



**THE RITZ-CARLTON
RESIDENCES**
SOUTH BEACH

COME HOME TO AN ELEVATED OCEANFRONT ESCAPE

INTRODUCING THE RITZ-CARLTON RESIDENCES, SOUTH BEACH.
BOUTIQUE-SIZED AND EXQUISITELY LOCATED, THIS LIMITED COLLECTION OF JUST 30 OCEANFRONT BEACH HOUSES
IN THE SKY FEATURES PANORAMIC ATLANTIC OCEAN AND HISTORIC MIAMI BEACH VIEWS.

PROPERTY OVERVIEW

- A LIMITED COLLECTION OF 30 BEACH HOUSES
 - CUSTOM-DESIGNED ONE- TO FIVE-BEDROOM RESIDENCES
 - TWO DUPLEX PENTHOUSES WITH PRIVATE ROOFTOP TERRACES FEATURING INDIVIDUAL OUTDOOR POOLS AND KITCHENS
- LEGENDARY RITZ-CARLTON SERVICE FROM BEACHFRONT TO RESIDENCES AND THROUGHOUT ALL AMENITY SPACES
- OVER 50,000 SQUARE FEET OF BESPOKE AMENITIES
- REFINED INTERIORS BY RENOWNED DESIGNER ALESSANDRO MUNGE OF STUDIO MUNGE
- ARCHITECTURE BY KOBI KARP ARCHITECTURE AND INTERIOR DESIGN INC.
- LUSH LANDSCAPING BY NATURALFICIAL
- DINING EXPERIENCES BY NOBEL PEACE PRIZE NOMINEE AND MICHELIN-STARRED CHEF JOSÉ ANDRÉS
- CULTURAL PROGRAMMING, INCLUDING CURATED CONTEMPORARY ART INSTALLATIONS

LOCATION

- SERENE BEACHFRONT ENCLAVE JUST MOMENTS FROM MIAMI'S INTERNATIONALLY ACCLAIMED DESTINATIONS FOR SHOPPING, DINING, ARTS, CULTURE, AND ENTERTAINMENT
- PREMIER LOCATION AT 1671 COLLINS AVENUE ADJACENT TO UPSCALE SHOPS AND CAFÉS ALONG PEDESTRIAN FRIENDLY LINCOLN ROAD

RESIDENCE FEATURES

- PANORAMIC OCEAN VIEWS FROM MOST RESIDENCES
- PRIVATE ELEVATOR WITH DIRECT ENTRY IN MOST RESIDENCES
- SWEEPING WRAP-AROUND TERRACES WITH ARCHITECTURAL GLASS RAILINGS IN MOST RESIDENCES
- AIRY 10-FOOT CEILINGS WITH FLOOR-TO-CEILING WINDOWS SHOWCASING VIEWS OF THE ATLANTIC OCEAN, MIAMI BEACH, AND BEYOND
- SPACIOUS LIVING, DINING, AND ENTERTAINING AREAS
- HAND-SELECTED NATURAL STONE FINISHES IN ALL BATHROOMS AND KITCHENS
 - KITCHEN: BIANCO RHINO MARBLE
 - PRIMARY BATHROOM: COVELANO SILVER GOLD MARBLE
 - SECONDARY BATHROOMS: TURKISH BARDIGLIO
 - POWDER ROOMS: ROSA AEGEO MARBLE
- CUSTOM FRENCH WHITE OAK FLOORING THROUGHOUT
- LUTRON LIGHTING CONTROL SYSTEM
- FULL-SIZED WASHERS AND VENTED DRYERS IN RESIDENCES
- PRE-WIRING AND POCKETS FOR CUSTOM WINDOW TREATMENTS
- MIAMI-DADE NOA-RATED WINDOW SYSTEMS FOR HURRICANE RESISTIVITY

THE RITZ-CARLTON RESIDENCES, SOUTH BEACH ARE NOT OWNED, DEVELOPED OR SOLD BY THE RITZ-CARLTON HOTEL COMPANY, L.L.C. OR ITS AFFILIATES ("RITZ-CARLTON"). SCORPION DEVELOPMENT, L.L.C. USES THE RITZ-CARLTON MARKS UNDER A LICENSE FROM RITZ-CARLTON, WHICH HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. ALL DESCRIPTIONS OF FINISHES, SPECIFICATIONS, BRANDS, MODELS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND PROVIDED FOR CONVENIENCE OF REFERENCE AND SOLELY FOR THE PURPOSE OF SHOWING APPROXIMATE LEVEL OF QUALITY AND SHOULD NOT BE RELIED UPON BY A BUYER AS A BASIS FOR PURCHASING A UNIT. NOTHING HEREIN SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE UNIT OR PROJECT. THE INFORMATION PROVIDED, INCLUDING SPECIFICATIONS, MODELS AND BRANDS, IS BASED UPON PRELIMINARY DEVELOPMENT PLANS AND IS SUBJECT TO CHANGE WITHOUT NOTICE. ALL LISTED ITEMS ARE BASED UPON TODAY'S DESIGNS, MODELS AND OFFERINGS, AND MAY VARY FROM DESIGNS, MODELS AND OFFERINGS AT THE TIME OF PURCHASE FOR INSTALLATION IN THE UNIT. DEVELOPER HAS THE RIGHT TO MODIFY, SUBSTITUTE OR CHANGE MATERIALS, SPECIFICATIONS AND/OR COLORS UTILIZED IN FLOOR, WALL, DOOR, CABINETRY, COUNTERTOPS AND OTHER ITEMS OFFERING A CERTAIN OF THE FOREGOING ITEMS ARE SUBJECT TO SIZE AND COLOR VARIATIONS, GRAY AND QUALITY VARIATIONS, AND MAY VARY IN ACCORDANCE WITH PRICE, AVAILABILITY AND CHANGES IN MANUFACTURING PROCESS. SHOWING CEILING HEIGHTS ARE MEASURED FROM TOP OF SLAB TO TOP OF POLE AS A RESULT, ACTUAL CLEARANCE BETWEEN THE TOP OF FINISHED FLOOR COVERS AND THE END OF POLE OR THE FINISHED CEILING DROP CEILING OR DROPS WILL BE LESS. ALL CEILING HEIGHTS ARE APPROXIMATE AND SUBJECT TO CHANGE. ALL LISTED AMENITIES, SERVICES AND MEMBERS OF THE DESIGN TEAM ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL RITZ-CARLTON SERVICES ARE CONDITIONED UPON APPROPRIATE LICENSES AND/OR AGREEMENTS BEING MAINTAINED FOR THE PROVISION OF SUCH SERVICES. CERTAIN SERVICES MAY BE OFFERED FOR A SEPARATE FEE OR ON A LA CARTE BASIS ONLY. CHAL. REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEALER OR FOR CORRECT REPRESENTATIONS. REFERENCES SHOULD BE MADE TO THE DOCUMENTS REFERRED TO IN SECTION FIVE, FLORIDA STATUTES, TO BE FURNISHED BY DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE OFFERING DOCUMENTS. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. PRICES, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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**THE RITZ-CARLTON
RESIDENCES**
SOUTH BEACH

**KITCHENS
BY STUDIO MUNGE**

- HAND-SELECTED AND ARRANGED BESPOKE BIANCO RHINO MARBLE THROUGHOUT
- BESPOKE BIANCO RHINO MARBLE ISLAND WITH INTEGRATED SINK AND BREAKFAST NOOK IN SELECT RESIDENCES
- FINELY CRAFTED HONEY OAK TOWER CABINETS DECORATED WITH BRUSHED BRONZE FINISH METAL INLAIDS AND CUSTOM CURVED HANDLES
- FLUTED GLASS CABINETS WITH INTEGRATED LIGHTING
- FULL SUITE OF INTEGRATED GAGGENAU APPLIANCES, INCLUDING TEMPERATURE-CONTROLLED WINE REFRIGERATORS IN MOST RESIDENCES
- CHEF'S KITCHEN IN SELECT RESIDENCES
- KALLISTA PLUMBING FIXTURES IN BRUSHED BRONZE FINISH
- BUILT-IN DRY BAR IN MOST RESIDENCES
- BUTLER'S PANTRY IN SELECT RESIDENCES

**PRIMARY BATHROOM SUITE
BY STUDIO MUNGE**

- DUAL ENSUITE BATHROOMS IN SELECT RESIDENCES
- COVELANO SILVER GOLD MARBLE FLOORS AND WALLS WITH DISTINCTIVE SILVER, GOLD, AND AMBER VEINING
- DOUBLE FLOATING VANITIES WITH BRASS FINISH DETAILING, HAND-SELECTED COVELANO SILVER GOLD MARBLE COUNTERTOPS, AND CUSTOM MIRRORS WITH INTEGRATED LIGHTING
- CUSTOM SHOWERS WITH FLOOR-TO-CEILING GLASS DOORS AND A WALL-MOUNTED RAIN SHOWER HEAD
- FREESTANDING SOAKING TUBS WITH OCEAN VIEWS IN MOST RESIDENCES
- PRIVATE WATER CLOSET IN MOST RESIDENCES

**SECONDARY BATHROOMS
BY STUDIO MUNGE**

- CUSTOM VANITY WITH HAND-SELECTED AND ARRANGED TURKISH BARDIGLIO MARBLE COUNTERTOPS AND CUSTOM MIRROR WITH INTEGRATED LIGHTING
- TURKISH BARDIGLIO MARBLE WALLS AND FLOORS
- POLISHED METAL FIXTURES AND FITTINGS
- GLASS-ENCLOSED SHOWER

**POWDER ROOM
BY STUDIO MUNGE**

- ROSA AEGEO MARBLE WALLS, FLOORS, AND CUSTOM VANITY
- BESPOKE LIGHTING SCONCES AND INTEGRATED LIGHTING
- POLISHED METAL FIXTURES AND FITTINGS

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EXCLUSIVE HOTEL AMENITIES AND
SERVICES FOR THE RESIDENCES

- PRIVATE DOUBLE-HEIGHT LOBBY WITH VIEWS OF THE SCULPTURE GARDEN AND OCEAN
 - 24-HOUR DOORMAN AND CONCIERGE
 - 24-HOUR VALET PARKING SERVICE
 - ENTERTAINMENT LOUNGE WITH DINING TABLE AND CHEF'S KITCHEN OVERLOOKING LUSH GARDENS
 - AMENITY FLOOR AND TERRACE WITH PRIVATE LAP POOL (LEVEL 7), CABANAS, AND EXPANSIVE ATLANTIC OCEAN VIEWS
 - FOUR SEMI-PRIVATE POOL CABANAS, EACH WITH TV AND LOUNGE SEATING
 - POOLSIDE SOCIAL LOUNGE ENHANCED WITH STATE-OF-THE-ART MULTIMEDIA TECHNOLOGY
 - PRIVATE STATE-OF-THE-ART FITNESS CENTER BY TECHNOGYM WITH PERSONAL TREATMENT AND TRAINING ROOMS
- Other Amenities:**
- DIRECT ACCESS TO THE SAGAMORE, A NEWLY RENOVATED, EXCLUSIVE ALL-SUITE ADDITION TO THE RITZ-CARLTON, SOUTH BEACH HOTEL
 - RESTAURANT AND BEACH CLUB CULINARY PROGRAMMING BY MICHELIN-STARRED CHEF, JOSÉ ANDRÉS
 - TWO BEACHFRONT POOLS WITH 12 SEMI-PRIVATE CABANAS
 - RESIDENTS' BEACH CLUB WITH DEDICATED CABANA SERVICE, BEACH LOUNGES, AND UMBRELLAS
 - HISTORIC LOBBY WITH LIBRARY, LOUNGE SEATING, AND SIGNATURE CAFÉ*
 - INTIMATE SCREENING ROOM WITH PLUSH MODERNIST LOUNGERS AND A SCULPTURAL BACKLIT ONYX COCKTAIL BAR
 - EXCLUSIVE SCREENINGS AND EVENTS FOR RESIDENTS
 - GALLERY WITH ROTATING WORKS OF ART THAT PAYS HOMAGE TO SAGAMORE'S PRESTIGIOUS HISTORY
 - SCULPTURE GARDEN BY NATURALFICIAL
- Other Amenities:**
- MEDITERRANEAN RESTAURANT, ZAYTINYA, BY MICHELIN-STARRED CHEF JOSÉ ANDRÉS*
 - LAPIDUS BAR BY JOSÉ ANDRÉS*
 - OCEANFRONT BEACH CLUB BY JOSÉ ANDRÉS*
 - THE RITZ-CARLTON SPA
 - 14 TREATMENT ROOMS, INCLUDING TWO COUPLES TREATMENT ROOMS*
 - SEPARATE MEN'S AND WOMEN'S CHANGING ROOMS WITH STEAM ROOMS, SAUNAS, AND RELAXATION LOUNGES
 - IN-RESIDENCE TREATMENTS AVAILABLE UPON REQUEST*
 - BEAUTY SALON WITH COMPLETE HAIR AND NAIL OFFERINGS*
 - OUTDOOR RESORT LAP POOL AND WHIRLPOOL
 - DAYBEDS AND CABANAS AVAILABLE TO RESERVE*
 - 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*

