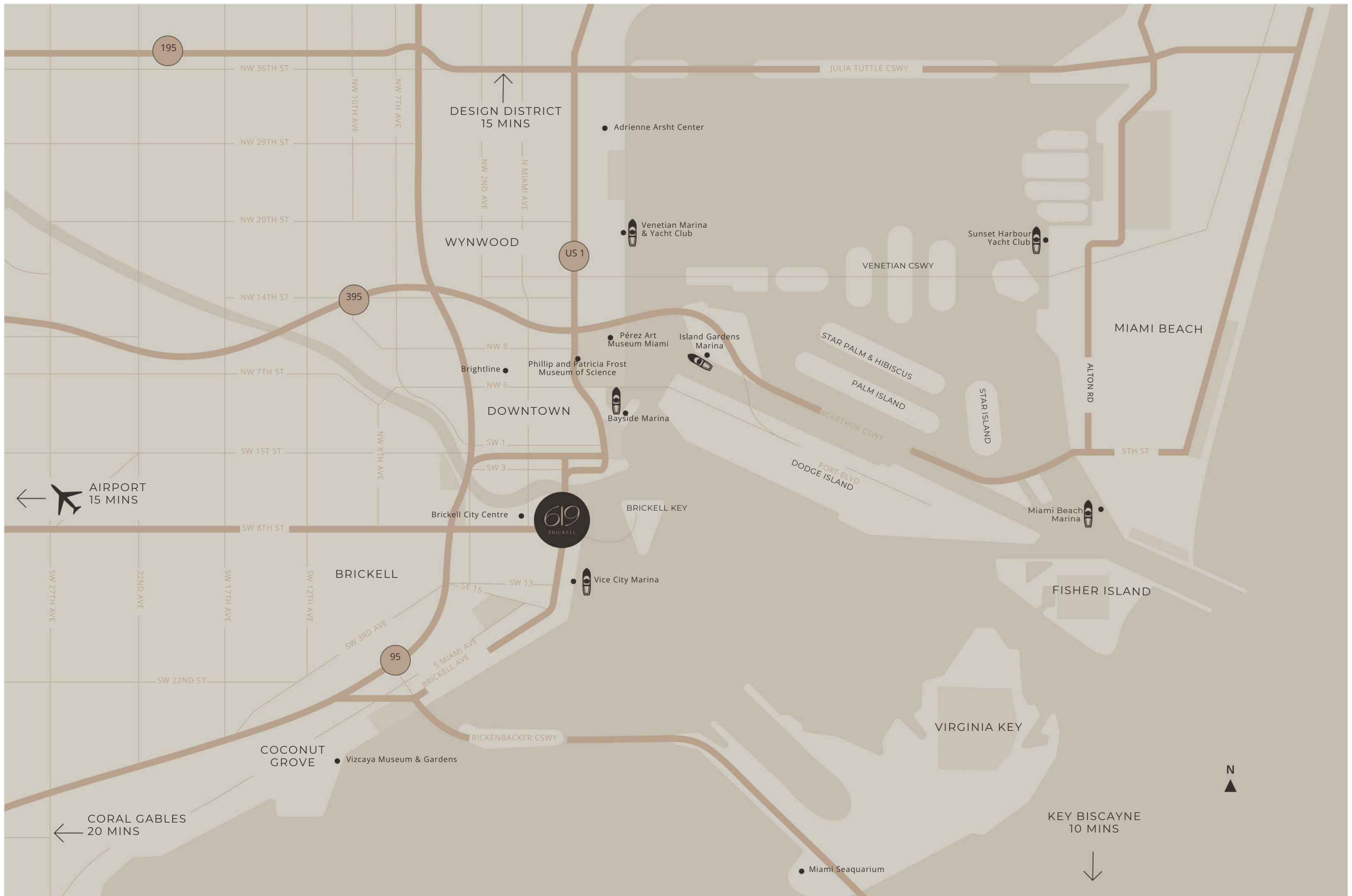


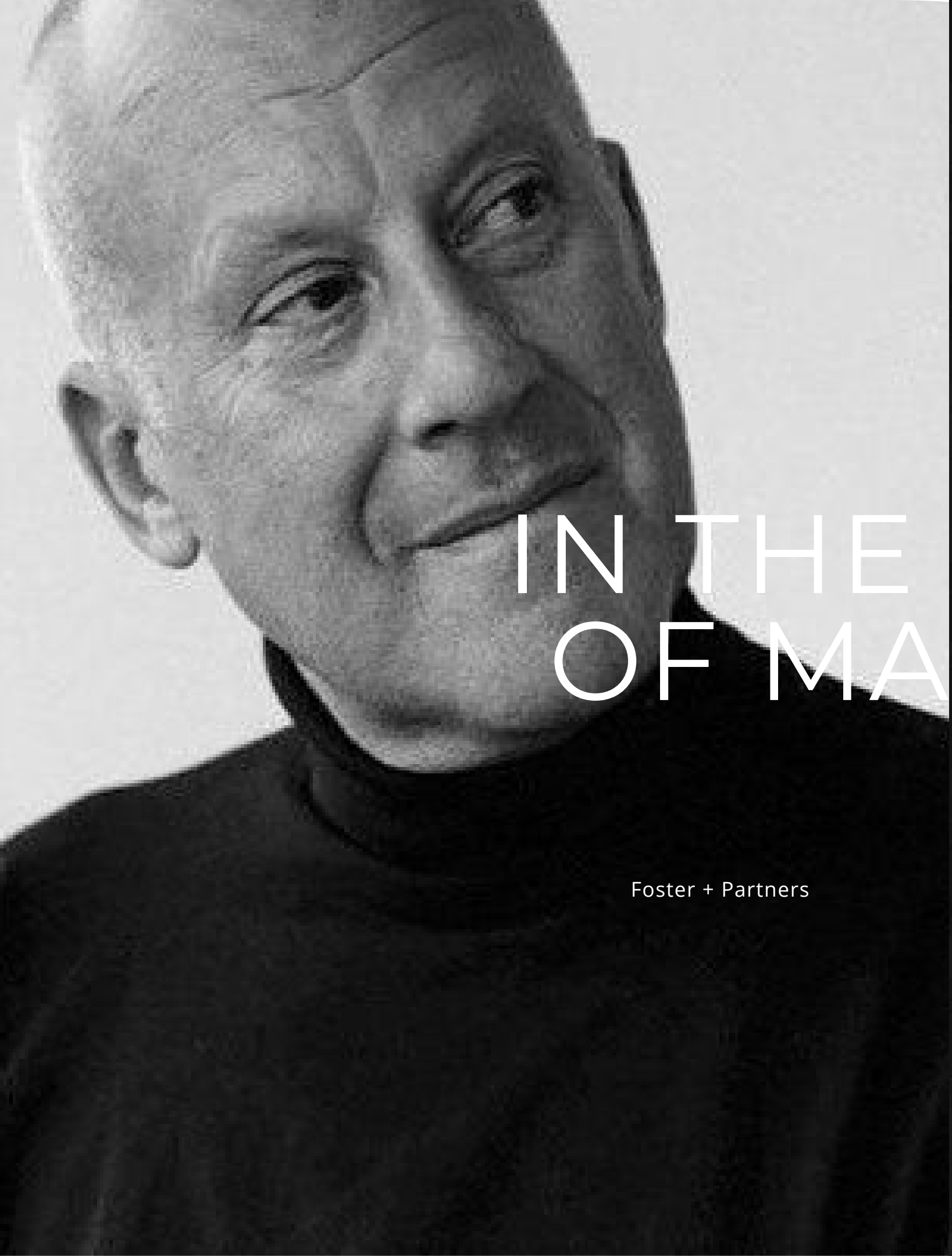


619

BRICKELL

BY NOBU • FOSTER + PARTNERS





IN THE HANDS OF MASTERS

Foster + Partners

Nobu Hospitality







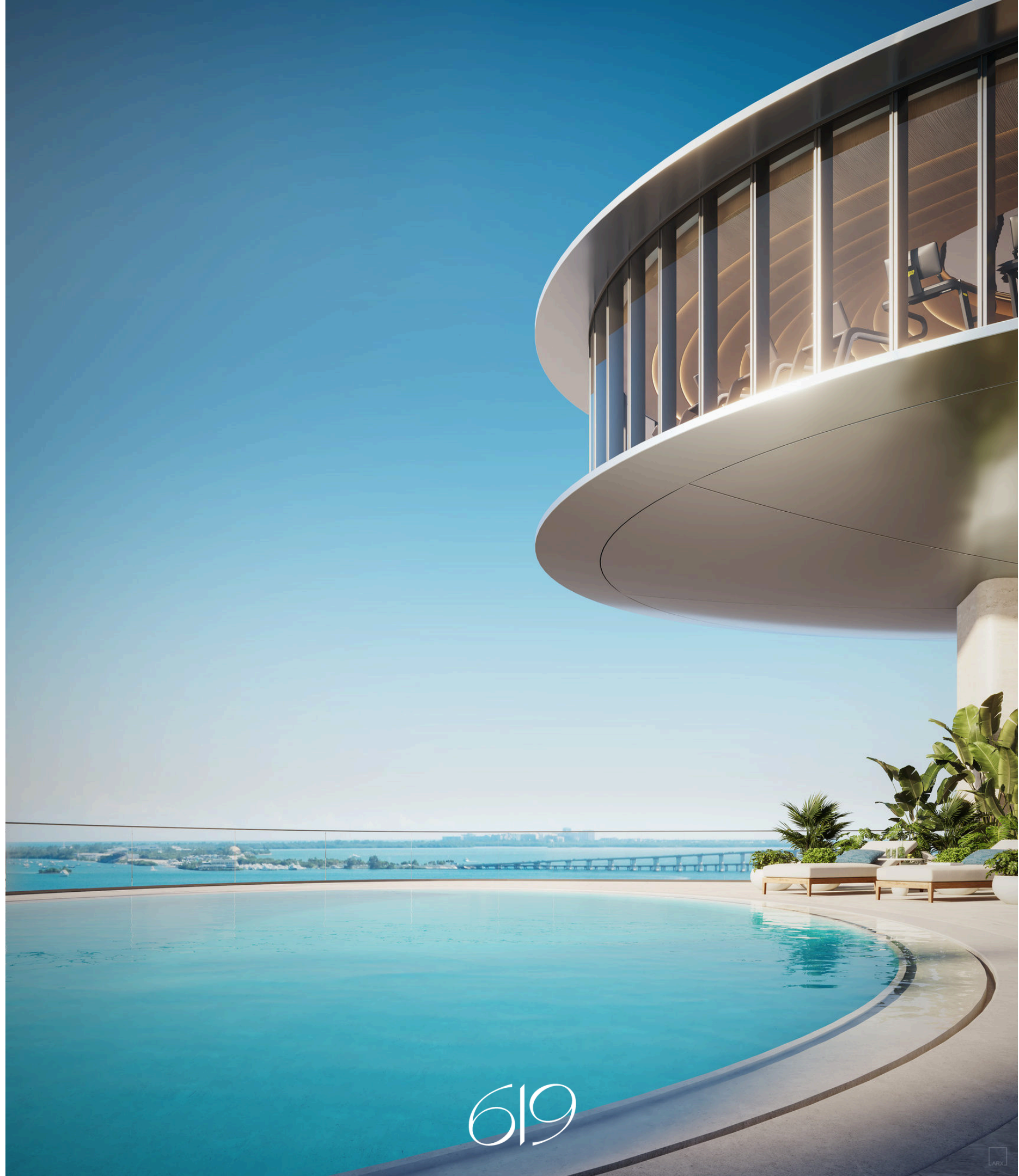






619

NOBU · FOSTER · PARTNER









TOWER 860 FT
75 STORIES







619





A LIFE OF
ABUNDANCE

90,000 SQ FT AMENITIES

GRAND STATEMENT



EXCLUSIVE



RECEPTION

SOPHISTICATED & TIMELESS



PORTE COCHERE

QUIET YET POWERFUL



ORGANIC



FEATURE STAIRCASE

ORGANIC



