

# Redefining the Miami Skyline



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**Project Information**

Project Name	:	Brickell Flatiron
Project Location	:	Miami, Florida
Country	:	USA
Developer	:	Ugo Colombo's CMC Group
Completion Date	:	Summer 2019
Project Type	:	Residential
Project Contains	:	549 Units ranging from 730 - 6,246 square feet Available from \$465,000-\$2.5 million Penthouse from \$2.5 million-\$14 million (including 2 duplex penthouses with private rooftop pools)
Project Views	:	Expansive Bay and City Views

**Residence Features**

- Furniture ready interiors with premium porcelain tile flooring made in Italy
- Floor-to-ceiling height: 10' in penthouse residences & 9' in tower residences
- Expansive floor plan layouts
- Floor-to-ceiling windows & sliding glass doors throughout
- Wide elliptical balconies with finished flooring
- Panoramic views of the Miami Skyline & Biscayne Bay
- Custom Snaidero kitchens & Zucchetti faucets
- Miele professional grade appliances
- Bathrooms with custom designed Milldue cabinetry & Italian marble flooring



**Amenities**

- Interior Architecture by acclaimed Italian designer Massimo Iosa Ghini
- Full time doorman & concierge
- 24-hour valet & covered garage self-parking
- Additional bicycle & private storage space
- Six destination controlled super-high speed elevators & separate dedicated service elevator
- "Brickell Flatiron Link": An integrated digital concierge service available to all residents
- 64th floor rooftop pool towering above the Brickell skyline boasting sweeping, 360° unobstructed water & city views
- Rooftop spa & fitness center with pilates, yoga & aerobics studio, private steam, sauna & locker facilities
- 18th floor lap pool
- Premium ground floor retail & dining
- Private residents movie theater
- Library lounge with billiards & cigar room
- Children's playroom & pool

**Payment Method :**

Deposit Schedule	
30%	At Contract
10%	At 17th Floor
10%	At Top off
50%	At Completion



Maintenance Fees	:	\$0.71 / sq ft
Developer Fees	:	1.75%
Property Tax	:	2% annually
Type of Investment	:	Freehold

**Location**

Located in the heart of Downtown Miami, Brickell Flatiron is ideally situated within walking distance of Mary Brickell Village and Brickell City Centre - offering residents unparalleled access to a wide array of fashionable conveniences - with picturesque sidewalk cafes, fine dining, shopping, markets, outdoor and cultural activities along the way.



**Developer**

CMC Group is a fully integrated real estate development company focused on luxury residential, commercial and retail properties. Founded in 1986 by visionary developer, Ugo Colombo, CMC has redefined luxury residential development and through its use of fine materials and quality construction— continues to be recognized as one of South Florida's premier luxury condominium and commercial developers.