

PENTHOUSE 01
70TH TO 71ST LEVELS



444 Brickell Ave, Suite 800, Miami, FL 33131
Sales@BaccaratResidencesMiami.com
www.BaccaratResidencesMiami.com



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

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Baccarat
RESIDENCES
BRIKELL, MIAMI

PENTHOUSE 02

70TH TO 71ST LEVELS

3 BEDROOMS / 4.5 BATHROOMS

FAMILY ROOM / LIBRARY / DEN / MAID'S ROOM

A/C INTERIOR AREA: 3,665 SQ.FT. 340.49 SQ.M.

TERRACE AREA: 566 SQ.FT. 52.58 SQ.M.

TOTAL RESIDENCE: 4,231 SQ.FT. 393.07 SQ.M.



PENTHOUSE 02
70TH TO 71ST LEVELS



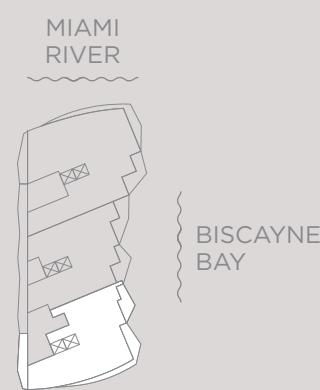
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Baccarat
RESIDENCES
BICKELL, MIAMI



PENTHOUSE 03
70TH TO 71ST LEVELS



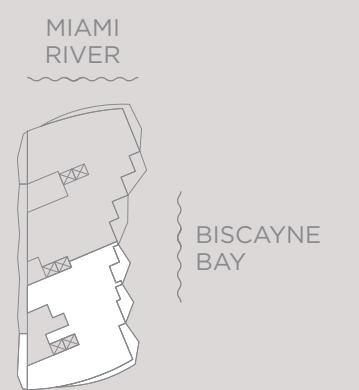
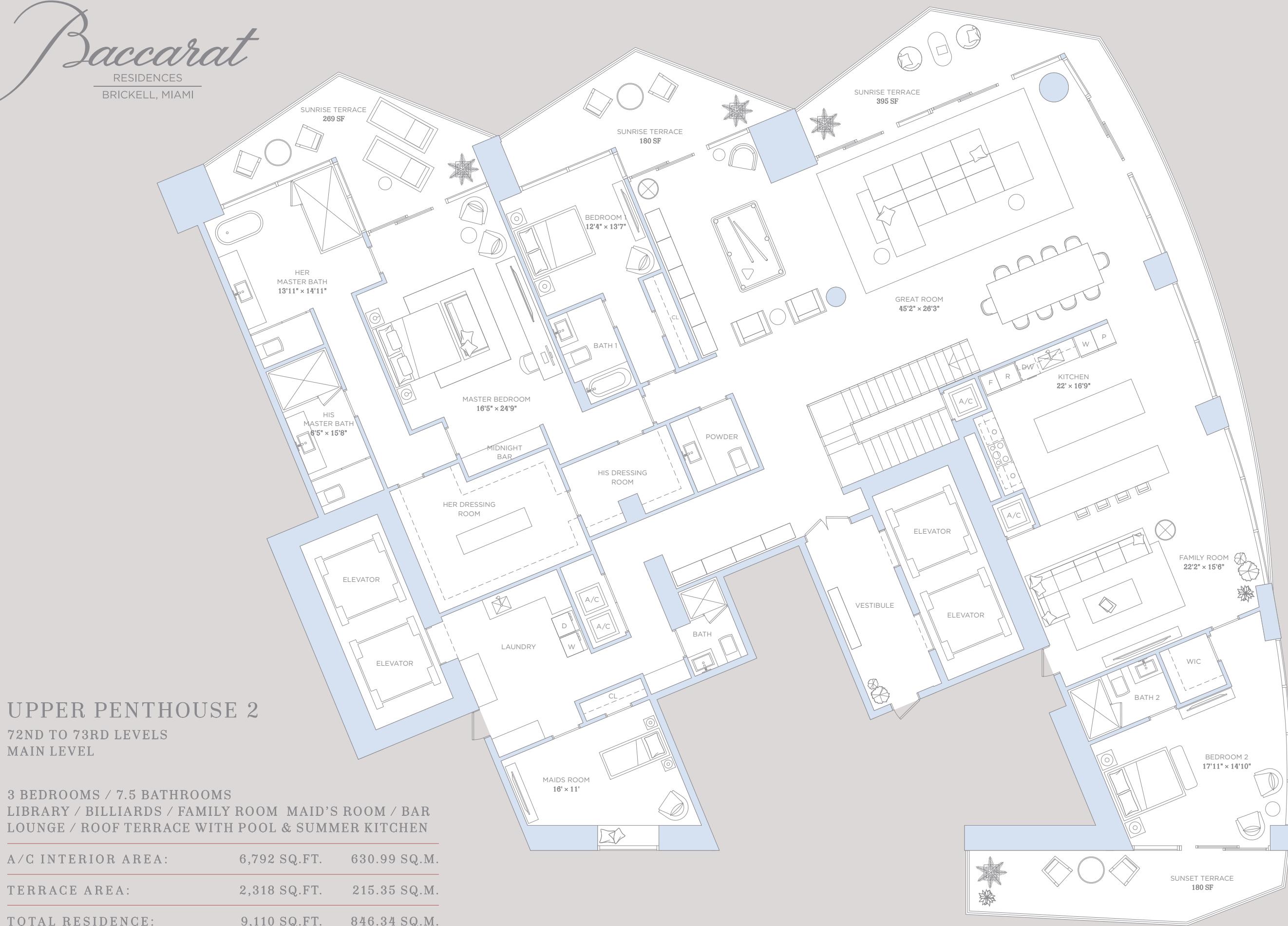
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Baccarat
RESIDENCES
BRY KELL, MIAMI



Baccarat

RESIDENCES
BRICKELL, MIAMI

UPPER PENTHOUSE 2
73RD LEVEL
UPPER LEVEL



UPPER PENTHOUSE 1

72ND TO 73RD LEVELS
MAIN LEVEL

5 BEDROOMS / 9.5 BATHROOMS
FAMILY ROOM / THEATER / DEN / MAID'S ROOM
BILLIARD'S / BAR LOUNGE / EXERCISE ROOM
ROOF TERRACE WITH POOL & SUMMER KITCHEN

A/C INTERIOR AREA:	9,074 SQ.FT.	844 SQ.M.
TERRACE AREA:	2,787 SQ.FT.	258.92 SQ.M.
TOTAL RESIDENCE:	11,861 SQ.FT.	1,101.92 SQ.M.

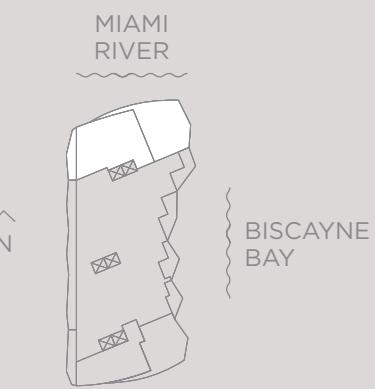
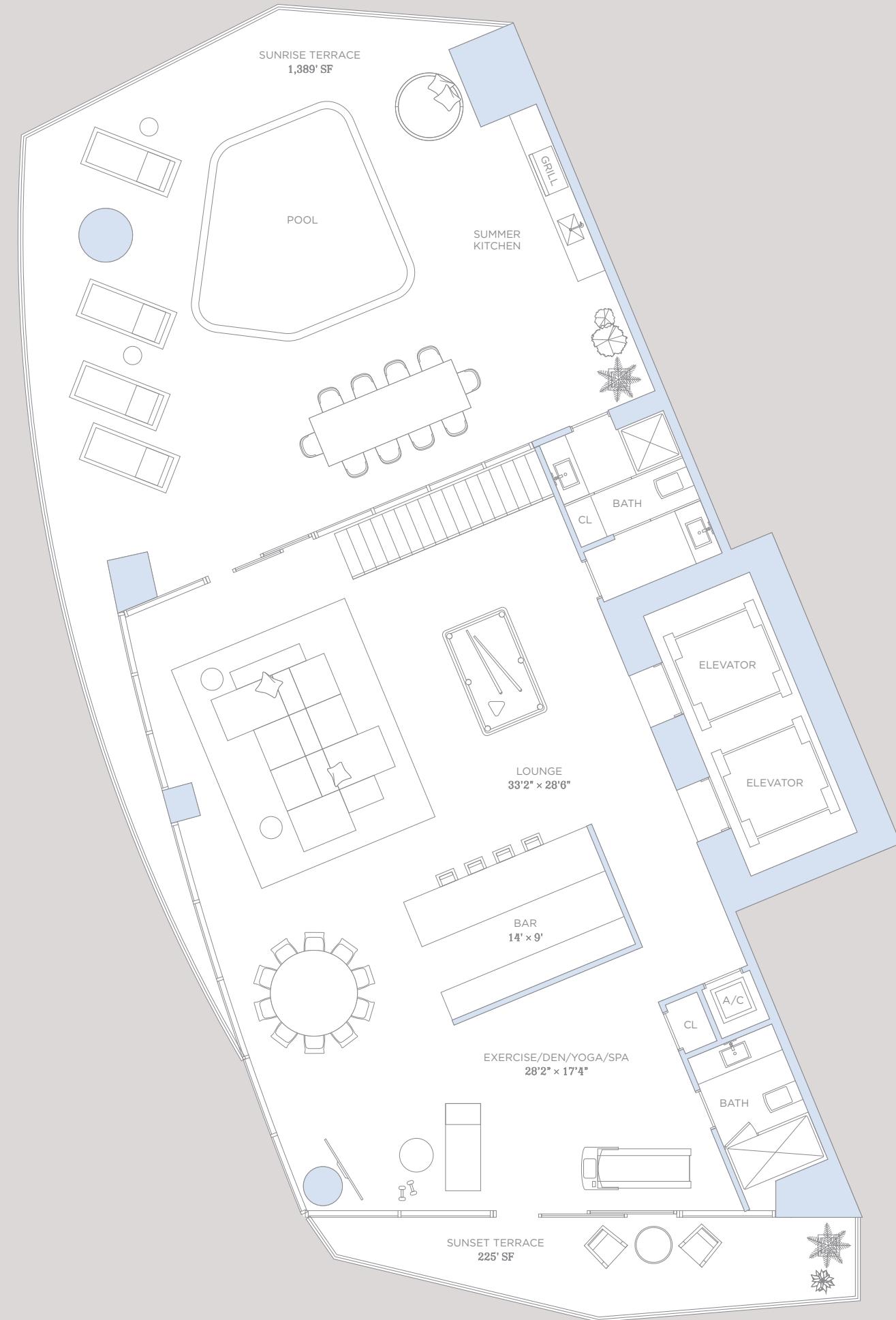


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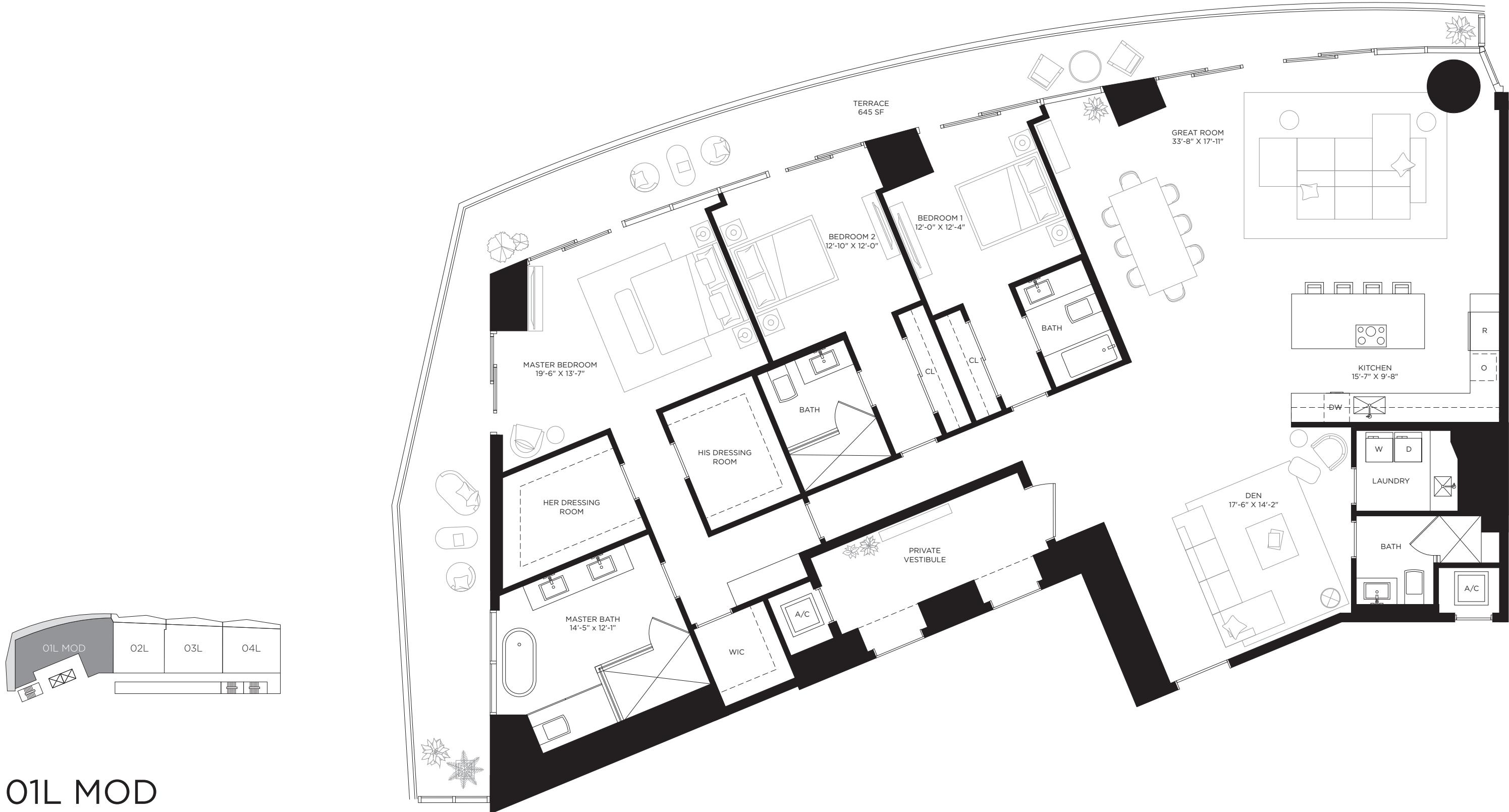
RESIDENCES
BRICKELL, MIAMI

