

Baccarat
RESIDENCES
BRICKELL, MIAMI

MIAMI CONDO LIFESTYLE

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BACCARAT RESIDENCES MIAMI - ALSO KNOWN AS 404 RICHMOND CONDOMINIUMS

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Baccarat
RESIDENCES
BRICKELL, MIAMI



WHERE LIFE FOREVER SPARKLES

Baccarat proudly presents its first collection of residences to the Miami market. Illuminated by the infinite shimmer of the sun, this soaring tower will stand radiant on the waterfront where the river meets the bay, in the heart of the bright lights of the city. Combining the sparkling vitality and magnetic dynamism of Brickell with enlightened design and artful service, residents can expect a lifestyle infused with unexpected delights and inspired brilliance.

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THE ART OF LIVING



More than a home, a Baccarat residence offers entrée to a unique living experience. Everything is conceived, designed and personalized with precision, passion and finesse. The nexus of personal craftsmanship and art. The intersection of French tradition and creative modernity. Intimately entwined with the fine art of living; carefully considered to cater to your every need. What began in France in 1764 has been refined over centuries and has arrived, perfected, in the heart of Miami.

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BACCARAT HOTEL NEW YORK

Today, Baccarat continues to celebrate light with shimmering, sensual, and elegant qualities. For over 250 years, Baccarat has pursued and achieved perfection in creating crystal masterpieces. Pushing its heritage of craftsmanship forward, Baccarat creates inspiring architecture and brilliant design, paired with the highest-quality service, to make the finest residences in the world.

BACCARAT HOTEL NEW YORK

THE BACCARAT FACTORY



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LIVE BRILLIANTLY

This elegant seventy-five-story glass tower, featuring a collection of expertly designed residences, is enhanced by the natural energy of this unique location. Extraordinary architectural design, bespoke interiors, lush gardens and Miami River promenade create this masterpiece of life and light. Resplendent in style and spirit; every day is more vibrant, more sensuous, more serene. This exclusive waterfront tower is comprised of 316 flow-through tower residences starting at the 15th level and culminating at the top three floors with 8 stunning penthouse residences, all with spectacular views of Biscayne Bay, the Miami River and Miami's skyline. The tower residences are complemented by 28 flats and duplexes fronting the Miami River and the waterfront promenade.

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BACCARAT RESIDENCES MIAMI

Artistic Rendering





Artist's Rendering

A lushly landscaped secluded private drive leads to the riverfront arrival court and an elegant porte-cochère entrance.

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BACCARAT RESIDENCE MIAMI

LIVE BRILLIANTLY



Artist's Rendering

PORTE-COCHÈRE ENTRANCE

LOBBY RECEPTION



Artist's Rendering

LOBBY CAFÉ AND FLOWER SHOP



Artist's Rendering

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LIFESTYLE



Artist's Rendering

The Lobby is impeccably curated with Baccarat chandeliers and bespoke furniture pieces, all showcased within a dazzling undulating glass facade and crafted marble entrance.

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WINE CELLAR

Artist's Rendering

Artist's Rendering



PETITE SALON

CHILDREN'S ROOM



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Artist's Rendering



Artist's Rendering

The Grand Salon is a space of glamour and sophistication, where residents can enjoy evening specialty cocktails surrounded by Baccarat Chandeliers and elegant bespoke furnishings.

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BACCARAT RESIDENCE MIAMI

LIVE BRILLIANTLY



Artist's Rendering

SCREENING ROOM



Artist's Rendering

HARMONIE LOUNGE

ORANGERIE



Discover a residential lifestyle impeccably curated by Baccarat and expertly managed by SH Hotels & Resorts.

Residents will have full access to an unprecedented range of amenities, all supported by a dedicated concierge team. Here, you can host an exclusive film screening, enjoy a sunset cocktail overlooking the spectacular Biscayne Bay, and reserve a private chef-catered dinner at the Orangerie.

Expect a lifestyle infused with unexpected delights and inspired brilliance.

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Artist's Rendering

Elevated 14th level amenities resort deck appointed with a dramatic zero-entry heated swimming pool, outdoor spa, pool-side cabanas, full service café restaurant and beautifully landscaped sun terrace, all with breathtaking views of Biscayne Bay.

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Artist's rendering on aerial photography

Expansive private terraces accessible from the great room and master bedroom of every residence, and wrap around terraces at corner units, with glass railings for unobstructed views.

