



CIPRIANI
RESIDENCES MIAMI

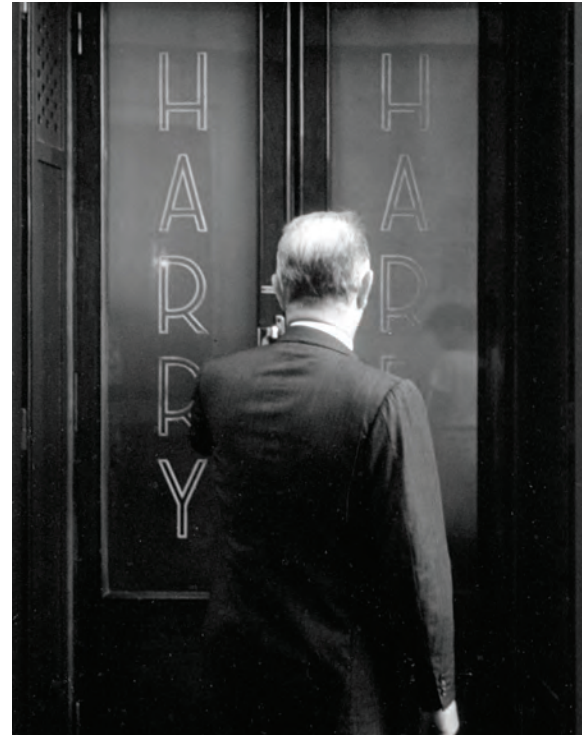
"TRUE STYLE IS SINGULAR
AND TIMELESS. IT CAN
BE SENSED BUT CANNOT
BE DESCRIBED."

ARRIGO CIPRIANI

Positioned on a privileged location at the gateway to the vibrant Miami neighborhood of Brickell, Cipriani Residences Miami epitomizes the timeless Italian spirit, style, and service for which the brand is so revered. Residents will enjoy a life of effortless elegance and convenient access to the variety of experiences this exciting metropolis has to offer.



THE CIPRIANI LEGACY



The Cipriani legacy began when Giuseppe Cipriani Sr. opened Harry's Bar in Venice in 1931. Warm and inviting, the small room was soon crowded with artists, aristocrats, and writers who came for the martinis and stayed for the conversation. As it attracted everyone from Ernest Hemingway to Katharine Hepburn, Harry's became famous for its charming atmosphere and discreet, anticipatory service. To the delight of his patrons, Mr. Cipriani is credited with the invention of Carpaccio and Bellini cocktails, both of which have become key trademarks of the Cipriani dining experience.





The intimate yet international Venetian atmosphere now anchors the Cipriani brand, beloved for its unmatched hospitality and celebration of timeless indulgences. Cipriani has established itself in cities around the world, from restaurants in Monte Carlo and Mexico City to Casa Cipriani in New York City. Cipriani Residences Miami continues this storied tradition, with residences that are true to its convivial, stylish spirit, and exclusive experiences that will delight its owners.



TO SERVE IS FIRST TO LOVE

To live in Cipriani Residences Miami is to enjoy those signature service standards first established at Harry's Bar in 1931 and perfected through four generations. Individual tastes are indulged and needs are anticipated with an intuitive understanding of when and where their attention is required.

Masterfully designed in collaboration with Cipriani, the amenities serve as an extension of one's home. Residents will have exclusive access to dining services by Cipriani, available both in-home or in private dining rooms. Dining services extend to the resort deck, where residents can enjoy a Bellini on the sun terrace or lounge in cabanas beside the two swimming pools.

Other thoughtful amenities include a spa with sauna, screening room, state-of-the-art fitness center, pickleball court, and golf simulator. A range of conveniences such as a hair salon, dog park, away-from-home care, and valet parking — ensure everyday life is as effortless as possible.

AMENITIES

- Exclusive private entrance with lush landscaping and elegant porte-cochère
- Dramatic lobby leading to two banks of high-speed touchless elevators
- Signature private dining experiences by Cipriani
- In-home dining and 24-hour catering services by Cipriani, exclusive to residents
- Private dining rooms available for reservation, catered by Cipriani
- Elevated resort deck with two swimming pools, a blissful outdoor spa, poolside cabanas, and a beautifully landscaped sun terrace
- Poolside food and beverage services catered by Cipriani
- Holistic spa with sauna and treatment rooms
- Luxurious residents' lounge for special events and intimate gatherings
- State-of-the-art fitness center
- Golf simulator
- Pickleball court
- Private salon available to be reserved for personal beauty services
- Screening room with cutting-edge audio visual equipment
- Serene and spacious residents' library
- Engaging children's playroom
- Elevated four-level wellness center and lounge overlooking the Brickell skyline
- Pet-friendly community with dog park
- High-speed internet access across all public areas
- Electric vehicle charging stations available

SERVICES

- Designated Director of Residences
- Cipriani Residential Concierge
- Residential services including plant care and away-from-home maintenance*
- Pet-friendly community with pet grooming and walk services available*
- A luxury house limousine service for convenient transport within a three-mile radius*
- In-residence spa treatments*
- Personal training services*
- A secure covered garage with 24-hour complimentary valet and optional self-parking in assigned spaces
- 24-hour security guards and controlled building access

*Available for purchase





"My grandfather's vision was clear: to do the simplest things perfectly, to design his establishments impeccably, to make fine food and drinks flawlessly, and, above all, to serve his patrons with loyal devotion, down to the last detail."

GIUSEPPE CIPRIANI

ELEGANT RESIDENCES

The residential interiors are considered and sophisticated. Primary bedroom suites include gracious walk-in wardrobes and primary bathrooms with freestanding sculptural bathtubs and glass-enclosed showers. The eat-in kitchens are well appointed with custom Italian cabinetry and Wolf Sub-Zero appliances including wine coolers and integrated refrigerators. Epitomizing Cipriani's timeless style, these homes provide all that is necessary to live a life of effortless elegance.



Masterfully crafted by a renowned design team, these elegant homes offer true comfort and privacy, inspired by their location while staying true to Cipriani's distinguished style. Views of Biscayne Bay, Simpson Park, and the Brickell skyline are complemented by 10-foot ceiling heights and floor-to-ceiling windows. Each residence includes gracious terraces – with glass railings for unobstructed vistas – accessible from living rooms and primary bedrooms.









CIPRIANI
RESIDENCES MIAMI

THE CENTERPIECE OF BRICKELL

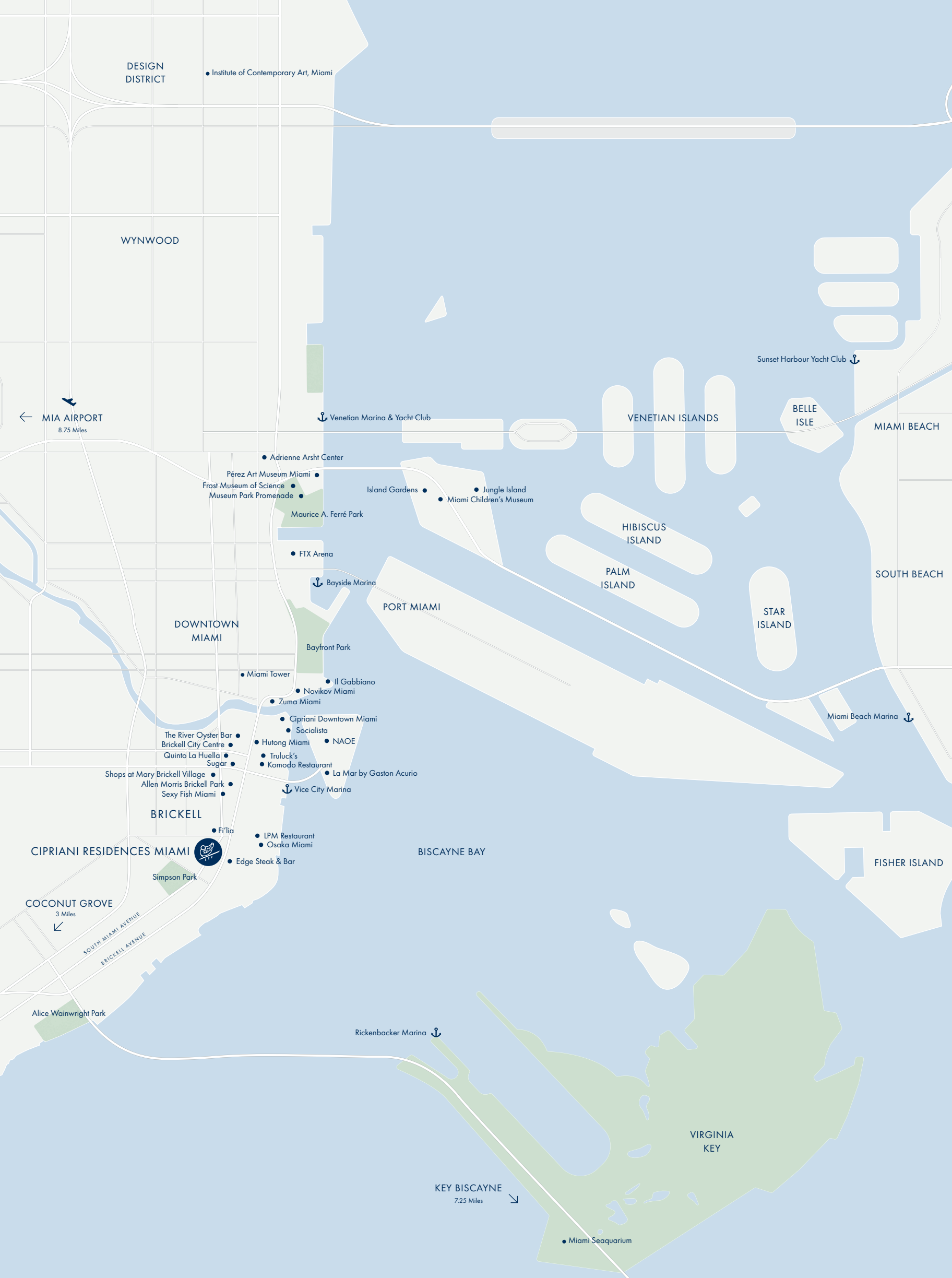
Brickell, known for its cosmopolitan feel, boasts some of the most exceptional restaurants, fashionable boutiques, a vibrant art scene and many cultural attractions. The glamour of Miami Beach and the tropical sands of Key Biscayne are just a short drive away.



