

Property Overview

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

Tower Residence Features

- Custom Interior Details designed by Piero Lissoni
- Private Elevator Foyers in most Residences
- Stone Flooring in all Common Areas, Kitchen and Bathrooms
- Wood Flooring in Bedrooms
- 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
- 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 for Beach Club Access
- 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 Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



THE RITZ-CARLTON RESIDENCES®
MIAMI BEACH

Exclusive Sales Agents: Premier Sales Group, Inc. and ONE Sotheby's International Realty. The Ritz-Carlton Residences, Miami Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C. 4701 North Meridian LLC uses The Ritz-Carlton marks under a license from The Ritz-Carlton Hotel Company, L.L.C.

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.



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 the precise Unit boundaries, please refer to the Declaration. 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.

RESIDENCE TYPE PH2

4 Bedrooms | 4.5 Bathrooms | Family Room

RESIDENCE TYPE PH2

4 Bedrooms | 4.5 Bathrooms | Family Room

Residence PH16

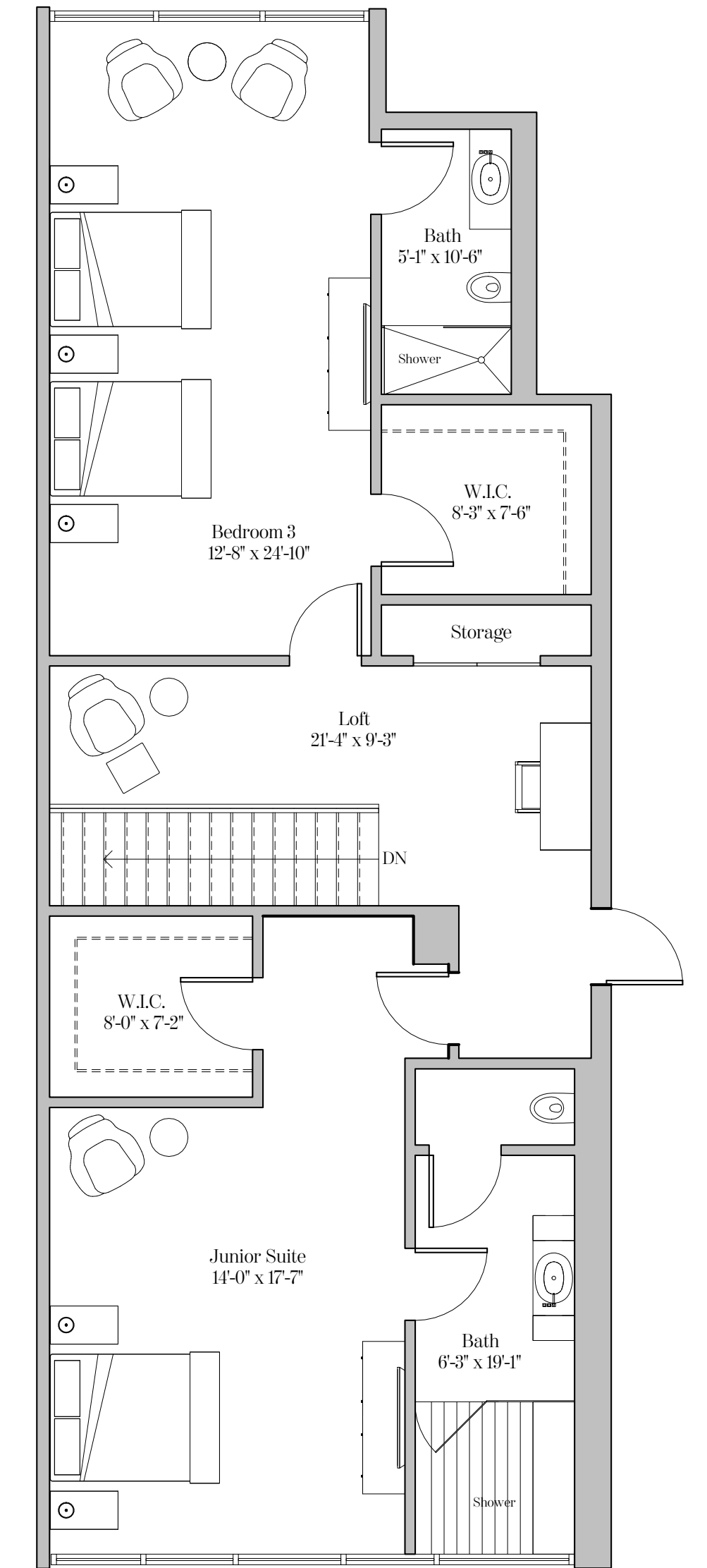
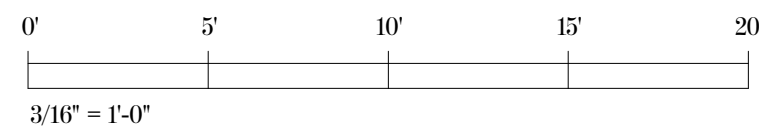
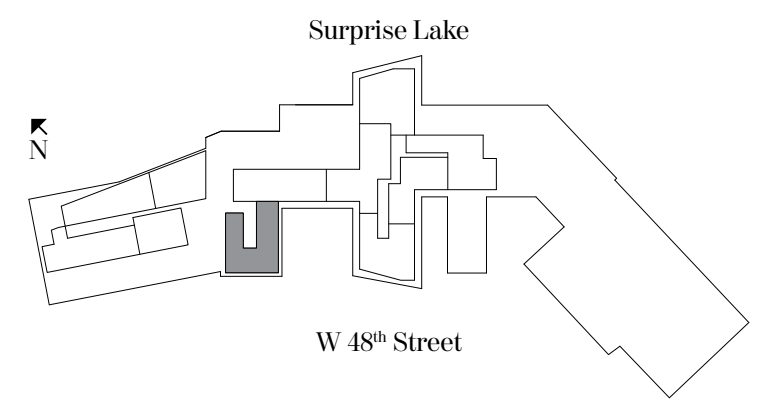
Ceiling height (Master & Great Rm): 9'-8" (2.95m)

Ceiling height (All Other Areas): 8'-8" (2.64m)

Living Area: 4,507 sq. ft (418 sq. m)

Terrace: 1,475 sq. ft (137 sq. m)

Total Area: 5,982 sq. ft (555 sq. m)



Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 Ultra-luxurious Condominium Residences
- 15 Piero Lissoni designed Stand-alone Villa Residences
- 60 Distinct Floor Plans with 2, 3, 4 and 5-Bedroom Layouts, Ranging From 1,700 to more than 10,000

Villa Features

- Custom 2 Story Residence designed by Piero Lissoni
- 2 Car Garage
- Private Pool in each Villa
- Waterfront Villas with Private Dockage
- Fireplace in select Villas
- Variable Refrigerant Flow HVAC System
- Solid-core Oversized Doors
- Expansive Hurricane Resistant Windows and Doors throughout
- Laundry Room with front-loading Washer and Dryer

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 for beach club access
- 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 Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase

Exclusive Sales Agents: Premier Sales Group, Inc. and ONE Sotheby's International Realty. The Ritz-Carlton Residences, Miami Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C. 4701 North Meridian LLC uses The Ritz-Carlton marks under a license from The Ritz-Carlton Hotel Company, L.L.C.

