



BRIAN BARTLEY

REAL ESTATE AGENT IN MIAMI

Property Development

P O R T F O L I O



Miami's Best Real Estate Developments

Now is the time to diversify your investment portfolio, and I'm here to support you and protect your interests!

Miami is a city with immense potential and a wide variety of options to suit every taste and budget.

If you're considering investing in Miami, I can assist you and guide you through your investment process.

I look forward to serving you...

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St Regis Sunny Isles Beach are twin towers with exclusive waterfront residences. The residences will have **2 to 4 bedroom configurations**, Sky villas and Penthouses that will feature spacious floor plans, clear ceiling heights, fully finished floors and closets, private elevator, Italian-designed kitchens, laundry rooms, smart home technology, private pool and jacuzzi.



The towers have the best amenities such as 70,000 square feet of amenities managed by the St Regis hotel company, 2 story porte cochere, impressive lobby, car wash, swimming pool, spa, gym, pet friendly.



Located in Sunny Isles Beach, Florida

62 Stories

194 Residences

Estimated Delivery in 2026

Prices starting from

\$5,600,000

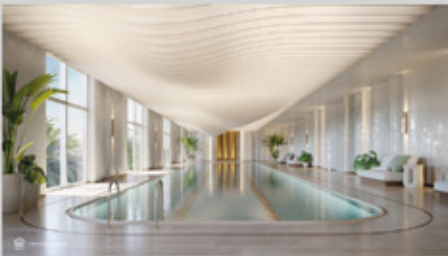




St. Regis Brickell Residences consists of a super exclusive waterfront tower. Residents enjoy one-of-a-kind **residences ranging from two- to four-bedroom configurations**, private elevator, 3.3-meter ceilings, European marble floors, solid wood doors, vanity and laundry room, gourmet kitchen with Italian cabinetry, marble bars and backsplashes, midnight bar and pantry.



Extraordinary amenities at St Regis Brickell include fine dining restaurant, beach club, lush landscaping, business center, golf simulator, dog walking service, private marina, resort-style pool deck and much more.



Located in Brickell, Miami

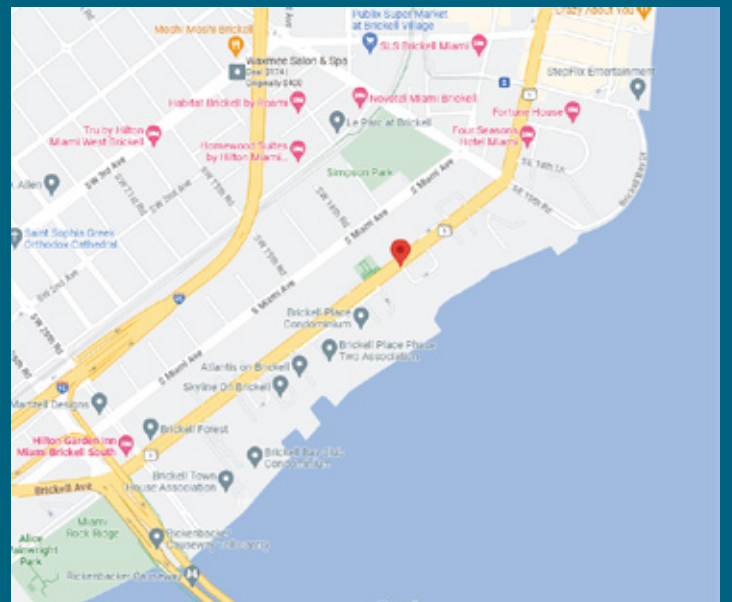
48 Stories

149 Residences

Estimated delivery in 2026

Prices starting from

\$5,000,000





Ora by Casa Tua is a luxury residence project, offering flexible rental and personalized services from the Casa Tua brand. The project features **four-bedroom studio residences**, fully furnished and equipped with smart technology and Italian design.

The project offers exclusive amenities such as a swimming pool, gym, spa, event room, game room, library, art gallery and a 24-hour gourmet market called Terra.



The project is designed to prioritize the privacy and comfort of residents and guests, with dedicated elevators, digital concierge, and sound isolation.



