



HOUSE OF WELLNESS

B R I C K E L L

Where life comes into *balance*.



Life at the Center. *Wellness* at the Core.

House of Wellness is more than where you live. It represents a new way of living, where well-being is not scheduled, segmented, or treated as an amenity, it's woven into the fabric of everyday life.





Welcome to *House of Wellness*



→ RESIDENCES IN THE HEART OF
BRICKELL FROM \$390,000

656

studio, one and two-
bedroom residences.

34

stories of designed
suites.

22,000 sq. ft.

of amenities and
gathering spaces.

House of Wellness Features



- › Studio, 1 & 2 bedroom residences
- › A holistic and integrated framework for enhancing personal wellbeing
- › Suites feature premium finishes and high-end appliances
- › Rooftop features infinity-edge pool and private cabanas
- › Architecture by Studio Mc+G and interiors by Urban Robot Associates



This is what *living well* looks like.

A thoughtfully curated collection of wellness amenities and services places holistic living at the center of everyday life.



Introducing the Integrated *Wellness* Method

At the heart of the House of Wellness is a fully integrated wellness framework designed to support the whole person. It recognizes that physical vitality, mental clarity, social connection, creativity, nourishment, and personal purpose are inseparable parts of a balanced life.

Instead of isolated programs or one-size-fits-all offerings, wellness is experienced fluidly and intuitively. Residents engage with programming on their own terms: through movement, recovery, learning, connection, or quiet reflection. The experience is inclusive, lifestyle-forward, and designed to feel effortless rather than prescriptive.



Here, wellness isn't something you manage.
It's something you *live, continuously & collectively.*

The *Wellness Experience* at House of Wellness is guided by five interconnected dimensions:



Physical Wellness
Movement, strength, mobility, and recovery-focused programming designed to support longevity, balance, and everyday vitality.



Emotional & Mental Wellness
Mindfulness, stress resilience, creative reflection, and restorative practices that support clarity, calm, and emotional well-being.



Social Wellness & Belonging
Intentional opportunities for connection, including gatherings, shared experiences and rituals that foster a sense of community.



Intellectual & Creative Wellness
Lifelong learning, creative exploration, and experiences that stimulate curiosity, expression, and cognitive health.



Nutritional & Culinary Wellness
Practical and approachable guidance around nourishment, mindful eating, and food as a source of energy, joy, and meaningful connection.



Together, these pillars form a cohesive, *living system* to support residents throughout the flow of daily life.

