



CIPRIANI RESIDENCES MIAMI, 1420 SOUTH MIAMI AVE

Exclusive Sales and Marketing By Fortune Development Sales



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. 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 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 Inc. and Cipriani USA Inc. (and their affiliates) are not the developer of this project. Equal Housing Opportunity. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP23-0069. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in 1420 S. Miami Avenue Condominium & N.J. Registration No. 24-04-0005.

RESIDENCES



# AMENITIES

LEVEL 7

- 1 SUNRISE POOL
- 2 BAYVIEW TERRACE
- 3 SPA POOL
- 4 CABANAS
- 5 FITNESS CENTER
- 6 SPINNING ROOM
- 7 SPA
- 8 SALON
- 9 TREATMENT ROOMS
- 10 CHANGING ROOMS
- 11 WELLNESS RECEPTION / LOUNGE
- 12 SOCIAL LOUNGE
- 13 SCREENING ROOM
- 14 LIBRARY
- 15 PET PARK
- 16 KIDS OUTDOOR PARK
- 17 KIDS LOUNGE
- 18 PRIVATE DINING
- 19 RESTAURANT & BAR
- 20 DINING TERRACE



NOT TO SCALE

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. EQUAL HOUSING OPPORTUNITY. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP23-0069. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in 1420 S. Miami Avenue Condominium & N.J. Registration No. 24-04-0005.





# AMENITIES

## LEVEL 8

- 1 LAP POOL
- 2 CABANAS
- 3 BAR
- 4 MEDITATION LAWN
- 5 PICKLEBALL
- 6 GOLF SIMULATOR
- 7 RESIDENT LOUNGE



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# RESIDENCE 01

LEVEL 9-18

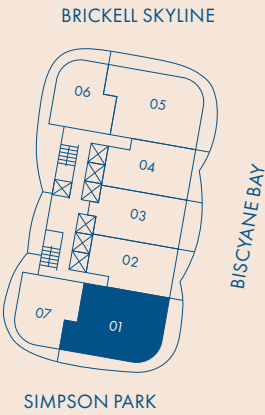
3 Bedrooms  
3 Bathrooms  
1 Powder Room

INTERIOR AREA

1,952 SQ. FT. / 181 SQ. M.

