



THE RITZ-CARLTON RESIDENCES

THE RITZ-CARLTON RESIDENCES, SOUTH BEACH FACT SHEET

OCEANFRONT BEACH HOUSES IN THE SKY

Introducing The Ritz-Carlton Residences, Sagamore South Beach - A private collection of just 30 oceanfront beach houses in the sky with panoramic views of the historic Miami Beach; a once-in-a-lifetime opportunity.

PROPERTY OVERVIEW

- A limited collection of 30 Beach Houses
- Custom-designed one- to five-bedroom residences and Penthouses
- Two duplex Penthouses with private roof terraces featuring individual outdoor pools, spas, and kitchens
- More than 50,000 square feet of new bespoke five-star amenities available to residents, managed by The Ritz-Carlton
- Refined interiors by renowned interior design firm, Studio Munge
- Architecture by Kobi Karp Architecture and Interior Design Inc.
- Lush landscaping by Naturalfficial
- Dining experiences by Nobel-prize nominated, and Michelin-starred Chef Jose Andres

LOCATION

- Located at 1671 Collins Avenue in Miami Beach
- Steps from Lincoln Road
- Dynamic location connects to Miami's most exciting points of interest, including signature shopping, museums, parks and restaurants

RESIDENCE FEATURES

- Panoramic ocean views from most residences
- Sweeping wrap-around terraces with architectural glass railings
- Airy 10-foot ceilings with floor-to-ceiling windows, showcasing views of the Atlantic Ocean, Miami Beach and beyond
- Private elevator with direct entry in most residences
- Spacious living, dining, and entertaining areas
- Dedicated service entry in most residences
- Hand-selected natural stone finishes in all bathrooms and kitchens
- Custom French white oak flooring throughout
- Lutron lighting control system in all residences
- Full-sized washers and dryers in select residences
- Vented dryers in all residences
- Pre-wiring and pockets for custom window treatments
- Dedicated parking with direct access to The Residences
- Miami-Dade NOA-rated window systems for hurricane resistivity

CUSTOM KITCHENS BY STUDIO MUNGE

- Studio Munge custom designed kitchens
- Hand-selected and arranged Calacatta Extra Premium marble throughout
- Custom marble island with integrated sink and breakfast nook in select residences
- Luxurious Kallista plumbing fixtures in brushed bronze finish
- Custom fluted glass cabinetry with integrated lighting
- Custom honey oak tower cabinetry, decorated with bronze metal inlays and custom curved handles
- Full suite of integrated, top-of-the-line Gaggenau appliances, including temperature-controlled wine refrigerators in most residences
- Built-in dry bar in most residences
- Butler's pantry in select residences

PRIMARY BATHROOM SUITE

- Bespoke design by Studio Munge
- Dual ensuite bathrooms in select residences
- Double floating vanities with brass detailing, hand-selected and arranged Italian marble countertops and custom mirrors with integrated lighting
- Italian Paonazzo Extra Premium marble floors and walls boasting an interplay of silver, gold, and amber veining



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- Custom showers boasting floor-to-ceiling glass doors and wall-mounted rain shower head
- Freestanding soaking tubs with ocean views in most residences
- Walk-in closets in all residences
- Private water closet in most residences

SECONDARY BATHROOM

- Bespoke design by Studio Munge
- Custom vanity with hand-selected and arranged Italian marble countertops and custom mirror with integrated lighting
- Grigio Apuano marble walls and floors
- Polished metal fixtures and fittings
- Glass-enclosed shower

POWDER ROOM

- Cristallo Pink Quartzite stone enveloping walls, floors, and a custom vanity
- Bespoke lighting sconces and integrated lighting
- Polished metal fixtures and fittings

