

**The Standard**

RESIDENCES

BRICKELL MIAMI

**WE'VE BEEN EXPECTING YOU**





ARTIST'S CONCEPTUAL RENDERING

# TABLE OF CONTENT

|   |           |
|---|-----------|
| <b>1. SAY HELLO TO MIAMI A GLOBAL CITY ON THE RISE.....</b> | <b>3</b>  |
| <b>2. WELCOME TO THE PULSE OF BRICKELL.....</b>             | <b>9</b>  |
| <b>3. THE BRAND – STAY UNSTANDARD.....</b>                  | <b>17</b> |
| <b>4. VERTICAL LIVING CURATED LIFESTYLE.....</b>            | <b>23</b> |
| <b>5. THE AMENITIES - FIVE-STAR ENERGY.....</b>             | <b>25</b> |
| <b>6. THE RESIDENCES – SPACES THAT GET YOU.....</b>         | <b>47</b> |
| <b>7. THE FLOORPLANS.....</b>                               | <b>53</b> |
| <b>8. RENTAL FLEX – A HYBRID DREAM.....</b>                 | <b>68</b> |
| <b>9. NUMBERS YOU’LL LOVE - DEPOSIT STRUCTURE.....</b>      | <b>70</b> |
| <b>10. THE TEAM – DREAMERS + DOERS.....</b>                 | <b>72</b> |

# **SAY HELLO TO MIAMI**

# **A GLOBAL CITY ON THE RISE**

# A GLOBAL HUB FOR LIFESTYLE INNOVATION, AND INVESTMENT

---

Miami is consistently ranked among the top U.S. cities for global investment, with international buyers accounting for over 50% of real estate transactions in key neighborhoods.

With over 450,000 residents in the city and more than 6 million in the metro area, Miami continues to grow as a diverse, vibrant destination.

A leader in tech, finance, and innovation — the city attracts entrepreneurs, creatives, and investors from around the world.



# A MAGNET FOR GROWTH & OPPORTUNITY

Miami ranks among the top 5 U.S. cities for pre-construction demand.

Over \$10 billion in development planned or underway in the next 5 years.

No state income tax and business-friendly policies continue to attract high-net-worth individuals.

The city's blend of urban energy, beach lifestyle, and global connectivity positions it as a premier destination for real estate investment.



# WHERE BIG-LEAGUE SPORTS AND GLOBAL EVENTS THRIVE

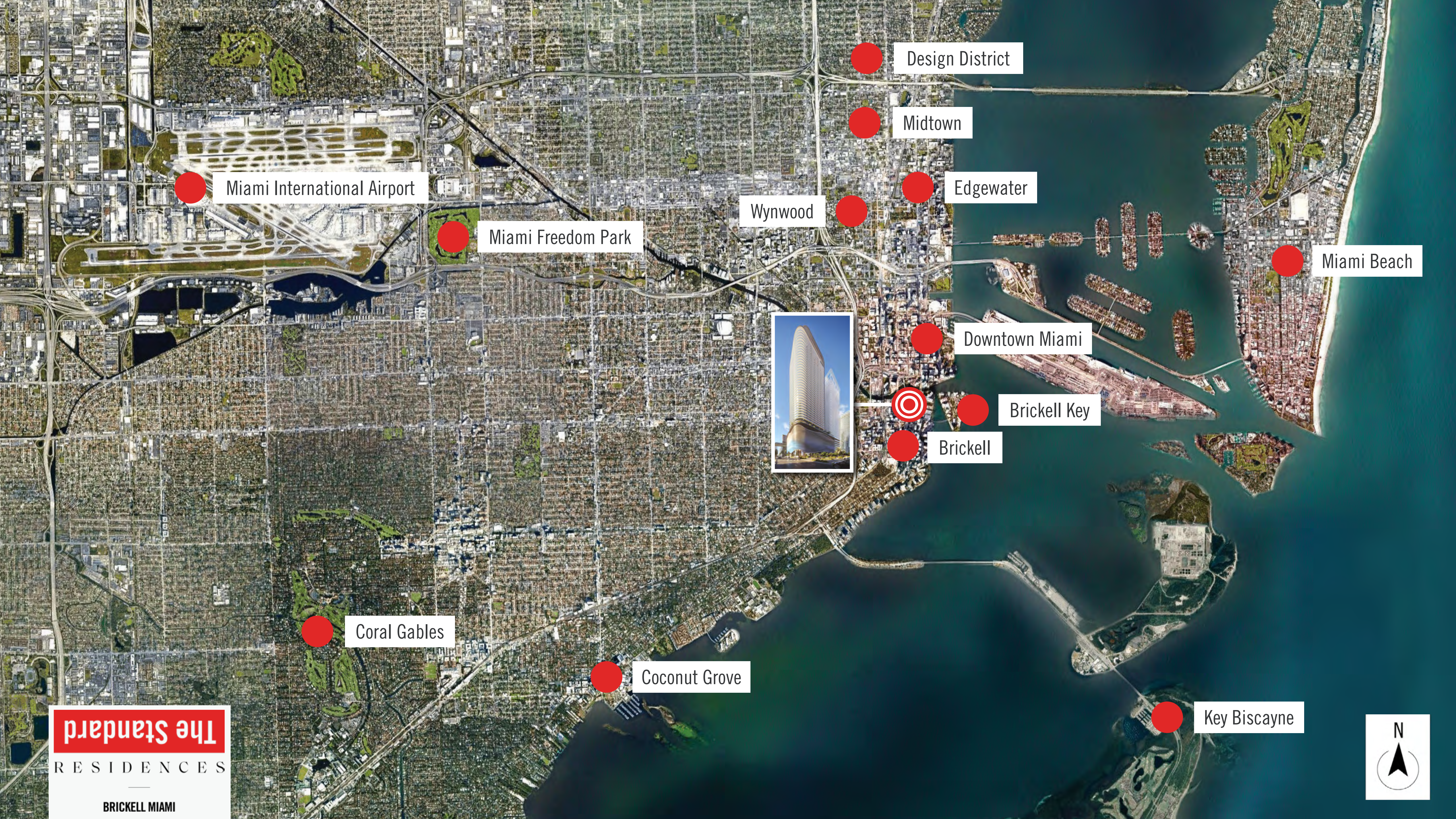
Miami is home to teams across all five major U.S. sports leagues:

- NFL: Miami Dolphins
- NBA: Miami Heat
- MLB: Miami Marlins
- NHL: Florida Panthers
- MLS: Inter Miami CF

The city hosts world-class events like:

- Art Basel Miami Beach (80,000+ visitors)
- Miami Grand Prix Formula 1 (270,000+ attendees in 2024)
- Miami Open Tennis
- South Beach Wine & Food Festival
- Ultra Music Festival
- Fort Lauderdale International Boat Show





Design District

Midtown

Edgewater

Wynwood

Miami International Airport

Miami Freedom Park

Miami Beach

Downtown Miami

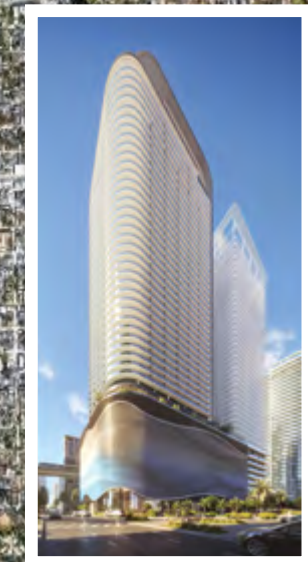
Brickell Key

Brickell

Coral Gables

Coconut Grove

Key Biscayne

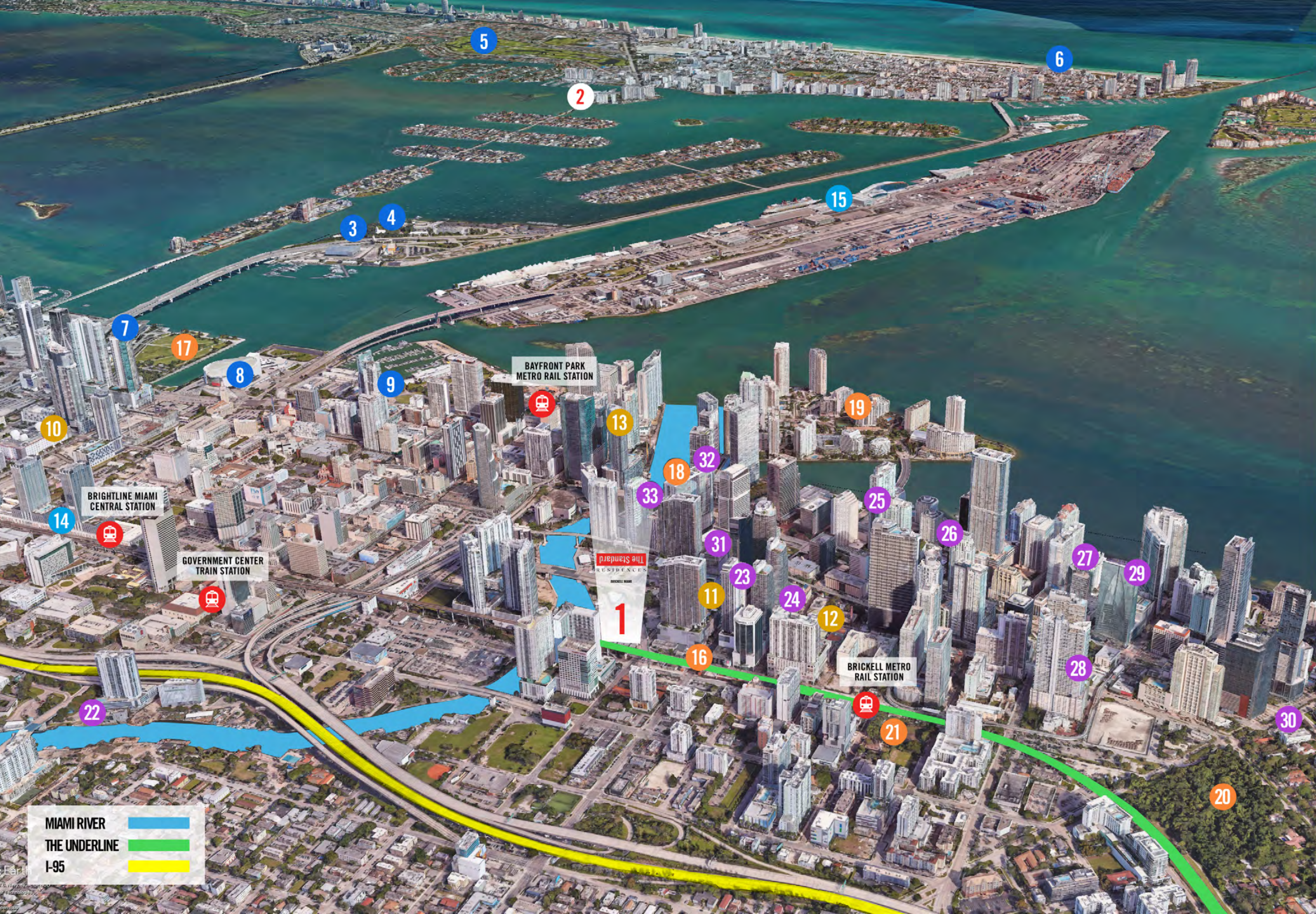


**The Standard**

RESIDENCES

BRICKELL MIAMI





# YOU ARE HERE. LUCKY YOU.

1. THE STANDARD BRICKELL
2. THE STANDARD HOTEL, MIAMI BEACH

### ENTERTAINMENT

3. CHILDREN'S MUSEUM
4. JUNGLE ISLAND
5. MIAMI BEACH GOLF CLUB
6. OCEAN DRIVE
7. PEREZ ART MUSEUM + FROST MUSEUM OF SCIENCE
8. KASEYA CENTER
9. BAYSIDE MARKETPLACE