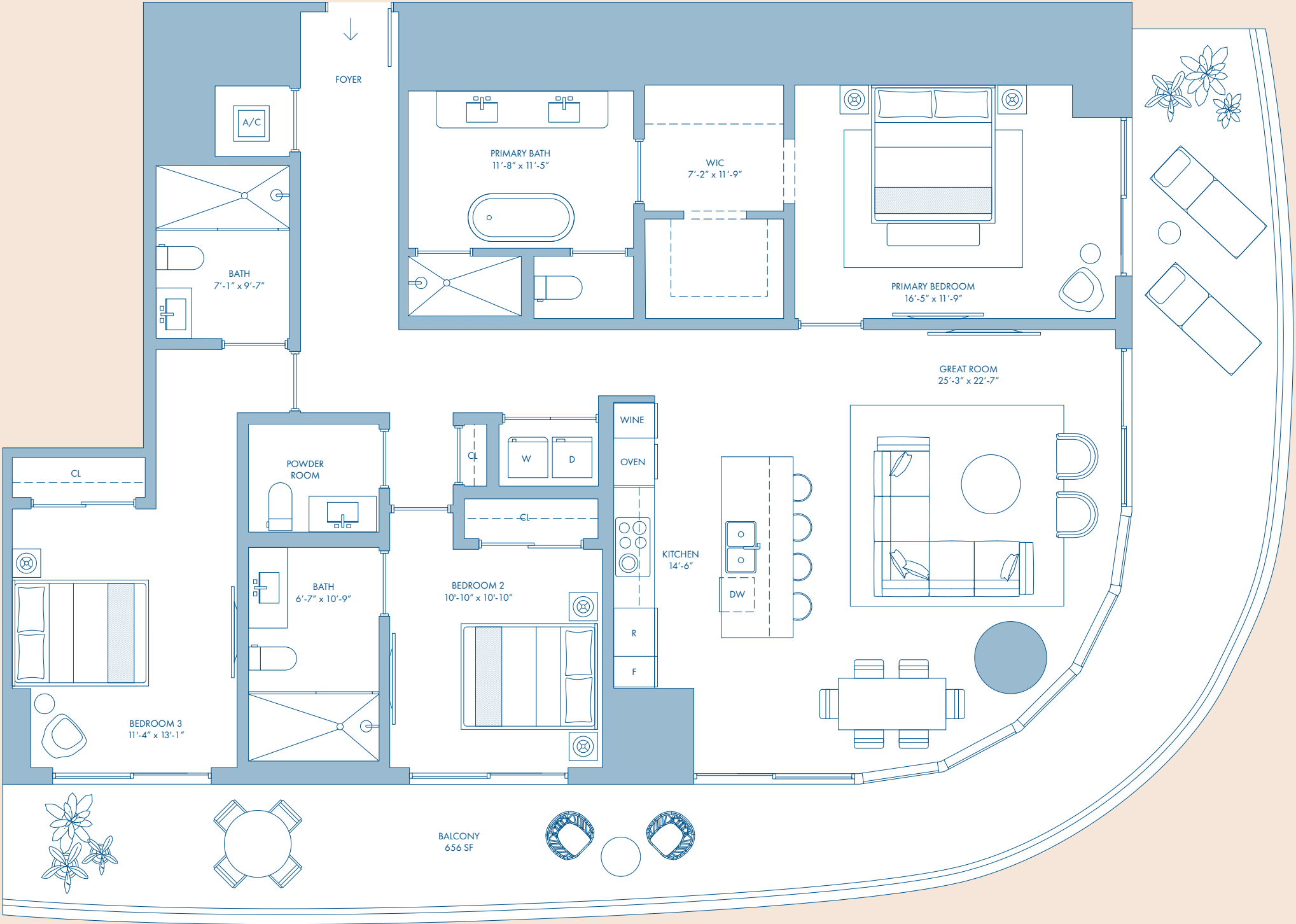
TERRACE AREA

656 SQ. FT. / 61 SQ. M.



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# RESIDENCE 02

LEVEL 9-18

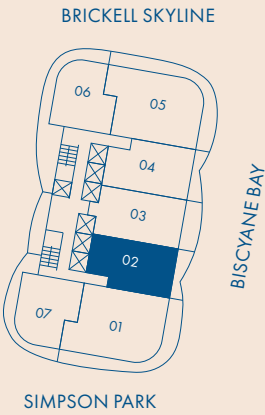
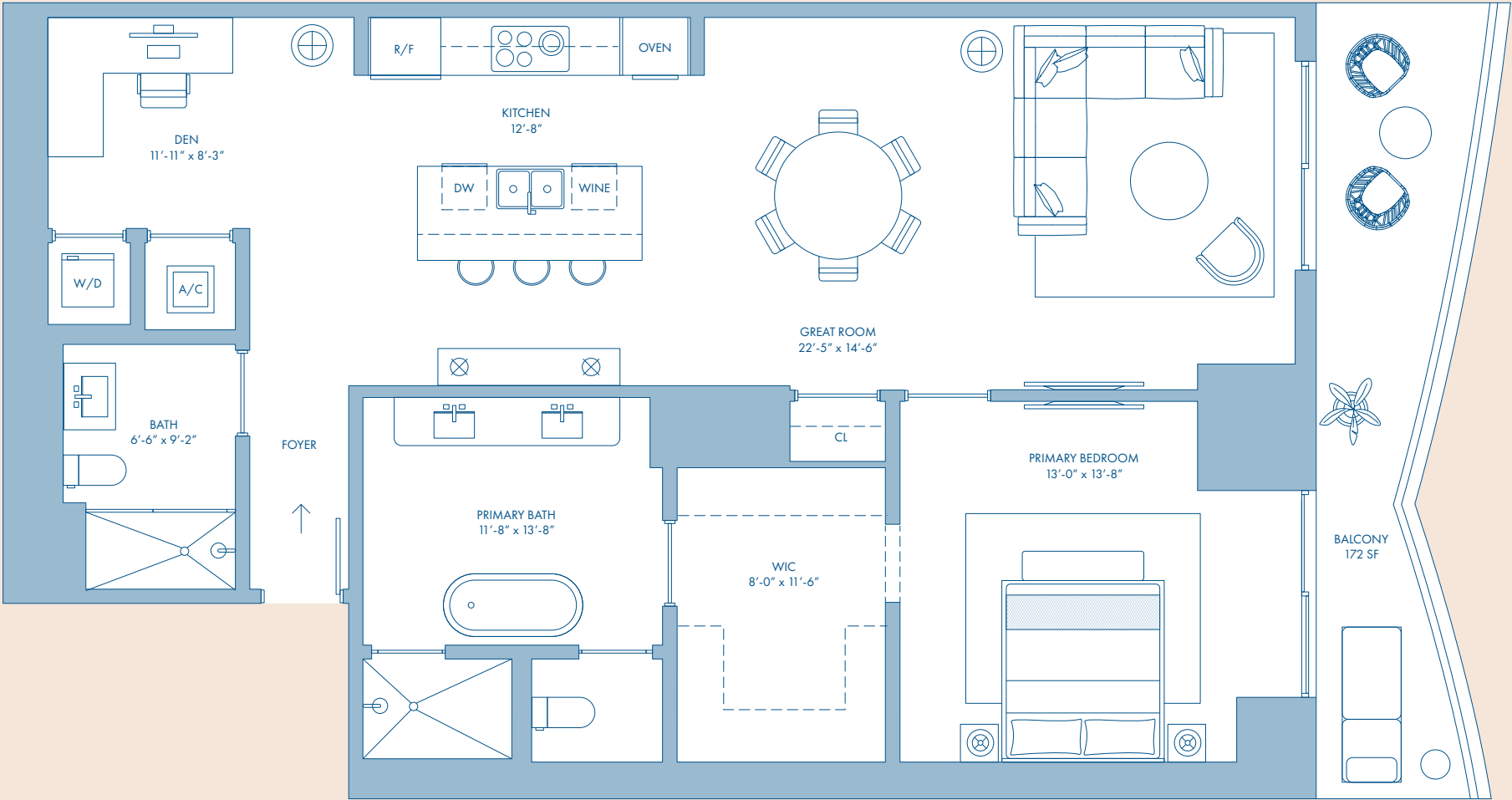
1 Bedroom  
Den  
2 Bathrooms

INTERIOR AREA

1,454 SQ. FT. / 135 SQ. M.

TERRACE AREA

172 SQ. FT. / 16 SQ. M.



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# RESIDENCE 03

LEVEL 9-18

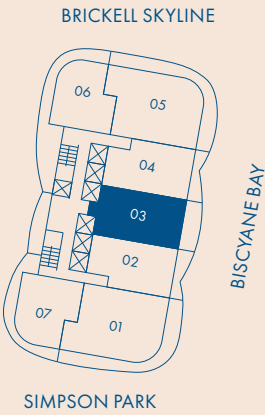
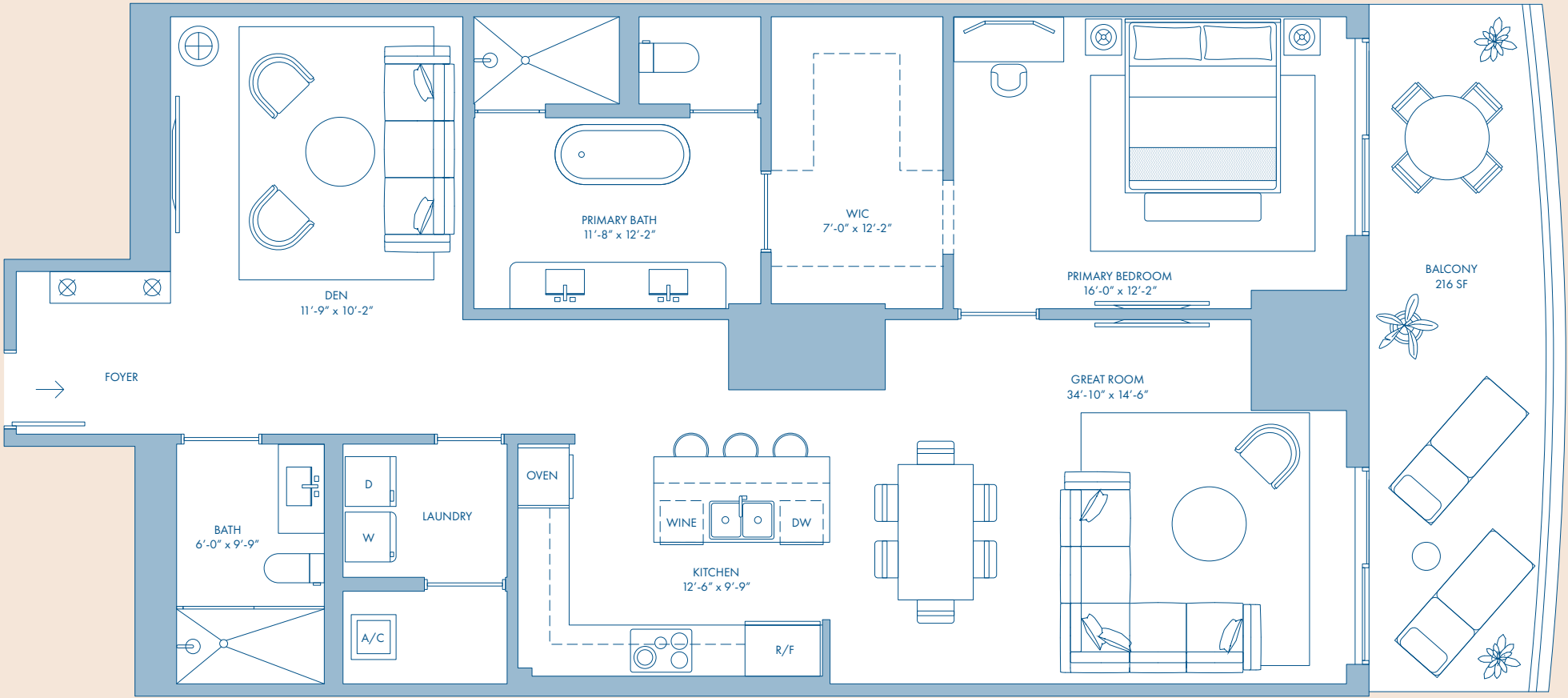
- 1 Bedroom
- Den
- 2 Bathrooms

INTERIOR AREA

1,453 SQ. FT. / 135 SQ. M.

TERRACE AREA

216 SQ. FT. / 20 SQ. M.



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# RESIDENCE 04

LEVEL 9-18

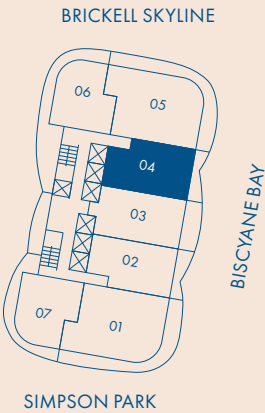
1 Bedroom  
Den  
2 Bathrooms

INTERIOR AREA

1,454 SQ. FT. / 135 SQ. M.