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.



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 4,301 (N01), 4,215 (N03), 4,520 (N05). 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

VILLA TYPE A

4 Bedrooms | 4.5 Bathrooms | Garage

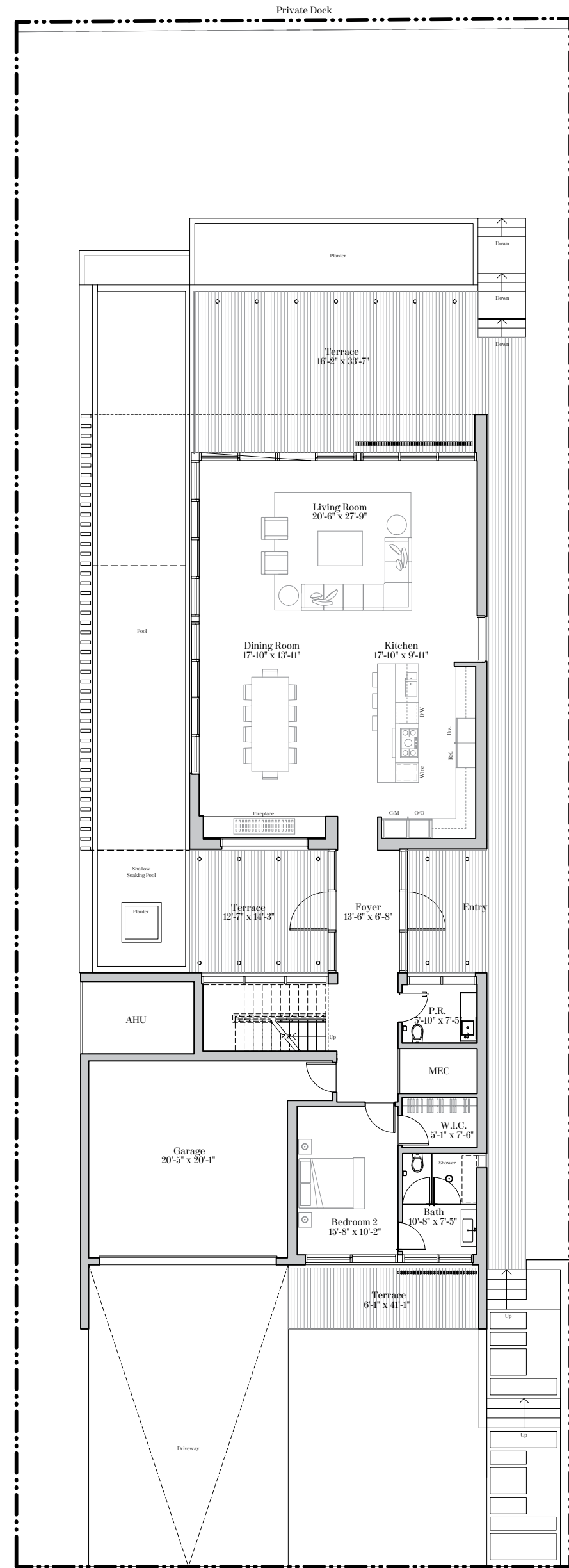
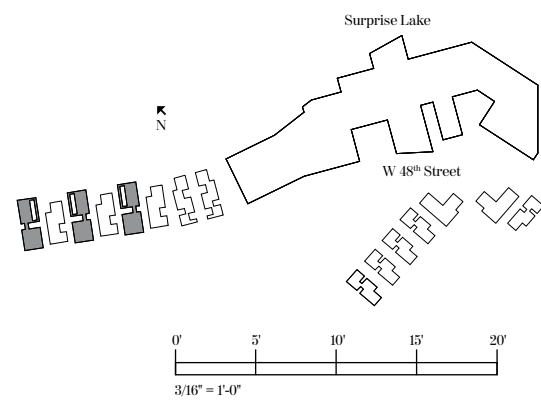
VILLA TYPE A

4 Bedrooms | 4.5 Bathrooms | Garage

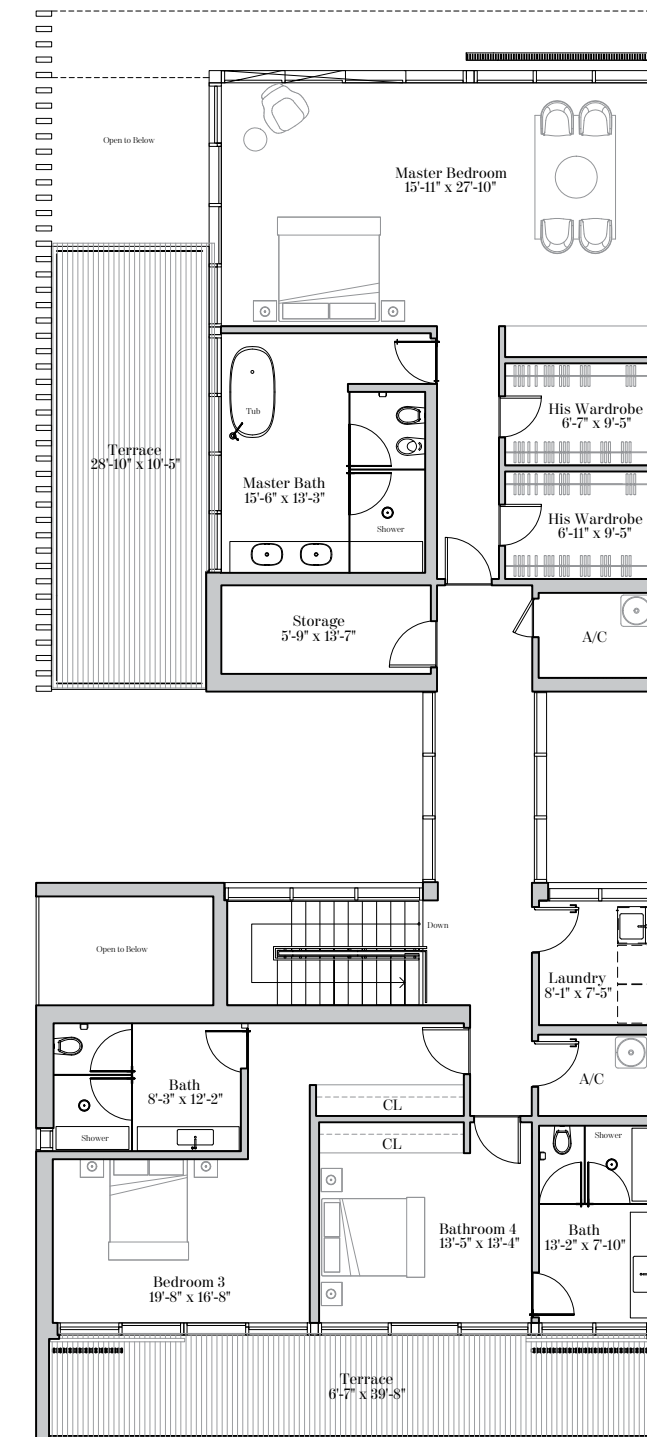
Villa N01, N03, N05
Ceiling height (First Level): 9'-11" (3.02m)
Ceiling height (Second Level): 9'-1" (2.77m)