‘FUKINSEI’

CELEBRATING ASYMMETRY AND IRREGULARITY, A
BALANCED APPROACH THAT AVOIDS PERFECT SYMMETRY

TEXTURED



‘WABI-SABI’

EMBRACING IMPERFECTION AND THE BEAUTY
OF AGED OBJECTS AND MATERIALS

ASYMMETRICAL



‘YUGEN’

SUBTLE GRACE AND A SENSE OF MYSTERY,
EVOKING EMOTIONS WITHOUT OVERT DISPLAY

CURVILINEAR



‘SHIZEN’

A SENSE OF NATURALNESS, EMPHASIZING
ORGANIC MATERIALS AND FORMS

NATURAL



‘SEIJAKU’

TRANQUILITY AND STILLNESS, CREATING A
CALM AND PEACEFUL SPACE

PURE



INTIMATE



SERENE



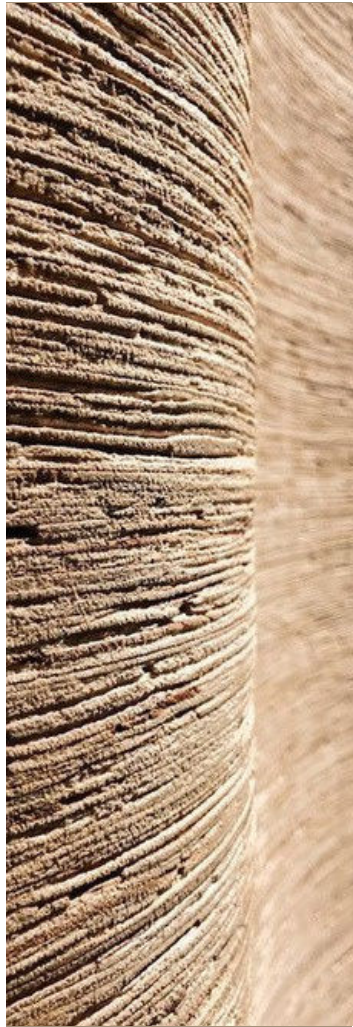