EXCLUSIVE RESIDENTIAL AMENITIES

- Legendary 5-Star Ritz-Carlton Services
- Private residential double-height lobby with views of the Sculpture Garden and beach
- 24-Hour Doorman and Concierge
- Entertainment lounge with dining table and chef's kitchen overlooking lush gardens
- Private state-of-the-art fitness center by Technogym with high-tech rubber flooring and personal treatment and training rooms
- Private rooftop pool & terrace with sun loungers beneath umbrellas with endless views of the Atlantic Ocean
- Four semi-private cabanas outfitted with TV and lounge seating
- Poolside social lounge enhanced with state-of-the-art multimedia technology

SAGAMORE WING HOTEL AMENITIES

- Direct access to the Sagamore wing, a newly renovated, exclusive all-suite addition to the Ritz-Carlton South Beach hotel
- Restaurant and Beach Club program by Michelin-starred chef, José Andrés*
- Historical lobby adorned with library, lavish lounge seating and signature café
- Intimate screening room adorned with plush modernist loungers, complete with a sculptural backlit onyx cocktail bar
 - Exclusive screenings and events available for residents
- Ever-changing art gallery that pays homage to Sagamore's prestigious past
- Sculpture Garden by Naturalfiction
- Two Sagamore Beachfront Pools with 12 semi-private cabanas
- Residents' Beach club with dedicated cabana service, beach lounges and umbrellas

THE RITZ-CARLTON HOTEL AMENITIES

- Exclusive Mediterranean Restaurant, Zaytinya, by Michelin-star Chef José Andrés*
- Lapidus Bar by Jose Andres*
- Oceanfront Beach Club by José Andrés*
- The Ritz-Carlton Spa including fourteen treatment rooms including two couple's treatment rooms*
 - Separate men's' and women's changing rooms with steam rooms, saunas, and relaxation lounges
 - In-residence treatments available upon request
- The Ritz-Carlton beauty salon with complete hair and nail offerings*
- Outdoor Ritz-Carlton resort lap pool and whirlpool
 - Luxuries daybeds and cabanas available for reserve
- Access to 24-hour fitness center
- Eleven meeting spaces spanning over 20,000 square feet, including the grand ballroom, with onsite catering by Chef José Andrés*
- Ritz Kids programming for younger guests*

EXCLUSIVE RESIDENTIAL SERVICES

The dedicated staff at The Ritz-Carlton Residences, South Beach can assist with a variety of personal arrangements at an owner's request. Following are examples of offered services typically requested, although the concierge can attend to any additional request.



THE RITZ - CARLTON RESIDENCES

ESSENTIAL SERVICES

- 24-Hour Valet Parking Service
- Beach Concierge Services
- Business Services
- Airline/Private Air Reservations
- Airport/Ground Transportation Arrangements
- Ordering Floral Arrangements
- Activity Arrangements
- Coordinate Delivery Services
- Automobile Rental Reservations
- Hotel and Guest Suite Reservations
- Limousine/Car Service Reservations
- Restaurant Information/Reservations
- Tour Information & Reservations
- Spa & Salon Reservations
- Move-in Coordination
- Pet Care/Kennel Reservations
- Theater & Entertainment Information
- Loss Prevention
- Doorman/Porter Services
- Notary Public Services
- Common Area Housekeeping
- Common Area Maintenance
- Newspaper/Magazine/Package Delivery

A LA CARTE SERVICES*

- In-Residence Dining and catering from signature on-site restaurant by Michelin-starred chef, José Andrés
- Engineering Services
- Grocery Shopping
- Laundry/Dry Cleaning/Alterations
- Car Washing/Detailing
- Travel & Vacation Planning
- Equipment Rental
- Secretarial Services
- Function/Event Planning
- Mail Packing & Shipping
- Personal Chef Services
- Personal Trainer
- In-home Spa Treatments/Service
- Nanny/Childcare Services

OWNER BENEFITS WITH MARRIOTT INTERNATIONAL

Ritz-Carlton Owners receive benefits at over 700 participating hotels within Marriott International's luxury portfolio, including EDITION, The Ritz-Carlton, St. Regis, Luxury Collection, W, and JW Marriott.

