South Tower

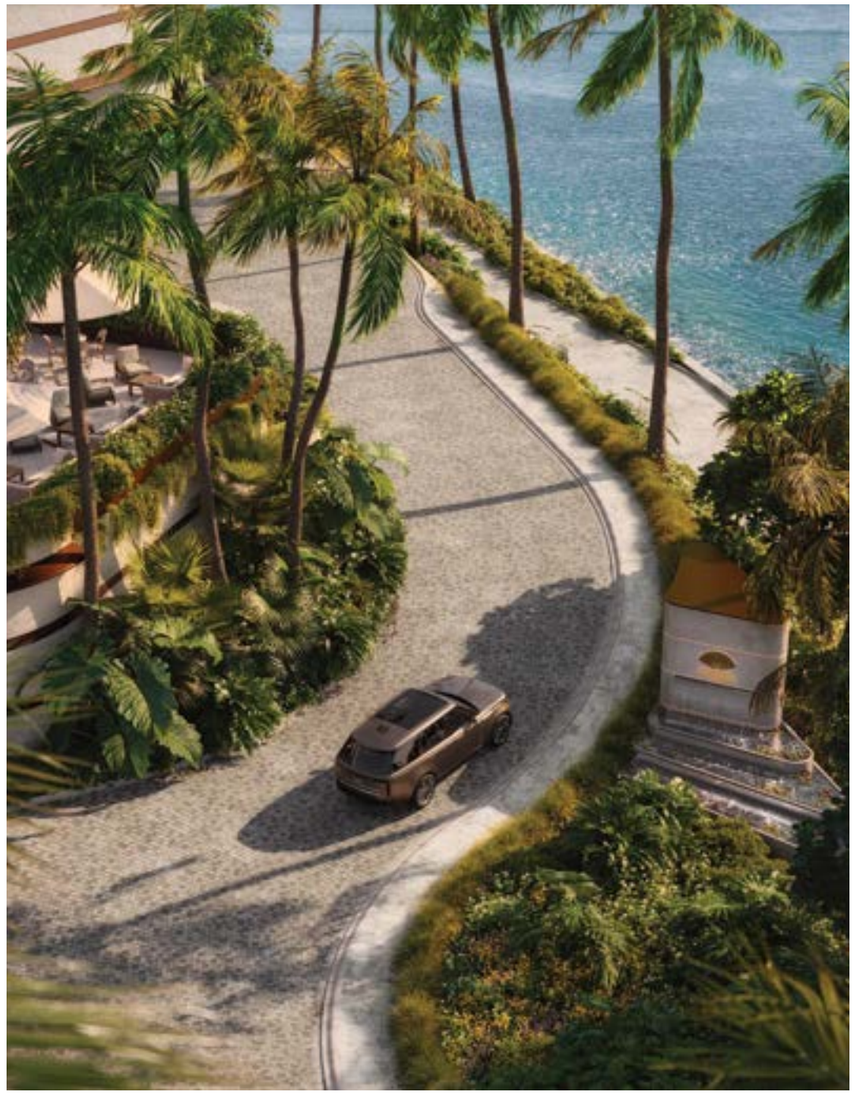
THE RESIDENCES
MANDARIN ORIENTAL
MIAMI

Welcome to the apex of Miami living.
Rising above the coastline from Brickell Key,
The Residences at Mandarin Oriental, Miami,
offers an elevated expression of island living.

Developed by Swire Properties, these sophisticated homes
bring distinct touches of glamour, stunning panoramic
views, and a cosmopolitan resort lifestyle together
with Mandarin Oriental's legendary service.

The 66-story residential South Tower is adjacent to an all-new Mandarin Oriental hotel destined to be the North American flagship. Accessed through a private porte cochère, the refined residences, ranging from two to five bedrooms, feature spacious floor plans creating seamless indoor/outdoor living with unobstructed vistas. The Residences come with full access to the expansive podium with pools, forest trails, private casitas, and other unparalleled lifestyle amenities.

South Tower Porte Cochère



Secluded and sophisticated, The Residences
is an island on an island.

An exclusive oasis of calm, The Residences offers a refreshing retreat,
while being only moments from the vibrant city center.

South Tower terraces overlooking Biscayne Bay

View of Biscayne Bay from the Resort Pool

Lagoon Pool

World-Class Talent

The Residences at Mandarin Oriental, Miami, brings together world-class talent to execute every aspect from development to the finest details.

Swire Properties

Developer

More than developers, Swire Properties are place makers and place keepers in the business of creative transformation. Headquartered in Miami since 1976, the company is the U.S. real estate arm of the British-born Swire Group, an international conglomerate with a diversified portfolio of businesses. Their portfolio includes commercial, retail, hotel, and residential properties in Miami that they develop and manage.

Mandarin Oriental Hotel Group

Hospitality Operator

Mandarin Oriental Hotel Group is the award-winning owner and operator of some of the world's most prestigious hotels, resorts, and residences. For almost 60 years, the Group has grown from its original flagship properties in Asia to key business and leisure destinations around the world. With a commitment to being the best global luxury hotel group and an innovative leader in the luxury hospitality industry, Mandarin Oriental makes it their mission to delight and inspire guests at every opportunity.

Kohn Pedersen Fox

Architect

Kohn Pedersen Fox (KPF) is one of the world's preeminent architecture firms, providing architecture, interior, programming, and master planning services for some of the most forward-thinking developers, corporations, entrepreneurs, and institutions in the U.S. and around the world. Driven by individual design solutions, rather than a predetermined style, KPF's mission is to create buildings and places of the utmost quality and contextual sensitivity. The firm's extensive portfolio spans more than 40 countries and includes a wide range of projects from office and residential buildings to civic and cultural spaces to educational facilities.

Tristan Auer

Interiors, South Tower

Tristan Auer designs beautifully sensual and singular interiors. He operates with the style of a stage director, his client being both the main actor in his screenplay and an accomplice in the ongoing quest for elegance. His extremely rich and aesthetic vision finds its finest expression in vibrant color, lights, and era mixes. As an ambassador of a certain French "art de vivre," Auer combines a modern vision with arts and crafts excellence to give a new definition of contemporary luxury.

Shma

Landscapes

Shma (meaning "the earth") is a creative landscape architecture platform with multidisciplinary professions that collaborate to deliver meaningful and thoughtful designs that deal with increasing environmental challenges to create a better earth. A community of landscape architects, technicians, horticulturists, strategic designers, media makers, and researchers, the diverse team actively exchanges ideas and works collaboratively to generate transformative strategies and to deliver tangible and measurable landscape designs that enhance social and environmental sustainability.

The Building

- A 66-story tower on the southernmost tip of Brickell Key
- Unobstructed panoramic views of the Atlantic Ocean, Biscayne Bay, and the Miami skyline
- 228 refined residences ranging from two- to five-bedrooms
- Two exclusive 7,800+ sf duplex penthouses with private pools
- Masterplan and building designed by globally-renowned architect, Kohn Pedersen Fox (KPF)
- Interiors by acclaimed Parisian designer, Tristan Auer
- Unique Water Front arrival experience featuring panoramic vistas to Biscayne Bay
- Gated access with dedicated 24-hour security
- Private porte-cochère with generous canopy coverage at lobby arrival
- 24/7 Dedicated Residential Team trained by Mandarin Oriental
- Allocated self-parking space(s) for every residence
- Valet parking service available
- Planned infrastructure for dedicated EV charging stations for every residence
- Direct access to 1.5-mile Bay Walk along the Brickell Key waterfront

The Residences

- Private elevator and lobby to each home
- Main entrance featuring double door with keyless entry
- Gracious entry foyer with arrival portal
- Spacious floor plans featuring 11-foot ceiling heights throughout
- Full-height doors with thresholds in timber or travertine finish options
- Natural stone flooring across all interior spaces and terraces
- Lighting by award-winning UK-based studio Speirs Major
- Midnight bar including refrigerator and ice maker in primary bedroom
- Floor-to-ceiling glass sliding doors leading to expansive, 12-foot deep private terraces
- Fully-fitted outdoor wet bar, equipped with sink and refrigerator for effortless entertaining
- Laundry room with side-by-side, front-loading washer and dryer
- Select residences include en-suite staff quarters with dedicated bedroom and full bath
- Pre-wired for Smart Home technology
- Multi-zone air conditioning allows for independent temperature control in bedrooms and shared spaces
- Private storage unit accompanying each residence

Kitchens

- Custom Italian cabinetry by Molteni&C, with warm or cool finish options, exquisitely paired with Dornbracht fixtures
- A selection of natural stone countertops and backsplashes
- State-of-the-art appliances by Gaggenau:
  - Fully-integrated, paneled refrigerator and freezer
  - Electric wall oven and convection microwave
  - Induction cooktop
  - Stainless steel ventilation hood
  - Undercounter wine storage and cooler that can hold up to 34 bottles of wine
  - Dishwasher
  - Espresso machine
  - Food waste disposer

Bathrooms

- Primary bath features Duravit smart toilets, soaking tubs, and multi-function shower heads
- Primary bath vanity handcrafted with natural stone
- Marble stone floors throughout both primary baths and powder rooms
- Custom-built vanities with back-lit mirror and built-in storage
- Dornbracht fittings and plumbing accessories
- Private water closets within every primary bath
- Infrared Saunas in select residences, available for upgrade

Private Residence Amenities

Residents will benefit from an unparalleled array of world-class amenities, including the 80,000 square-foot lushly landscaped, multi-tiered resort-style podium with distinct amenity zones and opportunities to relax, dine and connect. The Residences will be serviced by Mandarin Oriental Colleagues.