### SHOPPING

10. MIAMI WORLD CENTER
11. BRICKELL CITY CENTRE
12. MARY BRICKELL VILLAGE
13. WHOLE FOODS

### TRANSPORTATION

14. BRIGHTLINE - MIAMI CENTRAL STATION
15. PORT OF MIAMI

### PARKS

16. THE UNDERLINE
17. MUSEUM PARK
18. MIAMI CIRCLE PARK
19. BRICKELL KEY
20. SIMPSON PARK
21. SOUTHSIDE PARK

### RESTAURANTS

22. CASA NEOS
23. CASA TUA CUCINA
24. GEKKO
25. DELILAH
26. CLAUDIE
27. LPM RESTAURANT AND BAR
28. ROSA NEGRA
29. OSAKA MIAMI
30. CHATEAU ZZ'S
31. SUGAR ROOFTOP BAR
32. CIPRIANI
33. ZUMA MIAMI

MIAMI RIVER █  
 THE UNDERLINE █  
 I-95 █

# WELCOME TO THE PULSE OF BRICKELL

# The Standard

RESIDENCES

BRICKELL MIAMI



ARTIST'S CONCEPTUAL RENDERING

# BRICKELL, MEET THE STANDARD THE STANDARD, MEET BRICKELL

---

## EPICENTER OF MOMENTUM

Brickell is the heart of Miami's energy, where international finance meets modern urban living.

## FUSION OF BUSINESS & LIFESTYLE

Offers world-class dining, luxury residences, and a perfect blend of business and lifestyle.

## THRIVING BUSINESS HUB

Miami's financial and urban core, home to Fortune 500 companies, top law firms, and luxury hotels.

## HIGHLY DESIRABLE

Recognized as one of the most desirable and forward-thinking neighborhoods in the U.S.



# CONNECTED TO EVERYTHING THAT MATTERS

## The Underline

- A transformative 10-mile linear park at your doorstep, connecting wellness, culture, and community from Brickell to Coconut Grove.

## The Miami River

- A reimagined waterfront corridor shaping Miami's next phase of residential, dining, and green space development.

## Brickell City Centre

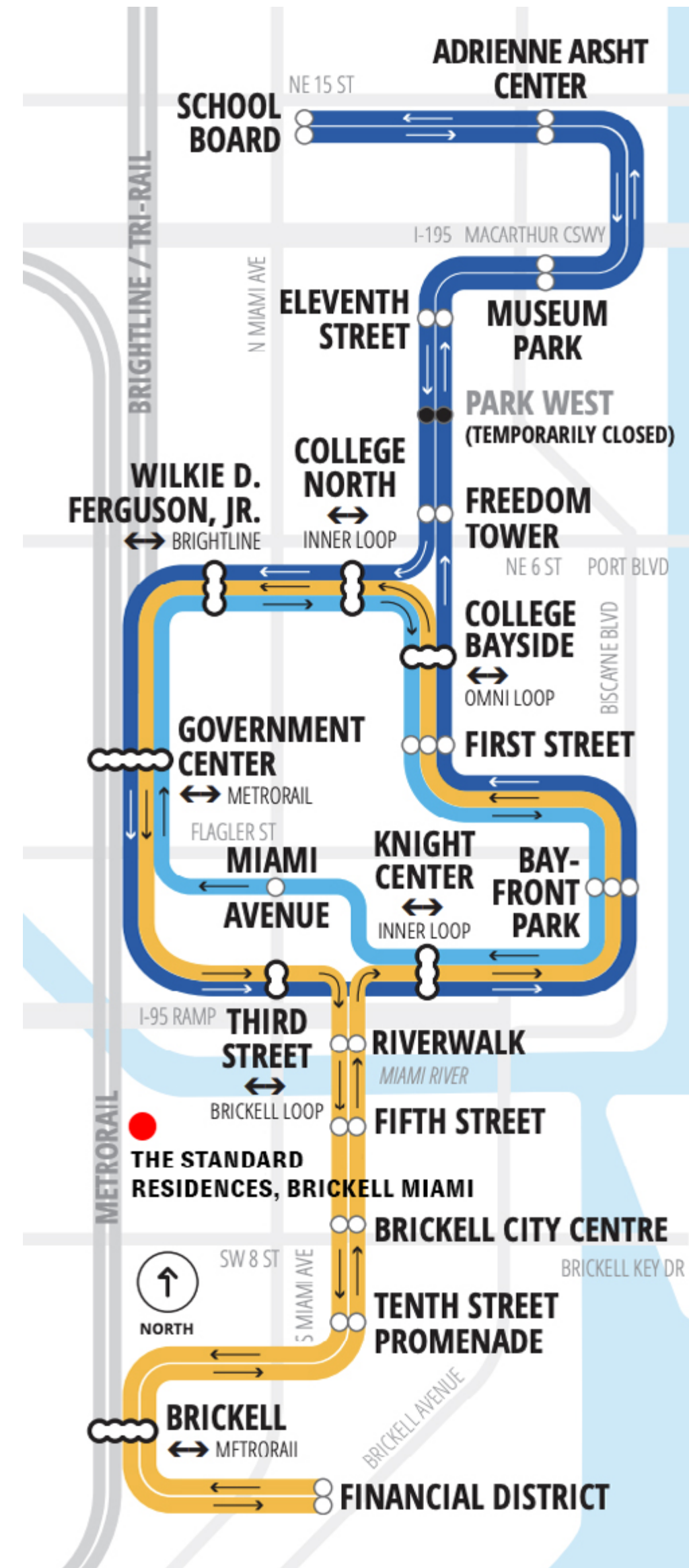
- World-class shopping, dining, and entertainment moments from home.

## Metrorail

- Seamless connectivity across Miami, from Downtown to Miami International Airport.

## I-95

- Immediate access for effortless travel throughout the city and beyond.



# THE MIAMI RIVER

## RIVERSIDE LIVING REIMAGINED

---

Once primarily an industrial and maritime corridor, the Miami River is now a focal point of Miami's next phase of urban evolution.

The riverfront is experiencing a surge in development, with over \$1 billion in new residential, hospitality, and mixed-use projects — including luxury high-rises, boutique hotels, waterfront dining, and expanded public green spaces.



# BRICKELL FACTS

**2<sup>ND</sup>**

fastest-growing financial hub in the U.S., with over 70 hedge funds and investment firms relocating since 2020. (Miami DDA, 2024)

Miami ranks as the

**#1 CITY**

for company relocations in 2023, with Brickell as the primary business district. (Bloomberg, 2024)

**\$10B+**

in new developments planned or under construction (DDA, 2024)

**1,000+**

corporate headquarters, including Fortune 500 companies and industry leaders in finance, tech, healthcare, and trade, plus 75 foreign consulates.

**\$25B+**

in infrastructure, commercial, and residential development planned across Brickell and Downtown Miami. (Miami DDA, 2024)

Miami welcomed over

**26M**

visitors in 2023, generating \$20B+ in economic impact, with Brickell as a prime hospitality hub. (Greater Miami CVB, 2024)

# A GROWING ROSTER OF GLOBAL POWERHOUSES

---

 Microsoft



 THOMABRAVO















 CITADEL









# THE EVOLUTION OF BRICKELL

---



[CLICK HERE TO SEE ANIMATION »](#)

# **THE BRAND STAY UNSTANDARD**

# THE EVOLUTION OF AN ICONIC LIFESTYLE BRAND

Founded in 1999 in Los Angeles, The Standard redefined hospitality with its playful, design-forward approach.

Known for high-style interiors and vibrant social scenes, the brand expanded globally to cities like New York, London, Maldives, Ibiza, and Singapore.

In October 2024, The Standard became part of Hyatt's Lifestyle Group portfolio, to grow its bold vision through new hotels, residences, and experiences worldwide.



**BRAND VIDEO**



**EXTENDED BRAND VIDEO**

 [BACK TO TABLE OF CONTENT](#)



# THE PERFECT MATCH

---

## ART & DESIGN

Bold spaces showcasing curated art and innovative architecture.

## MUSIC & EVENTS

Engaging live performances and curated playlists.

## CULINARY CULTURE

Iconic venues offering elevated dining experiences.

## COMMUNITY FOCUS

Initiatives supporting inclusivity and local connections.

## WELLNESS & BALANCE

Holistic offerings promoting mind-body connection and rejuvenation.



