

domus®
BRICKELL PARK

MIAMI



DOMUS
FLATS

INTRODUCTION

Welcome to Domus FLATS (Flexible Apartments for Temporary Stays) 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

Flexible Apartments *for* Temporary Stays



Intimate
Warm
Approachable
Unique
Timeless

Designed *for* the best parts of life



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.



ARTIST'S CONCEPTUAL RENDERING

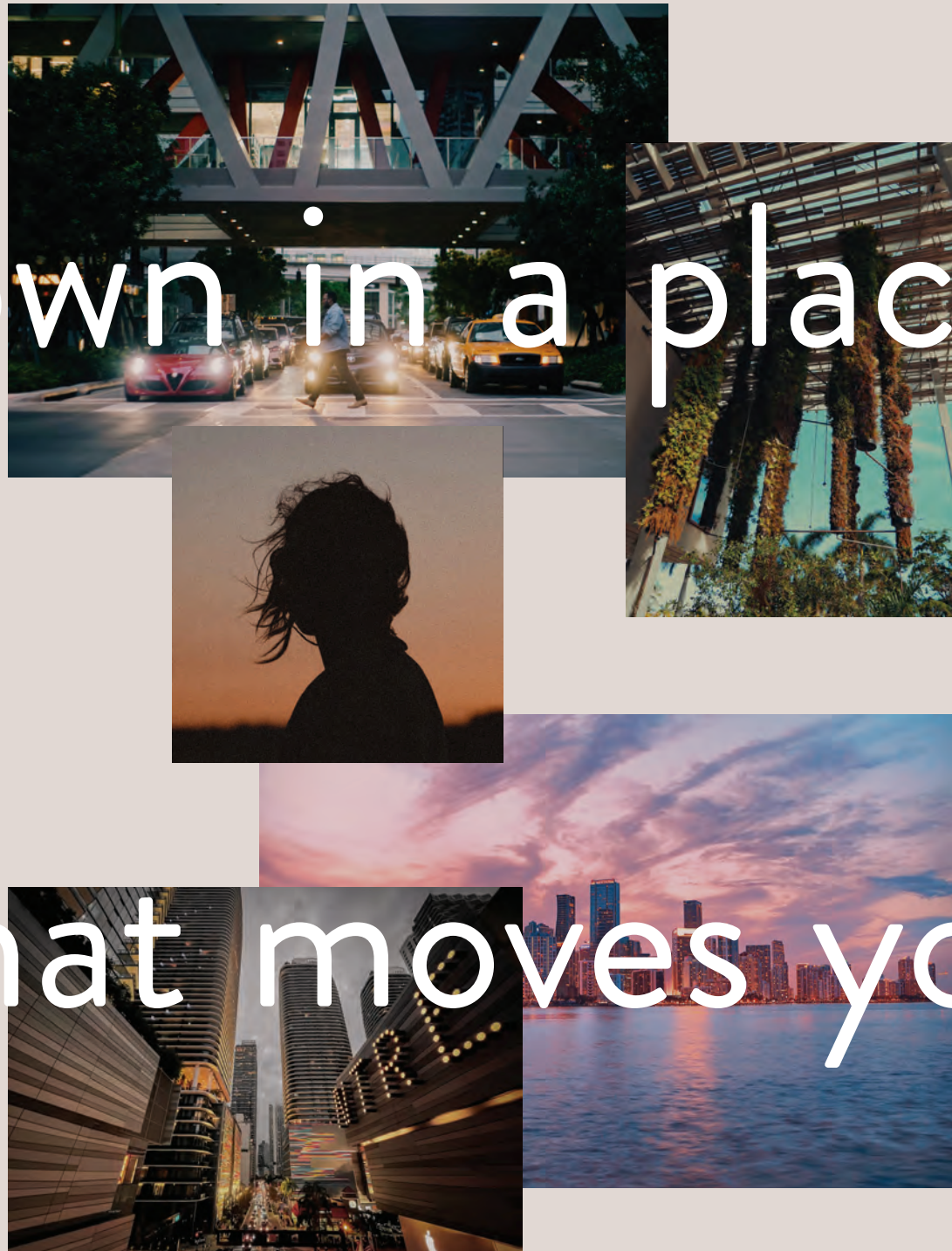


ALL THE AMENITIES THAT MATTER

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

own in a place

that moves you



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



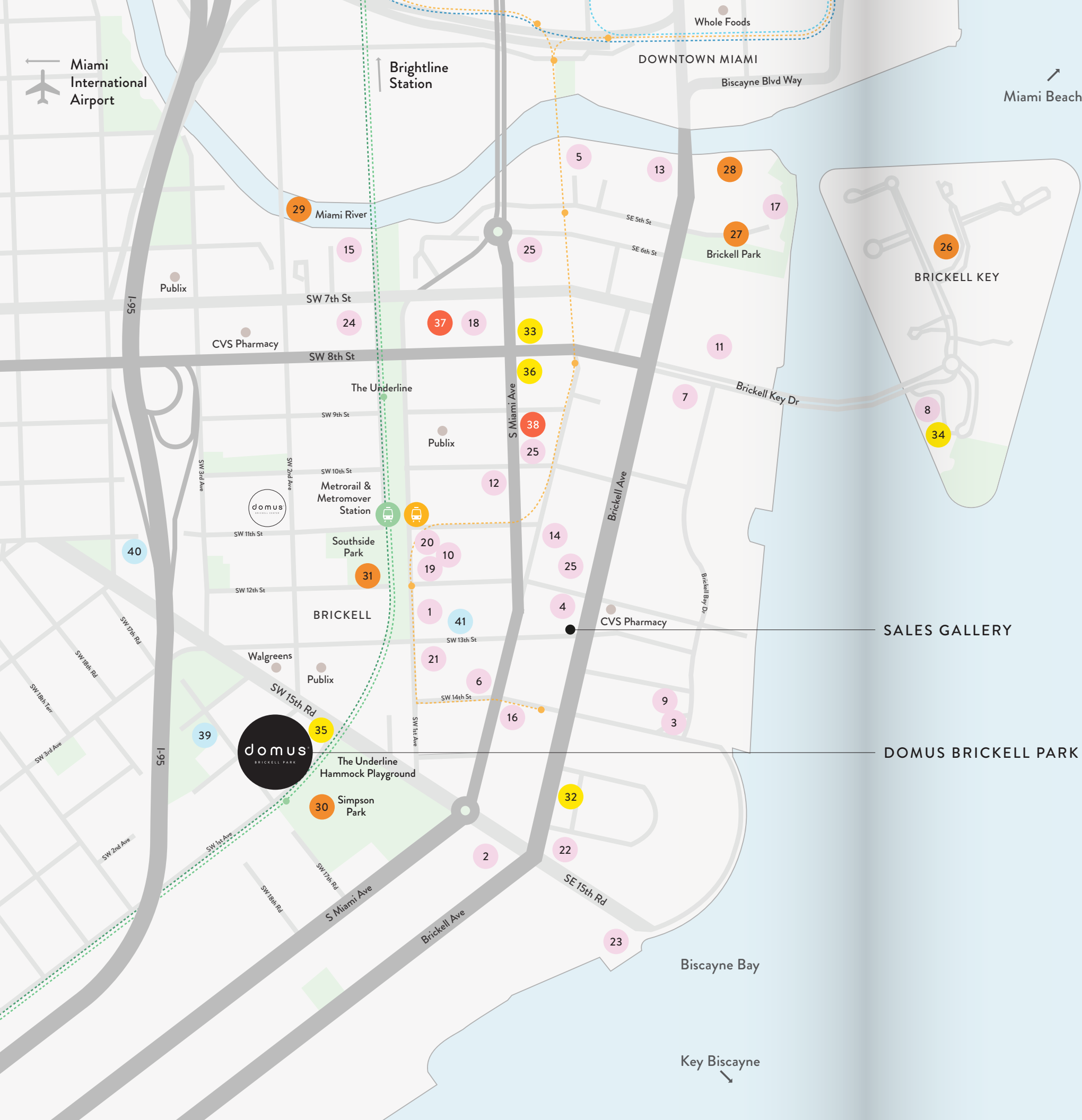
An Urban Oasis *in* Brickell Park



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

