

Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 ultra-luxurious condominium residences
- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar, Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Cabanas
- Whirlpool Spa
- Private Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar, Virtual Golf and Billiard Table
- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna, and Treatment Suite
- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE A1

1 Bedrooms | 1.5 Bathrooms

RESIDENCE TYPE A1

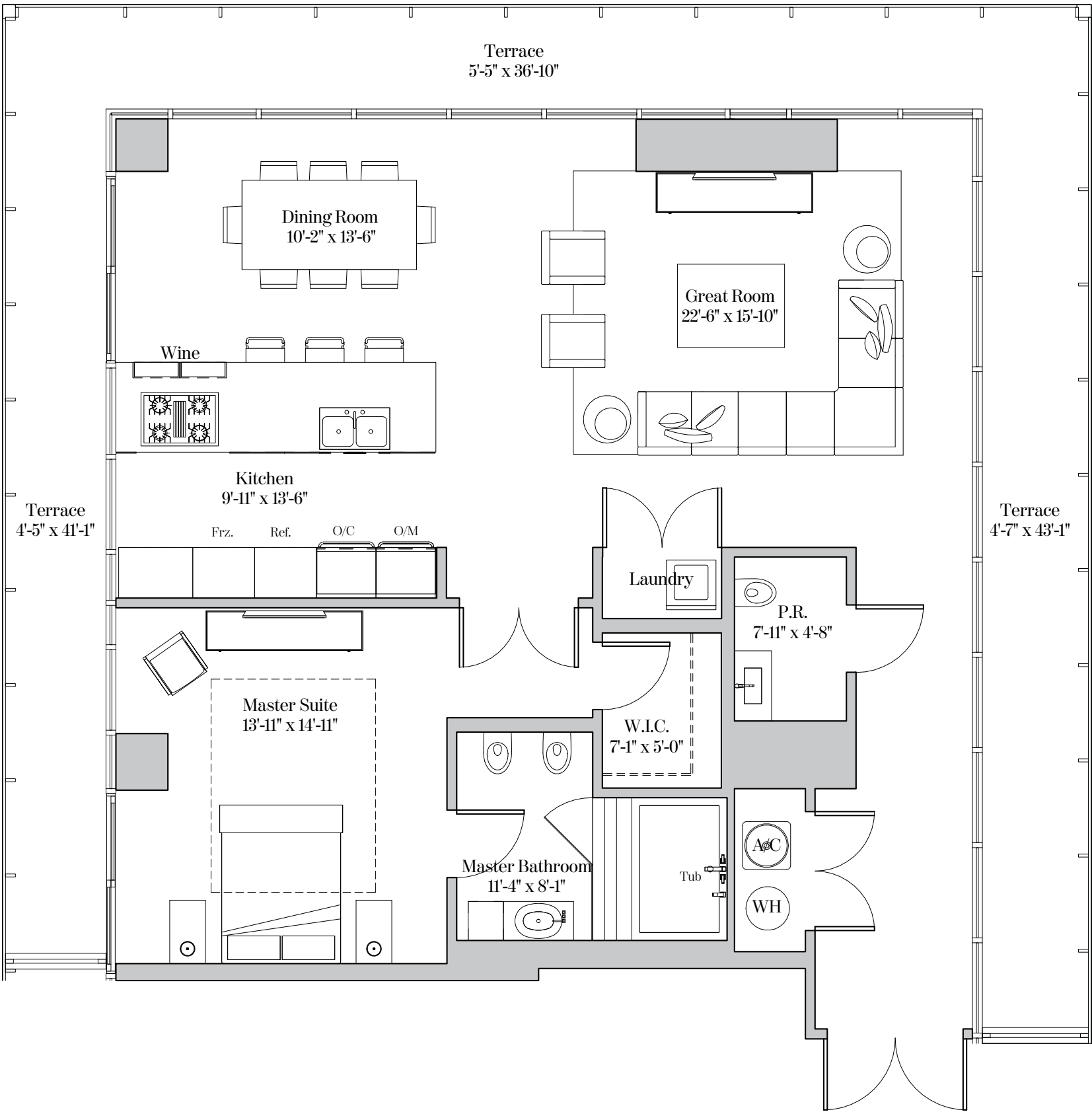
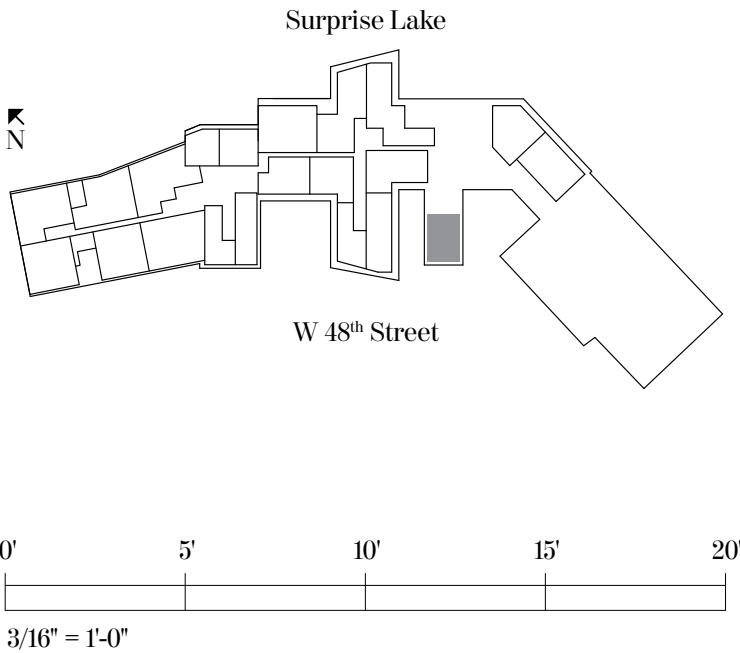
1 Bedrooms | 1.5 Bathrooms

Residence 408

Ceiling height (Master Suite): 10'-3" (3.12m)

Ceiling height (All Other Areas): 9'-3" (2.81m)

Living Area:	1,351 sq. ft	(126 sq. m)
Terrace:	522 sq. ft	(48 sq. m)
Total Area:	1,873 sq. ft	(174 sq. m)



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RESIDENCE TYPE A2
1 Bedrooms | 2 Bathrooms | Study

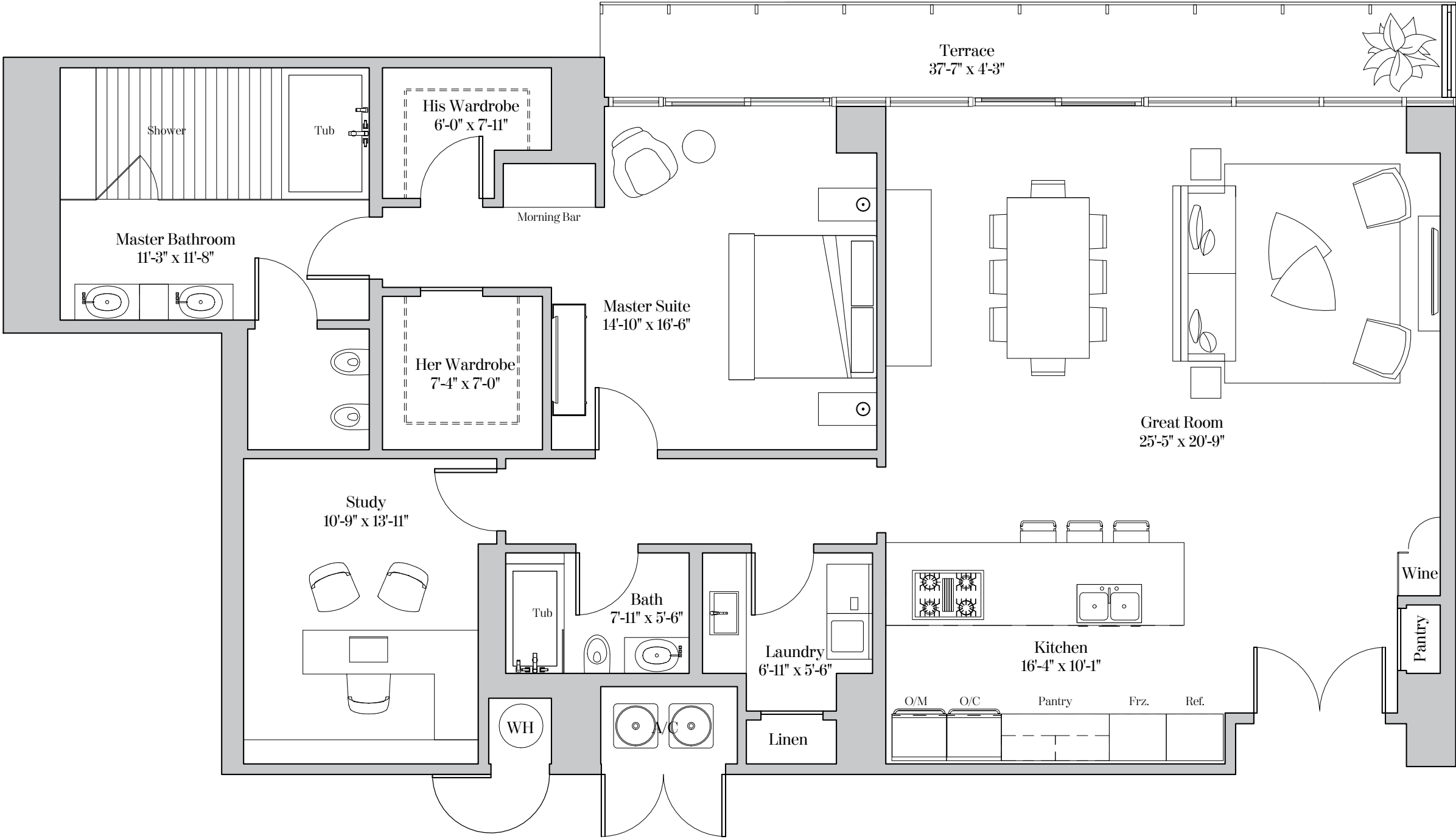
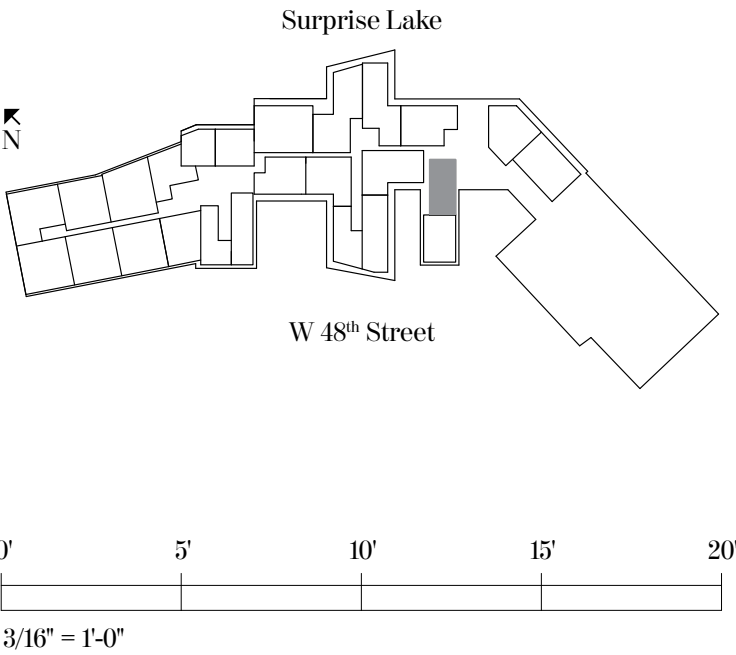


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RESIDENCE TYPE A2
1 Bedrooms | 2 Bathrooms | Study

Residence 209 Ceiling height: 12'-2" (3.71m)

Living Area:	1,749 sq. ft	(162 sq. m)
Terrace:	163 sq. ft	(15 sq. m)
Total Area:	1,912 sq. ft	(178 sq. m)



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- Executive Architect: ADD Inc

Residential Amenities

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RESIDENCE TYPE A3

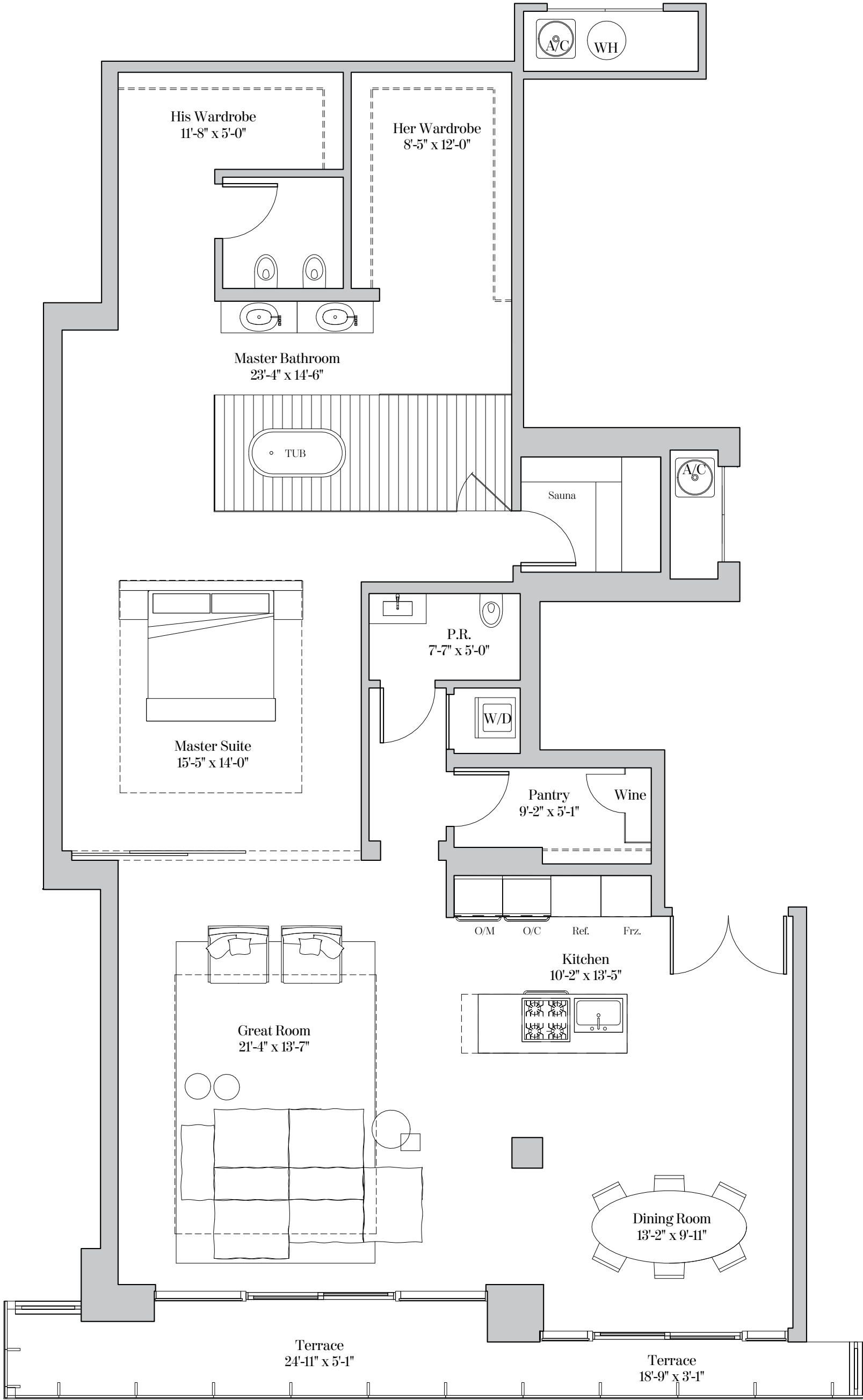
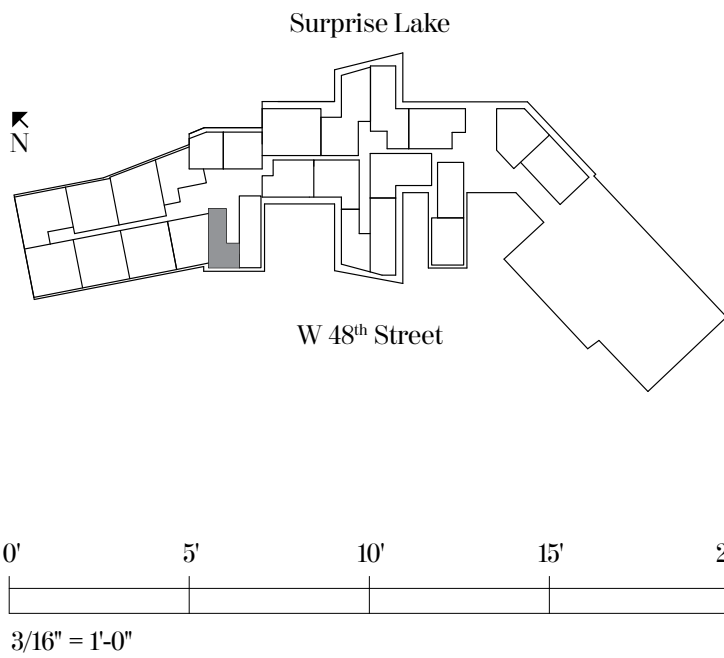
1 Bedrooms | 1.5 Bathrooms

RESIDENCE TYPE A3

1 Bedrooms | 1.5 Bathrooms

Residence 216 & 316
Ceiling height (Master & Great Rm): 10'-2" (3.10m)
Ceiling height (All Other Areas): 9'-2" (2.79m)

Living Area:	1,969 sq. ft	(183 sq. m)
Terrace:	151 sq. ft	(14 sq. m)
Total Area:	2,120 sq. ft	(197 sq. m)



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Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
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- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
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Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
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RESIDENCE TYPE B1

2 Bedrooms | 2.5 Bathrooms

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2 Bedrooms | 2.5 Bathrooms

Residence 215 & 315

Ceiling height (Master & Great Rm): 10'-2" (3.10m)

Ceiling height (All Other Areas): 9'-2" (2.79m)

Residence 415 & LPH15

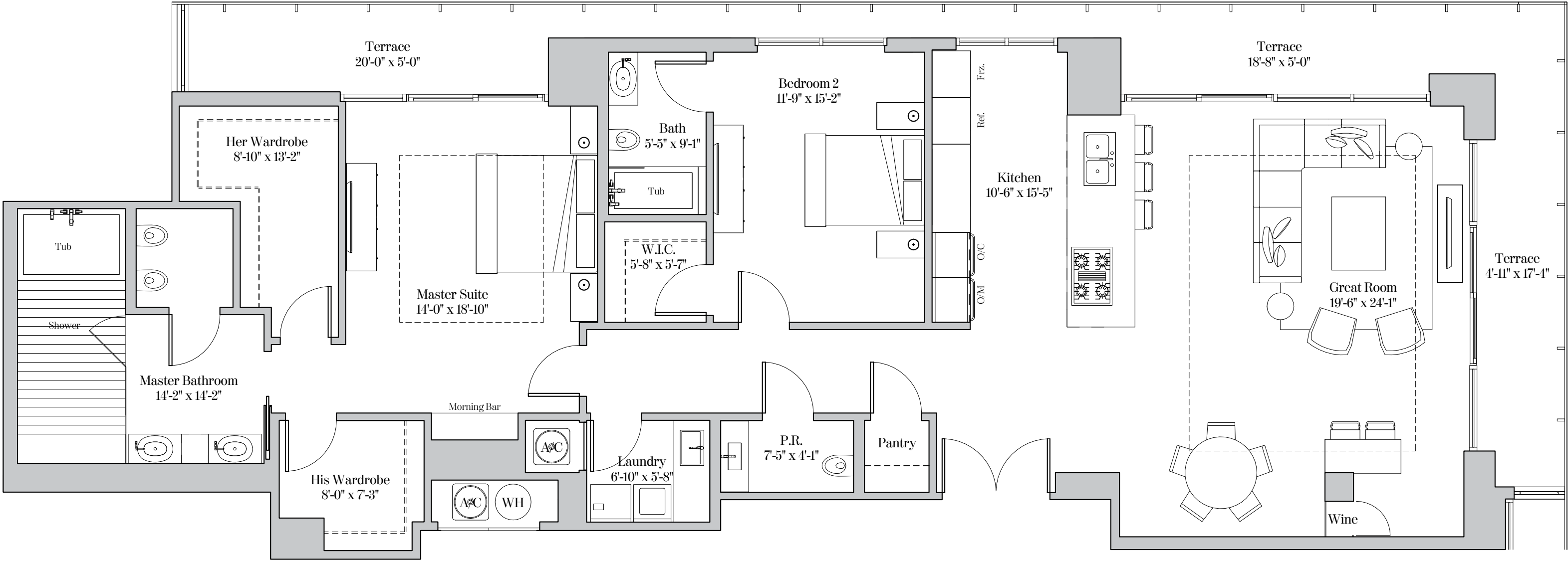
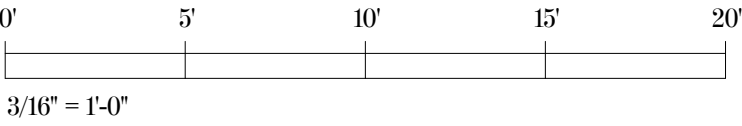
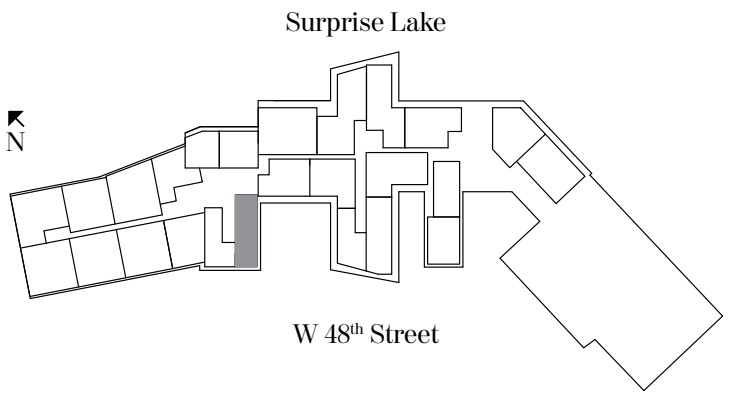
Ceiling height (Master & Great Rm): 9'-6" (2.90m)

Ceiling height (All Other Areas): 8'-8" (2.64m)

Living Area: 1,934 sq. ft (180 sq. m)

Terrace: 375 sq. ft (35 sq. m)

Total Area: 2,309 sq. ft (214 sq. m)



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RESIDENCE TYPE B2

2 Bedrooms | 2.5 Bathrooms

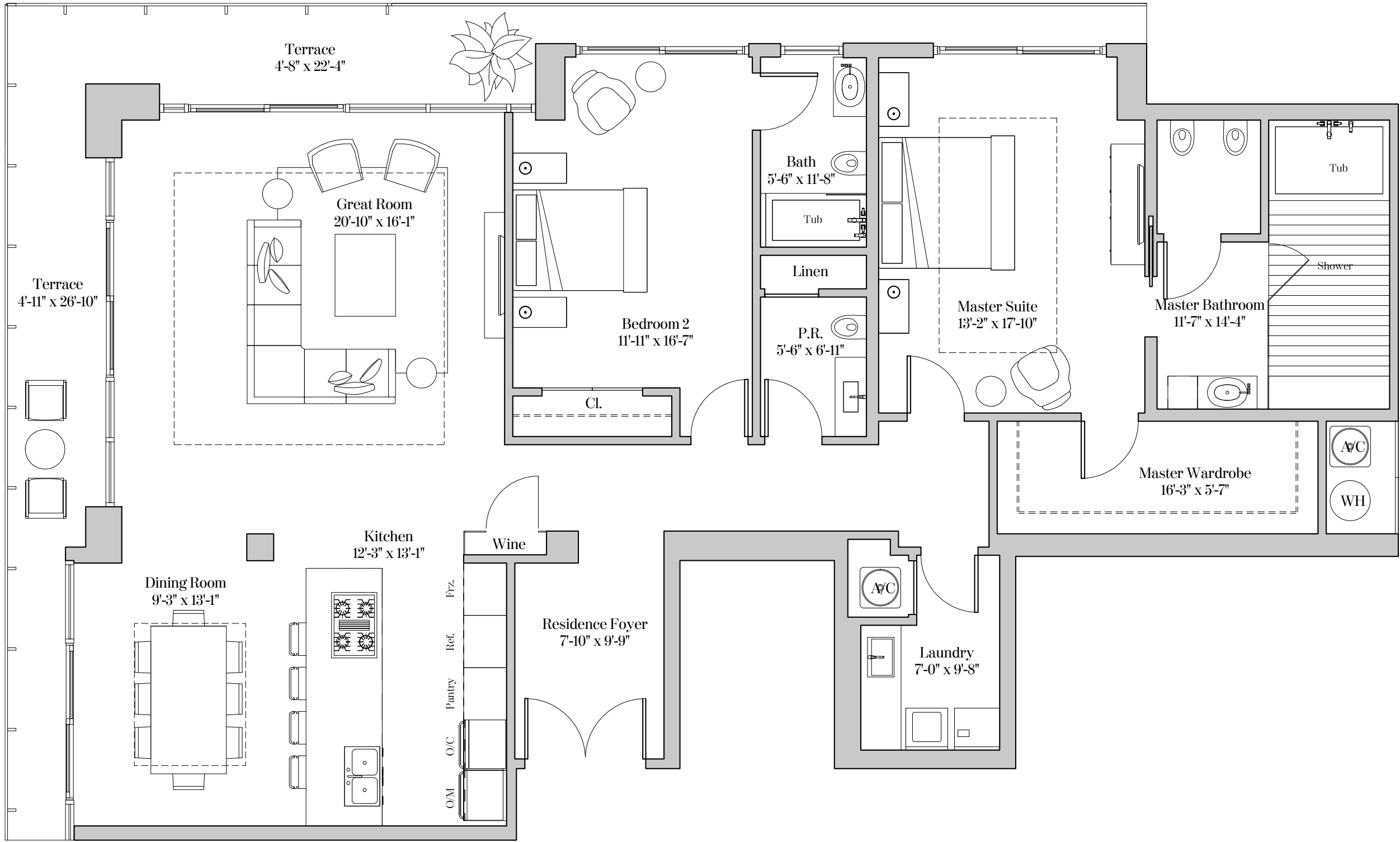
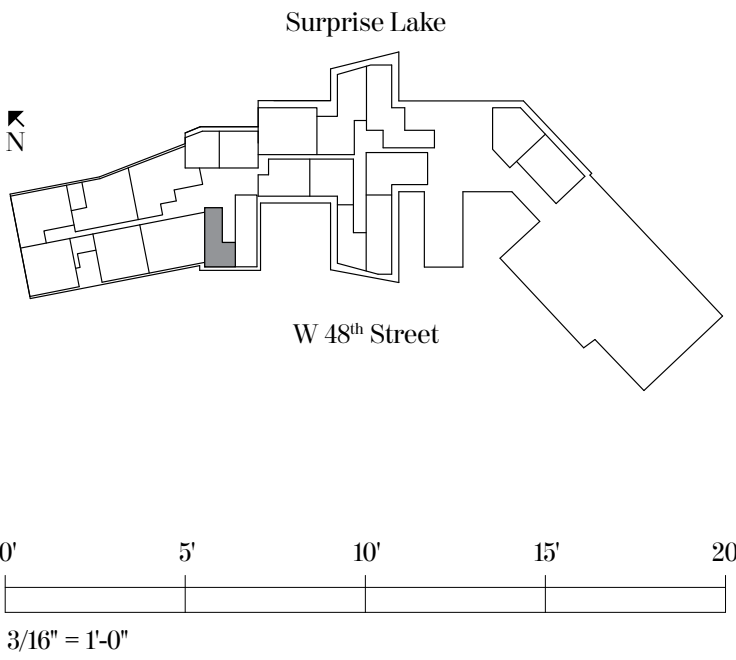
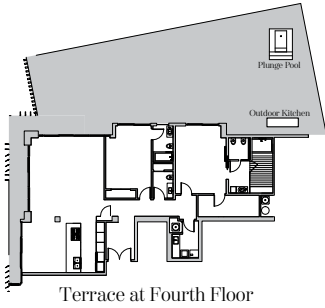
RESIDENCE TYPE B2

2 Bedrooms | 2.5 Bathrooms

Residence 416 & LPH16
Ceiling height (Master & Great Rm): 9'-6" (2.90m)
Ceiling height (All Other Areas): 8'-8" (2.64m)

Residence 416
Living Area: 2,020 sq. ft (187 sq. m)
Terrace: 1,670 sq. ft (155 sq. m)
Total Area: 3,690 sq. ft (343 sq. m)

Residence LPH16
Living Area: 2,020 sq. ft (187 sq. m)
Terrace: 283 sq. ft (26 sq. m)
Total Area: 2,303 sq. ft (214 sq. m)



Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 ultra-luxurious condominium residences
- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar; Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Cabanas
- Whirlpool Spa
- Private Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar; Virtual Golf and Billiard Table
- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna, and Treatment Suite
- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE B3

2 Bedrooms | 2.5 Bathrooms



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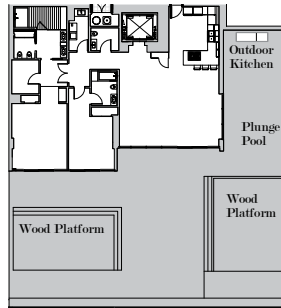
RESIDENCE TYPE B3

2 Bedrooms | 2.5 Bathrooms

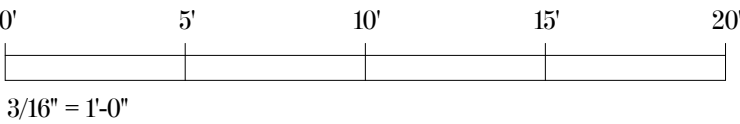
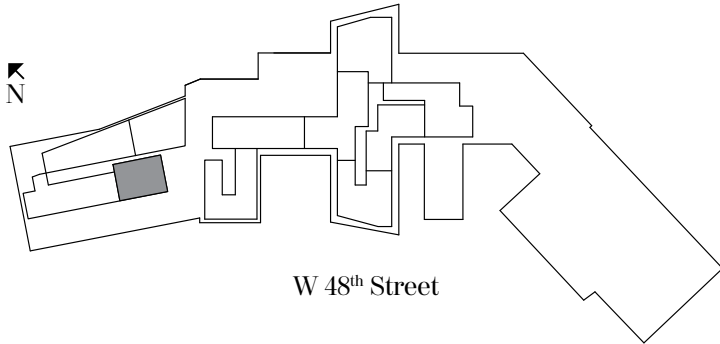
Residence 517 & LPH17
Ceiling height (Master & Great Rm): 10'-5" (3.18m)
Ceiling height (All Other Areas): 9'-2" (2.79m)
Residence 617 & 717
Ceiling height (Master & Great Rm): 10'-4" (3.15m)
Ceiling height (All Other Areas): 9'-2" (2.79m)

Residence 517
Living Area: 2,040 sq. ft (190 sq. m)
Terrace: 2,352 sq. ft (219 sq. m)
Total Area: 4,392 sq. ft (408 sq. m)

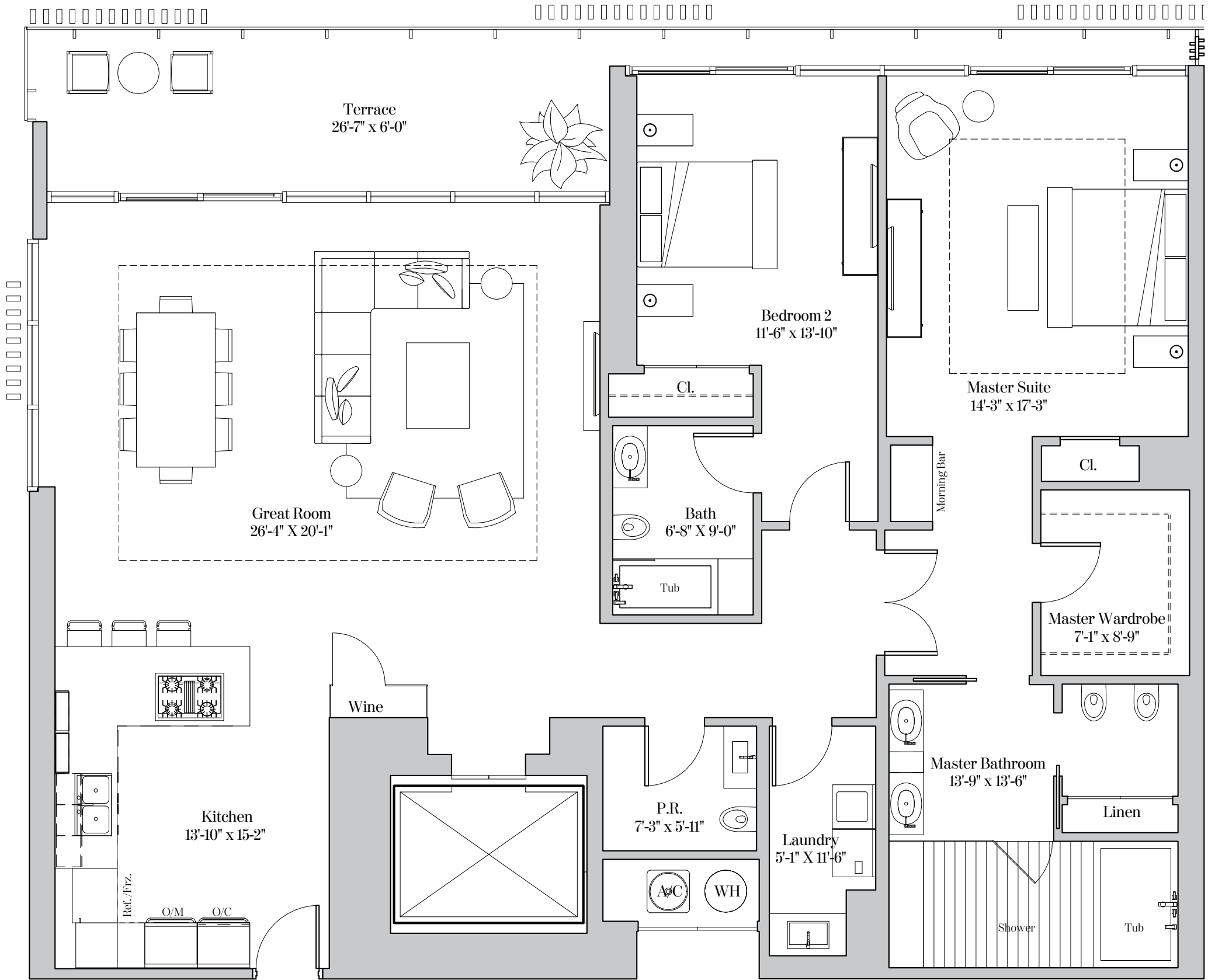
Residence 617, 717 & LPH17
Living Area: 2,040 sq. ft (190 sq. m)
Terrace: 212 sq. ft (20 sq. m)
Total Area: 2,252 sq. ft (209 sq. m)



Terrace at Fifth Floor



LIONHEART CAPITAL



Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 ultra-luxurious condominium residences
- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar; Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Cabanas
- Whirlpool Spa
- Private Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar; Virtual Golf and Billiard Table
- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna, and Treatment Suite
- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE B4

2 Bedrooms | 2.5 Bathrooms



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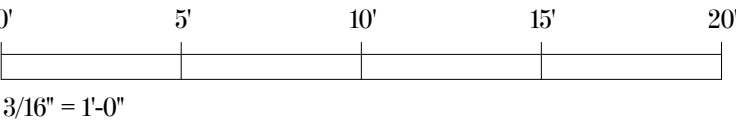
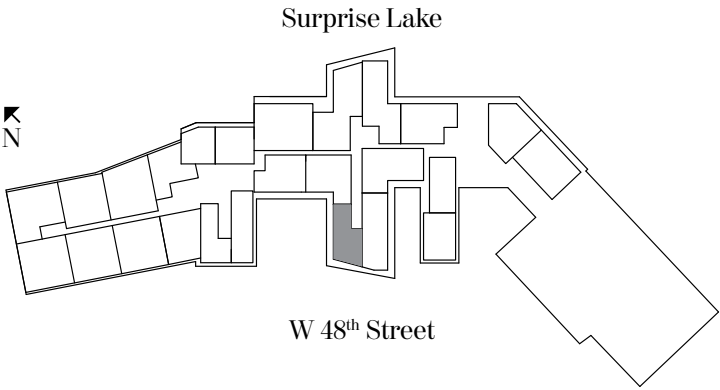
RESIDENCE TYPE B4

2 Bedrooms | 2.5 Bathrooms

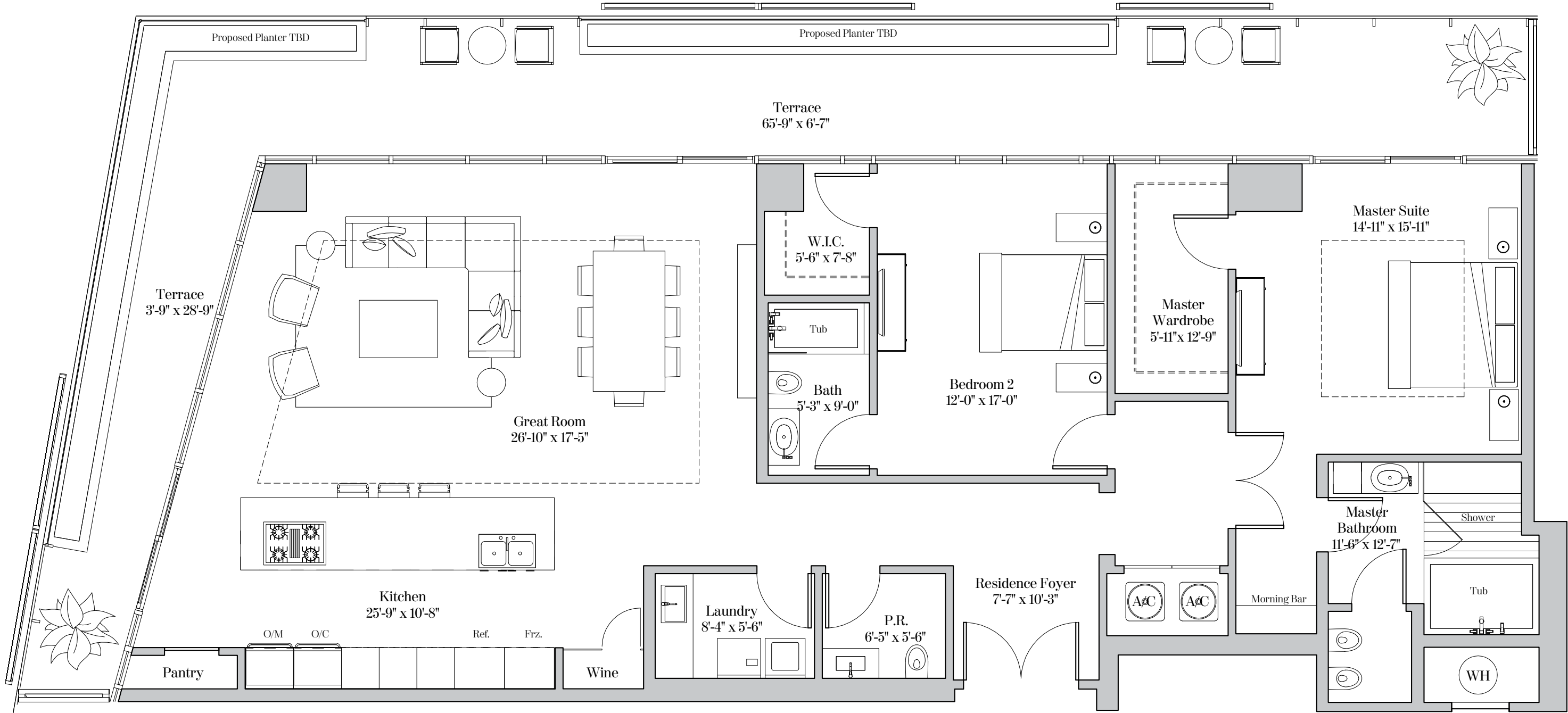
Residence 212	Ceiling height:	12'-2" (3.70m)
Residence 312	Ceiling height:	12'-2" (3.70m)

Residence 412
Ceiling height (Master & Great Rm): 10'-0" (3.05m)
Ceiling height (All Other Areas): 9'-0" (2.74m)
Dotted lines depict the increased ceiling height on 4th floor only.