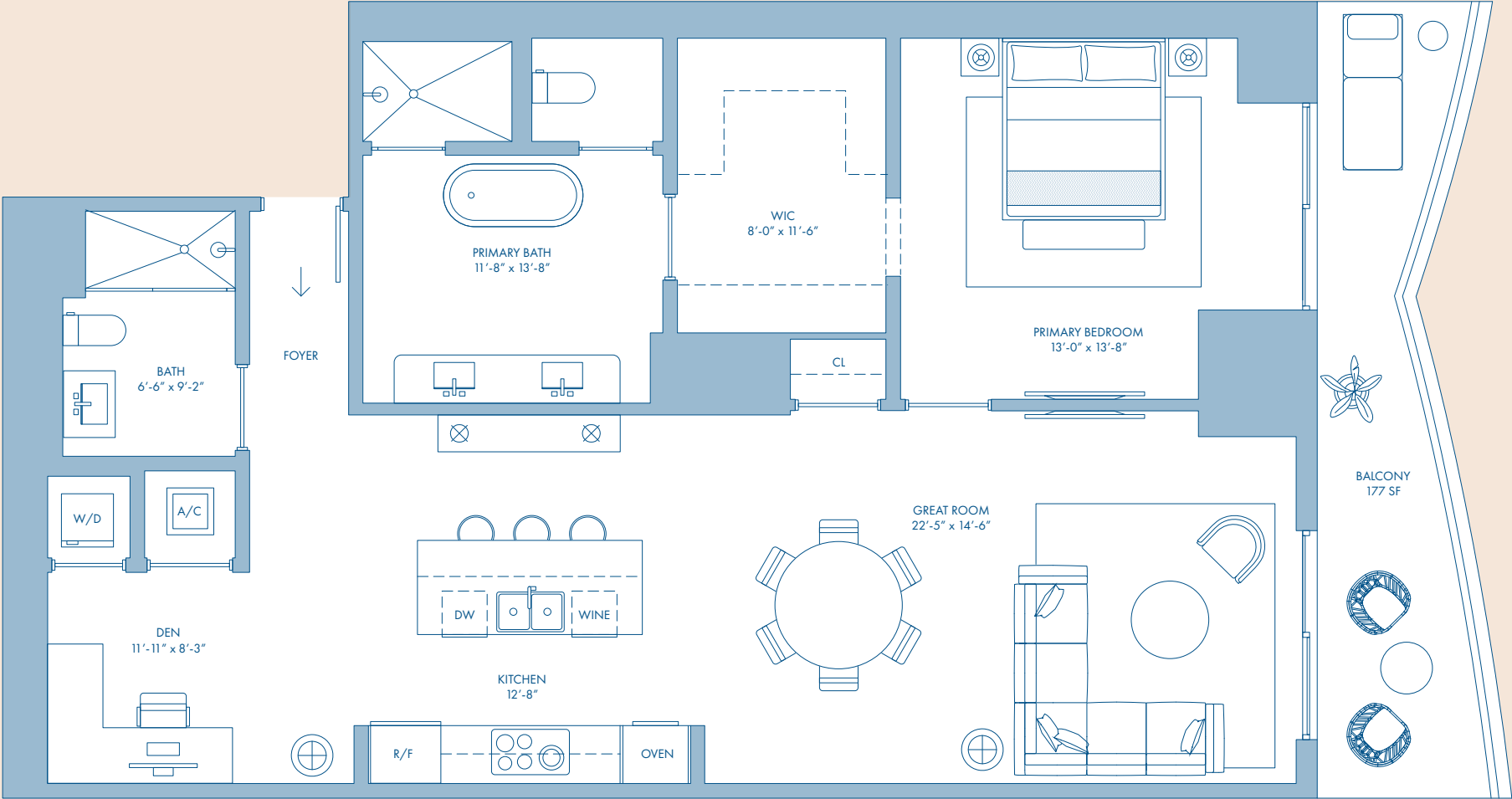
TERRACE AREA

177 SQ. FT. / 16 SQ. M.



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# RESIDENCE 05

LEVEL 9-18

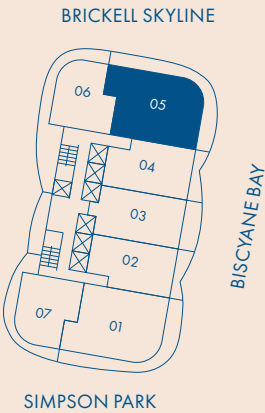
- 3 Bedrooms
- 3 Bathrooms
- 1 Powder Room

INTERIOR AREA

1,952 SQ. FT. / 181 SQ. M.

