



CIPRIANI

RESIDENCES MIAMI

9
CIPRIANI LEGACY

19
PROJECT VISION

29
SERVICES AND AMENITIES

61
RESIDENCES

79
NEIGHBORHOOD

101
PROJECT TEAM

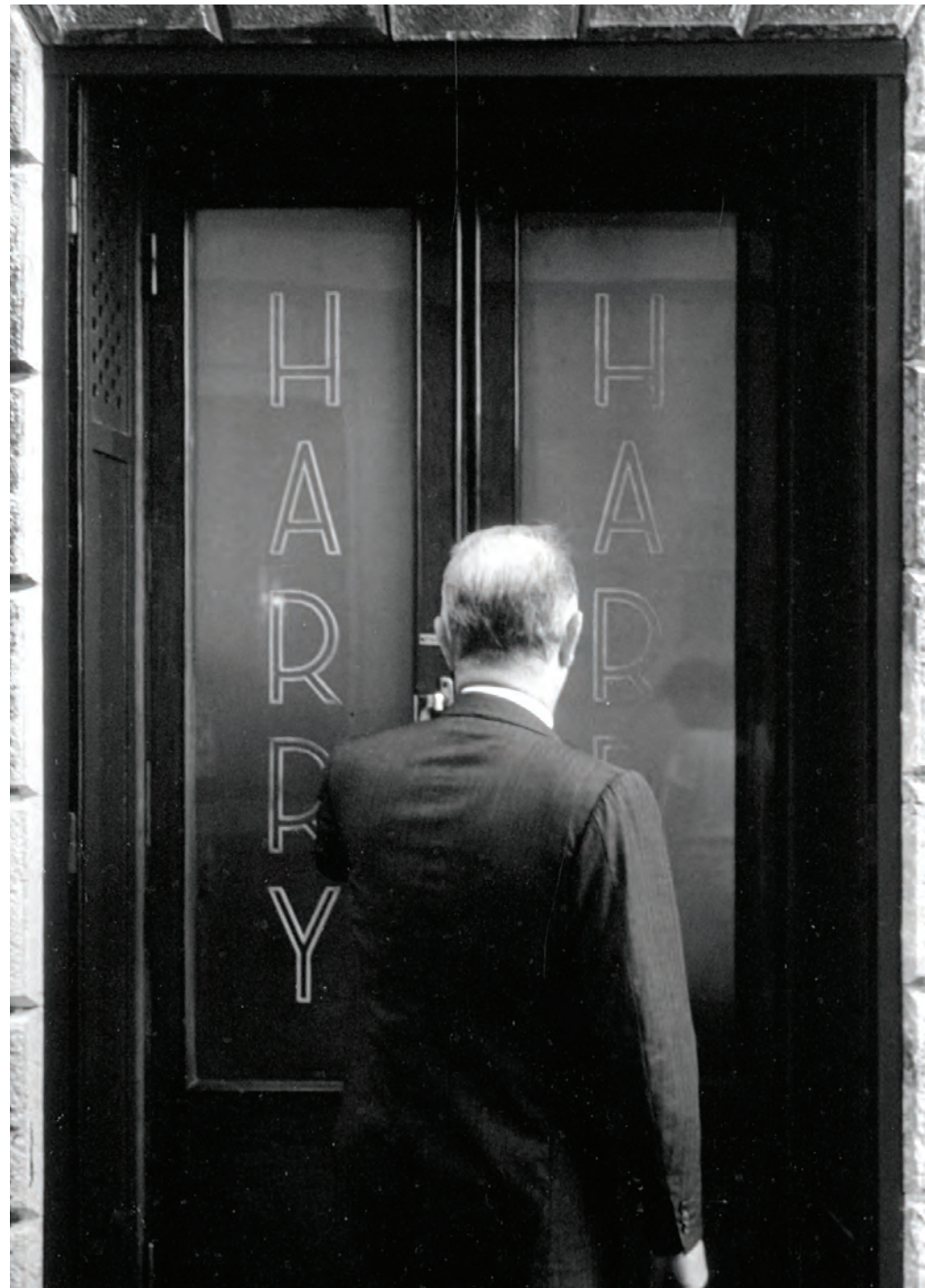




CIPRIANI RESIDENCES

Cipriani Residences Miami invites you to enjoy a life of effortless elegance. Experience Cipriani's legendary hospitality every day, from poolside Bellinis and in-home catering to bespoke experiences and attentive service. Masterfully designed by Arquitectonica and 1508 London, the sophisticated residences embody Cipriani's timeless style and warmth, while the extensive amenities evoke its nautical aesthetic and convivial Italian spirit. Ideally situated in the vibrant Miami neighborhood of Brickell, Cipriani Residences Miami provides convenient access to the countless attractions this exciting metropolis has to offer.

