PARKSIDE

RESIDENCES AT BRICKELL



Artist's Conceptual Renderings

BI GROUP USA

BI Group is the largest developer in Central Asia with 30 years of experience, creating innovative projects in 8 countries, including the USA. We build not just buildings but entire communities, fostering environments that support living, working, and leisure.

1995

Founded

400+

Projects Completed

95 Million ft²

Completed Residential Real Estate

Top 1

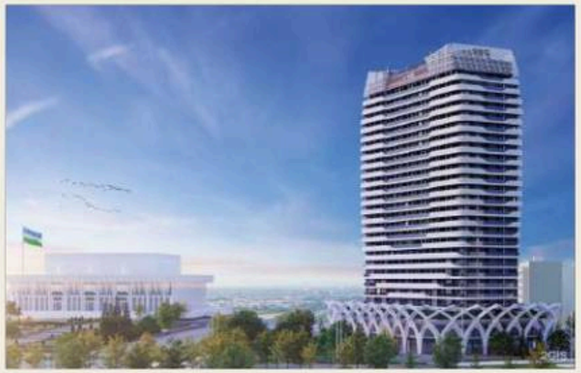
By delivered real estate volume across Central Asia, CIS, and the Middle East in 2025



OUR PROJECTS



Central Avenue
Almaty, Kazakhstan



U Tower
Tashkent, Uzbekistan



Greenline
Astana, Kazakhstan



Botanika Saroyi
Tashkent, Uzbekistan



4YOU Baku
Baku, Azerbaijan



White Garden
Baku, Azerbaijan



The Winford
Houston, USA

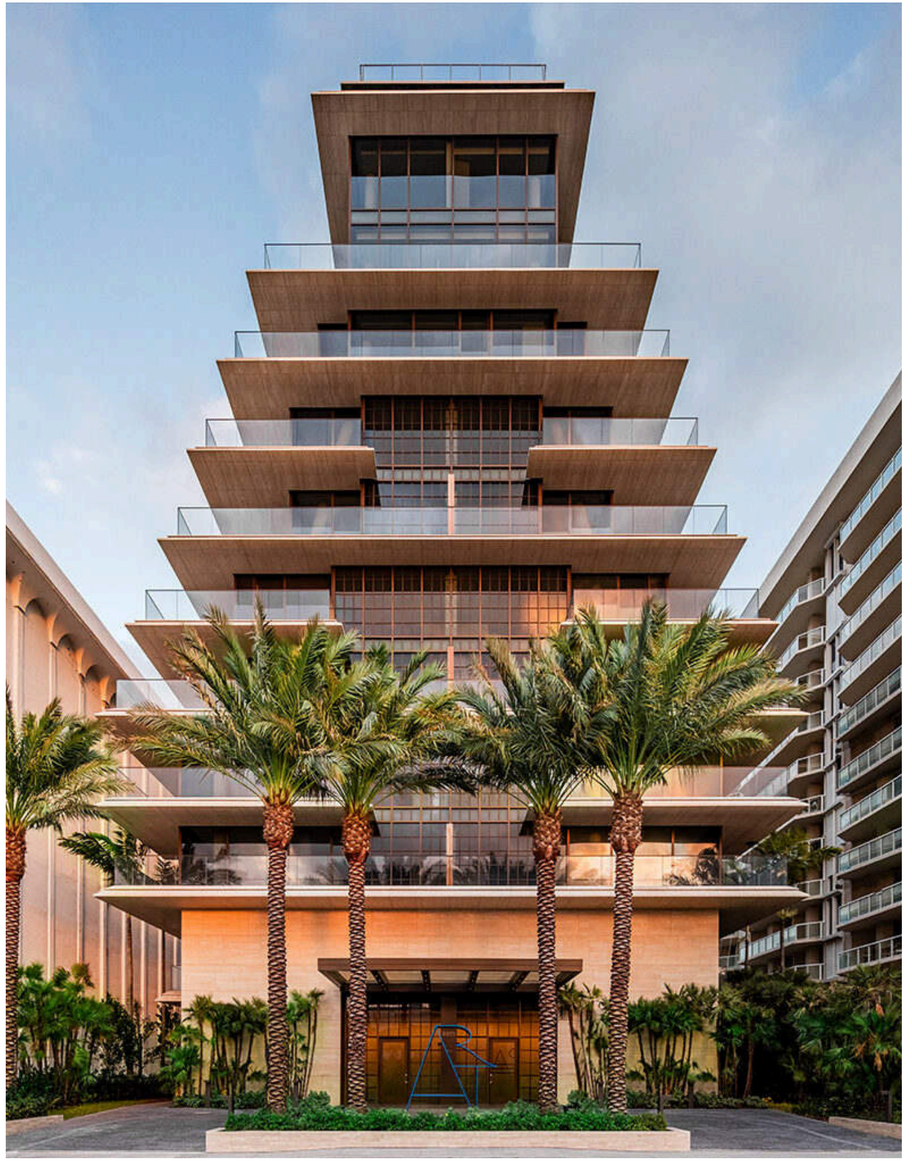


Meydan Horizon
Dubai, UAE

KOBI KARP ARCHITECTURE AND INTERIOR DESIGN



KOBI KARP IS A WORLD RENOWNED ARCHITECT AND DESIGNER WITH OVER 30 YEARS OF EXPERIENCE. HE LEADS KOBI KARP ARCHITECTURE & INTERIOR DESIGN, AN INTERNATIONALLY RECOGNIZED STUDIO WORKING ON RESIDENTIAL, COMMERCIAL, AND HOSPITALITY PROJECT WORLDWIDE.




MIAMI



MIAMI, A GLOBAL CITY

#2

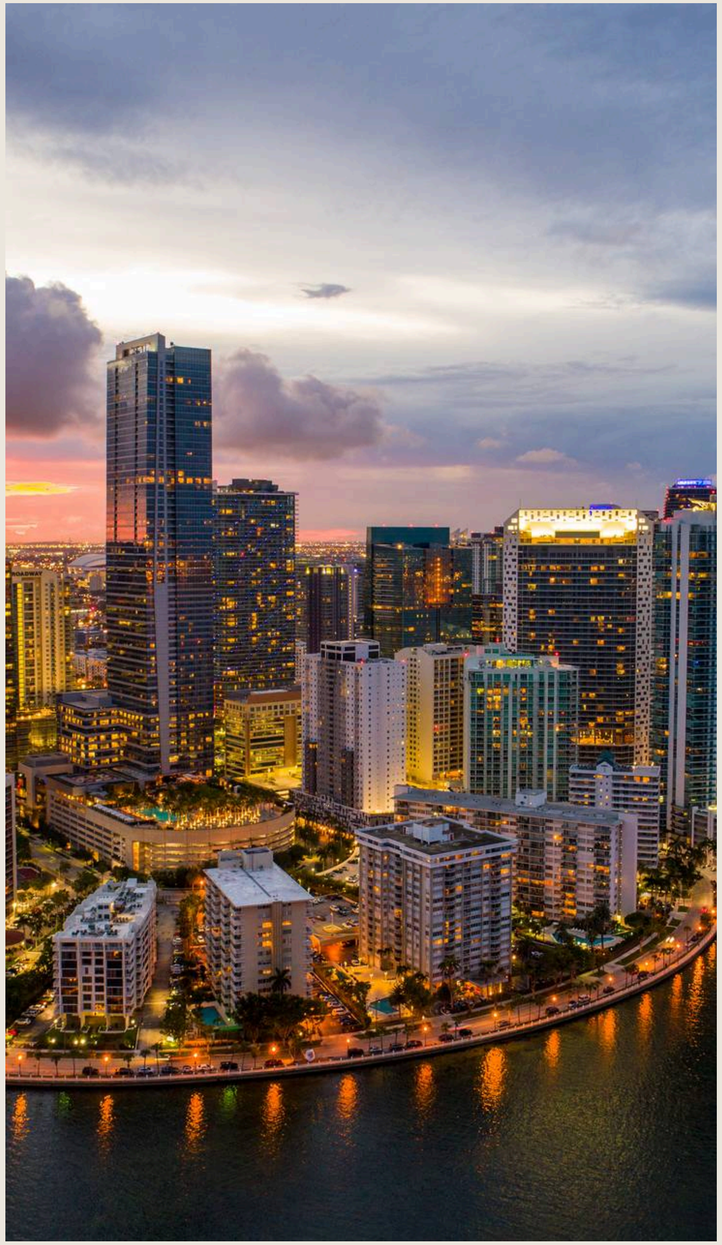
U.S. destination for international visitors

27M+

Annual visitors

Miami's global appeal is reinforced by its position as one of the most visited cities in the United States. According to the Greater Miami Convention & Visitors Bureau, Miami-Dade County welcomed over 26 million visitors in 2023, with preliminary figures exceeding 27 million in 2025. The city continues to rank among the top destinations for international travelers.

