

BOTANIC

R E S I D E N C E S



BOTANICRESIDENCES.COM | INFO@BOTANICRESIDENCES.COM | MIAMI, FL

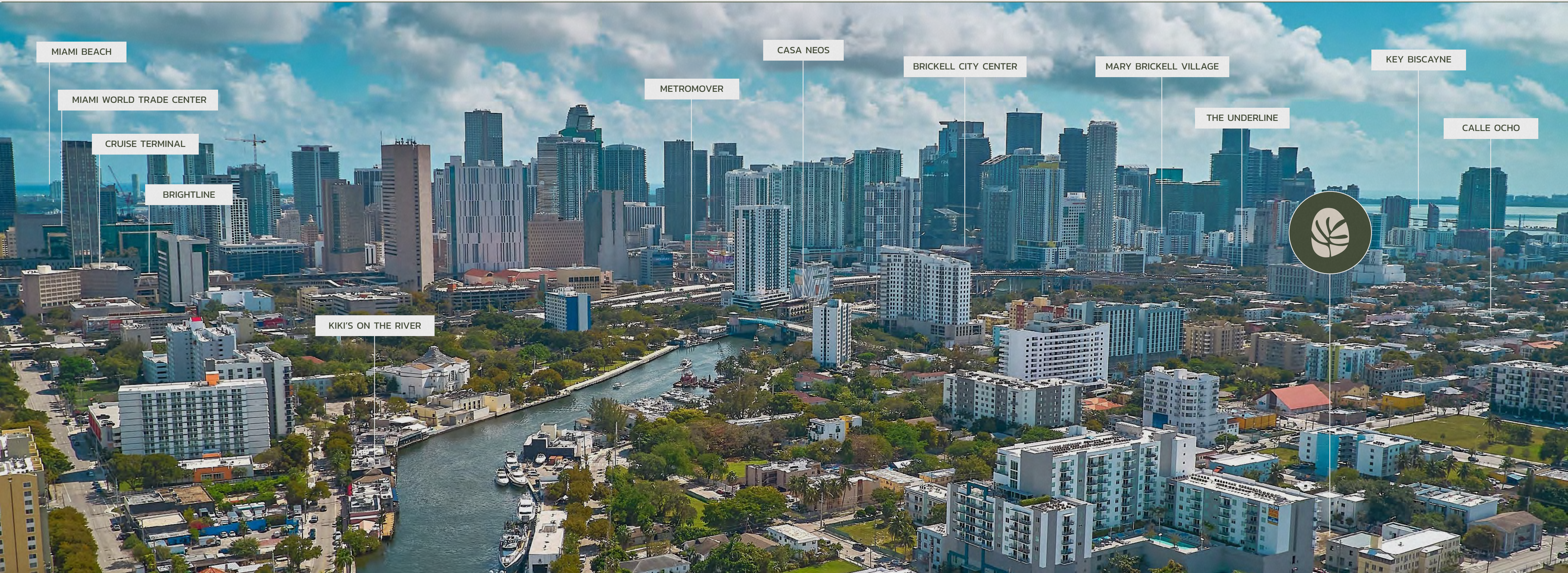


Welcome to Botanic,
where location is key, and
living is limitless.

Situated in the heart of Miami's most
dynamic neighborhoods, offering effortless
access to the city's cultural pulse and
cosmopolitan charm.



Neighborhoods



Health District – 7 min

Downtown – 6 min

Brickell – 5 min

Miami International Airport – 14 min

Wynwood – 10 min

Edgewater – 12 min

Design District – 15 min



The best of Miami

POINTS OF INTEREST

- 1. Marlins stadium
- 2. UHealth - Jackson hospital
- 3. Kaseya arena
- 4. Calle 8
- 5. Signature Bridge
- 6. Miami World Center