Villa N01, N03, N05
Enclosed Area: 4,734 sq. ft (440 sq. m)
Terrace: 1,811 sq. ft (168 sq. m)
Total Area: 6,545 sq. ft (608 sq. m)

Lot Size
Villa N01: 9,773 sq. ft (908 sq. m)
Villa N03: 8,713 sq. ft (809 sq. m)
Villa N05: 8,753 sq. ft (813 sq. m)



First Level



Second Level

Property Overview

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

Tower Residence Features

- Custom Interior Details designed by Piero Lissoni
- Private Elevator Foyers in most Residences
- Stone Flooring in all Common Areas, Kitchen and Bathrooms
- Wood Flooring in Bedrooms
- 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
- 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 for Beach Club Access
- 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 Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



THE RITZ-CARLTON RESIDENCES®
MIAMI BEACH

Exclusive Sales Agents: Premier Sales Group, Inc. and ONE Sotheby's International Realty. The Ritz-Carlton Residences, Miami Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C. 4701 North Meridian LLC uses The Ritz-Carlton marks under a license from The Ritz-Carlton Hotel Company, L.L.C.

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.



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 2,661. 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.

RESIDENCE TYPE L2-A

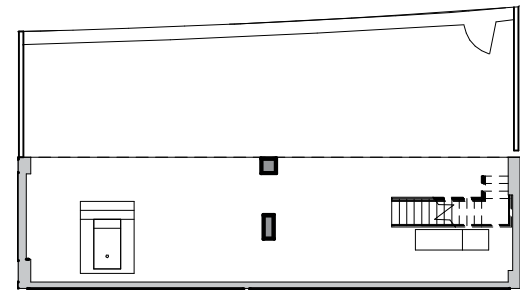
2 Bedrooms | 2.5 Bathrooms | Loft

RESIDENCE TYPE L2-A
 2 Bedrooms | 2.5 Bathrooms | Loft

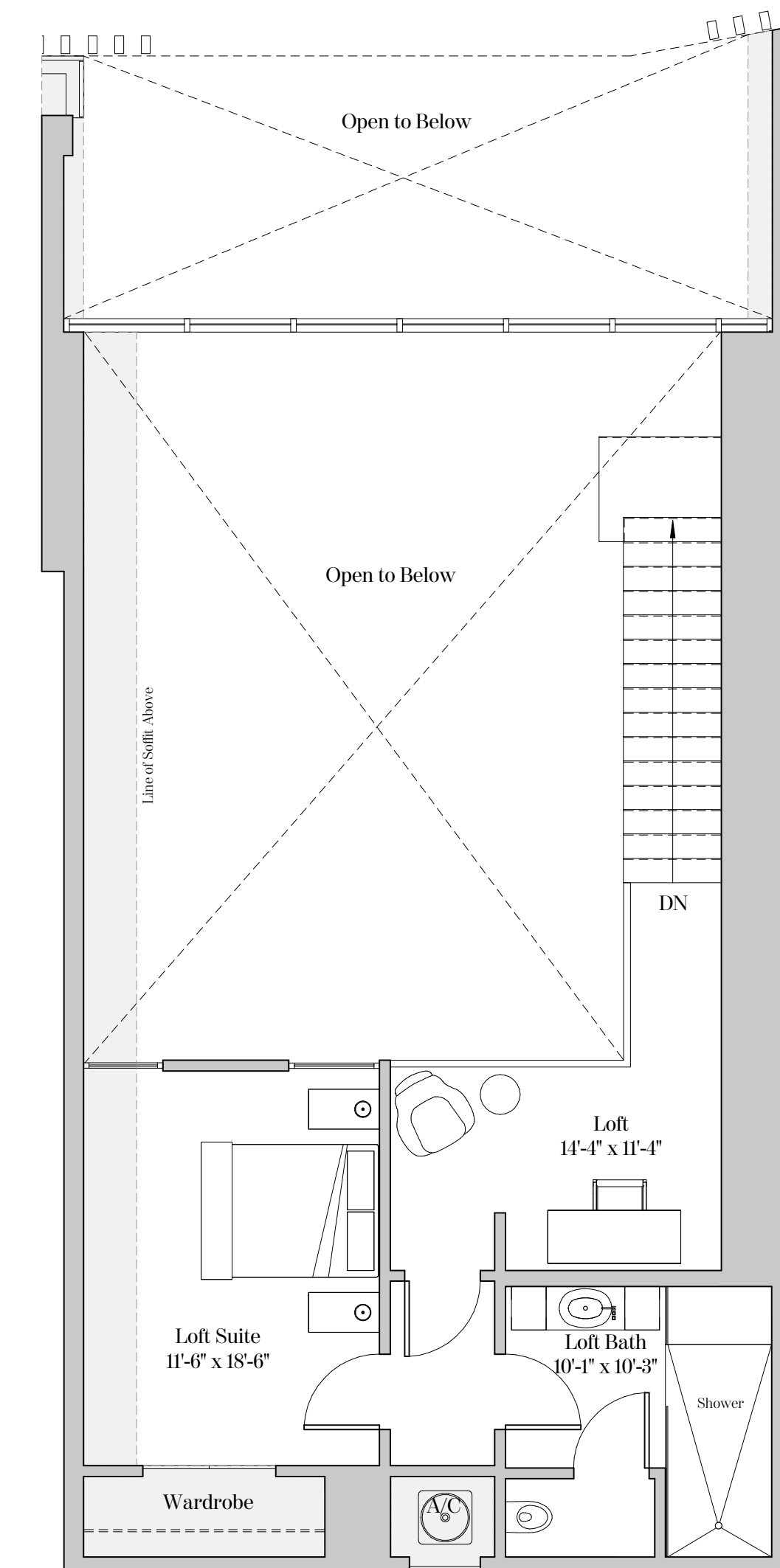
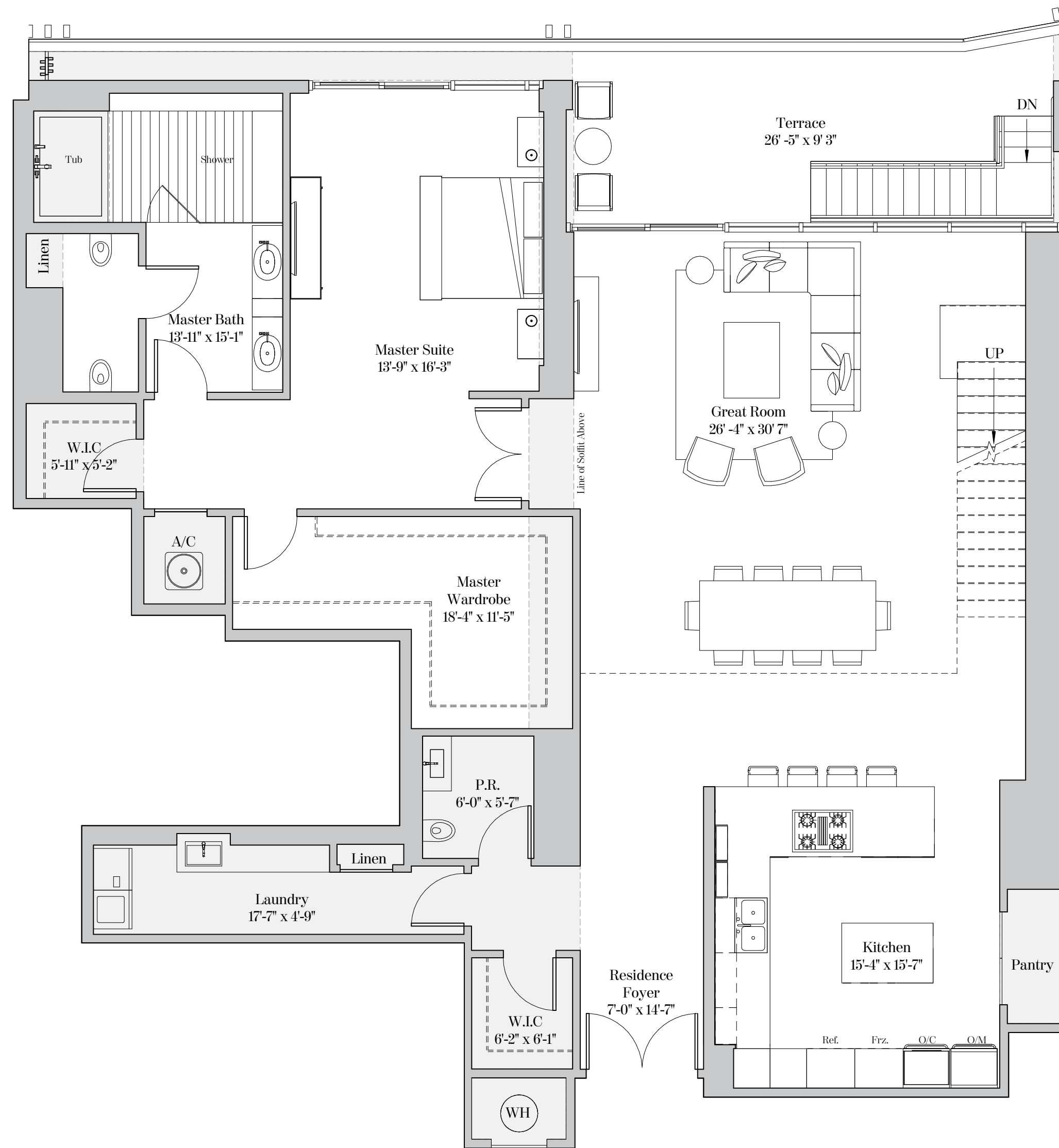
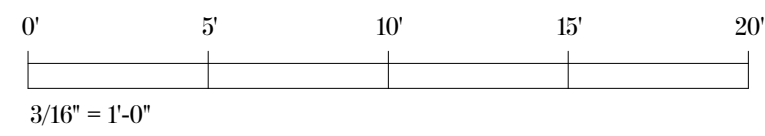
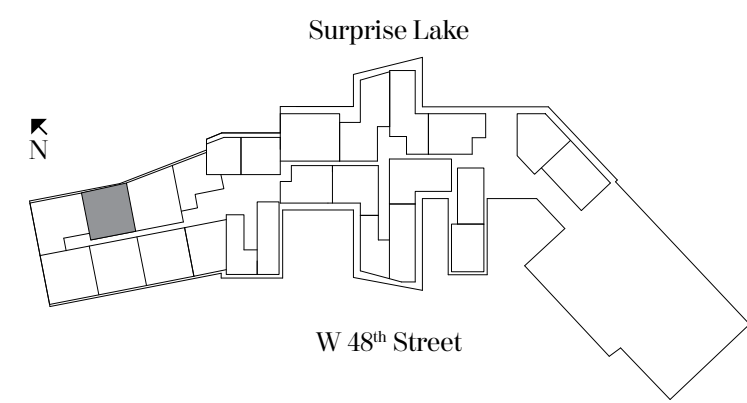
Residence 222

Ceiling height (Great Room): 16'-0" (4.88m)