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BACCARAT RESIDENCE MIAMI

LIVE BRILLIANTLY



Artist's Rendering

Soaring ten-foot ceilings with full scale windows frame the views on every side allowing natural light to flow freely.

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BACCARAT RESIDENCE MIAMI

LIVE BRILLIANTLY

Gourmet kitchens with open-concept design to the great room with generous islands and breakfast bar featuring custom Italian cabinetry by Meyer Davis Studio. Large master bedrooms with 'his and her' walk-in wardrobes provide an elegant space in which to start and finish each day. Master bathrooms feature sleek bathtubs, glass-enclosed rain showers and imported stone vanity tops.



Artist's Rendering

GOURMET KITCHEN

MASTER BATHROOM



Artist's Rendering

MASTER BEDROOM



Artist's Rendering

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Artist's Rendering

Expansive glass-enclosed terraces frame infinite views of Miami's sparkling city lights, the Miami River, Biscayne Bay, and beyond.

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BACCARAT RESERVE MIAMI

LIVE BRILLIANTLY



View at Sunrise

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View at Daytime

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View at Sunset

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ENLIVENING WATERFRONT LIVING



BRICKELL CITY CENTRE

The private marina, planned riverside restaurant and lushly landscaped river promenade invite residents to spend hours and days luxuriating in the infinite energy and organic sparkle of life by the water. Watch the superyachts come and go, take a sunset stroll towards the bay, or head to a number of chic waterside restaurants courtesy of our private water taxi service. Residents can enjoy private membership and exclusive access to the Beach Club at 1 Hotel South Beach, SH Hotels & Resorts sister property. With loungers, beach towel services, cabanas, and seaside snack and beverage services, this waterfront community will cater to leisurely hours under the sun. Take a break from the hustle and bustle of the city and unwind with a cool drink in hand and the sand between your toes. Perfectly positioned at the entrance of Brickell Avenue, where the Miami River meets the beautiful blue waters of Biscayne Bay, and the bustling financial district blends with high-end shopping, top restaurants, cultural hot spots and exciting nightlife—this iconic neighborhood is an all-day all-night lifestyle destination, aptly named the Manhattan of the South.

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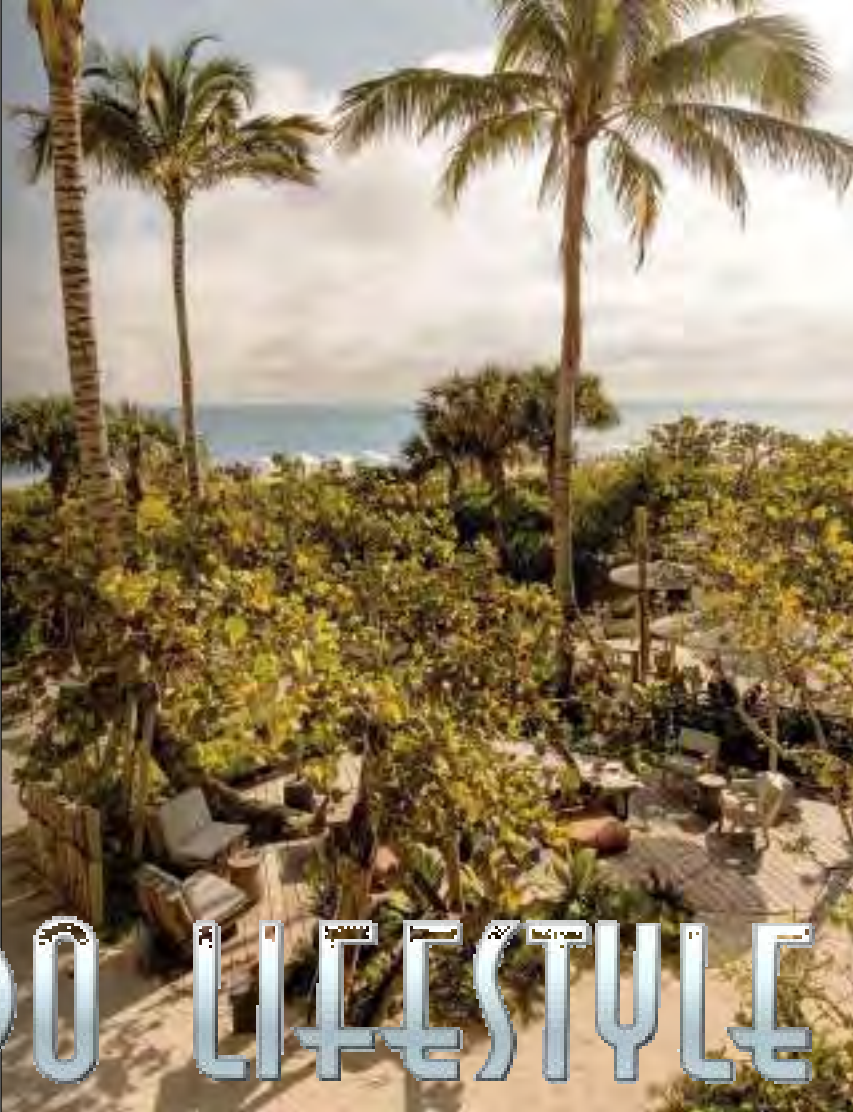