ART AND CULTURE

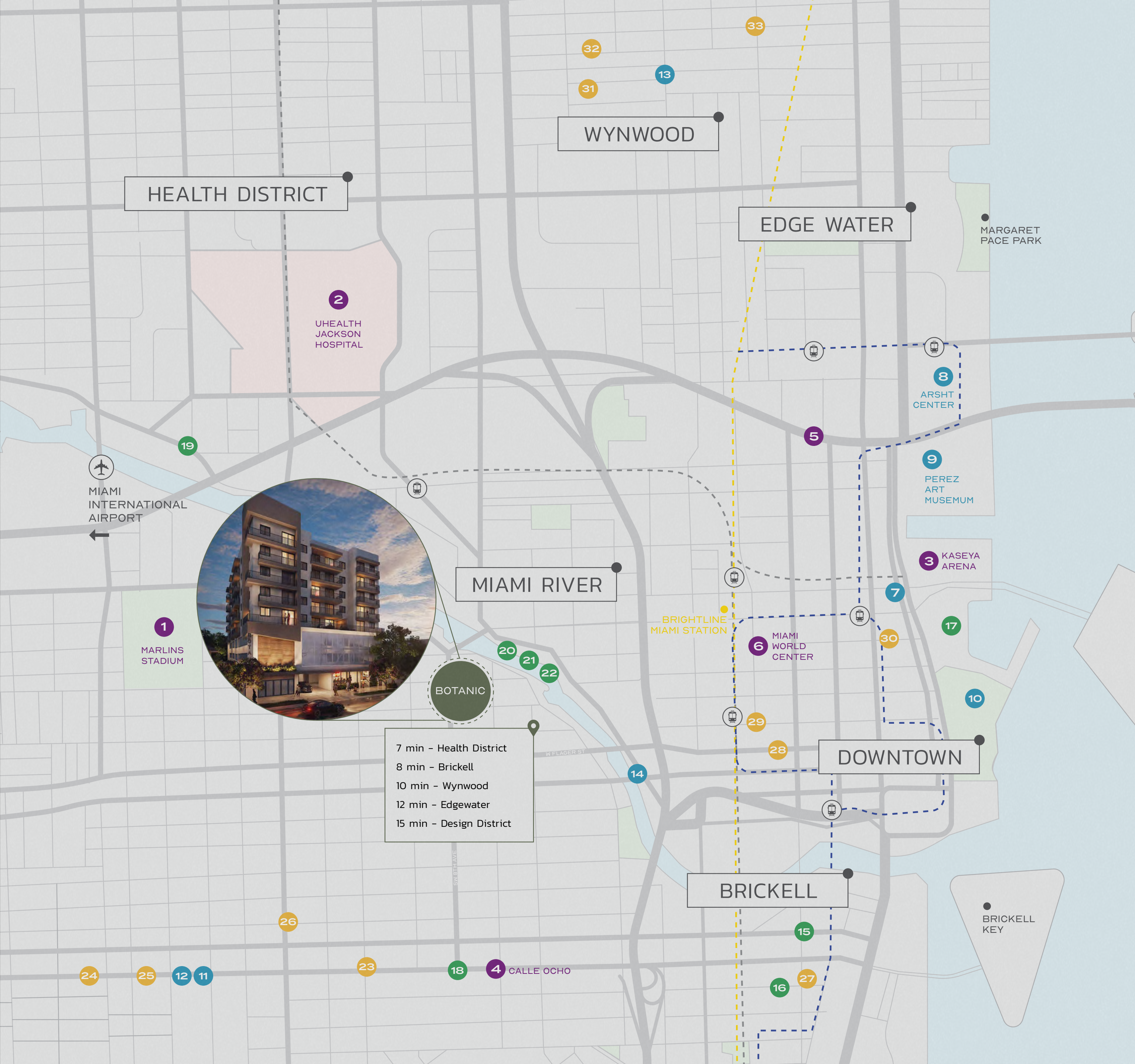
- 8. Arsht Center
- 9. Perez Art Museum
- 10. Bayfront Park
- 11. Domino Park
- 12. Cubaocho Museum & Performing Arts Center
- 13. Wynwood Gallery
- 14. Casa Neos

SHOPPING AND ENTERTAINMENT

- 15. Brickell City Centre
- 16. Mary Brickell Village
- 17. Bayside Marketplace
- 18. Calle 8
- 19. River Landing Shops
- 20. Kiki on the river
- 21. Seaspice
- 22. Casa Blanca Seafood

MICHELLIN RATED RESTAURANTS

- 23. Cafe la Trova
- 24. Sanguich de Miami
- 25. Lung Yai Thai Tapas
- 26. Doce Provisiones
- 27. Kaori
- 28. Pez
- 29. Tam tam
- 30. Jaguar Sun
- 31. Hiden
- 32. Doya
- 33. Ossobuco



LOCATION — Life at the Heart of Miami

Effortlessly connected
to where you want to go.