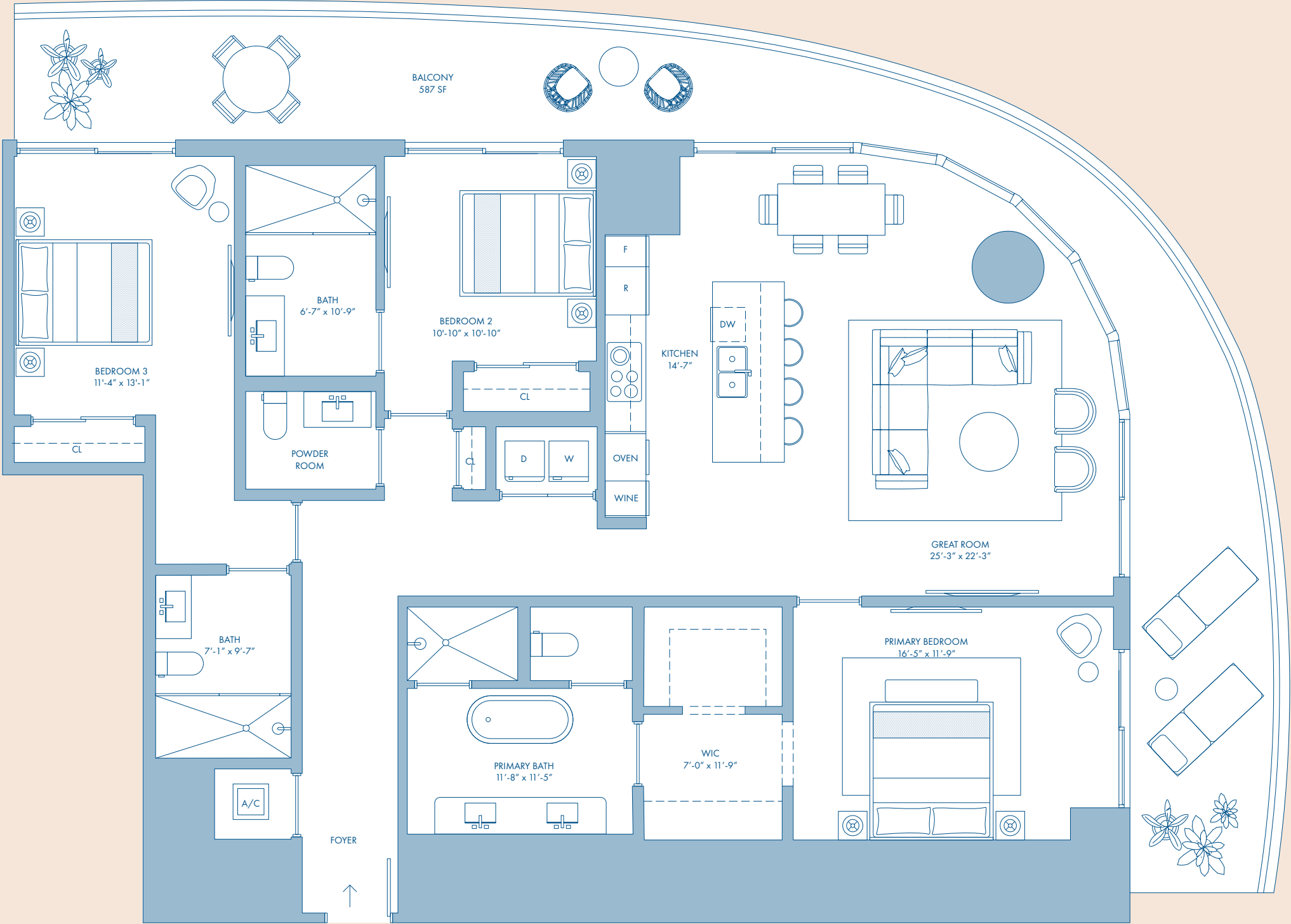
TERRACE AREA

587 SQ. FT. / 55 SQ. M.



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# RESIDENCE 06

LEVEL 9-18

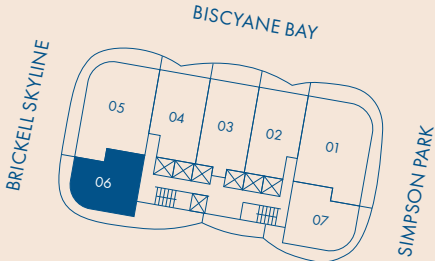
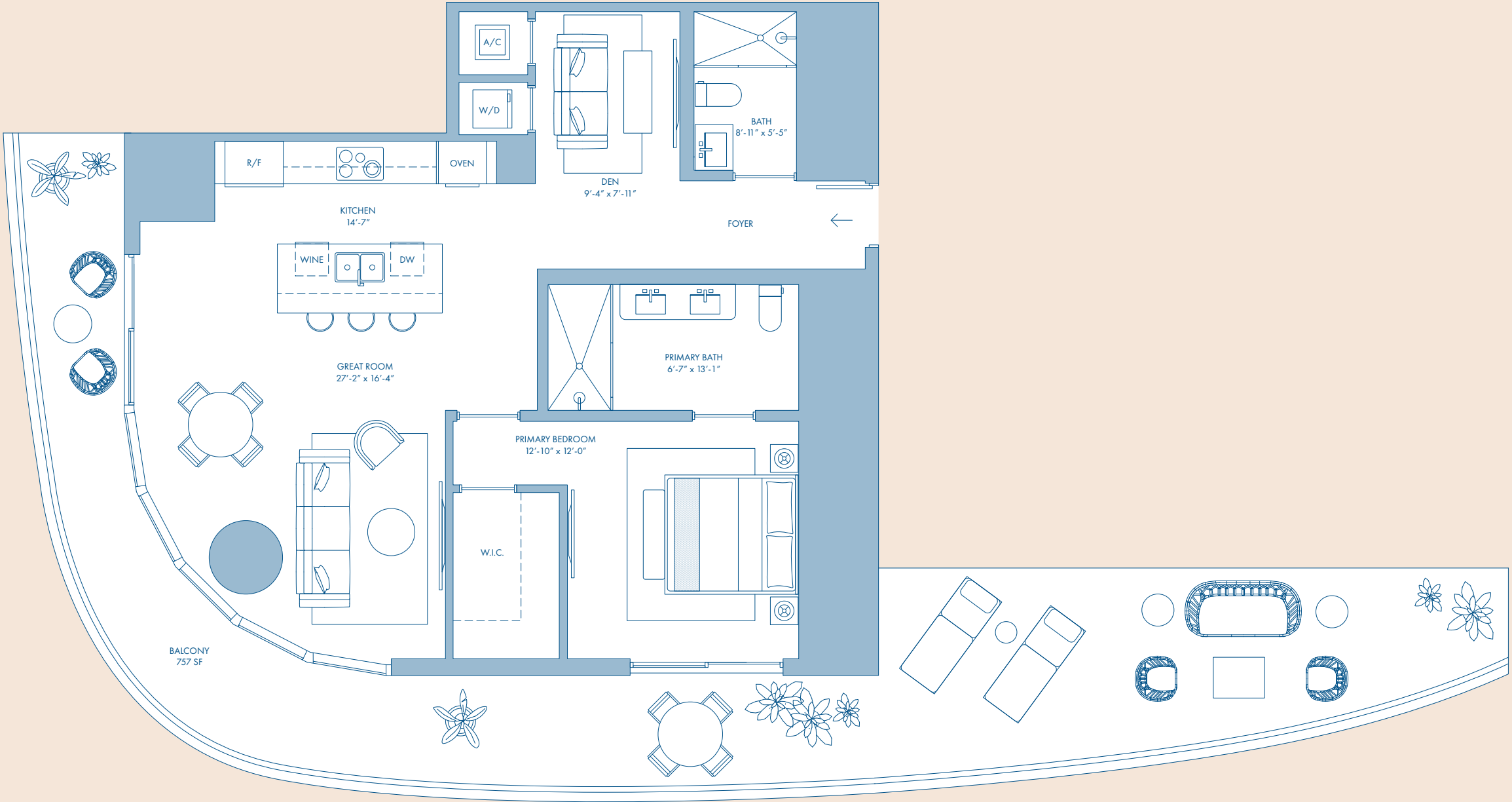
1 Bedroom  
Den  
2 Bathrooms

INTERIOR AREA

1,181 SQ. FT. / 110 SQ. M.

TERRACE AREA

757 SQ. FT. / 70 SQ. M.



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# RESIDENCE 07

LEVEL 9-18

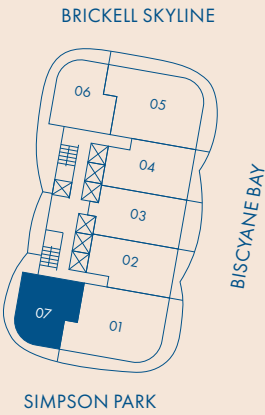
1 Bedroom  
Den  
2 Bathrooms

INTERIOR AREA

1,181 SQ. FT. / 110 SQ. M.

