



## FACT SHEET

### PROPERTY OVERVIEW

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 Ultra-luxurious Condominium Residences
- 15 Piero Lissoni Designed Single-Family Villas
- 60 Distinct Floor Plans with 2, 3, 4 and 5-Bedroom Layouts Ranging From 1,700 sq.ft. to more than 10,000 sq.ft.
- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: Stantec

### VILLA FEATURES

- Custom 2 Story Residence designed by Piero Lissoni
- 2 Car Garage
- Private Pool in each Villa
- Waterfront Villas with Private Dockage
- Fireplace in select Villas
- Variable Refrigerant Flow HVAC System
- Solid-core Oversized Doors
- Expansive Hurricane Resistant Windows and Doors throughout
- Laundry Room with front-loading Washer and Dryer

### PIERO LISSONI CUSTOM-DESIGNED KITCHENS

- Designer Boffi Kitchens 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
- Gaggenau Microwave Oven
- Gaggenau Stainless-steel Wall Oven
- Gaggenau Full-size fully integrated Dishwasher
- Zucchetti Plumbing Fixtures

### MASTER BATHROOMS

- Designer Boffi Bathrooms by Lissoni
- Zucchetti Fixtures
- Stone Floors and Walls
- Oversized Glass-enclosed Rain Showers
- Jetted Soaking Tubs

### RESIDENTIAL AMENITIES

- Tropically Landscaped Half-acre, Roof-top Pool Deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private VanDutch Day Yacht
- 36 Private Boat Dockages
- Beach Concierge Services for Beach Club Access
- 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 Private Poolside Cabanas
- Whirlpool Spa
- Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar, Virtual Golf and Billiards 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



## RESIDENTIAL SERVICES

As part of real estate ownership at The Ritz-Carlton Residences, Miami Beach, our knowledgeable and experienced concierge team is available to assist with personal arrangements. Following are examples of offered services:

### CONCIERGE SERVICES

#### AVAILABLE ON REQUEST\*:

- Airline/Private Air Reservations
- Airport/Ground Transportation Arrangements
- Automobile Rental Reservations
- Limousine Rental
- Car Service Reservations
- The Ritz-Carlton Hotel Reservations
- Restaurant Information/Reservations
- Spa & Salon Reservations
- Notary Public Services
- Pet Care/Kennel information & Reservations
- Theater & Entertainment Information
- Personal Trainer Information
- Wake-up Calls
- Activity Arrangements
- Golf Tee Time Reservations
- In-Residence Dining/Catering
- Tour Information/Reservations
- Shopping Information
- Ordering Floral Arrangements
- Overnight Delivery Services
- Business Center
- Mail/Package Delivery
- Newspaper Delivery
- Translation Services

### A LA CARTE SERVICES:

- Grocery Shopping
- Personal Shopping
- Travel/Vacation Planning
- Photocopies/Telegrams/Facsimiles
- Function & Event Planning
- Mail/Packaging & Shipping
- Seamstress for Alterations Services
- Laundry/Dry Cleaning
- Car Washing/Detailing
- Owner Absentee Program
- Residents Private Day/Evening Yacht
- Equipment Rental Arrangements
- Secretarial Services
- Plant Care Maintenance
- Computer Technology
- Personal Chef
- Dog Walking
- Nanny/Childcare Arrangements
- Arrival Prep/Stocking

\*There may be additional charges for certain services.  
Some services performed through a 3<sup>rd</sup> party.



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