

THE RITZ-CARLTON RESIDENCES

SUNNY ISLES BEACH, MIAMI

Fact Sheet

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Development Team

FORTUNE INTERNATIONAL GROUP
& CHÂTEAU GROUP

Design Architect & Interior Designer

ARQUITECTONICA,
MICHELE BÖNAN

OVERVIEW

Renowned leaders in South Florida luxury real estate development, Château Group and Fortune International Group, have joined to bring The Ritz-Carlton Residences to Sunny Isles Beach. Designed by world-renowned architectural firm Arquitectonica and featuring stunning interiors by Italian designer Michele Bönan, the 52-story condominium tower will be comprised of 212 residences, located on 250 linear feet of pristine beachfront amid 2.2 acres of lush landscaping by Arquitectonica GEO. Upon completion in 2018, The Ritz-Carlton Hotel Co. will manage the property, providing residents with the legendary service, quality and personal touch synonymous with The Ritz-Carlton® brand.

The top floors of the property will be home to the most elegant and spacious penthouses in Sunny Isles Beach and include an expansive terrace, summer kitchen, private garden, and an infinity pool ideal for outdoor entertaining. In December 2015, The Residences set a record for Sunny Isles Beach when a full-floor penthouse on the 51st floor sold for \$21 million.

Located in the heart of magnificent Sunny Isles Beach, with spectacular views of the Atlantic Ocean and Intracoastal Waterway, The Ritz-Carlton Residences, Sunny Isles Beach stands between the prestigious Bal Harbour Shops and Aventura Mall, as well as near both Miami and Fort Lauderdale International airports. The unprecedented luxury and superb design and architecture are complimented by a location in close proximity to all of the excitement, culture and beauty of South Florida.

Sales

FORTUNE DEVELOPMENT SALES AND CHÂTEAU INTERNATIONAL REALTY

Prices

STARTING FROM \$2.5 MILLION

(Prices subject to change and availability)

Property Location

15701 COLLINS AVENUE,
SUNNY ISLES BEACH, FL 33160

Anticipated Occupancy

FALL 2018

DEPOSIT STRUCTURE:

- 25% Contract Signing Upon Buyer's Execution of the Purchase Agreement.
- 15% Deposit due 120 days after Buyer's execution of the Agreement.
- 10% Construction Deposit due 270 days after Buyer's execution of the Agreement.
- 50% Closing At Closing ~ End of 2018

PROPERTY AND BUILDING FEATURES

- Stunning 52-story tower directly on 250 linear feet of oceanfront in Sunny Isles Beach, Miami
- Managed by The Ritz-Carlton Hotel Company
- Spectacular design by Arquitectonica with lush landscaping by Arquitectonica GEO
- Stunning interiors by Michele Bönan
- 212 residences ranging from 1,605 sq. ft. to 3,640 sq. ft.; Penthouses up to 6,320 sq. ft.
- Grand porte-cochère
- Perfectly located between Aventura Mall, Bal Harbour Shops and Miami and Fort Lauderdale International Airports
- Impressive two-story lobby backed by four stories of glass overlooking pool and beach
- Completely private residential building with no hotel on premises and no transient use
- Pet-friendly

RESIDENCE DETAILS

- 2 BR: 41 units at 1,605 sf
- 2 BR + Den: 40 units at 1,750 sf
- 3 BR: 42 units; 3 BR + Den + Service room at 3,080 sf; 3 BR + Family Room at 2,475 sf
- 4 BR: 84 units starting at 3,640 sf
- Penthouse 4 BR: 5 units up to 6,320 sf

RESIDENCE FEATURES

- Spacious floorplans boasting ocean, city and Intracoastal views
- Ceiling heights clearing 10', and clearing 13' in penthouses
- Oversized terraces, with private pools in select residences
- Private elevator lobby for each residence
- Service elevators
- Italian designed kitchens, Caesarstone quartz countertops, Gaggenau appliances including wine cooler, cappuccino maker and more
- Walk-in closets in all master bedrooms
- Laundry rooms with full-size washer and dryer
- Smart home technology
- Prewired for high-speed internet access and WiFi
- Service quarters in select residences
- THG bathroom faucets

PENTHOUSE FEATURES

- Lush garden terraces, spanning 2,000 – 4,000 sq. ft.
- A luxurious private pool
- A beautiful Summer kitchen
- Spacious floor plans
- Custom-designed Italian cabinetry
- Graciously appointed master suites and separate service quarters.
- Stunning, 360 degree views of The Atlantic Ocean and Intracoastal Waterway

AMENITIES

- Private beach amenities including cabanas, chaise lounges and umbrellas
- Beach restaurant offering pool and beach service as well as in-residence delivery
- East pool deck with main pool and seamless connection to beach
- Private lobby lounge
- Kids Club with indoor and outdoor play facilities including fountain spout
- West deck with outdoor massage area, lap pool and two hot tubs
- Oceanfront wellness center with treatment areas, sauna and steam rooms
- Oceanfront state-of-the-art fitness center
- Car wash
- Breakfast area

CLUB LEVEL AMENITIES

Among the many amenities throughout the property, the 33rd floor private club level rests high in the sky surrounded by endless views in every direction. Club level amenities include:

- Lounge
- One bar area
- Private dining area with prep kitchen
- Business center
- Media room
- Library
- Eight guest suites* with housekeeping service

* As part of the Common Amenities, Guest Suites will be offered to unit owners and their guests, at rates, terms and conditions established from time to time as provided in the Declaration.