Giuseppe Cipriani Sr. at Harry's Bar in Venice



"TO SERVE IS
FIRST TO LOVE"

Arrigo Cipriani

CIPRIANI LEGACY

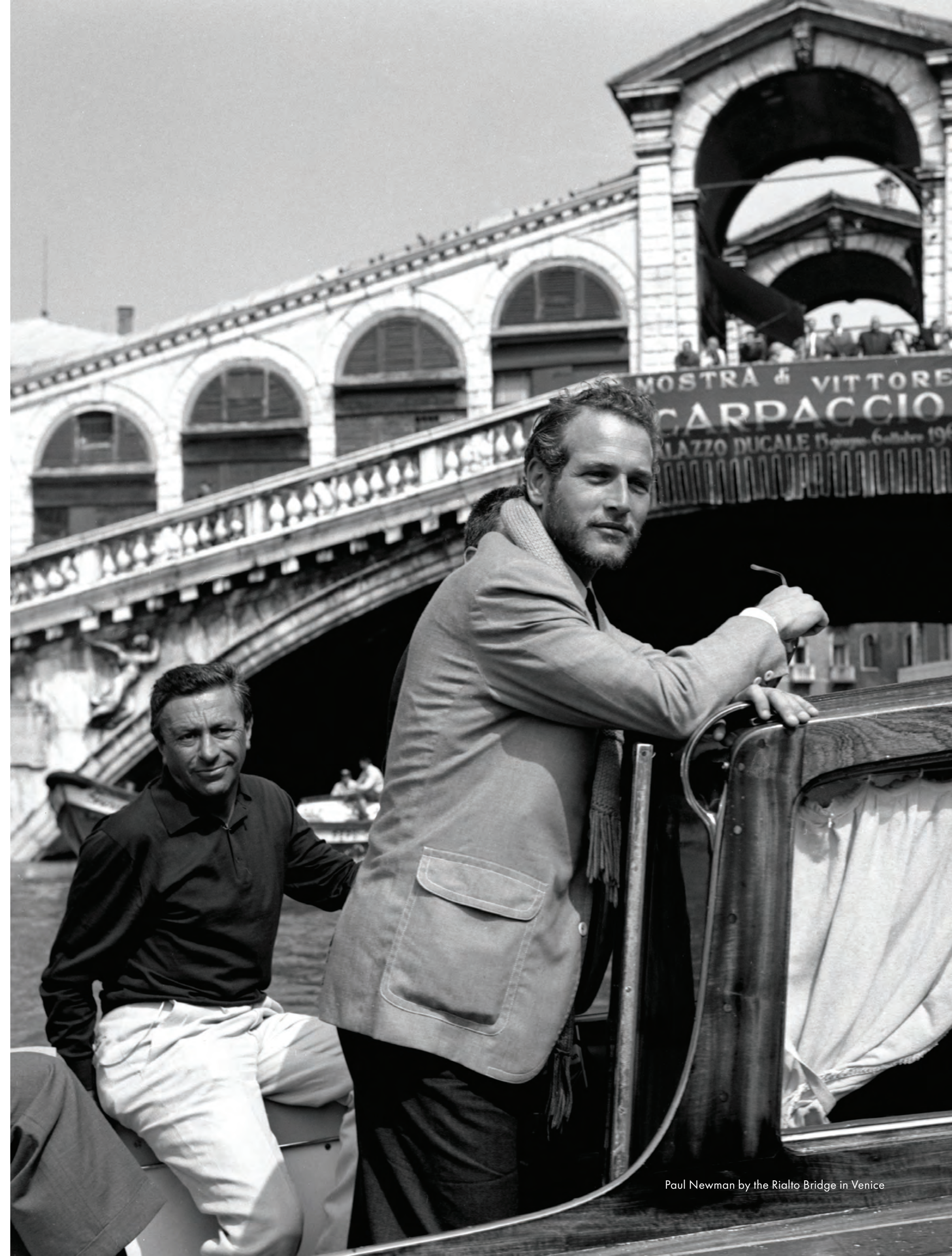
The story of Cipriani began in 1931, when Giuseppe Cipriani Sr. opened Harry's Bar on the first floor of an abandoned rope warehouse off of Piazza San Marco in Venice. Warm and inviting, the small room was soon crowded with artists, aristocrats, and writers who came for the martinis and stayed for the conversation. As it attracted everyone from Ernest Hemingway to Katharine Hepburn, Harry's Bar became famous for its charming ambiance and discreet, anticipatory service.

Giuseppe Cipriani Sr. was attuned to the tastes and whims of his patrons and always found new ways to delight them. He is credited with inventing the Bellini cocktail—a delicious marriage of white peaches and prosecco—as well as the famous beef carpaccio. This unmatched hospitality paired with style, authenticity, and the love of good food are at the heart of the Cipriani brand.

Ernest Hemingway and Giuseppe Cipriani Sr. at Harry's Bar in Venice



Sophia Loren at Cipriani Hotel



Paul Newman by the Rialto Bridge in Venice



The intimate, welcoming Venetian atmosphere now infuses Cipriani properties worldwide. Beloved for its convivial spirit and peerless Italian cuisine, Cipriani has established itself in cities across the globe, from restaurants in Monte Carlo and Mexico City to Casa Cipriani in New York City. Cipriani Residences Miami continues this storied tradition with its effortlessly chic style, thoughtful details, and the exclusive experiences it provides that are sure to delight residents.



Preparing for service at Cipriani Downtown Miami





"TRUE STYLE IS
SINGULAR AND
TIMELESS"

Arrigo Cipriani

PROJECT VISION

Polished and distinctive, Cipriani Residences Miami epitomizes the timeless elegance for which the brand is so revered. Crafted by the prestigious design teams of Arquitectonica and 1508 London, homes feel like airy sanctuaries with flowing layouts, exquisite finishes, and stunning vistas. Cipriani's nautical aesthetic subtly informs details like the curved façade and navy-and-white palette, while the sun-drenched location inspires indoor-outdoor living that embraces the scenery.

