

North 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.



VISION

An Elevated Expression of Island Living

05

RESIDENCES

Elegantly Designed Interiors

11

AMENITIES

Exceptional at Every Level

21

HOSPITALITY

Legendary Service

39

TEAM

World-Class Talent

46

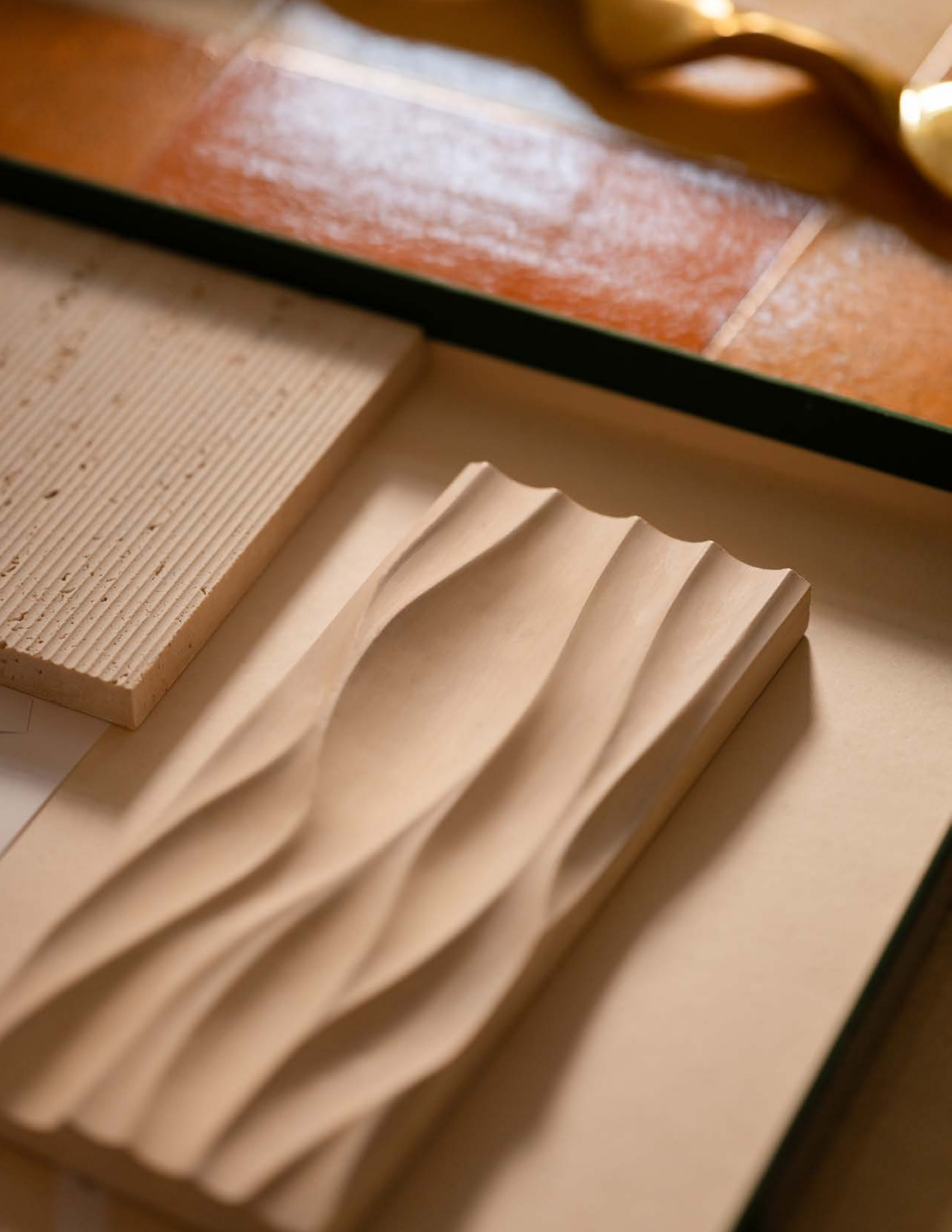


An Elevated Expression of Island Living

The 33-story North Tower is home to the new Mandarin Oriental, Miami Hotel and an exclusive collection of refined residences, offering an elevated expression of island living. Rising above the coastline from Brickell Key, The Residences at Mandarin Oriental, Miami is a cosmopolitan retreat offering direct access to Mandarin Oriental's legendary service and an expansive podium of resort-style amenities. The 70 private residences and 28 turnkey hotel residences are thoughtfully crafted to stir the senses, featuring elegant design, seamless indoor-outdoor living, and panoramic views that captivate at every turn. Developed by Swire Properties on the last available parcel on Brickell Key, The Residences at Mandarin Oriental, Miami is positioned to be the Group's North American flagship.







Elegantly Designed Interiors

The Residences provides a home sanctuary. Warm yet modern, the design offers open and light-filled, unobstructed panoramic views and an elevated sense of escape, with the vibrant energy of the city still within reach. Natural materials create an elegant richness, enhanced by quiet luxury in every detail. Private terraces and expansive windows within the spacious rooms create seamless indoor-outdoor living and a serene backdrop for everyday life.