Residence 212, 312 & 412		
Living Area:	2,085 sq. ft	(194 sq. m)
Terrace:	427 sq. ft	(40 sq. m)
Total Area:	2,512 sq. ft	(234 sq. m)



LIONHEART CAPITAL



Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 ultra-luxurious condominium residences
- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar; Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Cabanas
- Whirlpool Spa
- Private Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar; Virtual Golf and Billiard Table
- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna, and Treatment Suite
- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE B5

2 Bedrooms | 2.5 Bathrooms



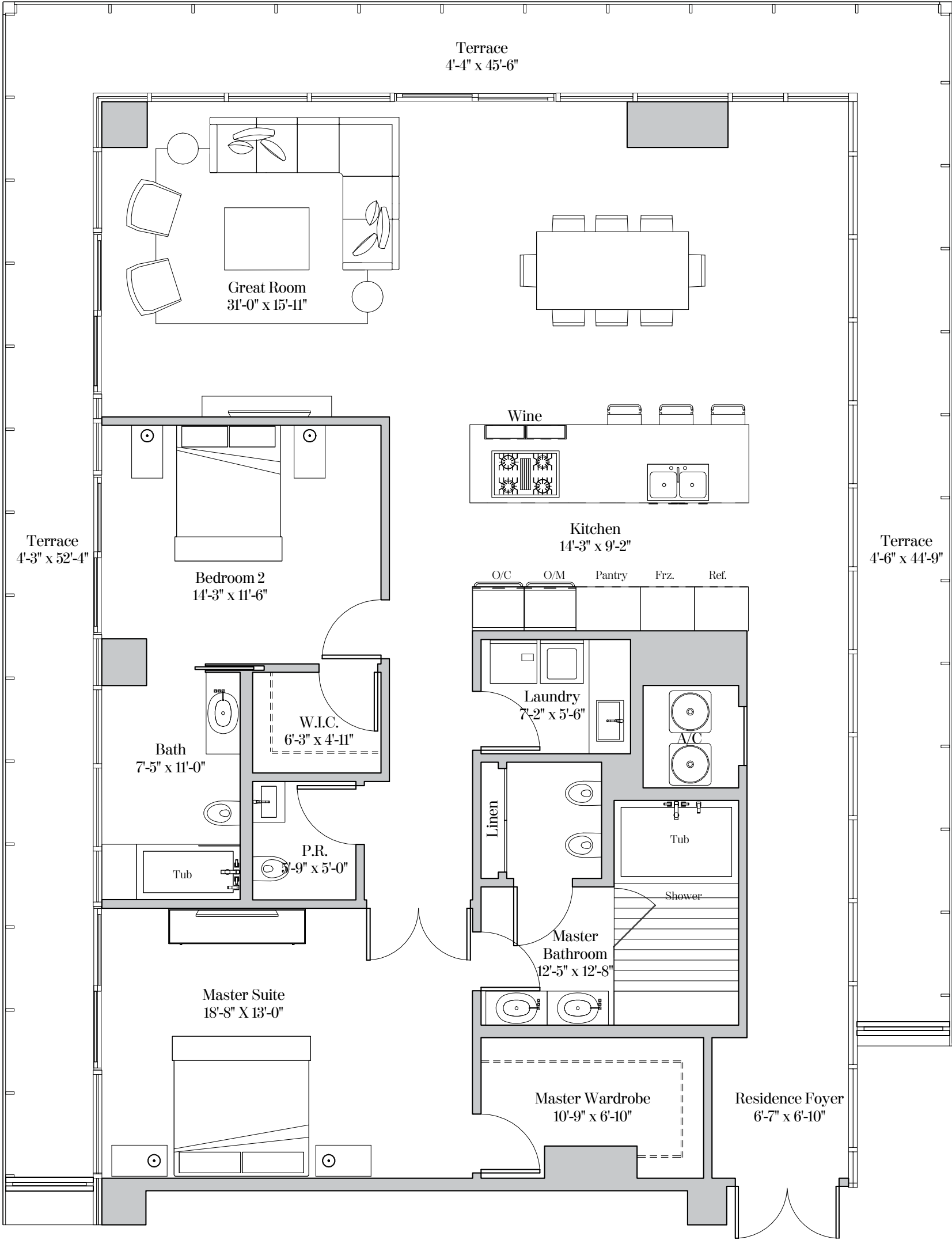
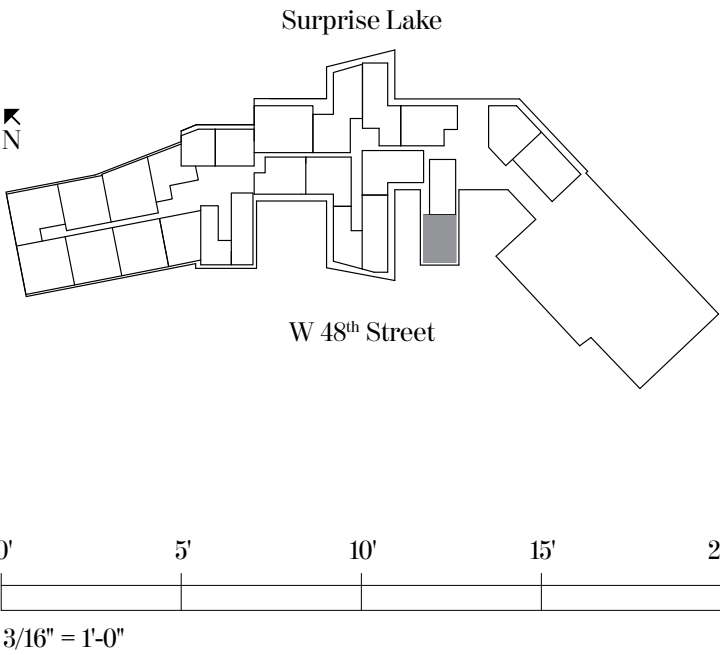
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RESIDENCE TYPE B5

2 Bedrooms | 2.5 Bathrooms

Residence 208	Ceiling height:	12'-1" (3.68m)
Residence 308	Ceiling height:	12'-2" (3.71m)

Living Area:	1,879 sq. ft	(175 sq. m)
Terrace:	640 sq. ft	(59 sq. m)
Total Area:	2,519 sq. ft	(234 sq. m)



Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 ultra-luxurious condominium residences
- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
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- Whirlpool Spa
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- Private BBQ/Dining Area
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RESIDENCE TYPE B6

2 Bedrooms | 2.5 Bathrooms



2 Bedrooms | 2.5 Bathrooms

Ceiling height (Great Room):	16'-0" (4.88m)
Ceiling height (All Other Areas):	8'-0" (2.44m)
Ceiling/Soffit height ([]):	7'-6" (2.29m)

Surprise Lake

W 48th Street



Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 ultra-luxurious condominium residences
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- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar, Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Cabanas
- Whirlpool Spa
- Private Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar, Virtual Golf and Billiard Table
- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna, and Treatment Suite
- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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MIAMI BEACH

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RESIDENCE TYPE B7

2 Bedrooms | 2.5 Bathrooms



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RESIDENCE TYPE B7

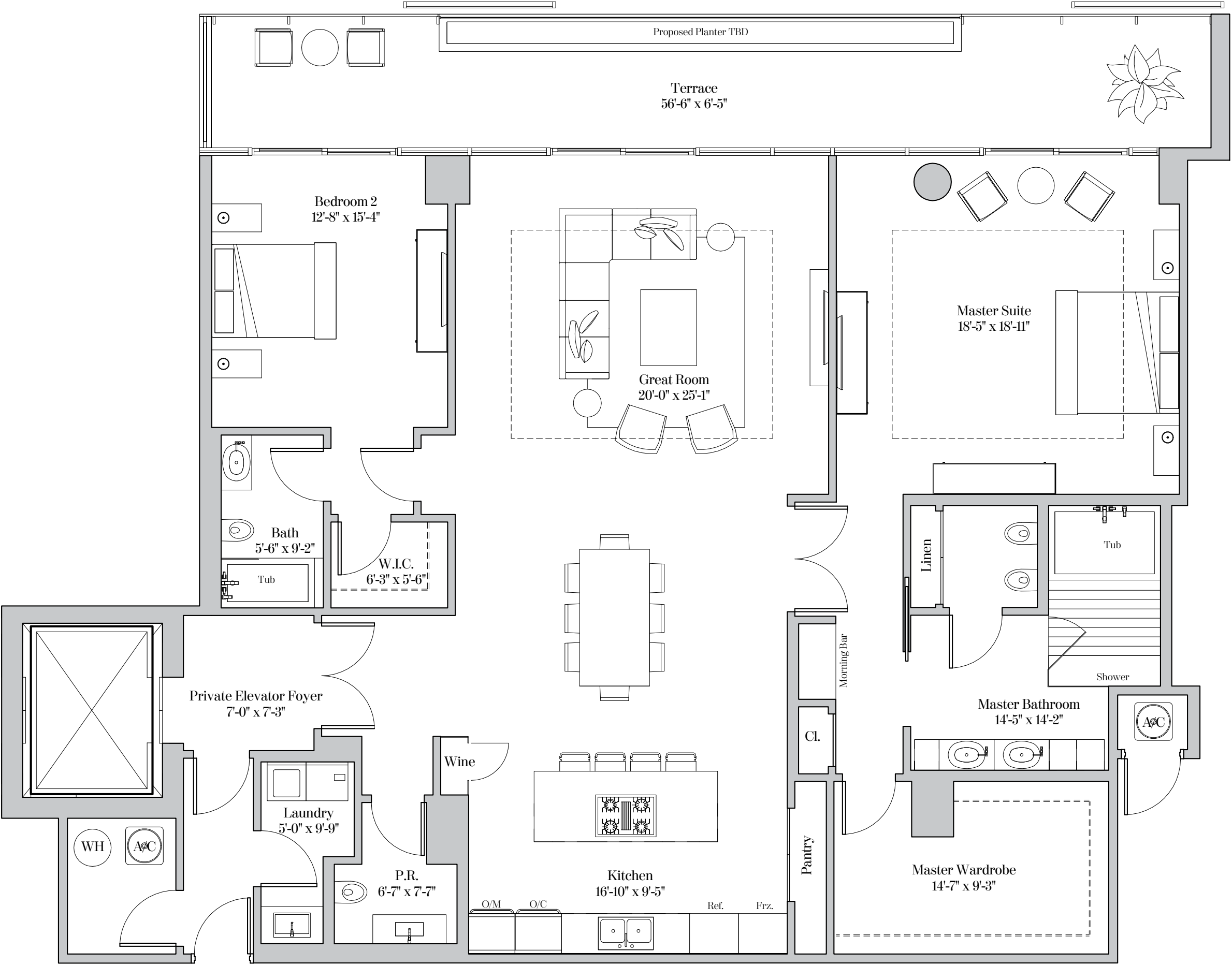
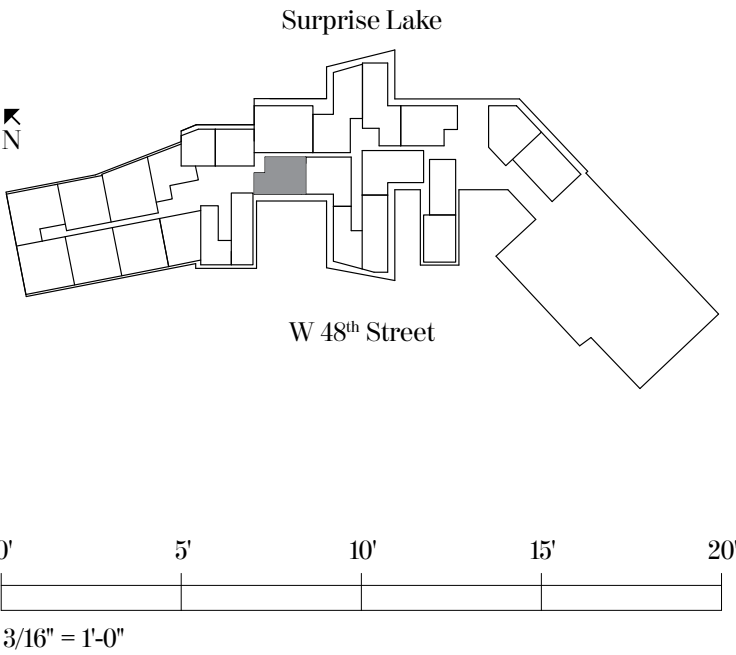
2 Bedrooms | 2.5 Bathrooms

Residence 214	Ceiling height:	12'-2" (3.71m)
Residence 314	Ceiling height:	12'-2" (3.71m)

Residence 414		
Ceiling height (Master & Great Rm):	10'-0" (3.05m)	
Ceiling height (All Other Areas):	9'-0" (2.74m)	

Dotted lines depict the increased ceiling height on 4th floor only.

Living Area:	2,351 sq. ft	(218 sq. m)
Terrace:	259 sq. ft	(24 sq. m)
Total Area:	2,610 sq. ft	(242 sq. m)



Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 ultra-luxurious condominium residences
- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
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- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar; Catering Kitchen and State-of-the-art Entertainment System
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- Spacious Cabanas
- Whirlpool Spa
- Private Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
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- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE C1

2 Bedrooms | 2.5 Bathrooms | Study



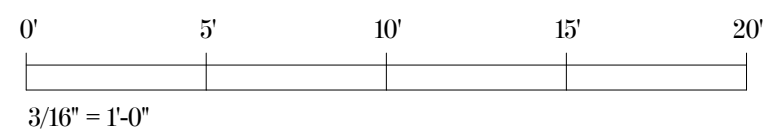
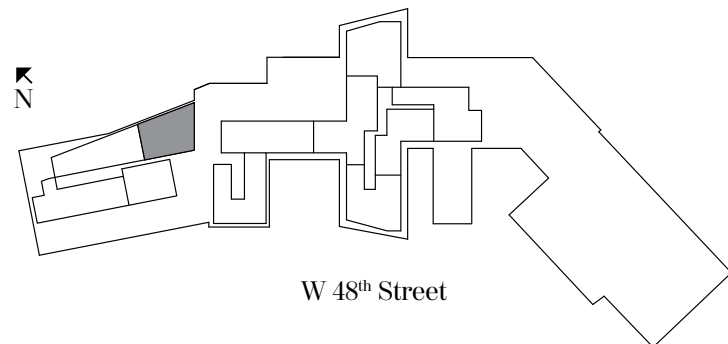
2 Bedrooms | 2.5 Bathrooms | Study

Ceiling height
(Master, Great Rm & Dining Rm): 10'-0" (3.05m)

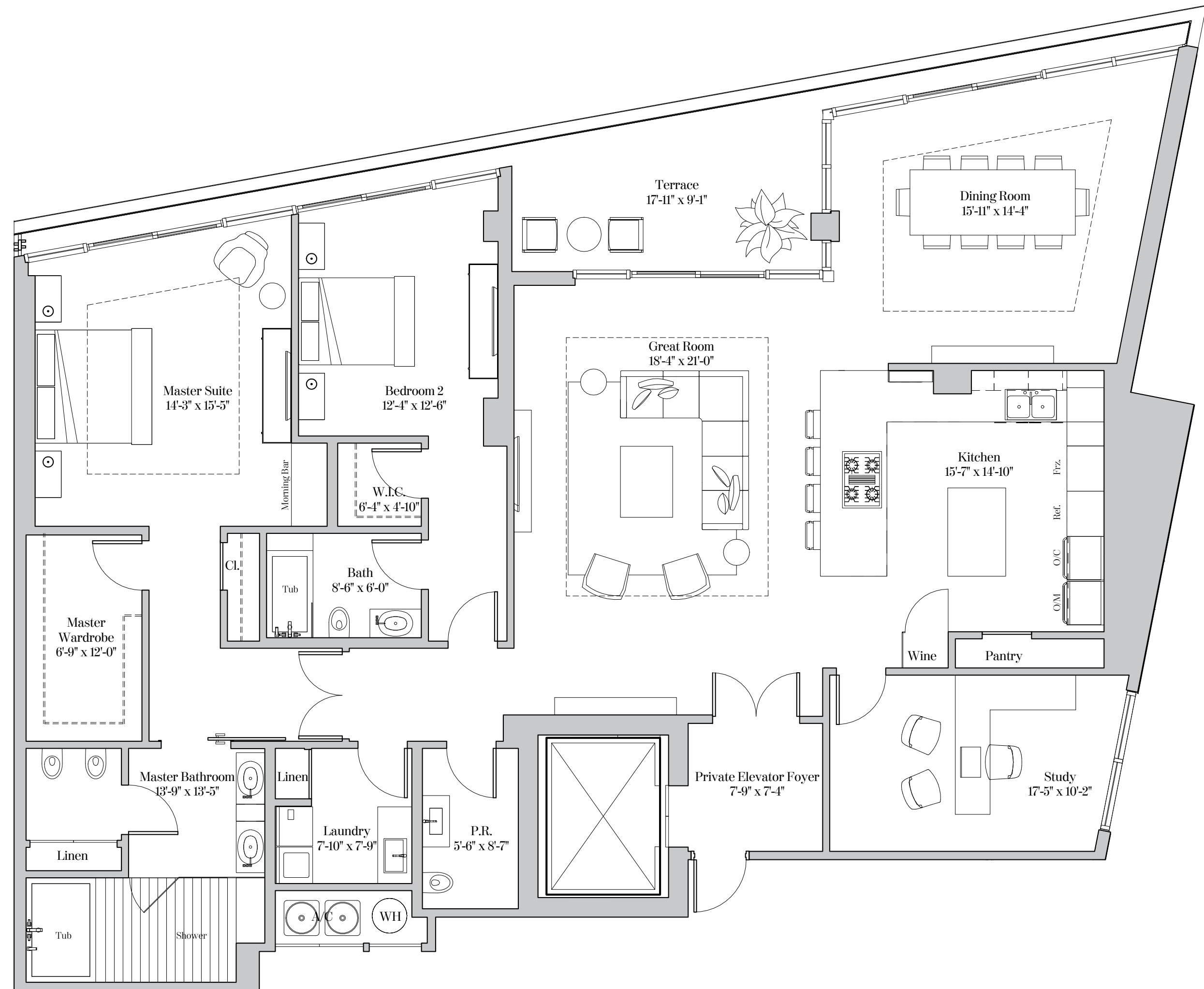
Ceiling height
(Master, Great Rm & Dining Rm): 10'-0" (3.05m)

Total Area: 3,253 sq. ft (302 sq. m)

Total Area: 2,807 sq. ft (261 sq. m)



LIONHEART CAPITAL



Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 ultra-luxurious condominium residences
- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
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- Boardroom/Library
- Art Studio
- Kids Room
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- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE C2

2 Bedrooms | 2.5 Bathrooms | Media Room



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RESIDENCE TYPE C2

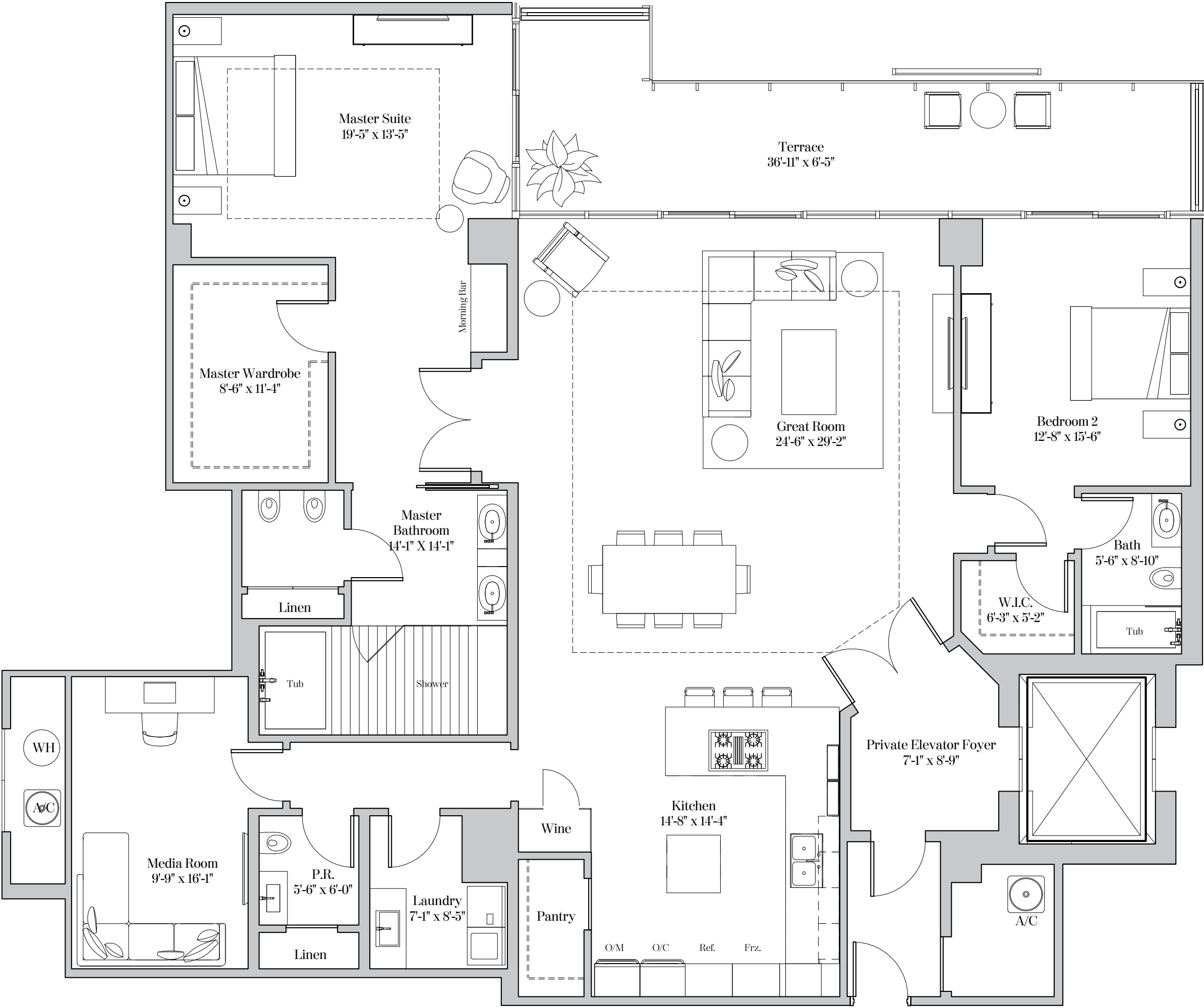
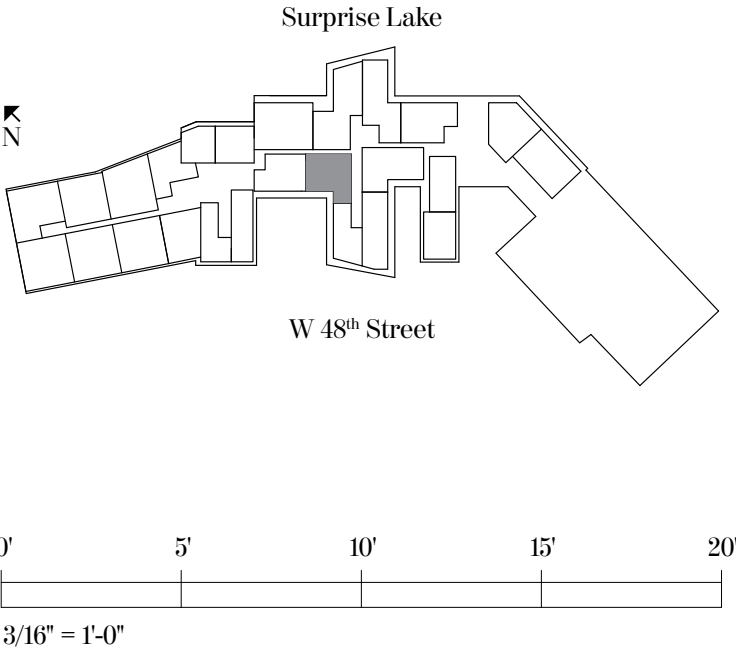
2 Bedrooms | 2.5 Bathrooms | Media Room

Residence 213	Ceiling height:	12'-0" (3.66m)
Residence 313	Ceiling height:	12'-0" (3.66m)

Residence 413		
Ceiling height (Master & Great Rm):	10'-0" (3.05m)	
Ceiling height (All Other Areas):	9'-0" (2.74m)	

Dotted lines depict the increased ceiling height on 4th floor only.

Living Area:	2,627 sq. ft	(244 sq. m)
Terrace:	234 sq. ft	(22 sq. m)
Total Area:	2,861 sq. ft	(265 sq. m)



Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 ultra-luxurious condominium residences
- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

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- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
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RESIDENCE TYPE C3

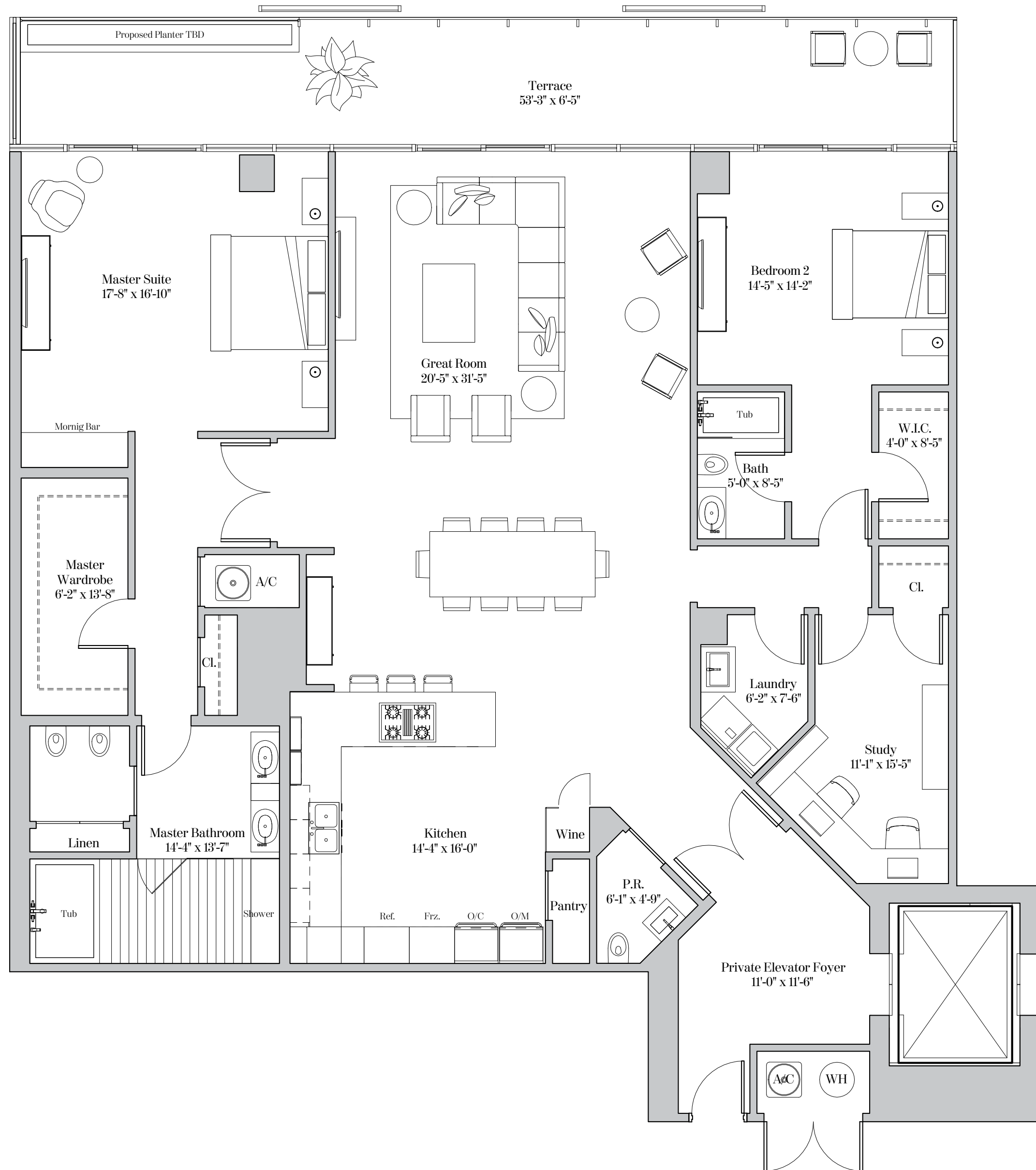
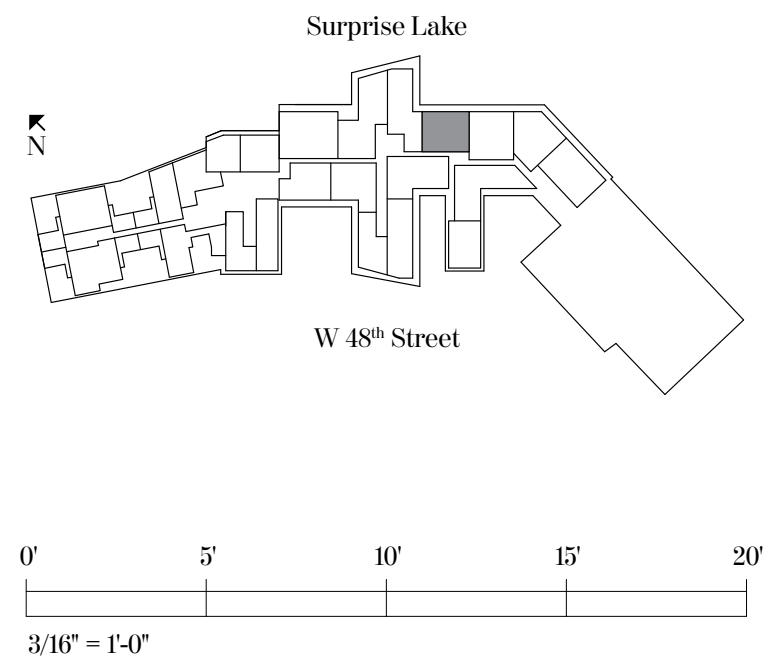
2 Bedrooms | 2.5 Bathrooms | Study

RESIDENCE TYPE C3

2 Bedrooms | 2.5 Bathrooms | Study

Residence 303 Ceiling height: 12'-2" (3.71m)

Living Area:	2,647 sq. ft	246 sq. m)
Terrace:	285 sq. ft	(26 sq. m)
Total Area:	2,932 sq. ft	(272 sq. m)



Property Overview

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Master Bathrooms

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- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

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RESIDENCE TYPE C4

2 Bedrooms | 2.5 Bathrooms | Study

RESIDENCE TYPE C4

2 Bedrooms | 2.5 Bathrooms | Study

Residence 304

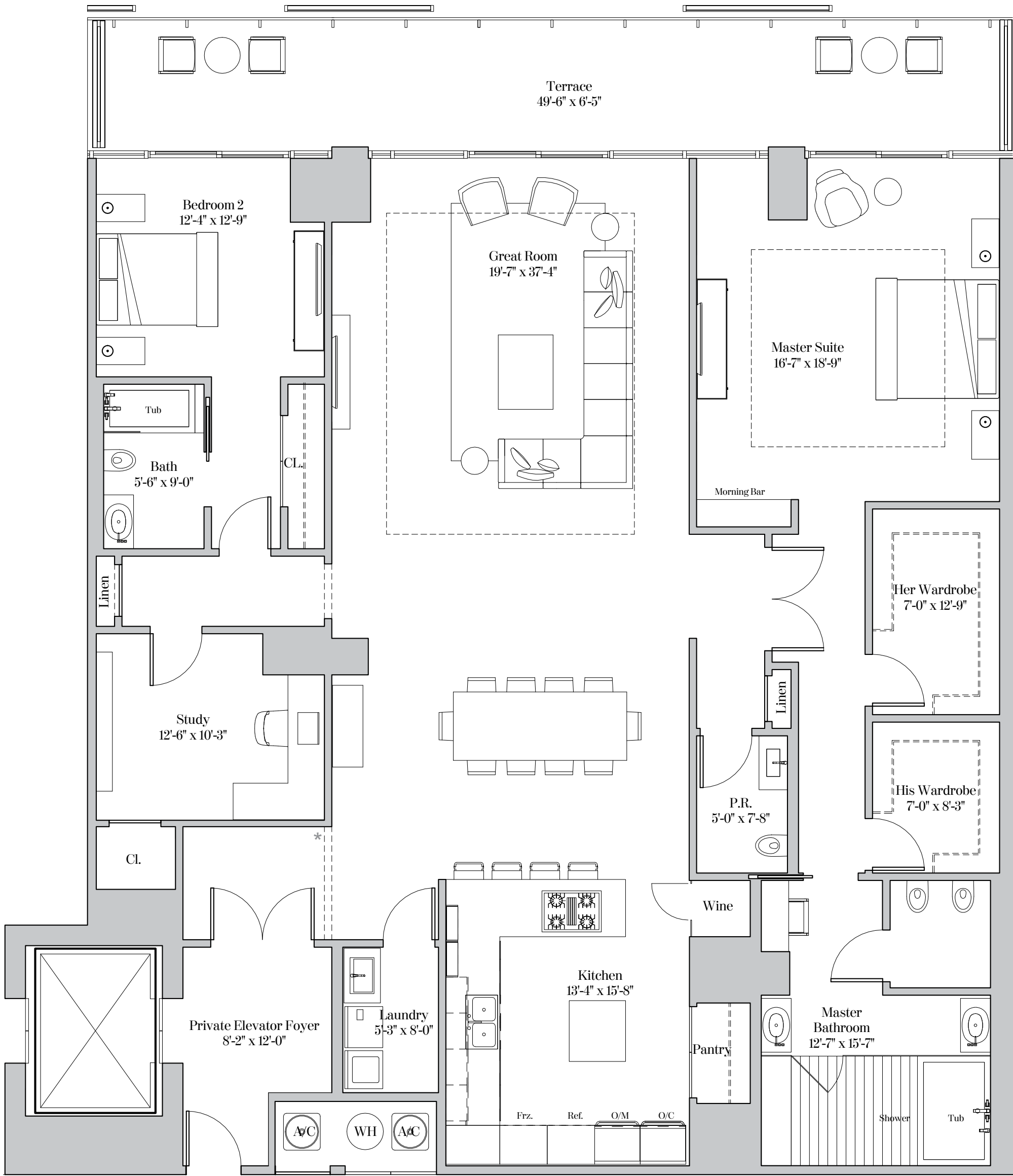
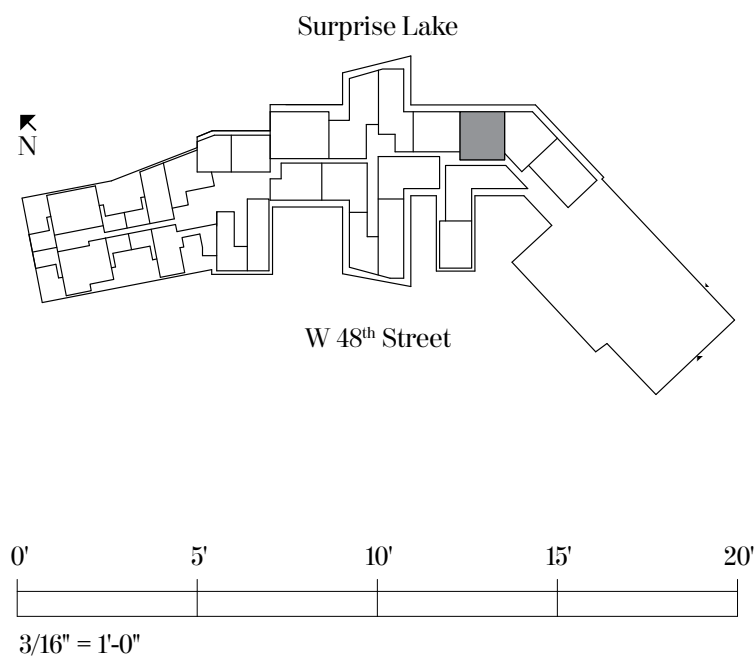
Ceiling height (Master & Great Rm): 11'-10" (3.61m)

Ceiling height (All Other Areas): 10'-10" (3.30m)

Living Area: 2,766 sq. ft (257 sq. m)

Terrace: 298 sq. ft (28 sq. m)

Total Area: 3,064 sq. ft (284 sq. m)



*Floor Transition Inset Detail

Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 ultra-luxurious condominium residences
- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar; Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Cabanas
- Whirlpool Spa
- Private Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar; Virtual Golf and Billiard Table
- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna, and Treatment Suite
- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE C5

2 Bedrooms | 2.5 Bathrooms | Study

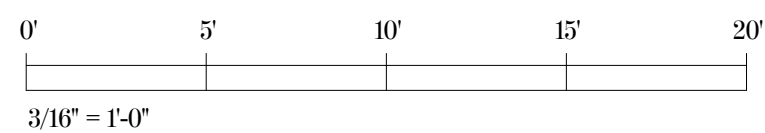


2 Bedrooms | 2.5 Bathrooms | Study

Ceiling/Soffit height (): 7'-6" (2.29m)

Total Area: 3,043 sq. ft (283 sq. m)

Total Area: 3,136 sq. ft (291 sq. m)



Property Overview

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Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar; Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Cabanas
- Whirlpool Spa
- Private Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar; Virtual Golf and Billiard Table
- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna, and Treatment Suite
- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE C6

2 Bedrooms | 2.5 Bathrooms | Study

RESIDENCE TYPE C6

2 Bedrooms | 2.5 Bathrooms | Study

Residence 205 & 305

Ceiling height (Master & Great Rm): 10'-9" (3.28m)

Ceiling height (All Other Areas): 9'-9" (2.97m)

Residence 205

Living Area: 2,861 sq. ft (265 sq. m)

Terrace: 426 sq. ft (40 sq. m)

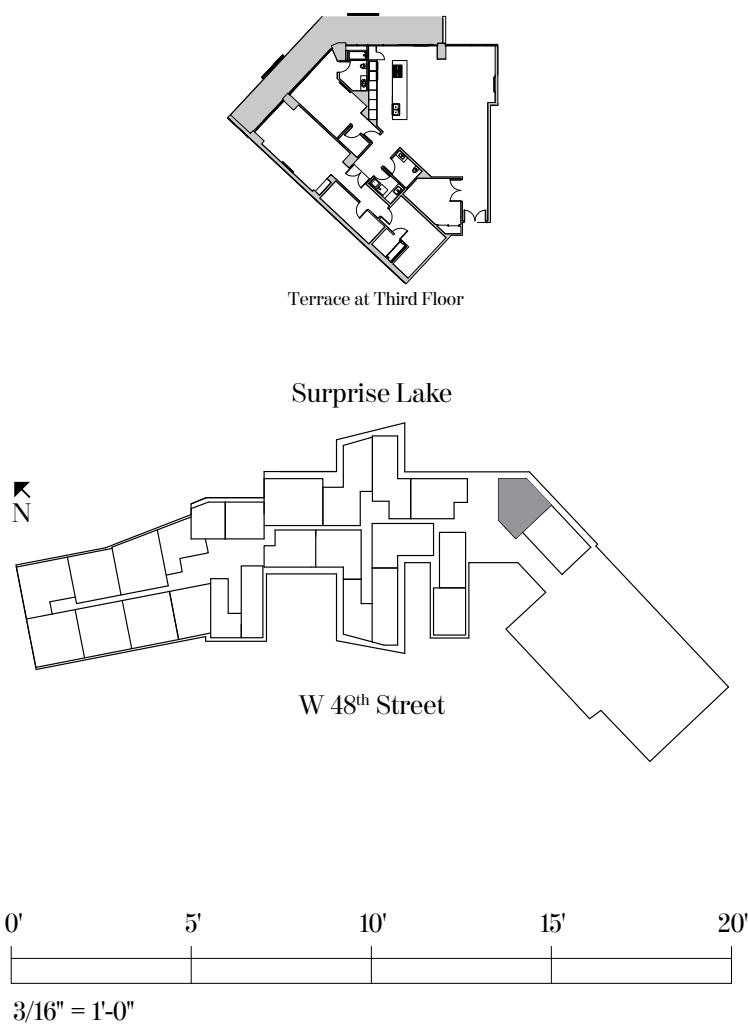
Total Area: 3,287 sq. ft (305 sq. m)

