

REACH RESIDENCES, 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

UNIT MIX

Maintenance

1 BEDROOM / 1.5 BATHS

Line 05 965 S.F.	\$751/mo
Line 06 871 S.F.	\$692/mo
Line 08 1,040 S.F.	\$834/mo

2 BEDROOMS / 2 BATHS

Line 10 1,307 – 1,323 S.F.	\$1,019 – \$1,041/mo
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2 BEDROOMS / 2.5 BATHS

Line 01 1,385 – 1,400 S.F.	\$1,081/mo
Line 02 1,386 – 1,401 S.F.	\$1,081/mo
Line 07 1,392 S.F.	\$1,063/mo
Line 11 1,386 – 1,401 S.F.	\$1,081/mo
Line 12 1,385 – 1,400 S.F.	\$1,081/mo

UNIT MIX

Maintenance

2 BEDROOMS / 2.5 BATHS / DEN

Line 09 | 1,490 – 1,526 S.F. \$1,170 – \$1,192/mo

3 BEDROOMS / 3.5 BATHS / DEN

Line 03 | 2,057 – 2,083 S.F. \$1,586 – 1,639/mo

Line 04 | 1,782 – 1,799 S.F. \$1,402 – \$1,433/mo

3 BEDROOMS / 4.5 BATHS / DEN (TOWER SUITE)

Line 01 & 11 | 2,740 S.F. \$2,158 – \$2,163/mo

BUILDING FEATURES AND AMENITIES

- LEED® pre-certified
- Innovative CLIMATE RIBBON™ floating above a luxury shopping center
- Expansive half-acre amenity deck including;
 - Tropical gardens
 - Barbecue grills
 - Outdoor fitness areas
 - Children's play area
 - Heated lap and social pools with two heated spas
 - Poolside beverage and café service
- Library with private seating nooks designed for reading or socializing
- Spacious, state-of-the-art fitness center with individual fitness studios and machine room

BUILDING FEATURES AND AMENITIES

- Tech-savvy children's playroom, viewable from fitness center
- Exclusive spa for residents' use with shared hammam featuring:
 - Dipping pools
 - Showers and steam rooms
 - Treatment rooms
 - Blow-out bar for touch-ups
 - Mani-pedi station
- 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

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

RESIDENCE FEATURES

- 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

DEPOSIT STRUCTURE

- First Deposit: 20% due at Contract
- Second Deposit: 15% due 120 after execution
- Third Deposit: 15% due 240 days after execution
- Final Balance: 50% due at Closing



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 brochure 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 including 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 Brickell City Centre Project 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.