TIMELESS



NATURAL

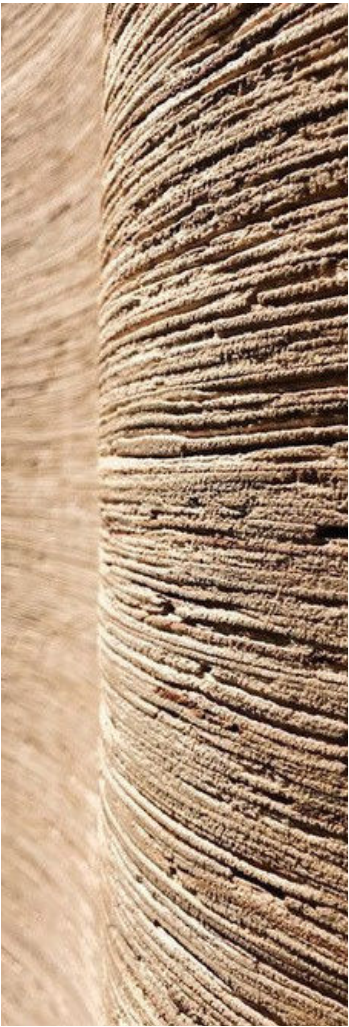


ORGANIC



RECEPTION

TEXTURED



\$25 Million Invested in Medical Grade Longevity

AMENITY

Wellness and Longevity by Nobu

LEVEL

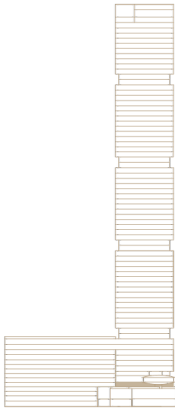
3

LONGEVITY CENTER

- Himalayan Salt Room
- Tesla Chair
- Compression Therapy
- IV Peptide Therapy
- Cryotherapy Chamber
- Red Light Therapy
- Infrared Sauna
- Hyperbaric Chamber
- E-Salt Cabin
- Neuro-Reset Healing Pod
- Ozone Therapy
- Meditation Terrace
- Mind Wave Therapy

