



FACT SHEET

Address

1451 Brickell Avenue, Miami, FL 33130

Project Description

This elegant boutique development will consist of 175 luxury residential units, featuring a cutting-edge robotic parking system, prime ground floor retail space, a full floor pool suspended over 250' in the air, a 4,000 square feet state-of-the-art sky fitness center and spa, and 30 penthouse residences, all in a new sculpturesque tower with the Conceptual Design by Carlos Ott.

Developer

Property Markets Group (PMG)

Completion Date

December 2016

Team

Conceptual Design:

Carlos Ott

Interior Designer:

Carlos Ott + World-Class Design House

Architect of Record:

Cohen Feedman Encinosa & Associates

Deposit Schedule

20% at Contract

10% at Groundbreaking

10% at Pool Level

10% at Top-Off

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Interest on Deposit

Developer is paying 5% interest on all money deposited from the time the money used (groundbreaking) to completion of the building.

Furniture Ready Residences

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

Flooring: Flooring selections included and come 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 controlled by Apple® devices.

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

Cabinetry & Appliances: All residences come equipped with custom Italian cabinetry, built-in SubZero/Wolf appliances, and exquisite stone countertops.

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

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Unit Types

- 1 Bedrooms/1.5 Baths
- 2 Bedrooms/2 Baths
- 2 Bedrooms/2.5 Baths
- 2 Bedrooms/2.5 Baths + Den
- 3 Bedrooms/3 Baths
- 3 Bedroom/3.5 Baths
- 3 Bedroom/3.5 Baths + Den
- Lower Penthouses
 - 3 Bedroom / 3.5 Baths + Den + Maid's Quarters
- Upper Penthouses
 - 4 Bedrooms/4.5 Baths + Den + Maid's Quarters

Building Amenities

- 175 luxury residences in the heart of Downtown Miami
- Conceptual Design by Carlos Ott
- Limited Edition interior design featuring Carlos Ott and a World-Class Design House
- Full floor of infinity-edge pool with panoramic views of Biscayne Bay and Downtown Miami
- Suspended state-of-the-art gym and spa area overlooking pool, Biscayne Bay and Downtown Miami
- Resort-style poolside service
- Daily breakfast and lunch in spa
- Private cooled storage spaces
- Exceptional concierges services

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All Residence Features

Semi-private elevator lobby
Custom interiors inspired by Carlos Ott
Apple® home technology included in all residences
Residences feature panoramic water and city views
8' deep terraces with outdoor barbeque area
10' - 12' ceilings clear with floor to ceiling windows
Wolf gas stoves and custom hood
Side by side paneled SubZero/Wolf appliances
SubZero Dual Temperature Wine Storage Built-in coffee and espresso machine
Oversized soaking tub

Penthouse Exclusivity

Private elevator foyer
Grand master his and her walk-in closets
Private maid's quarters with bathroom
Midnight bar in the master suite
14' ceilings clear with floor to ceiling windows

Exclusive Services

24-hour concierge service and security
24-hour valet service
Cutting-edge robotic parking system
Complimentary pet walking services
Personal poolside service

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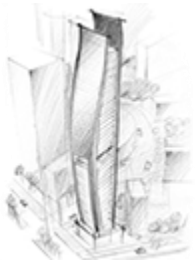
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ECHO Brickell

OVERVIEW

ECHO Brickell resides in the epicenter of Miami's fastest growing and most metropolitan neighborhood, located directly on the coveted East side of Brickell Avenue. Its 175 opulent residences set a new bar for state-of-the-art living in Miami's most exciting locale. With conceptual design from mastermind Carlos Ott, ECHO Brickell is a host of privilege at every turn.

CONCEPT



ECHO Brickell's developers, Property Market Group (PMG), have once again led the way with an inventive contemporary tower in a highly desirable neighborhood. The property's 175 residences mirror the refined precedence set forth by its sister project, [ECHO Aventura](#).