Its dynamic calendar includes world-class events such as Art Basel, Formula 1, Miami Open, Miami Swim Week, and the Miami International Boat Show, all contributing to its strong tourism and economic growth.







A GLOBAL HUB FOR LIFESTYLE INNOVATION, AND INVESTMENT

- Top U.S. city for global investment
- Over 50% of buyers are international in key areas
- 450K+ city residents; 6M+ metro population
- Diverse, fast-growing destination
- Hub for tech, finance, and innovation
- Top 5 U.S. city for pre-construction demand
- $10B+ in development planned or underway
- No state income tax; business-friendly policies
- Premier real estate market with global appeal







WHERE BIG-LEAGUE SPORTS AND GLOBAL EVENTS THRIVE

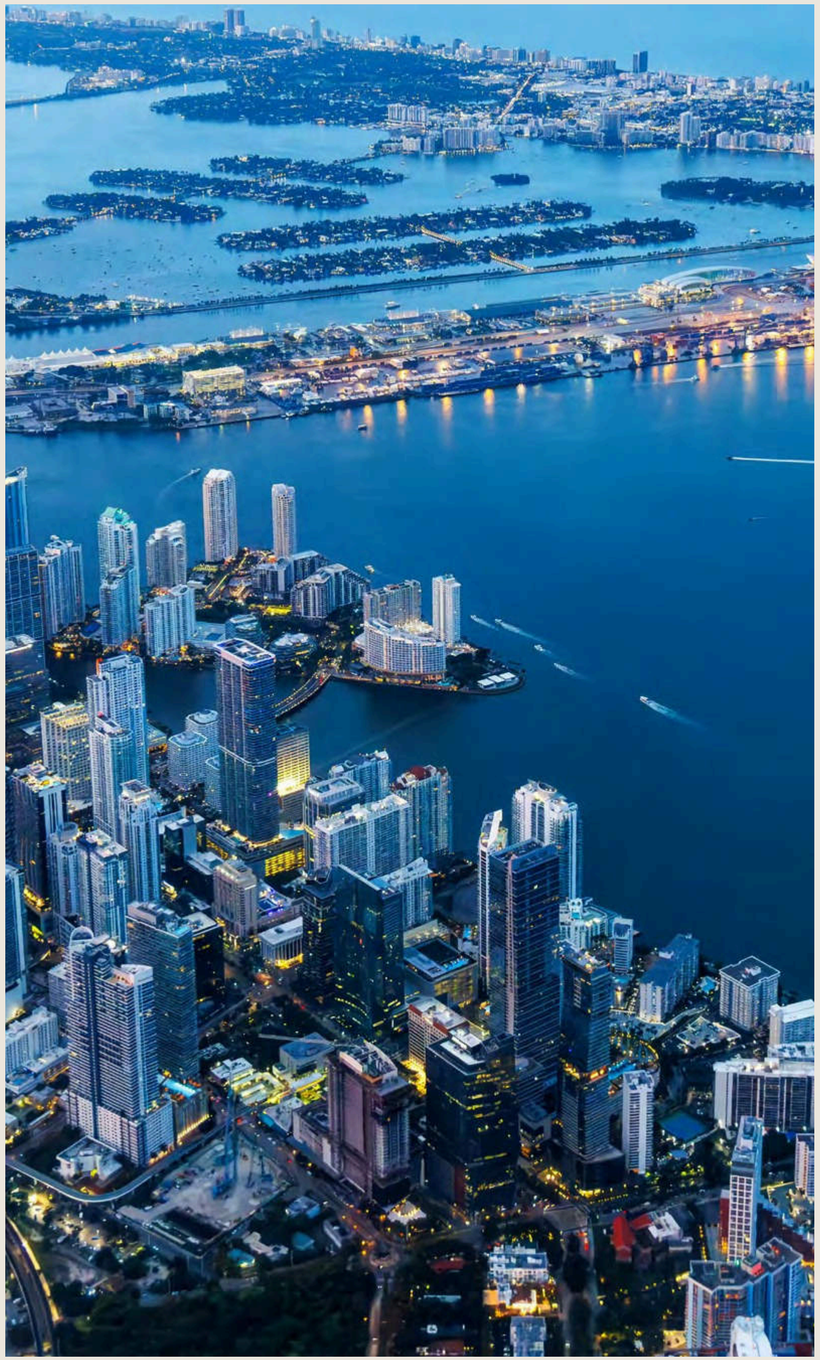
Miami is home to teams across all five major U.S. sports leagues:

NFL: Miami Dolphins
NBA: Miami Heat
MLB: Miami Marlins
NHL: Florida Panthers
MLS: Inter Miami CF

The city hosts world-class events like:

Miami Boat Show
Art Basel Miami Beach (80,000+ visitors)
Miami Grand Prix Formula 1 (270,000+ attendees in 2024)
Miami Open Tennis
South Beach Wine & Food Festival
Ultra Music Festival
Fort Lauderdale International Boat Show


BRICKELL



LOCATION

BRICKELL - AWORLD CLASS LOCATION IN MIAMI

Brickell Miami's premier financial district and one of the city's fastest-growing neighborhoods. Known as Miami's "Wall Street," it is the center of international financial activity, attracting global businesses and professionals.

KEY FACTS:

- Over 100 international banks and financial institutions
- Strong corporate presence, including Fortune 500 companies
- High investment appeal for global businesses and startups

POPULARITY AND DEVELOPMENT OF BRICKELL

Brickell is also one of Miami'smost desirable places to live and invest. Its modern infrastructure, luxury residential towers, and waterfront viewscontinueto attract residents and investors year after year.

FEATURES:

- Strong demand from investors and international buyers
- Premium residences, many with bay views
- Well-developed public transportation, steps from The Underline, connecting to key areas of Miami.
- Proximity to Brickell City Centre.

BRICKELL FACTS

2ND

fastest-growing financial hub in the U.S., with over 70 hedge funds and investment firms relocating since 2020. (Miami DDA, 2024)

Miami ranks as the

#1 CITY

forcompany relocations in 2023,with Brickell as the primary business district. (Bloomberg, 2024)

$10B+

innew developments planned orunder construction (DDA, 2024)

1,000+

corporate headquarters, including Fortune 500 companies and industry leaders in finance, tech, healthcare, and trade, plus 75 foreign consulates.

$25B+

ininfrastructure, commercial, and residential development planned across Brickell and Downtown Miami. (Miami DDA, 2024)

Miami welcomed over

26M

visitors in 2023, generating $20B+ in economic impact, with Brickell as a prime hospitality hub. (Greater Miami CVB, 2024)

MAJOR COMPANIES NOW IN BRICKELL

Microsoft

Google

THOMABRAVO

SILICON VALLEY

Goldman Sachs

J.P.Morgan

Santander

CI FINANCIAL

BlackRock.

