

# BOTANIC

R E S I D E N C E S






# Omar Jiménez-Cano

**GLOBAL REAL ESTATE**  
**LA MEJOR INVERSIÓN CON LA MEJOR COMPAÑÍA**

Certified international properties specialist (CIPS) ®  
Resort & Second - Home Property Specialist (RSPS) ®

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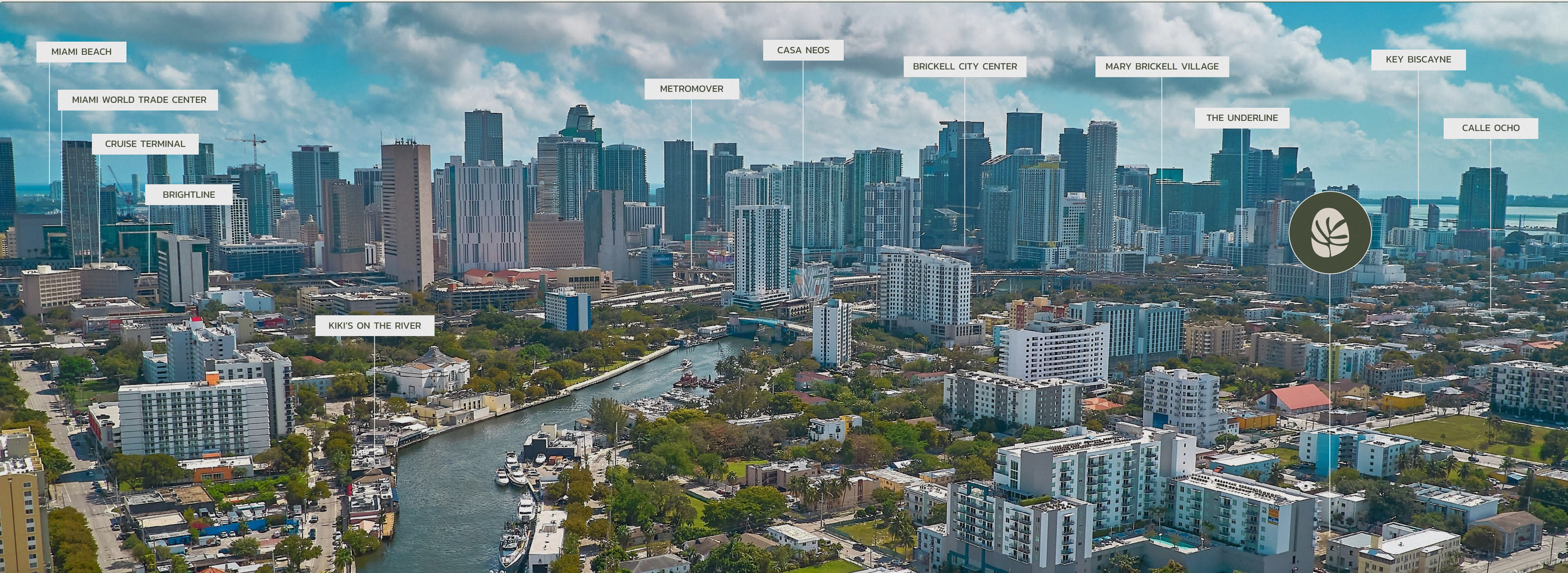


Welcome to Botanic,  
where location is key, and  
living is limitless.

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

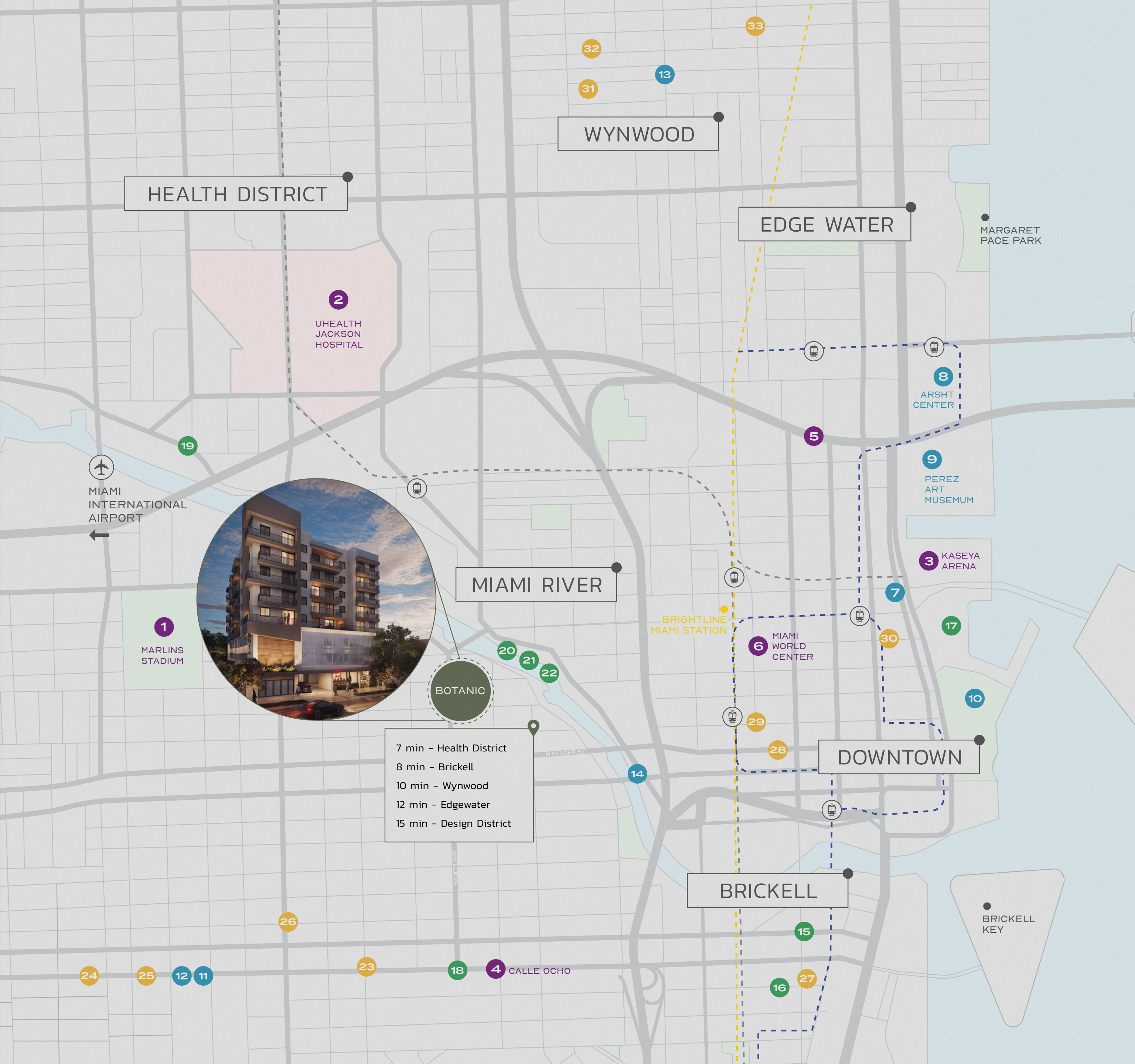
- 8. Arsht Center
- 9. Perez Art Museum
- 10. Bayfront Park
- 11. Domino Park
- 12. Cubaocho Museum & Performing Arts Center
- 13. Wynwood Gallery
- 14. Casa Neos

## 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

BOTANIC RESIDENCES 5





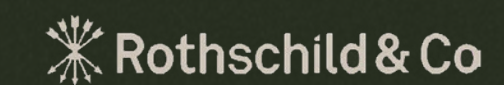
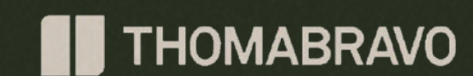
**LOCATION** — Life at the Heart of Miami

## 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

LOCATION — Life at the Heart of Miami



**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



BOTANIC  
RESIDENCES



## Project Overview.

- *Flexible rental restrictions*
- *Fully furnished residences from the \$450,000'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 m<sup>2</sup>
- 2 BD / 2 BA  
814 – 900 SF / 76 – 84 m<sup>2</sup>
- 2 BD / 2 BA + Den  
1012 SF / 94 m<sup>2</sup>
- 3 BD / 2 BA  
1083 SF / 100 m<sup>2</sup>



ARTISTIC CONCEPTUAL RENDERING

## Deposit Structure.

- 20% at Contract
- 10% at 120 Days After Contract
- 5% at 180 Days After Contract
- 65% 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



ARTISTIC CONCEPTUAL RENDERING

## 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.



SEE LEGAL DISCLOSURES ON BACK PAGE

ARTISTIC CONCEPTUAL RENDERING

BOTANIC RESIDENCES 18



ARTISTIC CONCEPTUAL RENDERING



# State of the art indoor fitness center.

AMENITIES — Life at the Heart of Miami



ARTISTIC CONCEPTUAL RENDERING



# Co-working space and library.

**AMENITIES** — Life at the Heart of Miami

SEE LEGAL DISCLOSURES ON BACK PAGE

ARTISTIC CONCEPTUAL RENDERING

**BOTANIC RESIDENCES 20**

Private meeting spaces



ARTISTIC CONCEPTUAL RENDERING



ARTISTIC CONCEPTUAL RENDERING

# Residence Features

- Fully furnished and finished one-bedroom, two-bedroom, and three-bedroom residences
- Finished flooring on all residential interiors
- 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

ARTISTIC CONCEPTUAL RENDERING



ARTISTIC CONCEPTUAL RENDERING

BOTANIC RESIDENCES 26









## Flexible ownership – *flexible rental restrictions*

**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

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### 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.







# Residence A

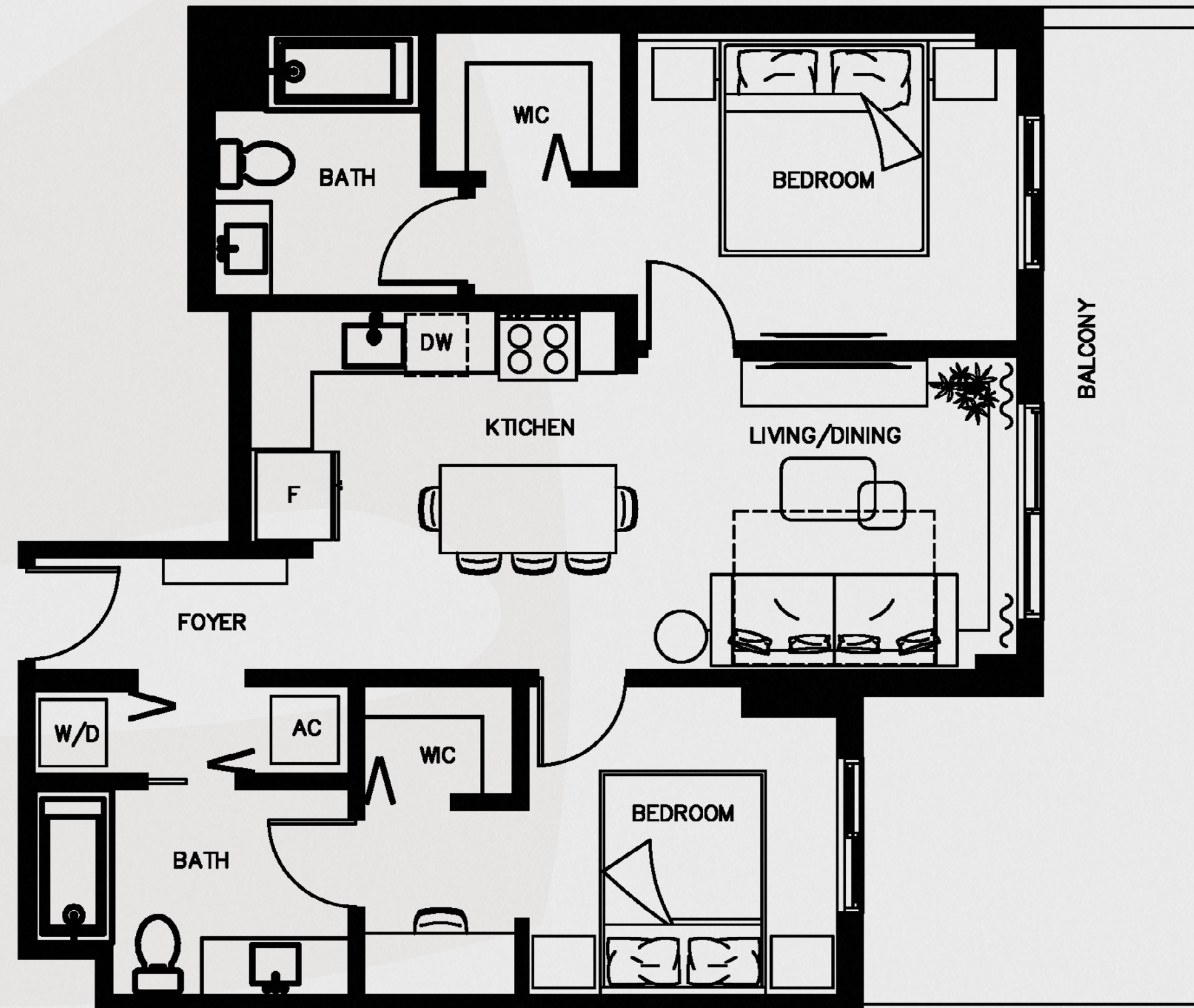
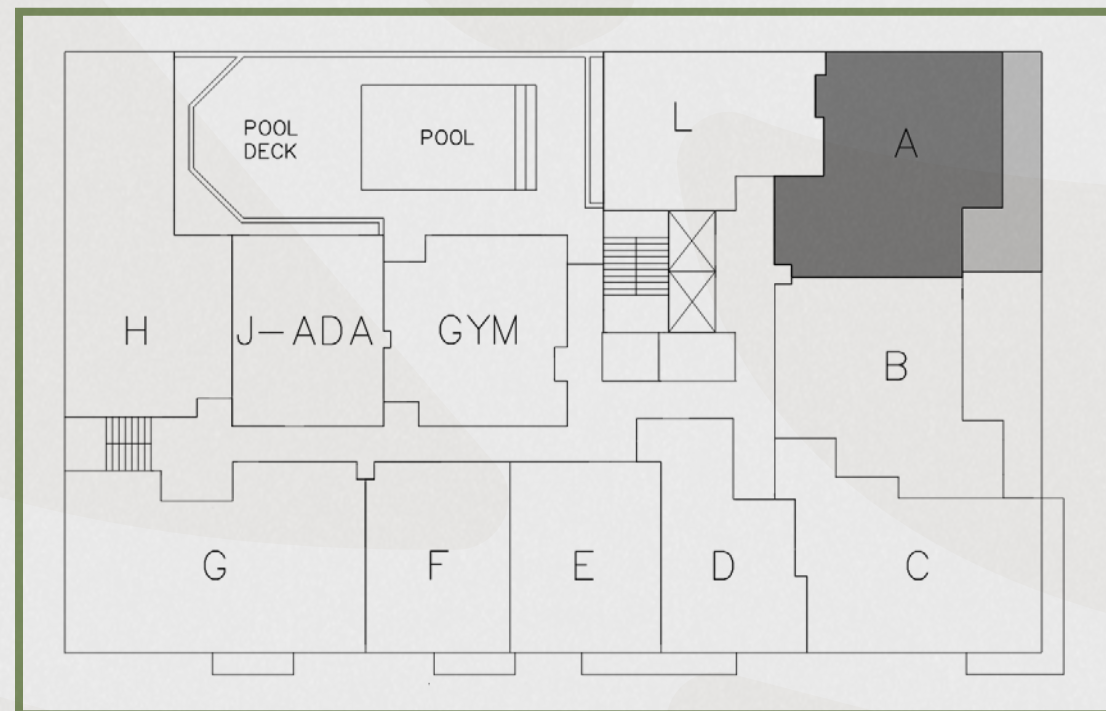
2 BEDROOMS / 2 BATHROOMS

UNIT 401

INTERIOR: 900 SF / 84 m<sup>2</sup>

BALCONY: 238 SF

TOTAL: 1138 SF / 106 m<sup>2</sup>



# BOTANIC

R E S I D E N C E S

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# Residence A1

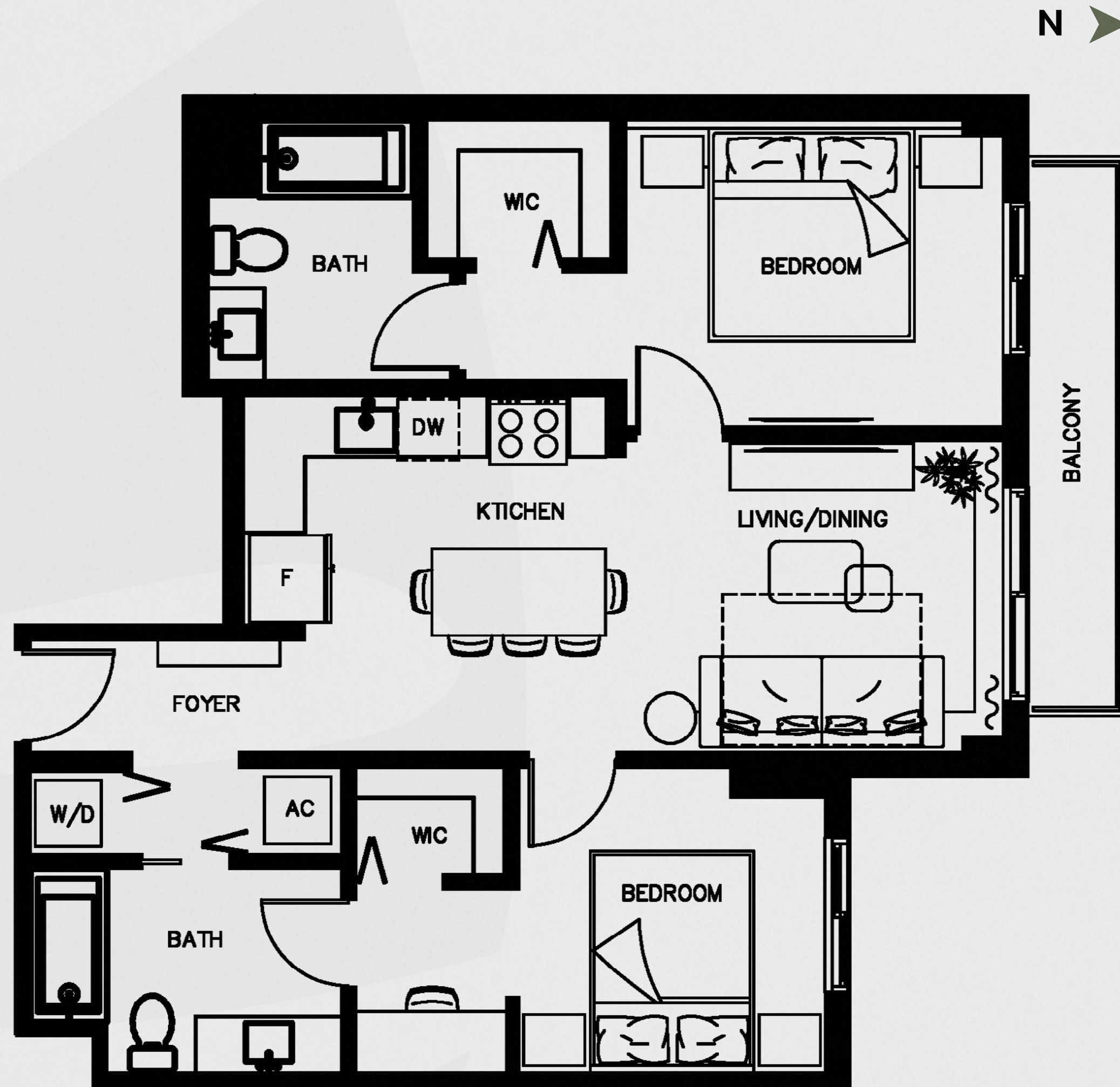
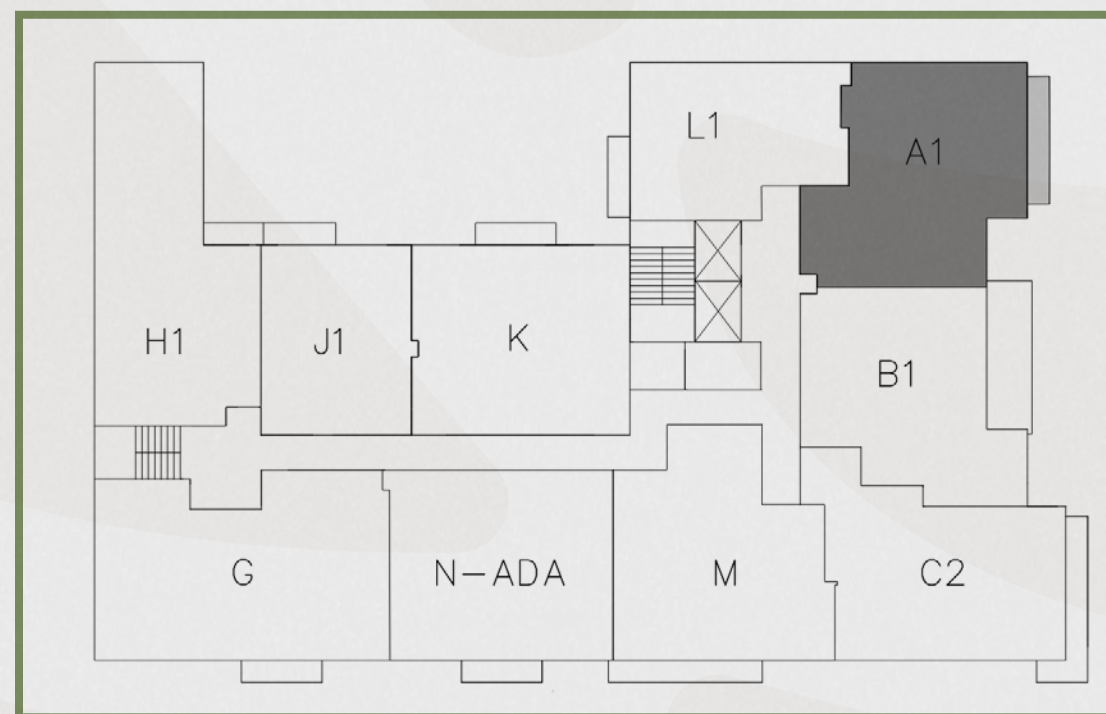
2 BEDROOMS / 2 BATHROOMS