UPPER PENTHOUSE 1

73RD LEVEL
UPPER LEVEL



BACCARAT
LINER



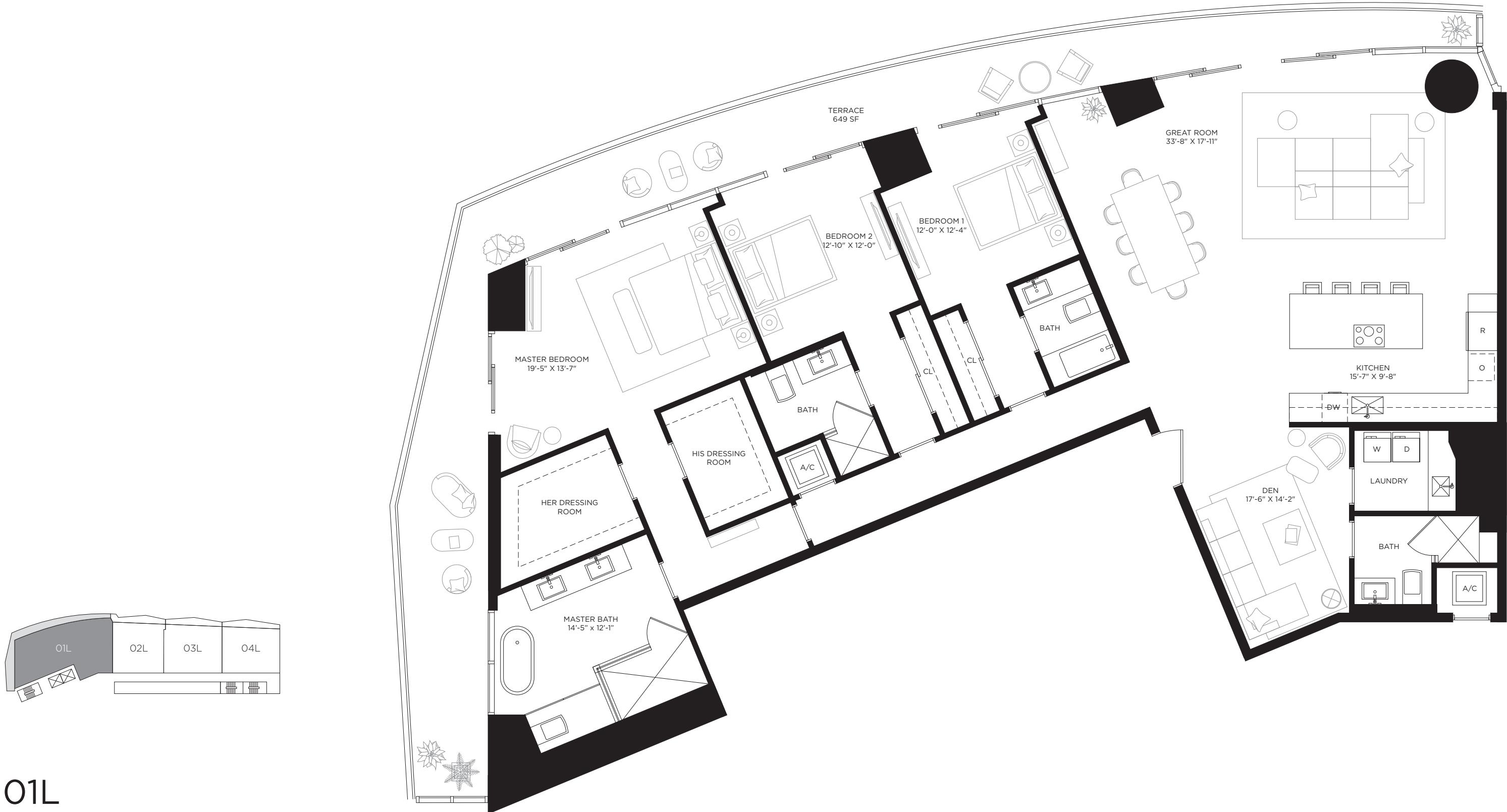
01L MOD

2ND & 12TH Levels

3 BEDROOMS 4 BATHROOMS + DEN

A/C INTERIOR AREA	3,114 SQ. FT.	289.30 SQ. M.
TERRACE AREA	645 SQ. FT.	59.92 SQ. M.
TOTAL RESIDENCE	3,759 SQ. FT.	349.22 SQ. M.

The dimensions stated for any depicted unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated herein is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The illustrations and images are conceptual. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture layout and the uses of space illustrated are suggested uses only and not intended to guarantee any specific use of space or accommodation of specific furnishings. Furnishings, design features, fixtures, and décor illustrated are conceptual and may not be included with a unit purchase. Consult the Developer's Prospectus which will be provided to you by the developer to learn what is included with a unit purchase and to review the unit square footage calculation method to be relied upon, which is set forth in the Developer's Prospectus. The Developer, 444 BRICKELL ONE, LLC, is a licensee of The Related Group and the owner of Baccarat®, neither of which is the Developer. 2021© with all rights reserved.



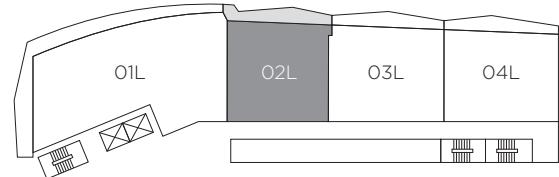
01L

3RD TO 6TH Levels

3 BEDROOMS 4 BATHROOMS + DEN

A/C INTERIOR AREA	2,690 SQ. FT.	249.91 SQ. M.
TERRACE AREA	643 SQ. FT.	59.73 SQ. M.
TOTAL RESIDENCE	3,333 SQ. FT.	309.64 SQ. M.

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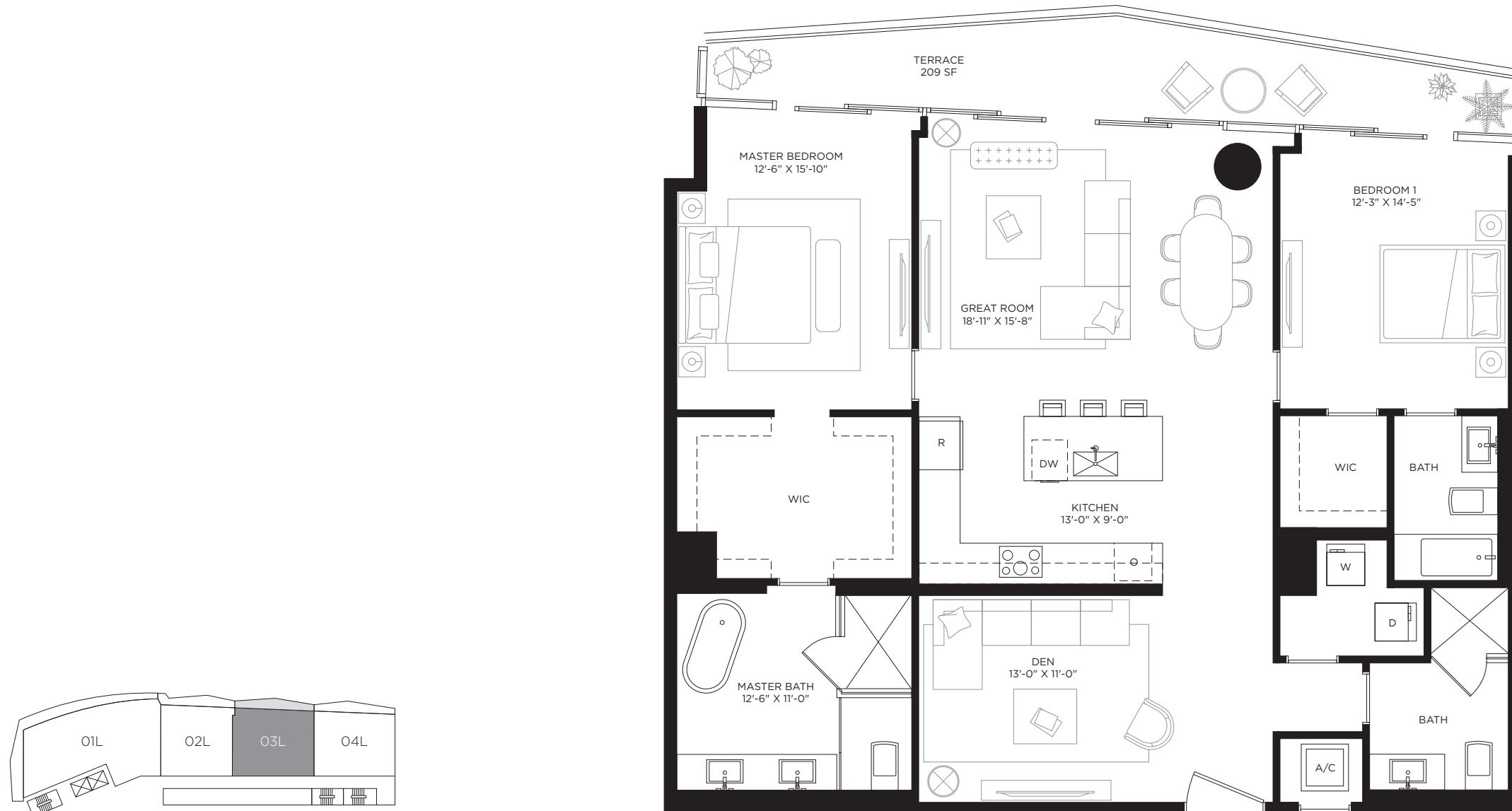
O2L

6TH TO 12TH Levels

2 BEDROOMS 3 BATHROOMS + DEN

A/C INTERIOR AREA	1,543 SQ. FT.	143.35 SQ. M.
TERRACE AREA	206 SQ. FT.	19.13 SQ. M.
TOTAL RESIDENCE	1,749 SQ. FT.	162.48 SQ. M.