PRIVATE RESIDENTS' WATER TAXI

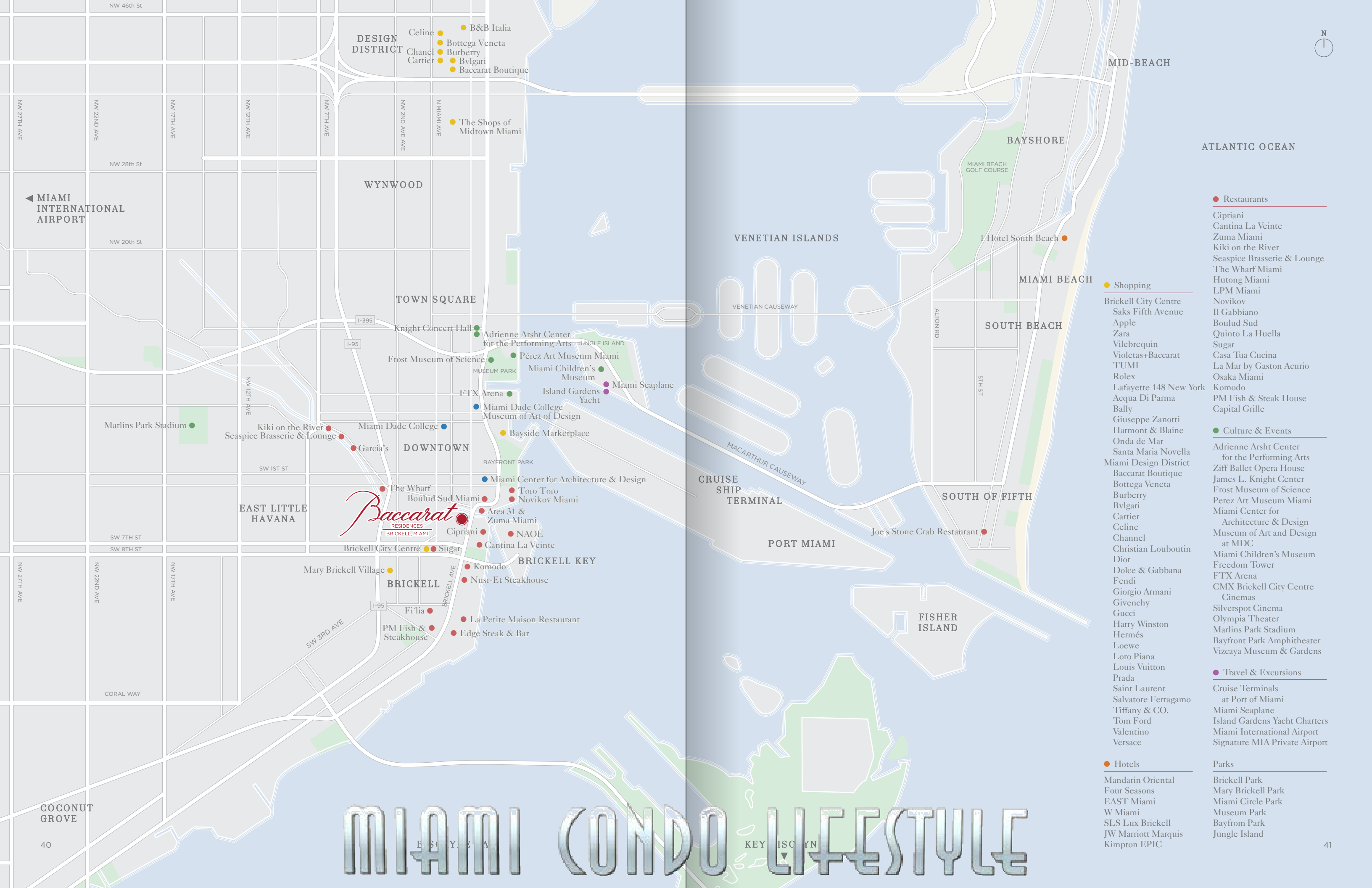


PÉREZ ART MUSEUM MIAMI

BEACH CLUB AT 1 HOTEL SOUTH BEACH



SEASPICE RESTAURANT



ATLANTIC OCEAN

● Restaurants

- Cipriani
- Cantina La Veinte
- Zuma Miami
- Kiki on the River
- Seaspice Brasserie & Lounge
- The Wharf Miami
- Hutong Miami
- LPM Miami
- Novikov
- Il Gabbiano
- Boulud Sud
- Quinto La Huella
- Sugar
- Casa Tua Cucina
- La Mar by Gaston Acurio
- Osaka Miami
- Komodo
- PM Fish & Steak House
- Capital Grille

● Shopping

- Brickell City Centre
- Saks Fifth Avenue
- Apple
- Zara
- Vilebrequin
- Violetas+Baccarat
- TUMI
- Rolex
- Lafayette 148 New York
- Acqua Di Parma
- Bally
- Giuseppe Zanotti
- Harmont & Blaine
- Onda de Mar
- Santa Maria Novella
- Miami Design District
- Baccarat Boutique
- Bottega Veneta
- Burberry
- Bvlgari
- Cartier
- Celine
- Chanel
- Christian Louboutin
- Dior
- Dolce & Gabbana
- Fendi
- Giorgio Armani
- Givenchy
- Gucci
- Harry Winston
- Hermès
- Loewe
- Loro Piana
- Louis Vuitton
- Prada
- Saint Laurent
- Salvatore Ferragamo
- Tiffany & CO.
- Tom Ford
- Valentino
- Versace

● Culture & Events

- Adrienne Arsht Center for the Performing Arts
- Ziff Ballet Opera House
- James L. Knight Center
- Frost Museum of Science
- Perez Art Museum Miami
- Miami Center for Architecture & Design
- Museum of Art and Design at MDC
- Miami Children's Museum
- Freedom Tower
- FTX Arena
- CMX Brickell City Centre Cinemas
- Silverspot Cinema
- Olympia Theater
- Marlins Park Stadium
- Bayfront Park Amphitheater
- Vizcaya Museum & Gardens

● Travel & Excursions

- Cruise Terminals at Port of Miami
- Miami Seaplane
- Island Gardens Yacht Charters
- Miami International Airport
- Signature MIA Private Airport

● Hotels

- Mandarin Oriental
- Four Seasons
- EAST Miami
- W Miami
- SLS Lux Brickell
- JW Marriott Marquis
- Kimpton EPIC

Parks

- Brickell Park
- Mary Brickell Park
- Miami Circle Park
- Museum Park
- Bayfrom Park
- Jungle Island

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MIAMI INTERNATIONAL AIRPORT

