

THE RESIDENCES AT MANDARIN ORIENTAL, MIAMI — FACT SHEET (BRICKELL KEY REDEVELOPMENT)

(Ultra-luxury branded residences opening with the new Mandarin Oriental Miami masterplan.)

1. Project Overview

- **Location:** Brickell Key, Miami — the most exclusive private island in the city
- **Developer: Swire Properties** (master developer of Brickell Key + Brickell City Centre)
- **Brand:** Mandarin Oriental Hotel Group
- **Architect: Kohn Pedersen Fox (KPF)** — world-renowned for One Vanderbilt, Hudson Yards, Rosewood Bangkok
- **Interior Designer: Parisian designer Tristan Auer** (known for Hôtel de Crillon, Le Grand Mazarin)
- **Landscape Architect: Shma**
- **Status:** Under development (hotel closed May 2025 to begin full site redevelopment)
- **Estimated Delivery:** 2029–2030 (industry expectation)

2. Towers & Structure

The redevelopment consists of **two ultra-luxury towers**:

Tower 1 — The Residences at Mandarin Oriental, Miami

- **Height:** ~800 ft (approx.)
- **Floors: Over 60 floors**
- **Residences: 220 ultra-luxury private homes**
- **Position:** Waterfront, unobstructed bay + skyline views

Tower 2 — New Mandarin Oriental Hotel + Branded Residences

- **Floors:** ~40–50 floors
- **Hotel Rooms:** ~151 keys (projected)
- **Branded Residences:** ~61 units (projected)

(Exact counts may adjust as final plans are filed.)

3. Residence Types & Floorplans

Private Residences (Tower 1)

- **2–4 Bedroom Residences**
- **Penthouses**
- **Duplexes**
- **Full-floor sky residences**
- **Super-penthouses** with private pools

Size Range (estimated based on developer releases)

- **2 Bedrooms:** 2,000–2,500 sq ft
- **3 Bedrooms:** 2,800–3,500 sq ft
- **4 Bedrooms:** 4,000–5,500 sq ft
- **Penthouses:** 7,000–12,000+ sq ft
- **Super Penthouse:** 15,000+ sq ft

4. Pricing (Current Market Guidance)

Mandarin Oriental is positioned at the **absolute top tier** of Miami luxury, above St. Regis Brickell and competing with Aman Miami.

Projected Pricing

- **2 Bedrooms:** from **\$4M+**
- **3 Bedrooms:** **\$6M–\$10M**
- **4 Bedrooms:** **\$12M–\$18M**
- **Penthouses:** **\$20M–\$40M+**
- **Super Penthouse:** **\$50M–\$100M+** (expected to break Miami records)

(Pricing varies by floor, line, and view; final release expected soon.)

5. Amenities (Ultra-Luxury, MO-Level)

Mandarin Oriental is known for the most refined service culture in the world — this project is designed to exceed even the hotel’s former Forbes Five-Star standards.

Residential Amenities

- Private **residents-only lobby** and concierge
- **Sky Club** with panoramic bay views
- **Private dining rooms** with chef's kitchen
- **Wine tasting lounge**
- **Library & residents' lounge**
- **Children's discovery center**
- **Pet spa & grooming suite**
- **Private marina access** (Brickell Key exclusive)

Wellness & Spa

- Full **Mandarin Oriental Spa** exclusively for residents + hotel guests
- Thermal suites
- Hammam
- Cold plunge
- Meditation rooms
- Private treatment suites

Fitness & Recreation

- State-of-the-art fitness center
- Pilates, yoga, and movement studios
- Indoor/outdoor training terraces
- Multiple pools (lap, leisure, family, and private cabanas)
- Waterfront walking paths around Brickell Key

6. Services (MO Signature)

- 24/7 concierge
- Butler service
- Housekeeping & laundry (à la carte)

- In-residence dining
- Valet & car service
- Pet services
- Lifestyle curation & event programming

7. Key Differentiators

- Only **private island** luxury tower in Miami
- Mandarin Oriental's **highest-end residential product globally**
- KPF architecture + Tristan Auer interiors
- Unobstructed **270° water views**
- Ultra-low density: **220 residences in a 60+ story tower**
- Direct access to the new Mandarin Oriental hotel amenities
- Swire's reputation for flawless execution and long-term ownership

8. Quick Reference Table

If you want, I can also produce:

- A **developer-grade brochure** for your site
- A **comparison vs. St. Regis Brickell, Cipriani, Baccarat, and Aman**
- A **sales-optimized fact sheet** for your buyers
- A **Spanish version** for international clients

Tell me what direction you want to take this.