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

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



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

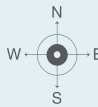
39. MATER Brickell Academy
40. KLA Academy
41. Southside Preparatory Academy

ESSENTIALS

Publix
Walgreens
CVS Pharmacy
Whole Foods

TRANSPORTATION

Metrorail Brickell Station
The Underline
Metromover





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.



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





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.

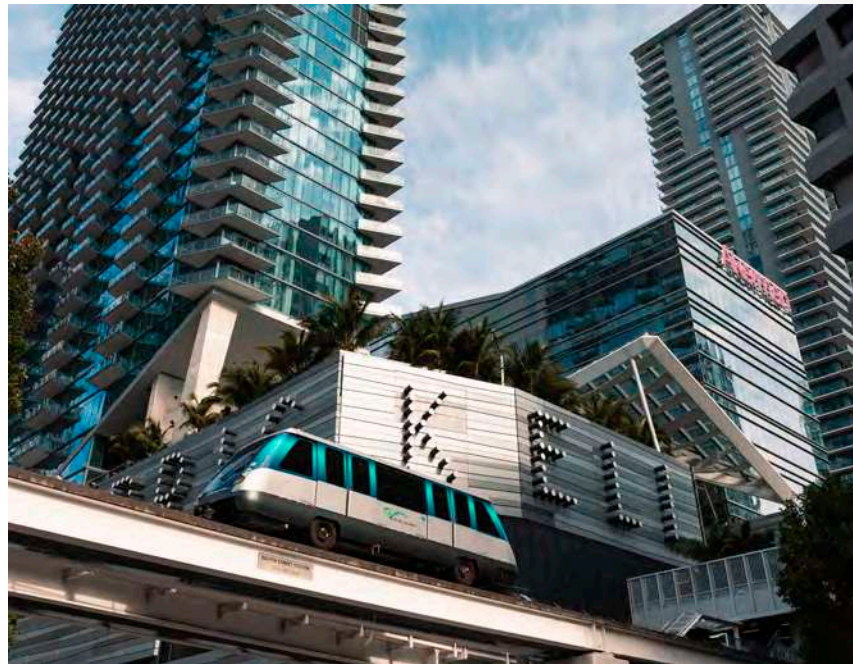


Brightline

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).