COCONUT GROVE



MIAMI RIVER

BISCAYNE BAY

Spectacular and unobstructed views of the city, the Miami River, and Biscayne Bay from every flow-through residence.

MIAMI CONDO LIFESTYLE

OVERVIEW

DEVELOPMENT OVERVIEW & BUILDING AMENITIES

- Privileged Brickell waterfront position, where the Miami River meets Biscayne Bay
- Dazzling contemporary 75-story glass tower
- Collection of 316 tower residences, 8 penthouses and 28 riverfront flats and duplexes
- Panoramic views of Biscayne Bay, the Miami River and the Miami city lights and skyline from every residence
- Artful service and amenities impeccably curated by Baccarat Hotels & Residences and expertly managed by SH Hotels & Resorts
- Lushly landscaped secluded private drive leading to the riverfront arrival court and elegant porte-cochère entrance
- Exquisitely appointed entrance lobby with grand high ceilings leading directly to three banks of double private elevators to each residence
- Permanent installation of curated museum quality art collection throughout the building's public spaces
- Elevated 14th level amenities resort deck loaded with a dramatic zero-entry heated saline swimming pool, outdoor spa, pool-side cabanas, summer kitchen area and beautifully landscaped sun terrace
- Glamorously designed Grand Salon, set as the ideal location for both intimate gatherings and grand celebrations
- Luxurious Clubroom with bar and billiards, catering kitchen, and multimedia facilities
- State-of-the-art fully equipped fitness center curated by Anatomy Fitness with cardio theater, spinning room, yoga and meditation rooms, all overlooking the pool deck resort area
- Hammam spa with men's and women's steam and sauna facilities, luxurious treatment rooms and spa shop
- Private screening room with cutting-edge audiovisual equipment and theater-style seating
- Game room with multimedia facilities and children's playroom
- Business Center with conference facilities and private work spaces
- Gourmet market
- Wine Cellar and Tasting Salon