WELLNESS

- Treatment Rooms
- Aromatherapy, Rain & Cryo Showers
- Hamмам
- Steam & Sauna Rooms
- Relaxation Lounge
- Rejuvenation Salt Pool
- Lap Pool
- Hot & Cold Plunge Pools
- Locker & Changing Rooms

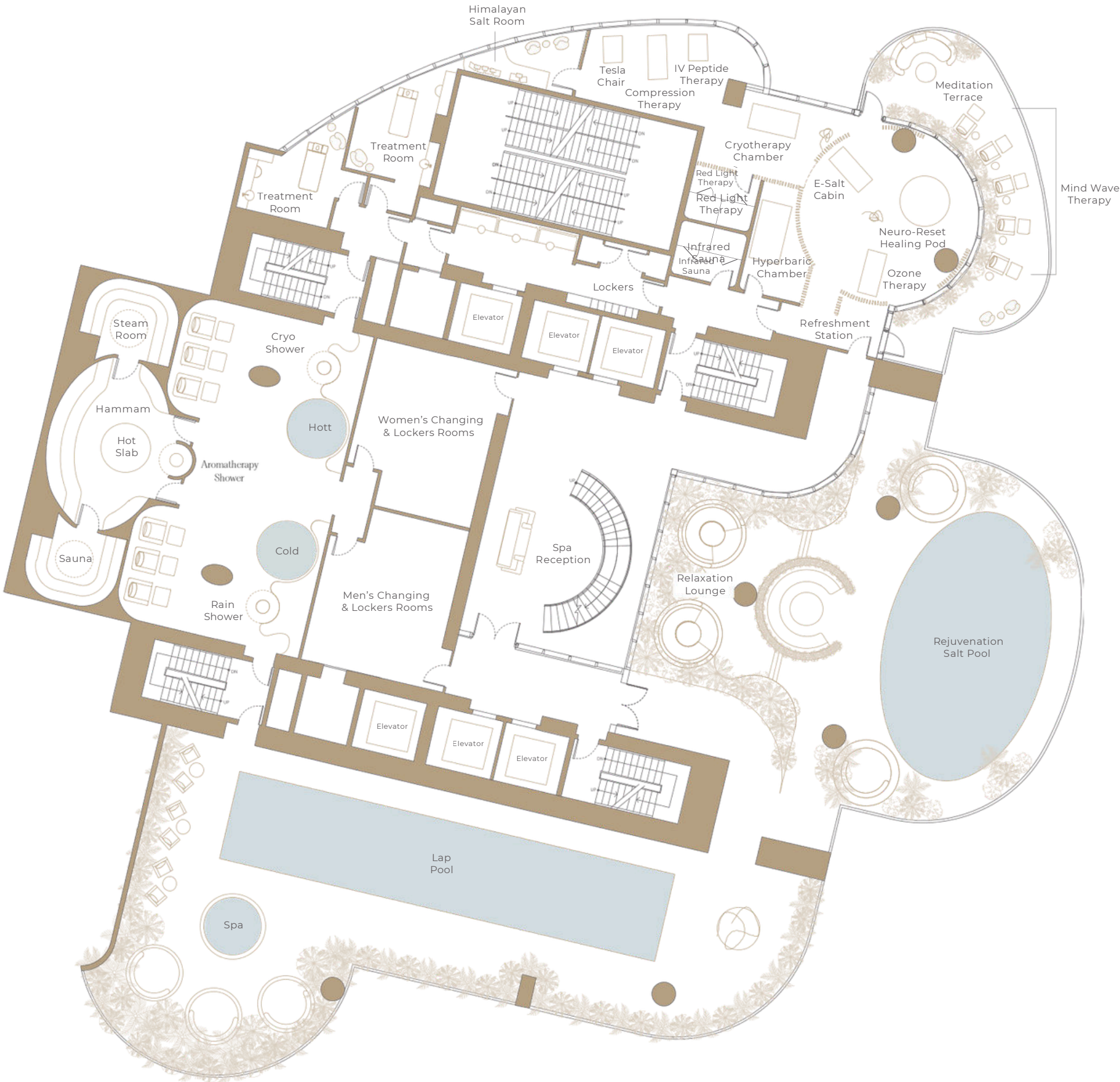


BY NOBU • FOSTER + PARTNERS

BY NOBU • FOSTER + PARTNERS

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BISCAYNE BAY

AMENITY

Fitness & Wellness

LEVEL

4

FEATURES

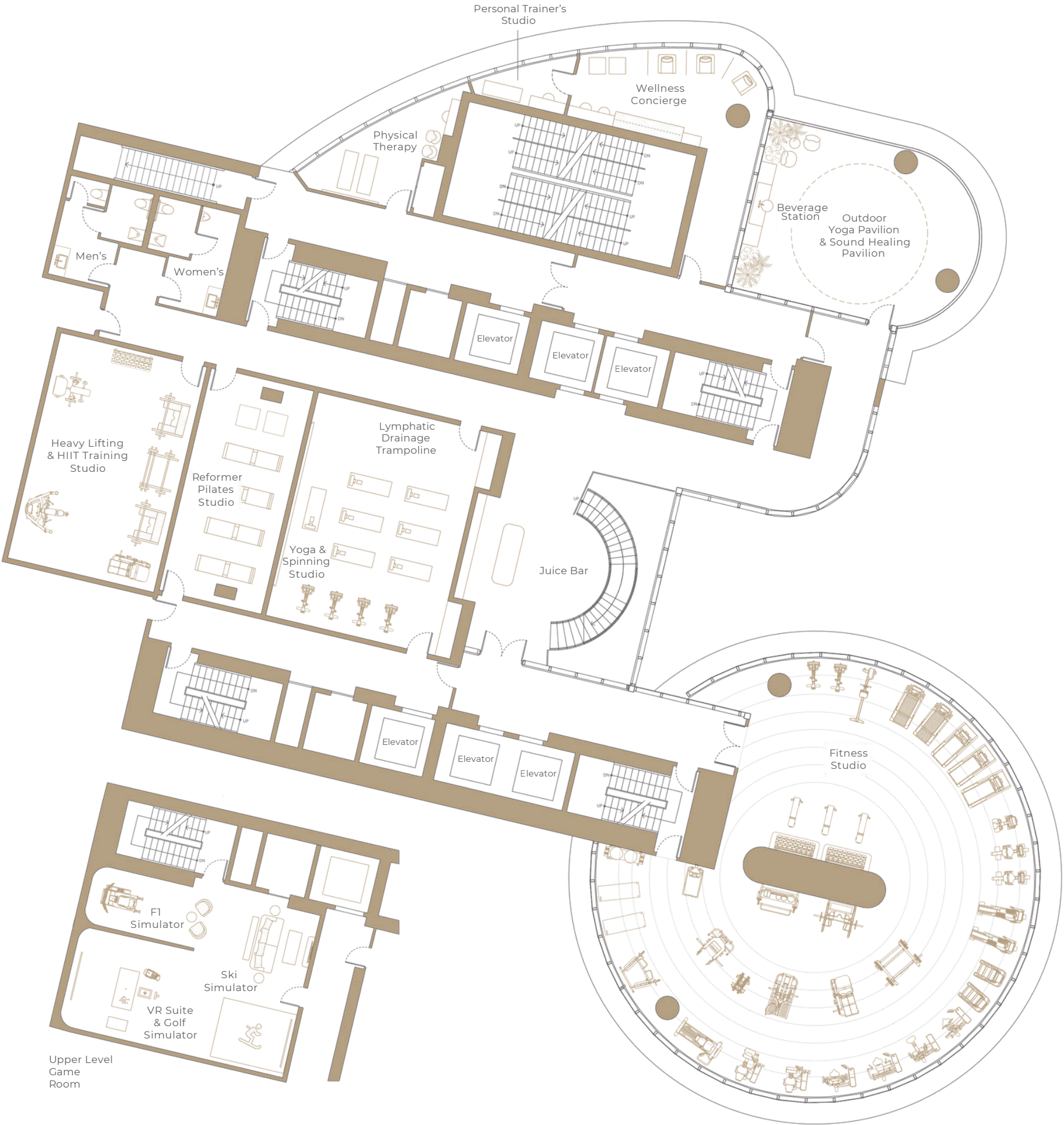
- State-of-the-Art Fitness Studio with Panoramic Views
- Indoor Yoga & Spinning Studio
- Lymphatic Rebound Training
- On-Site Personal Training Studio
- Outdoor Yoga Pavilion & Sound Healing Pavilion
- Heavy Lifting & HIIT Training Studio
- Pilates Studio with Reformer, Megaformer & EXO Chairs
- Wellness Concierge
- Physical Therapy
- Juice Bar
- Game Room with VR Suite, including Golf, F1 & Ski Simulators



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619 by NOBU & FOSTER

ELEVATED LIVING

- Premier Waterfront Brickell site
- 360° Panoramic Bay & City View
- One – to Four – Bedroom Residences: 19 Sky Villas & 4 Penthouses