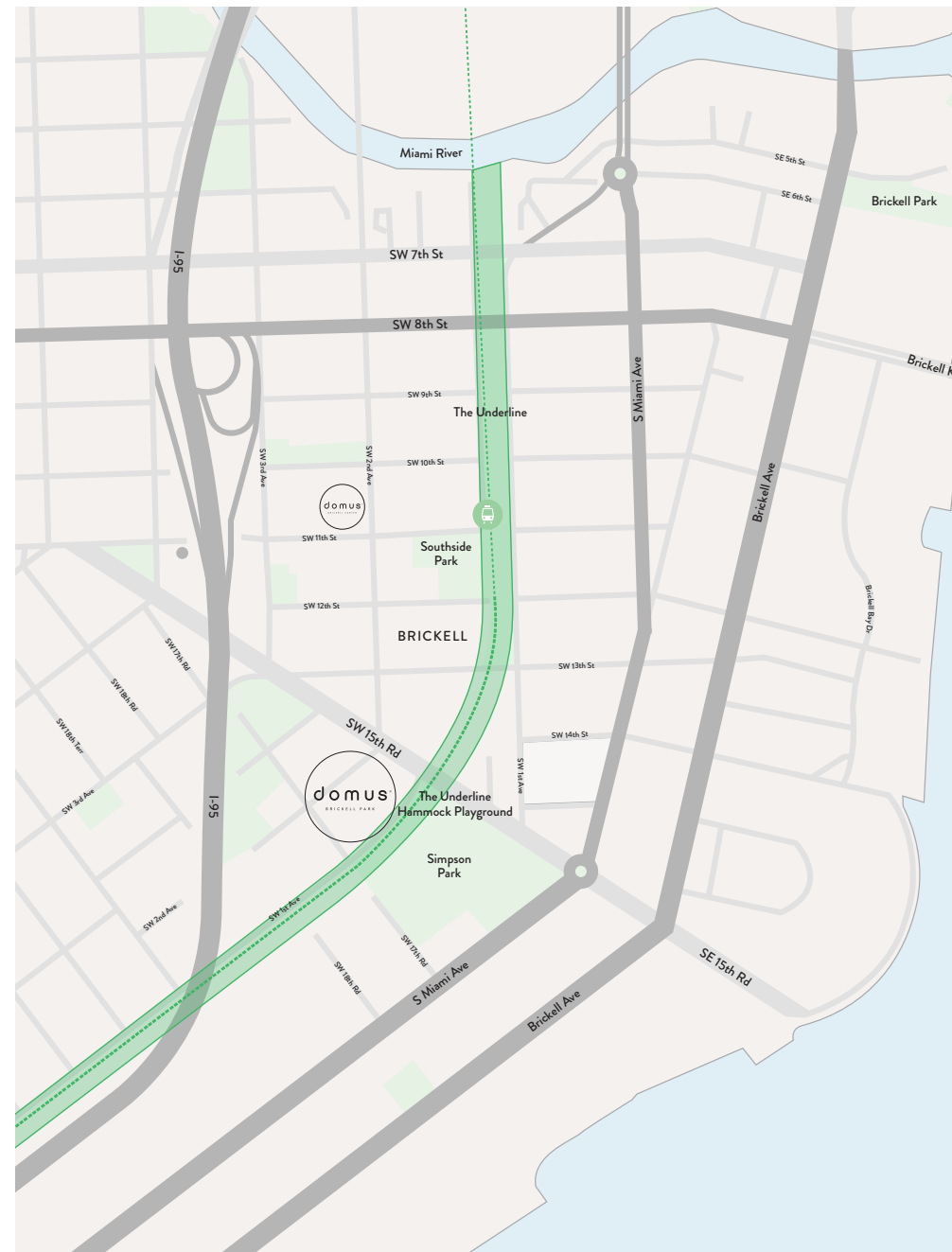
Metrorail

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.



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.




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.