- State-of-the-art Chef's Kitchen and Private Dining room
- Pet friendly community with Pet Spa, Grooming and Walk Service
- Hair Salon & Barber Station
- High-speed internet access in all public areas
- Electric vehicle charging stations
- Air-conditioned storage rooms
- Bicycle storage spaces

WATERFRONT HIGHLIGHTS

- Planned 10,000 square feet signature riverfront restaurant
- Lushly landscaped wide promenade along the Miami River connecting to the Miami Circle National Historic Landmark park
- Elevated waterfront amenities deck with infinity pool offering unparalleled views across the Miami River and Biscayne Bay
- Private marina with over 300 linear feet dockage with resident yacht for on-demand reservation services and private water taxi
- Beach Club Membership to 1 Hotel South Beach with privileges such as complimentary valet and beach chairs with umbrella, towel services and seaside food and beverage services

HOTEL PRIVILEGES IN BACCARAT HOTELS WORLDWIDE

Note: Some services available for an additional fee. Services are subject to change. Please speak to a sales representative for the most up-to-date list of service offerings.

RESIDENTIAL FEATURES

- Open-concept, flow-through contemporary floor plans featuring one, two, three, and four-bedroom residences and penthouses, all offered with a selection of exquisite decorator finishes and ready for immediate occupancy
- Private key activated elevator access and entry vestibules in all residences with two elevators opening directly to each residence
- Energy-efficient, tinted, impact-resistant floor-to-ceiling sliding glass doors and windows with panoramic views of Biscayne Bay, the Miami River and the Miami city lights and skyline from every residence
- Expansive eight-foot-deep private terraces accessible from the living and master bedroom areas of every residence, and wrap around terraces at corner units, with glass railings for unobstructed views
- Generous smooth-finish ten-foot high ceilings in typical floors soaring to eleven and twelve feet in penthouse levels
- Gourmet kitchens with open-concept design to the great room with generous islands and breakfast bar featuring custom Italian cabinetry by Meyer Davis Studio with a selection of finishes and choices of stone countertops and full backsplashes
- Top of the line kitchen appliances including; Sub-Zero refrigerator/freezer with internal chilled water dispenser and ice-maker, Sub-Zero wine storage, Wolf induction cooktop, Wolf M-series contemporary oven and steam oven, Cove dishwasher with cabinetry integrated paneling, and concealed variable-speed range hood
- Individually controlled, high-efficiency central air conditioning and heating systems with linear diffuser vents in main areas for seamless interior design
- A state-of-the-art living environment that is dedicated to the wellness of our residents, that include purified air and water, enhanced sleep, and restorative light
- Generous master bathrooms featuring stand-alone bathtubs and frameless glass-enclosed rain showers, separate room with water closet, premium Italian cabinetry, imported stone vanity tops with double lavatories and decorator mirrors
- Spacious 'his and hers' walk-in wardrobes fitted with Italian cabinetry in every residence master bedroom
- Solid core wood interior doors for enhanced sound proofing and energy efficiency

- Laundry rooms with large capacity washer and dryer, and utility sink and storage cabinetry in most residences
- Sprinkler fire protection system
- Advanced technology "smart building" pre-wired for Wi-Fi high-speed internet, data/voice, and cable satellite video
- Interface technology for building services such as concierge, valet, security, and in-home services such as audio, video, lighting, window treatments, internet and satellite

SERVICES

- Highly attentive concierge, with convenient mail and receiving desk, lifestyle and property management
- Luxury house car limousine service for convenient transport within a three-mile radius
- 24-hour complimentary valet and optional self-parking in assigned spaces in covered and secured parking garage
- 24-hour attended security services and controlled access
- Custom scenting that captures the essence and energy of Miami
- Residential oversight including pet care, plant care, and away from home maintenance
- 24 hour room service
- IT consultation services and technical support
- Business support services
- Courier, parcel and postal service
- Newspaper and magazine delivery to door
- Child care services
- Fresh flower service
- Personal shopping and delivery including grocery and pharmacy
- Special personal shopping privileges from Baccarat Preferred Partners