Located in the heart of Brickell, Miami

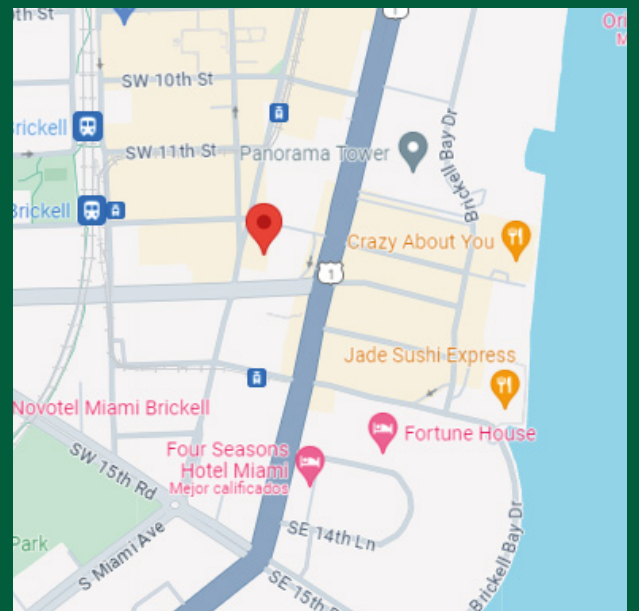
76 Stories

540 Residences (no rent restriction)

Estimated delivery in 2026

Prices starting from

\$865,000





Mandarin Residences Miami, is presented by the prestigious Mandarin Oriental brand in a luxurious setting. There will be two super tall towers, one 1049 feet tall and the other 700 feet tall in one of the most exclusive sectors in all of Miami. This architectural marvel will offer residents a **luxurious living experience** with unparalleled views of the surrounding area.

The thoughtfully designed **residences will range from 2 to 4 bedrooms**, with spacious floor plans and exquisite finishes, to suit the most discerning tastes. They will also have 3-meter ceilings, elegant kitchen cabinets, package

appliances and parking stalls.

A variety of amenities will be offered.

Residents will have access to luxurious pools, hot tubs, private cabanas, state-of-the-art gyms, coffee, co-working areas, private dining rooms, and exquisite restaurants. In addition, a spa and wellness center will provide a serene retreat for residents to relax and rejuvenate.



Located in Brickell Kay, Miami

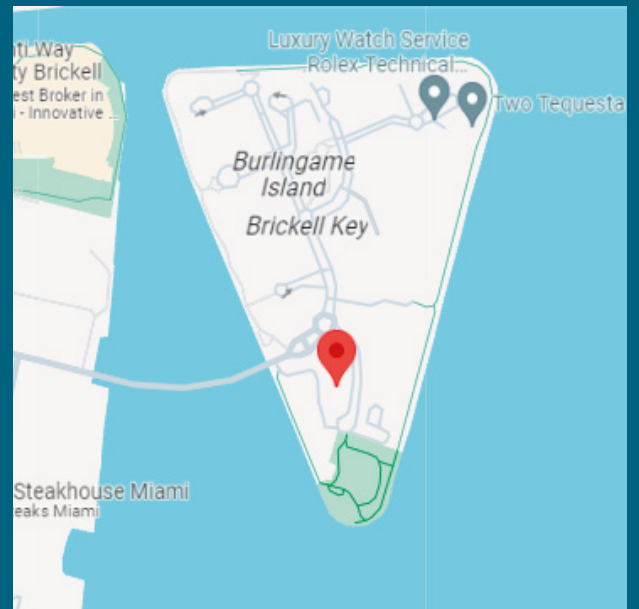
80 Stories

220 Residences

Estimated delivery in 2030

Prices starting from

\$5,000,000





The Residences at 1428 Brickell is an ultra-luxury residential project that will be the first high-rise building in the world to be partially powered by solar energy.

The building will have **residences ranging from two to four bedrooms**, with high-quality finishes and modern design. The building will feature exclusive amenities such as a rooftop pool, spa, fitness center, wine lounge, private dining room, golf simulator, guest suites, and a resort-style pool.



You'll be located in the heart of Brickell's financial district, close to Miami's best shopping, dining, and entertainment.

