



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
Developer

Kobi Karp Architecture & Interior Design Inc.
Architect

Studio Munge
Interior Design

Naturalicial
Landscape Architect

Chef José Andrés
Renowned Michelin-Starred Chef

Douglas Elliman Development Marketing
Exclusive Sales and Marketing Partner

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.



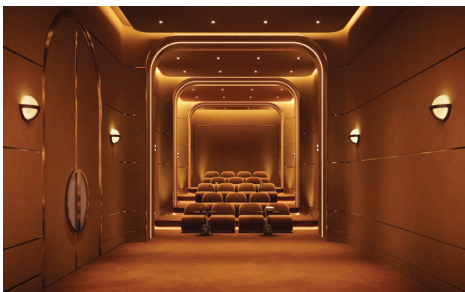
Exclusive Residential Amenities

- 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

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*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

Sales Gallery

By Appointment Only

WWW.RCBEACHHOUSES.COM

Contact Information

sales@rcbeachhouses.com

305-564-1533

Location

1671 Collins Ave,
Miami Beach, FL 33139



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