BUILDING MIX

The building itself is flanked by twin glass atriums housing the works of contemporary artists. The impressive Grand Lobby is modeled by a critically acclaimed design house in a limited collaboration with Carlos Ott. ECHO Brickell's most notable exterior feature is the awe-inspiring "Open Space". This futuristic gap in the building's facade spans the entire width of the tower, rising three stories in height. The Open Space will house the full-floor pool deck, allowing residents to swim from one side of the property to another in the astounding infinity-edge pool. Suspended above the pool deck, fitness center and spa offers breathtaking panoramic views of Biscayne Bay, the Atlantic Ocean, Downtown Miami's full cityscape, and the surrounding islands. The 175-unit mix is comprised of one and two bedroom units on the lower floors, two and three bedroom units on the middle floors directly above the Open Space and 16 exclusive penthouse units residing in the building's pinnacle.

BUILDING AMENITIES

- Full Floor Infinity Edge Pool
- 4000 Square Foot Gym & Spa
- Custom High Level Building Security System
- Robotic & Valet Parking
- Four Elevators for 175 Residences
- Complimentary Pet Walking
- Resort Style Poolside Service
- Full Service Concierge Service

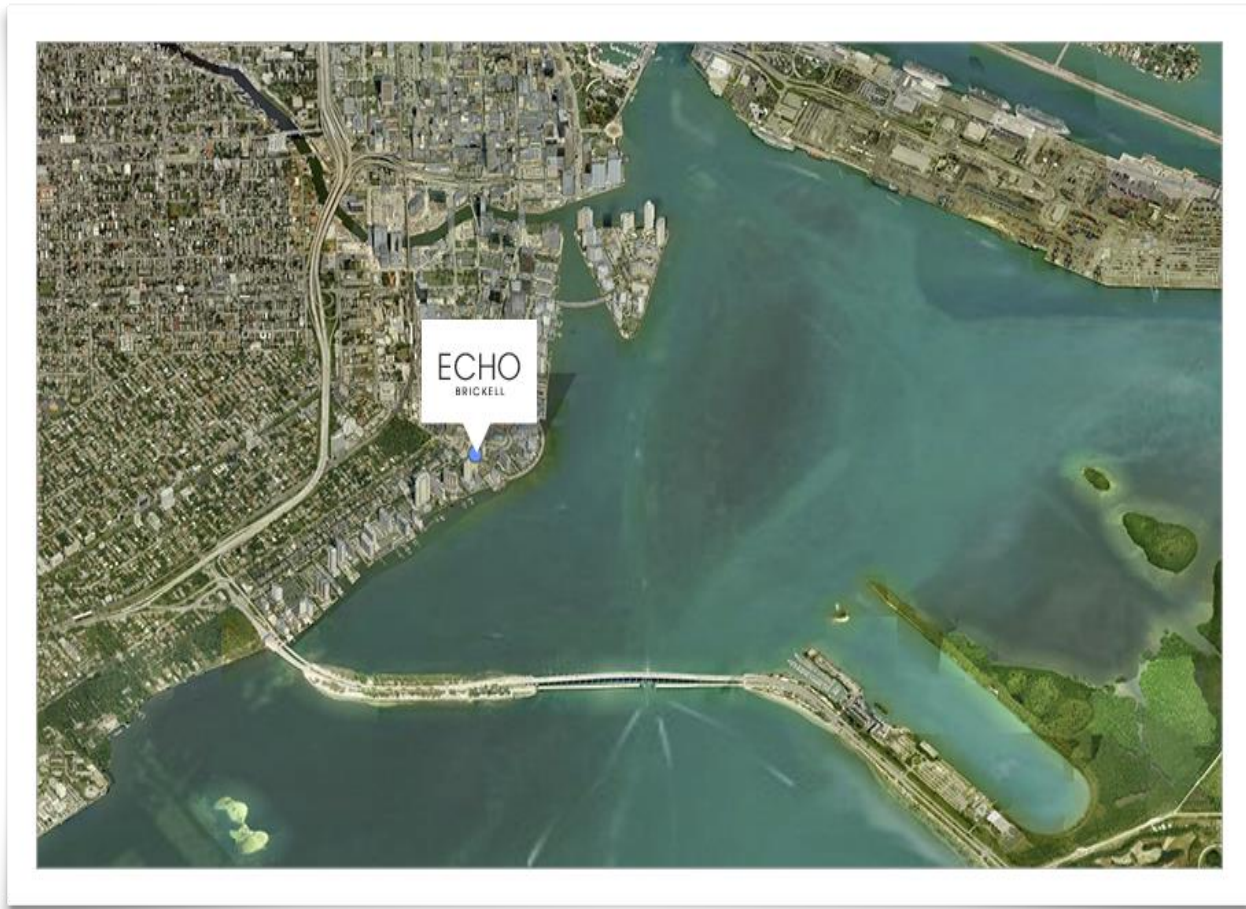
FEATURES INCLUDED IN ALL RESIDENCES

- Delivered furniture ready
- Deep terraces with summer kitchens
- Minimum 10' ceilings with floor-to-ceiling windows
- Apple®-based home technology
- Side-by-side paneled SubZero®/Wolf® appliances
- Oversized gas stoves and custom hood
- SubZero® Dual Temperature Wine Storage
- Built-in coffee and espresso machine
- Oversized soaking tub
- Semi-private elevator lobby
- Custom interiors inspired by Carlos Ott
- Apple® home technology included in all residences
- Residences feature panoramic water and city views
- 8' deep terraces with outdoor barbeque area
- 10' - 12' ceilings clear with floor to ceiling windows
- Side by side paneled SubZero/Wolf appliances

PENTHOUSE EXCLUSIVITY

- Private elevator foyer
- Grand master his and her walk-in closets
- Private maid's quarters with bathroom
- Midnight bar in the master suite
- 14' ceilings clear with floor to ceiling windows

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.

Echo Home Standard

FLOORING

Flooring selections included and come recommended by Carlos Ott

PAINT & FINISHING WORK

