South Tower

MANDARIN ORIENTAL

THE RESIDENCES

MIAMI

Welcome to the apex of Miami living.
Rising above the coastline from Brickell Key,
The Residences at Mandarin Oriental, Miami,
offers an elevated expression of island living.

Developed by Swire Properties, these illustrious homes bring
distinct touches of glamour, stunning panoramic
views, and a cosmopolitan resort lifestyle together
with Mandarin Oriental's legendary service.

Waterfront Arrival

SOUTH TOWER

VISION

An Elevated Expression of Island Living

05

RESIDENCES

Sophisticated Design

15

AMENITIES

Resort Lifestyle

41

HOSPITALITY

Legendary Service

73

TEAM

World Class Talent

78

The Residences at Mandarin Oriental, Miami

An Elevated Expression of Island Living

The Residences at Mandarin Oriental, Miami will be a destination for those seeking contemporary, gracious luxury in a serene setting. Our renowned global design partners bring the best of Asian and European design to Brickell Key with skyline-defining architecture, thoughtfully crafted interiors, and expansive spaces designed for seamless indoor-outdoor living. Combined, these features provide residents with a tranquil living experience to relax and recharge from the fast-paced energy of the Magic City.

South Tower Lobby

South Tower Lobby

South Tower

Sophisticated Design

The Residences at Mandarin Oriental, Miami sets a new standard for coastal cosmopolitan living. Each residence throughout the two landmark towers has been meticulously considered and envisioned by world-renowned talents. Light-filled homes with panoramic views, both sophisticated and state-of-the-art, offer an elevated sense of escape, with the fast-paced energy of the city just beyond your door.