The Residences at 1428 Brickell is a unique investment opportunity and an ideal choice for those looking to live in a chic and vibrant area of Miami.

Located in the heart of Brickell's financial district

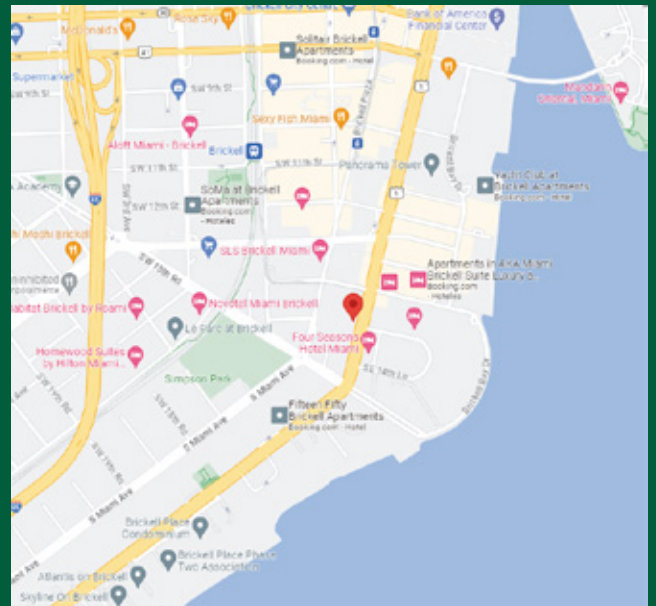
70 Stories

189 Residences

Estimated delivery in 2027

Prices starting from

\$2.600.000





Bentley Residences is a luxury beachfront residential project in Sunny Isles Beach. The residences feature **three bedroom configurations** and feature private 3- or 4-car garages accessible via the Dezerbator™ vehicle lift, private heated pools, spacious balconies and terraces with summer kitchens, state-of-the-art appliances, smart systems, and premium finishes.



Residents also enjoy exclusive amenities, such as a swimming pool, spa, fitness center, event room, movie theater, and more. Bentley Residences is located in one of the most exclusive areas of Miami, close to the beach, Aventura Mall, Oleta River State Park and the international airport



Located in Sunny Isles Beach, Miami

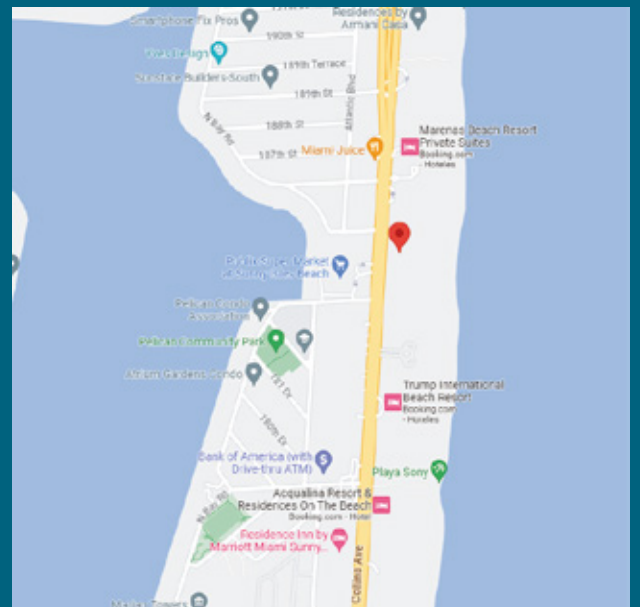
60 Stories

200 Residences

Estimated delivery in 2026

Prices starting from

\$5.500.000

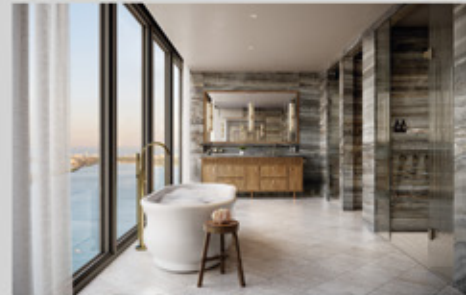




Villa Miami is an impressive skyscraper with luxury **residences ranging from 3 to 5 bedrooms**, plus a helipad and retail space. Residents will enjoy a lifestyle of sophistication and convenience in the heart of Miami's cultural scene.