UNIT 501/601/701/801

INTERIOR: 900 SF / 84 m<sup>2</sup>

BALCONY: 58 SF

TOTAL: 958 SF / 89 m<sup>2</sup>



**BOTANIC**  
RESIDENCES

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# Residence B

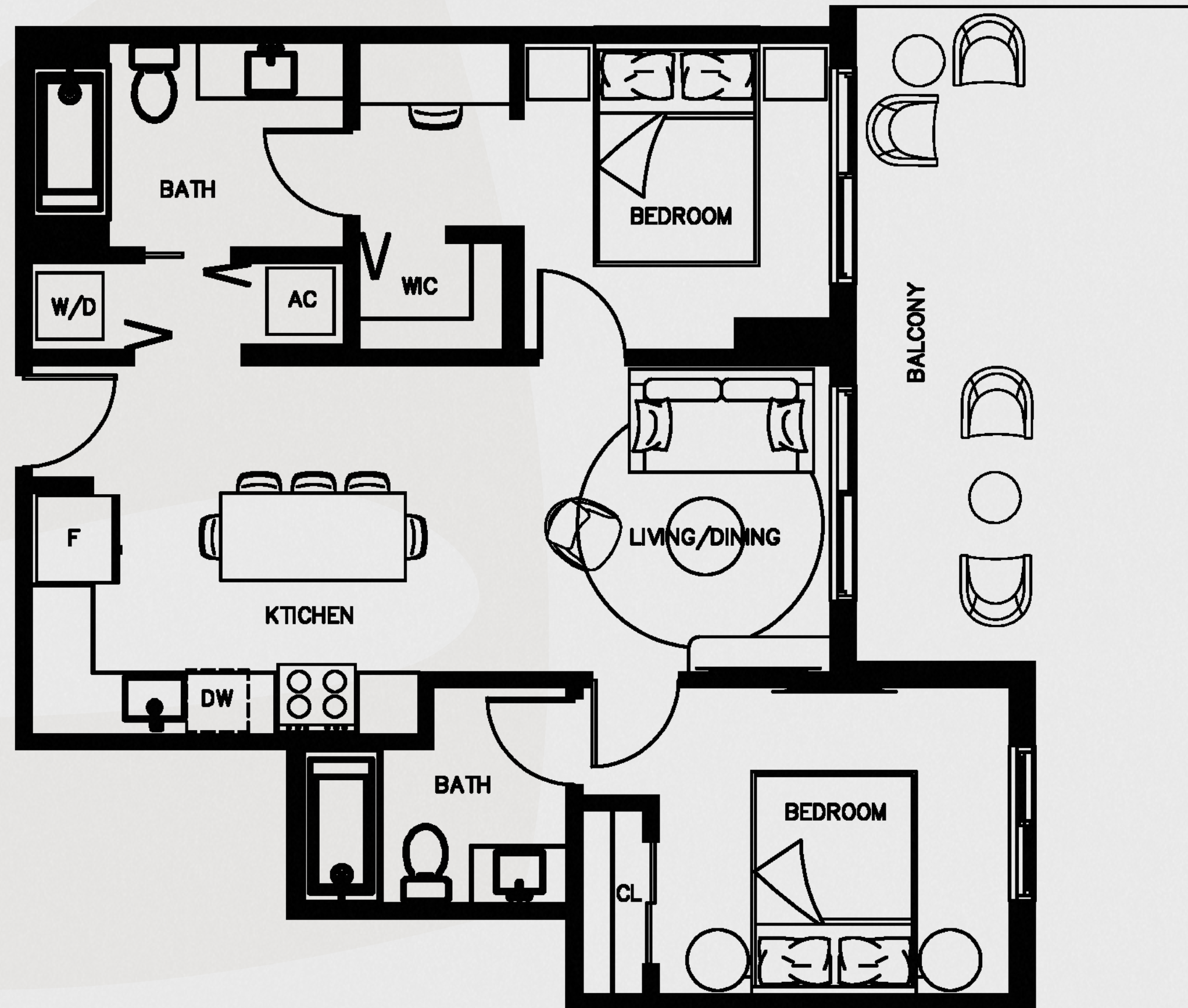
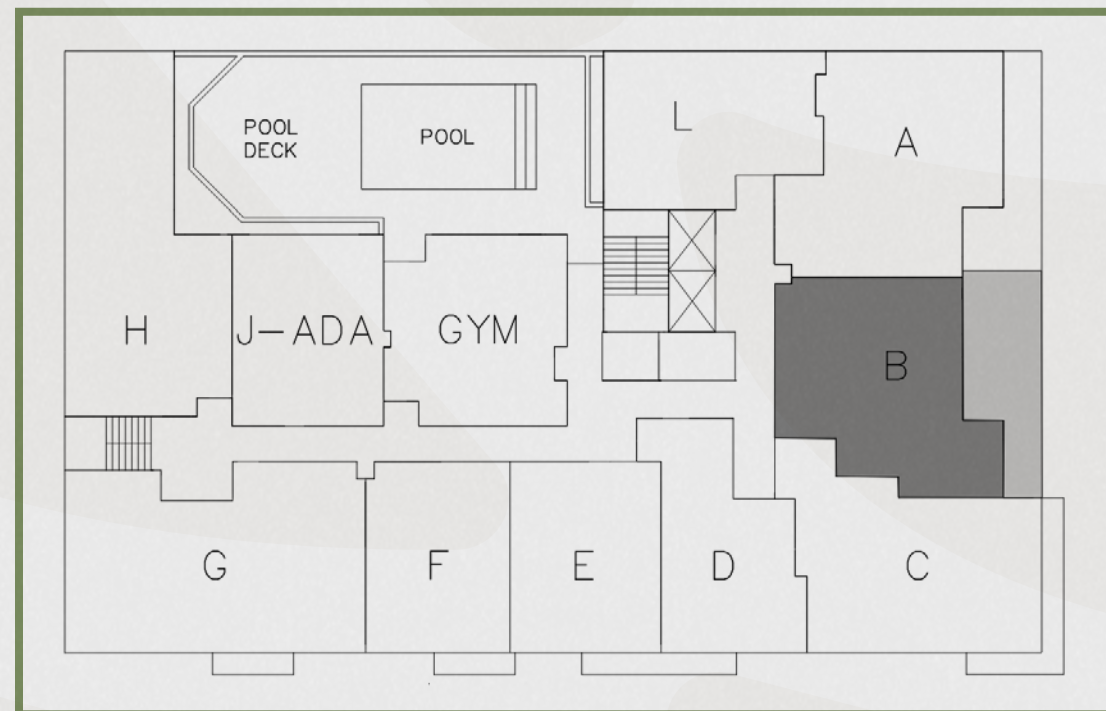
2 BEDROOMS / 2 BATHROOMS

UNIT 402

INTERIOR: 814 SF / 76 m<sup>2</sup>

BALCONY: 304 SF

TOTAL: 1,118 SF / 104 m<sup>2</sup>



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RESIDENCES

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# Residence B1

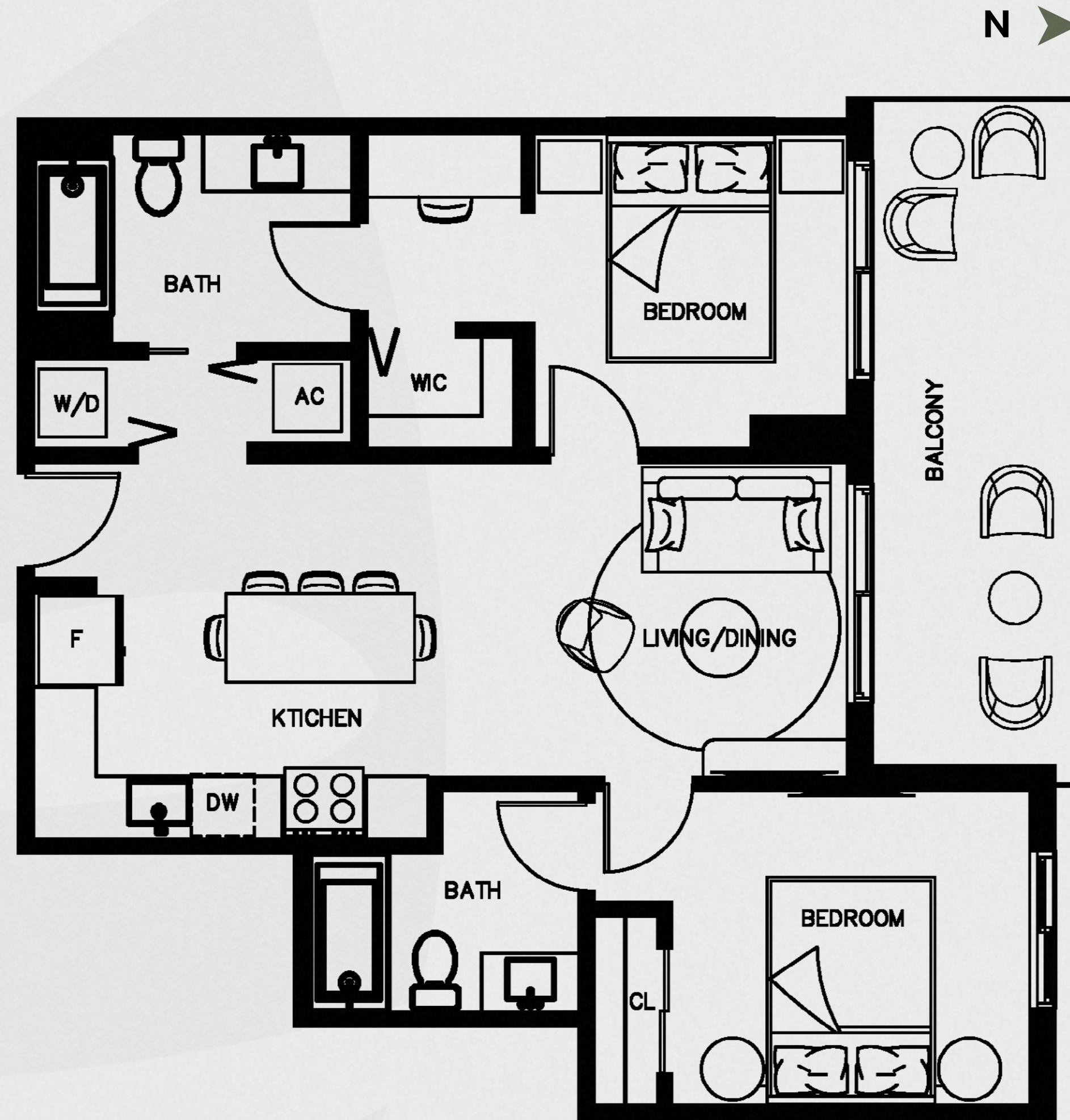
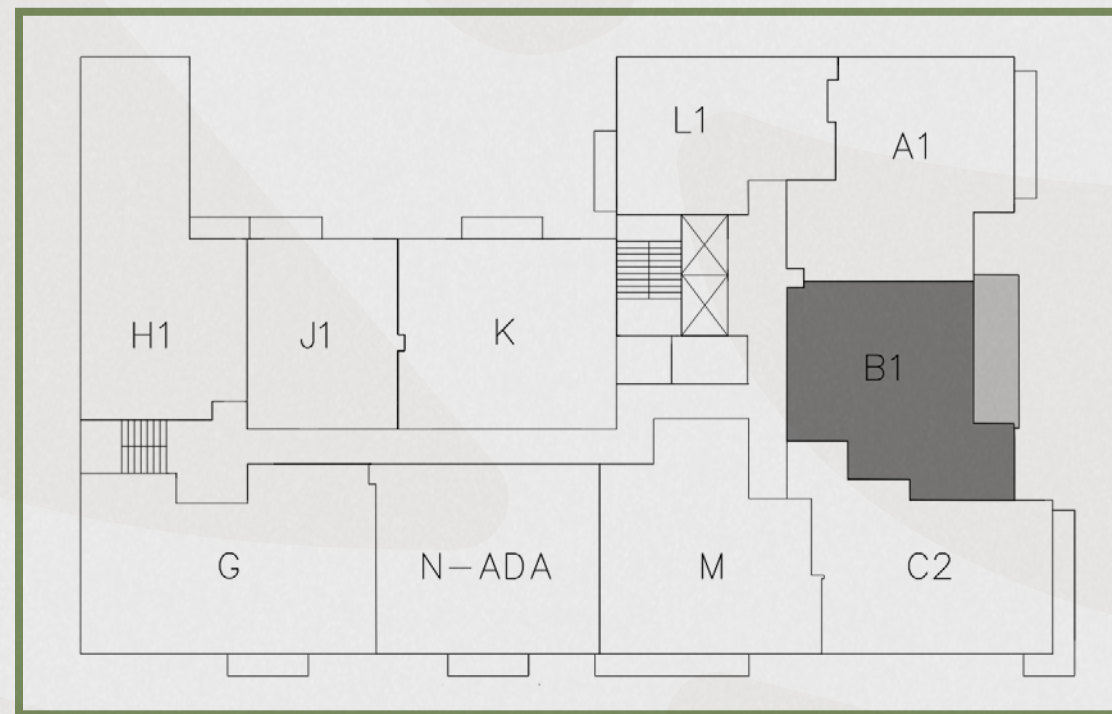
**2 BEDROOMS / 2 BATHROOMS**

**UNIT 602/702/802**

**INTERIOR: 814 SF / 76 m<sup>2</sup>**

**BALCONY: 139 SF**

**TOTAL: 953 SQ.FT / 89 M<sup>2</sup>**



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# Residence B1-ADA

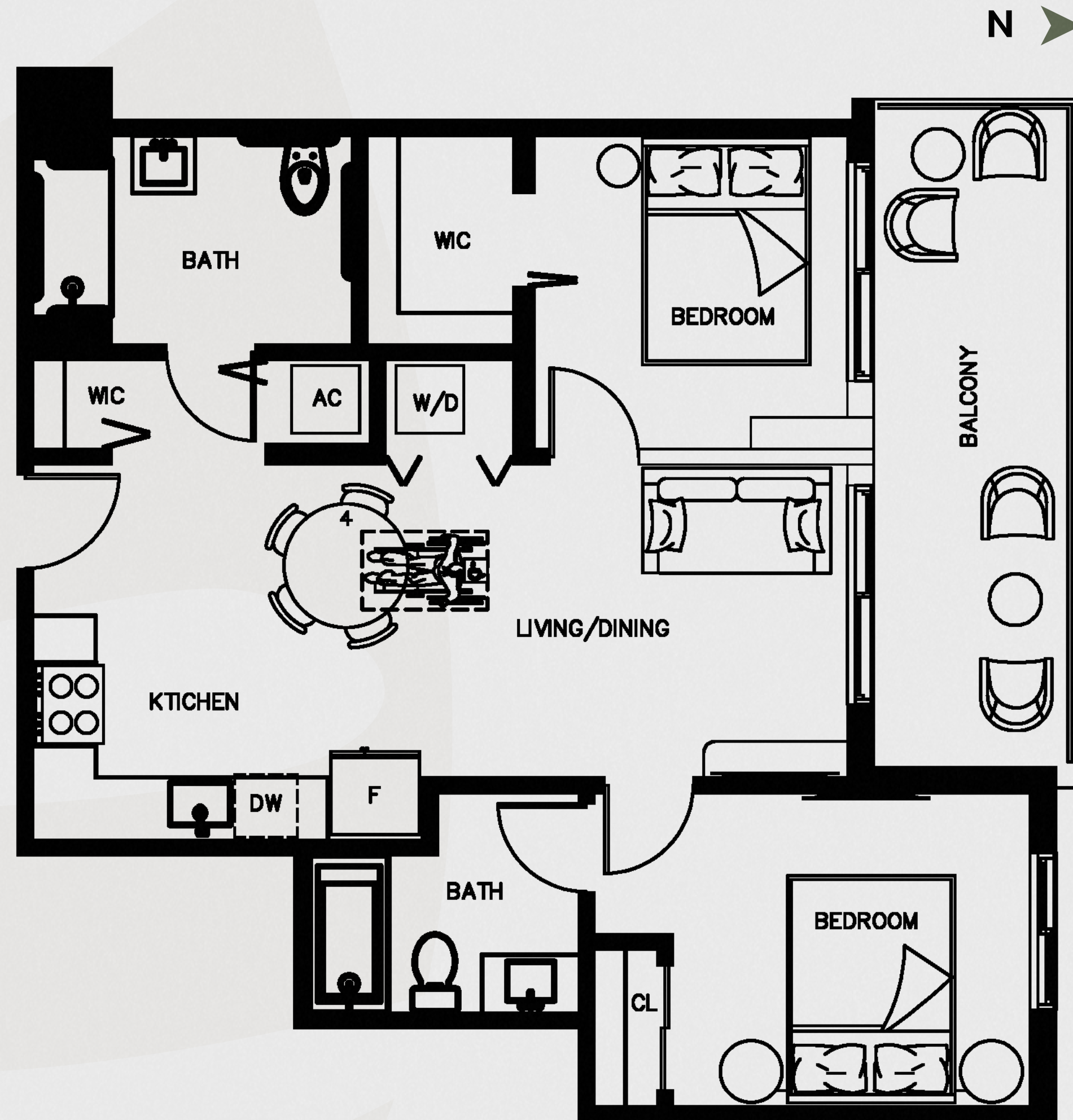
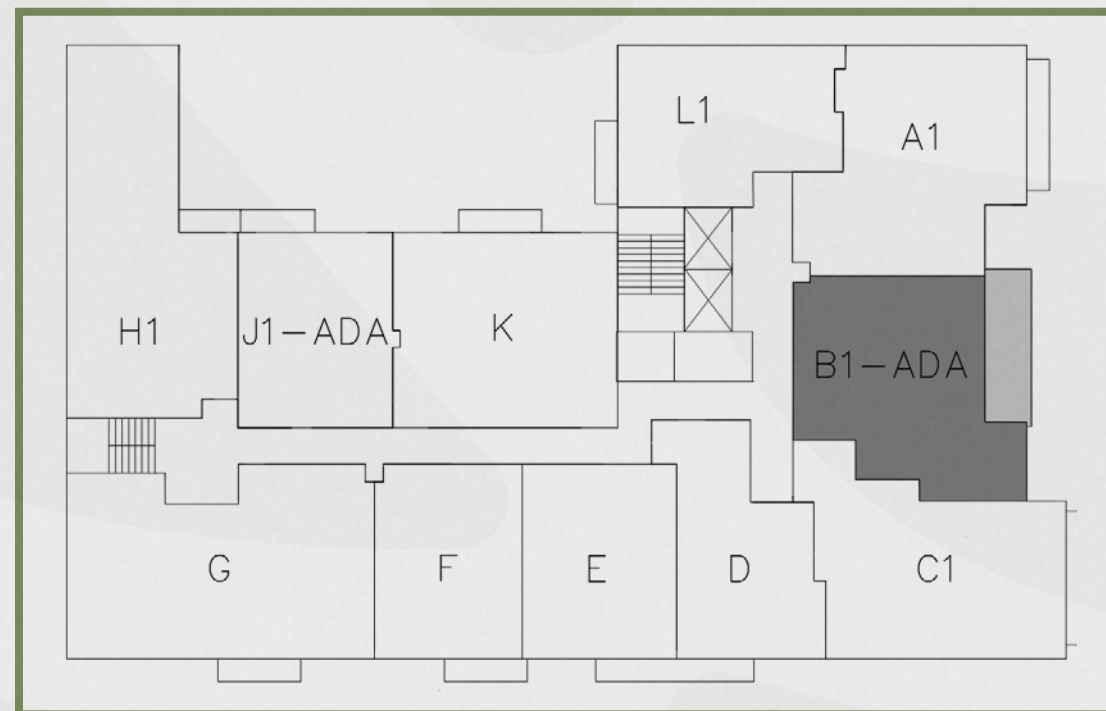
2 BEDROOMS / 2 BATHROOMS

