



THE RITZ-CARLTON RESIDENCES®
SUNNY ISLES BEACH





PROPERTY SUMMARY

Renowned leaders in South Florida luxury real estate development, Chateau Group and Fortune International Group, have joined forces to bring The Ritz-Carlton Residences to Sunny Isles Beach.

Spanning 2.2 acres, the 52 story tower is located directly on 250 feet of pristine beachfront. Upon completion in 2018, The Ritz-Carlton Hotel Co. will manage the property, providing residents with the legendary service, quality and personal touch synonymous with The Ritz-Carlton® brand.

Located in the heart of magnificent Sunny Isles Beach, The Residences stand between prestigious Bal Harbor Shops and the fabulous Aventura Mall, as well as near to both Miami and Fort Lauderdale International Airports. The unprecedented luxury and superb design and architecture are complemented by a location that puts you close to all of the excitement, culture and beauty of South Florida.

BUILDING DESCRIPTION

LOCATION	15701 Collins Avenue, Sunny Isles Beach, FL 33160
TYPE	Luxury Oceanfront Condominiums
DEVELOPERS	Chateau Group Fortune International Group
ARCHITECT	Arquitectonica
INTERIORS	Michele Bönan
TOTAL UNITS	212
FLOOR PLANS	5 Residences + Penthouses
SIZE RANGE	Residences 1,605 sq. ft. to 3,640 sq. ft. (149 m ² -338 m ²) Penthouses up to 6,320 sq. ft. (587 m ²)



PROPERTY AND BUILDING

- Stunning 649 ft. tower directly on 250 ft. of oceanfront in Sunny Isles Beach
- Managed by The Ritz-Carlton Hotel Company
- Spectacular design by Arquitectonica with lush landscaping by Arquitectonica GEO
- Stunning interiors by Michele Bönan
- 212 residences ranging from 1,605 sq. ft. to 3,640 sq. ft.; Penthouse up to 6,320 sq. ft.
- Grand Porte Cochere
- Perfectly located between Aventura Mall and Bal Harbour Shops and Miami and Fort Lauderdale International Airports
- Impressive two-story lobby backed by four stories of glass overlooking pool and beach

RESIDENCES

- Spacious floorplans boasting ocean, city and Intracoastal views
- Ceiling height clearing 10', and soaring above 15' in penthouses
- Oversized terraces, with private pools in select residences
- Private elevator lobby for each residence
- Kitchens designed with Italian cabinetry, stone countertops, European appliances, wine cooler, cappuccino maker, and more
- Walk in closets in all master bedrooms
- Laundry room with full size washer and dryer
- Smart home technology
- Prewired for high speed Internet access and WiFi
- Service quarters in select residences

AMENITIES

- Private beach amenities including cabanas, chaise lounges and umbrellas
- Beach Restaurant offering pool and beach service as well as in-residence delivery
- East pool deck with main pool and seamless connection to beach
- Kids Club with indoor and outdoor play facilities including fountain spout
- West deck with outdoor massage area, lap pool and two hot tubs
- Oceanfront state-of-the-art fitness center
- Oceanfront wellness center with treatment areas, sauna and steam rooms



CLUB LEVEL AMENITIES

Among the many amenities throughout the property, the 33rd floor private club level rests high in the sky surrounded by endless views in every direction. Club level amenities include:

- Media room
- Lounge
- Breakfast area
- Two bar areas including garden bar
- Private dining area with prep kitchen
- Business center
- Library
- Car wash and electric car charging facilities

*Some services have additional costs

SERVICES

The lifestyle at The Ritz-Carlton Residences, Sunny Isles Beach will be defined by impeccable service combined with oceanfront enjoyment. The following are examples of offered services*:

