



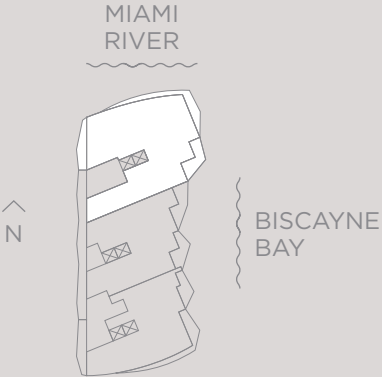
PENTHOUSE 01

70TH TO 71ST LEVELS

4 BEDROOMS / 5.5 BATHROOMS

FAMILY ROOM / LIBRARY / DEN / MAID’S ROOM

A/C INTERIOR AREA:	5,042 SQ.FT.	468.42 SQ.M.
TERRACE AREA:	896 SQ.FT.	83.24 SQ.M.
TOTAL RESIDENCE:	5,938 SQ.FT.	551.65 SQ.M.



PENTHOUSE 01
70TH TO 71ST LEVELS



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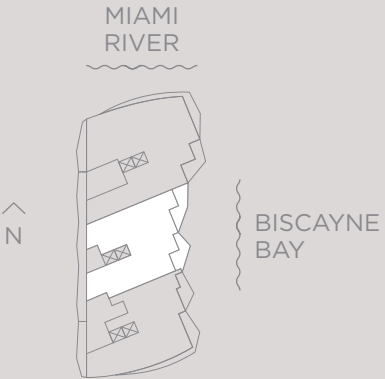
PENTHOUSE 02

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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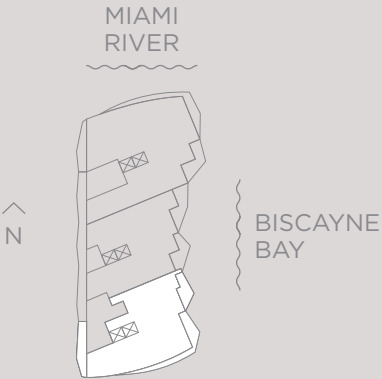


PENTHOUSE 03

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



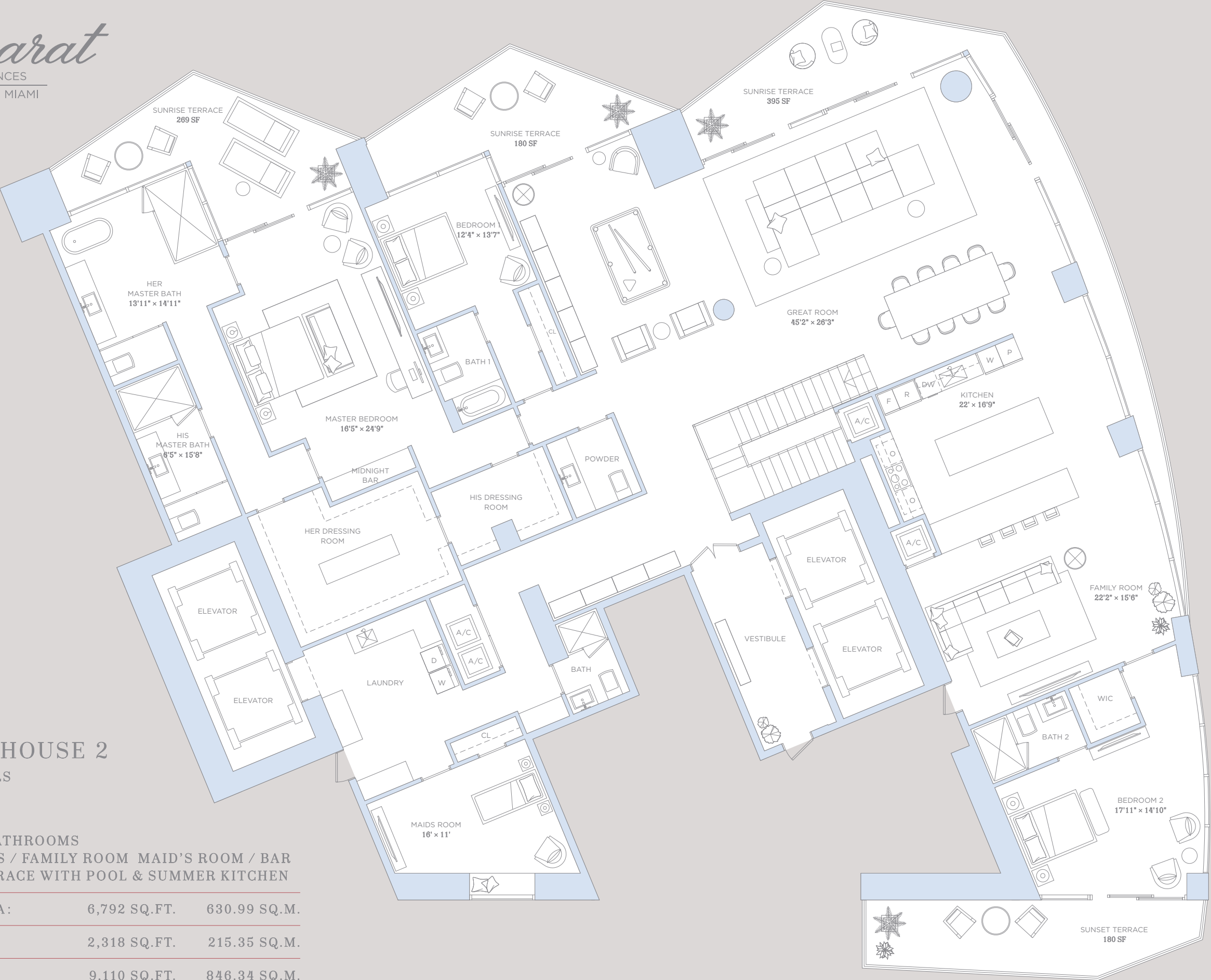
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UPPER PENTHOUSE 2

72ND TO 73RD LEVELS

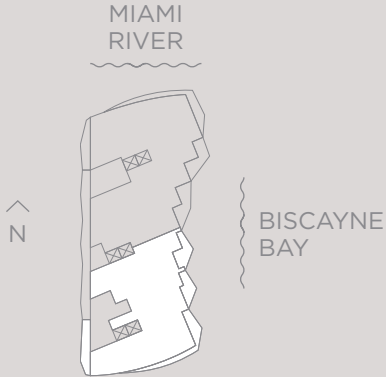
MAIN LEVEL

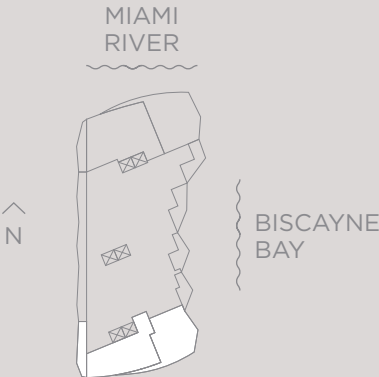
3 BEDROOMS / 7.5 BATHROOMS

LIBRARY / BILLIARDS / FAMILY ROOM MAID’S ROOM / BAR

LOUNGE / ROOF TERRACE WITH POOL & SUMMER KITCHEN

A/C INTERIOR AREA:	6,792 SQ.FT.	630.99 SQ.M.
TERRACE AREA:	2,318 SQ.FT.	215.35 SQ.M.
TOTAL RESIDENCE:	9,110 SQ.FT.	846.34 SQ.M.





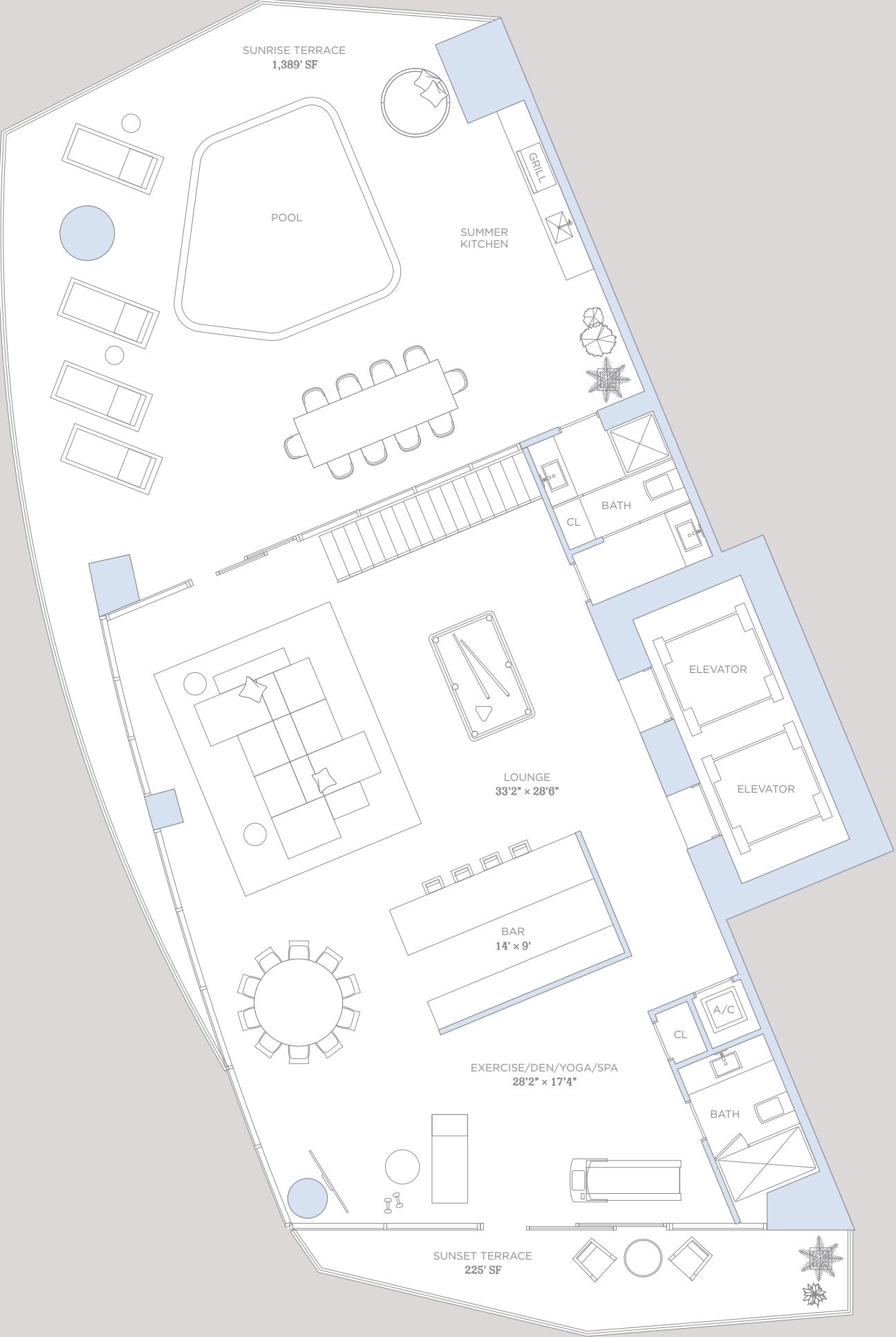
UPPER PENTHOUSE 1

72ND TO 73RD LEVELS
MAIN LEVEL

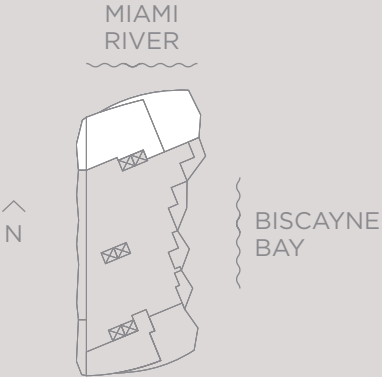
5 BEDROOMS / 9.5 BATHROOMS
FAMILY ROOM / THEATER / DEN / MAID'S ROOM
BILLIARD'S / BAR LOUNGE / EXERCISE ROOM
ROOF TERRACE WITH POOL & SUMMER KITCHEN

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.