SEE LEGAL DISCLOSURES ON BACK PAGE



BOTANIK RESIDENCES



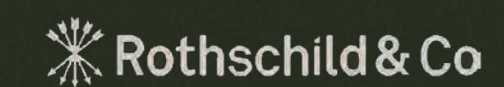
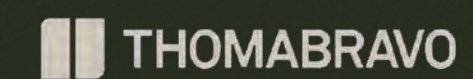
LOCATION — Life at the Heart of Miami

Brickell

Brickell, now often called the “**Manhattan of the South,**” offers an unparalleled blend of fashion, design, home, and technology brands, all just moments away. Botanic is perfectly positioned minutes from Brickell.



COMPANIES MOVING TO BRICKELL:



LOCATION — Life at the Heart of Miami

Miami River

The Miami River area blends waterfront charm with urban energy, offering vibrant dining, upscale residences, and scenic riverwalks.





LOCATION — Life at the Heart of Miami

Downtown Miami & Miami World Center

Downtown Miami and Miami Worldcenter pulse with culture, luxury, and connectivity, featuring world-class dining, shopping, and entertainment.



RETAIL & ENTERTAINMENT

Lululemon
Lucid Motors
Sephora
RayBan
El Vecino
Lucky Strike
Brasserie Laurel
Apple Store
Villa One Tequila

Slxy Vines
Maple & Ash
Bowlero
Juvia
Serafina
Club Studio
Earl's Kitchen and Bar
Museum of Ice Cream

Juvia Restaurant
Anthony's Coal Fire
Pizza
BurgerFi
The Container Store
Sweet Paris
Sports+Social
Luli Fama
Posman Books
Savage x Fenty



LUCID

SEPHORA

Stats of Miami Visitors

\$20.6 billion
spent by travelers in Miami (FY 2023-2024)



Miami ranked **#1**
in the U.S. for hotel occupancy in Q1 2024



10.6 M
international arrivals at Miami International Airport
(+9.6% YoY)



In 2024, Florida welcomed a
record-breaking 142.9 million

Transportation & Connections



MIAMI INTERNATIONAL AIRPORT

- 3rd busiest airport in the U.S.
- 6th busiest in the world



I-395 SIGNATURE BRIDGE

- 1025 feet length
- Six sweeping arches



PORT OF MIAMI

- 6.5 M annual cruise passengers
- Largest passenger port in the world



Transportation & Connections



METRORAIL

– 25-mile dual track
Provides service to MIA, running from Kendall through South Miami, Coral Gables, downtown Miami, the Civic Center, and northwest Miami-Dade, with connections to Broward and Palm Beach counties.



MIAMI BAYLINK

A proposed transit connection between Miami and Miami Beach.



METROMOVER

With 21 stations, the line serves the Financial District Station in Brickell through to the School Board Station in the Omni area.

Transportation & Connections



BRIGHTLINE

6 STATIONS IN FLORIDA

Miami Central
Aventura
Ft Lauderdale

Boca Raton
Orlando
Tampa
(Future Expansion)





BOTANIC
RESIDENCES





Project Overview.

- *No rental restrictions*
- *Fully furnished residences from the \$400,000's*
- *1, 2 & 3 Bedrooms*
- *51 bespoke residences*
- *8 floors*
- *Pool with Sunset Views*
- *State of the Art Gym*
- *Co-working space*

Unit sizes.

- 1 BD / 1 BA
573 – 607 SF / 53 – 56 m²
- 2 BD / 2 BA
814 – 900 SF / 76 – 84 m²
- 2 BD / 2 BA + Den
1012 SF / 94 m²
- 3 BD / 2 BA
1083 SF / 100 m²



Deposit Structure.

- 20% at Contract
- 20% at Groundbreaking / Q2 2025
- 10% at Top off / Q4 2025
- 50% at Closing

At Botanic, ownership meets opportunity. Every residence is a gateway to vibrant living, complemented by thoughtfully designed common spaces and curated amenities that inspire connection and creativity.