- Private Porte-Cochère
- Valet, Self-Parking, & Private Garages
- Full Resort Amenity Experience
- Five-Star Concierge & Lifestyle Services
- Private Wine Cellar & Lounge
- Owner’s Lounge with Bay View
- Executive Business Suites & Boardroom
- Tea Lounge & Library Salon
- House Car

THE RESIDENCES

- Panoramic Bay Views
- Expansive Wraparound Terraces & Summer Kitchens
- 10’ Ceilings & Full-Height Glass
- Gaggenau Appliance Suite with Smart Refrigeration, Integrated Water Filtration, and Built-In Culinary Camera Technology
- Discrete Linear Diffuser Air System •Keyless Entry & Home Automation •Cutting Edge Medical-Grade
- HEPA Air Purification
- Ozone-Enhanced Whole-Home Water System
- Circadian Lighting Program
- Grounded, Low-EMF Interior Environment
- Smart Climate & Humidity Control System

NOBU DINING & HOSPITALITY

- In-residence dining by Nobu
- In-residence Nobu Chef Services
- Poolside Nobu Café exclusive for residents
- Food and Beverage Service across: Amenities, Pools and Wellness center
- Signature Nobu dining to-go
- Full-Scale Nobu Restaurant
- Nobu Bar with Bay Views & Boardwalk Access

