



Mr. C
RESIDENCES
COCONUT GROVE, FL

BY
IGNAZIO
AND
MAGGIO
CIPRIANI



“Mr. C represents a modern vision of old-world simplicity and stylish European glamour.”
— Ignazio Cipriani



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I/ PRESENTATION

Located on South Bayshore Drive and featuring panoramic views spanning from Peacock Park across Biscayne Bay to Key Biscayne and beyond, Mr. C Residences Coconut Grove offers the ultimate South Florida lifestyle. Beaches and boating are at residents' fingertips, while Italian-style dining and social spaces are just steps from their front doors. Brothers Maggio and Ignazio Cipriani, members of the fourth generation of the Cipriani family, have drawn on their rich familial history as well as their own 21st-century perspectives to create Mr. C, a luxury hospitality and residential brand for glamorous modern living.

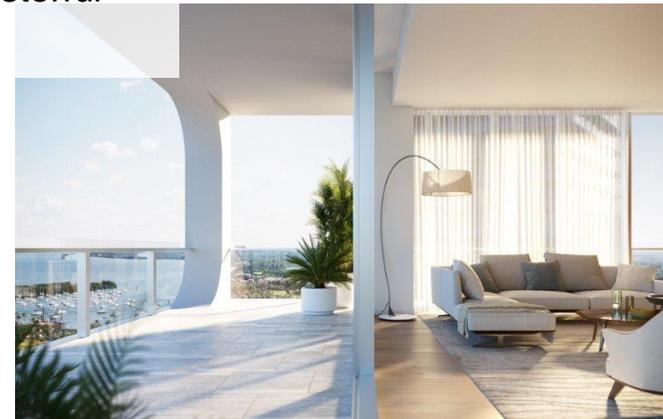
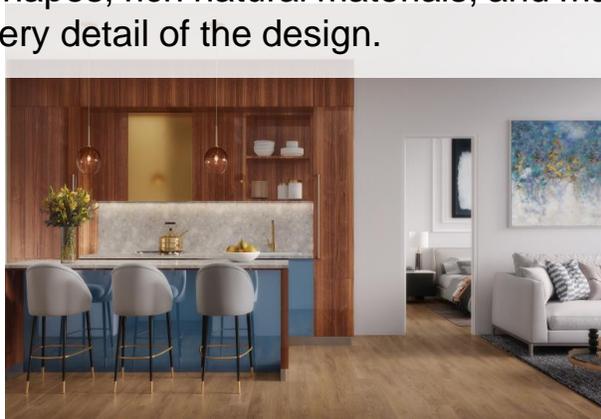
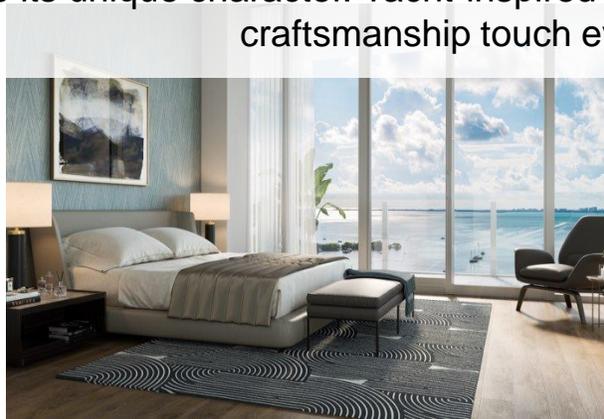
Mr. C Residences lives up to the highest standards of design. Honoring the approach to service that began in their great-grandfather's single, thoughtfully conceived bar on Calle Vallarosso, the brothers have made personalized attention offered with genuine care an integral part of Mr. C's DNA.

The 21-story building offers 118 condominiums ranging from 1 to 5 bedrooms. Each unit features 11-foot ceilings with floor-to-ceiling glass, a private outdoor terrace, Italian terrazzo and quartz countertops, Italian cabinetry, European porcelain floor tiling, premium Sub-Zero and Wolf appliances, and solid-core interior wood doors. It will be delivered by 2022.