Residence 305

Living Area: 2,844 sq. ft (264 sq. m)

Terrace: 357 sq. ft (33 sq. m)

Total Area: 3,201 sq. ft (297 sq. m)



Property Overview

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Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar; Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Cabanas
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- Meditation Garden
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- Indoor & Outdoor Yoga Studios
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- Art Studio
- Kids Room
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- Dog Walk
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- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE C7

2 Bedrooms | 2.5 Bathrooms | Study



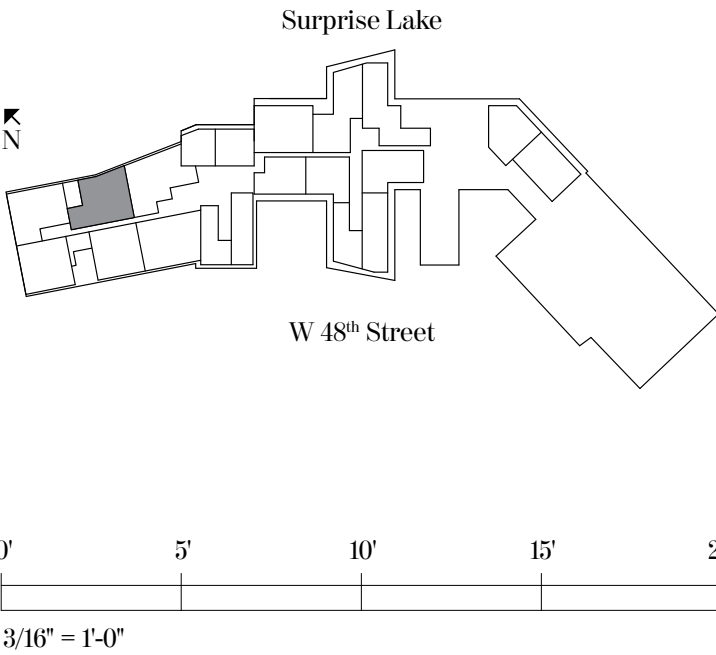
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RESIDENCE TYPE C7

2 Bedrooms | 2.5 Bathrooms | Study

Residence 423
Ceiling height: 8'-0" (2.44m)
Ceiling/Soffit height (■■■■): 7'-6" (2.29m)

Living Area: 2,992 sq. ft (278 sq. m)
Terrace: 382 sq. ft (35 sq. m)
Total Area: 3,374 sq. ft (313 sq. m)



Property Overview

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Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar; Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Cabanas
- Whirlpool Spa
- Private Poolside Grille Restaurant
- Private BBQ/Dining Area
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- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna, and Treatment Suite
- State-of-the-art Fitness Center
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- Boardroom/Library
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- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE C8
2 Bedrooms | 3.5 Bathrooms | Media Room

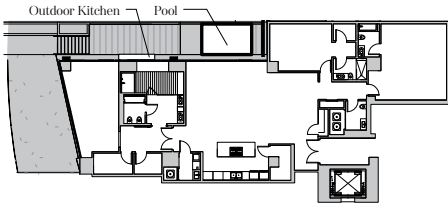
RESIDENCE TYPE C8

2 Bedrooms | 3.5 Bathrooms | Media Room

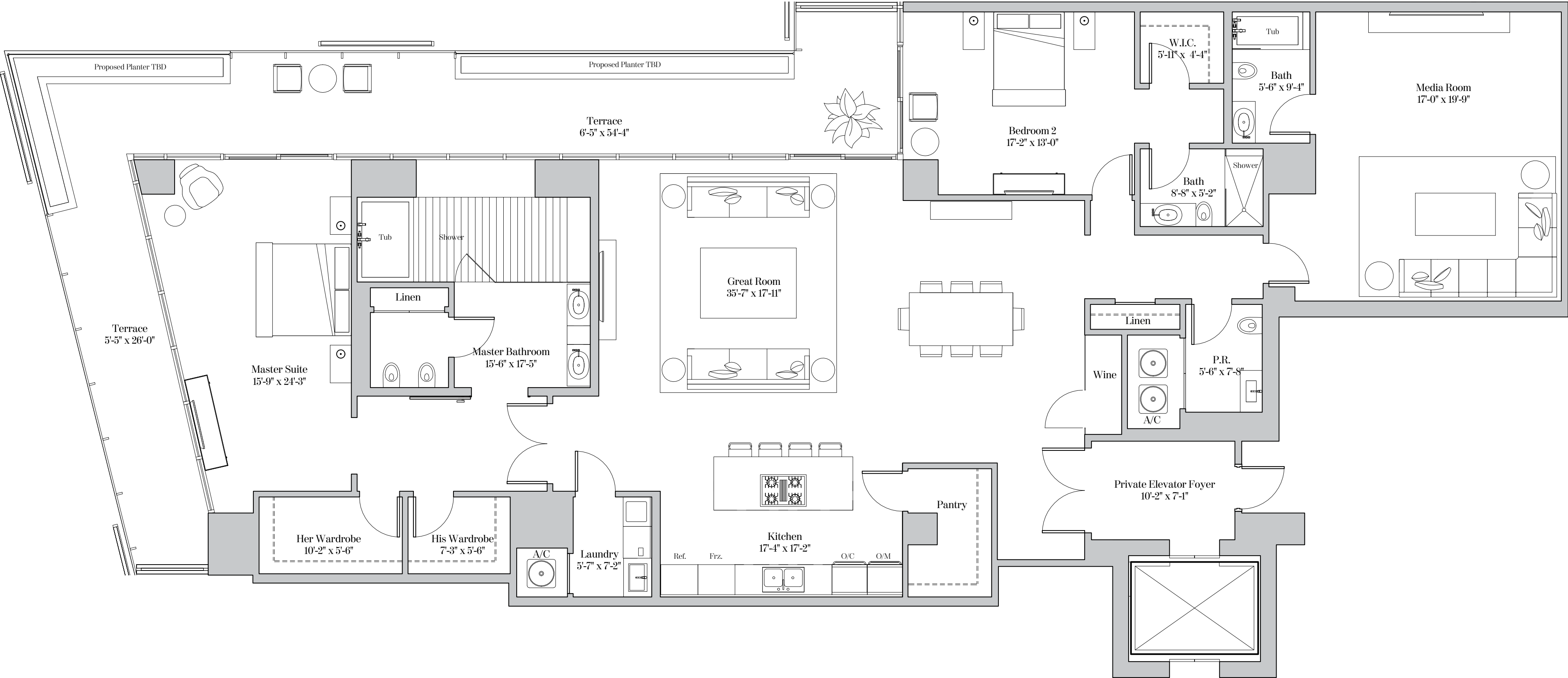
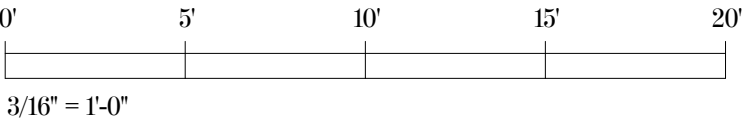
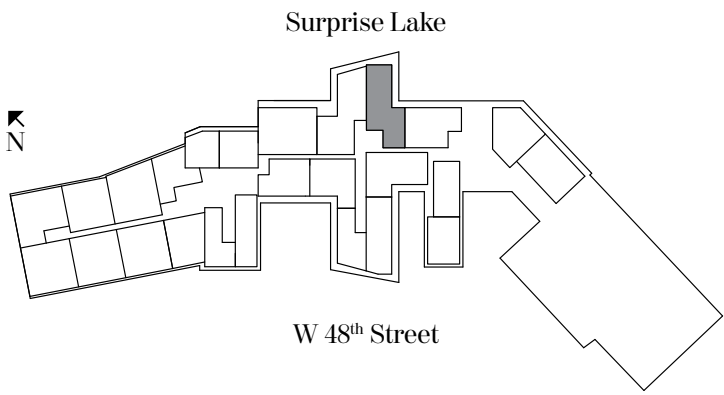
Residence 102	Ceiling height:	12'-2" (3.71m)
Residence 202	Ceiling height:	12'-2" (3.71m)
Residence 302	Ceiling height:	12'-2" (3.71m)

Residence 102		
Living Area:	3,040 sq. ft	(282 sq. m)
Terrace:	822 sq. ft	(73 sq. m)
Total Area:	3,862 sq. ft	(355 sq. m)
Residence 102 does not include a private elevator lobby.		

Residence 202 & 302		
Living Area:	3,121 sq. ft	(290 sq. m)
Terrace:	453 sq. ft	(42 sq. m)
Total Area:	3,574 sq. ft	(332 sq. m)



Terrace at Ground Floor



Property Overview

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- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
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- Beach Concierge Serices
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RESIDENCE TYPE C9
2 Bedrooms | 3.5 Bathrooms | Study

RESIDENCE TYPE C9

2 Bedrooms | 3.5 Bathrooms | Study

Residence 424

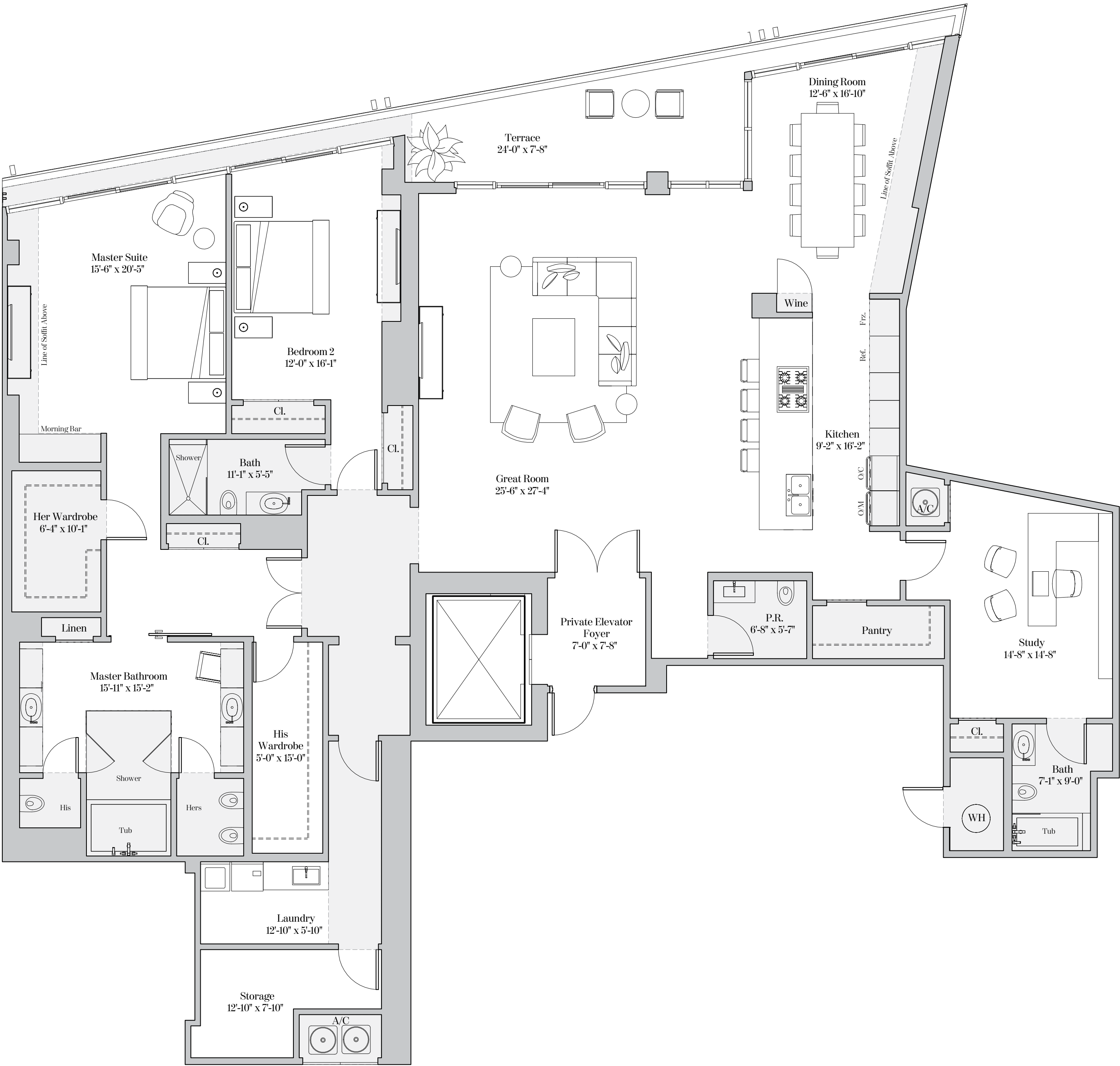
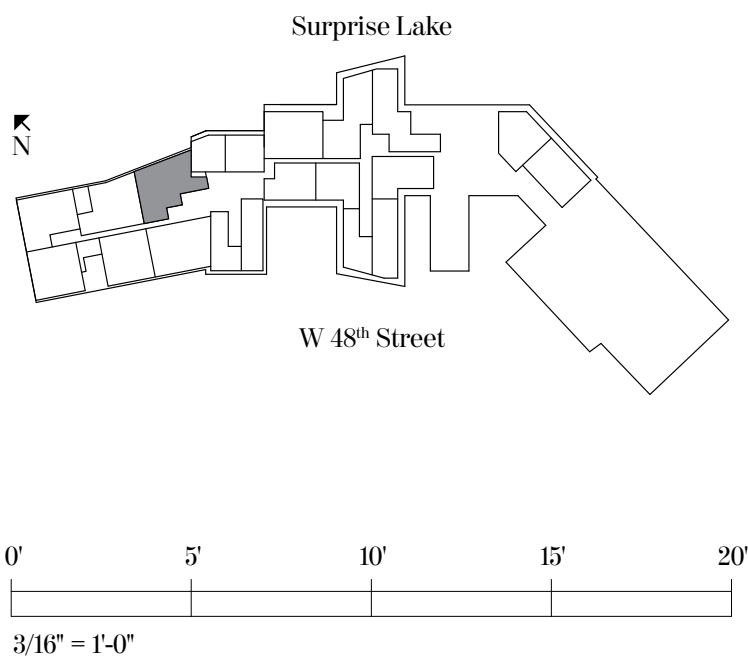
Ceiling height: 8'-0" (2.44m)

Ceiling/Soffit height (□□□□): 7'-6" (2.29m)

Living Area: 3,207 sq. ft (298 sq. m)

Terrace: 233 sq. ft (22 sq. m)

Total Area: 3,440 sq. ft (319 sq. m)



Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 ultra-luxurious condominium residences
- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar; Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Cabanas
- Whirlpool Spa
- Private Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar; Virtual Golf and Billiard Table
- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna, and Treatment Suite
- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE D1

3 Bedrooms | 3.5 Bathrooms



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RESIDENCE TYPE D1

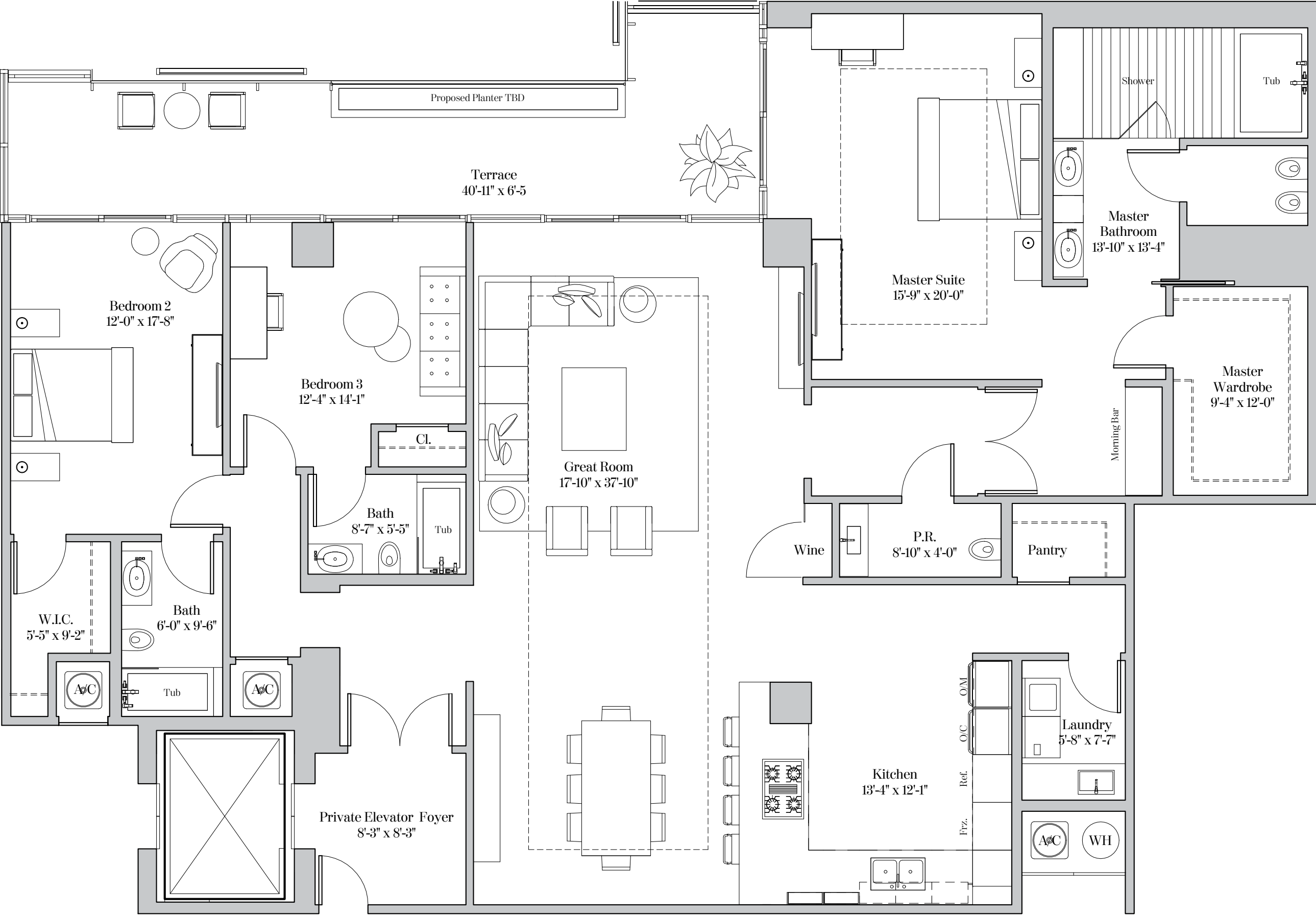
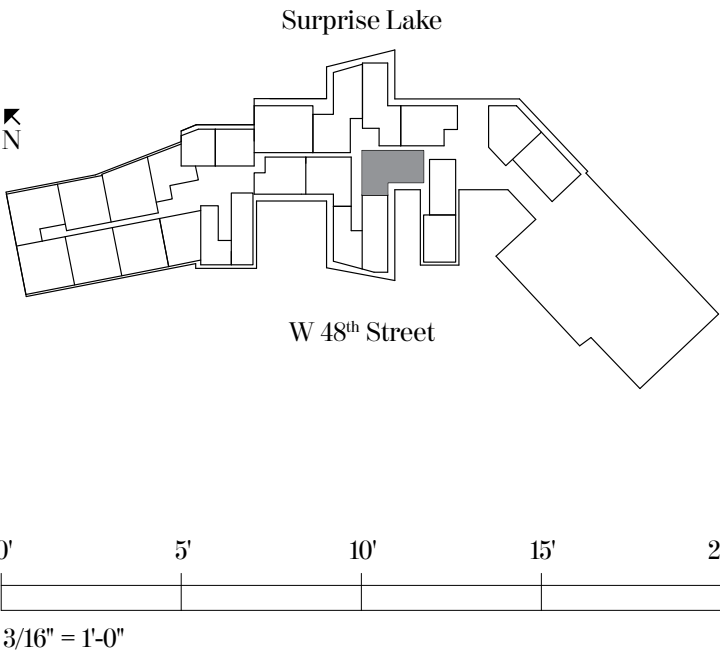
3 Bedrooms | 3.5 Bathrooms

Residence 210	Ceiling height:	12'-2" (3.71m)
Residence 310	Ceiling height:	12'-2" (3.71m)

Residence 410		
Ceiling height (Master & Great Rm):	10'-0" (3.05m)	
Ceiling height (All Other Areas):	9'-0" (2.74m)	

Dotted lines depict the increased ceiling height on 4th floor only.

Living Area:	2,634 sq. ft	(245 sq. m)
Terrace:	244 sq. ft	(23 sq. m)
Total Area:	2,878 sq. ft	(267 sq. m)



Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 ultra-luxurious condominium residences
- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar, Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Cabanas
- Whirlpool Spa
- Private Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar, Virtual Golf and Billiard Table
- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna, and Treatment Suite
- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE D2

3 Bedrooms | 3.5 Bathrooms

RESIDENCE TYPE D2

3 Bedrooms | 3.5 Bathrooms

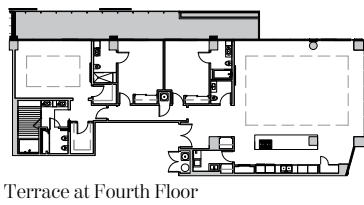
Residence 211	Ceiling height:	12'-2" (3.71m)
Residence 311	Ceiling height:	12'-2" (3.71m)

Residence 411		
Ceiling height (Master & Great Rm):	10'-0" (3.05m)	
Ceiling height (All Other Areas):	9'-0" (2.74m)	

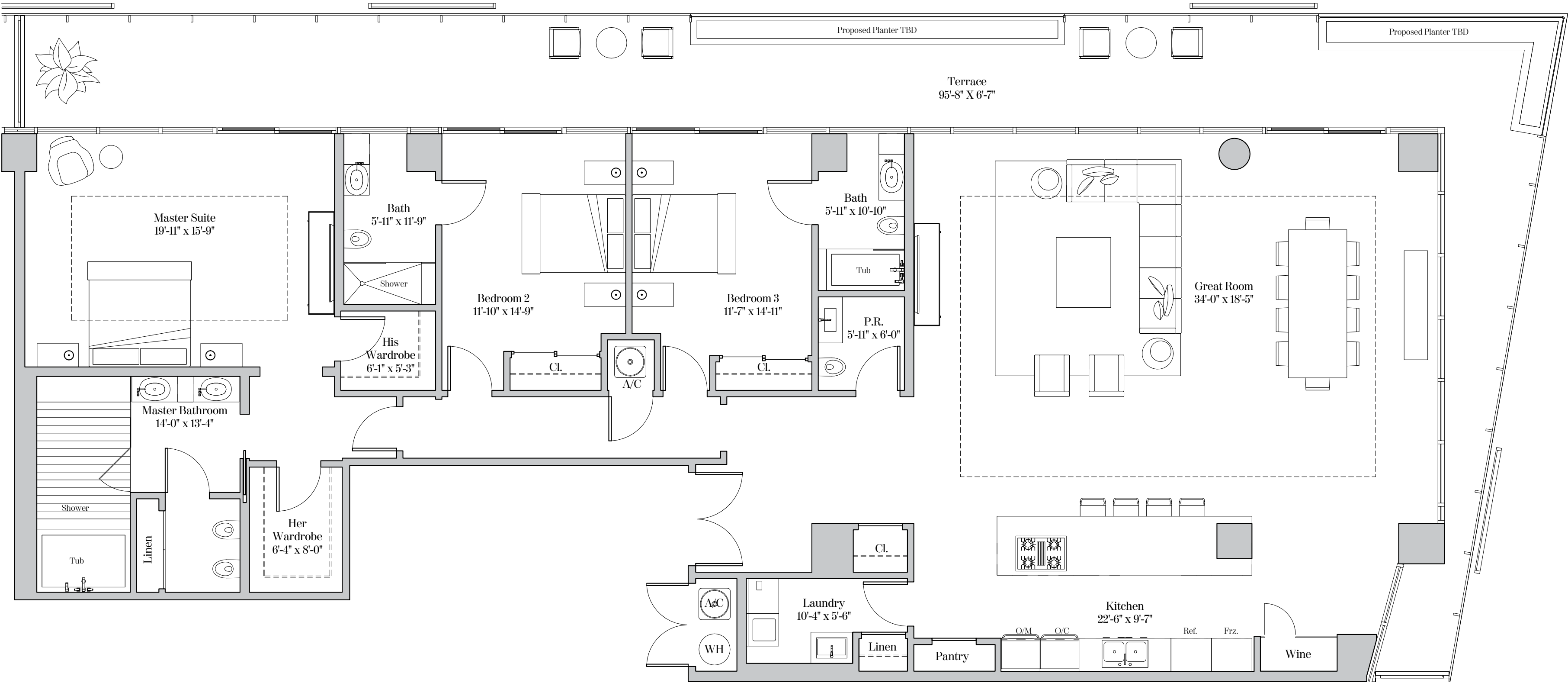
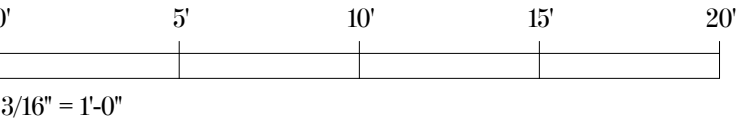
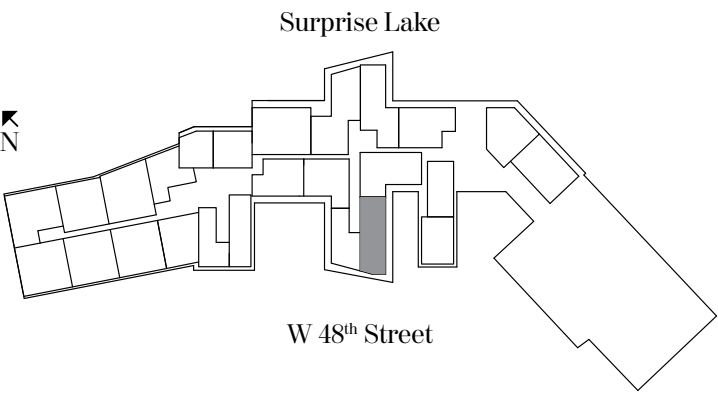
Dotted lines depict the increased ceiling height on 4th floor only.

Residence 211 & 311		
Living Area:	2,949 sq. ft.	(274 sq. m.)
Terrace:	601 sq. ft.	(56 sq. m.)
Total Area:	3,550 sq. ft.	(329 sq. m.)

Residence 411		
Living Area:	2,949 sq. ft.	(274 sq. m.)
Terrace:	373 sq. ft.	(35 sq. m.)
Total Area:	3,322 sq. ft.	(309 sq. m.)



Terrace at Fourth Floor



Property Overview

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Residence Features

- Custom interior details designed by Piero Lissoni
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- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

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- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
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- Beach Concierge Serices
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- 24-hour Valet Parking Service
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- Whirlpool Spa
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- Private BBQ/Dining Area
- Meditation Garden
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- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Studio
- Kids Room
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- Dog Walk
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- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE D3

3 Bedrooms | 3.5 Bathrooms | Study

RESIDENCE TYPE D3

3 Bedrooms | 3.5 Bathrooms | Study

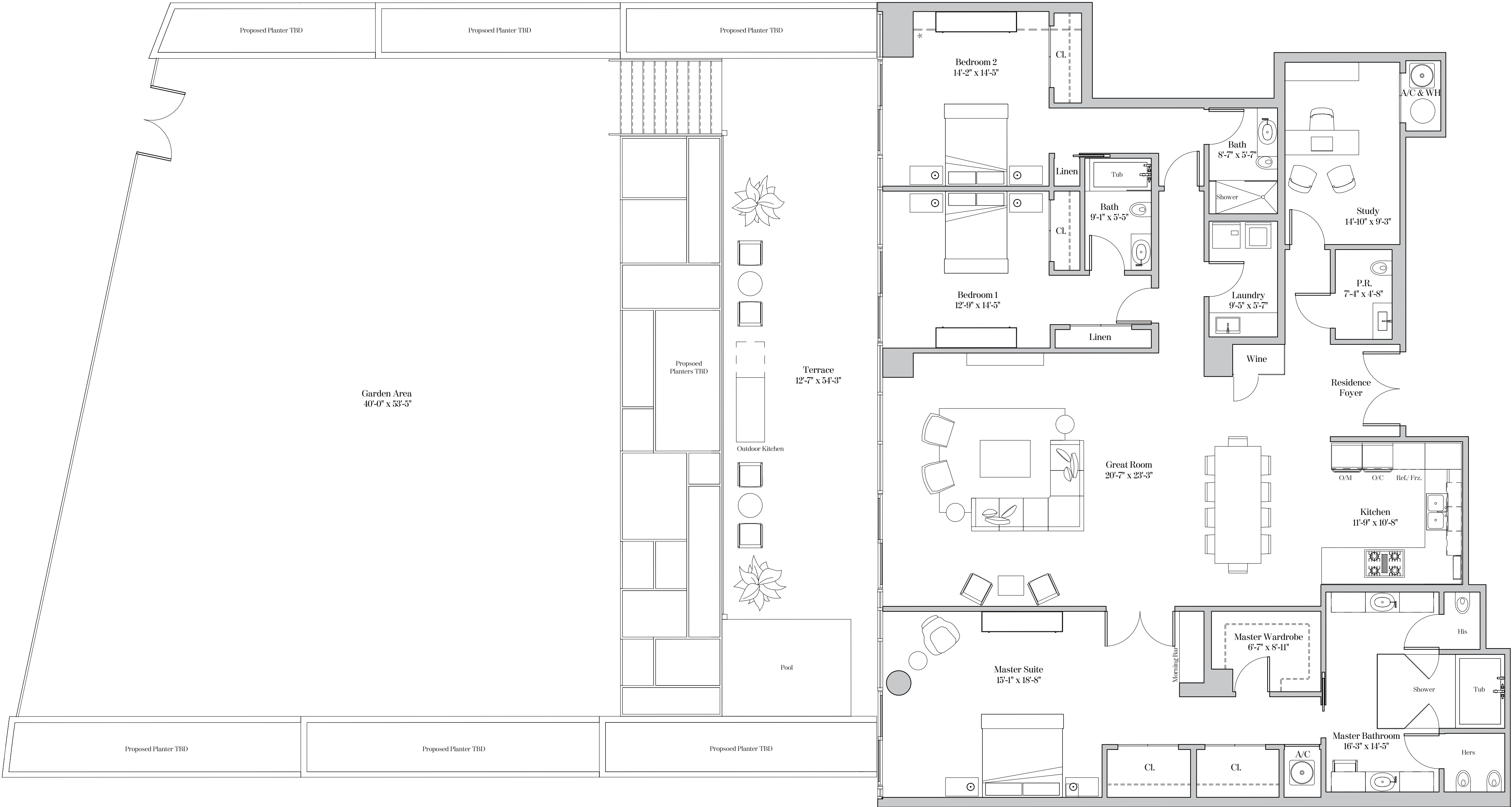
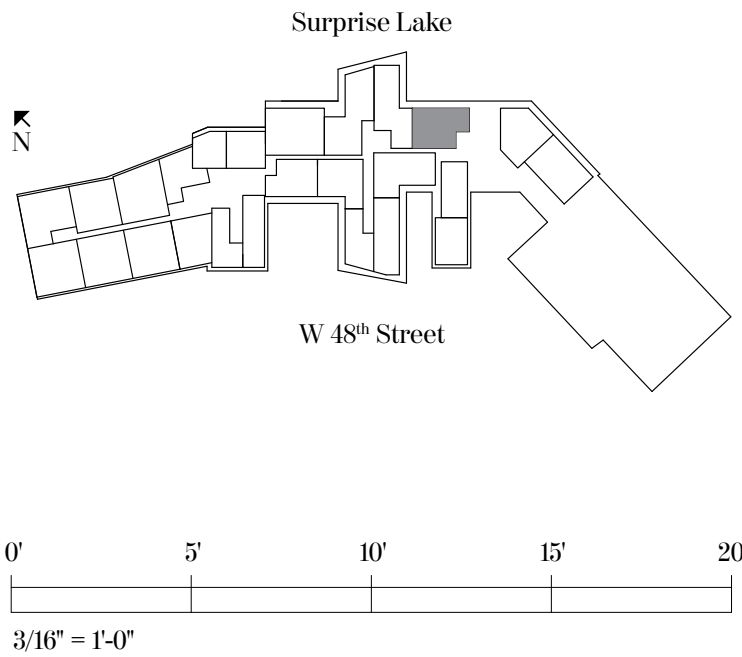
Residence 103

Ceiling height: 12'-2" (3.71m)

Living Area: 2,848 sq. ft (265 sq. m)

Terrace: 3,173 sq. ft (295 sq. m)

Total Area: 6,021 sq. ft (559 sq. m)



*Floor Transition Inset Detail

Property Overview

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Residence Features

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- Plunge pools in select residences
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Piero Lissoni Custom-Designed Kitchens

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- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
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- Designer plumbing fixtures

Master Bathrooms

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- Designer fixtures
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- Jetted soaking tubs

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Residential Amenities

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RESIDENCE TYPE D4

3 Bedrooms | 3.5 Bathrooms

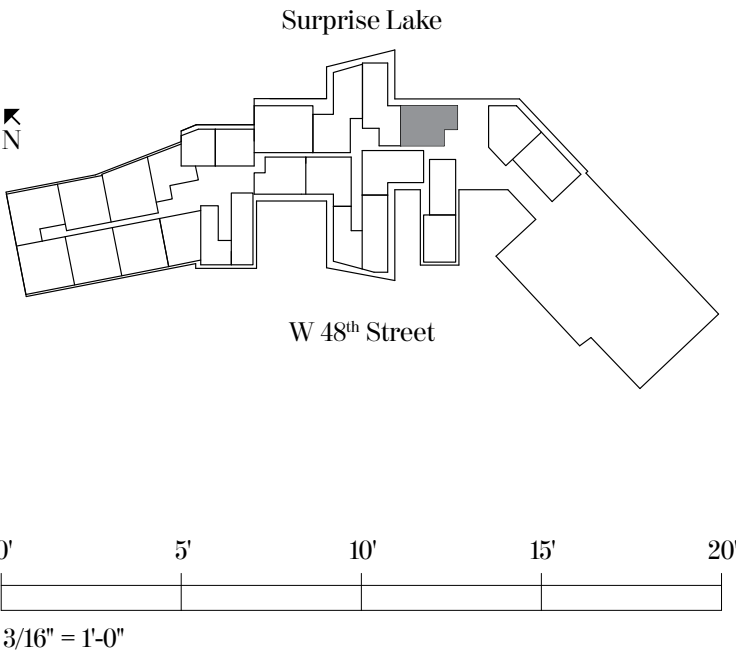


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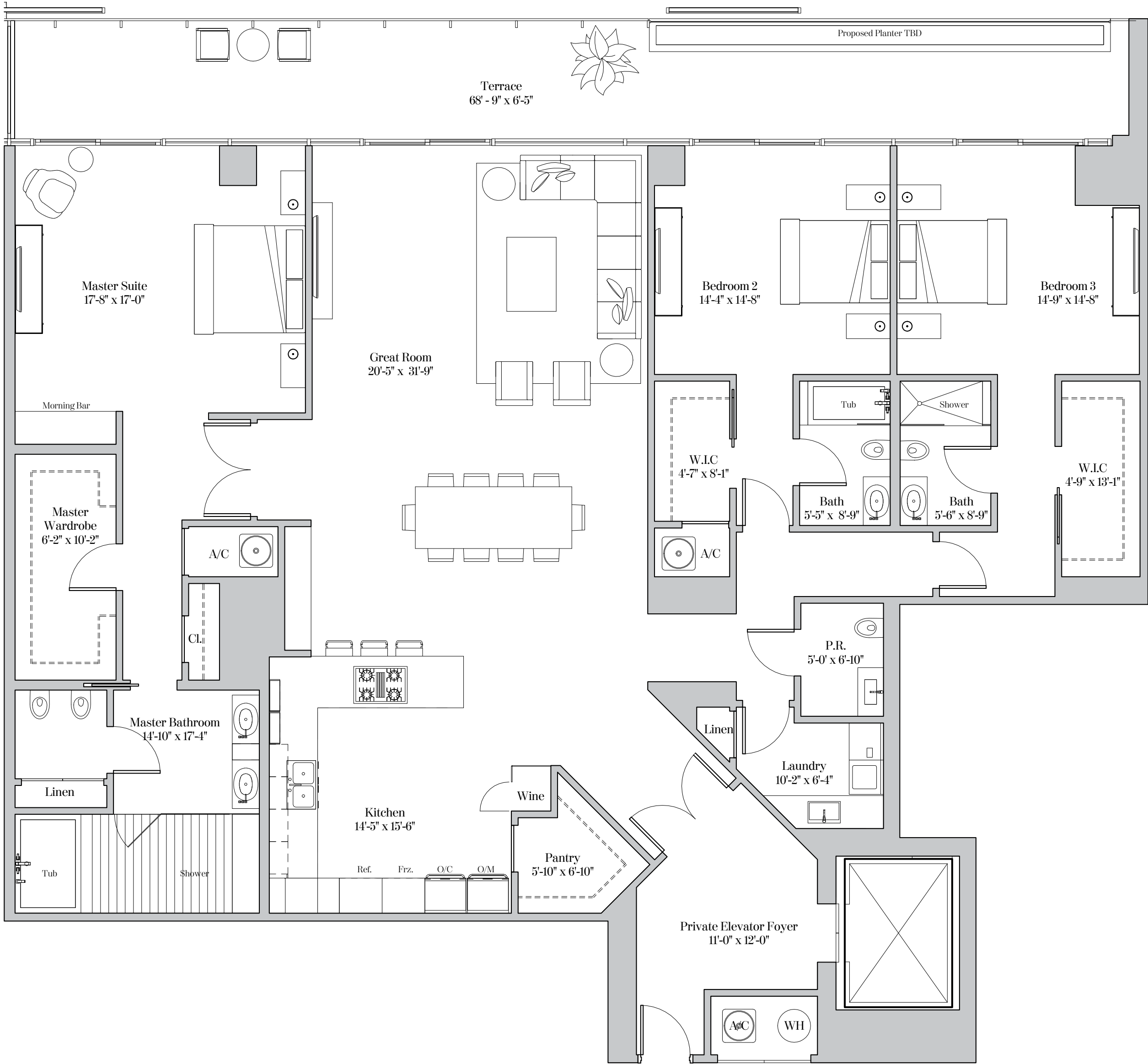
RESIDENCE TYPE D4
3 Bedrooms | 3.5 Bathrooms

Residence 203 Ceiling height: 11'-10" (3.61m)

Living Area: 3,098 sq. ft (288 sq. m)
Terrace: 354 sq. ft (33 sq. m)
Total Area: 3,452 sq. ft (320 sq. m)



LIONHEART CAPITAL



Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
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- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
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- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar; Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Cabanas
- Whirlpool Spa
- Private Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar; Virtual Golf and Billiard Table
- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna, and Treatment Suite
- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE D5