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

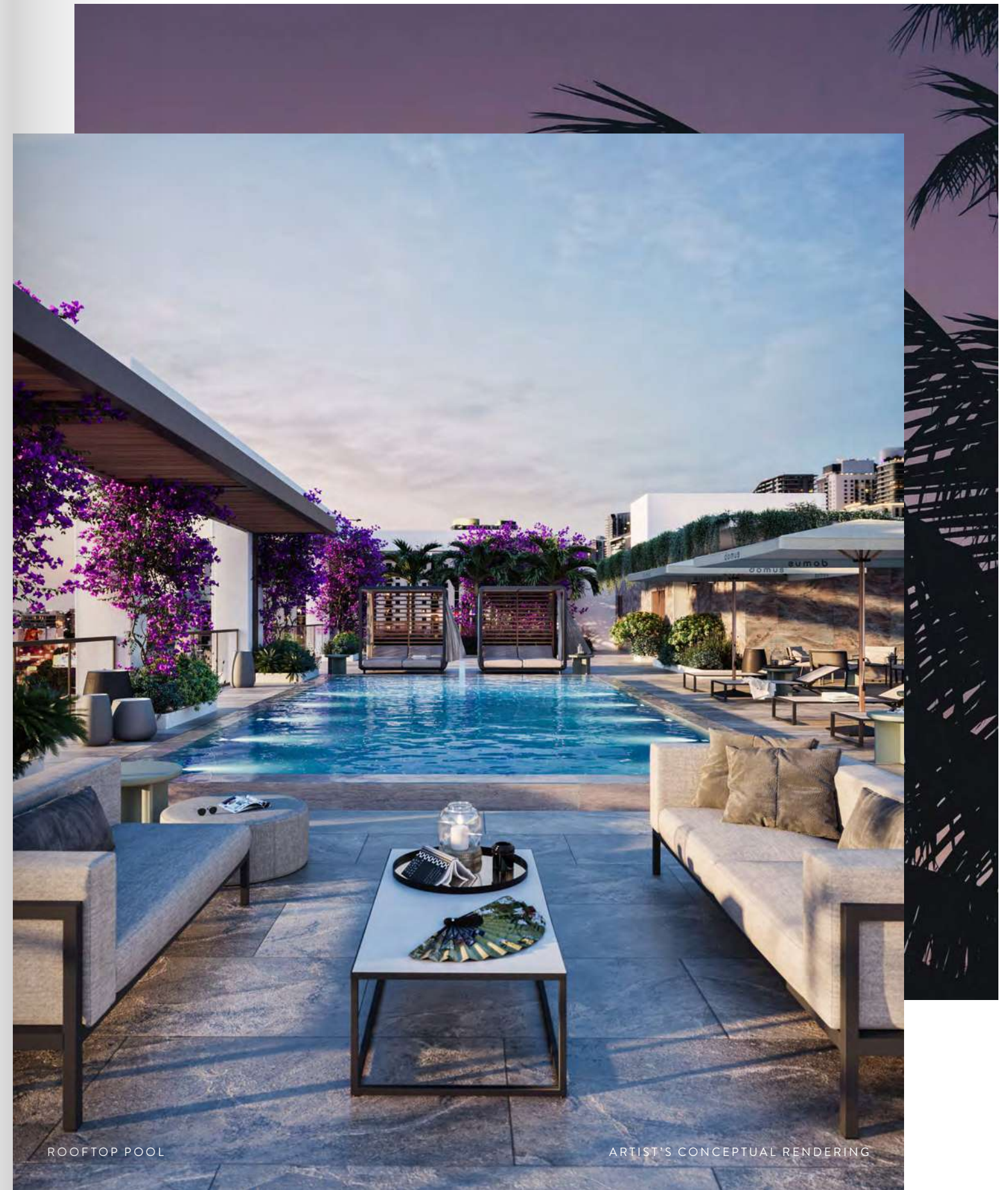
SERVICES & AMENITIES

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



ROOFTOP POOL

ARTIST'S CONCEPTUAL RENDERING

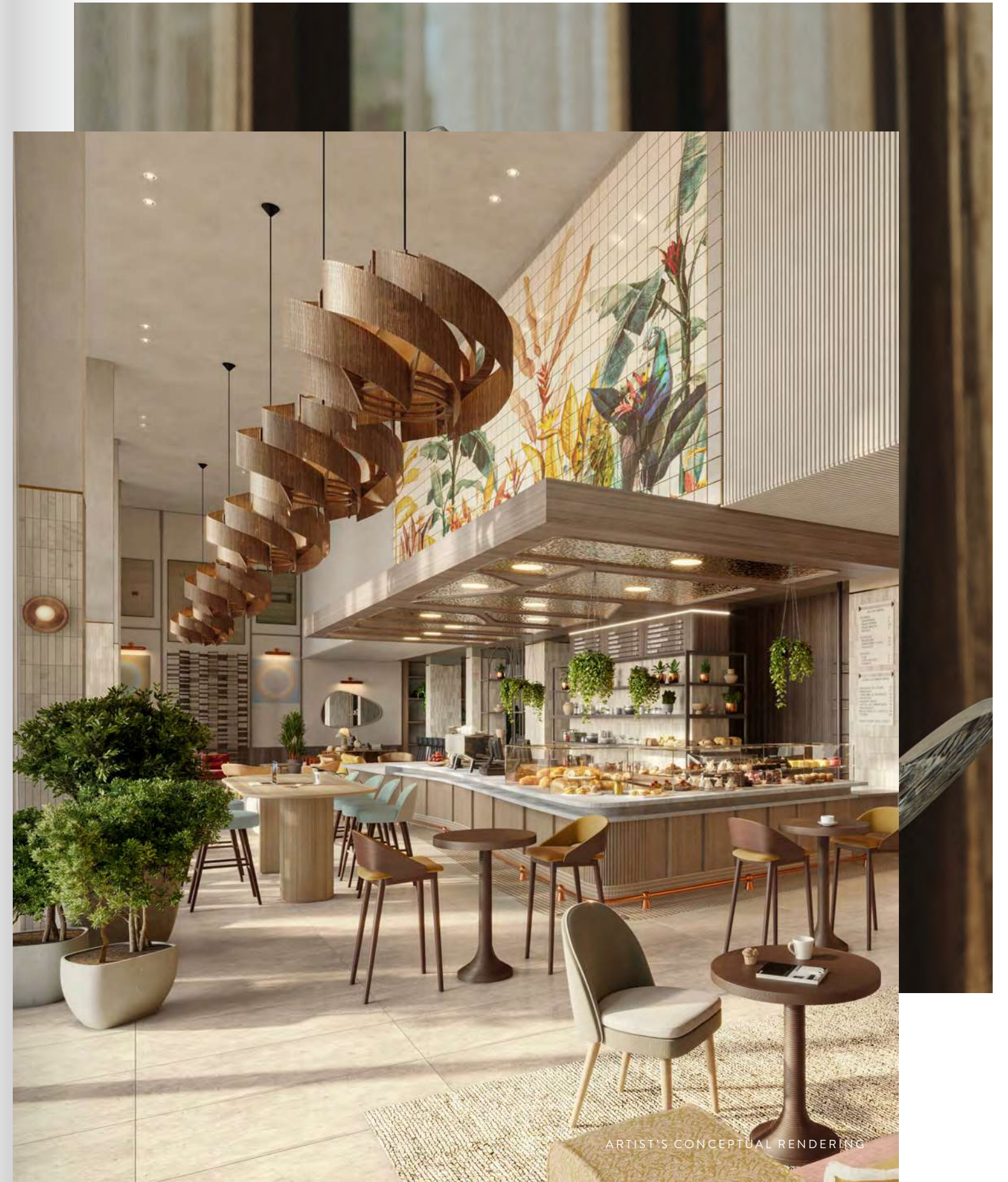


ENDLESS ROOM TO GATHER

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





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.

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



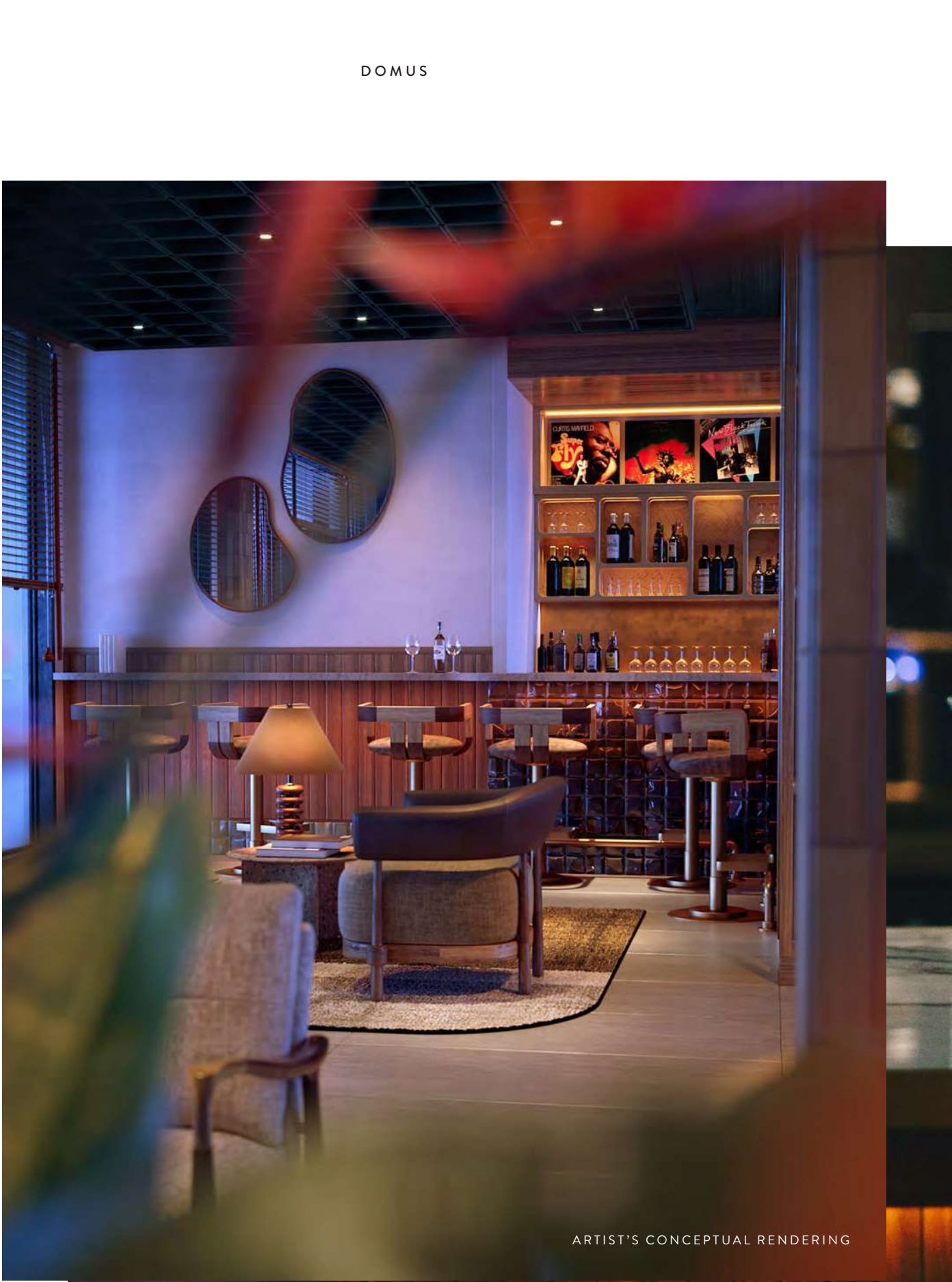
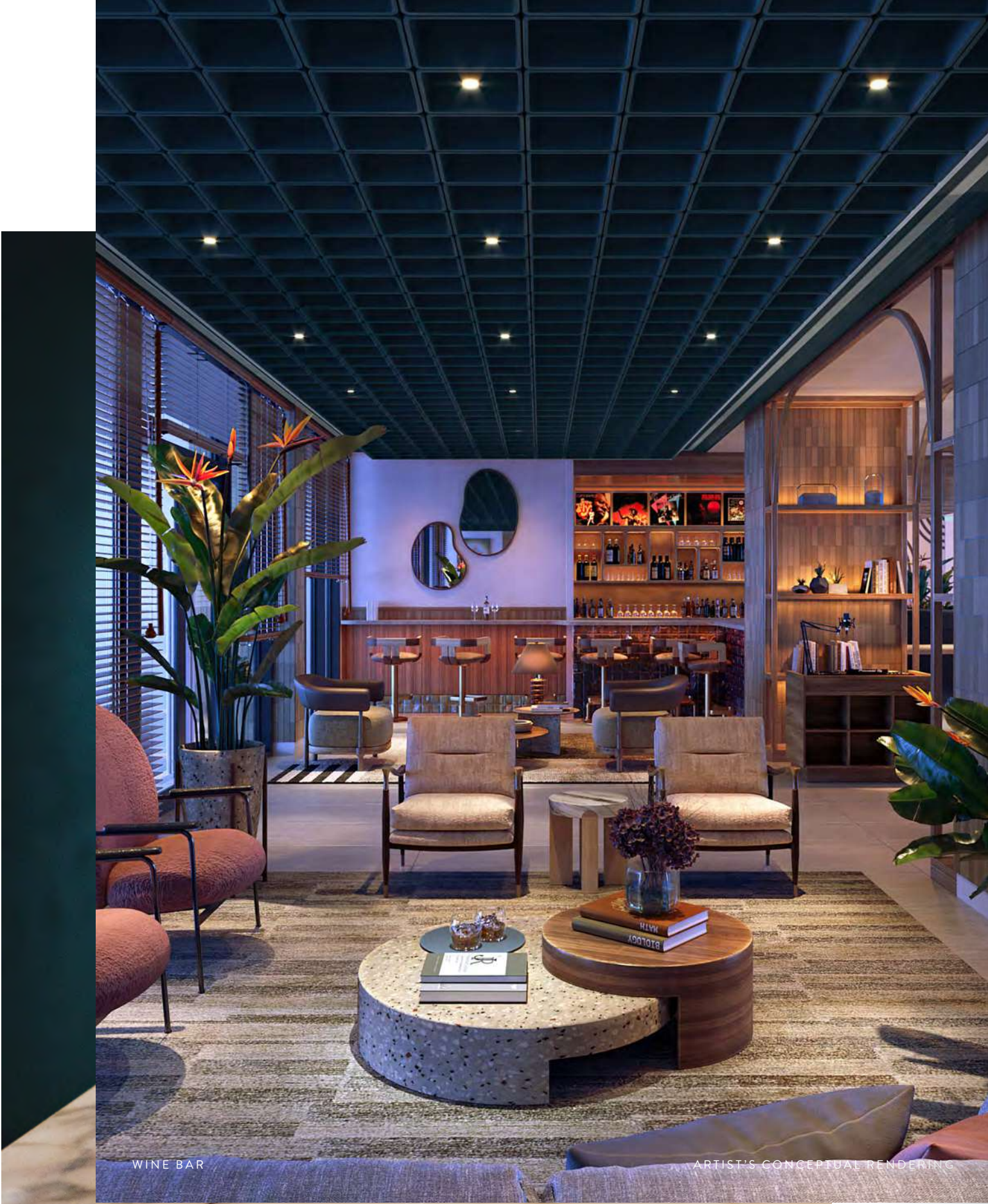
The bar here is truly your local pub,
city meet-up spot, and official destination
for celebration and relaxation. All things
toast-worthy deserve a spot that rises
to the occasion.

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
lounging seating, it’s a world all on its own.