 Ceiling height (All Other Areas): 8'-0" (2.44m)
 Ceiling/Soffit height (): 7'-6" (2.29m)

Living Area: 2,878 sq. ft. (267 sq. m)
 Terrace: 1,403 sq. ft. (130 sq. m)
 Total Area: 4,281 sq. ft. (398 sq. m)



Terrace at Ground Floor (64'-5" x 26'-0")



Property Overview

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

Tower Residence Features

- Custom Interior Details designed by Piero Lissoni
- Private Elevator Foyers in most Residences
- Stone Flooring in all Common Areas, Kitchen and Bathrooms
- Wood Flooring in Bedrooms
- 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
- 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 for Beach Club Access
- 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 Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



THE RITZ-CARLTON RESIDENCES®
MIAMI BEACH

Exclusive Sales Agents: Premier Sales Group, Inc. and ONE Sotheby's International Realty. The Ritz-Carlton Residences, Miami Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C. 4701 North Meridian LLC uses The Ritz-Carlton marks under a license from The Ritz-Carlton Hotel Company, L.L.C.

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.



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 3,953. 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.

RESIDENCE TYPE H1

5 Bedrooms | 5.5 Bathrooms | Family Room

RESIDENCE TYPE H1

5 Bedrooms | 5.5 Bathrooms | Family Room

Residence 501 & 601

Ceiling height (Master & Great Rm): 10'-0" (3.05m)
Ceiling height (All Other Areas): 9'-0" (2.74m)

Residence LPH01

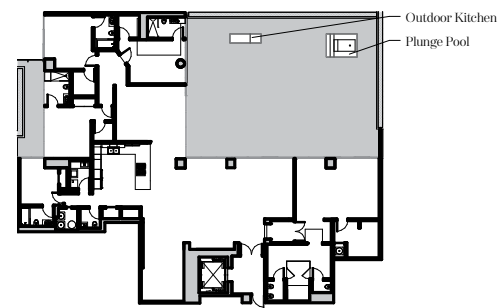
Ceiling height (Master & Great Rm): 11'-0" (3.35m)
Ceiling height (All Other Areas): 10'-0" (3.05m)

