

## REACH BRICKELL CITY CENTRE

Developer: Swire Properties  
 Architect: Arquitectonica  
 Interior Designer: Richardson Sadeki  
 Stories: 43  
 Total Units: 390  
 Unit Mix: 1, 2, 3, 4-Bedroom Residences

## DEPOSIT STRUCTURE

- Deposit: 20% due at contract
- Final balance: 80% due at closing

## UNIT MIX

2 BEDROOMS / 2 BATHS		Maintenance
Line 10	1,307 S.F.	\$1,011/mo
2 BEDROOMS / 2.5 BATHS		
Line 11	1,401 S.F.	\$1,059/mo
Line 12	1,400 S.F.	\$1,059/mo
2 BEDROOMS / 2.5 BATHS / DEN		
Line 09	1,500 S.F.	\$1,153/mo
3 BEDROOMS / 3.5 BATHS / DEN		
Line 03	2,057 S.F.	\$1,554/mo
Line 04	1,782 – 1,799 S.F.	\$1,374 – \$1,404/mo
PENTHOUSES: 3 & 4 BEDROOMS		
Floors 42 & 43	2,684 – 4,385 S.F.	\$2,097 – \$3,437 /mo

## BUILDING FEATURES & AMENITIES

- 43-story tower designed by internationally acclaimed Arquitectonica
- Interiors by renowned design firm Richardson Sadeki
- Artfully integrated into master-planned Brickell City Centre, LEED® pre-certified as a neighborhood development, with it's innovative CLIMATE RIBBON™ floating above a luxury shopping center
- Expansive, half-acre amenity deck including tropical gardens, barbecue grills, outdoor fitness areas and children's play area
- Poolside beverage and café service
- Heated lap and social pools with two heated spas
- Library with private seating nooks designed for reading or socializing
- Spacious, state-of-the-art fitness center with individual fitness studios and machine room
- Tech-savvy children's playroom, viewable from fitness center
- Exclusive spa for residents' use with shared hammam featuring dipping pools, showers and steam. Also included are treatment rooms and blow-out bar for touch ups, with mani-pedi station
- Designed and furnished to the level of a private residence, the Reach entertaining suite features elegantly furnished living room, dining and chef-worthy kitchen
- Equipped and furnished business center with ample meeting room
- Wi-Fi throughout the lobby and amenity deck
- On-premise concierge
- Assigned parking for all units in secured garage plus optional valet parking services

CLIMATE RIBBON™ is a registered trade mark of Swire Properties Inc.

## RESIDENCE FEATURES

- 373 luxury condominiums with ceiling heights from 9'4" to 11'4"
- Exclusive collection of seven Penthouse Residences with 12'4" ceilings featuring upgraded appliance packages, outdoor kitchens and some with private rooftop pools and outdoor spas
- Ten luxurious corner Tower Suites featuring three bedrooms and four baths
- Residences are delivered fully finished and furniture-ready with choice of two interior finish packages including Italian cabinetry and imported marble floors
- Biometric technology elevator access
- City-view terraces with glass and aluminum railings directly accessible from living areas and bedrooms
- Floor-to-ceiling sliding glass doors
- Over-sized, fully finished walk-in closets in all master bedrooms
- Powder room in most residences
- Pre-wired for high-speed data, telephone and cable, with USB charging outlets in bedrooms and master closets

## KITCHENS

- Modern Italian kitchen cabinets by Italkraft
- Choice of two interior finish design schemes including cabinetry, quartz stone counter tops and backsplash and imported marble floors
- Premium Bosch appliance package including integrated panel 36" refrigerator & freezer, 300 series microwave, integrated panel, extra-quiet dishwasher, built-in convection oven and ceramic glass stovetop
- Uline 48-bottle, temperature-controlled wine storage
- Oversized, stainless steel, square-edge sink with single-lever, European-style pullout faucet sprayer

## BATHROOMS

- Modern Italian cabinetry by Italkraft
- Imported quartz stone vanity tops with Double Fusion™ integrated-light mirrors by Electric Mirrors
- Imported marble flooring with geometric mosaic marble tile walls in wet areas
- Designer Duravit Sensawash water closets in master suites
- Elegant soaking tubs with frameless glass-enclosed showers and rain-shower showerheads in master suites
- Designer Danze faucets



OBTAIN THE PROPERTY REPORT REQUIRED BY THE FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. 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.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this fact sheet are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and include artists' renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of 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. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. © 2014 BCC North Residential LLC. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.

Brickell City Centre (and the individual buildings within it) will be constructed and will exist in an urban environment. There are a number of existing buildings and potential building sites that could affect the view and the living experience in your unit. Brickell City Centre does not control all of these potential building sites, and for some of the sites that Brickell City Centre controls, there are no final development or construction plans. Further, even for building sites where there are plans, the plans are subject to change. As a result, it is important to understand that there is no guarantee that you will have any particular view from your unit, or that the view that exists now (or at any time) will remain the same. Further, there is no guarantee that you will be unaffected by traffic congestion by construction within an urban environment and by construction noise during the construction of Brickell City Centre, or noise that exists in the urban environment, including but not limited to: vehicle and traffic noise (including loading and unloading of trucks); construction noise from other buildings or building sites; sirens; noise from festivals or other gatherings; loud music; mechanical noise from your building or nearby structure; and/or aircraft noise. The Condominium is a component of the Integrated Brickell City Centre, which includes, or is intended to include (without creating any obligation) a hotel, other residential components, retail areas, office buildings and certain shared infrastructure. To the extent that restaurants and other business establishments and/or any operators of same are referenced herein, all are subject to change and/or elimination at any time, and no representations regarding same may be relied upon.