*A LA CARTE SERVICES, AVAILABLE AT ADDITIONAL COST



**THE RITZ-CARLTON
RESIDENCES**
SOUTH BEACH

**PERSONALIZED
SERVICES**

ANTICIPATE BESPOKE SERVICE AT EVERY TURN WITH EXPERT STAFF AVAILABLE FOR EVERYTHING FROM ENHANCING BEACHFRONT LEISURE TIME AND ORCHESTRATING IN-RESIDENCE ASSISTANCE TO ARRANGING DINING AND ENTERTAINMENT EXCURSIONS AROUND MIAMI, AMONG MANY POSSIBILITIES.

**ADDITIONAL
SERVICES**

- 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
- THEATER & ENTERTAINMENT INFORMATION
- DOORMAN/PORTER SERVICES
- NOTARY PUBLIC SERVICES
- COMMON AREA HOUSEKEEPING
- COMMON AREA MAINTENANCE
- NEWSPAPER/MAGAZINE/PACKAGE DELIVERY

**À LA CARTE
SERVICES
(ADDITIONAL FEE)**

- 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-RESIDENCE SPA TREATMENTS/SERVICE
- NANNY/CHILDCARE SERVICES
- PET CARE/KENNEL RESERVATIONS

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**THE RITZ-CARLTON
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SOUTH BEACH

**OWNER BENEFITS WITH
MARRIOTT INTERNATIONAL**

RESIDENCE OWNERS AT THE RITZ-CARLTON RESIDENCES, SOUTH BEACH 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

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RESIDENCES**
SOUTH BEACH

THE TEAM

SOBE SKY DEVELOPMENT, LLC

DEVELOPER

KOBI KARP ARCHITECTURE & INTERIOR DESIGN INC.

ARCHITECT

KKAID'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. KKAID BELIEVES THAT EACH PROJECT MUST BE DELIVERED ON TIME, WITHIN BUDGET- EVERY TIME.

STUDIO MUNGE

INTERIOR DESIGN

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 RESIDENCES, SOUTJ 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.

