

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 |



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. This is not an offer to sell, or solicitation of offers to buy, the condominium units in states where such offer or solicitation cannot be made. *Prices, plans, architectural interpretations, and specifications are subject to change without notice. Completion date is an estimate, please reference condo documents for accurate completion date.

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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.



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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



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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



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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.



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