Marsh

CITADEL

SIDLEY AUSTIN LLP
SIDLEY

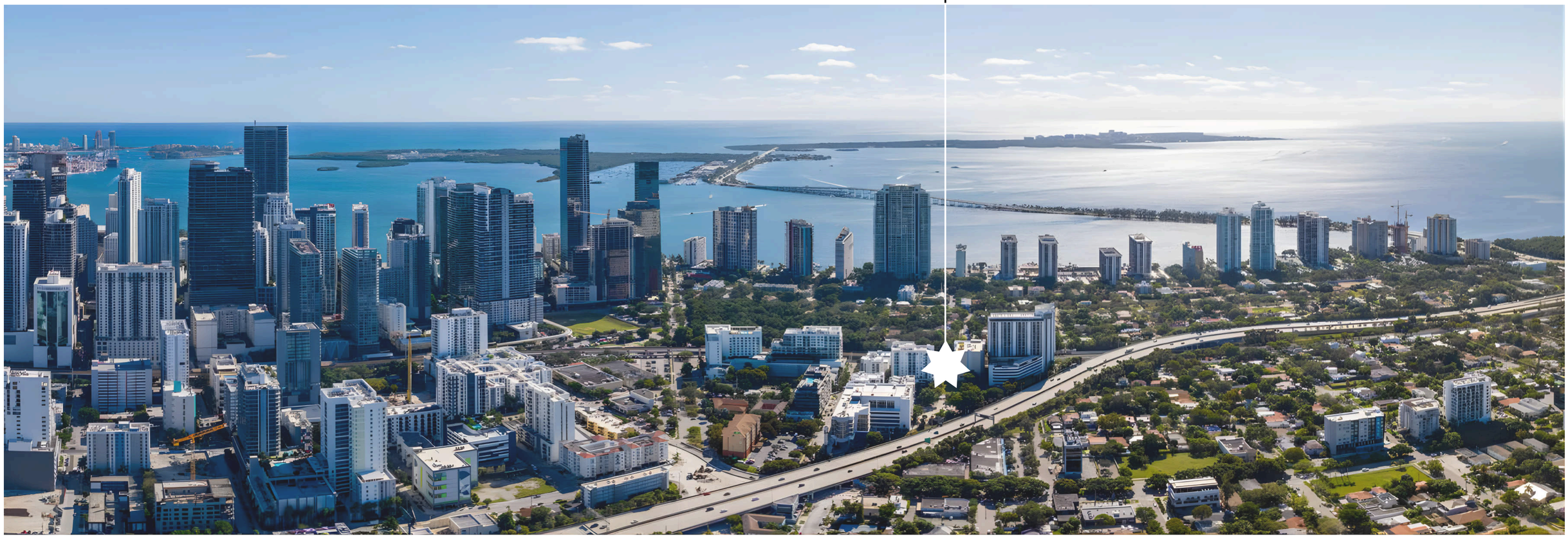
KIRKLAND & ELLIS

Blackstone

Blockchain.com

PARKSIDE

RESIDENCES AT BRICKELL



AT THE CENTER OF BRICKELL
YET INTENTIONALLY REMOVED FROM ITS PACE.

LANDMARKS NEAR PARKSIDE



BRICKELL CITY CENTRE



VIZCAYA MUSEUM AND GARDENS



KEY BISCAYNE



COCONUT GROVE



KASEYA



DESIGN DISTRICT



Simpson Park: Nature at Your Doorstep

Located directly across from Parkside, Simpson Park is a rare preserved tropical hardwood hammock—one of the last of its kind in Brickell. This protected green space offers a natural escape with shaded trails, native vegetation, and a sense of calm that is nearly impossible to find in an urban setting.

THE UNDERLINE AT YOUR DOORSTEP

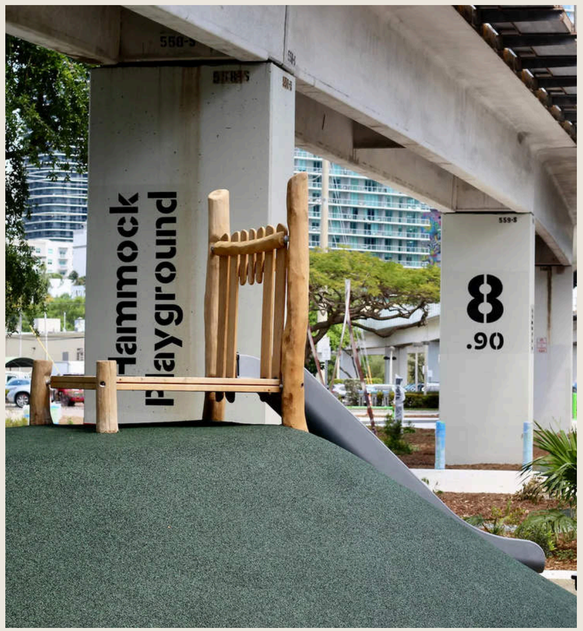
Just minutes outside of your door, The Underline redefines urban living. This transformative 10-mile linear park connects you directly to the Miami River, the Grove, and everything in between.

From outdoor workouts to public art, fitness classes, and community events, Parkside Residences places you at the intersection of connection, creativity, and wellness.

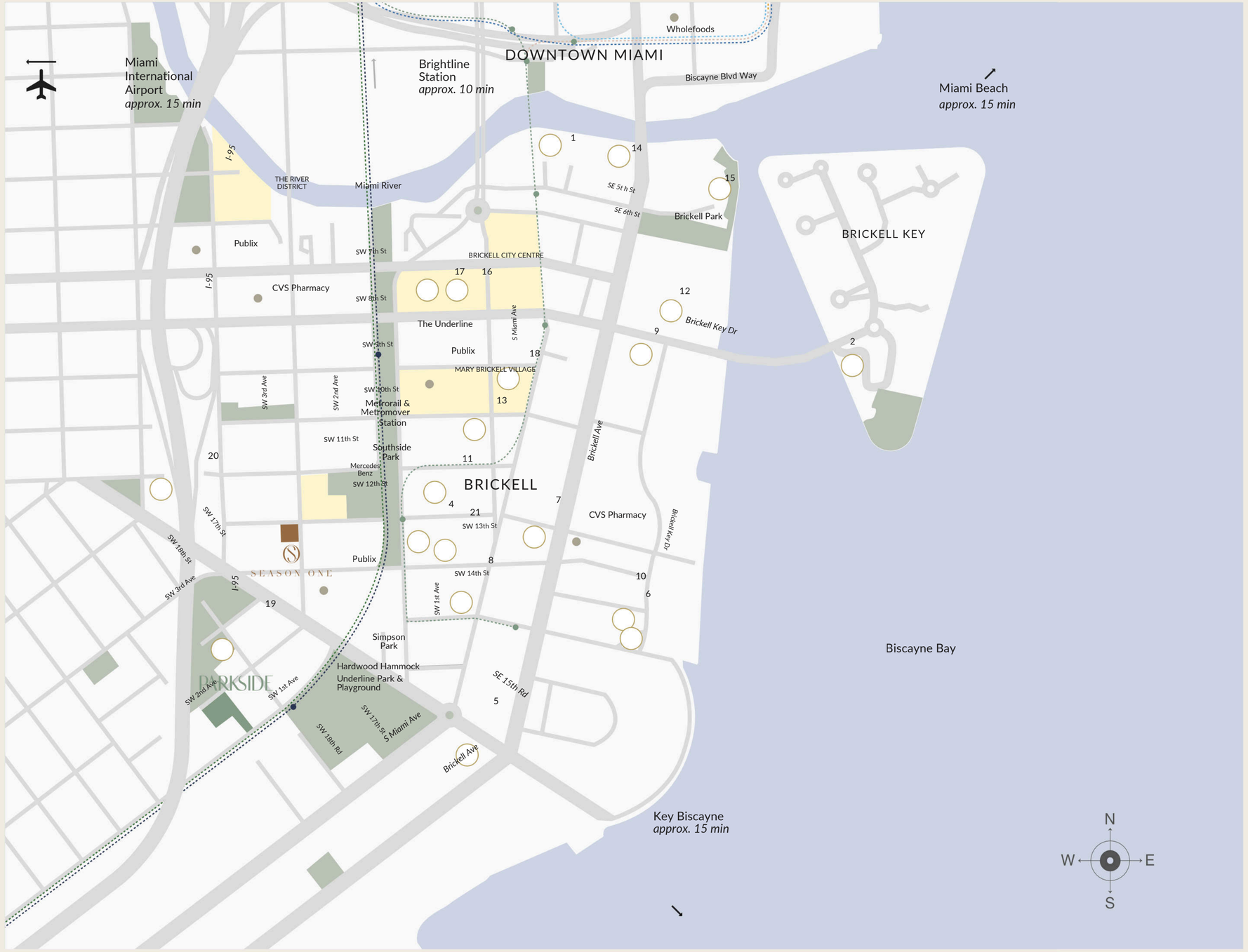
Underline Activations include:

- Farmer’s Market
- Public Art
- Yoga
- Soccer Games
- Basketball Games
- Gardening
- Community Networking Events
- Musical Performances









POINTS OF INTEREST

UPSCALE DINING

1. Elcielo Miami
2. La Mar by Gaston Acurio
3. Kaori
4. Cipriani
5. Chateau ZZ's
6. Delilah
7. Dirty French Steakhouse
8. Fi'lia
9. Komodo
10. LPM Restaurant & Bar
11. Marion
12. Osaka Miami
13. Sexy Fish Miami
14. The Capital Grille
15. Cantina La Veinte
16. Casa Tua Cucina

SHOPPING

17. Brickell City Centre
18. Mary Brickell Village

SCHOOLS

19. MATER Brickell Academy
20. KLA Academy
21. Southside Preparatory Academy

LANDMARKS

Brickell Key
Brickell Park
Miami Circle National Historic Landmark
Miami River
Simpson Park
Southside Park

ESSENTIALS

Publix
Walgreens
CVS Pharmacy
Wholefoods

TRANSPORTATION

Metrorail Brickell Station
The Underline
Metromover

Michelin Star

Michelin Dining

PARKSIDE BLENDS THE CALM OF A BOUTIQUE HIDEAWAY WITH THE COMFORT OF RESORT-STYLE LIVING, OFFERING ALL THE LUXURIES YOU NEED RIGHT WITHIN BRICKELL.



BUILDING FEATURES

8 Floors

187 Furnished Residences

Studios, 1 Bedroom, 2 Bedroom


PARKSIDE


THE RESIDENCES



RESIDENCE FEATURES

- Spacious open floor plans for studios, one bedroom, and two-bedroom residences
- Floor to ceiling windows
- Designer furnished units
- Custom kitchens by Italkraft
- Quartz countertops
- Bosch Appliances
- In-unit washer and dryer
- Porcelain Bathroom Tile



Project designs may be subject
to change during construction.



Project designs may be subject to change during construction







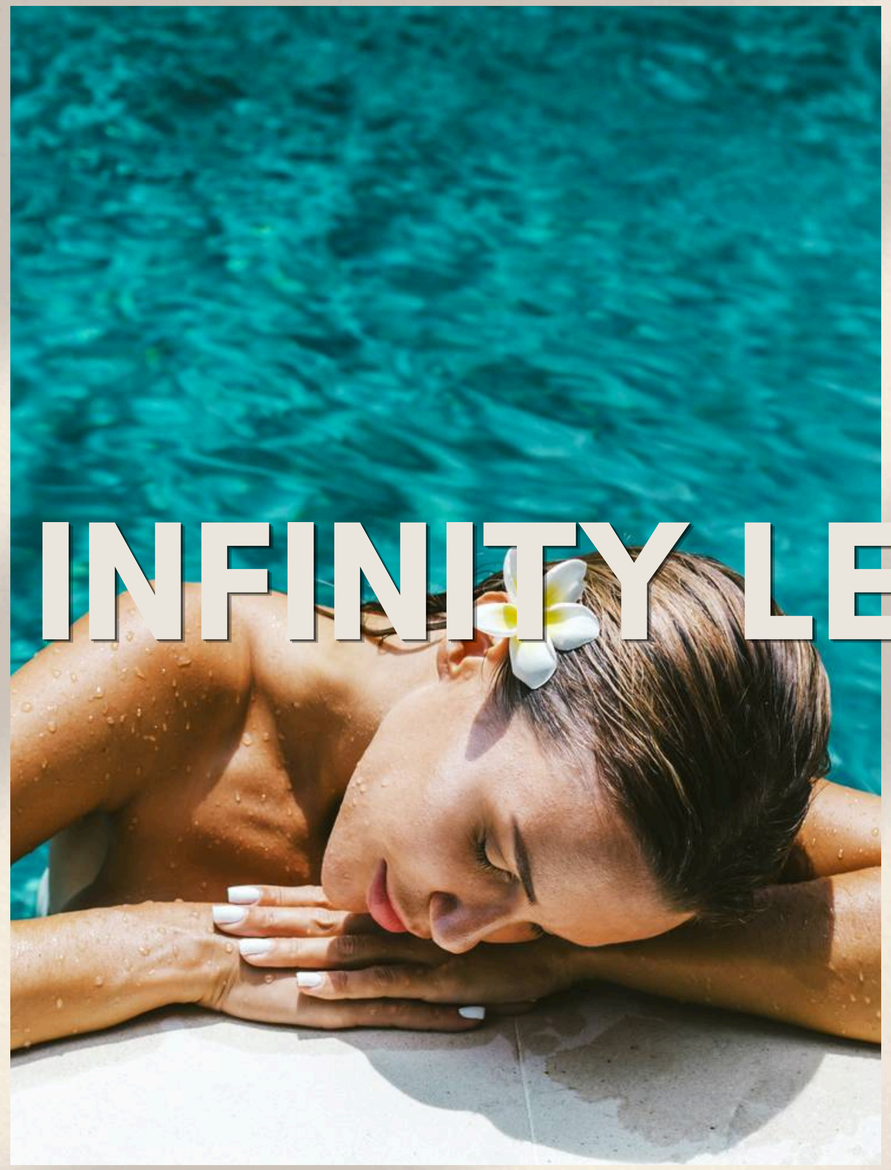
*Project designs may be subject to change during construction







