



# THE RITZ-CARLTON RESIDENCES

SUNNY ISLES BEACH, MIAMI



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INVESTMENTS



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DEVELOPMENT AND SALES

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FORTUNE  
INTERNATIONAL  
— GROUP —



CHÂTEAU  
GROUP

















# Transcend the Exceptional

## The Rooftop Penthouses Collection

Placed at the very top of the gracefully curved glass tower, you will find the highest heights of The Ritz-Carlton Residences, Sunny Isles Beach lifestyle. Four unique penthouse residences defy all expectations with 360-degree views and the design of contemporary beach estates. You can hear and sense the ocean, but you are surrounded by only clouds and blue sky.

Each of the penthouses is complete with flow-through layouts, private rooftop pools and garden terraces, summer kitchens, 13-foot ceilings, separate service quarters, impeccable finishes and fixtures, and up to five large bedrooms. Starting at 6,000 square feet of total space, the penthouses are the crowning achievements of richly rewarding lives.



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# Simple Perfection

## Personalized to You

Every day begins with a sunrise over a turquoise horizon, and only gets better with each passing moment. A gracious staff greets you with a smile as you make your way to the fitness center overlooking the ocean. Warm friendly faces welcome children to their very own Kids Club and days filled with enriching experiences. The concierge staff confirms your dinner reservation at one of the area's hottest new dining destinations. Pool and beach attendants thoughtfully appear with extra towels and a chilled beverage, before you even ask. These gracious expressions of hospitality are hallmarks of The Ritz-Carlton lifestyle, known the world over for its legendary service and your complete satisfaction.



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# Innovative Indulgence

## Service Beyond the Expected

As you move through the different parts of your day here, there is a sense that everything falls perfectly into place. There is never any rush, nor any waiting. You are well attended, yet without ever feeling crowded. Every need is anticipated, often before you even think it.

Behind every detail at The Ritz-Carlton Residences, Sunny Isles Beach, there is an ever-present spirit of service that delights in surprising you and you alone. The staff here takes pride in learning all your preferences, large and small – from how you take your coffee in the morning, to your favorite spot to sit by the pool. Your car is ready at the precise time of day you prefer to make visits around town. Errands are completed on your behalf to your exact direction. All these come as second nature to those who serve you, leaving you to wonder how you ever lived any other way.



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## Masterful Design

### The Impeccable Style of Michele Bönan

Step inside The Ritz-Carlton Residences, Sunny Isles Beach and you are surrounded by a flawlessly executed mix of grandeur and intimacy. Created by the illustrious Michele Bönan, the interior story here is one of openness and togetherness, of subtle tones and bold textures, and of rich materials and delicate details.

Known for his work with some of the world's finest hotel brands, yachts, and names like Ferragamo, Bönan's design sensibilities are influenced by timeless European aesthetics. Comfort, the natural atmosphere, and an Italian sense of style are trademarks of The Ritz-Carlton Residences, Sunny Isles Beach experience. The boundaries between the ocean and everyday life have been erased. The sand, the sky, and the sea are familiar elements present in every moment, welcoming you and others to your own personal beach house.









# A Visionary Venture

## Designed for Distinction

Through the eyes of Michele Bönan, you are led on a journey of refined sophistication. Smooth marble floors shimmer subtly beneath your feet. Through the 60 foot-high lobby windows you can see palms gently waving in the breeze. Soft curves define the edges of seating areas and bar spaces, reminding you of sand dunes on the Atlantic.

As you wind your way towards the outdoors, marble turns to ipe decking and sunlight dances off sapphire ripples in the pool. You hear the waves close by and walk directly into the sand, where cabana beds and airy fabrics invite you to let go of all your cares.

Life here is meant to eclipse your imagination and transport you to a realm of sheer greatness.



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# Remarkable Refinement

## A Place Like No Other

Set apart on an uncrowded stretch of coastline, The Ritz-Carlton Residences, Sunny Isles Beach are a monument to tasteful living. Rising 650 feet above the sand, you see only possibility in all directions. The ocean, city, and Intracoastal waterway are yours, floating just beyond walls of crystal-clear glass or the edge of your terrace. The centerpiece is the breathtaking 33rd floor Club Level, a retreat where you will entertain or relax with impressive ease.

Select a book from the library and settle into a comfortable lounge chair overlooking the horizon while you read. Meet up with friends and neighbors to toast the sunset from the indoor or outdoor bar areas. Host a dinner party for your closest friends in the private dining room and kitchen. Envisioned by Michele Bönan as a retreat within a retreat, the Club's walnut wood walls, custom furnishings, and contemporary artwork elevate any occasion.

Far more than a building, this private property is a community defined by sophisticated pursuits.



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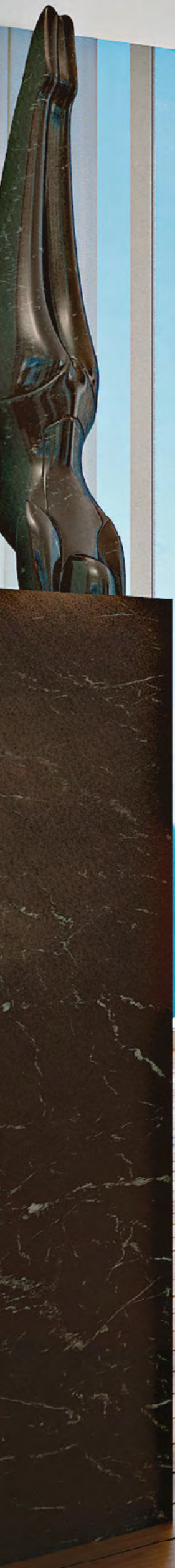






















# For Gracious Hosts

## Private Guest Suites

Share the splendor of your daily lifestyle while also offering exceptional privacy and convenience. The 33rd floor Club Level includes eight individual guest suites, exclusive to owners for their own personal visitors.

Friends, family, and loved ones delight in these large studio-style spaces that offer ample room to sleep, unwind, and relax. Let guests feel completely at home thanks to separate bedroom, living, and dining areas. Allow them to make your views their own with ocean-view balconies. Treat them to a taste of The Ritz-Carlton standard of service with daily housekeeping and more. You will soon be the most-sought-after invitation in your social circle.

*\*Guest suites are offered to owners only on a first-come, first-served basis at established rates and conditions of the owners' association.*



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# Escape Everything

## Your Private Spa Sanctuary

Although The Ritz-Carlton Residences, Sunny Isles Beach are an oasis unto themselves, there are times when you deserve to be transported to a state of sheer bliss. It happens at the Spa, where treatments, rituals, and experiences rejuvenate and restore the body.

Soothe tired minds and muscles with a visit to the outdoor massage garden. Feel the rest of the world fade away as chromotherapy and the sounds of the experience showers gently embrace you in calm. Ease into a two-person Rasul and unwind as the heat, moisture, and minerals of natural clay return you to a state of pure balance. Experiment with the refreshing sensations of the Ice Fountain or the nurturing heat of the sauna. Immerse yourself in the waters of the Thermal Vitality Pool or lap pool, both lit by the afternoon sun. Located just steps from your front door, these are indulgences you can experience any time.



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## Ageless Wonder

### Exploring the Magic of Childhood

The Sunny Isles Beach neighborhood has long been known as an upscale family-friendly destination. The Ritz-Carlton Residences, Sunny Isles Beach are no exception. The idea of all-ages fun and family enjoyment has been to celebrate youthful energy and independence in a whole new way. The Kids Club is an engaging home away from home for children and teens to laugh, play, learn, and make new friends all under the watchful supervision of a caring, professional staff.

Indoor and outdoor play, arts and crafts, music, songs, games, and discovery happen all the time here. And with the ocean right in your backyard, children can always count on beach events, an aqua playground, supervised swimming, and sunny memories made daily.

















# Infinite Possibilities

## A Rare Collection of Residences

Filled with light and accented by luxe finishes and materials, the 2- 3- and 4-bedroom homes and four top-floor penthouses offer the ultimate canvas for inspired living. With no more than five residences per floor, each of these 212 residences is a beautifully appointed hideaway for those who live here.

Step into your own private elevator lobby, unlock the door, and spectacular Atlantic Ocean views welcome you home. Open the windows or floor-to-ceiling glass doors and feel the coastal breezes flow from room to room. Delight in the spacious great-room layout that combines living, dining, and kitchen and celebrates togetherness. Experience outdoor living on a completely different level with generously sized terraces overlooking sandy shores below. Or, revel in split-bedroom floor plans that thoughtfully separate adults from children or guests. The modern beach house has arrived... and is yours to claim.



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# Flawless Finishes

## Excellence in Every Room

They say life is made up of all the small details, which is where The Ritz-Carlton Residences, Sunny Isles Beach truly shine. Inspired by classic design and presented with modern-day artistry, Michele Bönan has infused each residence with the many finishing touches that define a fine home.

Spacious floor plans range from 1,605 to 3,640 square feet with glass walls and balconies that leave nothing between you and a captivating oceanfront lifestyle. Entertain friends in exhibition kitchens outfitted with professional European appliances, stone countertops, and imported Italian cabinetry.

Fill the gracious soaking tub in the marble accented bath and just breathe. Select clothes and accessories in large walk-in closets with ample room to dress and prepare for an evening out. Settle in for a movie or music with pre-wired high-speed communication and smart-home technology for dimming the lights or shades. Or, let the stars lull you to sleep until dawn breaks on another amazing day.



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**UNIT A (Line 01)**

3 Bed / 4.5 Bath  
3,080 SQ FT  
286.1 SQ M

**UNIT B (Line 02)**

3 Bed / 3.5 Bath  
2,475 SQ FT  
229.9 SQ M

**UNIT C (Line 03)**

2 Bed / 2.5 Bath  
1,605 SQ FT  
149.1 SQ M

**UNIT D (Line 04)**

2 Bed / 2.5 Bath  
1,750 SQ FT  
162.6 SQ M

**UNIT E (Line 05)**

4 Bed / 5.5 Bath  
3,640 SQ FT  
338.2 SQ M

1

2

3

6

11





## Site Plan

- 1 Cabanas with reflecting pool
- 2 Sunset pool deck
- 3 Outdoor massage area
- 4 Kids Club
- 5 Putting green
- 6 Sunrise pool deck
- 7 Relaxation beach garden
- 8 Lounging sandbar
- 9 Beach lounge
- 10 Ocean chaise lounges and umbrellas
- 11 Restaurant and bar with outdoor seating



# The Ritz-Carlton Residences



Sunny Isles Beach



Bal Harbour  
Shops

(4 Minutes)

Oleta River  
State Park



Aventura Mall

(8 Minutes)



Fort Lauderdale  
International Airport

(20 Minutes North West)





## Miami Beach

( 10 Minutes )

## South Beach

( 15 Minutes )

*Biscayne Bay*

*Design District*



*Downtown  
Miami*

## Miami International Airport

( 20 Minutes South West )









# Sunny Isles Beach

## Your Place in the Sun

Just twenty minutes north of South Beach, and right outside Aventura and Bal Harbour, the city of Sunny Isles Beach is a small seaside village with international stature. Bordered by the Atlantic Ocean to the east and the Intracoastal Waterway to the west, there is a decidedly island ambience here made special by quaint cafés, neighborhood bistros, and friendly locals.

The Residences occupy one of the area's most beloved residential neighborhoods, adding to the quiet elegance and serene beach atmosphere so uncommon elsewhere in South Florida. At the same time, all the fine dining, shopping, first-class entertainment, professional sports, art, culture, and glamour of Miami and Fort Lauderdale are only a car ride away including the famous Bal Harbour Shops, Miami Beach's Lincoln Road and Ocean Drive, The Miami Design District, Brickell Avenue, A1A, and Las Olas Boulevard.



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## FORTUNE INTERNATIONAL — GROUP —

### Development

Synonymous with excellence, quality, customer service, and an unwavering commitment to the highest standards of luxury, Fortune has been a recognized leader in development, sales, and marketing since 1983. The company's prestigious portfolio includes many of the most prominent residential, mixed-use, condo-hotel, and office-condo projects in South Florida including Jade Signature, Jade Residences at Brickell Bay, Auberge Beach Residences and Spa Fort Lauderdale, and Hyde Resort & Residences Hollywood, just to name a few.

Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world representing both its own projects and the exclusive sales of others throughout South Florida. With nearly 1,000 associates connected to South Florida, Buenos Aires, Hong Kong, Sao Paulo, Manhattan, Paris, and beyond, the company's ability to shape the industry is a driving force behind this landmark residential address.



## CHÂTEAU GROUP



### Development

Château Group, founded under the leadership of Sergio and Manuel Grosskopf, has 35 years of experience in the development of real estate projects in South America and the United States. Château introduced the concept of Mall in Argentina with the development of Alto Palermo and Alto Avellaneda in Buenos Aires and the entry of Wal-mart and Zara to the market. In the residential field, Château Group developed 1.6M square feet distributed in the most emblematic towers in Buenos Aires: Château Libertador and Château Puerto Madero. Château Group has positioned as a high-end residential market leader in the city of Punta del Este, Uruguay through the development of Le Jardin Residences, Beverly Tower, Coral Tower and Millenium Tower. In the United States, developed Château Beach Residences, a luxury high-rise condominium in Sunny Isles and FENDI-Château Residences in Surfside, the first real estate development branded by FENDI worldwide. Upcoming projects include 600-700 Biscayne (Miami) and a mixed-use development in Hallandale Beach.