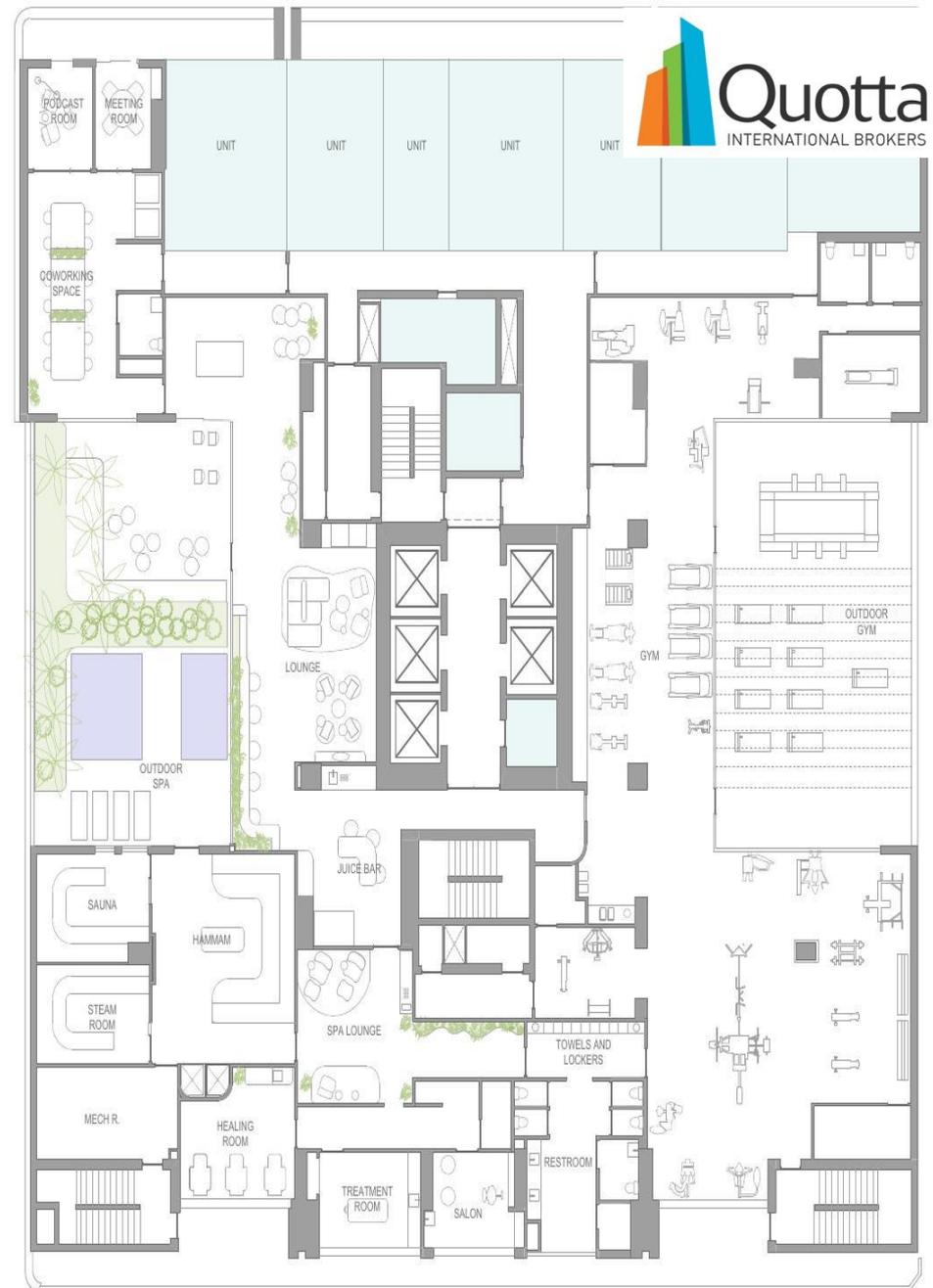
Amenities

Crafted to elevate daily living, House of Wellness offers a holistic collection of amenities designed to support balance, vitality, and meaningful connection.



7th Floor Amenities

- › Full-Service Spa
- › Steam Room
- › Hammam Spa
- › State-of-the-Art Gym
- › Private Personal Training Room
- › Indoor & Outdoor Functional Training Area
- › Outdoor Class Terrace
- › Cold Plunge
- › Social Lounge
- › Juice Bar / Pantry
- › Podcast Room
- › Co-Working Spaces





Sauna Steam Room



Indoor Gym



Juice Bar

WELLNESS
BAR



Podcast

ZOOM
AREA

CO-WOR
AREA

Coworking Room



Rooftop Pool



Rooftop Pool



Just breathe —
we take care of the rest.

Clear's world-class UV purification system delivers clean, filtered water throughout the entire building, while advanced air filtration ensures purified air in all common areas, creating a healthier, safer environment from the ground up.

YOUR PARTNER IN WATER QUALITY

Water you can trust

- › 99.9999% reduction in microplastics and waterborne pathogens.

Chlorine control

- › Removes odor and flavor, promotes healthier skin and hair.

Purify every drop

- › Installed at the point-of-entry, purifying every faucet, shower & fountain.

Residences

The residences at House of Wellness reflect a commitment to comfort and quality, with spaces crafted to inspire relaxation, clarity, and a renewed sense of home.





