



THE RITZ-CARLTON
RESIDENCES

SOUTH BEACH

A BEACH HOUSE IN THE SKY





Imagery, left to right:

Pool with semi-private cabanas and loungers with expansive views of the Atlantic Ocean, located on the Seventh-Floor amenity level.

The Ritz-Carlton Residences, South Beach, designed by Kobi Karp Architecture.



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. This exclusive offering includes custom-designed one-to-five bedroom residences and two duplex penthouses with private rooftop terraces, outdoor pools, and kitchens. Residents enjoy legendary service of The Ritz-Carlton, over 50,000 square feet of amenities, refined interiors by designer Alessandro Munge of Studio Munge, architecture by Kobi Karp Architecture & Interior Design Inc., lush landscaping by Naturalficial, and dining by Michelin-starred chef José Andrés.

The Ritz-Carlton Residences, South Beach

Revel in the triumphs of these respective talents and this singular property, a reflection of their achievements. The Ritz-Carlton Residences, South Beach is proud to be at the center of this meeting of masters, harmonizing their talents to create a beautiful impact on a city we all admire.



Attended porte-cochère with 24-hour valet.



24-hour doorman and concierge. Bespoke amenities also include a state-of-the-art fitness center, private screening room, pool with cabanas, and entertainment lounge.



Residents benefit from direct access to The Sagamore, a newly-renovated, all-suite addition to The Ritz-Carlton, South Beach. Above, the historic lobby, with library and signature café.

Explore Your Neighborhood

- | | | |
|------------------------------------|-----------------------------------|-------------------|
| 1. Flamingo Park | 18. Estiatorio Milos | Lincoln Road |
| 2. Soundscape Park | 19. Mila | Ocean Drive |
| 3. South Pointe Park | 20. Chotto Matte | Alton Road |
| 4. Lummus Park | 21. Paper Fish Sushi | Collins Ave |
| 5. Lincoln Road | 22. The Drexel Mediterranean | Washington Avenue |
| 6. Española Way | 23. Prime 112 | 5th Street |
| 7. Sunset Harbour | 24. Prime Italian | |
| 8. Rooftop Cinema Club South Beach | 25. Carbone | |
| 9. Anatomy Gym | 26. Rao's | |
| 10. Miami Beach Golf Course | 27. Zaytinya | |
| 11. Sunset Harbour Yacht Club | 28. Forte dei Marmi | |
| 12. Flamingo Park Tennis Courts | 29. Queen | |
| 13. Barry's Bootcamp | 30. Bass Museum of Art | |
| 14. Casa Tua | 31. New World Symphony | |
| 15. Joe's Stone Crab | 32. The Wolfsonian Museum | |
| 16. Stubborn Seed | 33. Art Basel / Convention Center | |
| 17. Smith & Wollensky | 34. Miami Beach Botanical Garden | |



The Ritz-Carlton Residences,
South Beach

The Ritz-Carlton
South Beach Hotel

The
Sagamore
Hotel

THE TEAM

Sobe Sky Development, LLC <i>Developer</i>	Studio Munge <i>Interior Design</i>
Kobi Karp Architecture & Interior Design Inc. <i>Architect</i>	Naturalificial <i>Landscape Architect</i>

Chef José Andrés
Renowned Michelin-Starred Chef

Imagery, left to right:

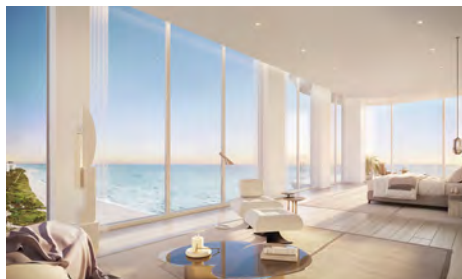
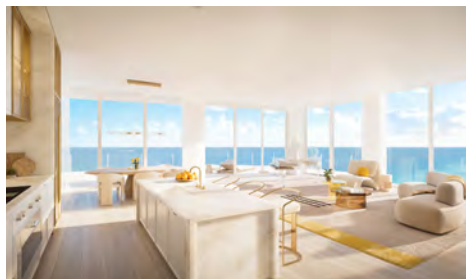
Penthouse kitchen with built-in dry bar.

Bespoke kitchens tailored by Italian designer Studio Munge showcase the exceptional level of sophistication seen throughout the residences.



