



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: CALACATTA EXTRA MARBLE
 - PRIMARY BATHROOM: PAONAZZO EXTRA MARBLE
 - SECONDARY BATHROOMS: BLUE MOON QUARTZITE
 - POWDER ROOMS: QUARZO ROSA QUARTZITE
- CUSTOM FRENCH WHITE OAK FLOORING THROUGHOUT
- LUTRON LIGHTING CONTROL SYSTEM
- FULL-SIZED WASHERS AND VENTED DRYERS IN SELECT RESIDENCES
- PRE-WIRING AND POCKETS FOR CUSTOM WINDOW TREATMENTS
- MIAMI-DADE NOA-RATED WINDOW SYSTEMS FOR HURRICANE RESISTIVITY
- 24-HOUR VALET PARKING

1671 Collins Ave, Miami Beach, FL 33139

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KITCHENS
BY STUDIO MUNGE

- ## PRIMARY BATHROOM SUITE BY STUDIO MUNGE

- ## SECONDARY BATHROOMS BY STUDIO MUNGE

- POWDER ROOM
BY STUDIO MUNGE

- CRISTALLO PINK QUARTZITE STONE WALLS, FLOORS, AND CUSTOM VANITY
- BESPOKE LIGHTING SCONCES AND INTEGRATED LIGHTING
- POLISHED METAL FIXTURES AND FITTINGS



EXCLUSIVE RESIDENTIAL AMENITIES

- ## EXCLUSIVE HOTEL AMENITIES AND SERVICES FOR THE RESIDENCES

- ## THE RITZ-CARLTON, SOUTH BEACH HOTEL AMENITIES



PERSONALIZED SERVICES

ADDITIONAL SERVICES

- À LA CARTE
SERVICES
(ADDITIONAL FEE)



THE RITZ-CARLTON RESIDENCES

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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THE RITZ-CARLTON 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.

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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.

DOUGLAS ELLIMAN DEVELOPMENT MARKETING

SALES AND MARKETING

DOUGLAS ELLIMAN DEVELOPMENT MARKETING, A DIVISION OF DOUGLAS ELLIMAN REAL ESTATE, OFFERS UNMATCHED EXPERTISE IN SALES, LEASING, AND MARKETING FOR NEW DEVELOPMENTS THROUGHOUT NEW YORK CITY, LONG ISLAND, WESTCHESTER, NEW JERSEY, FLORIDA, CALIFORNIA, MASSACHUSETTS, AND TEXAS. THE COMPANY'S NEW DEVELOPMENT HYBRID PLATFORM MATCHES HIGHLY EXPERIENCED NEW DEVELOPMENT EXPERTS WITH SKILLED BROKERAGE PROFESSIONALS WHO PROVIDE UNPARALLELED EXPERTISE AND REAL TIME MARKET INTELLIGENCE TO ITS CLIENTS. THE FIRM IS HERALDED FOR ITS ACHIEVEMENTS IN RECORD-BREAKING SALES THROUGHOUT EACH OF ITS REGIONS. DRAWING UPON DECADES OF EXPERIENCE AND MARKET-SPECIFIC KNOWLEDGE, DOUGLAS ELLIMAN DEVELOPMENT MARKETING OFFERS A MULTIDISCIPLINARY APPROACH THAT INCLUDES COMPREHENSIVE IN-HOUSE RESEARCH, PLANNING AND DESIGN, MARKETING, AND SALES. THROUGH A STRATEGIC GLOBAL ALLIANCE WITH KNIGHT FRANK RESIDENTIAL, THE WORLD'S LARGEST PRIVATELY-OWNED PROPERTY CONSULTANCY, THE COMPANY MARKETS PROPERTIES TO AUDIENCES IN 58 COUNTRIES, REPRESENTING AN OVER \$87 BILLION GLOBAL NEW DEVELOPMENT PORTFOLIO.

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