# EXISTING HOTELS

---

THE STANDARD,

LONDON

BANGKOK  
MAHANAKHON

MIAMI BEACH

MALDIVES

MELBOURNE

HIGH LINE

HUA HIN

BRUSSELS

EAST VILLAGE

IBIZA

# UPCOMING HOTELS

---

THE STANDARD,

LISBON

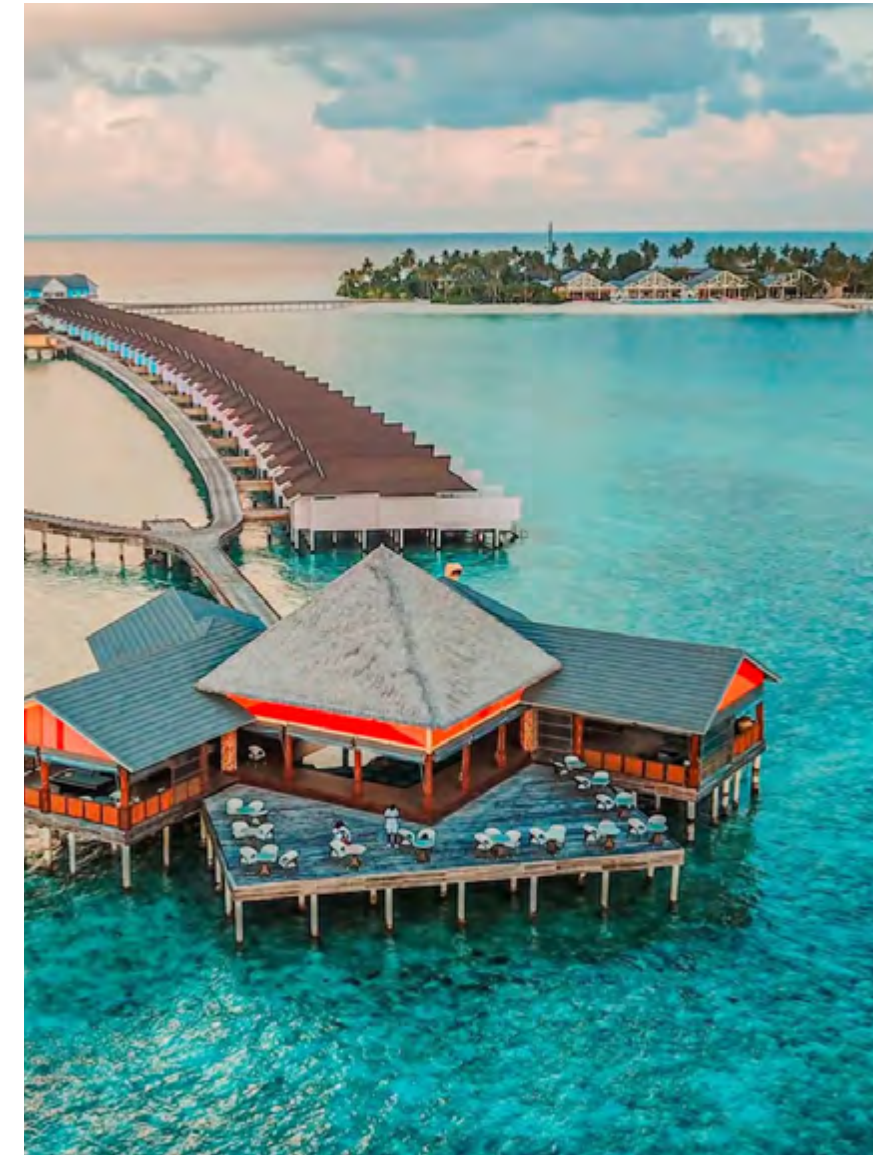
MEXICO CITY

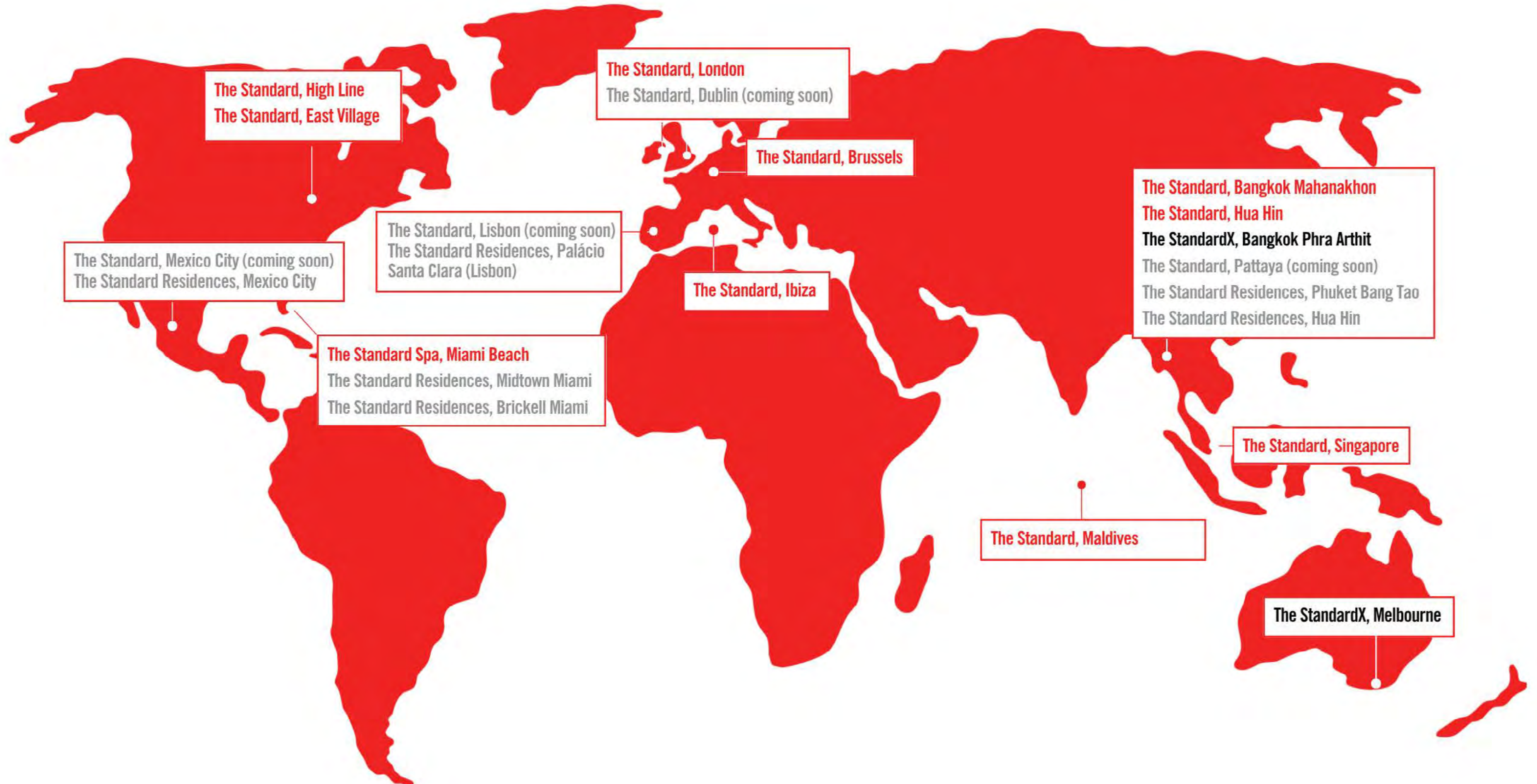
DUBLIN

[VIEW MORE HOTELS »](#)



[BACK TO TABLE OF CONTENT](#)





# THE PLACE TO BE IS NOW THE PLACE TO LIVE

---

THE STANDARD RESIDENCES,

**BRICKELL MIAMI, USA**

**MIDTOWN MIAMI, USA**

**PALÁCIO SANTA CLARA, LISBON, PORTUGAL**

**HUA HIN, THAILAND**

**BANG TAO, PHUKET, THAILAND**

**MEXICO CITY, MEXICO**



[←](#) BACK TO TABLE OF CONTENT

# **VERTICAL LIVING**

## **EVERY FLOOR HAS A VIBE**

# VERTICAL LIVING MIAMI STYLE

---

**422**  
RESIDENCES

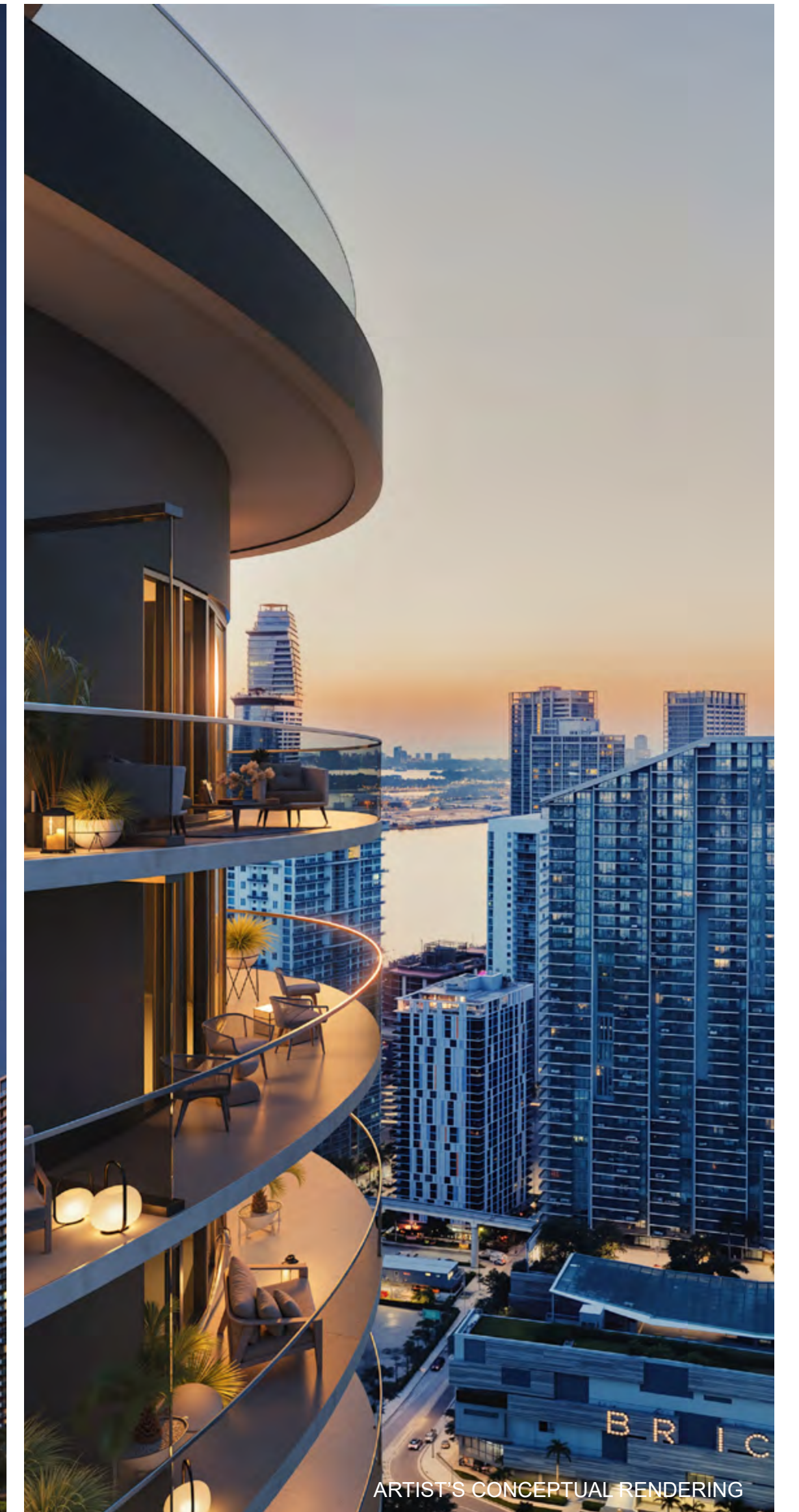
What you do behind closed doors is all you.

**46**  
FLOORS

A new era of modern city living.