UNIT 502

INTERIOR: 814 SF / 76 m<sup>2</sup>

BALCONY: 139 SF

TOTAL: 953 SF / 89 m<sup>2</sup>



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# Residence C

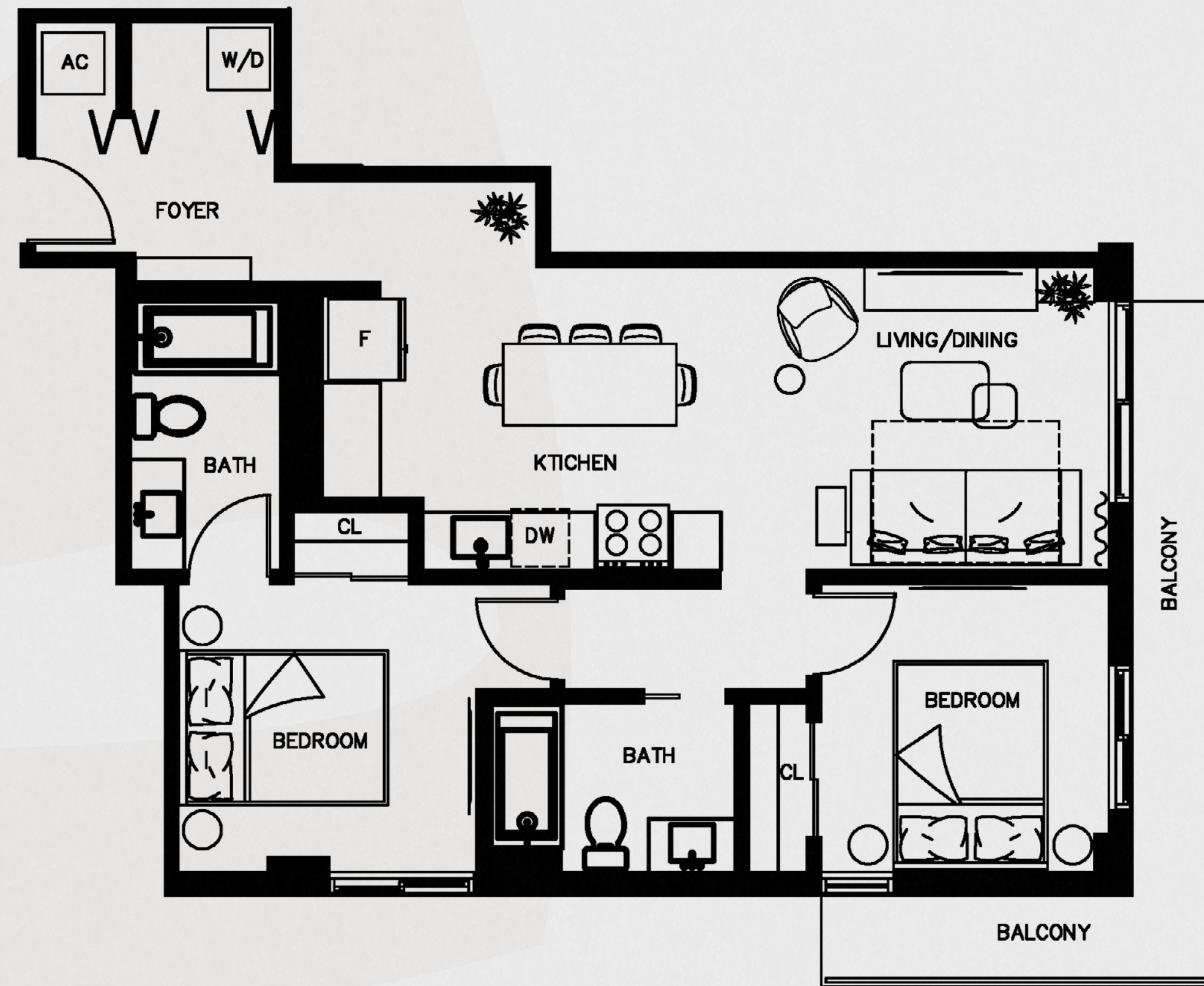
2 BEDROOMS / 2 BATHROOMS

UNIT 403

INTERIOR: 862 SF / 80 m<sup>2</sup>

BALCONY: 110 SF

TOTAL: 972 SF / 90 m<sup>2</sup>



# BOTANIC

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# Residence C1

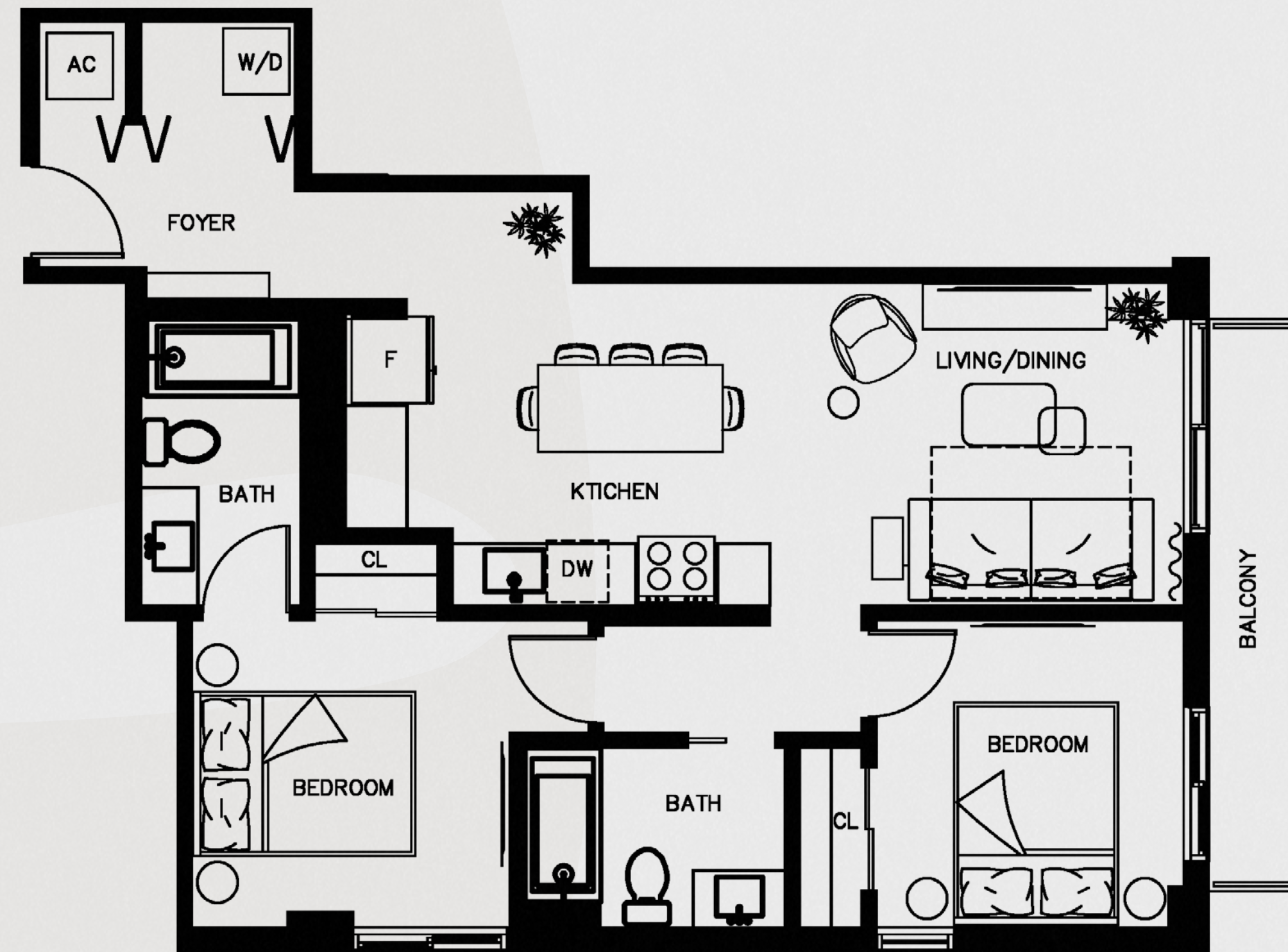
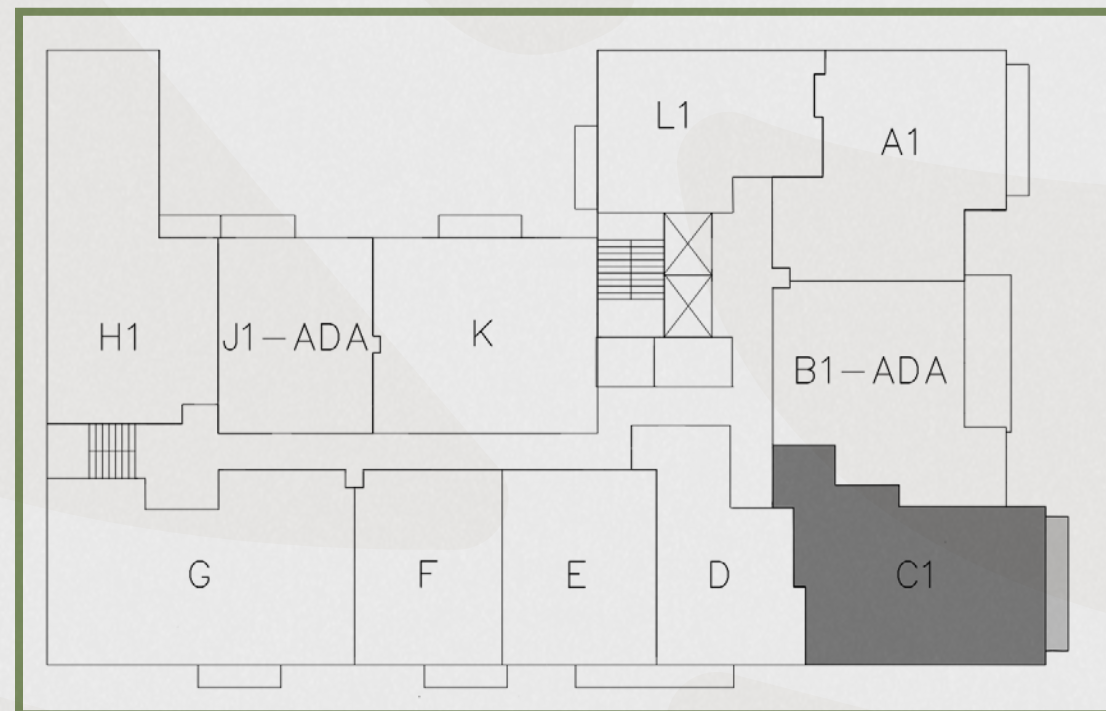
2 BEDROOMS / 2 BATHROOMS

UNIT 503/703

INTERIOR: 862 SF / 80 m<sup>2</sup>

BALCONY: 59 SF

TOTAL: 921 SF / 86 m<sup>2</sup>



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# Residence C2

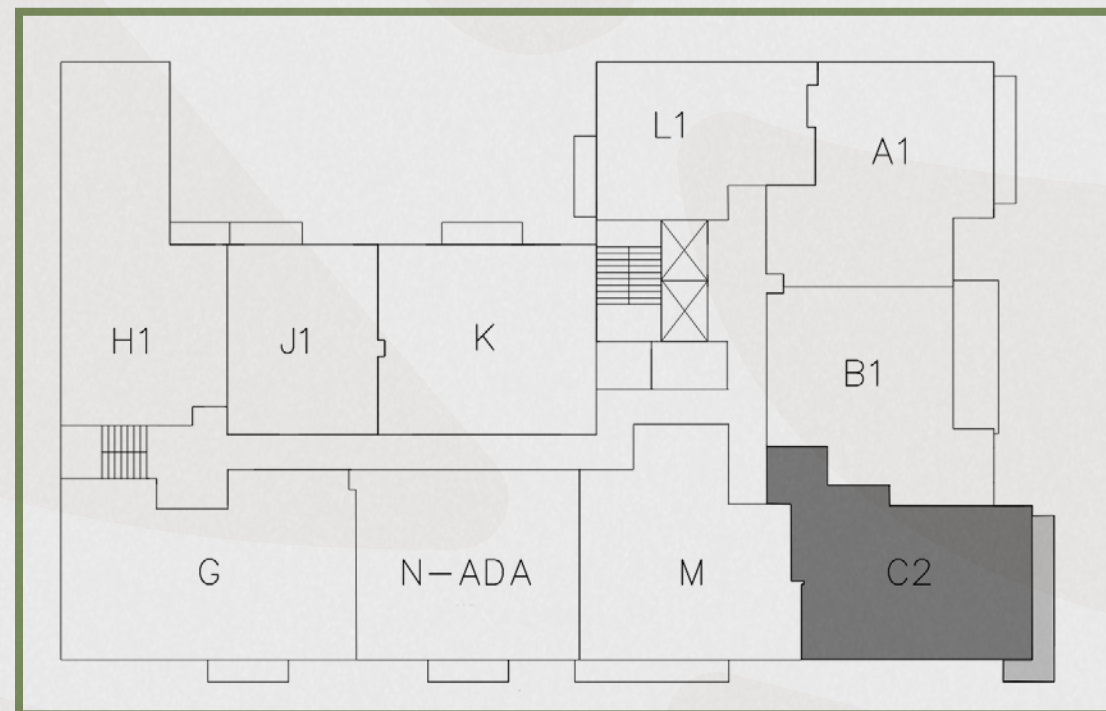
2 BEDROOMS / 2 BATHROOMS

UNIT 603/803

INTERIOR: 862 SF / 80 m<sup>2</sup>

BALCONY: 88 SF

TOTAL: 950 SF / 88 m<sup>2</sup>



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# Residence D

1 BEDROOMS / 1 BATHROOM

UNIT 405/505

INTERIOR: 594 SF / 55 m<sup>2</sup>

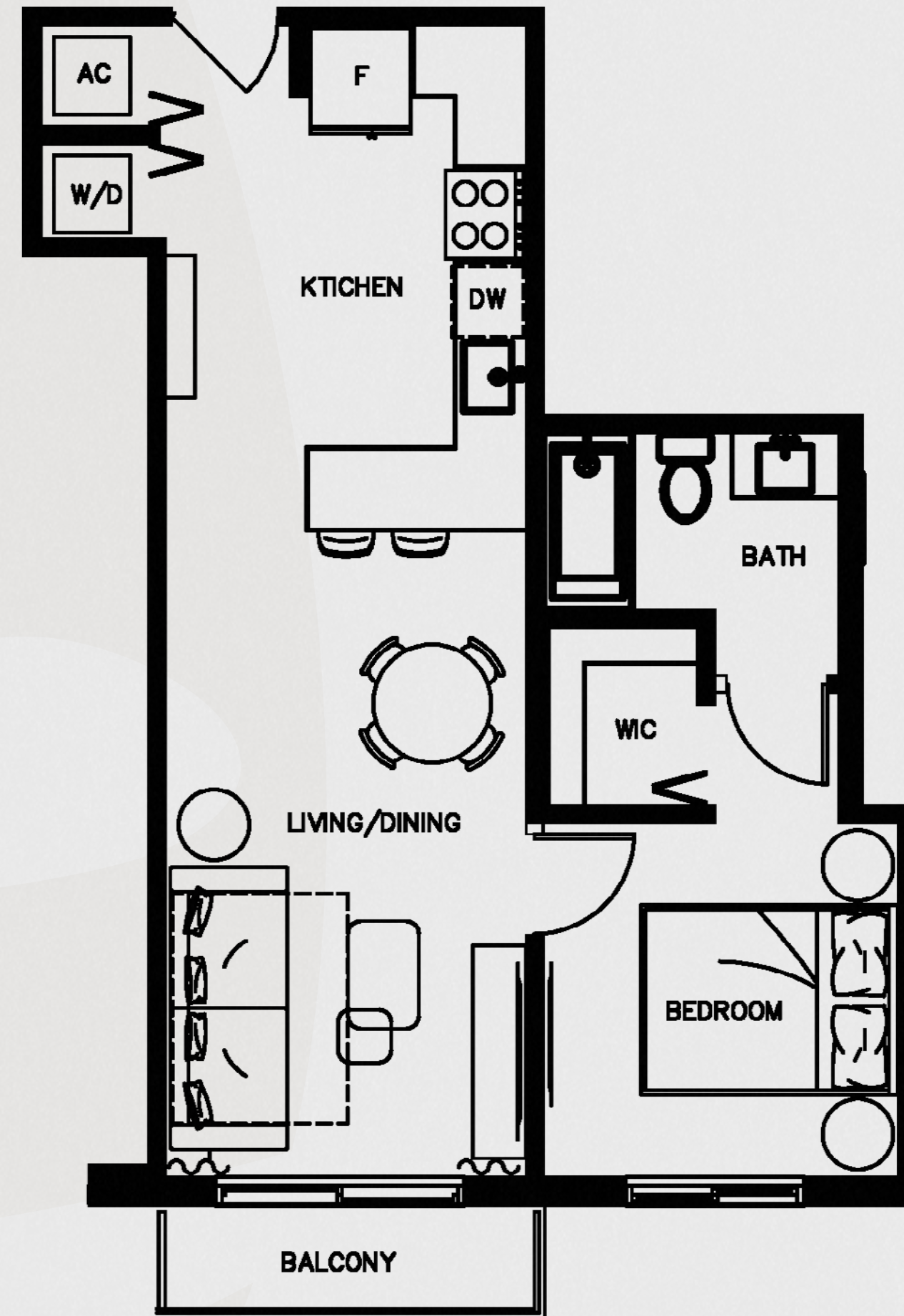
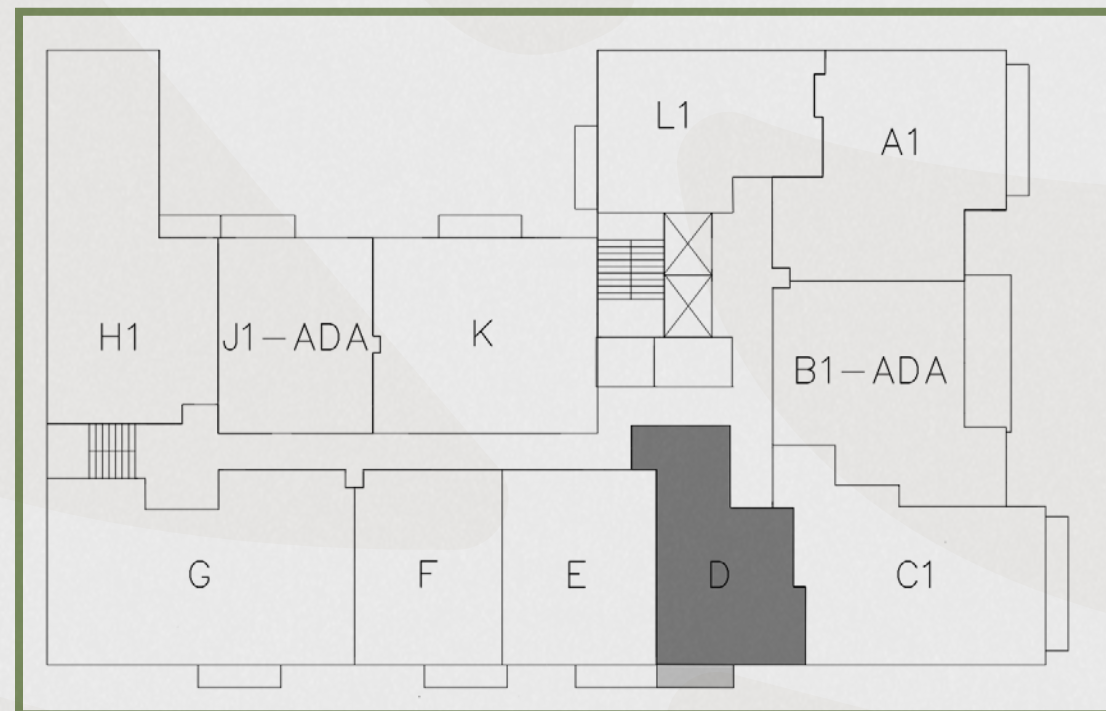
BALCONY: 35 SF

TOTAL: 629 SF / 58 m<sup>2</sup>



# BOTANIC

R E S I D E N C E S



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# Residence E

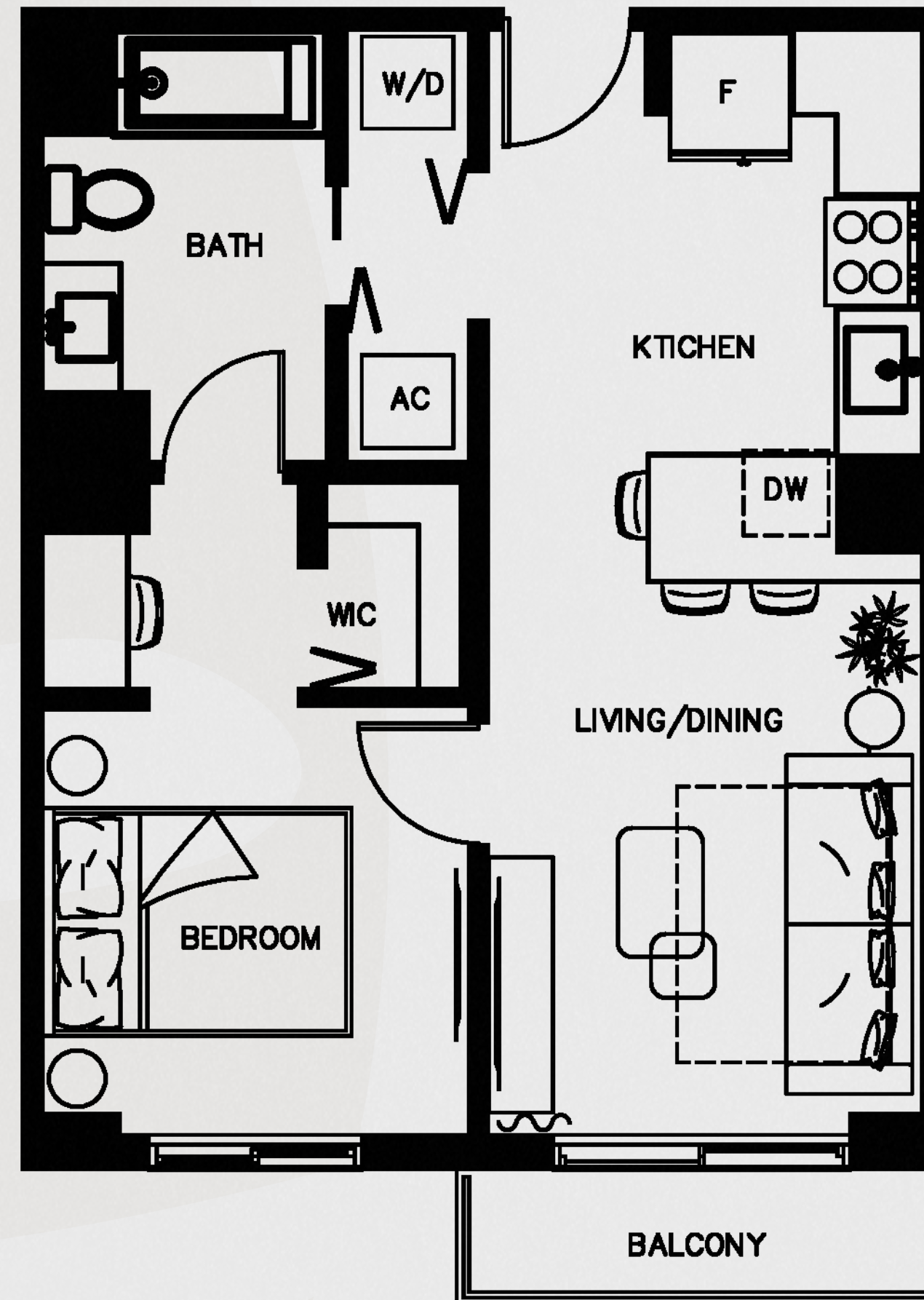
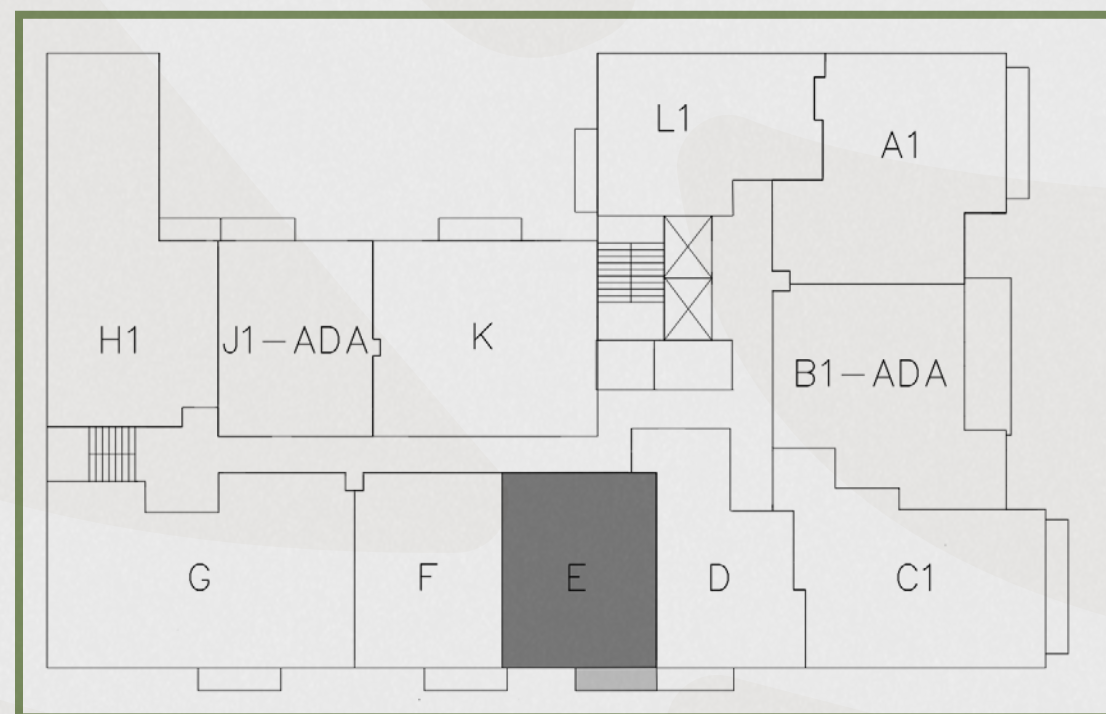
1 BEDROOMS / 1 BATHROOM

UNIT 405/505

INTERIOR: 573 SF / 54 m<sup>2</sup>

BALCONY: 36 SF

TOTAL: 609 SF / 57 m<sup>2</sup>



## BOTANIC

R E S I D E N C E S

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# Residence F

1 BEDROOMS / 1 BATHROOM

UNIT 406/506

INTERIOR: 573 SF / 54 m<sup>2</sup>

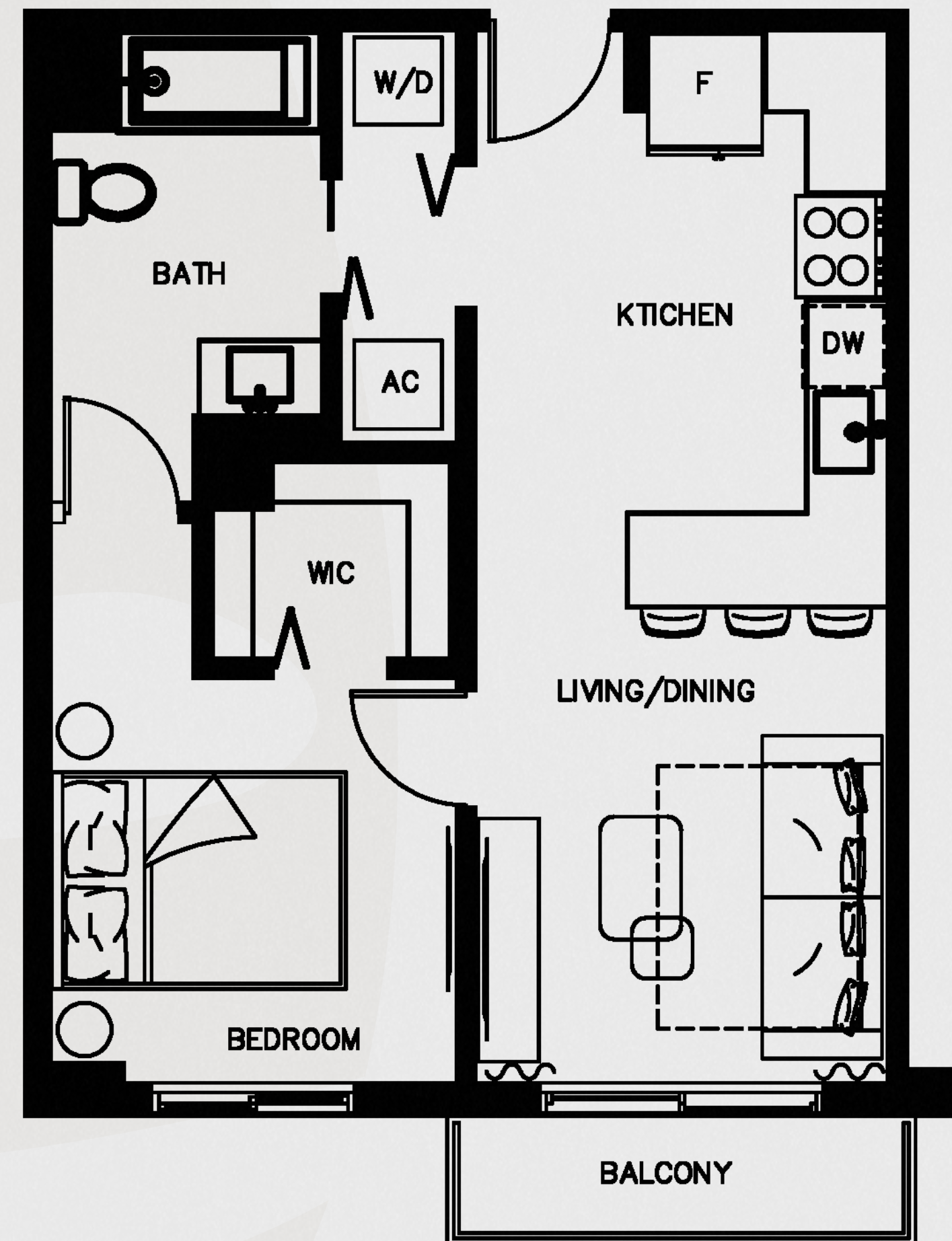
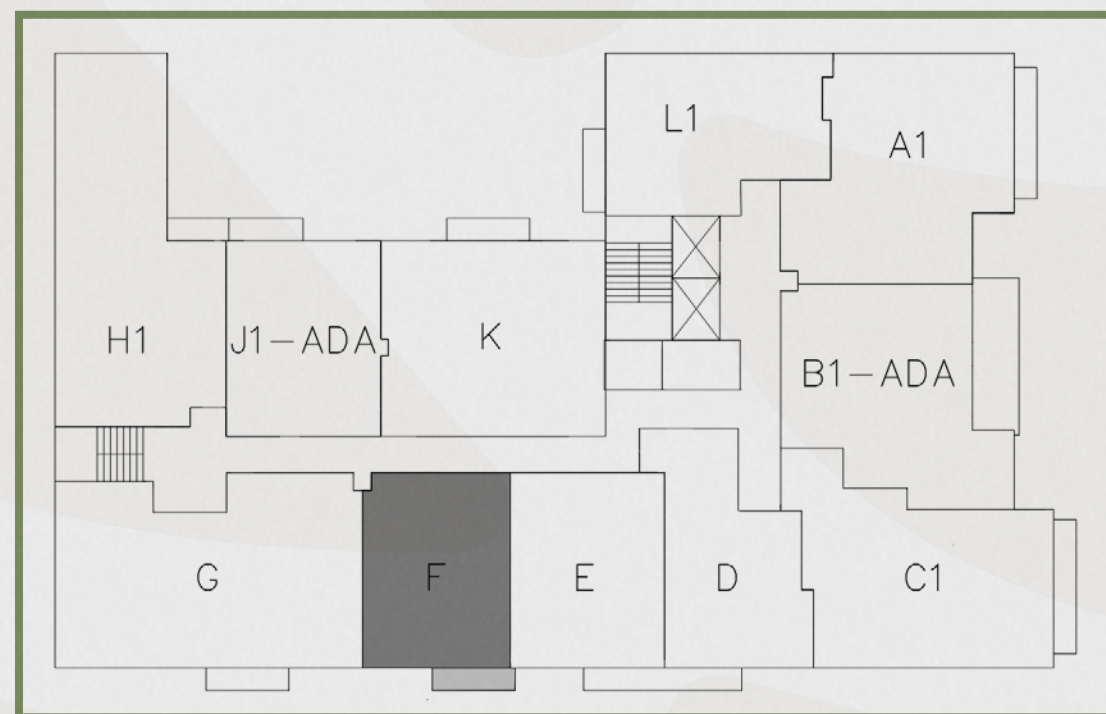
BALCONY: 37 SF

TOTAL: 610 SF / 57 m<sup>2</sup>



# BOTANIC

RESIDENCES



All square footages and dimensions, including (without limitation) ceiling heights, are estimates based on preliminary plans and will vary with actual construction. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and outside corridor wall, and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration, which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements or shared facilities. The method of measurement used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the dimensions of the Unit determined as set forth in the Declaration, are set forth in Exhibit "2" to the Declaration of Condominium. Measurements of rooms are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts, soffits or other variations. Accordingly, the interior air space dimensions of the actual room will be smaller than the product obtained by multiplying the stated length and width. The balcony and other exterior areas are not part of the Unit. See full disclaimers on back page



# Residence G

**3 BEDROOMS / 2 BATHROOMS**

**UNIT 407/507/606/706/806**

**INTERIOR: 1,083 SF / 101 m<sup>2</sup>**

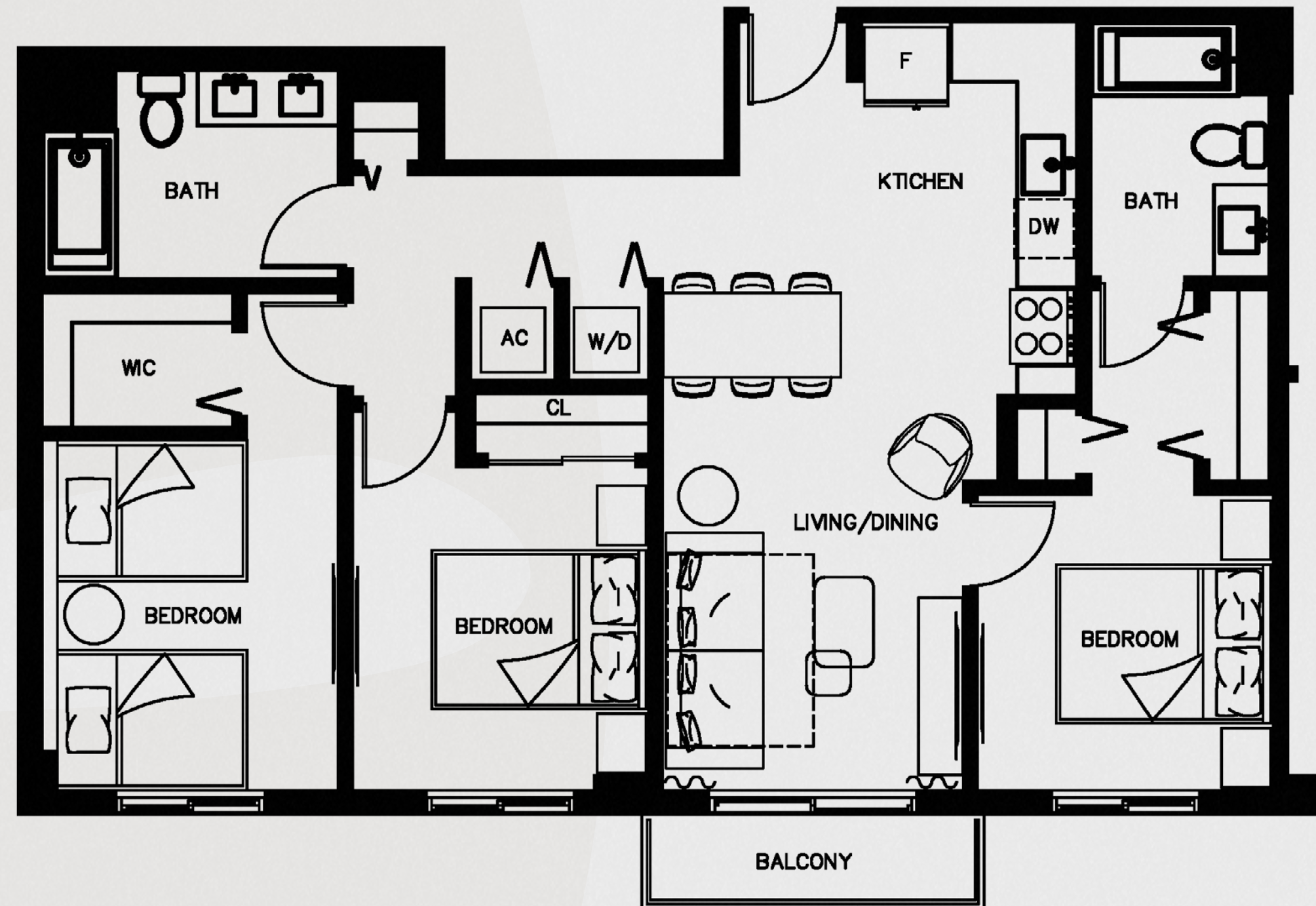
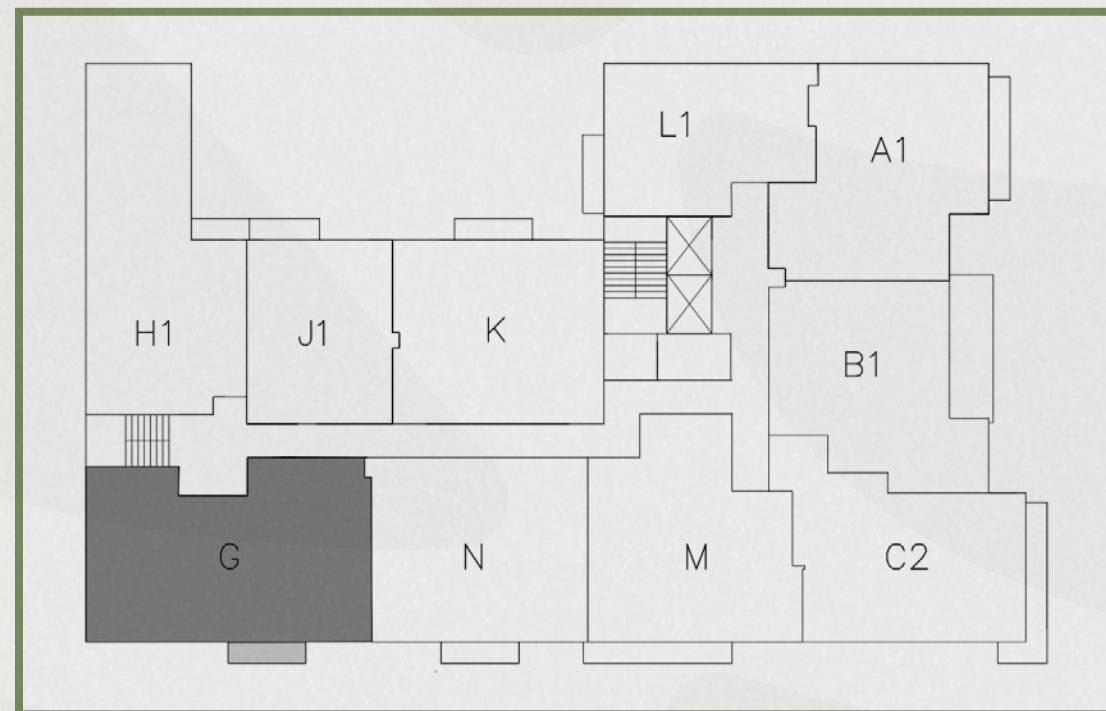
**BALCONY: 37 SQFT**

**TOTAL: 1,120 SF / 104 m<sup>2</sup>**



## BOTANIC

R E S I D E N C E S



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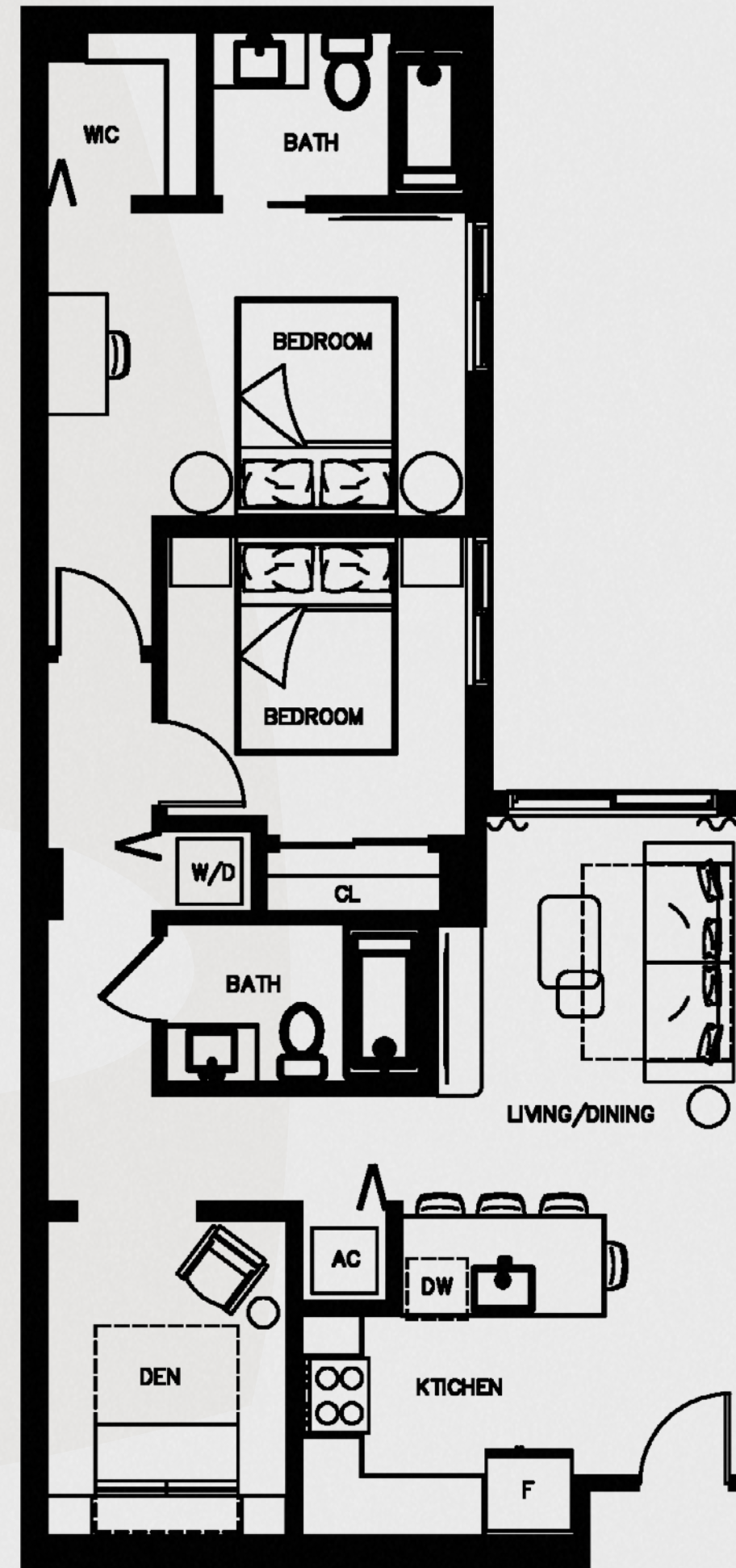
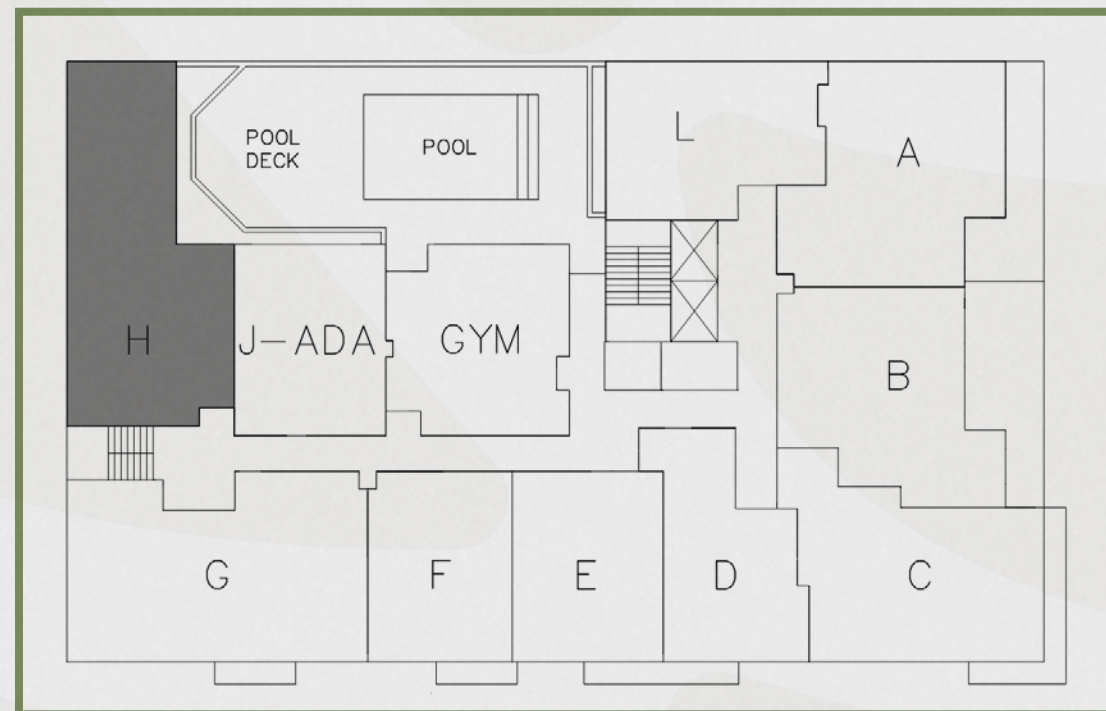