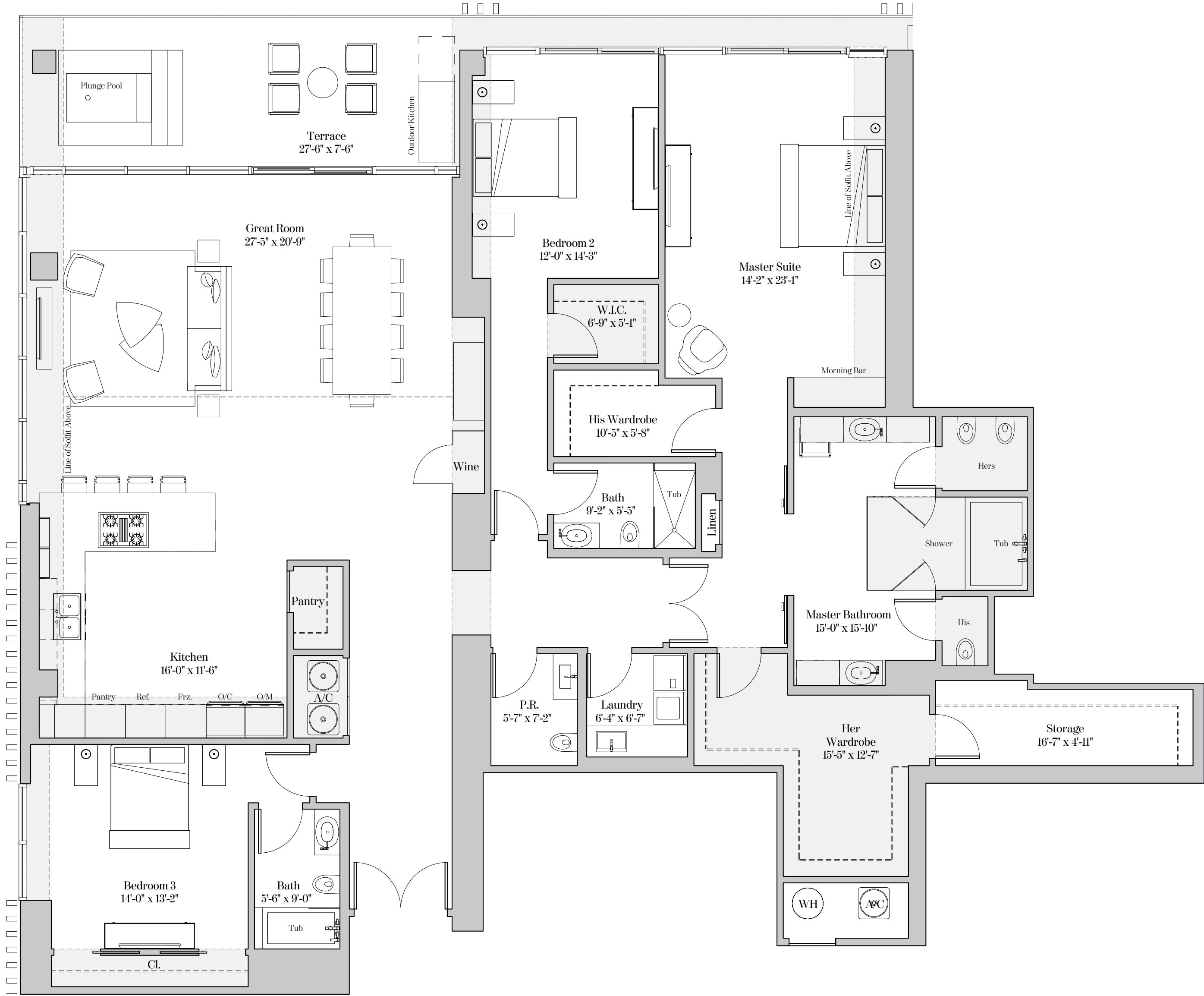
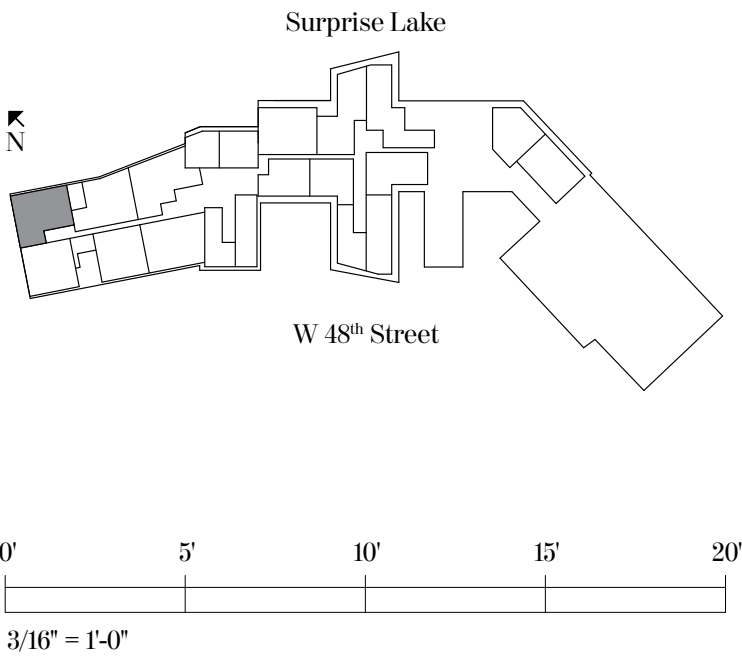
3 Bedrooms | 3.5 Bathrooms

RESIDENCE TYPE D5

3 Bedrooms | 3.5 Bathrooms

Residence 421
Ceiling height (Great Room): 11'-0" (3.35m)
Ceiling height (All Other Areas): 8'-0" (2.44m)
Ceiling/Soffit height (): 7'-6" (2.26m)

Living Area: 3,140 sq. ft (292 sq. m)
Terrace: 303 sq. ft (28 sq. m)
Total Area: 3,443 sq. ft (319 sq. m)



Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 ultra-luxurious condominium residences
- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
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- Spacious Cabanas
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- Private Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar; Virtual Golf and Billiard Table
- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna, and Treatment Suite
- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE D6

3 Bedrooms | 3.5 Bathrooms

RESIDENCE TYPE D6

3 Bedrooms | 3.5 Bathrooms

Residence 402

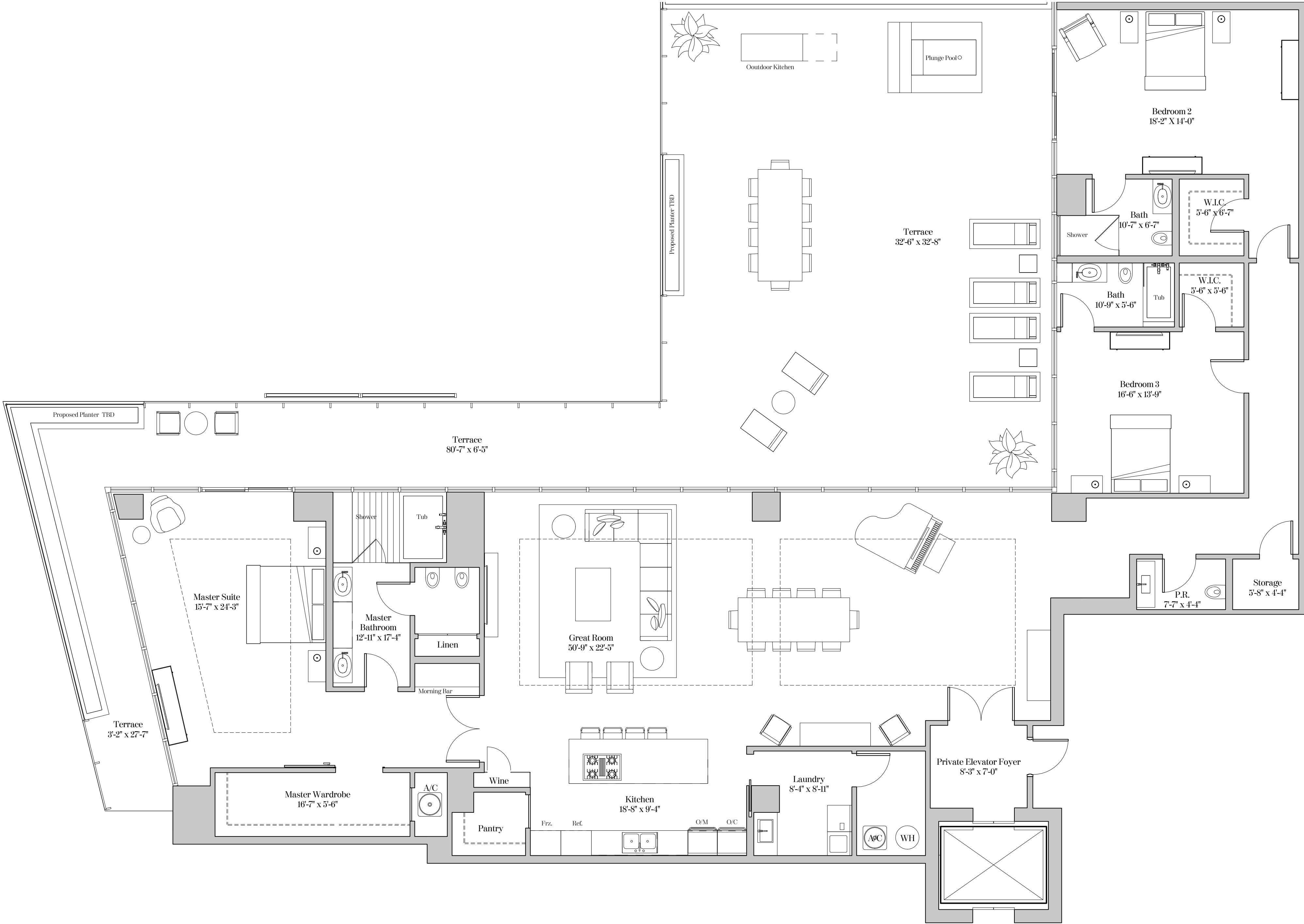
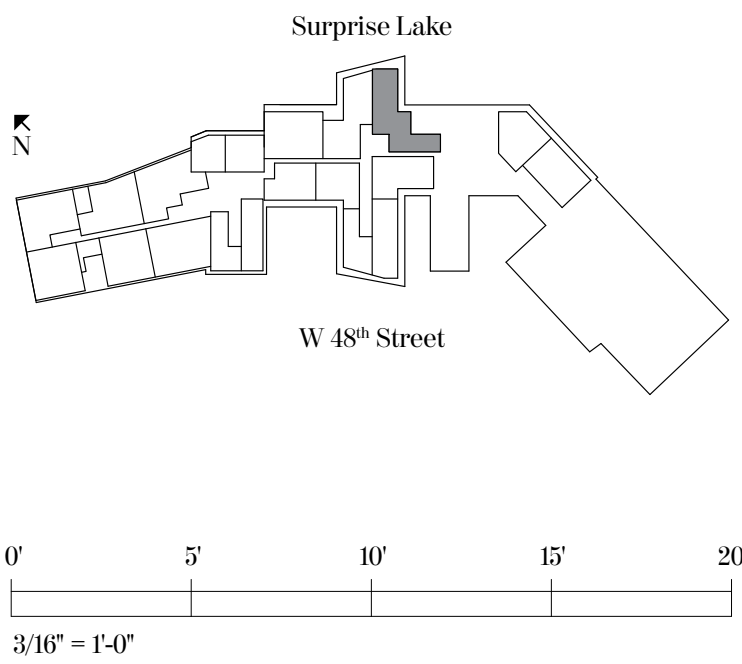
Ceiling height (Master & Great Rm): 10'-0" (3.05m)

Ceiling height (All Other Areas): 9'-0" (2.74m)

Living Area: 3,607 sq. ft (335 sq. m)

Terrace: 1,629 sq. ft (151 sq. m)

Total Area: 5,236 sq. ft (486 sq. m)



Property Overview

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- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar; Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Cabanas
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- Kids Room
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- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE E1

3 Bedrooms | 3.5 Bathrooms | Study

RESIDENCE TYPE E1

3 Bedrooms | 3.5 Bathrooms | Study

Residence 510 & 610

Ceiling height (Master, Great Rm & Dining Rm): 10'-0" (3.05m)

Ceiling height (All Other Areas): 9'-0" (2.74m)

Residence LPH10

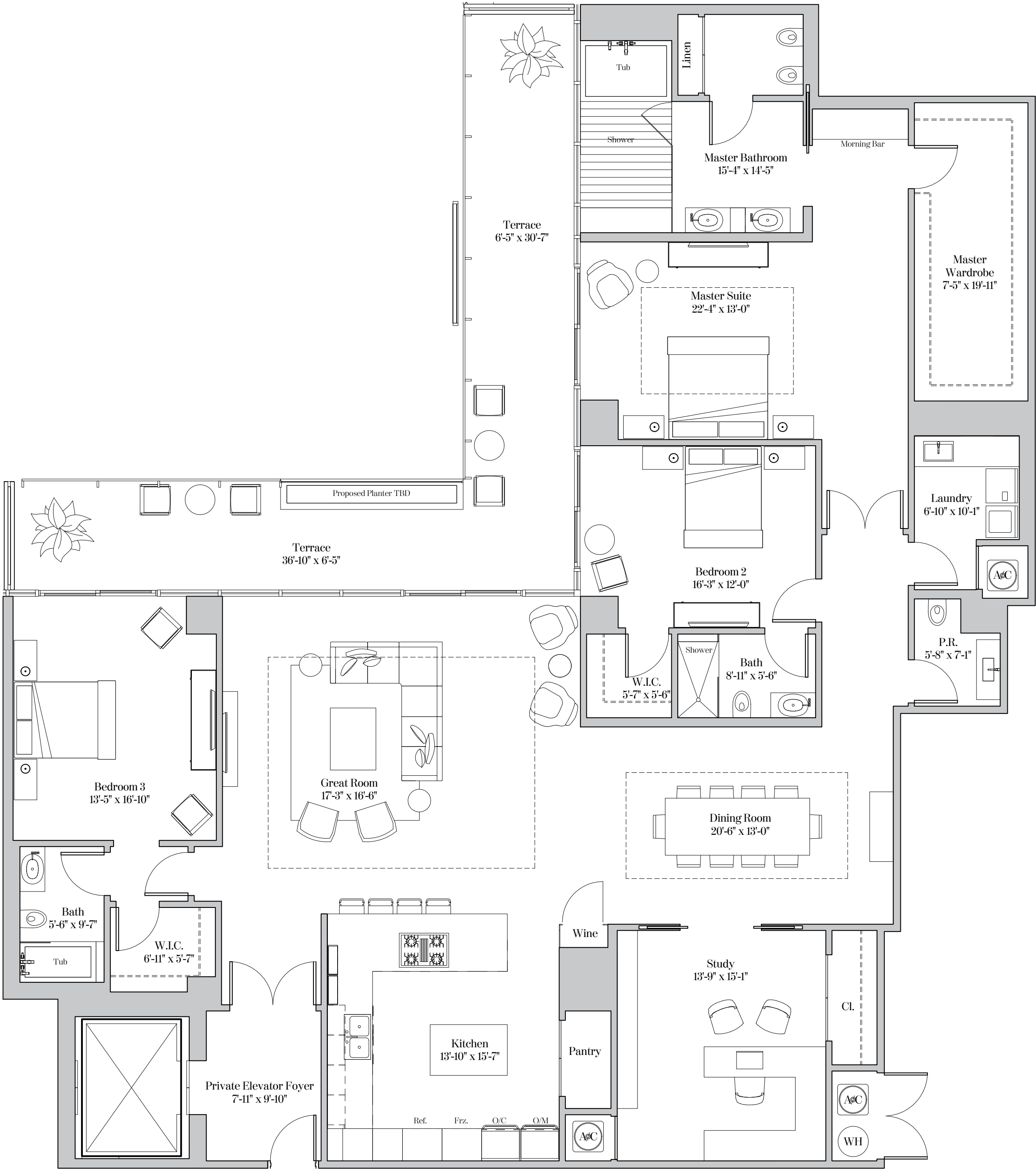
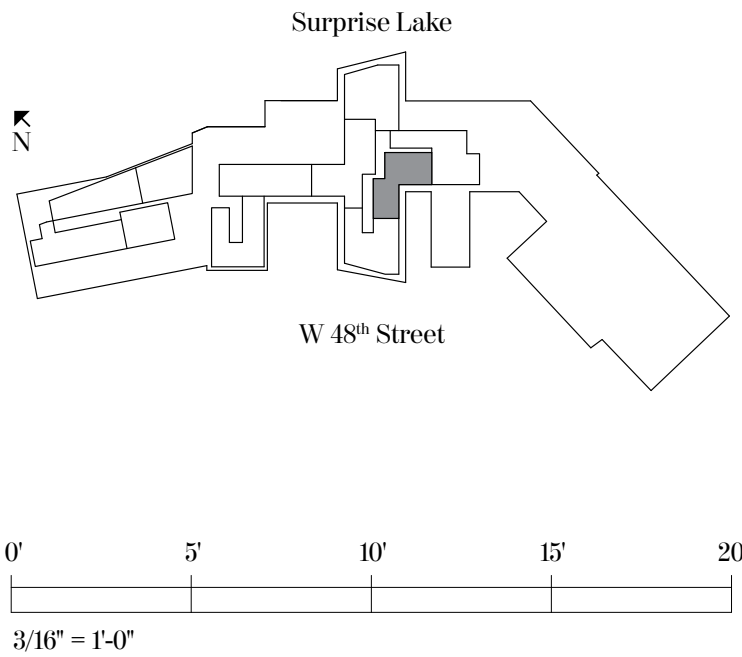
Ceiling height (Master, Great Rm & Dining Rm): 11'-0" (3.35m)

Ceiling height (All Other Areas): 10'-0" (3.05m)

Living Area: 3,232 sq. ft (300 sq. m)

Terrace: 372 sq. ft (35 sq. m)

Total Area: 3,604 sq. ft (334 sq. m)



Property Overview

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Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
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- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
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- Gaggenau microwave oven
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- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
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RESIDENCE TYPE E2

3 Bedrooms | 3.5 Bathrooms | Media Room



RESIDENCE TYPE E2

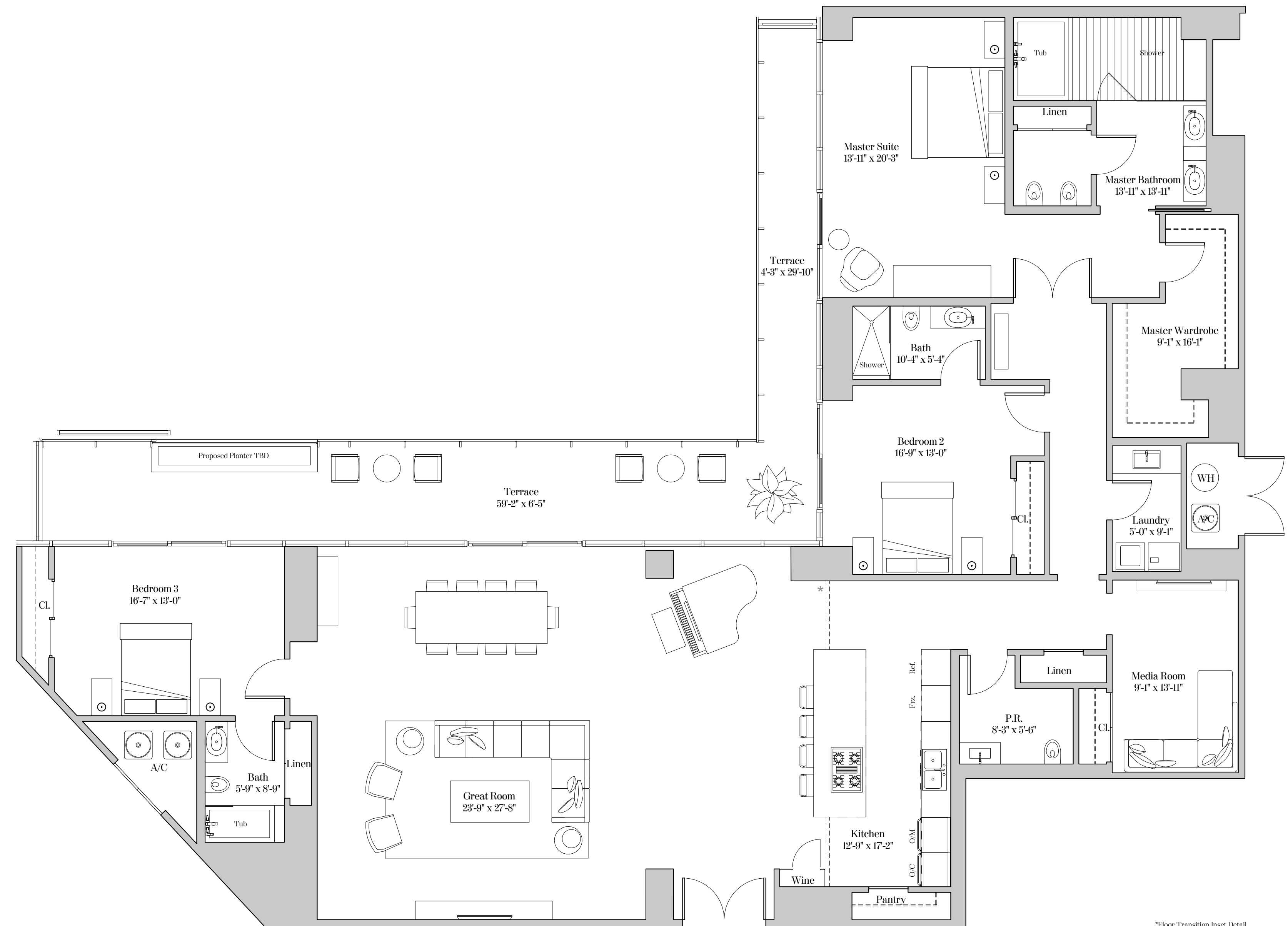
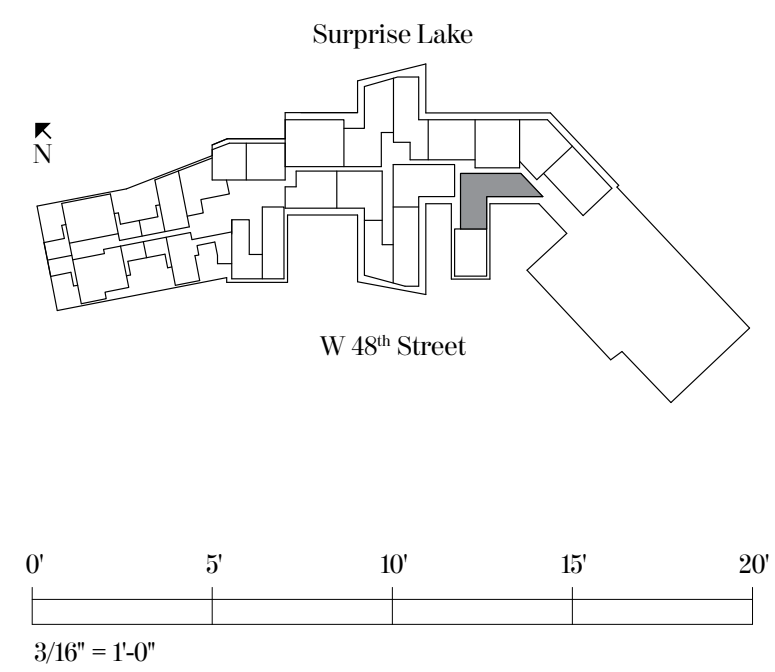
3 Bedrooms | 3.5 Bathrooms | Media Room

Residence 309 Ceiling height: 12'-2" (3.71m)

Living Area: 3,193 sq. ft (297 sq. m)

Terrace: 407 sq. ft (38 sq. m)

Total Area: 3,600 sq. ft (334 sq. m)



*Floor Transition Inset Detail

Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
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Residence Features

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- Plunge pools in select residences
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Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
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- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
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RESIDENCE TYPE E3
3 Bedrooms | 3.5 Bathrooms | Study



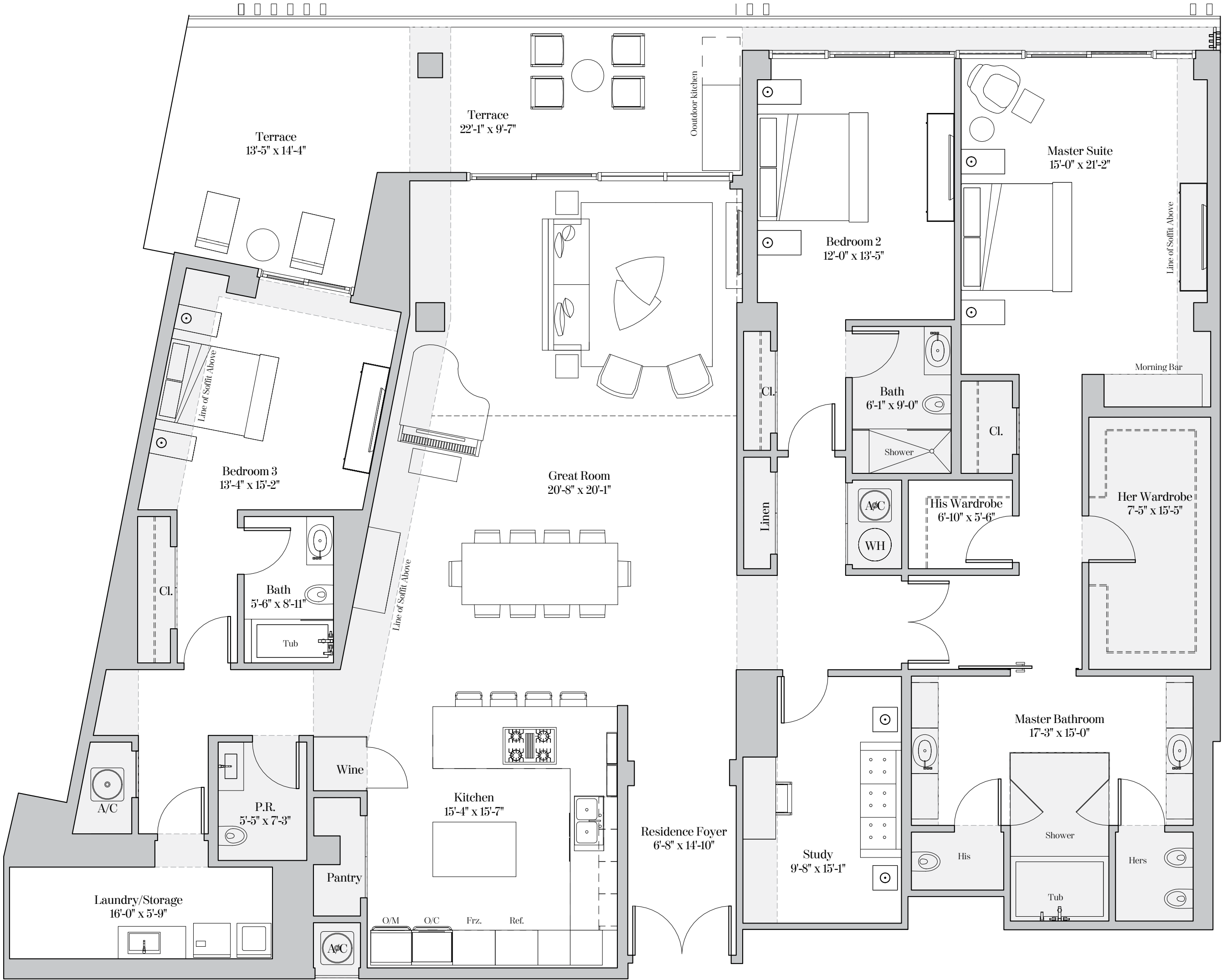
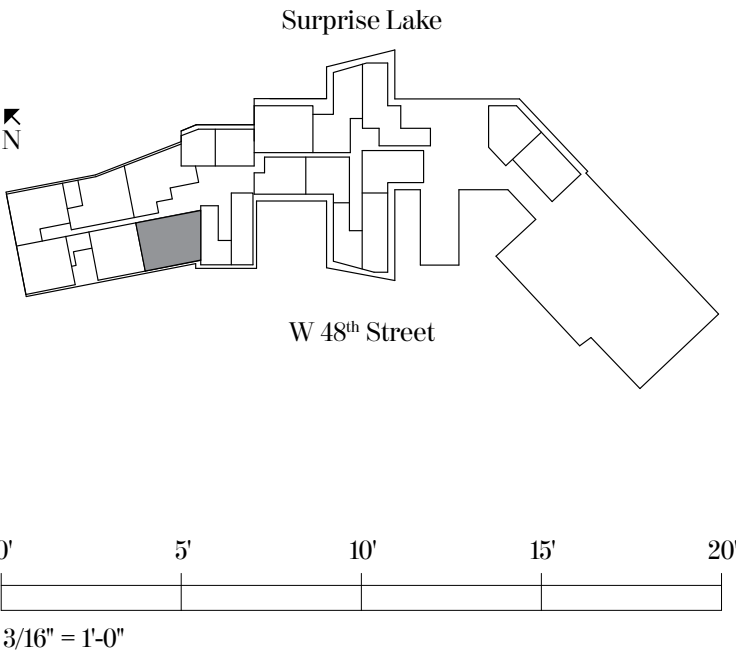
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RESIDENCE TYPE E3

3 Bedrooms | 3.5 Bathrooms | Study

Residence 417
Ceiling height (Great Room): 11'-0" (3.35m)
Ceiling height (All Other Areas): 8'-0" (2.44m)
Ceiling/Soffit height (■■■■): 7'-6" (2.29m)

Living Area: 3,310 sq. ft (308 sq. m)
Terrace: 474 sq. ft (44 sq. m)
Total Area: 3,784 sq. ft (351 sq. m)



Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 ultra-luxurious condominium residences
- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar; Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Cabanas
- Whirlpool Spa
- Private Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar; Virtual Golf and Billiard Table
- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna, and Treatment Suite
- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE E4
3 Bedrooms | 3.5 Bathrooms | Study

RESIDENCE TYPE E4

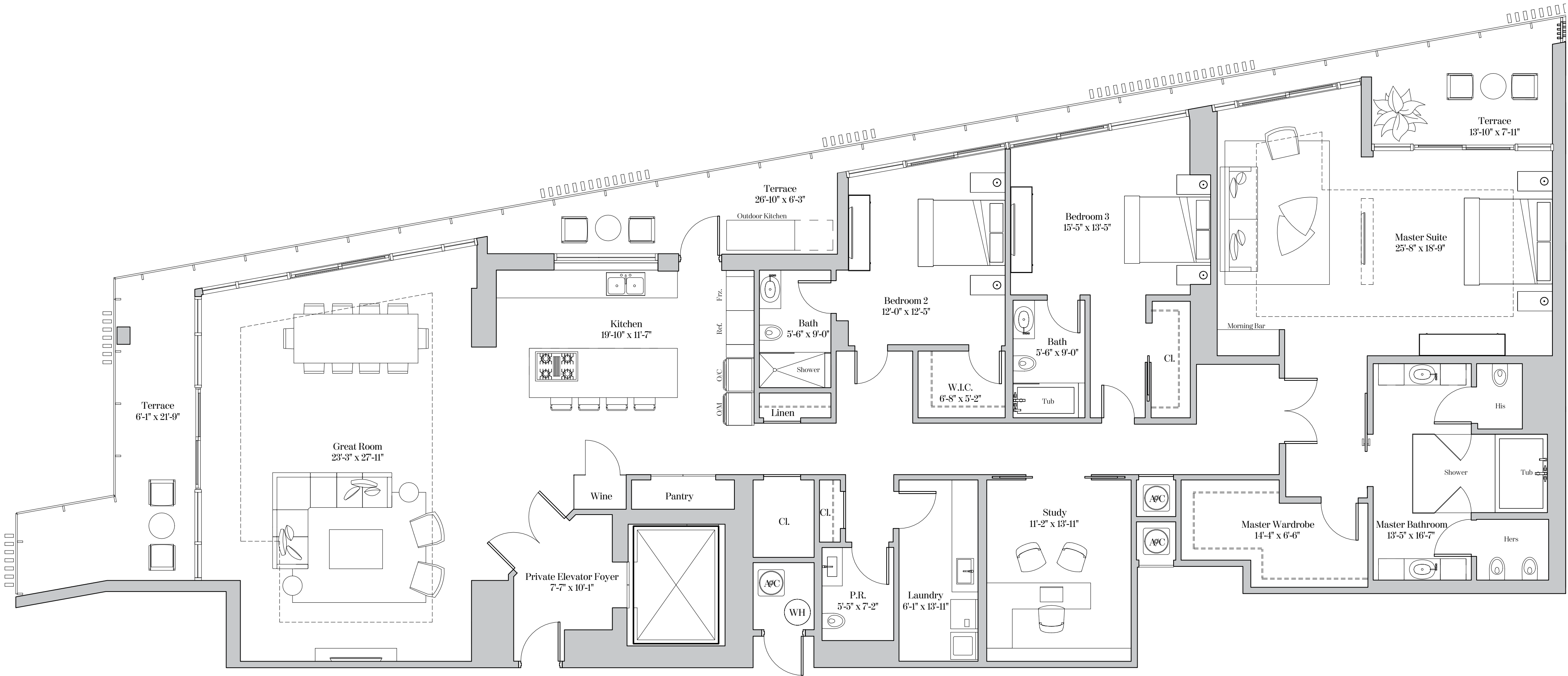
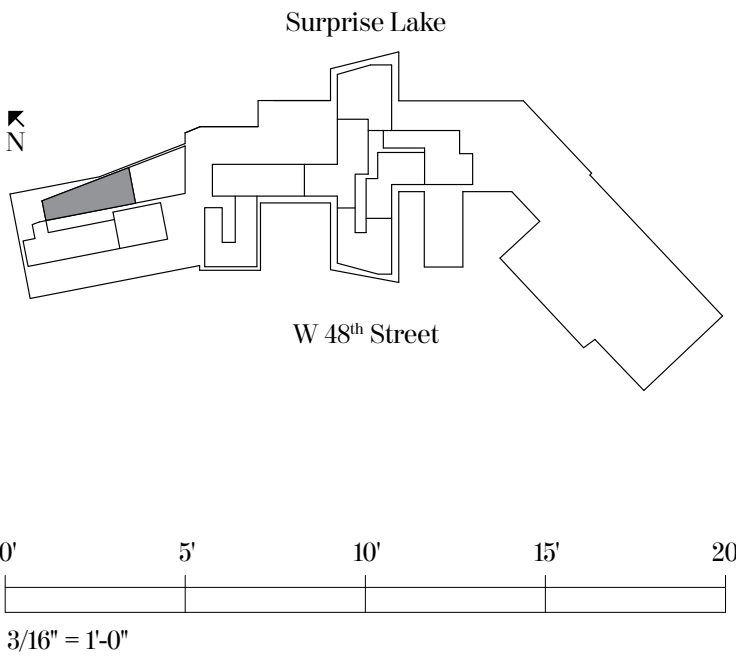
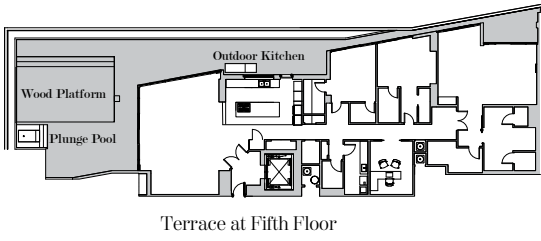
3 Bedrooms | 3.5 Bathrooms | Study

Residence 521, 621 & 721
Ceiling height (Master & Great Rm): 10'-0" (3.05m)
Ceiling height (All Other Areas): 9'-1" (2.77m)

Residence LPH21
Ceiling height (Master & Great Rm): 10'-0" (3.05m)
Ceiling height (All Other Areas): 9'-0" (2.74m)

Residence 521
Living Area: 3,418 sq. ft (318 sq. m)
Terrace: 1,702 sq. ft (158 sq. m)
Total Area: 5,120 sq. ft (476 sq. m)

Residence 621, 721 & LPH21
Living Area: 3,418 sq. ft (318 sq. m)
Terrace: 480 sq. ft (45 sq. m)
Total Area: 3,898 sq. ft (362 sq. m)



Property Overview

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- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar; Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Cabanas
- Whirlpool Spa
- Private Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar; Virtual Golf and Billiard Table
- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna, and Treatment Suite
- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE E5

3 Bedrooms | 4.5 Bathrooms | Library

RESIDENCE TYPE E5

3 Bedrooms | 4.5 Bathrooms | Library

Residence 520, 620 & 720

Ceiling height (Master & Great Rm): 10'-0" (3.05m)

Ceiling height (All Other Areas): 9'-1" (2.77m)

Residence LPH20

Ceiling height (Master & Great Rm): 10'-0" (3.05m)

Ceiling height (All Other Areas): 9'-0" (2.74m)

Residence 520

Living Area: 3,431 sq. ft (319 sq. m)

Terrace: 3,488 sq. ft (324 sq. m)

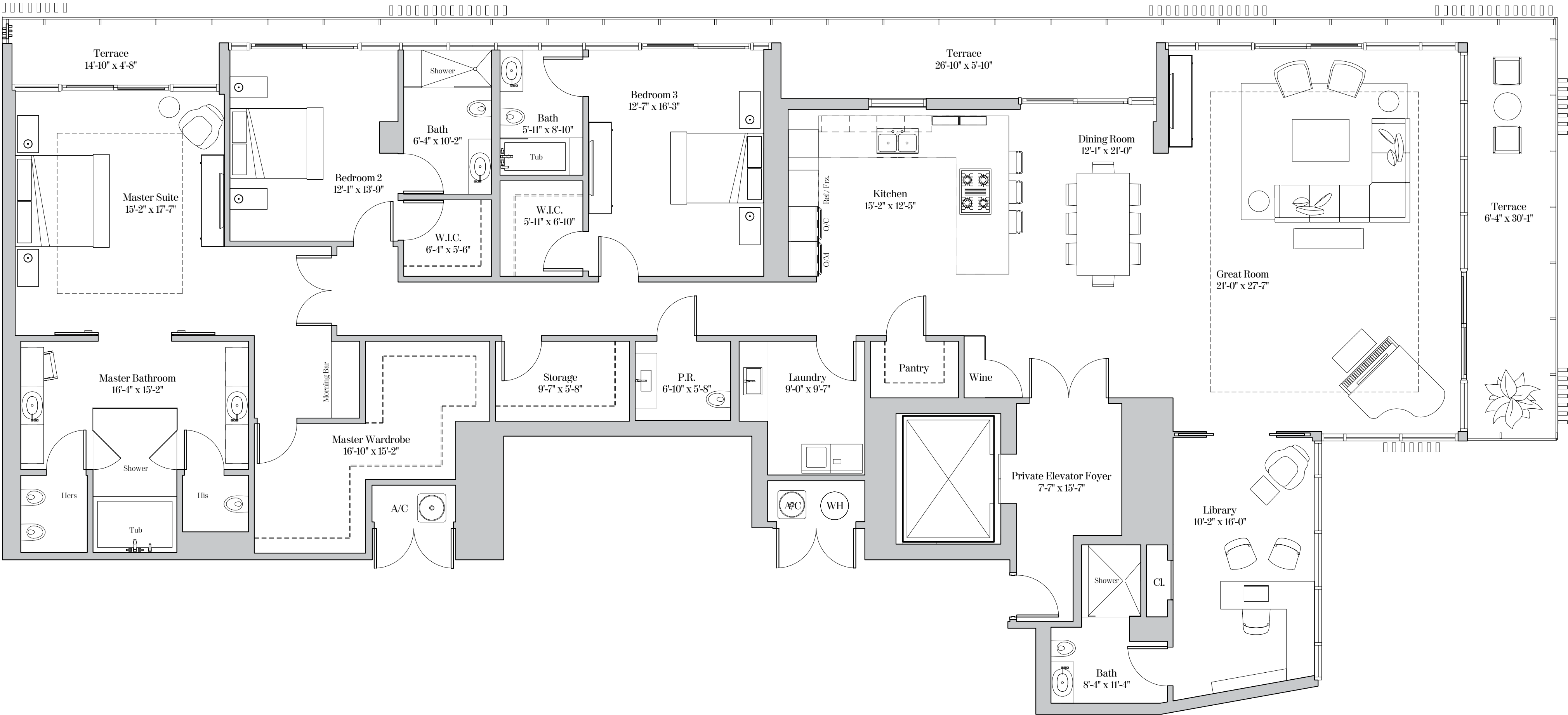
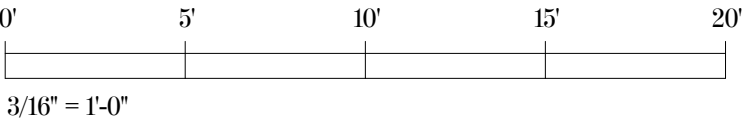
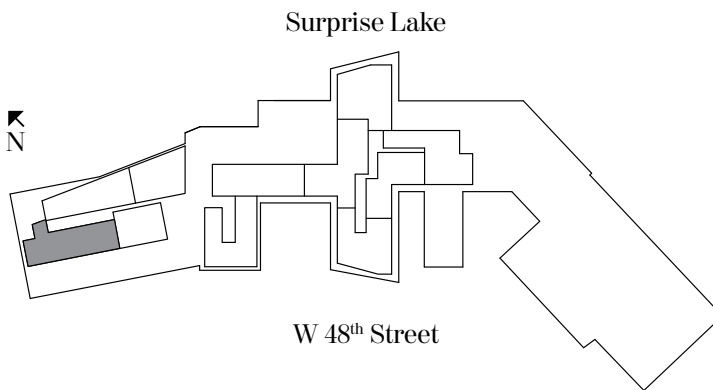
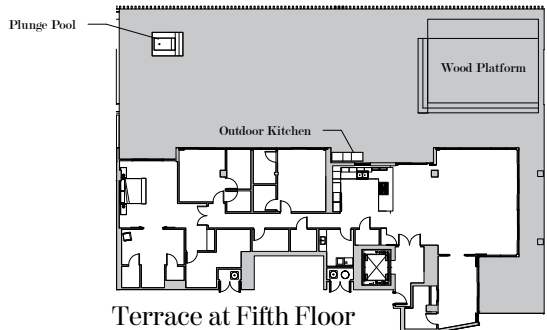
Total Area: 6,919 sq. ft (643 sq. m)