Cipriani Residences Miami is a striking addition to the Brickell skyline. The 80-story glass tower features a curved, organic form that cascades toward the waterfront; its exterior flows with an easy rhythm that is emblematic of the brand. The sophisticated design extends to the interiors, which evoke a sense of luxury and timeless Italian flair in every aspect.



Terraces and Views

From the chic elevated resort deck to spacious residential terraces and private penthouse pools, Cipriani Residences Miami takes full advantage of its tropical location. Gracious floor-to-ceiling windows fill homes with sunlight and offer magnificent views of Biscayne Bay and the city skyline.



View of Biscayne Bay from the 69th floor




CIPRIANI
RESIDENCES MIAMI



EXCLUSIVE EXPERIENCES

SERVICES AND AMENITIES

To live in Cipriani Residences Miami is to enjoy the signature service standards that were established at Harry's Bar in 1931 and perfected over generations. The Cipriani-trained staff indulges individual tastes and anticipates desires with an intuitive understanding of where and when its attention is required.

Masterfully designed by Cipriani and 1508 London, the amenities serve as an extension of one's home. Residents have exclusive access to around-the-clock dining services by Cipriani, available both in their home and the resident-exclusive dining experiences. The food and beverage service extends to the bi-level resort deck, where residents can enjoy Bellinis on the sun terrace or in cabanas beside the two swimming pools. Wellness and recreation spaces feature a private library, screening room, fitness center, and golf simulator.





Arrival

Gracious hospitality begins the moment you arrive home. Lush palms create a sense of calm as you pull into the private porte-cochère, where skilled valets are always available to assist you. An outdoor oasis leads to the dramatic lobby that hosts a residential concierge and perfectly appointed lounge.



