and opportunities to relax, dine and connect. The Residences will be serviced by Mandarin Oriental Colleagues

Recreational Offerings

- Ocean Pool with five cabanas and lounges offering panoramic views of Fisher Island, Key Biscayne, and Biscayne Bay
- Lagoon Pool offering six private villas featuring kitchenettes, en-suite bathrooms, outdoor shower, sun deck, and infinite water views
- Poolside lounge serviced by Mandarin Oriental
- Immersive Hammock Forest nestled within a series of gardens
- Podium art walk featuring curated exhibitions
- Indoor golf simulator with lounge seating
- Game room with billiards table
- Private screening lounge for up to 14 guests
- Dedicated kids club with activity center
- Forest pool with five wellness cabanas with adjacent hot tub and cold plunge

Dining Experiences

- Dining pavilion equipped with outdoor grill featuring stunning sunset and skyline views
- Tea pavilion featuring kitchenette and indoor/outdoor entertaining space open to panoramic Bay views
- Hospitality console in main lobby with infused water and daily provisions
- Private dining room and wine cellar with indoor/outdoor dining and chef's kitchen

Health & Wellness Features

- Wellness pool deck with hot tub, cold plunge, private cabanas and outdoor treatment rooms, enveloped by lush greenery
- Tea garden for moments of calming respite
- Forest yoga lawn alongside multiple meditative garden spaces
- Dedicated men's and women's spaces, including saunas and hammam
- Fitness atelier outfitted with state-of-the-art Technogym equipment and private training studios
- Multi-purpose sports court, offering the option to play half-court basketball, pickleball, or padel
- Self-service dog grooming spa with access to the Baywalk

Business Lounge

- Twelve-seat conference suite
- Two reservable private meeting rooms
- Two flexible work-lounge spaces
- Communal work area
- Library with curated literature collection
- Complimentary printing services
- Self-service coffee bar

HOTEL & SHARED AMENITIES

The adjacent Mandarin Oriental Hotel is destined to be Mandarin Oriental's North American flagship, ushering in a new chapter of service and sophistication. Hotel amenities are easily accessible from The Residences.

Recreational Offerings

- Resort Pool
- Lounge Pool
- Children's splash pad
- Hot tub
- Staffed children's playroom with childcare services

Dining Experiences

- Fine-dining signature restaurant with outdoor dining terrace overlooking Biscayne Bay and Brickell skyline
- All-day dining restaurant featuring intimate outdoor herb garden seating
- Poolside restaurant featuring outdoor verandah seating
- Members-only rooftop bar
- Signature Mandarin Oriental cake shop in lobby

Health & Wellness Features

- Mandarin Oriental's signature spa, featuring award-winning services and treatments in unparalleled serenity and privacy
- Personalized treatments, unique retreats and curated fitness practices dedicated to holistic wellness and anti-aging
- Beauty salon
- Outdoor vitality pool
- Indoor/outdoor lap pool
- Wellness lawn
- Flexible outdoor activity pavilion for outdoor training, yoga, or spa treatments
- Curated collection of retail offerings

Occasion & Business Events

- Grand ballroom with dedicated pre-function and break-out spaces
- Three private meeting rooms equipped with conference and presentation technology
- Events terrace and lawn

LEGENDARY SERVICE

A dedicated team of Mandarin Oriental colleagues will be on hand 24-hours a day, offering a host of personalized services to help streamline your daily life.

- Courier services
- Translation services
- Notary services
- Delivery services
- Housekeeping
- Car wash and detailing
- Dog grooming
- Property maintenance when traveling
- Plant care maintenance
- Childcare services
- Travel planning

Project Team

- Developer: Swire Properties Inc.
- Hospitality Operator: Mandarin Oriental Hotel Group
- Architect: Kohn Pedersen Fox (KPF)
- South Tower Interiors: Tristan Auer
- Landscapes by: SHMA
- Branding & Art Direction: NOE & Associates
- Architectural Visualization: Binyan and The Boundary

- Airline reservations
- Hotel reservations
- Car rental reservations
- Airport/ground transportation arrangements
- On- and off-premises restaurant reservations
- In-residence spa and wellness treatments
- Cleaning and alteration services
- Hair salon
- Private shopping
- Activity arrangements
- Equipment rentals
- Ground transportation arrangements
- 24-hour security services
- Engineering services
- Trash removal



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If circumstances arise which, in Developer's opinion, warrant changes of suppliers, manufacturers, brand names, models or items, or if Developer elects to omit certain items, Developer may modify the list of standard features or make substitutions for equipment, material, appliances, brands, models, etc., with items which in Developer's opinion are of equal or better quality (regardless of cost). All depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Furnishings are only included if and to the extent provided in your purchase agreement. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. ©