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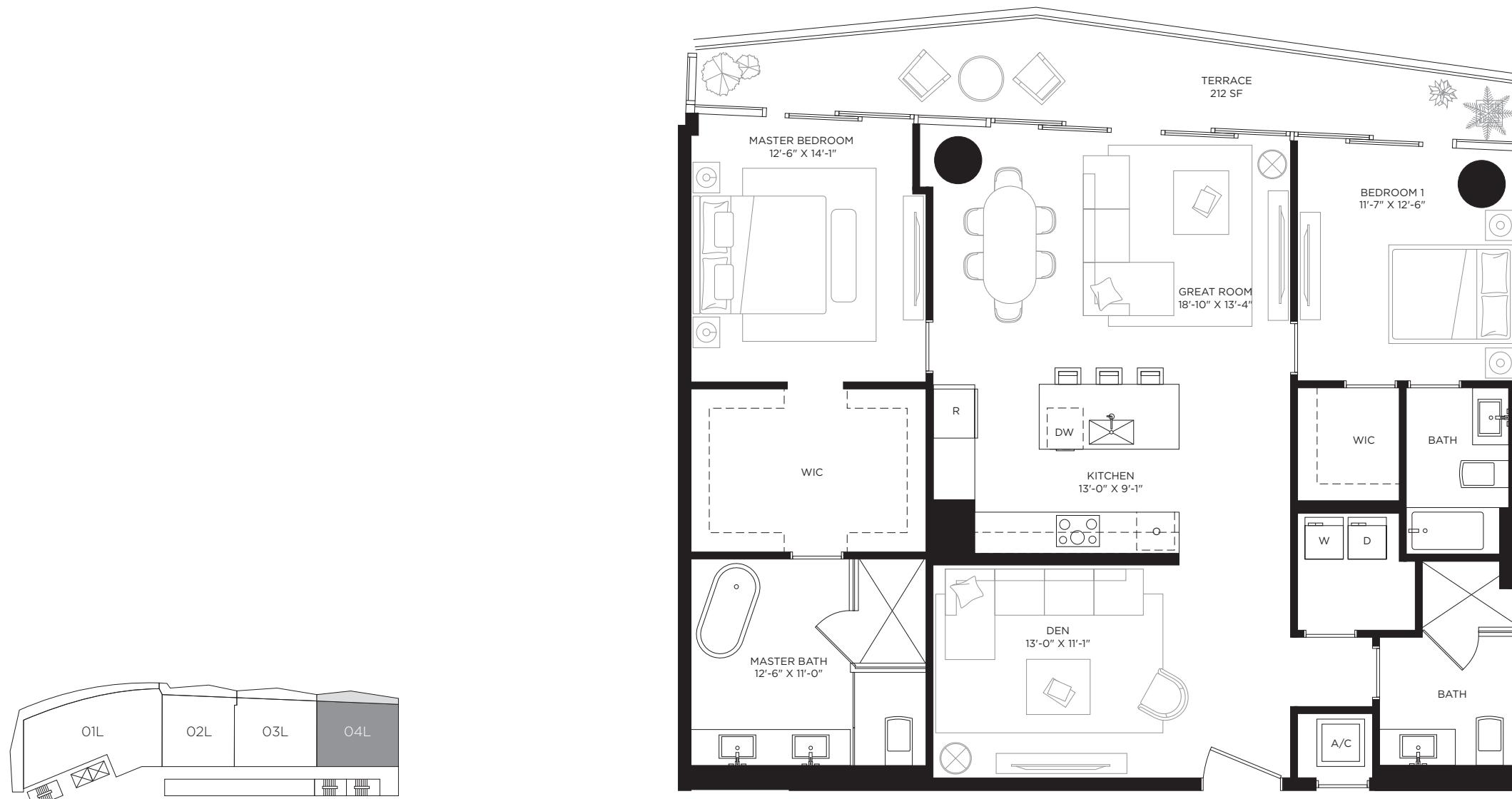
03L

2ND TO 6TH & 12TH Levels

2 BEDROOMS 3 BATHROOMS + DEN

A/C INTERIOR AREA	1,680 SQ. FT.	156.07 SQ. M.
TERRACE AREA	209 SQ. FT.	19.41 SQ. M.
TOTAL RESIDENCE	1,889 SQ. FT.	175.48 SQ. M.

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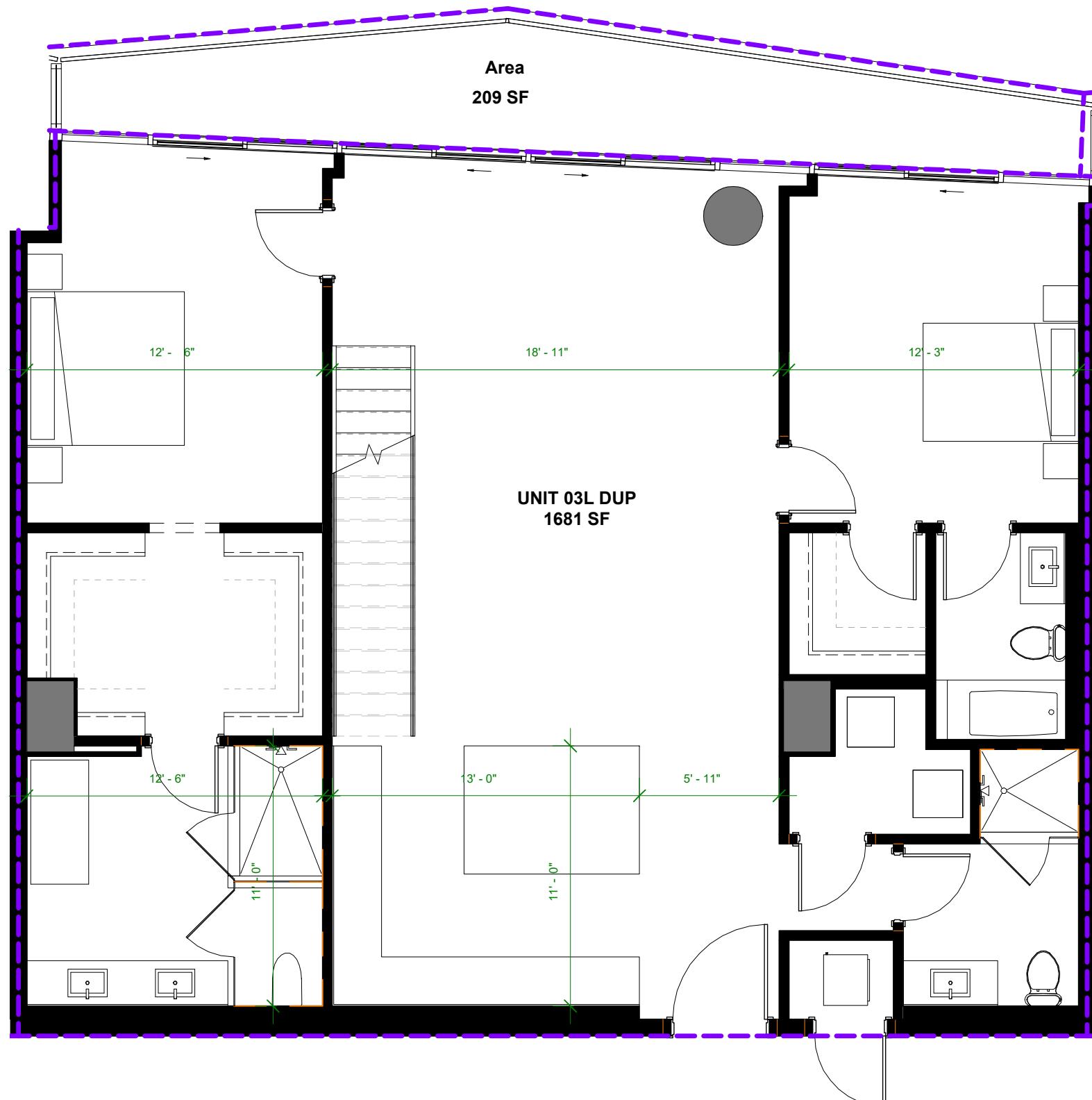
04L

2ND TO 6TH & 12TH Levels

2 BEDROOMS 3 BATHROOMS + DEN

A/C INTERIOR AREA	1,590 SQ. FT.	147.72 SQ. M.
TERRACE AREA	212 SQ. FT.	19.69 SQ. M.
TOTAL RESIDENCE	1,802 SQ. FT.	167.41 SQ. M.

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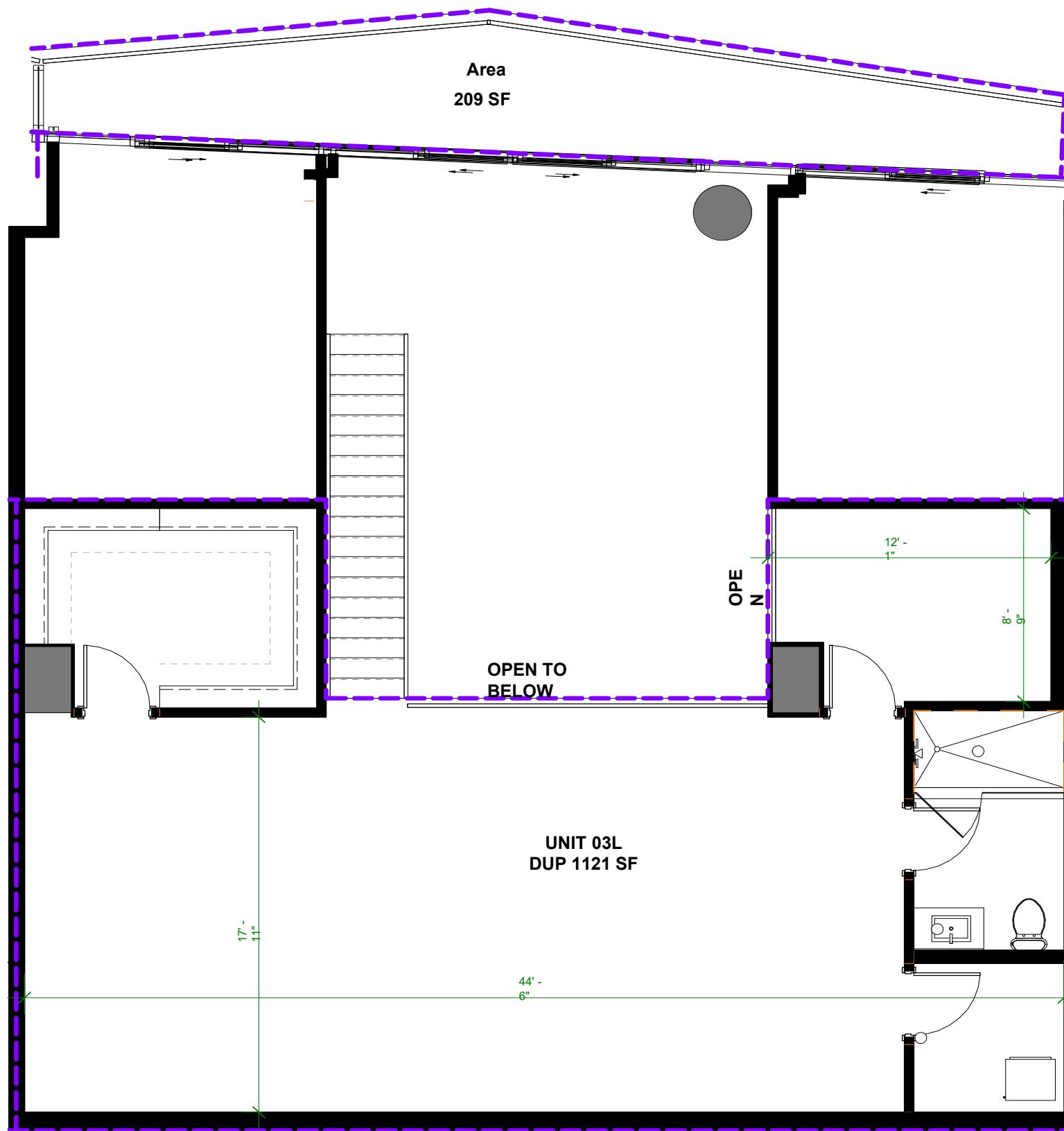


Residence 03 L DUP | Levels 10 & 11
2 BEDROOMS 3.5 BATHROOMS,
FAMILY/GUEST ROOM + OFFICE

A/C INTERIOR AREA: 2,802 SQ.FT. 260.31 SQ.M.
TERRACE AREA: 209 SQ.FT. 19.41 SQ.M.
TOTAL RESIDENCE: 3,011 SQ.FT. 279.73 SQ.M.