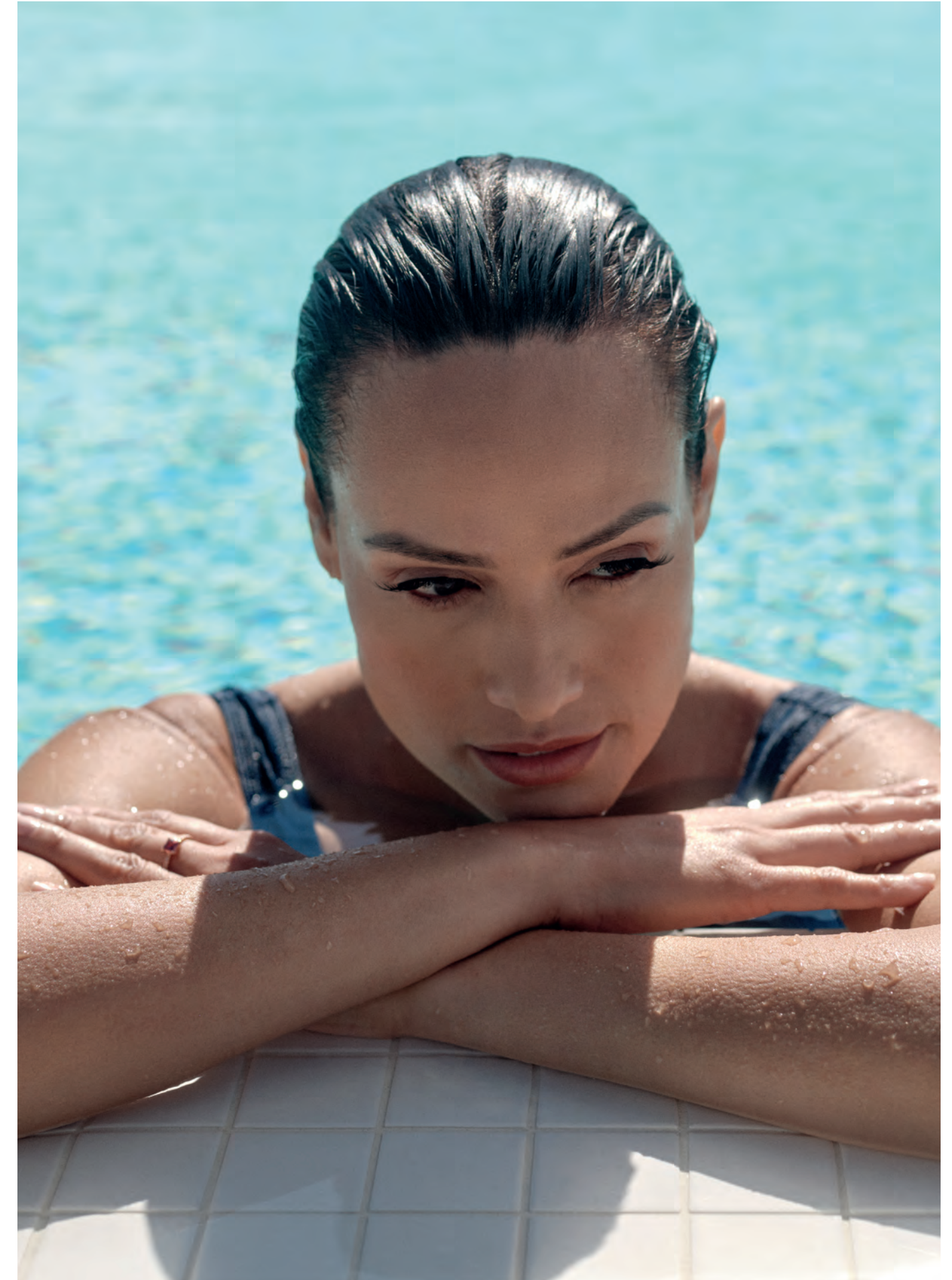



CIPRIANI



Pool Deck

Inspired by the Italian Riviera, the effortlessly chic pool deck is both social and serene. Cabanas and sun loungers surround swimming pools on two floors. Residents are invited to go for a dip, relax on the landscaped terrace, and enjoy an alfresco lunch with friends. With Cipriani dining services available at every chaise, a Bellini is never out of reach.





Cipriani Dining Every Day

Enjoy around-the-clock dining service by Cipriani. Residents and their guests have exclusive access to an indoor-outdoor restaurant and bar, as well as private in-home dining or reservable dining rooms.



Residents' Lounge

Host a special event at the private lounge that is exclusive to residents and their guests. This opulent space is ideal for cocktail parties, intimate dinners, or celebrations.







Fitness Center

The state-of-the-art fitness center is designed to ensure residents always feel their best, by providing spacious yoga studios, top-of-the-line cardio equipment, and energizing group classes.



CIP
RESIDENT

SPA



SERVICES

Extensive amenities consider residents’ every need. From luxuries like a holistic spa and sauna, screening room, and golf simulator to conveniences like a dog park. Cipriani Residences Miami promises a life of effortless elegance.

Designated Director of Residences	In-residence spa treatments*
Cipriani Residential Concierge	Personal training services*
A secure covered garage with 24-hour complimentary valet	Residential services including plant care and away-from-home maintenance*
24-hour security guards and controlled building access	Pet-friendly community with pet grooming and walk services available*
	A luxury house limousine service for convenient transport within a three-mile radius*

*Available for purchase



AMENITIES

Exclusive private entrance with lush landscaping and elegant porte-cochère

Dramatic lobby leading to two banks of high-speed, touchless elevators

Private Cipriani restaurant exclusive to residents and their guests

In-home dining and 24-hour catering services by Cipriani, exclusive to residents

Private dining rooms available for reservation, catered by Cipriani

Elevated resort deck with two swimming pools and a blissful outdoor spa

Poolside cabanas and a beautifully landscaped sun terrace

State-of-the-art fitness center, golf simulator and pickle ball court

Private valet pickup is also available for residents seeking the utmost privacy

Poolside food and beverage services catered by Cipriani