Residence 501

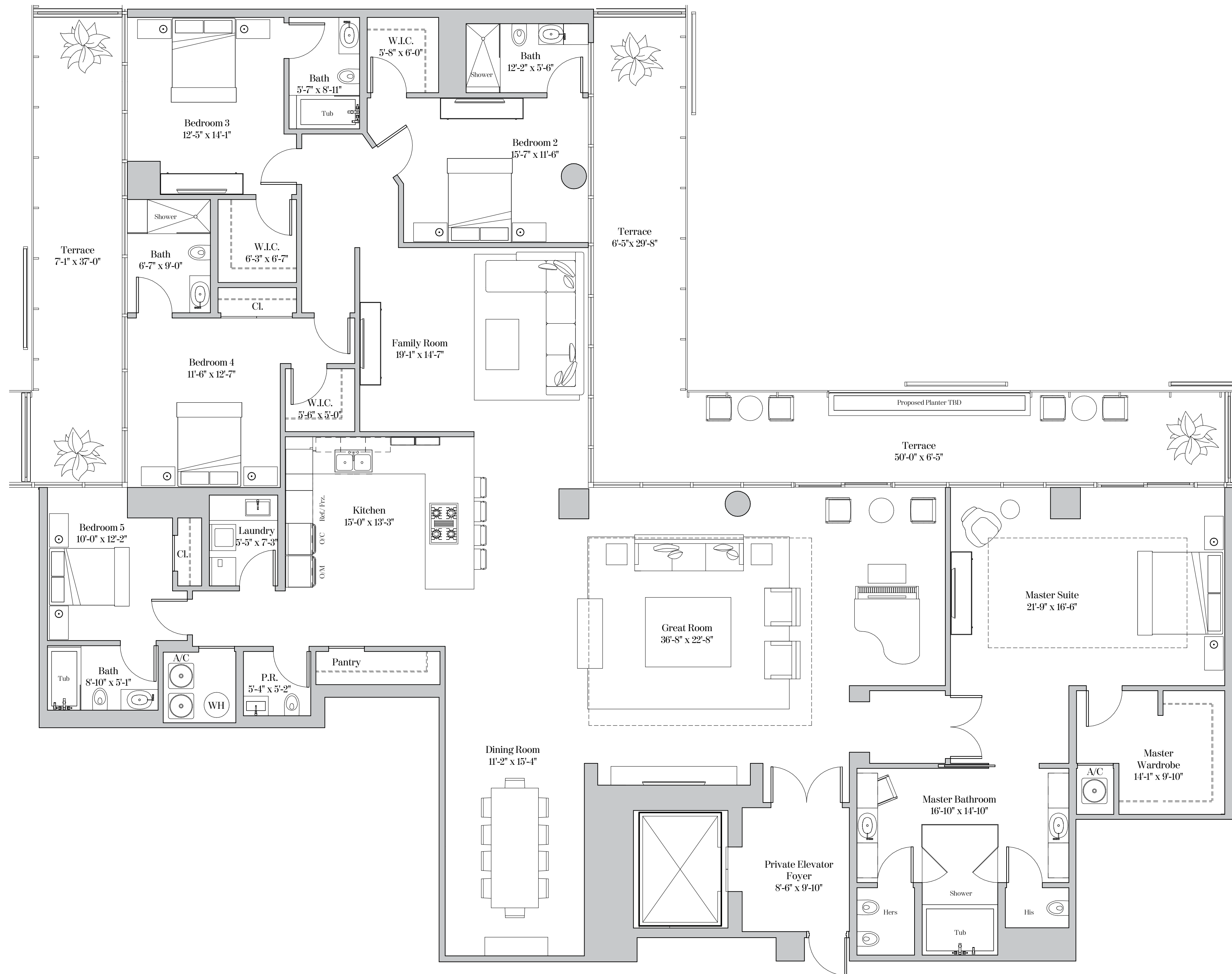
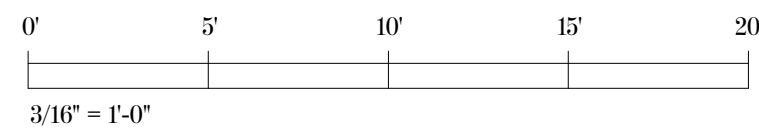
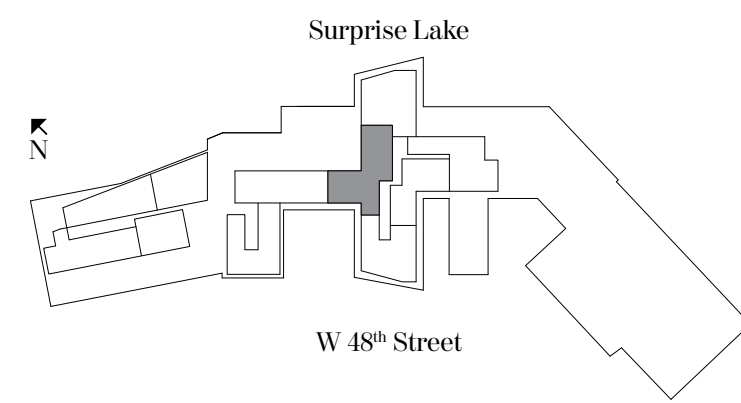
Living Area: 4,150 sq. ft (386 sq. m)
Terrace: 1,951 sq. ft (181 sq. m)
Total Area: 6,101 sq. ft (567 sq. m)

Residence 601 & LPH01

Living Area: 4,151 sq. ft (386 sq. m)
Terrace: 655 sq. ft (61 sq. m)
Total Area: 4,806 sq. ft (446 sq. m)



Terrace at Fifth Floor



Property Overview

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

Tower Residence Features

- Custom Interior Details designed by Piero Lissoni
- Private Elevator Foyers in most Residences
- Stone Flooring in all Common Areas, Kitchen and Bathrooms
- Wood Flooring in Bedrooms
- 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
- 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 for Beach Club Access
- 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 Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



THE RITZ-CARLTON RESIDENCES®
MIAMI BEACH

Exclusive Sales Agents: Premier Sales Group, Inc. and ONE Sotheby's International Realty. The Ritz-Carlton Residences, Miami Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C. 4701 North Meridian LLC uses The Ritz-Carlton marks under a license from The Ritz-Carlton Hotel Company, L.L.C.

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.



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 3,450(101), 3,555(201, 301, 401). 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.