South Tower Terraces overlooking Biscayne Bay

Dior

DOLCE&GABBANA
CHANEL
CHANEL

Forest Yoga

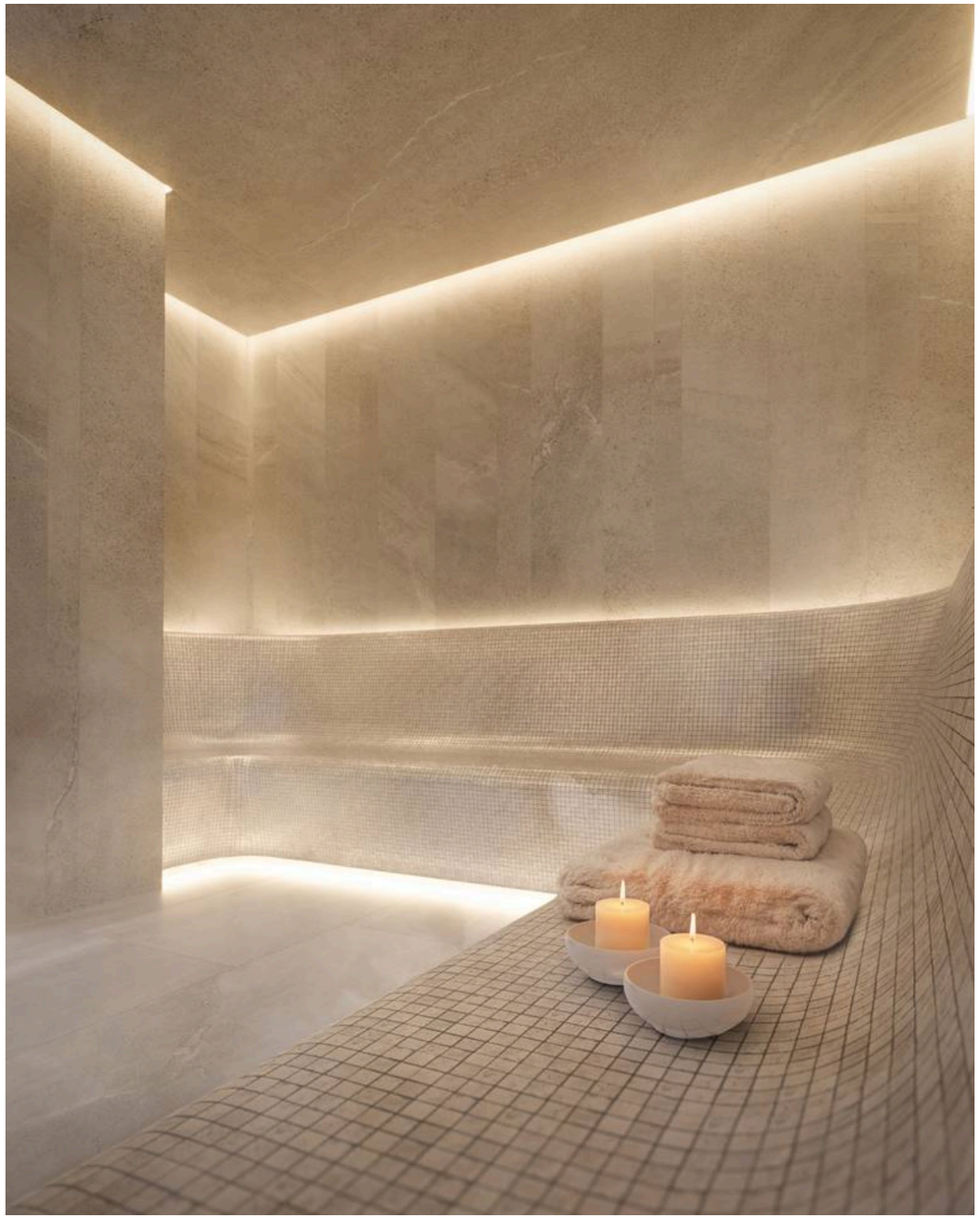
Resort Lifestyle

While the city and ocean beckon from across the bay, you can immerse yourself in a world of exclusive experiences at The Residences. The 100,000-square-foot, multi-tiered amenity podium redefines luxury living, where resort-style indulgence meets the unparalleled grace of Mandarin Oriental's legendary service. You might spend the morning on the yoga lawn, pass the day enjoying invigorating treatments and experiences at the signature spa or watch the sunset from the Dining Pavilion. Mandarin Oriental has set a new lifestyle standard for Miami.

Dining Pavilion

Lagoon Pool

Ocean Cabana



Hammam

TOTAL SPIN
1923
OPTIMAL RANGE
2160-2640
RPM
DESCENT ANGLE
32°
OPTIMAL RANGE
36°-40°
MAX HEIGHT
28
SMASH FACTOR
1.47
SIDE ANGLE
1
SPIN AXIS
10
CLUB PATH
3.3
FACE TO PATH
3.1
FACE TO TARGET
0.2
SHOT SCORE
70
DRIVER

Legendary Service

Mandarin Oriental is synonymous with legendary service. A dedicated team graciously anticipates your needs with subtle discretion, creating a special sense of home where every detail is meticulously curated. The Residences at Mandarin Oriental, Miami truly offers the best of both worlds; the comforts of a private home combined with the unsurpassed amenities and legendary service of Mandarin Oriental.

World Class Talent

The Residences at Mandarin Oriental, Miami, brings together world class talent to execute every aspect from development to the finest details

Swire Properties

Developer

More than developers, Swire Properties is in the business of creative transformation when it comes to architectural and interior design. Headquartered in Miami since 1976, the company is in the U.S real state arm of the British-born Swire Group, an international conglomerate with a diversified portfolio of businesses. They have developed commercial, retail, hotel, and residential properties in Miami.

Mandarin Oriental Hotel Group

Hospitality Operator

Mandarin Oriental is the award-winning owner and operator of some of the world's most luxurious hotels, resorts and residences. Each outstanding property reflects the Group's dual Asian heritage, while proudly distilling the Essence of the Destination, reflected in every hotel's own fan - carefully crafted by local artisans. Driven by a passion for the exceptional, every day, everywhere, the Group's mission is to craft time-enriching experiences that transform the ordinary to the exceptional and guests to fans through its legendary service. Mandarin Oriental continues to drive its reputation as an innovative leader in luxury hospitality, delivering sustainable growth over the long term.

KPF

Architect

KPF elevates cities through impactful design, collaborating closely with the world's most forward-thinking clients to create high performing, carefully crafted buildings that are unique to their physical, social, and environmental contexts.
The firm's extensive portfolio spans more than 40 countries and includes a wide range of projects from commercial and residential buildings to civic and cultural spaces to education, research, and healthcare facilities. Driven by individual design solutions, rather than a predetermined style, KPF endeavours to design lasting buildings that mitigate their environmental impact and enhance the well-being of the communities they serve.

