

# iconbrickell

**Location:** 495 Brickell Avenue, Miami, FL 33131

**Developer:** The Related Group

**Architect:** Arquitectonica

## Project Milestones

**Expected Completion: Tower 1:** November 2008

**Expected Completion: Tower 2:** December 2008

**Expected Completion: Tower 3:** February 2009

**Billion Dollars in Sales:** June 2006

### Tower 1

**57 stories**

- **Parking:** 11 Levels of Parking- Located on floors 1 and 4-14 (excluding 13) of Tower 1
- **Penthouse Units:** 11 single story Penthouse units and 4 two story Penthouse units
- **Units:** 715

### Tower 2

**57 stories**

- **Lobby:** 2<sup>nd</sup> Floor
- **Penthouse Units:** 7 single story Penthouse units and 4 two story Penthouse units
- **Units:** 561

### Tower 3

***Viceroy Resorts and Residences at ICON Brickell***

**50 stories**

- Total of 148 Resort Units
- 50<sup>th</sup> floor(Rooftop) Pool, Restaurant and Lounge area
- **Units:** 520 units



## **Common Areas**

### **Entrance Area**

Enter through Icon's multi-level entrance area with 100 columns designed by Philippe Starck and modeled after the Maori structures of Easter Island. Each column will be unique in size, shape and finish yet all will be 22 feet tall and have Philippe Starck's signature. The space will be open to Mary Brickell Park to the South and to Biscayne Bay to the East. The arrival area will accommodate all three towers, with drop off sections for each lobby and for the two bayside restaurants.

### **Lobby**

The Tower One, Tower Two, and Condo Lobby in Tower Three exhibit the unique designs of Philippe Starck as well. With great emphasis on bringing the outside in, the 22 foot high ceilings in the entrance area will continue inside and the color theme from the outside will be brought in through the yellow glass at the entrance.

### **Pool Deck Level**

Our two acre pool terrace sits over 100 feet above Biscayne Bay and features a series of three infinity edged pools including a reflection pool where furniture may sit in the water, an oversized thermal hot tub, and a longer than Olympic sized lap pool. Rows of stately trees line the chaise lounges and beds on either side of the pool and enclose the outdoor living area that holds the oversized fireplace and life-size chess set. Icon's pool deck will also feature a full service restaurant and a pool side café. The luxurious amenities of the Viceroy Hotel will offer à la carte drink and food service, wine tastings, and relaxing Tai Chi classes in our amphitheater style seating area overlooking the Bay.

### **Spa and Fitness Center**

One level below the pool deck, with direct views of Biscayne Bay get lost in Icon Brickell's 28,000 square foot spa with amenities normally associated with a 5 star resort. This space holds a Theater room designed by Philippe Starck, a large cardio and free weight center with beautiful views of Key Biscayne, aerobic, yoga, pilates, and spinning facilities, a large plunge pool area available for events or quiet relaxations, his and hers treatments rooms, lounges, redwood saunas, and eucalyptus steam rooms.

### **Restaurants**

There are 5 places to enjoy a meal at Icon Brickell. For a like snack or a morning coffee visit the Pool side café. For a spectacular lunch or dinner, visit our pool side Viceroy Signature restaurant or select from one of the two bayside restaurants on the lobby level. Late at night visit Club 50, our sky lounge for some light dining.

### **Club 50**

Visit Icon Brickell's exclusive rooftop pool and lounge with spectacular views from the 50<sup>th</sup> floor and designs by Kelly Wearstler. Enjoy signature cocktails, light dining and a sophisticated atmosphere without ever having to leave your home.



## Features and Amenities

### Building features:

- A 10-acre enclave, including 2 parks, book-ended by Miami Circle Park and Brickell Park
- 1000 feet of water front with shaded rest areas and a path for walking or jogging
- A dock in Biscayne Bay where residents and visitors can moor their boats
- Ultra contemporary architectural design by Arquitectonica
- Smart building technology with a screen panel in all residences as well as wireless technology on the sky terrace and in other common areas
- Full time concierge staff offering a full range of services including housekeeping, laundry, and dry cleaning in Tower 3
- A 24-hour valet and a receiving desk for mail and packages
- Multi-level covered parking

### Residence features:

- Breathtaking views of Biscayne Bay, downtown Miami, Key Biscayne, and Miami Beach
- A variety of spectacular floor plans for the ultimate in urban living
- Oversize terraces with glass railings accessible from bedrooms and the living room (see your individual floor plan)
- High efficiency central air conditioning and heating unit
- Sprinkler fire protection system
- State-of-the-art telecommunications wiring including high-speed cabling to all television outlets and "home run" configured CAT5 cable for telephone and data communication
- Smooth 9-foot ceilings
- Floor to ceiling laminated windows with energy efficient tinted glass
- Sub-Zero/Wolf kitchen appliance package
- Top-of-the-line stackable washer and dryer
- A choice of two Italian kitchen cabinet designs
- Kitchen counter tops French limestone, Blue St. Tropez limestone or Black Absolute Granite
- Bathrooms by Yoo by Starck with a choice of classic-style French limestone bathroom flooring or cultural-style Blue St. Tropez limestone bathroom flooring
- Yoo by Starck upgrade options including lighting fixtures, Venetian mirrors, bathroom accessories and French or Blue St. Tropez limestone flooring throughout the unit

**Kitchen Features:**

- Flush European style cabinets
- 36" Panel Ready Sub-Zero refrigerator/freezer
- 30" Wolf glass cook top
- French or Blue St. Tropez limestone or Black Absolute Granite counter tops and backsplash to match (see your individual floorplan)
- Double Stainless Steel sink
- Pull-out spray faucet
- 30" microwave oven
- 30" Wolf Stainless Steel dual convection oven
- Bosch Panel Ready dishwasher
- Garbage disposal

**Master bath features:**

- Marble flooring
- French or Blue St. Tropez limestone vanity top with porcelain lavatories
- Designer faucet
- Air bath bubble system (see your individual floorplan)
- Elongated water closet
- European style bidet with coordinating faucets (see your individual floorplan)
- Walk-in limestone shower (see your individual floorplan)

**Guest bath features:**

- Marble flooring
- Integrated porcelain vanity top and lavatory
- European style cabinets Elongated water closets (see your individual floorplan)
- Designer faucet