Recreational Offerings
- Ocean pool with five cabanas and lounges offering panoramic views of Fisher Island, Key Biscayne, and Biscayne Bay
- Lagoon pool offering six private casitas featuring kitchenettes, en-suite bathrooms, outdoor shower, sun deck, and infinite water views
- Poolside lounge serviced by Mandarin Oriental
- Immersive Hammock Forest nestled within a series of gardens
- Podium art walk featuring curated exhibitions of rotating artists
- Indoor golf simulator with lounge seating
- Game room with billiards table
- Private screening lounge for up to 16 guests
- Dedicated kids club with activity center
- Forest pool with five wellness cabanas with adjacent hot tub and cold plunge

Dining Experiences
- Dining pavilion equipped with outdoor grill featuring stunning sunset and skyline views
- Tea pavilion featuring chef's kitchen and indoor/outdoor entertaining space open to panoramic Bay views
- Hospitality console in main lobby with infused water and daily provisions
- Private dining room and wine cellar with indoor/outdoor dining and chef's kitchen

Health & Wellness Features
- Mandarin Oriental's signature spa, featuring award-winning services and treatments in unparalleled serenity and privacy
- Personalized treatments, unique retreats and curated fitness practices dedicated to holistic wellness and anti-aging
- Indoor and outdoor treatment rooms, enveloped by lush greenery
- Tea garden for moments of calming respite
- Forest yoga lawn alongside multiple meditative garden spaces
- Dedicated men's and women's spaces, including saunas and hammam
- Wellness pool deck with private cabanas
- Hot and cold therapy, including sauna, hot tub, and cold plunge
- Fitness atelier outfitted with state-of-the-art Technogym equipment and private training studios
- Multi-use sports courts, including pickleball, squash, and basketball
- Self-service dog grooming spa with access to the Bay Walk

Business Lounge
- Twelve-seat conference suite
- Two reservable private meeting rooms
- Two flexible work-lounge spaces
- Communal work area
- Library with curated literature collection
- Complimentary printing services
- Self-service kitchen and pantry facilities

Hotel & Shared Amenities

The adjacent Mandarin Oriental Hotel is destined to be Mandarin Oriental's North American flagship, ushering in a new chapter of service and sophistication. Hotel amenities are easily accessible from The Residences.

Recreational Offerings
- Resort pool
- Lounge pool
- Children's wading pool and splash pad
- Hot tub
- Staffed children's playroom with child care services

Dining Experiences
- Fine-dining signature restaurant with outdoor dining terrace overlooking Biscayne Bay and Brickell skyline
- All-day dining restaurant featuring intimate outdoor herb garden seating
- Poolside restaurant featuring outdoor verandah seating
- Specialty rooftop bar
- Curated collection of retail in lobby

Health & Wellness Features
- Signature spa with private treatment rooms and VIP suite
- Beauty salon
- Vitality pool
- Indoor/outdoor lap pool
- Wellness lawn
- Flexible outdoor activity pavilion for outdoor training, yoga, or spa treatments

Occasion & Business Events
- Grand ballroom with generous pre-function space
- Three private meeting rooms
- Events terrace and lawn
- Private meeting rooms

Legendary Service

A dedicated team of Mandarin Oriental colleagues will be on hand 24-hours a day, offering a host of personalized services to help streamline your daily life.

- Courier services
- Translation services
- Notary services
- Delivery services
- Housekeeping
- Car wash and detailing
- Dog grooming
- Pet care
- Property maintenance when traveling
- Plant care maintenance
- Childcare services
- Travel planning
- Airline reservations
- Hotel reservations
- Car rental reservations
- Airport/ground transportation arrangements
- On- and off-premises restaurant reservations
- In-residence spa and wellness treatments
- Cleaning and alteration services
- Hair salon
- Private shopping
- Activity arrangements
- Equipment rentals
- Ground transportation arrangements
- 24-hour security services
- Engineering services
- Trash removal

Developer
SWIRE PROPERTIES INC

Hospitality Operator
MANDARIN ORIENTAL HOTEL GROUP

Architect
KOHN PEDERSEN FOX (KPF)

South Tower Interiors
TRISTAN AUER

Landscapes
SHMA

Branding & Art Direction
NOË & ASSOCIATES

Architectural Visualization
BINYAN
THE BOUNDARY

SWIRE PROPERTIES

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