Mid- and full-floor residences come fully finished with high-end finishes, such as hardwood floors or gas countertops.

Residents will enjoy an exclusive privacy curated by Major Food Group and the ground-floor oceanfront restaurant. Ultra-luxurious amenities like estate managers, on-site dock, private vault, and more.



Located in the heart of Edgewater, Miami

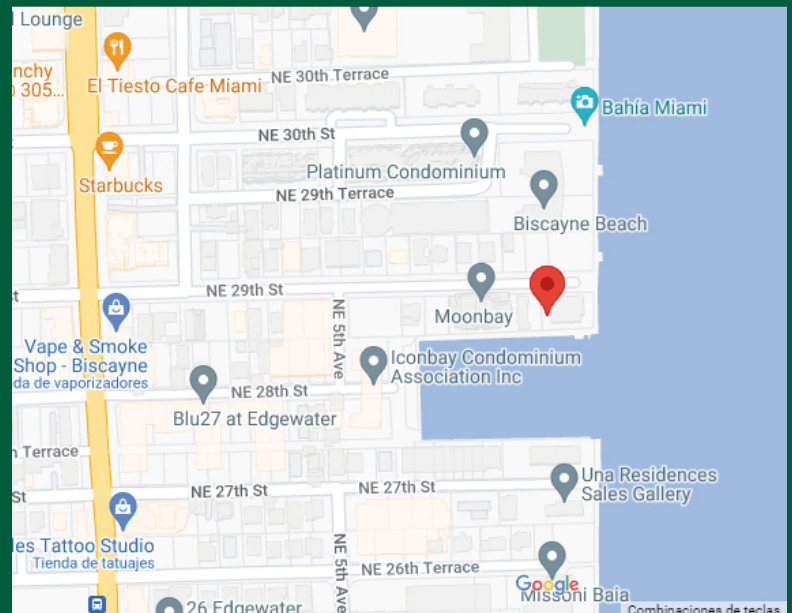
55 Stories

50 Residences

Estimated delivery in 2026

Prices starting from

\$4,800,000





Aria Reserve is a luxury residential project consisting of two twin bayfront towers in the Edgewater neighborhood. The towers have a modern, fluid architectural design inspired by the interaction between water and land, and are the tallest waterfront residential towers in the United States.

The residences offer panoramic views of Biscayne Bay and feature **one- to four-bedroom configurations** and feature high-end finishes, smart appliances, spacious balconies, and advanced security systems.



Residents will also enjoy more than two acres of upscale amenities, such as swimming pools, spa, fitness center, event room, movie theater and more. In addition, **Aria Reserve** features five acres of waterfront reserve, with lush gardens, nature trails, and direct access to the bay.



Located in the Edgewater neighborhood, Miami

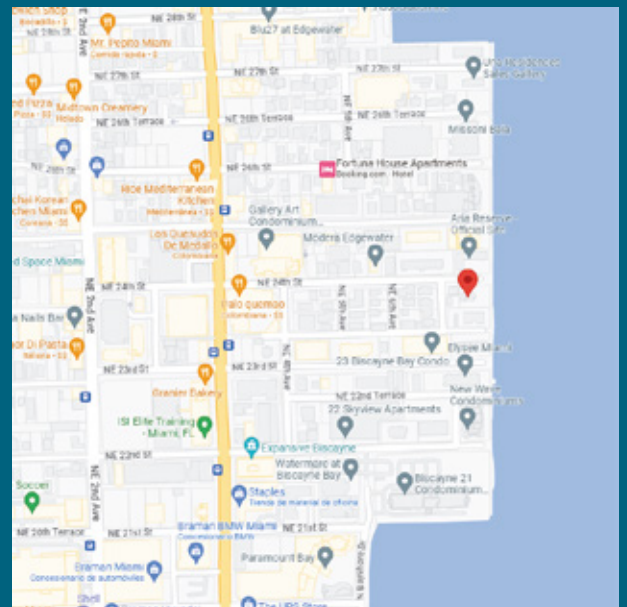
62 Stories

800 Residences

Estimated delivery in 2025

Prices starting from

\$2,000,000





Domus Brickell is a luxury building with **residences ranging from studios to 2 bedrooms**. Amenities include valet parking, coffee shop, co-working, fitness center, pool, sauna and more.