FEATURES

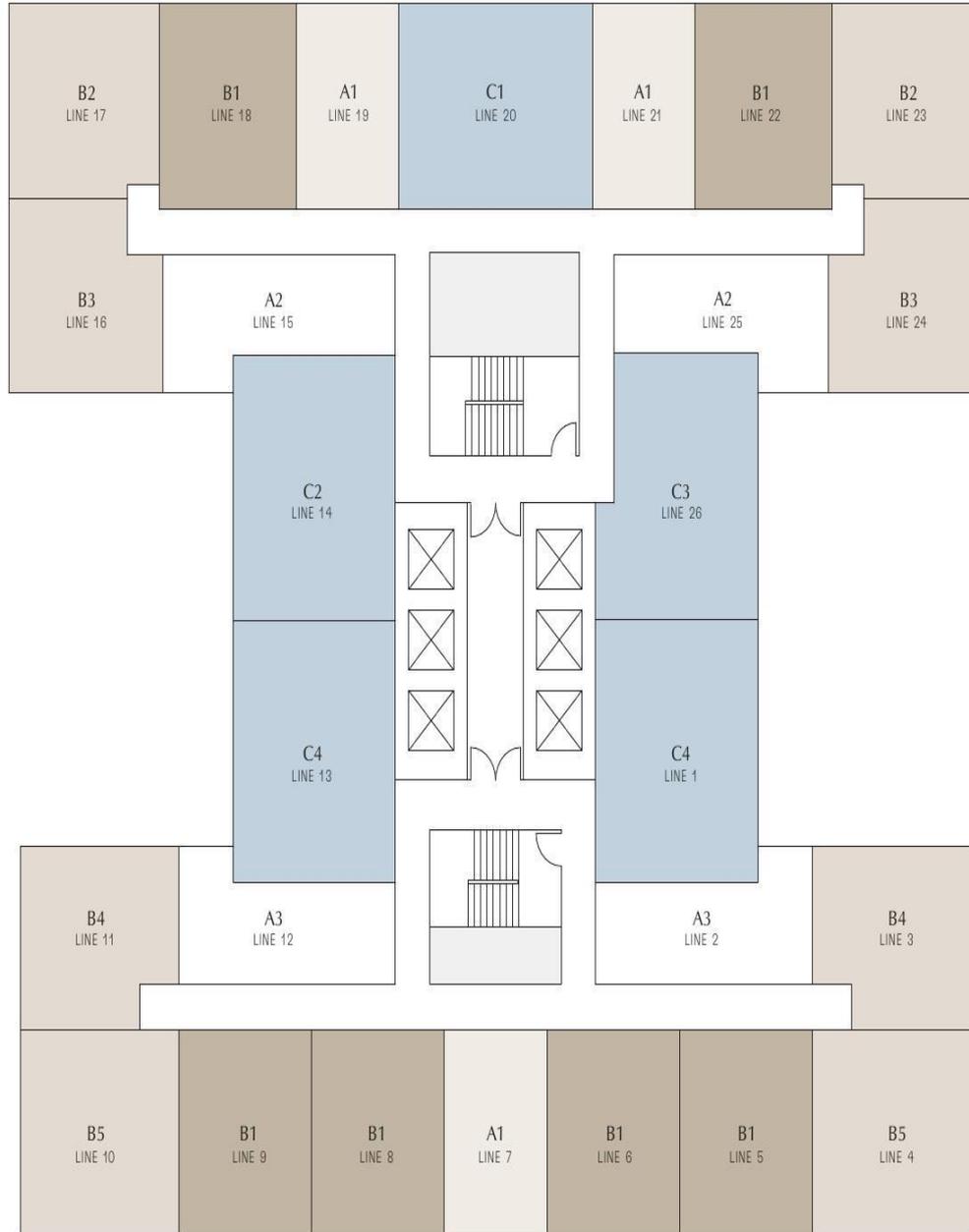


- › Lofty 9' 4" Ceiling Heights
- › Premium Appliances including Cooktop, Fridge, Dishwasher and Speed Oven.
- › Exquisite Views of Brickell and the Bay*
- › Finished Flooring Throughout
- › Porcelain Bathroom Tile
- › Two-Tone Cabinets with Terrazzo Countertops
- › Polished Concrete Balconies*

(* in select units



Residences thoughtfully crafted around
the way you live. Spaces that *inspire* connection
and effortless relaxation.



› Studio, 1 & 2 bedroom residences



Bedroom (A1)



Living (B1)



Suite Bathroom



Kitchen (B5)



Balcony (B5)



Location

Brickell embodies a world-class blend of fashion, design, home, and technology — all at your doorstep. House of Wellness places you at the heart of Brickell, with luxury shopping and the energy of the neighborhood in every direction.