Left Page:
Brickell City Centre

Right Page:
Pérez Art Museum, Brickell Shopping,
Cipriani Downtown Miami





“Brickell feels more like New York than Miami, with a similar ambition, fast-paced lifestyle and walkability. Everything you need to live, work, shop and relax.”

FORBES

THE PERFECT VISION

Coming together in perfect partnership, the architectural and design vision is brought to life by iconic practices with an innate understanding of Miami and the Cipriani brand spirit.



MAST CAPITAL

Mast Capital is a privately held real estate investment and development firm founded by Camilo Miguel, Jr. in 2006. The firm leverages deep local market perspective and institutional quality to deliver superior execution of transformative projects. Mast Capital's emphasis is on investing in and developing thoughtfully designed projects that enrich the fabric of local communities throughout Florida.

CAMILO MIGUEL, JR.

CIPRIANI FAMILY

Since the opening of the legendary Harry's Bar in Venice in 1931, four generations of the family have developed Cipriani into a leading international hospitality brand with restaurants, landmarked event spaces, hotels, residences, and private membership clubs around the world.

GIUSEPPE CIPRIANI





ARQUITECTONICA

Arquitectonica was founded in 1977 by Bernardo Fort-Brescia and Laurinda Spear. The award-winning firm has worked in 59 countries but left its strongest mark on Miami, where it has transformed the skyline with a bold vision of contemporary architecture.

Known for expressive, humanistic designs, Arquitectonica has captured the city's singular spirit, apparent in early sensations like the Pink House and the Atlantis and modern landmarks like Brickell City Centre. The curved, organic form of Cipriani Residences Miami is the latest example of the firm's trademark panache.

BERNARDO FORT-BRESCIA

BE A PART OF
THE CIPRIANI
LEGACY

1508 LONDON

1508 London is a design studio specializing in the design of high-end private residences, luxury and boutique hospitality projects, and residential developments as well as yachts and product design. Deeply rooted with a collaborative approach, its work is drawn from measured principles inspired by history, geography and the local architectural vernacular. With offices spanning across four continents, 1508 London offers a world-leading service of best-in-class design.

LEO BERTACCHINI



Reserve your new home today by contacting our sales team at info@ciprianiresidencesmiami.com or by calling 786.850.1420

Learn more:
www.CiprianiResidencesMiami.com



EXCLUSIVE MARKETING AND SALES BY
FORTUNE DEVELOPMENT SALES



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BUILDING OVERVIEW

- An elegant 80-story tower with a curved cascading glass façade
- A collection of 397 residences, including exceptional penthouses with private pools
- Resident-only dining services by Cipriani
- Sweeping views of Biscayne Bay, the Brickell skyline, and Coconut Grove
- 24-Hour staff trained by Cipriani

DESIGN TEAM

- Architecture: Arquitectonica
- Landscape: Arquitectonica GEO

RESIDENCE FEATURES

- Generous living areas with ceiling heights of 10 feet
- Floor-to-ceiling sliding glass doors and windows with magnificent panoramic views
- Terrace access from the living room and primary bedroom of every residence
- Gracious walk-in wardrobes in every primary bedroom
- An exquisite selection of flooring options included
- Direct elevator entry for select residences
- Eat-in, open kitchen with custom Italian cabinetry inspired by Cipriani's renowned style
- Top-of-the-line appliances from Wolf Sub-Zero, including cooktop, integrated refrigerator, freezer, wine cooler, and dishwasher
- Primary bathrooms with grand, stand-alone bathtubs and glass-enclosed showers; vanities with premium Italian cabinetry, imported stone tops, back-lit mirrors; separate room with water closet
- Spacious laundry rooms with full-size washing machine and dryer, with a utility sink in most residences
- Individually controlled, high-efficiency central air conditioning and heating systems, with linear diffusers in main areas to ensure seamless integration
- Innovative smart technology infrastructure that enables home automation
- Intelligent interface system for essential building services such as concierge, valet, and security



Masterfully designed in collaboration with Cipriani, the amenities serve as an extension of one's home. Residents will have exclusive access to round-the-clock dining services by Cipriani, available both in-home or in private, multiple reservable dining rooms.

AMENITIES

- Exclusive private entrance with lush landscaping and elegant porte-cochère
- Dramatic lobby leading to two banks of high-speed, touchless elevators
- Signature private dining experiences by Cipriani
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- State-of-the-art fitness center
- Golf simulator
- Pickleball court
- Private salon available to be reserved for personal beauty services
- Screening room with cutting-edge audio visual equipment
- Serene and spacious residents' library
- Engaging children's playroom
- Elevated four-level wellness center and lounge overlooking the Brickell skyline
- Pet-friendly community with dog park
- High-speed internet access across all public areas
- Electric vehicle charging stations available
- Air-conditioned storage rooms

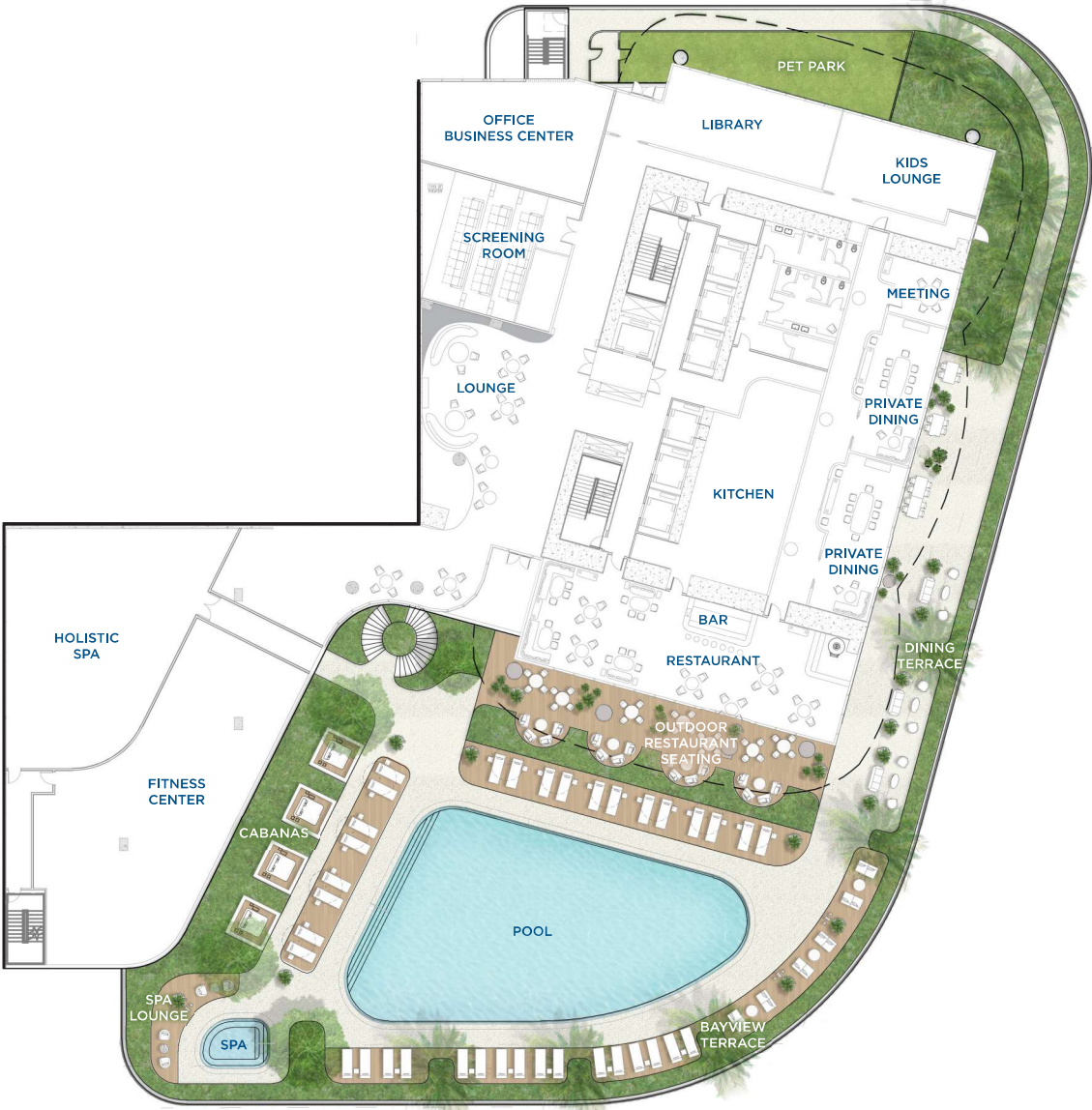
SERVICES

- Designated Director of Residences
- Cipriani Residential Concierge
- Residential services including plant care, and away-from-home maintenance*
- Pet-friendly community with pet grooming and walk services available*
- A luxury house limousine service for convenient transport within a three-mile radius*
- In-residence spa treatments*
- Personal training services*
- A secure, covered garage with 24-hour complimentary valet and optional self-parking in assigned spaces
- 24-hour security guards and controlled building access