Residence Features

Most residences offer panoramic ocean views, private elevators with direct entry, and wrap-around terraces with glass railings. Interiors feature 10-foot ceilings, floor-to-ceiling windows, spacious living areas, natural stone finishes in bathrooms and kitchens, and custom French white oak flooring. Technical features include Lutron lighting control systems, full-sized washers and dryers in select residences, pre-wiring for window treatments, and hurricane-resistant window systems.



Kitchens

The kitchens feature Bianco Rhino marble, bespoke marble islands with integrated sinks in select residences, honey oak cabinetry with bronze finish, fluted glass cabinetry with integrated lighting, and Gaggenau appliances. Select units feature chef's kitchens, Kallista plumbing fixtures, built-in dry bars, and butler's pantries.

Primary Bedroom and Bathroom Suites

Interiors with views to the horizon are finished by Studio Munge in a palette of luminous natural materials. Each is a private oasis within this privileged enclave of just 30 residences.

Primary bathrooms feature dual ensuites in select residences, Covelano Silver Gold marble, double floating vanities, custom showers with rain shower heads, freestanding soaking tubs with ocean views in most residences, and private water closets.



The Ritz-Carlton Residences, South Beach

A WORLD OF AMENITIES

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.



Exclusive Residential Amenities

- 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.
- Intimate, state-of-the-art luxury private theater with exclusive access to curated screenings.
- Private lap pool and terrace with sun loungers beneath umbrellas and expansive Atlantic Ocean views.
- Four semi-private 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.

Hotel 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.
- Outdoor resort lap pool and whirlpool.
- 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.

Additional Services

- Beach concierge services
- Business services
- Private airline reservations
- Tour information and reservations
- Spa and salon reservations
- Move-in coordination
- Theater and entertainment information
- Ordering floral arrangements
- Activity arrangements
- Coordinated delivery services
- Automobile rental reservations
- Doorman porter services
- Notary public services
- Common area housekeeping
- Common area maintenance
- Hotel and guest suite reservations
- Newspaper magazine package delivery
- Limousine car service reservations
- Restaurant reservations





THE RITZ-CARLTON
RESIDENCES

SOUTH BEACH

”

*These homes are beach houses in the sky.
Each room is the apex of serenity, comfort
and privacy, suspended high above the ocean.*

— K O B I K A R P , K K A I D

Location

1671 Collins Ave,
Miami Beach, FL 33139



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"). Sole Sky Development, LLC 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. The project graphics, renderings and text provided herein are copyrighted works owned by or licensed to the developer or an affiliate thereof. © 2024 Sole Sky Development, LLC or © 2024 Ritz-Carlton Hotel Company, L.L.C., or their respective affiliates or licensors. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. Please refer to the developer's official project brochures and materials and the documents furnished by the developer pursuant to state law for information regarding the project. The mark Ritz-Carlton® mark is a registered service mark of Ritz-Carlton.

One representations cannot be relied upon as correctly stating 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 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. These drawings and depictions are conceptual only and are for the convenience of reference and including serious renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. The features, plans and specifications described are proposed only, and the developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Some features may not be available in all units. Ceiling heights are subject to change and actual distance from finished floor to finished ceiling will typically be less than stated. The condominium is adjacent to, but not part of the adjacent Ritz-Carlton, South Beach Hotel or The Sagamore Hotel (the "adjacent hotel"), while services and/or benefits may be offered by the hotel or commercial components within the hotel, many of which are described in this brochure, same are provided only at the discretion of, and subject to the conditions imposed by, the applicable hotel or commercial component owners and/or pursuant to that certain reciprocal easement agreement and declaration of covenants and restrictions (the "rec") (a copy of which is included in the prospectus), and except only as may be set forth in the rec there is no assurance that any such services and/or benefits shall be offered, or if offered, for how long, and under what conditions. All service providers are subject to change. Services provided may be offered on an a la carte basis, with charges for use required. Services and/or benefits offered by the hotel or commercial components (if any) may be made available to guests or other invitees of the hotel or commercial component owners and/or other members of the public. The purchase of a unit shall not entitle buyer to rights in or to, and/or benefits and/or services from, the hotel and/or commercial components of the resort. These hotel services and amenities are not part of the condominium.