THE INFINITY LEVEL

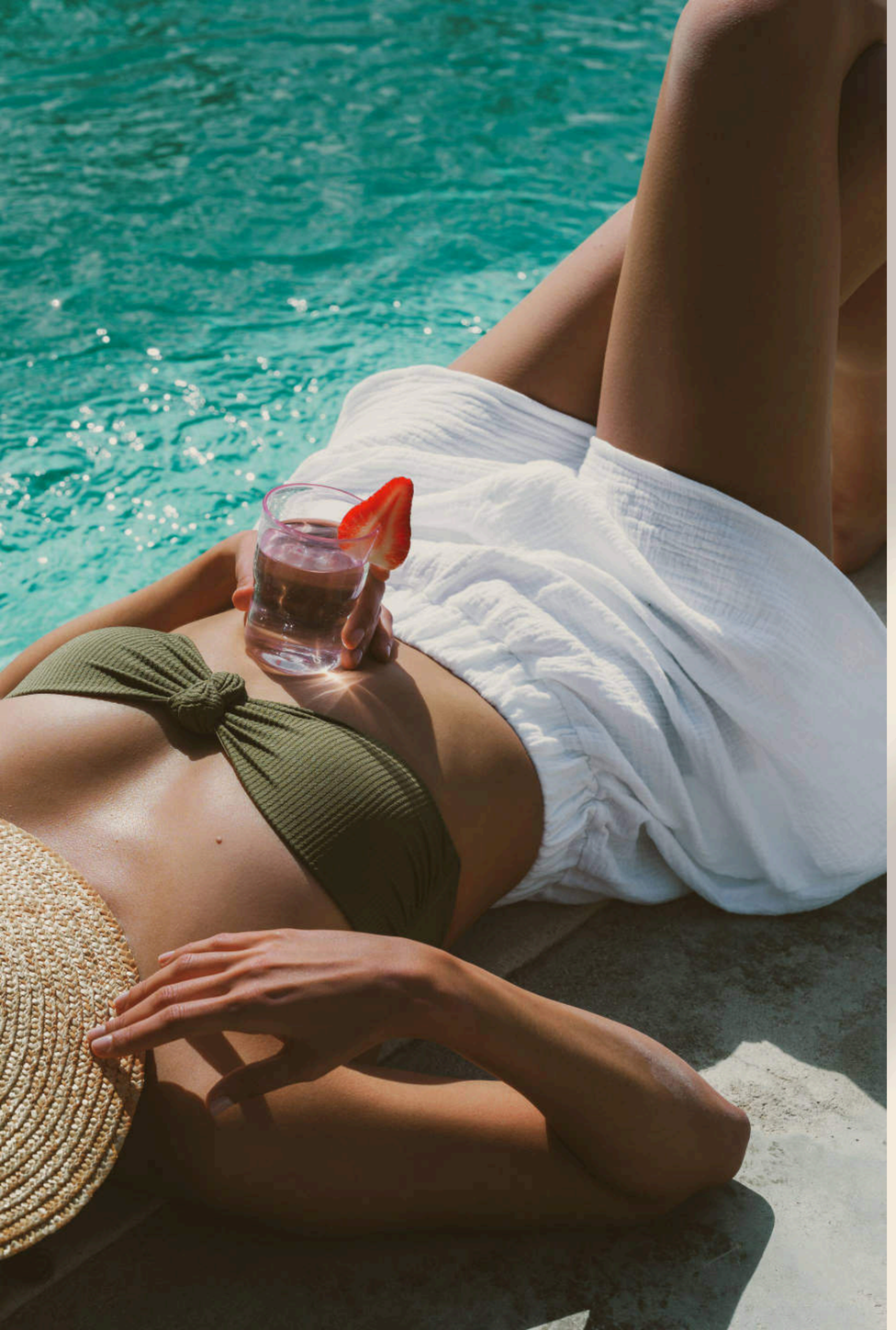


WHERE BALANCE BECOMES A WAY OF LIFE

LEVEL 8

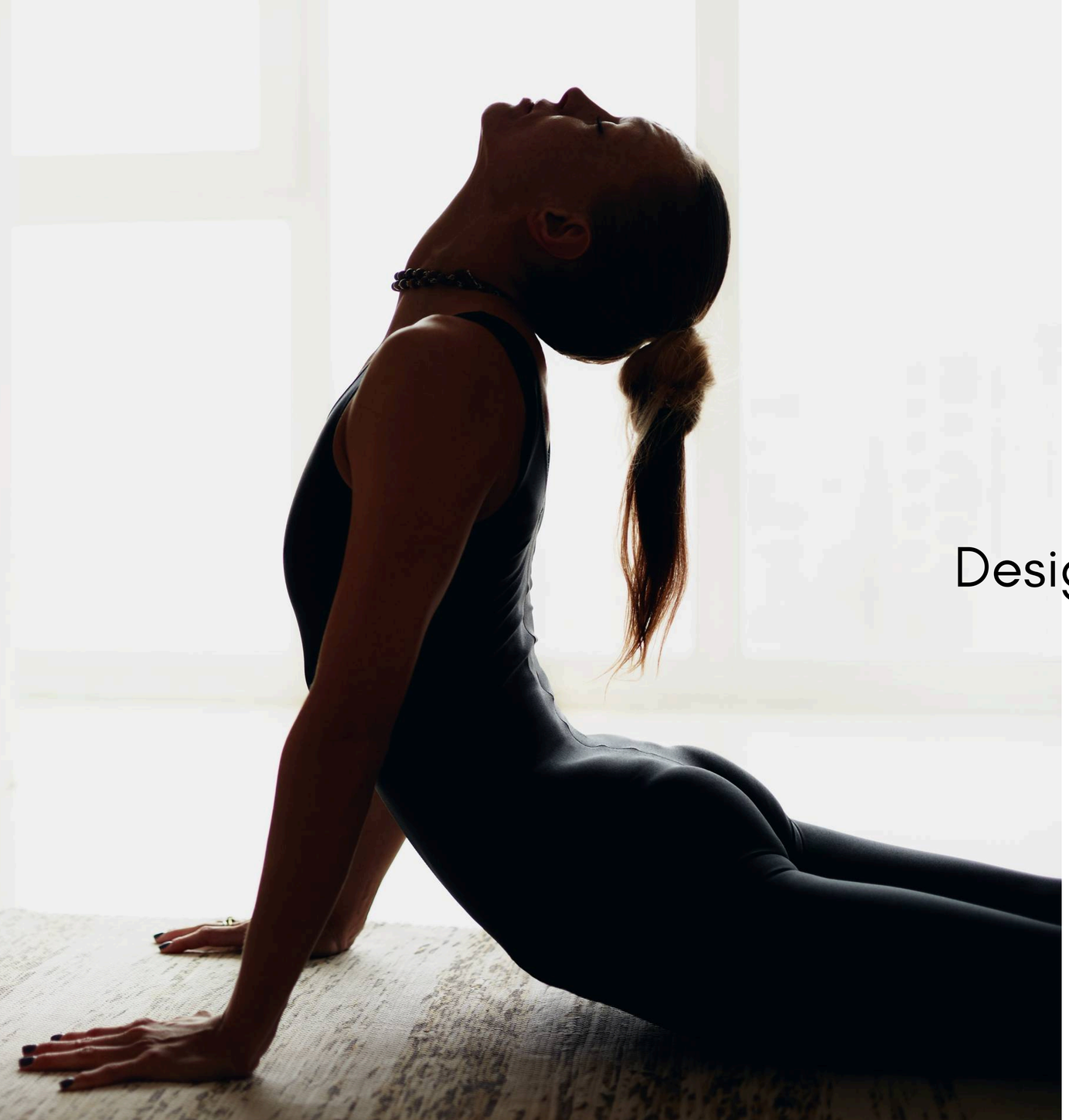
1. GYM
2. SPA
3. YOGA STUDIO
4. SPINNING ROOM
5. CO-WORKING LOUNGE
6. CONFERENCE ROOM
7. HEALTH MARKET
8. POOL
9. OUTDOOR LOUNGE/BAR





THE INFINITY LEVEL
OFFERS **16,500 SQFT** OF
THOUGHTFULLY CURATED SPACES
DESIGNED FOR BALANCE, CALM,
AND EVERYDAY ESCAPE.


