



SOUTH TOWER

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 six cabanas and lounges offering panoramic views of Fisher Island, Key Biscayne, and Biscayne Bay
- Lagoon Pool offering six private casitas featuring kitchenettes, 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 15 guests
- Kids club with activity center

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 rejuvenation 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

- Ten-seat conference suite
- Three reservable private offices
- 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
- Kids playroom and teen club with video game center

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

- Spa with 12 private treatment rooms
- Salon
- Vitality pool
- 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
- VIP room
- Bridal room
- 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

Project Team

- Developer: Swire Properties Inc.
- Hotelier: Mandarin Oriental Hotel Group
- Architect: Kohn Pedersen Fox (KPF)
- South Tower Interiors: Tristan Auer
- Landscape by: SMHA
- Sales and Marketing Brokerage: Fortune Development Sales



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