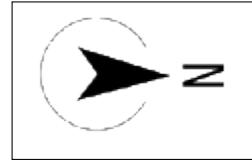
**NOW UNDER CONSTRUCTION**  
**DELIVERY 2027- LIVE CAM**

[←](#) BACK TO TABLE OF CONTENT

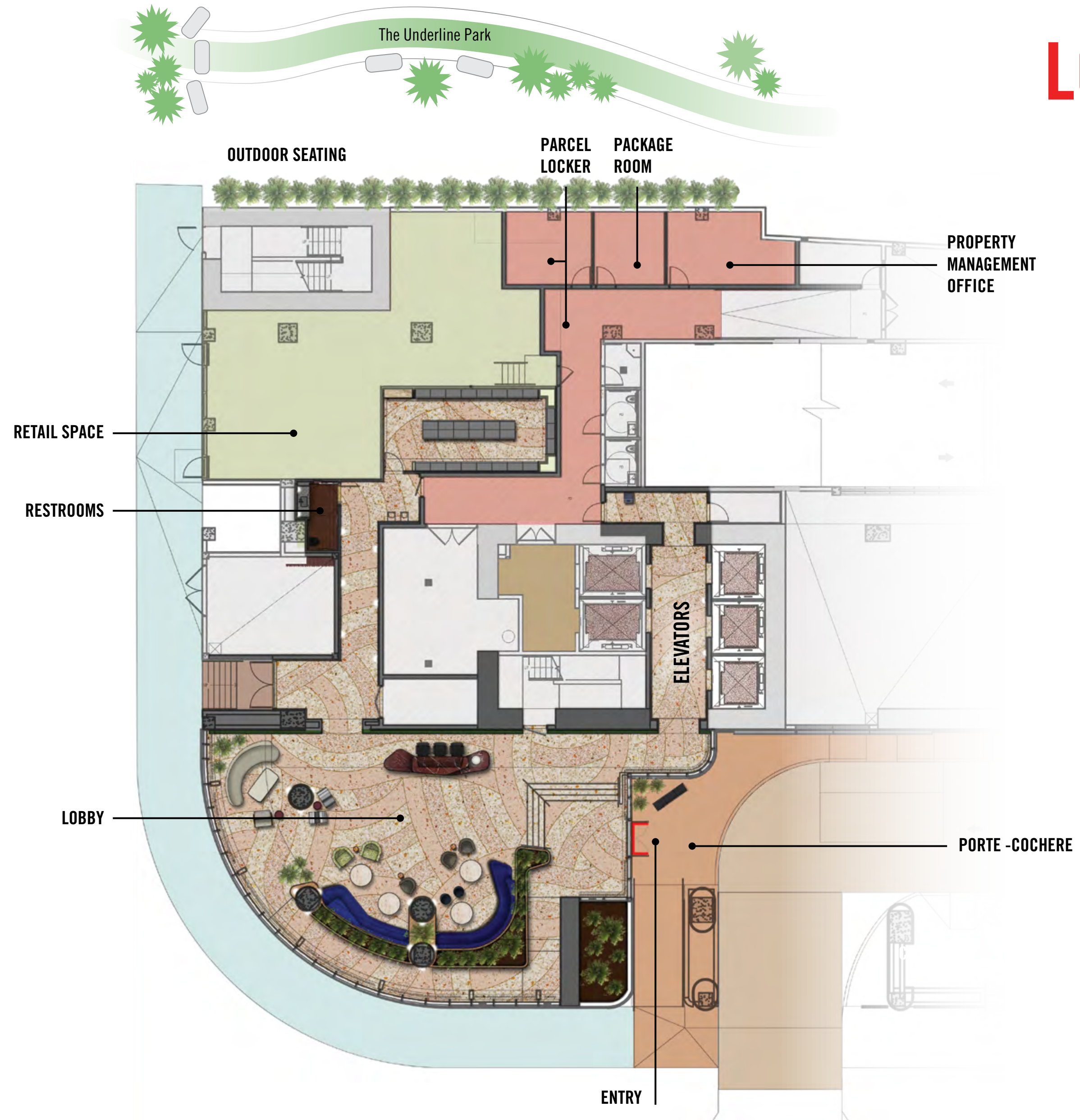


# AMENITIES

# FIVE-STAR ENERGY



# LOBBY



[←](#) BACK TO TABLE OF CONTENT



# PORTE-COCHÈRE

[← BACK TO TABLE OF CONTENT](#)

[← BACK TO FLOORPLATE](#)

ARTIST'S CONCEPTUAL RENDERING



**1ST FLOOR | LOBBY**

[←](#) BACK TO TABLE OF CONTENT

[←](#) BACK TO FLOORPLATE

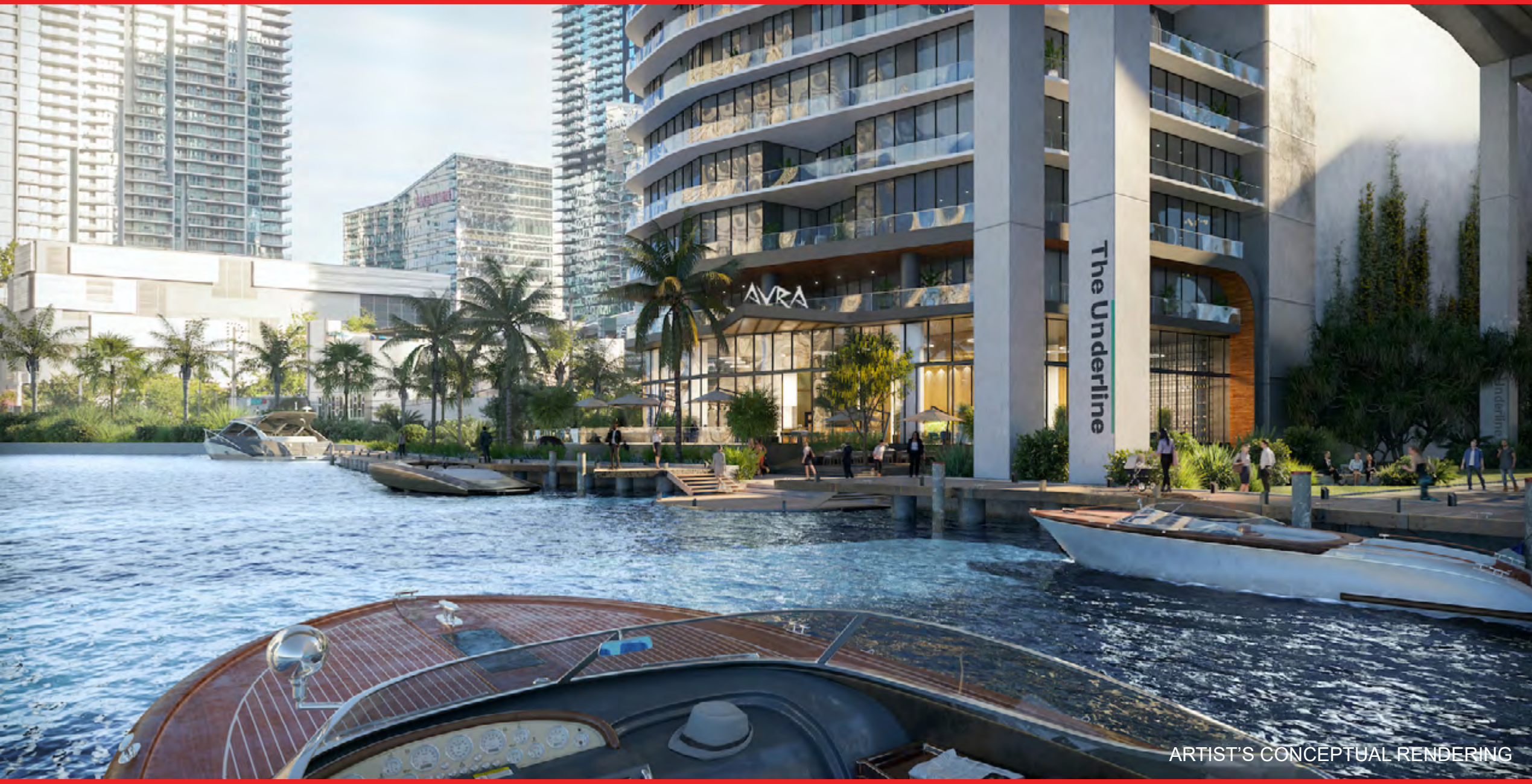
ARTIST'S CONCEPTUAL RENDERING



# THE UNDERLINE | RIVER ROOM

[←](#) BACK TO TABLE OF CONTENT

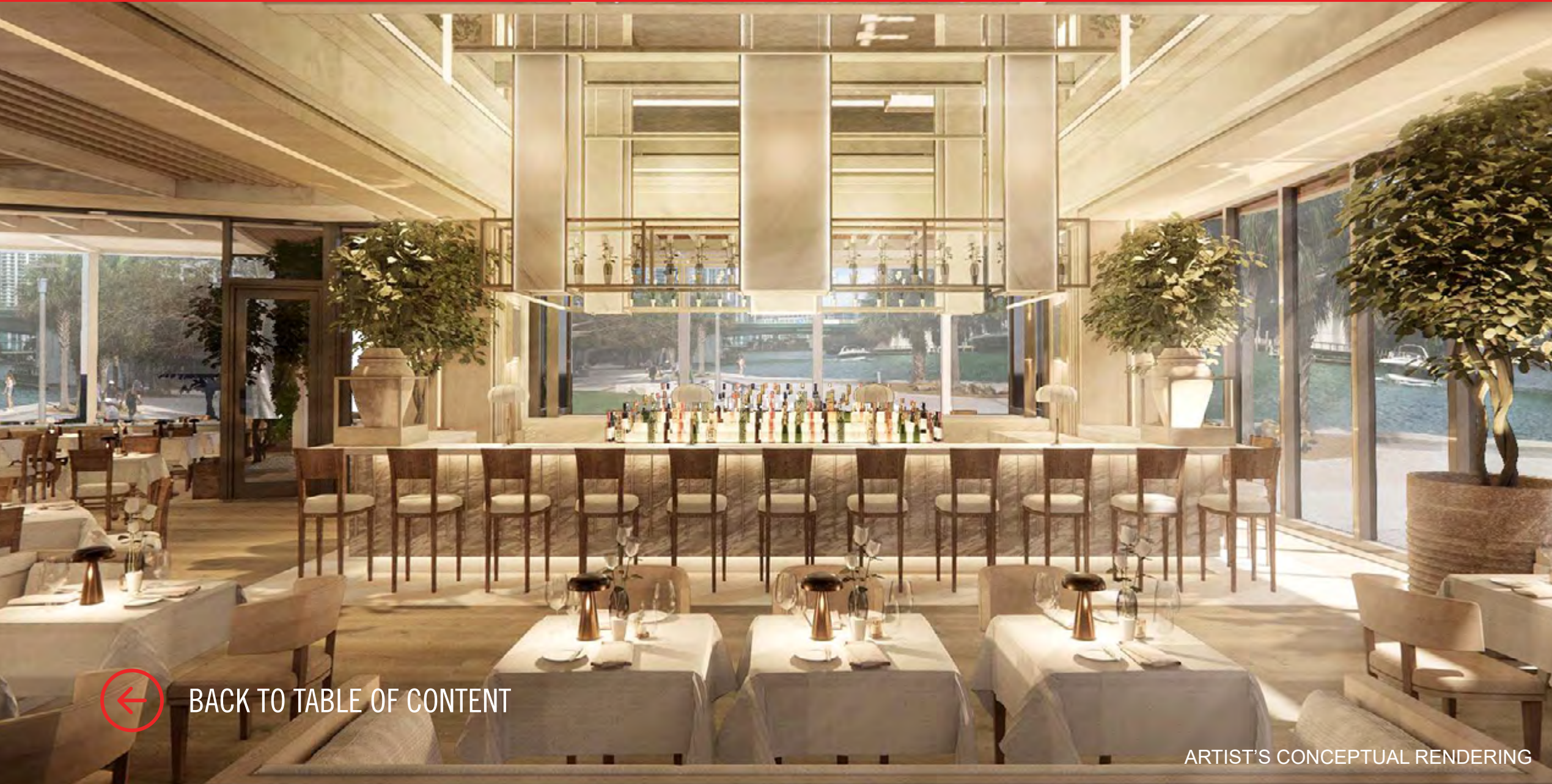
ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING

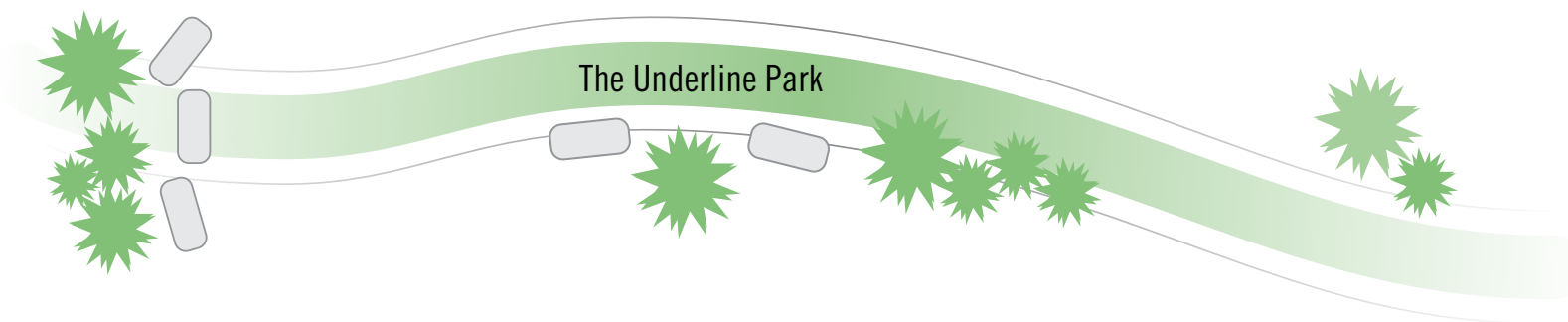
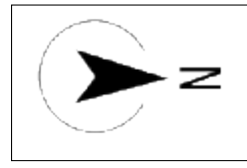


ARTIST'S CONCEPTUAL RENDERING

[← BACK TO TABLE OF CONTENT](#)



ARTIST'S CONCEPTUAL RENDERING



# 10TH FLOOR AMENITIES



[← BACK TO TABLE OF CONTENT](#)



**10TH FLOOR | HAMMAM ROOM**

[← BACK TO TABLE OF CONTENT](#)

[← BACK TO FLOORPLATE](#)

ARTIST'S CONCEPTUAL RENDERING



**10TH FLOOR | SALT THERAPY ROOM**

[← BACK TO TABLE OF CONTENT](#)

[← BACK TO FLOORPLATE](#)

ARTIST'S CONCEPTUAL RENDERING



**10TH FLOOR | COLD PLUNGE**

[←](#) BACK TO TABLE OF CONTENT

[←](#) BACK TO FLOORPLATE

ARTIST'S CONCEPTUAL RENDERING



**10TH FLOOR | SAUNA**

[←](#) BACK TO TABLE OF CONTENT

[←](#) BACK TO FLOORPLATE

ARTIST'S CONCEPTUAL RENDERING



**10TH FLOOR | STEAM ROOM**

[← BACK TO TABLE OF CONTENT](#)

[← BACK TO FLOORPLATE](#)

ARTIST'S CONCEPTUAL RENDERING



**10TH FLOOR | FITNESS CENTER**

[← BACK TO TABLE OF CONTENT](#)

[← BACK TO FLOORPLATE](#)

ARTIST'S CONCEPTUAL RENDERING



**10TH FLOOR | BOWLING ALLEY**

[← BACK TO TABLE OF CONTENT](#)

[← BACK TO FLOORPLATE](#)

ARTIST'S CONCEPTUAL RENDERING



**10TH FLOOR | SPEAKEASY**

[←](#) BACK TO TABLE OF CONTENT

[←](#) BACK TO FLOORPLATE

ARTIST'S CONCEPTUAL RENDERING

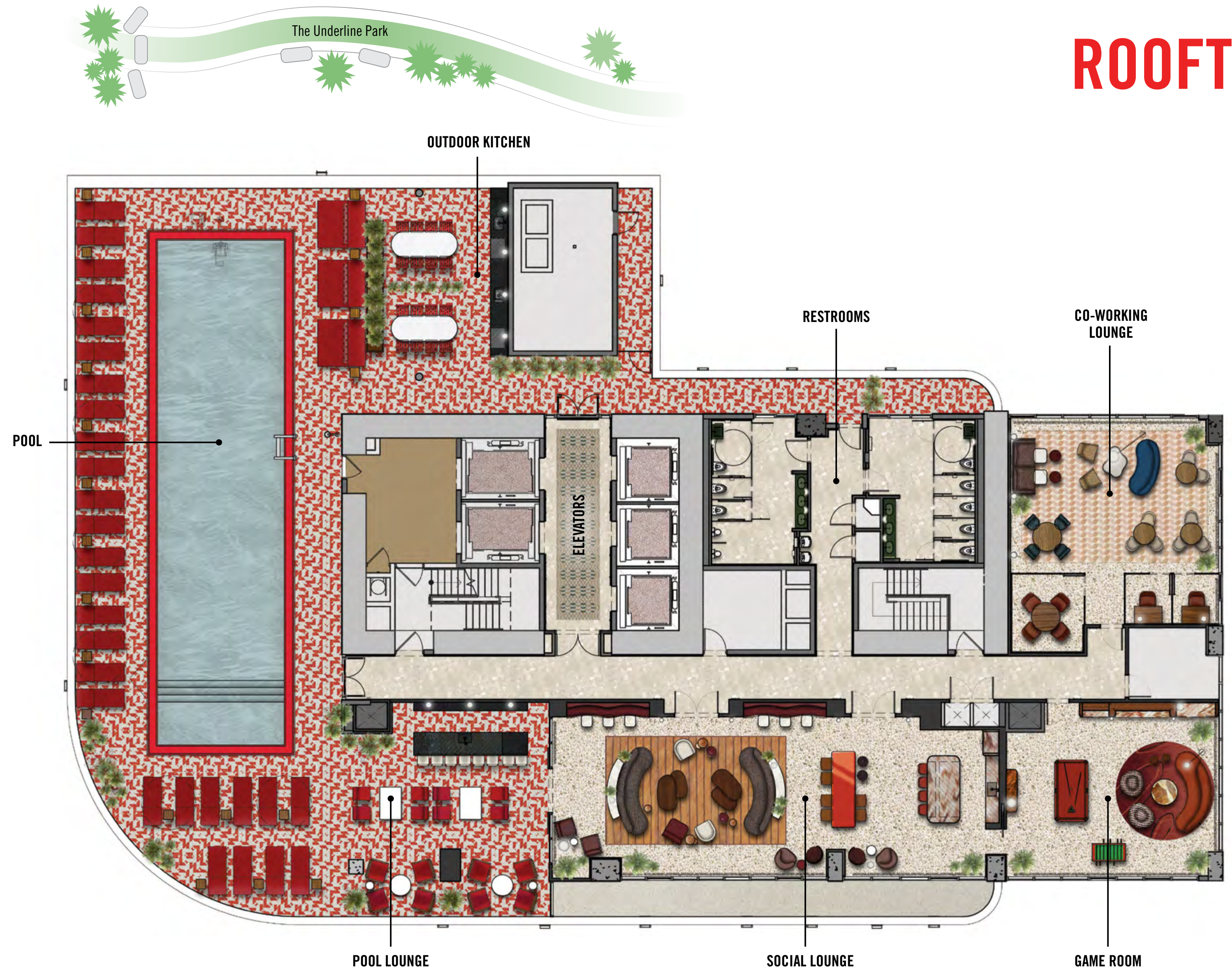
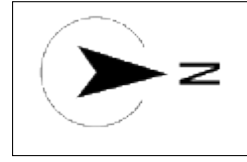


# 10TH FLOOR | SCREENING LOUNGE

[← BACK TO TABLE OF CONTENT](#)

[← BACK TO FLOORPLATE](#)

ARTIST'S CONCEPTUAL RENDERING



# ROOFTOP AMENITIES

FLY THROUGH VIDEO

[←](#) BACK TO TABLE OF CONTENT



# ROOFTOP POOL

[←](#) BACK TO TABLE OF CONTENT

[←](#) BACK TO FLOORPLATE

ARTIST'S CONCEPTUAL RENDERING



# STANDARD CLUB LOUNGE & CAFE

[← BACK TO TABLE OF CONTENT](#)

[← BACK TO FLOORPLATE](#)

ARTIST'S CONCEPTUAL RENDERING



**SOCIAL LOUNGE**

[←](#) BACK TO TABLE OF CONTENT

[←](#) BACK TO FLOORPLATE

ARTIST'S CONCEPTUAL RENDERING



**GAME ROOM**

[BACK TO TABLE OF CONTENT](#)

[BACK TO FLOORPLATE](#)

ARTIST'S CONCEPTUAL RENDERING



## CO-WORKING LOUNGE

[←](#) BACK TO TABLE OF CONTENT

[←](#) BACK TO FLOORPLATE

ARTIST'S CONCEPTUAL RENDERING

# THE RESIDENCES

# SPACES THAT GET YOU



**KITCHEN**

[←](#) BACK TO TABLE OF CONTENT

ARTIST'S CONCEPTUAL RENDERING



**PRIMARY BATHROOM**

[←](#) BACK TO TABLE OF CONTENT

ARTIST'S CONCEPTUAL RENDERING



**BALCONY**

[← BACK TO TABLE OF CONTENT](#)

ARTIST'S CONCEPTUAL RENDERING



**LIVING ROOM**

[← BACK TO TABLE OF CONTENT](#)

ARTIST'S CONCEPTUAL RENDERING



# PRIMARY BEDROOM

[←](#) BACK TO TABLE OF CONTENT

ARTIST'S CONCEPTUAL RENDERING

# THE FLOORPLANS



# KEY PLAN

LEVEL 11 – 41

Southwest 7th Street



River

Southwest 1st Avenue

Brickell



[ALL VIEWS - FLOOR 46 »](#)

