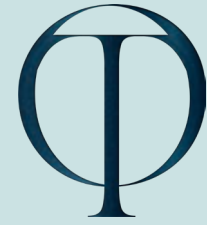


ONE TWENTY

BRICKELL RESIDENCES

Signature



A signature life in perfect balance

As the next chapter, One Twenty Brickell Signature Residences presents a design-driven interpretation of balance and modern living. Building upon the success of the original, each residence continues to feature a private, dedicated office suite, seamlessly integrating productivity with the comfort of home.

Curated wellness amenities and sophisticated gathering spaces further enrich the experience, creating a lifestyle that is both intentional and refined. More than an extension, One Twenty Brickell Signature Residences represents the natural evolution of a modern cosmopolitan vision.





Building Overview

In the heart of Brickell Miami stands PMG's newest development, One Twenty Brickell Signature Residences, a 40-story residential tower. The new Brickell tower will offer 467 fully finished and furnished residences with dedicated office suites. Comprised of studios, one-, two-, and three-bedroom floor plans spanning 484 to 1,286 interior square feet.

An exceptional 50,000 square feet of amenities is dedicated exclusively to the residences. These purposefully designed spaces serve as extensions of the home. They feature both intimate spaces as well as expansive areas for social gatherings.

Centrally located in Brickell, you are within walking distance to the vibrant Brickell City Centre, Mary Brickell Village, Underline and, the Metro Mover. By car, residents are conveniently located just 5 minutes from Downtown Miami, 17 minutes from the allure of South Beach, and a mere 18 minutes from the Miami International Airport.

40

STORIES

467

RESIDENCES

467

DEDICATED
OFFICE SUITES

50,000

SQ FT OF
AMENITIES



Building Overview

BUILDING FEATURES

- 40-story tower located in Brickell
- Designed by internationally renowned architecture firm Sieger Suarez Architects
- 467 luxury residences with dedicated office suites
- Views of the Brickell and Downtown Miami skyline and Biscayne Bay
- A resort-inspired sanctuary, anchored by a resort-style pool and elegantly appointed lounge areas
- One Twenty Signature Club; a vibrant owners' lounge where relaxed, chic design meets a dynamic social atmosphere
- One Twenty Brickell Wellness & Fitness Center
- Modern and high-design residential lobby space
- Curated collection of custom art installations
- Features the latest “smart building” technology



The elements of success

OFFICE SUITES

Life works here.

Dedicated offices at One Twenty Brickell Signature Residences redefine life balance through ultimate convenience. Complete with private elevators, access to well-appointed conference rooms, receptionist, working from home takes on an entirely new meaning.

DEEDED PRIVATE OFFICE FEATURES

- Wi-Fi included
- Glass encased design
- Lockable entry
- Desk with chair
- 2 guest chairs
- Pre-wired for TV's









Live mindfully

RESIDENCES

Live mindfully.

RESIDENCE FEATURES

- Fully furnished and finished studio, 1-, 2-, and 3-bedroom residences
- Curated flooring options available to suit your style
- Fully built-out closets in the primary bedrooms including all shelving and drawers pre-installed for absolute convenience
- Built-in top-of-the-line washer and dryer
- Each residences offers an unprecedented level of efficiency through smart home technology
- All residences equipped with a contemporary lighting package
- Pre-wired for high-speed communications











KITCHEN & BATHROOMS

- Fully-integrated Italian kitchens with custom countertops, backsplashes and a contemporary under-mount sink
- Curated appliance package featuring high-end brands including Miele
- Imported custom Italian kitchen and bathroom cabinetry by Italkraft
- Waterworks bathroom fixtures
- Custom bathroom countertops and finished floors and walls in wet areas





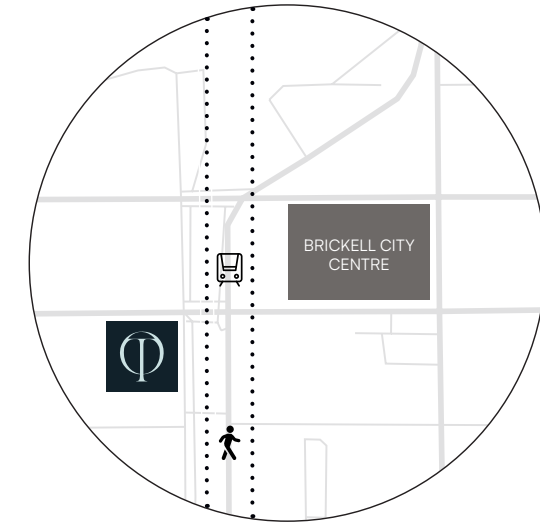
ARTIST'S CONCEPTUAL RENDERING



SW 1ST AVE.



THE UNDERLINE / METRO MOVER




ONE TWENTY
 BRICKELL RESIDENCES
Signature

SW 9TH STREET

LEVELS 14-40
 RESIDENCES

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

NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS. STATED SQUARE FOOTAGES ARE RANGES FOR A PARTICULAR UNIT TYPE AND ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT ARE LARGER THAN THE AREA THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). THE AREA OF THE UNIT AS DEFINED IN THE DECLARATION IS LESS THAN THE SQUARE FOOTAGE REFLECTED HERE. ALL DEPICTIONS OF APPLIANCES, PLUMBING FIXTURES, EQUIPMENT, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. THE FURNISHINGS AND DÉCOR ILLUSTRATED OR DEPICTED ARE NOT INCLUDED WITH THE PURCHASE OF THE UNIT. CONSULT YOUR PURCHASE AGREEMENT AND ANY ADDENDA THERETO FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE, WILL VARY WITH SPECIFIC UNIT TYPE AND MAY VARY WITH ACTUAL CONSTRUCTION. ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE NOMINAL AND GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. UNIT ORIENTATION AND WINDOWS (INCLUDING NUMBER, SIZE, ORIENTATION AND AWNINGS), BALCONY/LANAI (INCLUDING CONFIGURATION, SIZE AND RAILING/BALUSTRADE), STRUCTURE AND MECHANICAL CHASES MAY VARY. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT NOTICE. ALL DRAWINGS ARE CONCEPTUAL RENDERINGS AND THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. IMPROVEMENTS, LANDSCAPING AND AMENITIES DEPICTED MAY NOT EXIST. PRICES, PLANS, ARCHITECTURAL INTERPRETATIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION PRESENTED WITHIN THIS DOCUMENT IS CONCEPTUAL. THE IMAGES AND FEATURES CONTAINED HEREIN ARE NOT TO BE RELIED UPON OR USED AS A REFERENCE FOR SPECIFICATIONS. THE FOREGOING MATTERS ARE FURTHER ADDRESSED IN THE PURCHASE AGREEMENT AND ANY ADDENDA THERETO AND THE CONDOMINIUM DOCUMENTS.



A symphony of self-care

AMENITIES

A romantic couple is shown from the chest up, floating on their backs in a swimming pool. The woman, on the left, has her eyes closed and a serene expression, wearing a light green bikini top. The man, on the right, is also floating with his eyes closed, wearing a white dress shirt with rolled-up sleeves and a gold hoop earring. The water is clear and blue, with soft lighting creating a peaceful atmosphere. Overlaid on the center of the image is the text '50,000 SQ FT OF AMENITIES' in a white serif font, and a paragraph of text below it in a white sans-serif font.

50,000

SQ FT OF AMENITIES

Wellbeing is a way of life at One Twenty Brickell Signature Residences. Enjoy over 50,000 square feet of vibrant amenities featuring glimmering cityscape views.



AMENITIES

Wellbeing is a way of life at One Twenty Brickell Signature Residences. Enjoy a wealth of vibrant amenities featuring glimmering cityscape views.

- One Twenty Signature Club; a vibrant owners' lounge where relaxed, chic design meets a dynamic social atmosphere
- Resort-style pool with lounge areas overlooking captivating views of Miami's skyline

ONE TWENTY BRICKELL SIGNATURE WELLNESS CENTER

- Wellness Spa
 - Therapeutic steam, sauna, plunge pools, and treatment rooms
- State-of-the-art Fitness Studio
 - Latest high-tech exercise equipment
 - Rejuvenating movement studio
- Cafe & Juice Bar



ARTIST'S CONCEPTUAL RENDERING



VIEWS

NORTH



VIEWS VARY DEPENDING ON FLOOR

EAST



VIEWS VARY DEPENDING ON FLOOR

WEST



MAGNUS
Now Leasing
754.239.2475

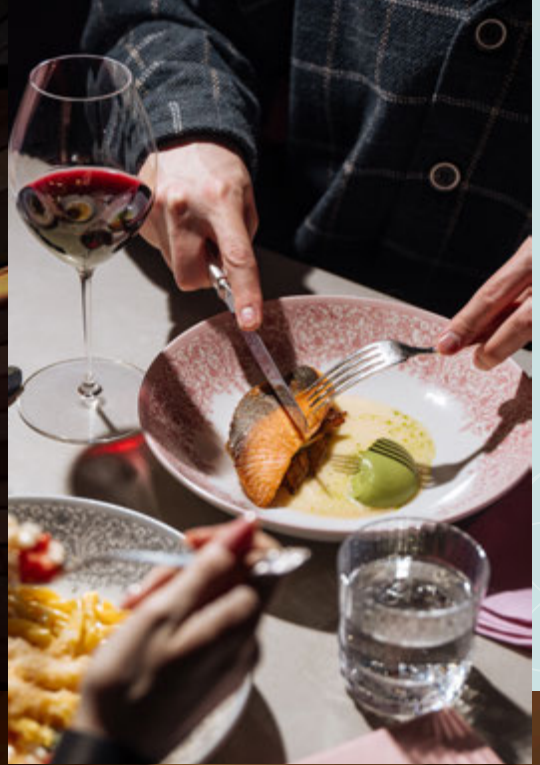
VIEWS VARY DEPENDING ON FLOOR



Connect to your surroundings

LOCATION





Situated at the nexus of one of Miami's most vibrant areas, One Twenty Brickell Signature Residences offers unparalleled city-wide access and connectivity. The Brickell Metro Mover and Metrorail are just steps away, linking to cultural hubs like Coral Gables, Coconut Grove, Downtown Miami, and the high-speed convenience of Brightline.

