

Fact Sheet

Baccarat Residences Miami

is a masterfully designed luxury waterfront tower located at the entrance to the Brickell neighborhood. Managed by **SH Hotels & Resorts**, the development blends the 250-year legacy of Baccarat crystal with the vibrant energy of Miami's financial hub.



Baccarat Residences Miami

Address: 99 SE 5th St, Miami, FL 33131

Developer: Related Group (in partnership with GTIS Partners)

Architects: Arquitectonica (Architecture), Meyer Davis Studio (Interiors), and Enzo Enea (Landscaping)

- **Pricing & Residence Types (Approximate):**
 - **1 Bedroom:** Starting from **\$1.8 million**
 - **2 Bedrooms:** Starting from **\$2.7 million**
 - **3 Bedrooms:** Starting from **\$2.9 million - \$9.2 million**
 - **4 Bedrooms:** Starting from **\$4.3 million - \$5.6 million**
 - **Riverfront Flats:** Starting at **\$2.3 million** (lofts/duplexes)
 - **Upper Penthouses:** Up to **\$31.76 million** (5+ beds)

- **Price per Sq Ft:** Average list price ranges from **\$1,800/sq ft** to **\$3,500/sq ft** for high-floor penthouses.
- **HOA/Maintenance Fees:** Approximately **\$1.50 per sq ft** (estimated). Fees typically cover water, sewer, cable, high-speed internet, and building insurance.
- **Property Taxes:** Estimated at approximately **1.8% - 2.0%** of the assessed value (Standard for Miami-Dade County).
- **Amenities:**
 - **Marine & Waterfront:** Private marina with on-demand yacht reservation and water taxi service; planned 10,000 sq. ft. signature riverfront restaurant.
 - **Resort Deck (12th Level):** Zero-entry heated saline pool, poolside cabanas, outdoor spa, and summer kitchen.
 - **Wellness:** State-of-the-art fitness center curated by Altitude Fitness, Hammam spa, yoga/meditation rooms.
 - **Social Spaces:** Grand Salon with Baccarat-inspired interiors, wine cellar with tasting room, billiards room, and private screening room.
 - **Exclusive Services:** 24-hour concierge, luxury house car service, valet, and membership access to the **Beach Club at 1 Hotel South Beach**.

Residence Pricing & Size Summary

Residence Type	Size (Sq Ft)	Estimated Price	Price per Sq Ft
1 Bedroom	1,336 – 1,540	\$1,800,000+	~\$1,783
2 Bedroom	1,800 – 2,200	\$2,700,000+	~\$1,500 - \$1,800
3 Bedroom	2,662 – 3,665	\$2,900,000 – \$9,200,000	~\$1,100 - \$2,510
4 Bedroom	3,070 – 3,759	\$4,300,000 – \$5,625,900	~\$1,400 - \$1,833
Penthouses	9,074 – 11,861	\$31,760,000+	~\$3,500