

## FLOORPLANS

### THE RESIDENCES AT 1428 BRICKELL

### **RESIDENCE F NORTH**

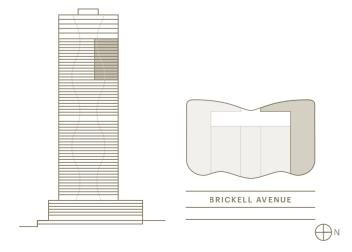
4 BEDROOMS I 4 BATHROOMS POWDER ROOM I DEN I SUNRISE TERRACE SUMMER KITCHEN

INTERIOR AREA: 4,171 SF / 387 SM EXTERIOR AREA: 683 SF / 63 SM TOTAL AREA: 4,854 SF / 450 SM

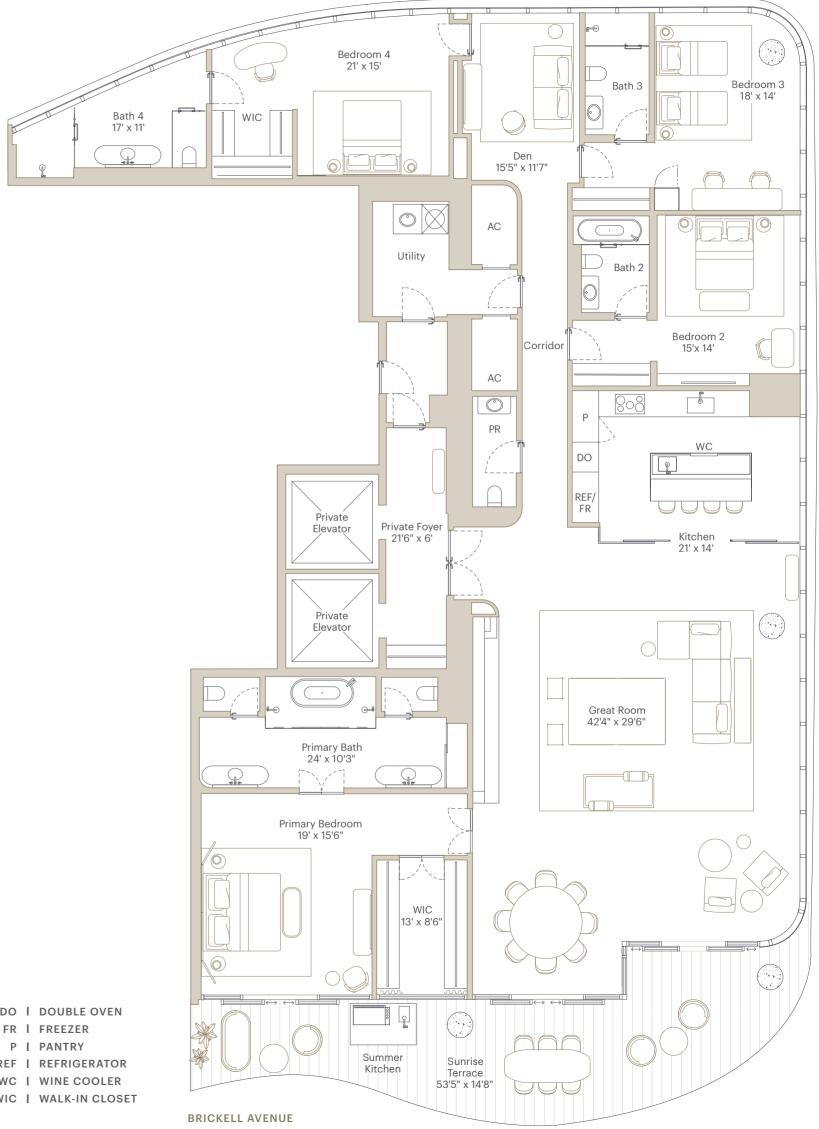
- -One-of-a-kind Antonio Citterio designed interiors
- -Double-door entry from private foyer
- -Private elevator foyer
- -Each home faces east towards Biscayne Bay
- -12' ceiling heights
- -Independent service entrance
- -Expansive Great Room and bedrooms
- -En-suite bathroom in all bedrooms
- -Antonio Citterio-designed closets
- -Dual private water closets with high efficiency smart toilets
- -Glass-enclosed Arclinea kitchen with Gaggenau appliances
- -Large northeast-facing terrace