Have lunch with the Miami River as a backdrop, visit the shops at Brickell City Centre, or enjoy a beach day on Miami Beach, with two major airports nearby, and all within a short drive's distance. Accessibility here is unrivaled while life remains anchored within the heart of Brickell.

POINTS OF INTEREST

1 Brickell City Centre - 5 min walk

SHOP

- Saks Fifth Avenue
- CHANEL
- Rolex
- Coach
- Lululemon Athletica
- Ted Baker
- Hugo Boss

DINE

- Casa Tua Cucina
- Pubbelly Sushi
- Quinto
- Sugar
- The Henry
- Tacology
- Motek

PLAY

- CMX Cinema
- CMX Stone Sports Bar Brickell
- Putt Shack Miami

2 Publix Supermarket

3 Mary Brickell Village

4 Sexy Fish

5 Gekko

6 Southside Park

7 Dirty French

8 Komodo

9 Delilahs

10 Mandarin Oriental

11 W Hotel

12 Whole Foods

13 Julia & Henry's

14 InterContinental Miami

15 Bayfront Park

16 Bayside

17 Kaseya Center



DESIGN DISTRICT

DOWNTOWN MIAMI

PORT OF MIAMI

SOUTH BEACH

WYNWOOD

BAYFRONT
PARK

BRICKELL CITY
CENTRE





ONE TWENTY

BRICKELL RESIDENCES

Signature

Patricio Javier Orloff, P.A.
Cervera Real Estate
+1.305.726.8155
orloffpat@gmail.com
120brickellsignatureresidencesusa.com



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE.

This project has been filed in the State of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. Prices, square footage and availability are subject to change at any time without notice. This is a limited time offer. Developer may withdraw offering at any time. Equal Housing Opportunity. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS. STATED SQUARE FOOTAGES ARE RANGES FOR A PARTICULAR UNIT TYPE AND ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT ARE LARGER THAN THE AREA THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). THE AREA OF THE UNIT AS DEFINED IN THE DECLARATION IS LESS THAN THE SQUARE FOOTAGE REFLECTED HERE. ALL DEPICTIONS OF APPLIANCES, PLUMBING FIXTURES, EQUIPMENT, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. THE FURNISHINGS AND DÉCOR ILLUSTRATED OR DEPICTED ARE NOT INCLUDED WITH THE PURCHASE OF THE UNIT. CONSULT YOUR PURCHASE AGREEMENT AND ANY ADDENDA THERETO FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE, WILL VARY WITH SPECIFIC UNIT TYPE AND MAY VARY WITH ACTUAL CONSTRUCTION. ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE NOMINAL AND GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. UNIT ORIENTATION AND WINDOWS (INCLUDING NUMBER, SIZE, ORIENTATION AND AWNINGS), BALCONY/LANAIS (INCLUDING CONFIGURATION, SIZE AND RAILING/BALUSTRADE), STRUCTURE AND MECHANICAL CHASES MAY VARY. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT NOTICE. ALL DRAWINGS ARE CONCEPTUAL RENDERINGS AND THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. IMPROVEMENTS, LANDSCAPING AND AMENITIES DEPICTED MAY NOT EXIST. PRICES, PLANS, ARCHITECTURAL INTERPRETATIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION PRESENTED WITHIN THIS DOCUMENT IS CONCEPTUAL. THE IMAGES AND FEATURES CONTAINED HEREIN ARE NOT TO BE RELIED UPON OR USED AS A REFERENCE FOR SPECIFICATIONS. THE FOREGOING MATTERS ARE FURTHER ADDRESSED IN THE PURCHASE AGREEMENT AND ANY ADDENDA THERETO AND THE CONDOMINIUM DOCUMENTS. NOTWITHSTANDING ANY REFERENCE TO HOTELS, RESIDENCES OR UNITS CONTAINED HEREIN, THE OCCUPANCY AND RENTING OF THE CONDOMINIUM UNITS SHALL BE SUBJECT IN ALL RESPECTS TO ANY AND ALL APPLICABLE LAWS, REGULATIONS AND ORDINANCES. THE ABILITY TO HOST GUESTS WITHIN OR PERMANENTLY OCCUPY A UNIT IS SUBJECT TO ALL APPLICABLE LAWS. ANY CHANGE IN THE APPLICABLE LAWS, REGULATIONS AND ORDINANCES GOVERNING THE CONDOMINIUM MAY CAUSE THE ABILITY HOST GUESTS WITHIN OR PERMANENTLY OCCUPY A UNIT TO BE LIMITED AND/OR RESTRICTED, AS MANDATED BY ANY APPLICABLE GOVERNMENTAL AUTHORITY WITH JURISDICTION OVER THE CONDOMINIUM.