

ECHO

FACT SHEET

Address

1451 Brickell Avenue, Miami, FL 33131

Project Description

Echo Brickell is a boutique, residential high-rise in the epicenter of Miami's fastest growing metropolitan neighborhood, located on the coveted East side of Brickell Avenue. Echo Brickell is the result of a first-time collaboration between acclaimed architect Carlos Ott and the esteemed innovators at yoo Studio. With only 180 residences, Echo Brickell is the most exclusive architectural icon south of New York. The fully finished, exquisitely designed residences feature summer kitchens and top-of-the-line appliances. Expansive terraces bring the outside in and marble flooring throughout the living spaces elevates the level of grandeur. These limited edition residences bring together innovative architecture and modern interior design to create a living space that's impeccable, exciting and unique.

Echo Brickell's state-of-the-art residences will redefine the standard of excellence for South Florida high-rise living.

Developer

Echo Brickell is a joint venture between Property Markets Group and JDS Development Group. Founded in 1991 by Kevin Maloney, Property Markets Group ("PMG") has direct hands-on experience in the acquisition, renovation, financing, operation, and marketing of residential and commercial real estate. A development firm of national scope, PMG has over 150 real estate transactions during its 20-year history.

Team

Conceptual Design:	Carlos Ott
Interior Design:	yoo Studio
Architect of Record:	Cohen Freedman Encinosa



ECHO

FACT SHEET

Fully Finished Residences

Each residence will be delivered furniture ready, complete with interior design inspired by Carlos Ott + **yoo**. Residences will include the following:

Flooring: Flooring selections included with specifications recommended by Carlos Ott.

Smart iHome System: Each residence offers an unprecedented level of efficiency through a smart home technology experience. Includes integrated audio, video and lighting systems.

Advanced Lighting: All residences come equipped with a contemporary lighting package, including recessed lighting, dimmers, and lighting control.

Cabinetry, Countertops, Appliances: All residences come equipped with Italian glass cabinetry, exquisite marble countertops and top-of the line SubZero and Wolf appliances.

Paint & Finishing Work: Paint selections included and come recommended from Carlos Ott to compliment flooring selections.

Closets: The Echo Standard fully built-out his and hers walk-in closets in the master bedrooms feature all shelving and drawers pre-installed for absolute convenience.



ECHO

FACT SHEET

Completion Date

Spring 2017

Unit Types

- 1 Bedroom/ 1.5 Baths
- 1 Bedroom/ 1.5 Baths + Den
- 1 Bedroom/ 2.5 Baths + Den
- 2 Bedrooms/ 2 Baths
- 2 Bedrooms/ 2.5 Baths
- 2 Bedrooms/ 3 Baths + Den
- 3 Bedrooms/ 3.5 Baths

Lower Penthouses

- 3 Bedrooms/ 3.5 Baths + Den
- 3 Bedrooms/ 4.5 Baths + Den
- 4 Bedrooms/ 4.5 Baths

Upper Penthouses

- 4 Bedrooms/ 5.5 Baths + Den + Private Maid's Quarters

Interior Size Ranges

- One Bedrooms: 784-1418 square feet
- Two Bedrooms: 1012-2045 square feet
- Three Bedrooms: 2115-2538 Square Feet
- Four Bedrooms: 2600-5195 Square Feet

Deposit Schedule

- 20% at Contract
- 10% at Groundbreaking
- 10% at Pool Level
- 10% at Top-Off
- 50% at Closing



ECHO

FACT SHEET

Building Amenities

Conceptual Design by Carlos Ott

Concept interior design by **yoo** Studio

Vanishing-edge pool and panoramic views of Biscayne Bay, Key Biscayne, and Miami Beach

Four hot tubs with bathing deck overlooking the spectacular Brickell skyline

State-of-the-art 4,000 square foot fitness center and spa

Resort-style poolside food and beverage services

Fully automated parking system

Exclusive Services

24/7 personalized concierge services

24/7 valet parking with strict no-tip policy

24/7 exceptional security service featuring sophisticated surveillance system and professional staffing

Dry cleaning services (pick up or drop off)

Complimentary pet walking services

Full-time maintenance crew on-site

In-house housekeeping services



ECHO

FACT SHEET

Residence Features

- 10' - 14' ceilings with floor to ceiling windows
- 6' - 8' deep terraces with outdoor barbecue area
- 8' tall Italian entry doors
- Delivered fully finished
- Semi-private elevators with biometrics technology
- Advanced iHome technology
- Exquisite marble flooring throughout residence
- Inspired interiors by **yoo** Studio
- Residences feature panoramic water and city views
- High-tech security hallways
- Master suites features Dorn Bracht and Grohe fixtures
- Custom Italian cabinetry

Top of the Line Kitchen Appliances Include:

- Built-in Wolf stove
- Paneled Sub-Zero/ Wolf appliances
- Sub-Zero dual temperature wine storage
- Built-in Bosch coffee and espresso machine