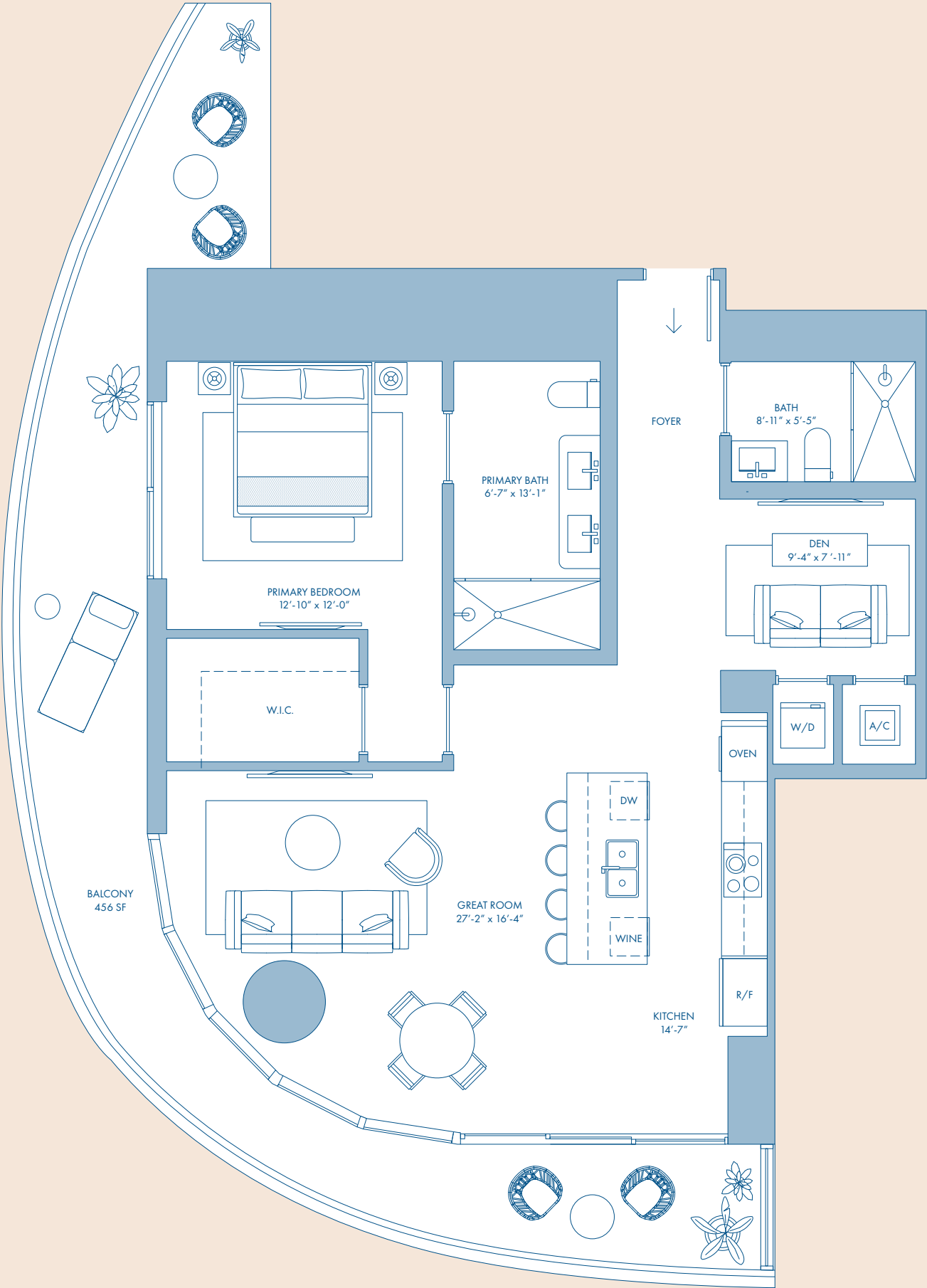
TERRACE AREA

456 SQ. FT. / 42 SQ. M.



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# RESIDENCE 01

3 Bedrooms  
3 Bathrooms  
1 Powder Room

LEVEL 19-36

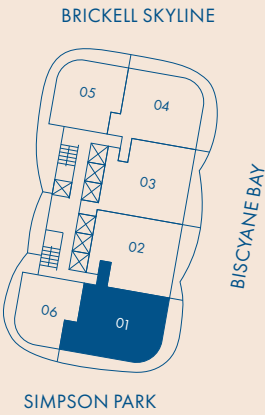
INTERIOR AREA  
2,056 SQ. FT. / 191 SQ. M.

TERRACE AREA  
656 SQ. FT. / 61 SQ. M.

LEVEL 38-61

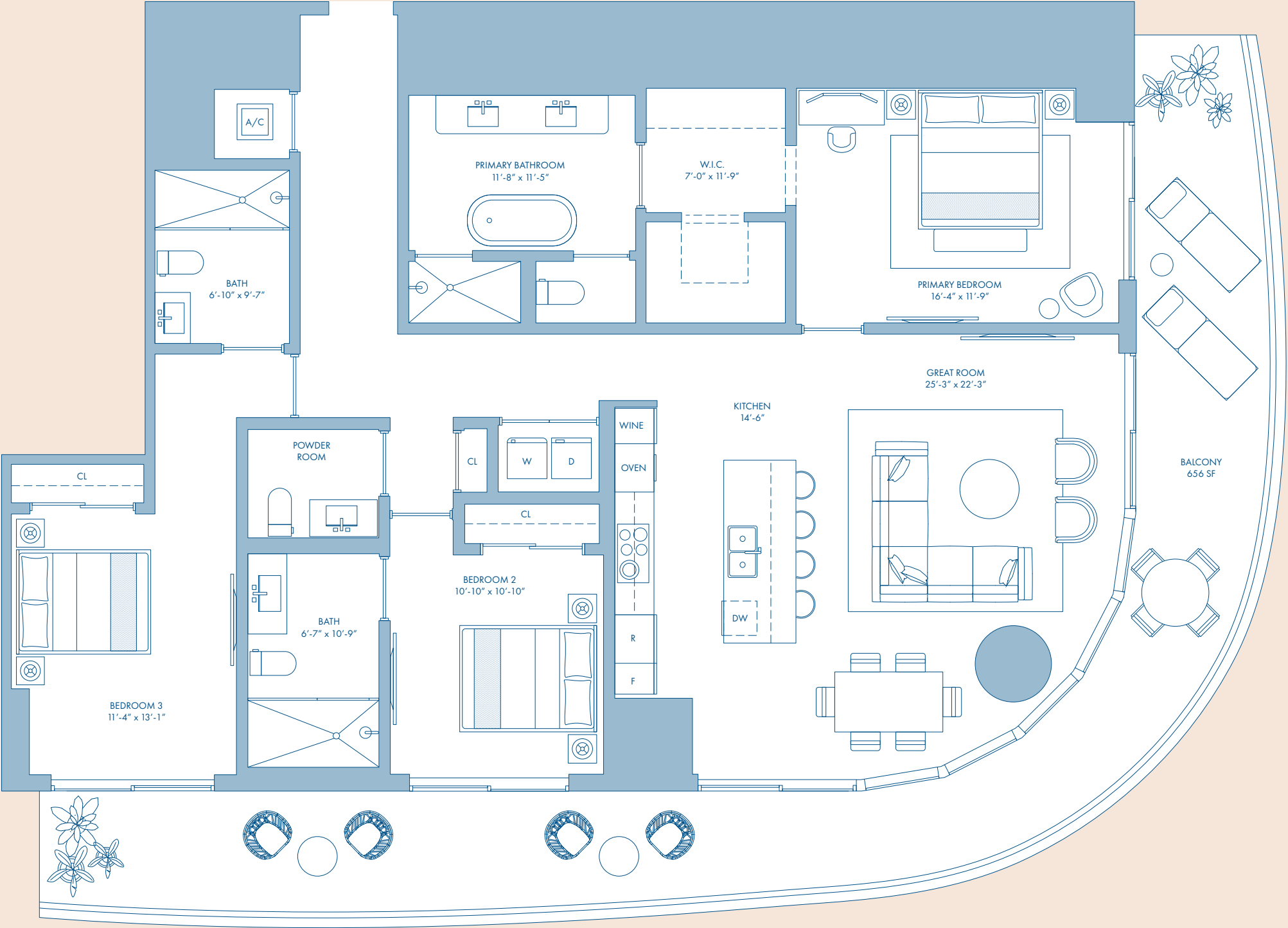
INTERIOR AREA  
2,077 SQ. FT. / 193 SQ. M.

TERRACE AREA  
656 SQ. FT. / 61 SQ. M.



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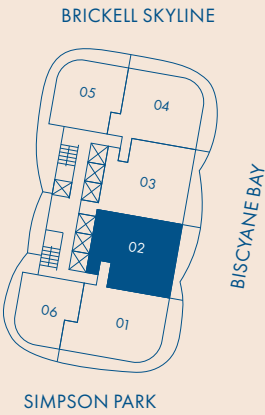