Holistic spa with sauna, ice plunge, and treatment rooms

Four-level cycling-focused wellness center and lounge overlooking the Brickell skyline

Luxurious residents’ social lounge for special events and intimate gatherings

Private salon available to be reserved for personal beauty services

Screening room with cutting-edge audio/visual equipment

Tranquil and spacious residents’ library

Engaging children’s playroom and outdoor playroom



A MODERN LIFESTYLE

RESIDENCES

The renowned design team at 1508 London has crafted one-of-a-kind homes that offer true comfort and privacy. Inspired by their location and Cipriani's inimitable style, the sophisticated residences have generous layouts perfect for entertaining. Conceived in collaboration with Cipriani, the open eat-in kitchens are designed for gastronomists of all levels and are equipped to host in-house catering service. Custom high gloss Italian cabinetry and bespoke Sub-Zero and Wolf appliance options distinguish the restaurant-quality space. With every detail selected to enhance the living experience, residences embody Cipriani's timeless style and warm atmosphere.



Indoor/Outdoor Lifestyle

Indoor and outdoor spaces flow together naturally with floor-to-ceiling windows and sliding glass doors that frame panoramic views of Biscayne Bay, the Brickell skyline, Simpson Park, and Coconut Grove. In each residence, living rooms and primary bedrooms open onto deep terraces with glass railings for unobstructed vistas.



Great Rooms

With 10-foot ceilings, the bright living areas curve gently along the façade, creating a soft, refined ambiance that keeps the focus on the sweeping views.









Levels 79–81
Penthouse Collection
3,491–6,146 interior SF
Private elevators
Private oversized terraces
with swimming pools*
*FEATURED IN SELECT PENTHOUSES

Levels 62–78
**Two- to Four-Bedroom
Residences**
2,010–3,494 interior SF
Private elevators

Levels 19–61
**One- to Four-Bedroom
Residences**
1,194–2,151 Interior SF

Levels 9–18
**One- to Three-Bedroom
Residences**
1,194–1,959 Interior SF

- Amenities**
- Level 8
Lap Pool | Pickle Ball
Golf Simulator
 - Level 7
Restaurant | Pool | Spa
Fitness | Lounge | Library
Private Dining | Screening
Room | Children's Room



BUILDING OVERVIEW

Residences are entirely bespoke. Choose from a rich selection of flooring options, top-of-the-line appliances, custom cabinets, and smart technology systems and specify your preferred view. Exceptional penthouses also offer private pools, sweeping terraces, and direct elevator entry.