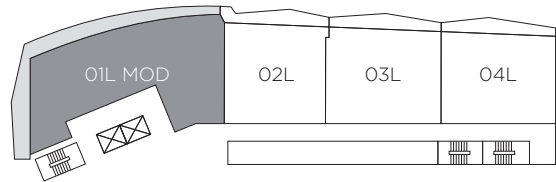




UPPER PENTHOUSE 1
73RD LEVEL
UPPER LEVEL



BACCARAT
LINER



01L MOD

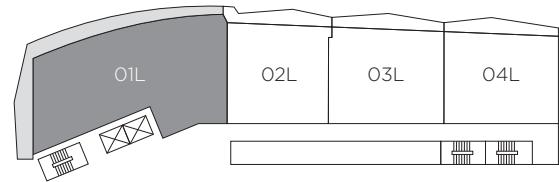
2ND & 12TH Levels

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 guaranty 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.

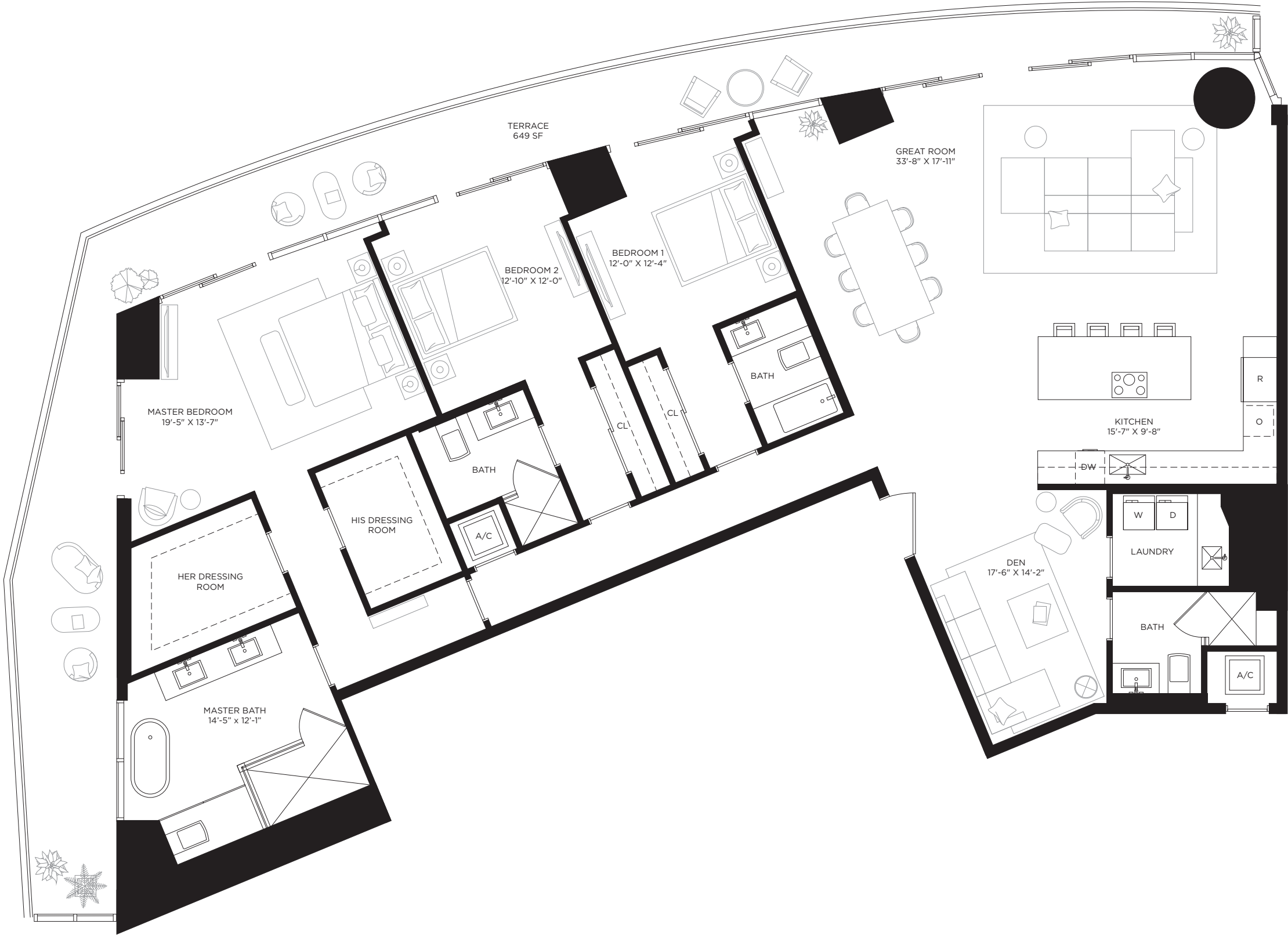


O1L

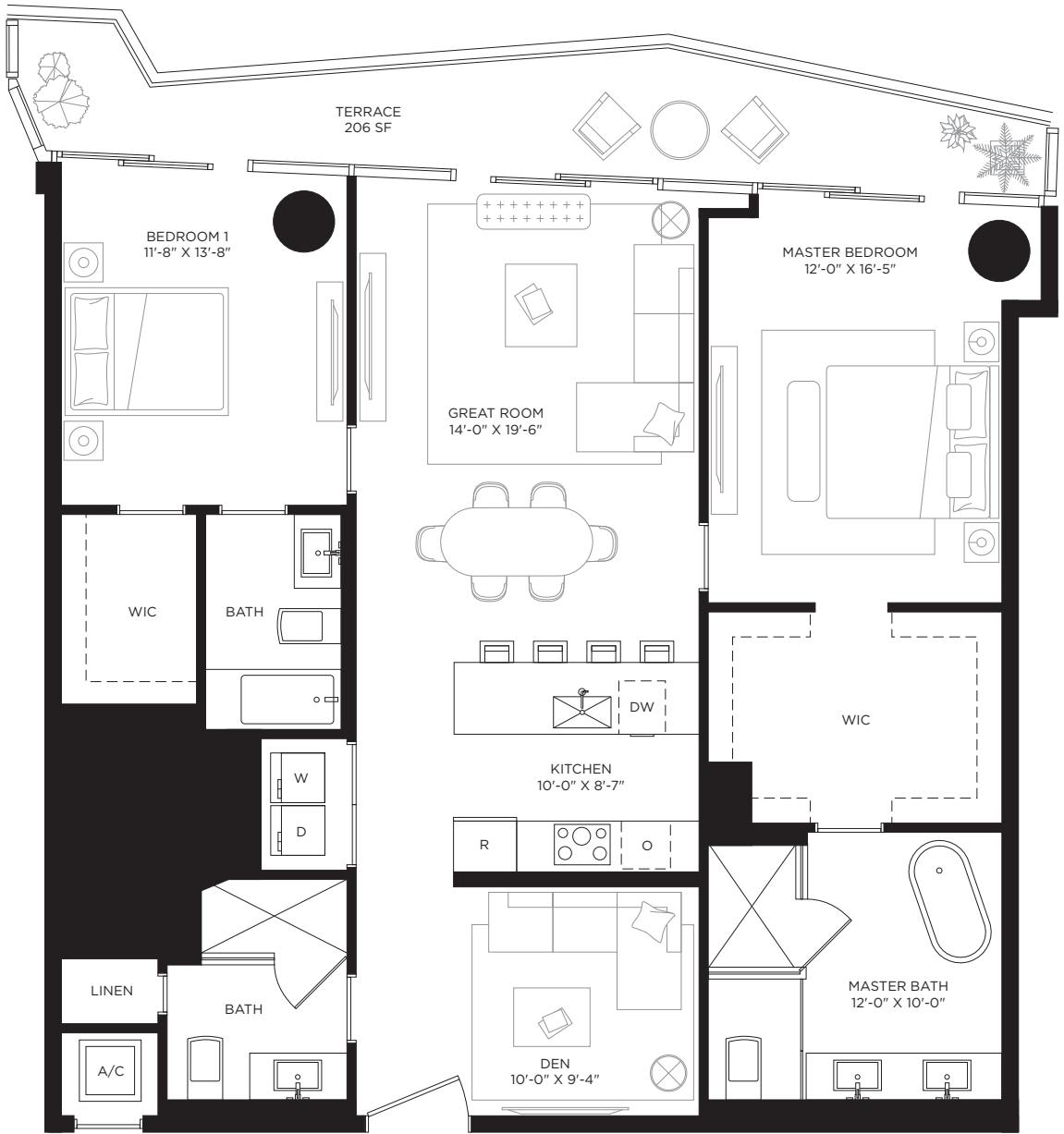
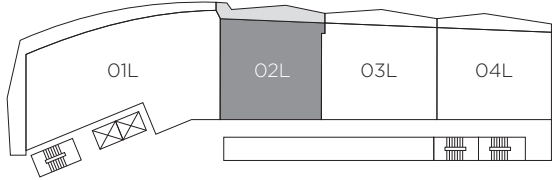
3RD TO 6TH Levels

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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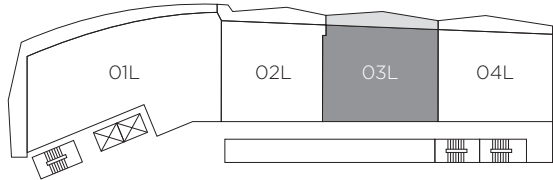
O2L