# RESIDENCE 02

2 Bedrooms  
Den  
3 Bathrooms

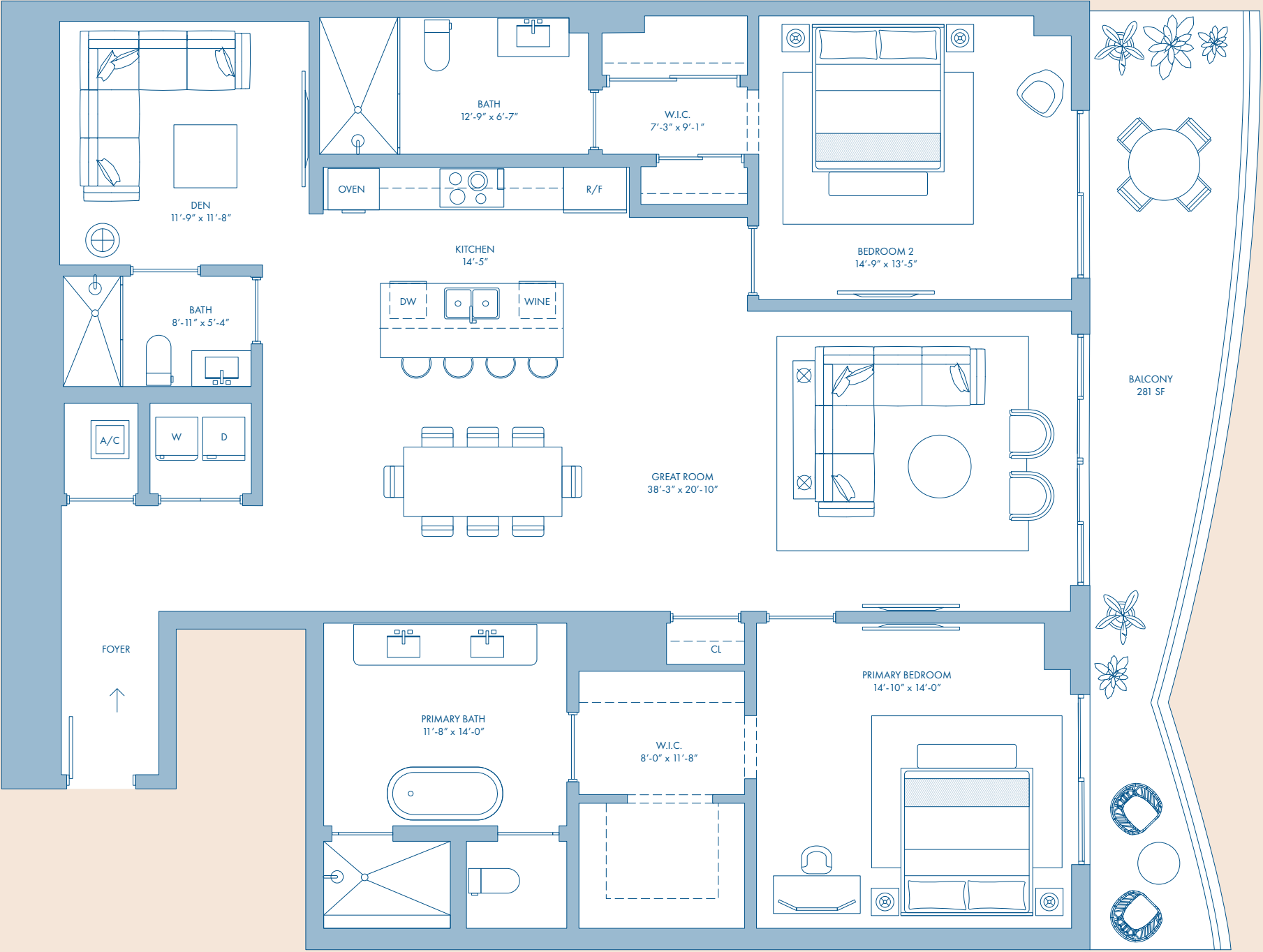
LEVEL 19-36  
INTERIOR AREA  
2,093 SQ. FT. / 194 SQ. M.  
TERRACE AREA  
281 SQ. FT. / 26 SQ. M.

LEVEL 38-61  
INTERIOR AREA  
2,072 SQ. FT. / 192 SQ. M.  
TERRACE AREA  
281 SQ. FT. / 26 SQ. M.



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# RESIDENCE 03

2 Bedrooms  
Den  
3 Bathrooms

LEVEL 19-36

INTERIOR AREA

2,171 SQ. FT. / 202 SQ. M.

TERRACE AREA

280 SQ. FT. / 26 SQ. M.

LEVEL 38-61

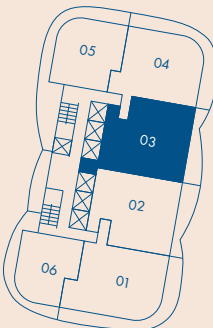
INTERIOR AREA

2,151 SQ. FT. / 200 SQ. M.

TERRACE AREA

280 SQ. FT. / 26 SQ. M.

BRICKELL SKYLINE

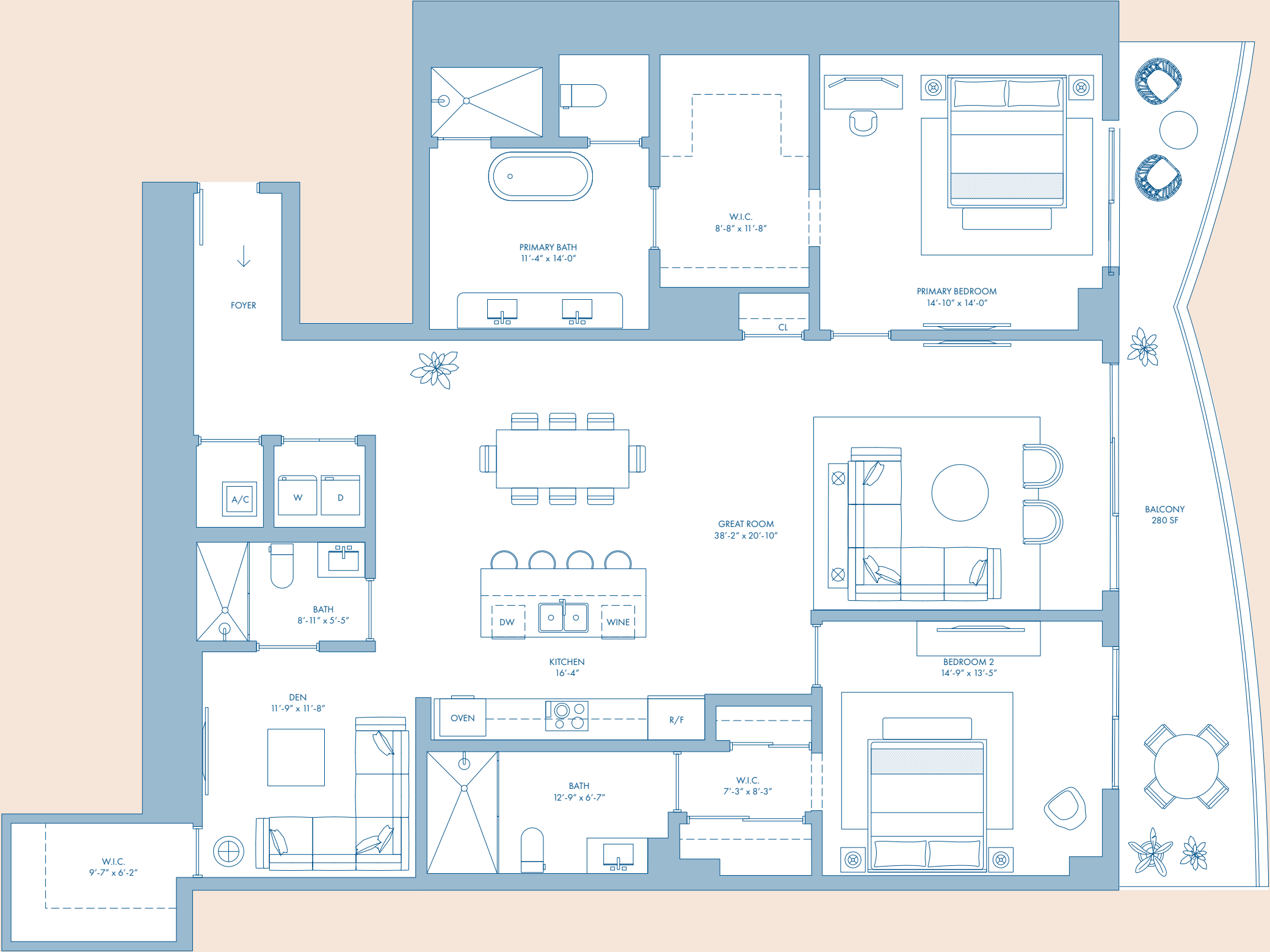


SIMPSON PARK



NOT TO SCALE

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# RESIDENCE 04

2 Bedrooms  
Den  
3 Bathrooms

LEVEL 19-37

INTERIOR AREA

1,848 SQ. FT. / 172 SQ. M.