The residences are fully finished and furnished with private balcony in all units, kitchenette with sink, blast oven, dishwasher and refrigerator. Modern fixtures, quartz countertops, washer and dryer.

Residents enjoy the **benefits of short-term rental of their furnished residence**, this means they can rent out their unit for short periods without having to worry about the maintenance or cleaning.

Domus is centrally located just a few blocks from Miami's downtown with panoramic views of Simpson Park looking out over Biscayne Bay and the Downtown Miami/Brickell skyline.



Located in the exclusive Brickell area of Miami

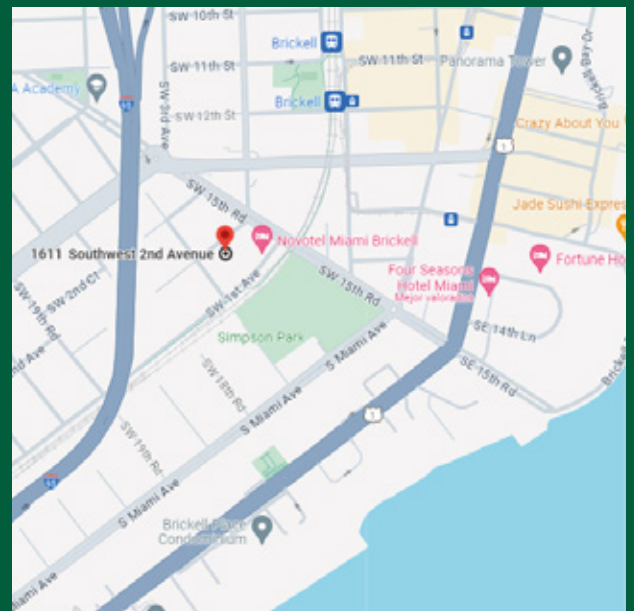
12 Stories

171 Residences

Estimated delivery in 2025

Prices starting from

\$600,000





14 River District is a luxury residential building along the Miami River. The building offers **studio, 1 and 2 bedroom residences** with high ceilings, abundant natural light and modern finishes.

Residences feature gourmet kitchens, modern appliances including refrigerator and dishwasher, stove and microwave, built-in closets, 8.8' high ceilings, stackable washer and dryer.

With its fantastic location, the building features amenities such as resort-style pool and cabanas, work centers, courts, state-of-the-art fitness center, spacious lounge and multimedia area to meet friends and relax, within walking distance of River Landing Mall and restaurants on the Miami River.



Located on 14th Ave, Miami

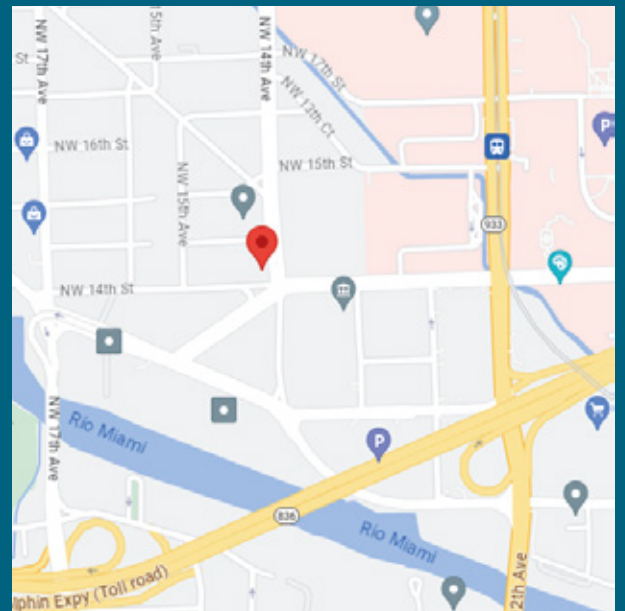
16 Stories

283 Residences (Daily Rent)

Estimated delivery in 2025

Prices starting from

\$550,000





Ella Miami Beach is a new luxury condominium development in one of the most exclusive and tranquil areas of Miami. The project consists of a building ranging from **studios to 2-bedroom apartments**. These will have 2.7-meter-high ceilings, in-unit washers and dryers, Italkraft cooktops with induction stoves, refrigerators, dishwashers, and oven/microwaves.