*Available for purchase

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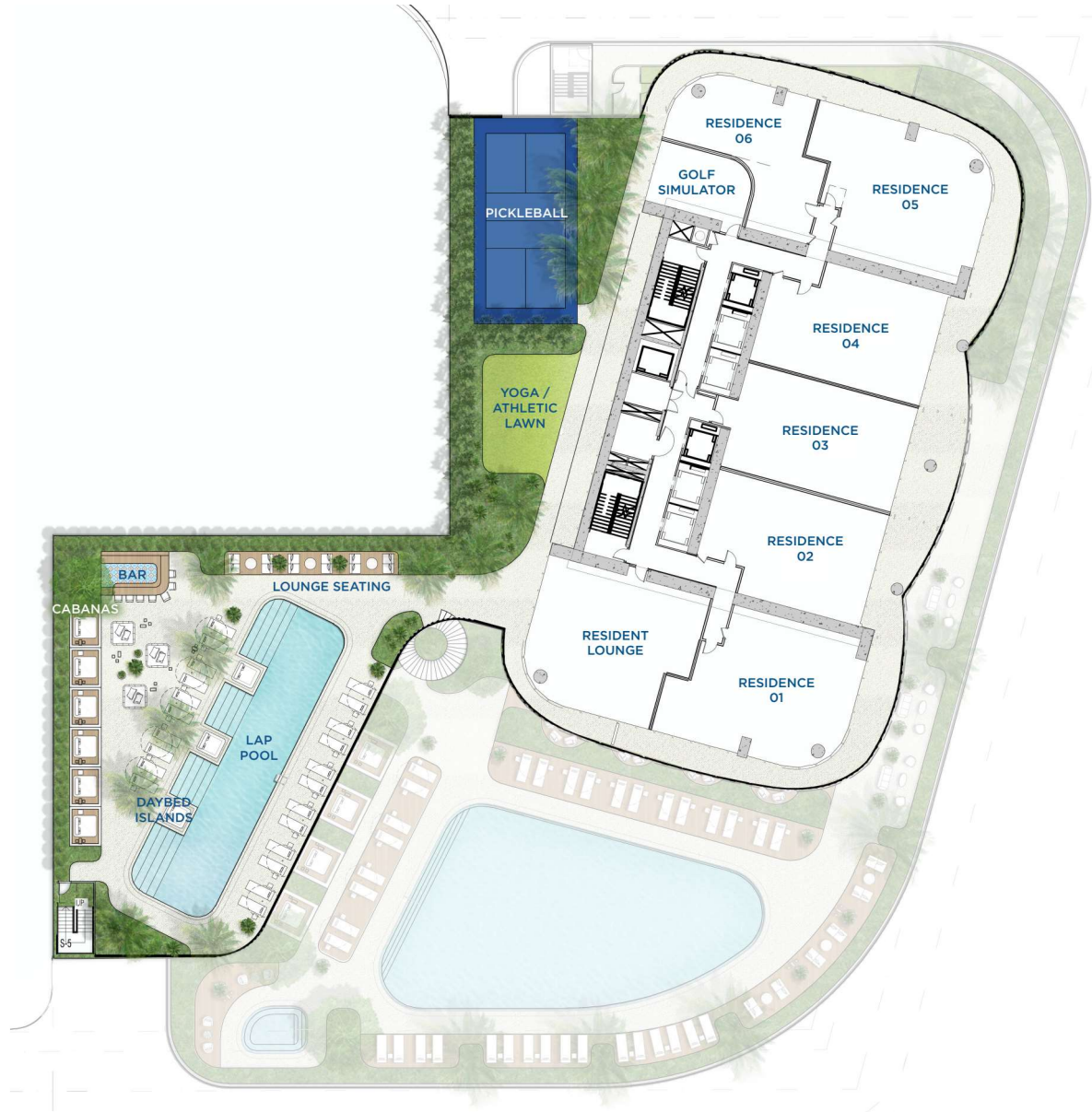
7TH FLOOR AMENITIES



NOT TO SCALE

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and 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 all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit.

8TH FLOOR AMENITIES



NOT TO SCALE



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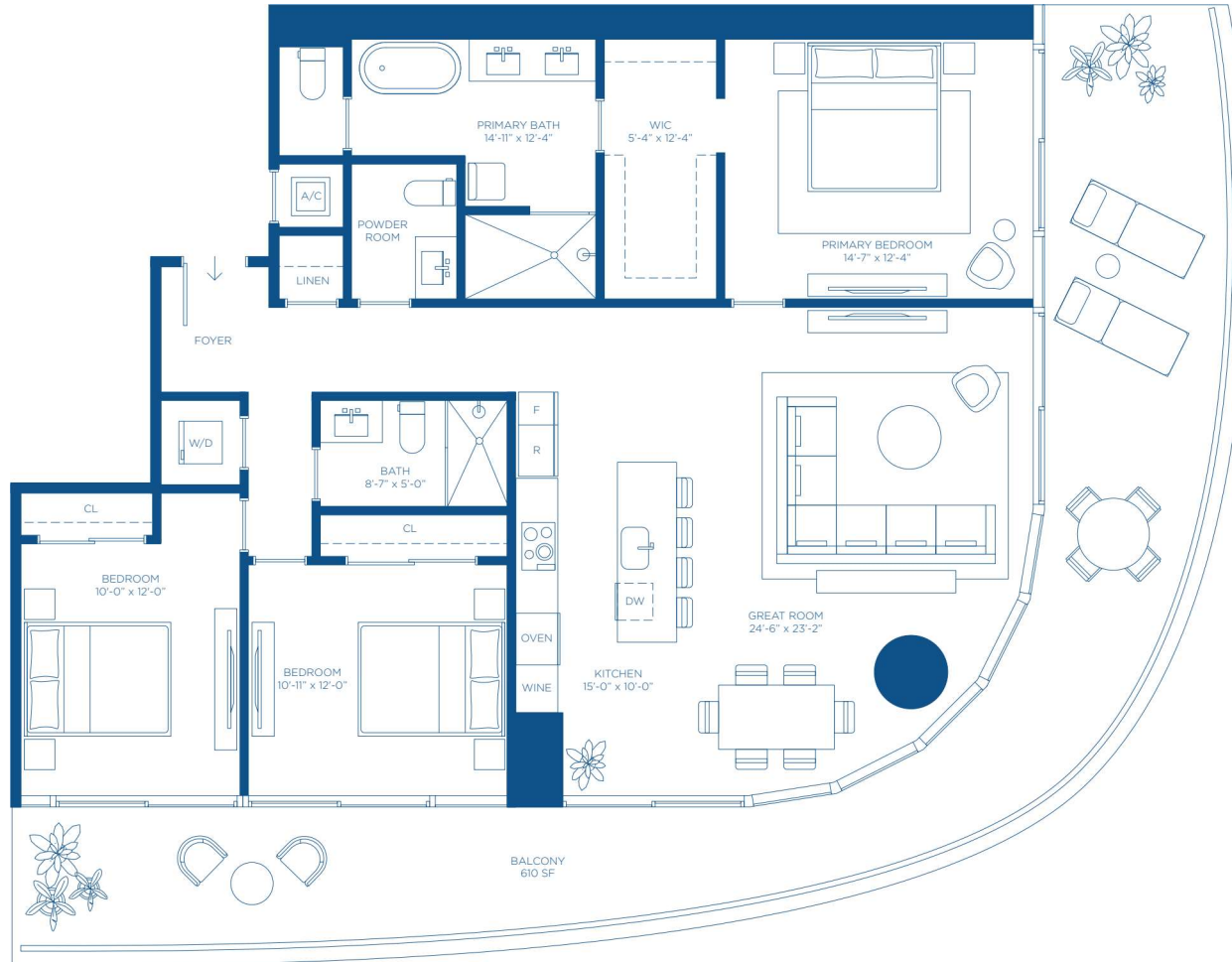
RESIDENCE 01

LEVEL 8

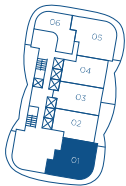
3 Bedrooms
2 Bathrooms
1 Powder Room

INTERIOR AREA:
1,606 SQ. FT. / 149 SQ. M.

TERRACE AREA:
610 SQ. FT. / 57 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



NOT TO SCALE

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RESIDENCE 01

LEVELS 9 - 18

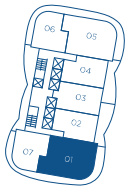
3 Bedrooms
2 Bathrooms
1 Powder Room

INTERIOR AREA:
1,980 SQ. FT. / 184 SQ. M.

TERRACE AREA:
691 SQ. FT. / 64.19 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY



SIMPSON PARK

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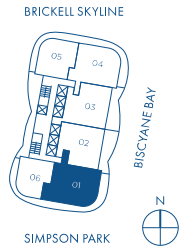
RESIDENCE 01

LEVELS 19 - 61

3 Bedrooms
3 Bathrooms
1 Powder Room

INTERIOR AREA:
2,062 SQ. FT. / 192 SQ. M.

TERRACE AREA:
683 SQ. FT. / 63 SQ. M.



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RESIDENCE 01

LEVELS 62 - 78

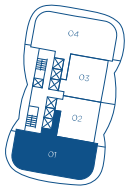
4 Bedrooms
4 Bathrooms
1 Powder Room

INTERIOR AREA:
3,495 SQ. FT. / 325 SQ. M.

TERRACE AREA:
1,053 SQ. FT. / 98 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



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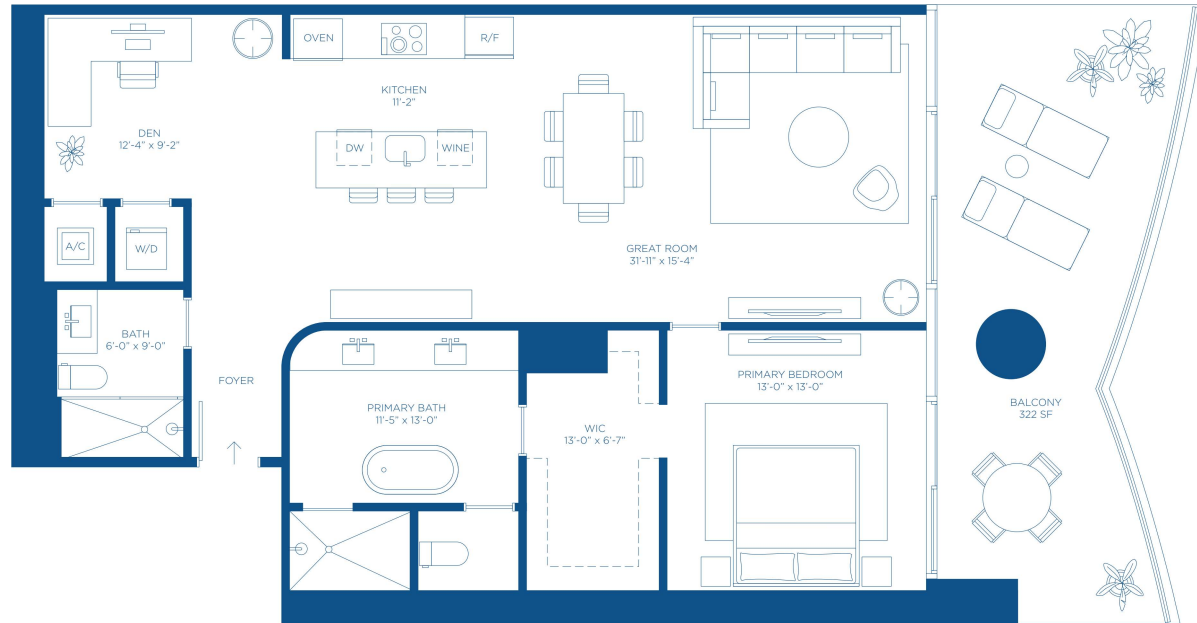
RESIDENCE 02

LEVEL 8

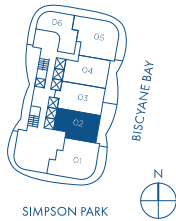
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA:
1,318 SQ. FT. / 122 SQ. M.

