

PANORAMA TOWER



THE TALLEST RESIDENTIAL TOWER
SOUTH OF MANHATTAN
COMES TO BRICKELL.

Panorama features a variety of one-, two-, and three-bedroom apartments, spectacular views, and an extraordinary collection of amenities and services — along with a hotel, specialty offices, restaurants, and shops — all in one location.

Welcome to the quintessential Brickell address:

PANORAMA TOWER





HIGH ABOVE ALL.
IN THE HEART OF BRICKELL.

A few steps from the shore of Biscayne Bay, Panorama embodies the lifestyle, personality, and connectivity of Miami's famed and energetic Brickell neighborhood.

Today these streets pulse with a 24/7 rhythm for live, work, and play. As the most visible landmark above it all, Panorama is the city's new global icon.





ARE YOU A BRICKELLISTA?

This vibrant neighborhood has become the hallmark of Miami, with everyone's favorite destinations, from world-class shopping and five-star restaurants to the entertainment venues, rooftop bars, and clubs that go all night long.

Those who live it and love it are the "Brickellistas", the hip and sophisticated Miamians who call it home.

Live at Panorama, and you're a short walk to work, a few steps from shopping and dining, and right at the heart of the best of Brickell.





EXTRAORDINARY AMENITIES, FROM THE STREET TO THE SKYDECK.

With covered entryways on both Brickell Avenue and Brickell Bay Drive, Panorama welcomes you to its own street-level boutiques, artisan restaurants, and a Hyatt Centric hotel. 200 feet above, two full floors offer more amenities than a five-star hotel — all for the exclusive use of residents and guests.





A GRAND ENTRANCE AND A WARM RECEPTION.



Above: Two-story, 24/7 grand lobby.

Left: Private arrival court and 45' porte cochère entry.

Panorama residents are greeted by a private arrival court, porte-cochère entry, and two-story lobby featuring concierge service, as well as 24/7 reception, security, and valet parking. The grand lobby also includes an ever-changing, 45-foot, multimedia wall display and an extraordinary overhead light sculpture.



Fitness center with cardio and aerobics.

REFRESH YOUR BODY AND SPIRIT.

Spa with treatment rooms and a menu of on-call services.





Yoga/pilates studio.

Panorama Club's 45,000 square-foot full floor includes more than a dozen facilities, among them a fully-equipped fitness center, personal spa and sauna with on-call services, and pilates and yoga studios.



Poolside social lounge.

CONNECT WITH FRIENDS, AND HOST YOUR OWN EVENTS.

Cyber café with coffee bar and wi-fi.





22nd floor sky deck with pools and restaurant.

The 22nd story recreation deck wraps around the entire floor, offering both bayview and sunset pools, private cabanas, and a poolside café and bar. Residents also can reserve two beautifully-furnished social lounges or hangout in the WiFi-equipped cyber café.



Entertain a large group of friends with a catered event in our private dining room, or invite them to join you for a tasting in the private wine room.

DATE NIGHTS AND NIGHTS-OUT, WITHOUT EVEN LEAVING THE BUILDING.

Enjoy a game in our billiards room.





"Club Osteria Del Teatro" at the residents' three theaters.

Panorama Club invites residents to enjoy a movie, an event, or a big game in our three theaters. You can also join your fellow residents at the plush lounge outside the theaters.



Panorama residents have direct access to the pet spa, where they can drop-off their pets for the day, or the week, and also schedule walking, play, and grooming services.

UNEXPECTED DELIGHTS.

Panorama families enjoy the convenience of an inviting and fun children's playroom, where they can arrange play dates.





"Muse" room, where residents who want to sing and jam with friends without restraint, can reserve a private sound-proofed music room and studio.

PANORAMIC VIEWS AND BUILT-IN LUXURY ARE STANDARD FEATURES.



Two-bedroom model with city view and included kitchen appliances and flooring.

LIVING FEATURES

- Spacious apartments with nine-foot ceilings
- Separate media room/office in most apartments
- Expansive private balconies with glass railings
- Elegant eight-foot entry doors and seven-foot flush interior doors
- Hurricane-resistant, floor-to-ceiling window walls and sliding doors (2007 FBC)
- Double 5/8" fire rated-gypsum board with upgraded soundproofing insulation
- Custom wood floors
- BOSCH "energy-star" stacking washer and dryer
- Spacious walk-in closets and dressing areas
- Bar counter with wine cooler (in select units)
- Built-in media package with fiber optic wiring
- Move-in coordination

KITCHEN FEATURES

- Italian-style cabinets and kitchen island with touch-close doors and drawers
- Quartz countertops
- Under-mounted, insulated, heavy-gauge stainless-steel sink
- BOSCH "energy star" stainless-steel French door refrigerator with two bottom freezer drawers and external control panel
- BOSCH stainless-steel wall oven under ceramic glass cooktop with four burners
- BOSCH "energy star" dishwasher with hidden controls, sound insulation, and stainless-steel finish
- BOSCH microwave in stainless-steel
- DELTA fixtures with gooseneck faucet and pull-down sprayer
- Sound-insulated, high-power waste disposal
- Custom designer LED light fixture over island