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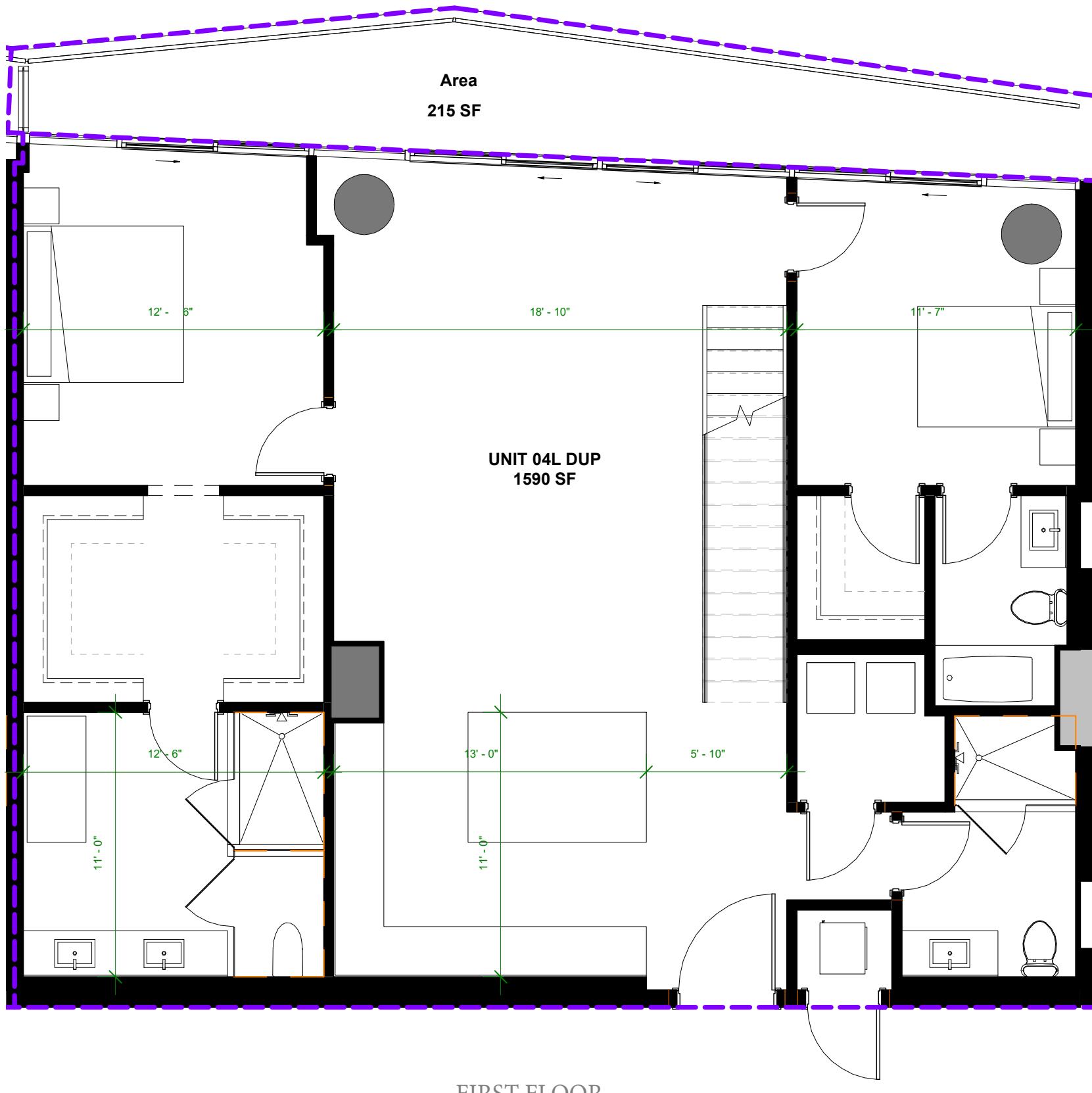
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Residence 03 L DUP
SECOND FLOOR

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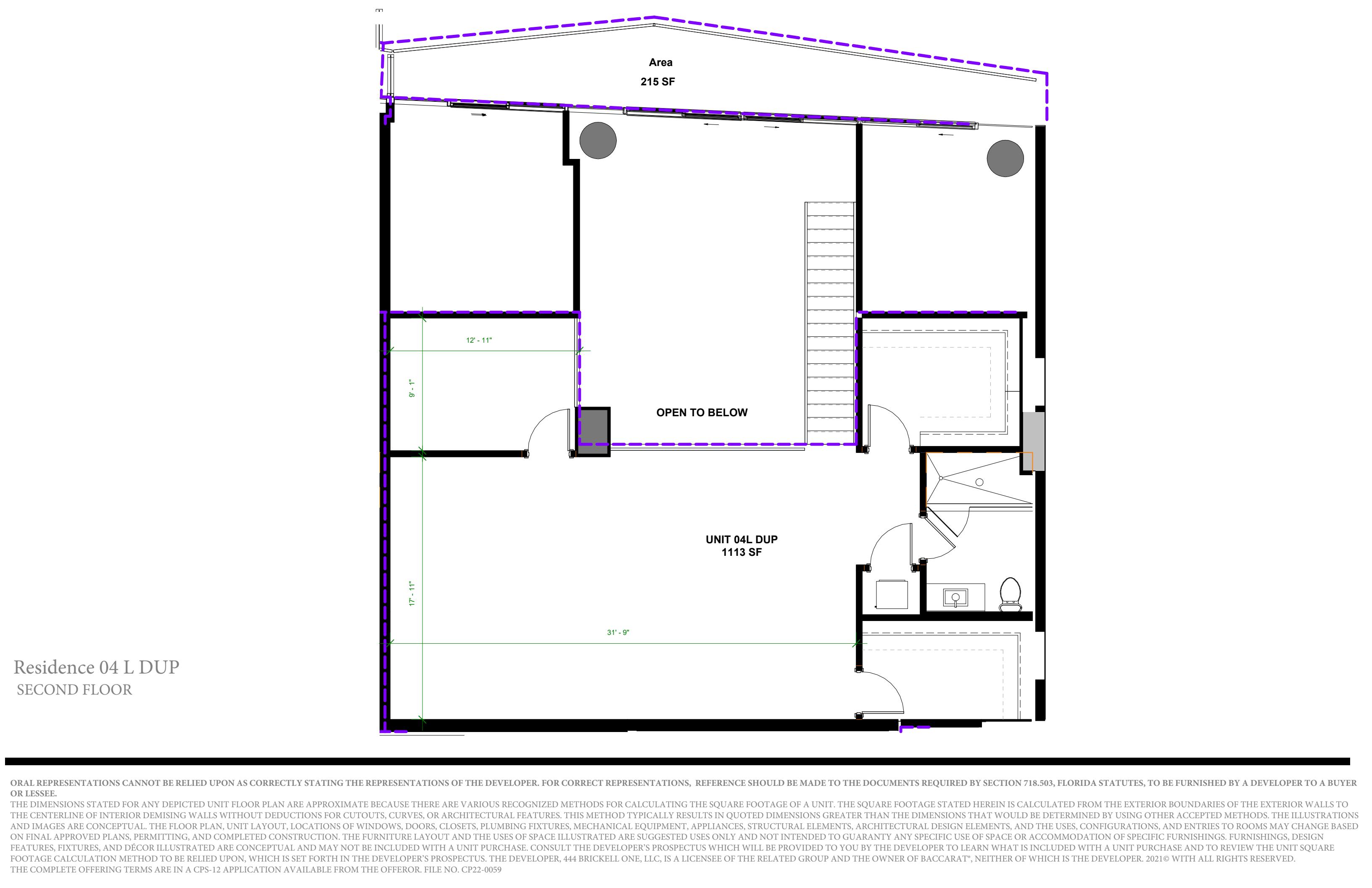


Residence 04 L DUP | Levels 10 & 11
2 BEDROOMS 3.5 BATHROOMS +
FAMILY/GUEST ROOM

A/C INTERIOR AREA: 2,703 SQ.FT. 251.11 SQ.M.
TERRACE AREA: 215 SQ.FT. 19.97 SQ.M.
TOTAL RESIDENCE: 2,918 SQ.FT. 271.09 SQ.M.

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Residence 04 L DUP
SECOND FLOOR

