



URBAN NETWORK CAPITAL GROUP REVEALS 'VISIONS AT BRICKELL STATION' LUXURY CONDO-HOTEL AFTER COMPLETING BRICKELL ASSEMBLAGE

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Urban Network Capital Group (UNCG) has revealed 'Visions at Brickell Station', a luxury condo-hotel aimed at the elevated luxury or business traveler looking for an enhanced experience during their stay. Visions at Brickell Station is the second Visions project for UNCG following the near sell-out of Visions Orlando Spa & Resort, which is a 354-unit luxury vacation hotel community scheduled to break ground imminently. Visions is a newly

launched brand by UNCG, with Orlando and now Miami as the sites of the company's first such developments.

The recently completed assemblage consists of three parcels located at 1120, 1130 and 1136 SW 3rd Avenue in Miami for a total acquisition price of \$8,500,000, representing the latest transaction for the Miami-based development company led by real estate veteran Robert Thorne. UNCG has successfully executed over \$2 billion in transactions, developing over 70 properties in the single family and multifamily market.

A boutique condo/hotel community located in the heart of the city at 1120 SW 3rd Avenue, Visions at Brickell Station will feature 111 residences ranging from studios to one-bedroom units, with absolutely no rental restrictions. Owners can rent it through a booking platform of their choice or participate in a professionally managed Hotel Program.

The unique, contemporary architectural design by DTI Architects attracts a wide demographic, and the unit mix allows UNCG to tap into an array of pricing options starting from \$299,448 for a 321-square-foot studio; \$413,124 for a 451-square-foot junior suite; and \$501,960 for a 539-square-foot one-bedroom unit.

“One of the most distinctive aspects of the project is its location in the Brickell district, a walkable community that has quickly become one of the nation's most sought-after urban centers with immediate access to an exhilarating hub of retail, dining and entertainment options,” said Robert Thorne, CEO and founder of UNCG. “Teeming with cultural significance, Visions guests will benefit from the proximity to Brickell City Centre's high-end boutiques, Brickell Avenue's fine dining destinations, leafy parks, and world-class cultural and arts institutions that lure a well-traveled, sophisticated citizen who wants to live, work and play in Miami's exciting epicenter.”

When completed in 2025, the eight-story tower will offer striking style, intimacy, exclusivity, and a myriad of wellness-centered amenities that cater to residents' every need. Among the many signature elements that enhance the experience of being an owner at Visions at Brickell Station include a state-of-the-art gym with interactive gym equipment, rooftop Infinity pool

and terrace, on-site restaurant with food and beverage service, front desk check-in, laundry services and bikeshare program.

Each well-appointed designer residence will feature keyless electronic access, floor to ceiling windows with sweeping views of Miami's iconic skyline, wood-like ceramic tile floor, quartz countertops and custom Italian cabinetry, and 75" Smart TVs. With a specialized focus in building communities that are both eco-friendly and wellness-certified, UNCG designed Visions at Brickell Station with in-unit wellness-focused luxuries that include advanced HVAC systems offering purified air and probiotic eco sanitizing diffusion, nontoxic wall coverings, filtered water, aromatherapeutic diffusers, Vitamin C diffusion therapy showers, and lighting to relax and balance the mind.

The investors in the project include Peruvian-based V&V Investments, along with additional private investors. V&V is the leading real estate development company with more than 25 years of experience that ventured into the U.S. market in 2021, building a fast footprint in the Florida market with eleven portfolio projects in Aventura, Coral Gables, Fort Lauderdale, Port Charlotte, Cocoa Village, Orlando and now Brickell, combining the groups' total projects to over \$1.5 billion dollars.

“The success of Visions at Brickell Station's sister property, Visions Orlando, has been nothing short of extraordinary,” said Fernando de Nunez y Lugones, Principal of Location3 Investments & UNCG, and the individual responsible for V&V's involvement. “The Visions brand has attracted incredible attention from prospective buyers who recognize the heightened demand of discerning vacation and business visitors looking for an enhanced experience and lifestyle. Identifying that there was a particularly unique need for this product type in the Brickell market, we have no doubt that the response to Visions Brickell Station will be very compelling.”