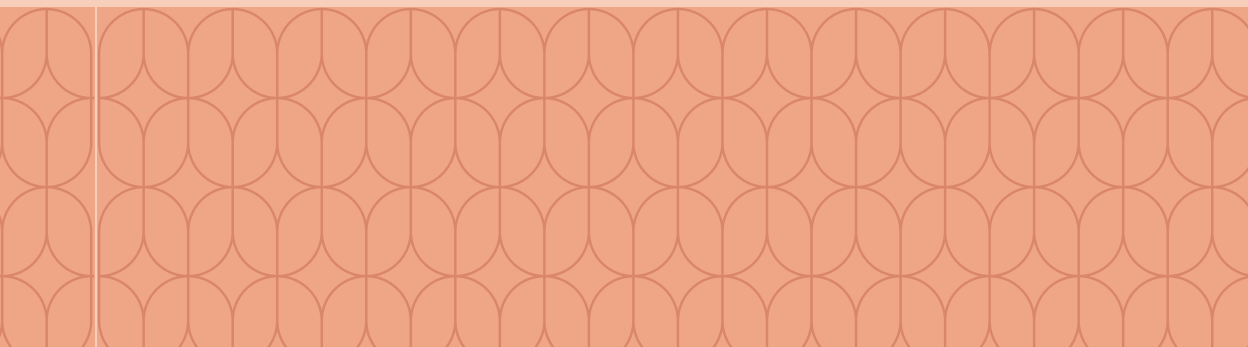






BUILDING FACADE

Artist's Conceptual Rendering - See Disclaimer Page

An Exclusive
New Residence
In Boca Raton,
Offering an
Elevated Lifestyle
Weaving Together
the Finest In
Hospitality,
Dining, Wellness,
and Resort-Style
Amenities.

Rooted in the values of craftsmanship, hospitality, and a passion for bringing people together, Mr. C Hotels & Residences offer a contemporary interpretation of the comforts of home—seamlessly blending timeless traditions with modern innovation.

Building on the legacy of hospitality that began at the iconic Harry's Bar in Venice, the fourth generation of Ciprianis have made personalized service delivered with genuine care a hallmark of the Mr. C experience. Thoughtfully curated amenities are an essential part of this philosophy—each one designed not only to elevate everyday living, but to create moments of connection, ease, and understated elegance.



Ignazio (left) and Maggio Cipriani (right)



MR. C RESIDENCES BOCA RATON

Effortless Living,
Thoughtfully Refined

From stylish amenities to impeccable service, Mr. C Residences are inspired by the notion of simplicity—where every experience feels effortless and every detail is thoughtfully refined. This philosophy comes to life, at Mr. C Residences Boca Raton, inviting residents to connect, unwind, and share in a lifestyle defined by ease and enrichment—all within a world that feels complete, without ever needing to leave the property.

Building Features

- 13 Stories of Elegant Living
Featuring 133 Private Residences
- Two- to Three-Bedroom Residences
- Lushly Landscaped Porte Cochère
Entrance with Water Feature
- Grand Residential Lobby Lounge
with Seating Areas and Curated
Artwork
- Rooftop Pool with Panoramic Views
- Bellini Restaurant*
- In-Residence Dining and Private
Event Catering*
- Signature Spa featuring Hammam
and Sound Dome

*Services may be provided a la carte and for an additional cost.



SERVICES & AMENITIES

A Tradition of Attentive Hospitality

Guided by the philosophy, 'to serve is first to love,' Mr. C hospitality stewards are the essential link between the property's timeless elegance, a heritage of culinary and service excellence, and the sophisticated lifestyle that defines the Mr. C residential experience.

Building Services

- Concierge Reception
- Valet and Security
- Towel Service at the Pool, Gym, and Spa
- Housekeeping Services Available*
- State-of-the-Art Fiber Optics Provide High Quality Wifi Service from Every Corner
- Mr. C Residences Mobile Application

Building Amenities

- Rooftop Pool with Panoramic Views
- Sun Lounger Seating and Cabanas
- Outdoor Grill and Dining Areas
- Open-Air Cinema
- Golf Simulator
- Bike Storage
- Little C's Playroom
- Mail and Package Room
- Residents' Lounge with Billiard and Card Tables
- Electric Vehicle Charging Stations

*Services may be provided a la carte and for an additional cost.