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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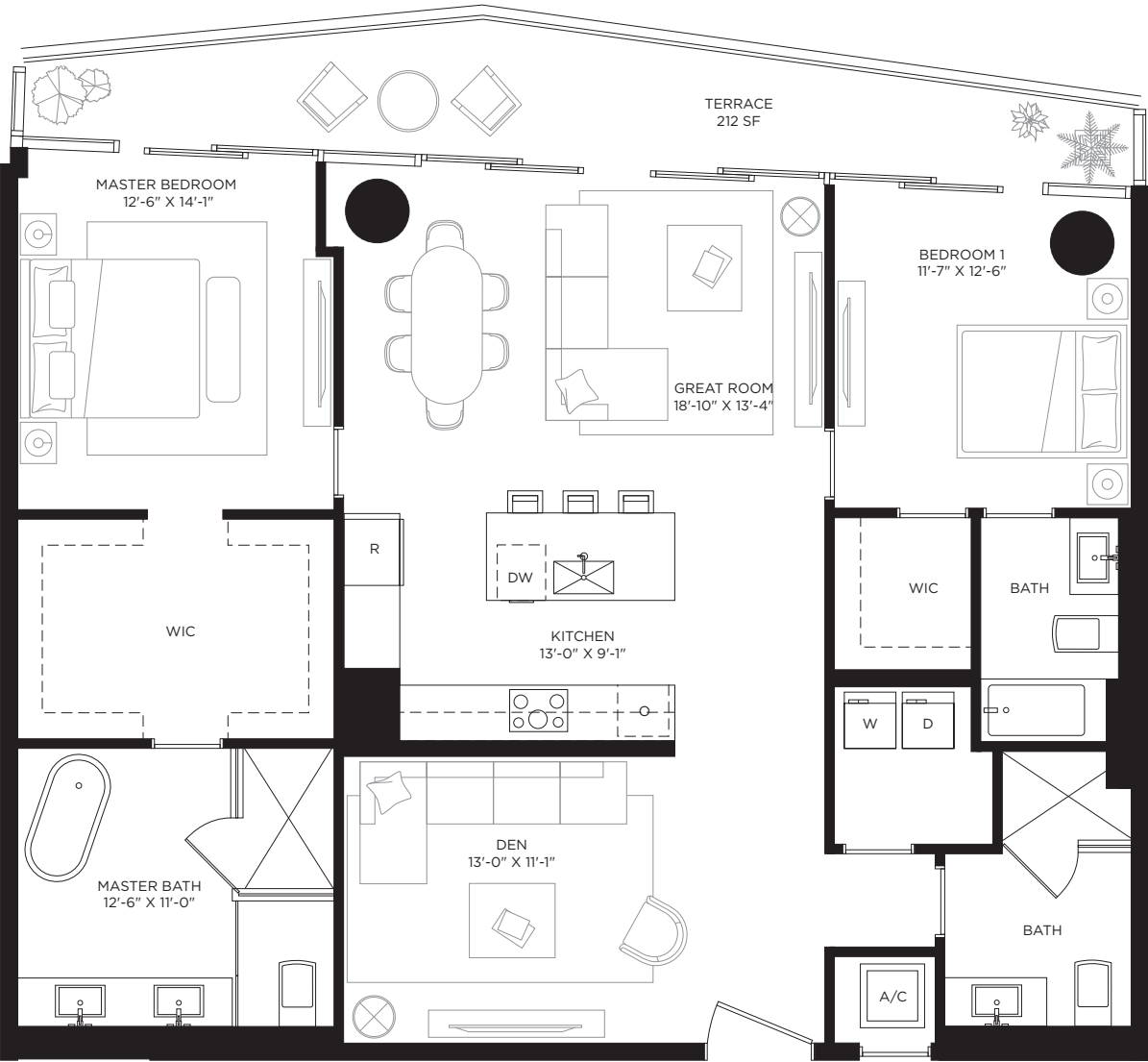
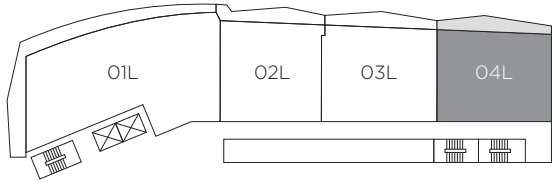
O3L

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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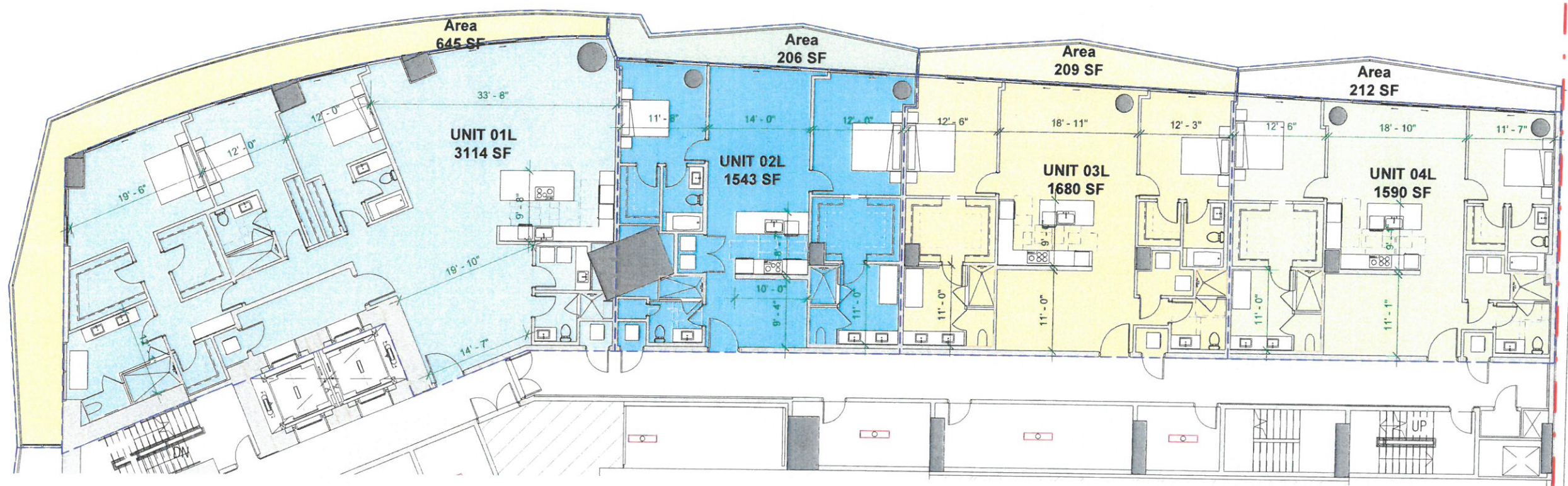
O4L

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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**BACCARAT
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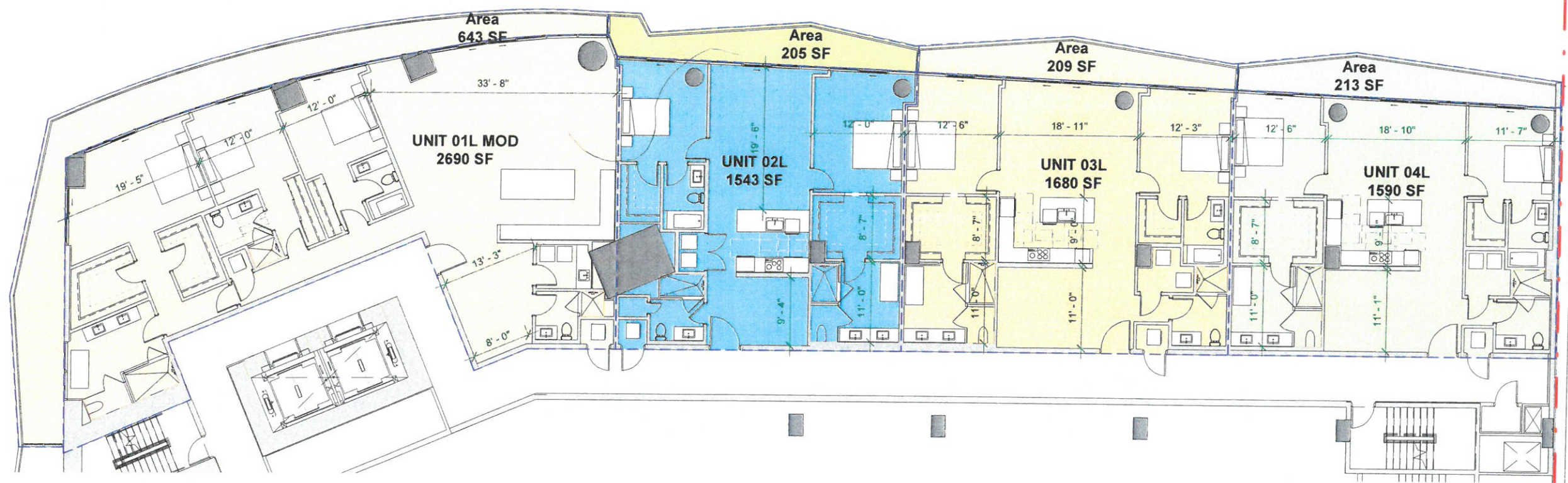
99 SOUTH STREET, MIAMI FL 33131

LEVEL 02 & 11 - LINER UNITS
SCALE: 1/16" = 1'-0"

DATE:
11/19/21

A-02

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LEVEL 03R, 4R, 5R & 6R - LINER UNITS
SCALE: 1/16" = 1'-0"