TERRACE AREA:
322 SQ. FT. / 30 SQ. M.



BRICKELL SKYLINE



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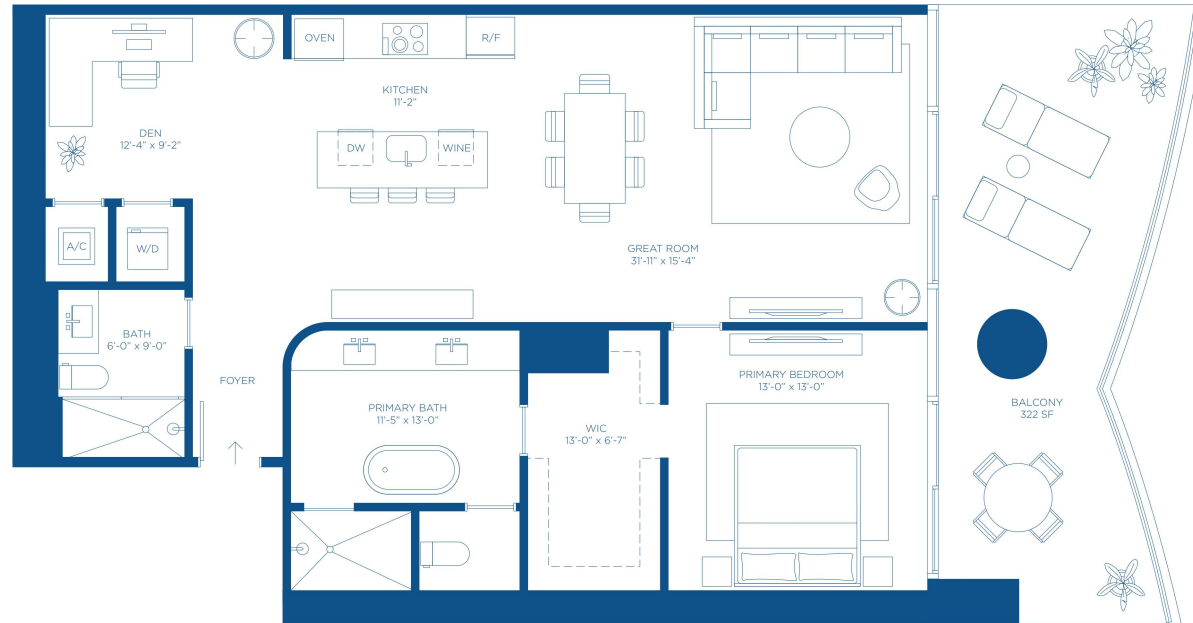
RESIDENCE 02

LEVELS 9 - 18

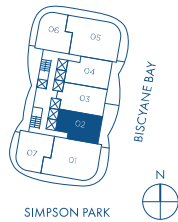
1 Bedroom
Den
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BRICKELL SKYLINE



NOT TO SCALE

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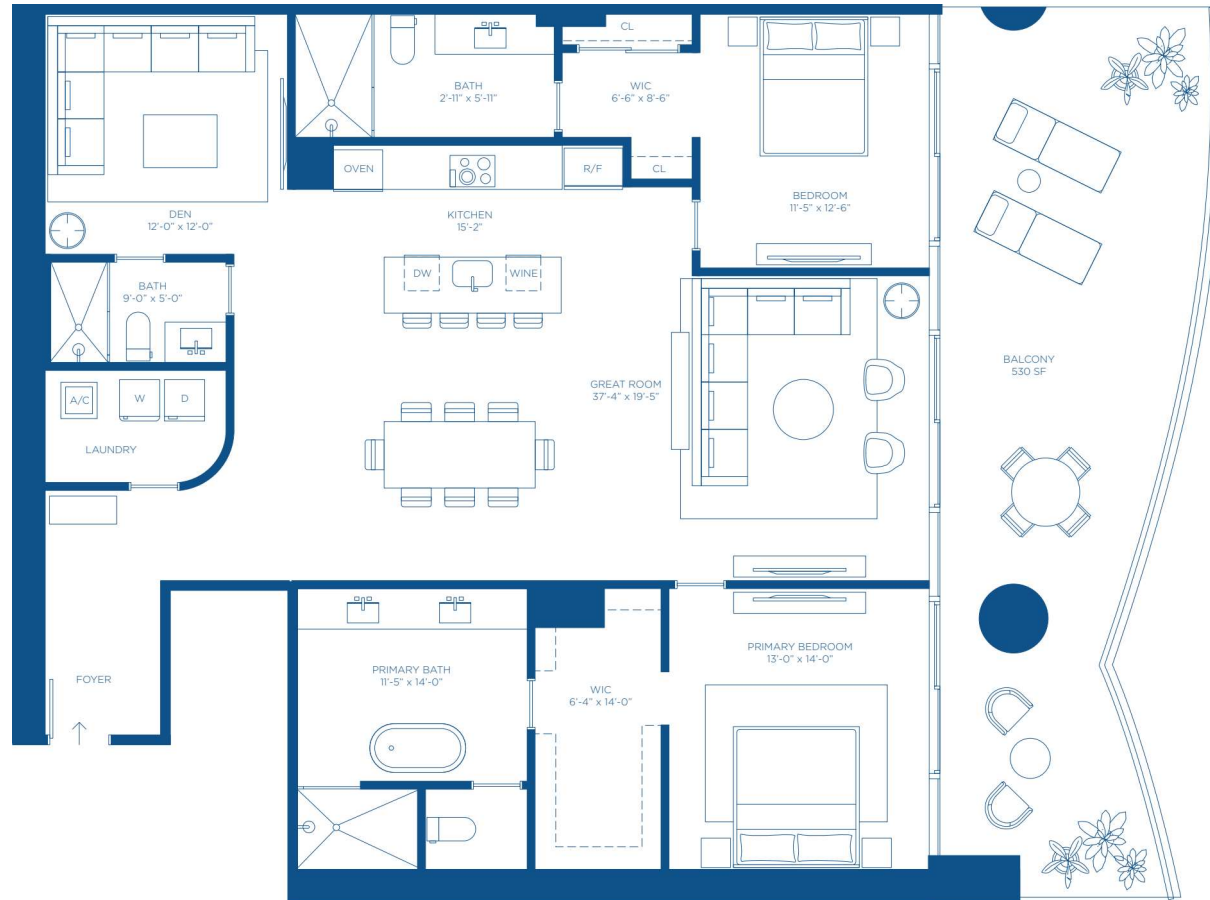
RESIDENCE 02

LEVELS 19 - 61

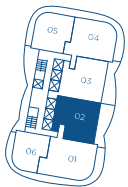
2 Bedrooms
Den
3 Bathrooms

INTERIOR AREA:
1,910 SQ. FT. / 177 SQ. M.

TERRACE AREA:
530 SQ. FT. / 49 SQ. M.