- Distinctive 80-story tower with curved glass façade
- Expansive penthouses with private oversized terraces with swimming pools*
- 24-hour catering by Cipriani exclusive to residents

- Attentive, intuitive service and generous hospitality
- Sweeping views of Biscayne Bay and the Brickell skyline
- Outdoor resort deck with landscaped sun terrace

*Featured in select penthouses



RESIDENCE FEATURES

Elegant contemporary interiors designed by 1508 London

Bright, airy living areas with ceiling heights up to 10 feet

Floor-to-ceiling sliding glass doors and windows with panoramic views of Biscayne Bay, Simpson Park, and the Brickell skyline

Expansive eight-foot-deep private terraces with glass railings for unobstructed views and wraparound terraces at corner units

Terrace access from the living room and primary bedroom of every residence

Gracious walk-in wardrobes in every primary bedroom

Direct elevator entry for select residences

Individually controlled, high efficiency central air conditioning and heating systems with linear diffusers in main areas to ensure seamless integration

Laundry rooms with full-size washing machine and dryer, and most residences have a utility sink

Solid core wood interior doors for enhanced soundproofing and energy efficiency

Advanced smart technology pre-wired for window treatments, high-speed internet and Wi-Fi, data/voice, and satellite cable

Interface technology for building services such as concierge, valet, and security and in-house audiovisual and lighting systems



THE CENTERPIECE OF BRICKELL

NEIGHBORHOOD

Internationally recognized and one of the most prestigious neighborhoods in Miami, Brickell is the cosmopolitan heart of the city. It boasts a vibrant art scene and exciting nightlife, plus a spectacular setting on Biscayne Bay. Residents can explore palm-lined esplanades, unwind in the serene parks, and take a boat out on the bay. Centrally located, Brickell is just a short drive from the airport, glamour of Miami Beach, and tropical sands of Key Biscayne.



“Brickell feels more like New York than Miami, with a similar ambition, fast-paced lifestyle and walkability. Everything you need to live, work, shop and relax.”

Forbes



DINING AND NIGHTLIFE

Five-star dining from around the world is right outside your doorstep. Brickell's exciting restaurant scene attracts top international chefs, so you can indulge in the very best Latin American, Japanese, or Mediterranean cuisine as well as incredibly fresh local seafood. Waterfront restaurants like Cipriani Downtown Miami offer breathtaking views, and the vibrant nightlife scene is just around the corner at Socialista.



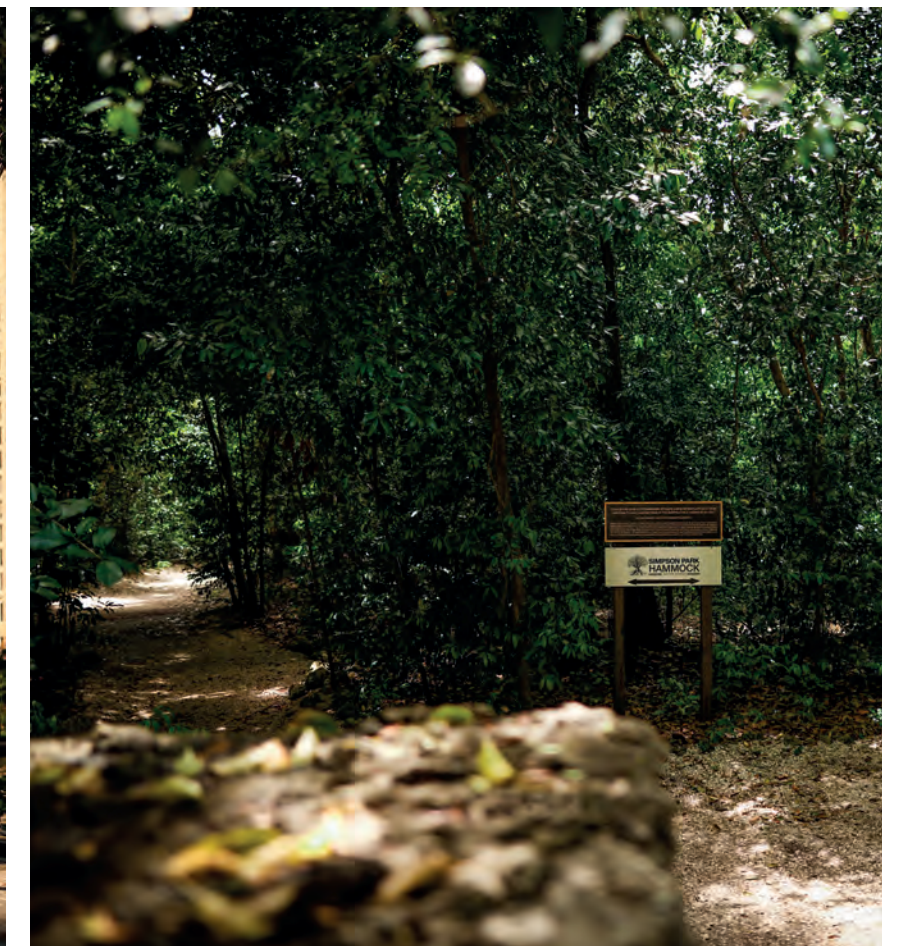
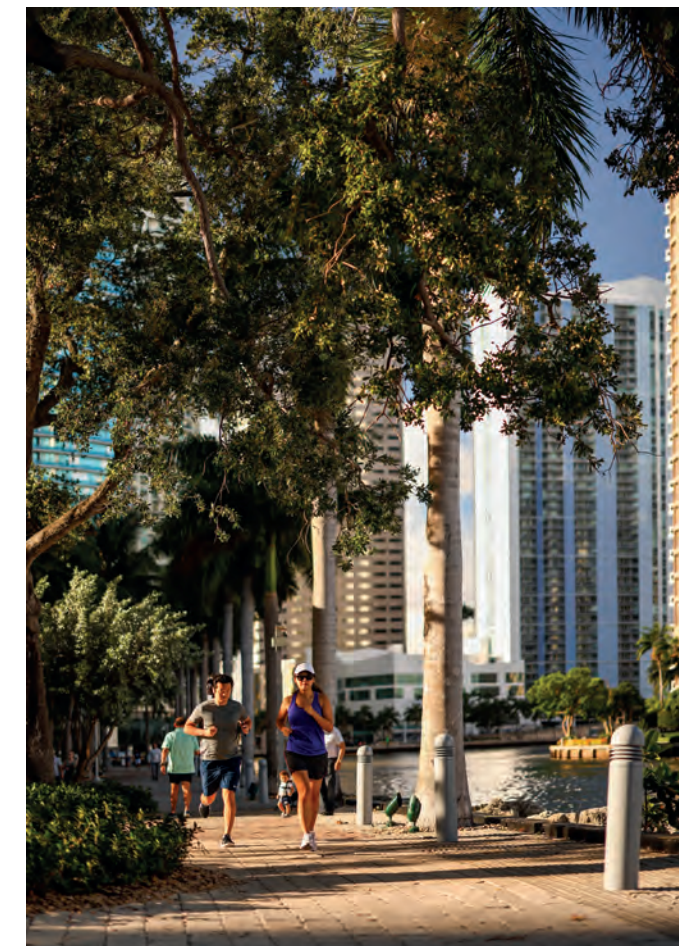
WATERFRONT