Residential interiors and amenity spaces channel the nautical tradition that gives Coconut Grove its unique character. Yacht-inspired shapes, rich natural materials, and masterful craftsmanship touch every detail of the design.



II/ FLOOR PLANS

Mr. C offers 1- to 5-bedroom units over 21 stories. The building is composed of 118 residences with four penthouses.

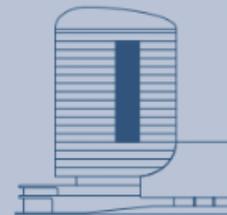
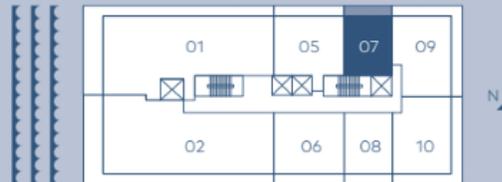
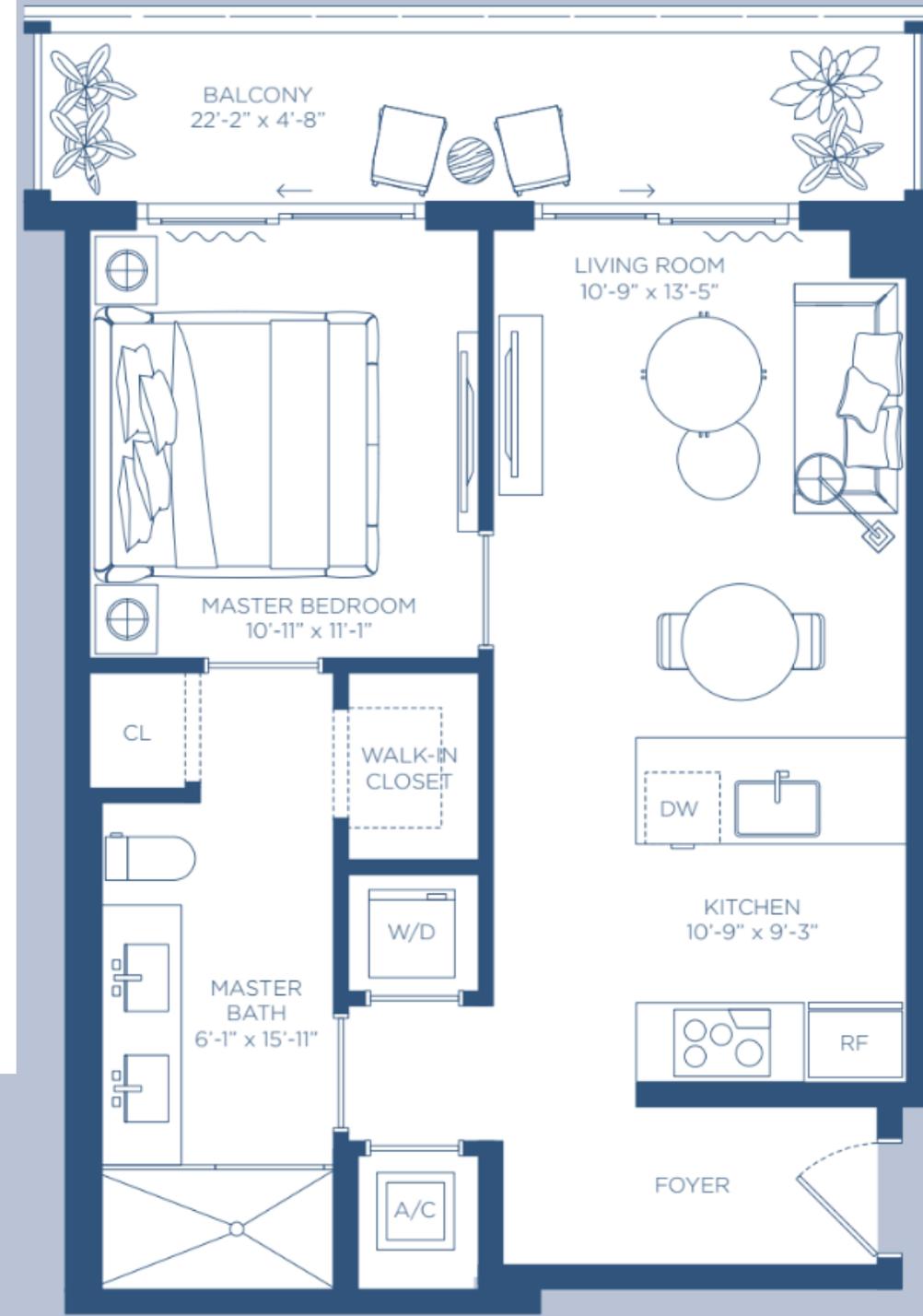
Let's see an example of each.



1 Bedroom / 1 Bathroom

The 1-bedroom configuration ranges from 650 to 815 sq ft with an outdoor area ranging from 114 to 460 sq ft. Residence 07 features an interior of 650 sq ft with a terrace of 114 sq ft.

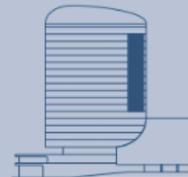
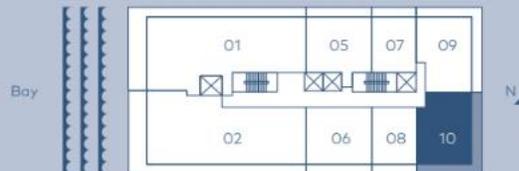
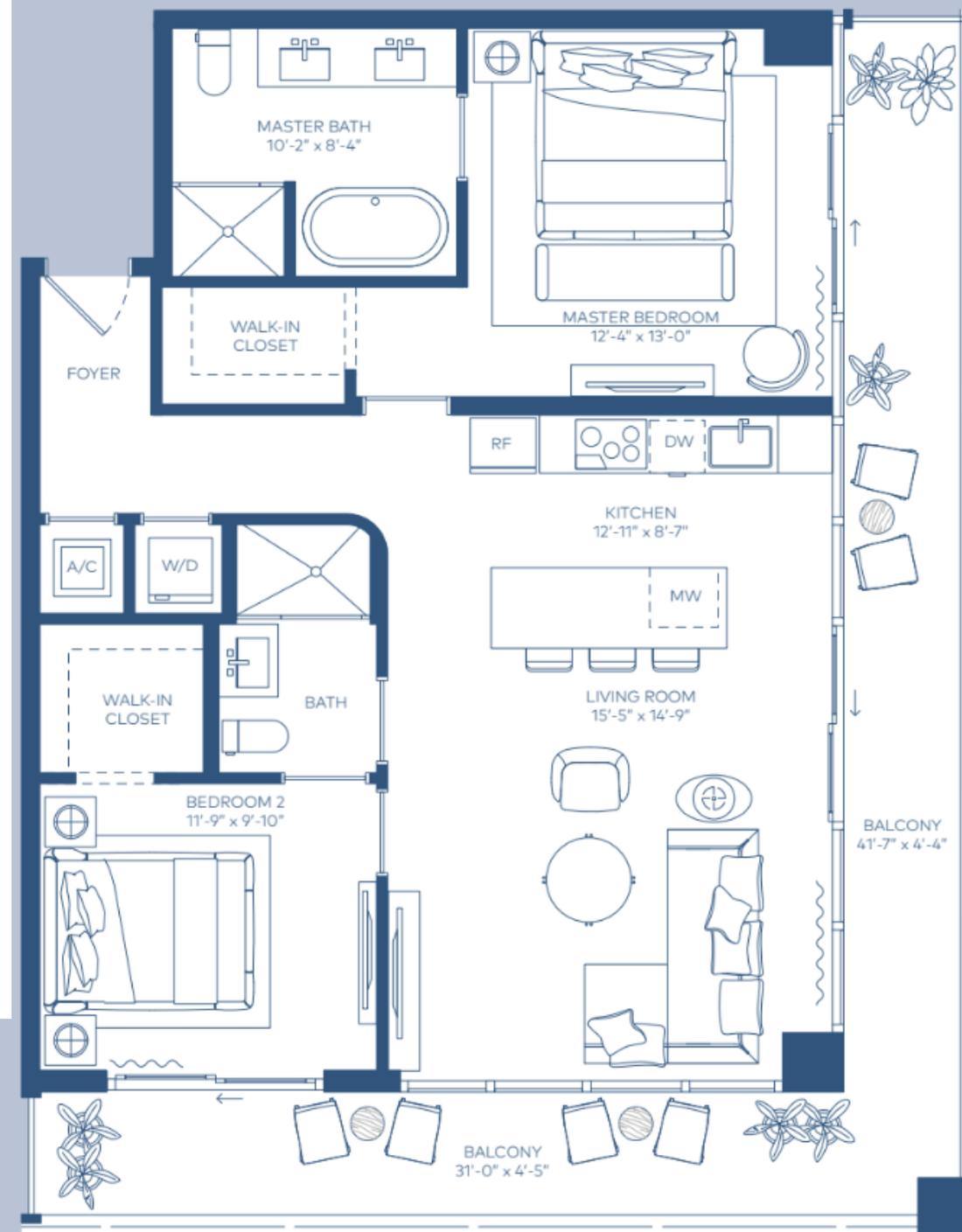
The kitchen opens to the living room, which offers direct access to the terrace. The master bedroom features a stunning view, two closets, and a master bathroom with a double sink and a shower.



2 Bedrooms / 2 Bathrooms

The 2-bedroom configuration ranges from 964 to 1023 sq ft with an outdoor area ranging from 170 to 360 sq ft. Residence 10 features an interior of 1023 sq ft with a corner terrace of 360 sq ft.

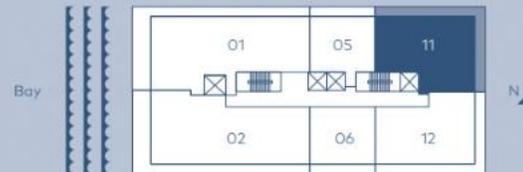
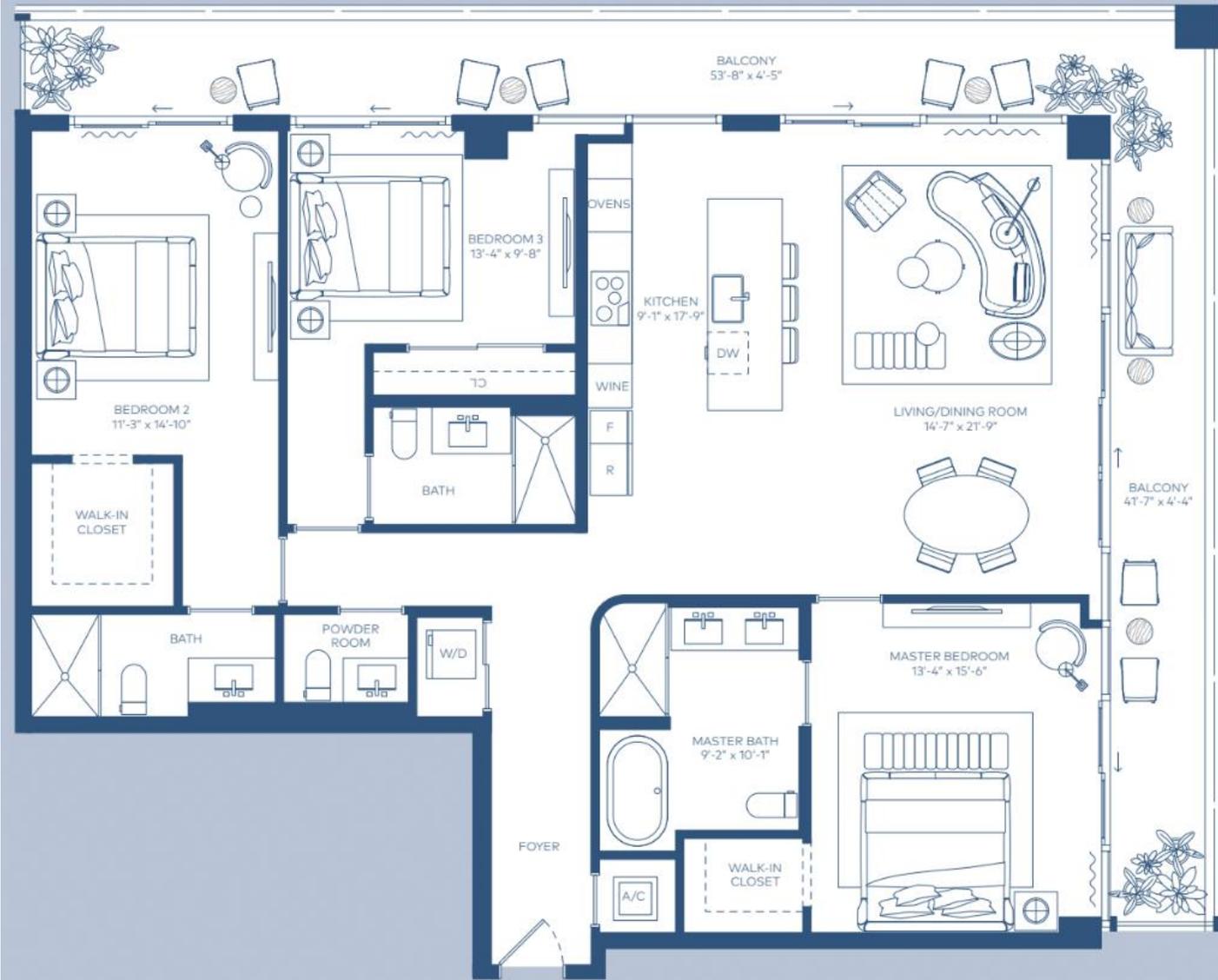
The foyer opens to the kitchen and the living room, which offers access to the corner terrace. The master bedroom features a walk-in closet and a master bathroom with a bathtub *and* a shower, while the second bedroom has a walk-in closet and a bathroom with a shower. Each bedroom provides direct access to the terrace and its view.



