MANDARIN ORIENTAL
THE RESIDENCES
MIAMI

SOUTH TOWER

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, 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

SEE DISCLAIMER

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 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
- Residents Lounge
- Private Screening Room 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, Wellness 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 Court, offering the option 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
- Flexible work-lounge spaces
- 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.

Recreation

- Resort Pool
- Lounge Pool
- Children's Splash Pad
- Hot tub
- Staffed Kids Club with child care services

SEE DISCLAIMER

Dining

- Signature Fine-Dining Restaurant with outdoor dining 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 & Wellness

- 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
- Fitness lawn
- Flexible outdoor activity pavilion for outdoor training, yoga, or spa treatments
- Curated collection of retail offerings

Celebratory & Business Events

- Grand ballroom with dedicated pre-function and break-out 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/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

Project Team

- Developer: Swire Properties Inc.
- Hospitality Operator: Mandarin Oriental Hotel Group
- Architect: KPF
- South Tower Interiors: Tristan Auer
- Lighting: Speirs Major
- Landscapes: SHMA

SWIRE PROPERTIES

mo-residencesmiami.com

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