It's easy to enjoy Miami's famous turquoise waters, whether by strolling along bayfront promenades or hopping on a boat. With multiple marinas nearby, residents can charter a yacht and cruise around the legendary islands or venture to the Florida Keys.



PARKS AND GREEN SPACES

Cipriani Residences Miami is close to several stunning green spaces, from the water-view lawns of Bayfront Park to the formal gardens at Vizcaya. Simpson Park, a lush nature preserve and old-growth tropical forest, is right across the street. A cool respite in the heart of the city, its winding walking trails are lined with live oaks, dogwoods, and rare exotic plants.



SHOPPING

Stroll to some of Miami's best shopping at Brickell City Centre, a retail destination with countless designer fashion, beauty, and jewelry brands. Discover more luxury boutiques in the stylish Design District, only three miles north, and local labels in creative Wynwood.





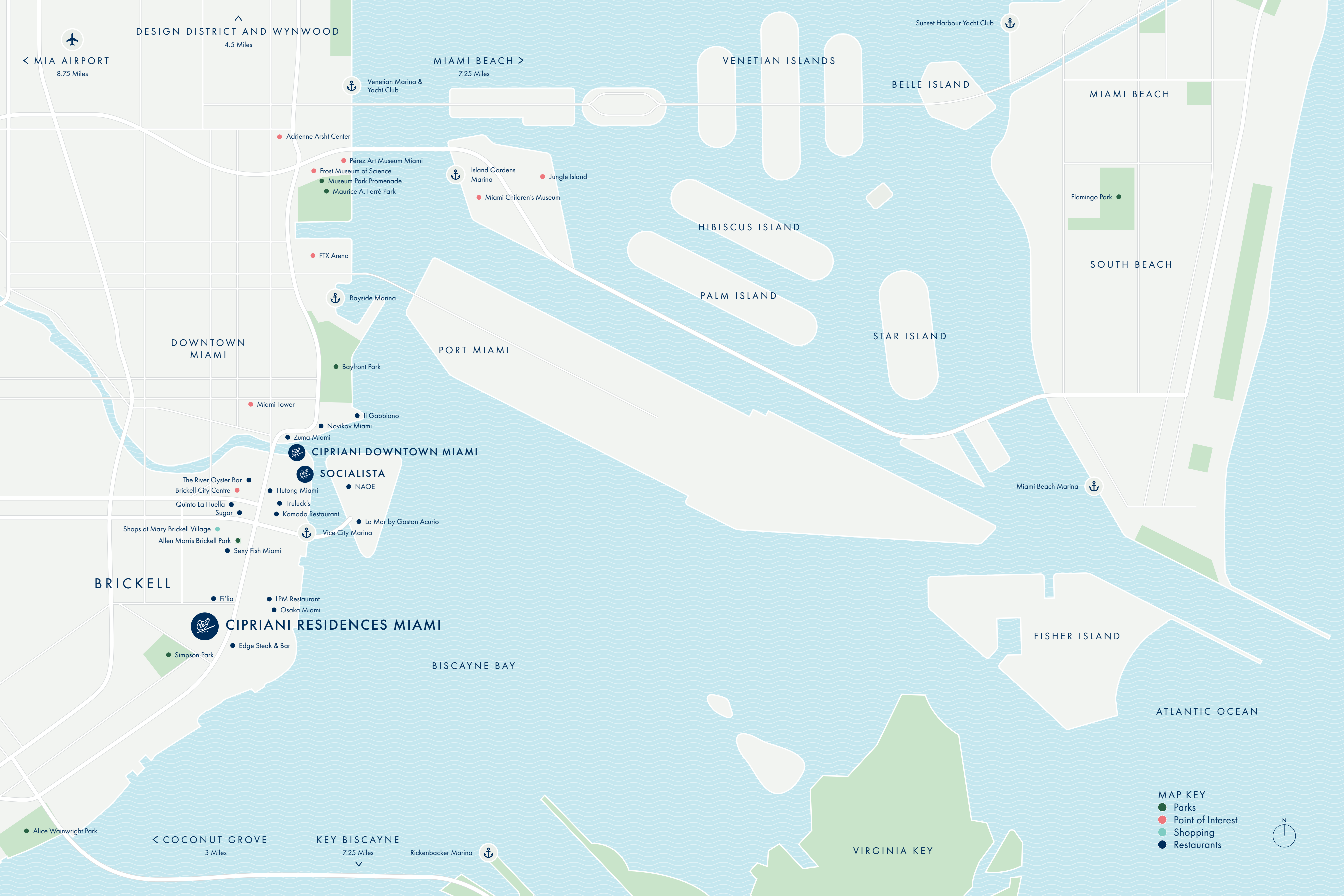
CULTURE

Miami's cultural scene is endlessly enthralling, with international art and design fairs, film festivals, and celebrated music and theater performances. Explore the Pérez Art Museum, Miami's acclaimed modern and contemporary art collection, or visit the aquarium and planetarium at the Frost Museum of Science.

Pérez Art Museum



Vizcaya Museum and Gardens



< MIA AIRPORT
8.75 Miles

DESIGN DISTRICT AND WYNWOOD
4.5 Miles

MIAMI BEACH >
7.25 Miles

VENETIAN ISLANDS

BELLE ISLAND

MIAMI BEACH

Flamingo Park

SOUTH BEACH

DOWNTOWN
MIAMI

PORT MIAMI

HIBISCUS ISLAND

PALM ISLAND

STAR ISLAND

FISHER ISLAND

ATLANTIC OCEAN

VIRGINIA KEY

< COCONUT GROVE
3 Miles

KEY BISCAYNE
7.25 Miles

Rickenbacker Marina

MAP KEY
● Parks
● Point of Interest
● Shopping
● Restaurants



Adrienne Arsht Center
Pérez Art Museum Miami
Frost Museum of Science
Museum Park Promenade
Maurice A. Ferré Park