BRICKELL SKYLINE




BISCAYNE BAY

SIMPSON PARK



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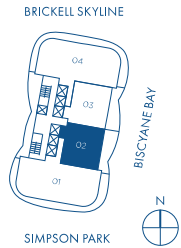
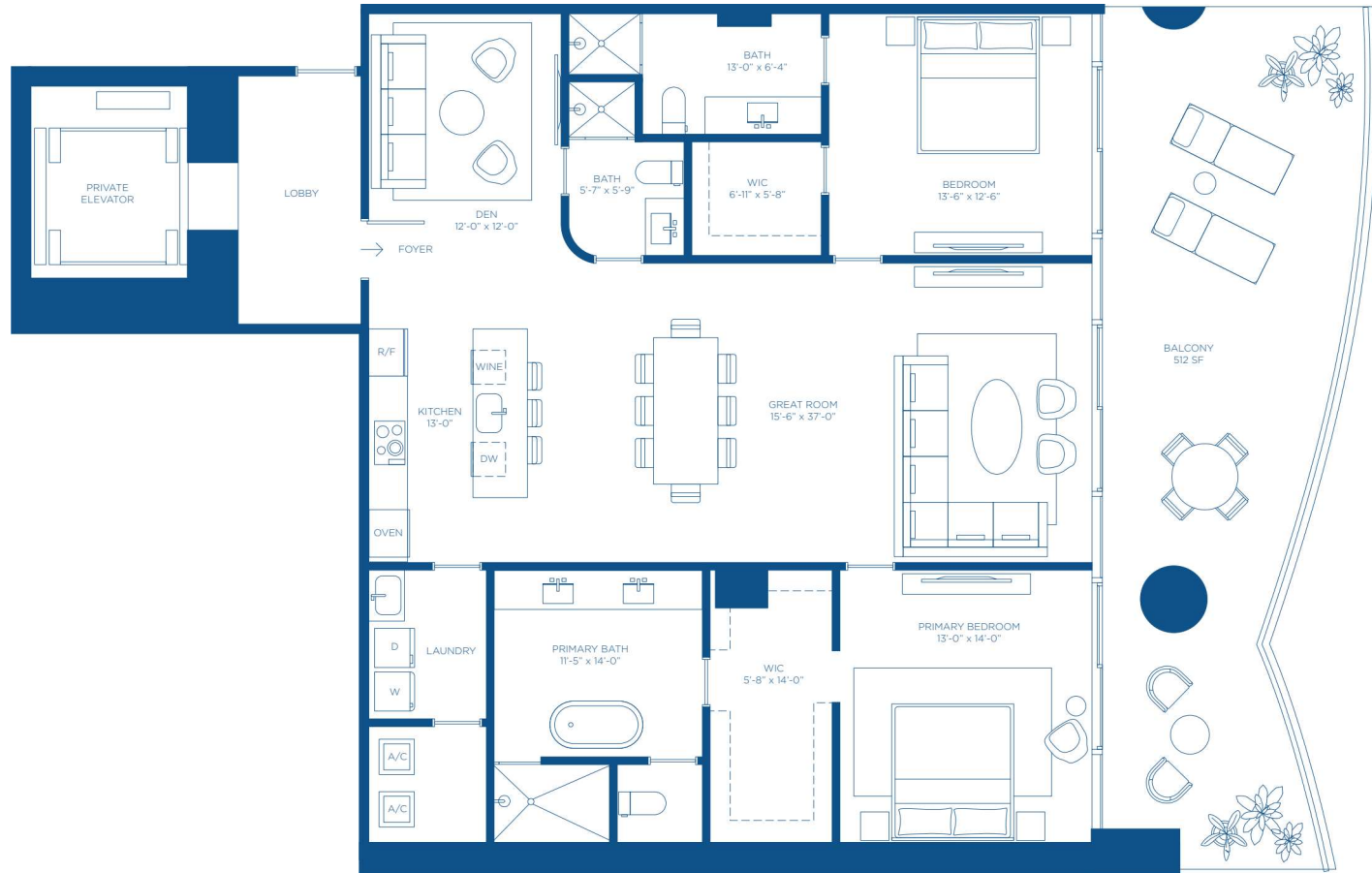
RESIDENCE 02

LEVELS 62 - 78

2 Bedrooms
Den
3 Bathrooms

INTERIOR AREA:
1,840 SQ. FT. / 171 SQ. M.

TERRACE AREA:
512 SQ. FT. / 48 SQ. M.



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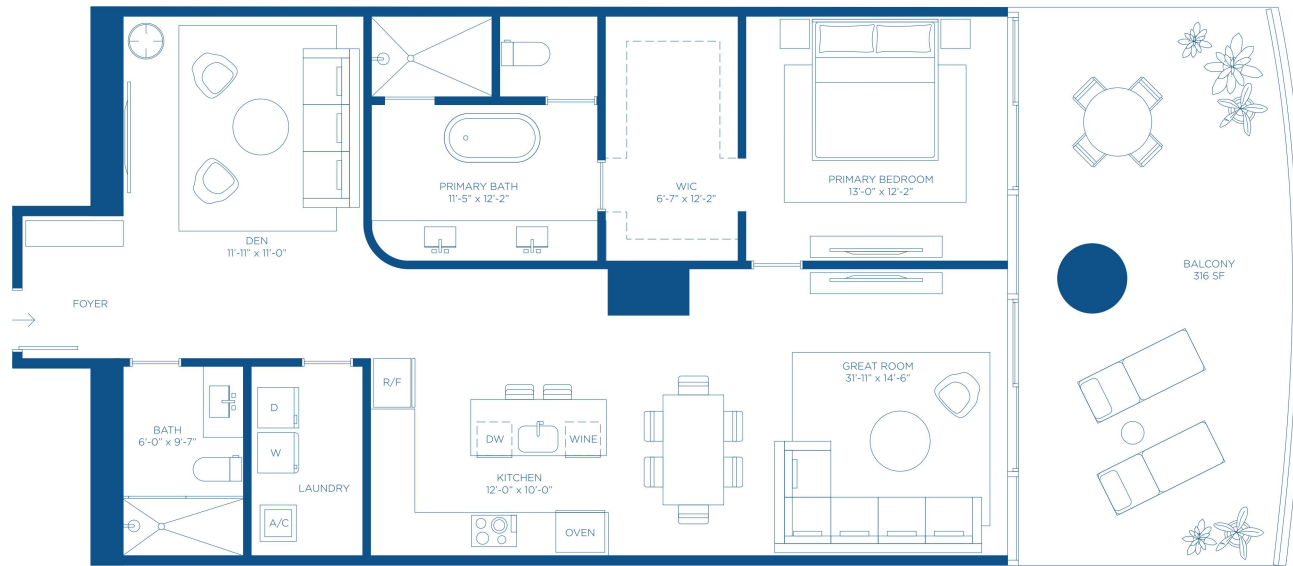
RESIDENCE 03

LEVELS 9 - 18

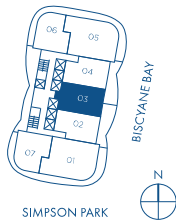
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA:
1,318 SQ. FT. / 122 SQ. M.

TERRACE AREA:
316 SQ. FT. / 29 SQ. M.



BRICKELL SKYLINE



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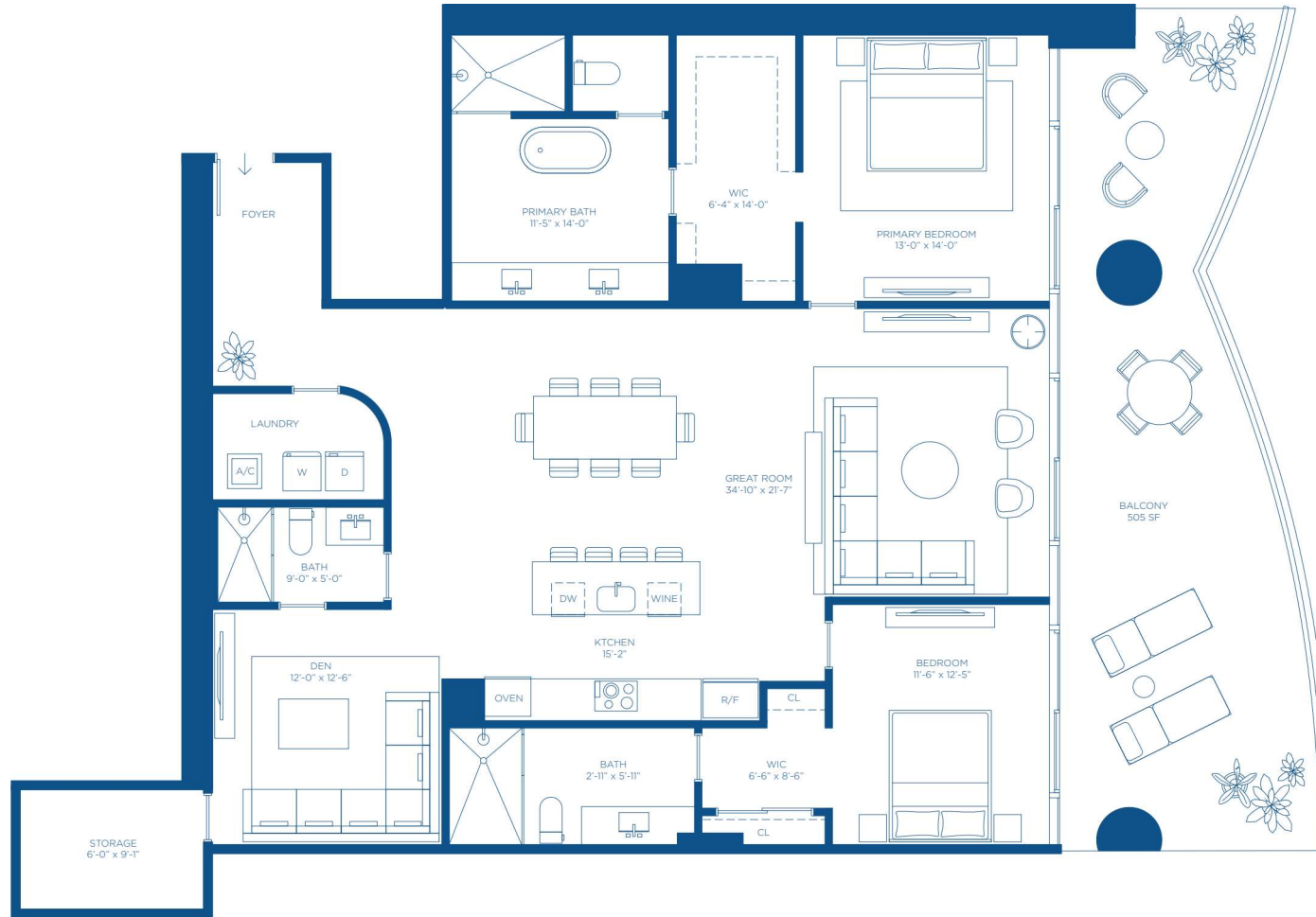
RESIDENCE 03

LEVELS 19 - 61

2 Bedrooms
Den
3 Bathrooms

INTERIOR AREA:
1,970 SQ. FT. / 183 SQ. M.

TERRACE AREA:
505 SQ. FT. / 47 SQ. M.



