



THE RITZ-CARLTON RESIDENCES®
MIAMI BEACH

Call 1 305-998-9922

LIONHEART CAPITAL

It is our pleasure to introduce you to The Ritz-Carlton Residences, Miami Beach. Comprised of only 111 condominium residences and 15 private single-family villas, The Residences will be one of only a few stand-alone Ritz-Carlton Residences in the world, bringing together exceptional amenities and services with modern architecture and design unmatched in South Florida.

Imagine a home not only defined by sophisticated style and luxurious finishes, but also equipped to deliver the finest unparalleled service. For nearly a century, The Ritz-Carlton has evoked the highest standard of unsurpassed service and The Residences in Miami Beach extends this tradition to those who make a home here. You will experience quality service unlike ever before. From the concierge who can arrange a multitude of services, including your theatre and restaurant reservations to in-residence dining and housekeeping, you will appreciate luxury living at its finest. Our expert staff is highly trained and managed by The Ritz-Carlton to anticipate your every need.

Designed by award-winning Italian architect Piero Lissoni, the project will offer luxury waterfront living—amid seven acres of gardens, pools, entertainment spaces and a private marina. Expansive residences will redefine Miami Modern, incorporating natural materials and framed views with resort-style service and detailed Italian craftsmanship. Ideally situated in a private enclave on Surprise Lake in Miami Beach, The Residences bring a premier lifestyle to one of Miami's most distinguished neighborhoods. Uniquely positioned, it will be the only condominium property of its kind available in this exclusively affluent, single-family residential community. Its convenient location provides both access to and from some of Miami's most popular and stylish destinations, including South Beach, Lincoln Road, Miami Design District, Bal Harbour and the Wynwood Art District.

Enclosed is a sneak preview of very preliminary information for those who have expressed interest in the project prior to the opening of our sales office in January. The Ritz-Carlton Residences, Miami Beach is ready for immediate reservations. Secure your opportunity today to own a lifestyle like no other, in a place like no other. Please call me 1-305-336-0457 to schedule your private appointment. We appreciate your interest and look forward to making your Ritz-Carlton experience extraordinary and unlike any other lifestyle in the world.

With great pleasure,

The Sales Team
The Ritz-Carlton Residences, Miami Beach

For more information or to reserve your unit please call 1-305-998-9922

OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

SEE LEGAL DISCLAIMERS ON FINAL PAGE.



THE RITZ-CARLTON RESIDENCES®
MIAMI BEACH





THE RITZ-CARLTON RESIDENCES®
MIAMI BEACH



SEE LEGAL DISCLAIMERS ON FINAL PAGE

LIONHEART CAPITAL



THE RITZ-CARLTON RESIDENCES®
MIAMI BEACH





THE RITZ-CARLTON RESIDENCES®
MIAMI BEACH





THE RITZ-CARLTON RESIDENCES®
MIAMI BEACH



SEE LEGAL DISCLAIMERS ON FINAL PAGE

LIONHEART CAPITAL



THE RITZ-CARLTON RESIDENCES®
MIAMI BEACH



East View



THE RITZ-CARLTON RESIDENCES®
MIAMI BEACH



SEE LEGAL DISCLAIMERS ON FINAL PAGE

LIONHEART CAPITAL



THE RITZ-CARLTON RESIDENCES®
MIAMI BEACH



SEE LEGAL DISCLAIMERS ON FINAL PAGE

LIONHEART CAPITAL



THE RITZ-CARLTON RESIDENCES®
MIAMI BEACH





THE RITZ-CARLTON RESIDENCES®
MIAMI BEACH





THE RITZ-CARLTON RESIDENCES®
MIAMI BEACH



SEE LEGAL DISCLAIMERS ON FINAL PAGE

LIONHEART CAPITAL

LIONHEART CAPITAL

PROPERTY OVERVIEW

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 ultra-luxurious condominium residences plus 15 private single-family villas
- 60 distinct floor plans with 1, 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq.ft.
- LEED Certified Building

RESIDENCE FEATURES

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Choice of imported stone floors in living areas
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer, and laundry cabinetry.
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

PIERO LISSONI CUSTOM-DESIGNED KITCHENS

- Custom-designed Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator-freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau built-in espresso machine
- Gaggenau microwave oven
- Gaggenau stainless-steel double wall oven
- Gaggenau full-size fully integrated dishwasher
- Dornbracht plumbing fixtures
- Undermount stainless-steel sink

MASTER BATHROOMS

- Boffi wood vanities
- Piero Lissoni custom-designed marble vessel sink and tray
- Dornbracht Fixtures
- Extensive use of stone throughout
- Oversized showers
- Glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc.

RESIDENTIAL AMENITIES

- Two 24-hour attended lobbies
- 24-hour valet service
- Waterfront social room with bar and catering kitchen and state-of-the-art entertainment system
- On-site marina
- Private day yacht
- On-site private car to chauffeur residents to surrounding destinations
- Tropically landscaped half-acre roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Expansive infinity-edge pool with waterfall
- Spacious cabanas
- Whirlpool spa
- Private poolside Grille Restaurant
- Private BBQ/dining area
- The Residences Club Room with bar, virtual golf and billiard table
- Cinema-style screening room
- On-site spa with a treatment suite, steam rooms and sauna
- State-of-the-art fitness center
- Indoor & outdoor yoga studios
- Boardroom/library
- Gaming room with large-screen TV, Wii and Xbox consoles
- Kids room
- Carwash facilities
- Dog walk
- Pet groom room



THE RITZ-CARLTON RESIDENCES®
MIAMI BEACH



Premier Sales Group, Inc. a Licensed Real Estate Broker is the Exclusive Sales Agent. • ONE Sotheby's International Realty, Global Marketing Partner.

The Ritz-Carlton Residences, Miami Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C. or its affiliates ("Ritz-Carlton"). 4701 North Meridian, L.L.C. uses The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE..

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. 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 lifestyles 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. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing.