Property Overview
- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 Ultra-luxurious Condominium Residences
- 15 Private Master Architect designed Stand-alone Villas
- 60 Distinct Floor Plans with 2, 3, 4 and 5-Bedroom Layouts, Ranging From 1,700 to more than 10,000 sq.ft.

Residence Features
- Custom Interior Details designed by Piero Lissoni
- Private Elevator Foyers in most Residences
- Stone Flooring in all Common Areas, Kitchen and Bathrooms
- Solid-core Oversized Doors
- Expansive Hurricane Resistant Windows and Doors throughout
- Laundry Room with front-loading Washer and Dryer
- 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
- Designer Boffi Kitchens by Lissoni
- Expansive Stone Countertops
- Gaggenau Built-in fully integrated Side-by-side Refrigerator
- Gaggenau Built-in fully integrated Side-by-side Freezer
- Gaggenau Gas Cook Top
- Gaggenau Microwave Oven
- Gaggenau Stainless-steel Wall Oven
- Gaggenau Full-size fully integrated Dishwasher
- Zucchetti Plumbing Fixtures

Master Bathrooms
- Designer Boffi Bathrooms by Lissoni
- Zucchetti Fixtures
- Stone Floors and Walls
- Oversized Glass-enclosed Rain Showers
- Jetted Soaking Tubs
- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc.

Residential Amenities
- Tropically Landscaped Half-acre, Roof-top Pool Deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private VanDutch Day Yacht
- 36 Private Boat Dockages
- Beach Concierge Services at the Thompson Hotel
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar, Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Private Poolside Cabanas
- Whirlpool Spa
- Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar, Virtual Golf and Billiards Table
- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna and Treatment Suite
- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art & Music Rooms
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase

THE RITZ-CARLTON RESIDENCES®
MIAMI BEACH

# RESIDENCE TYPE C8

2 Bedrooms | 3.5 Bathrooms | Media Room

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

All depictions of matter of detail shown hereon, including, without limitation, items of finish, furniture and decoration, are conceptual only and are not necessarily included in each Unit. For correct representation of the items included in the Unit, see the Purchase Agreement

SOTHEBY'S INTERNATIONAL REALTY

This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Prices, plans and specifications are subject to change without notice. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish, furnishings and decoration, are conceptual only and are not necessarily included in each Unit. Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 2,809(102), 2,958(202), 2,966(302). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions and ceiling heights are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Additionally, ceiling height measurements exclude those areas where any soffits, moldings, drop and/or suspended ceilings and/or light fixtures may be installed. As such, the referenced ceiling height may not represent actual ceiling clearance. The seller reserves the absolute right, in its sole judgment and discretion, to substitute appliances, materials, fixtures, and equipment of equal or great quality or value for those specified.

THE RITZ-CARLTON RESIDENCES®
MIAMI BEACH

# RESIDENCE TYPE C8

2 Bedrooms | 3.5 Bathrooms | Media Room

| | | | |
|---|---|---|---|
| Residence 102 | Ceiling height: | 12'-2" | (3.71m) |
| Residence 202 | Ceiling height: | 12'-2" | (3.71m) |
| Residence 302 | Ceiling height: | 12'-2" | (3.71m) |

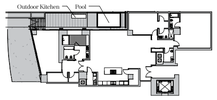
Residence 102

| | | | |
|---|---|---|---|
| Living Area: | 3,040 sq. ft | (282 | sq. m) |
| Terrace: | 822 sq. ft | (73 | sq. m) |
| Total Area: | 3,862 sq. ft | (355 | sq. m) |

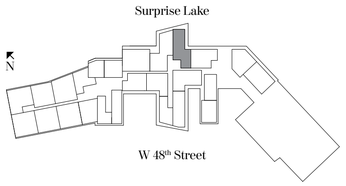
Residence 102 does not include a private elevator lobby.