Paint selections included and come recommended from Carlos Ott to compliment flooring selections.

SMART iHOME SYSTEM

Each residence offers an unprecedented level of efficiency through a smart home technology experience. Includes integrated audio, video and lighting systems controlled by Apple devices.

ADVANCED LIGHTING

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

CABINETS & APPLIANCES

All residences come equipped with custom Italian cabinetry, built-in SubZero/Wolf appliances, and exquisite stone countertops.

ECHO

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ECHO
comparison

echo

AVENTURA

<u>Brickell</u>	<u>Location</u>	<u>Aventura</u>
<u>Carlos Ott</u>	<u>Conceptual Design</u>	<u>Carlos Ott</u>
<u>CFE</u>	<u>Architect of Record</u>	<u>CFE</u>
<u>Collaboration between Carlos Ott + Surprise Designer</u>	<u>Interior Design</u>	<u>Yabu Pushelberg</u>
<u>175</u>	<u>Number of units</u>	<u>190</u>
<u>60+</u>	<u>Number of floors</u>	<u>11</u>
<u>30</u>	<u>Number of penthouses</u>	<u>36</u>
<u>Biscayne Bay, Atlantic Ocean, Miami/Brickell Skyline, Barrier Islands</u>	<u>Views</u>	<u>Dumfoundling Bay, Atlantic Ocean, Sunny Isles/Aventura Skyline</u>
<u>Full-floor infinity edge, 300 ft. in the sky with resort-style poolside service</u>	<u>Pool</u>	<u>Bayfront infinity-edge with resort-style poolside service</u>
<u>4000 sq. ft. gym and spa</u>	<u>WELLNESS</u>	<u>4000 sq. ft. gym and yoga room</u>
<u>Robotic & Valet</u>	<u>PARKING</u>	<u>Complimentary valet and self-parking</u>
<u>Q1 2014</u>	<u>Planned Groundbreaking</u>	<u>Summer 2013</u>
<u>ISG</u>	<u>Sales & Marketing</u>	<u>ISG</u>

ECHO Aventura pictured below



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.

Exclusive sales group **INTERNATIONAL SALES GROUP**



International Sales Group (ISG), LLC is a fullyintegrated luxury real estate sales and marketing firm representing properties throughout South Florida and Latin America. With a portfolio that includes, Tao Sawgrass, Vizcayne, MEI , Atrium, Apogee Beach, Mybrickell and more; this team of top real estate professionals provides their clients the latest expertise in marketing, sales and administrative solutions. Founded by Philip Spiegelman and Craig Studnick, ISG offers developers in-depth local market research and is constantly adapting to market changes to provide immediate return for the real estate developments they represent.