3 Bedrooms / 3.5 Bathrooms

The 3-bedroom configuration ranges from 1662 to 2623 sq ft with an outdoor area ranging from 470 to 815 sq ft. Residence 11 features an interior of 1746 sq ft with a corner terrace of 475 sq ft.

The foyer opens to the kitchen and the living/dining room, which offers access to the corner terrace. The master bedroom features a walk-in closet and a bathroom with a bathtub, a shower, and a double sink. On the left side of the unit are the powder room and the two other bedrooms. Each one features a closet, a bathroom with a shower, and direct access to the terrace.



4 Bedrooms / 3.5 Bathrooms

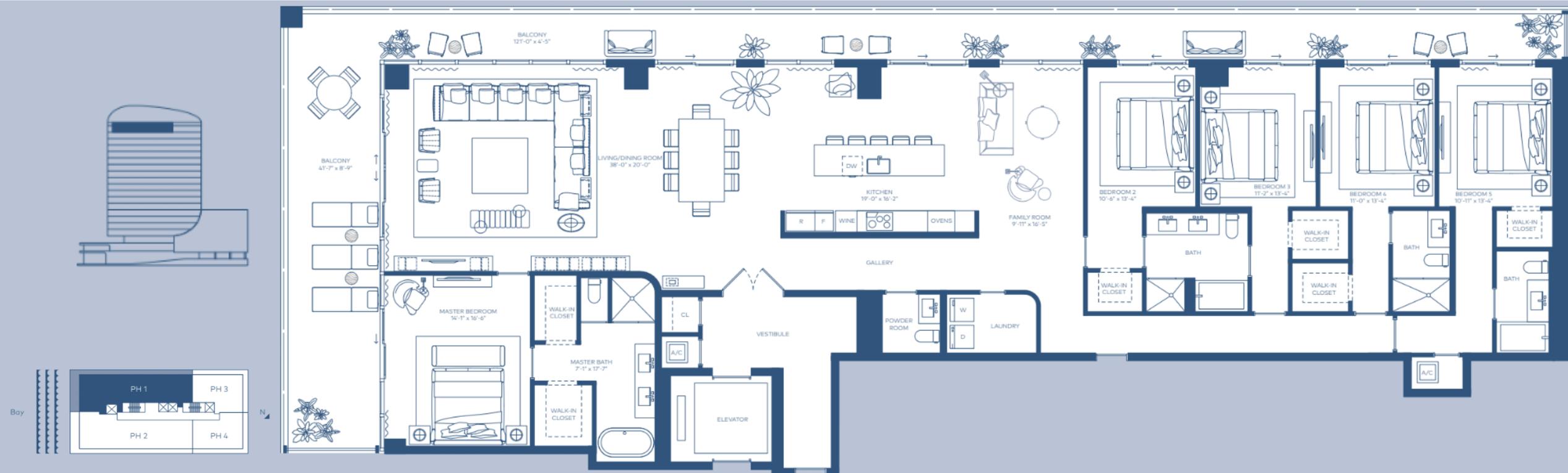
The 4-bedroom configuration offers 2655 sq ft of indoor area and an outdoor area of 815 sq ft. Residence 01 has a private elevator that opens to the vestibule. Upon entering the unit, you'll have access to the kitchen and the living/dining room, with a stunning view of the bay both from inside and from the corner terrace. The master bedroom features two walk-in closets and a bathroom with a bathtub, a shower, and a toilet room. On the right side of the apartment, follow the corridor to the powder room, the laundry room, and the three other bedrooms. The second and the third bedrooms share a bathroom with a bathtub. The second bedroom can be transformed into an office or a library room, if you wish. The fourth bedroom features a walk-in closet and a private bathroom with a shower. Each bedroom offers direct access to the terrace and its stunning view of the bay.



5 Bedrooms / 4.5 Bathrooms

The 5-bedroom configuration is only available in penthouses. It offers an indoor area ranging from 3590 to 3645 sq ft and an outdoor area of 985 sq ft. Penthouse 01 features an interior of 3645 sq ft with a corner terrace of 985 sq ft.

