

REACH & RISE SIGNATURE RESIDENCES

The pinnacle of city living in the heart of Miami

P. 4

THE ULTIMATE ADDRESS

Exquisitely designed, leading-edge style,
and completely move-in-ready

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LOCATION & LIFESTYLE

Brickell, the Bay, and the best of the city,
right at your doorstep

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THE RESIDENCES

A limited collection of penthouses and
condominiums with exclusive extra benefits

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AMENITIES & PRIVILEGES

Elevated enjoyment at home plus extra
offerings for Signature Residence owners only

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TEAM

Capturing a true vision of luxury living

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REACH FOR A
HIGHER STANDARD
OF LUXURY.
RISE TO THE CENTRE
OF BRICKELL.

LUXURY RESIDENCES IN THE HEART OF THE CITY.

Above the bustling streets of downtown Brickell, surrounded by the glittering Miami skyline, Atlantic Ocean vistas, and the flowing waters of the Miami River, upscale urban living has been transformed. Like never before, Reach & Rise has taken the idea of a world that revolves around you and made it actually happen – in every way imaginable, and in experiences you never expected.





east

Akerman

wevwork

BRICKELL

CITY CENTRE

CHASE

K.A. Elementary School



Only one destination lets you call the very heart of Brickell business, entertainment, shopping, dining, and nearby waterfront enjoyment your home – Reach & Rise.

LIVE, WORK, PLAY IS ONLY THE BEGINNING.
THIS IS MUCH, MUCH MORE.

All roads, and all interests lead right here. From its two sleek contemporary towers, Reach & Rise offers a one-of-a-kind lifestyle. It is where stylish residences, breathtaking water and city views, thoughtfully curated amenities, resident privileges, and the connected experiences of the acclaimed Brickell City Centre all come together in one place.

This is the address of innovation, and your opportunity to live in the very center of one of the most dynamic cities in the world.





RESIDENTIAL
LUXURY REACHES
ITS HIGHEST
LEVEL



A REVOLUTIONARY CONCEPT RISES.

THE HEART OF BRICKELL'S SOCIAL AND COMMERCIAL SCENE IS ALSO
ITS PREMIER RESIDENTIAL NEIGHBORHOOD.

PROPERTY OVERVIEW

- 4.9 million-square-foot total property encompasses two city blocks
- Two 43-story towers with a total of 780 residences
- Architecture by Arquitectonica
- Interiors by the acclaimed Richardson Sadeki
- Artfully integrated into Brickell City Centre, the area's premiere luxury shopping and entertainment locale with its iconic CLIMATE RIBBON™ rooftop
- GOLD LEED® Certified as a neighborhood development