RESIDENTS' LOUNGE

Artist's Conceptual Rendering – See Disclaimer Page

Mr. C Residences Boca Raton owners have exclusive access to a suite of benefits across the Mr. C portfolio of properties, including preferred rates on hotel stays, signature dining, and invitations to select special events.

SIGNATURE MR. C Cuisine & Cocktails

Located on the ground floor of Mr. C Residences Boca Raton, Bellini Restaurant offers a sophisticated dining experience where impeccable service meets elevated cuisine in a vibrant, European-inspired setting. Guests can dine al fresco on the elegant terrace or enjoy the warm, sunlit ambiance of the grand dining room. Whether savoring classic flavors or discovering new favorites, Bellini invites you to indulge in a refined atmosphere that celebrates the art of dining.

Dining Amenities

- Bellini Restaurant*
- Poolside Food and Beverage*
- In-Residence Dining and Private Event Catering*
- Rooftop Resident-only Mr. C Bar and Lounge*

*Services may be provided a la carte and for an additional cost.











RESIDENTS' LOUNGE

Artist's Conceptual Rendering – See Disclaimer Page

WELLNESS AND AMENITY LEVEL

A Bespoke Journey of Restoration, Rejuvenation, and Relaxation

The fourth floor offers a serene escape dedicated to wellness, fitness, and recovery. Residents can unwind in a hammam-style full-service spa, swim laps in the dedicated pool, or relax in the cold and hot plunge pools. A light-filled gym supports both cardio and strength training, while an indoor studio and outdoor yoga lawn provide space for mindful movement. This tranquil sanctuary offers a holistic approach to well-being—right at home.

Signature Spa

- Private Treatment Rooms
- Hammam
- Experience Shower
- Infrared Sauna
- Steam Room
- Sound Dome
- Private Spa Locker Rooms and Showers

Fitness and Wellness Amenities

- Fitness Center with State-of-the-Art Technogym Equipment
- Indoor Yoga Studio
- Outdoor Meditation Area
- Yoga Lawn
- Lap Pool
- Cold and Hot Plunge Pools
- Private Padel and Pickleball Courts

*Services may be provided a la carte and for an additional cost.



RESIDENTS' LOUNGE WITH BILLIARDS TABLE AND GOLF SIMULATOR



FITNESS CENTER

Artist's Conceptual Rendering - See Disclaimer Page



**RESORT LEVEL
AMENITY DECK**

An Expansive Life
with a View

Entertain in style on the rooftop resort level deck, with views of Boca Raton's famous golf courses and coastal waters. Take a dip in the infinity pool, lounge with loved ones on the resort level deck, order a cocktail and light bites from the rooftop bar or have it delivered to a private poolside cabana.



RESIDENTS' ROOFTOP TERRACE

Artist's Conceptual Rendering - See Disclaimer Page



RESIDENTS' ROOFTOP TERRACE

Artist's Conceptual Rendering – See Disclaimer Page



THE RESIDENCES

European Traditions, Modern Warmth

Mr. C Residences Boca Raton presents a contemporary take on classic European living, where every detail reflects timeless sophistication and a sense of ease. Each residence is bathed in natural light and thoughtfully designed to promote both luxury and well-being, elevated by Cipriani's fourth-generation legacy of impeccable service. Serene interiors in warm, neutral tones flow seamlessly onto private terraces, merging indoor living and outdoor relaxation.

Residence Features

- Open Kitchens Designed in Mr. C's Signature Style, Appointed with Custom Italian Cabinetry, Natural Stone Countertops, and Premium Wolf and Sub-Zero Appliances
- Spacious, Open Floor Plan Layouts
- Floor-to-Ceiling Windows
- Expansive Balconies with Glass Railing
- Porcelain Tile Flooring Throughout the Residence*
- Solid Core Interior Wood Doors
- Pre-Wired for High Speed Internet
- Pre-Wiring for Window Shades
- Full-Size Washer and Dryer



