

INNOVATIO REALTY GROUP

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# Nobu Residences Miami

*The Insider Guide for Buyers and Investors*

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619 Brickell Avenue, Miami

Designed by Foster + Partners with Sieger Suarez Architects

Developed by 13th Floor Investments and Key International

Prepared by

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# Nobu Residences Miami at 619 Brickell: Everything You Actually Need to Know

Nobu Residences at 619 Brickell is Miami's first Nobu-branded condominium tower, rising 75 stories on Brickell Avenue directly along Biscayne Bay. Designed by Foster + Partners in collaboration with Sieger Suarez Architects, the building delivers 296 residences ranging from one to four bedrooms, plus sky villas and four penthouses, priced from \$3 million to \$60 million. The developers are 13th Floor Investments and Key International, with sales co-led by Key International and ONE Sotheby's International Realty. Official sales launched in May 2026, with delivery anticipated in 2030 to 2031.

I am Katerina Bucciarelli, Lic. Real Estate Broker and Founder of Innovatio Realty Group. I am an authorized advisor inside the Nobu Residences network with direct access to the developer team, current inventory, floor plans, deposit structures, and pre-launch incentives. If you are weighing this building against St. Regis Brickell, Cipriani Residences, Mandarin Oriental Brickell Key, or the new Delano supertall, this brief gives you the verified facts first, then the strategic context you will not find in a developer brochure.

If you would prefer to skip the read and go straight to a private strategy call, the link is at the close of this brief. Otherwise, keep reading. I built this guide to be the single most useful resource on this building anywhere in print.

## Nobu Residences Miami at a Glance

DETAIL	VERIFIED SPECIFICATION
<b>Project Name</b>	Nobu Residences at 619 Brickell
<b>Address</b>	619 Brickell Avenue, Miami, FL 33131
<b>Height</b>	75 stories, approximately 860 feet
<b>Total Residences</b>	296 units
<b>Architect</b>	Foster + Partners with Sieger Suarez Architects
<b>Developers</b>	13th Floor Investments + Key International
<b>Sales Leadership</b>	Key International and ONE Sotheby's International Realty
<b>Hospitality Operator</b>	Nobu Hospitality
<b>Sales Launch</b>	May 2026
<b>Estimated Delivery</b>	2030 to 2031
<b>Residence Sizes</b>	One to four bedrooms, plus sky villas and four penthouses
<b>Pricing</b>	From \$3 million to \$60 million
<b>Amenity Square Footage</b>	90,000+ square feet
<b>Signature Wellness Investment</b>	\$25 million Nobu Wellness and Longevity Spa
<b>Bayfront Position</b>	Direct Biscayne Bay frontage

# What Makes Nobu Residences at 619 Brickell Different from Every Other Branded Residence in Miami

I have walked clients through every major branded residence project in this city. Here is what sets 619 Brickell apart, in order of strategic importance for the buyer who treats real estate as an investment.

**1. It is the first branded residence in the world built around longevity and biohacking.**

The developers have allocated \$25 million specifically to the Nobu Wellness and Longevity Spa, which will include cryotherapy chambers, hyperbaric oxygen suites, an IV and peptide therapy lounge, physical therapy suites, and ozone therapy. No other branded residence in Miami has approached wellness at this level of capital commitment.

**2. Foster + Partners is the architect, not a co-branded name.**

This is the same firm behind Apple Park, 30 St Mary Axe in London, and Bloomberg's European headquarters. In Miami's branded residence pipeline, only a handful of projects can claim that pedigree.

**3. The site is genuinely bayfront.**

Many Brickell towers market water views. 619 Brickell is positioned directly between Brickell Avenue and Biscayne Bay, with five twisting cassettes oriented to maximize the water exposure of every single residence. The building's massing was designed for the view, not the lot.

**4. Nobu Hospitality is the operational manager, not a logo.**

Residents have a full Nobu restaurant at the ground floor with a private dining room reserved for them, a residents-only Nobu cafe and bar on the 11th floor with bay views, in-residence dining, and private chef services. The Nobu brand is the building's operating system, not its facade.