FIVE STAR SERVICES

- In-Residence Butler & Staff Support
- Chauffeur & House Car Services
- Dedicated Lifestyle Manager
- Hotel-Style Housekeeping & Turn-Down Services
- Pet Care Services; grooming, feeding, and sitting
- Wellness Concierge
- Electric bikes with climate controlled storage
- Climate Controlled Private Storage
- Private Travel & Aviation bookings
- Exclusive Event & Global Access
- Fine Dining, Spa & Entertainment Reservations
- 24-Hour Concierge & Digital Lifestyle Platform
- International & Multilingual Concierge
- Personal Shopping & Luxury Gifting
- Valet Parking & Vehicle Assistance
- Doorman & Porter Services
- Move-In & Relocation Coordination
- Home Management & Estate Staffing
- Grocery Shopping & Home Stocking
- Gym & Longevity Concierge
- Art, Culture & Private Membership Access
- Tailored Relocation & Global Real Estate Support
- Education & Family Advisory
- Personal Lifestyle Assistance
- Home & Vendor Management
- Childcare & Nanny Services

THE BAUPOST GROUP

CAPITALIZATION

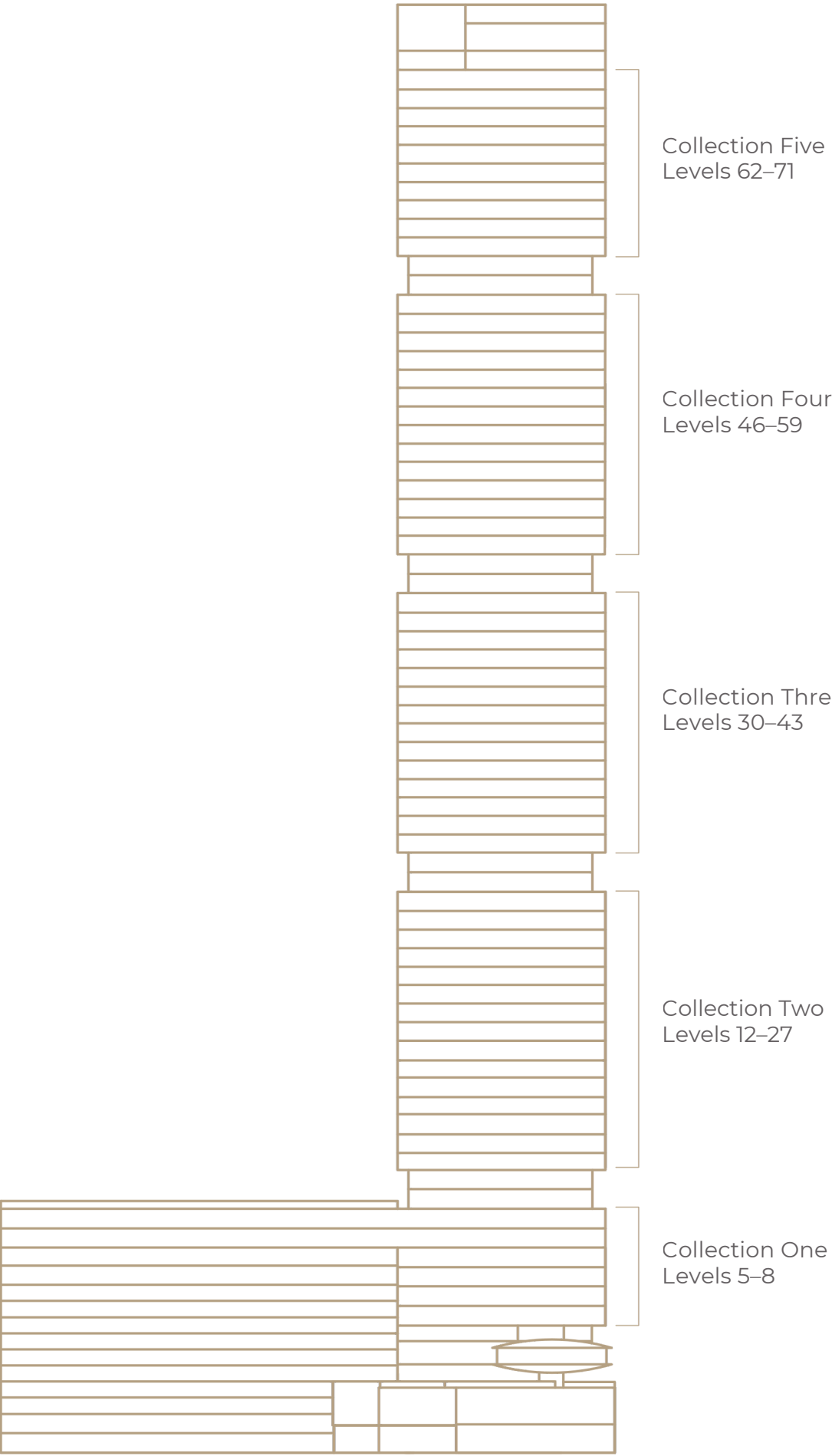
- With over \$28 billion assets under management
- One of the largest hedge funds in the world
- Renowned hedge fund that does both debt and equity fund
- Known for very conservative, deep value investing