Tristan Auer

Interiors, South Tower

Tristan Auer designs beautifully sensual and singular interiors. He operates with the style of a stage director, his client being both the main actor in his screenplay and an accomplice in the ongoing quest for elegance. His extremely rich and aesthetic vision finds its finest expression in vibrant color, lights, and era mixes. As an ambassador of a certain French "art de vivre," Auer combines a modern vision with arts and crafts excellence to give a new definition of contemporary luxury.

Shma

Landscapes

Shma (meaning 'the earth') is a creative landscape architecture platform that delivers meaningful and thoughtful designs to address increasing environmental challenges. Comprising a community of landscape architects, technicians, horticulturists, strategic designers, media makers, researchers, the team generates transformative strategies to create tangible and measurable designs that enhance social and environmental sustainability.

Speirs Major

Lighting

Speirs Major is an independent, award-winning international design practice that uses light and darkness to enhance the visual environment. They have helped shape the profession and set a global benchmark for excellence. They balance imagination with realism, passion with pragmatism. Through careful collaboration between their multidisciplinary design team, clients and design partners, they ensure that solutions are sustainable and easy to manage. Their projects reveal buildings and spaces in ways that are new, unexpected, and completely integrated — light architecture in its truest sense.

The Residences at Mandarin Oriental, Miami

The Building

- A 66-story tower on the southernmost tip of Brickell Key
- Unobstructed panoramic views of the Atlantic Ocean, Biscayne Bay, and the Miami skyline
- 228 refined residences ranging from two- to-five-bedrooms
- Two exclusive 7,800 sf+ duplex penthouses with private pools
- Masterplan and building designed by globally-renowned architect, Kohn Pedersen Fox (KPF)
- Interiors by acclaimed Parisian designer, Tristan Auer
- Unique waterfront arrival experience featuring panoramic vistas to Biscayne Bay
- Gated access with dedicated 24-hour security
- Private porte-cochère with generous canopy coverage at lobby arrival
- 24/7 Dedicated Residential Team trained by Mandarin Oriental
- Valet parking service available
- Planned infrastructure for dedicated EV charging stations for every residence
- Direct access to 1.5-mile Bay Walk along the Brickell Key waterfront

The Residences

- Private elevator and lobby to each home
- Main entrance featuring double door with keyless entry
- Gracious entry foyer with arrival portal
- Spacious floor plans featuring 11-foot ceiling heights
- Full-height doors with thresholds in timber or travertine finish
- Natural stone flooring across interior spaces
- Lighting by award-winning UK-based studio Speirs Major
- Midnight bar including refrigerator and ice maker in primary bedroom
- Floor-to-ceiling glass sliding doors leading to expansive, 12-foot-deep private terraces
- Fully-fitted outdoor wet bar, equipped with sink and refrigerator for effortless entertaining
- Laundry room with front-loading washer and dryer
- Select residences include en-suite staff quarters with dedicated bedroom and full bath
- Multi-zone air conditioning allows for independent temperature control
- Private storage unit accompanying each residence

Kitchens

- Custom Italian cabinetry by Molteni&C, with warm or cool finish options, exquisitely paired with Dornbracht fixtures
- A selection of natural stone countertops and backsplashes
- State-of-the-art appliances by Gaggenau:
  - Fully-integrated, paneled refrigerator and freezer
  - Electric wall oven and convection microwave
  - Induction cooktop
  - Undercounter wine storage and cooler that can hold up to 34 bottles of wine
  - Dishwasher
  - Espresso machine
- Stainless steel ventilation hood
- Food waste disposer

Bathrooms

- Primary bath features Duravit smart toilets, soaking tubs, and multi-function shower heads
- Primary bath vanity handcrafted with natural stone
- Marble stone floors throughout both primary baths and powder rooms
- Custom-built vanities with back-lit mirror and built-in storage
- Primary bath features Dornbracht fittings and plumbing accessories
- Private water closets within every primary bath
- Infrared Saunas in select residences, available for upgrade

Private Residence Amenities

Residents will benefit from an unparalleled array of world-class amenities, including over 100,000 square feet of lushly landscaped, multi-tiered, resort-style podium with distinct amenity zones and opportunities to relax, dine, and connect. The Residences will be serviced by Mandarin Oriental Colleagues.