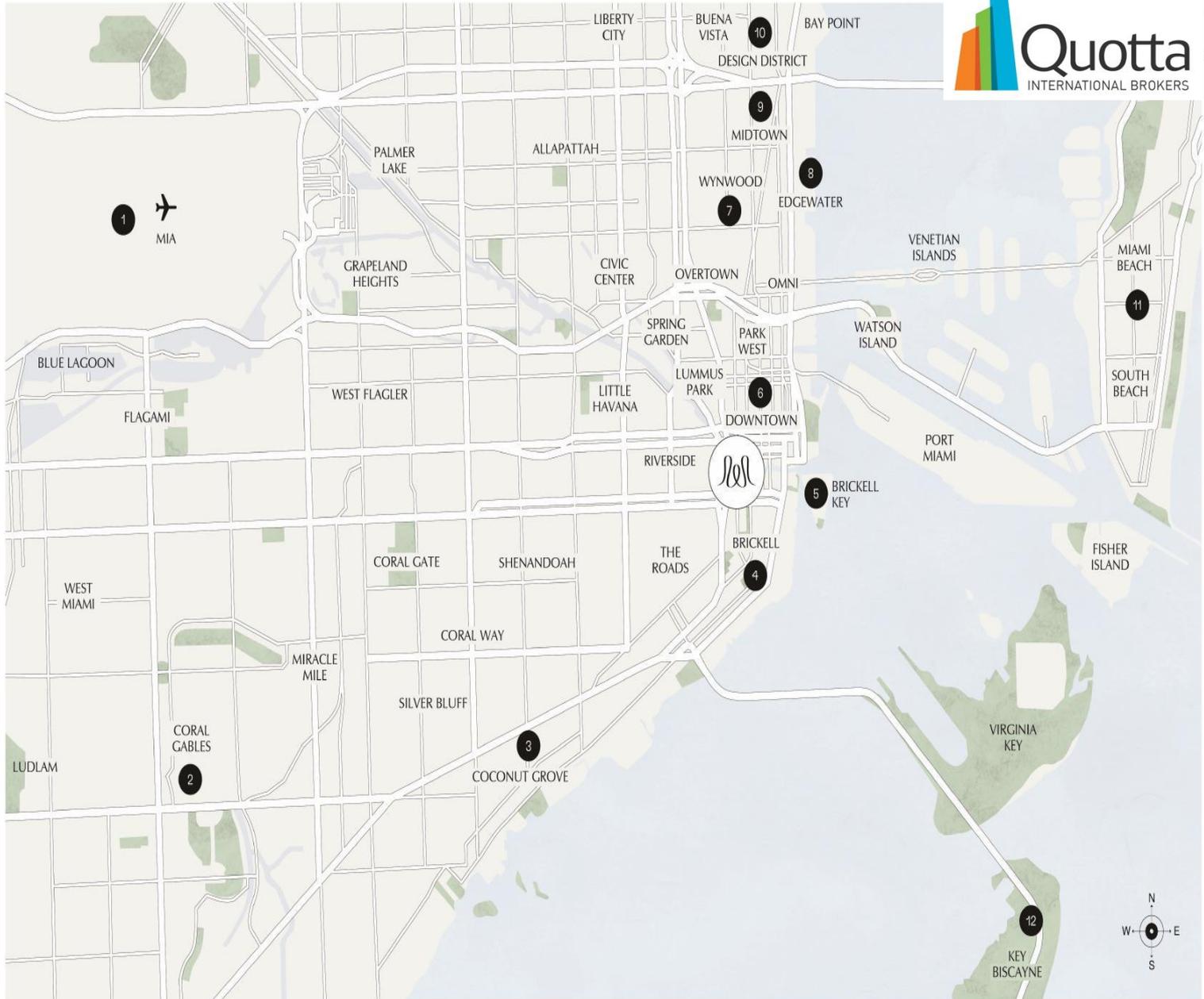




Come home



to Brickell



1. Miami International Airport
2. Coral Gables
3. Coconut Grove
4. Brickell
5. Brickell Key
6. Downtown Miami
7. Wynwood
8. Edgewater
9. Midtown
10. Design District
11. Miami Beach
12. Key Biscayne

Access to the *Best of Brickell*

FINE DINING

- | | |
|----------------------------|-------------------------|
| 1. Cipriani | 7. LPM Restaurant & Bar |
| 2. Chateau ZZ's | 8. Marion |
| 3. Delliah | 9. Osaka Miami |
| 4. Dirty French Steakhouse | 10. Sexy Fish Miami |
| 5. Elcielo Miami | 11. The Capital Grille |
| 6. Komodo | |

RESTAURANTS & CAFÉS

- | | |
|---------------------------|---------------------|
| 12. Akashi | 18. Joe & The Juice |
| 13. American Social | 19. Obba Sushi |
| 14. Barsecco | 20. Rosa Sky |
| 15. Cantina La Veinte | 21. Starbucks |
| 16. Coyo Taco | 22. Tutto Pasta |
| 17. Gyu-Kaku Japanese BBQ | |

LANDMARKS

- | | |
|---|--------------------|
| 23. Brickell Key | 26. Miami River |
| 24. Brickell Park | 27. Simpson Park |
| 25. Miami Circle National Historic Landmark | 28. Southside Park |

HOTELS

- | | |
|-------------------------|----------------------------|
| 29. Four Seasons Miami | 31. Novotel Miami Brickell |
| 30. EAST Hotel Brickell | 32. SLS Brickell |

SHOPPING

- | | |
|--------------------------|---------------------------|
| 33. Brickell City Centre | 34. Mary Brickell Village |
|--------------------------|---------------------------|