RESIDENCES COLLECTION STACKING PLAN

BY NOBU • FOSTER + PARTNERS

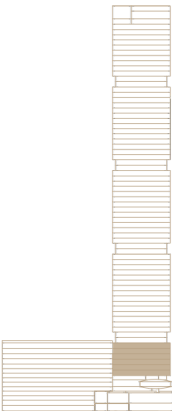
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COLLECTION

One_{LEVELS}
5-8



BY NOBU • FOSTER + PARTNERS

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BISCAYNE BAY

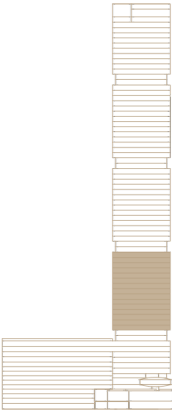
ON

COLLECTION

Two

LEVELS

12-27



BY NOBU • FOSTER + PARTNERS

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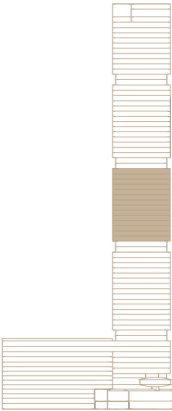
BISCAYNE BAY

COLLECTION

Three

LEVELS

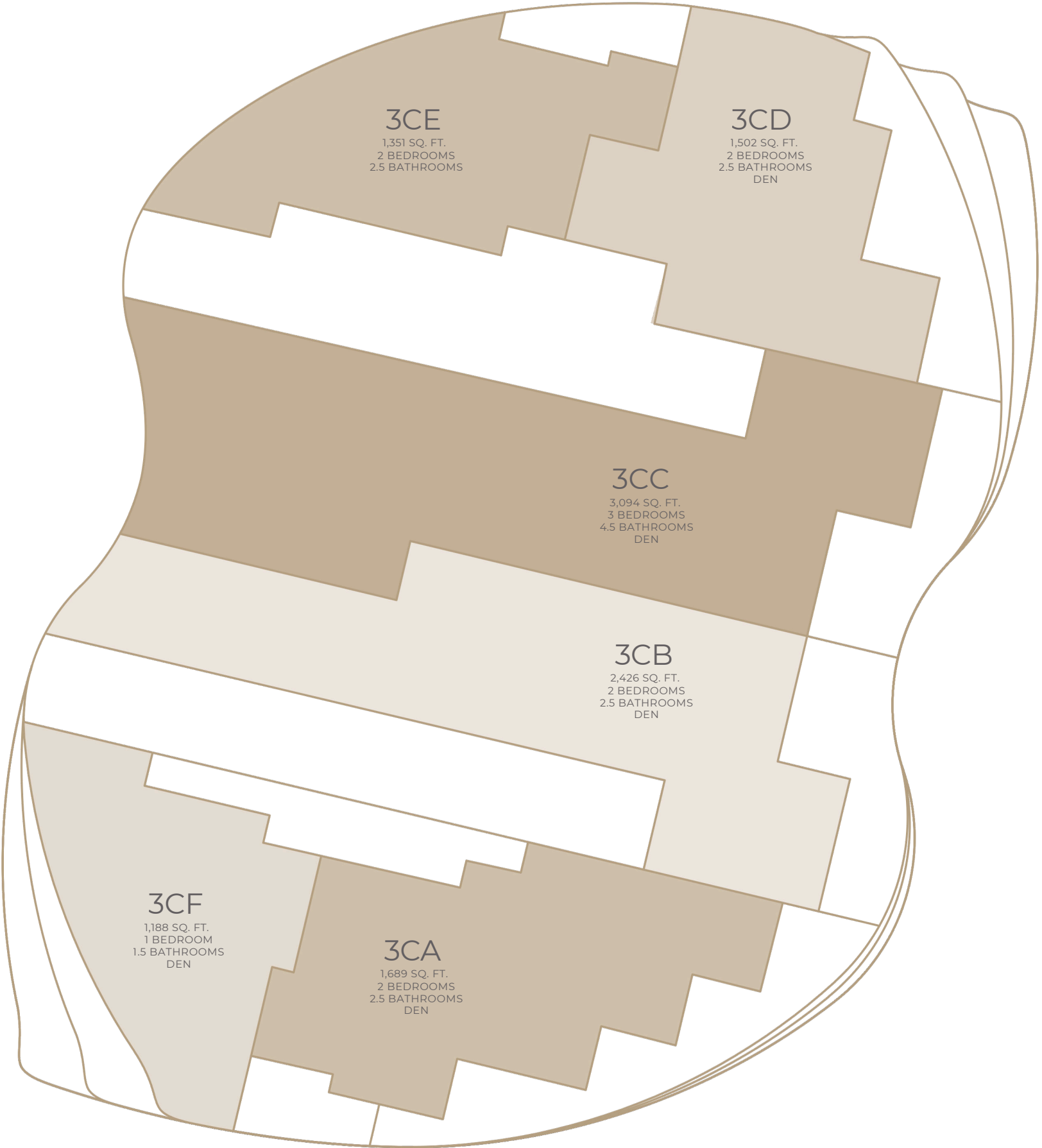
30–43



BY NOBU • FOSTER + PARTNERS

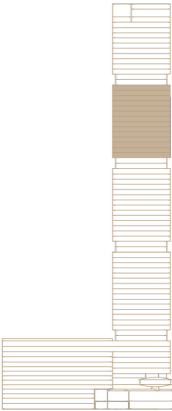
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COLLECTION