Residence 620, 720 & LPH20

Living Area: 3,431 sq. ft (319 sq. m)

Terrace: 420 sq. ft (39 sq. m)

Total Area: 3,851 sq. ft (358 sq. m)



Property Overview

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- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar; Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Cabanas
- Whirlpool Spa
- Private Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar; Virtual Golf and Billiard Table
- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna, and Treatment Suite
- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE E6
3 Bedrooms | 3.5 Bathrooms | Study

RESIDENCE TYPE E6

3 Bedrooms | 3.5 Bathrooms | Study

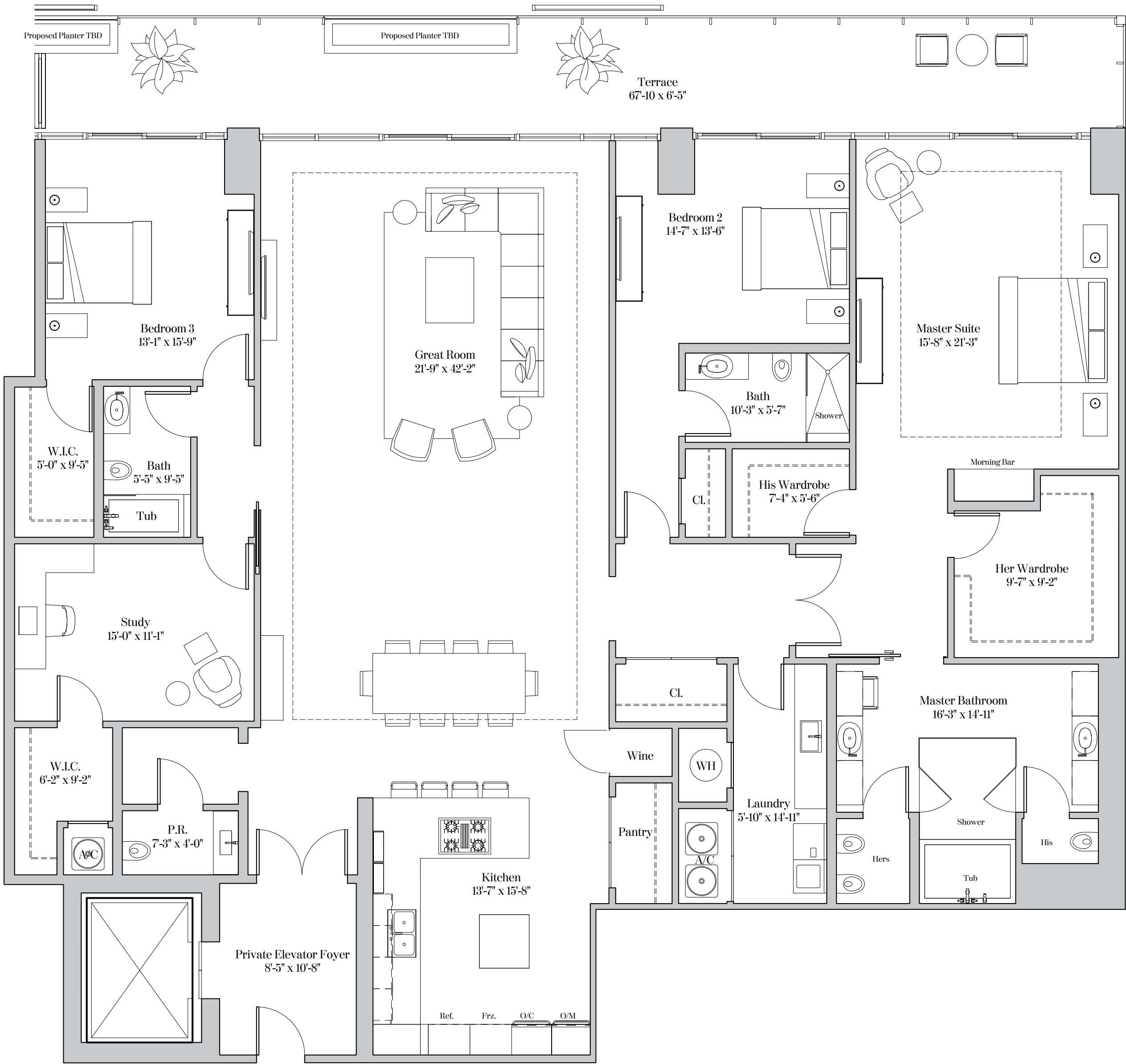
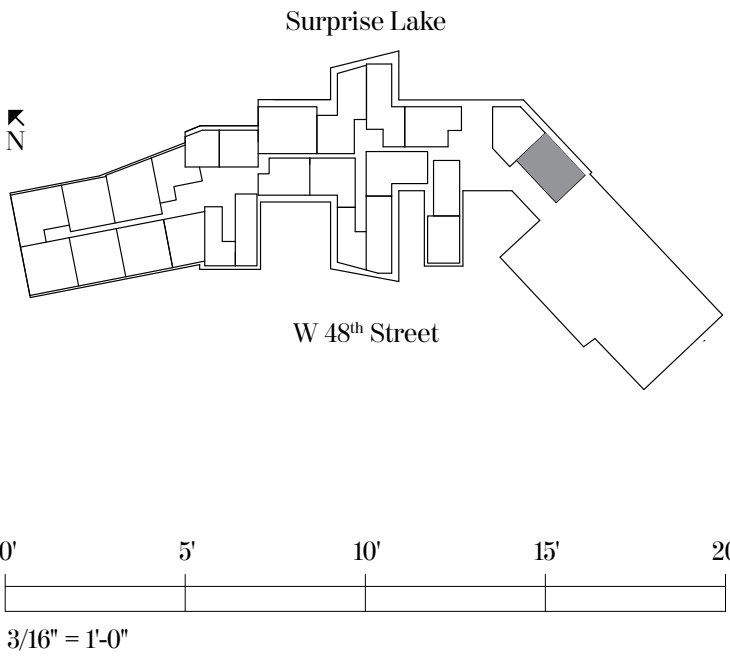
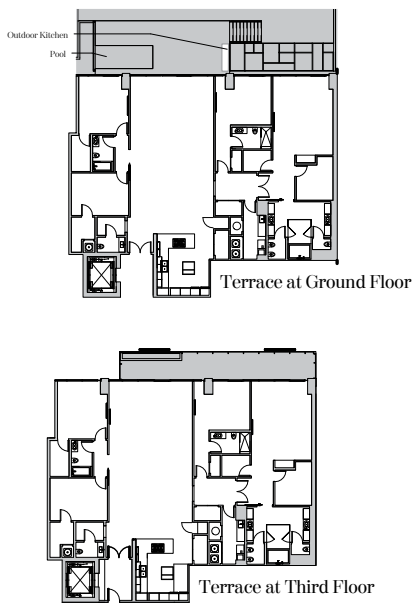
Residence 106, 206 & 306
Ceiling height (Master & Great Rm): 11'-0" (3.35m)
Ceiling height (All Other Areas): 10'-0" (3.05m)

Residence 106
Living Area: 3,462 sq. ft (322 sq. m)
Terrace: 989 sq. ft (92 sq. m)
Total Area: 4,451 sq. ft (414 sq. m)

Residence 106 does not include a private elevator lobby.

Residence 206
Living Area: 3,543 sq. ft (329 sq. m)
Terrace: 383 sq. ft (36 sq. m)
Total Area: 3,926 sq. ft (365 sq. m)

Residence 306
Living Area: 3,542 sq. ft (329 sq. m)
Terrace: 315 sq. ft (29 sq. m)
Total Area: 3,857 sq. ft (358 sq. m)



Property Overview

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- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
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- Plunge pools in select residences
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Piero Lissoni Custom-Designed Kitchens

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- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
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- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
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- On-site Spa with Steam Room, Sauna, and Treatment Suite
- State-of-the-art Fitness Center
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- Carwash Facilities
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RESIDENCE TYPE E7
3 Bedrooms | 3.5 Bathrooms | Study

RESIDENCE TYPE E7

3 Bedrooms | 3.5 Bathrooms | Study

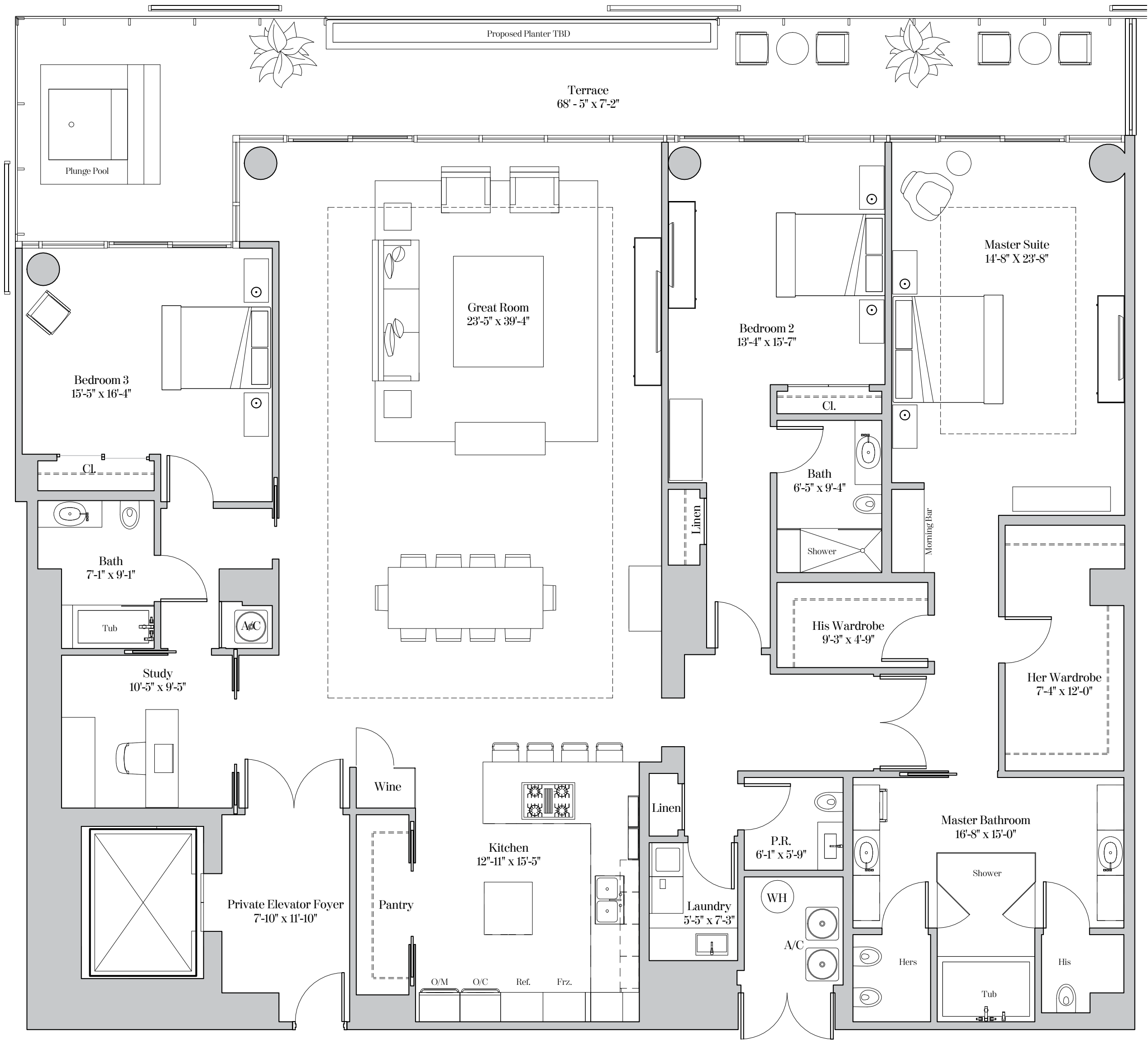
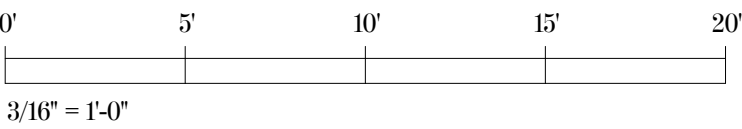
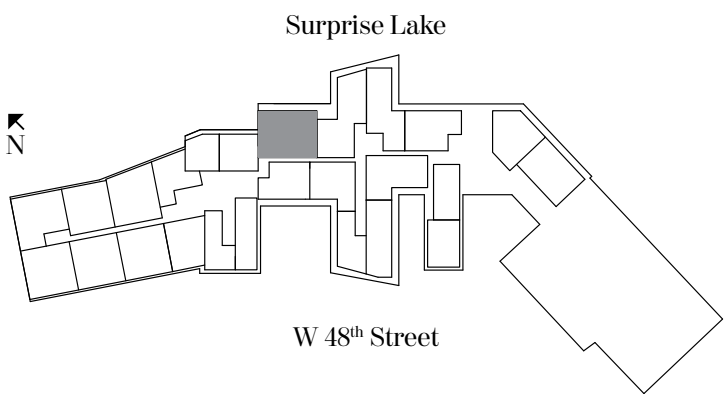
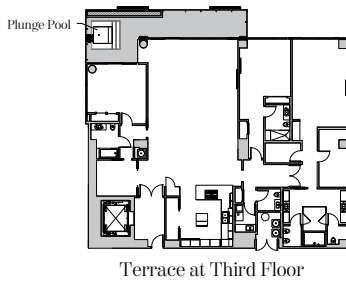
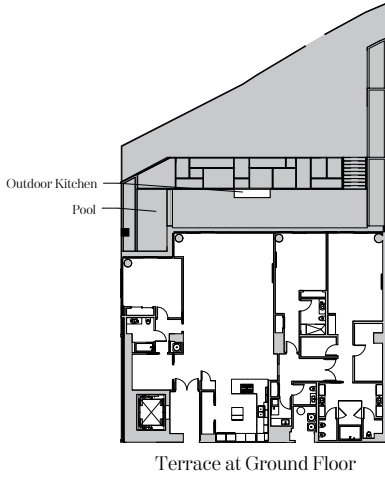
Residence 127	Ceiling height:	12'-2" (3.71m)
Residence 227	Ceiling height:	12'-2" (3.71m)
Residence 327	Ceiling height:	12'-2" (3.71m)

Residence 427		
Ceiling height (Master & Great Rm):	9'-5" (2.87m)	
Ceiling height (All Other Areas):	8'-5" (2.57m)	
Dotted lines depict the increased ceiling height on 4th floor only.		

Residence 127		
Living Area:	3,392 sq. ft (315 sq. m)	
Terrace:	1,780 sq. ft (165 sq. m)	
Total Area:	5,172 sq. ft (480 sq. m)	
Residence 127 does not include a private elevator.		

Residence 327		
Living Area:	3,546 sq. ft (329 sq. m)	
Terrace:	328 sq. ft (30 sq. m)	
Total Area:	3,874 sq. ft (360 sq. m)	

Residence 227 & 427		
Living Area:	3,546 sq. ft (329 sq. m)	
Terrace:	437 sq. ft (41 sq. m)	
Total Area:	3,983 sq. ft (370 sq. m)	



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Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar; Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Cabanas
- Whirlpool Spa
- Private Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar; Virtual Golf and Billiard Table
- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna, and Treatment Suite
- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE E8

3 Bedrooms | 3.5 Bathrooms | Study & Family

RESIDENCE TYPE E8

3 Bedrooms | 3.5 Bathrooms | Study & Family

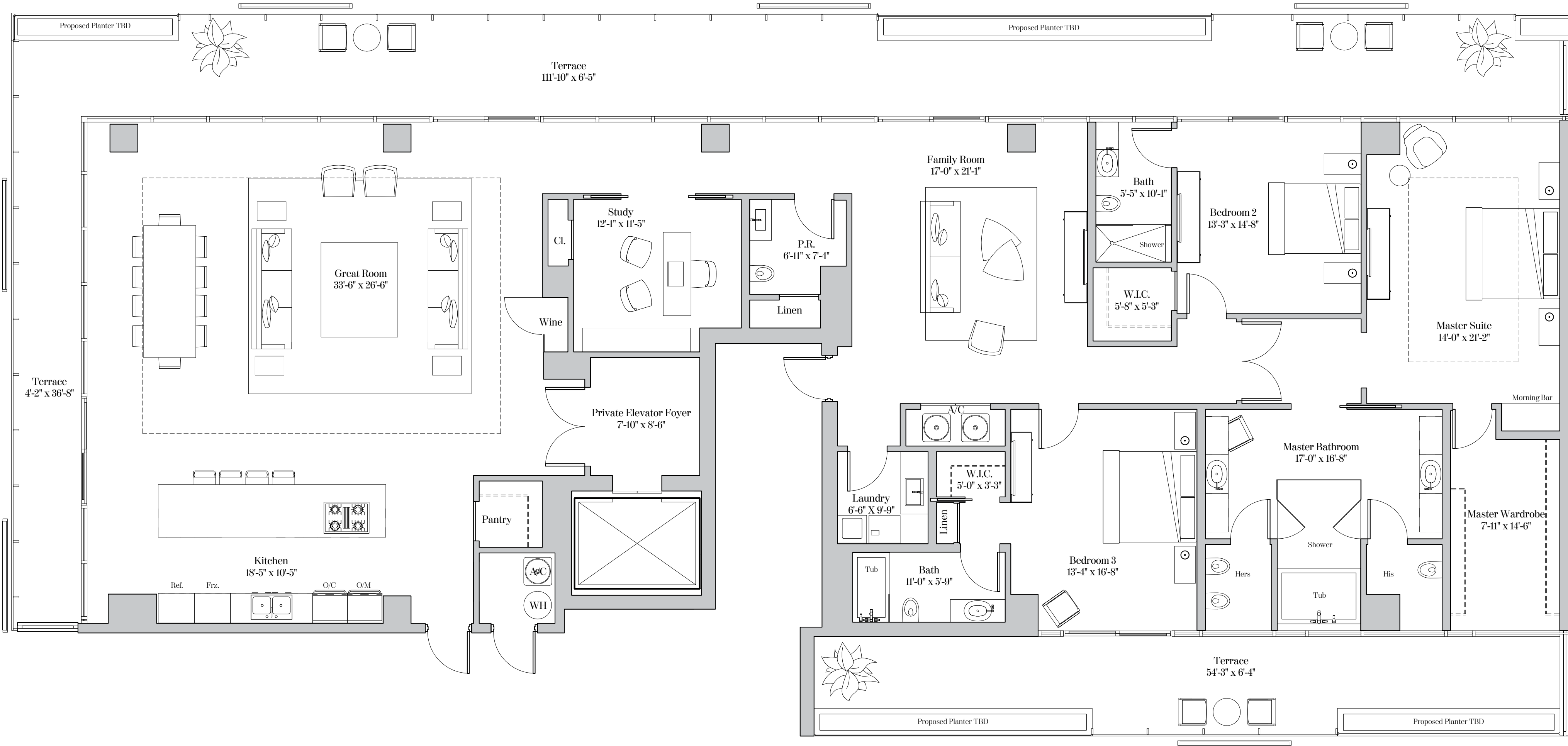
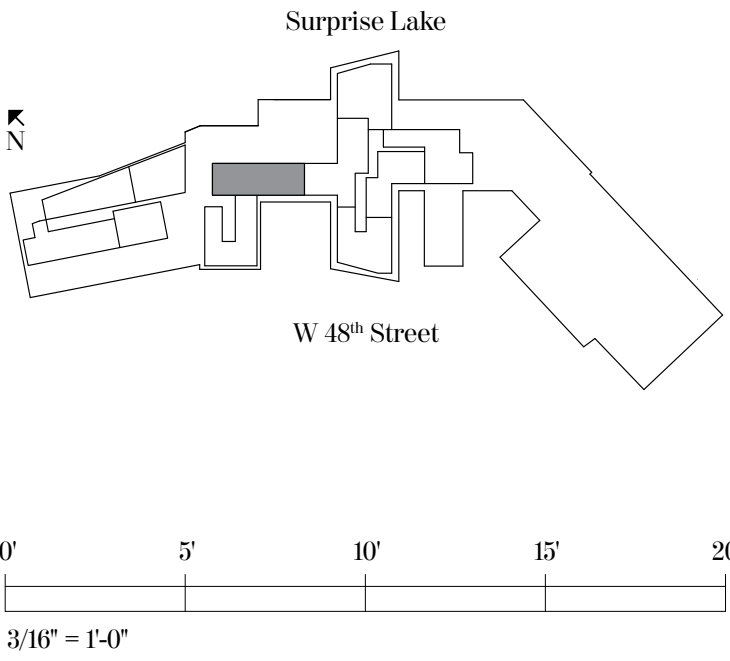
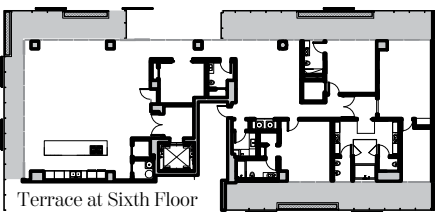
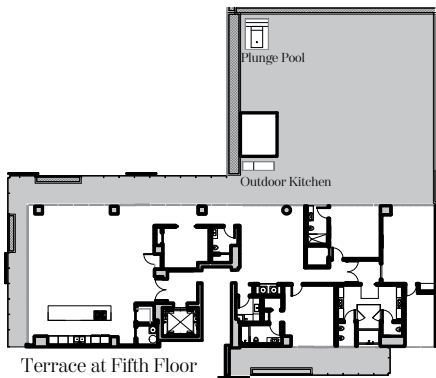
Residence 527 & 627
Ceiling height (Master & Great Rm): 10'-0" (3.05m)
Ceiling height (All Other Areas): 9'-0" (2.74m)

Residence LPH27
Ceiling height (Master & Great Rm): 11'-0" (3.35m)
Ceiling height (All Other Areas): 10'-0" (3.05m)

Residence 527
Living Area: 3,838 sq. ft (357 sq. m)
Terrace: 3,132 sq. ft (291 sq. m)
Total Area: 6,970 sq. ft (648 sq. m)

Residence 627
Living Area: 3,835 sq. ft (356 sq. m)
Terrace: 708 sq. ft (66 sq. m)
Total Area: 4,543 sq. ft (422 sq. m)

Residence LPH27
Living Area: 3,817 sq. ft (355 sq. m)
Terrace: 1,034 sq. ft (96 sq. m)
Total Area: 4,851 sq. ft (450 sq. m)



Property Overview

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- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
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- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
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- Dog Walk
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- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE E9

3 Bedrooms | 3.5 Bathrooms | Library & Family

RESIDENCE TYPE E9

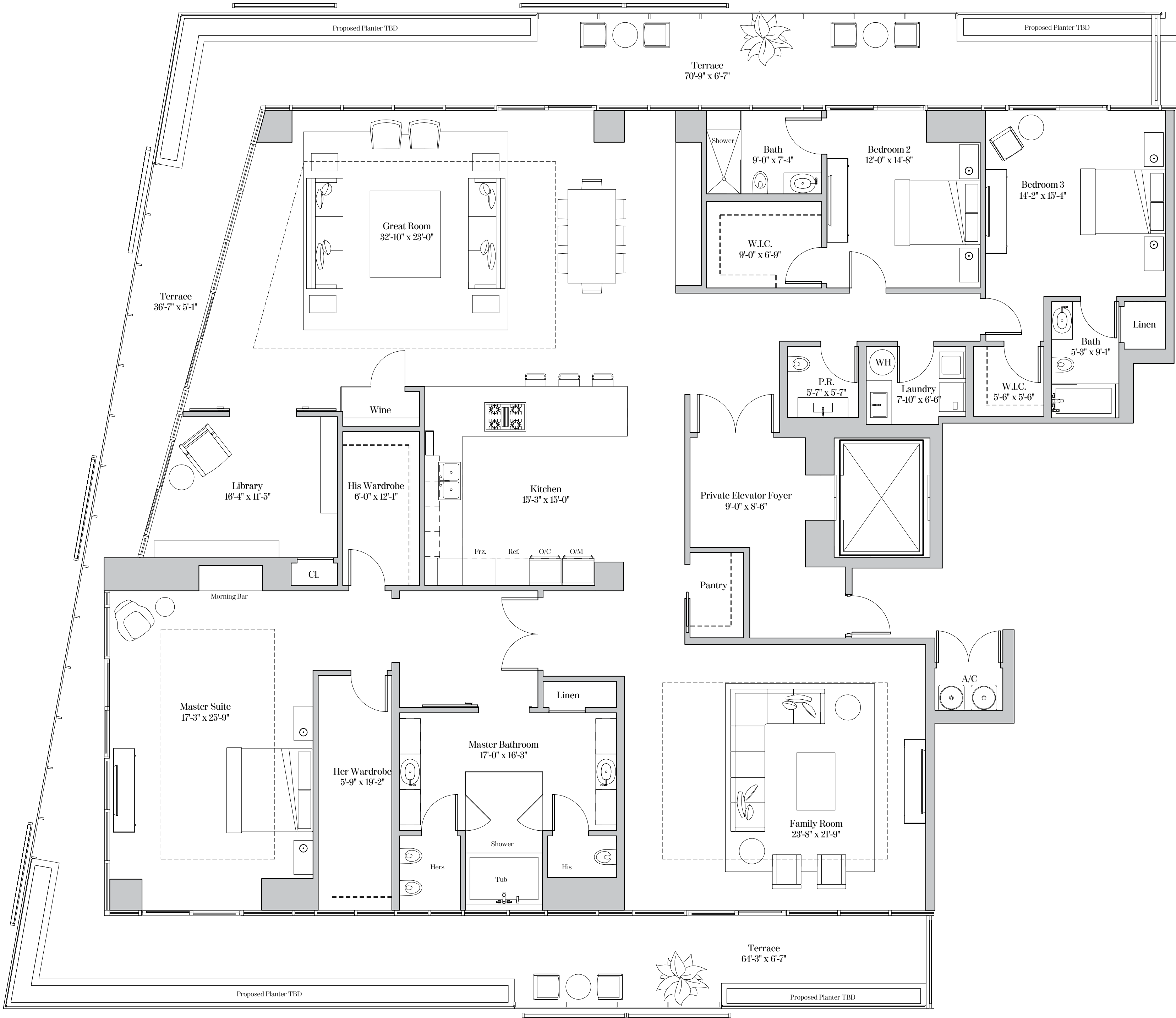
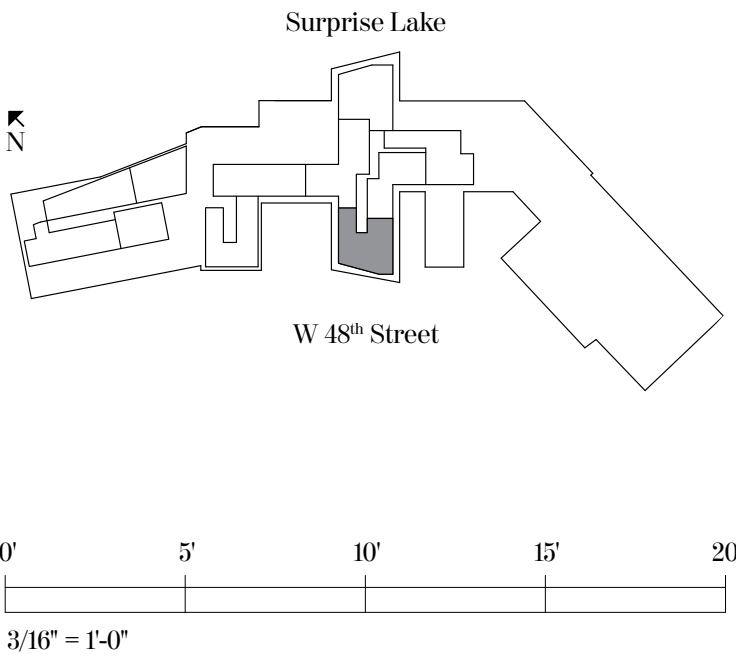
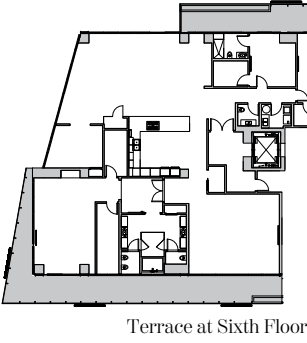
3 Bedrooms | 3.5 Bathrooms | Library | Family

Residence 512 & 612
Ceiling height (Master, Great Rm & Family Rm): 10'-0" (3.05m)
Ceiling height (All Other Areas): 9'-0" (2.74m)

Residence LPH12
Ceiling height (Master, Great Rm & Family Rm): 11'-0" (3.35m)
Ceiling height (All Other Areas): 10'-0" (3.05m)

Residence 512 & LPH12
Living Area: 4,380 sq. ft (407 sq. m)
Terrace: 882 sq. ft (82 sq. m)
Total Area: 5,262 sq. ft (488 sq. m)

Residence 612
Living Area: 4,347 sq. ft (404 sq. m)
Terrace: 755 sq. ft (54 sq. m)
Total Area: 5,102 sq. ft (477 sq. m)



Property Overview

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- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
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- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
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- Boardroom/Library
- Art Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE E10

3 Bedrooms | 3.5 Bathrooms | Library | Family Room

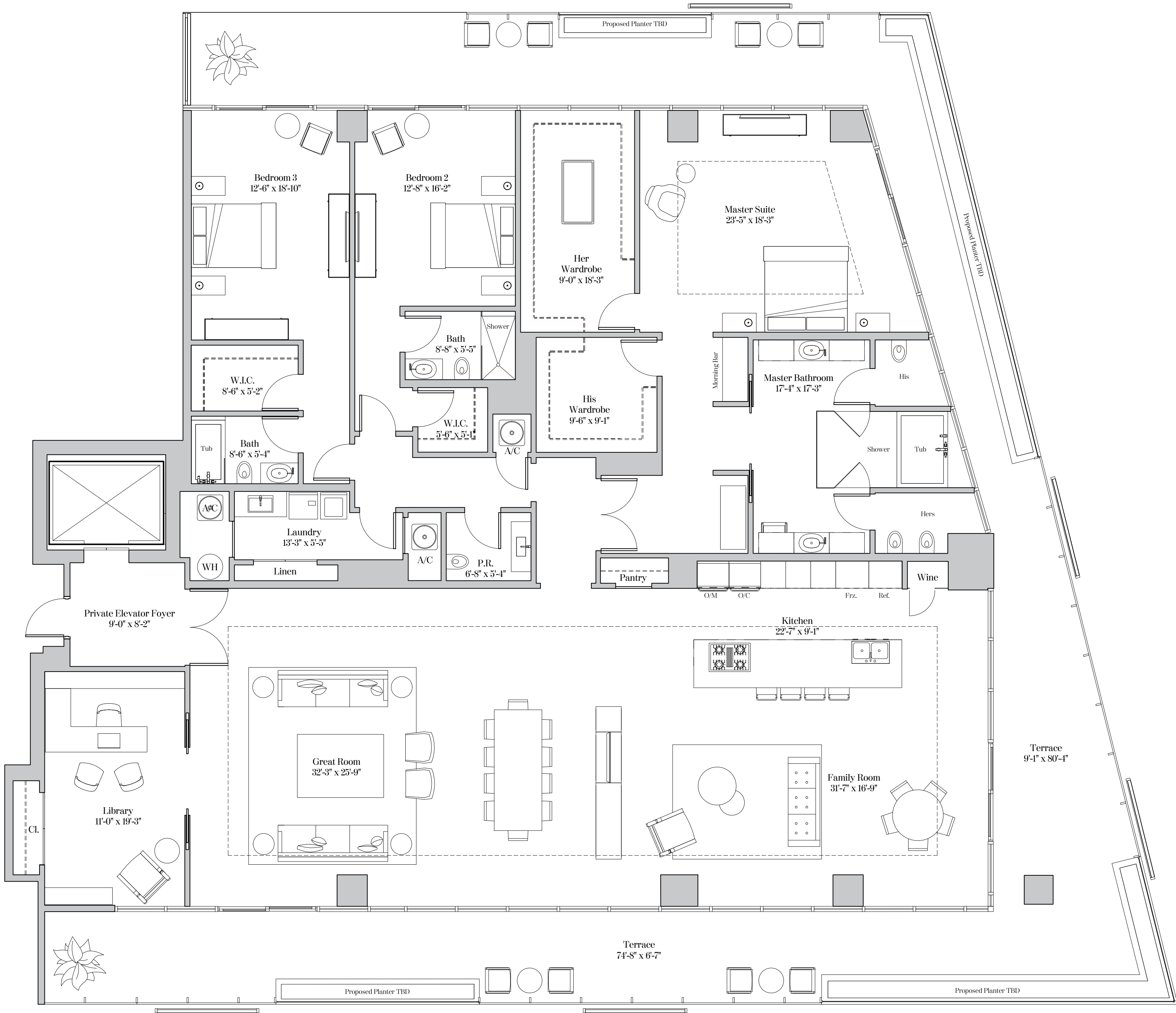
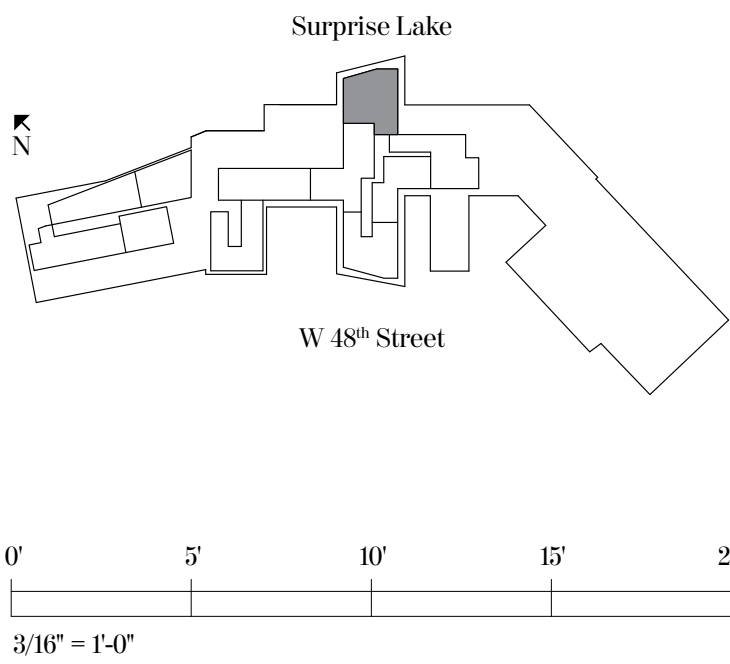
RESIDENCE TYPE E10
3 Bedrooms | 3.5 Bathrooms | Library | Family Room

Residence 502
Ceiling height (Master & Great Rm): 10'-0" (3.05m)
Ceiling height (All Other Areas): 9'-0" (2.74m)

Residence 602
Ceiling height (Master & Great Rm): 10'-4" (3.15m)
Ceiling height (All Other Areas): 9'-4" (2.84m)

Residence LPH02
Ceiling height (Master & Great Rm): 11'-0" (3.35m)
Ceiling height (All Other Areas): 10'-0" (3.05m)

Residence 502, 602 & LPH02
Living Area: 4,438 sq. ft (279 sq. m)
Terrace: 1,028 sq. ft (27 sq. m)
Total Area: 5,466 sq. ft (507 sq. m)



Property Overview

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Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
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- Designer Boffi kitchen cabinetry by Lissoni
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- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
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RESIDENCE TYPE G1

4 Bedrooms | 3.5 Bathrooms | Study

RESIDENCE TYPE G1

4 Bedrooms | 3.5 Bathrooms | Study

Residence 101	Ceiling height:	12'-2" (3.71m)
Residence 201	Ceiling height:	12'-2" (3.71m)
Residence 301	Ceiling height:	12'-2" (3.71m)

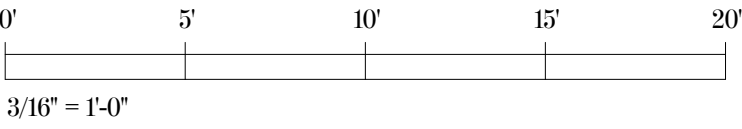
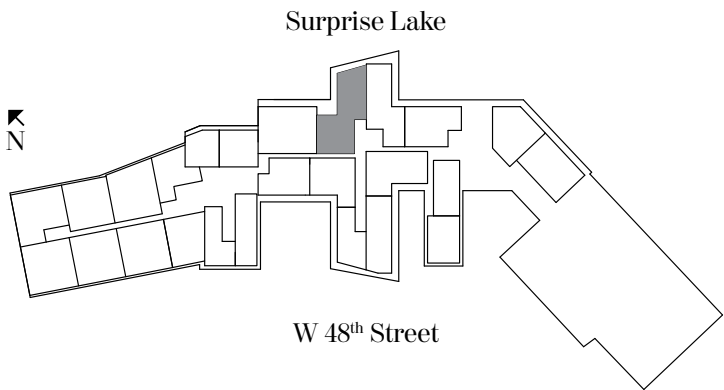
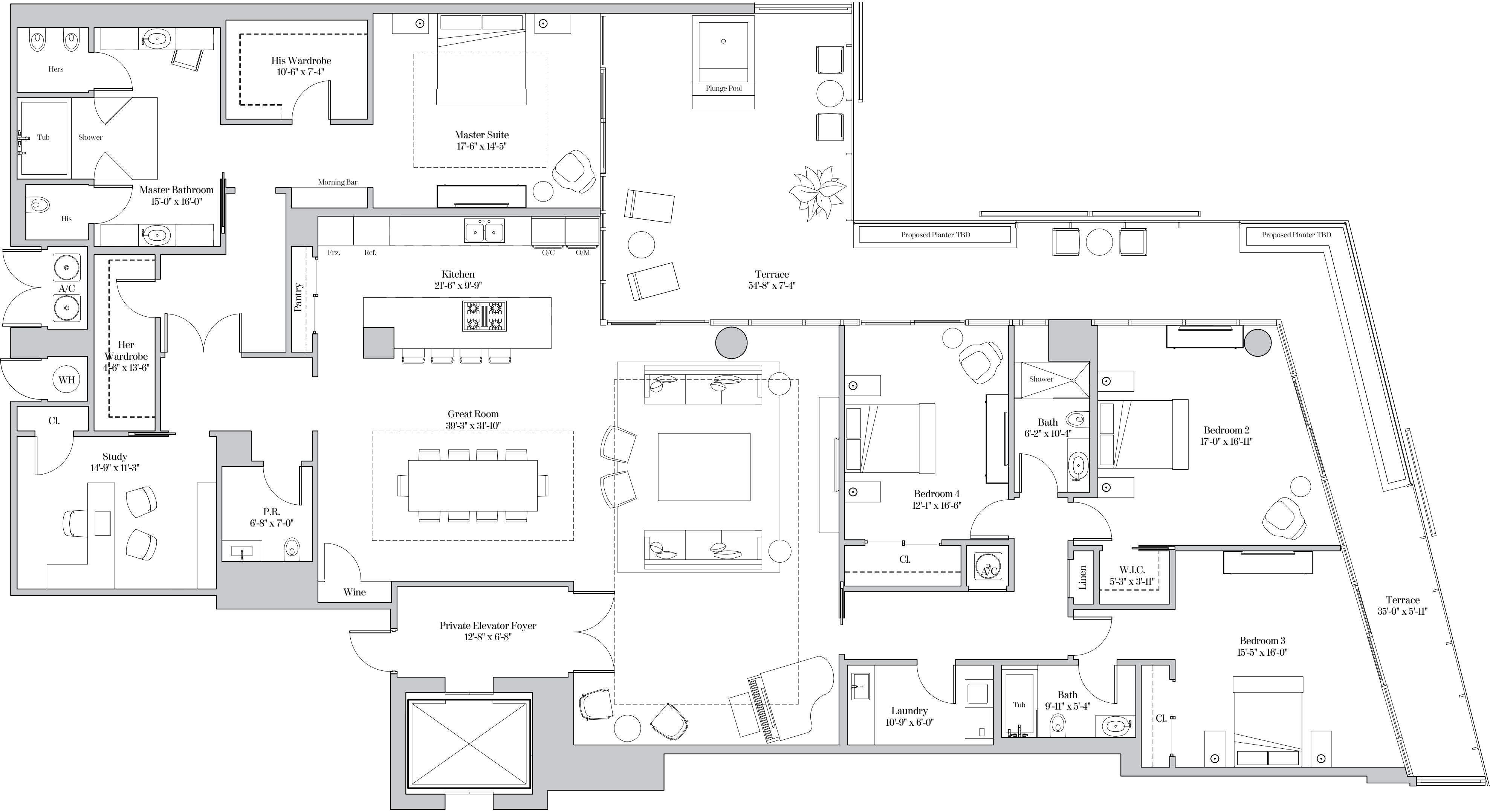
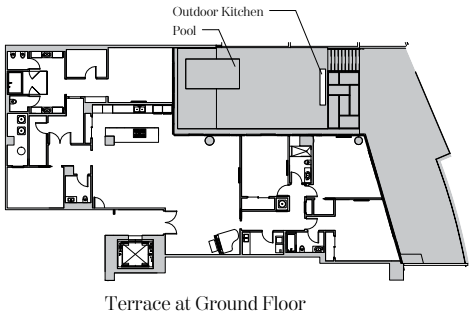
Residence 401		
Ceiling height (Master & Great Rm):	10'-0" (3.05m)	
Ceiling height (All Other Areas):	9'-0" (2.74m)	

Dotted lines depict the increased ceiling height on 4th floor only.