SCHOOLS

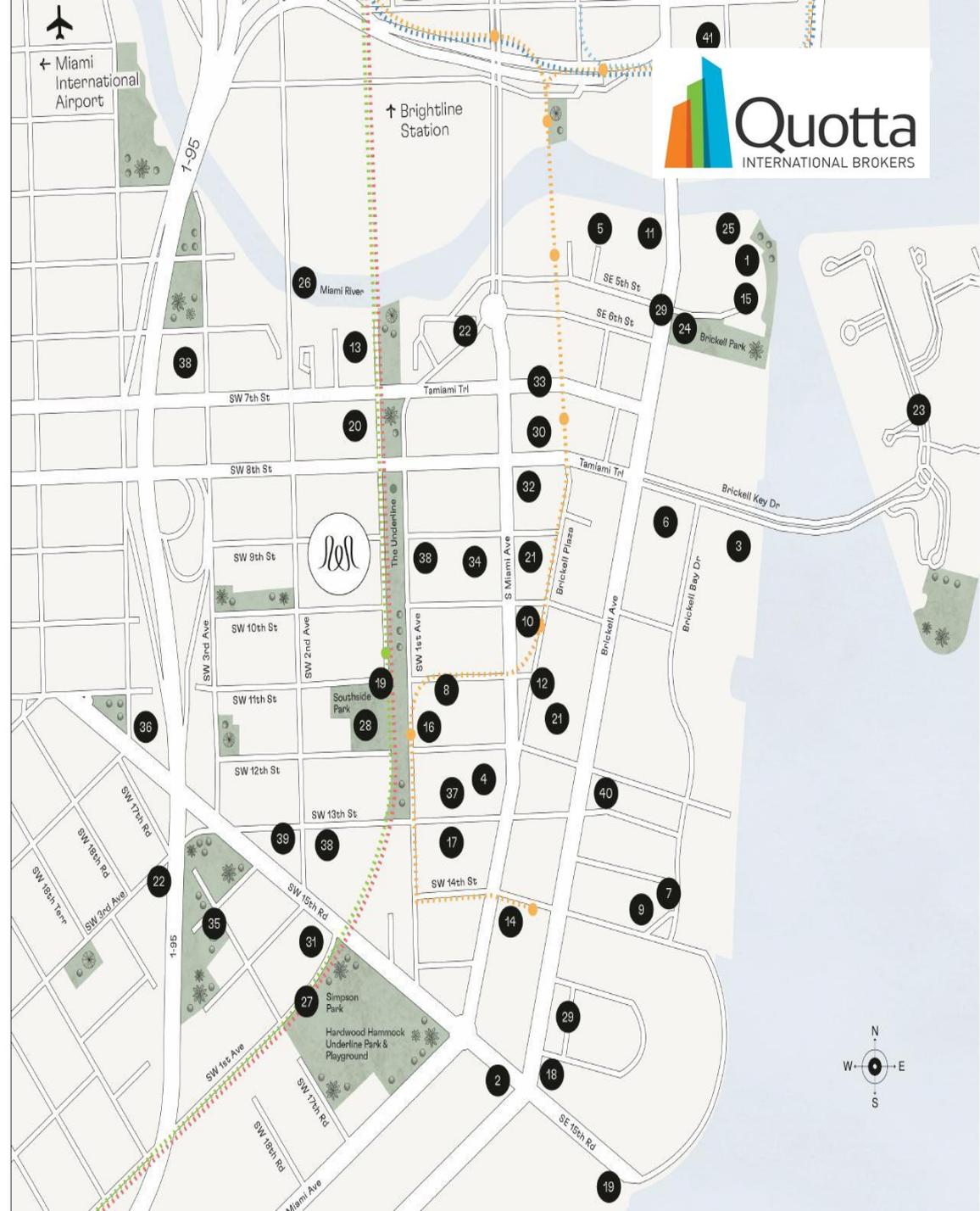
- | | |
|----------------------------|-----------------------------------|
| 35. MATER Brickell Academy | 37. Southside Preparatory Academy |
| 36. KLA Academy | |

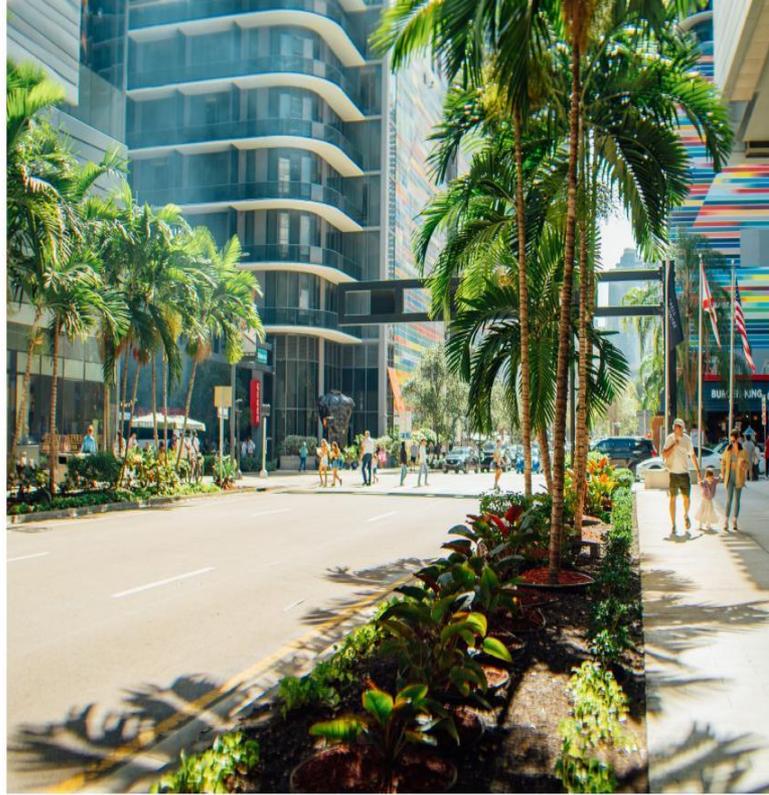
ESSENTIALS

- | | |
|---------------|------------------|
| 38. Publix | 40. CVS Pharmacy |
| 39. Walgreens | 41. Whole Foods |