Four_{LEVELS}
46–59



BY NOBU • FOSTER + PARTNERS

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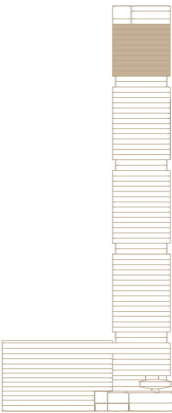


COLLECTION

Five

LEVELS

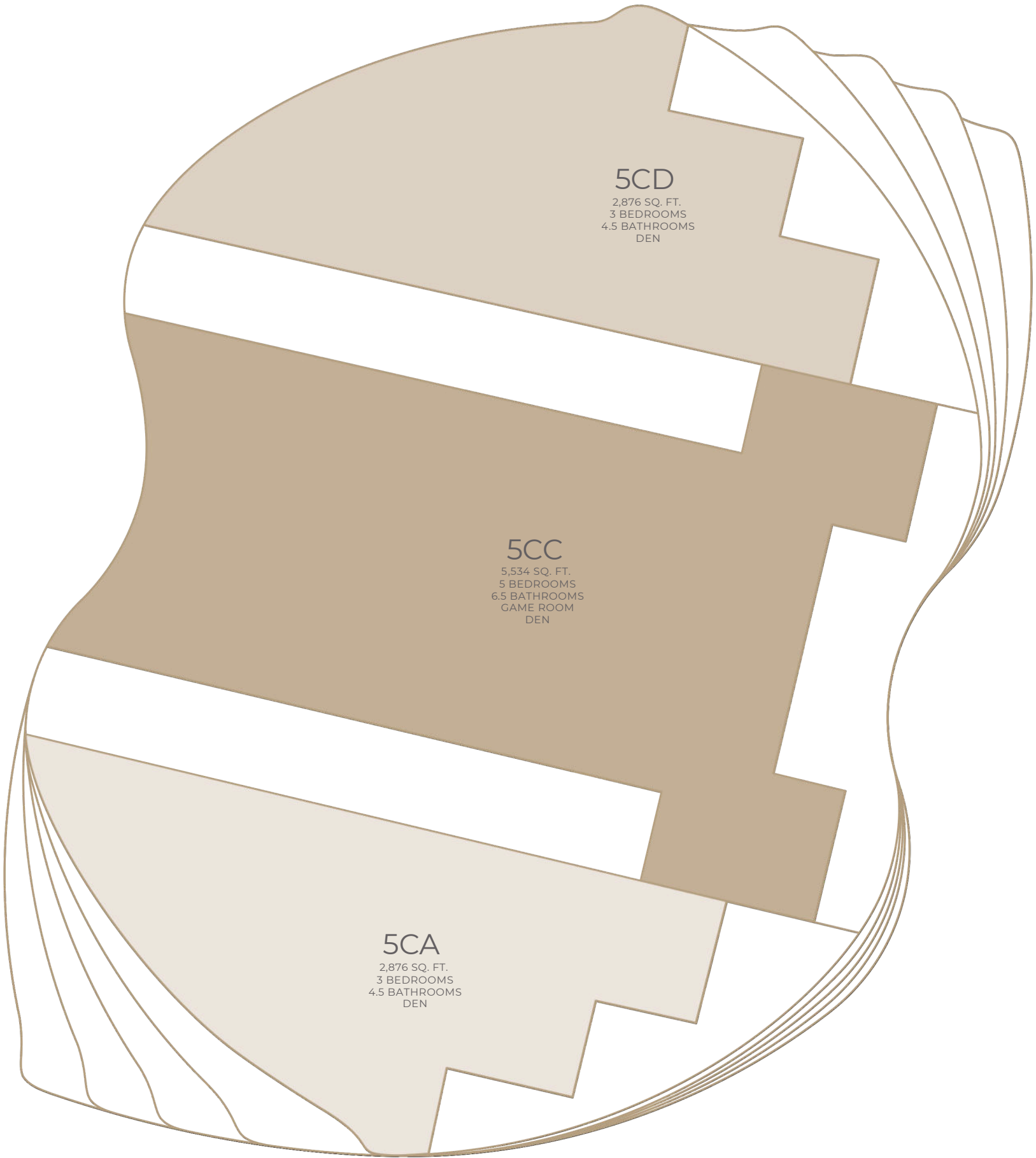
62-71



BY NOBU • FOSTER + PARTNERS

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RELEASE PRICES

COMMUNITY	SF	AVERAGE PRICE
1 BED/DEN	1,176	\$2,815,000
2 BED	1,400	\$3,708,117
2 BED/DEN	1,676	\$4,878,854
3 BED	2,614	\$8,183,000
3 BED/DEN	2,799	\$7,213,592
4 BED/DEN	3,232	\$9,500,143
4 BED/DEN SKYVILLA	4,054	\$18,750,333
5 BED/DEN SKYVILLA	4,826	\$ 1 6,875,0 0 0
5 BED/DEN SKYFLAT	5,534	\$16,500,000

PAYMENT DATES

10% At Contract
June 2026*

5% 90 Days
After Contract
September 2026*

15% Ground
Breaking
April 2027*

10% Top Off
June 2029*

60% Balance
At Closing
December 2030*

*Date aprox.