NATURALFICIAL

LANDSCAPE ARCHITECT

NATURALFICIAL IS A MIAMI-BASED PRACTICE DEDICATED TO THE EXPLORATION AND DESIGN OF CONTEMPORARY CONSTRUCTED ENVIRONMENTS. IT WAS CONCEIVED BY FOUNDING PRINCIPAL ANDRES ARCILA, WHO ATTENDED FLORIDA INTERNATIONAL UNIVERSITY SCHOOL OF ARCHITECTURE, AND GRADUATED WITH HONORS AND HOLDS A DEGREE IN ARCHITECTURAL DESIGN FROM PARSONS SCHOOL OF DESIGN IN NEW YORK CITY.

NATURALFICIAL'S INTEREST LIES IN THE EXPLORATION AND MANIFESTATION BETWEEN NATURAL AND ARTIFICIAL CONDITIONS. UNDERSTANDING THAT THE DELINEATION OF THE NATURAL AND THE ARTIFICIAL HAS BEEN BLURRED, HAS GIVEN RISE TO A NEW HYBRIDIZED, PARADOXICAL CONDITION, WHICH THEY HAVE COINED AS "NATURALFICIAL". A CONDITION IN WHICH NATURE IS OFTEN PRESENTED AS THE SUBJECT OF KNOWLEDGE AND THE AESTHETIC OF EXPERIENCE; NEVERTHELESS, FORMULATED THROUGH A SERIES OF FABRICATED AND OR MANIPULATED MAN MADE INTERVENTIONS THAT ARE CONTINUOUSLY BEING QUESTIONED AND LEAD US TO RE-THINK OUR PERCEPTION AND RELATIONSHIP TOWARDS OUR BUILT AND NATURAL ENVIRONMENTS.

DESCRIPTIONS OF FINISHES, SPECIFICATIONS, BRANDS, MODELS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND PROVIDED FOR CONVENIENCE OF REFERENCE AND SOLELY FOR THE PURPOSE OF SHOWING APPROXIMATE LEVEL OF QUALITY AND SHOULD NOT BE RELIED UPON BY A BUYER AS A BASIS FOR PURCHASING A UNIT. NOTHING HEREIN SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE UNIT OR PROJECT. THE INFORMATION PROVIDED, INCLUDING SPECIFICATIONS, MODELS AND BRANDS, IS BASED UPON PRELIMINARY DEVELOPMENT PLANS AND IS SOLELY FOR INFORMATIONAL PURPOSES AND IS SUBJECT TO CHANGE WITHOUT NOTICE. ALL LISTED ITEMS ARE BASED UPON TODAY'S DESIGNS, MODELS AND OFFERINGS AND MAY VARY FROM DESIGNS, MODELS AND OFFERINGS AT THE TIME OF PURCHASE FOR INSTALLATION IN THE UNIT. DEVELOPER HAS THE RIGHT TO MODIFY, SUBSTITUTE OR CHANGE MATERIALS, SPECIFICATIONS AND/OR COLORS UTILIZED IN FLOOR, WALL, DOOR, CABINETRY, COUNTERTOPS AND OTHER ITEMS OFFERING A CERTAIN OFFER. THE FOREGOING ITEMS ARE SUBJECT TO SIZE AND COLOR VARIATIONS, GRAY AND QUALITY VARIATIONS, AND MAY VARY IN ACCORDANCE WITH PRICE. AVAILABLE FINISHES CHANGES BY MANUFACTURER FROM THOSE SHOWN. CEILING HEIGHTS ARE MEASURED FROM TOP OF SLAB TO TOP OF SLAB AS A RESULT, ACTUAL CLEARANCE BETWEEN THE TOP OF THE FINISH FLOOR AND THE FLOOR JOIST OR THE FINISH CEILING AND DROP CEILING OR DROPS WILL BE LESS. ALL CEILING HEIGHTS ARE APPROXIMATE AND SUBJECT TO CHANGE. ALL LISTED AMENITIES, SERVICES AND MEMBERS OF THE DESIGN TEAM ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL RITZ-CARLTON SERVICES ARE CONDITIONED UPON APPROPRIATE LICENSES AND/OR AGREEMENTS BEING MAINTAINED FOR THE PROVISION OF SUCH SERVICES. CERTAIN SERVICES MAY BE OFFERED FOR A SEPARATE FEE OR ON A LA CARTE BASIS ONLY. CHANGES TO THE REPRESENTATIONS OF THE DESIGN OFFER FOR CORRECT REPRESENTATIONS. REFERENCES SHOULD BE MADE TO THE DOCUMENTS REFERRED TO IN THE OFFERING DOCUMENTS. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. PRICE, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN.



