

# domus<sup>®</sup>

BRICKELL PARK

Welcome to Domus FLATS designed to fit your life—the comforts of home with the service, security, and consistency of a hotel in a local, fun, and fully connected setting. Our FLATS offer all the essentials in excellent taste and all the amenities that matter.

## Domus Life in Brickell Park

*An endless Flow of energy*

Brickell is the city's elite financial hub, where top tech firms, visionary founders, and creative minds come to thrive. It's fast-paced, sophisticated, and endlessly exciting. Think world-class dining, trendsetting bars, and a social scene that never slows down—all just minutes from stunning beaches. The energy is electric, a constant flow of ideas, connections, and experiences—all leading straight to Domus FLATS.

## Domus App

*A Seamless Experience for Guests & Maximum Exposure for Owners*

The Domus App is a dedicated portal for guests, allowing them to check in, request services, contact customer support, and manage their stay with ease. From mobile check-in and digital keys to seamless communication, the app ensures a streamlined experience.

For owners, the Domus platform provides maximum exposure, connecting properties to over 100 booking platforms, reaching 1.4 billion monthly views. Through exclusive partnerships with Hyatt, Marriott, and other global brands, owners gain direct access to 100M+ Marriott Bonvoy members and World of Hyatt loyalty members, ensuring premium visibility and high occupancy potential.

*Own in a place that moves you*

## Building Features

*All the essentials in excellent taste*

- 171 fully furnished FLATS
- 12-story building
- Studio, one- and two-bedroom FLATS from 330 to 975 sf.
- 9+ ft. ceilings
- Wind impact-resistant windows
- Double-height lobby with floor-to-ceiling windows
- Ample co-working space
- Surround-sound speakers with ambient music
- Pet friendly
- Art programming highlighting local and emerging artists

## Amenities

*All the comforts that count*

- 4,200+ sq. ft. lobby and gathering space
- Café featuring a barista and baked goods
- Wine and beer bar with covered terrace
- Market offering gourmet fare
- Lush garden lounge
- Gym with state-of-the-art equipment
- Steam room
- Rooftop pool deck
- Cabanas with daybeds
- Hot tub
- Domus bike share

## FLATS Features

*A sense of home wherever you are*

- Delivered fully finished with hard flooring throughout
- Private balcony in all FLATS
- Keyless entry smart lock system
- Sophisticated kitchenette equipped with premium appliances
- Oversized TV with premium sound system
- Modern fixtures
- Quartz countertops
- Washer and dryer

## Services

*FLATS that fit your life*

- 24-hour welcome lounge
- 24-hour valet service  
*(30 free days per year for 3 years)*
- 24-hour customer service line
- Quality control manager to oversee cleanliness and manage turnover
- Experienced hospitality housekeeping team on call
- Owner rental portal

## PROPERTY ADDRESS

1611 SW 2nd Avenue,  
Miami, FL 33129

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## Visionary Team

### 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 over 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 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.**

*All the top players.  
All the right expertise.*

### 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.

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### 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.

### NORTH MANAGEMENT

*Management*

North Management was created by North Development specifically to uphold its portfolio of properties to the highest standards of service, design, and operational excellence while protecting brand integrity. North Management leverages multiple decades of leadership expertise in luxury hospitality to build top-tier teams who consistently oversee, refine and evolve every element of the residential experience across North Development's robust portfolio.

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### CERVERA

*Exclusive Sales & Marketing*

Cervera Real Estate is a South Florida-based family-owned and operated real estate company. Their over half-century transformation of the South Florida landscape has proven that personalized customer service ensures clients' satisfaction. A far-reaching and unrivaled international network and decades on the ground have cultivated unique and long-lasting relationships with developers, architects, investors, and real estate firms that are crucial to the success of clients and partners.

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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.

These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. All descriptions, pricing, dimensions, renderings, amenities, food services, rental services, finishes, designs, materials, furnishings, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, specifications, art, and other information contained in these materials are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and without notice. No specific view is guaranteed. Dimensions and square footage are approximate and may vary with actual construction. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. The purchase of real estate is a significant decision. Developer makes no representations concerning any potential for future profit, any future appreciation in value, any income potential, tax advantages, depreciation or investment potential regarding acquiring a unit, nor any monetary or financial advantages related to the same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by the buyer from acquiring and/or owning a unit. This project is being developed by North at Brickell II, LLC, a Florida Limited Liability Company ("Developer"), which was formed solely for such purpose. Oak Capital is affiliated with this entity, but is not the developer of this project. Purchasers shall look solely to the Developer (and not to North Development and/or any of its affiliates other than Developer) with respect to any and all matters relating to the marketing and/or development of the condominium and with respect to the sales of units in the condominium. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes.