



THE RITZ-CARLTON RESIDENCES®

SUNNY ISLES BEACH




THE RITZ-CARLTON RESIDENCES®
SUNNY ISLES BEACH



Making waves in Sunny Isles Beach.

The Ritz-Carlton is synonymous with unparalleled excellence, impeccable service, and unrivaled elegance. Contemporary and yet timeless, The Ritz-Carlton continues to enjoy an enviable heritage of excellence by anticipating your every need. Renowned developers Fortune International Group and Chateau Group, both of whom possess decades of experience in creating truly spectacular real estate projects across the globe, have transformed oceanfront living in Miami with the arrival of the new Ritz-Carlton Residences, Sunny Isles Beach.

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SUNNY ISLES BEACH



Always sunny side up.

The Ritz-Carlton Residences, Sunny Isles Beach combine elegance with an enduring tradition of excellence, to create memorable oceanfront lifestyle experiences. Generously appointed residences, a dazzling selection of enviable indoor and outdoor amenities, as well as the renowned service of The Ritz-Carlton, stand amidst natural tranquility; 250 feet of exquisite shorefront. All of these beautiful residences encompass the finest of contemporary designs, complemented by a vast array of exceptional materials, textiles and environmental innovations, all selected to ensure your unrivaled comfort and relaxation. Nurturing too, an atmosphere of exclusivity and intimacy, discover the wonder of enhanced oceanfront living at The Ritz-Carlton Residences.

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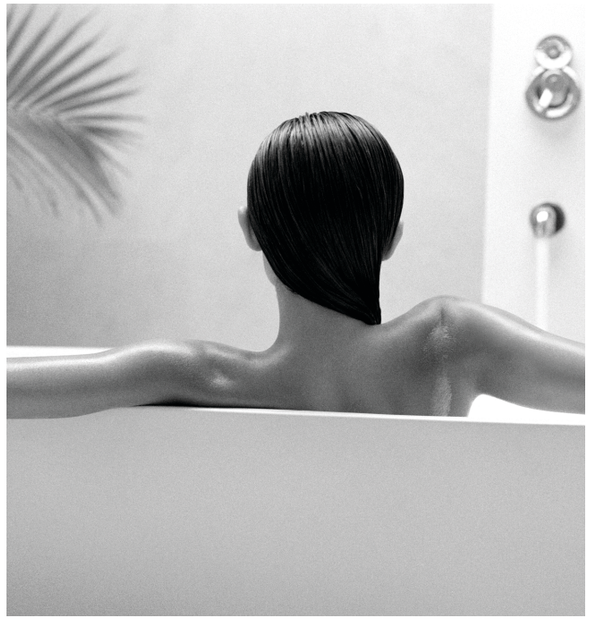
Everything under the sun.

PROPERTY & BUILDING

- Stunning 649 ft. tower directly on 250 ft. of oceanfront in Sunny Isles Beach
- Managed by The Ritz-Carlton Hotel Company
- Spectacular design by Arquitectonica with lush landscaping by Arquitectonica GEO
- Stunning interiors by Michele Bönan
- 212 residences ranging from 1,605 sq. ft. to 3,640 sq. ft.; Penthouse up to 6,320 sq. ft.
- Grand Porte Cochere
- Perfectly located between Aventura Mall and Bal Harbour Shops and Miami and Fort Lauderdale International Airports
- Impressive two-story lobby backed by four stories of glass overlooking pool and beach
- Completely private residential building with no hotel on premises and no transient use

THE RITZ-CARLTON RESIDENCES®
SUNNY ISLES BEACH












Impressive
Atlantic Ocean
& Intracoastal
panoramas.



Exclusive residences, enviably appointed.

RESIDENCE FEATURES

- Spacious floorplans boasting ocean, city and Intracoastal views
- Ceiling height clearing 10', and soaring above 15' in penthouses
- Oversized terraces, with private pools in select residences
- Private elevator lobby for each residence
- Kitchens designed with Italian cabinetry, stone countertops, European appliances, wine cooler and cappuccino maker, and more
- Walk-in closets in all master bedrooms
- Laundry room with full-size washer and dryer
- Smart home technology
- Prewired for high-speed Internet access and WiFi
- Service quarters in select residences

THE RITZ-CARLTON RESIDENCES®
SUNNY ISLES BEACH









Unforgettable experiences in a tranquil oceanfront environment.

South Florida's magnificent Sunny Isles Beach stands between the Atlantic Ocean and the Intracoastal Waterway. An idyllic waterfront destination, frequented by visitors from across the globe, Sunny Isles Beach offers tranquil beach days, and invigorating, memorable nights. The Ritz-Carlton Residences, Sunny Isles Beach are conveniently located between Aventura Mall, the exclusive boutiques of Bal Harbour Shops, and the Miami and Fort Lauderdale International Airports. A large selection of galleries and museums, world-class entertainment and fine dining are all just minutes away.

THE RITZ-CARLTON RESIDENCES®
SUNNY ISLES BEACH







Anticipating your every need, The Ritz-Carlton is synonymous with impeccable service.

THE RITZ-CARLTON RESIDENCES®
SUNNY ISLES BEACH

Served to perfection.

AMENITIES

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

THE RITZ-CARLTON RESIDENCES®
SUNNY ISLES BEACH





CLUB LEVEL AMENITIES

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

Club level amenities include:

- Breakfast area
- Lounge
- Two bar areas including garden bar
- Private dining area with prep kitchen
- Business center
- Media room
- Library

SERVICES

The lifestyle at The Ritz-Carlton Residences, Sunny Isles Beach will be defined by impeccable service combined with oceanfront enjoyment.

The following are examples of offered services*:

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

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





Soaring over golden Sunny Isles Beach, The Ritz-Carlton Residences offer truly unparalleled oceanfront living.


TYPE E
TYPE D
TYPE C
TYPE B
TYPE A





DEVELOPMENT

Fortune International Group

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

Fortune is also the exclusive sales firm for some of the most prominent projects in South Florida today, such as Midtown Miami, 1 Hotel & Homes South Beach, NINE at Mary Brickell Village, SLS Lux & Paraiso Bay, among numerous others. Fortune International Group has 12 offices around the world, with nearly 1,000 associates. Its international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to Sao Paolo, and Manhattan to Paris.

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



DEVELOPMENT

Chateau Group

The Chateau Group, founded under the leadership of Sergio and Manuel Grosskopf, has more than 30 years of experience in the development of real estate projects in South America and the United States. Chateau has participated in several major real estate endeavors over the last several years, including the development of 1.6 million square feet distributed in the two most emblematic towers in Buenos Aires, Argentina: Chateau Libertador and Chateau Puerto Madero. In addition, Chateau Group has positioned itself as a high-end residential market leader in the world-renown city of Punta del Este, Uruguay through the development of Le Jardin Residences, Beverly Tower, Coral Tower and Millenium Tower.

In the United States, Chateau Group co-developed 900 Biscayne and Quantum on the Bay in Miami, and is currently finalizing the construction of Chateau Beach Residences; a luxury high-rise condominium in Sunny Isles, Chateau is also developing FENDI-Chateau Residences in Surfside, the first real estate development branded for FENDI worldwide. Other projects in the pipeline include Puerto Aventura (Aventura, Fl), 600 and 700 Biscayne (Miami, Fl) and a mixed use development in Hallandale Beach.

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

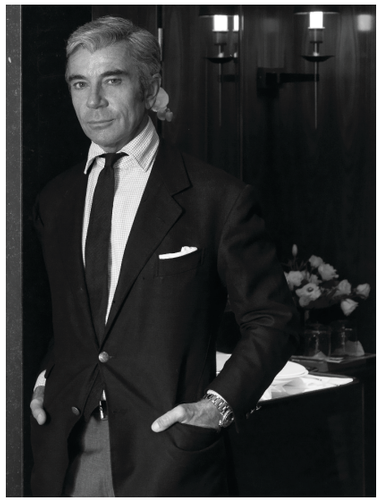


ARCHITECTURE

Arquitectonica

Based in Miami and with offices in New York, Los Angeles, Paris, Hong Kong, Shanghai, Manila, Dubai, Lima and Sao Paulo, Arquitectonica is a major presence on the world architectural stage. Founded in 1977, Principals Bernardo Fort-Brescia and Laurinda Spear have continued exploring and pushing the limits of their innovative use of geometry, pattern, and color to introduce a new brand of humanistic modern design to the world. Today their practice spans the globe, with projects in 54 countries on five continents.

Over the years, Arquitectonica has received hundreds of design awards, and the firm's groundbreaking work has been the subject of exhibitions at numerous museums and institutions. Well-known projects by Arquitectonica include the Microsoft Europe Headquarters in Paris, the Bronx Museum and Westin Times Square in New York, Festival Walk and the Cyberport Technology Campus in Hong Kong, the International Finance Center in Seoul, the headquarters of the Construction Bank and Agricultural Bank of China in Shanghai, the Mandarin Oriental Hotels in Shanghai and Guangzhou, the Mall of Asia in Manila, the Banco Santander Headquarters and W Torre Plaza in Sao Paulo, the US Embassy in Lima, the Infinity Towers in San Francisco, the Hilton Americas in Houston, The Ritz-Carlton Hotel and Residences in Fort Lauderdale, the Philips Arena in Atlanta and the American Airlines Arena in Miami.



INTERIOR DESIGN

Michele Bönan Architect

Acclaimed Florentine architect Michele Bönan, often portrayed as the "Architetto eclecttico", owing to his extraordinary sense of style and fastidious yet sensitive attention to detail, has created memorable habitations all across the globe. Possessing an exceptional ability to preserve historical buildings, whilst integrating such into coveted contemporary designs, Bönan entwines all the glories of the past, with the dynamism of the future.

An empathic auteur, he describes his client relationship as one not dissimilar to that of a film's central character, in authoring design solutions. "When I take on a project, I adjust myself completely to the task and begin to reflect intently. Comparable to a movie where I have the leading role, the production takes place in accordance to attire, identity, wishes and ideas which are related to poetry and aesthetic cultural sensitivity."

Compelled by an impassioned desire to perfect harmony, an extension of his relationship to chronology and continuity, Bönan characteristically combines natural elements with contemporary elegance to create enduring design works within the industrial, architectural, interior and textile realms.

Bönan has created an extraordinary array of awarded international hotels, including the Hotel Lungarno and the Hotel Continentale in Florence, the Hotel Portrait Suites in Rome, the Ristorante-Hotel "Casa Tua" in Miami, Cipriani Restaurant in Miami, and the Palazzo Tornabuoni in Florence.


Your
Paradise
Awaits.


The Ritz-Carlton
Residences
– A place to live
your dreams.



PROPERTY

15701 Collins Avenue
Sunny Isles Beach, FL 33160

TEMPORARY SALES LOUNGE

17070 Collins Avenue #265
Sunny Isles Beach, FL 33160

TheResidencesSunnyIslesBeach.com

DEVELOPMENT AND SALES

FORTUNE INTERNATIONAL GROUP

CHÂTEAU GROUP

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

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