BATH FEATURES

- LED back-lighted mirrors
- DELTA fixtures
- Glass shower panels or doors in master bath
- Designer tile bath flooring and surrounds
- Under-mount ceramic sinks
- Italian-style vanities
- Both tubs and showers in two- and three-bedroom apartments

Southeast



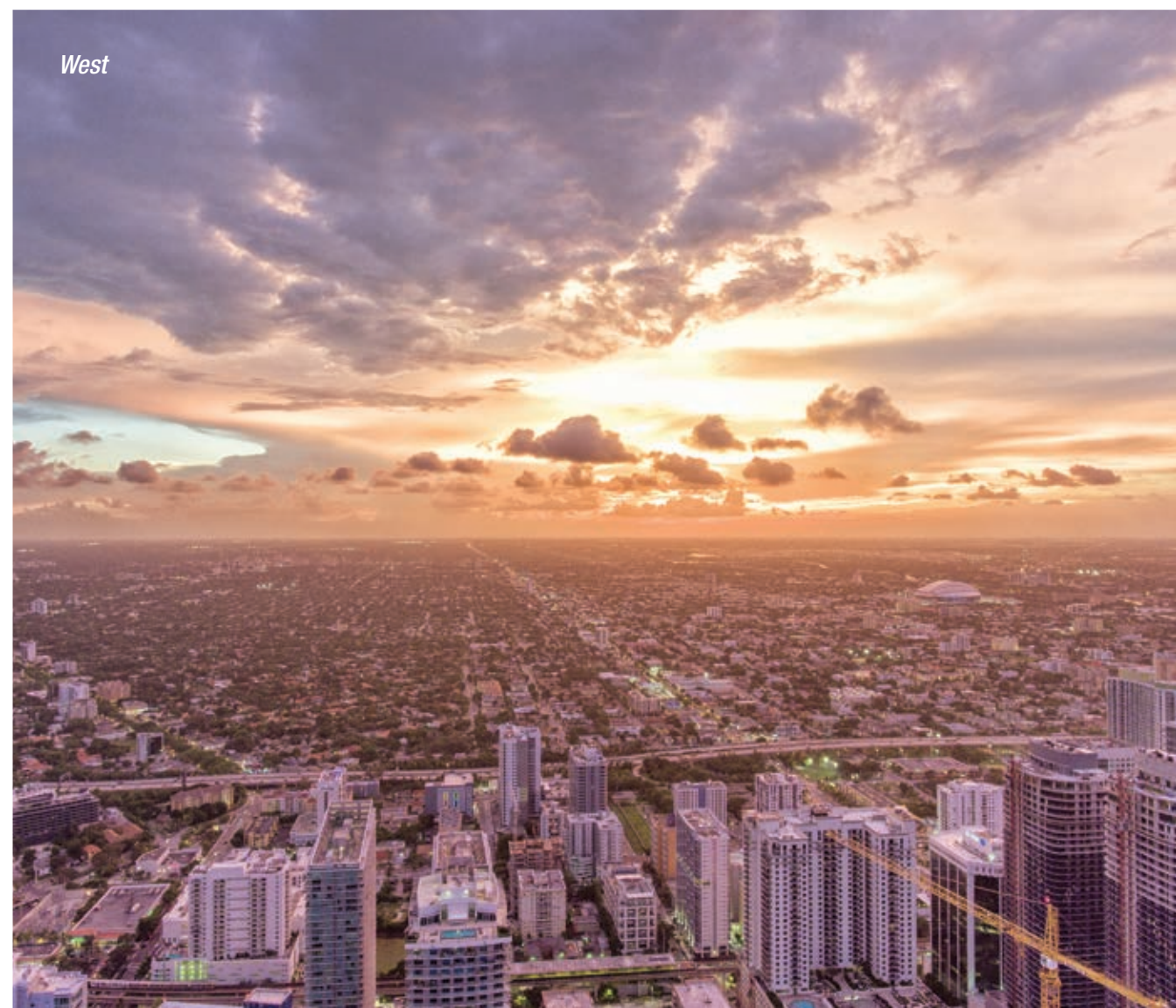
East



Southwest



West







One-bedroom model with bay view and included kitchen appliances and flooring.



Florida East Coast Realty, LLC

60 Years/60 Million sq ft of construction



*Tibor Hollo, Chairman & President; Wayne Hollo, Executive Vice President;
Jerome Hollo, Executive Vice President; Austin Hollo, Vice President.*

Founded 60 years ago by Tibor Hollo, Florida East Coast Realty, LLC (FECR) and its predecessors since have built in excess of 60 million square feet of construction, consisting of single-family homes, landmark residential and commercial high-rises, government buildings, marinas, high-end retail centers, warehouse complexes, and telecommunications centers.