BRICKELL SKYLINE




BISCAYNE BAY

SIMPSON PARK



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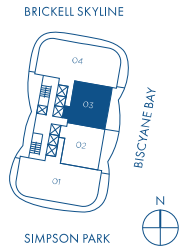
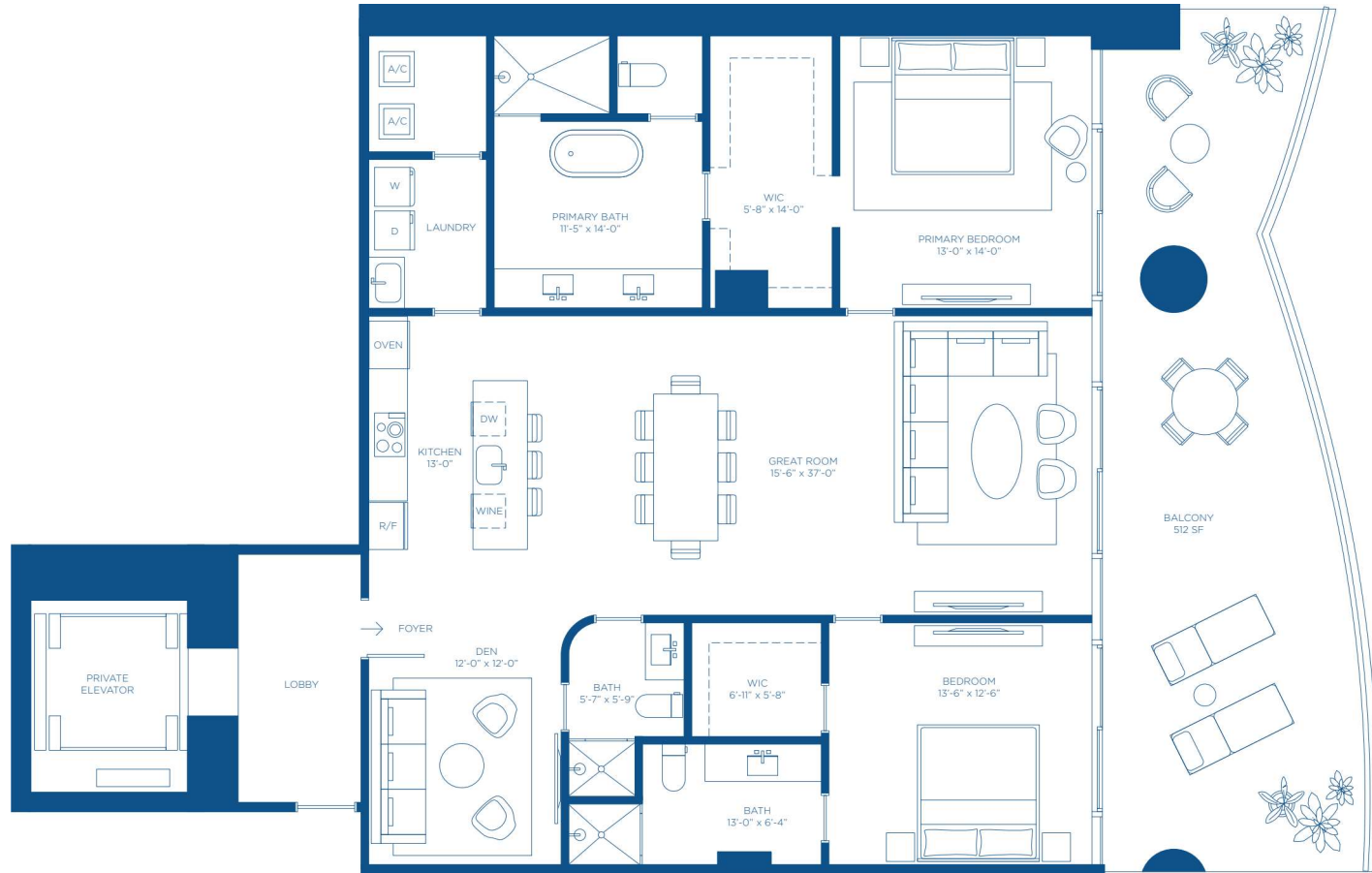
RESIDENCE 03

LEVELS 62 - 78

2 Bedrooms
Den
3 Bathrooms

INTERIOR AREA:
1,840 SQ. FT. / 171 SQ. M.

TERRACE AREA:
512 SQ. FT. / 48 SQ. M.



NOT TO SCALE

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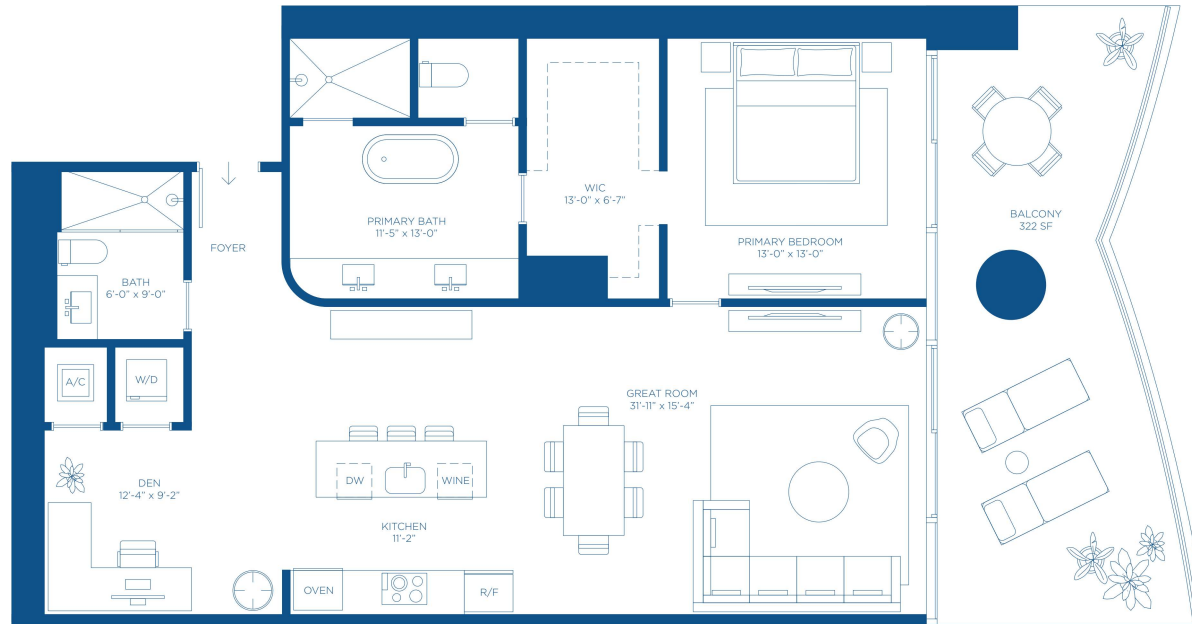
RESIDENCE 04

LEVEL 8

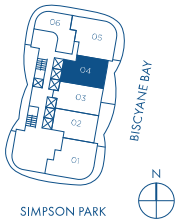
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA:
1,318 SQ. FT. / 122 SQ. M.

TERRACE AREA:
322 SQ. FT. / 30 SQ. M.



BRICKELL SKYLINE



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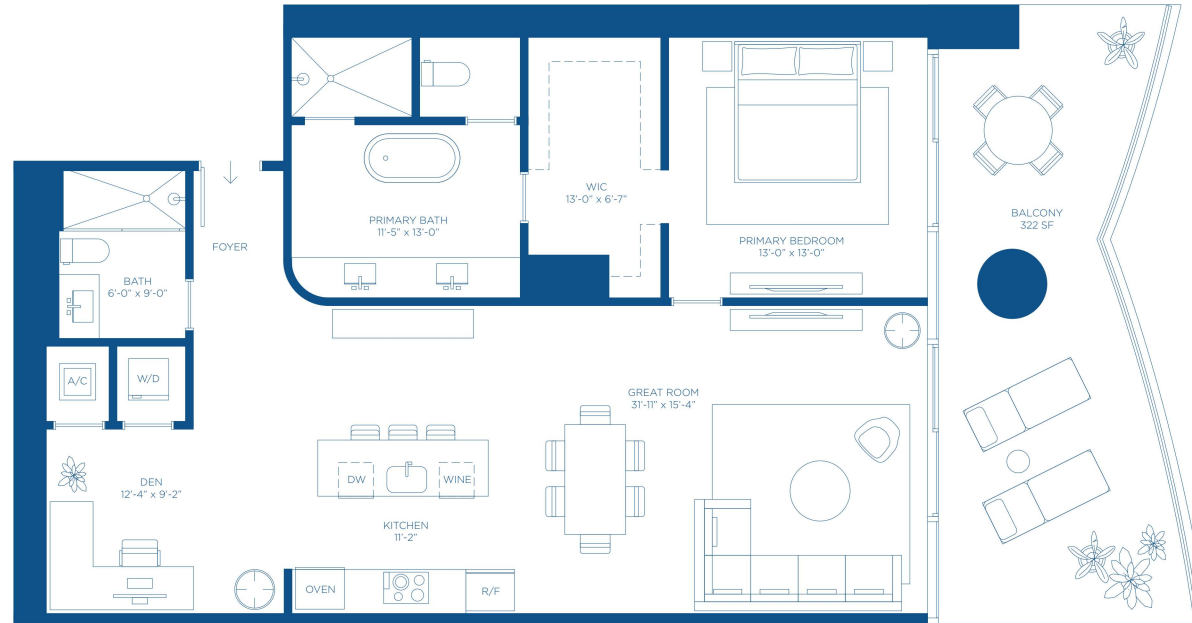
RESIDENCE 04

LEVELS 9 - 18

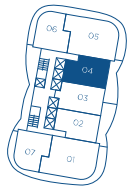
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA:
1,318 SQ. FT. / 122 SQ. M.

TERRACE AREA:
322 SQ. FT. / 30 SQ. M.



BRICKELL SKYLINE




BISCAYNE BAY

SIMPSON PARK



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RESIDENCE 04

LEVELS 19 - 61

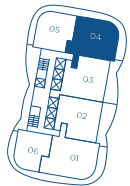
2 Bedrooms
Den
3 Bathrooms

INTERIOR AREA:
1,869 SQ. FT. / 174 SQ. M.

TERRACE AREA:
596 SQ. FT. / 55 SQ. M.



BRICKELL SKYLINE




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SIMPSON PARK



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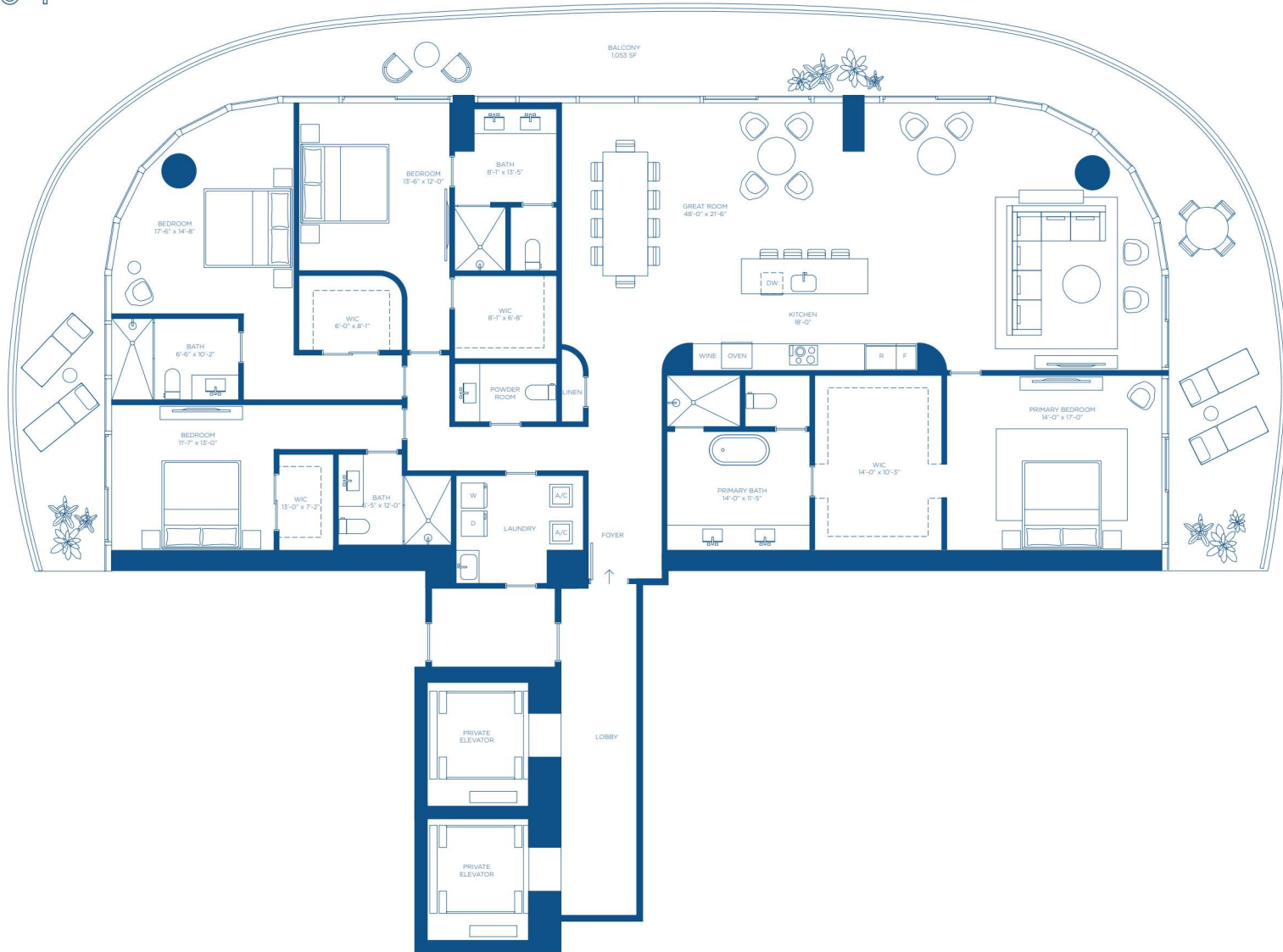
RESIDENCE 04

LEVELS 62 - 78

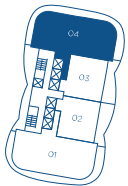
4 Bedrooms
4 Bathrooms
1 Powder Room

INTERIOR AREA:
3,495 SQ. FT. / 325 SQ. M.

TERRACE AREA:
1,053 SQ. FT. / 98 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



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RESIDENCE 05

LEVEL 8

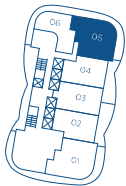
3 Bedrooms
2 Bathrooms
1 Powder Room

INTERIOR AREA:
1,606 SQ. FT. / 149 SQ. M.

TERRACE AREA:
610 SQ. FT. / 57 SQ. M.



BRICKELL SKYLINE




BISCAYNE BAY

SIMPSON PARK



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RESIDENCE 05

LEVELS 9 - 18

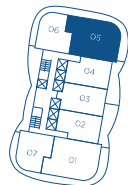
3 Bedrooms
2 Bathrooms
1 Powder Room

INTERIOR AREA:
1,980 SQ. FT. / 184 SQ. M.

TERRACE AREA:
691 SQ. FT. / 64.19 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



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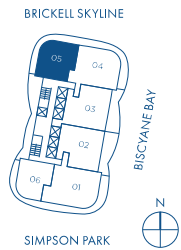
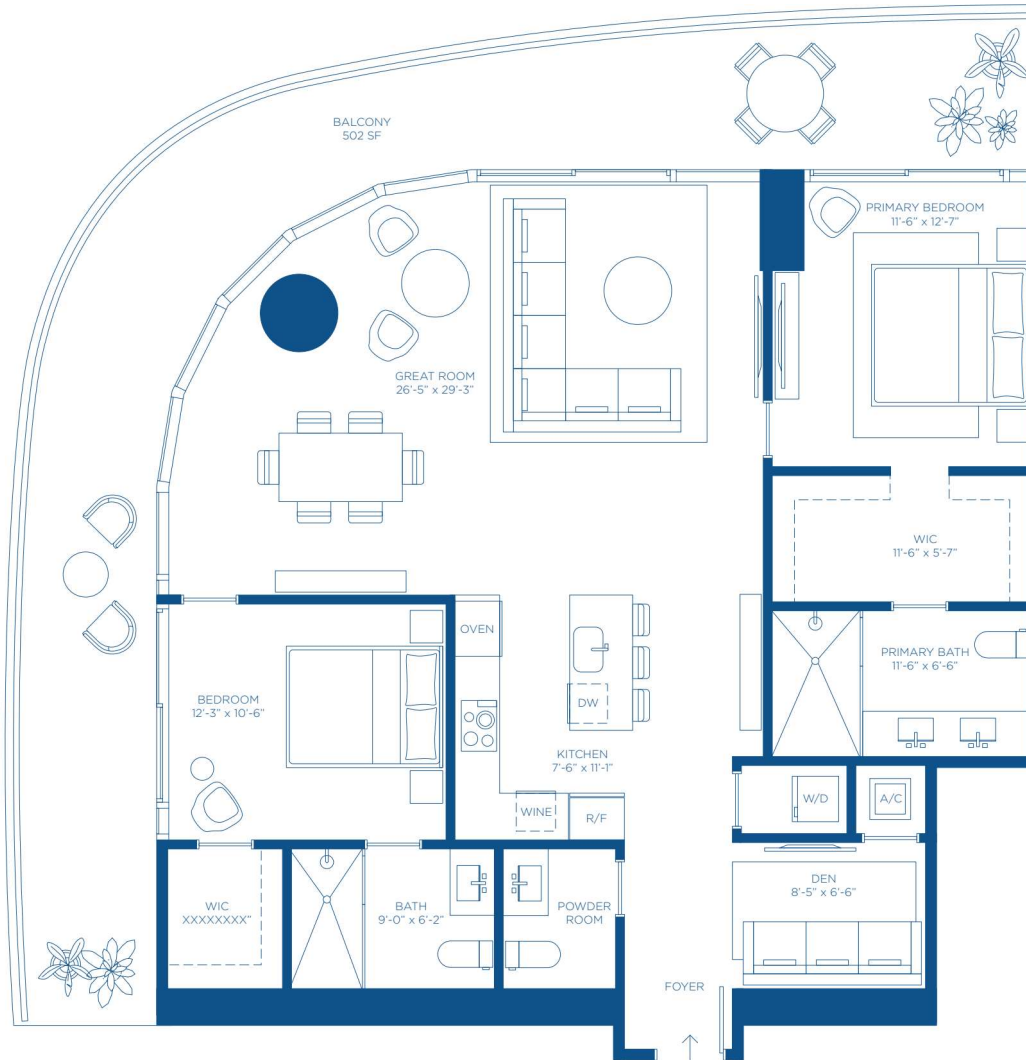
RESIDENCE 05

LEVELS 19 - 61

- 2 Bedrooms
- Den
- 2 Bathrooms
- 1 Powder Room

INTERIOR AREA:
1,408 SQ. FT. / 131 SQ. M.

TERRACE AREA:
502 SQ. FT. / 47 SQ. M.