RESIDENCE TYPE G1

4 Bedrooms | 3.5 Bathrooms | Study

RESIDENCE TYPE G1

4 Bedrooms | 3.5 Bathrooms | Study

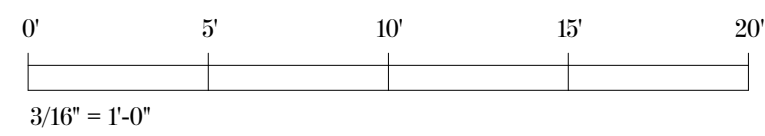
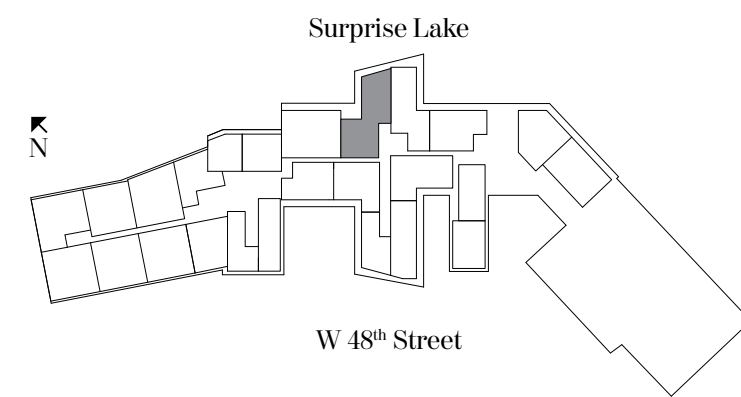
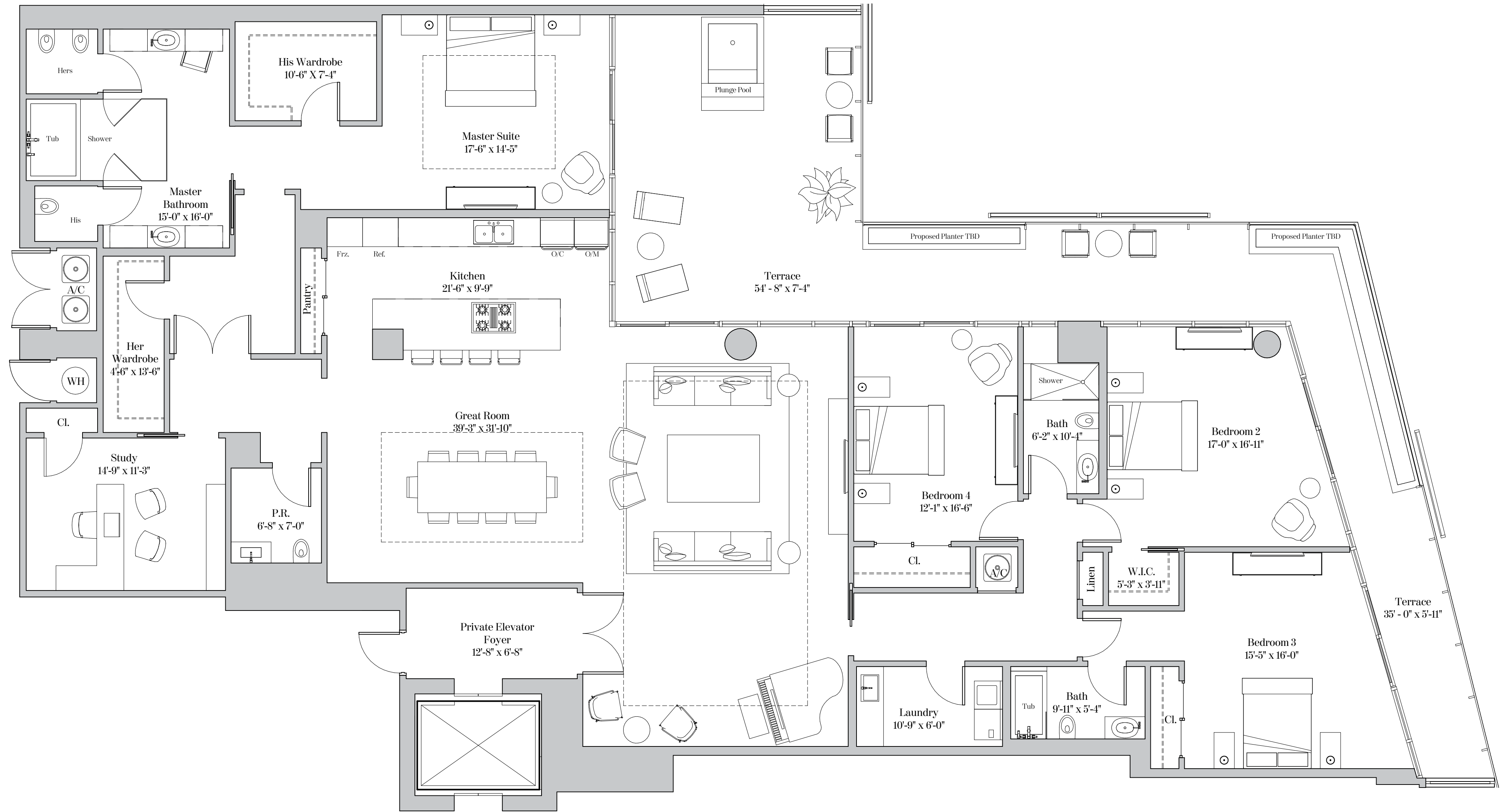
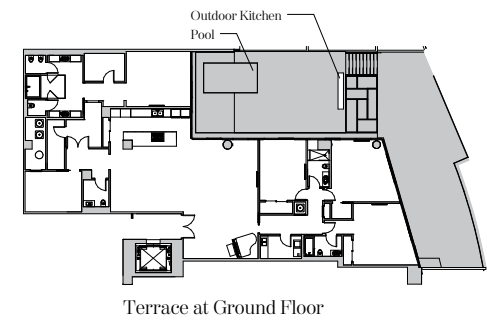
Residence 101 Ceiling height: 12'-2" (3.71m)
 Residence 201 Ceiling height: 12'-2" (3.71m)
 Residence 301 Ceiling height: 12'-2" (3.71m)

Residence 401
 Ceiling height (Master & Great Rm): 10'-0" (3.05m)
 Ceiling height (All Other Areas): 9'-0" (2.74m)

Dotted lines depict the increased ceiling height on 4th floor only.

Residence 101
 Living Area: 3,767 sq. ft. (355 sq. m)
 Terrace: 1,859 sq. ft. (60 sq. m)
 Total Area: 5,626 sq. ft. (415 sq. m)
 Residence 101 does not include a private elevator lobby.

Residence 201, 301, & 401
 Living Area: 3,820 sq. ft. (355 sq. m)
 Terrace: 650 sq. ft. (60 sq. m)
 Total Area: 4,470 sq. ft. (415 sq. m)



Property Overview

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

Tower Residence Features

- Custom Interior Details designed by Piero Lissoni
- Private Elevator Foyers in most Residences
- Stone Flooring in all Common Areas, Kitchen and Bathrooms
- Wood Flooring in Bedrooms
- 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
- 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 for Beach Club Access
- 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 Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase

Exclusive Sales Agents: Premier Sales Group, Inc. and ONE Sotheby's International Realty. The Ritz-Carlton Residences, Miami Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C. 4701 North Meridian LLC uses The Ritz-Carlton marks under a license from The Ritz-Carlton Hotel Company, L.L.C.

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.