Area
215 SF

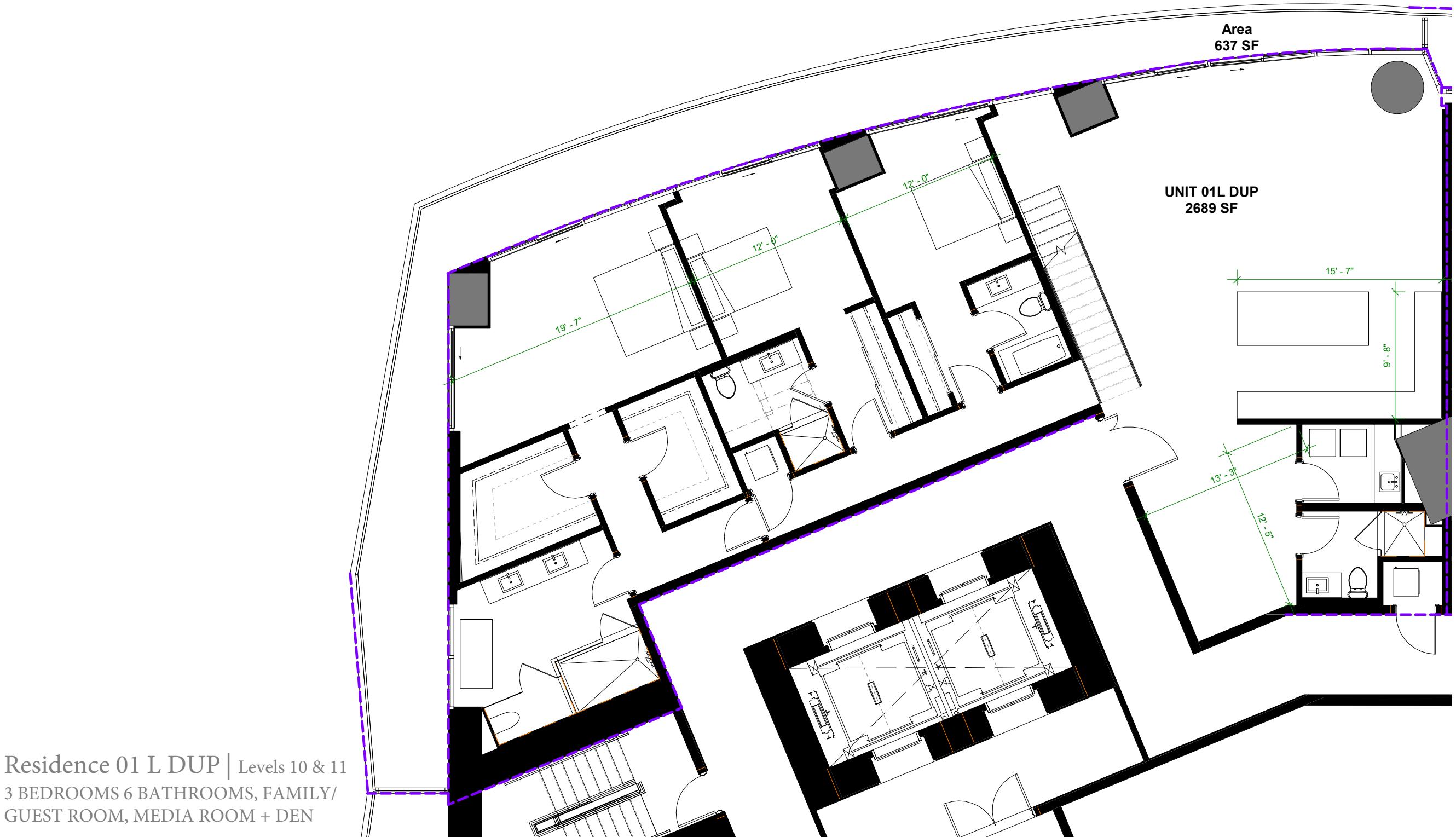
OPEN TO BELOW

UNIT 04L DUP
1113 SF

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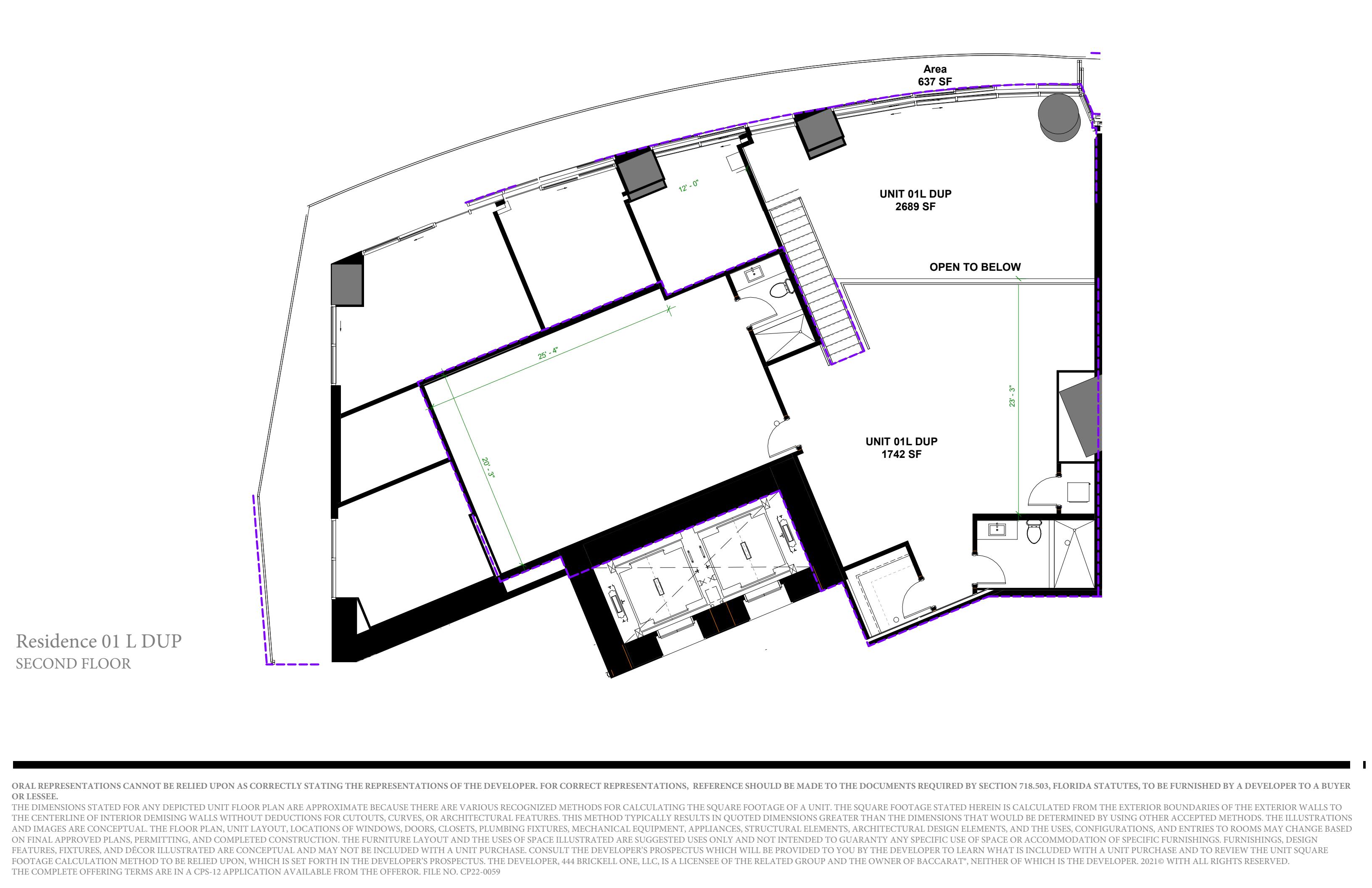
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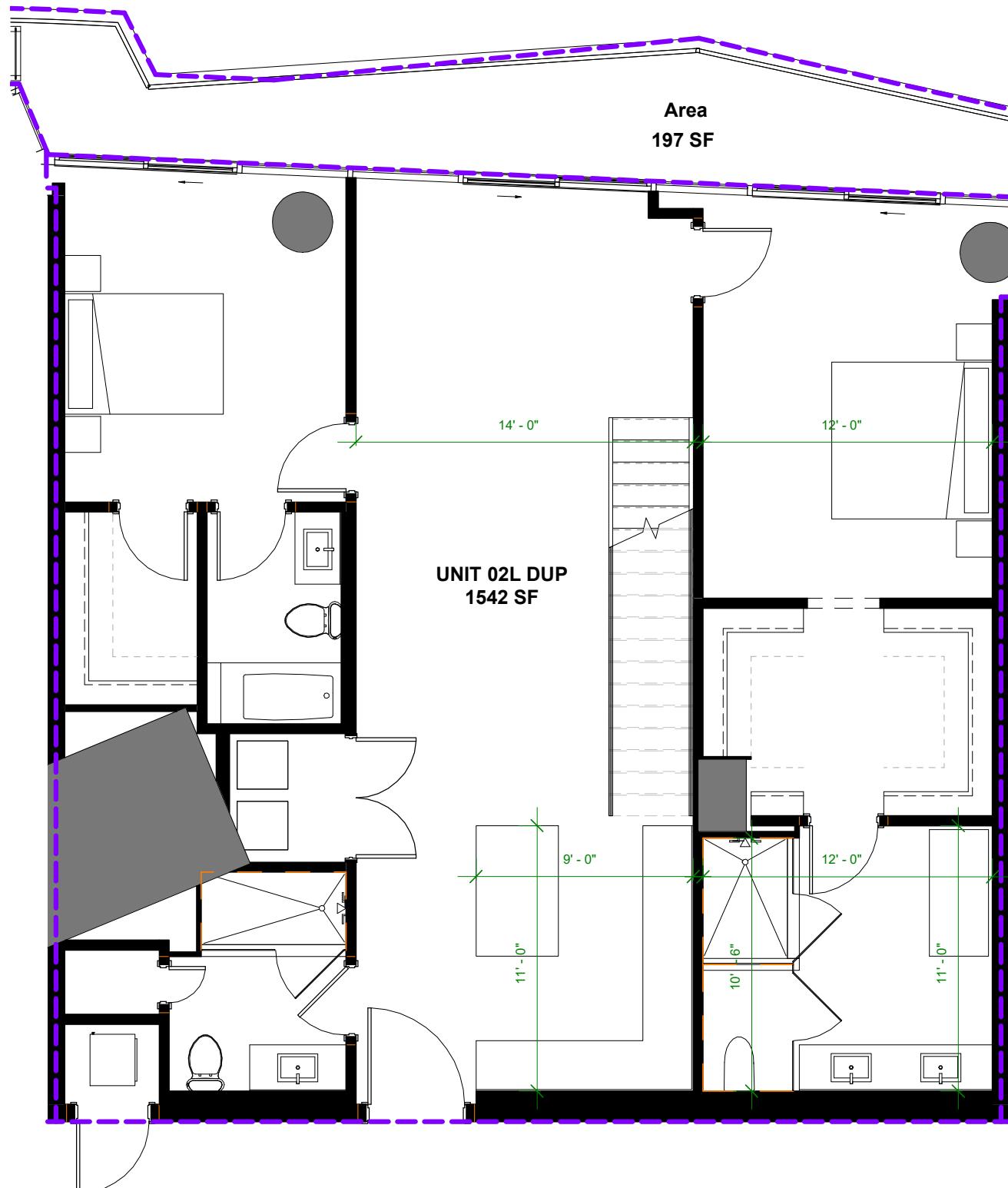
THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP22-0059



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FIRST FLOOR

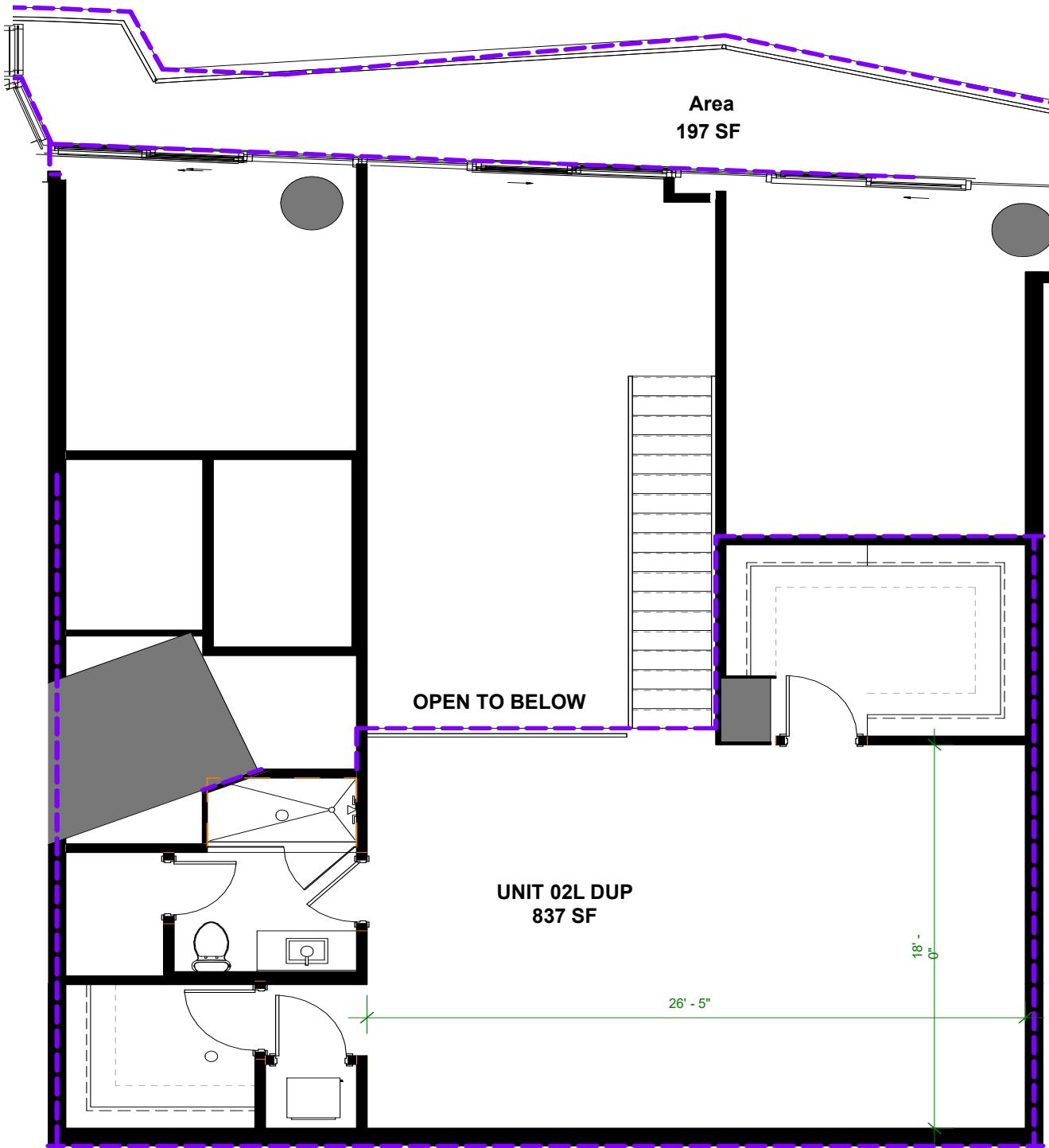
Residence 02L DUP | Levels 10 & 11
2 BEDROOMS 4 BATHROOMS + FAMILY/GUEST ROOM

A/C INTERIOR AREA: 2,379 SQ.FT. 221.01 SQ.M.
TERRACE AREA: 197 SQ.FT. 18.30 SQ.M.
TOTAL RESIDENCE: 2,576 SQ.FT. 239.31 SQ.M.

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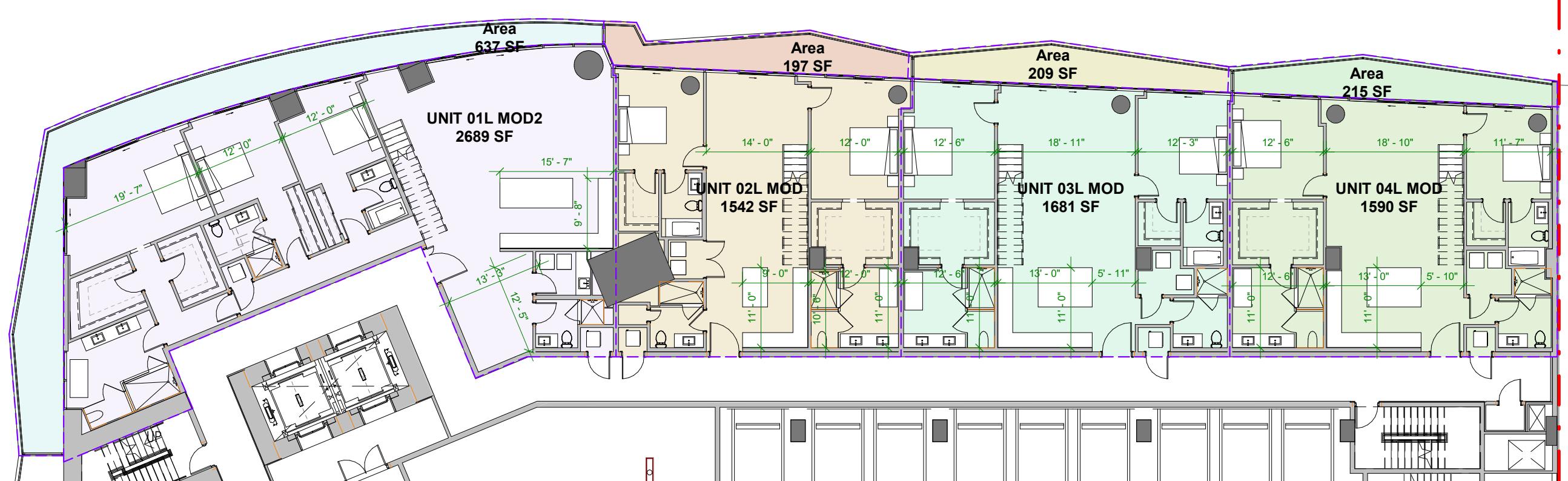
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Residence 02L DUP
SECOND FLOOR