The closets will be designer and the bathrooms will have stone bars and luxury fixtures



Residents will enjoy a number of **top-notch amenities**, including a rooftop pool, sauna, fitness center, paddle or pickleball court, coworking lounge, yoga spaces, and more.



Located in North Beach, Miami

9 Stories

95 Residences (flexible rent)

Estimated delivery in 2026

Prices starting from

\$700,000





Continuum Club & Residences is a 30-story tower and 103 m high designed by Arquitectonica. The beautiful tower features a minimalist design and includes **201 residences of 1 to 3 bedrooms**. Likewise, it will have 4900m² of offices, 1980m² of commercial space, 408 parking spaces in a 5-story garage.

The beautifully finished residences will have floor-to-ceiling windows with **incredible views**, private terraces, laundry room, double dressing rooms, appliance package, European cabinets and marble-lined bathrooms.



The common areas have a quiet atmosphere of luxury and technological sophistication at your fingertips such as restaurant with bar and dining room, culinary services, pool with cabanas, jacuzzi, gym, spa, courts, dock for water sports and lounge for teenagers and children.



Located in North Bay Village

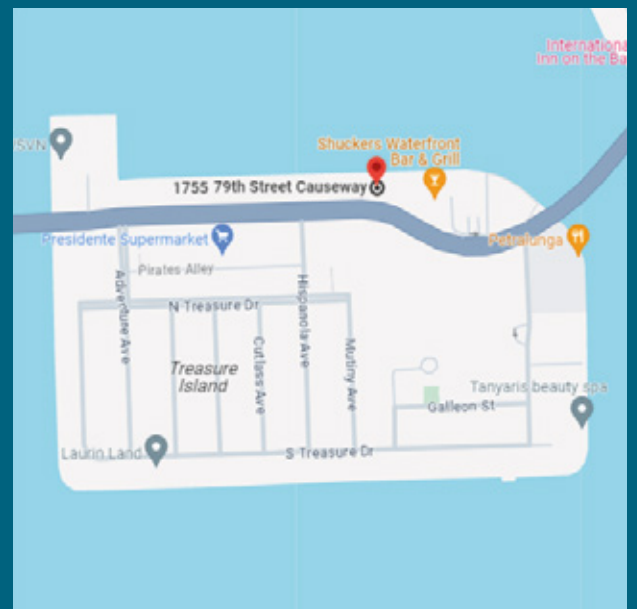
30 Stories

201 Residences

Estimated delivery in 2026

Prices starting from

\$950,000





Waldorf Astoria Residences Miami is a luxury condominium project to be built on the exclusive waterfront of Downtown Miami. Residents will have access to a variety of amenities and services, such as swimming pools, spa, fitness center, restaurants, bars, lounges, meeting rooms, valet parking, and more.

The units will have between 1 and 4 bedrooms, and the interiors will be equipped with top-of-the-line appliances, luxury finishes, floor-to-ceiling windows, and balconies with spectacular views of the city, bay and ocean.



Waldorf Astoria is located in a prime area of Miami, close to the city's main cultural, gastronomic and shopping attractions.



Located in Downtown, Miami

100 Stories

360 Residences

Estimated delivery in 2026

Prices starting from

\$4,500,000 (85% sold)





Jem Miami Residences is a project that will offer luxury living in Miami World Center, a vibrant and cosmopolitan area of downtown Miami. This super tall tower will offer **studio, 1 to 2 bedroom residences**, with floor-to-ceiling impact windows, fully tiled terraces, custom kitchens, and sleek bathrooms.

It will feature stunning views of the city and bay, as well as a collection of amenities on the 50th floor, called the **Jem Club**.



The **Jem Club** will feature a resort-style pool, hot tub, summer kitchen, sky lounge, game room, liquor tasting room, co-working lounge, fitness center, a spa suite and more.