**THE RITZ-CARLTON
RESIDENCES**
SOUTH BEACH

THE TEAM

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. 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.

THE RITZ-CARLTON RESIDENCES, SOUTH BEACH ARE NOT OWNED, DEVELOPED OR SOLD BY THE RITZ-CARLTON HOTEL COMPANY, L.L.C. OR ITS AFFILIATES ("RITZ-CARLTON"). SCORE SKY DEVELOPMENT, L.L.C. USES THE RITZ-CARLTON MARKS UNDER A LICENSE FROM RITZ-CARLTON, WHICH HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. ALL DESCRIPTIONS OF FINISHES, SPECIFICATIONS, BRANDS, MODELS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND PROVIDED FOR CONVENIENCE OF REFERENCE AND SOLELY FOR THE PURPOSE OF SHOWING APPROXIMATE LEVEL OF QUALITY AND SHOULD NOT BE RELIED UPON BY A BUYER AS A BASIS FOR PURCHASING A UNIT. NOTHING HEREIN SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE UNIT OR PROJECT. THE INFORMATION PROVIDED, INCLUDING SPECIFICATIONS, MODELS AND BRANDS IS BASED UPON PRELIMINARY DEVELOPMENT PLANS AND IS SOLELY FOR INFORMATIONAL PURPOSES AND IS SUBJECT TO CHANGE WITHOUT NOTICE. ALL LISTED ITEMS ARE BASED UPON TODAY'S DESIGN, MODELS AND OFFERINGS AND MAY VARY FROM DESIGNS, MODELS AND OFFERINGS AT THE TIME OF PURCHASE FOR INSTALLATION IN THE UNIT. DEVELOPER HAS THE RIGHT TO MODIFY, SUBSTITUTE OR CHANGE MATERIALS, SPECIFICATIONS AND/OR COLORS UTILIZED IN FLOOR, WALL, DOOR, CABINETRY, COUNTERTOPS AND OTHER ITEMS OFFERED. CERTAIN OF THE FOREGOING ITEMS ARE SUBJECT TO SIZE AND COLOR VARIATIONS, GRAY AND QUALITY VARIATIONS, AND MAY VARY IN ACCORDANCE WITH PRICE. AVAILABLE FINISHES CHANGES BY MANUFACTURER PRIOR TO THE SHOWING. CEILING HEIGHTS ARE MEASURED FROM TOP OF SLAB TO TOP OF PLUMB AS A RESULT, ACTUAL CLEARANCE BETWEEN THE TOP OF THE FINISHED FLOOR COVERS AND THE FLOOR OF THE FINISHED CEILING DROP CEILING OR DROPTOP WILL BE LESS. ALL CEILING HEIGHTS ARE APPROXIMATE AND SUBJECT TO CHANGE. ALL LISTED AMENITIES, SERVICES AND MEMBERS OF THE DESIGN TEAM ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL RITZ-CARLTON SERVICES ARE CONDITIONED UPON APPROPRIATE LICENSES AND/OR AGREEMENTS BEING MAINTAINED FOR THE PROVISION OF SUCH SERVICES. CERTAIN SERVICES MAY BE OFFERED FOR A SEPARATE FEE OR ON AN A LA CARTE BASIS ONLY. CHAL. REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEALER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE DOCUMENTS REFERRED TO IN SECTION THREE, FLORIDA STATUTES, TO BE FURNISHED BY DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE OFFERING DOCUMENTS. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. PRICES, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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