Residence 101		
Living Area:	3,767 sq. ft (355 sq. m)	
Terrace:	1,859 sq. ft (60 sq. m)	
Total Area:	5,626 sq. ft (415 sq. m)	

Residence 101 does not include a private elevator lobby.

Residence 201, 301, & 401		
Living Area:	3,820 sq. ft (355 sq. m)	
Terrace:	650 sq. ft (60 sq. m)	
Total Area:	4,470 sq. ft (415 sq. m)	



3/16" = 1'-0"

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- Whirlpool Spa
- Private Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar; Virtual Golf and Billiard Table
- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna, and Treatment Suite
- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE G2

4 Bedrooms | 4.5 Bathrooms | Family Room

RESIDENCE TYPE G2

4 Bedrooms | 4.5 Bathrooms | Family Room

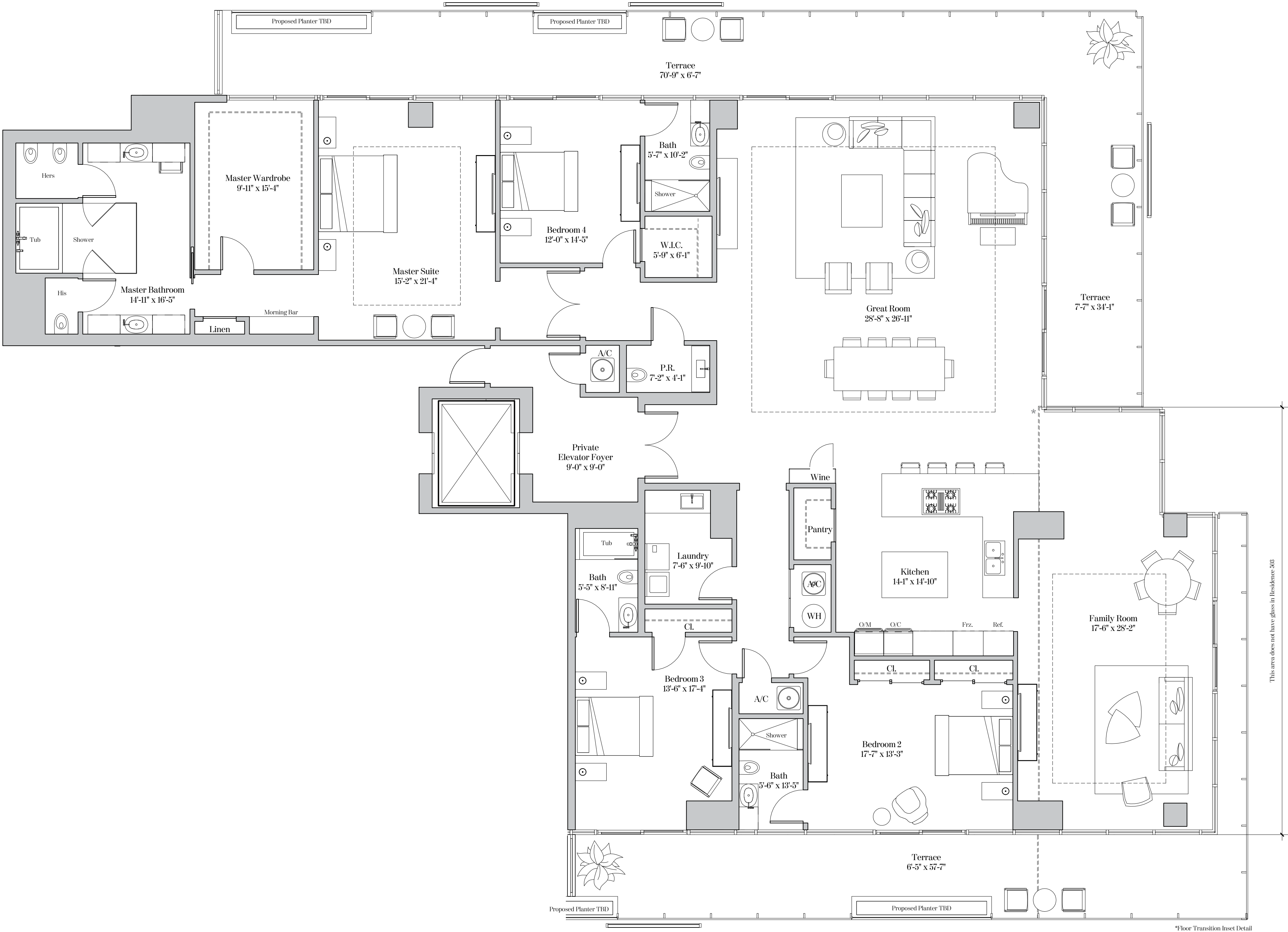
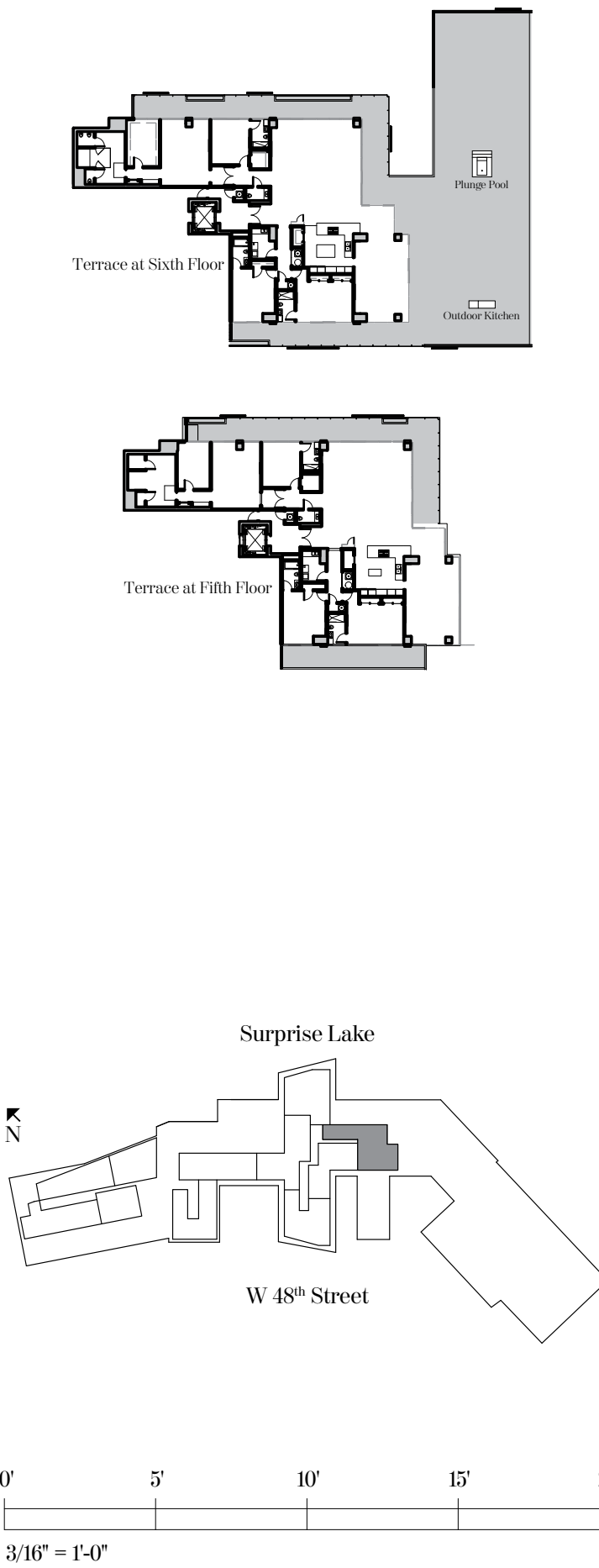
Residence 503 & 603
Ceiling height (Master, Great Rm & Family Rm): 10'-0" (3.05m)
Ceiling height (All Other Areas): 9'-0" (2.74m)

Residence LPH03
Ceiling height (Master, Great Rm & Family Rm): 11'-0" (3.35m)
Ceiling height (All Other Areas): 10'-0" (3.05m)

Residence 503
Living Area: 4,226 sq. ft (392 sq. m)
Terrace: 893 sq. ft (83 sq. m)
Total Area: 5,119 sq. ft (476 sq. m)

Residence 603
Living Area: 4,321 sq. ft (401 sq. m)
Terrace: 3,155 sq. ft (293 sq. m)
Total Area: 7,476 sq. ft (694 sq. m)

Residence LPH03
Living Area: 4,321 sq. ft (401 sq. m)
Terrace: 935 sq. ft (87 sq. m)
Total Area: 5,256 sq. ft (488 sq. m)



Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 ultra-luxurious condominium residences
- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
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RESIDENCE TYPE H1

5 Bedrooms | 5.5 Bathrooms | Family Room



RESIDENCE TYPE H1

5 Bedrooms | 5.5 Bathrooms | Family Room

Residence 501 & 601

Ceiling height (Master & Great Rm): 10'-0" (3.05m)

Ceiling height (All Other Areas): 9'-0" (2.74m)

Residence LPH01

Ceiling height (Master & Great Rm): 11'-0" (3.35m)

Ceiling height (All Other Areas): 10'-0" (3.05m)

Residence 501

Living Area: 4,150 sq. ft (386 sq. m)

Terrace: 1,951 sq. ft (181 sq. m)

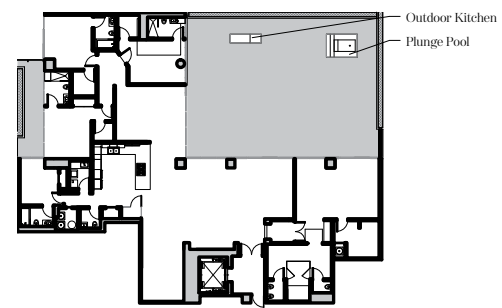
Total Area: 6,101 sq. ft (567 sq. m)

Residence 601 & LPH01

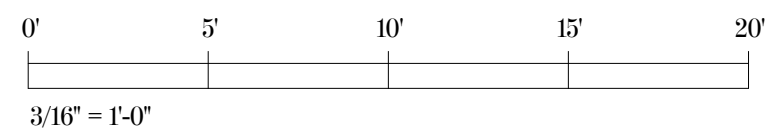
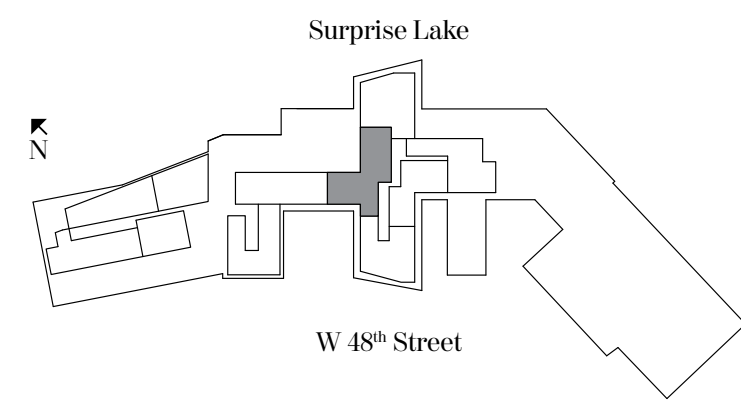
Living Area: 4,151 sq. ft (386 sq. m)

Terrace: 655 sq. ft (61 sq. m)

Total Area: 4,806 sq. ft (446 sq. m)



Terrace at Fifth Floor



Property Overview

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- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar; Catering Kitchen and State-of-the-art Entertainment System
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RESIDENCE TYPE L1-B
2 Bedrooms | 2.5 Bathrooms | Study

RESIDENCE TYPE L1-B

2 Bedrooms | 2.5 Bathrooms | Study

Residence 125

Ceiling height
(Bedrooms, Great Rm & Dining Rm):

Ceiling height (All Other Areas):

10'-2" (3.09m)

9'-2" (2.79m)

Residence 325

Ceiling height First Level
(Great Rm & Dining Rm):

Ceiling height First Level
(All Other Areas):

Ceiling height Second Level
(Master & Bedroom):

Ceiling height Second Level
(All Other Areas):

10'-2" (3.09m)

9'-2" (2.79m)

8'-9" (2.67m)

7'-10" (2.39m)

Residence 125:

Living Area:

Terrace:

Total Area:

2,664 sq. ft (247 sq. m)

720 sq. ft (67 sq. m)

3,384 sq. ft (314 sq. m)

Residence 325:

Living Area:

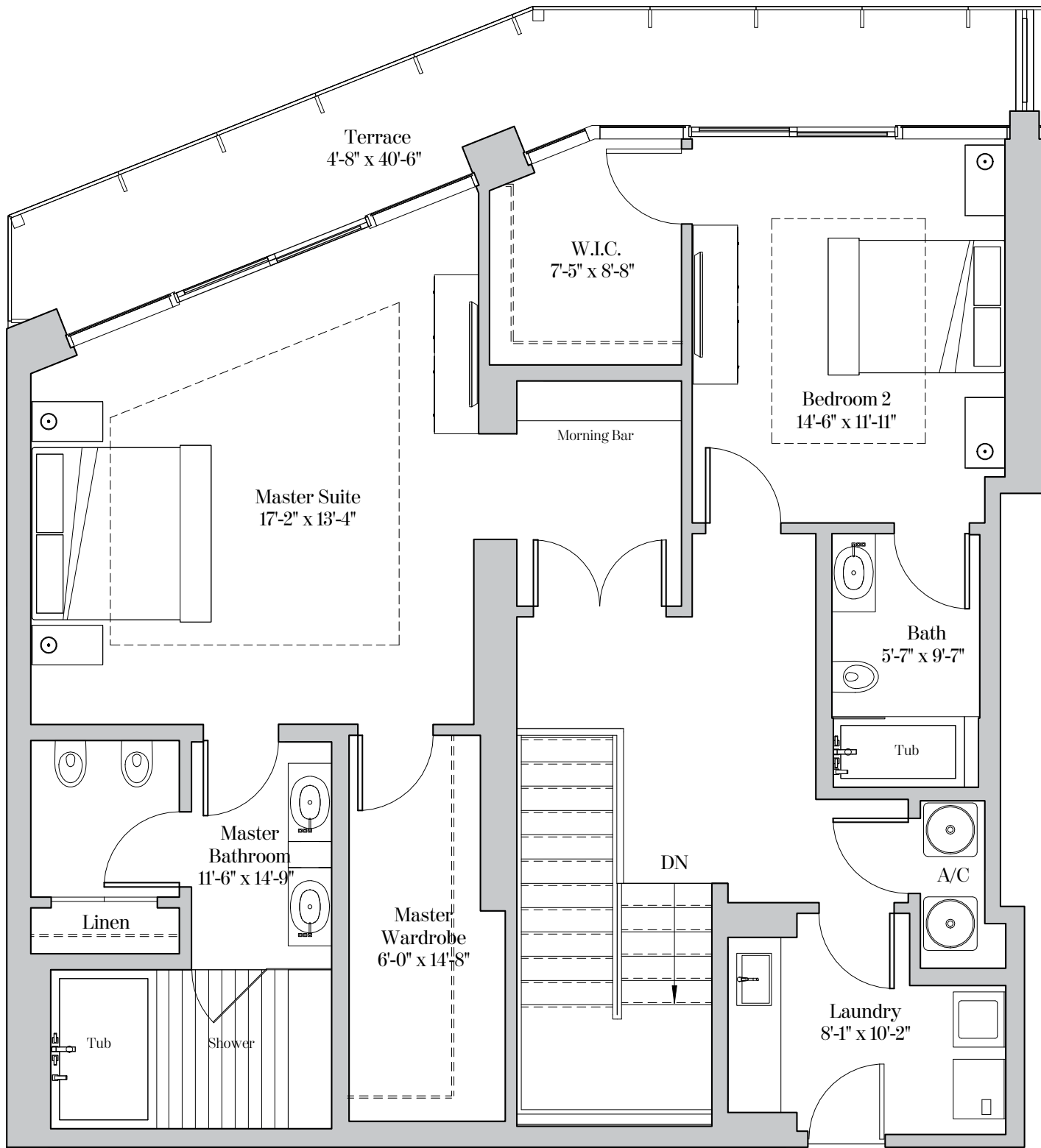
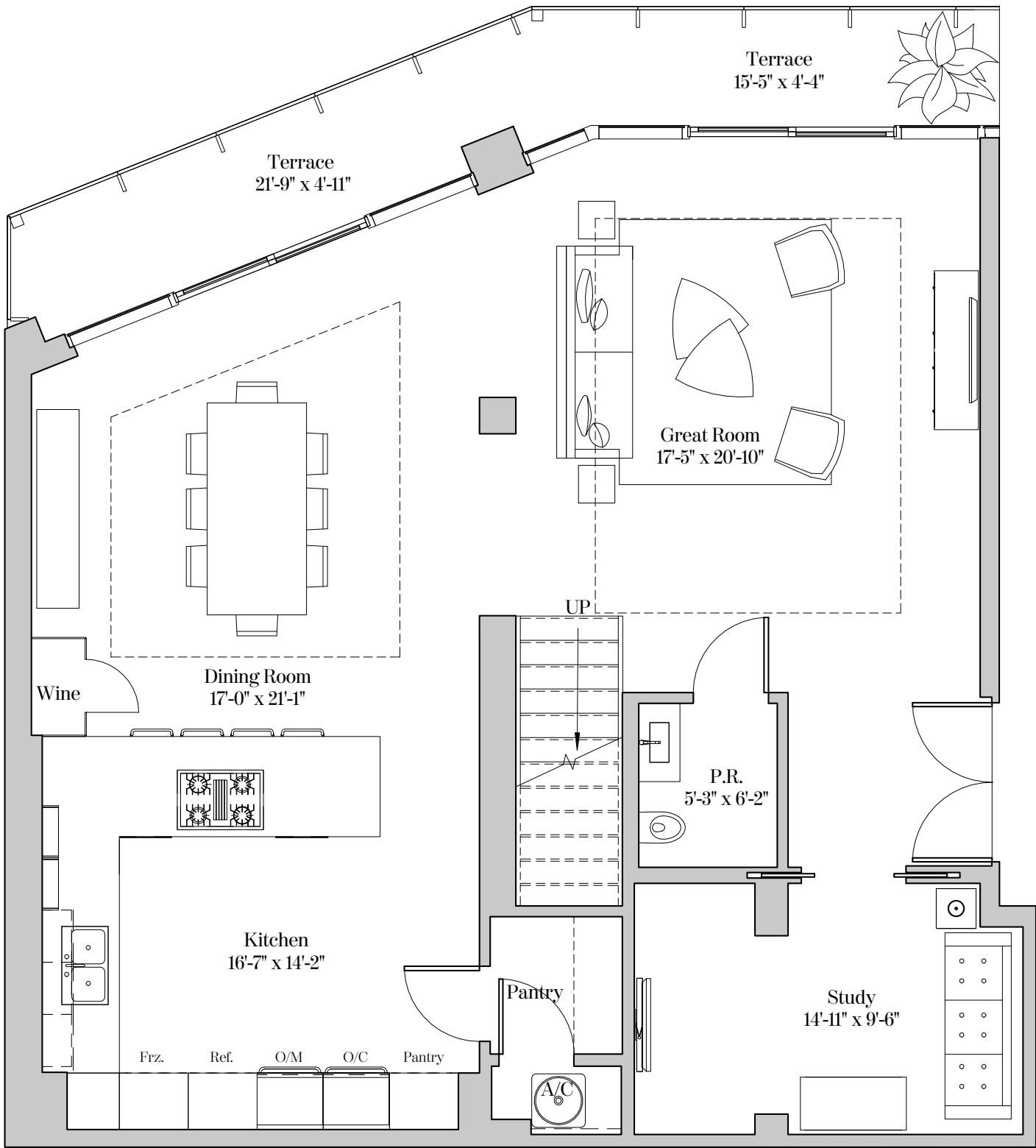
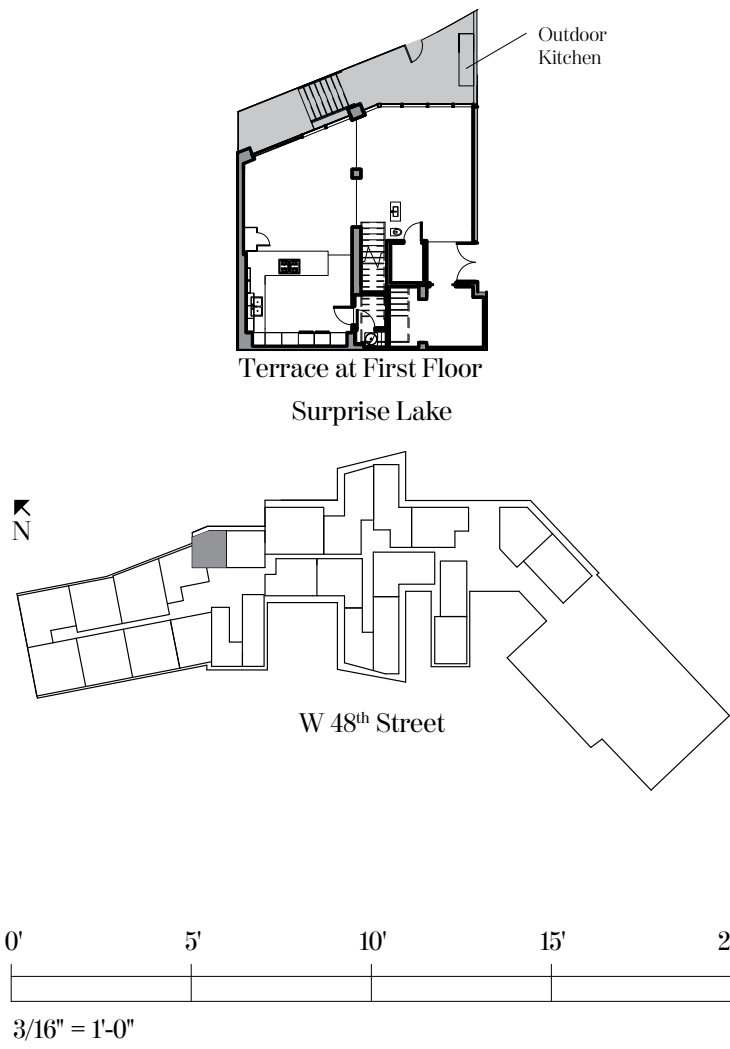
Terrace:

Total Area:

2,686 sq. ft (249 sq. m)

386 sq. ft (36 sq. m)

3,072 sq. ft (285 sq. m)



Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
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Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
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Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
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- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
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RESIDENCE TYPE L2-A

2 Bedrooms | 2.5 Bathrooms | Loft

RESIDENCE TYPE L2-A

2 Bedrooms | 2.5 Bathrooms | Loft

Residence 222

Ceiling height (Great Room):

16'-0" (4.88m)

Ceiling height (All Other Areas):

8'-0" (2.44m)

Ceiling/Soffit height ():

7'-6" (2.29m)

Living Area:

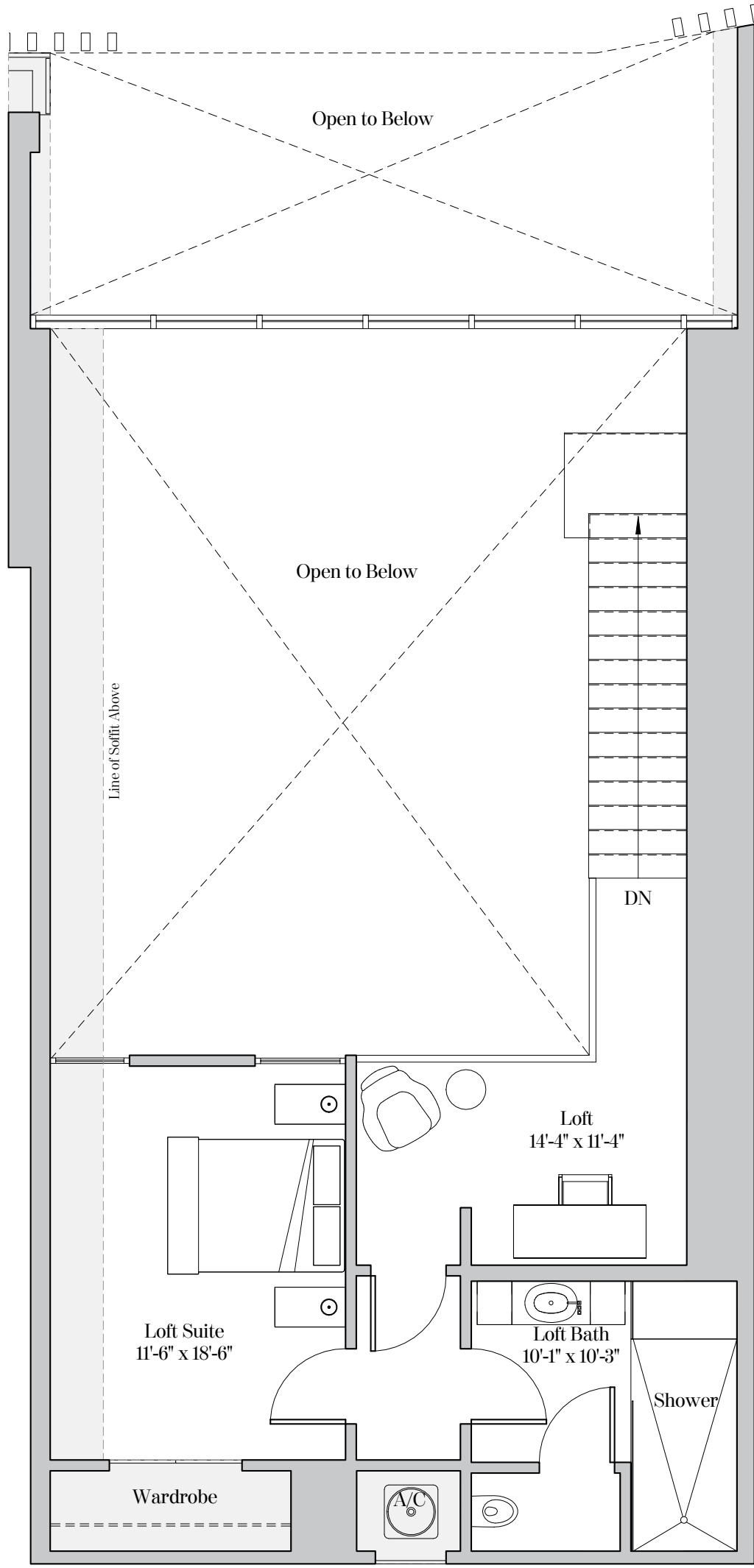
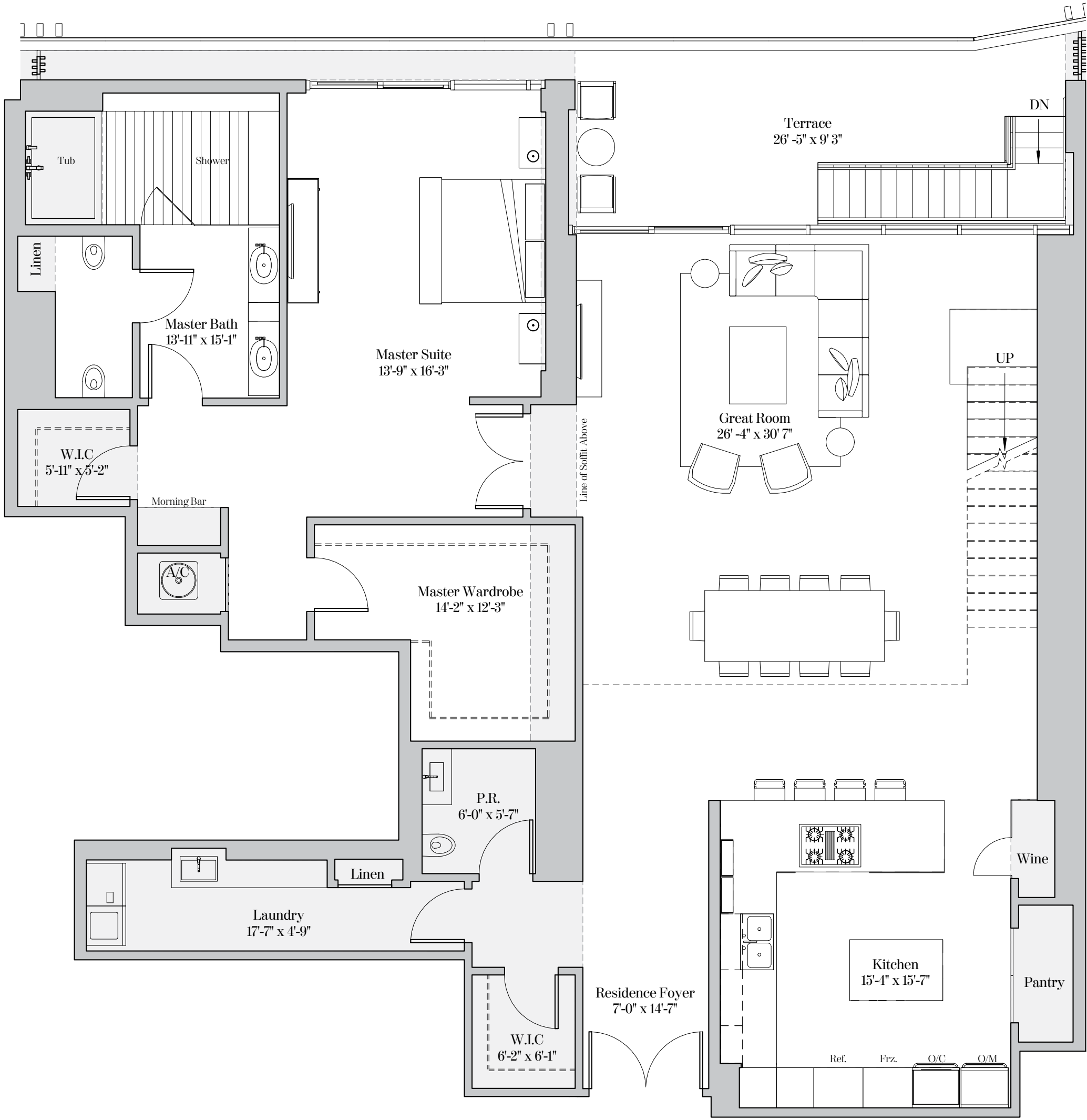
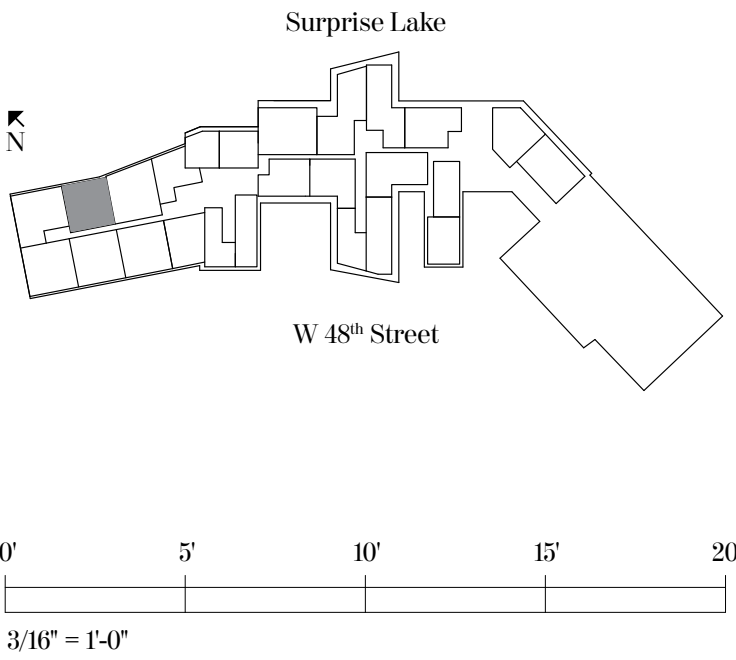
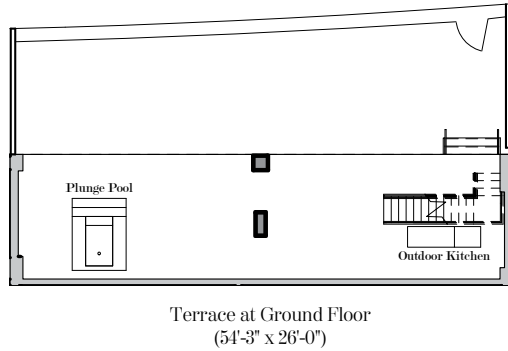
2,878 sq. ft (267 sq. m)

Terrace:

1,403 sq. ft (130 sq. m)

Total Area:

4,281 sq. ft (398 sq. m)



Property Overview

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Residential Amenities

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RESIDENCE TYPE L3-B1

3 Bedrooms | 3 Bathrooms | Study

RESIDENCE TYPE L3-B1

3 Bedrooms | 3 Bathrooms | Study

Residence 126

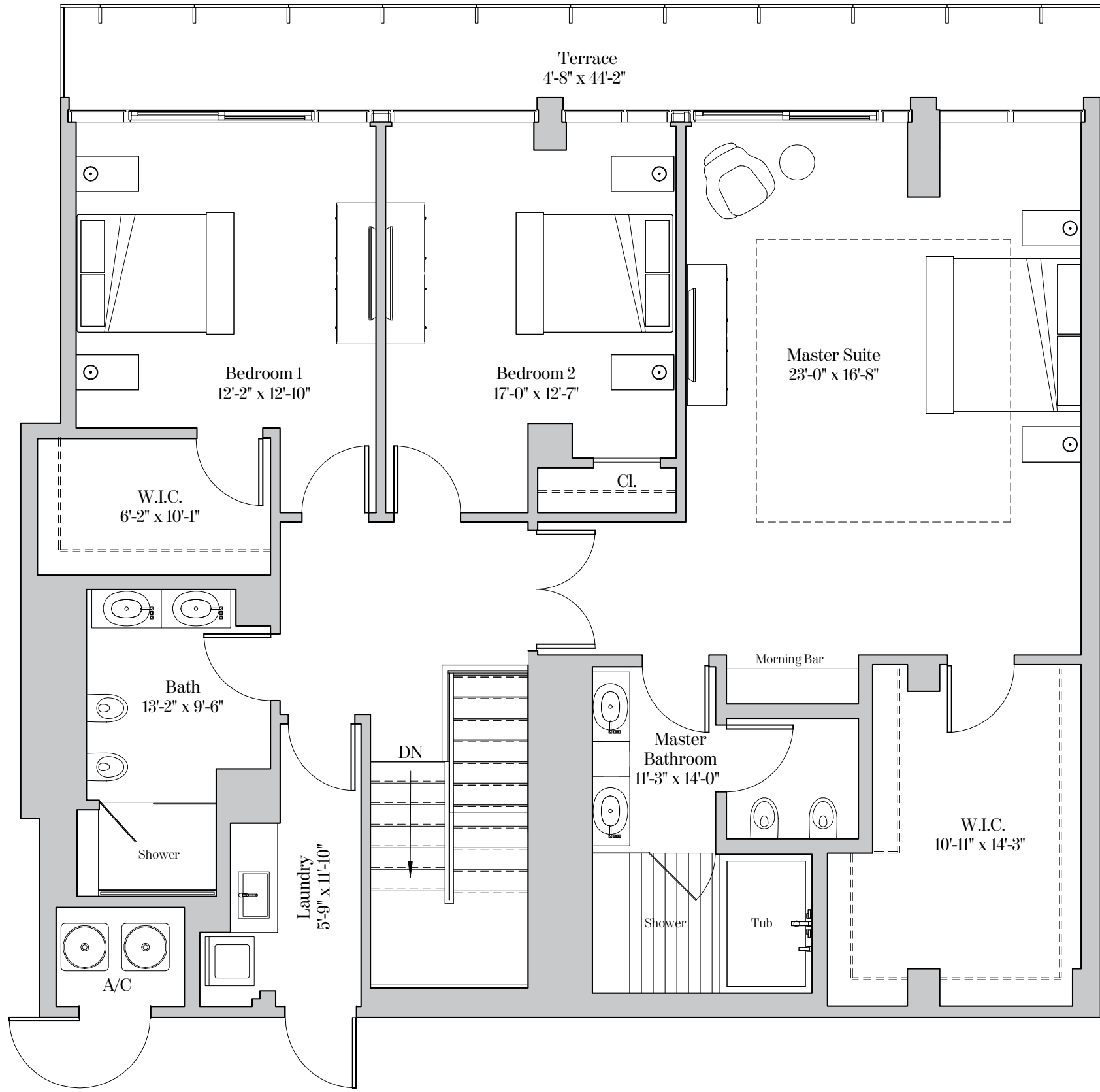
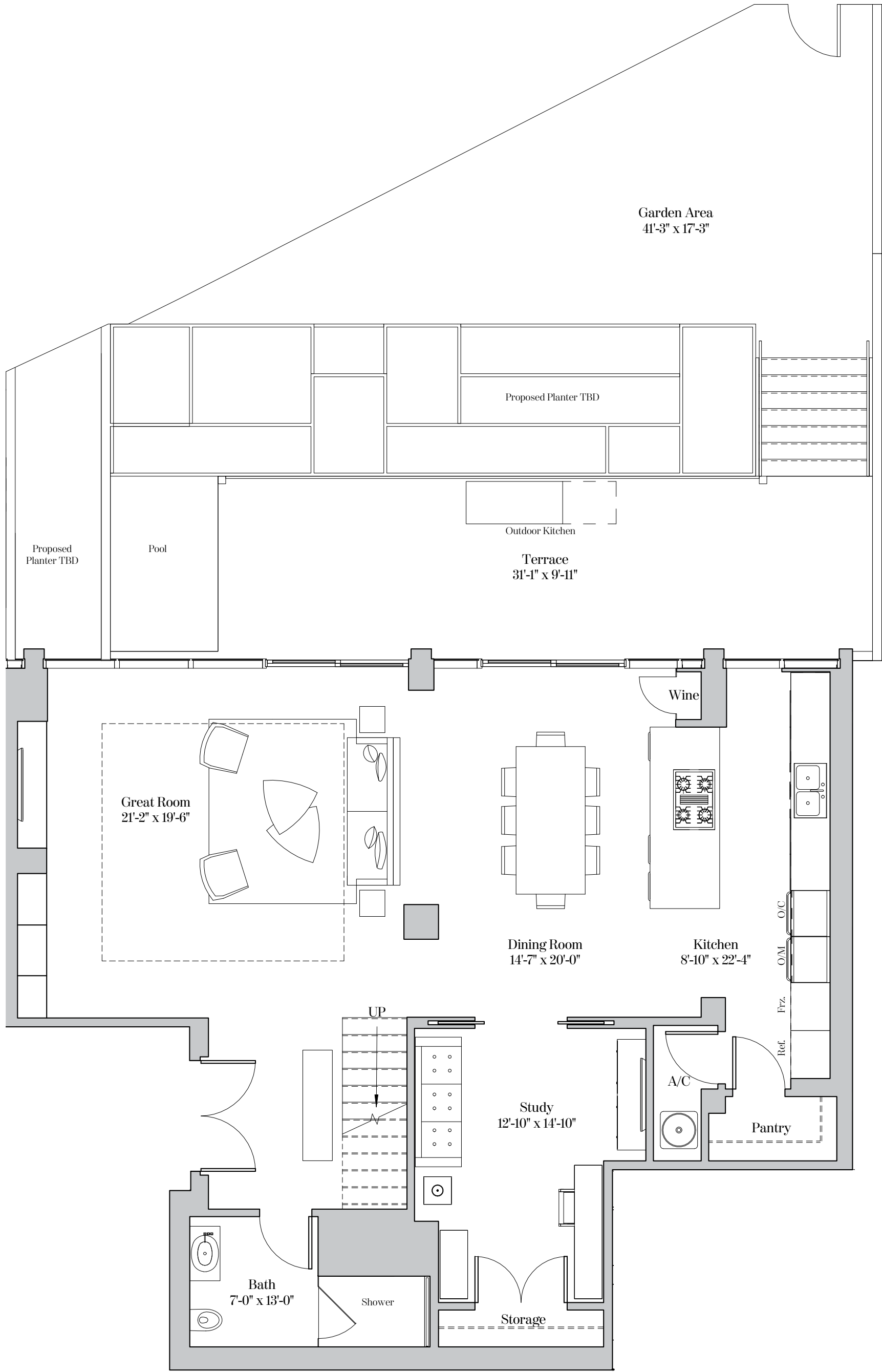
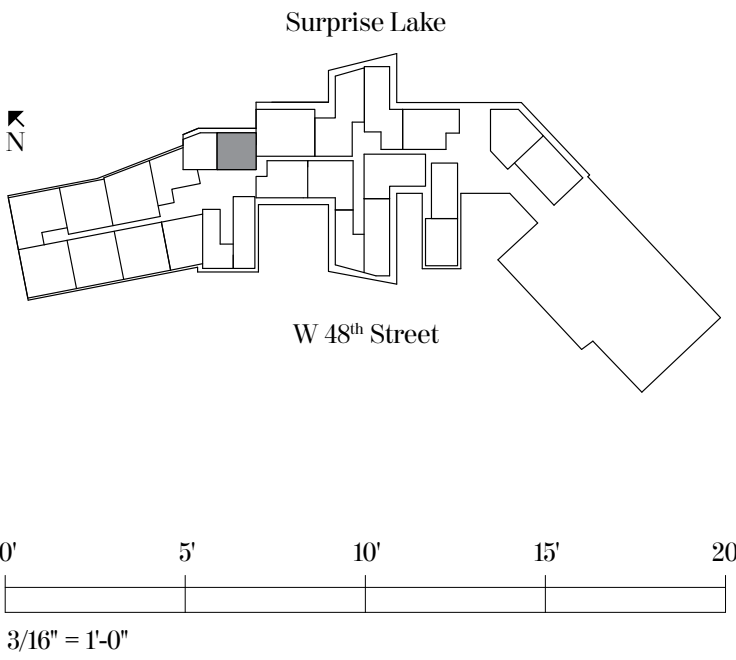
Ceiling height (Master & Great Rm): 10'-2" (3.09m)