Here, you're not just close to it all—you're part of it. Experience the essence of Miami's energy while retreating to the comfort of your boutique sanctuary, where bold design meets refined elegance



The team

Developer
Forth Development
MICL Global

Architecture
CLAD Architecture

Interior Design
2ID Interiors



Welcome to Botanic

- Residential lobby entrance with modern-inspired impeccable design
- Dedicated check-in services
- Controlled property access
- Short term rental flexibility
- Modern inspired interior finishes creatively designed by Miami-based interior design firm 2ID Interiors
- Pet-friendly
- Centrally located bike storage



AMENITIES — Life at the Heart of Miami

Outdoor area featuring a sparkling pool and sun deck space designed for unforgettable gatherings.





State of the art indoor fitness center.

AMENITIES — Life at the Heart of Miami





Co-working space
and library.

AMENITIES — Life at the Heart of Miami

Private meeting spaces



Residence Features

- Fully furnished and finished one-bedroom, two-bedroom, and three-bedroom residences.
- Finished flooring on all residential interiors, including bathrooms and walls in wet areas
- Gourmet kitchens with custom cabinetry
- Custom vanities in all bathrooms
- Stainless steel appliances including refrigerator, dishwasher, microwave and cooktop
- Washer and dryer in every unit
- Modern bathroom fixtures
- All residences come equipped with a contemporary lighting package
- Open floorplans
- Smart keyless entry system to all residences











SEE LEGAL DISCLOSURES ON BACK PAGE



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Flexible ownership – *no rental restrictions*

If you prefer self-management, take your pick of third-party management companies or do it yourself.

AMENITIES — Life at the Heart of Miami

- Onefinestay
- Airbnb
- Vrbo
- Tripadvisor
- Booking.com
- Home Away
- Flipkey
- Homestay
- House Sitting
- Villas Direct
- Vacationrentals.com
- Wimdu
- Interhome
- Execustay
- Turnkey
- Roomarama
- Hotels.com
- Housetrip
- Bedycasa
- Roomkey
- Thirdhome
- Expedia
- 9flats
- Priceline
- Orbitz
- Trivago
- Laterooms.com
- Hotwire
- Kayak
- Travelocity
- Lastminute.com
- Agoda
- Splendia
- and many more



BAYSHORE DRIVE CONDOMINIUMS

83 luxury residences in Fort Lauderdale, FL
MICL Global

A visionary team

A dynamic collaboration of creative visionaries, distinguished architects and artful local interior designers

Development team

Forth Development.

Headquartered in South Florida, Forth Development is a vertically integrated real estate development firm with extensive expertise across the entire development lifecycle. From acquisition and design to construction and management of both residential and commercial properties, Forth leverages its comprehensive experience to transform communities and deliver exceptional value.

MICL Global.

MICL's origins trace back to 1964 in Mumbai, India. Over the decades, the company has emerged as a leader in the industry, successfully delivering some of India's most complex and ambitious projects, including shipping ports, townships, and super-tall skyscrapers. Driven by a vision for growth and a commitment to excellence, MICL expanded into the United States in 2021, setting the stage for its next chapter. With upcoming developments in South Florida and the Tri-State area, the company continues to push boundaries and build upon its distinguished legacy.

Developers Projects



AARADHYA EVOQ
Luxurious residential project in Mumbai, India
MICL Global



Aaradhya Parkwood
Urban residential project, Mumbai, India
MICL Global



Aaradhya Avaan
2 luxury residential towers in Mumbai, India
MICL Global



Bamboo
Residential Multifamily building, Miami FL
Forth Development



Bonsai
Residential Multifamily building, Miami FL
Forth Development



SHIPPING AVENUE TOWNHOMES
2 luxury townhomes in Coconut Grove, FL
MICL Global



Architect & Interior Designer

CLA+D Architecture.

Carl Levin, Architecture and Design - CLA+D - is a full-service Architecture and Interior Design Firm located in Miami, FL. CLA+D has over 20 years experience. CLA+D has helped transform Florida's landscape from, one expertly designed project at a time. CLA+D is committed to providing a turn-key product with quality design and excellent customer service. Each project is handled by a Registered Architect that is assigned to the job from the first meeting to the final punch list, ensuring that all client expectations are met while streamlining costs and maximizing efficiency.

2id Interiors

2id Interiors is an esteemed and forward-leaning design firm. Regarded for their relevant and skillful approach to design, 2id Interiors in Miami is an award-winning leading interior design firm servicing clients which are amongst today's well-known names in professional industries and entertainment spanning across South Florida, the U.S., and around the world with projects in Canada, Europe, and Brazil.