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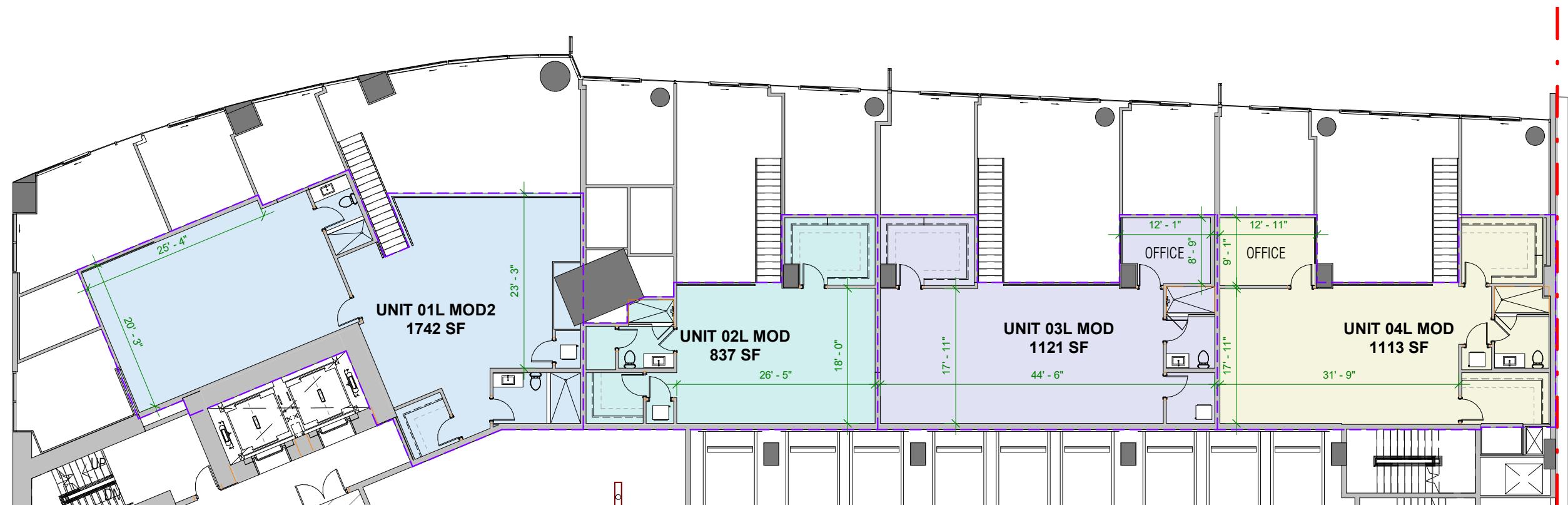
2900 Oak Avenue Miami, Florida 33133
305.372.1812 TEL 305.372.1175 FAX
www.arquitectonica.com

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900 BRICKELL AVENUE | MIAMI, FL 33131

LEVEL 09R - LINER UNITS
SCALE: 1/16" = 1'-0"

DATE:
11/19/21

A-09



ARQUITECTONICA

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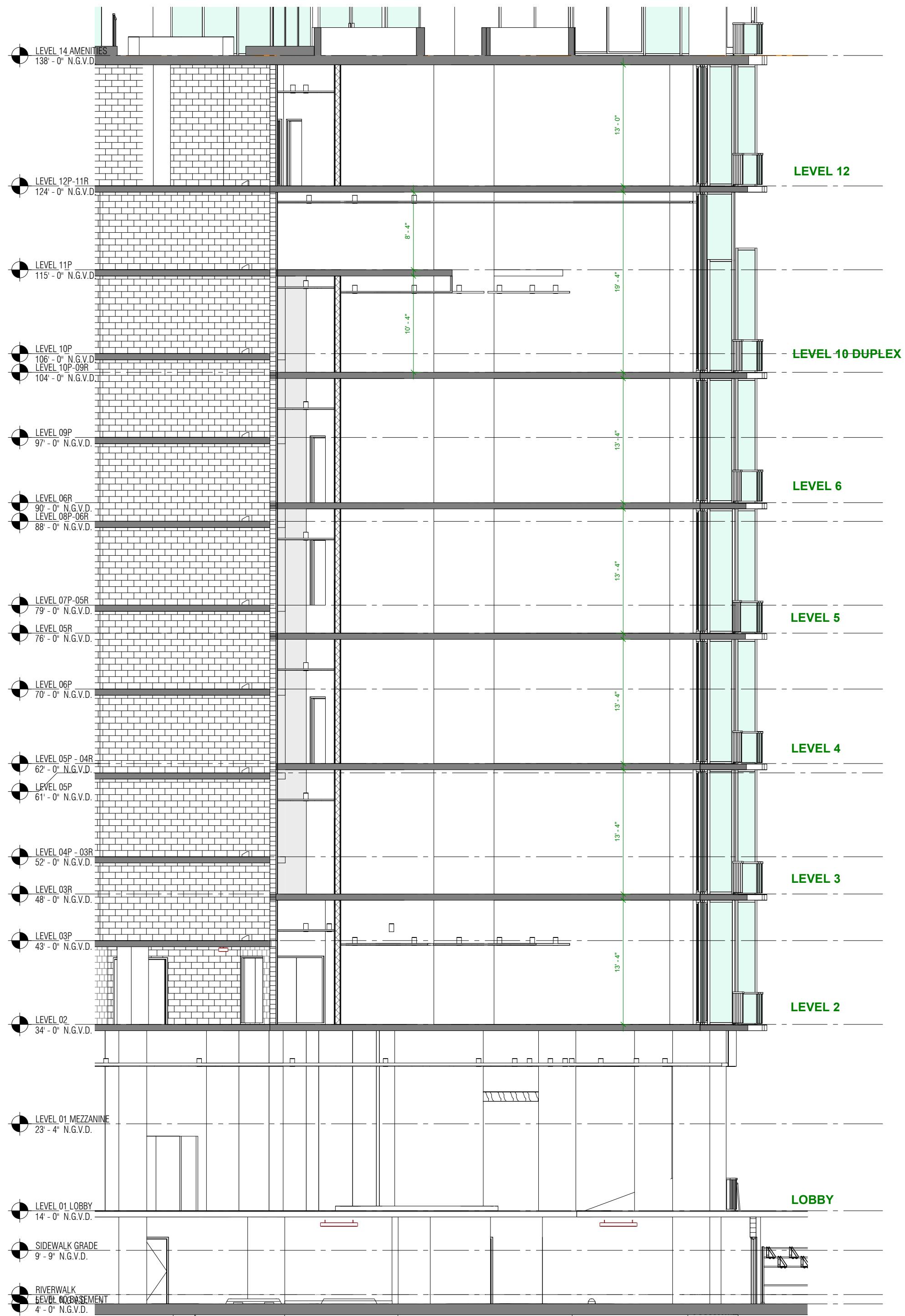
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LEVEL 11P - LINER UNITS
SCALE: 1/16" = 1'-0"

DATE:
11/19/21

A-11

BACCARAT RIVER FLATS & DUPLEXES ELEVATION



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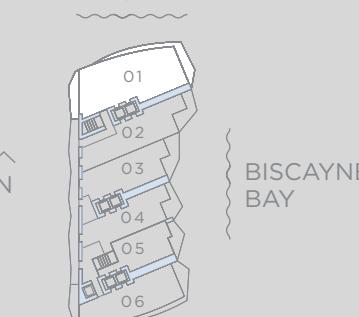
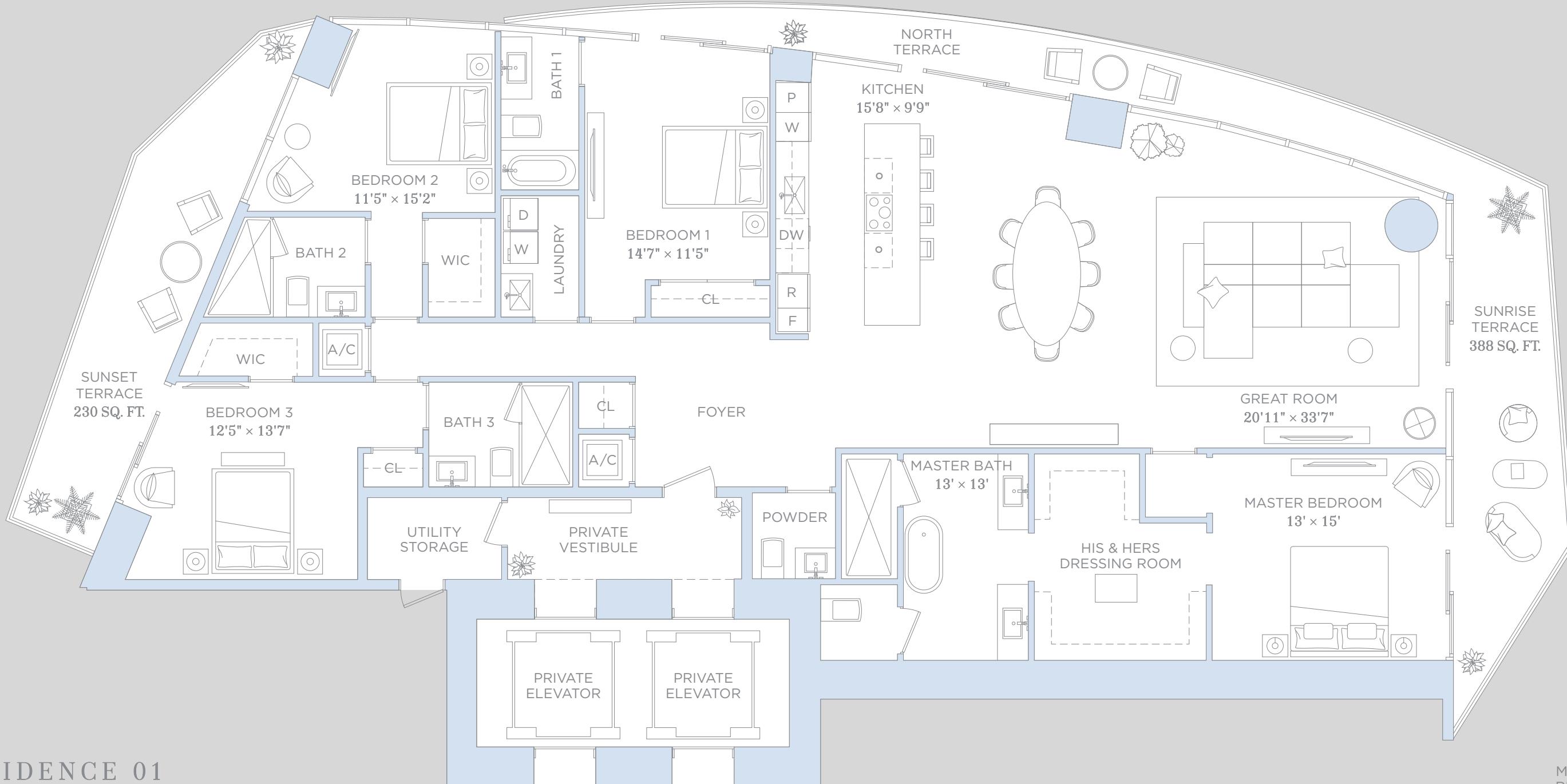
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RESIDENCE 02



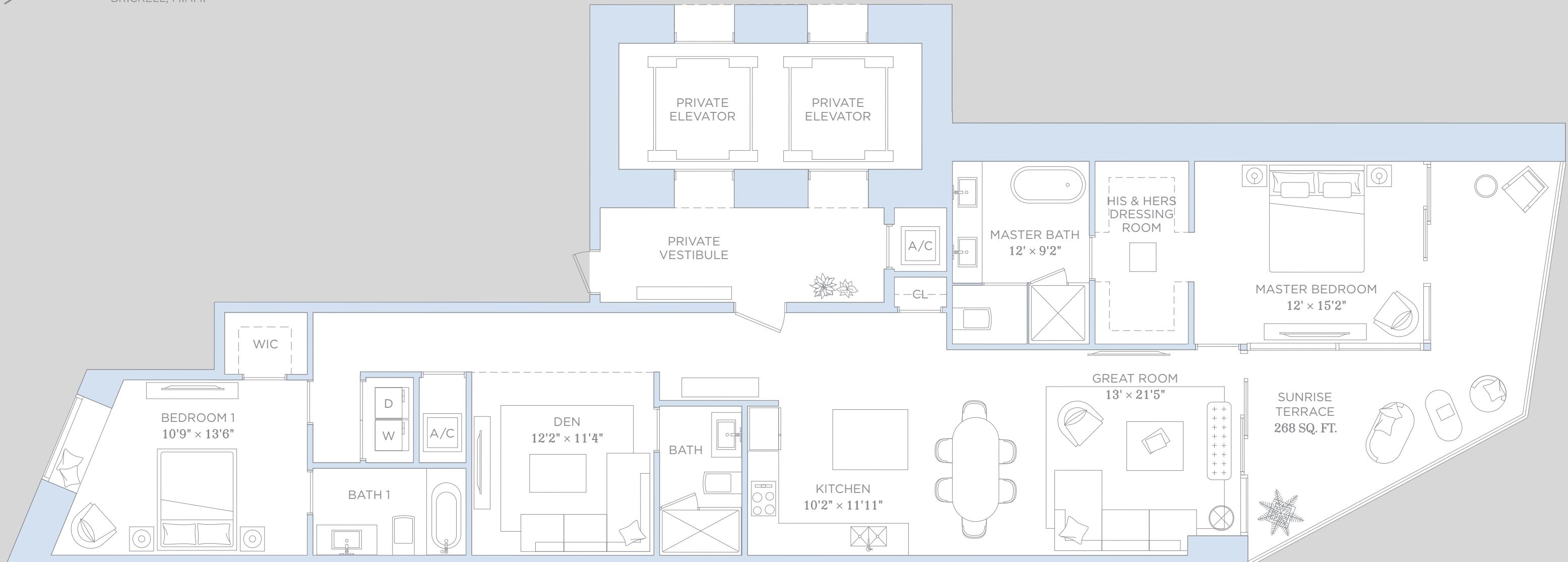
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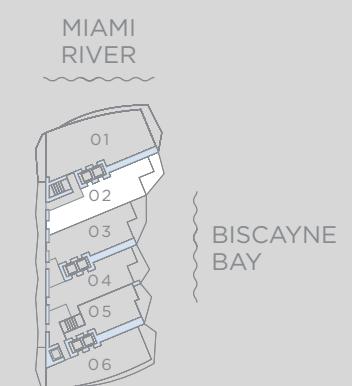
RESIDENCE 02

2 BEDROOMS 3 BATHROOMS & DEN

A/C INTERIOR AREA: 1,935 SQ.FT. 179.76 SQ.M.