# Residence H

2 BEDROOMS + DEN / 2 BATHROOMS

UNIT 408

INTERIOR: 1,012 SF / 94 m<sup>2</sup>



# BOTANIC

R E S I D E N C E S

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# Residence H1

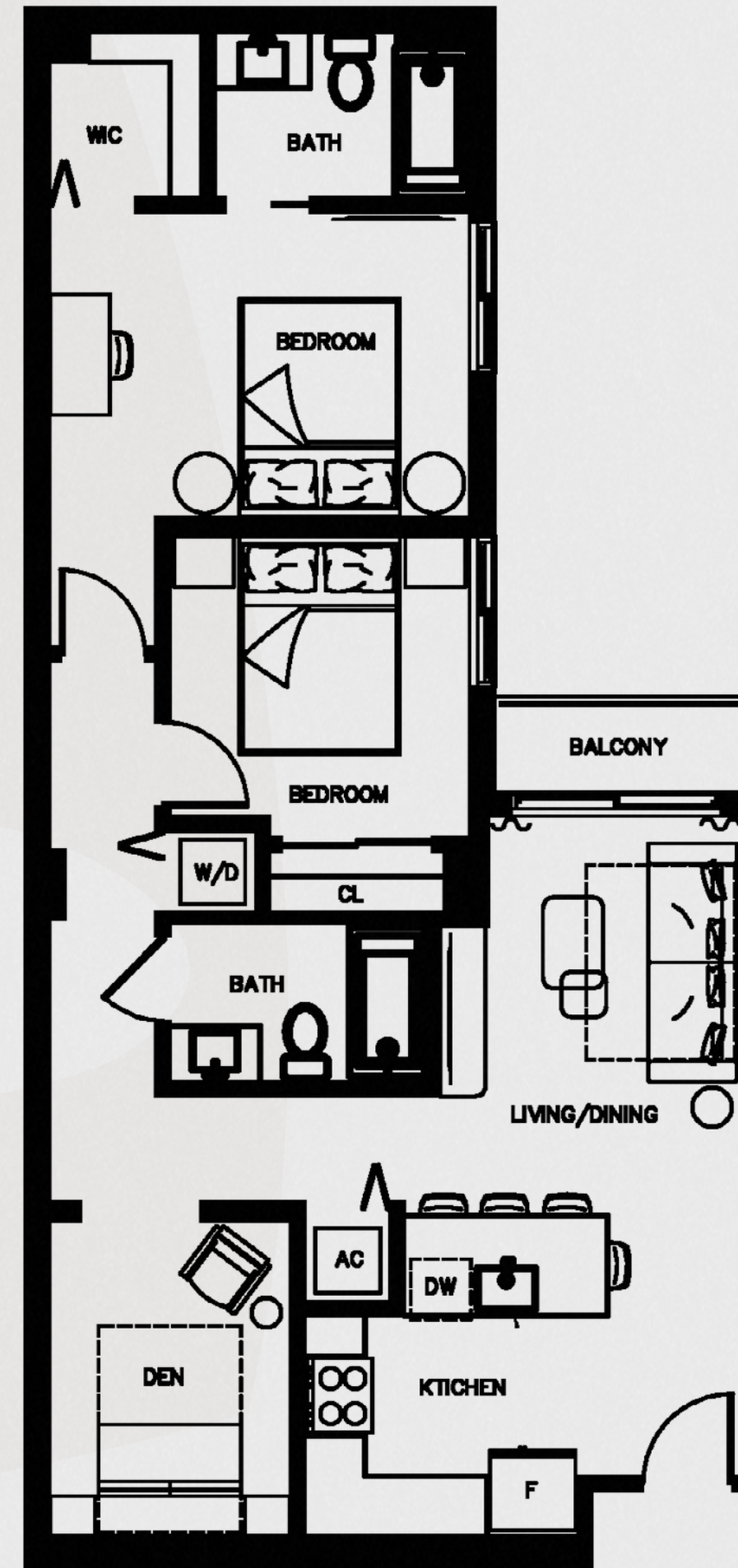
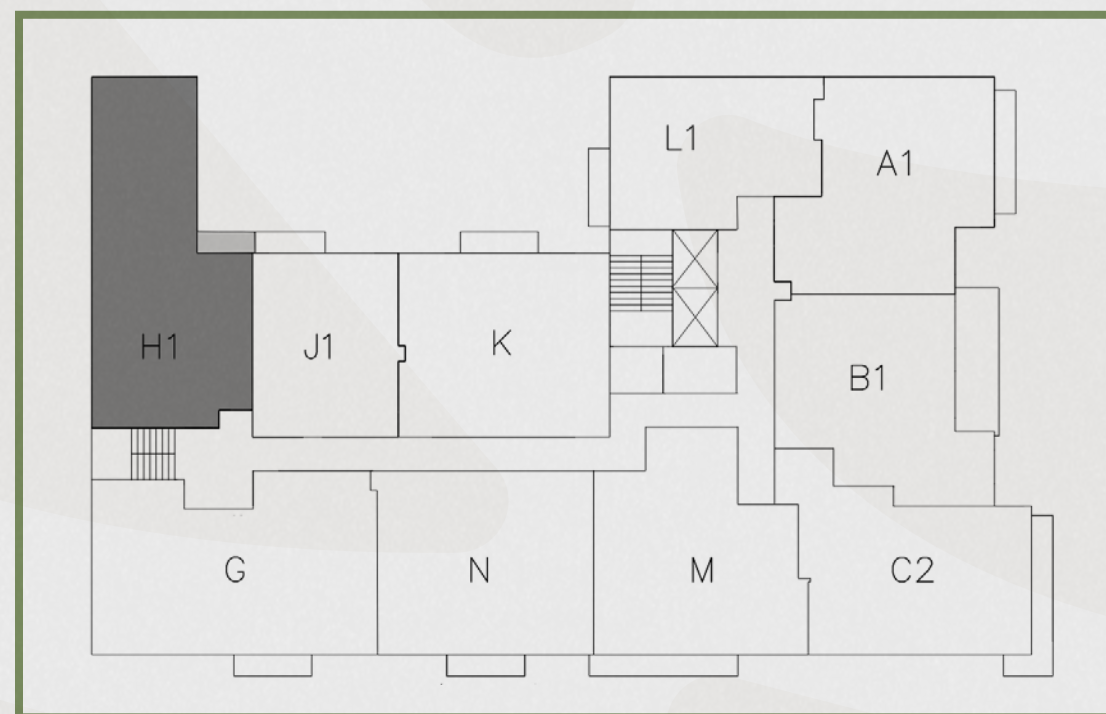
**2 BEDROOMS + DEN / 2 BATHROOMS**

**UNIT 508/607/707/807**

**INTERIOR: 1,012 SF / 94 m<sup>2</sup>**

**BALCONY: 28 SF**

**TOTAL: 1,040 SF / 97 m<sup>2</sup>**



# BOTANIC

R E S I D E N C E S

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# Residence J-ADA

1 BEDROOM / 1 BATHROOM

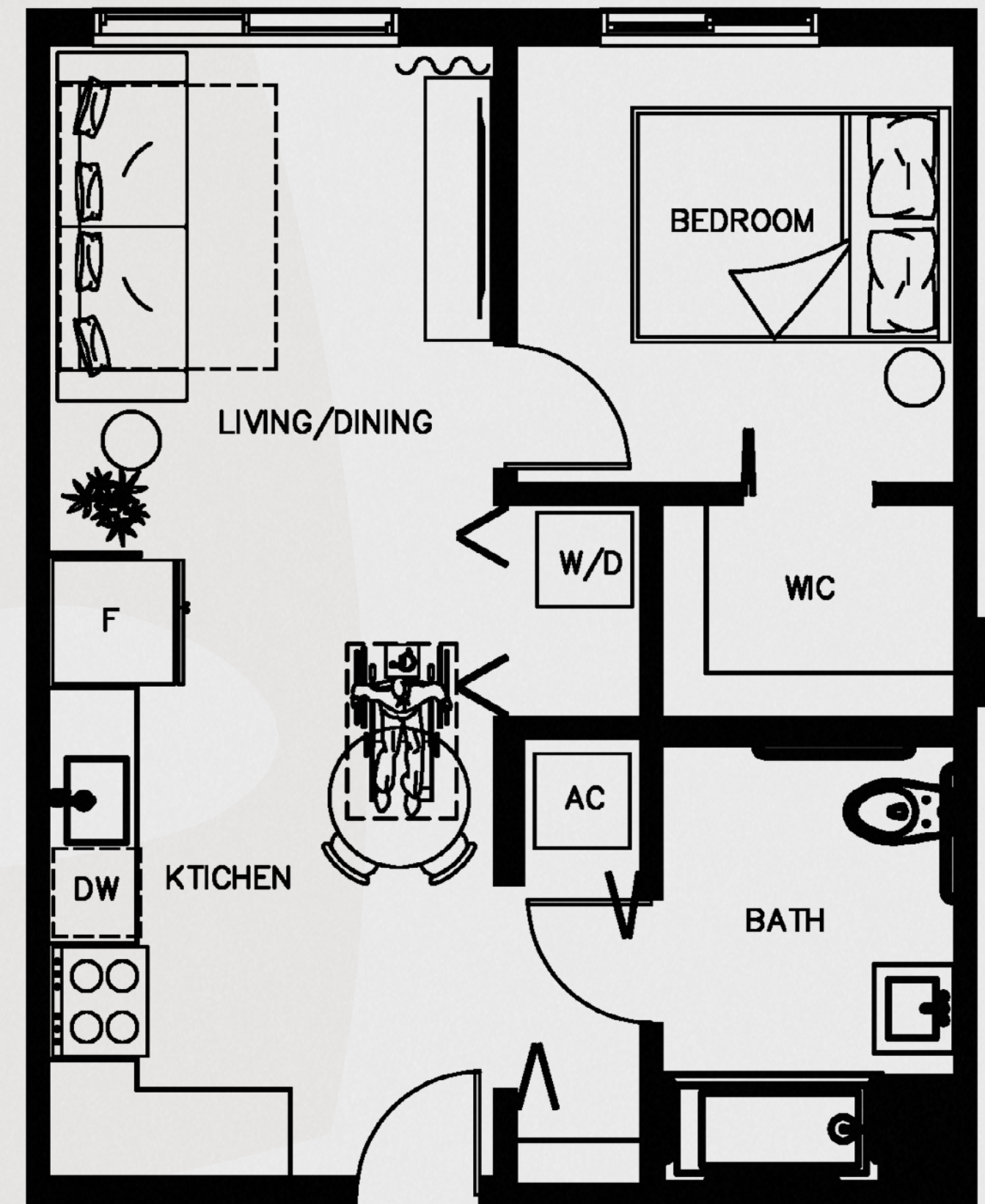
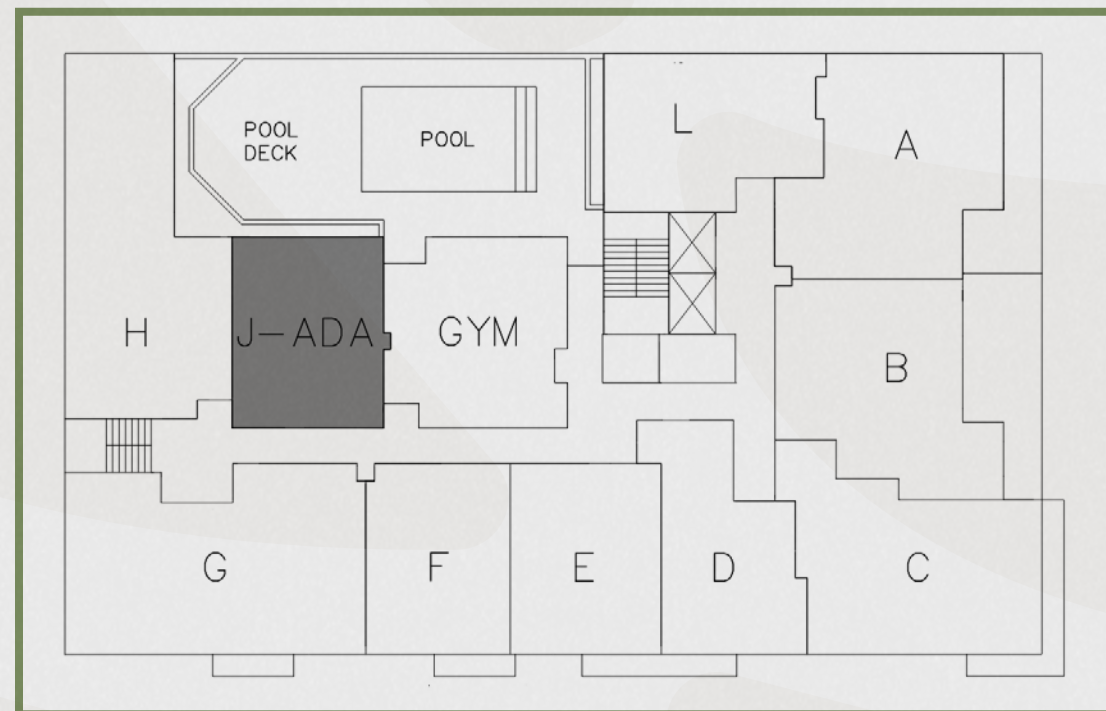
UNIT 409

INTERIOR: 573 SF / 53 m<sup>2</sup>



## BOTANIC

R E S I D E N C E S



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# Residence J1-ADA

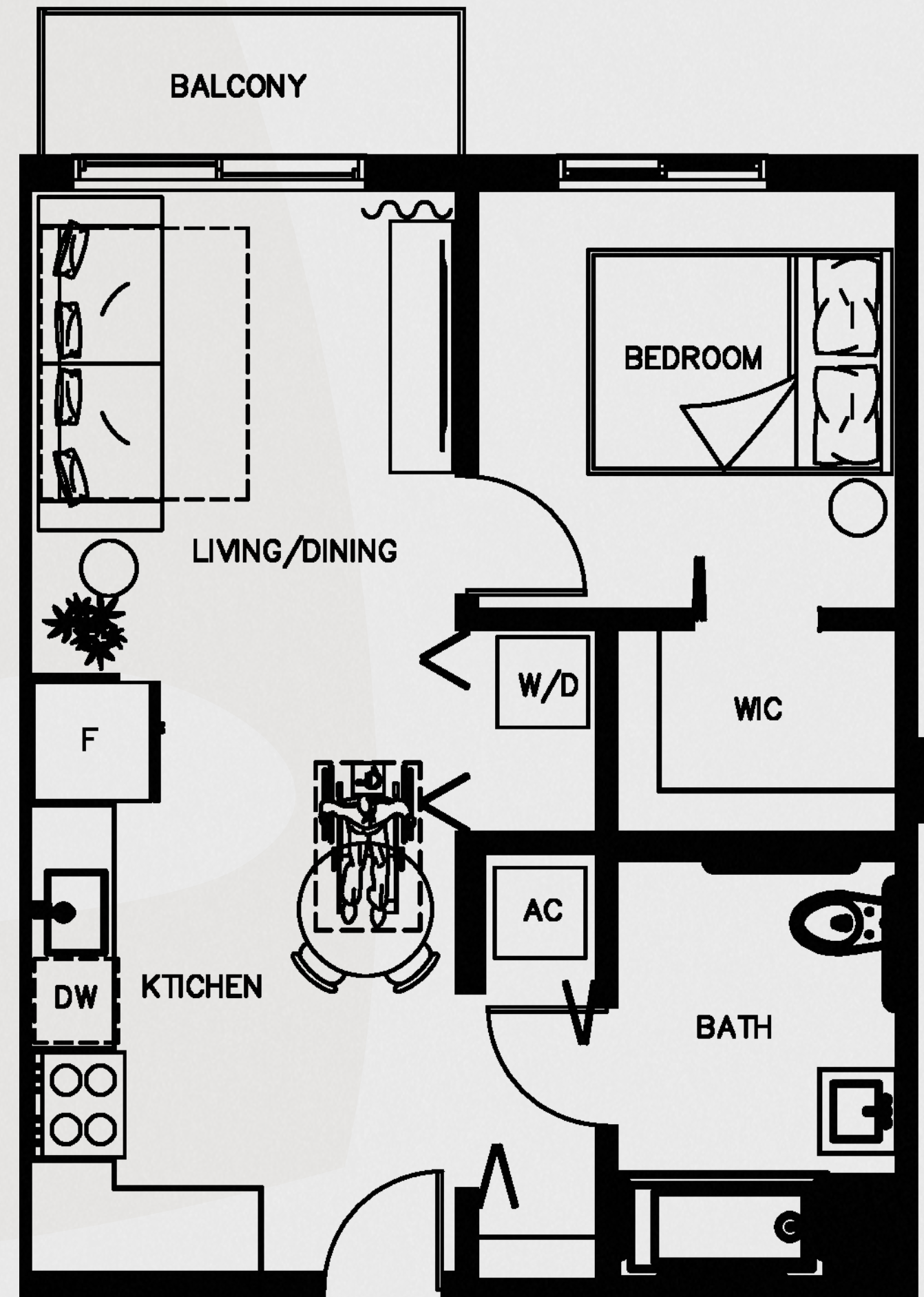
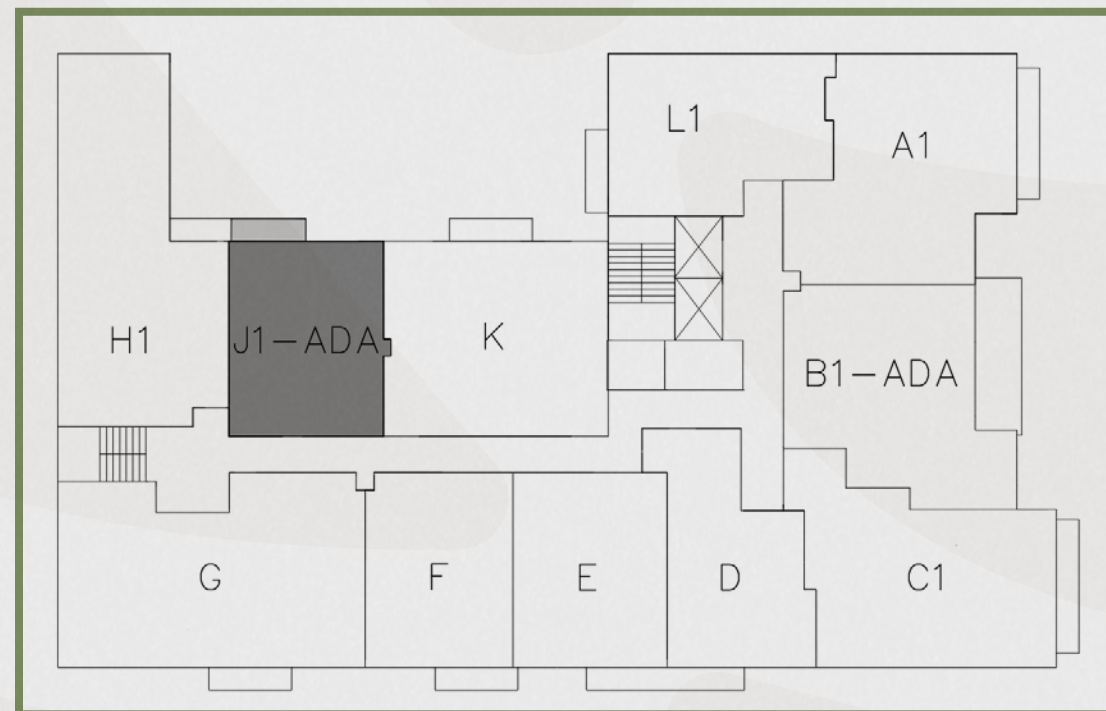
1 BEDROOM / 1 BATHROOM