KITCHEN *Upgraded Wood Flooring Finish Shown

Artist's Conceptual Rendering – See Disclaimer Page







PRIMARY BATH

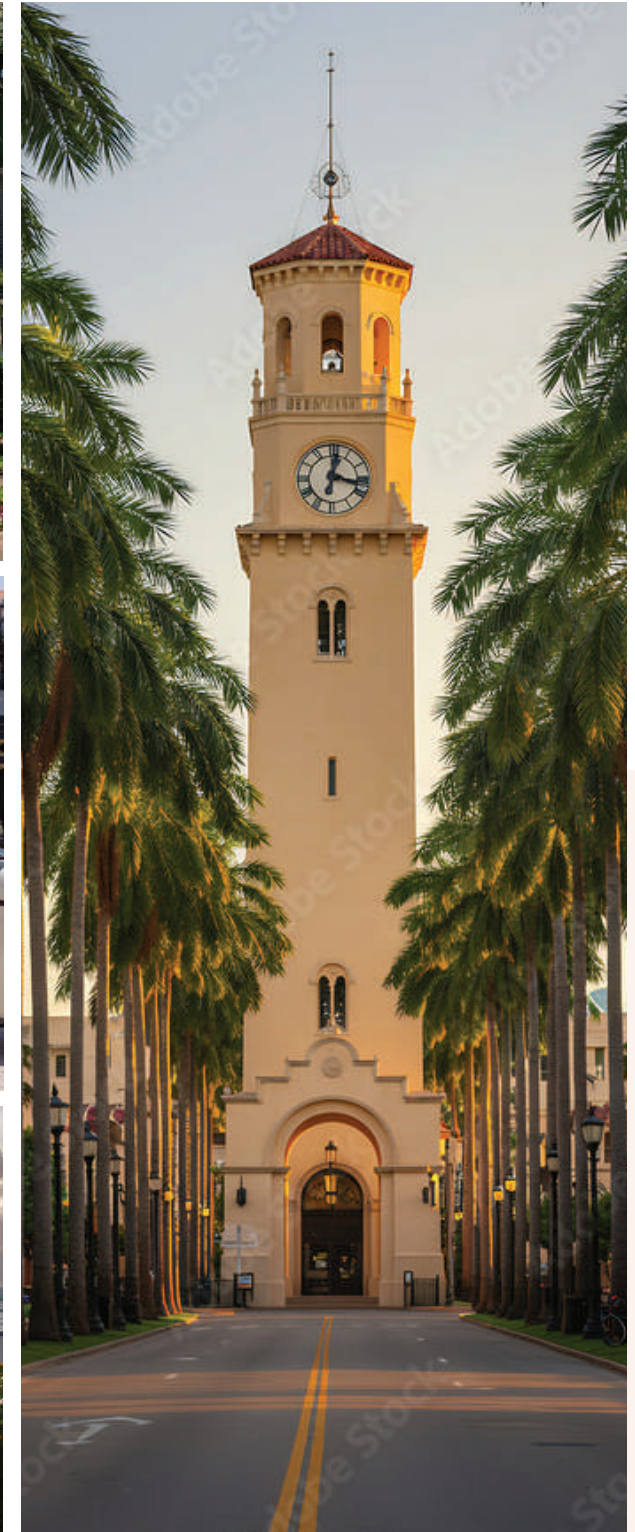
Artist's Conceptual Rendering - See Disclaimer Page

BOCA RATON, FLORIDA

A Vibrant Downtown



Boca Raton is where elegance lives without pretense. With seamless access to pristine beaches, a thriving yachting culture, and world-renowned golf and tennis, this is a lifestyle built around leisure that is refined and unrushed.



East Boca Raton is the pinnacle of refined coastal living—known for its quiet luxury, the neighborhood is a sanctuary of privacy, with gated enclaves and discreet estates that provide a secure, tranquil retreat.



SPANISH RIVER PARK

S OCEAN BLVD

BEACH CLUB AT THE BOCA RATON

LAKE BOCA RATON

MIZNER PLACE

ROYAL PALM PLACE

THE BOCA RATON

SE MIZNER BLVD

BELLINI RESTAURANT

MR. C RESIDENCES BOCA RATON

ROYAL PALM YACHT & COUNTRY CLUB



E CAMINO REAL

E PALMETTO PK RD

TO AIRPORT

TO TOWN CENTER AT BOCA RATON MALL

Timeless Sophistication
Meets Coastal Elegance
in Boca Raton.