Make a splash

on

the Brickell Skyline



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

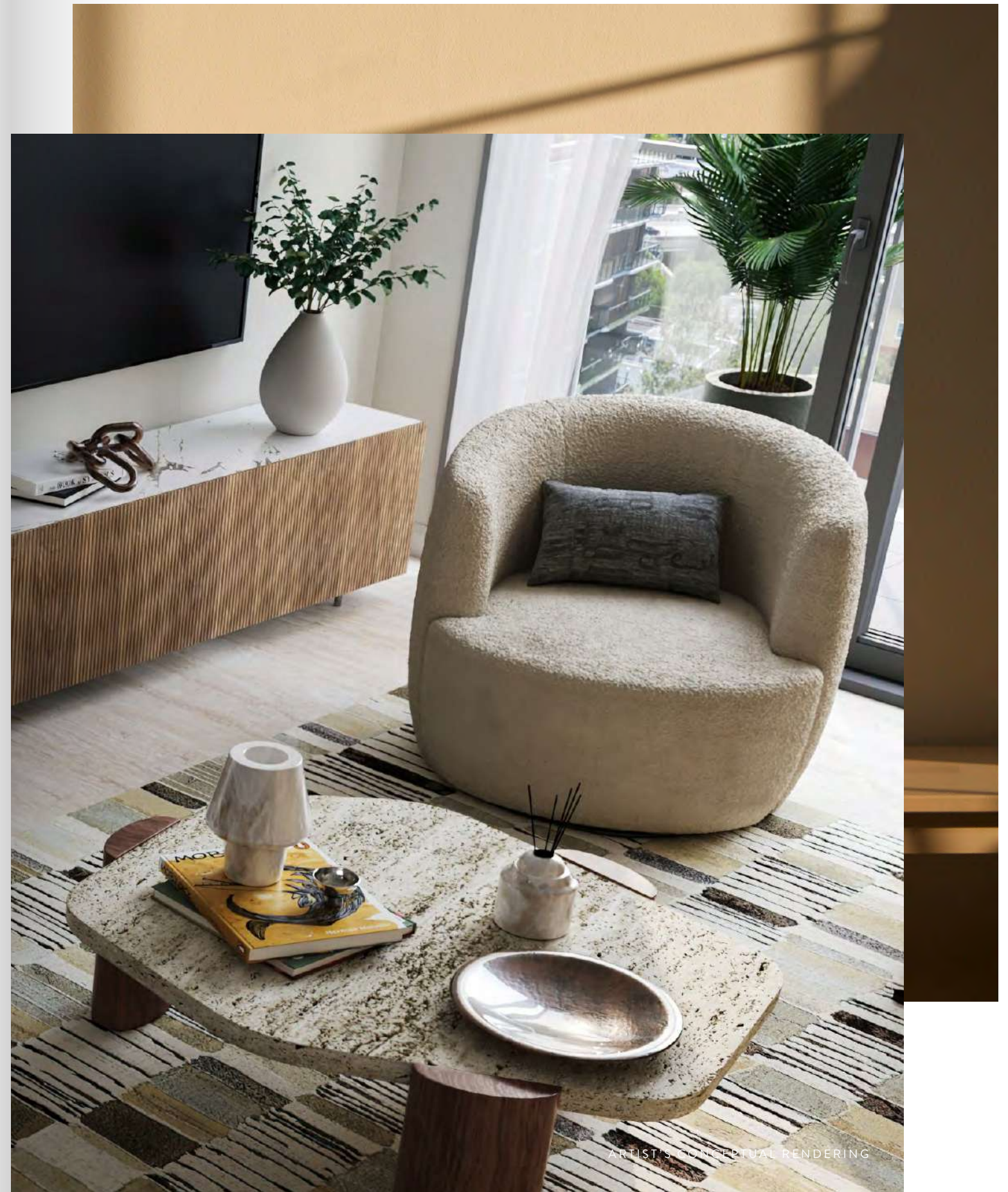
Modern fixtures

Quartz countertops

Washer and dryer

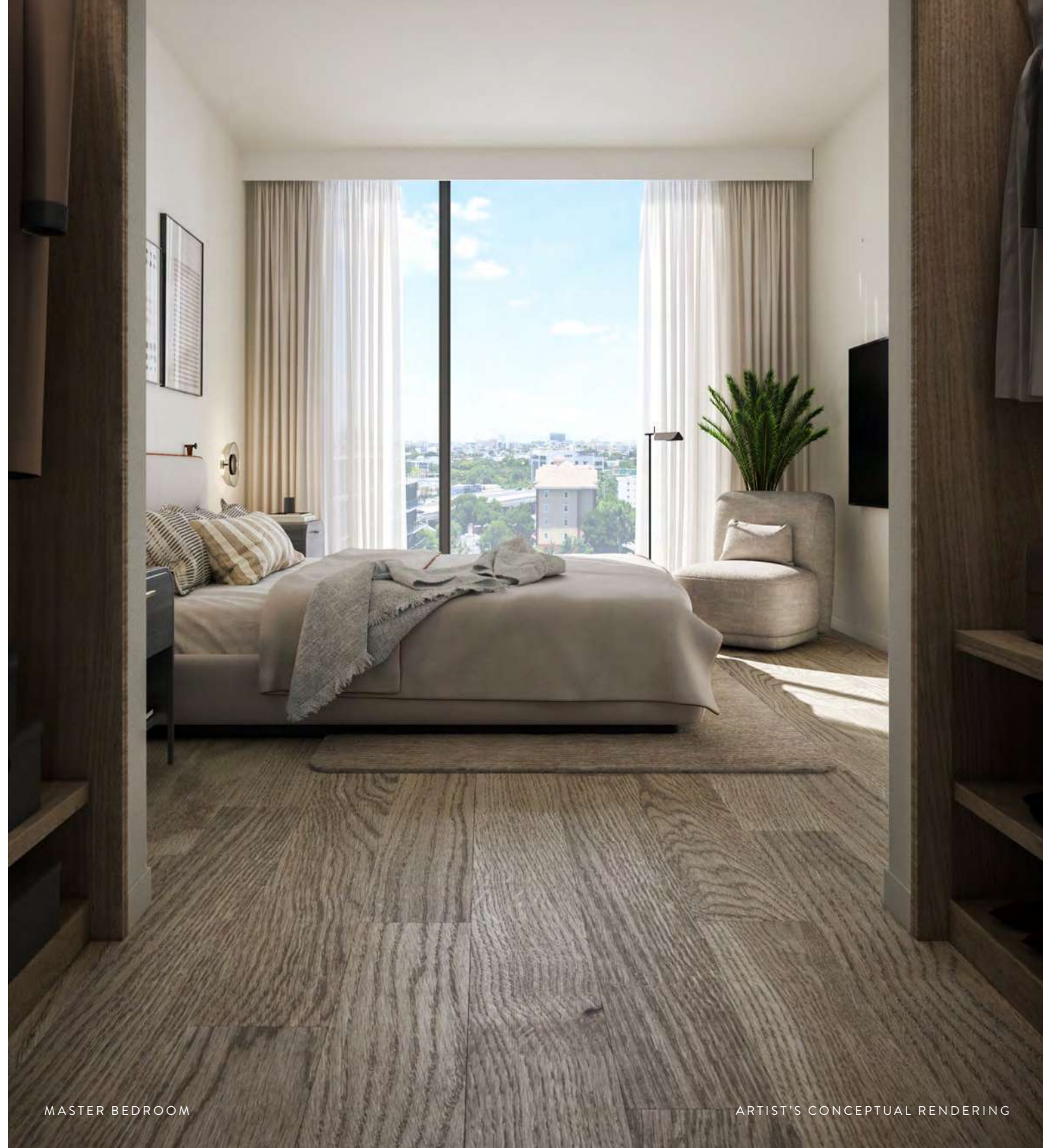
UV filtered water in all FLATS

FLATS *that* fit your life









MASTER BEDROOM

ARTIST'S CONCEPTUAL RENDERING



BATHROOM