UNIT 509

INTERIOR: 573 SF / 54 m<sup>2</sup>

BALCONY: 36 SF

TOTAL: 609 SF / 57 m<sup>2</sup>



# BOTANIC

R E S I D E N C E S

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# Residence J1

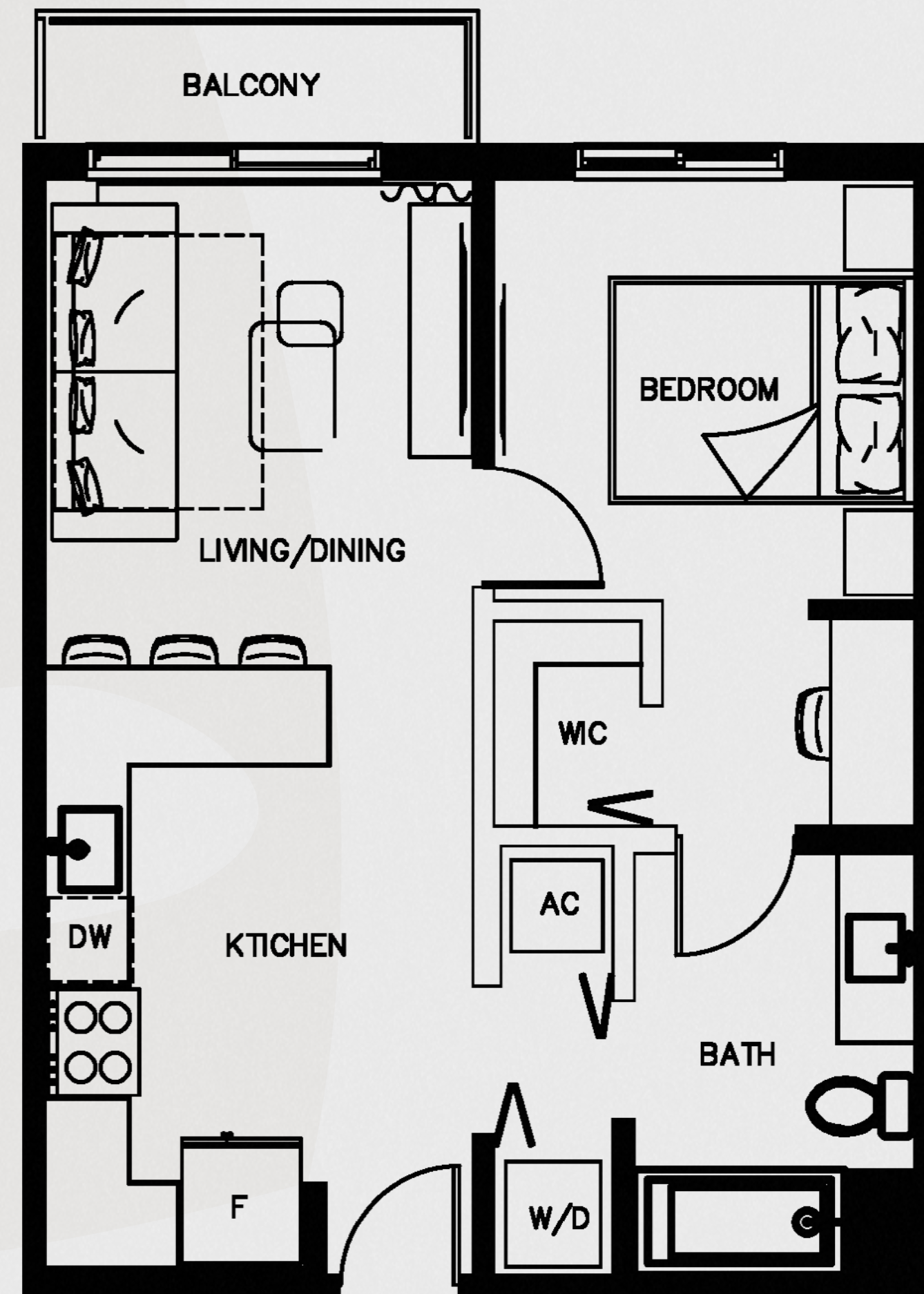
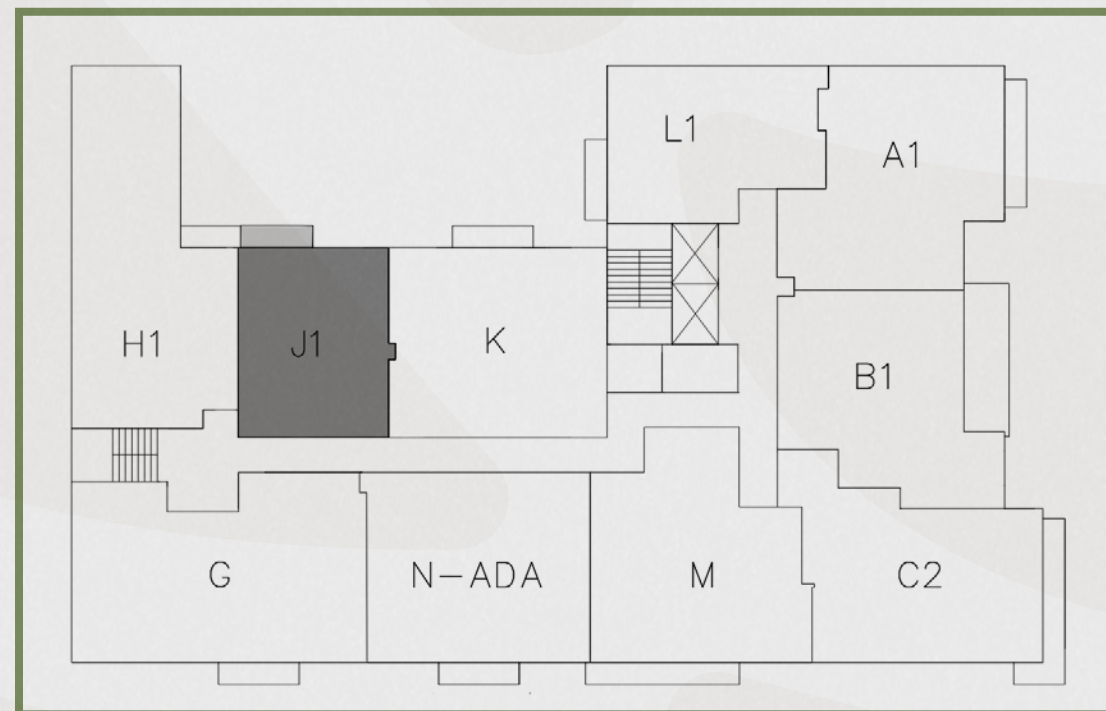
1 BEDROOM / 1 BATHROOM

UNIT 608/708/808

INTERIOR: 573 SF / 54 m<sup>2</sup>

BALCONY: 33 SF

TOTAL: 606 SF / 56 m<sup>2</sup>



# BOTANIC

R E S I D E N C E S

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# Residence K

2 BEDROOMS / 2 BATHROOMS

UNIT 510/609/709/809

INTERIOR: 878 SF / 82 m<sup>2</sup>

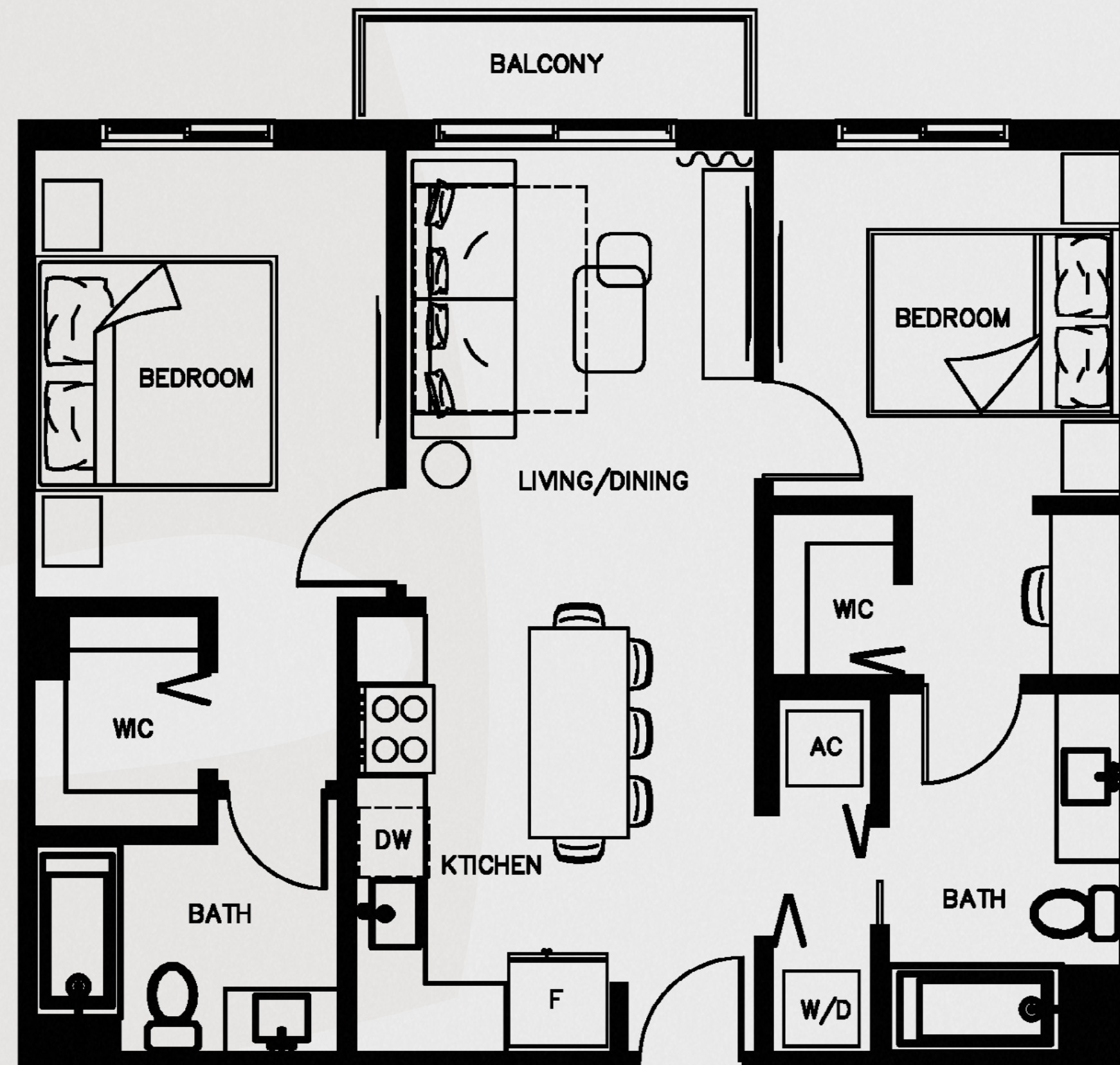
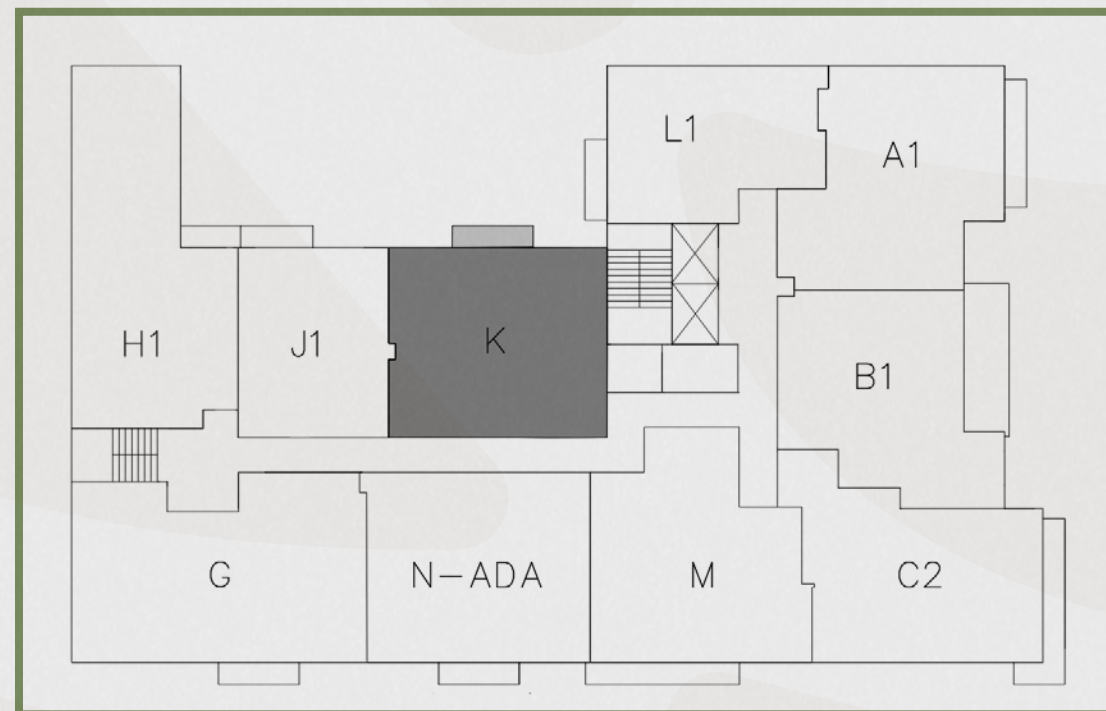
BALCONY: 37 SF

TOTAL: 915 SF / 85 m<sup>2</sup>



# BOTANIC

R E S I D E N C E S



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# Residence L

1 BEDROOM / 1 BATHROOM

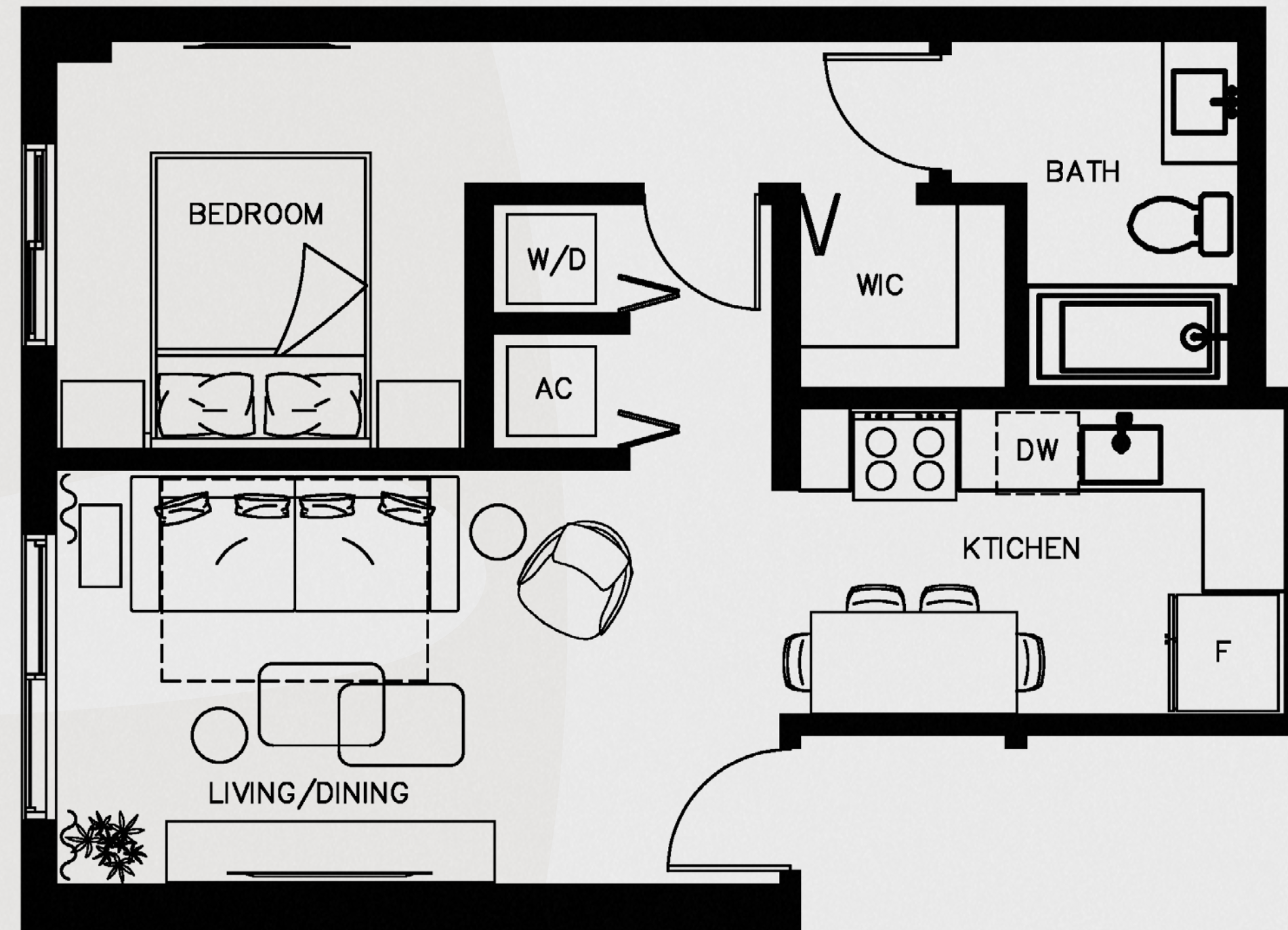
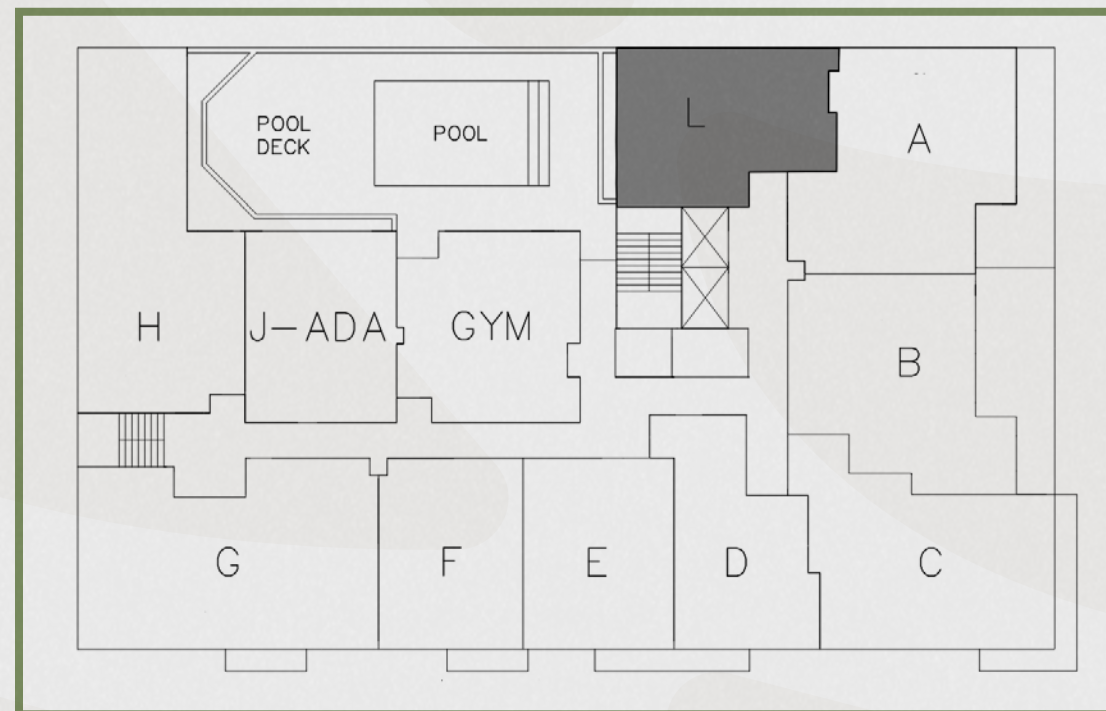
UNIT 410