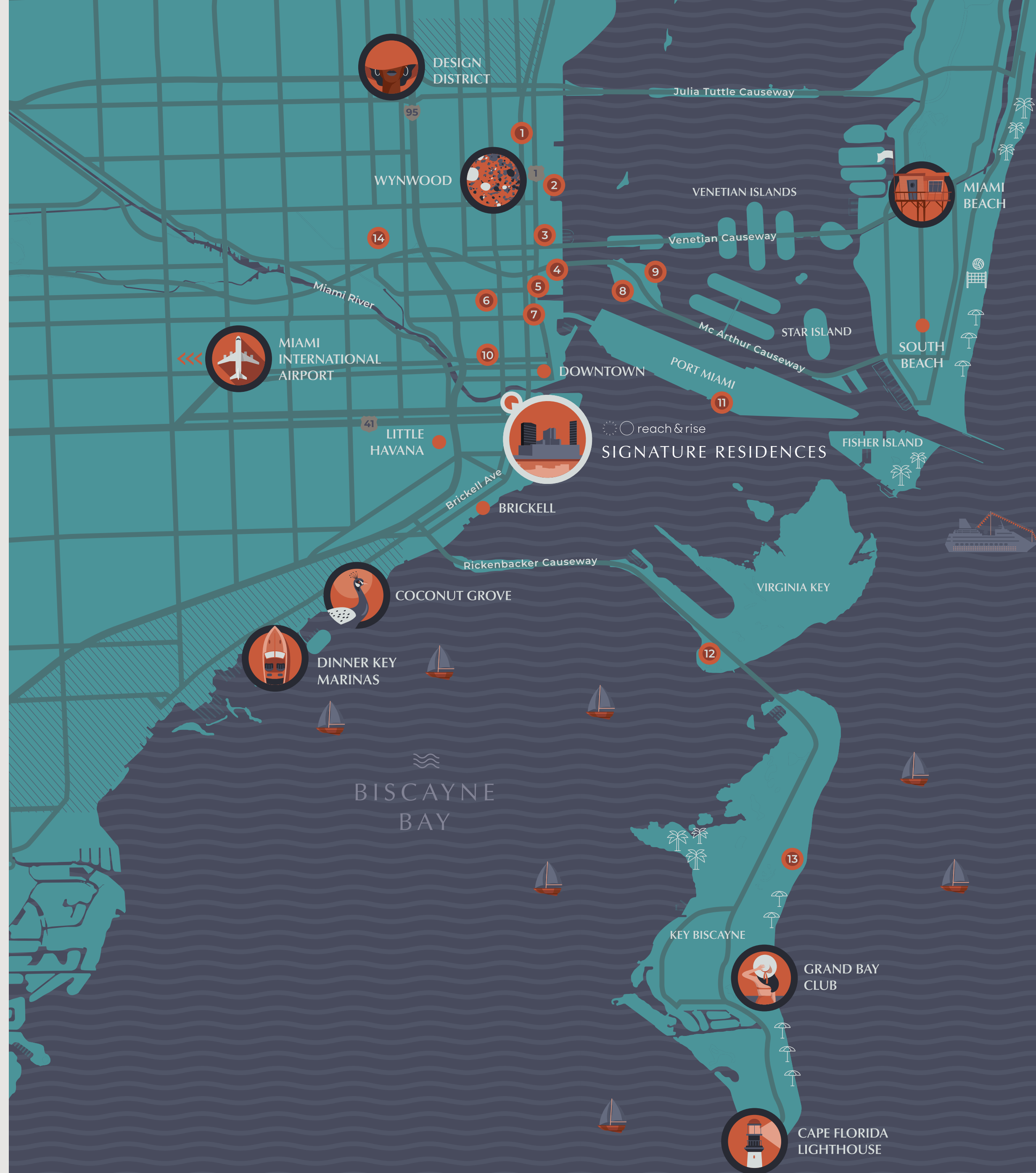


LIVE WHERE BRICKELL COMES ALIVE

Reach & Rise is one of the most prominent destinations in the city with a position that is literally at the intersection of Brickell entertainment, business, and living plus a prominent profile that rises from the center of the city skyline.







- Midtown 1
- Edgewater 2
- Adrienne Arsht Center 3
- Pérez Art Museum 4
- Frost Museum of Science 5
- Miami Central Station 6
- Freedom Tower 7
- Children's Museum 8
- Jungle Island 9
- Miami Tower 10
- Port Miami 11
- Miami Seaquarium 12
- Crandon Park 13
- Jackson Medical Group 14

TRAVEL TIME BY CAR

Location	Travel Time
Key Biscayne	10 MIN
Coconut Grove	12 MIN
Midtown	10 MIN
Design District	15 MIN
Downtown	2 MIN
South Beach	10 MIN
MIA	15 MIN

Few places capture the vibrant spirit and upscale energy like Brickell City Centre. It is the crossroads of creativity, connection, and chic exploration.

DOWNTOWN MIAMI REDEFINED.

Long regarded as one of the world's top cities for international business and finance, today's Brickell area has evolved to become one of South Florida's most sought-after residential destinations... with Brickell City Centre serving as the core of the new urban experience.



REACHING BEYOND THE EXPECTED DOWNTOWN.

What makes Reach & Rise different is the result of design that envisioned a multifaceted district that could serve as the epicenter of Miami. From its very beginnings, there was a purposeful plan to have leadingedge retail, restaurant, office, hotel & hospitality, movie theatres, outdoor pavilions, community interaction, and flawlessly executed residences all exist side by side.