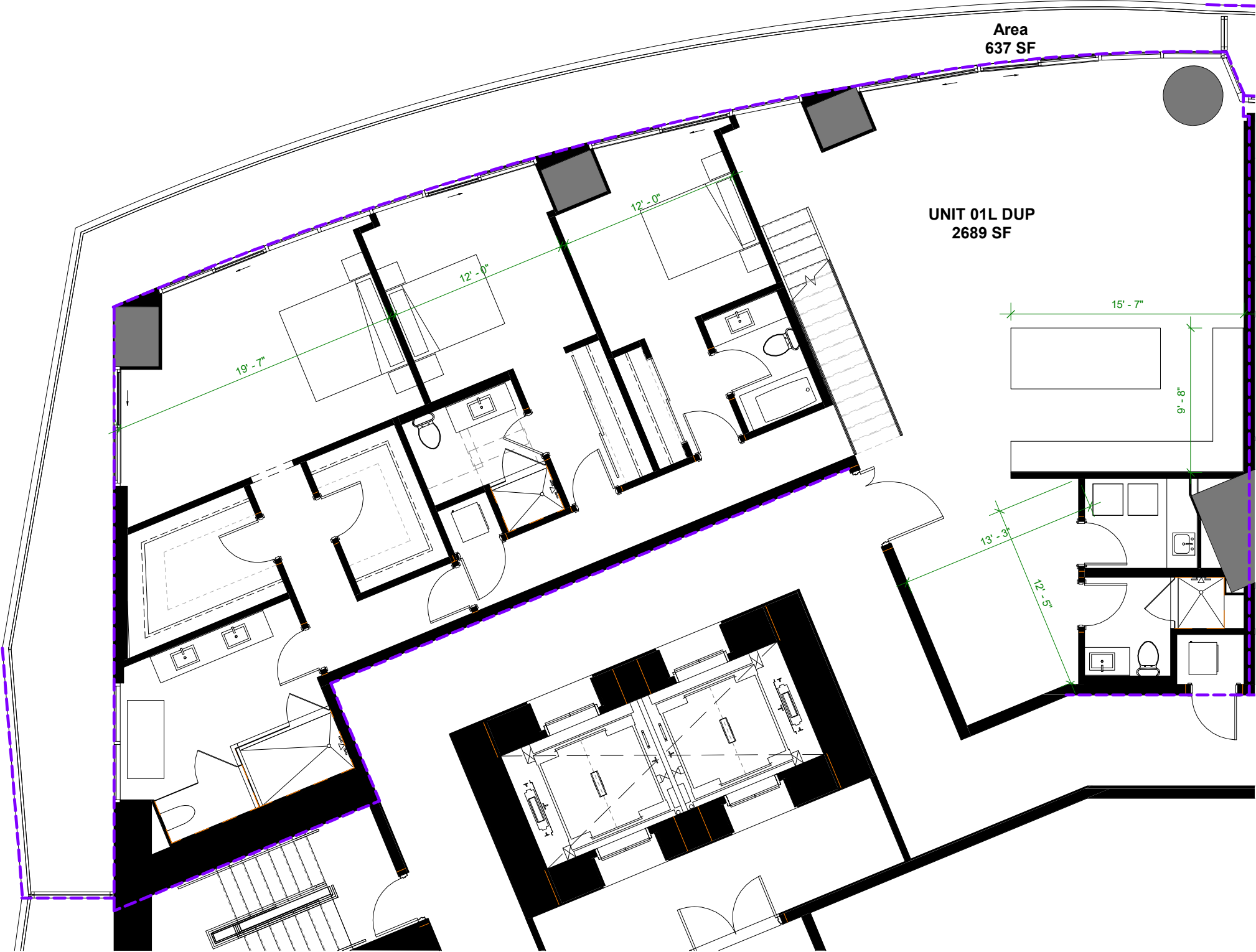
DATE:
11/19/21

A-03

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Residence 01 L DUP | Levels 10 & 11
3 BEDROOMS 6 BATHROOMS, FAMILY/
GUEST ROOM, MEDIA ROOM + DEN

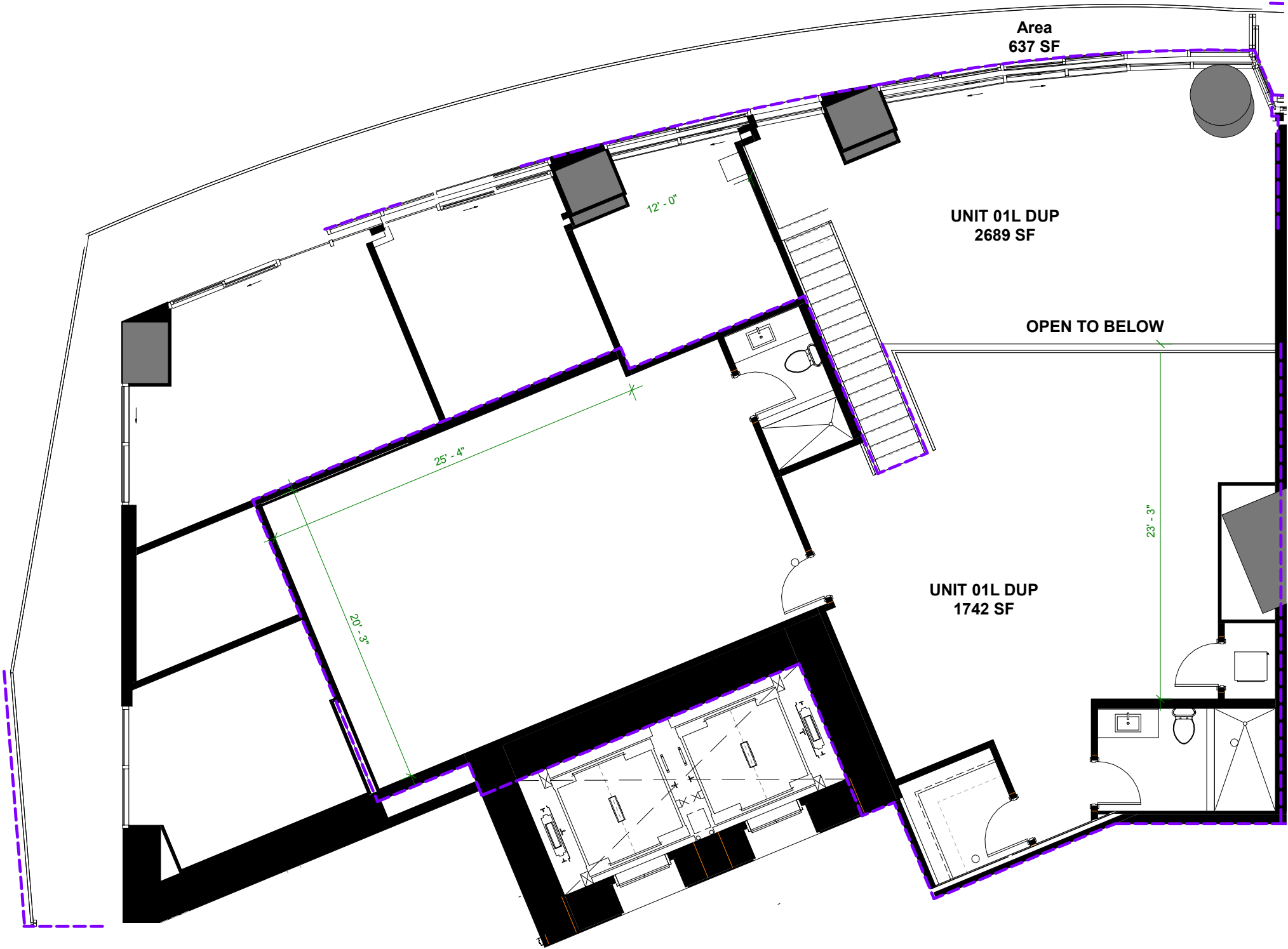
A/C INTERIOR AREA:	4,431 SQ.FT.	411.65 SQ.M.
TERRACE AREA:	637 SQ.FT.	59.17 SQ.M.
TOTAL RESIDENCE:	5,068 SQ.FT.	470.83 SQ.M.



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Residence 01 L DUP
SECOND FLOOR

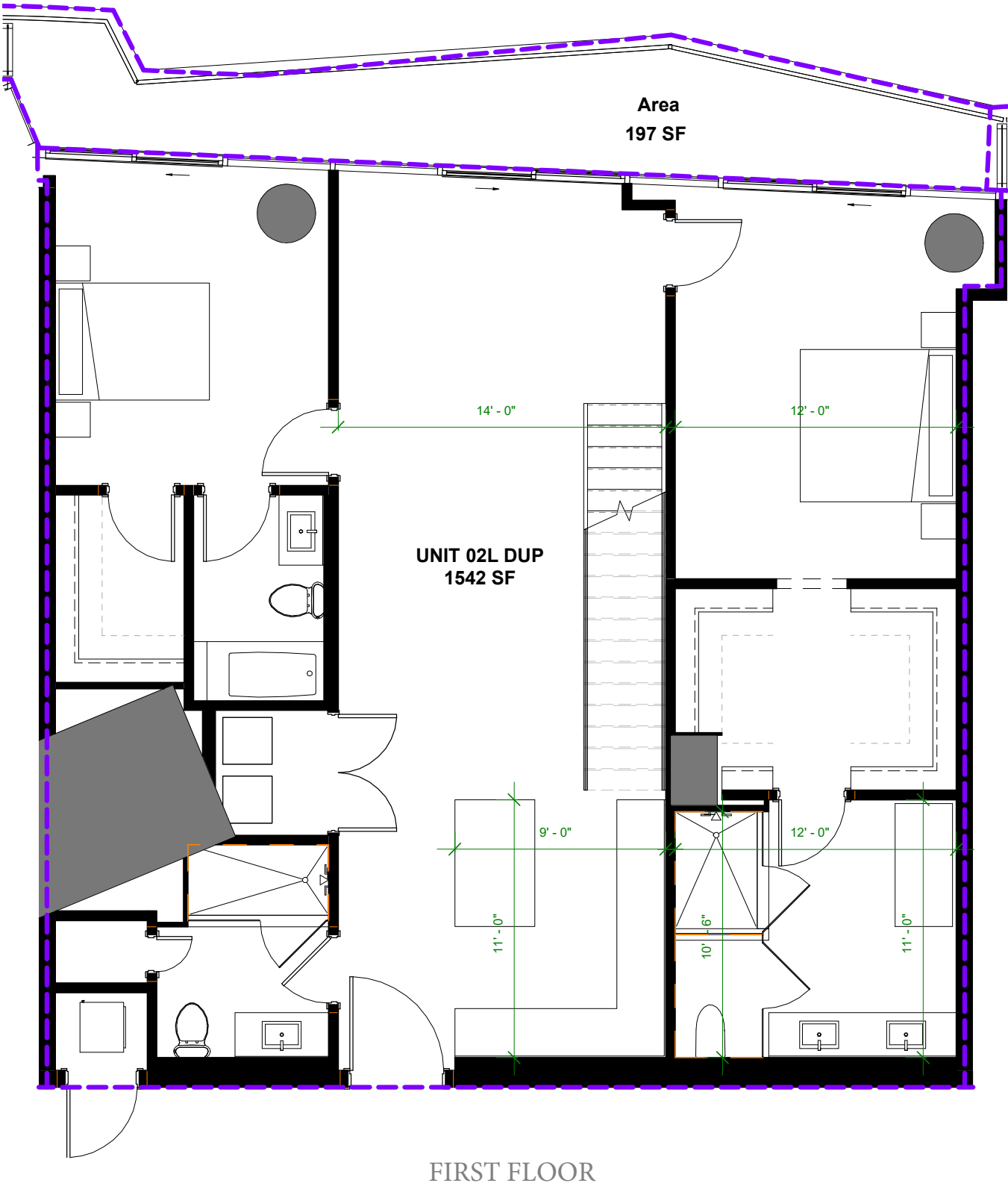


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Residence 02L DUP | Levels 10 & 11
2 BEDROOMS 4 BATHROOMS + FAMILY/GUEST ROOM

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.