Current benefits include:

- 10% off regular room rate, based on availability
- Upgrade at check-in based upon availability
- Breakfast for two daily
- 4 p.m. Checkout based upon availability
- Welcome amenity and note from the hotel's General Manager
- A special additional hotel amenity, usually a food and beverage or spa credit
- Complimentary basic high-speed wireless Internet access



THE RITZ-CARLTON RESIDENCES

THE TEAM

SOBE SKY DEVELOPMENT, LLC

KOBI KARP ARCHITECTURE

KKAIID's modern designs and architectural work have been published and recognized internationally. They are inspired by the vernacular of the environments in which they reside. Its standard allows for the focus of the new design to relate to its logistical and historical contexts. The firm specializes in collaborating with clients to reach their project's mission while working within their budgetary parameters. The firm understands the need to create viable commercial, residential and mixed-use environments that produce a valued return on investment. KKAIID believes that each project must be delivered on time, within budget—every time.

STUDIO MUNGE

Studio Munge has been revolutionizing the design industry as a multidisciplinary design collective for over 20 years. Driven by a passion for cultural travel, human experience and the arts, Founder and Design Director, Alessandro Munge, along with an international team of over fifty, continues defying conventional design norms, resulting in awe-inspiring spaces that transcend expectation.

With global operations branching across North America in Miami and Toronto, Asia-Pacific, and the Middle East, Studio Munge brings to life award-winning luxury residential and hospitality projects in partnership with world-renowned architects, visionary global developers and hotel operators. Inspired by Alessandro's creative vision, Studio Munge's holistic style and inquisitive nature have positioned the firm as an industry leader, redefining boutique luxury while creating memorable and transformative experiences.

Recent Studio Munge appointments include The Ritz-Carlton Sagamore in South Beach, Sofia Miami in the Design District in collaboration with LVMH, EDITION Residences Miami Edgewater, an expansive Raffles hotel in the Middle East, the first integrated NOBU hotel, residences and restaurant in Toronto's Entertainment District, Pendry hotels in Chicago, Newport Beach and Tampa. In Asia, Studio Munge delivers an MGM and Diaoyutai hotel in Qingdao and a Shangri-La hotel in Nanning as well as several exclusive residential properties in Hong Kong and VIP lounge in Singapore's Marina Bay Sands.

CHEF JOSÉ ANDRÉS

Twice named to Time's "100 Most Influential People" list and awarded "Outstanding Chef" and "Humanitarian of the Year" by the James Beard Foundation, José Andrés is an internationally-recognized culinary innovator with two Michelin—starred restaurants, a New York Times best-selling author, educator, television personality, humanitarian, and chef and owner of ThinkFoodGroup. A pioneer of Spanish tapas in America, he is known for his avant garde cuisine and award-winning group of nearly three dozen restaurants throughout the country and beyond, including two with two Michelin stars. He is the founder of the non-profit World Central Kitchen, which has earned global respect for its chef-driven humanitarian and disaster relief operations, serving more than 50 million meals to those in need in 400 cities around the world.

DOUGLAS ELLIMAN DEVELOPMENT MARKETING

Douglas Elliman Development Marketing, a division of Douglas Elliman Real Estate, offers unmatched expertise in sales, leasing, and marketing for new developments throughout New York City, Long Island, Westchester, New Jersey, Florida, California, Massachusetts, and Texas. The company's new development hybrid platform matches highly experienced new development experts with skilled brokerage professionals who provide unparalleled expertise and real time market intelligence to its clients. The firm is heralded for its achievements in record-breaking sales throughout each of its regions. Drawing upon decades of experience and market-specific knowledge, Douglas Elliman Development Marketing offers a multidisciplinary approach that includes comprehensive in-house research, planning and design, marketing, and sales. Through a strategic global alliance with Knight Frank Residential, the world's largest privately-owned property consultancy, the company markets properties to audiences in 58 countries, representing an over \$87 billion global new development portfolio.