-Summer kitchen

-Private package and dry-cleaning delivery compartment



DO	I	DOUBLE OVEN
FR	I	FREEZER
Р	I	PANTRY
REF	I	REFRIGERATOR
WC	I	WINE COOLER
WIC	I	WALK-IN CLOSET



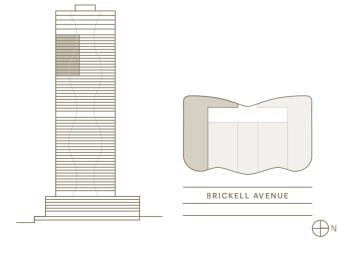
# THE RESIDENCES AT

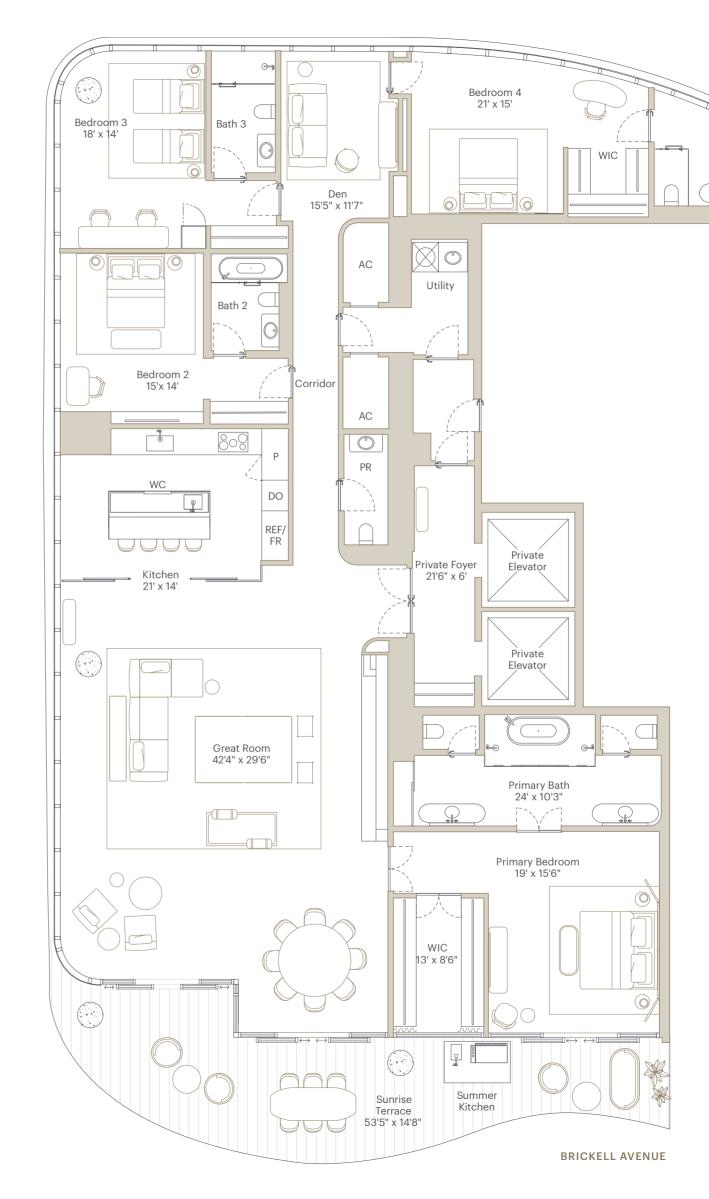
### **RESIDENCE F SOUTH**

4 BEDROOMS I 4 BATHROOMS POWDER ROOM I DEN I SUNRISE TERRACE SUMMER KITCHEN

INTERIOR AREA: 4,134 SF / 384 SM EXTERIOR AREA: 683 SF / 63 SM TOTAL AREA: 4,817 SF / 447 SM

- -One-of-a-kind Antonio Citterio designed interiors
- -Double-door entry from private foyer
- -Private elevator foyer
- -Each home faces east towards Biscayne Bay
- -12' ceiling heights
- -Independent service entrance
- -Expansive Great Room and bedrooms
- -En-suite bathroom in all bedrooms
- -Antonio Citterio-designed closets
- -Dual private water closets with high efficiency smart toilets
- -Glass-enclosed Arclinea kitchen with Gaggenau appliances
- -Large southeast-facing terrace
- -Summer kitchen
- -Private package and dry-cleaning delivery compartment





DO	I	DOUBLE OVEN
FR	I	FREEZER
Р	I	PANTRY
REF	I	REFRIGERATOR
WC	I	WINE COOLER
WIC	L	WALK-IN CLOSET

Bath 4

17' x 11'

P

YTECH – DEVELOPER ACPV ARCHITECTS, ANTONIO CITTERIO PATRICIA VIEL - DESIGNER ARQUITECTONICA – ARCHITECT CERVERA REAL ESTATE - SALES

**DEVELOPMENT TEAM** 

### YTECH

+ 1 305 706 1428 INFO@1428BRICKELL.COM I 1428BRICKELL.COM

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE LESSEE.

WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

Please note that the Developer is Ytech - 1428 Brickell, LLC. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Views vary from each unit and there is no assurance of the views from any particular unit. offered on an a la carte basis, with charges for use required. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing.

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