INTERIOR: 607 SF / 60 m<sup>2</sup>



## BOTANIC

R E S I D E N C E S



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# Residence L1

1 BEDROOM / 1 BATHROOM

UNIT 511/610/710/810

INTERIOR: 607 SF / 60 m<sup>2</sup>

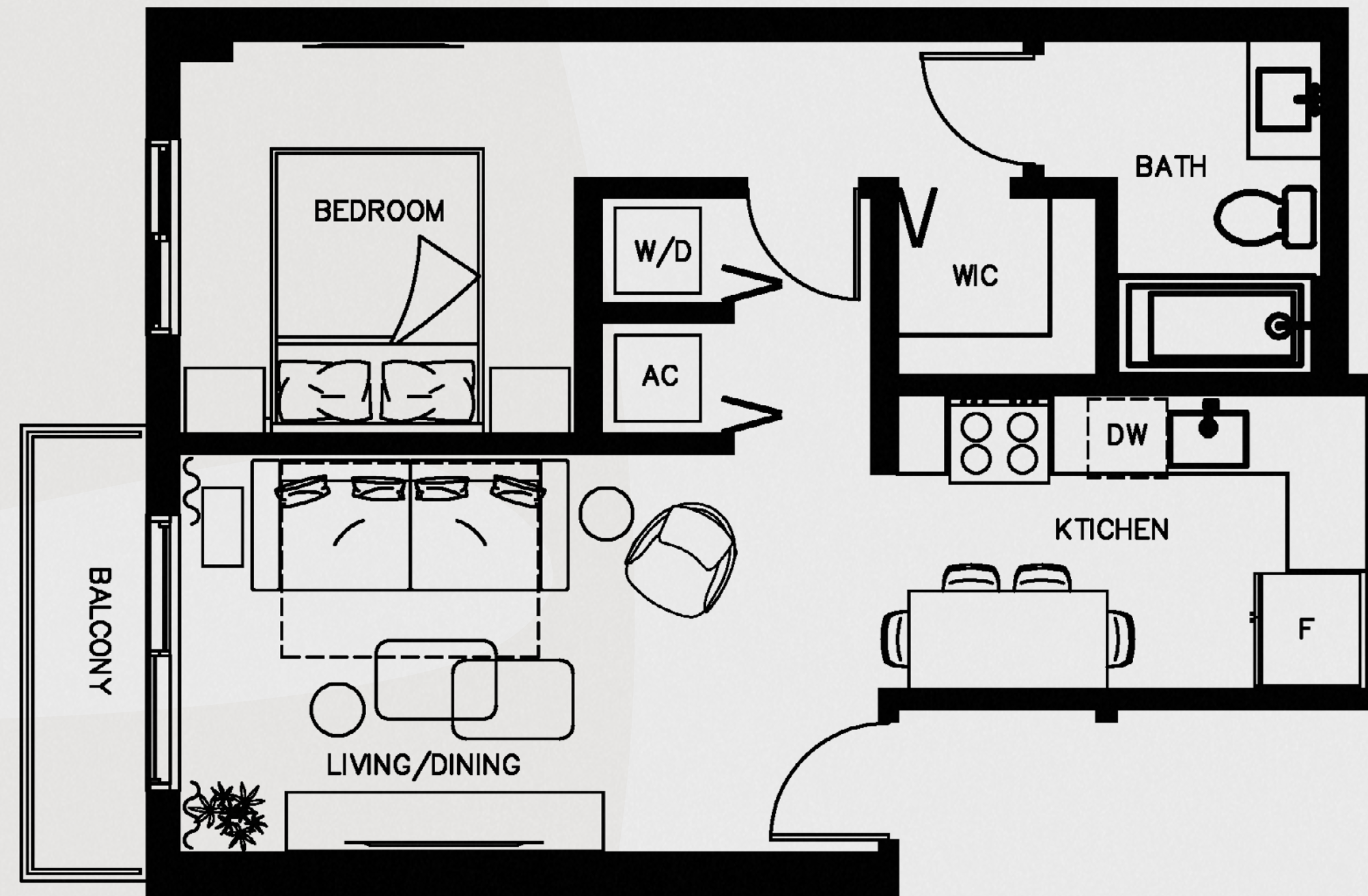
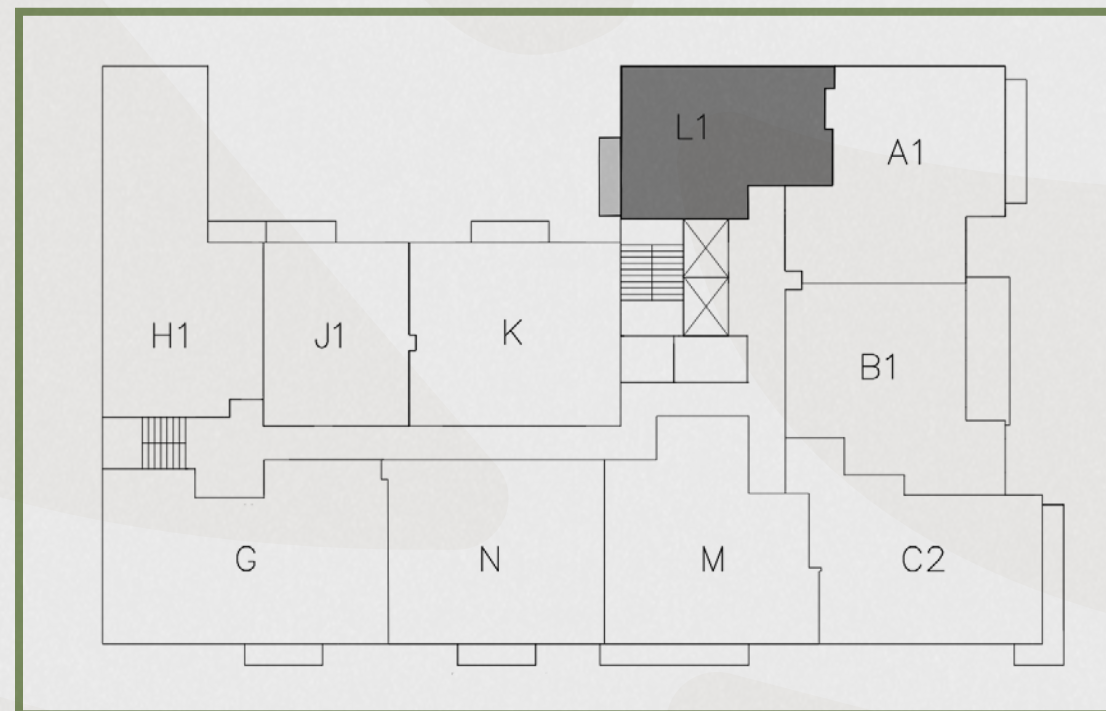
BALCONY: 37 SF

TOTAL: 644 SF / 60 m<sup>2</sup>



# BOTANIC

R E S I D E N C E S



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# Residence M

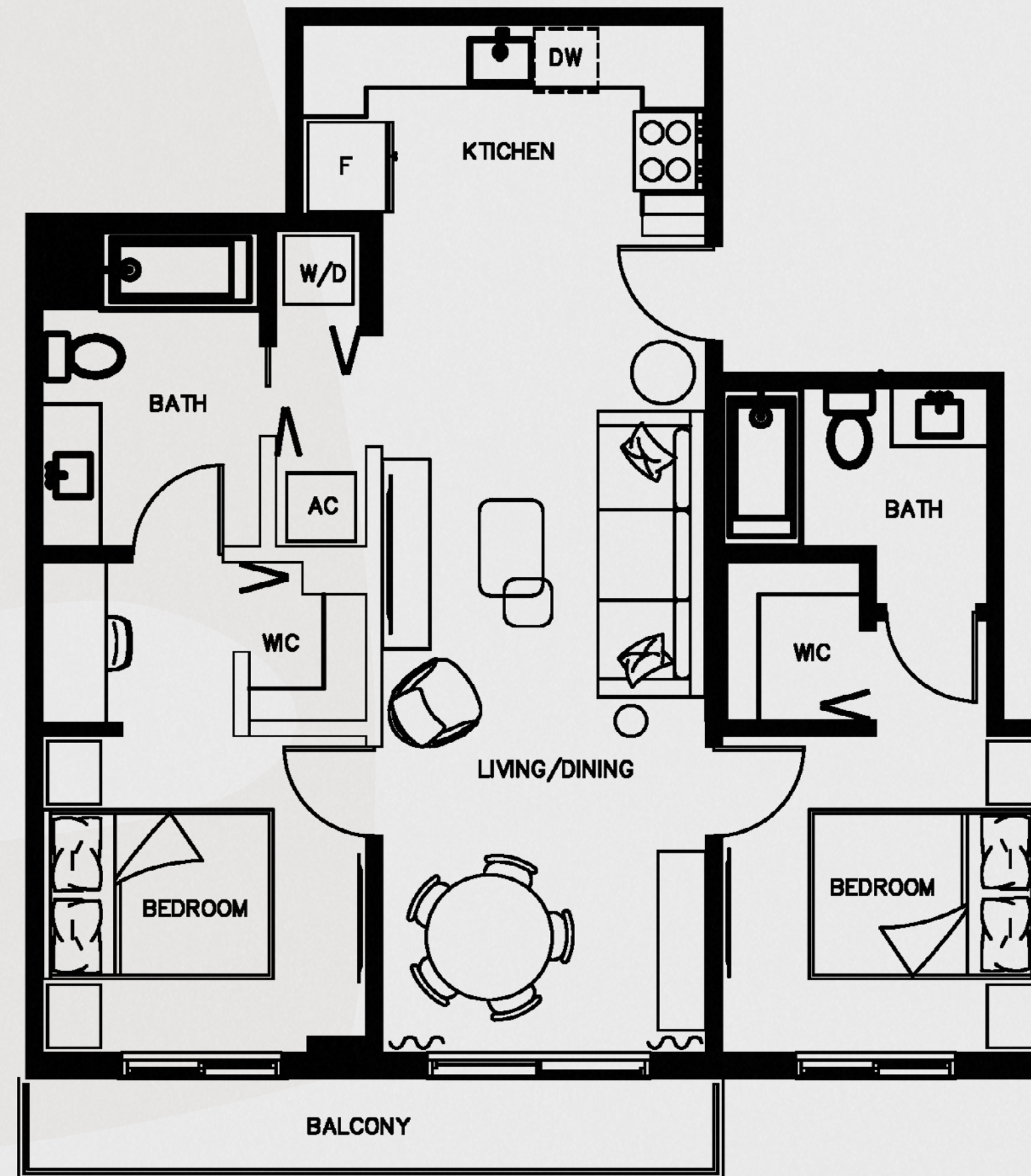
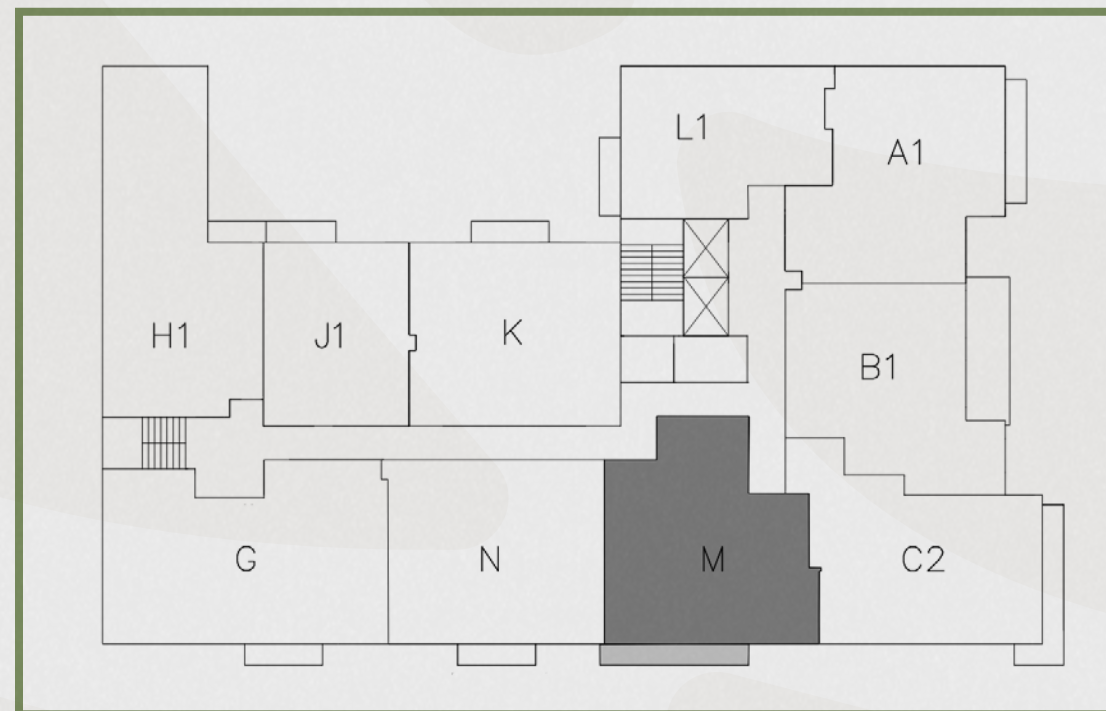
2 BEDROOMS / 2 BATHROOMS

UNIT 604/704/804

INTERIOR: 883 SF / 82 m<sup>2</sup>

BALCONY: 70 SF

TOTAL: 953 SF / 89 m<sup>2</sup>



# BOTANIC

R E S I D E N C E S

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# Residence N-ADA

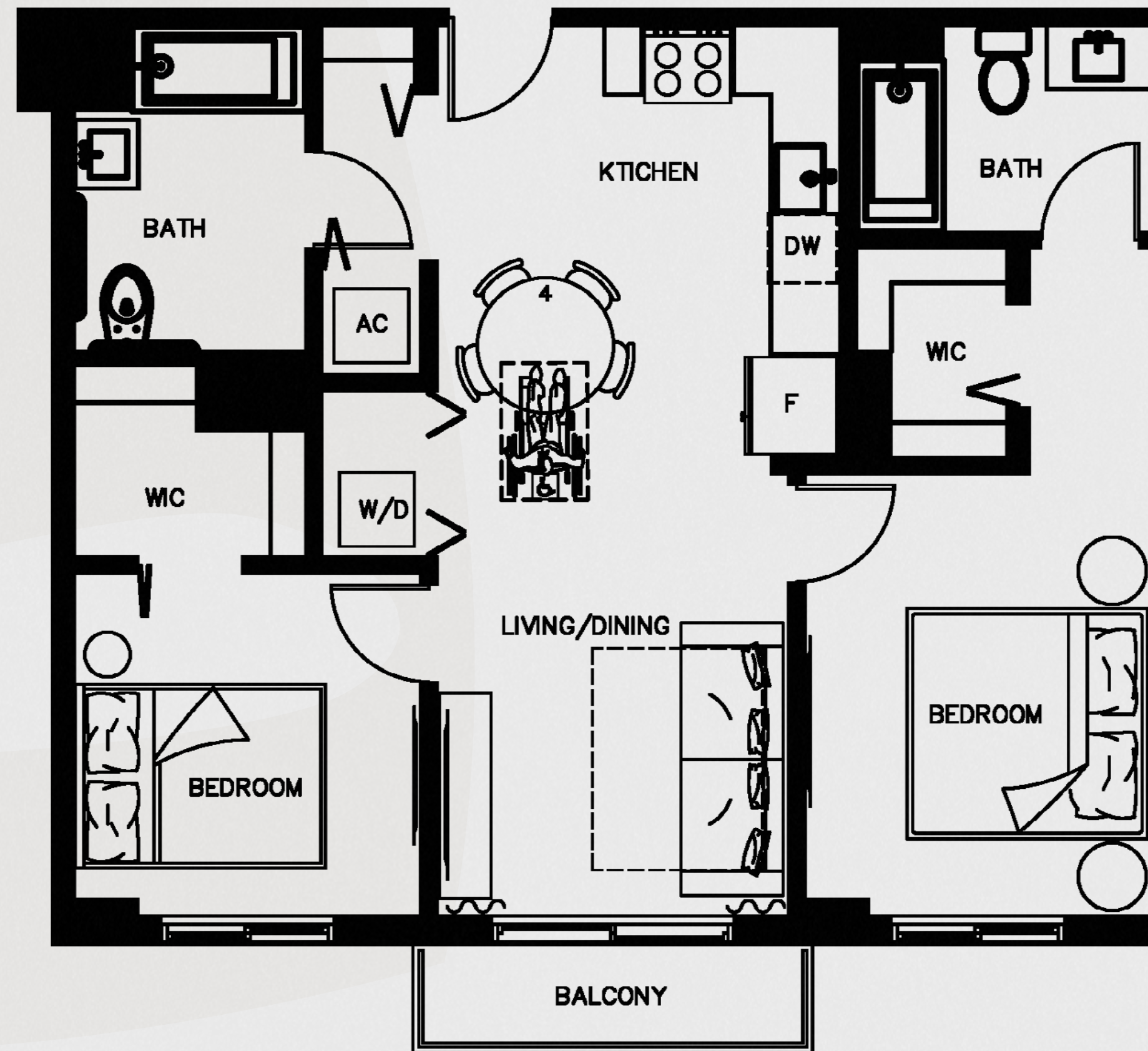
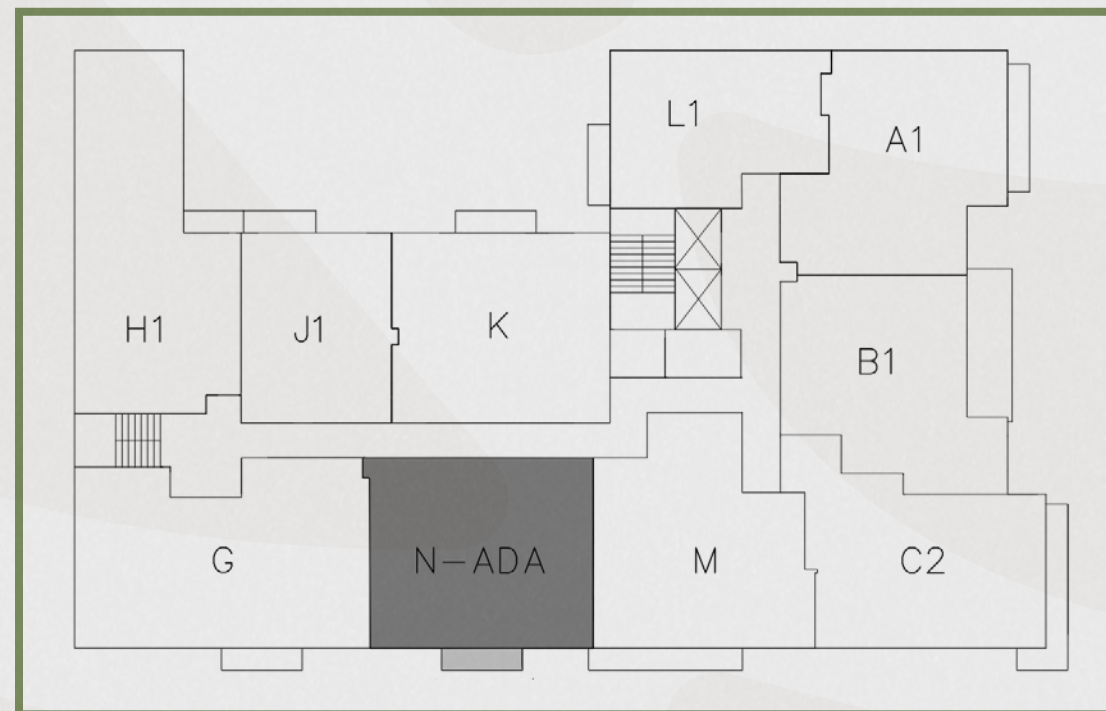
2 BEDROOMS / 2 BATHROOMS

UNIT 605

INTERIOR: 858 SF / 80 m<sup>2</sup>

BALCONY: 37 SF

TOTAL: 895 SF / 83 m<sup>2</sup>



# BOTANIC

R E S I D E N C E S

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# Residence N

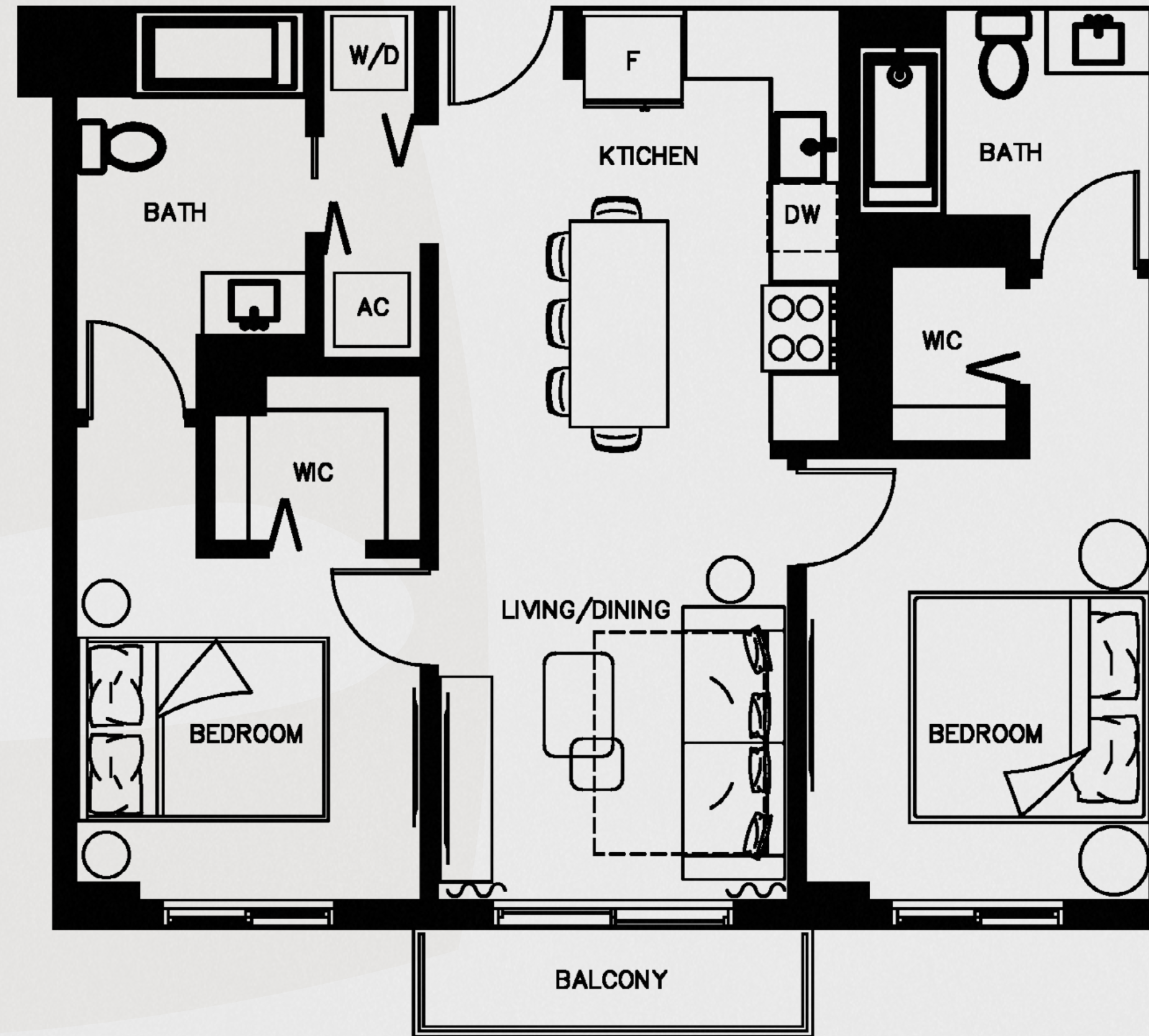
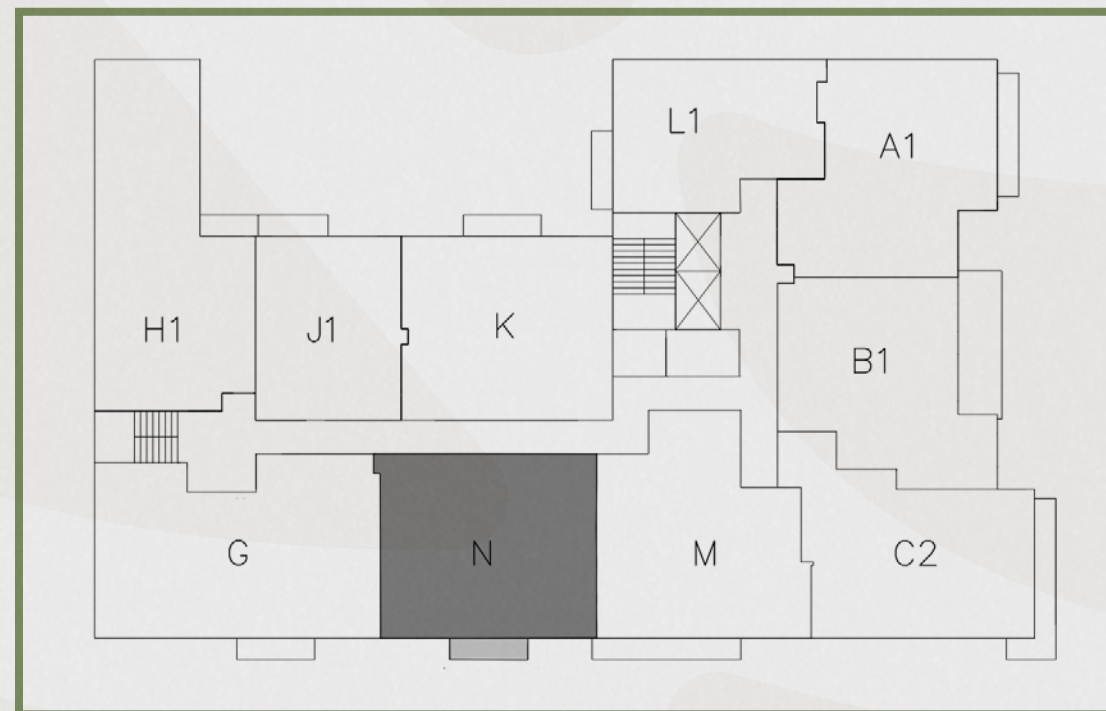
2 BEDROOMS / 2 BATHROOMS