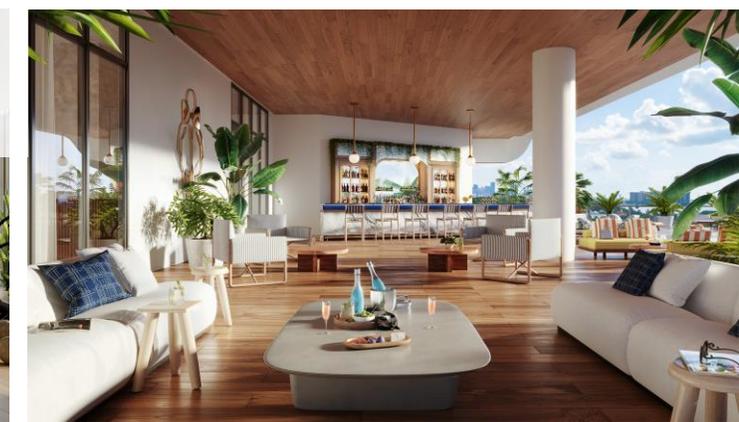
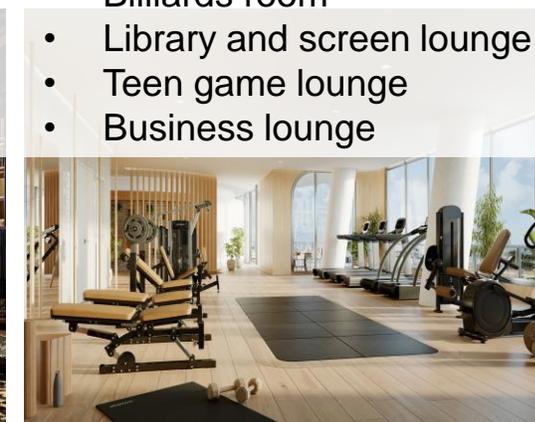
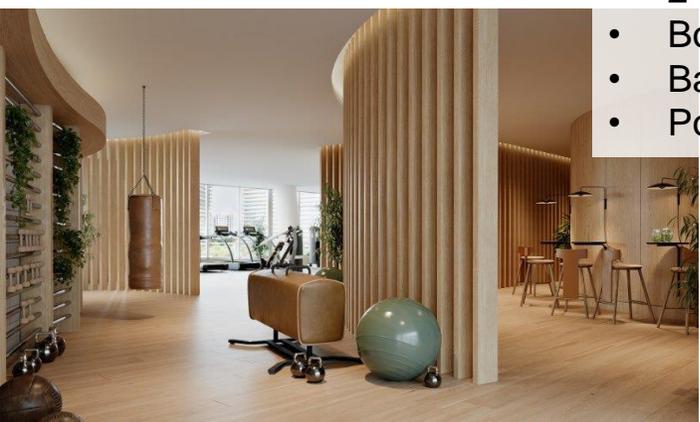
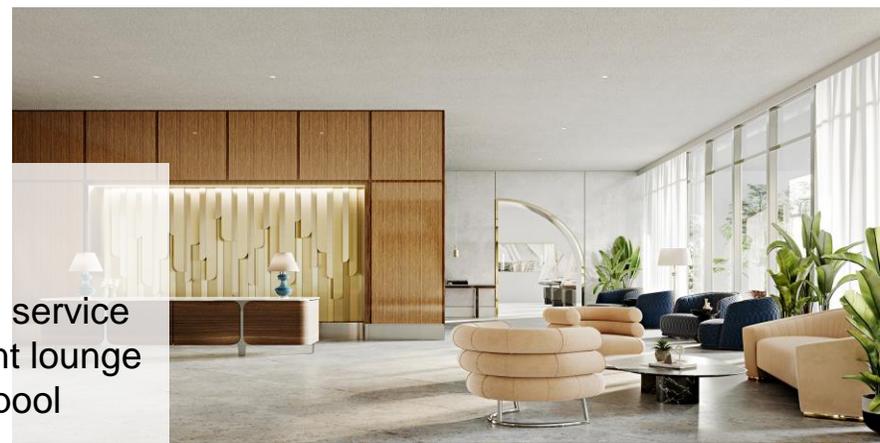
The unit's private elevator opens to the vestibule. Upon entering the unit, you'll have access to the kitchen, the living/dining room, and the family room, with a stunning view of the bay from inside and from the terrace. Beside the living room is the master bedroom with two walk-in closets and a master bathroom with a bathtub, a shower, and a toilet room. Follow the corridor to the right side of the unit to access to the powder room, the laundry room, and the four other bedrooms. The second and third bedrooms share a bathroom with a bathtub and a shower. The fourth and fifth bedrooms each have a private bathroom with a bathtub or a shower. All the bedrooms comes with a walk-in closet and direct access to the terrace.





III/ AMENITIES

- Concierge reception
- Butler service
- 24-hour doorman and security
- 24-hour valet
- Body and mind wellness center
- Bayshore Club pool w/ sun deck
- Poolside food & beverage service
- Cabanas w/ towel service
- Pool bar and event lounge
- Garden-level lap pool
- Billiards room
- Library and screen lounge
- Teen game lounge
- Business lounge