Ceiling height (All Other Areas): 9'-2" (2.74m)

Living Area: 3,084 sq. ft (287 sq. m)

Terrace: 1,025 sq. ft (95 sq. m)

Total Area: 4,109 sq. ft (382 sq. m)



Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 ultra-luxurious condominium residences
- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar; Catering Kitchen and State-of-the-art Entertainment System
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- Spacious Cabanas
- Whirlpool Spa
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- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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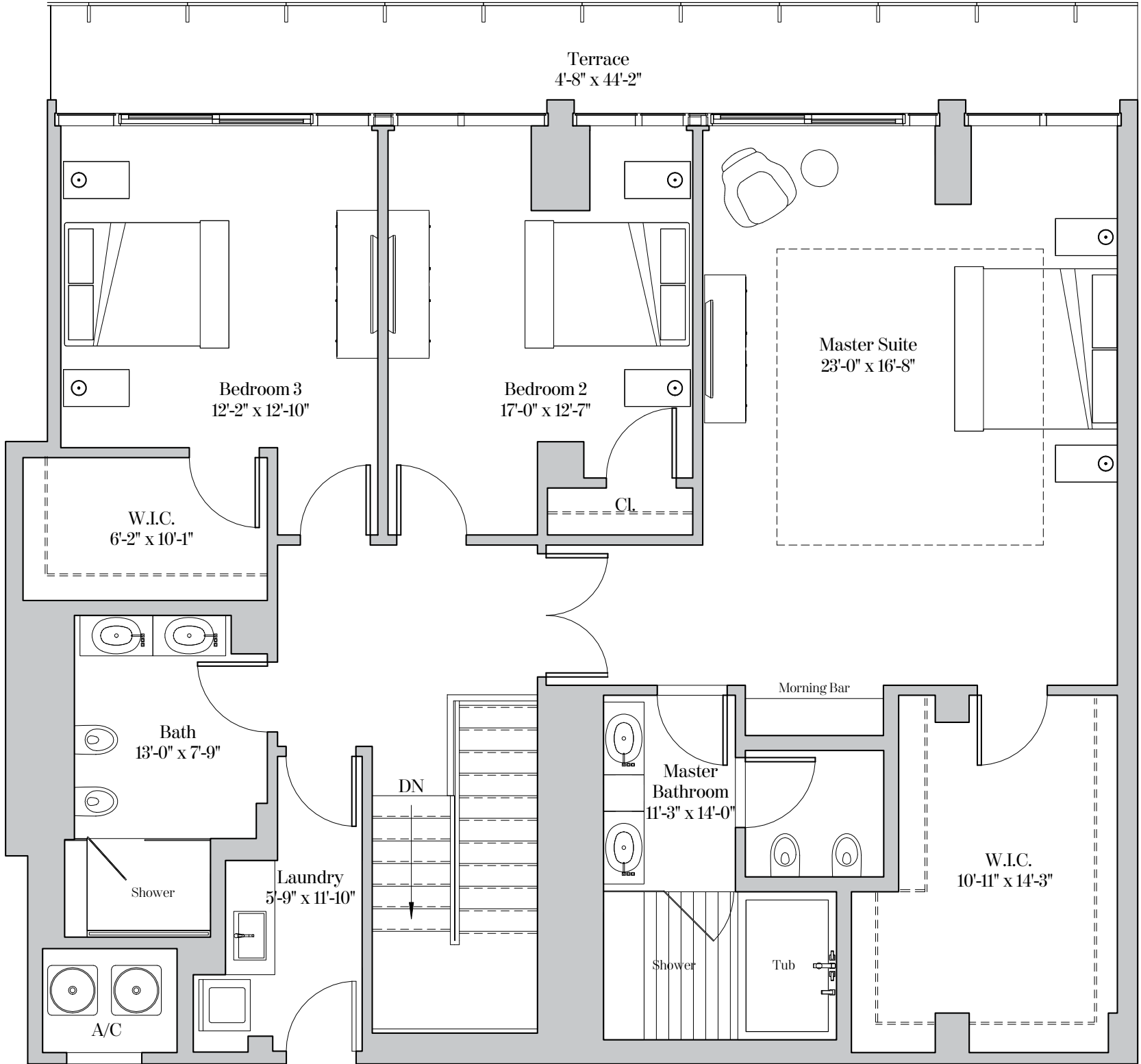
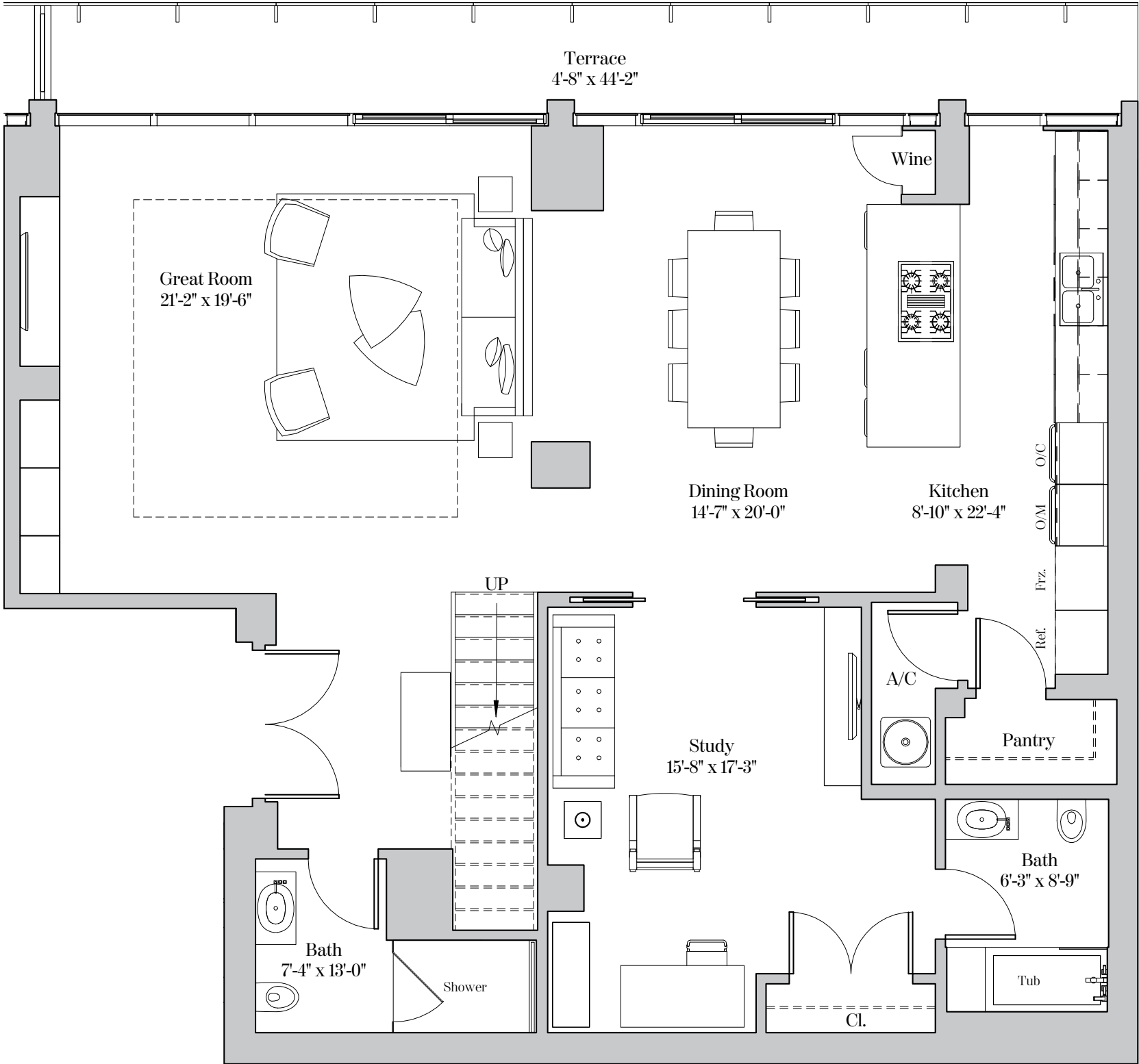
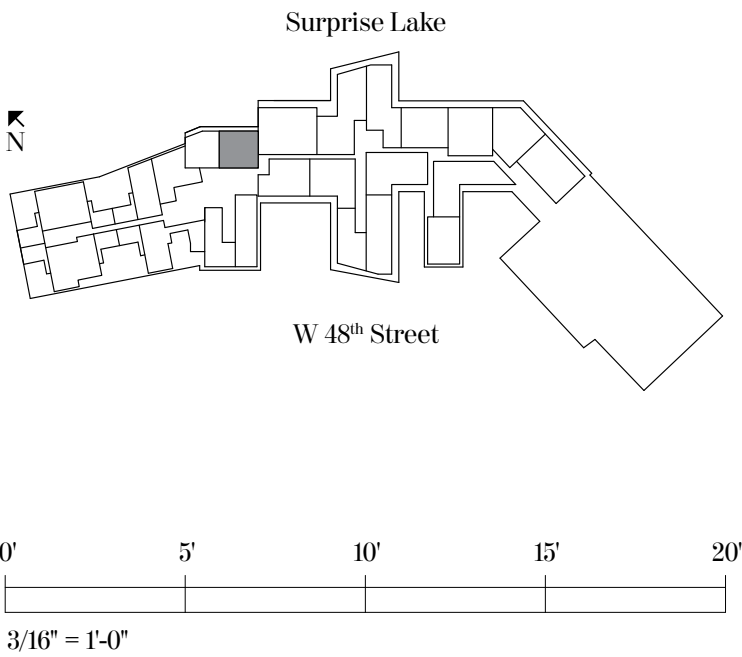
RESIDENCE TYPE L3-B2

3 Bedrooms | 4 Bathrooms | Study

RESIDENCE TYPE L3-B2

3 Bedrooms | 4 Bathrooms | Study

Residence 326			
Ceiling height First Level (Great Rm):	10'-2"	(3.09m)	
Ceiling height First Level (All Other Areas):	9'-2"	(2.74m)	
Ceiling height Second Level (Master Suite):	8'-9"	(2.67m)	
Ceiling height Second Level (All Other Areas):	7'-10"	(2.39m)	
Living Area:	3,400 sq. ft	(316 sq. m)	
Terrace:	394 sq. ft	(37 sq. m)	
Total Area:	3,794 sq. ft	(352 sq. m)	



Property Overview

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Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar; Catering Kitchen and State-of-the-art Entertainment System
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- On-site Spa with Steam Room, Sauna, and Treatment Suite
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- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE L4-B

3 Bedrooms | 3.5 Bathrooms | Loft

RESIDENCE TYPE L4-B

3 Bedrooms | 3.5 Bathrooms | Loft

Residence 218, 219, 220 & 319

Ceiling height (Great Room): 16'-0" (4.88m)
Ceiling height (All Other Areas): 8'-0" (2.44m)
Ceiling/Soffit height (): 7'-6" (2.29m)

Residence 218

Living Area: 3,292 sq. ft (306 sq. m)
Terrace: 333 sq. ft (31 sq. m)
Total Area: 3,625 sq. ft (337 sq. m)

Residence 219

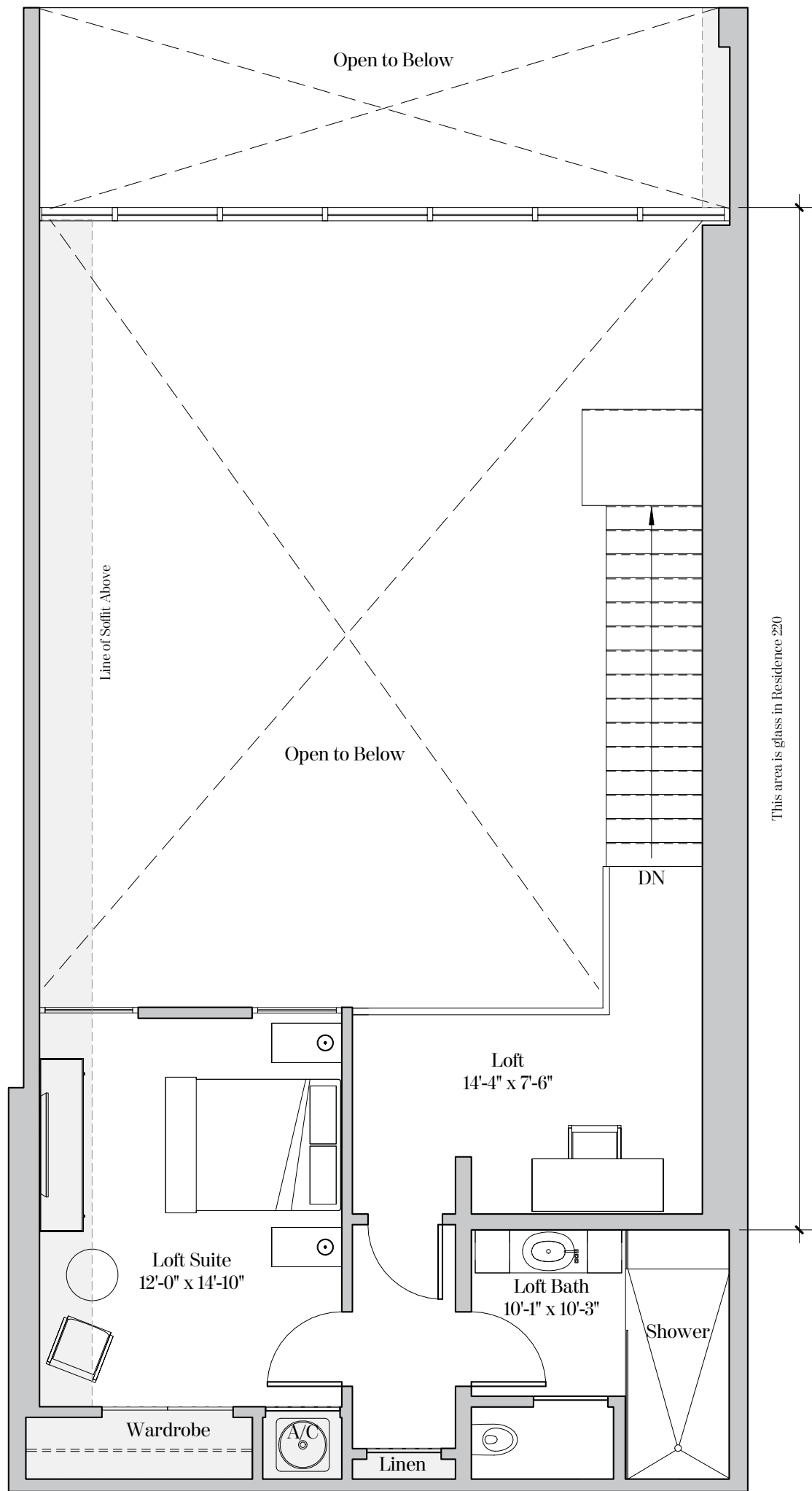
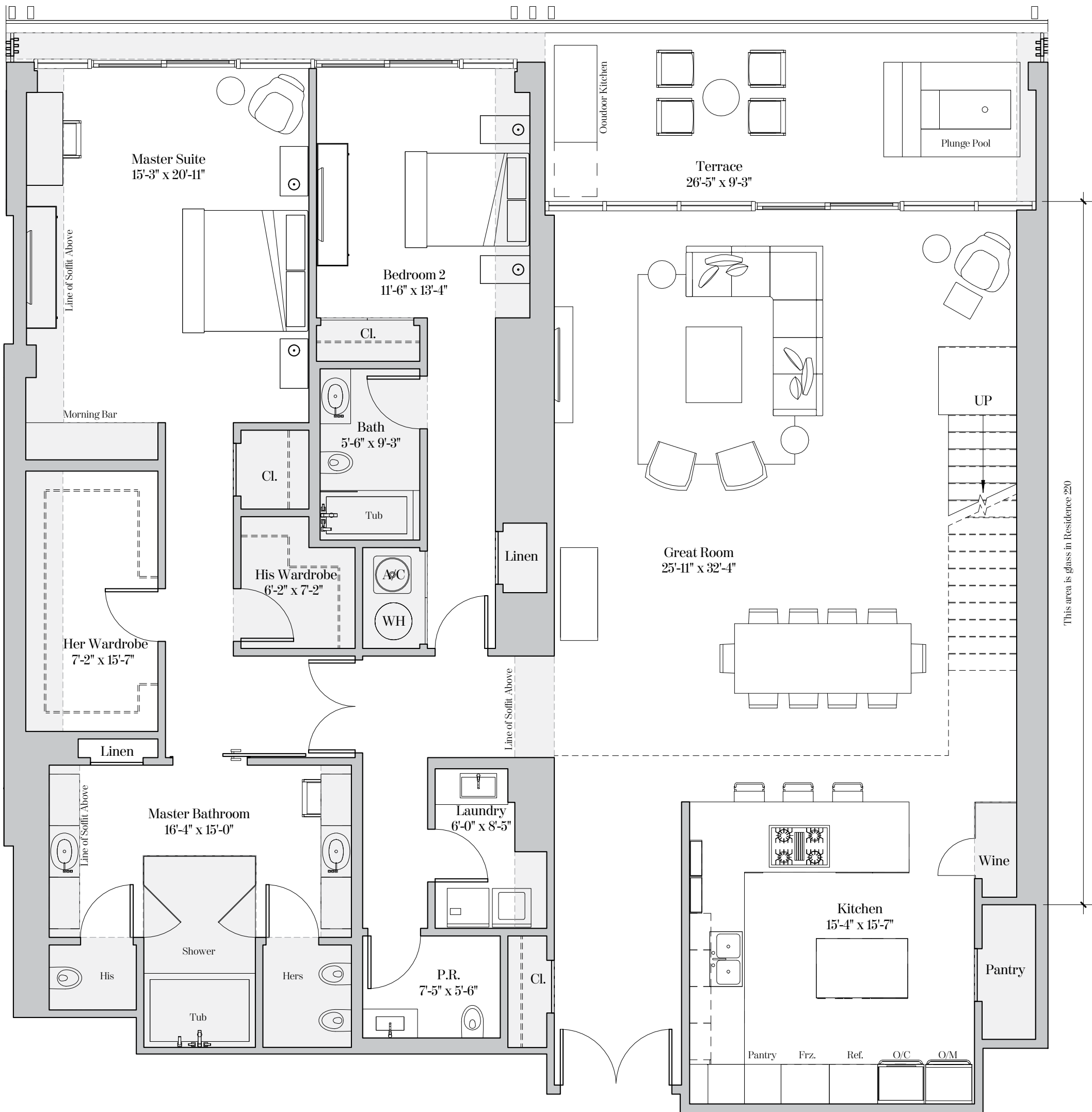
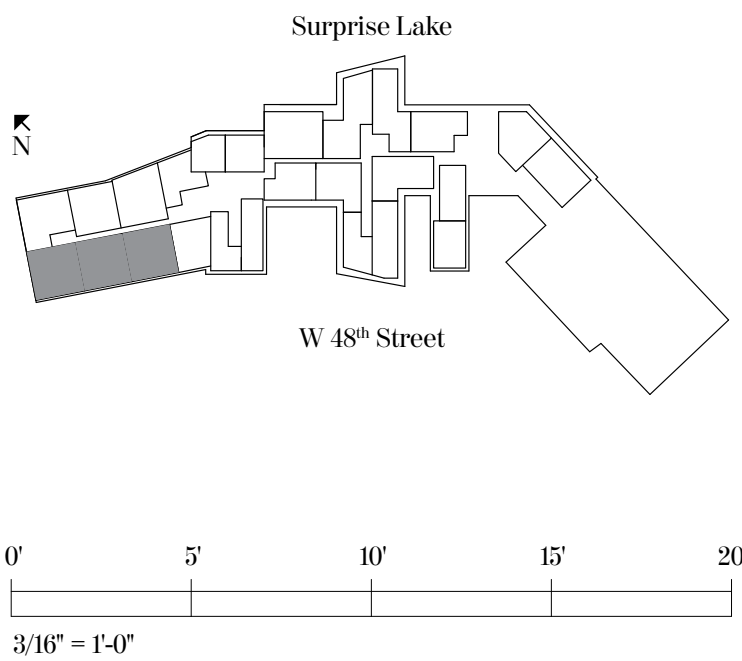
Living Area: 3,275 sq. ft (304 sq. m)
Terrace: 264 sq. ft (25 sq. m)
Total Area: 3,539 sq. ft (329 sq. m)

Residence 220

Living Area: 3,342 sq. ft (310 sq. m)
Terrace: 332 sq. ft (31 sq. m)
Total Area: 3,674 sq. ft (341 sq. m)

Residence 319

Living Area: 3,304 sq. ft (307 sq. m)
Terrace: 325 sq. ft (30 sq. m)
Total Area: 3,629 sq. ft (337 sq. m)



Property Overview

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Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

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- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
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- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
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- Dog Walk
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- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE L5-B

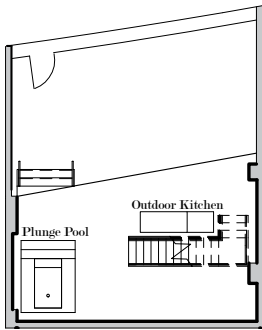
3 Bedrooms | 3.5 Bathrooms | Loft

RESIDENCE TYPE L5-B

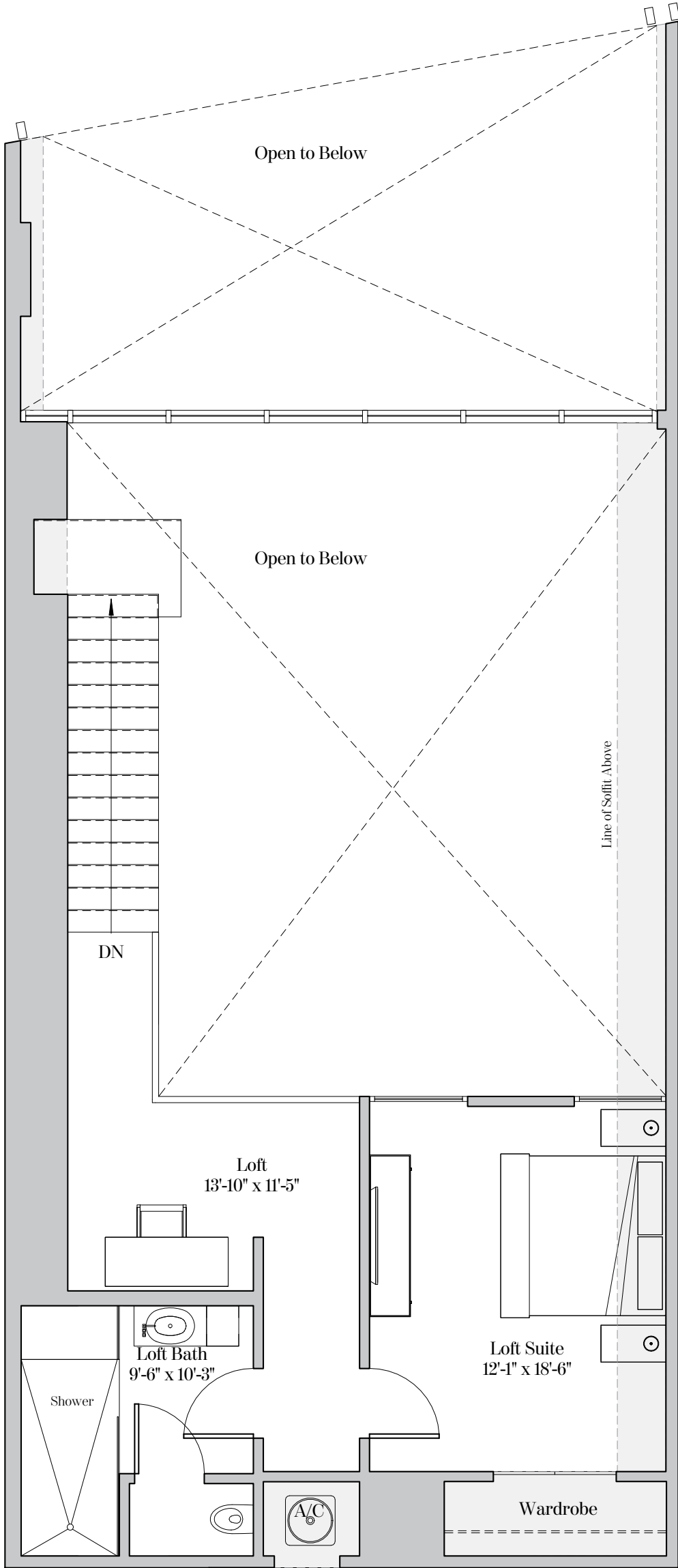
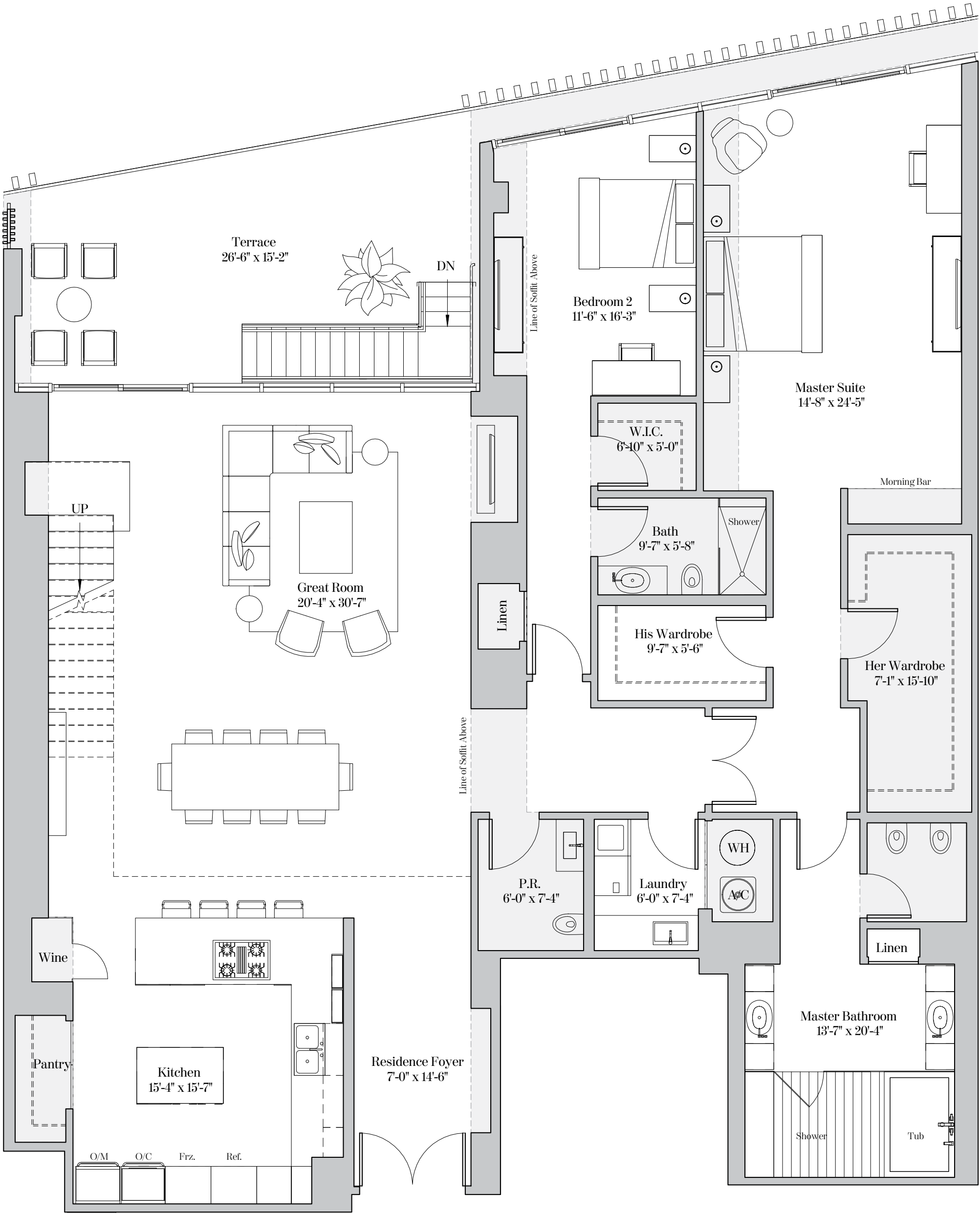
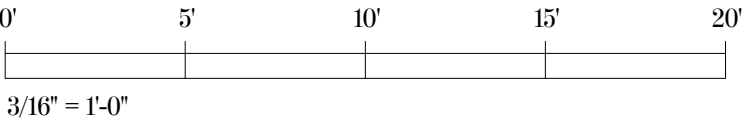
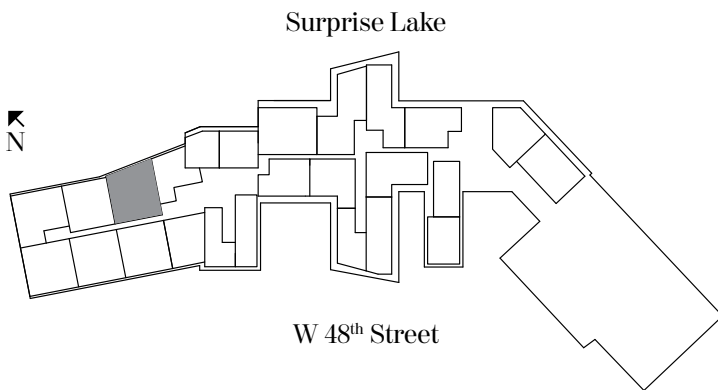
3 Bedrooms | 3.5 Bathrooms | Loft

Residence 223
Ceiling height (Great Room): 16'-0" (4.88m)
Ceiling height (All Other Areas): 8'-0" (2.44m)
Ceiling/Soffit height (): 7'-6" (2.29m)

Living Area: 3,295 sq. ft (306 sq. m)
Terrace: 1,004 sq. ft (93 sq. m)
Total Area: 4,299 sq. ft (399 sq. m)



Terrace at Ground Floor
(27'-4" X 30'-0")



Property Overview

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RESIDENCE TYPE L6-B

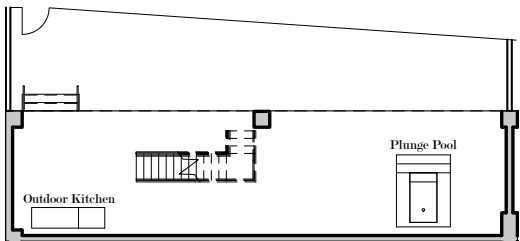
3 Bedrooms | 3.5 Bathrooms | Loft

RESIDENCE TYPE L6-B

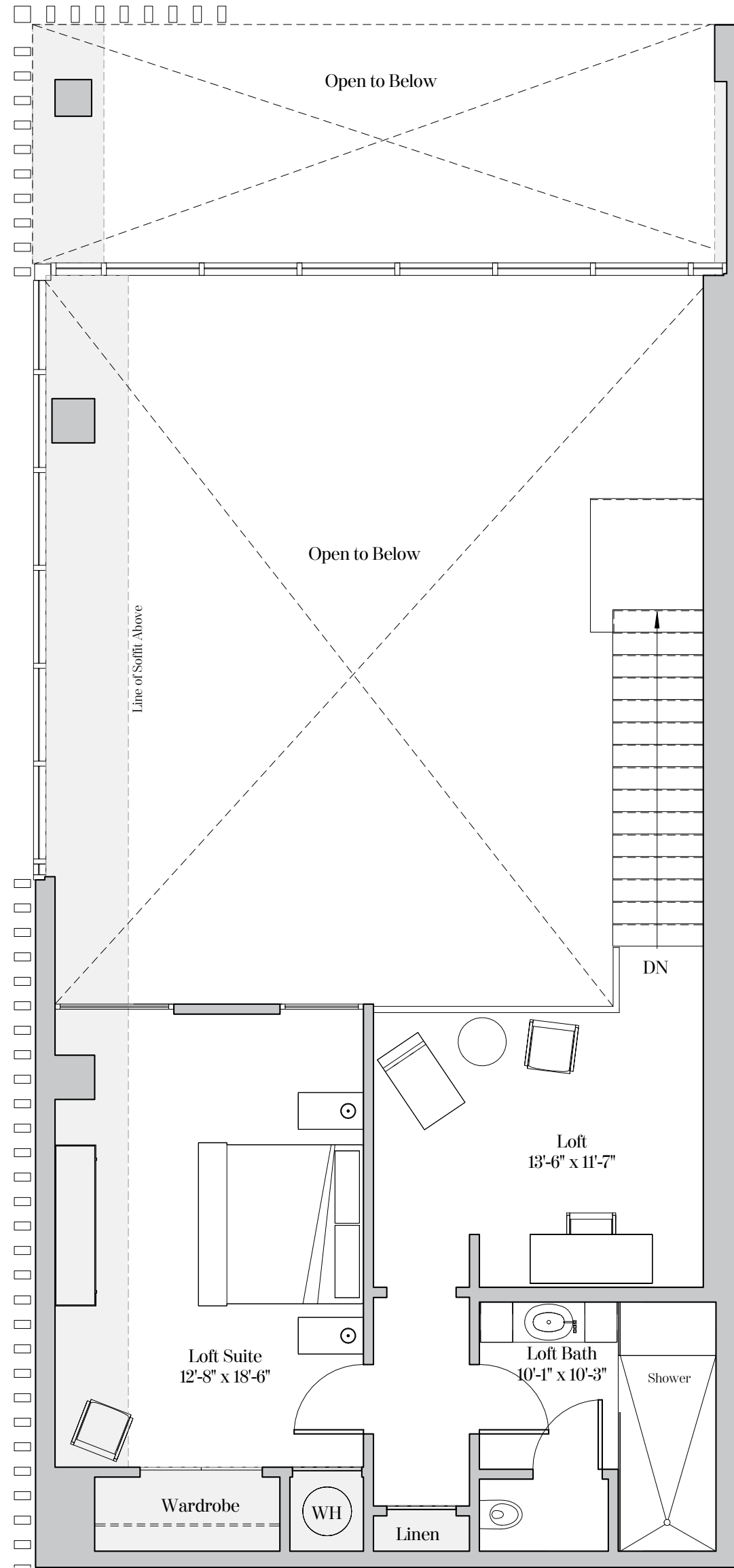
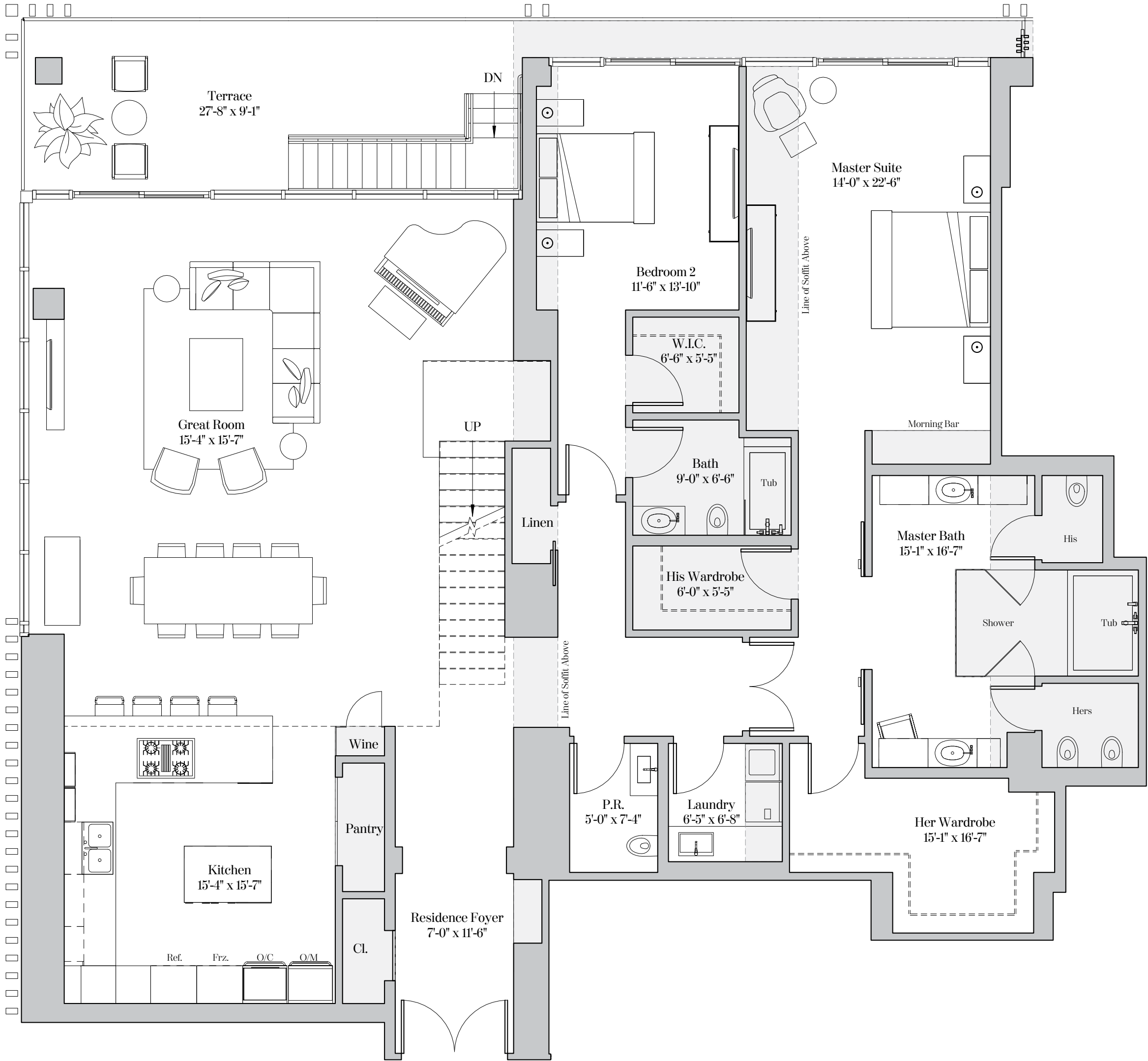
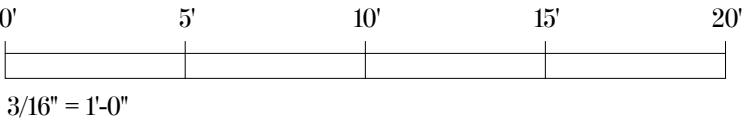
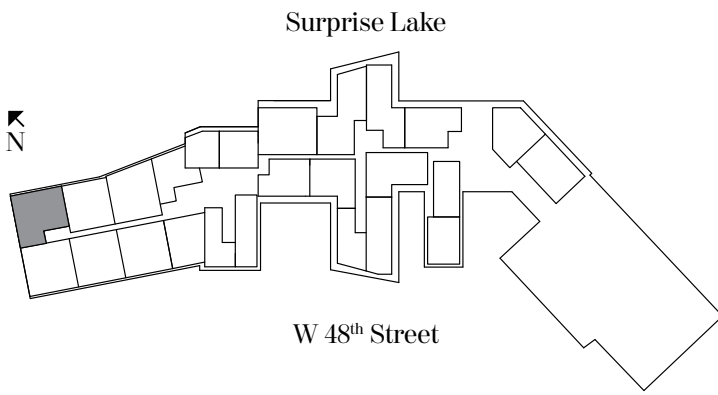
3 Bedrooms | 3.5 Bathrooms | Loft