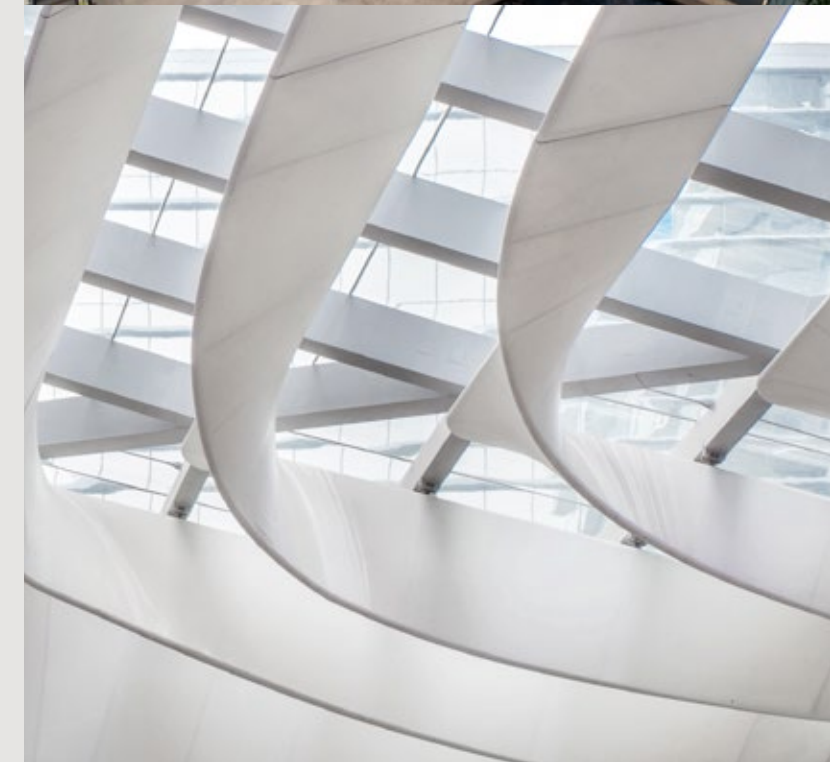




THE ENTIRE WORLD, AT YOUR DOORSTEP.

Living at Reach & Rise, directly above Brickell City Centre, means you could pursue every desire and attend to nearly every need with just a few steps outside your front door.

Ride the private residential-only elevators to the ground floors and you'll immediately be in the middle of legendary luxury brand shops for fashion, home design, health & beauty, and technology. In the same spot, the city's top culinary minds offer cuisine from all over the globe with indoor and outdoor dining concepts that are as appetizing to look at as their menus are to taste. Office and co-working solutions are a convenient elevator ride away. Lounges, movies, and nightlife offer additional on-site enjoyment. There are even the full services of the East Hotel & Spa available by request on property for out-of-town guests or for treating yourself to a stay-cation.





SOUTH FLORIDA'S
ICONIC
EXPRESSION
OF MODERN
LUXURY

A THRIVING RETAIL & ENTERTAINMENT DISTRICT ON THE RISE

Saks Fifth Avenue
Acqua Di Parma
Aesop
Apple
APM Monaco
Audemars Piguet
Allsaints
Boss
Cole Haan
Chanel
Diptyque
Giuseppe Zanotti
Lafayette 148 New York
lululemon
Porsche Design
Richard Mille
Rolex
Ted Baker

Casa Tua Cucina
Sugar
Pubbelly Sushi
Quinto La Huella
CH'I
Est. 33 Thai Craft Kitchen & Brewery
Luna Park
Tacology
Marabu
Luke's Lobster
Dr Smood
Häagen-Dazs
CMX Movie Theater



THE FINE ART OF LIVING WELL... RIGHT AT HOME

Because home should be a place to feel completely at ease, your Signature Residence at Reach & Rise connects you with a wide variety of personal services and conveniences including health and wellness, beauty and self-care, and opportunities for social engagement and personal growth.

WELLNESS & PERSONAL SERVICES

- Drybar
- Forward Healthcare
- Live!
- Sean Donaldson Salon
- The Social Hub Miami
- #FindYourCentre Weekly and Monthly Events

As you might expect from a property in the heart of Brickell, living here means unparalleled access to the Miami business community. What is special about this specific address, however, is the chance to work only a few steps from your front door.

BUSINESS

- 2BCC and 3BCC – Two 12-story boutique office and professional buildings built into the Brickell City Centre experience
- Class-A spaces ranging from 4,000 to 51,000 S.F.
- Private lobby entrance on ground floor at SE 7th Street
- Interiors and common areas by Perkins & Will
- Feature tenants include:
 - Akerman LLP
 - Swire Properties
 - McKinsey & Company
 - WeWork Brickell





EXPLORE METROPOLITAN MIAMI WITH EASE

From your advantageous centralized position in the heart of Brickell, you're never more than a few minutes' walk or a short drive away from other top Miami destinations.