TERRACE AREA: 268 SQ.FT. 24.89 SQ.M.

TOTAL RESIDENCE: 2,203 SQ.FT. 204.66 SQ.M.



RESIDENCE 03



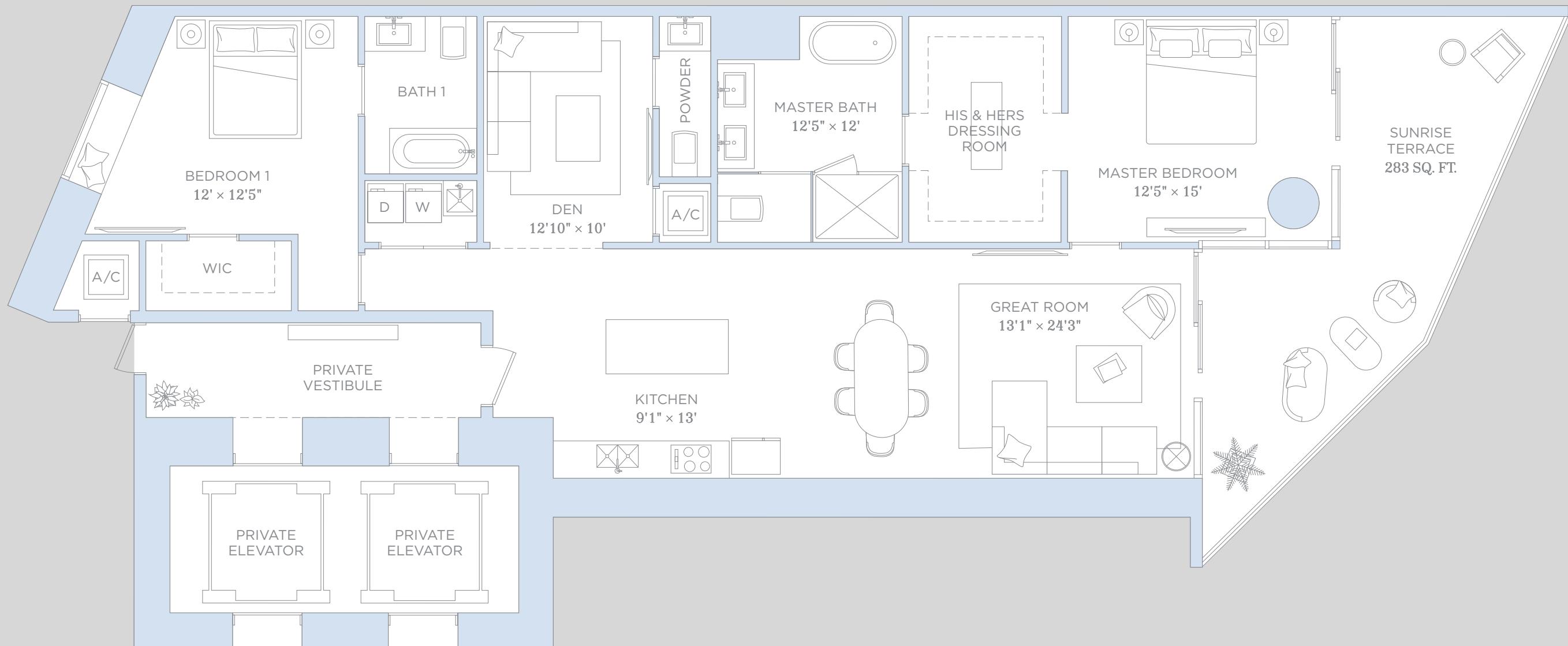
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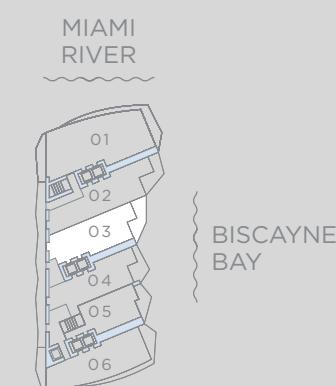
RESIDENCE 03

2 BEDROOMS 2.5 BATHROOMS

A/C INTERIOR AREA: 1906 SQ.FT. 177.07 SQ.M.

TERRACE AREA: 283 SQ.FT. 26.29 SQ.M.

TOTAL RESIDENCE: 2,189 SQ.FT. 203.36 SQ.M.



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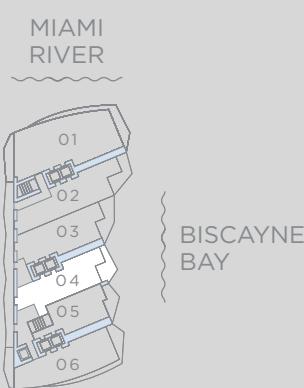
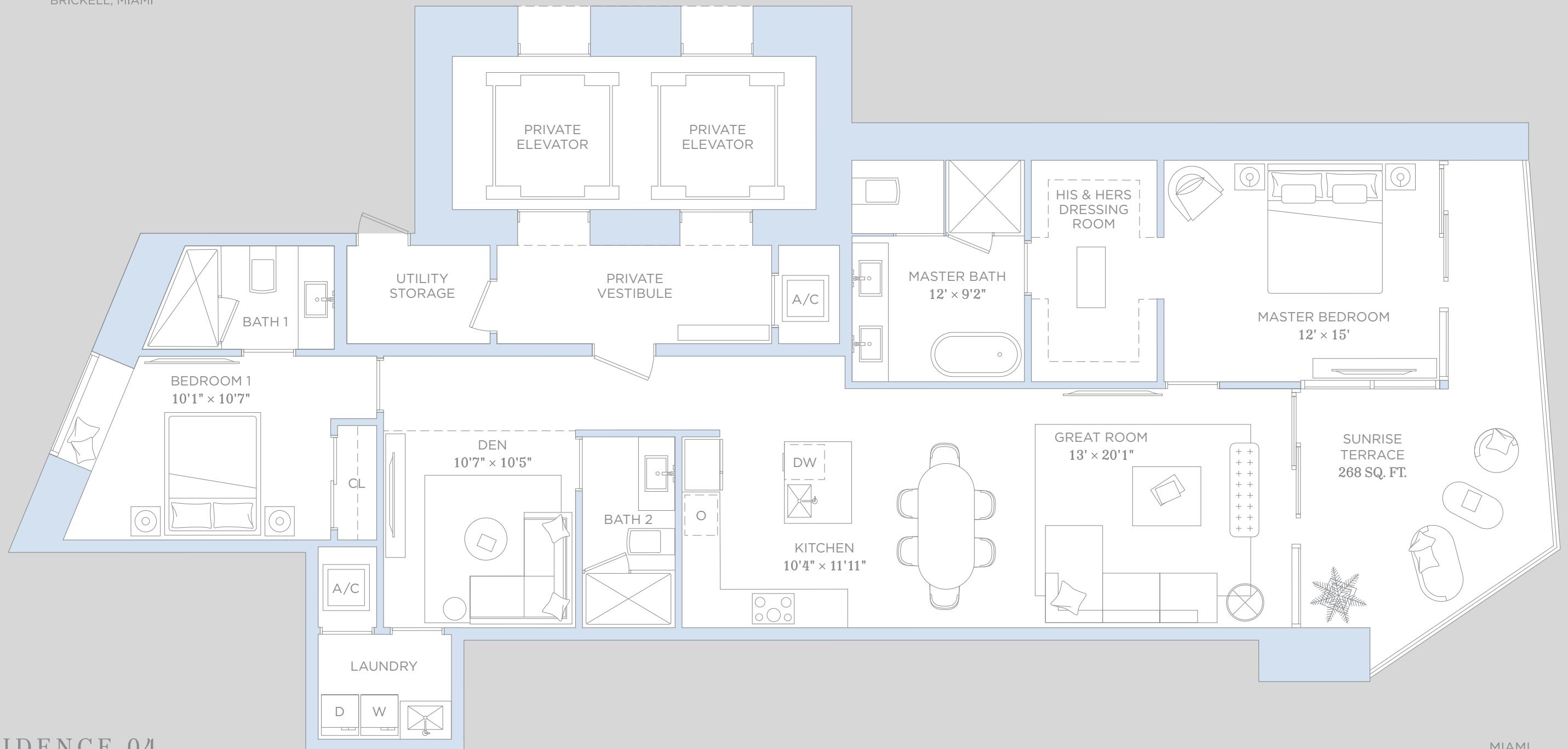
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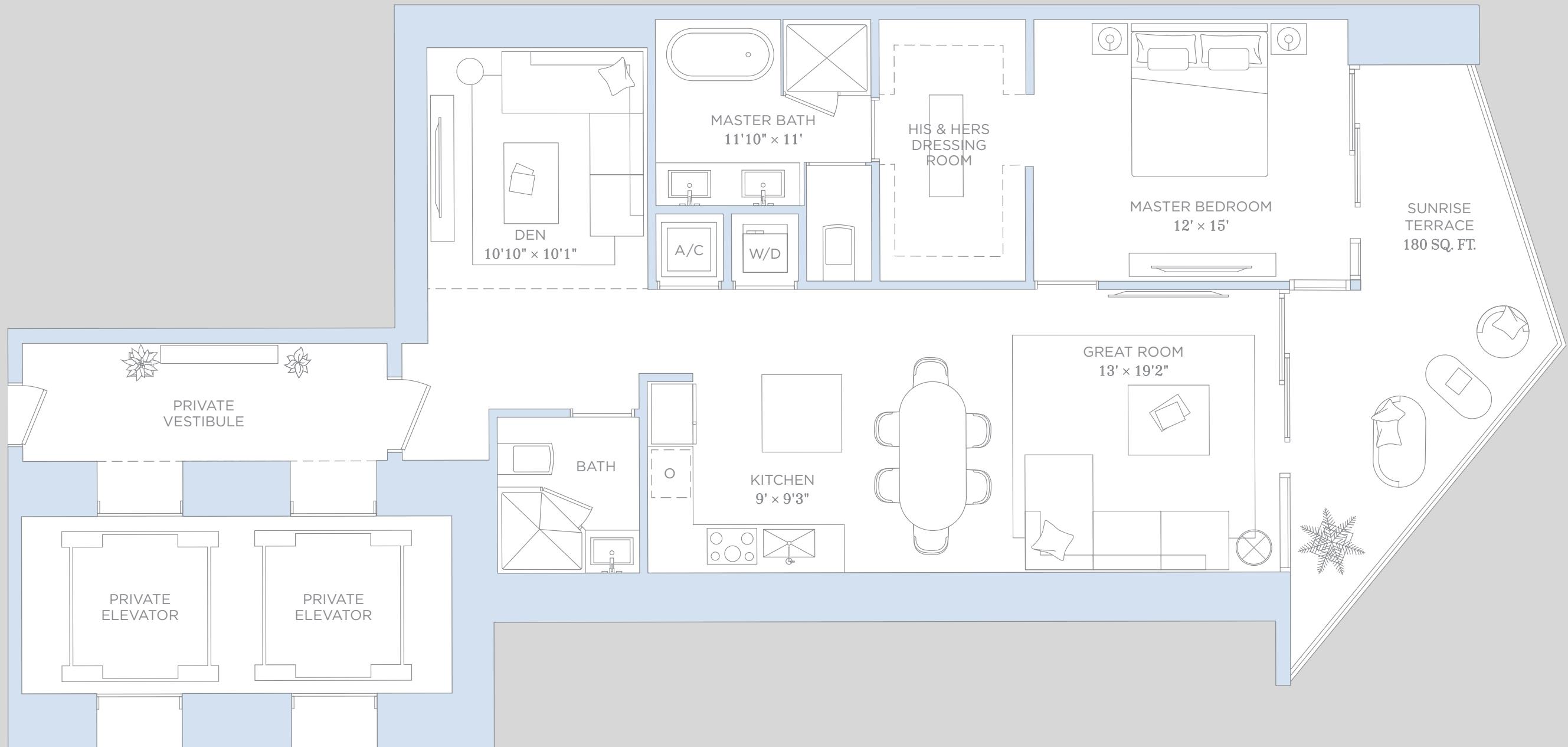
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BRICKELL, MIAMI



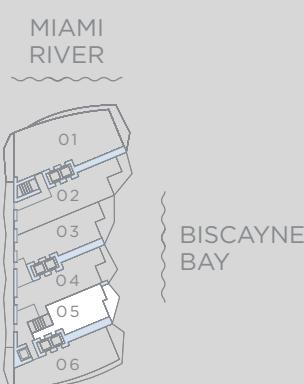
RESIDENCE 05

1 BEDROOMS 2 BATHROOMS & DEN

A/C INTERIOR AREA: 1,386 SQ.FT. 128.76 SQ.M.