Residence 221
Ceiling height (Great Room): 16'-0" (4.88m)
Ceiling height (All Other Areas): 8'-0" (2.44m)
Ceiling/Soffit height (): 7'-6" (2.29m)

Living Area: 3,479 sq. ft (323 sq. m)
Terrace: 1,479 sq. ft (137 sq. m)
Total Area: 4,958 sq. ft (461 sq. m)



Terrace at Ground Floor
(54'-10" x 23'-4")



Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 ultra-luxurious condominium residences
- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar; Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Cabanas
- Whirlpool Spa
- Private Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar; Virtual Golf and Billiard Table
- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna, and Treatment Suite
- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE L7-B

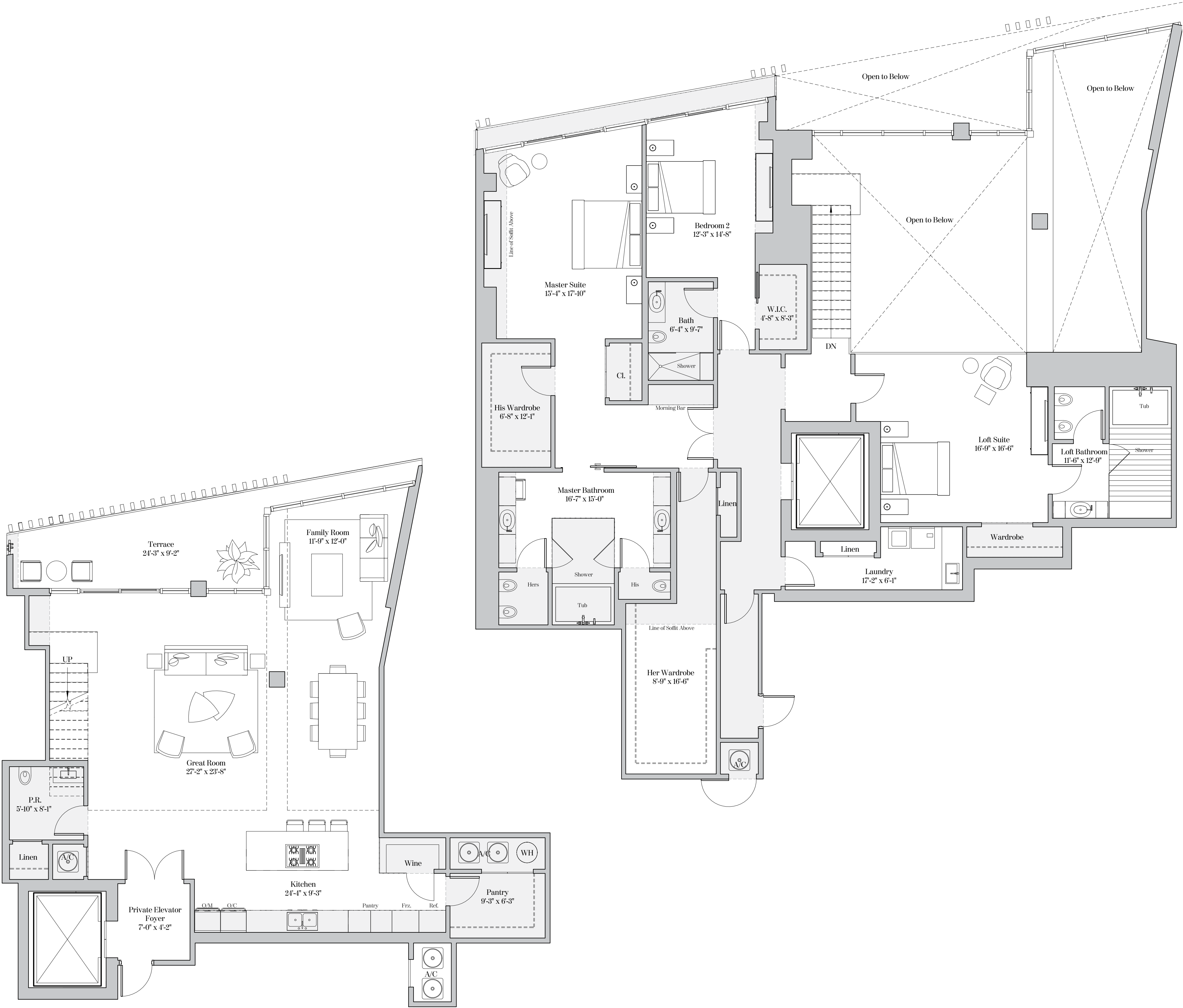
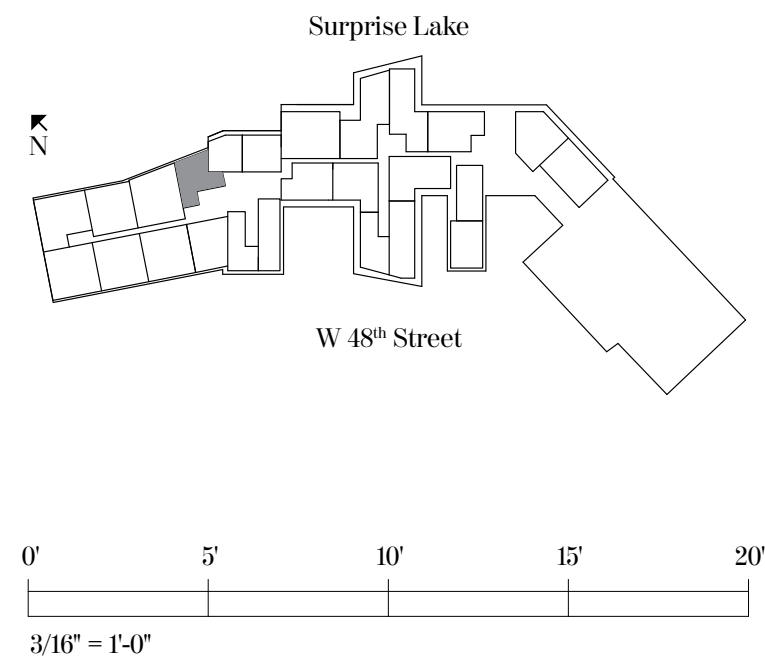
3 Bedrooms | 3.5 Bathrooms | Family Room

RESIDENCE TYPE L7-B

3 Bedrooms | 3.5 Bathrooms | Family

Residence 224
Ceiling height (Great Rm & Family Rm): 16'-0" (4.88m)
Ceiling height (All Other Areas): 8'-0" (2.44m)
Ceiling/Soffit height (): 7'-6" (2.29m)

Living Area: 3,778 sq. ft (351 sq. m)
Terrace: 188 sq. ft (17 sq. m)
Total Area: 3,966 sq. ft (368 sq. m)



Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
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- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar; Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Cabanas
- Whirlpool Spa
- Private Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar; Virtual Golf and Billiard Table
- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna, and Treatment Suite
- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE L8-C

4 Bedrooms | 4.5 Bathrooms | Family Room

RESIDENCE TYPE L8-C

4 Bedrooms | 4.5 Bathrooms | Family Room

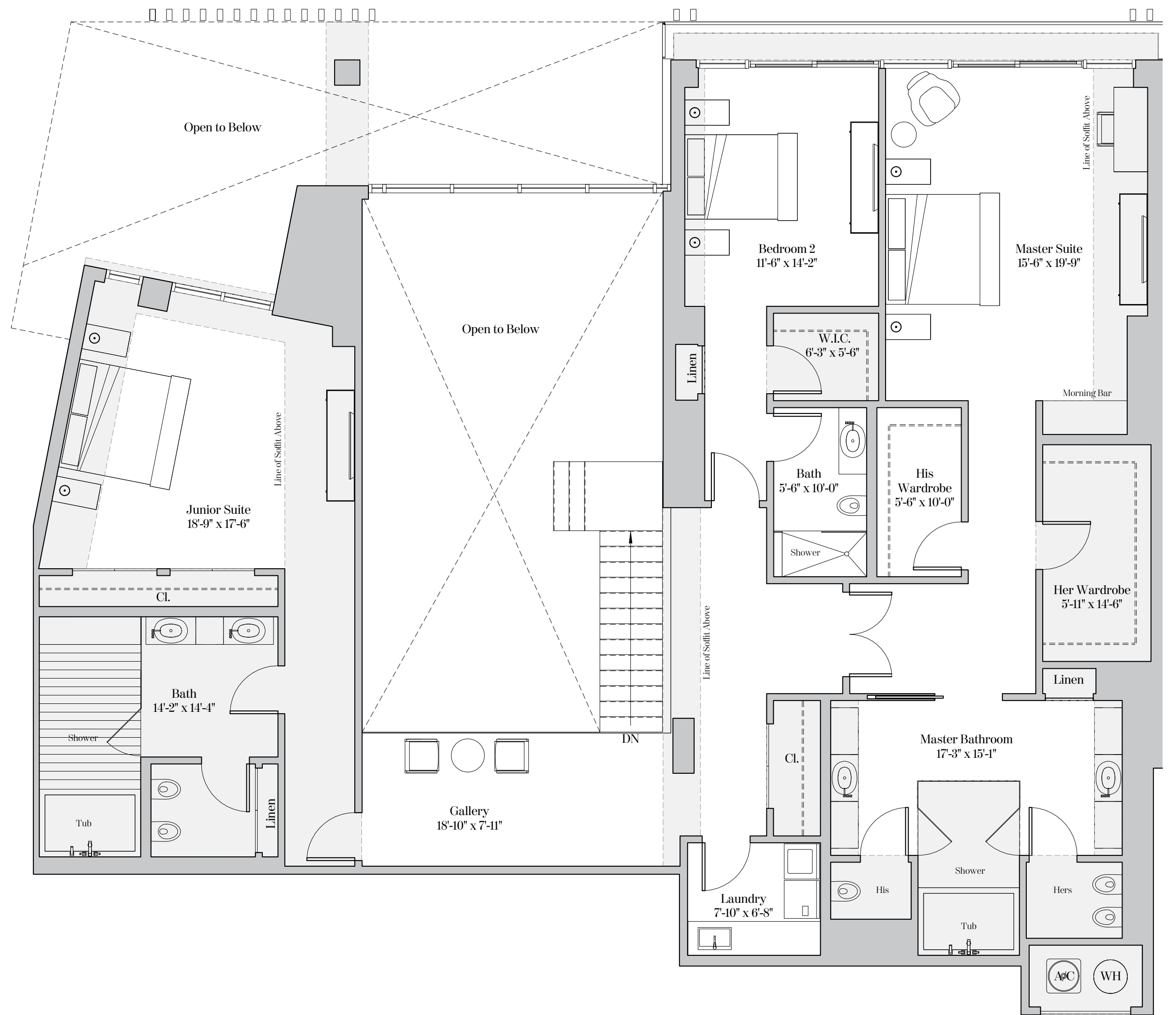
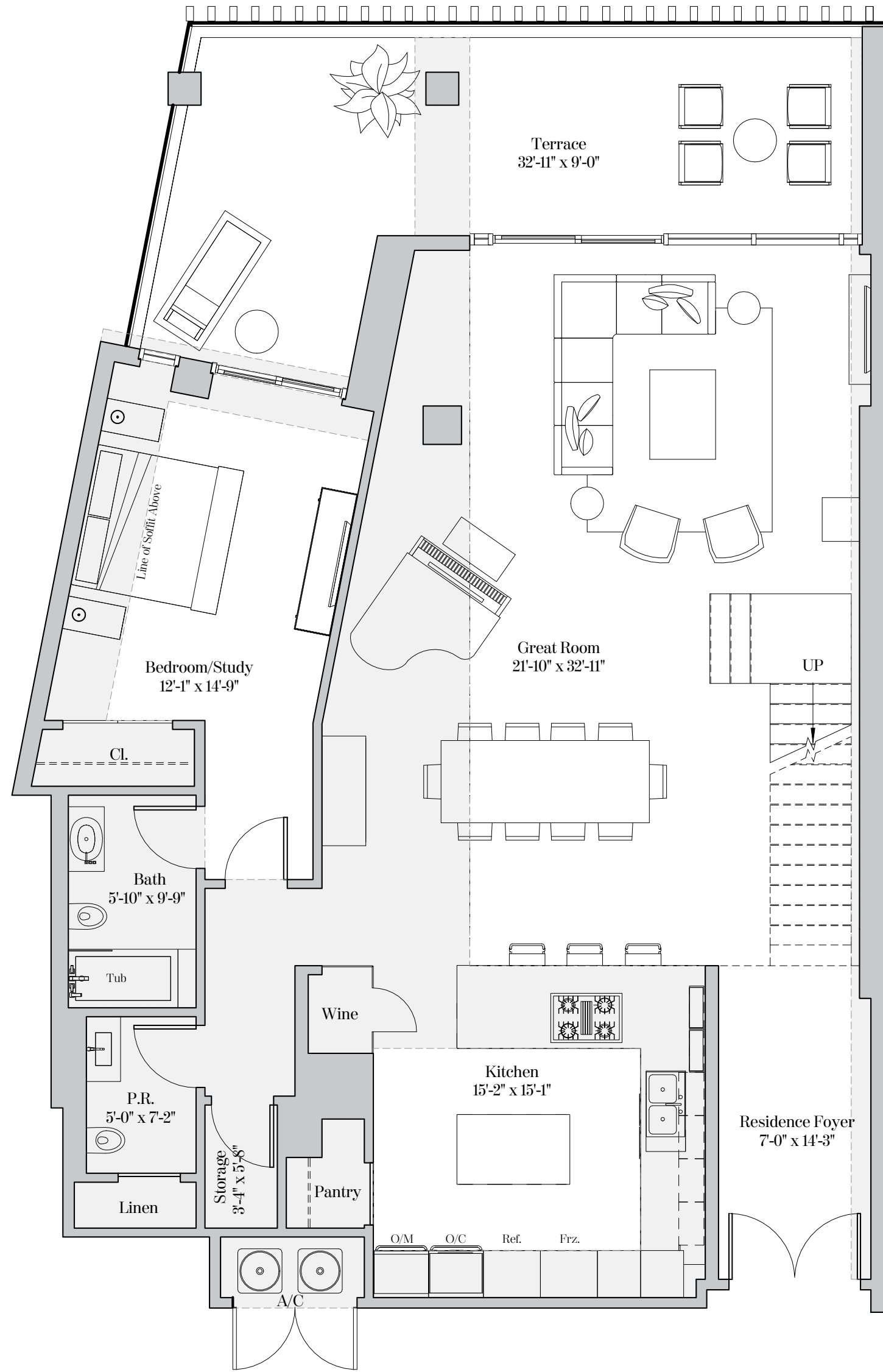
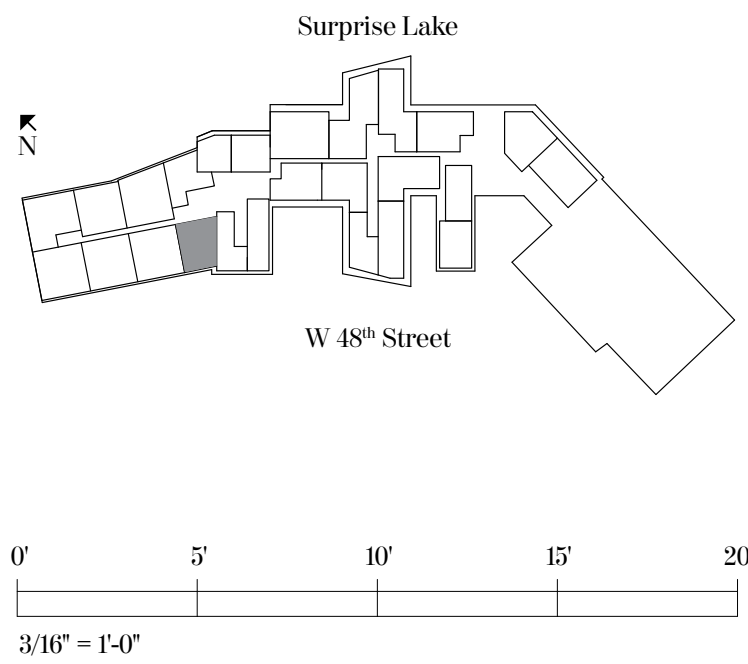
Residence 217

Ceiling height (Great Room): 16'-0" (4.88m)

Ceiling height (All Other Areas): 8'-0" (2.44m)

Ceiling/Soffit height (): 7'-6" (2.29m)

Living Area:	4,033 sq. ft	(375 sq. m)
Terrace:	458 sq. ft	(43 sq. m)
Total Area:	4,491 sq. ft	(417 sq. m)



Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 ultra-luxurious condominium residences
- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar; Catering Kitchen and State-of-the-art Entertainment System
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- Meditation Garden
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- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE PH2

4 Bedrooms | 4.5 Bathrooms | Family Roomzv



RESIDENCE TYPE PH2

4 Bedrooms | 4.5 Bathrooms | Family Room

Residence PH16

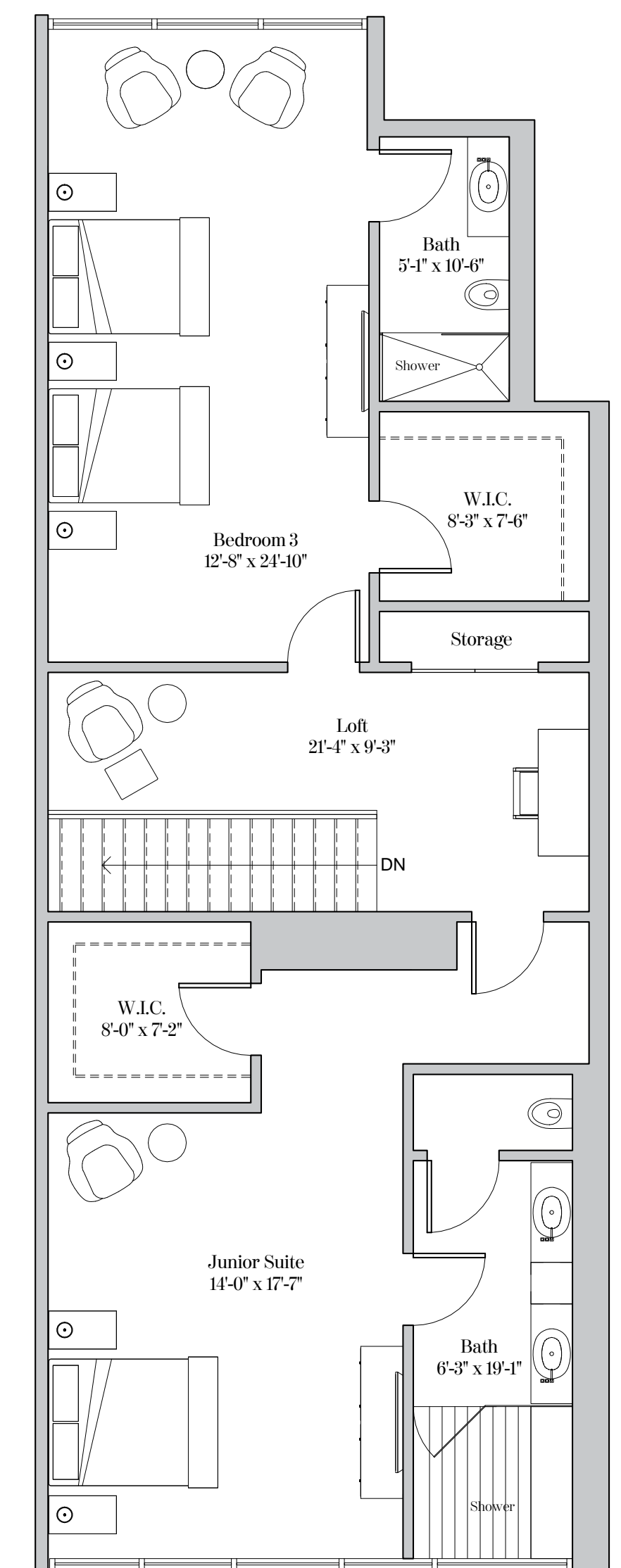
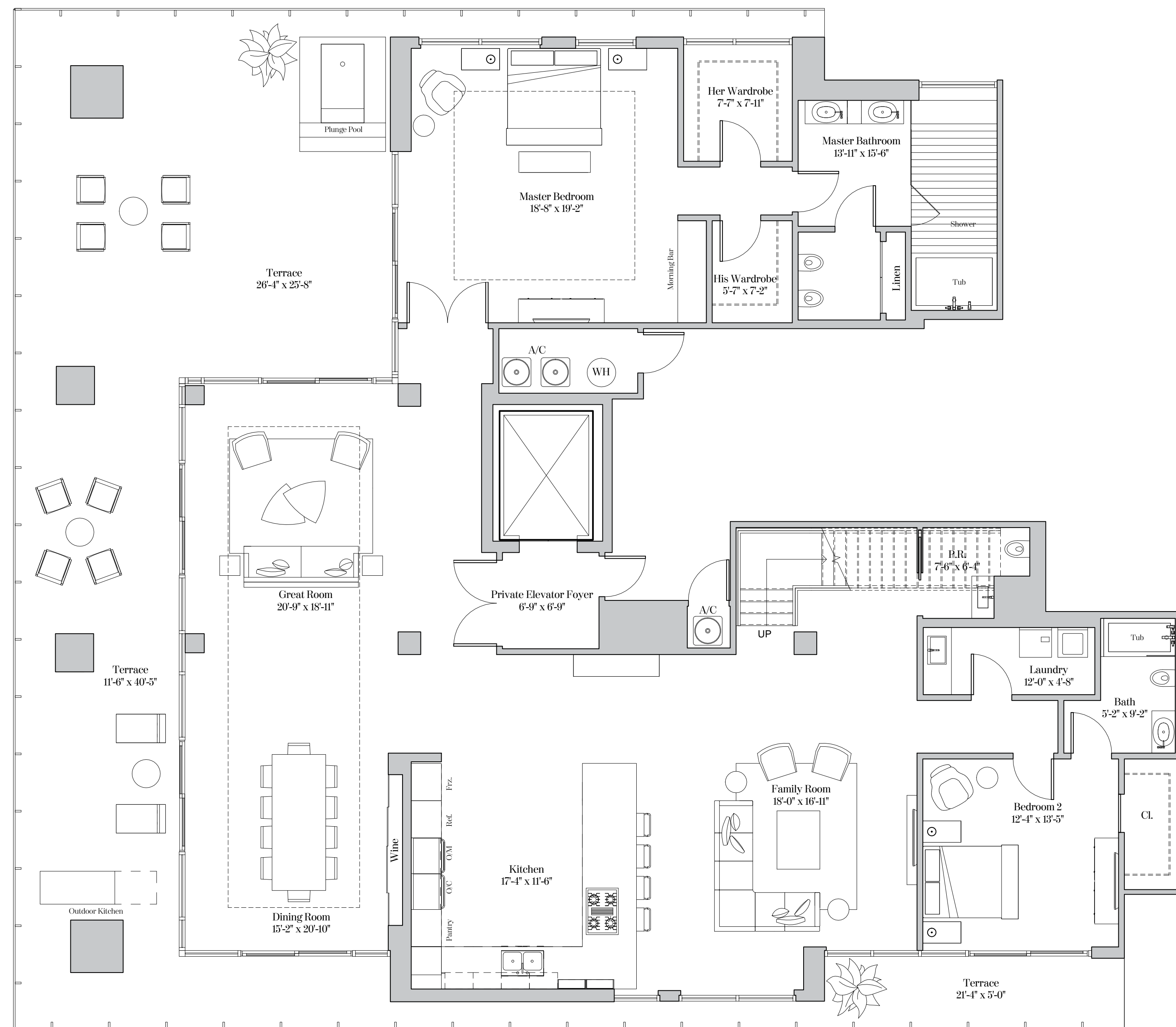
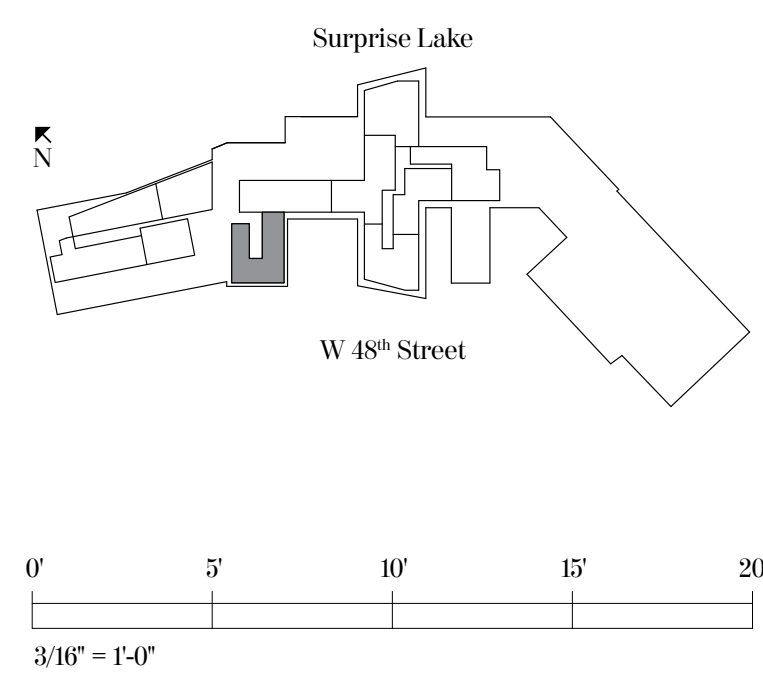
Ceiling height (Master & Great Rm): 9'-8" (2.95m)

Ceiling height (All Other Areas): 8'-8" (2.64m)

Living Area: 4,387 sq. ft (408 sq. m)

Terrace: 1,475 sq. ft (137 sq. m)

Total Area: 5,862 sq. ft (544 sq. m)



Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 ultra-luxurious condominium residences
- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
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- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
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RESIDENCE TYPE PH3

4 Bedrooms | 4.5 Bathrooms | Family Room

RESIDENCE TYPE PH3

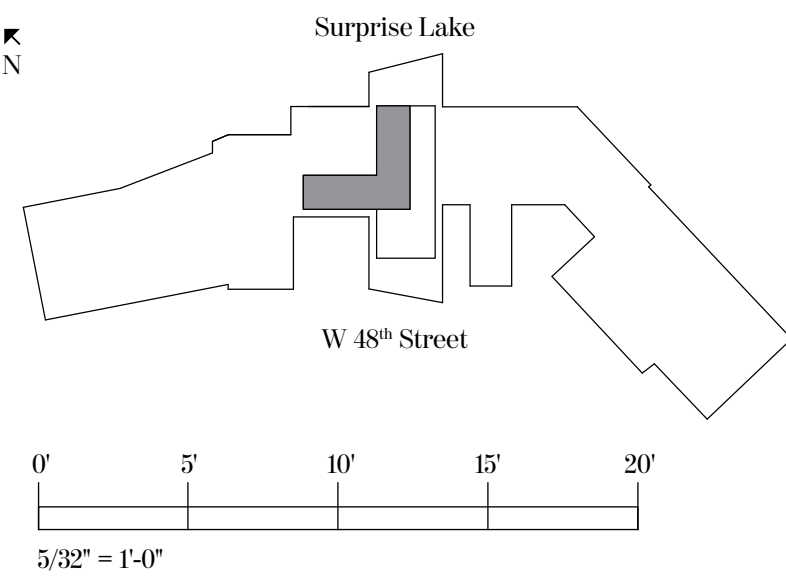
4 Bedrooms | 4.5 Bathrooms | Library | Family Room

Residence PH01

Ceiling height:

13'-6" (4.11m)

Living Area:	5,096 sq. ft.	(551 sq. m)
Terrace:	4,408 sq. ft.	(409 sq. m)
Total Area:	10,344 sq. ft.	(961 sq. m)



Property Overview

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Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
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- Summer kitchens in select residences
- Plunge pools in select residences
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Piero Lissoni Custom-Designed Kitchens

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- Expansive stone countertops
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- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
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RESIDENCE TYPE PH4

4 Bedrooms | 5.5 Bathrooms | Library | Family Room

RESIDENCE TYPE PH4

4 Bedrooms | 5.5 Bathrooms | Library | Family Room

Residence PH12

Ceiling height:

13'-6" (4.11m)

Living Area:

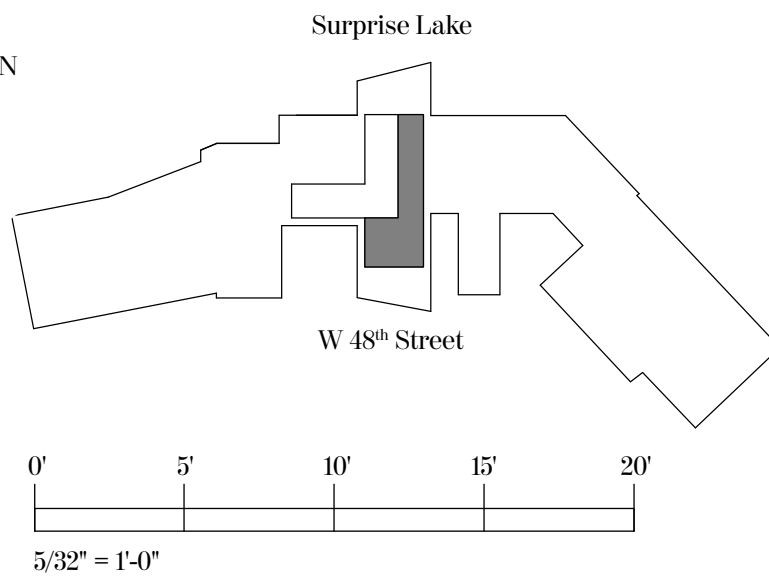
6,332 sq. ft (588 sq. m)

Terrace:

5,578 sq. ft (797 sq. m)

Total Area:

14,910 sq. ft (1,385 sq. m)



Property Overview

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 ultra-luxurious condominium residences
- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq. ft.

Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

Piero Lissoni Custom-Designed Kitchens

- Designer Boffi kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

Master Bathrooms

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc

Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Serices
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar; Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Cabanas
- Whirlpool Spa
- Private Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar; Virtual Golf and Billiard Table
- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna, and Treatment Suite
- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Studio
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



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RESIDENCE TYPE PH5

3 Bedrooms | 3 Bathrooms | Family Room

RESIDENCE TYPE PH5

3 Bedrooms | 3.5 Bathrooms | Family Room

Residence PH21

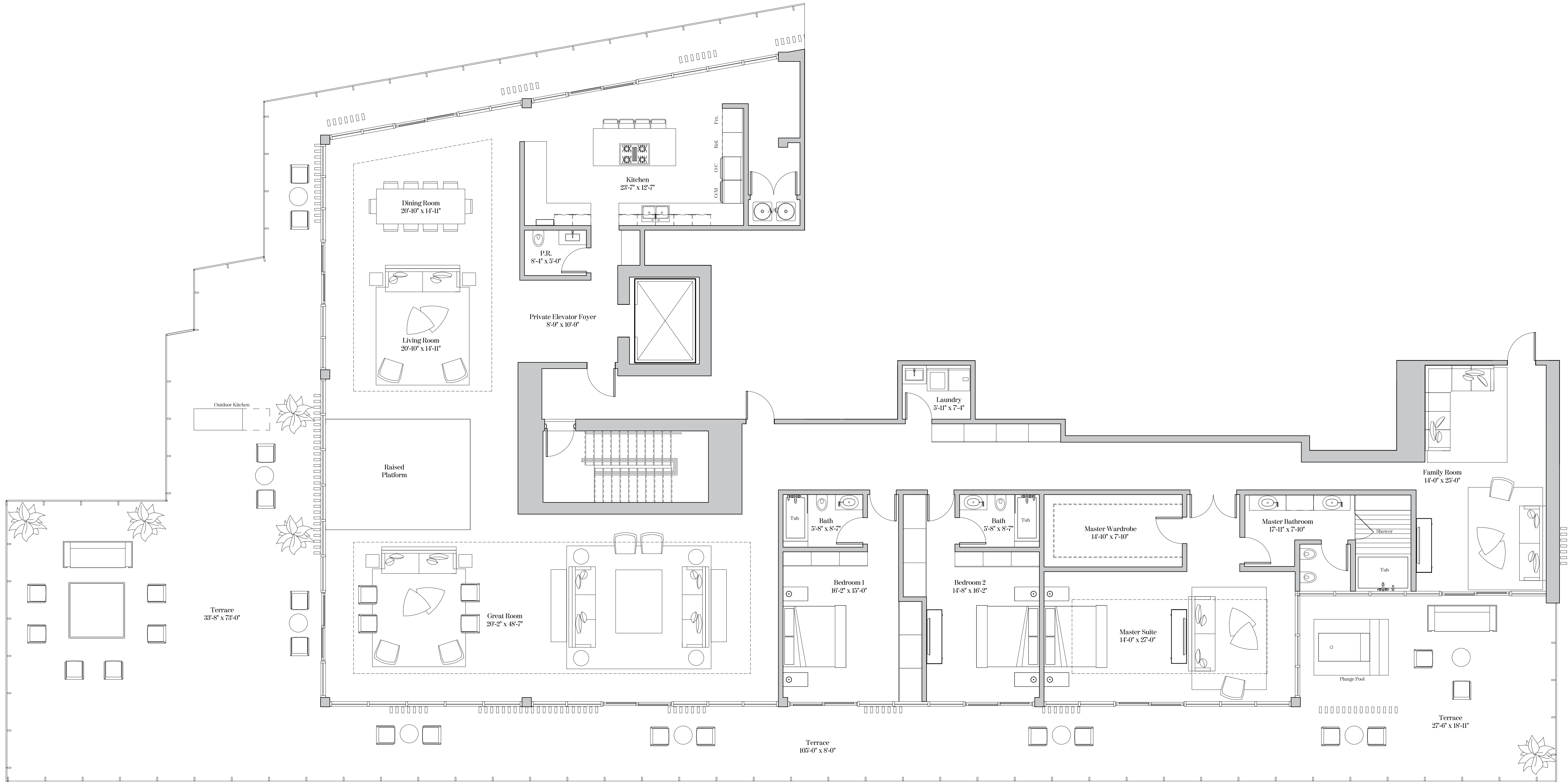
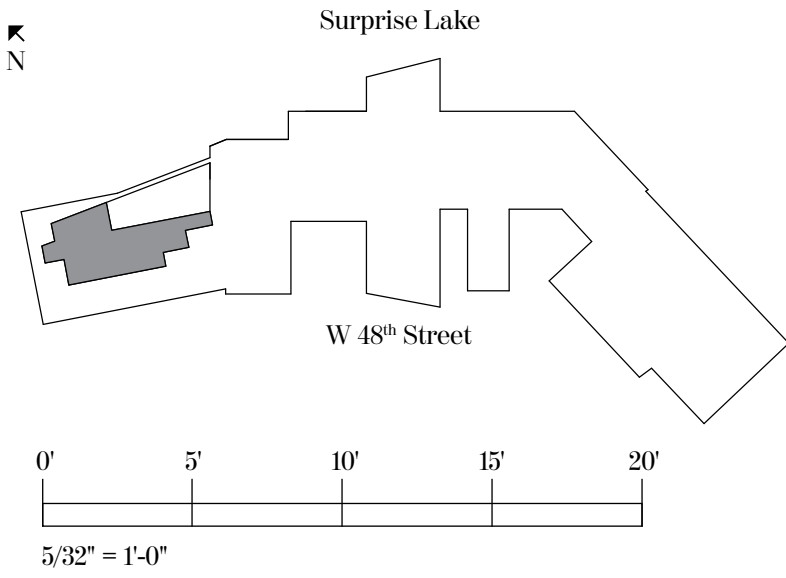
Ceiling height (Master & Great Rm): 11'-6" (3.51m)

Ceiling height (All Other Areas): 10'-6" (3.20m)

Living Area: 4,849 sq. ft. (451 sq. m)

Terrace: 3,198 sq. ft. (297 sq. m)

Total Area: 8,047 sq. ft. (748 sq. m)



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RESIDENCE TYPE PH6

3 Bedrooms | 3.5 Bathrooms | Family Room

RESIDENCE TYPE PH6

3 Bedrooms | 3.5 Bathrooms | Family Room

Residence PH24

Ceiling height (Master & Great Rm): 11'-6" (3.51m)

Ceiling height (All Other Areas): 10'-6" (3.20m)

Living Area: 4,553 sq. ft (423 sq. m)

Terrace: 1,036 sq. ft (96 sq. m)

Total Area: 5,589 sq. ft (519 sq. m)