SERVICES

The lifestyle at The Ritz-Carlton Residences, Sunny Isles Beach will be defined by impeccable service combined with oceanfront enjoyment. The following are examples of offered services*:

- 24/7 valet parking & concierge
- 24/7 attended lobby
- Housekeeping services
- Limousine & chauffeur
- Personal fitness training
- Personal chef
- Personal shopping
- Dog walking
- Boat / yacht charter
- Nanny and childcare
- Grocery shopping
- Airline & private air reservations
- Owner absentee program
- Restaurant & nightlife arrangements
- Spa / salon reservations
- Courier
- Theater & entertainment reservations
- Golf tee-time reservations
- Ordering floral arrangements
- Plant care maintenance
- Overnight delivery service
- Newspaper delivery
- Mail package shipping & delivery
- Secretarial services
- Notary public services
- Activity arrangements
- Shopping information
- Hotel reservations
- Function & event planning
- Equipment rental arrangements
- Arrival prep & stocking
- Laundry & dry cleaning
- Seamstress & alteration services
- Engineering services
- In-residence dining & catering
- Wake-up calls
- Sommelier
- Fuel delivery service

*Some services are à la carte and may be performed by third parties.

TEAM

Fortune International Group

The name Fortune International Group is synonymous with excellence and an unwavering commitment to quality and customer service in the world of luxury real estate. Visionary founder Edgardo Defortuna has set new industry standards ever since the company's founding in 1983. Fortune is a recognized leader in both the development and sales and marketing of South Florida luxury real estate with a portfolio that includes residential, mixed-use, condo hotel and office-condo projects. The company's developments include Jade Signature, Jade Residences at Brickell Bay; 1200 Brickell; Artech; Le Meridian Sunny Isles Beach; Jade Beach, Jade Ocean, Auberge Beach Residences and Spa Fort Lauderdale and Hyde Resort & Residences Hollywood.

Fortune is also the exclusive sales firm for some of the most prominent projects in South Florida today, such as Midtown Miami, 1 Hotel & Homes South Beach, NINE at MaryBrickell Village, SLS Lux & Paraiso Bay, among numerous others. Fortune International Group has 19 offices around the world, with nearly 1,000 associates. Its international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to Sao Paolo, and Manhattan to Paris.

Fortune International Group's strength derives from the company's ability to define a market and its needs with all forces that shape the industry.

Château Group

The Château Group, founded under the leadership of Sergio and Manuel Grosskopf, has more than 35 years of experience in the development of real estate projects in South America and the United States. Château has participated in several major real estate endeavors over the last several years, including the development of 1.6 million square feet distributed in the two most emblematic towers in Buenos Aires, Argentina: Château Libertador and Château Puerto Madero. In addition, Château Group has positioned itself as a high-end residential market leader in the world-renown city of Punta del Este, Uruguay through the development of Le Jardin Residences, Beverly Tower, Coral Tower and Millenium Tower.

In the United States, has recently completed construction on Château Beach Residences, a luxury high-rise condominium in Sunny Isles Beach and is also developing FENDI-Château Residences in Surfside, the first real estate development branded for FENDI worldwide. Château Group has several other projects in the pipeline including The Ritz-Carlton Residences in Sunny Isles Beach, 600 and 700 Biscayne (Miami, FL) and a mixed use development in Hallandale Beach. Previously, Château Group co-developed 900 Biscayne and Quantum on the Bay in Miami.

Château Group houses a fully-integrated corporate structure with an in-house development team with expertise in the areas of underwriting/risk management, property management, accounting, project management, construction, architectural design, engineering and sales and marketing.

Design Architect: Arquitectonica

Arquitectonica is an architecture, interior design and planning firm that began in Miami in 1977 as an experimental studio. Led by Bernardo Fort-Brescia and Laurinda Spear, the studio has evolved into a worldwide practice, combining the creative spirit of the principals with the efficiency of delivery and reliability of a major architectural firm. With projects in over 60 countries, Arquitectonica's work spans several continents, from projects such as schools and universities, resorts and casinos, hotels, luxury condominium towers, retail centers and office buildings to specialized projects such as a U.S. Embassy, opera house/symphony halls, museums, courthouses, multipurpose arenas and convention centers, airports and transportation centers, television studios and several bank headquarters.

Interior Designer: Michele Bönan

Michele Bönan is an internationally acclaimed architect and interior designer who lives and works in Florence. The designer of Casa Tua and Cipriani restaurants in Miami, he has also been involved in design projects all over Europe, including the J. K. Place Hotels in Capri, Rome, and Florence; the Hôtel Marquis Faubourg Saint-Honoré in Paris and Jagdgut Wachtelhof Hotel in Austria. A longtime collaborator with Leonardo Ferragamo on a series of hotels, Bönan also worked with Hotel Lungarno and Gallery Hotel Art in Florence.

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP



CHÂTEAU
GROUP

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The Developer is Sunny Isles Property Venture, LLC which has a right to use the trademark names and logos of Fortune International Group and Chateau Group. This is not an offer to sell, or solicitation of offers to buy, in states where such offer or solicitation cannot be made.