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 1,785(216), 1,790(316). 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 A3

1 Bedrooms | 1.5 Bathrooms



THE RITZ-CARLTON RESIDENCES®
MIAMI BEACH

RESIDENCE TYPE A3

1 Bedrooms | 1.5 Bathrooms

Residence 216 & 316

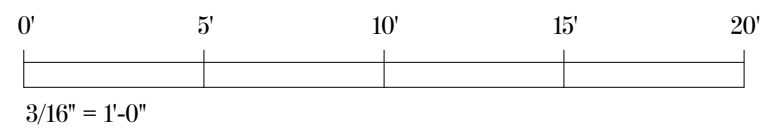
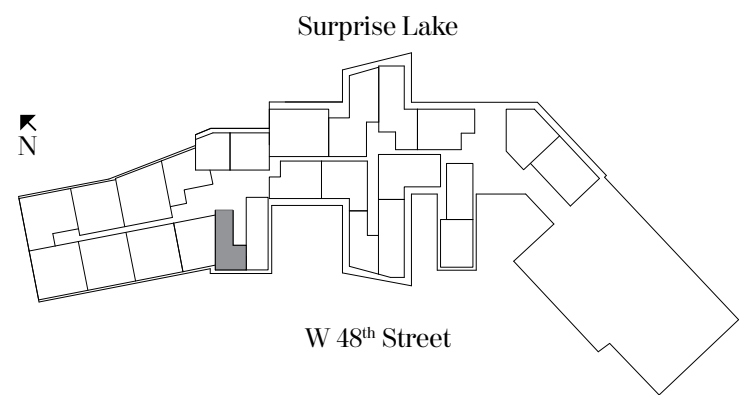
Ceiling height (Master & Great Rm): 10'-2" (3.10m)

Ceiling height (All Other Areas): 9'-2" (2.79m)

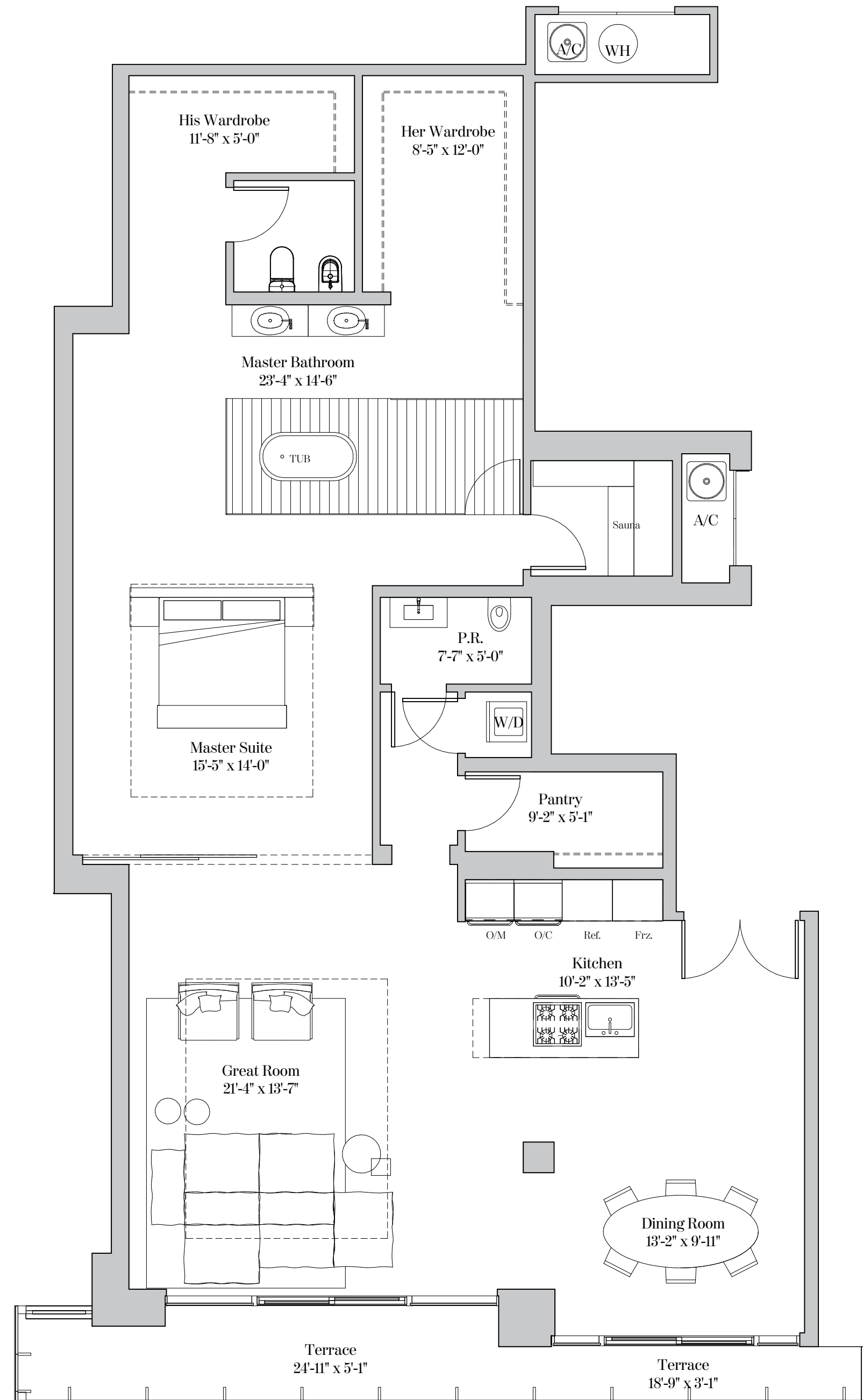
Living Area: 1,969 sq. ft (183 sq. m)

Terrace: 151 sq. ft (14 sq. m)

Total Area: 2,120 sq. ft (197 sq. m)



LIONHEART CAPITAL



Property Overview

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

Tower Residence Features

- Custom Interior Details designed by Piero Lissoni
- Private Elevator Foyers in most Residences
- Stone Flooring in all Common Areas, Kitchen and Bathrooms
- Wood Flooring in Bedrooms
- 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
- 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 for Beach Club Access
- 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 Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase

Exclusive Sales Agents: Premier Sales Group, Inc. and ONE Sotheby's International Realty. The Ritz-Carlton Residences, Miami Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C. 4701 North Meridian LLC uses The Ritz-Carlton marks under a license from The Ritz-Carlton Hotel Company, L.L.C.

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.