ST TROPEZ SOLEIL
FRANÇOIS HALLARD

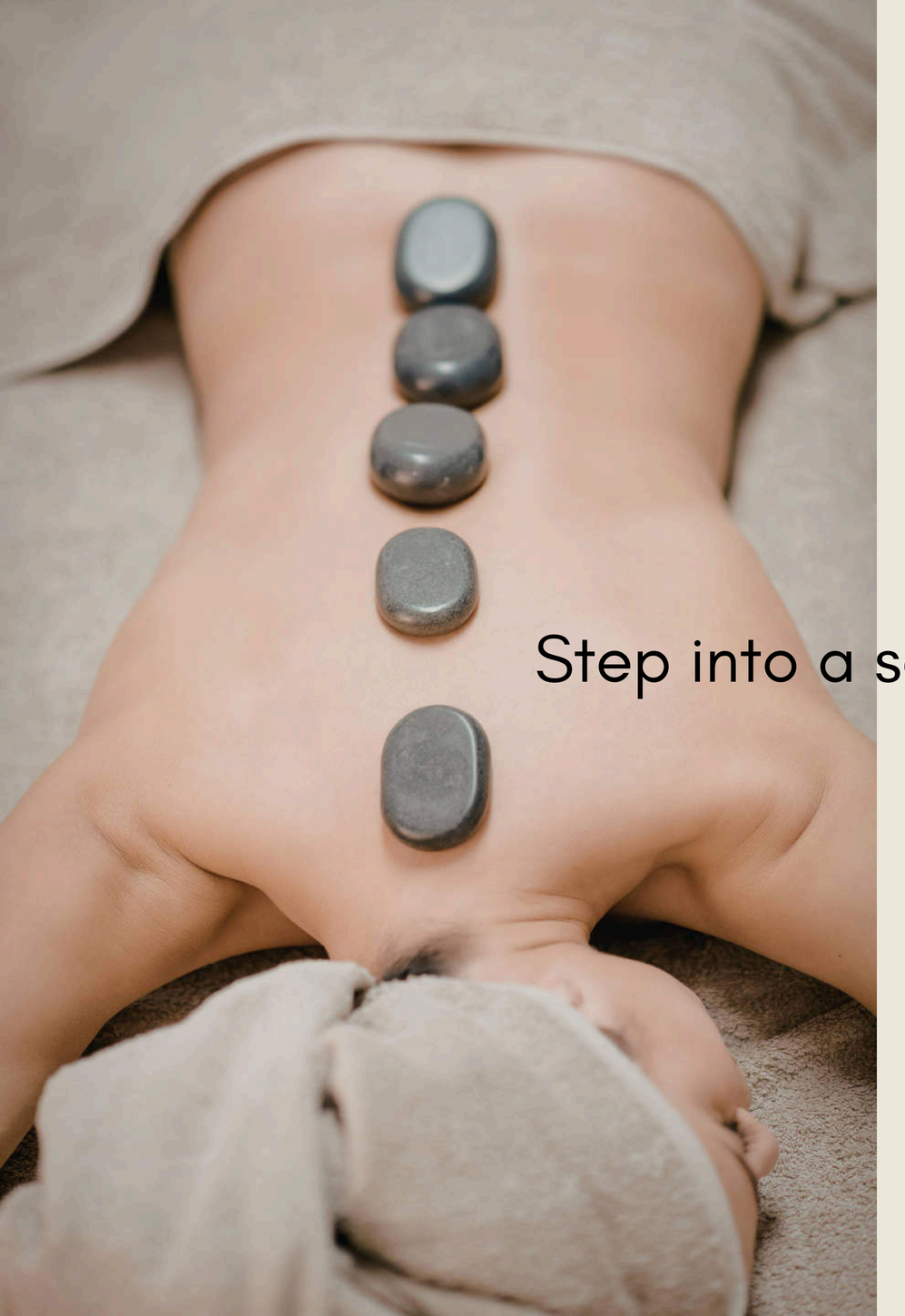


Designed for calm. Centered on you.


TECHNOGYM


IT'S
YOGA
TIME


DON'T
QUIT



Step into a sanctuary where tranquility meets transformation


PARKSIDE
SPA


PARKSIDE
SPA



ROOFTOP BAR



Project designs may be subject to change during construction.

RENTAL PROGRAM





EXCLUSIVE INCENTIVE PROGRAM

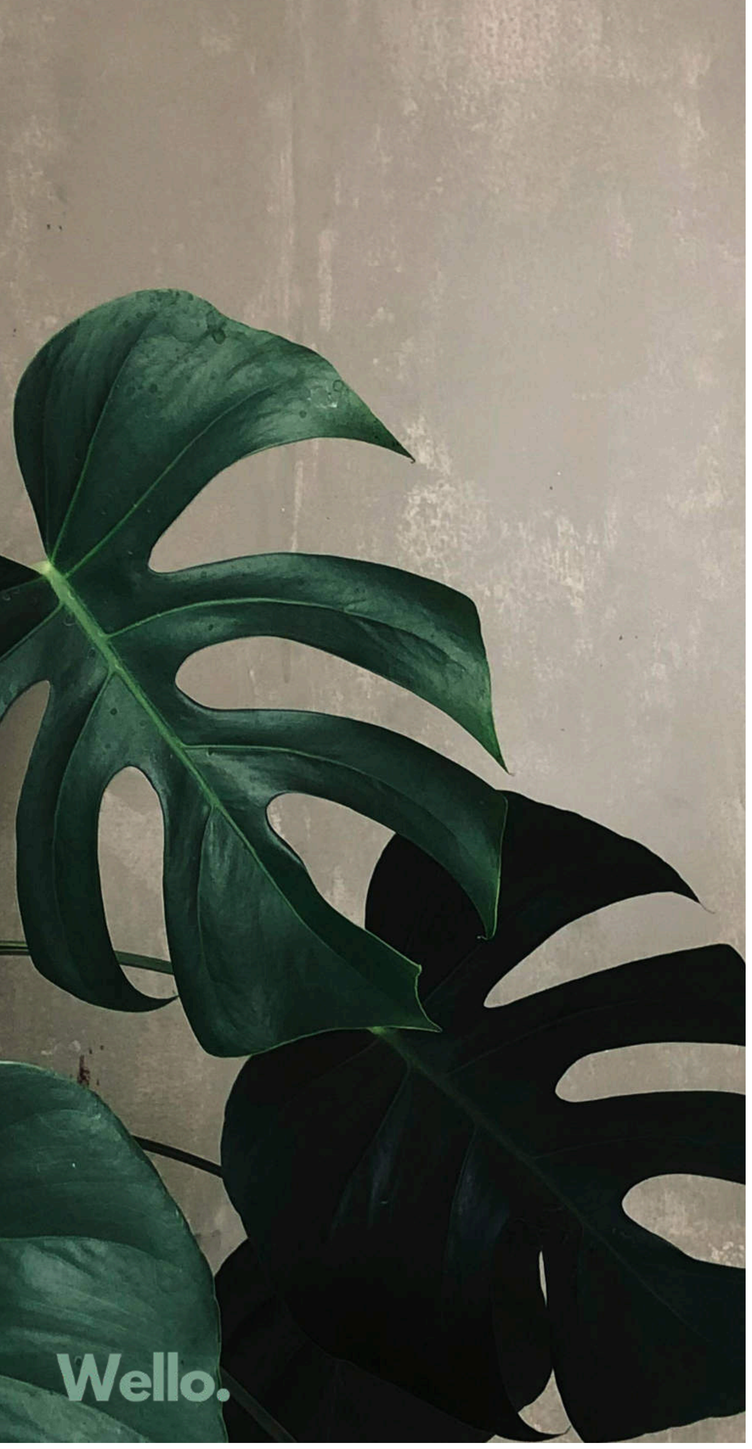
As an in-house, developer-led operator, our goal is to maximize value to you. Introducing an unprecedented fee structure:

Wello.

