

domus

FLATS

domus[®]

BRICKELL PARK

12 Stories | 171 Units | Est 2025/6

1611 SW 2nd Avenue
Miami, FL 33129

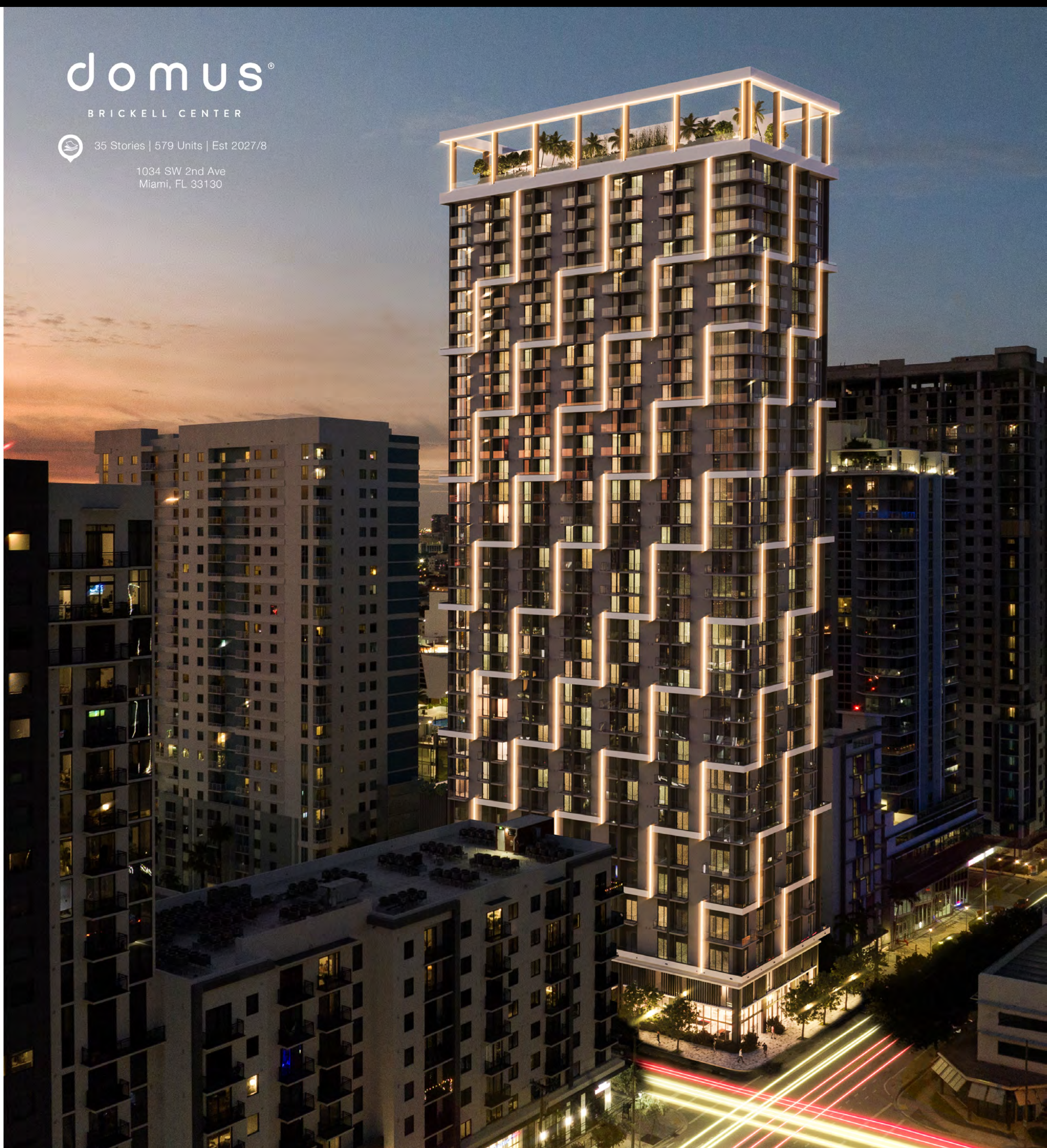


domus[®]

BRICKELL CENTER

35 Stories | 579 Units | Est 2027/8

1034 SW 2nd Ave
Miami, FL 33130



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F L A T S

WE ARE **1** RESIDENTIAL
TOWERS

LOCATED **2** PRIME
NEIGHBORHOODS

ALLOW **3** SHORT -TERM
RENTALS

PROFESSIONAL **4** HOTEL STYLE
MANAGEMENT





TWO LEADERS, ONE HUGE ADVANTAGE FOR DOMUS

COMBINED SALES

USD 4 BILLION

OAKCAPITAL



THE RITZ-CARLTON RESIDENCES, MIAMI BEACH
LE SERENO HOTEL IN ST. BARTH
OVER 10 ACCOR HOTELS IN RIO DE JANEIRO

52

Combined years of experience in
USA, Brazil, and Perú

33

Combined projects
Under development / Construction

EDIFICA



STUDIO4, PERU

108

Combined projects in
the USA, Brazil, and Perú

75

Combined projects delivered

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BRICKELL PARK

ZYSCOVICH

Zyscovich is a full-service architecture, interior design, and planning firm with six offices in Florida—Jacksonville, Orlando, Winter Park, Tampa, West Palm Beach, and Miami—as well as in New York City and Boston. Founded in 1977, their interdisciplinary practice is involved in rigorous design and research that yields innovative, healthy, resilient, and sustainable places to live, learn, work, and play.

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BRICKELL CENTER

MC+G ARCHITECTURE

Studio MC+G Architecture specializes in Hospitality and Resort Design, Historic Preservation, Commercial Retail, Residences and Affordable Housing. Before establishing her own firm, Jennifer was the Director of Design at Kobi Karp where she managed more than 500 projects in the 18 years with the company. Current projects include the restoration of the Delano Hotel in Miami Beach, as well as the Thompson Hotel and Wynwood Works in Miami's arts district. Her attention to detail and her ability to maintain repeat clients has made her a sought after Architectural talent in South Florida.

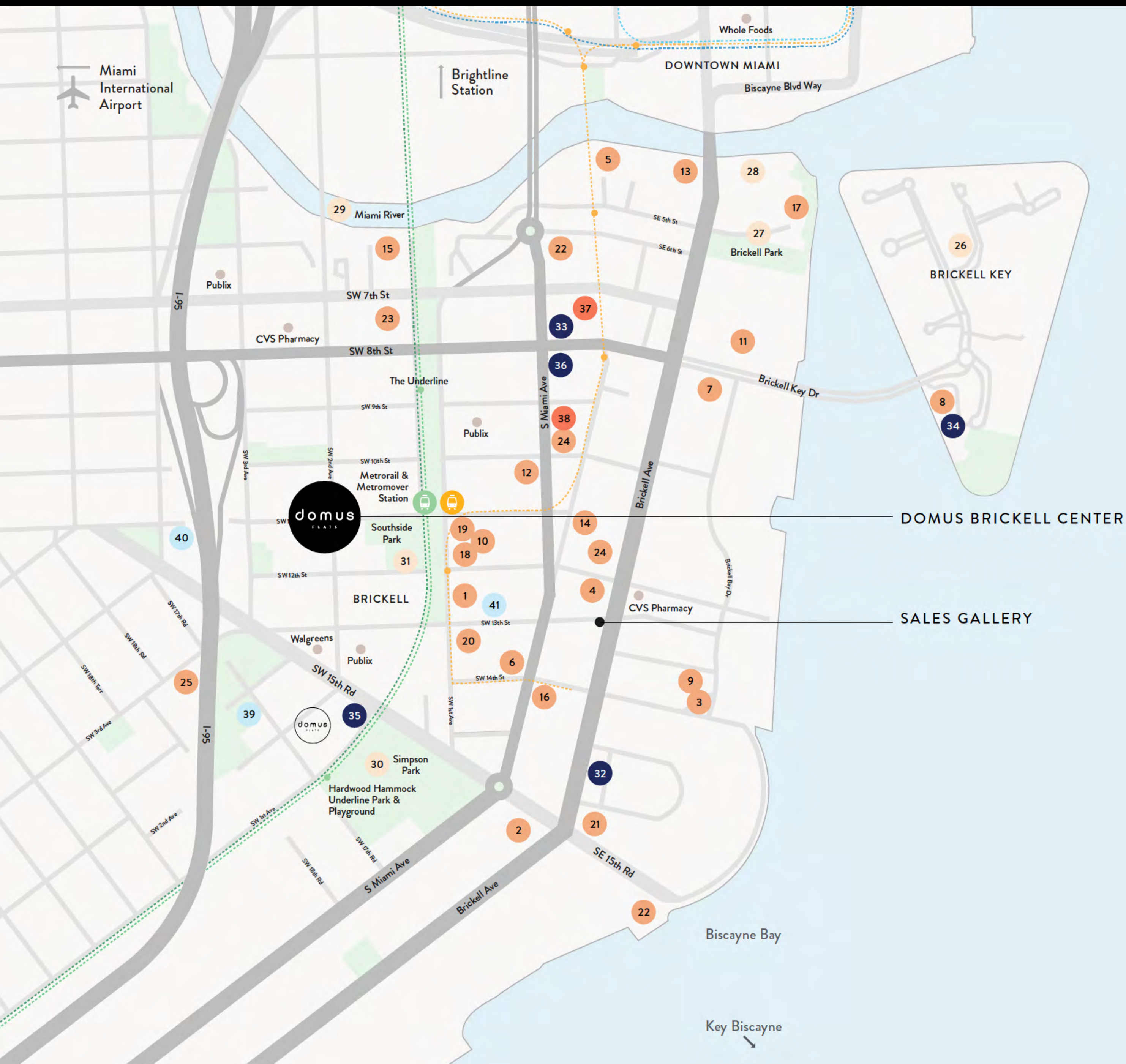
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URBAN ROBOT ASSOCIATES

Urban Robot is a full-service design collective that specializes in architecture, interior design, landscape architecture, and urban design, with a focus on hospitality. The team collaborates to develop a multidisciplinary approach for all projects to generate a unique vision and create meaningful, memorable, and functional experiences. The firm draws on the diverse design backgrounds of its team to generate unique narratives that are faithful to the concept and adapted to each project. They strive to tell stories by making places.

BRICKELL

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Acces to the Best *of* Brickell Center

KEY LOCAL POINTS OF INTEREST

- FINE DINING**

 - 1. Cipriani
 - 2. Chateau ZZ's
 - 3. Delilah
 - 4. Dirty French Steakhouse
 - 5. Elcielo Miami
 - 6. Fi'lia
 - 7. Komodo
 - 8. La Mar by Gastón Acurio
 - 9. LPM Restaurant & Bar
 - 10. Marion
 - 11. Osaka Miami
 - 12. Sexy Fish Miami
 - 13. The Capital Grille
- LANDMARKS**

 - 26. Brickell Key
 - 27. Brickell Park
 - 28. Miami Circle National Historic Landmark
 - 29. Miami River
 - 30. Simpson Park
 - 31. Southside Park
- HOTELS**

 - 32. Four Seasons Miami
 - 33. EAST Hotel Brickell
 - 34. Mandarin Oriental Miami
 - 35. Novotel Miami Brickell
 - 36. SLS Brickell
- RESTAURANTS & CAFÉS**

 - 14. Akashi
 - 15. American Social
 - 16. Barsecco
 - 17. Cantina La Veinte
 - 18. Coyo Taco
 - 19. El Tucán
 - 20. Gyu-Kaku Japanese BBQ
 - 21. Joe & The Juice
 - 22. Obba Sushi
 - 23. Rosa Sky
 - 24. Starbucks
 - 25. Tutto Pasta
- SHOPPING**

 - 37. Brickell City Centre
 - 38. Mary Brickell Village
- SCHOOLS**

 - 39. MATER Brickell Academy
 - 40. KLA Academy
 - 41. Southside Preparatory Academy
- ESSENTIALS**

 - Publix
 - Walgreens
 - CVS Pharmacy
 - Whole Foods
- SALES GALLERY**

 - 1200 Brickell Avenue
- TRANSPORTATION**

 - Metrorail Brickell Station
 - The Underline
 - Metromover



Brickell Key (8 min.)

Miami Beach (25 min.)

Key Biscayne (16 min.)

Downtown Miami (12 min.)

Edgewater (17 min.)

Wynwood (16 min.)



Brickell City Centre

Brickell is known for its next-level mix of fashion, design, home and technology brands, all right next door. Domus is steps from Brickell City Centre and luxury boutiques.

Mary Brickell Village

A highly popular destination and landmark location set on 5.2 acres in the heart of Brickell—epicenter of Miami’s most revered shops, cuisine, luxury residences, 5-star hotels, refined office spaces, and more—all just a few blocks from Biscayne Bay, filled with essentials, indulgences and everything in between.



The Home of the Big Five:

- Major League Soccer (MLS)
- Major League Baseball (MLB)
- National Football League (NFL)
- Major Hockey League (NHL)
- National Basketball Association (NBA)



A NEW CULINARY CAPITAL

Miami, exponentially growing in presence as a food destination, has brought multiple MICHELIN starred chefs to the city, which is also full of diverse cuisine, iconic institutions, and endless new cafés, bistros, and trattorias.

The Underline

The Underline is transforming the land below Miami's Metrorail into a 10-mile linear park, urban trail, and public art destination.



Southside Park



The Metromover & Metrorail

A block away from Domus Brickell Center, both the Metromover and Metrorail offer easy, convenient access to the city of Miami and beyond—a fast and efficient way to get around town.



The Brightline

Convenience at your doorstep. Take a brisk 1-block walk to the metromover station, which has a free direct route to the Brightline station, only minutes away.

Sit back and relax (or work) while enjoying easy access to the following destinations:

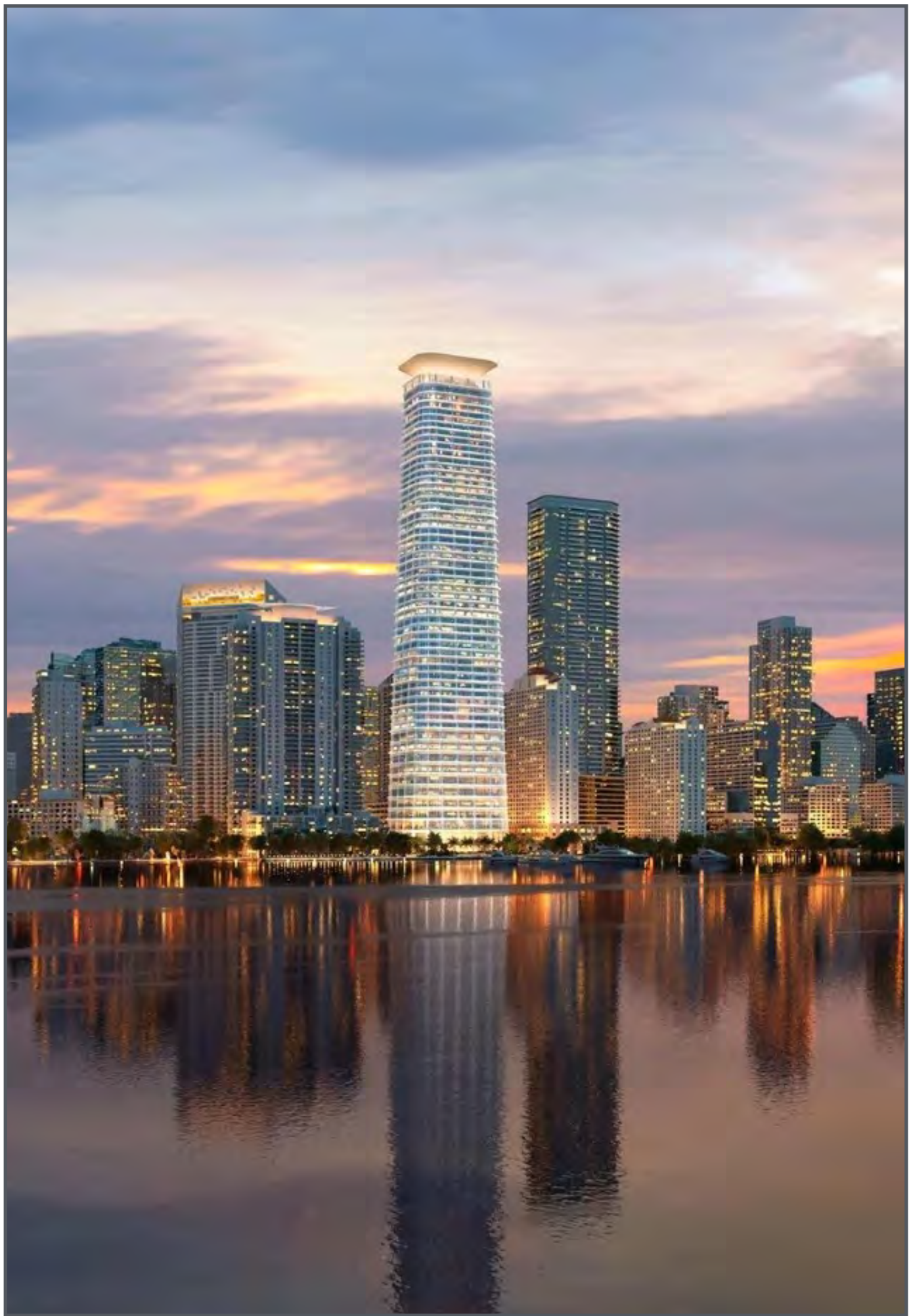
- Aventura
- Fort Lauderdale
- Boca Raton
- West Palm Beach
- Orlando (Disney World Resort)

Business in Brickell

NEW BRICKELL COMPANIES:



KIRKLAND & ELLIS



SHORT DISTANCE FROM DOMUS:



BNY MELLON



At \$2.5B, KEN GRIFFINS Citadel's tower (58) would be one of the most expensive private office developments in the country

BUILDING

domus[®]
BRICKELL CENTER

A Sense *of* Home in the Heart of the City

Interiors designed to fit your life—with private balconies in each residence, sleek modern fixtures and countertops, premium appliance packages, in-residence washer and dryer, oversized TVs, smart home tech, hard flooring throughout, and flexible layouts created to work for you.

Welcome to Life *in* Brickell Center

579 Fully furnished studio,
one- and two-bedroom FLATS

35 Stories of designer residences

20,000^{SF} of amenities and gathering space

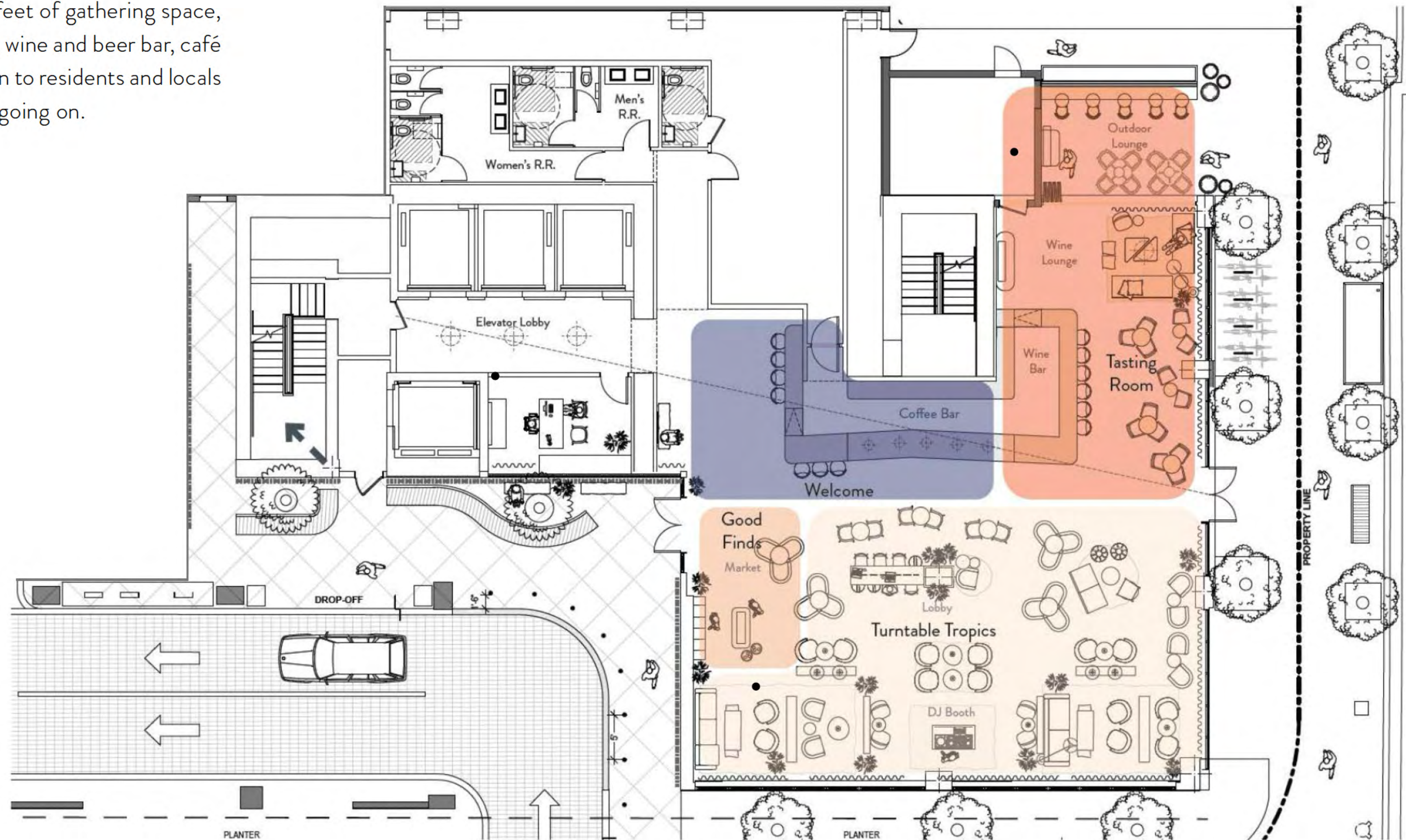


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BRICKELL CENTER

Boasting almost 4,000 square feet of gathering space, co-working areas, garden lounge, wine and beer bar, café and bakery, gourmet market, open to residents and locals alike, where something is always going on.

- 1 Welcome Lounge
- 2 Coffee
- 3 Bakery
- 4 Coworking
- 5 Market
- 6 Bar
- 7 Garden





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BRICKELL CENTER



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BRICKELL CENTER

7TH FLOOR ROOFTOP WELLNESS DECK



- 1 Bocce ball court and functional training turf
- 2 Yoga deck
- 3 Outdoor treatment room
- 4 Indoor treatment room
- 5 Indoor gym
- 6 Outdoor gym





SERVICES

PRIVATE FITNESS

Take your practice to the next level with one-on-one instruction with our world class fitness trainers. Select from any one of the following:

PERSONAL TRAINING

50 Minutes

Let our expert staff guide you as you start or rekindle a personal exercise program through a customized strength, weight training or flexibility program.

Single Session \$11010 Session Pack \$1,045

SPECIALIZED PRIVATE CLASS INSTRUCTION

50 Minutes

Whether you are new to the method or desire to take your practice to the next level, one-on-one instruction will deliver fast and effective results. Choose any style. Choose any instructor. Popular selections include: BOXING • PILATES • YOGA • MEDITATION • SPORTS PERFORMANCE • CALISTHENICS • FUNCTIONAL TRAINING

Single Session \$130Couple Session \$175

PRIVATE GROUP INSTRUCTION

50 Minutes

Want to learn to meditate with your bestie, spice up your bachelorette party with an intimacy lecture or bring a group of mommies-to-be for prenatal yoga? Tell our Wellness Concierge what you're looking for and they will guide you to the perfect pick.

Up To 8 People \$250



SERVICES

MASSAGE THERAPY

NECK, BACK, & SHOULDER MASSAGE

50 Minutes - \$89

Relax with a mini express neck, back and shoulder massage. This Message brings relief to stressed out muscles and has you in and out in no time.

SWEDISH MASSAGE

50 Minutes - \$179 | 80 Minutes - \$269

The traditional massage incorporates relaxing, long movements to increase skin and muscle tone and effectively ease tired muscles.

DEEP TISSUE SPORTS MASSAGE

50 Minutes - \$189 | 80 Minutes - \$279

Whether you like to hit the courts or the greens, this is the massage for you. Using vigorous deep strokes, stretching, and friction, this treatment is especially designed to prepare the muscles for exercise and to help recover quickly afterwards.

AROMATHERAPY MASSAGE

50 Minutes - \$189 | 80 Minutes - \$279

The use of essential oils along with 100% organic coconut oil is a holistic treatment to help improve health, emotional well-being and restore balance to the body. With the pressure of today's modern society, aromatherapy in its holistic approach to health and well-being can be used to intervene and prevent long term problems occurring. Aromatherapy choices include:
ROSE is an antidepressant.
LAVENDER helps to relieve stress and anxiety.
FRANKINCENSE is calming to the respiratory system, digestive & nervous system.
YLANG-YLANG calms nervous afflictions, stress, anger, and anxiety while inducing a relaxing feeling.



SERVICES

MASSAGE THERAPY

Domus Flats provides the best massage therapy services in Miami, offering treatments designed to relieve stress, restore energy, and promote overall wellness. Our expert massage therapists use tailored techniques to help you relax, recover, and rejuvenate.

A tranquil escape designed to restore both body and mind.

RECOVER

MIND & BODY RESET

3 Day 2 Nights Retreat\$860

Escape to tranquility with our exclusive 3-day relaxation retreat at Domus Flats. Enjoy two rejuvenating massages, two restorative yoga classes, and two calming meditation sessions designed to reset your mind, body, and soul. Immerse yourself in a serene environment where every detail is tailored for ultimate relaxation. This retreat requires advance booking, so reserve your spot today and let us help you find your inner peace.

2 MESSAGES • 2 PRIVATE YOGA CLASSES • 2 MEDITATION SESSIONS

ACTIVE

THE PERFORMANCE RESET RETREAT

3 Day 2 Nights Retreat\$700

Elevate your wellness journey with our 3-day fitness and recovery retreat at Domus Flats. This package includes two personalized training sessions, one expert-led health coaching session, and two invigorating sports massages to optimize your performance and recovery. Designed to help you achieve balance, strength, and clarity, this retreat combines fitness and relaxation in a luxurious setting. Reserve your retreat today and take the first step toward transforming your health and well-being.

2 PERSONAL TRAINING SESSIONS • 2 SPORTS MESSAGES • 1 HEALTH COACHING SESSION

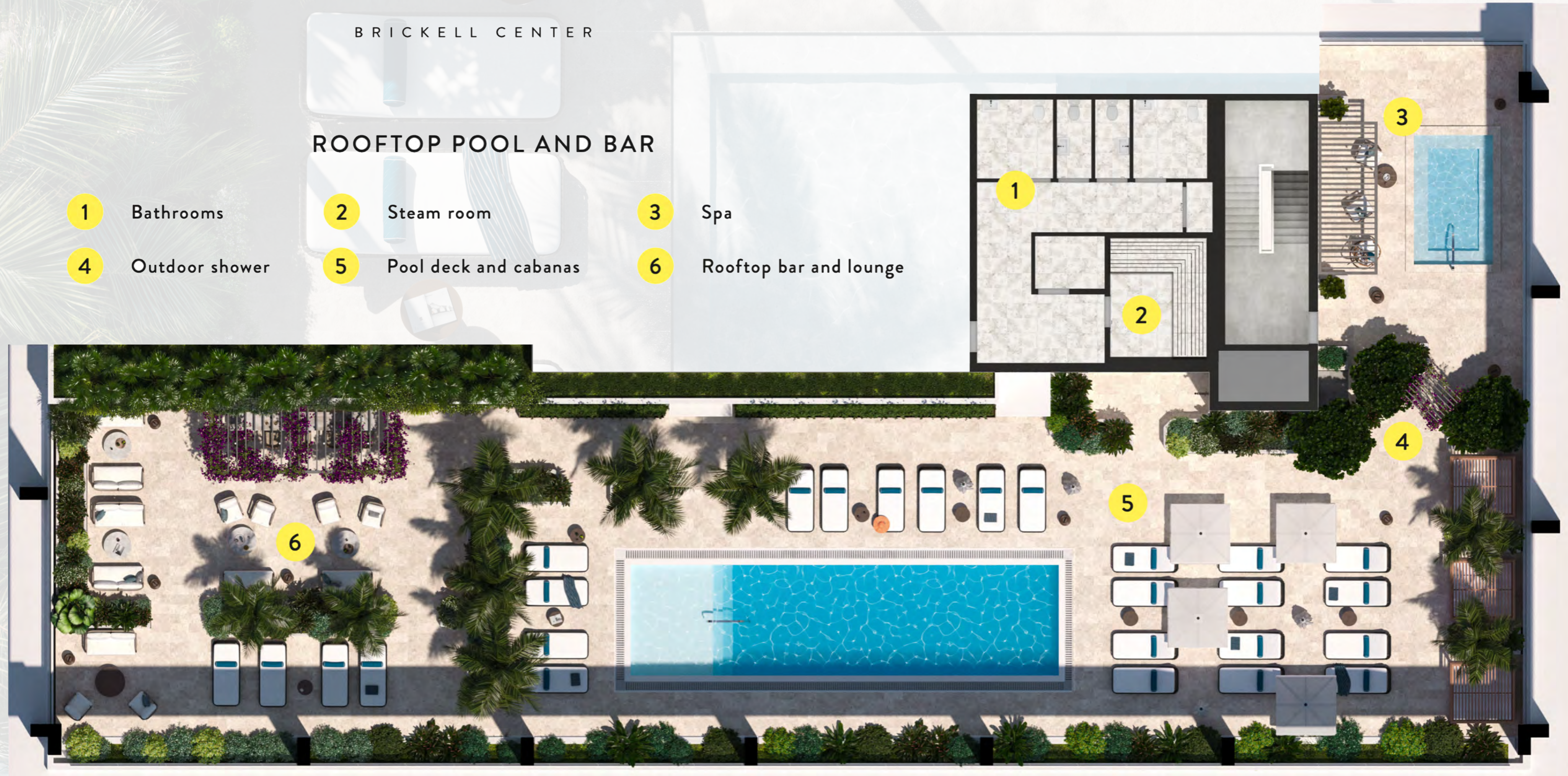


domus[®]

BRICKELL CENTER

ROOFTOP POOL AND BAR

- 1 Bathrooms
- 2 Steam room
- 3 Spa
- 4 Outdoor shower
- 5 Pool deck and cabanas
- 6 Rooftop bar and lounge







domus®

BRICKELL CENTER

ARTIST'S CONCEPTUAL RENDERING

36TH FLOOR SKY POOL OFFERS VIEWS OF BRICKELL SKYLINE - CABANAS, SKY LOUNGE & OTHERS | PISCINA EN EL PISO 36, CON VISTAS DEL SKYLINE DE BRICKELL - CABANAS, SKY LOUNGE & OTROS



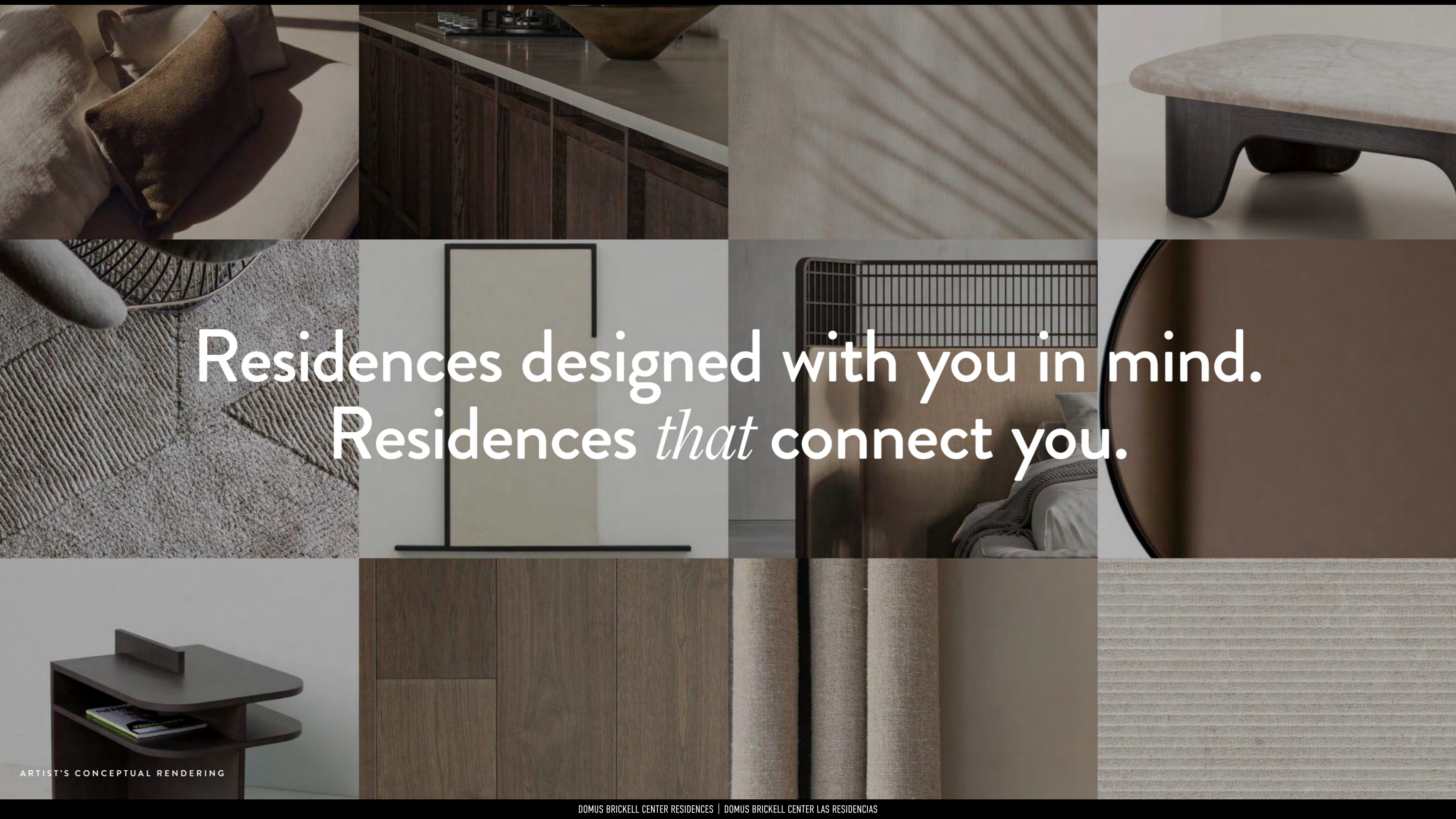
Hello Nature, Health, *and* Convenience

When you're this connected to the best of the city, you don't need to drive. Just take one of the Domus bikes and you'll be there in minutes.



AMENITIES

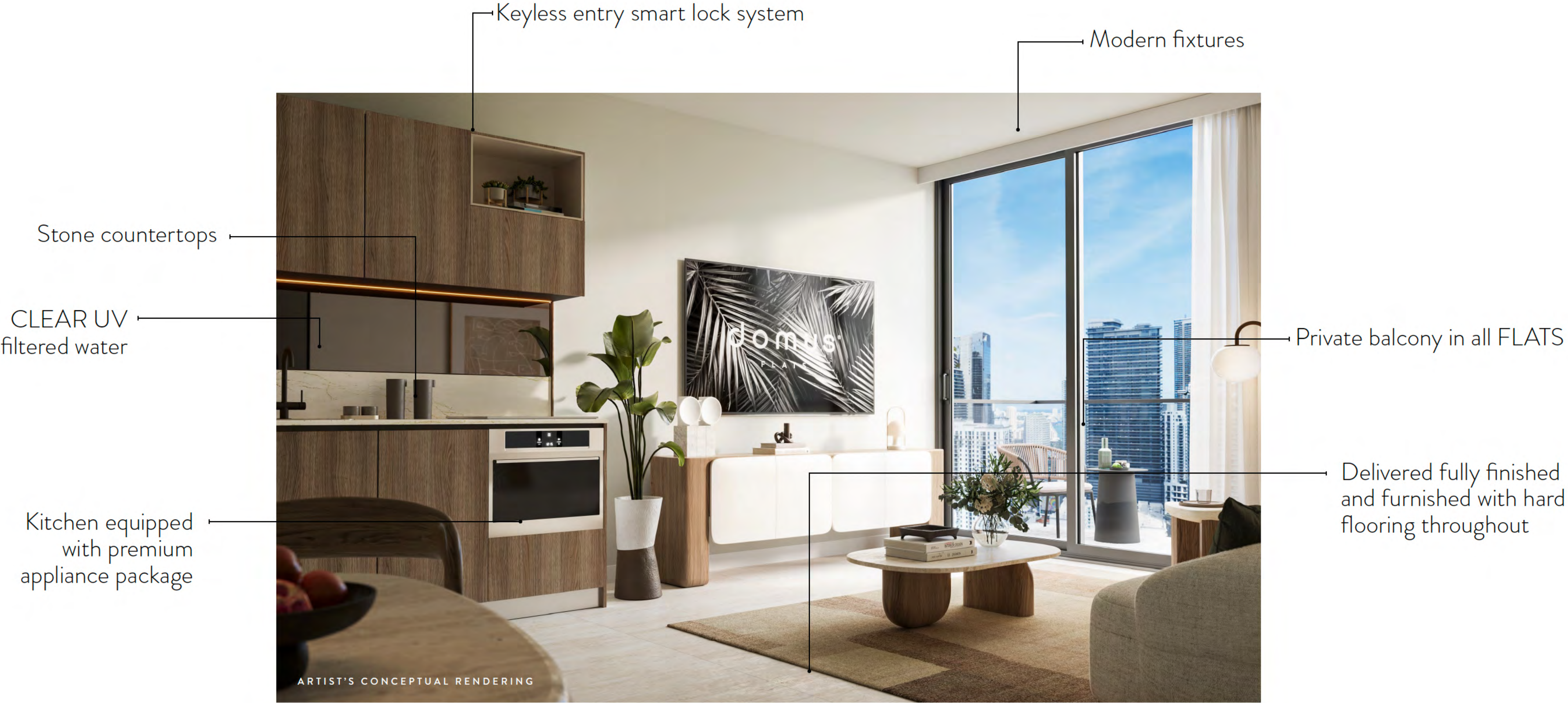
domus[®]
BRICKELL CENTER



Residences designed with you in mind.
Residences *that* connect you.

ARTIST'S CONCEPTUAL RENDERING

Residence Features





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ARTIST'S CONCEPTUAL RENDERING

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1 BEDROOM

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ARTIST'S CONCEPTUAL RENDERING

2 BEDROOM



CLEAR

CLEAR'S WORLD-CLASS UV WATER PURIFICATION SYSTEM IS THE ONLY CLEAN WATER SOLUTION FOR LARGE BUILDINGS.

Your Partner in Water Quality

- **Water you can trust**

99.9999% reduction in microplastics and waterborne pathogens.

- **Purify every drop**

Installed at the point-of-entry, purifying every faucet, shower and fountain .

- **Full service**

Clear performs all monitoring and maintenance to ensure high quality water at all times.

- **Chlorine control**

Removes odor and flavor, promotes healthier skin and hair.

- **Industry trusted**

Our technology is trusted by beverage manufacturers like Fiji, Nestle, Coca-Cola, & Pepsi.

Your Partner in Air Quality

- **4-Stage Purification**

Our air purifiers use a 4-step process removes > 99.9% of pathogens.

- **Healthy Amenities**

Air purifiers are installed in all common areas, providing healthy air in building amenities.

- **Full service**

Clear maintains and services the units to ensure high quality air at all times.

- **Preventing Outbreaks**

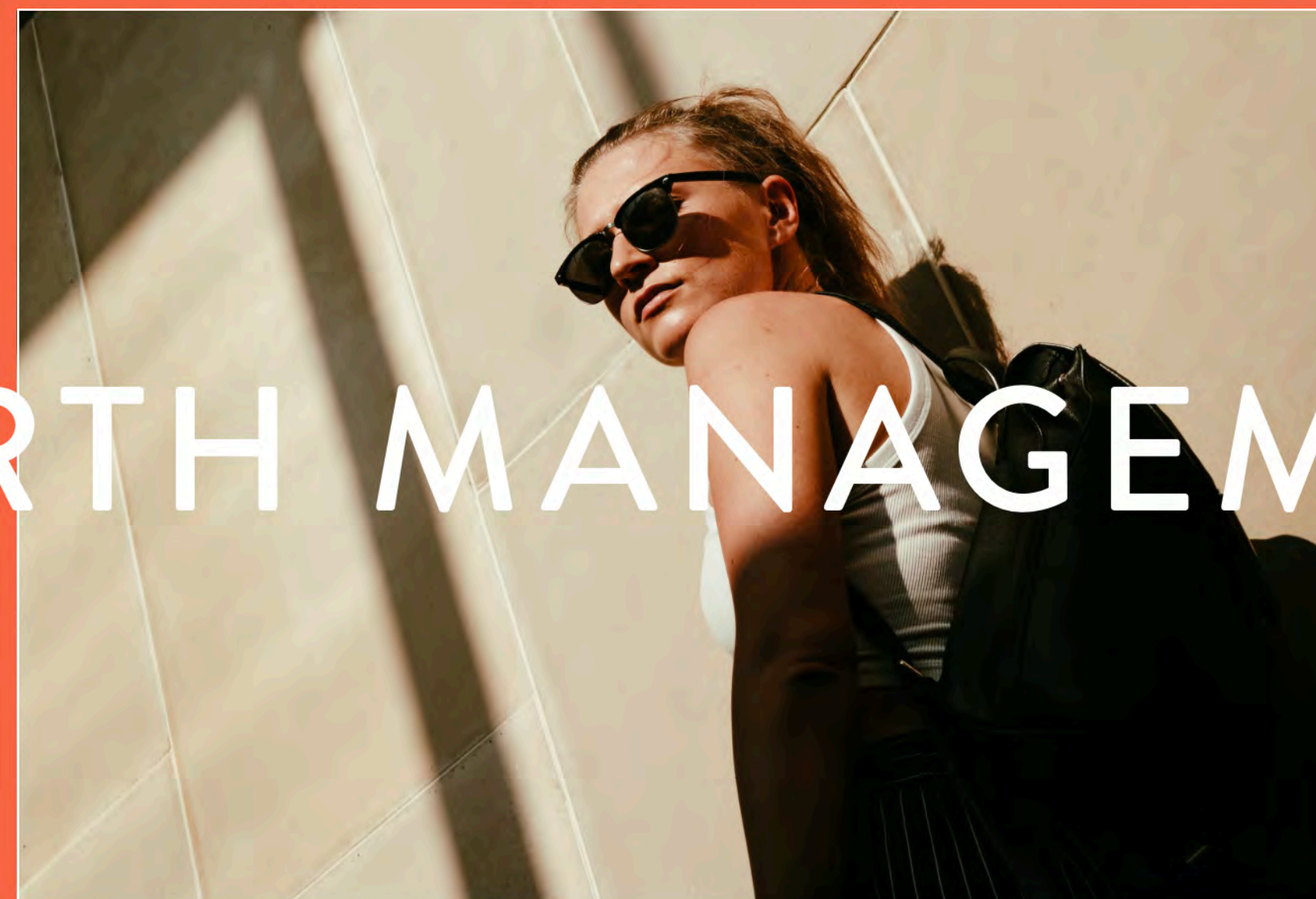
Our MERV-16 filter is 98% effective against even the smallest virus particles.

Just breathe - we take care of the rest.

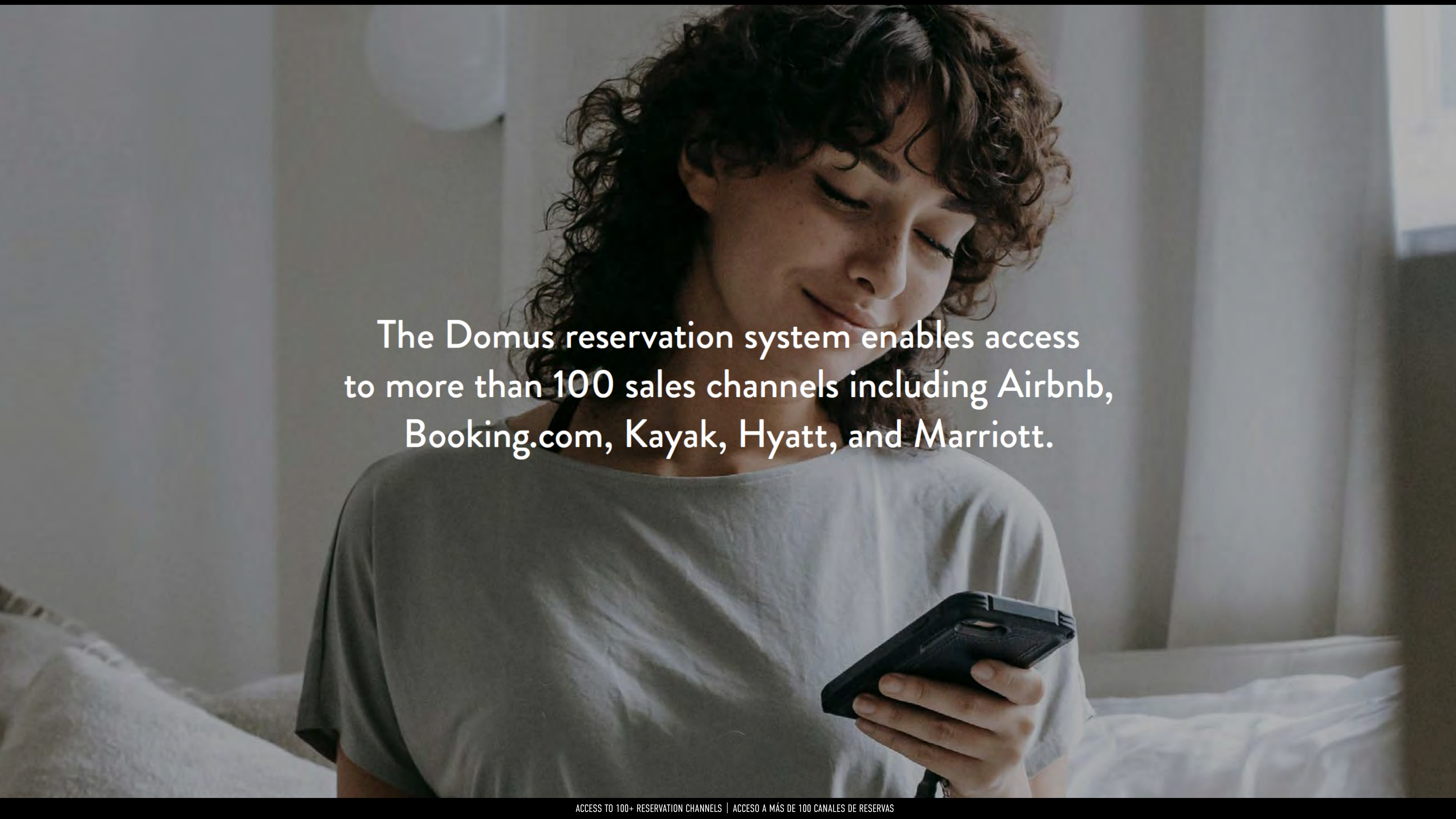
DOMUS FLATS

MANAGEMENT SERVICES

NORTH MANAGEMENT



Everything you need, exactly how you want it.

A woman with curly hair is looking down at her smartphone in a bedroom. She is wearing a light-colored t-shirt. The background shows a bed with white linens and a window with sheer curtains. The text is overlaid on the image.

The Domus reservation system enables access
to more than 100 sales channels including Airbnb,
Booking.com, Kayak, Hyatt, and Marriott.

HYATT® and Marriott INTERNATIONAL Collaborations



Domus FLATS strategic partnerships with prestigious brands like Hyatt and Marriott significantly enhance your property's visibility and credibility.

By aligning with these globally recognized hospitality leaders, your property is showcased to millions of discerning guests who trust and seek out the quality associated with these iconic brands.



The Management Option

Quite simply, more visibility across more platforms means more opportunities to attract guests and make bookings. Domus offers a true global network with:

By using your system, properties have more than double their income level because of the additional exposure. For example, while a property listed on Airbnb would get approximately 100 million views a month you have it in front of about 1.2 billion people by showcasing it on about 100 platforms.

Properties will also benefit from lower negotiated rates in some platforms, such as Expedia and Booking.



MARRIOTT
BONVOY™

HOMES & VILLAS
BY MARRIOTT INTERNATIONAL



EASY SCHEDULING

The integrated Domus system instantly and automatically updates schedules and availability across all platforms, ensuring accurate bookings, no double bookings, and peace of mind.



STRATEGIC ALLIANCES

A unique element of the Domus rental system is a partnership with Marriott International and Hyatt. Guests can access a dedicated, streamlined app with quick ways to reserve future stays, redeem offers, or request a service.

BENEFITS FOR DOMUS OWNERS:

- Exposure to more than 120-million-member loyalty program
- Guests book with confidence knowing Domus partners with globally recognized partners



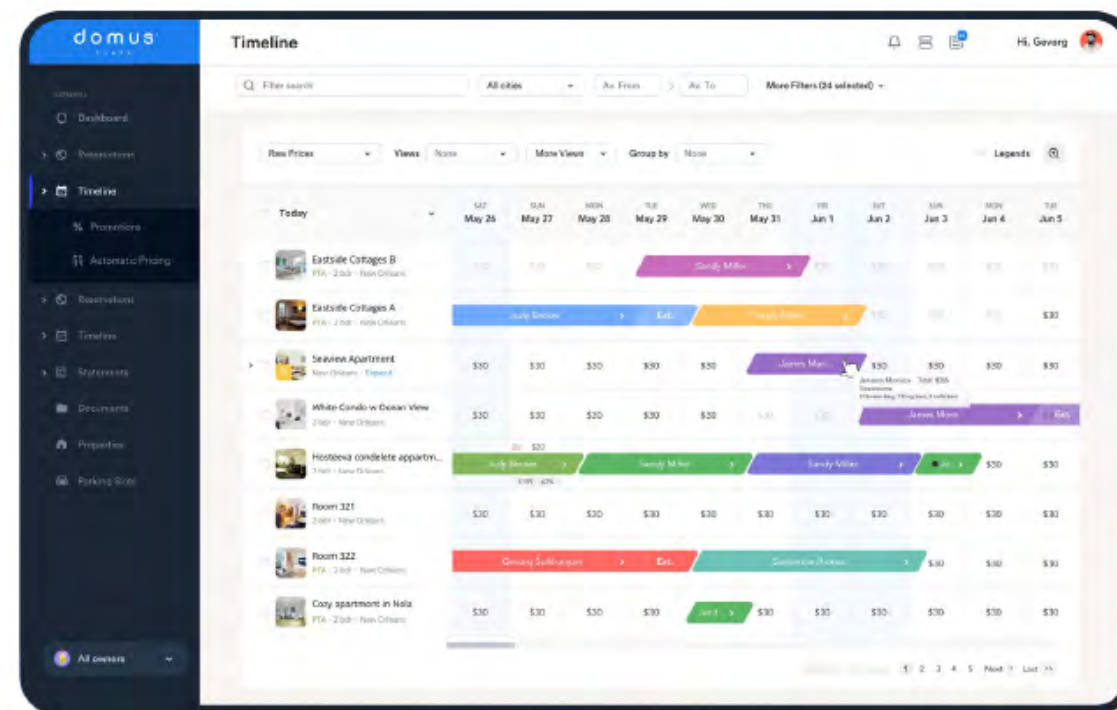
Domus Owners Portal

Manage your reservations and gain insights into your booking history.

DATA AND ANALYTICS

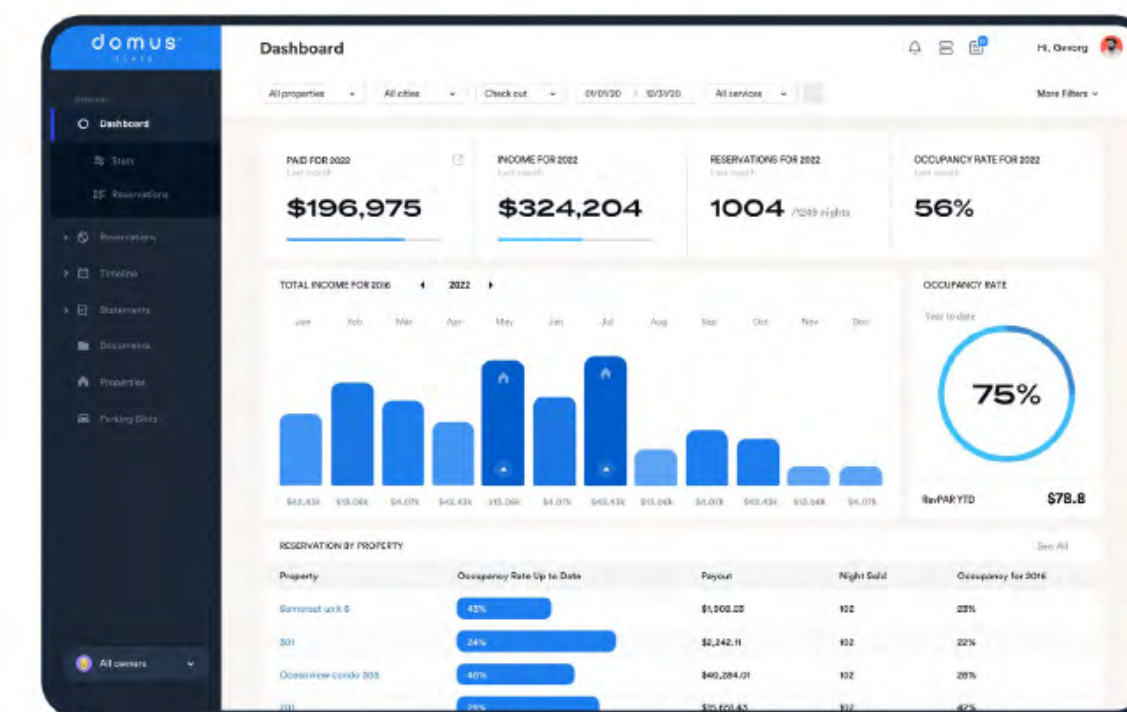
All Domus owners get the benefits of this powerful system for managing short-term rentals with advanced guest screening and integrated customer support.