Just next door to Brickell City Centre, the outdoor marketplace of Mary Brickell Village offers more chances for al-fresco and indoor dining, live music, dancing, social events, family fun, seasonal farmers markets, and more.

A few blocks further and you can stroll along the Baywalk and Brickell Bay Drive – watching as sailboats, jetskis, and fishing boats ride by. Mega Yachts and pleasure cruisers glide through the nearby Miami River, allowing for a unique way to travel to the city's riverfront hot spots. Or, hop in the car and quickly find yourself on the shores of Miami Beach and Key Biscayne or in Coconut Grove, Coral Gables, the Miami International Airport, Midtown, and Wynwood.





ON LAND. ON WATER.
BRICKELL ALWAYS IMPRESSES.

Whether it's a night out on the town or an afternoon on the Miami waterfront, your home is your gateway to more. Some of the city's most popular restaurants and hot spots – like Sugar, Casa Tua, Pubbelly Sushi, and others are just downstairs. You can walk to other favorites like the famous Capital Grille and American Social or take a quick drive to The Rusty Pelican to enjoy drinks while watching the sunset over the city.





EXCLUSIVELY
YOURS.
UNCOMMON
INDULGENCE.

Reserved for those who wish to enjoy the very best the Reach & Rise lifestyle has to offer, The Signature Residences offer luxe finishes and aesthetics that amplify the sweeping architecture and dramatic views within each residence. All units within this limited-edition collection of residences are delivered 100% finished and move-in ready, with choice of two distinct color palettes to suit your individual tastes.

- A limited collection of 81 total Signature Residences with exclusive additional amenities and benefits
 - Residences: 1 to 3 bedrooms 982 to 1,835 S.F.
 - Penthouses 3 to 5 bedrooms 2,684 to 4,754 S.F.
- All Signature Residences delivered fully finished and furniture-ready
- Assigned garage parking with optional valet service also available



Penthouse Collection

RISE ABOVE TO LIFE AT THE TOP.

Located on the very top floors of the 43-story towers that make up Reach & Rise, the Penthouse Collection is unrivaled among luxury urban escapes. Commanding views, spacious square footage, multiple bonus rooms, and a variety of upgrades and special inclusions make each Penthouse Residence distinctively your own.

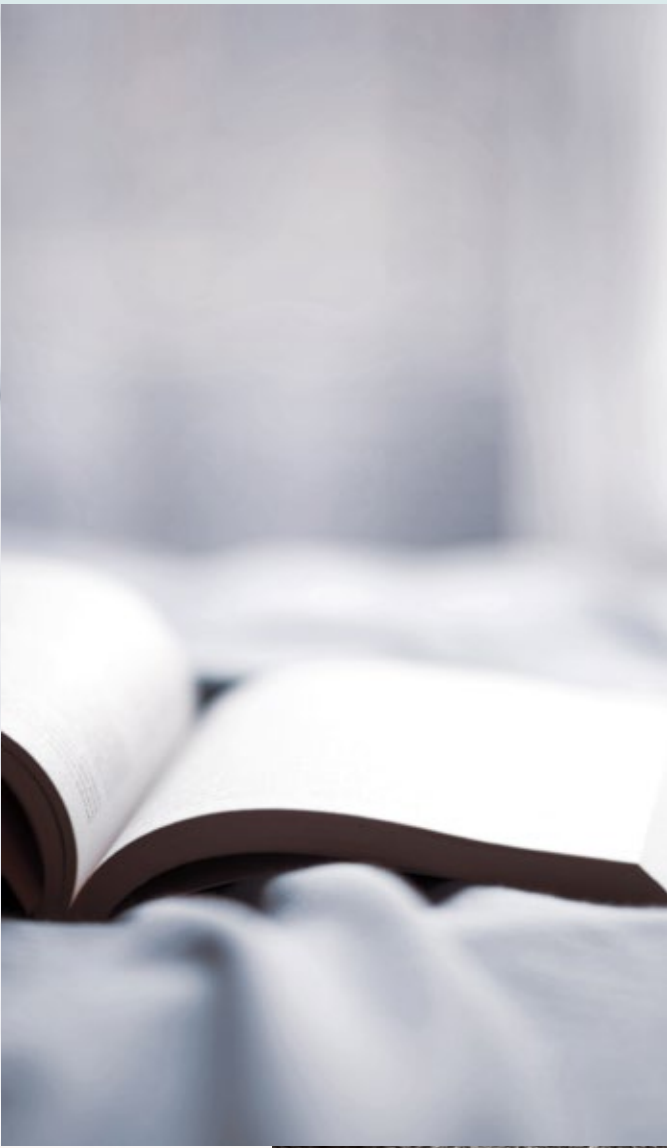






FROM IMPORTED
MARBLE TO DESIGNER
FIXTURES AND
MATERIALS, NO
DETAIL HAS BEEN
OVERLOOKED





PENTHOUSE HIGHLIGHTS

In addition to all other Signature Residences features, the Penthouse Collection also includes:

- Ceiling heights of 12' 4"
- Outdoor summer kitchens
- Select units with private rooftop pools and/or outdoor spas
- Smart home technology pre-installed

KITCHEN & BATHROOM UPGRADES

- Island, countertops and backsplash made of Statuario marble
- Premium Sub-Zero appliance package with integrated panel refrigerator & freezer, 800 series microwave, integrated-panel extra-quiet dishwasher, 2 built-in convection ovens, and ceramic glass stovetop
- Bosch Benvenuto built-in stainless steel coffee machine
- Kohler Sunstruck free-standing bath tub in master suites



Signature Residences

A LIMITED-EDITION COLLECTION OF RESIDENCES
RESERVED FOR THOSE WITH DISCERNING TASTES.

Beautifully appointed to be ready for immediate move in, these homes offer the essential Reach & Rise lifestyle, with a wide variety of layouts and floor plans to fit the way you live.





RISE ABOVE
EVERYONE ELSE'S
STANDARD

RESIDENCE FEATURES & HIGHLIGHTS

- Open layouts with floor-to-ceiling windows and sliding glass doors throughout
- Tall ceilings ranging from 9'4" to 11'4"
- Expansive terraces with glass framed railings
- Imported marble flooring in all rooms
- Secured elevator access for all residential units
- Prewired for high-speed data, telephone, and cable with USB charging outlets in bedrooms and master closets

KITCHENS

- Modern Italian kitchen cabinets by Italkraft
- Choice of two interior finish design schemes: Latte or Espresso
- Cabinetry, quartz stone countertops and backsplash, and imported marble floors included in design packages
- Premium appliance package including integrated panel 36" refrigerator & freezer, 300 series microwave, integrated panel extra-quiet dishwasher, built-in convection oven, and ceramic glass stovetop

- Uline 48 bottle, temperature-controlled wine storage
- Oversized stainless steel, squareedge sink with single-lever European-style pullout faucet sprayer

BATHROOMS

- Modern Italian cabinetry by Italkraft
- Imported quartz stone vanity tops with Double Fusion™ integrated light mirrors by Electric Mirrors
- Imported marble flooring with geometric mosaic marble tile walls in wet areas
- Designer Duravit Sensawash water closets in master suites
- Elegant soaking tubs with frameless glass enclosed showers and rain-shower showerheads in master suites
- Designer Danze faucets





BEAUTY
MATCHED ONLY
BY QUALITY









In addition to a comprehensive offering of on-property activities, pleasures, and conveniences, The Signature Residences also include privileged access to The Grand Bay Club on nearby Key Biscayne.

LIVE IN THE HEART OF BRICKELL WITH EXCLUSIVE PRIVATE BEACH CLUB BENEFITS.

Of all of life's luxuries, there are none greater than choice and time. Owning one of The Signature Residences at Reach & Rise provides you with both. At home, gorgeous swimming pools and patios overlooking the city, elite-level fitness, a full-service spa, family fun, and more await... and that's just the beginning. Signature Residence owners receive the exclusive privilege of the Saks Fifth Avenue Lifestyle Concierge as well as privileged access to the Grand Bay Club, Key Biscayne's private beach club, giving you the best of both worlds like only Miami can.

A LIFESTYLE DEFINED BY ENDLESS UPSCALE ENJOYMENT

Reach & Rise Property Amenities

- Arrival Court with Valet Parking
- Fully-Attended Lobby & Front Desk
- Private Resident-Only Parking Access
- High-Speed Wi-Fi in All Shared Spaces
- Two Swimming Pools with Heated Spas
- Outdoor Patios Overlooking the City
- Summer Kitchens with Grills and Seating
- Entertaining Suites for Private Parties and Gatherings
- Library/ Media Room
- Resident Spa with Plunge Pools, Steam Room, and Private Treatment Spaces
- Blow-Dry Bar and Mani-Pedi Station
- Expansive Fully-Equipped Fitness Center with Indoor and Outdoor Workout Areas
- State-of-the-Art Business Center
- Interactive Kids Playroom
- Outdoor Playground for Children