TRANSPORTATION

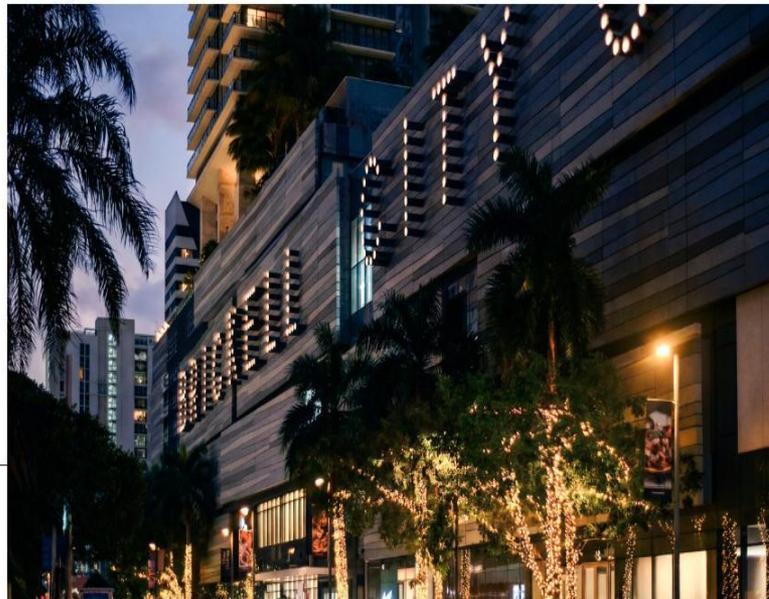
- Metrorail Brickell Station
- Metromover
- The Underline





The centerpiece of Miami's urban evolution, Brickell City Centre is a world-class destination for shopping, dining, entertainment, and connection. From morning coffee to late-night cocktails, every moment unfolds in style.

Brickell *City Centre*



Whether meeting friends, shopping global brands, or simply exploring the open-air promenades, this mixed-use complex embodies the energy and sophistication that define Miami's most dynamic neighborhood.



Mary Brickell Village



Located in the heart of Brickell, this celebrated address is just a short walk from Biscayne Bay and close to some of the city's best retail, restaurants, residences, hotels, and Class-A offices. Enjoy having everything you need close to home.



Where the Food takes *Center Stage*



Miami's culinary scene is expanding at an extraordinary pace, attracting numerous MICHELIN-starred chefs while continuing to celebrate its rich mix of global flavours. The city is now home to acclaimed dining institutions alongside a steady wave of new cafés, bistros, and trattorias.



The Home of the *Big Five*





The *Brightline*

LOCATION



Convenience is just steps away. A quick one-block walk brings you to the Metromover, offering a free and direct connection to the Brightline station only minutes from home. From there, you can unwind or stay productive with effortless access to the following destinations:

1 Aventura	17m
2 Fort Lauderdale	33m
3 Boca Raton	51m
4 West Palm Beach	1h15m
5 Orlando (Disney World Resort)	3h30m



The Metromover & Metrorail



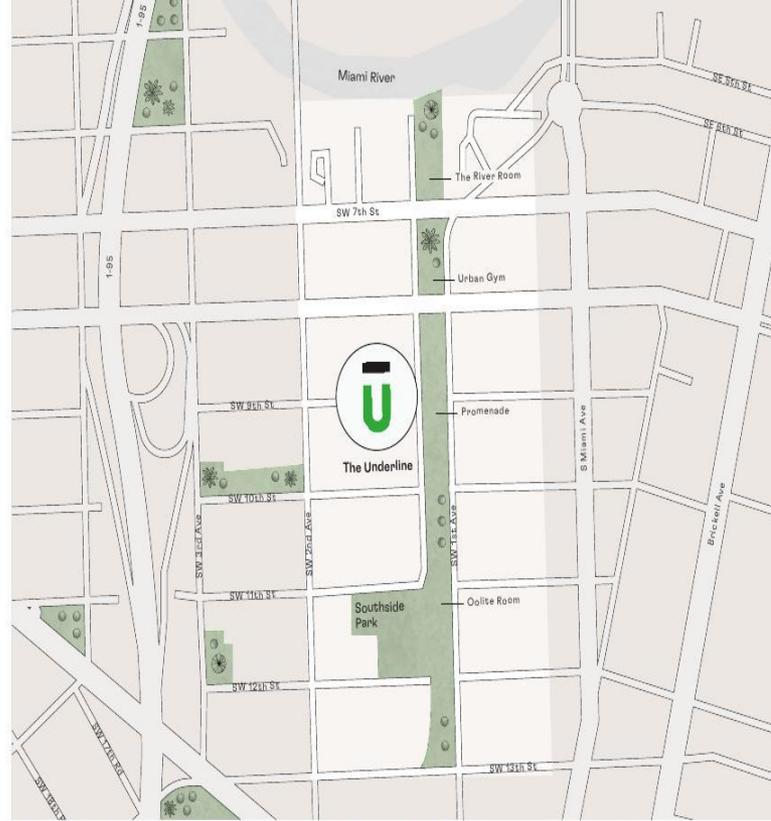
LOCATION



Just one block from House of Wellness, two transit systems connect you effortlessly to the city.