ARTIST'S CONCEPTUAL RENDERING

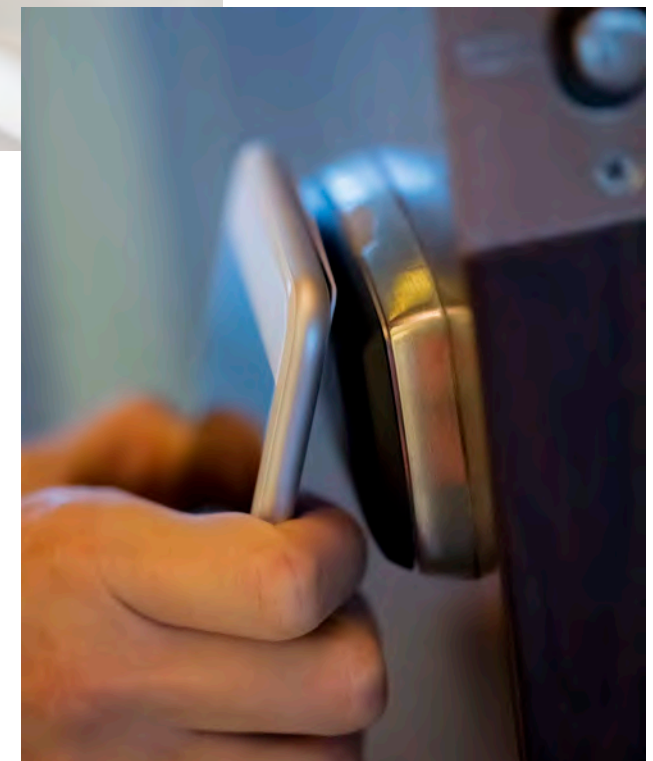
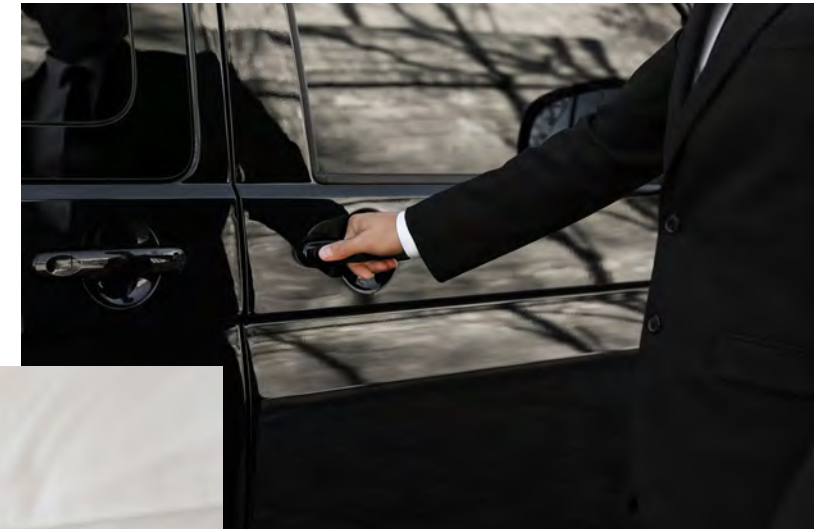
MANAGEMENT SERVICES

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.



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.

domus[®]

BRICKELL PARK

Developed by **NORTH**
DEVELOPMENT

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