NO MANAGEMENT FEE

FOR TWO YEARS

Global Hotel Brands	Typical Airbnb Operators
50% Fee	20% - 35% Fee



OWNER PROGRAM

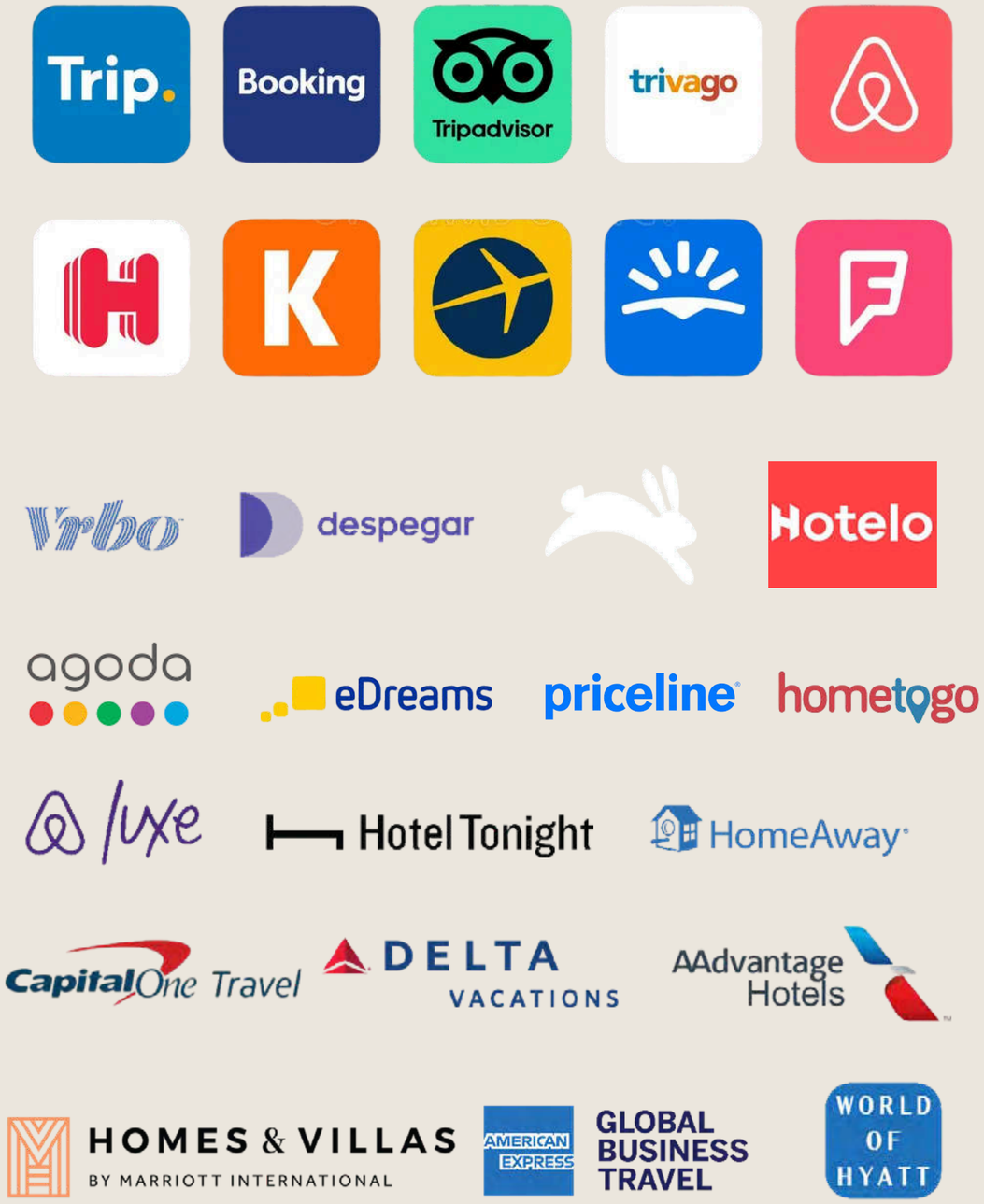
	Wello.	Typical Operator
Managementfee	0%	25-35%
24/7 reservations support	✓	✓
Marketing & photography	✓	
Multi-channel marketing	✓	✓
SEO & listing optimization	✓	
Revenue management	✓	✓
Revenue reporting	✓	
Technology & software	✓	
Guest vetting & damage claims	✓	✓
Housekeeping	✓	
Maintenance coordination	✓	✓
Unlimited owner stays	✓	
Priority corporate bookings	✓	
Emergency maintenance	✓	
Laundry & consumable supplies	✓	

Book on hundreds of platforms, and even pay with points

Search and book your properties on **100+** different sites around the world

Be seen by millions. Book more nights.

Wello.



KEY PLANS


Project designs may be subject to change during construction

RESIDENCES

Level 2

VIEW FLOOR PLANS »



RESIDENCES

Level 3 to 6

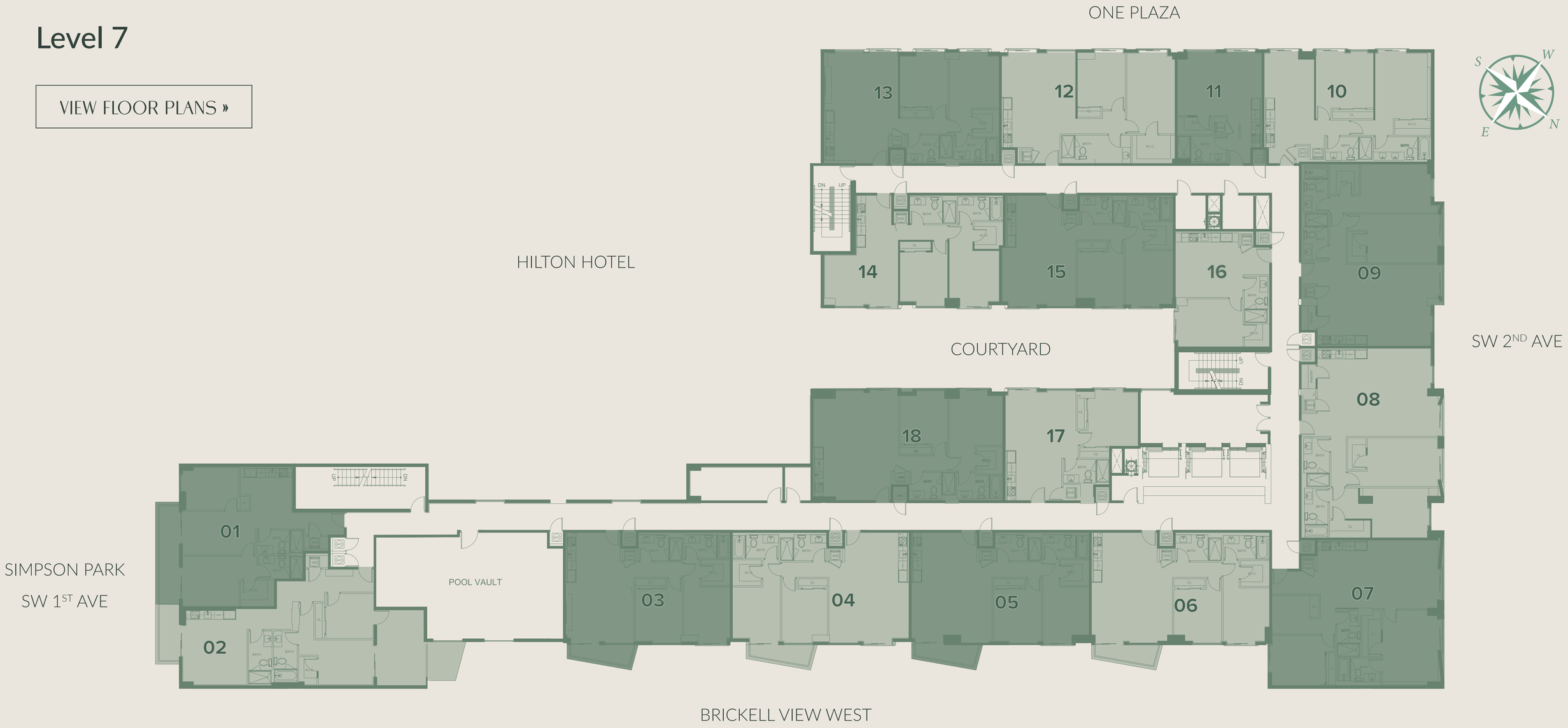
VIEW FLOOR PLANS »



RESIDENCES

Level 7

VIEW FLOOR PLANS »



PARKSIDE
RESIDENCES AT BRICKELL

Line 10
Level 2

Studio

INTERIOR
440 SF | 41 M2

BALCONY
165 SF | 15 M2

TOTAL AREA
605 SF | 56 M2





BI GROUP USA | KOBI KARP ARCHITECTS

Oral representations cannot be relied upon as correctly stating the representations of the developer. for correct representations, make reference to this brochure and the documents required by section 718.503, florida statutes, to be furnished by a developer to a buyer or lessee. the above drawings are conceptual only and are subject to change without notice at the discretion of the developer. the developer reserves the right to make additions, deletions and modifications to the drawings as the developer may deem appropriate or desirable. dimensions and square footages are approximate and may vary with actual construction.