**5. The unit count is restrained.**

296 residences across 75 floors keeps density low and the resale market healthy. Many newer Brickell towers carry 400 to 500 units, which dilutes resale demand at delivery.

**6. The amenity program is unprecedented for Brickell.**

Over 90,000 square feet of indoor and outdoor amenities, including four pools (an 86-foot sunset pool, hot and cold plunge pools, a rejuvenation salt pool, and a lap pool with an outdoor spa garden), padel courts, game rooms, and sports simulators.

# The Residences: What You Are Actually Buying

Floor plans range from one-bedroom-plus-den layouts to expansive four-bedroom homes, with the upper floors holding sky villas and four penthouses. Every residence is delivered with:

- Floor-to-ceiling glass with wraparound terraces
- 10-foot ceilings throughout the living spaces
- Gaggenau kitchen appliance packages
- Custom cabinetry with Italian millwork
- Smart home automation
- Medical-grade HEPA air purification
- Ozone-enhanced whole-home water filtration
- Circadian lighting designed for sleep and recovery
- Low-EMF grounded interior systems

That last cluster, the air, water, lighting, and EMF specifications, is the longevity thesis built into the residence itself. You will not find it in any other Brickell building delivering in this window.

## The 90,000 Square Foot Amenity Program

For buyers who measure value by what their HOA delivers, this is where the building separates from its peers.

### WELLNESS AND LONGEVITY (THE \$25 MILLION CENTERPIECE)

- Cryotherapy chambers
- Hyperbaric oxygen suites
- IV and peptide therapy lounge
- Ozone therapy suites
- Physical therapy and recovery
- Full-floor wellness sanctuary with steam, sauna, and cold plunge
- Yoga and movement studios

### POOLS AND OUTDOOR LIVING

- 86-foot sunset pool
- Hot plunge and cold plunge pools
- Rejuvenation salt pool

- Lap pool with outdoor spa garden
- Cabanas and lounge programming

### **DINING AND HOSPITALITY (OPERATED BY NOBU)**

- Ground-floor full-scale Nobu restaurant (public access, private resident dining room)
- 11th-floor residents-only Nobu cafe and bar with Biscayne Bay views
- In-residence dining and private chef services
- Global dining and event privileges through the Nobu network

### **SPORT AND LIFESTYLE**

- Padel courts
- Sports simulators
- Game rooms and social lounges
- Five-star concierge with butler, housekeeping, childcare, pet care, and chauffeur access

# The Investment Thesis (My Honest Take)

Every property I represent is framed through one lens: long-term value, equity, and return. Here is how I see this building.

## **The brand premium is real.**

Branded residences from Cipriani, St. Regis, Viceroy, and Dolce and Gabbana have historically commanded resale premiums of 20 to 30 percent over comparable non-branded inventory in Miami. Nobu, with its global recognition and direct hospitality operation, sits comfortably inside that premium tier.

## **The bayfront position protects downside.**

Brickell has multiple branded towers in the pipeline, which means the buyer needs to think about what differentiates one branded residence from another in five to seven years. Direct bayfront frontage with unobstructed water views from every residence is a moat that competing inland towers cannot replicate.

## **The longevity positioning targets a growing buyer pool.**

Family offices, executives relocating from finance hubs, and ultra-high-net-worth buyers from Latin America, Italy, and the Middle East are increasingly buying for health and longevity, not just lifestyle. This building is engineered for that demand profile.

## **The risk to model: timeline.**

Pre-construction in Miami has a documented history of 12 to 18 months of delay from the publicly stated timeline. Plan for delivery in 2031 even if marketing materials suggest 2030, and structure your deposits and capital accordingly. This is not a reason to wait. It is a reason to negotiate well.