[←](#) BACK TO TABLE OF CONTENT

# RESIDENCE 01

2 BEDROOMS – 2 BATHS

LEVEL 11 – 41

Interior 965 SF/90 M2

Terrace 279 SF/26 M2

Total 1,244 SF - 116 M2

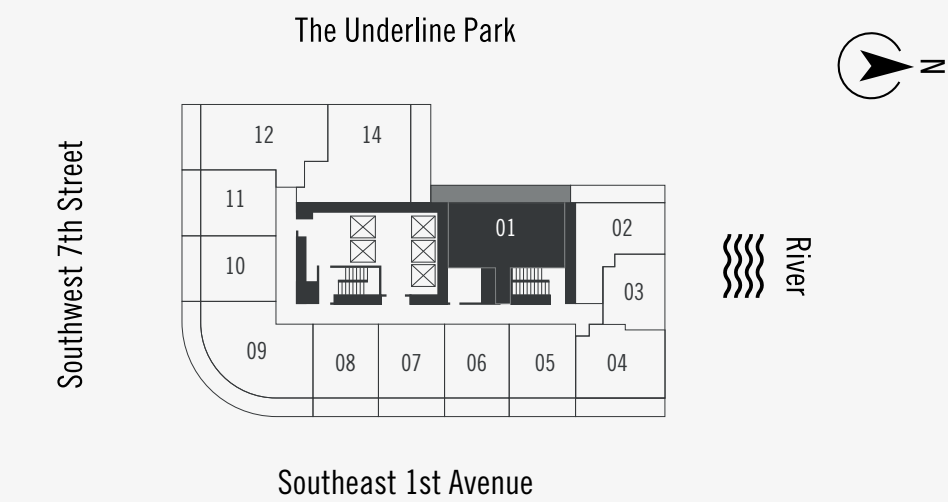
Faces West

[VIEWS »](#)

[KEY PLAN »](#)



Furniture, accessories, and layout are for illustrative purposes only.  
Residences are delivered unfurnished unless a furniture upgrade package is purchased.



# RESIDENCE 02

1 BEDROOM – 1 BATH

LEVEL 11 – 41

Interior 727 SF/68 M2

Terrace 168 SF/16 M2

Total 895 SF - 83 M2

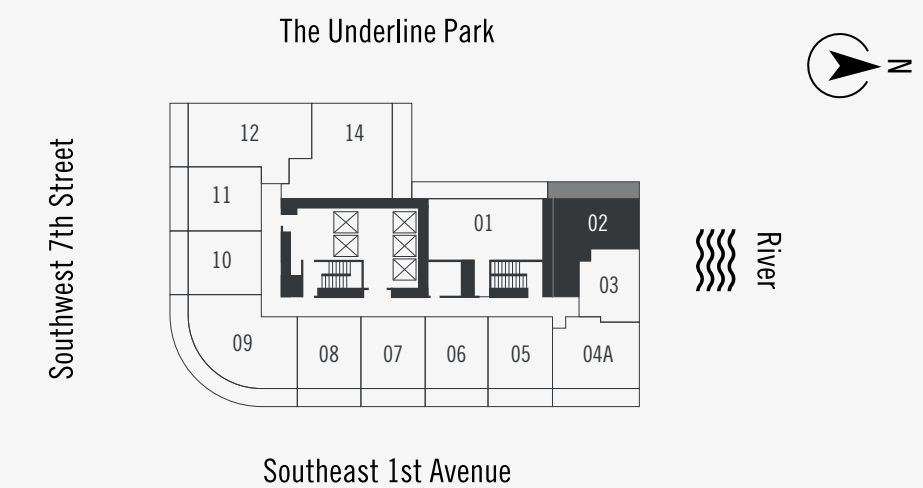
Faces Northwest

[VIEWS »](#)

[KEY PLAN »](#)



Furniture, accessories, and layout are for illustrative purposes only. Residences are delivered unfurnished unless a furniture upgrade package is purchased.



# RESIDENCE 03

## STUDIO

### LEVEL 11 – 41

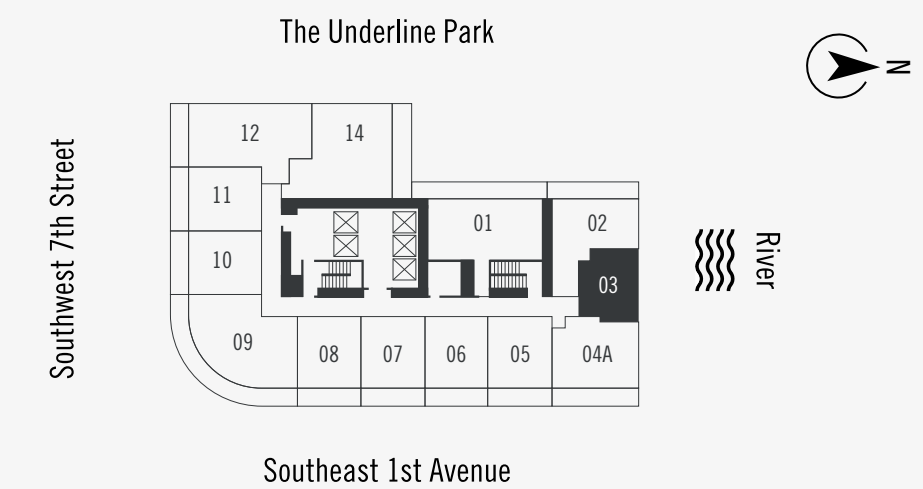
Interior 491 SF/46 M2  
 Terrace N/A  
 Total 491 SF - 46 M2  
 Faces North

**VIEWES »**

**KEY PLAN »**



Furniture, accessories, and layout are for illustrative purposes only.  
 Residences are delivered unfurnished unless a furniture upgrade package is purchased.



# RESIDENCE 04

1 BEDROOM – 1 BATH

LEVEL 11 – 41

Interior 707 SF/67 M2

Terrace 161 SF/15 M2

Total 868 SF - 82 M2

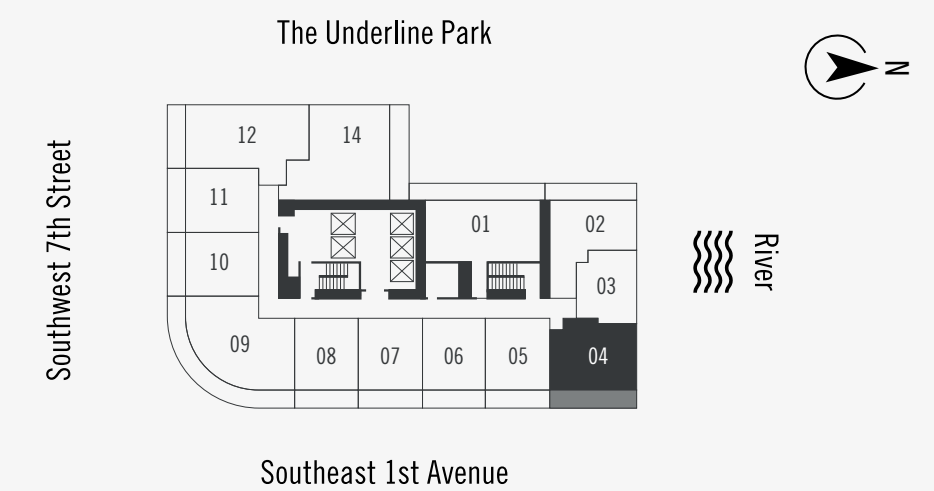
Faces Northeast

**VIEWS »**

**KEY PLAN »**



Furniture, accessories, and layout are for illustrative purposes only.  
Residences are delivered unfurnished unless a furniture upgrade package is purchased.



# RESIDENCE 05

1 BEDROOM – 1 BATH

LEVEL 11 – 41

Interior 548 SF/51 M2

Terrace 131 SF/12 M2

Total 679 SF - 63 M2

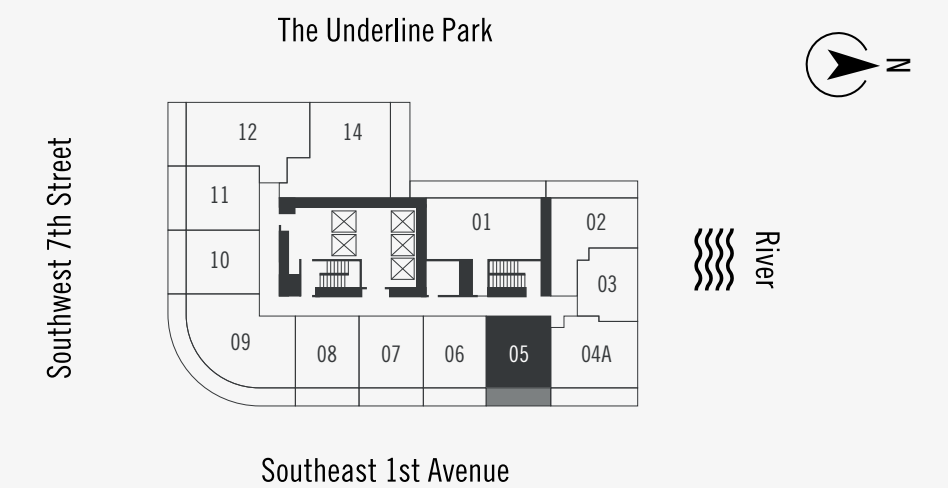
Faces East

**VIEWS »**

**KEY PLAN »**



Furniture, accessories, and layout are for illustrative purposes only.  
Residences are delivered unfurnished unless a furniture upgrade package is purchased.



# RESIDENCE 06

1 BEDROOM – 1 BATH

LEVEL 11 – 41

Interior 548 SF/51 M2

Terrace 131 SF/12 M2

Total 679 SF - 63 M2

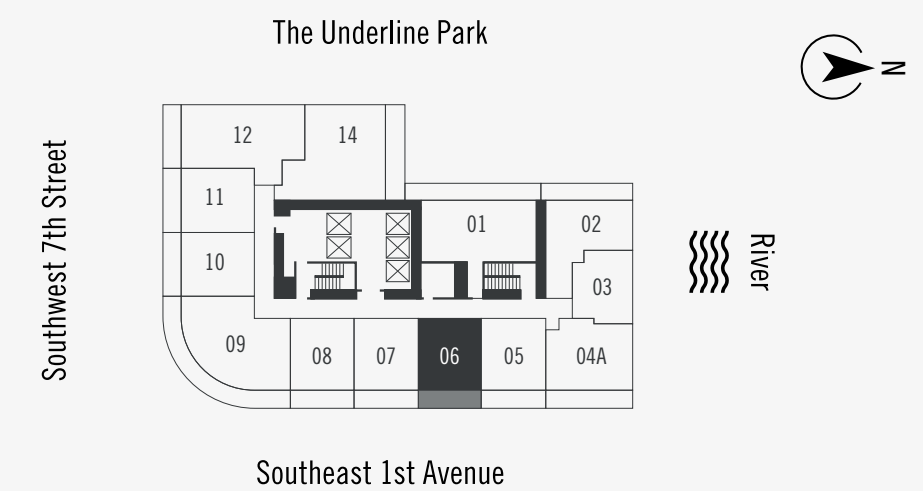
Faces East

[VIEWS »](#)

[KEY PLAN »](#)



Furniture, accessories, and layout are for illustrative purposes only.  
Residences are delivered unfurnished unless a furniture upgrade package is purchased.