Jem is an opportunity to live in a modern and sophisticated building, in a dynamic neighborhood and **close to the best attractions Miami has to offer.**



Located in Downtown, Miami

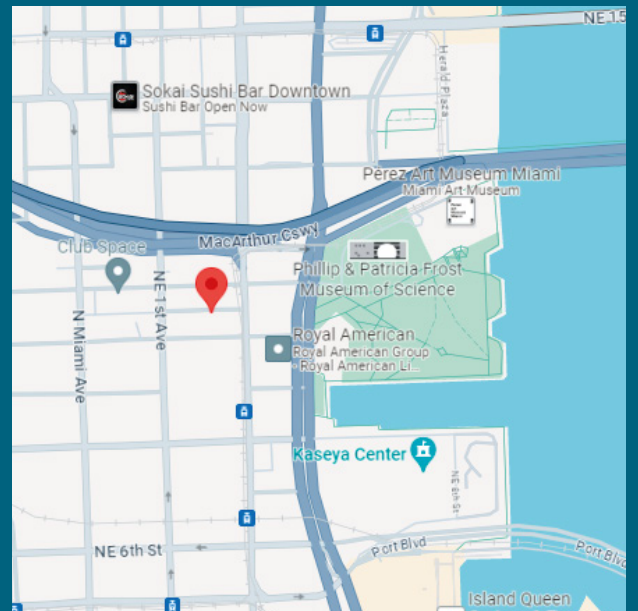
69 Stories

259 Residences

Estimated delivery in 2027

Prices starting from

\$650,000





Five Park, , the **giant of luxury skyscrapers in Miami Beach**, is a masterpiece of modern architecture created by Arquitectonica. It offers **spacious residences with configurations from 1 to 5 rooms**.

Its location offers stunning panoramic views of the city, kitchens custom-designed by Gabellini Sheppard, Italian-made vanities, Hansgrohe bathroom fixtures, and avant-garde style bedroom.



Its elliptical design offers an unprecedented visual spectacle, offering its residents a range of entertainment and wellness options that extend in all directions.



Located in Miami Beach

48 Floors

98 Residences

Estimated delivery in 2025

Prices starting from

\$1,400,000





Mercedes Benz Places Miami is a majestic, innovative building that features **residences ranging from studios, 1 to 3 bedrooms**, with spacious floor plans, carefully designed interiors, and hardwood floors. It will also have windows up to 3 meters, custom kitchens with appliances, and elegant bathrooms with chrome fixtures.

This project offers a **variety of amenities and services**, such as a large wellness center, Mercedes-Benz racing car simulator, cafe, restaurant, bar, coworking areas, landscaped solarium pools, and more.



It is an impressive building that synthesizes **quality and 5-star amenities**. In addition, its privileged location near business centers, entertainment, parks, and airports makes life here dynamic and rewarding.



Located in Brickell Miami

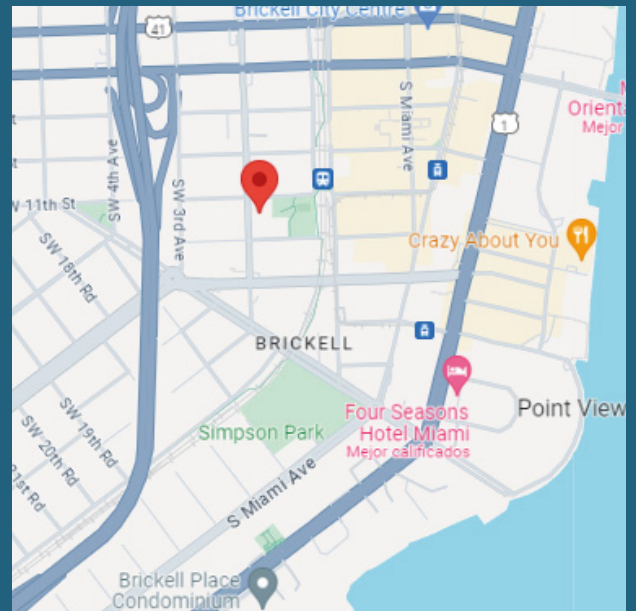
67 Floors

390 Residences

Estimated delivery in 2028

Prices starting from

\$596,000





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