# Frequently Asked Questions

## **Q. When did sales launch?**

A. Official sales launched in May 2026, co-led by Key International and ONE Sotheby's International Realty.

## **Q. Who is the developer?**

A. 13th Floor Investments in partnership with Key International. Both are Miami-based firms with extensive South Florida luxury and mixed-use track records. Key International's prior projects include 1010 Brickell, The Harbor, and 400 Sunny Isles.

## **Q. Who designed the building?**

A. Foster + Partners is the lead architect, in collaboration with Sieger Suarez Architects. Foster + Partners is the firm behind Apple Park, 30 St Mary Axe in London, and Bloomberg's European headquarters.

**Q. What is the starting price?**

A. Pricing at launch begins at \$3 million for entry residences and reaches up to \$60 million for the top penthouses. Pre-launch pricing on selected one-bedroom-plus-den layouts was reported as low as \$2.4 million for 1,176 square foot units. Current pricing should be verified directly with me.

**Q. How many residences are there?**

A. 296 units across 75 stories. The mix includes one to four bedroom residences, sky villas, and four penthouses.

**Q. When will it be delivered?**

A. Anticipated delivery is 2030 to 2031. Construction has not yet broken ground. As with all Miami pre-construction, plan for the later end of that window.

**Q. Can I rent it out?**

A. Rental rules for branded residences vary. The Nobu Residences program details on short-term rental eligibility are part of the offering documents and should be reviewed in detail before contract. I walk every client through this in the strategy session.

**Q. Is this a better investment than Mandarin Oriental Residences Brickell Key or St. Regis Residences Brickell?**

A. Each project targets a different buyer profile. The short version: Nobu Residences delivers the most aggressive longevity and wellness program, Mandarin Oriental delivers the most prestigious hospitality service standard, and St. Regis delivers the most ultra-high-net-worth-targeted product. The right answer depends on your timeline, capital, and use case. I have a full head-to-head comparison ready for our session.

# Why Work With Me on This Building

I am Katerina Bucciarelli. I am a licensed real estate broker in Florida, New York, and New Jersey. I hold the CRS, SRS, RENE, E-PRO, and Luxury Marketing Specialist designations, am a Realm Global Collective member, and serve in NAR Global, ICREA, and the Italian South East Commerce Chamber. I am trilingual in English, Spanish, and Italian, with 18 years in this industry and a network that puts me #intheroom on projects like this one before public marketing reaches most buyers.

Innovatio Realty Group is a one-stop solution. When you buy with me, you do not just get the contract. You get the in-house licensed and bonded contractor for any post-delivery customization, the strategic space planners, the staging team for resale, the marketing team that sells at the highest possible price when you exit, and the negotiator who has closed off-market deals at every price point in this city.

When I represent you on a building like Nobu Residences, you are buying through an advisor with direct developer-team access, real-time inventory visibility, and the negotiating posture to extract the best floor, the best view, and the best deposit structure available.

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## Schedule Your Private Nobu Residences Strategy Session

If you are evaluating Nobu Residences at 619 Brickell, the next move is a 30-minute strategy session where I walk you through current inventory, floor plan options, pricing tiers, deposit structures, and the comparative case against the other branded projects in Brickell. There is no pressure, no pitch, and no sales script. Just a clear, honest conversation about whether this is the right building for you.

### **BOOK THE NOBU STRATEGY SESSION**

[calendly.com/kate-roundtable/nobu-residences-by-foster-partners](https://calendly.com/kate-roundtable/nobu-residences-by-foster-partners)

### **OR BOOK A BROADER MIAMI STRATEGY SESSION**

[calendly.com/kate-roundtable/strategy-session](https://calendly.com/kate-roundtable/strategy-session)

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*I look forward to being #intheroom with you.*

**Katerina Bucciarelli, Lic. Real Estate Broker, Founder of Innovatio Realty Group**

*Sources verified as of May 17, 2026: Construction Review Online, Robb Report, Florida YIMBY, PROFILEmiami, Royist, Hoodline, Miami Condo Investments. Pricing and timelines are subject to change. Always confirm current details with Katerina Bucciarelli before contract.*