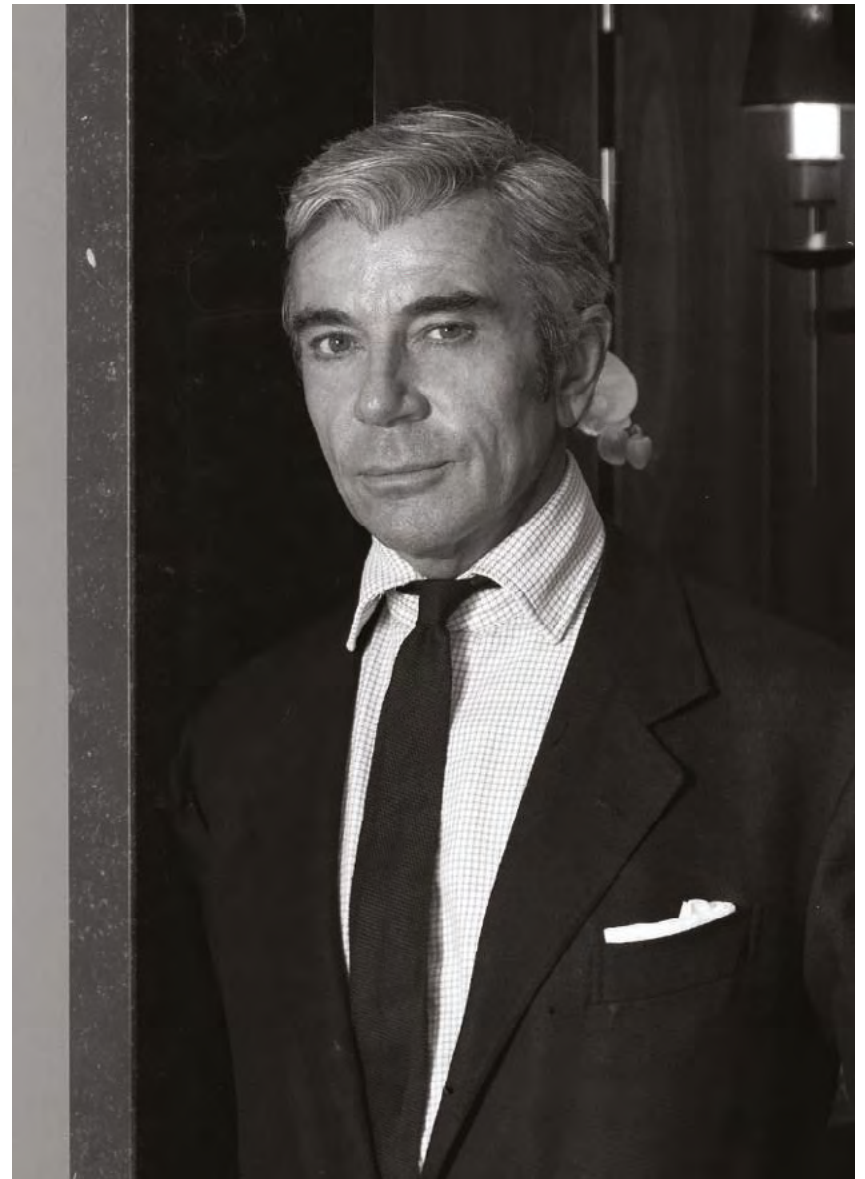




## ***ARQUITECTONICA***

### **Architecture**

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, the firm received critical and popular attention and acclaim almost from its inception, thanks to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Principals Bernardo FortBrescia 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. Arquitectonica has 800 architects, landscape architects, planners, interior designers and industrial designers, in ten offices around the world. 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.



## **MICHELE BÖNAN**

**A R C H I T E T T O**

### **Interior Design**

An acclaimed Florentine architect renowned for his extraordinary sense of style and exacting-yet-sensitive attention to detail, Michele Bönan, has been the creative vision behind memorable projects all across the globe. His exceptional ability to preserve history while integrating contemporary design has become a hallmark of his design, which reflects both the glories of the past and the promise of the future.

Compelled by a passionate desire to perfect harmony, chronology, and continuity, Bönan characteristically combines natural elements with contemporary elegance to create enduring design works with lasting appeal. Among his most recognized works are the Hotel Lungarno and Hotel Continentale in Florence, the Hotel Portrait Suites in Rome, the Ristorante-Hotel "Casa Tua" in Miami, Cipriani Restaurant in Miami, and the Palazzao Tornabuoni in Florence.

















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