DESIGN COLLABORATION

A Perfect Partnership



Mr. C Residences Boca Raton is the result of a masterful pairing between renowned developers, architects, and designers, each contributing their unique expertise. This premier resort-style residence combines innovation, sustainability, and luxury, with thoughtful landscaping and architecture that integrates every space into its surroundings.

Meticulous attention to detail and timeless design elevate the living experience, balancing elegance, comfort, and exclusivity. Together, these visionary forces create a living environment where timeless sophistication meets enduring modernity.

Ignazio and Maggio Cipriani
Mr. C

Arquitectonica
Architecture

1508 London
Interior Design

ArquitectonicaGEO
Landscape Design

Key International
Visionary

Wexford Real Estate Investors
Visionary



Exclusive Sales and Marketing by Douglas Elliman Development Marketing



This project is being developed by KW SE 4th Street Boca LLC, a Delaware limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Mr. C. "Mr. C is not a partner, affiliate or otherwise related to the Developer. Additionally, Developer has a right to use the trade names, marks, and logos of licensors: (1) Key International ("Key"); and (2) Wexford Real Estate Investments ("WREI")". Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Key, WREI or any of its or their affiliates or by Mr. C and any purchaser agrees to look solely to Developer with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. All plans, features and amenities depicted herein are based upon preliminary development plans and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. Additional fees may apply. Renderings depict proposed views, which are not identical from each unit. The Condominium views will vary depending on the Unit purchased. No view is guaranteed. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view. The sketches, renderings, graphics materials, plans, specifications, amenities, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The developer expressly reserved the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion.

The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein. All depictions of appliances, counters, built-ins, close finishes, soffits, floor coverings, lighting, landscaping and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, architectural design elements, views and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guaranty or represent any specific use of space. All residence features and building features and amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. Certain finishes, furnishings and services, may not be included with the purchase of a unit, and if provided, may be upgrades or extras and require additional payments. Consult the Developer's prospectus and the Agreement for a description of those features/items which are to be included in the units.

Restaurants and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, businesses and/or operators within the project may be relied upon. Ongoing use of the Mr. C logos and concepts, including, without limitation, Bellini branded food and beverage services and amenities are subject to a license agreement with Mr. C and/or its affiliates being entered into and maintained by the Association. There is no guarantee that any such agreement will be entered into or if entered into, that same will remain in perpetuity. There is no guarantee of any proposed brand and/or branded amenities (even if a brand agreement is entered into and maintained), artwork, designers, contributing artists, interior designers, fitness facilities, or restaurants. Neighborhood restaurants, shopping and attractions referenced herein are off-site and not controlled by the Developer. They are accurate as of the date of this publication, however there is no guarantee that they will continue to exist or that there won't be changes and/or substitutions of same.

The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer.

Restaurants, culinary experiences and other food and beverage services and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, bars, and/or operators within the Condominium may be relied upon. Restaurants, culinary experiences, bars and/or other business establishments are anticipated to be operated from the commercial components of the Condominium which are private businesses not controlled by the Association. Determination regarding use of the commercial components will be in the discretion of the owners of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein.

The Association of the Condominium will be required to maintain a brand license and/or management agreement with Mr. C, or its affiliate, to use the names and logos of Mr. C and to offer the Mr. C amenities described in this brochure and there is no assurance that any such agreement will be entered into, or if entered into, then perpetually afforded to the Condominium. Accordingly, in making a decision to purchase a Unit, purchaser has not relied upon the availability or perpetual availability of the Mr. C brand in connection with the Condominium. Additionally, some amenities and services are available only at an additional cost to unit owners and are not included with purchase or ownership. Certain services, such as, but not limited to, food and beverage, spa services, and others shall be offered on an a la carte basis, with fees (beyond condominium assessment payments) imposed. The Association and/or third party service providers shall establish the applicable fee schedules from time to time. Certain services may have limited availability and the Association may establish reservation and priority policies to allocate use of same. There is no assurance of the continued involvement of any third party.

"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, FAMILIAL STATUS OR NATIONAL ORIGIN".

Mr. C



HOTELS & RESIDENCES

MrCResidencesBocaRaton.com

KEY
INTERNATIONAL

WREI