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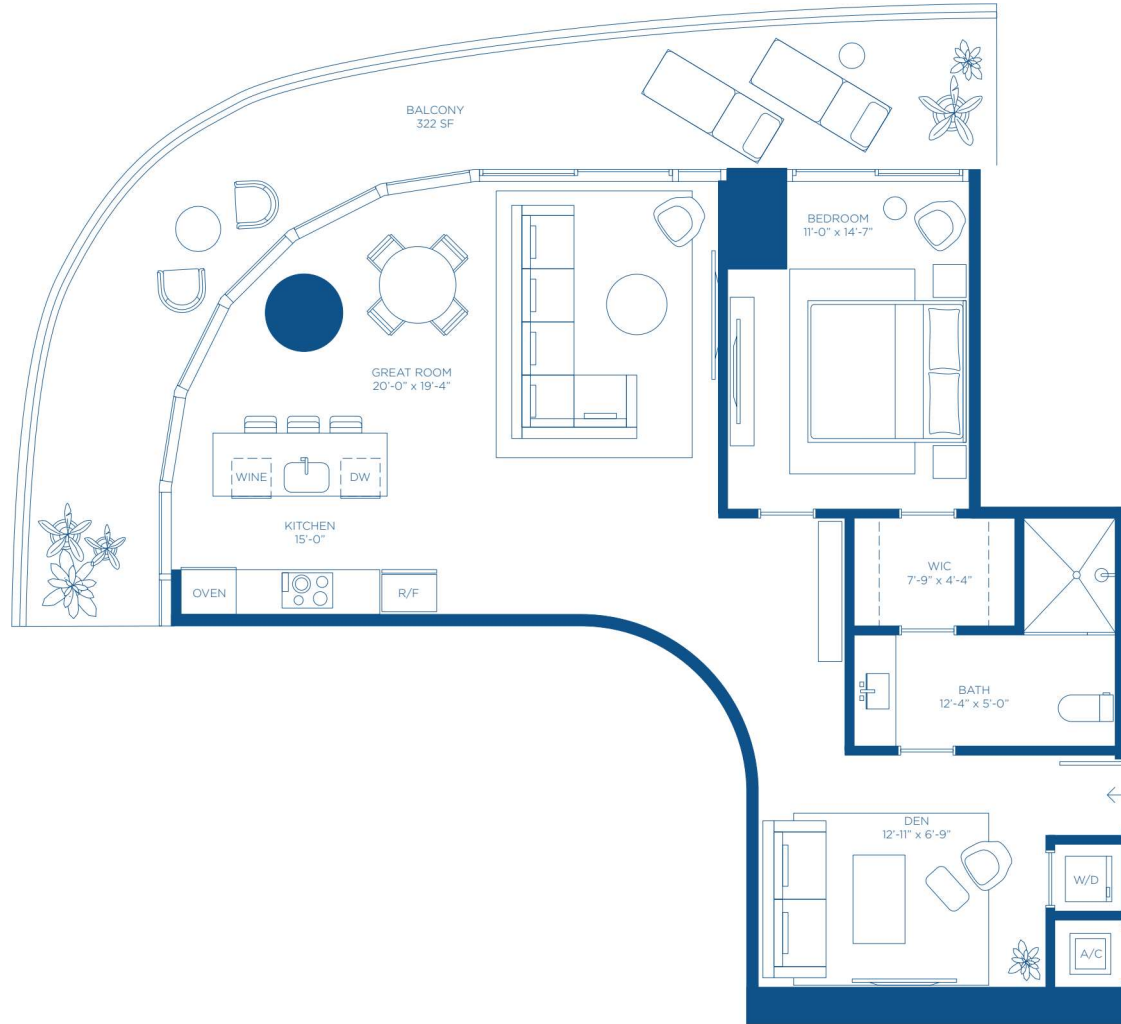
RESIDENCE 06

LEVEL 8

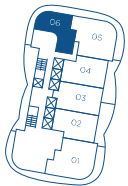
1 Bedroom
1 Bathroom

INTERIOR AREA:
1,065 SQ. FT. / 99 SQ. M.

TERRACE AREA:
322 SQ. FT. / 30 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



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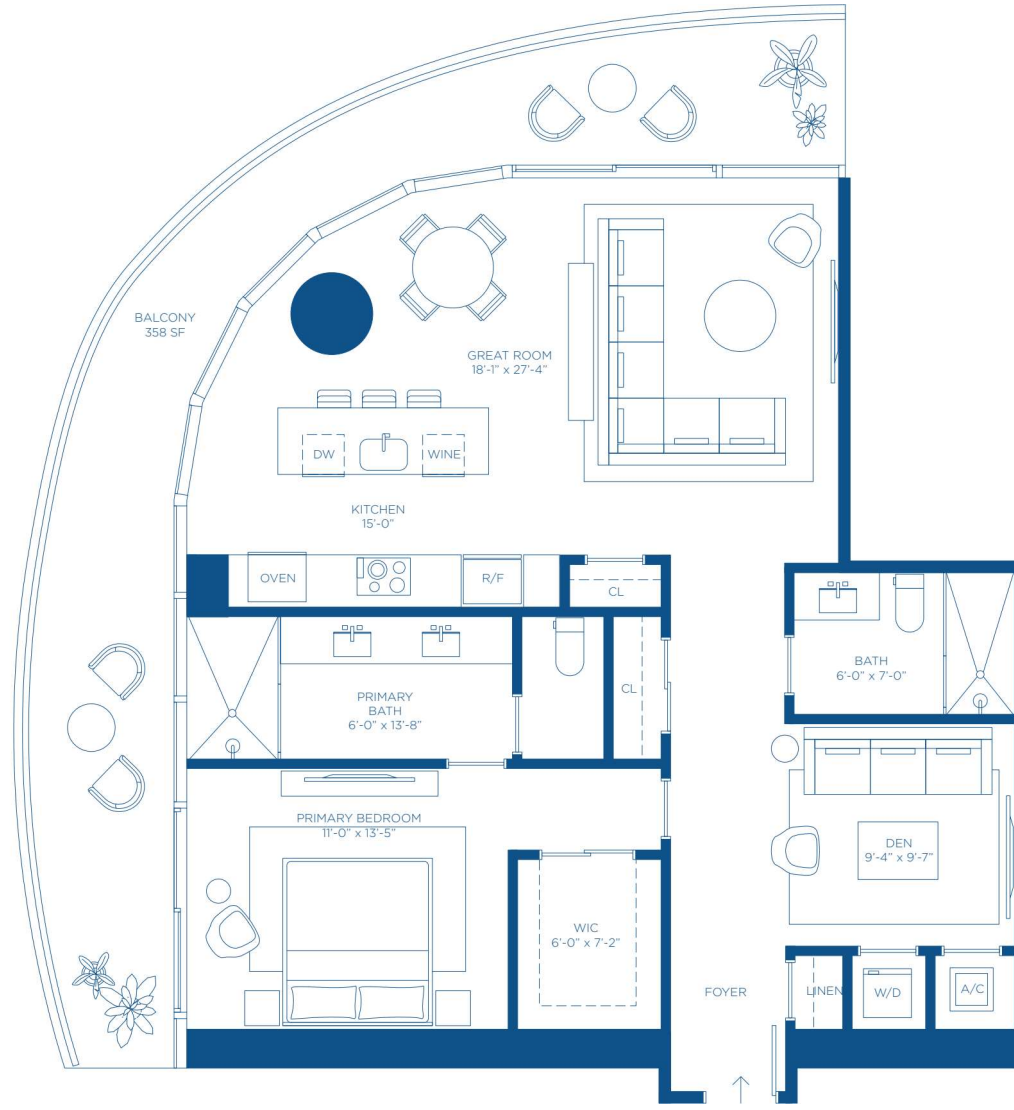
RESIDENCE 06

LEVELS 9 - 18

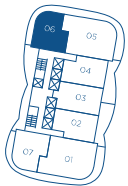
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA:
1,204 SQ. FT. / 112 SQ. M.

TERRACE AREA:
358 SQ. FT. / 33 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



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RESIDENCE 06

LEVELS 19 - 61

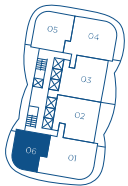
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA:
1,204 SQ. FT. / 112 SQ. M.

TERRACE AREA:
358 SQ. FT. / 33 SQ. M.



BRICKELL SKYLINE




BISCAYNE BAY

SIMPSON PARK



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RESIDENCE 07

LEVELS 9 - 18

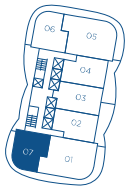
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA:
1,204 SQ. FT. / 112 SQ. M.

TERRACE AREA:
358 SQ. FT. / 33 SQ. M.



BRICKELL SKYLINE



SIMPSON PARK



NOT TO SCALE

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and 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 all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the actual room, determined in accordance with these defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit.

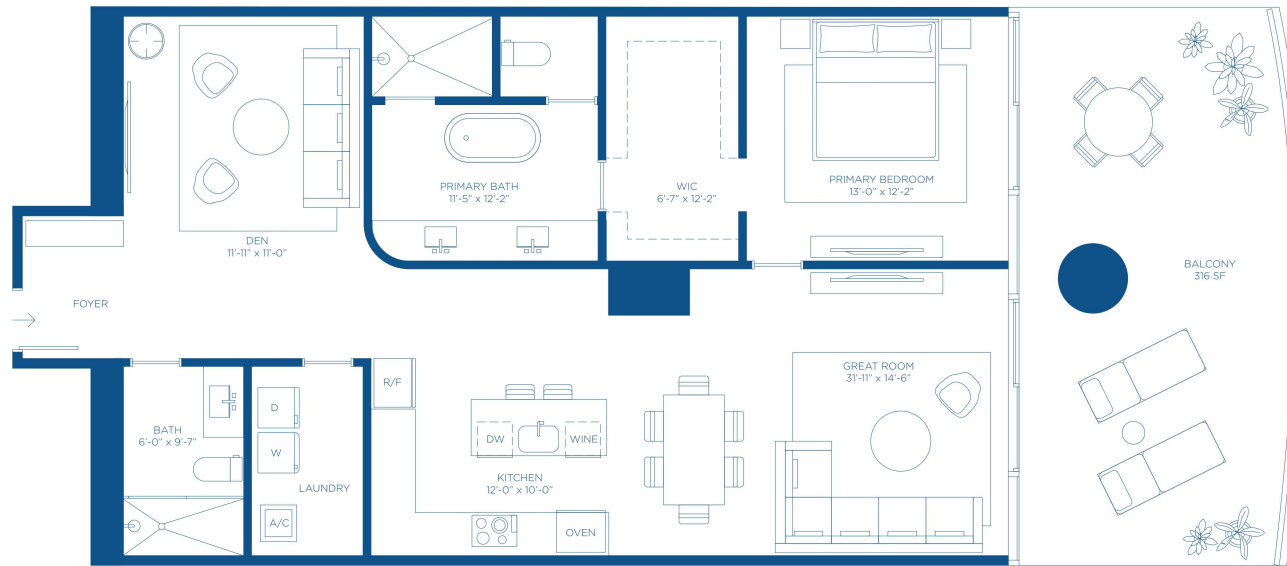
RESIDENCE 03

LEVEL 8

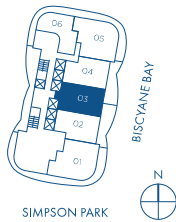
- 1 Bedroom
- Den
- 2 Bathrooms

INTERIOR AREA:
1,318 SQ. FT. / 122 SQ. M.

TERRACE AREA:
316 SQ. FT. / 29 SQ. M.



BRICKELL SKYLINE



NOT TO SCALE

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and 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 all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. 