TERRACE AREA

514 SQ. FT. / 48 SQ. M.

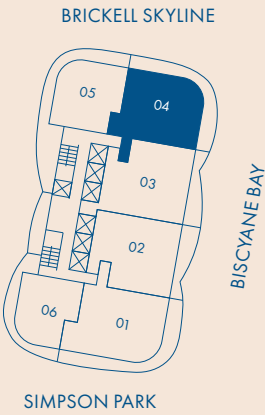
LEVEL 38-61

INTERIOR AREA

1,874 SQ. FT. / 174 SQ. M.

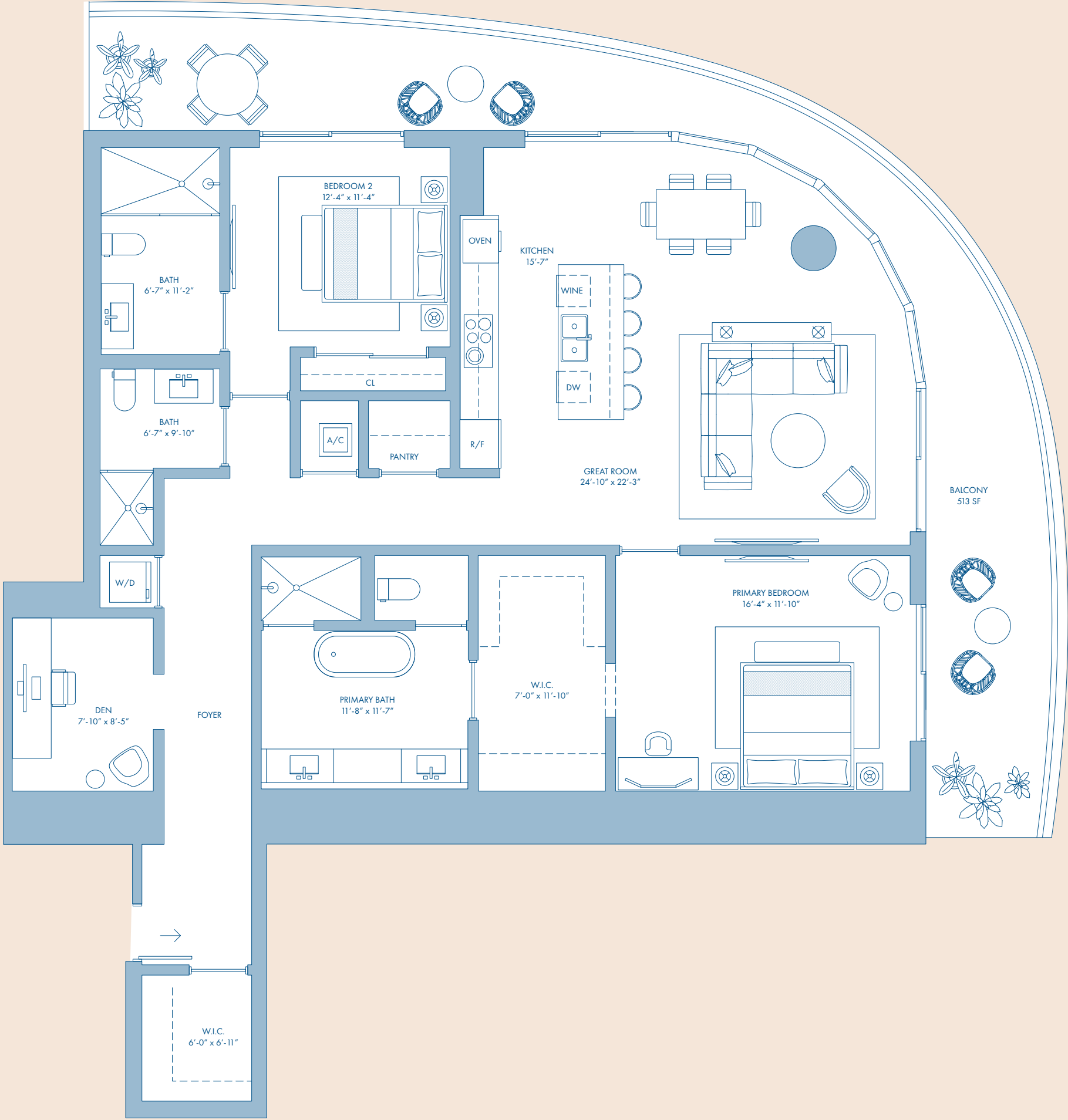
TERRACE AREA

513 SQ. FT. / 48 SQ. M.



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# RESIDENCE 05

- 2 Bedrooms
- Den
- 2 Bathrooms
- 1 Powder Room

LEVEL 19-37

INTERIOR AREA

1,385 SQ. FT. / 129 SQ. M.

TERRACE AREA

834 SQ. FT. / 77 SQ. M.

LEVEL 38-61

INTERIOR AREA

1,402 SQ. FT. / 130 SQ. M.

TERRACE AREA

835 SQ. FT. / 77 SQ. M.



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# RESIDENCE 06

1 Bedroom  
Den  
2 Bathrooms

LEVEL 19-36

INTERIOR AREA

1,177 SQ. FT. / 109 SQ. M.

TERRACE AREA

456 SQ. FT. / 42 SQ. M.

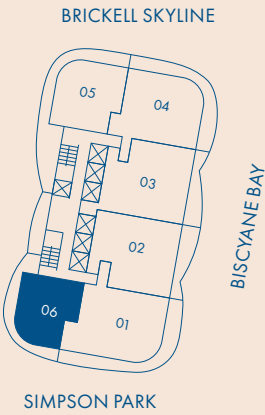
LEVEL 38-61

INTERIOR AREA

1,195 SQ. FT. / 111 SQ. M.