Residence 202 & 302

| | | | |
|---|---|---|---|
| Living Area: | 3,121 sq. ft | (290 | sq. m) |
| Terrace: | 453 sq. ft | (42 | sq. m) |
| Total Area: | 3,574 sq. ft | (332 | sq. m) |

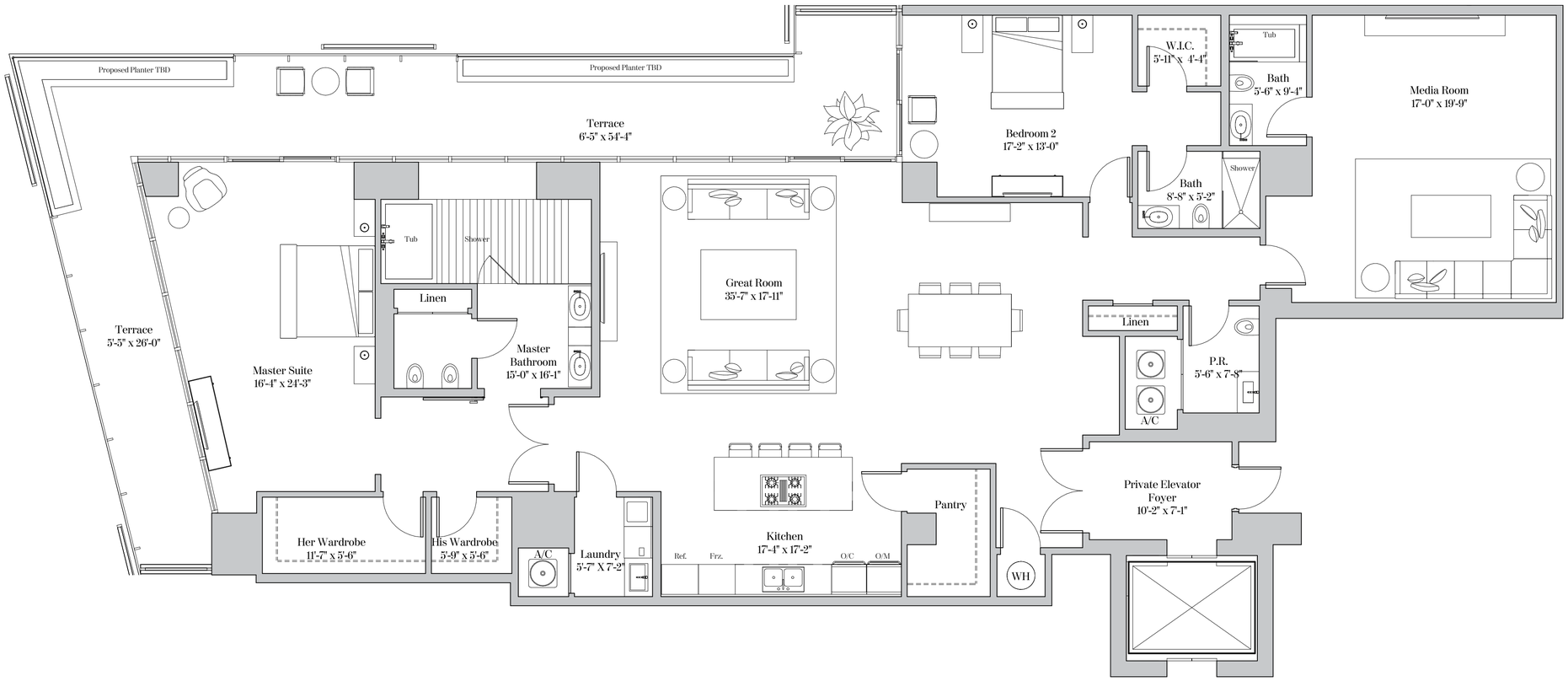



Terrace at Ground Floor




0' 5' 10' 15' 20'

3/16" = 1'-0"




LIONHEART CAPITAL