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 2,544(210, 310), 2,519(410). 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 D1

3 Bedrooms | 3.5 Bathrooms



THE RITZ-CARLTON RESIDENCES®
MIAMI BEACH

RESIDENCE TYPE D1

3 Bedrooms | 3.5 Bathrooms

Residence 210 Ceiling height: 12'-2" (3.71m)

Residence 310 Ceiling height: 12'-2" (3.71m)

Residence 410

Ceiling height (Master & Great Rm): 10'-0" (3.05m)

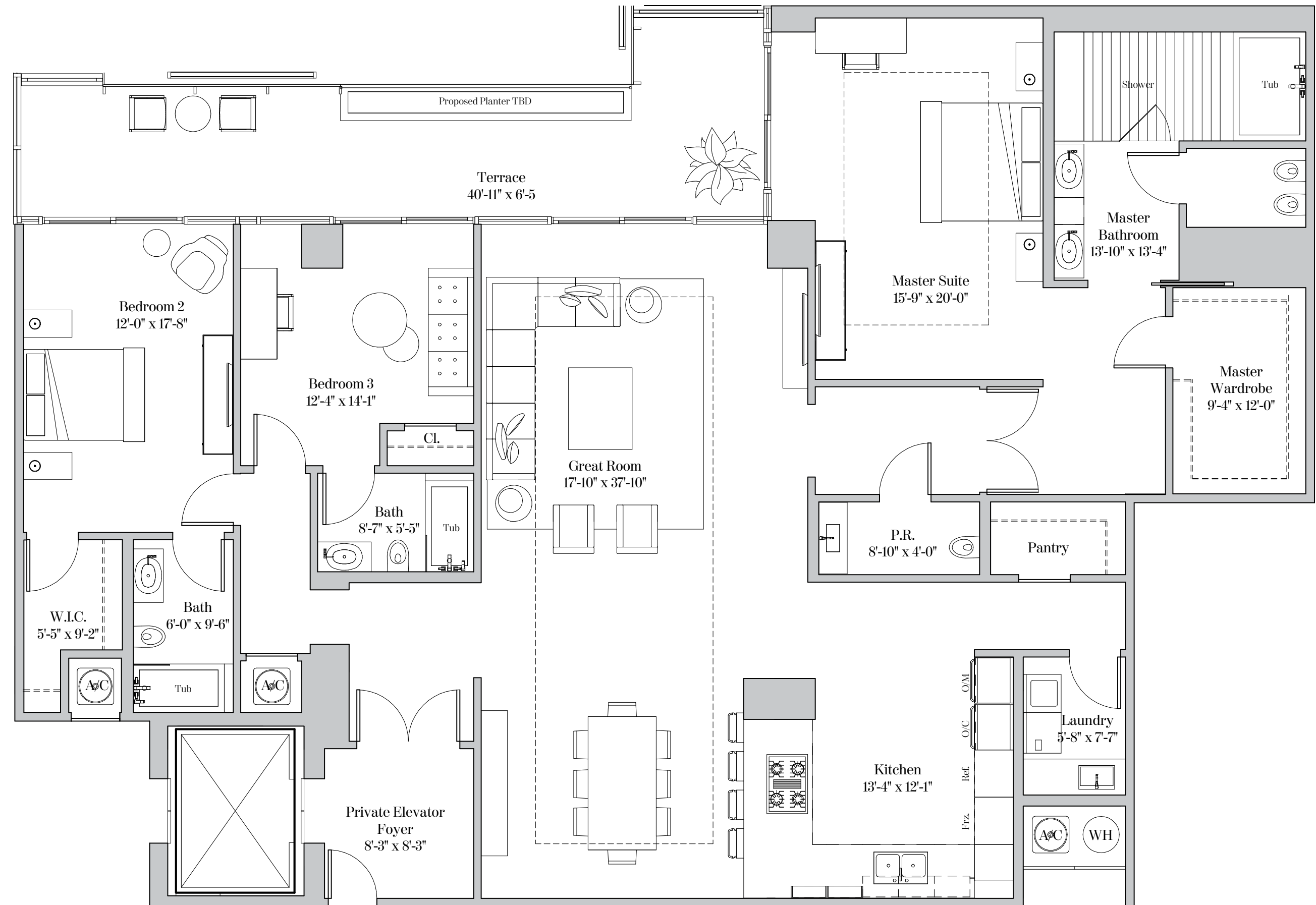
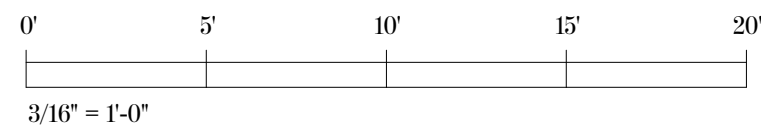
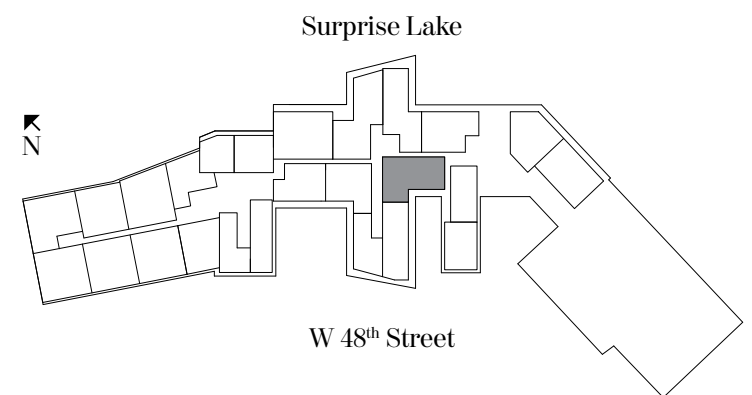
Ceiling height (All Other Areas): 9'-0" (2.74m)

Dotted lines depict the increased ceiling height on 4th floor only.

Living Area: 2,634 sq. ft (245 sq. m)

Terrace: 244 sq. ft (23 sq. m)

Total Area: 2,878 sq. ft (267 sq. m)



Property Overview

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

Tower Residence Features

- Custom Interior Details designed by Piero Lissoni
- Private Elevator Foyers in most Residences
- Stone Flooring in all Common Areas, Kitchen and Bathrooms
- Wood Flooring in Bedrooms
- 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
- 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 for Beach Club Access
- 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 Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



THE RITZ-CARLTON RESIDENCES®
MIAMI BEACH

Exclusive Sales Agents: Premier Sales Group, Inc. and ONE Sotheby's International Realty. The Ritz-Carlton Residences, Miami Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C. 4701 North Meridian LLC uses The Ritz-Carlton marks under a license from The Ritz-Carlton Hotel Company, L.L.C.

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.



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 1,772(215,315,1PH15), 1,760(415). 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.

RESIDENCE TYPE B1

2 Bedrooms | 2.5 Bathrooms

RESIDENCE TYPE B1
2 Bedrooms | 2.5 Bathrooms

Residence 215 & 315
Ceiling height (Master & Great Rm): 10'-2" (3.10m)
Ceiling height (All Other Areas): 9'-2" (2.79m)

Residence 415 & LPH15
Ceiling height (Master & Great Rm): 9'-6" (2.90m)
Ceiling height (All Other Areas): 8'-8" (2.64m)

Living Area: 1,922 sq. ft (178 sq. m)
Terrace: 375 sq. ft (35 sq. m)
Total Area: 2,297 sq. ft (214 sq. m)