PARKSIDE
RESIDENCES AT BRICKELL

Line 11
Level 3-6

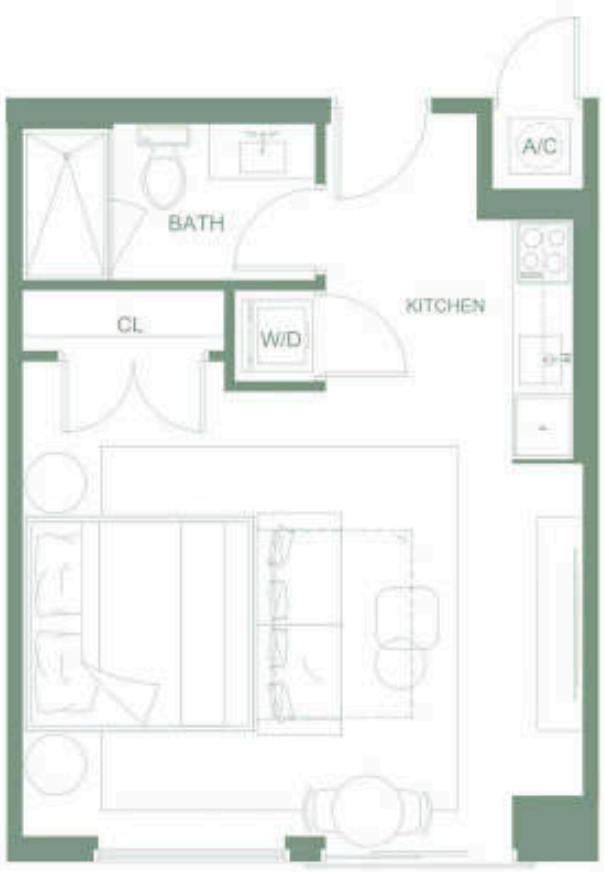
Studio

TOTAL AREA
440 SF | 41 M2



N

BI GROUP USA | KOBI KARP ARCHITECTS



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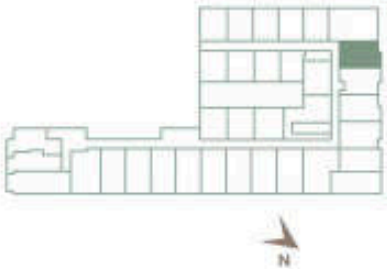
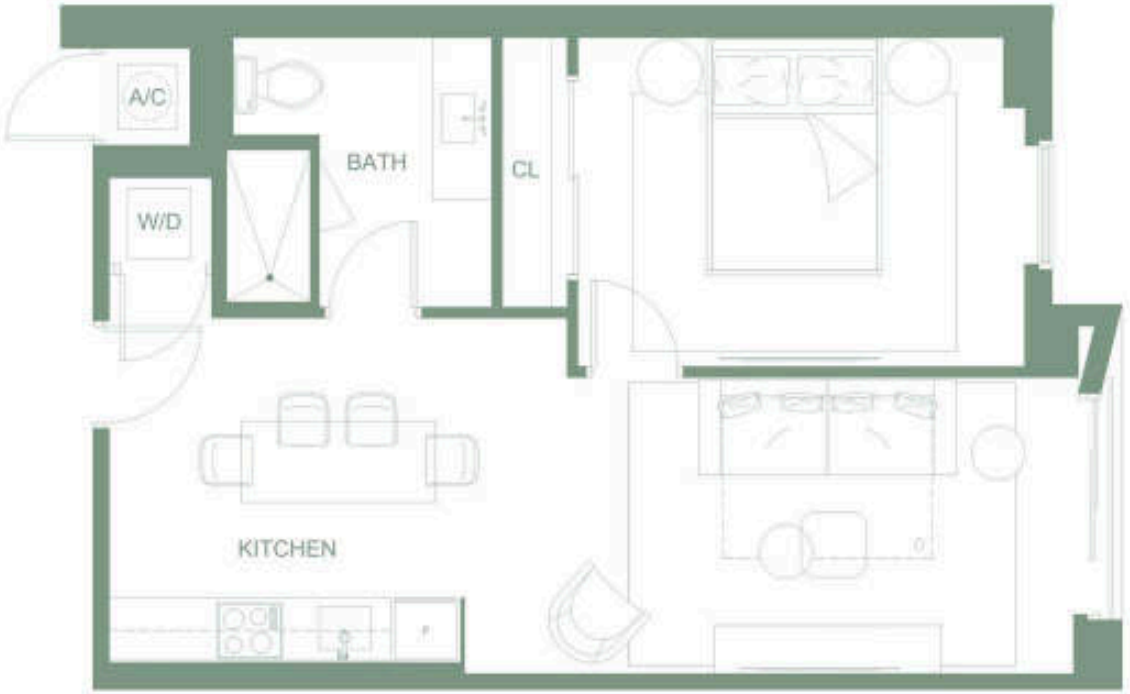
PARKSIDE
RESIDENCES AT BRICKELL

Line 19
Level 2

1B / 1B

TOTAL AREA
575 SF | 55 M2





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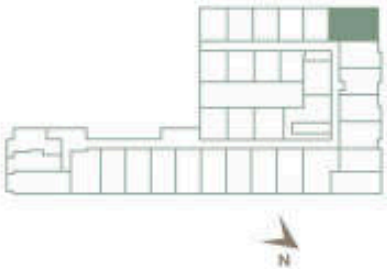
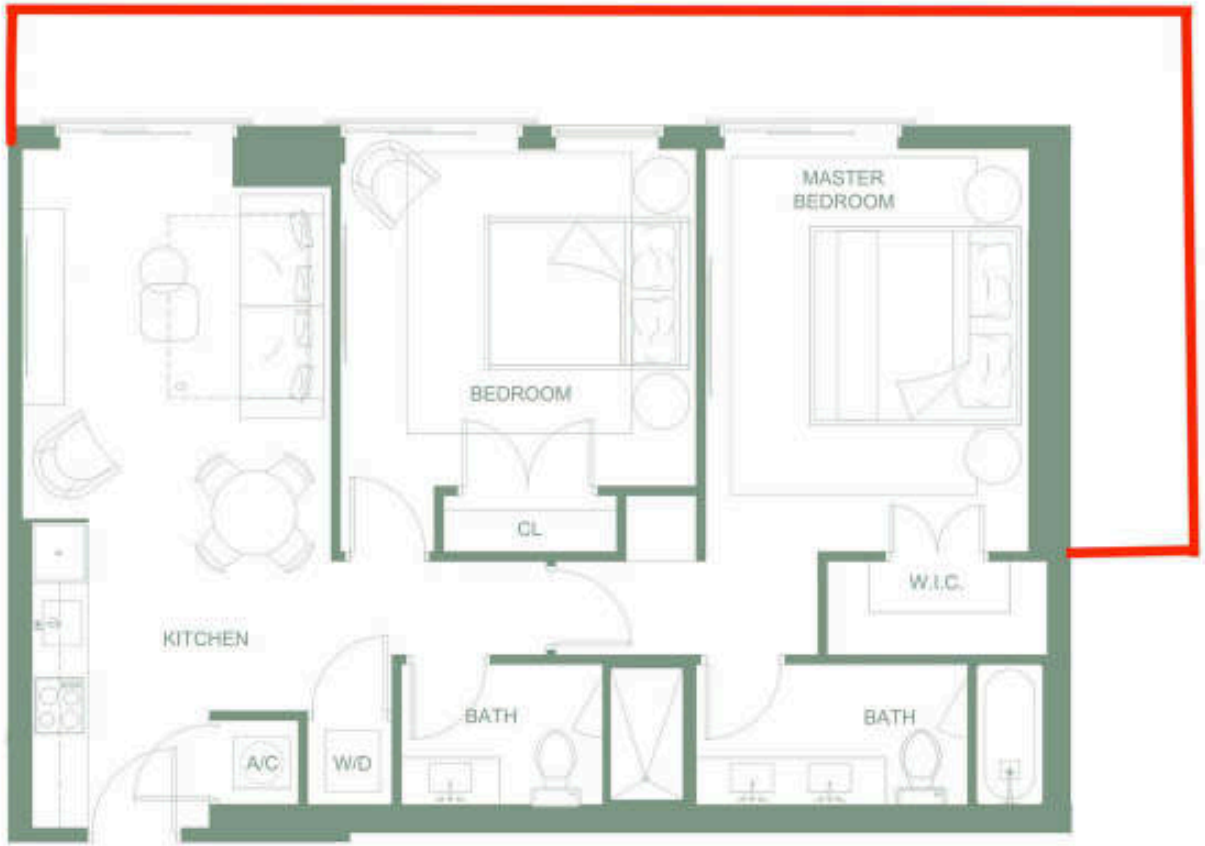
PARKSIDE
RESIDENCES AT BRICKELL

Line 20
Level 2

2 Bed / 2 Bath

TOTAL AREA
874 SF | 80 M2





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DEPOSIT SCHEDULE

20%	at Contract Execution
10%	at at 90 days
10%	at Top-Off
60%	at Closing



PARKSIDE

RESIDENCES AT BRICKELL