NORTH TOWER

Private Residences

THE BUILDING

- A 33-story tower that encompasses both The Residences at Mandarin Oriental, Miami and Mandarin Oriental, Miami Hotel
- An unparalleled location on the southernmost tip of Brickell Key, with panoramic views of the Atlantic Ocean, Biscayne Bay, and Miami skyline
- A limited collection of Residences with direct access to the exceptional hotel amenities, services, and lifestyle of Mandarin Oriental, Miami
- 70 refined Private Residences ranging from two- to four-bedrooms
- 28 turnkey Hotel Collection Residences ranging from one- to two-bedrooms
- Masterplan and building designed by globally-renowned architect, Kohn Pedersen Fox (KPF)
- Private Residence interiors by acclaimed Interior Designer, Laura Gonzalez
- Unique Waterfront arrival experience featuring panoramic vistas to Biscayne Bay
- Separate arrival experiences for hotel guests and residents are surrounded by lush landscaping and water features
- Separate dedicated lobbies for hotel guests and private residents
- 24/7 Dedicated Residential Team trained by Mandarin Oriental
- 24-hour security
- Valet service for hotel and private residents
- EV charging available
- Private access to 1.5-mile Bay Walk along the Brickell Key waterfront

RESIDENCES FEATURES

- Dedicated residential lobby & elevators
- Keyless entrance
- Entry foyer
- Spacious floor plans featuring up to 11-foot ceilings
- Molteni&C kitchen with Gaggenau appliances
- Natural stone flooring across interior spaces
- Soaking tub in primary bath
- Lighting by award-winning UK-based studio Speirs Major
- Floor-to-ceiling glass sliding doors opening to private terraces for indoor/outdoor living
- Laundry room with front-loading washer and dryer
- Multi-zone air conditioning allows for independent temperature control
- Residences on Levels 20-30 are assigned a storage enclosure

Kitchens

- Custom Italian cabinetry by Molteni&C, with warm or cool finish options, paired with Dornbracht fixtures
- A selection of natural stone counter tops and backsplashes
- State-of-the-art appliances by Gaggenau:
 - Fully integrated panel refrigerator and freezer
 - Single electric wall oven
 - Induction cooktop
 - Convection microwave
 - Undercounter wine storage and cooler that can hold up to 34 bottles of wine
 - Stainless steel dishwasher
 - Espresso machine
- Stainless steel ventilation hood
- Food waste disposer

Bathrooms

- Primary bath includes Duravit smart toilets, private water closet, soaking tub and multi-function shower head by Dornbracht
- Custom-built vanities with stone counters, back-lit mirror and built-in storage

PRIVATE RESIDENCE AMENITIES

Private Residence Owners will benefit from direct access to an unparalleled array of world-class amenities, including an 80,000 square-foot lushly landscaped, multi-tiered resort-style podium with distinct amenity areas to relax, dine, and connect.

Recreation

- Podium art walk featuring curated exhibitions

Dining & Entertainment

- Honor Bar in main lobby offering infused water and daily provisions
- 19th level Residents Lounge with chef's kitchen, show kitchen and two flexible spaces that may serve as private dining or meeting rooms

HOTEL & SHARED AMENITIES

Mandarin Oriental, Miami is destined to be Mandarin Oriental's North American flagship, ushering in a new chapter of service and sophistication. Along with residents-only amenities, these hotel offerings have direct access from the Private and Hotel Residences.

Recreation

- Resort Pool
- Lounge Pool
- Children's splash pad
- Hot tub
- Staffed children's playroom with child care services

Dining

- Fine-dining signature restaurant with outdoor terrace overlooking Biscayne Bay and Brickell Skyline
- All-day dining restaurant featuring intimate outdoor herb garden seating
- Poolside restaurant featuring outdoor verandah seating
- Signature Mandarin Oriental Living Lobby Concept with Cake Shop

Health & Wellness

- Mandarin Oriental's signature spa, featuring award-winning services and treatments in unparalleled serenity and privacy
- 24-hour, fully equipped fitness center
- Personalized treatments and curated fitness practices dedicated to holistic wellness and anti-aging
- Beauty salon
- Outdoor vitality pool
- Covered outdoor lap pool
- Wellness lawn
- Flexible outdoor activity pavilion for outdoor training, yoga, or spa treatments
- Curated collection of retail offerings

Celebratory & Business Events

- Grand ballroom with dedicated pre-function and break-out spaces
- Private meeting rooms equipped with conference and presentation technology
- Events terrace

LEGENDARY SERVICE

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- Courier services
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- Notary services
- Delivery services
- Housekeeping
- Car wash and detailing
- Dog grooming
- Property maintenance when traveling
- Plant care maintenance
- Child care services
- Travel planning
- Airline reservations
- Hotel reservations
- Car rental reservations
- Airport/ground transportation arrangements
- On- and off-premises restaurant reservations
- In-residence spa and wellness treatments
- Cleaning and alteration services
- Hair salon
- Private shopping
- Activity arrangements
- Equipment rentals
- 24-hour security services
- Engineering services
- Trash removal

*Some offerings may incur additional charges

Project Team

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- Hospitality Operator: Mandarin Oriental Hotel Group
- Architect: Kohn Pedersen Fox
- Interiors: Laura Gonzalez
- Lighting: Speirs Major
- Landscapes by: SMHA



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