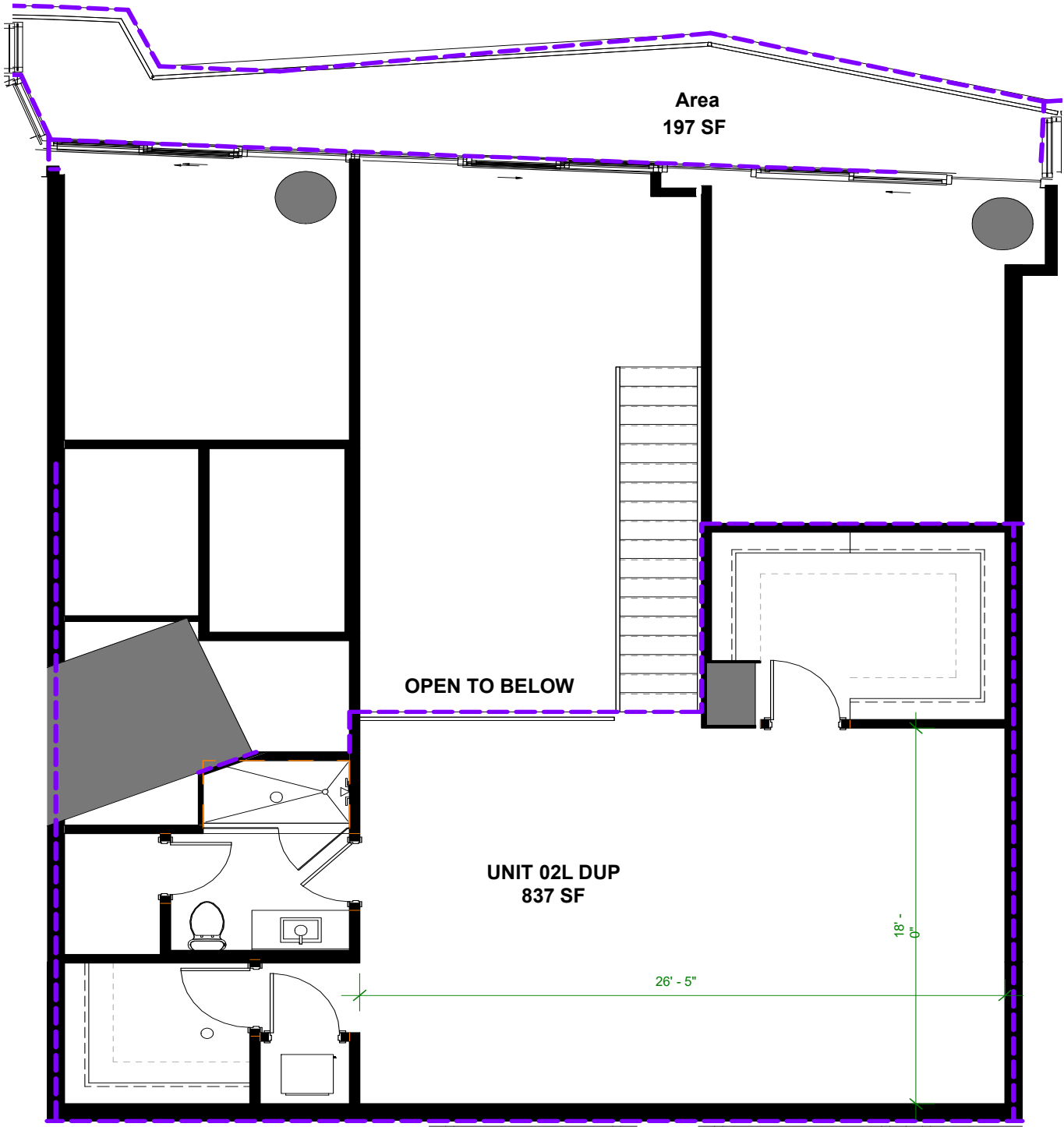


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Residence 02L DUP
SECOND FLOOR



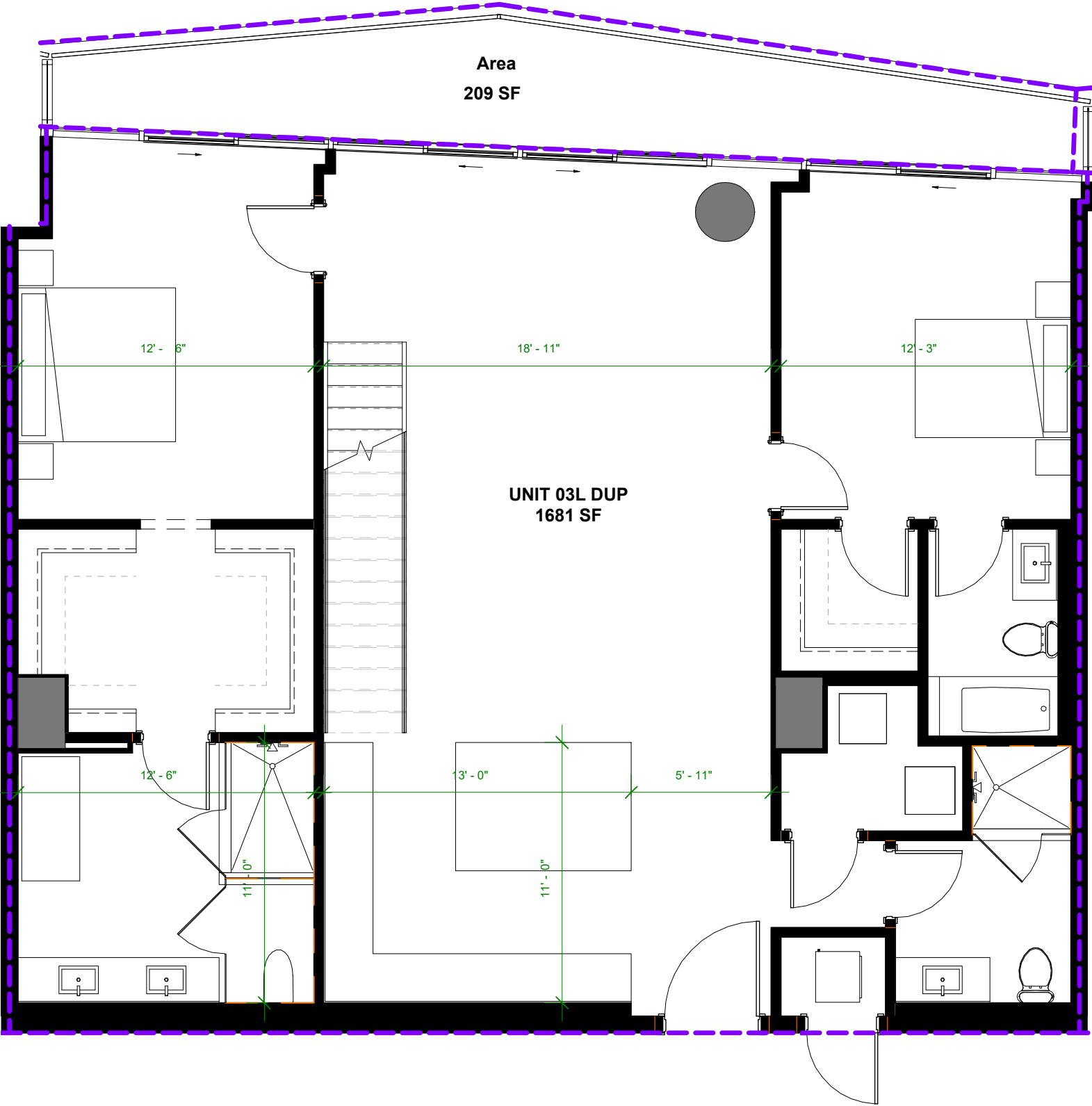
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Residence 03 L DUP | Levels 10 & 11
2 BEDROOMS 3.5 BATHROOMS,
FAMILY/GUEST ROOM + OFFICE

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.

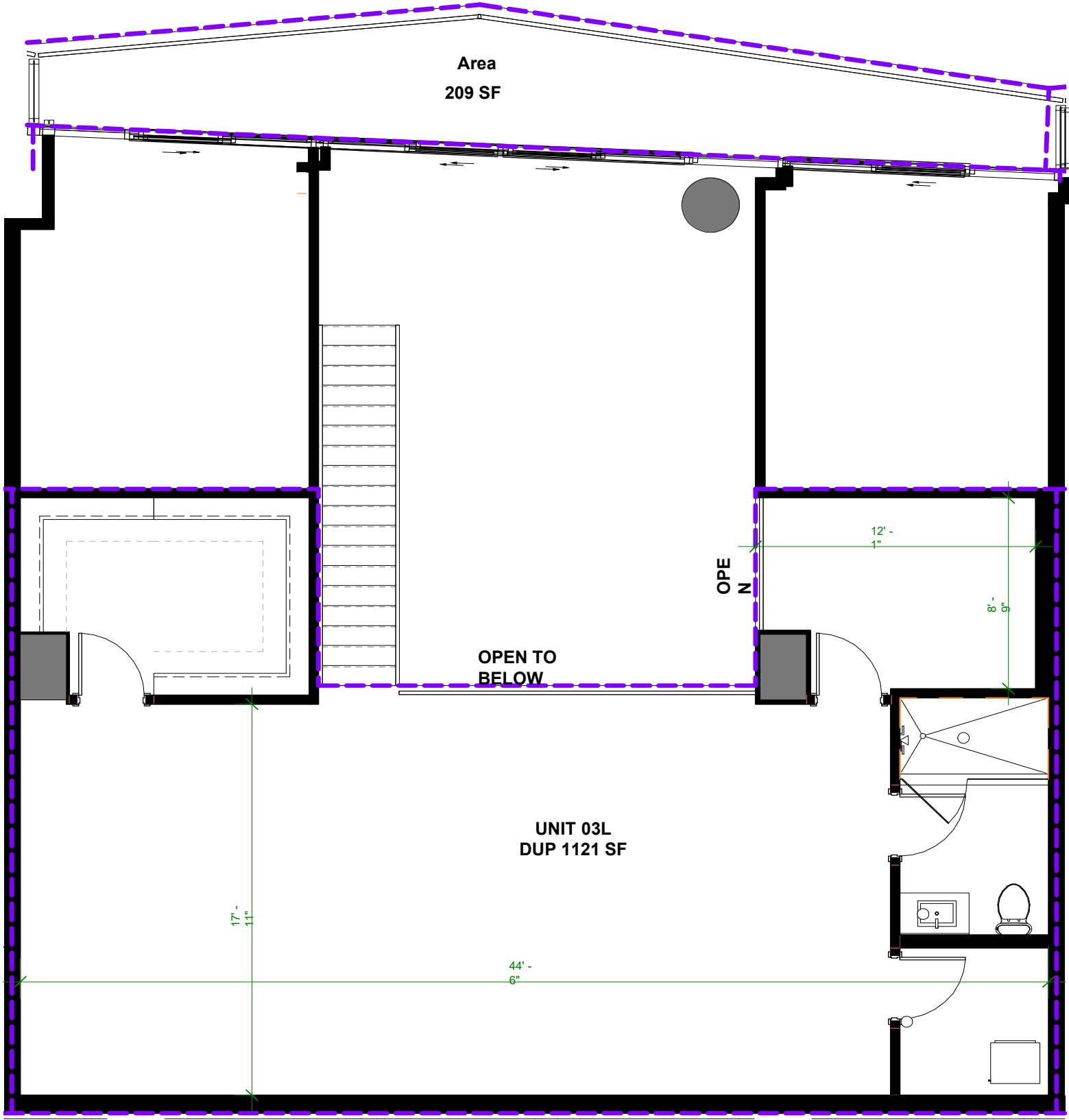


FIRST FLOOR

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Residence 03 L DUP
SECOND FLOOR