“What drives me is the desire to shape interiors where people feel welcomed and grounded, as if they’ve always belonged. I want my soul to be felt — quietly, genuinely — through the spaces I create.”

LAURA GONZALEZ
INTERIORS, NORTH TOWER PRIVATE RESIDENCES



Private Residence 02 | Primary Bathroom



Exceptional at Every Level

Welcome to the apex of Miami living. Mandarin Oriental’s legendary service elevates the everyday, from gourmet dining prepared to your specifications to award-winning spa services tailored to your unique needs. Resort-style living is reimagined with direct access to a meticulously landscaped, 100,000 sq. ft. podium, thoughtfully designed with dedicated spaces to relax, dine, and connect. The experiences that The Residences offers exceed every expectation, setting a new standard for the city and beyond.





“The North Tower represents a rare opportunity to own a home that unites Miami’s vibrant spirit with Mandarin Oriental’s legendary service and craftsmanship.”

LAURENT KLEITMAN
GROUP CHIEF EXECUTIVE, MANDARIN ORIENTAL HOTEL GROUP



Tea Lounge



“The North Tower is an expression of balance.
We aspire to capture the vibrancy of hotel living within
a residential setting that is playful yet meticulously
considered, refined yet deeply personal.”

NORMAN XU
DIRECTOR OF DESIGN, SWIRE PROPERTIES

“For owners, it is not simply about acquiring a residence, but about embracing a way of life that is both refined and truly exceptional.”

LAURENT KLEITMAN
GROUP CHIEF EXECUTIVE, MANDARIN ORIENTAL HOTEL GROUP



Spa Relaxation Room





“For the Residences at Mandarin Oriental, Miami, we sought to capture the spirit of Brickell Key. We wove in a Miami-inspired palette of blues and sands, along with organic textures and soft curving forms.”

LAURA GONZALEZ
INTERIORS, NORTH TOWER PRIVATE RESIDENCES





Legendary Service

Mandarin Oriental is synonymous with exceptional service. A dedicated team graciously anticipates your needs with subtle discretion, creating a special sense of home where details are carefully curated. The Residences at Mandarin Oriental, Miami offers the best of both worlds: the comforts of a private home combined with Mandarin Oriental’s unsurpassed amenities.







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 the US real estate arm of the British-born Swire Group, an international conglomerate with a diversified portfolio of businesses. It has 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, everyday, everywhere, the Group’s mission is to craft time-enriching experiences that transform the ordinary into 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.



KPF

Architect

KPF is one of the world’s preeminent architecture firms, providing architecture, interior, programming, and master planning services for some of the most forward-thinking developers, corporations, entrepreneurs, and institutions in the US and around the world. Driven by individual design solutions, rather than a predetermined style, KPF’s mission is to create buildings and places of the utmost quality and contextual sensitivity. The firm’s extensive portfolio spans more than 40 countries and includes a wide range of projects from office and residential buildings to civic and cultural spaces to educational facilities.



Laura Gonzalez

Interiors, North Tower Private Residences

An interior designer renowned for freely mixing patterns, materials, styles, and furniture, Gonzalez has invented her own style—an ever-increasingly popular one that inspires but rarely finds equal. Her style embraces classicism but bears a stamp of romanticism. Instead of references to antiquity, she prefers meandering reveries that, with their abundance of sinuous floral patterns, carry her off into pre-Raphaelite reminiscences. Gonzalez composes bustling, narrative interiors in the way that others can pen best-selling novels.



Shma

Landscapes

Shma (means “the earth”) is a creative landscape architecture platform with multidisciplinary professions that collaborate to deliver meaningful and thoughtful designs that deal with increasing environmental challenges to create a better earth. A diverse team of landscape architects, technicians, horticulturists, strategic designers, media makers, and researchers actively exchanges ideas and works collaboratively to generate transformative strategies and to deliver tangible and measurable landscape 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. It has helped shape the profession and set a global benchmark for excellence, balancing imagination with realism, passion with pragmatism. Through careful collaboration between its multidisciplinary design team, clients, and design partners, the practice ensures that solutions are sustainable and easy to manage. Its projects reveal buildings and spaces in ways that are new, unexpected, and completely integrated—light architecture in its truest sense.