BACCARAT RESIDENCES MIAMI | **MIAMI CONDO LIFESTYLE** | OVERVIEW

TEAM



Residences by Armani Casa, Miami Beach

RELATED GROUP

Developer

Established in 1979, Related Group is Florida's leading developer of sophisticated metropolitan living and one of the country's largest real estate conglomerates. The privately held company has built, rehabilitated and managed over 100,000 condominium, rental and commercial units. Related Group has earned international status for its visionary designs and development of extraordinary luxury properties, including One Park Grove, Apogee and Residences by Armani Casa, Miami Beach among others.



Hotel Palacio Tangara, São Paulo

GTIS PARTNERS

Development Partners

GTIS Partners is a leading real asset investment and development firm headquartered in New York with offices in São Paulo, San Francisco, Los Angeles, Atlanta, Paris and Munich. The firm was founded in 2005 and today manages over \$4 billion in gross assets and is active across a wide range of real estate sectors. In the US, GTIS has invested in over 130 assets across 40 unique markets and in Brazil, GTIS is among the largest real assets private equity firms with holdings including office, residential, logistics, hospitality and renewable energy investments.

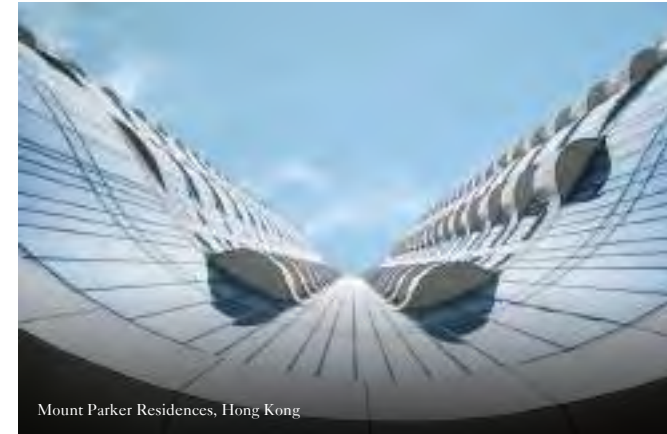


Baccarat Hotel New York

BACCARAT HOTELS & RESIDENCES / SH HOTELS & RESORTS

Brand & Management

SH Hotels & Resorts, an affiliate of global private investment firm Starwood Capital Group, is a sustainable hotel brand management company that operates 1 Hotels, a nature-inspired lifestyle brand, Treehouse Hotels and Baccarat Hotels & Resorts, a luxury brand that made its debut in March 2015 with the opening of its flagship property in New York, with projects under development in Brickell (Miami), Macau, Bordeaux and Florence.



Mount Parker Residences, Hong Kong

ARQUITECTONICA

Architect

Based in Miami and with offices in New York, Los Angeles, Paris, Hong Kong, Shanghai, Manila, Dubai, Lima, and São Paulo, Arquitectonica is a major presence on the world's architectural stage and the preeminent designer of South Florida's most distinctive high rises.



Park Grove, Miami

MEYER DAVIS STUDIO

Interior Designer

Bespoke interiors by New York City-based Meyer Davis Studio, a globally recognized design boutique specializing in residential, hospitality, and retail, whose celebrated projects include One Park Grove, 1 Hotel South Beach, One Manhattan Square, and Four Seasons Astir Palace.



Park Grove, Miami

ENZO ENEA

Landscape Architect

Renowned Swiss landscape architect Enzo Enea of Zurich-based Enea Garden, is one of the leading landscape architects in the world. A hallmark of Enzo Enea's work is the fusion of indoor and outdoor spaces, the creative intertwining of the soul of the residence with its surroundings.

MIAMI CONDO LIFESTYLE TEAM



This Condominium is developed by 444 BRICKELL ONE, LLC ("Developer") and this offering is made only by the Developer in the territory of residence. The Developer is not incorporated in, located in, nor a resident of, New York. This offering is prohibited by law. Developer, pursuant to a license agreement with each or their authority, has a right to use the marks and logos of Baccarat®, neither of which is the property of Developer. In the event the license of Baccarat® should terminate the names of the marks and logos of Baccarat® will remain the property of Baccarat®.

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MIAMI  RELATED  SH
CONDO LIFESTYLE