Privileged Access to The Grand Bay Club

- Private Beach
- Valet Parking
- Waterfront Dining
- Oceanfront Pool
- Cabanas & Beach Umbrellas
- Events Throughout the Year
- Clubhouse with Indoor & Outdoor Dining
- Pool & Beachside Food and Beverage Service
- Catering Facilities and Services
- Complimentary Valet Parking

The Saks Fifth Avenue Lifestyle Concierge

- Exclusive access to the *Fifth Avenue Club* – Meet with a Fifth Avenue Club consultant for a personalized shopping and styling experience including wardrobe consultation, special event dressing and gift giving
- *Scents for Your Home** - A fragrance expert will meet you at your residence and provide recommendations for each room in your home
- Inclusion in the *Saks VIP List* - receive invites to sneak preview events and designer personal appearances
- *Saks Beauty Services**:
 - Enjoy a luxurious facial treatment and learn the latest skincare techniques from our expert beauty team
 - Saks Fifth Avenue makeup artists are available by appointment to visit you at your residence

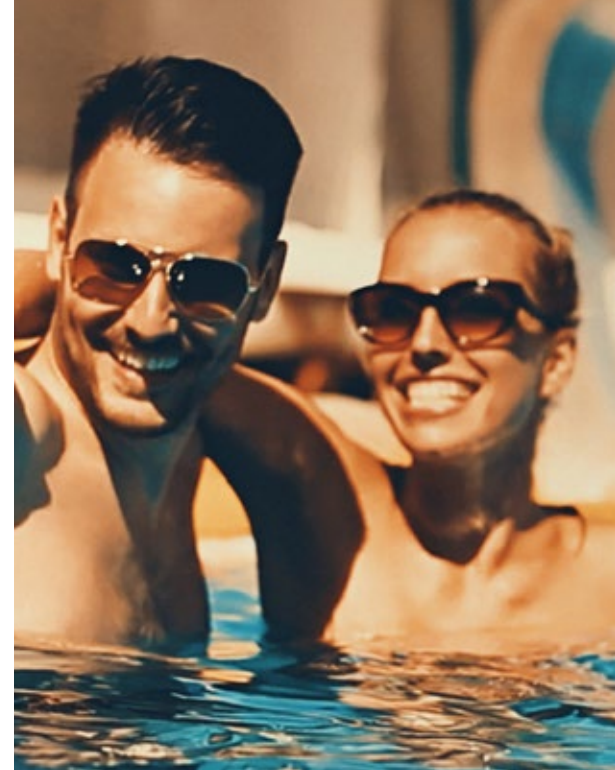
*Minimum purchase required



HIGH-RISE LUXURY WITH EVERYTHING IN REACH.

REVEL IN YOUR FAVORITE ACTIVITIES OR RELAX AWAY EVERY CARE.
IT'S ALL RIGHT HERE.

The amenity experience at Reach & Rise is designed to cater to every possible pleasure. Rooftop pools and heated spas overlook the city skyline with ample lounge space for enjoying the ever-present South Florida sun. Beautifully landscaped gardens provide a peaceful escape. Patio swings and daybeds invite you to unwind in tranquil breezes or relax with friends. This is your unexpected oasis in the heart of the city.





- Two Swimming Pools with Heated Spas
- Lush, Verdant Gardens and Patio Spaces
- Multiple Lounge & Dining Areas
- Outdoor Fitness Space
- Summer Kitchens & Barbecue Areas





CONNECT WITH COSMOPOLITAN PLEASURE ANY TIME

Whether you prefer quiet moments at home, intimate gatherings with friends and colleagues, or hosting elegant occasions, Reach & Rise has been built to elevate every moment. Stylish, modern interiors are impressive, yet welcoming and comfortable. State-of-the-art technologies blend seamlessly into spaces. Time well spent has never been so easy.





- Two lobbies with full-time front desk staff
- Library with private seating nooks and multimedia capabilities
- Entertaining suites with furnished living and dining areas plus chef-worthy kitchen
- Business center equipped with presentation space and ample meeting room
- On-Site Concierge
- Wi-Fi throughout lobby and amenity spaces
- Resident Café



A RETREAT FOR MIND & BODY

Take the concept of self-care further than ever before. The health and wellness areas at Reach & Rise allow you to strengthen, condition, and tone one day and relax, unwind, and restore the next.

FITNESS CENTER

- Fully equipped with state-of-the-art equipment for cardio and weights
- Panoramic skyline views
- Individual studio spaces for yoga, dance, or Pilates
- Onsite personal trainer available
- Outdoor gardens for activity or meditation

RESIDENT SPA

- Exclusive to residents and guests
- Shared hammam with dipping pools, experience showers, and steam room
- Treatment rooms for private massage, facials, and more
- Blow-dry bar
- Mani-pedi station





Because every resident deserves to live their best life, regardless of age, Reach & Rise has created immersive environments for children to play, learn, and discover.

INDOOR AND OUTDOOR PLAY SPACES

- Interactive playroom
- Colorful kid-friendly seating and indoor play structures
- Outdoor playground viewable from fitness center





THE GRAND BAY CLUB

PRIVATE BEACH CLUB ACCESS FOR OWNERS
OF THE SIGNATURE RESIDENCES.

Reach & Rise Signature Residences offers the ability to enjoy the full rhythm and energy of the city and the carefree joy of the beach in a single address.

Reserved strictly for The Signature Residences at Reach & Rise, owners enjoy privileged access at the Grand Bay Club, Key Biscayne's premier private beach club right on the shores of the Atlantic Ocean and a mere 12 minute drive from Reach & Rise Signature Residences.



WHERE BRICKELL MEETS THE BEACH

As a member of the Grand Bay Club, the best of the beach is right at your fingertips. Just drive up to the clubhouse, let a valet park your car, and you are literally steps from the sand. Let kids splash in the year-round heated pool. Treat yourself to lunch or dinner indoors or outdoors with gorgeous ocean views. Rent a cabana on the beach for the day. Enjoy a shoreside picnic with cocktails. This is your moment in the sun.



GRAND BAY CLUB EXCLUSIVE AMENITIES

- Beachside heated swimming pool
- Direct beach access
- Clubhouse with indoor and outdoor dining
- Complimentary valet parking
- Towel service, chairs, and umbrellas at the pool and beach
- Poolside and beachside - food and beverage service
- Children's pool and playground area
- Access to the Health and Fitness Center, Jacuzzi, steam room and sauna
- Towel service in locker rooms
- Cabana rentals
- Gazebo rentals
- Catering facilities and services
- Special holiday events and social gatherings
- Wi-Fi in public areas



*Please inquire for full terms and conditions of Grand Bay Club access for Reach & Rise Signature Residences buyers.

FORTUNE INTERNATIONAL GROUP

Fortune International Group has been a recognized leader in development, sales and marketing since 1983. With over 7,000 units and 9 million square feet of projects delivered, the company's prestigious development portfolio includes many of the most prominent residential properties in South Florida. In addition, Fortune Development Sales is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having sold more than 25,000 units and currently representing some of South Florida's most successful projects.



KAR PROPERTIES

led by founder and CEO, Mr. Shahab S. Karmely, New York-based KAR Properties is a real estate investment and development firm with more than 35 years of international real estate experience spanning the U.S., Southeast Asia and Europe.

KAR Properties has successfully acquired, repositioned, and monetized more than 3 million square feet of office, luxury mixed-use and industrial space. KAR Properties currently oversees the management of a core portfolio of assets and a development pipeline in excess of 5 million square feet. KAR has made a significant entry into the Miami market with acquisitions and investments in excess of \$300 million in established and emerging neighborhoods.



RICHARDSON SADEKI

Richardson Sadeki is an internationally acclaimed design studio with a focus on high-end residential and hospitality projects. They focus on architecture, interiors, furniture, and branding, providing comprehensive, integrated service. The studio has won two Gold Key awards and one Hospitality award amongst other accolades and nearly all projects have been widely published. The studio has successfully completed award winning projects in US, the Middle East, and South East Asia.



ARQUITECTONICA

With offices in Miami, New York, Los Angeles, Paris, Hong Kong, Shanghai, Manila, Lima and Sao Paulo, Arquitectonica is a major presence on the international stage.

From its inception in 1977, the firm received almost instant attention and acclaim from critics and the public alike, due to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Led by Principals Bernardo Fort-Brescia and Laurinda Spear, Arquitectonica continues to push the limits of design with its innovative use of materials, geometry, pattern and color to introduce a new brand of humanistic modern design to the world.