The Building

- A 33-story tower that encompasses both The Residences at Mandarin Oriental, Miami and Mandarin Oriental, Miami Hotel
- An unparalleled location on Brickell Key's southernmost tip, with panoramic views of the Atlantic Ocean, Biscayne Bay, and Miami skyline
- A limited collection of Residences with direct access to the exceptional hotel amenities, services, and lifestyle of Mandarin Oriental, Miami
- 70 refined Private Residences ranging from two- to four-bedrooms
- 28 turnkey Hotel Collection Residences ranging from one- to two-bedrooms
- Masterplan and building designed by globally renowned architect, KPF
- Private Residence interiors by acclaimed AD100 Interior Designer, Laura Gonzalez
- Unique waterfront arrival experience featuring panoramic vistas to Biscayne Bay
- Separate arrival experiences for hotel guests and residents are surrounded by lush landscaping and water features
- Separate dedicated lobbies for hotel guests and private residents
- 24/7 Dedicated Residential Team trained by Mandarin Oriental Colleagues
- 24-hour security
- Valet service for hotel and private residents
- EV charging available
- Private access to 1.5-mile Bay Walk along the Brickell Key waterfront

Residence Features

- Dedicated residential lobby & elevators
- Keyless entrance
- Entry foyer
- Spacious floor plans featuring up to 11-foot ceilings
- Molteni&C kitchen with Gaggenau appliances
- Natural stone flooring across interior spaces
- Soaking tub in primary bath
- Lighting by award-winning UK-based studio Speirs Major
- Floor-to-ceiling glass sliding doors opening to private terraces for indoor/outdoor living
- Laundry room with front-loading washer and dryer
- Multi-zone air conditioning allows for independent temperature control
- Residences on Levels 20-30 are assigned a storage enclosure

Kitchens

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

Bathrooms

- Primary bath includes Duravit smart toilets, private water closet, soaking tub and multifunction shower head by Dornbracht
- Custom-built vanities with stone counters, back-lit mirror and built-in storage

Private Residence Amenities

Private Residence Owners will benefit from direct access to an unparalleled array of world-class amenities, including an 80,000 sq. ft., lushly landscaped, multitiered resort-style podium with distinct amenity areas to relax, dine, and connect.

Recreation

- Podium art walk featuring curated exhibitions

Dining and Entertainment

- Honor bar in main lobby offering infused water and daily provisions
- 19th level Residents Lounge with chef's kitchen, show kitchen, and two flexible spaces that can serve as private dining or meeting rooms

Hotel and Shared Amenities

Mandarin Oriental, Miami is destined to be Mandarin Oriental's North American flagship, ushering in a new chapter of service and sophistication. Along with residents-only amenities, these hotel offerings have direct access from the Private and Hotel Residences.

Recreation

- Resort Pool
- Lounge Pool
- Children's splash pad
- Hot tub
- Staffed children's playroom with childcare services

Dining

- Signature fine-dining restaurant with outdoor terrace overlooking Biscayne Bay and Brickell Skyline
- All-day dining restaurant featuring intimate outdoor herb garden seating
- Pool Lounge featuring outdoor verandah seating
- Signature Mandarin Oriental Living Lobby Concept with Cake Shop

Health and Wellness

- Mandarin Oriental's signature spa, featuring award-winning services and treatments in unparalleled serenity and privacy
- 24-hour, fully equipped fitness center
- 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

Celebratory and Business Events

- Grand ballroom with dedicated pre-function and breakout spaces
- 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 and 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

Interiors, North Tower
LAURA GONZALEZ

Lighting
SPEIRS MAJOR

Landscapes
SHMA

Branding & Art Direction
NOË & ASSOCIATES

Architectural Visualization
BINYAN STUDIOS
THE BOUNDARY



 This project is being developed by OID T2 Developer LLC, a Florida limited liability company (“Developer”), which has a limited right to use the trademarked names and logos of Swire Properties and Mandarin Oriental Hotel Group. The Residences at Mandarin Oriental, Miami (“The Residences”) are not developed, sponsored, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOHG), and MOHG makes no representation, warranty or guaranty of any kind regarding The Residences. Developer and owners of The Residences use the Mandarin Oriental name and trademarks subject to the terms of revocable licenses from MOHG which may expire or be terminated. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS WEBSITE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. All plans, features, services and amenities depicted or described herein are based upon preliminary development plans and are subject to change without notice in the manner provided in the offering documents. All improvements, designs and construction are subject to first obtaining the appropriate federal, state, and local permits and approvals for same. No guarantees or representations whatsoever are made that any plans, features, services, amenities, or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. Additional rates for amenities may apply. Only those amenities set forth in the prospectus (offering circular) will be provided by Developer without additional cost. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. Certain items, such as tile, marble, stone, granite, cabinets, wood, stain, grout, wall and ceiling textures, mica and carpeting, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown herein. If circumstances arise which, in Developer's opinion, warrant changes of suppliers, manufacturers, brand names, models or items, or if Developer elects to omit certain items, Developer may modify the list of standard features or make substitutions for equipment, material, appliances, brands, models, etc., with items which in Developer's opinion are of equal or better quality (regardless of cost). No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas described herein will be provided or, if provided, will be as described herein. Any view from a unit of from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the Developer in no manner guarantees the continuing existence of any view. Any and all reference to and/or renderings of the Brickell area and other proposed projects or nearby facilities depicted or described are for the convenience of reference only. The Developer has no control over these projects or facilities, and the information provided herein regarding such projects and facilities, as well as the Brickell area generally, was obtained from newspaper articles and other public information and Developer makes no representations as to same. All descriptions of furniture, 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. Furnishings are only included if and to the extent provided in your purchase agreement. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.