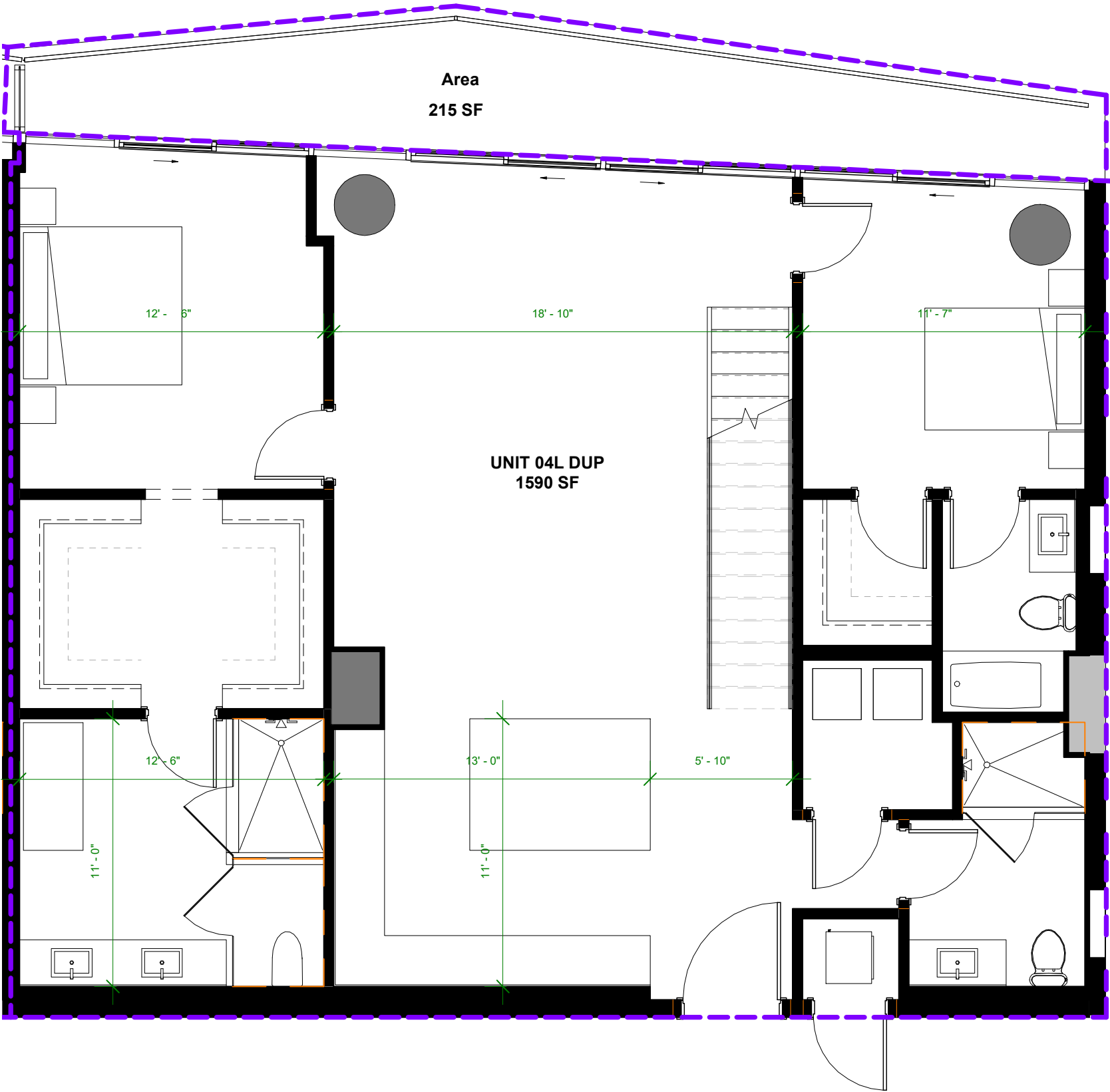
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Residence 04 L DUP | Levels 10 & 11
2 BEDROOMS 3.5 BATHROOMS +
FAMILY/GUEST ROOM

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.



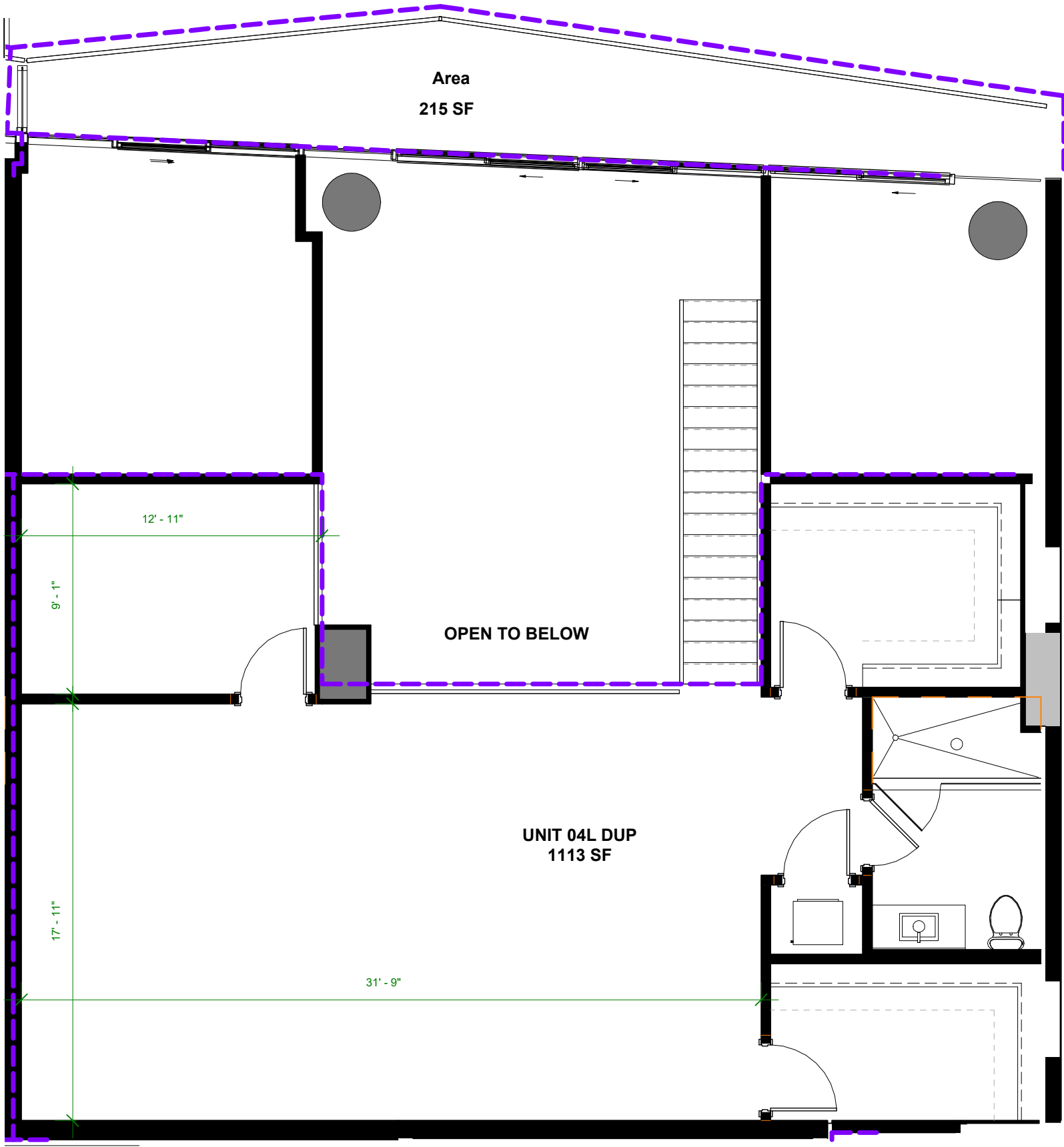
FIRST FLOOR

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Residence 04 L DUP
SECOND FLOOR



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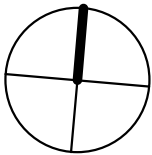
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ARQUITECTONICA

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www.arquitectonica.com

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444 BRICKELL ONE

77/99 SE 5th Street
Miami, FL 33131

COMBO - UNITS 02/03

SCALE: 1/8" = 1'-0"

DATE:

7/14/2021
10:04:01 AM

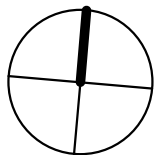
COMBO UNIT 1



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77/99 SE 5th Street
Miami, FL 33131

COMBO - UNITS 04/05

SCALE: 1/8" = 1'-0"

DATE:

7/14/2021

10:04:02 AM

COMBO UNIT 2

7/14/2021 10:04:02 AM

BACCARAT RESIDENCES TOWER FLOOR PLATE



RESIDENCE 01



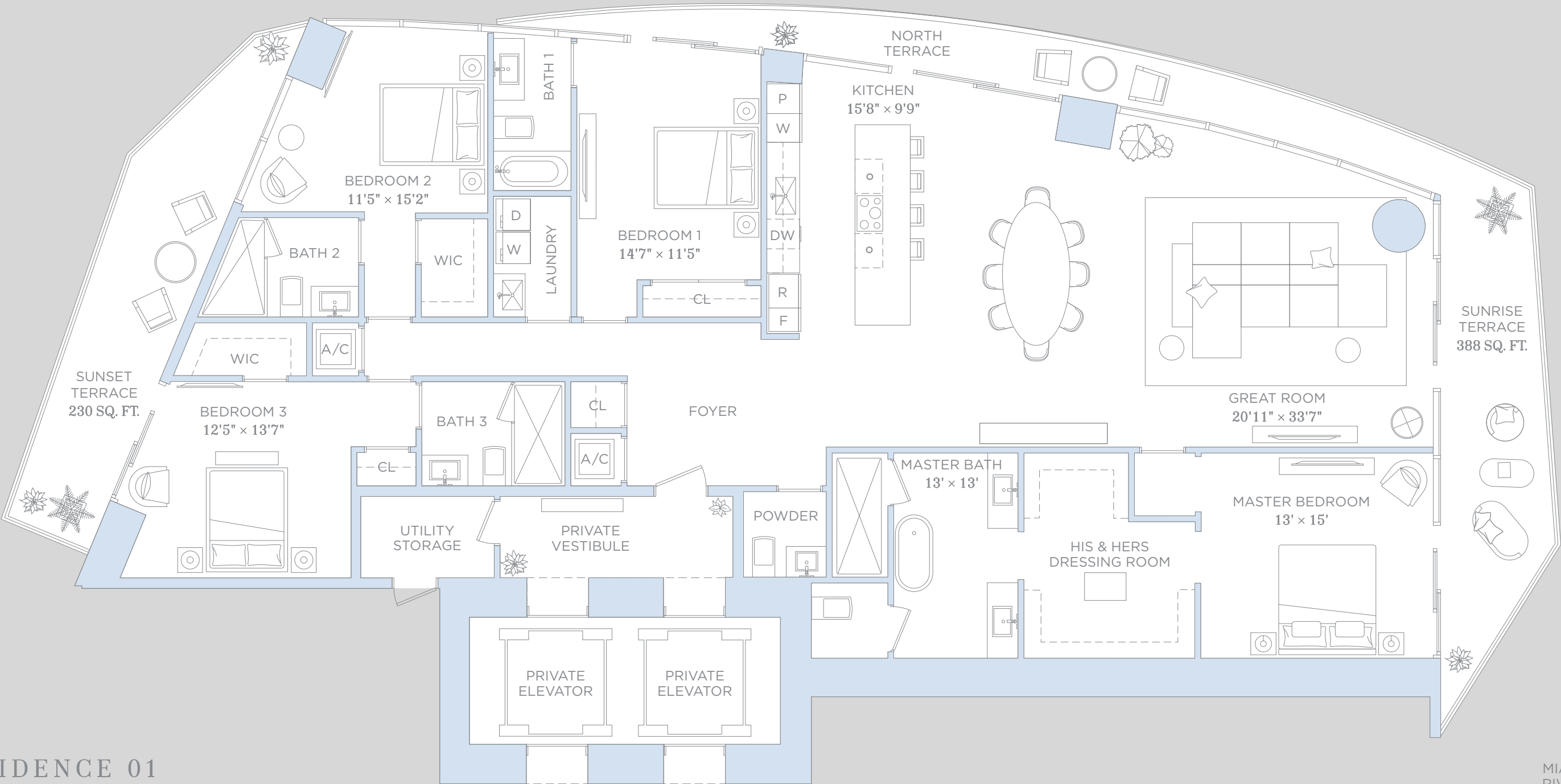
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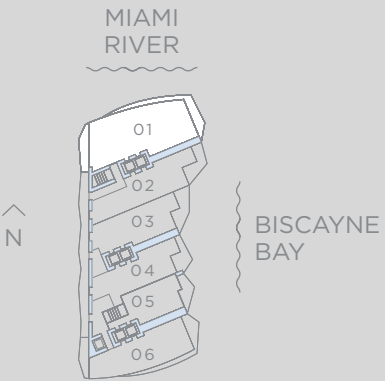




RESIDENCE 01

4 BEDROOMS 4.5 BATHROOMS

A/C INTERIOR AREA:	3,070 SQ.FT.	285.21 SQ.M.
TERRACE AREA:	618 SQ.FT.	57.41 SQ.M.
TOTAL RESIDENCE:	3,688 SQ.FT.	342.62 SQ.M.



RESIDENCE 02



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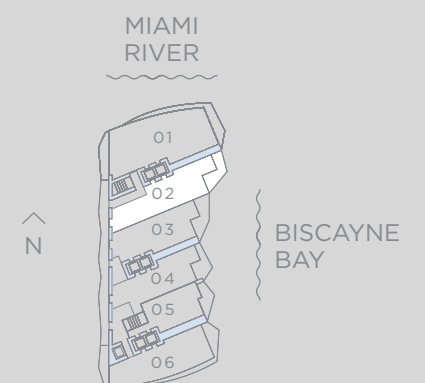
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2 BEDROOMS 3 BATHROOMS & DEN

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



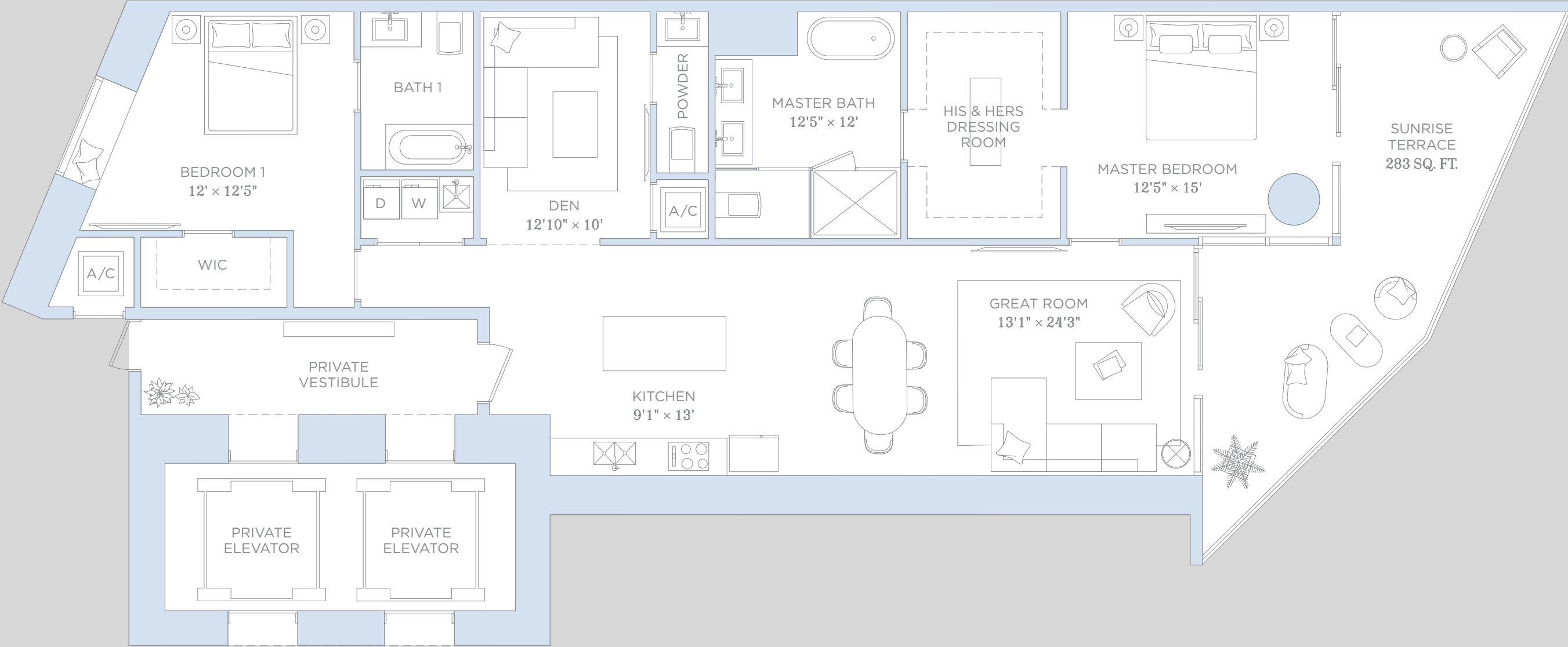
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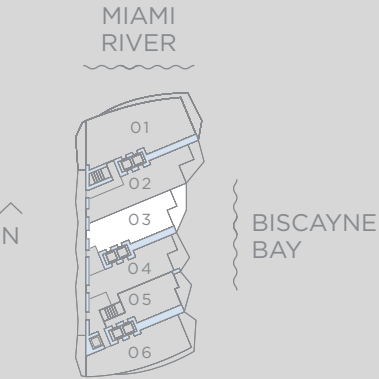
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RESIDENCE 03

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.



RESIDENCE 04



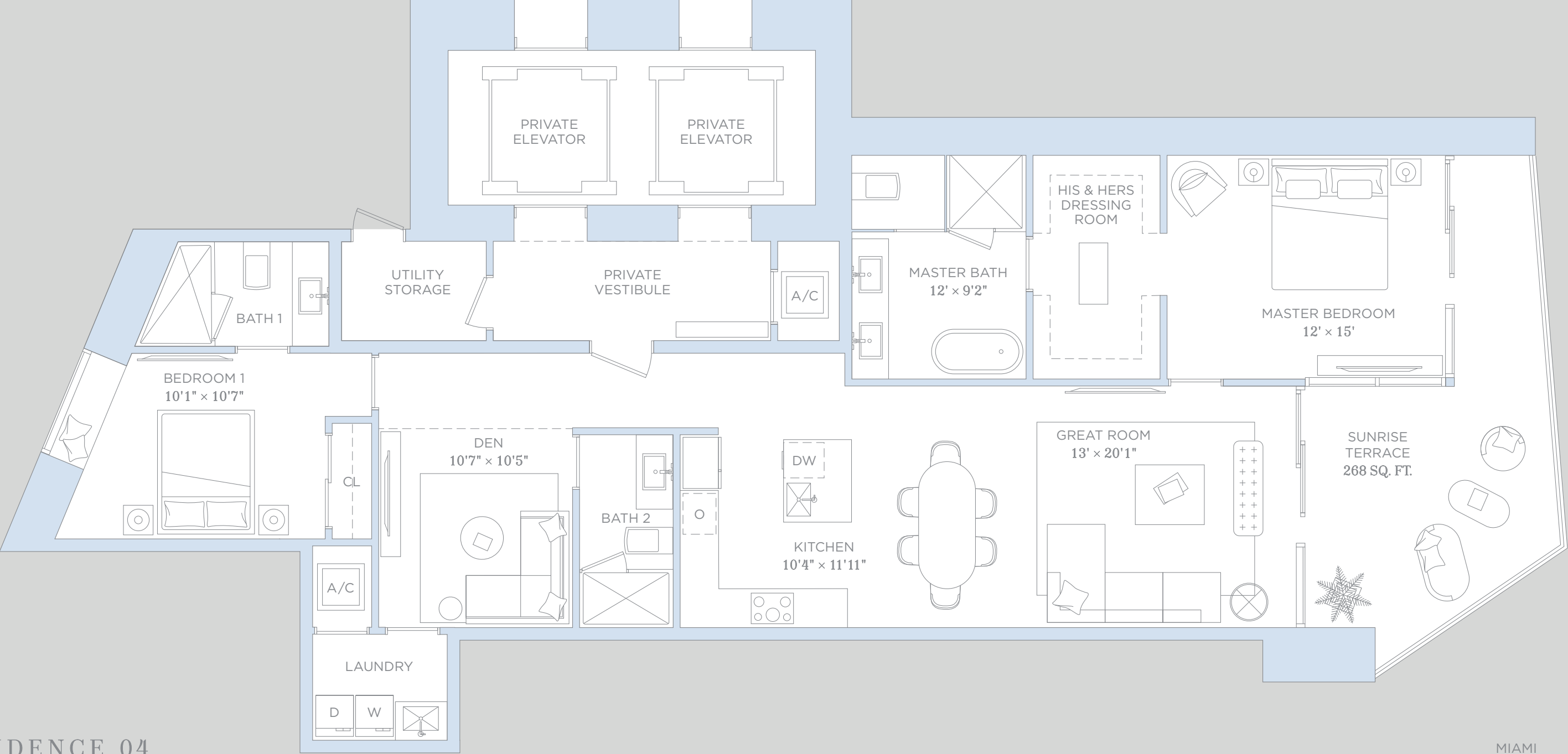
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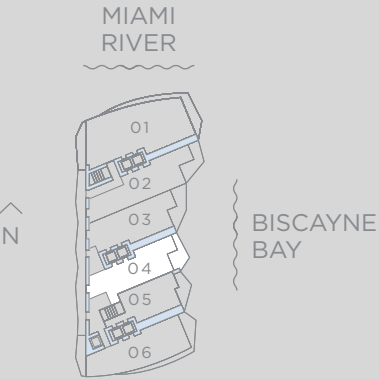




RESIDENCE 04

2 BEDROOMS 3 BATHROOMS & DEN

A/C INTERIOR AREA:	1817 SQ.FT.	168.80 SQ.M.
TERRACE AREA:	268 SQ.FT.	24.89 SQ.M.
TOTAL RESIDENCE:	2,085 SQ.FT.	193.70 SQ.M.