In the 1970s and 1980s, FECR forged new ground by developing Downtown Miami's Omni/Venetia area, now known as the Arts & Entertainment District. The company's vision for the neighborhood includes several landmark developments, including Venetia, the Biscayne Bay Marriott Hotel, the Grand, the Omni International Mall and Hilton Miami Downtown, Bay Parc Plaza, Sea Isle Marina & and Yachting Center, and Opera Tower.

On Brickell, FECR has owned and developed many projects, most notably 444 Brickell, which was the first high rise on Brickell Avenue, as well as 888 Brickell, Vizcaya Towers and Vizcaya North, the Club at Brickell Bay, and Colonnade Plaza, which the company still owns and operates today.

Further, FECR has been active throughout South Florida, including Miami Beach (with the Eden Roc Hotel and 100 Lincoln Road), Hallandale Beach (with the upcoming Gulfstream Point), and Coral Gables (with 2020 Ponce, Villa Majorca, and multiple upcoming residential projects), as well as other exciting developments throughout the entire State of Florida and also in Las Vegas and New York. FECR has also delved into the telecommunications industry with the development of the SSAE 16 Type II Certified Miami Data Vault, Miami's finest and most secure collocation and disaster recovery center.

Coming up for FECR will be some of the largest and most electrifying developments that Downtown Miami has ever seen, including the new One Bayfront Plaza, a signature mixed-use complex of global stature, and The Towers by Foster + Partners, ultra-luxury condominium residences on Brickell's last waterfront site.

At right, Opera Tower, the 635-unit residential tower; the new One Bayfront Plaza, featuring over three million square feet of premium office, residential, retail, and hotel space; and the upcoming Towers designed by world renowned Foster + Partners, with its elegant interconnected towers overlooking Biscayne Bay.





PLACES YOU'LL WALK FROM PANORAMA

RESTAURANTS

- Blackbird Ordinary Bar – 729 SW 1st Ave
- Perricone's Marketplace & Café – 15 SE 10th St
- Coya Miami – 999 Brickell Ave
- Batch Gastropub Miami – 30 SW 12th St
- Piola Italian Pizzeria – 1250 S Miami Ave
- My Ceviche – 1250 S Miami Ave
- Crazy About You – 1155 Brickell Bay Dr
- 100 Montaditos – 1401 Brickell Ave
- Havana 1957 Cuban Cuisine – 1451 S Miami Ave
- Novecento – 141 Brickell Ave
- Truluck's – 777 Brickell Ave
- Fifty Ultra Lounge at the W Hotel – 485 Brickell Ave
- PM Fish & Steakhouse – 1453 South Miami
- Dolores But You Can Call Me Lolita – 1000 S Miami Ave
- Sushi Maki – 1036 South Miami
- Momi Ramen – 5 SW 11th St
- Morton's Steakhouse – 1200 Brickell Ave
- Komodo – 801 Brickell Ave
- Sushi Siam – 931 Brickell Ave
- Segafredo – 1421 South Miami Ave
- Zuma – 270 Biscayne Blvd Way
- Capital Grille – 444 Brickell Ave
- La Provence – 1064 Brickell Ave
- La Mar at the Mandarin Oriental Miami – 500 Brickell Key Dr
- Tamarina – 600 Brickell Ave
- Cipriani – 465 Brickell Ave

RETAIL

- Shops at Brickell City Centre – 701 S Miami Ave including CMX Movies, Casa Tua food hall, Saks Fifth Avenue, Apple, Bally, Lululemon and Armani Collezoni
- Shops at Mary Brickell Village – 901 S Miami Ave

HOTELS

- Four Seasons Hotel – 1453 Brickell Ave
- JW Marriot Miami – 1109 Brickell Ave
- Conrad Miami – 1395 Brickell Ave
- Mandarin Oriental Miami – 500 Brickell Key Dr.
- Aloft Miami – 1001 SW 2nd Ave
- W Miami – 485 Brickell Ave
- SLS Brickell – 1300 S Miami Ave
- EAST Hotel – 788 Brickell Plaza
- Epic Hotel – 270 Biscayne Blvd Way

BANKS

- Bank of America – 701 Brickell Ave
- BBT Bank – 1200 Brickell Ave
- TD Bank – 1103 Brickell Ave
- HSBC Bank – 1441 Brickell Ave
- Chase – 1450 Brickell Ave
- Regions Bank – Mary Brickell Village

Post Office – 1101 Brickell Ave

DRUGSTORES/SUPERMARKETS

- CVS Pharmacy – 1201 Brickell Ave
- The Plaza Market – 913 Brickell Ave
- 7-Eleven – 1200 Brickell Bay Dr
- Publix – 911 SW 1st Ave

FREE TROLLEY STOP

Brickell Trolley line also connects to trolleys for Coconut Grove, Biscayne Blvd and Wynwood.

FLOOR PLAN INSERT



Where every Brickellista wants to live.



PANORAMA TOWER

M I A M I

Leasing Center, 1101 Brickell Ave., Suite N100
Open daily or call 305.503.2100 • www.panoramatower.com

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