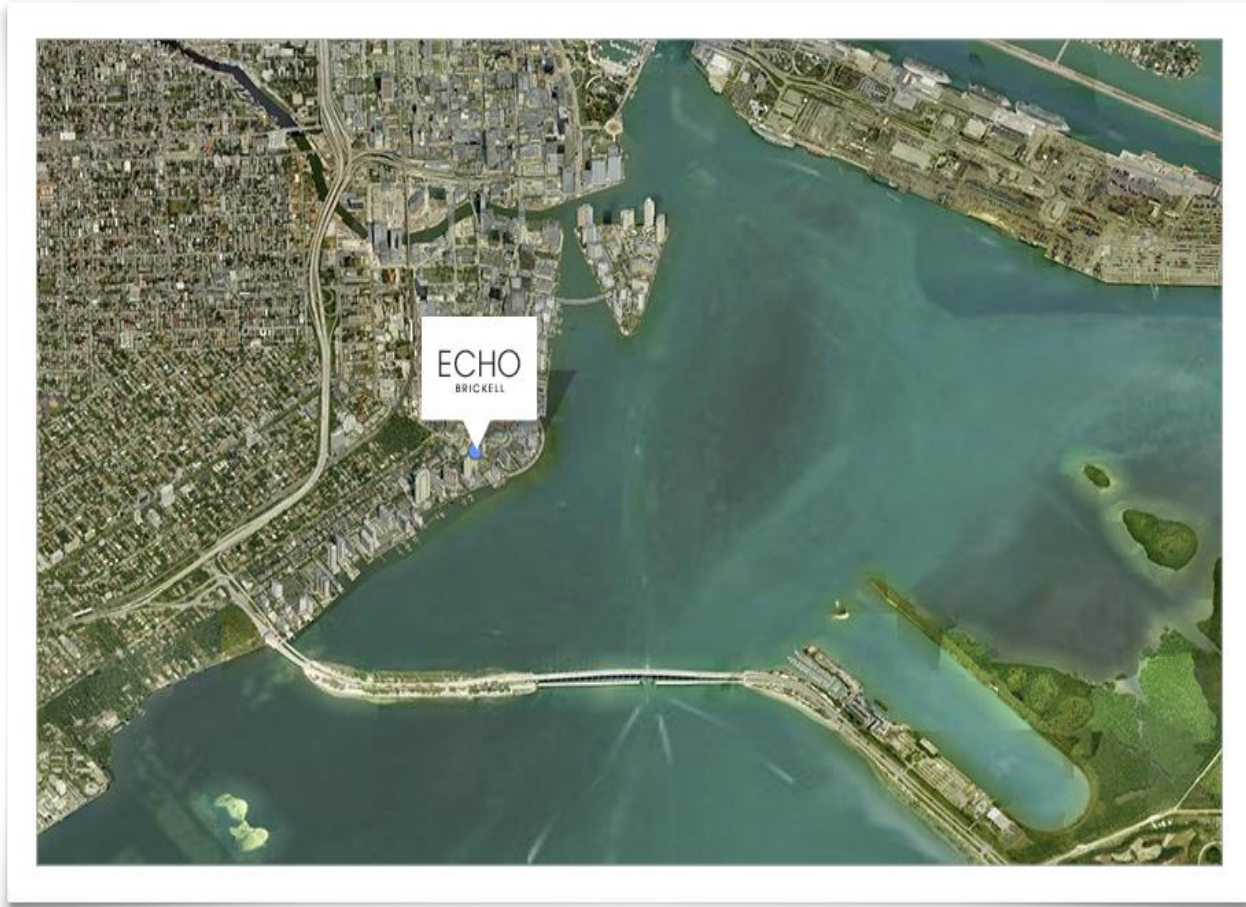
Penthouse Exclusivity

- Private elevator access with advanced biometric security features
- Grand master his and her walk-in closets
- Private maid's quarters with bathroom (*upper penthouses only*)
- Midnight Bar in Master Suite
- 8' Deep Terraces
- 14' Ceiling with floor-to-ceiling windows

Top Penthouse personalized floor plan by Carlos Ott to fit the exact specifications of homeowner.



LOCATION 1451 Brickell Avenue



Brickell is Miami's most metropolitan neighborhood which serves as South Florida's major financial district. Brickell has recently grown to overtake the city's historic central business district to the north, as one of the largest financial districts in the United States.

The recent addition of world-renowned condo buildings and hotels, five-star restaurants and high-end shops, Brickell has truly become a live-work-play destination. With a fast growing residential population, Brickell is one of Miami's fastest growing neighborhoods.



Conceptual design **CARLOS OTT**



Carlos Ott has forty years of outstanding experience in the design of construction projects. Recognized internationally as one of the leading design architects, Carlos Ott has been awarded numerous International prizes and awards of merit over his illustrious career. Projects with Carlos Ott's architectural signature have recently been completed or are under construction in France, Germany, Canada, the United Arab Emirates, Saudi Arabia, China, Singapore, Malaysia, India, Sri Lanka, Mexico, Panama, Puerto Rico, Dominican Republic, Argentina, USA, Philippines and Uruguay. In 2008, Carlos received the highest 5-star Award for High-Rise Development, from CNBC Asia Pacific Awards, for his residential "One Shenton" in Singapore. In 2009, The Miami Chapter of the American Institute of Architects celebrated him with the Award of Merit for Calgary Courts Centre, Green Building.

Developer **PROPERTY MARKETS GROUP PMG**



Echo Brickell is brought to you by a joint venture between JDS Development Group and Property Markets Group. Founded in 1991 by Kevin Maloney, Property Markets Group ("PMG") has direct hands-on experience in the acquisition, renovation, financing, operation, and marketing of commercial and residential real estate. A development firm of national scope, PMG has over 150 real estate transactions including over 80 residential buildings in Manhattan during its 20-year history. PMG has distinguished itself over the last decade for its development of new construction condominium developments in Florida, New York City, South Carolina and Chicago. In 2012, PMG commenced construction on 95th On The Ocean, 7 luxury oceanfront town homes located in Surfside, Florida.