Island Gardens Marina
Jungle Island
Miami Children's Museum

FTX Arena

Bayside Marina

Bayfront Park

Miami Tower

Il Gabbiano

Novikov Miami

Zuma Miami



CIPRIANI DOWNTOWN MIAMI



SOCIALISTA

NAOE

The River Oyster Bar

Brickell City Centre

Quinto La Huella

Sugar

Shops at Mary Brickell Village

Allen Morris Brickell Park

Sexy Fish Miami

Fi'lia

LPM Restaurant

Osaka Miami

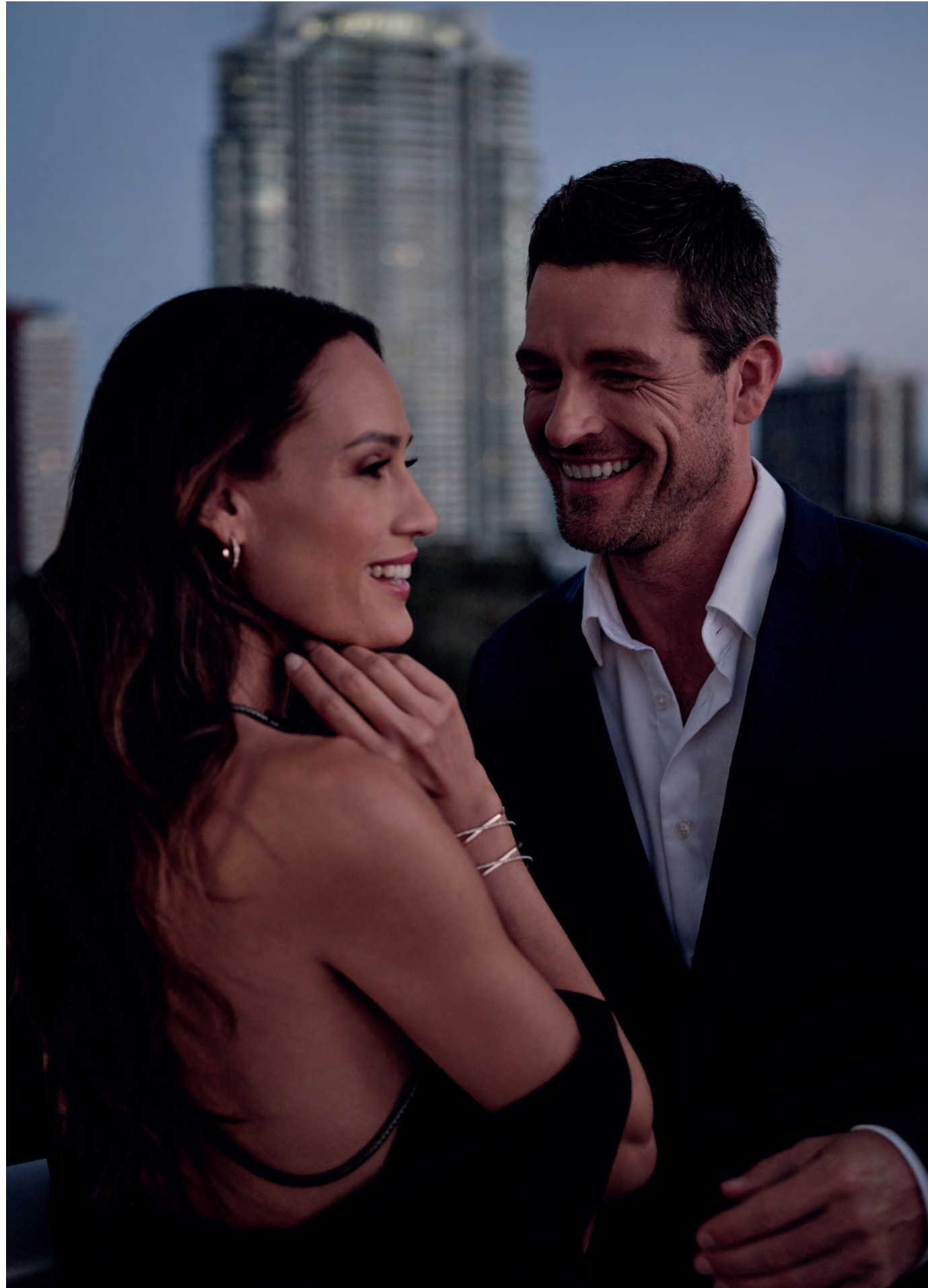


CIPRIANI RESIDENCES MIAMI

Edge Steak & Bar

Simpson Park

Alice Wainwright Park



THE PERFECT PARTNERSHIP

PROJECT TEAM

Four iconic practices have brought Cipriani Residences Miami to life. The brilliant architects, designers, and developers have an innate understanding of Miami and the Cipriani brand and worked together closely on every detail of the building. Sharing an international perspective and expertise in luxury, the team was uniquely qualified to achieve this extraordinary vision.

MAST CAPITAL
DEVELOPER

Mast Capital is a privately held real estate investment and development firm, founded by Camilo Miguel Jr. in 2006. The firm leverages deep local market perspectives and institutional quality to deliver superior execution and transformative projects. Mast Capital focuses on investing in and developing thoughtfully designed projects that enrich the fabric of local communities throughout Florida.



The Perigon, Miami USA



Louver House, Miami USA

CIPRIANI FAMILY
LEADER IN HOSPITALITY FOR FOUR GENERATIONS

Since the opening of the legendary Harry’s Bar in Venice in 1931, four generations of the family have developed Cipriani into a leading hospitality brand. Cipriani has restaurants, hotels, landmarked event spaces, residences, lounges, and private membership clubs around the world.



Casa Cipriani, New York USA



Cipriani Dubai, United Arab Emirates

ARQUITECTONICA
A SIGNATURE DESIGN BY BERNARDO FORT-BRESCIA
ARCHITECT

Arquitectonica was founded in 1977 by Bernardo Fort-Brescia and Laurinda Spear. The award-winning firm has worked in 59 countries but left its strongest mark on Miami, where it has transformed the skyline with a bold vision of contemporary architecture.



Mount Parker Residences, Hong Kong China



The Infinity Condominium, San Francisco USA

1508 LONDON

DESIGNER

1508 London is a collaborative design studio founded in 2010. Specializing in high-end residential and hospitality projects, as well as yachts, the team draws on history, geography, and the local architectural vernacular to create sophisticated, timeless designs. With offices spanning four continents, 1508 London offers a world-leading service of best-in-class design.



Mandarin Oriental Beverly Hills, Los Angeles USA



Chelsea Barracks, London England

“Cipriani Residences Miami translates four generations of tradition and service into an elegant, relaxing, and comfortable lifestyle.”

Giuseppe Cipriani



Developer
Mast Capital

Architecture
Arquitectonica

Interior Design
1508 London

Creative Direction
Noë & Associates



EXCLUSIVE MARKETING AND SALES BY FORTUNE DEVELOPMENT SALES

These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. All prices, plans, specifications, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. Rendering depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a unit of from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein. Interior photos shown may depict options and upgrades and are not representative of standard features and may not be available for all model types. All fixtures, furniture and items of finish and decoration of units described herein are for display only and may not be included with the unit, unless expressly provided in the purchase agreement. All plans, features and amenities depicted herein are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. This project is being developed by M-1420 S Miami Acquisitions CP, LLC, a Delaware limited liability company, which was formed solely for such purpose. Mast Capital is affiliated with this entity, is not the developer of this project. The sketches, renderings, graphics materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and to for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The developer expressly reserved the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion. Restaurants and other business establishments and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, businesses and/or operators within the project may be relied upon. Restaurants, and/or other business establishments, are anticipated to be operated from the commercial components of the project which will be offered for sale to third parties. Except as may be otherwise provided in the offering materials, the use of the commercial spaces will be in discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein. All trademarks, logos and brand names are the property of their respective owners. EQUAL HOUSING OPPORTUNITY

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

SALES CONTACT

www.PezzottaTeam.com
Team-Pezzotta@remax.it

PEZZOTTA

GLOBAL REAL ESTATE INVESTMENTS