RESIDENCE 05



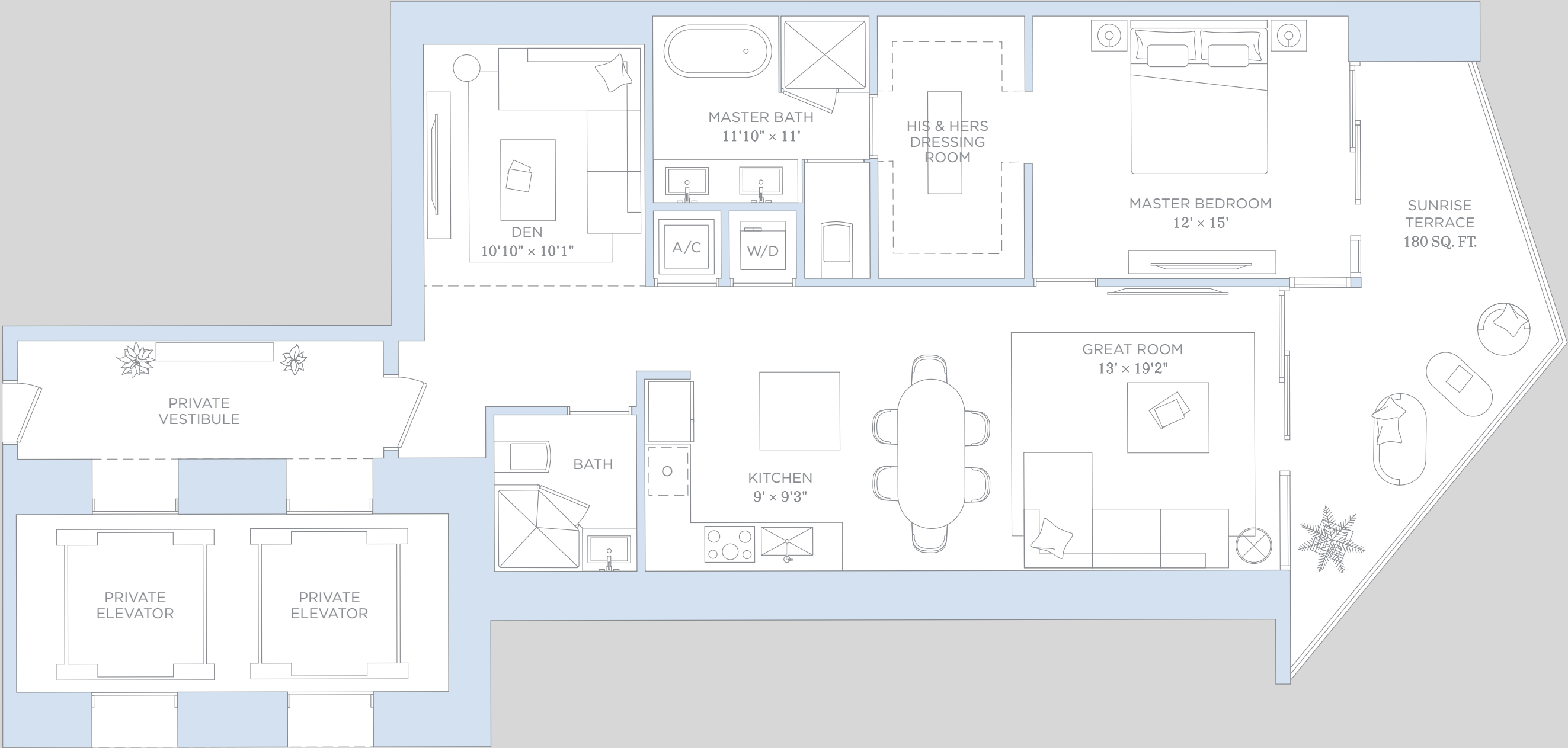
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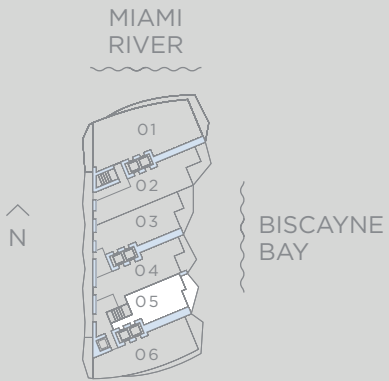




RESIDENCE 05

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



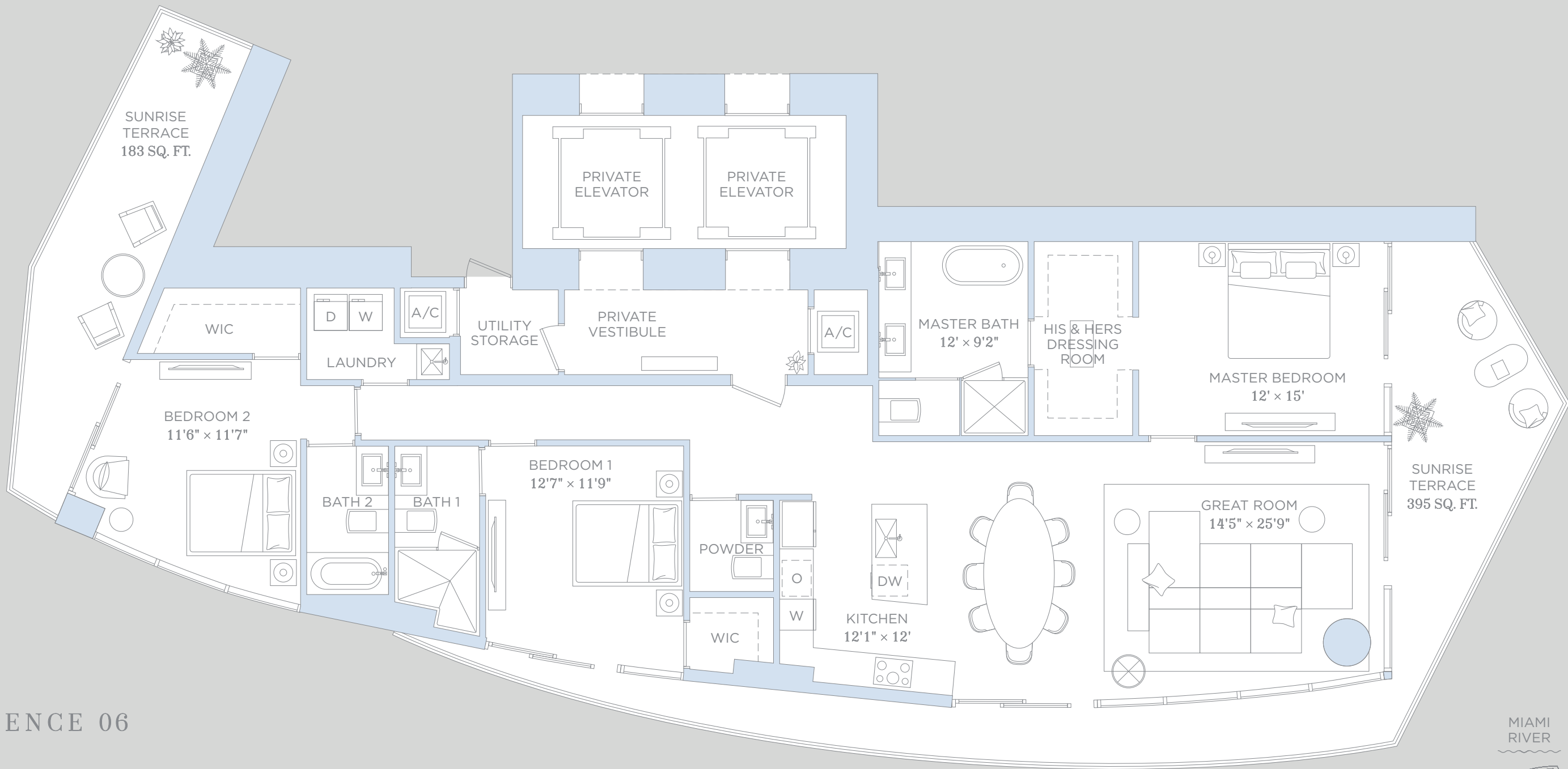
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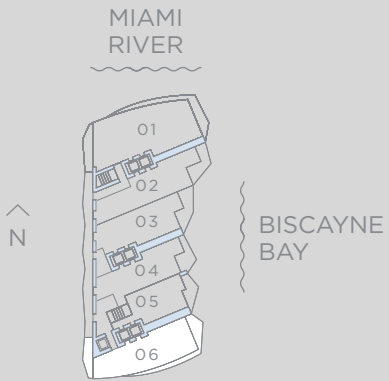




RESIDENCE 06

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.





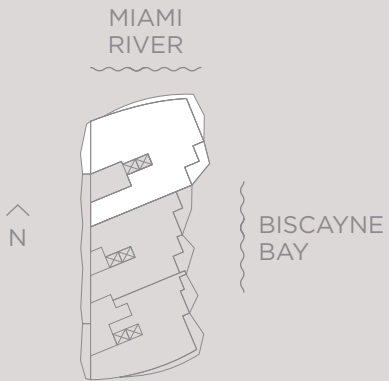
PENTHOUSE 01

70TH TO 71ST LEVELS

4 BEDROOMS / 5.5 BATHROOMS

FAMILY ROOM / LIBRARY / DEN / MAID’S ROOM

A/C INTERIOR AREA:	5,042 SQ.FT.	468.42 SQ.M.
TERRACE AREA:	896 SQ.FT.	83.24 SQ.M.
TOTAL RESIDENCE:	5,938 SQ.FT.	551.65 SQ.M.



PENTHOUSE 01

70TH TO 71ST LEVELS



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