TERRACE AREA: 180 SQ.FT. 16.72 SQ.M.

TOTAL RESIDENCE: 1,566 SQ.FT. 145.48 SQ.M.



RESIDENCE 06



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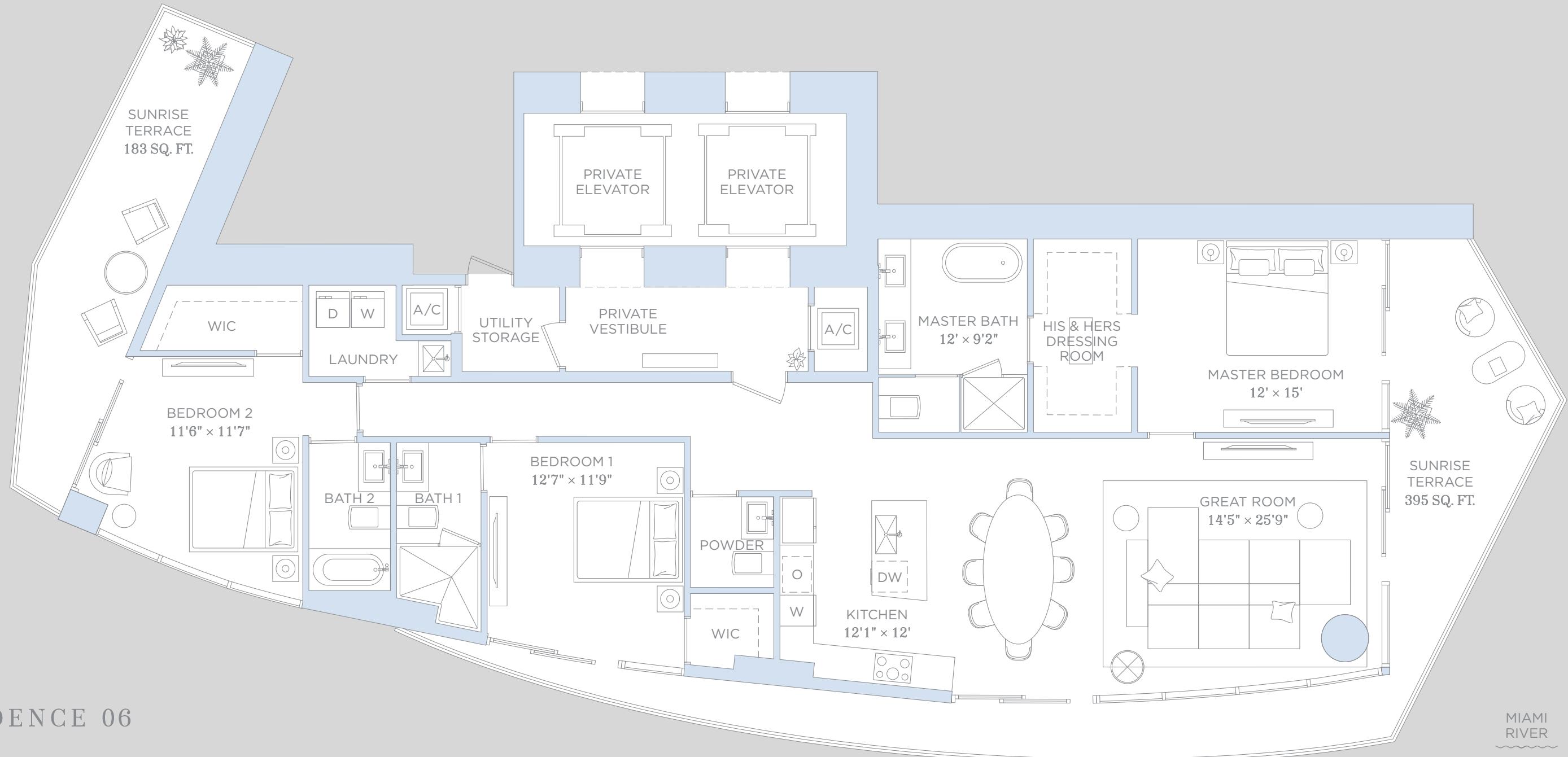
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RESIDENCES
BRICKELL, MIAMI

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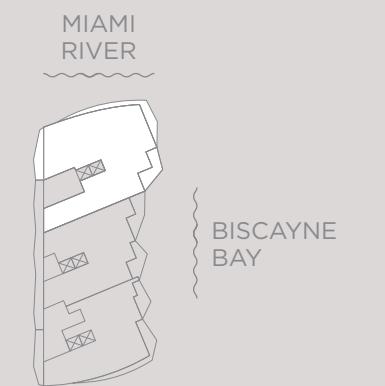
RESIDENCES
BRICKELL, MIAMI



RESIDENCE 06

3 BEDROOMS 3.5 BATHROOMS

A/C INTERIOR AREA:	2,098 SQ.FT.	194.91 SQ.M.
TERRACE AREA:	578 SQ.FT.	53.69 SQ.M.
TOTAL RESIDENCE:	2,676 SQ.FT.	248.60 SQ.M.



PENTHOUSE 01
70TH TO 71ST LEVELS



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RESIDENCES
BRIKELL, MIAMI

PENTHOUSE 02

70TH TO 71ST LEVELS

3 BEDROOMS / 4.5 BATHROOMS

FAMILY ROOM / LIBRARY / DEN / MAID'S ROOM

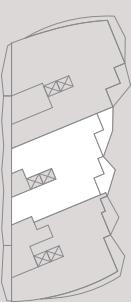
A/C INTERIOR AREA: 3,665 SQ.FT. 340.49 SQ.M.

TERRACE AREA: 566 SQ.FT. 52.58 SQ.M.

TOTAL RESIDENCE: 4,231 SQ.FT. 393.07 SQ.M.



MIAMI
RIVER



BISCAYNE
BAY

PENTHOUSE 02
70TH TO 71ST LEVELS



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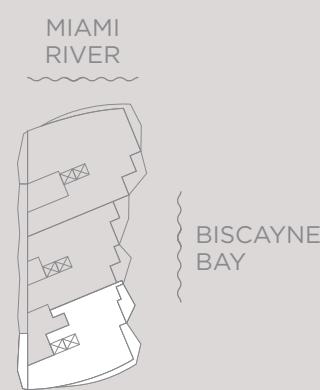
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RESIDENCES
BICKELL, MIAMI

PENTHOUSE 03

70TH TO 71ST LEVELS

3 BEDROOMS / 4.5 BATHROOMS
DEN / MAID'S ROOM

A/C INTERIOR AREA:	3,522 SQ.FT.	327.20 SQ.M.
TERRACE AREA:	758 SQ.FT.	70.42 SQ.M.
TOTAL RESIDENCE:	4,280 SQ.FT.	397.62 SQ.M.



PENTHOUSE 03
70TH TO 71ST LEVELS



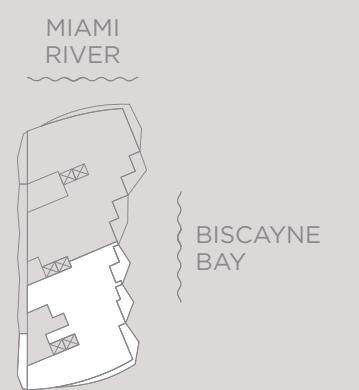
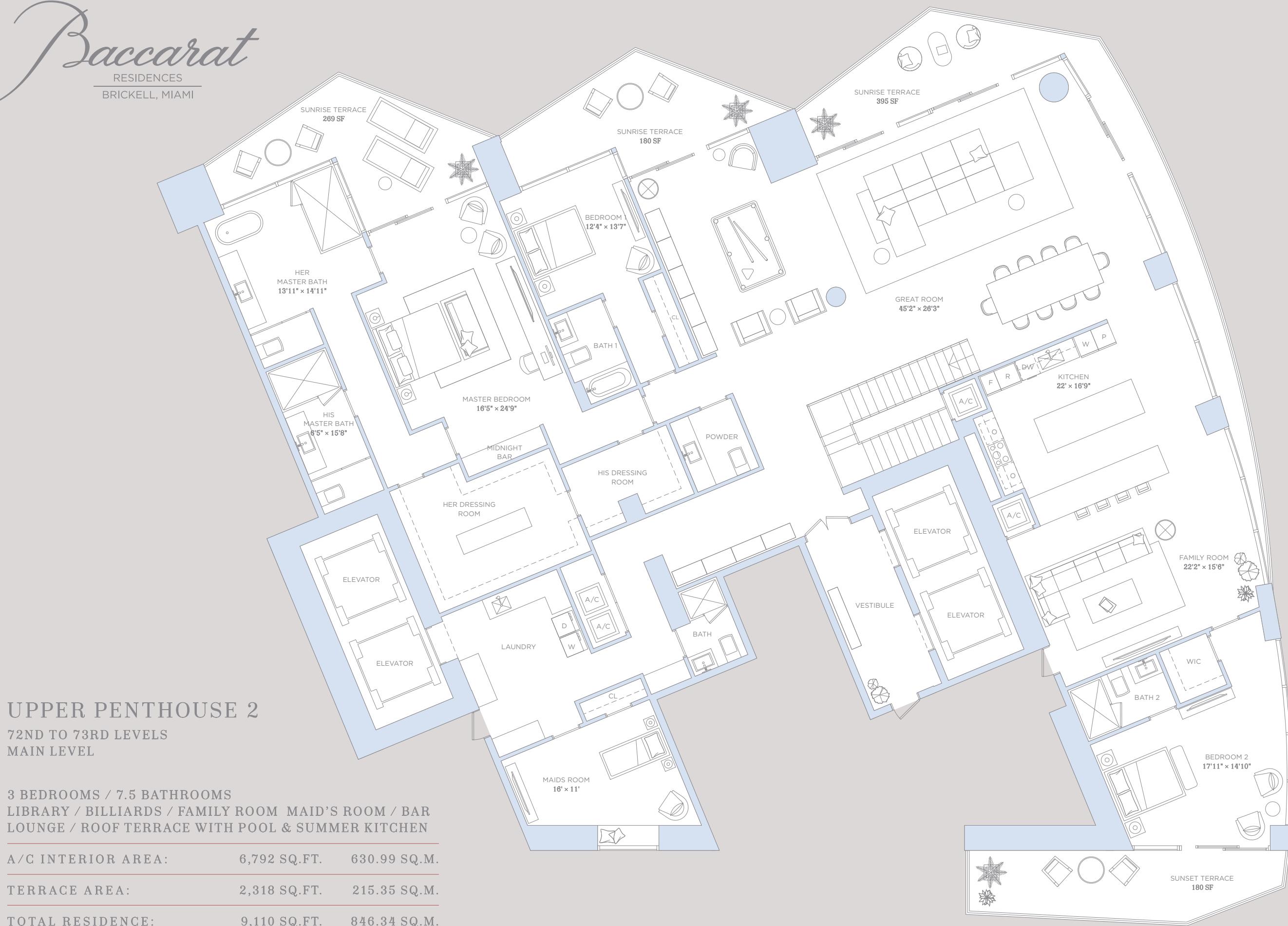
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RESIDENCES
BRICKELL, MIAMI

UPPER PENTHOUSE 2
73RD LEVEL
UPPER LEVEL



UPPER PENTHOUSE 1

72ND TO 73RD LEVELS
MAIN LEVEL

5 BEDROOMS / 9.5 BATHROOMS
FAMILY ROOM / THEATER / DEN / MAID'S ROOM
BILLIARD'S / BAR LOUNGE / EXERCISE ROOM
ROOF TERRACE WITH POOL & SUMMER KITCHEN

A/C INTERIOR AREA:	9,074 SQ.FT.	844 SQ.M.
TERRACE AREA:	2,787 SQ.FT.	258.92 SQ.M.
TOTAL RESIDENCE:	11,861 SQ.FT.	1,101.92 SQ.M.



Baccarat RESIDENCES BRICKELL, MIAMI

UPPER PENTHOUSE 1

73RD LEVEL

UPPER LEVEL