Recreational Offerings
- Ocean pool with five cabanas and lounges offering panoramic views of Fisher Island, Key Biscayne, and Biscayne Bay
- Lagoon pool offering six private villas featuring kitchenettes, en-suite bathrooms, outdoor shower, sun deck, and infinite water views
- Pool Lounge
- Immersive Forest Walk nestled within a series of gardens
- Podium Art Walk featuring curated exhibitions of rotating artists
- Game Room with billiards table
- Indoor golf simulator with lounge sitting
- Resident Lounge
- Private screening lounge for up to 14 guests
- Dedicated kids club with activity center

Dining Experiences
- Dining pavilion equipped with outdoor grill featuring stunning sunset and skyline views
- Tea pavilion featuring kitchenette and indoor/outdoor entertaining space open to panoramic Bay views
- Hospitality console in main lobby with infused water and daily provisions
- Private dining room and wine cellar with indoor/outdoor dining and chef's kitchen

Health & Wellness Features
- Wellness pool deck with hot plunge, cold plunge, private cabanas and outdoor treatment rooms, enveloped by lush greenery
- Forest yoga alongside multiple meditative garden spaces
- Dedicated men's and women's spaces, including saunas and hammam
- Fitness atelier outfitted with state-of-the-art Technogym equipment and private training studio
- Multi-use sports courts, offering the options to play half court basketball, pickleball, or padel
- Self-service dog grooming spa with access to the Bay Walk

Business Lounge
- Twelve-seat conference suite
- Two reservable private meeting rooms
- Two flexible work-lounge spaces
- Communal work area
- Library with curated literature collection
- Complimentary printing services
- Self-service coffee bar

Hotel & Shared Amenities

The adjacent Mandarin Oriental Hotel is destined to be Mandarin Oriental's North American flagship, ushering in a new chapter of service and sophistication. Hotel amenities are easily accessible from The Residences.

Recreational Offerings
- Resort pool
- Lounge pool
- Children's splash pad
- Hot tub
- Staffed children's playroom with child care services

Dining
- Fine-dining signature restaurant with outdoor dining terrace overlooking Biscayne Bay and Brickell skyline
- All-day dining restaurant featuring intimate outdoor herb garden seating
- Poolside restaurant featuring outdoor verandah seating
- Signature Mandarin Oriental Living Lobby Concept with Cake Shop

Health & Wellness Features
- Mandarin Oriental's signature spa, featuring award winning services and treatments in unparalleled serenity and privacy
- Personalized treatments and curated fitness practices dedicated to holistic wellness and anti-aging
- Beauty salon
- Outdoor Vitality pool
- Covered outdoor lap pool
- Wellness lawn
- Flexible outdoor activity pavilion for outdoor training, yoga, or spa treatments
- Curated collection of retail offerings

Occasion & Business Events
- Grand ballroom with dedicated pre-function and break out space
- Private meeting rooms equipped with conference and presentation technology
- Events terrace

Legendary Service

A dedicated team of Mandarin Oriental colleagues will be on hand 24-hours a day, offering a host of personalized services to help streamline your daily life.*

- Courier services
- Translation services
- Notary services
- Delivery services
- Housekeeping
- Car wash and detailing
- Dog grooming
- Property maintenance when traveling
- Plant care maintenance
- Child care services
- Travel planning
- Airline reservations
- Hotel reservations
- Car rental reservations
- Airport/ground transportation arrangements
- On- and off-premises restaurant reservations
- In-residence spa and wellness treatments
- Cleaning and alteration services
- Hair salon
- Private shopping
- Activity arrangements
- Equipment rentals
- 24-hour security services
- Engineering services
- Trash removal

*Some offerings may incur additional charges

Developer
SWIRE PROPERTIES INC

Hospitality Operator
MANDARIN ORIENTAL HOTEL GROUP

Architect
KPF

South Tower Interiors
TRISTAN AUER

Lighting
SPEIRS MAJOR

Landscapes
SHMA

Branding & Art Direction
NOË & ASSOCIATES

Architectural Visualization
BINYAN STUDIOS
THE BOUNDARY

SWIRE PROPERTIES

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