- 24/7 valet parking & concierge
- 24/7 attended lobby
- Housekeeping services
- Limousine and chauffeur
- Personal chef
- Dog walking
- Boat charter
- Courier
- Nanny and childcare
- Personal fitness training
- Grocery shopping
- Owner absentee program
- Airline & private air reservations
- Restaurant & nightlife arrangements
- Yacht charter
- Spa / salon reservations
- Theater & entertainment reservations
- Golf tee time reservations
- Ordering floral arrangements
- Plant care maintenance
- Overnight delivery service
- Newspaper delivery
- Mail & package delivery
- Mail & package shipping
- Secretarial services
- Notary public services
- Activity arrangements
- Shopping information
- The Ritz-Carlton Hotel reservations
- Wake-up calls
- Personal shopping
- Function & event planning
- Equipment rental arrangements
- Arrival prep & stocking
- Laundry & dry cleaning
- Seamstress & alteration services
- Engineering services
- In-residence dining & catering



FORTUNE
INTERNATIONAL
GROUP

Known in the real estate development industry for its unwavering commitment to quality and luxury, Fortune International Group has set new standards with every building it has delivered. Led by visionary founder Edgardo Defortuna, Fortune is fueled by insightful leadership, a seasoned and savvy in-house team, and more than 30 years' experience in South Florida real estate. Fortune is both a recognized authority and pioneer in the city. With a focus on exceptional waterfront properties, Fortune International Group's development portfolio includes Jade Residences at Brickell Bay, Jade Beach, Jade Ocean, Jade Signature, Artech, Auberge Beach Residences and Spa Fort Lauderdale, Hyde Resort & Residences, Hollywood, and others.



 **CHÂTEAU**
GROUP
EST. 1983

Château Group is a leading real estate development company with over 35 years of developing residential, commercial and mixed-use projects. Founded by Sergio and Manuel Grosskopf, recent endeavors include the development the two most emblematic towers in Buenos Aires, Argentina, Chateau Libertador and Chateau Puerto Madero. In Punta Del Este, Uruguay, Chateau Group developed Le Jardin Residences, Beverly Tower, Coral Tower, and Millenium Tower. In Miami, Chateau Group co-developed 900 Biscayne and Quantum on the Bay, and is currently completing Chateau Beach Residences, as well as, developing Fendi Chateau Residences. Chateau Group houses a fully-integrated corporate structure with multi-faceted expertise.



ARQUITECTONICA

Based in Miami and with offices around the world, Arquitectonica is a major presence on the global architectural stage. Led by Bernardo Fort-Brescia, the firm received critical and popular attention and acclaim almost from its inception, thanks to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Today their practice spans the globe, with projects in 54 countries on five continents. Well-known projects by include the Microsoft Europe Headquarters in Paris, the Bronx Museum in New York, the International Finance Center in Seoul, the Mandarin Oriental Hotels in Shanghai and Guangzhou and Icon Brickell in Miami.



 **MICHELE BÖNAN**
ARCHITETTO

Michele Bönan is an internationally acclaimed architect and interior designer who lives and works in Florence. He has been involved in design projects all over the world from New York to Miami to London, Florence to Capri. Hotels and Resorts designed by Michele Bönan include Cipriani Restaurant and Casa Tua in Miami. In Florence, Italy he designed Hotel Lungarno, JK Place, Hotel Continentale, Hotel Gallery Art and Palazzo Tornabuoni. Projects in other parts of the world include JK Place in Capri, Heidelberg Suites in Heidelberg and Hotel Portrait Suites in Rome.



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UNIT DETAILS

Unit	Bed / Bath	Interior SQ FT	Terrace SQ FT	Total SQ FT	Interior SQ M	Terrace SQ M	Total SQ M
A	3 + Den + Service Room/4.5	3,080	235	3,315	286	22	308
B	3 + Family Room/3.5	2,475	325	2,800	230	30	260
C	2/2.5	1,605	245	1,850	149	23	172
D	2 + Den/2.5	1,735	245	1,980	161	23	184
E	4 + Family Room + Service Room/5.5	3,640	475	4,115	338	44	382

DEVELOPMENT AND SALES



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

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