- Utilizes real-time market data to ensure automated pricing strategies
 - Maximizes revenue and occupancy
- 24/7 call center for guests included at no cost



SMART PRICING ALGORITHM

Domus uses an automated dynamic pricing algorithm for short-term rental properties. This ensures all units are rented at the same fair-market rate throughout the property.



We Bring the Same Sophistication Utilized
by the Largest Hotels and Airlines in the World.

Guest Traveler App



Just as Domus makes stays simpler for owners, guests receive several benefits for choosing us. A full-featured app provides convenient online services from any compatible smart phone or mobile device, including:

- Mobile check-in/check-out
- Unique digital keys for elevators and units
- 24/7 call center
- Menu of amenities
- Parking information
- Property rules and policies

ACCESS YOUR BOOKING DETAILS

View address and direction to your rental
View check-in instructions:

- Check-in/out
- Door codes
- Parking information
- House rules
- Cancellation policy
- Menu of amenities



PAYMENT METHOD

- Apple Pay
- Google Pay
- Affirm
- Paypal
- Credit card

BOOK YOUR NEXT STAY

- Reserve a future stay
- Redeem vouchers/credits/discount codes
- Apply loyalty points as a...

Revolutionizing Hospitality Management

Introducing eva ✨ ai AI-Powered Capabilities for Enhanced Efficiency and Guest Satisfaction.

- Guest Experience
- Operations Management
- Review Management
- Multi-Language Support



Eva AI handles your messages 24/7

Round-the-clock guest support in multiple languages, ensuring seamless communication and allowing you to focus on your core business activities.

Eva AI: Transforming Guest Sentiment into Personalized Experiences

Tailors interactions based on guest feedback, delivering customized responses and experiences that enhance guest satisfaction and loyalty.

Eva AI detects, opens, and schedules work orders 24/7

Intelligently manages operations by detecting and scheduling housekeeping and maintenance tasks, ensuring efficient property management around the clock.



domus[®]

BRICKELL CENTER

PRICE RANGES

RESIDENCE TYPE	SIZE	TERRACE	PRICE FROM*
STUDIOS	372-467	0-74	\$500K-\$670K
ONE BEDROOM	452-517	0-66	\$700K-\$850K
TWO BEDROOM	768-793	70-251	\$940K-\$1,400K

Residence availability and pricing is subject to change without notice

[[PRICES & AVAILABILITY](#)]

FROM THE DIFFERENT SIZES WHICH UNIT FITS YOUR BUDGET? | DE LOS DIFERENTES TIPOS DE UNIDADES QUE OPCION CONSIDERA ENCAJA CON SU PRESUPUESTO?

LAYOUTS

domus[®]
BRICKELL CENTER



[3D VIEWS]

DSCR

1-91
WALL ST

domus[®]

BRICKELL CENTER

DESPOSIT SCHEDULE

- 10% at contract
- 5% 60 days after contract
- 5% 120 days after contract
- 5% 180 days after contract
- 5% 240 days after contract
- 5% 300 days after contractT

1st Quarter 2028 - 1er Trimestre 2028

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BRICKELL CENTER

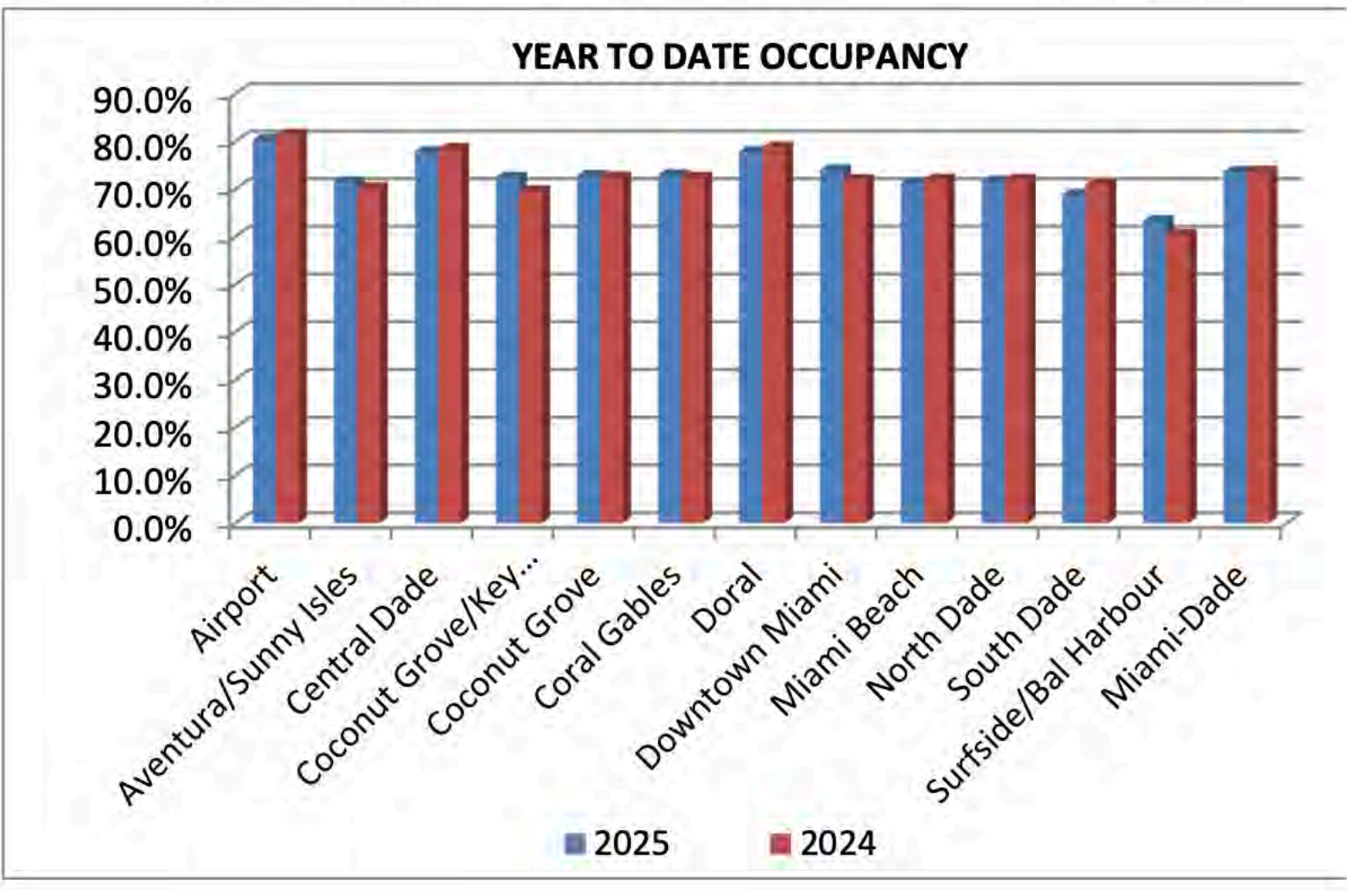
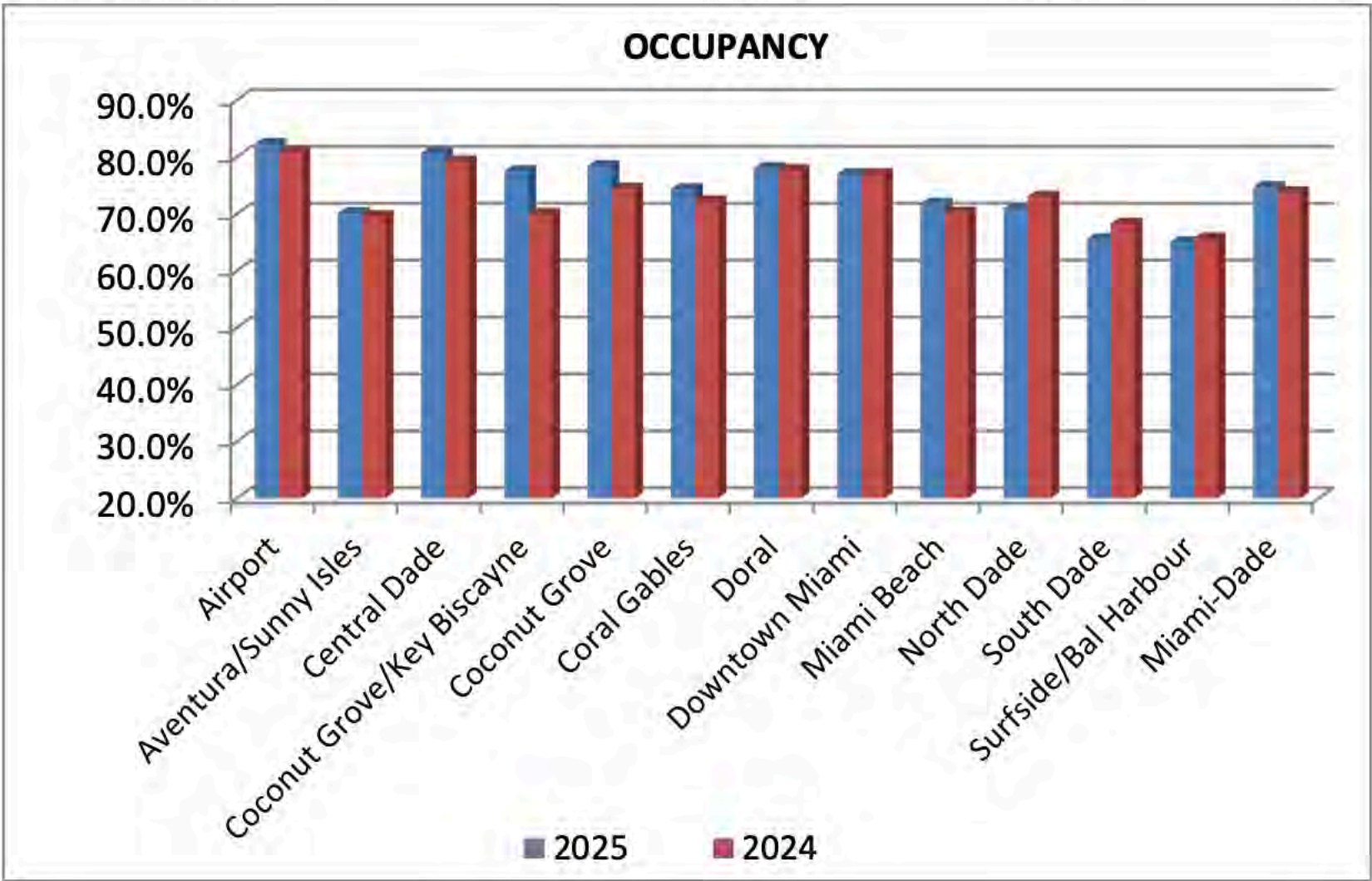
Thank
you!

OCCUPANCY & domus[®] BRICKELL CENTER COMPARABLES

GREATER MIAMI CONVENTION AND VISITORS BUREAU

MIAMI-DADE OCCUPANCY BY REGION

	November			YEAR TO DATE		
	2025	2024	% Change 25 vs 24	2025	2024	% Change 25 vs 24
Airport	82.3%	80.9%	1.8%	80.4%	81.5%	-1.4%
Aventura/Sunny Isles	70.2%	69.6%	0.8%	71.5%	70.2%	1.8%
Central Dade	80.7%	79.3%	1.8%	77.8%	78.5%	-0.8%
Coconut Grove/Key Biscayne	77.5%	70.0%	10.7%	72.4%	69.6%	4.1%
Coconut Grove	78.4%	74.5%	5.3%	72.8%	72.5%	0.4%
Coral Gables	74.3%	72.2%	2.9%	73.0%	72.5%	0.6%
Doral	78.1%	77.7%	0.4%	77.8%	78.8%	-1.2%
Downtown Miami	77.0%	77.0%	0.0%	74.0%	71.9%	2.9%
Miami Beach	71.8%	70.2%	2.2%	71.1%	72.0%	-1.2%
North Dade	70.9%	73.1%	-3.0%	71.6%	72.0%	-0.5%
South Dade	65.6%	68.3%	-4.0%	68.8%	71.0%	-3.0%
Surfside/Bal Harbour	65.0%	65.7%	-1.0%	63.3%	60.4%	4.8%
Miami-Dade	74.7%	73.8%	1.2%	73.6%	73.7%	-0.1%





EAST MIAMI

📍 788 Brickell Plaza, Miami, Florida, United States, 33131

📞 1-305-7127000

🔗 <https://www.easthotels.com/miami>



Guests
3 adults, 0 children



Check-in
Fri, Jan 9, 2026



Check-out
Sat, Jan 10, 2026

SPECIAL CODES OR RATES ▾

We're showing the best available price per room (in USD) for 1 night, based on the number of guests.

JANUARY 2026

FEBRUARY 2026



S	M	T	W	T	F	S	S	M	T	W	T	F	S
							1	2	3	4	5	6	7
							\$1,217	\$1,066	\$1,066	\$950	\$1,217	\$1,324	\$1,395
							8	9	10	11	12	13	14
							\$1,395	\$1,217	\$1,217	\$1,217	\$1,573	\$1,140	\$1,140
11	12	13	14	15	16	17	15	16	17	18	19	20	21
\$1,174	\$1,146	\$1,075	\$1,075	\$1,297	\$1,342	\$1,342	\$1,351	\$1,021	\$1,021	\$1,128	\$960	\$1,262	\$1,262
18	19	20	21	22	23	24	22	23	24	25	26	27	28
\$1,404	\$1,199	\$1,039	\$1,039	\$1,306	\$1,262	\$1,262	\$1,190	\$1,021	\$1,021	\$1,137	\$1,351	\$1,271	\$1,271
25	26	27	28	29	30	31							
\$1,244	\$1,084	\$870	\$1,173	\$1,262	\$1,244	\$1,244							



No Check-in



No Check-out

From \$1,137 total for 1 night
Including Destination Fee (taxes calculated at checkout)

CANCEL

SEARCH

Categories > U.S. Regional Data > States > Florida

☆ All-Transactions House Price Index for Florida (FLSTHPI)

Observations ▾

Q4 2024: 831.43

Updated: Feb 25, 2025 9:02 AM CST

Next Release Date: May 27, 2025

Units:

Index 1980:Q1=100,

Not Seasonally Adjusted

Frequency:

Quarterly

1Y

5Y

10Y

Max

1975-01-01

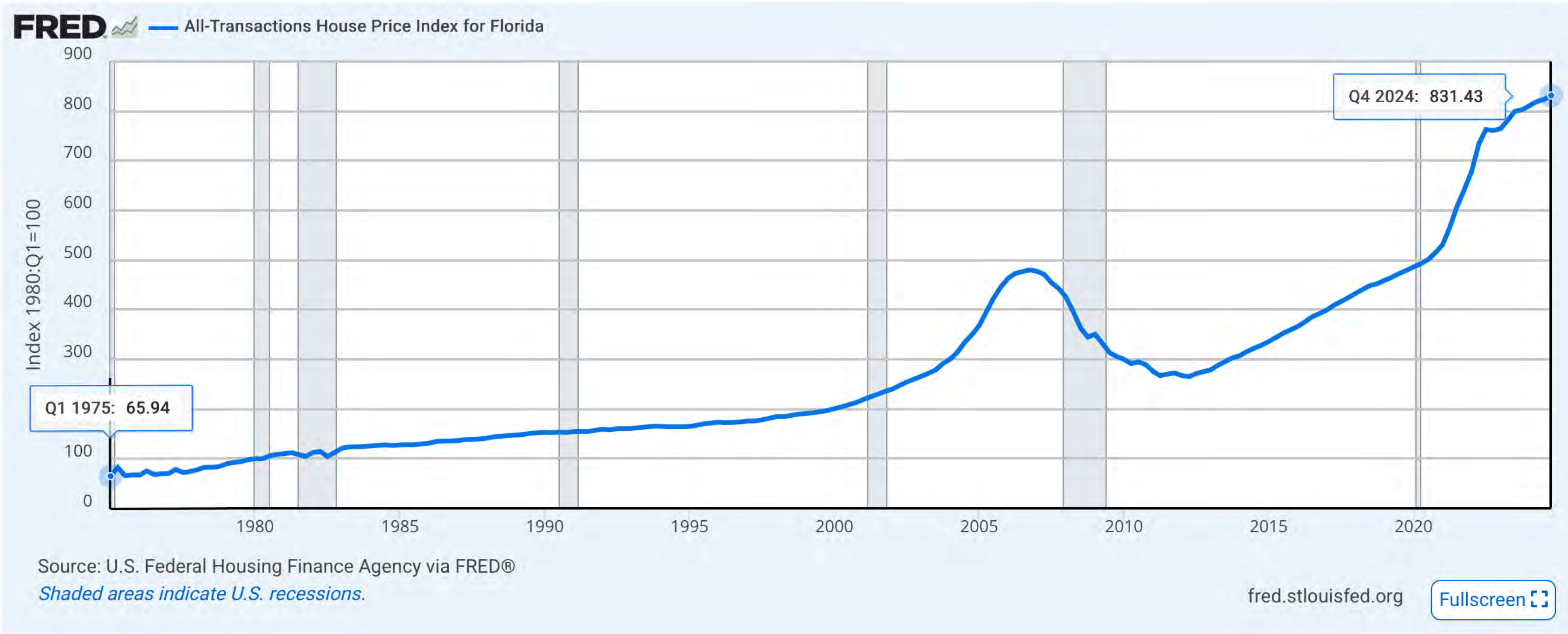
to

2024-10-01

Edit Graph

Download

View Map



Share Graph

Account Tools

Twitter Facebook Reddit LinkedIn