# RESIDENCE 07

1 BEDROOM – 1 BATH

LEVEL 11 – 41

Interior 548 SF/51 M2

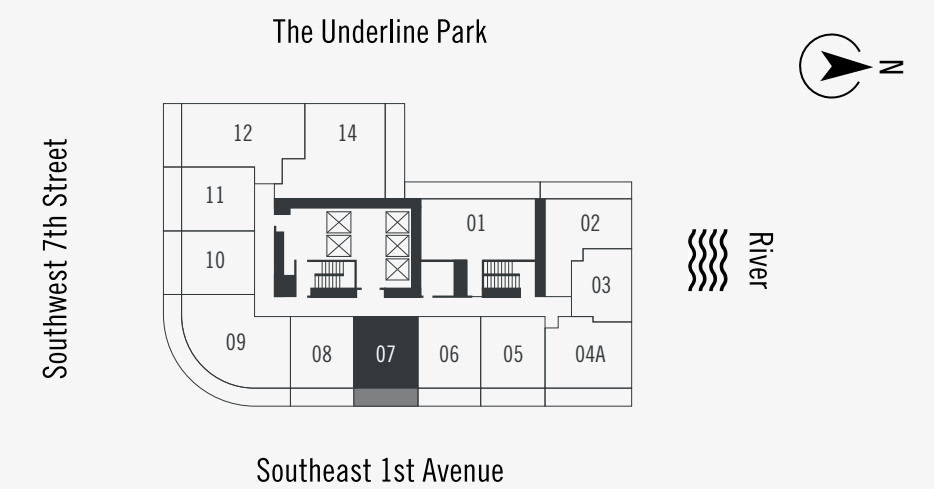
Terrace 131 SF/12 M2

Total 679 SF - 63 M2

Faces East

[VIEWS »](#)

[KEY PLAN »](#)



Furniture, accessories, and layout are for illustrative purposes only.  
Residences are delivered unfurnished unless a furniture upgrade package is purchased.

# RESIDENCE 08

1 BEDROOM – 1 BATH

LEVEL 11 – 41

Interior 548 SF/51 M2

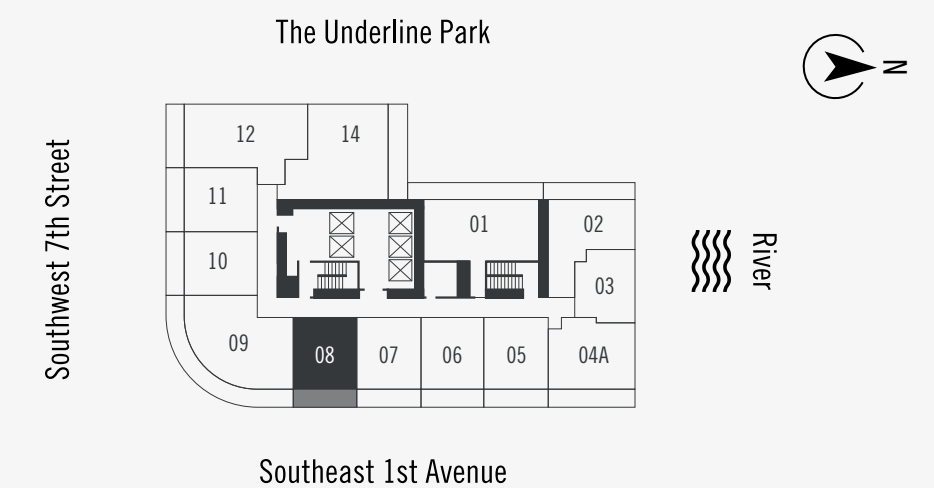
Terrace 131 SF/12 M2

Total 679 SF - 63 M2

Faces East

[VIEWS »](#)

[KEY PLAN »](#)



Furniture, accessories, and layout are for illustrative purposes only.  
Residences are delivered unfurnished unless a furniture upgrade package is purchased.

# RESIDENCE 09

## 2 BEDROOMS – 2 BATH

### LEVEL 11 – 41

Interior 960 SF/89 M2

Terrace 381 SF/35 M2

Total 1,341 SF - 125 M2

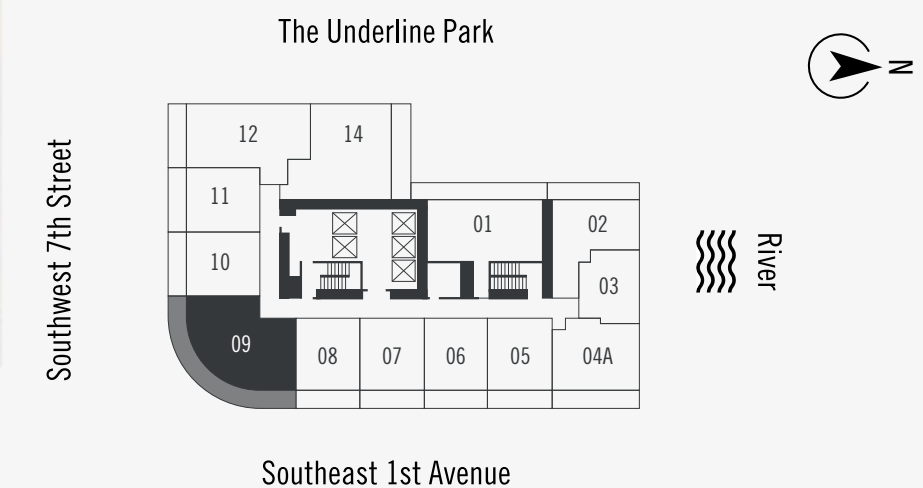
Faces Southeast

**VIEWS »**

**KEY PLAN »**



Furniture, accessories, and layout are for illustrative purposes only.  
Residences are delivered unfurnished unless a furniture upgrade package is purchased.



# RESIDENCE 10

1 BEDROOM – 1 BATH

LEVEL 11 – 41

Interior 552 SF/51 M2

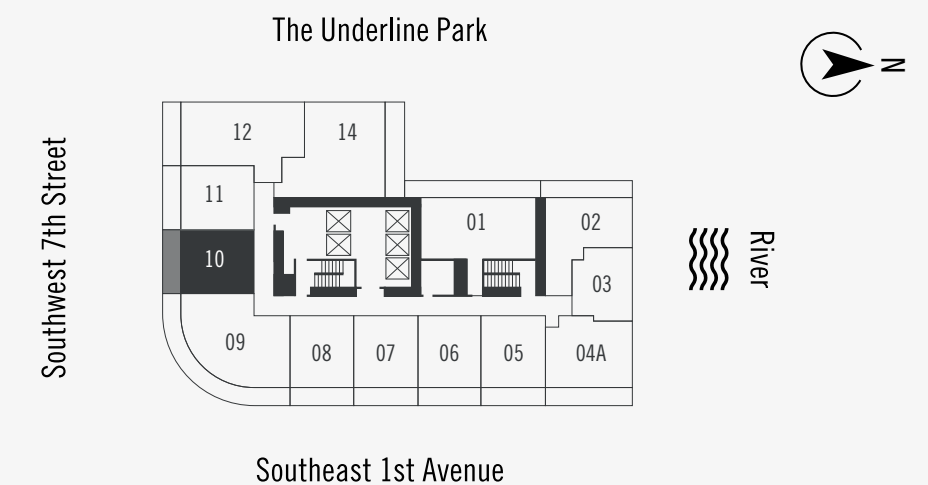
Terrace 130 SF/12 M2

Total 682 SF - 63 M2

Faces South

**VIEWS »**

**KEY PLAN »**



Furniture, accessories, and layout are for illustrative purposes only.  
Residences are delivered unfurnished unless a furniture upgrade package is purchased.

# RESIDENCE 11

1 BEDROOM – 1 BATH

LEVEL 11 – 41

Interior 552 SF/51 M2

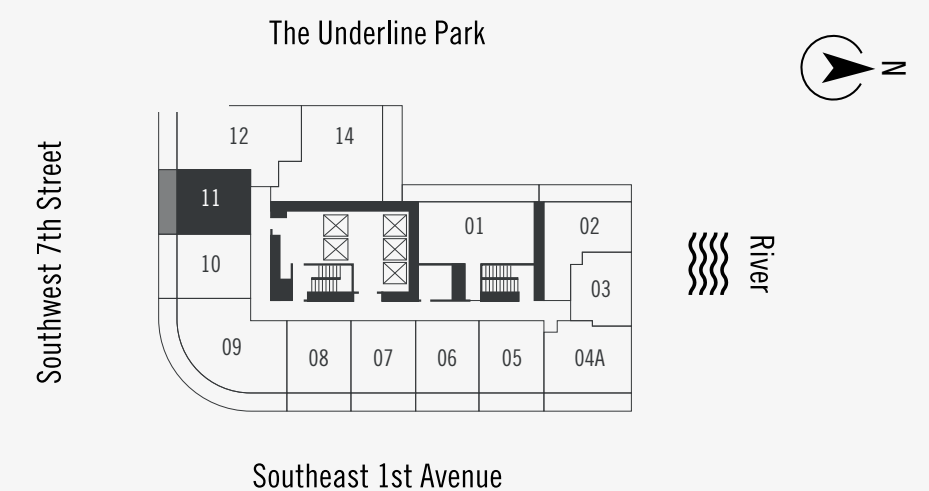
Terrace 130 SF/12 M2

Total 682 SF - 63 M2

Faces South

[VIEWS »](#)

[KEY PLAN »](#)



Furniture, accessories, and layout are for illustrative purposes only.  
Residences are delivered unfurnished unless a furniture upgrade package is purchased.