UNIT 705/805

INTERIOR: 858 SF / 80 m<sup>2</sup>

BALCONY: 37 SF

TOTAL: 895 SF / 83 m<sup>2</sup>



# BOTANIC

R E S I D E N C E S

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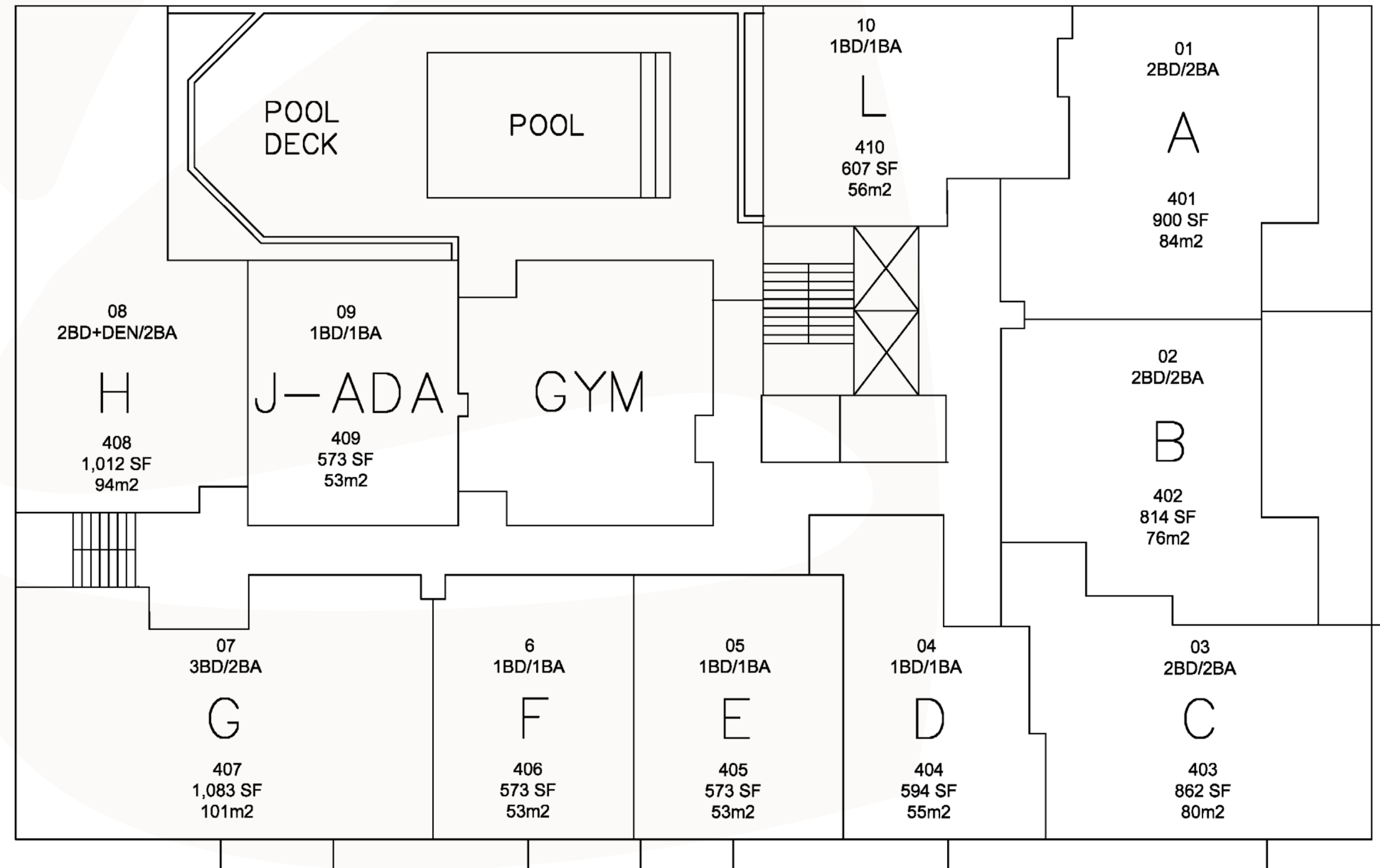
# Level 4

## KEY PLAN



# BOTANIC

R E S I D E N C E S



All square footages and dimensions, including (without limitation) ceiling heights, are estimates based on preliminary plans and will vary with actual construction. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and outside corridor wall, and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration, which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements or shared facilities. The method of measurement used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the dimensions of the Unit determined as set forth in the Declaration, are set forth in Exhibit "2" to the Declaration of Condominium. Measurements of rooms are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts, soffits or other variations. Accordingly, the interior air space dimensions of the actual room will be smaller than the product obtained by multiplying the stated length and width. The balcony and other exterior areas are not part of the Unit. See full disclaimers on back page



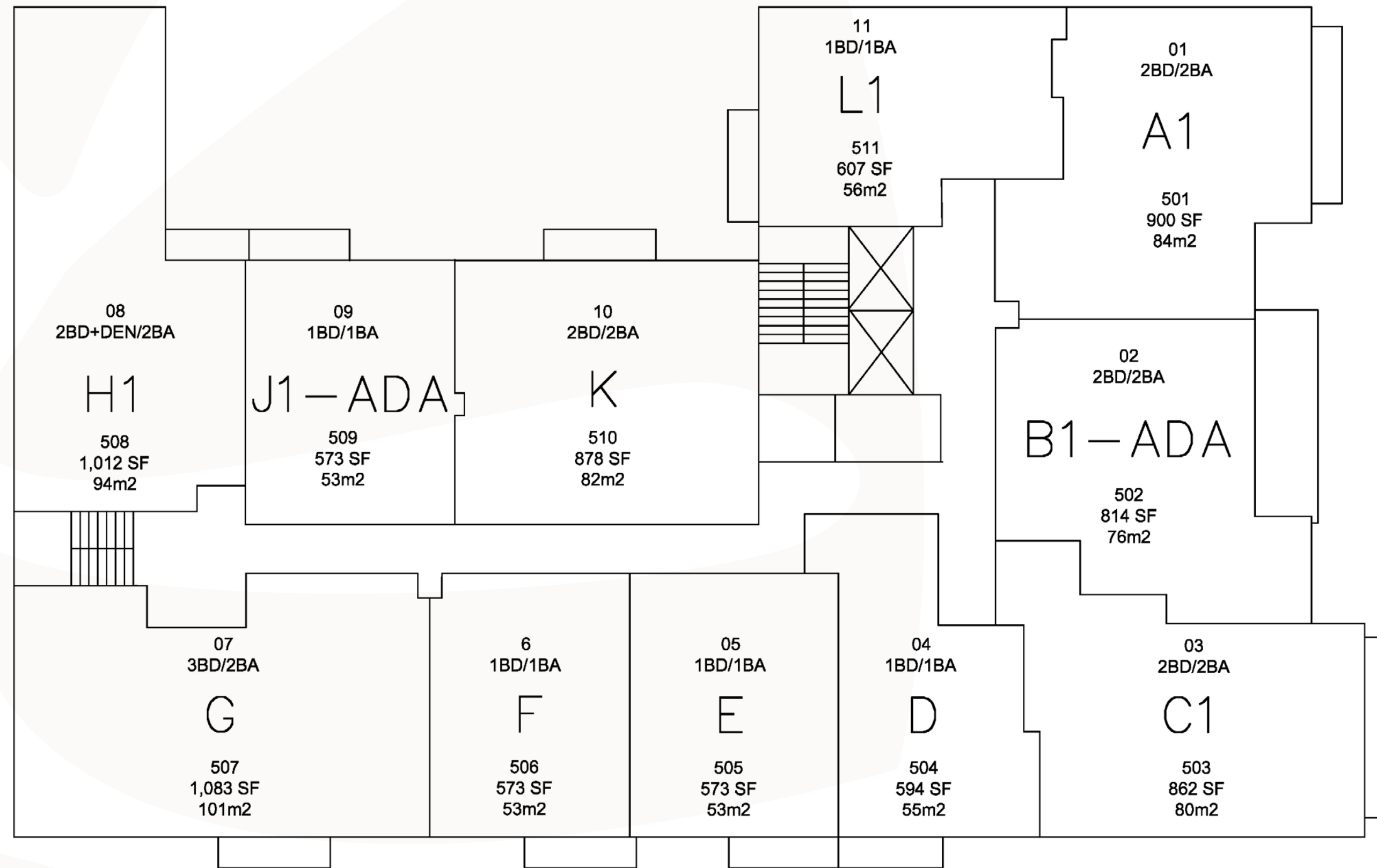
# Level 5

## KEY PLAN



# BOTANIC

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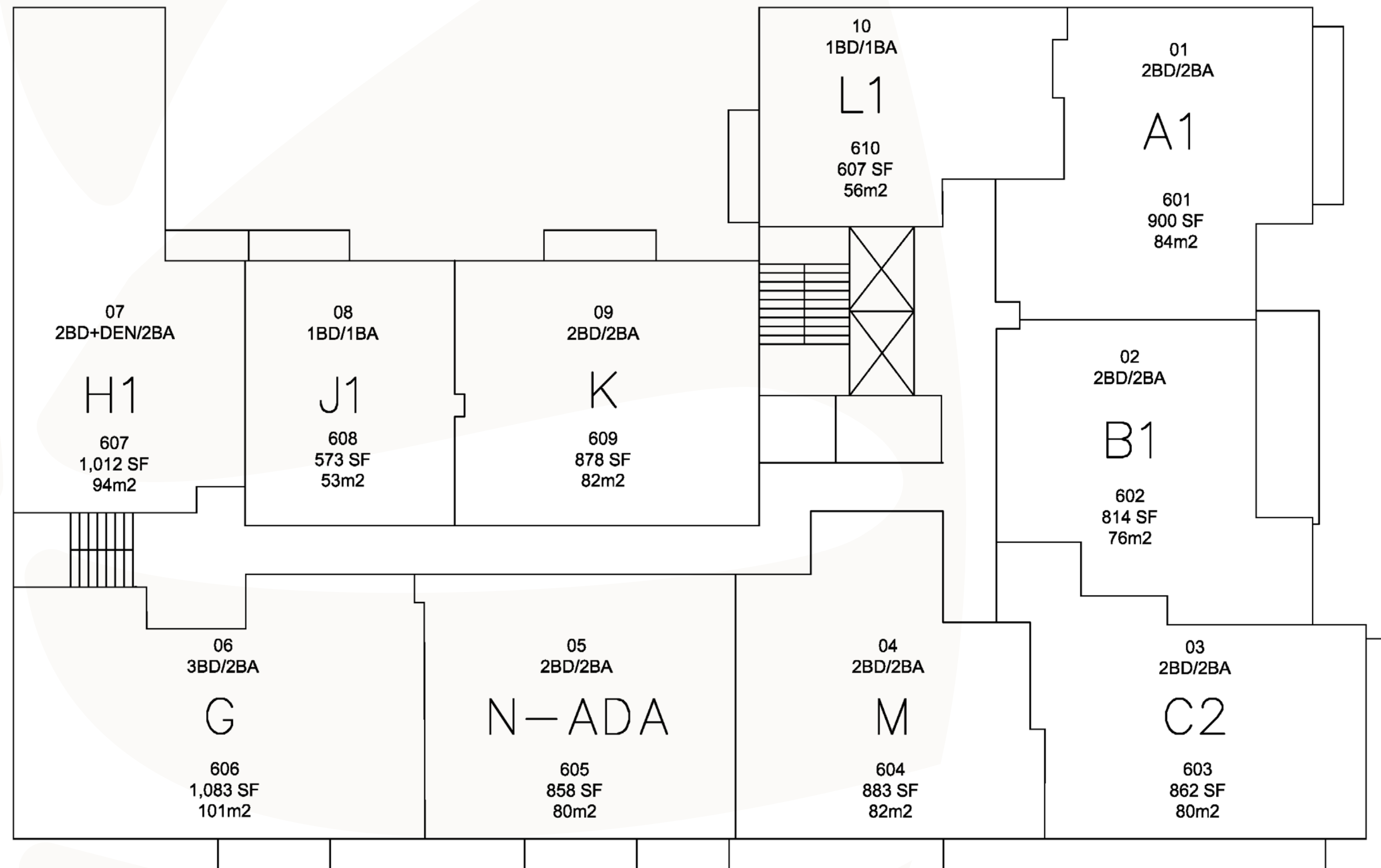
# Level 6

## KEY PLAN



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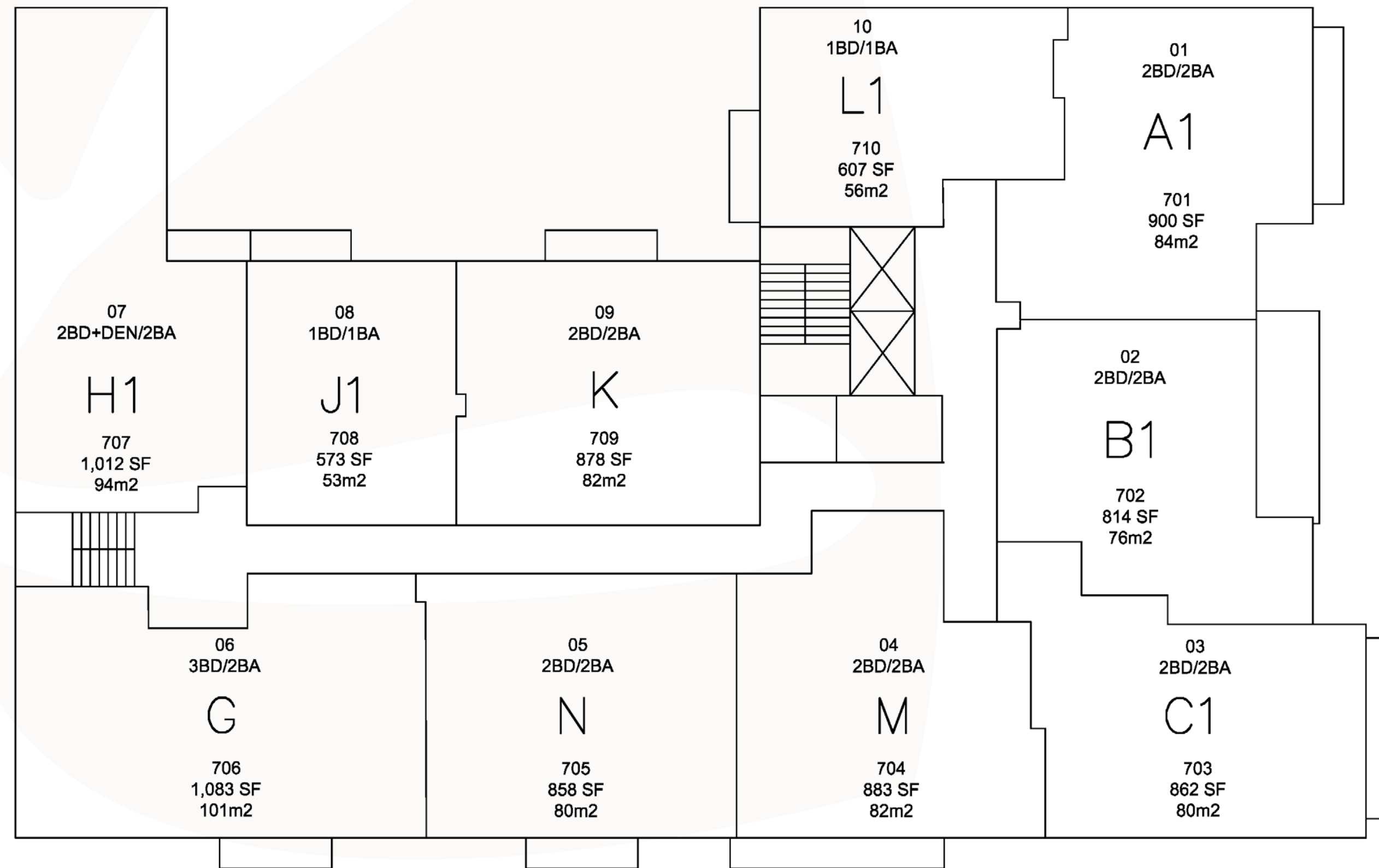
# Level 7

## KEY PLAN



# BOTANIC

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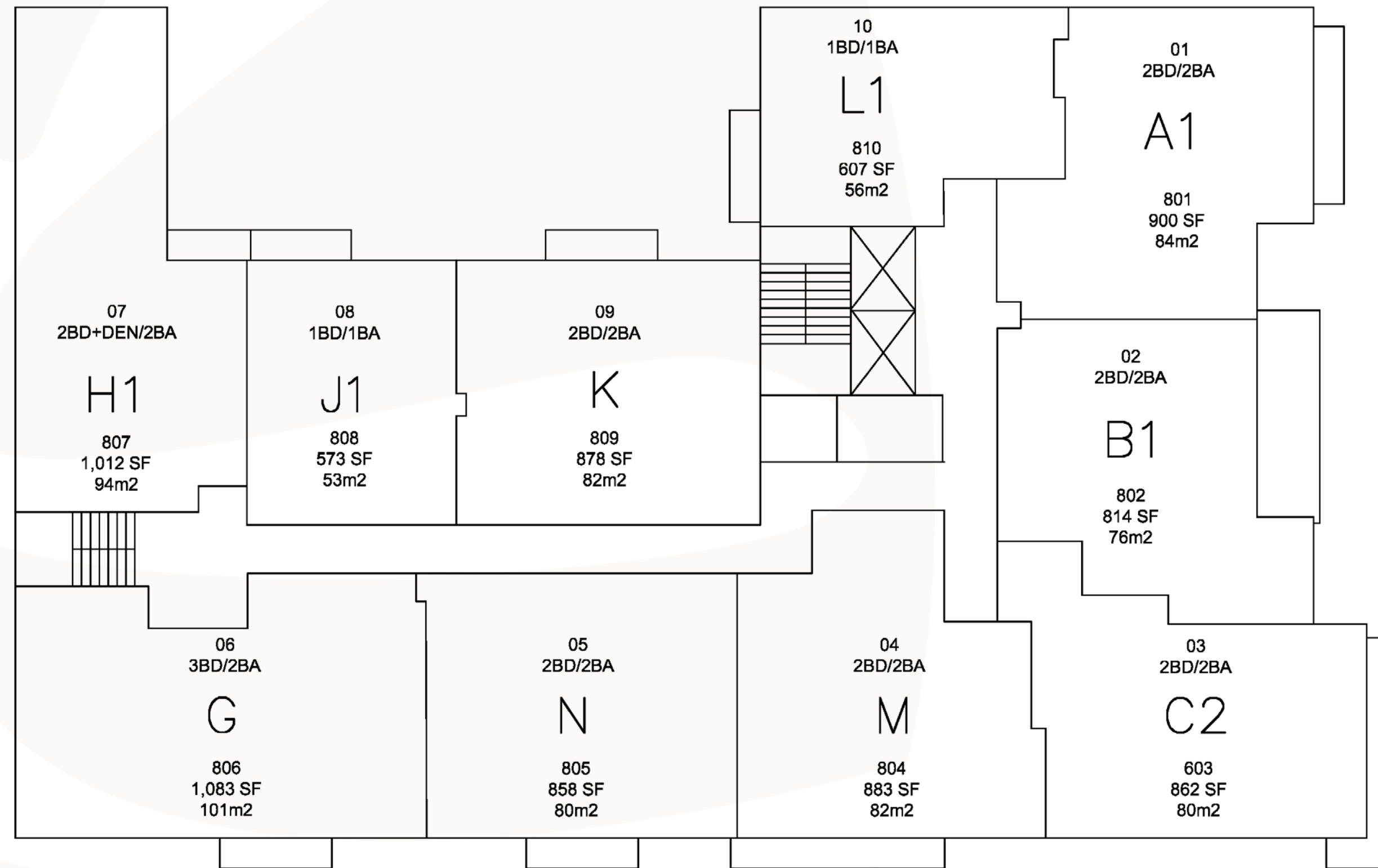
# Level 8

## KEY PLAN



# BOTANIC

R E S I D E N C E S



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All artist's or architectural renderings, sketches, graphic materials, prices, plans, specifications, terms, conditions, statements, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to withdrawal, revisions and other changes, without notice, as provided in the purchase agreement and the prospectus. They should not be relied upon as representations, express or implied, of the final detail of the proposed improvements. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. All features listed for the residences are representative only, and the Developer reserves the right, without notice to or approval by the buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit. Interior photos may depict options and upgrades that are not representative of standard features and may not be available for all model types, and all depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are not necessarily included in each unit. Furnishings and finishes are only included if and to the extent provided in the purchase agreement executed between the Developer and buyer. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from any unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed and are merely intended as illustrations of the activities and concepts depicted therein.

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