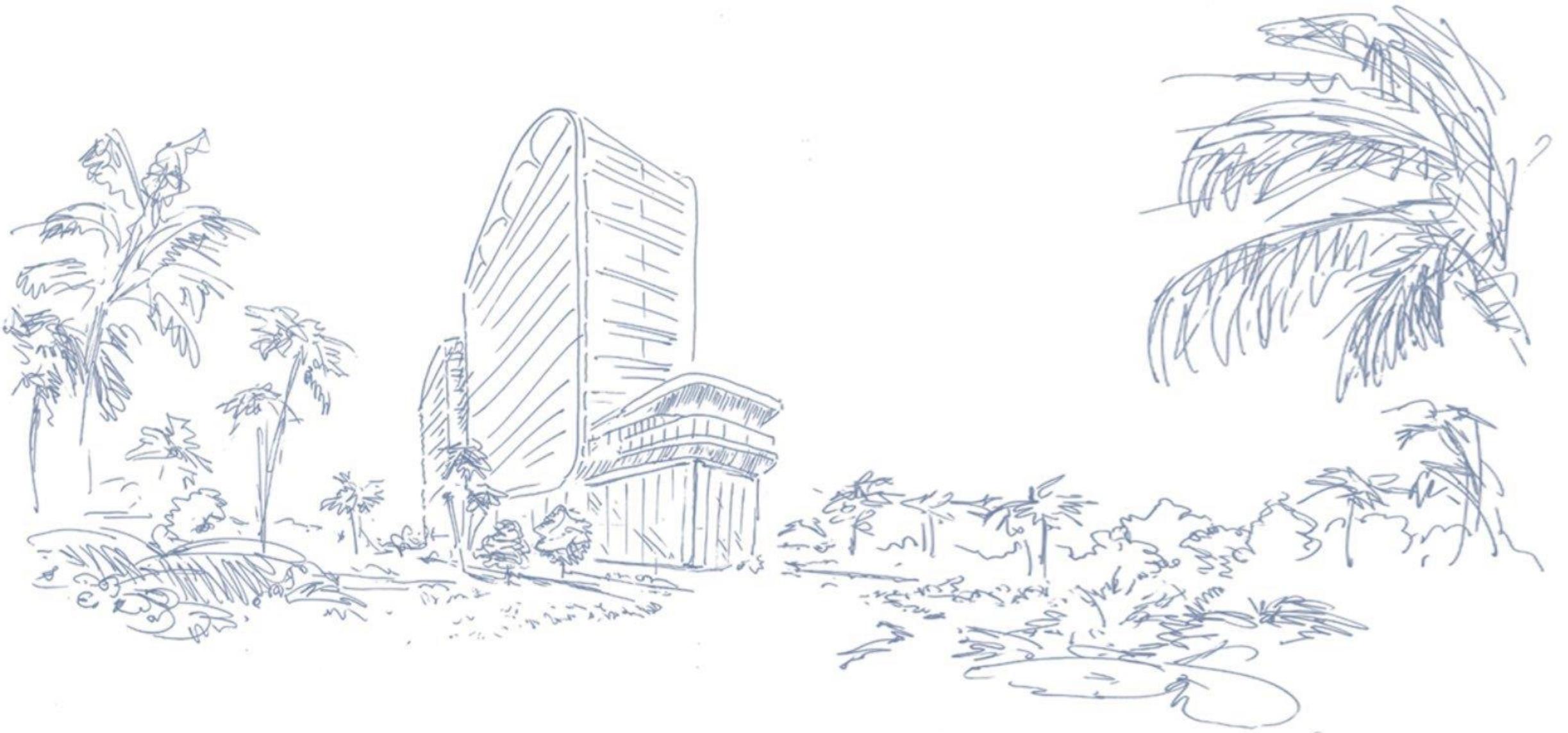


IV/ WHY MR. C RESIDENCES ?

Only a 15-minute drive from Downtown Miami, Coconut Grove is appreciated by those who love quiet, serenity, and lush landscaping. This neighborhood offers a variety of activities: shopping, dining, art galleries, and more.

The Mr. C experience is luxurious and refined with a youthful spirit, grounded in quality and timeless elegance. From its architecture and its interiors to its landscaping, there is a refined sensibility honed from a lifetime of exposure to aesthetic excellence. Mr. C is home to those who appreciate the finer things—those who live their lives with an inherent sense of style, and who believe that simplicity is the ultimate sign of sophistication. Enjoying a morning espresso on your private terrace, joining neighbors for an aperitif at the pool-deck bar, or spending the afternoon sailing are just a few of the beautiful possibilities Mr. C Residences puts at your fingertips.

If you appreciate the fine art of living well, Mr. C Residences is for you.



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