# RESIDENCE 12

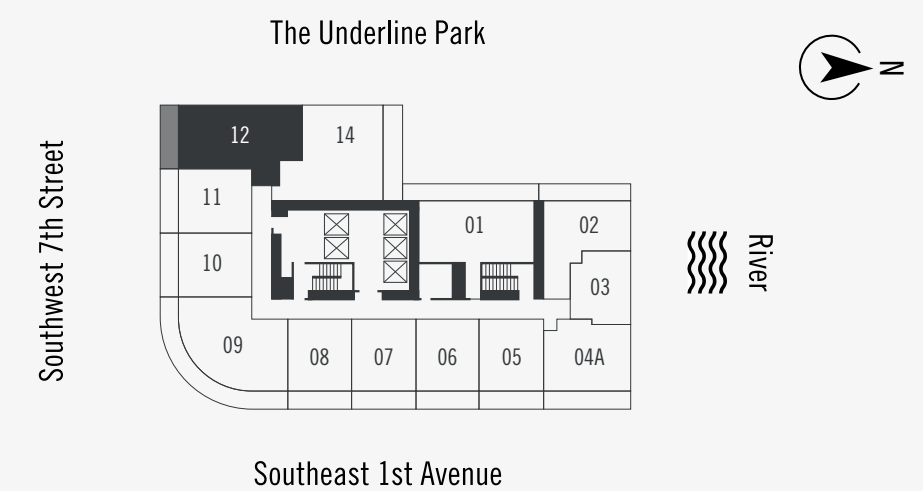
## 2 BEDROOMS – 2 BATH

### LEVEL 11 – 41

Interior 962 SF/89 M2  
 Terrace 112 SF/10 M2  
 Total 1,074 SF - 99 M2  
 Faces Southwest

**VIEWS »**

**KEY PLAN »**



Furniture, accessories, and layout are for illustrative purposes only.  
 Residences are delivered unfurnished unless a furniture upgrade package is purchased.

# RESIDENCE 14

2 BEDROOMS – 2 BATH + DEN

LEVEL 11 – 41

Interior 1,099 SF/102 M2

Terrace 175 SF/16 M2

Total 1,274 SF - 118 M2

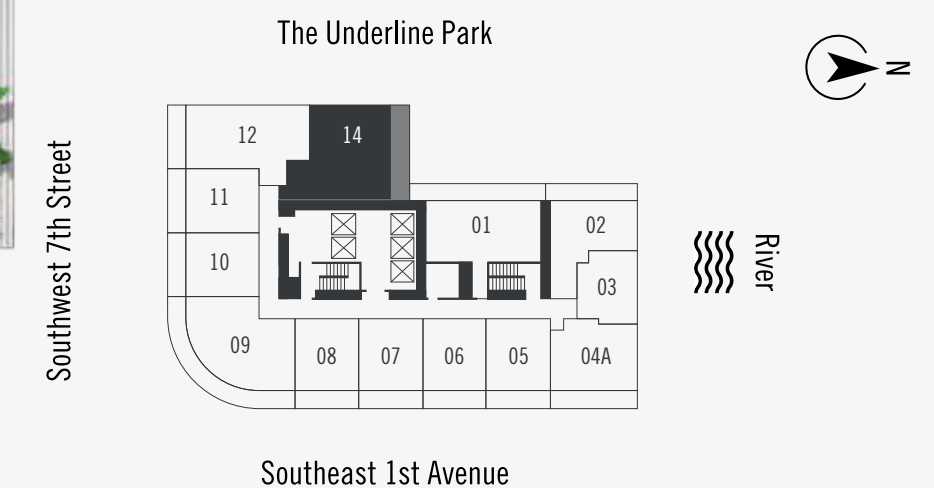
Faces Northwest

[VIEWS »](#)

[KEY PLAN »](#)



Furniture, accessories, and layout are for illustrative purposes only.  
Residences are delivered unfurnished unless a furniture upgrade package is purchased.



# **RENTAL FLEX**

# **A HYBRID DREAM**

# SMART OWNERSHIP SIMPLIFIED RETURNS

## STEADY OCCUPANCY, FEWER GAPS

With flexible rentals—30-day minimum, up to 12 times a year—you get fewer gaps, steadier income, and more stability, all year long.

## MINIMAL WEAR, MAXIMUM VALUE

Lower occupant turnover means reduced wear and tear—your furnishings and finishes stay pristine longer.

## LEAN MANAGEMENT & RENTAL CONTROL

Fewer tenants, lower costs, and the freedom to manage your rental without third-party fees eating into your returns.

## FINANCIAL CONFIDENCE

Lenders favor lower-risk properties, making financing more accessible.

## INSURANCE PERKS

Lower occupancy often results in more favorable insurance premiums.



# NUMBERS YOU'LL LOVE

# DEPOSIT STRUCTURE

---



**20%** AT CONTRACT

**15%** 90 DAYS FROM CONTRACT

**65%** AT CLOSING

[←](#) BACK TO TABLE OF CONTENT

# **THE TEAM**

## **DREAMERS + DOERS**

# THE CREW MAKING IT HAPPEN

## DEVELOPER



Two Roads Development is a South Florida-based real estate firm with over 120 years of combined experience in luxury residential and commercial projects across the U.S. The firm is known for its premier locations, world-class architecture, and exceptional amenities. Its portfolio includes Rivage Bal Harbour, EDITION Residences Miami Edgewater, Forté West Palm Beach, and Four Seasons Private Residences in Las Vegas and the Bahamas.



Biscayne Beach



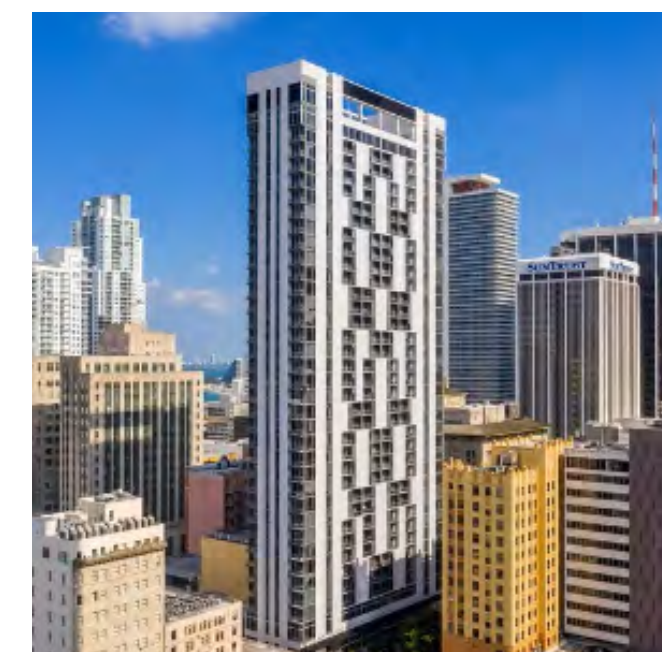
Elysee Miami

## Newgard

Newgard Development Group, founded by Harvey Hernandez, has a 25-year track record of pioneering luxury residential projects with cutting-edge amenities in prime U.S. locations. Renowned for trendsetting design and innovative flexible ownership, Newgard delivers exceptional quality and timely execution. Notable projects include Lofty Brickell, Natiivo Miami, Gale Residences Fort Lauderdale Beach, and more.



Gale Residences



Centro Downtown

# THE CREW MAKING IT HAPPEN

---

## ARCHITECT

### *ARQUITECTONICA*

Arquitectonica, founded in 1977, is a globally renowned architecture firm led by Bernardo Fort-Brescia and Laurinda Spear. Known for bold, modern designs, its projects span 59 countries, including Miami's Brickell City Centre and Atlanta's Philips Arena.



Aston  
Martin  
Residences

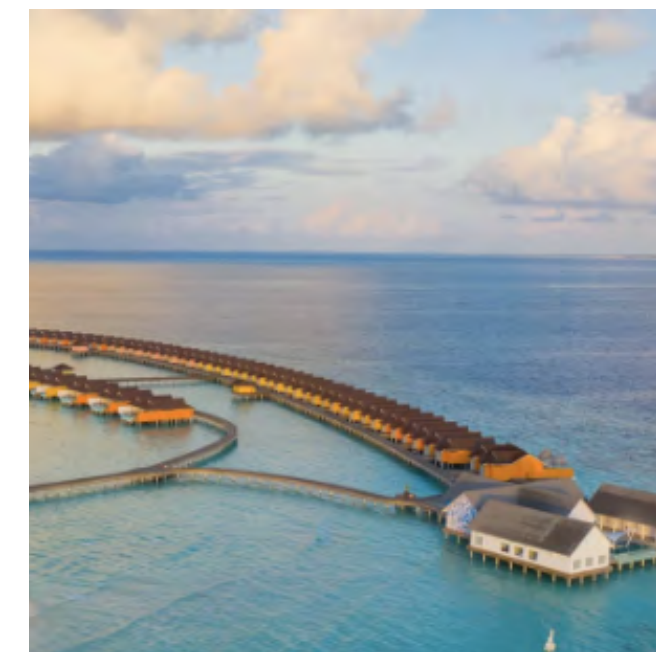


Brickell City  
Centre

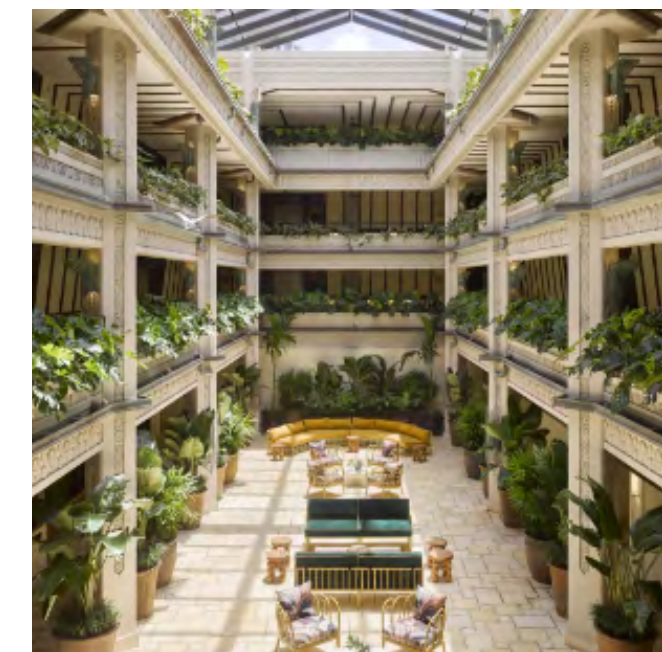
## INTERIOR DESIGN



Matthew is an award-winning interior designer known for creating immersive hospitality and branding experiences. As the founder of GOODRICH, he blends meaningful design with operational innovation, drawing from history, culture, and art to craft distinctive spaces.



The  
Standard  
Maldives



Mayfair  
Coconut Grove

# THE CREW MAKING IT HAPPEN

## SALES & MARKETING



ONE Sotheby's International Realty is the premier source for luxury real estate along Florida's East Coast, with 30 offices from Miami to Jacksonville. As part of the Sotheby's network, it offers global reach with 26,000+ associates in 81+ countries. Its Development Division leads luxury pre-construction sales, representing over \$5 billion in new development inventory.



One  
Thousand  
Museum



St. Regis  
Residences,  
Miami



The Standard

RESIDENCES

BRICKELL MIAMI

ENGLISH



ESPAÑOL



PORTUGUÊS



LET'S MAKE IT **YOURS**

DELIVERING 2027