THE METROMOVER — a free, electric transit loop that links you directly to Downtown and surrounding neighborhoods with seamless access across multiple routes.

THE METRORAIL — a paid light rail line that connects you farther afield, from Miami International Airport to South Miami and Dadeland, offering fast, reliable access across the greater region.



The *Underline*

The Underline reimagines the space beneath Miami's Metrorail as a 10-mile linear park centered on wellness, movement, and community. An urban trail system for walking, running, and cycling is complemented by vibrant public art, shaded green spaces, and gathering areas that encourage connection and healthy living across Miami.





NEW BRICKELL COMPANIES:

SHORT DISTANCE FROM HOUSE OF WELLNESS



BNY MELLON



KIRKLAND & ELLIS

Business in *Brickell*





Visionary Team

Brought to you by North Development, an industry leader creating a standard-setting new model of residential ownership.





North Development offers a portfolio of projects strategically selected for their exceptional timeless appeal, and enduring relevance.



The firm's industry-leading, multidisciplinary team combines specialized knowledge and experience in construction, brand creation, project management, operations, and marketing to develop consistently exceptional residential spaces across the country.

DEVELOPER



RICARDO DUNIN
Founding Partner



JUAN CARLOS TASSARA
Founding Partner

USD 4 BILLION

COMBINED SALES

Two leaders, one huge advantage for House of Wellness

Ricardo and Juan Carlos share a visionary approach to development, grounded in quality, innovation, and long-term value creation. With decades of combined experience spanning Miami, the Caribbean, and Latin America, they bring together deep expertise in real estate, hospitality, and design. Their work reflects a shared belief in elevating how people live, and investment through projects that balance flexibility, functionality, and refined craftsmanship.

108  **Quotta**
INTERNATIONAL BROKERS
Combined projects in the USA,
Brazil, and Perú

75

Combined projects delivered

52

Combined years of experience
in USA, Brazil, and Perú

33

Combined projects under
development / construction

OAKCAPITAL

 **EDIFICA**

Studio Mc+G Architecture specializes in Hospitality & Resort Design, Historic Preservation, Commercial Retail, Residences and Affordable Housing.



Studio Mc+G Architecture specializes in Hospitality and Resort Design, Historic Preservation, Commercial Retail, Residences and Affordable Housing. Founder Jennifer McConney, the company is backed by her 18 years long experience in architecture, having launched over 600 projects prior to starting her own firm. Current projects include the restoration of the Delano Hotel in Miami Beach, as well as the Thompson Hotel and Wynwood Works in Miami's arts district. Mc+G brings a team of professionals dedicated to projecting a vision of ecology-based humanism within a contemporary framework.

ARCHITECT



THE RITZ-CARLTON SAVANNAH



Urban Robot is a full-service design collective that specializes in architecture, interior landscape architecture, and urban design, with a focus on hospitality.



Urban Robot Associates is a full service design collective located in Miami Beach, specializing in architecture, interior design, landscape architecture and urban design. The team works collaboratively to develop a multidisciplinary approach to all projects to bring about a unique vision and create experiences that are meaningful, memorable, and functional. Whether a mixed-use complex, a boutique hotel, precious natural resource, or a brand identity -- UR strives to elevate the human experience.

INTERIOR DESIGN

A trusted, *professional* property management solution

North Management serves as the comprehensive, dedicated management arm of the entire North Development portfolio. Working in close collaboration with its parent company, North Management builds, hires, and oversees top residential and hospitality teams to serve at each property.



STRINGENT RECRUITING GUIDELINES:

- › Ensures the selection of top-tier, A+ team members.

DIVERSE PARTNERS:

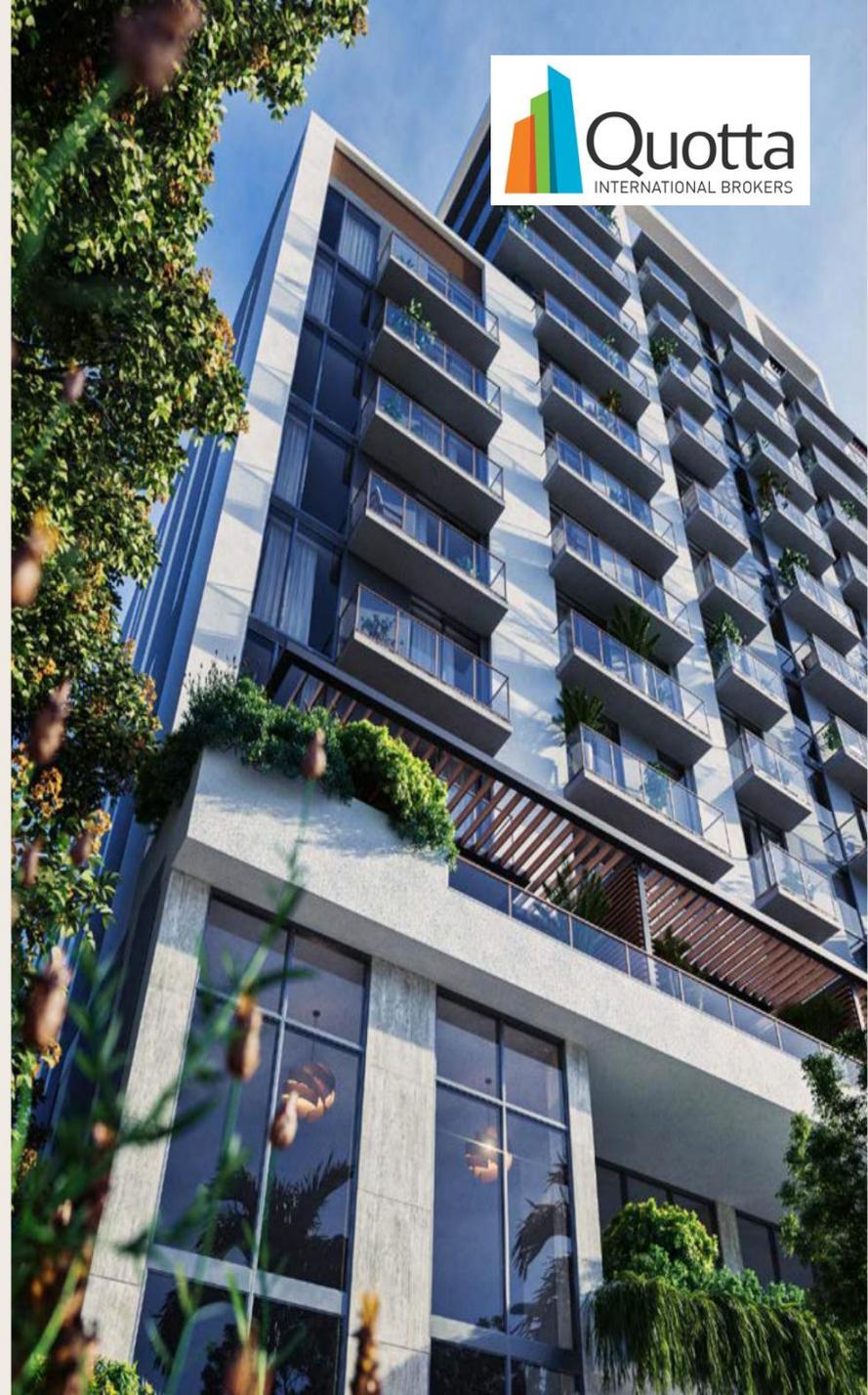
- › Includes F&B partners, spa & fitness consultants, housekeeping, and more.

EXPERIENCED LEADERSHIP:

- › Managed by an on-site general manager (GM) with extensive expertise.

HIGH STANDARDS:

- › Each property is maintained to the highest overall standards.





FORTUNE
DEVELOPMENT
— SALES —

Since 1983, *Fortune Development Sales* has raised the bar in high-end real estate throughout South Florida.

The company sets new industry standards by continually forging into new, competitive areas of real estate development while remaining a leader in sales and marketing. With multiple offices in South Florida, numerous international affiliates, and exclusive sales representation of major condominiums, Fortune Development Sales leads the industry in developing, funding, construction management sales and marketing. Fortune Development Sales is full-service, fully integrated, and aligned with global strategic partners that enhance an already multifaceted team of professionals.

THE RITZ-CARLTON POMPANO



20

office locations

1,000+

multilingual local real estate professionals

120+

residential towers marketed and sold

30+

residential towers developed

HOUSE OF WELLNESS

B R I C K E L L

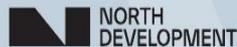


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Mauricio González Pérez

PROPERTY ADDRESS

152 SW 9th Miami, Florida, 33130

Developed by



Exclusive Sales & Marketing by



Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to this Brochure and to the documents required by section 719.503, Florida statutes, to be furnished by a developer to a buyer or lessee. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. All descriptions, pricing, dimensions, renderings, amenities, food services, rental services, finishes, designs, materials, furnishings, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, specifications, art, and other information contained in these materials are proposed only, and the developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and without notice. No specific view is guaranteed. Dimensions and square footage are approximate and may vary with actual construction. 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. The purchase of real estate is a significant decision. Developer makes no representations concerning any potential for future profit, any future appreciation in value, any income potential, tax advantages, depreciation or investment potential regarding acquiring a unit, nor any monetary or financial advantages related to the same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by the buyer from acquiring and/or owning a unit. This project is being developed by north at brickell ii, llc, a florida limited liability company ("developer"), which was formed solely for such purpose. Oak capital is affiliated with this entity, but is not the developer of this project. Purchasers shall look solely to the developer (and not to north development and/or any of its affiliates other than developer) with respect to any and all matters relating to the marketing and/or development of the condominium and with respect to the sales of units in the condominium. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. We are pledged to the letter and spirit of u.S. Policy for the achievement of equal housing throughout the nation.