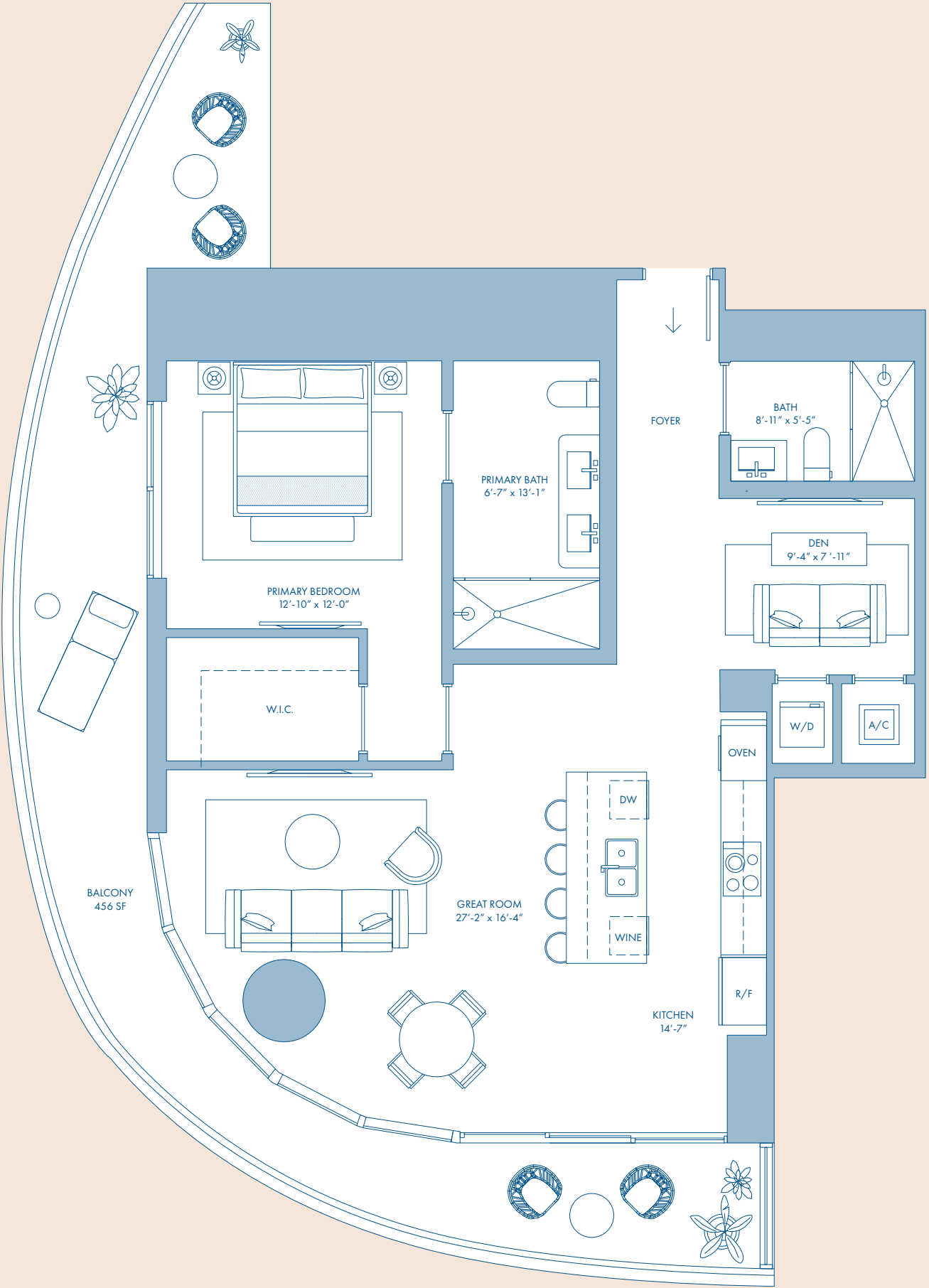
TERRACE AREA

456 SQ. FT. / 42 SQ. M.



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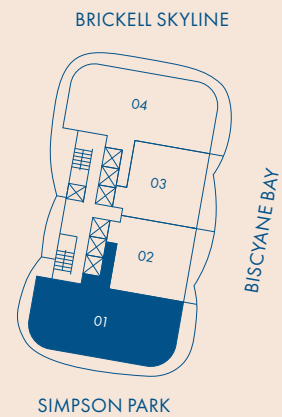
# RESIDENCE 01

LEVEL 62-78    TRADIZIONALE

4 Bedrooms  
4 Bathrooms  
1 Powder Room  
Service Quarters

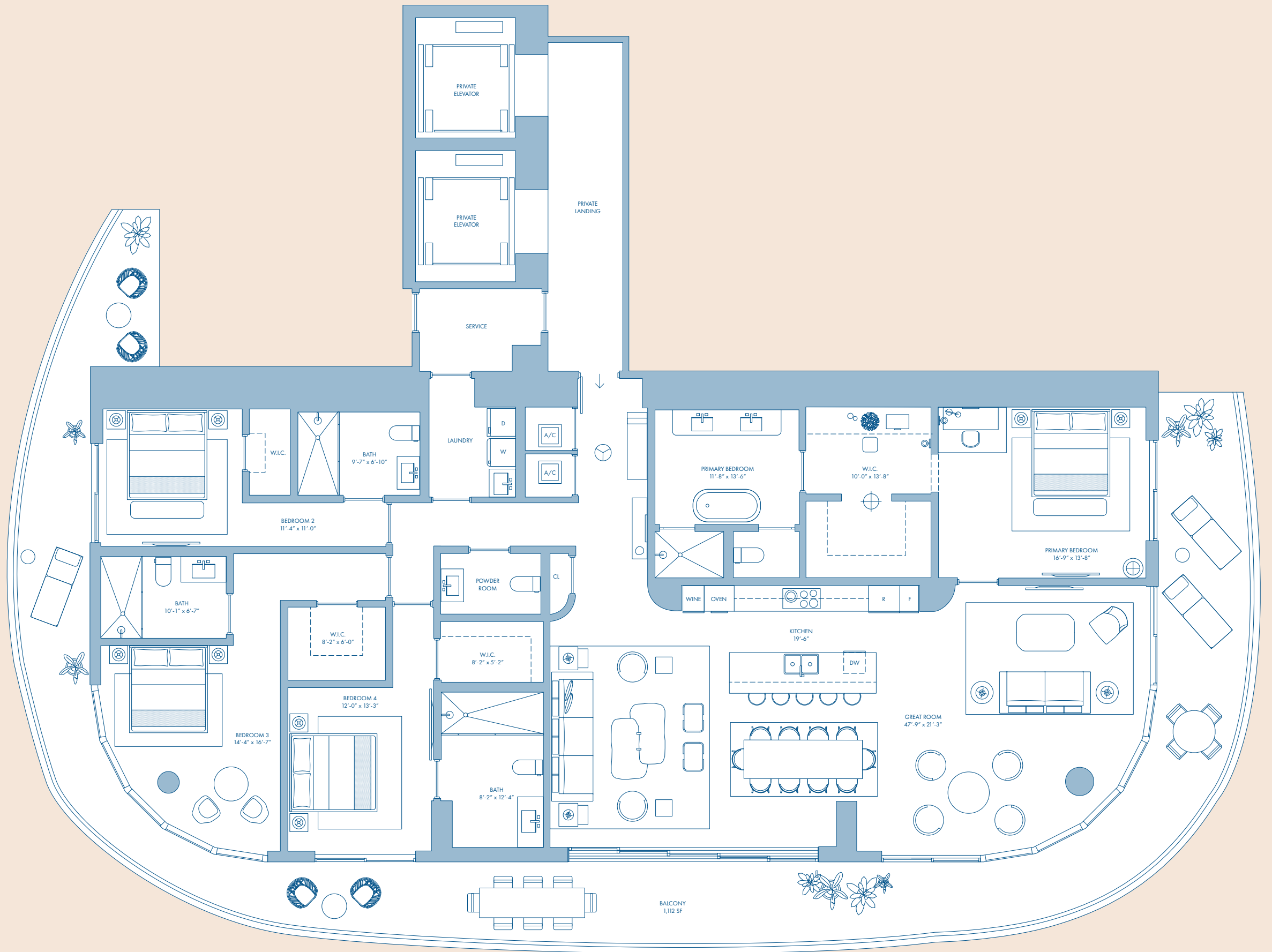
INTERIOR AREA  
3,464 SQ. FT. / 322 SQ. M.

TERRACE AREA  
1,112 SQ. FT. / 103 SQ. M.



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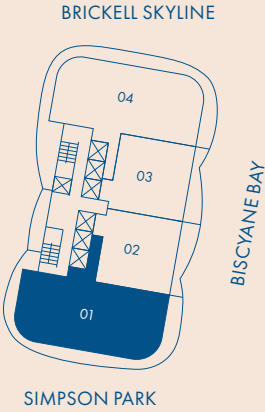
# RESIDENCE 01

LEVEL 62-78    CONTEMPORANEO

- 4 Bedrooms
- 4 Bathrooms
- 1 Powder Room
- Service Quarters

INTERIOR AREA  
3,464 SQ. FT. / 322 SQ. M.

TERRACE AREA  
1,112 SQ. FT. / 103 SQ. M.



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# RESIDENCE 02

LEVEL 62-78

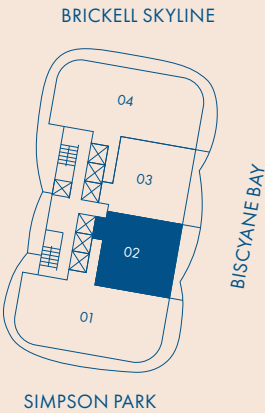
2 Bedrooms  
Den  
3 Bathrooms

INTERIOR AREA

2,018 SQ. FT. / 187 SQ. M.

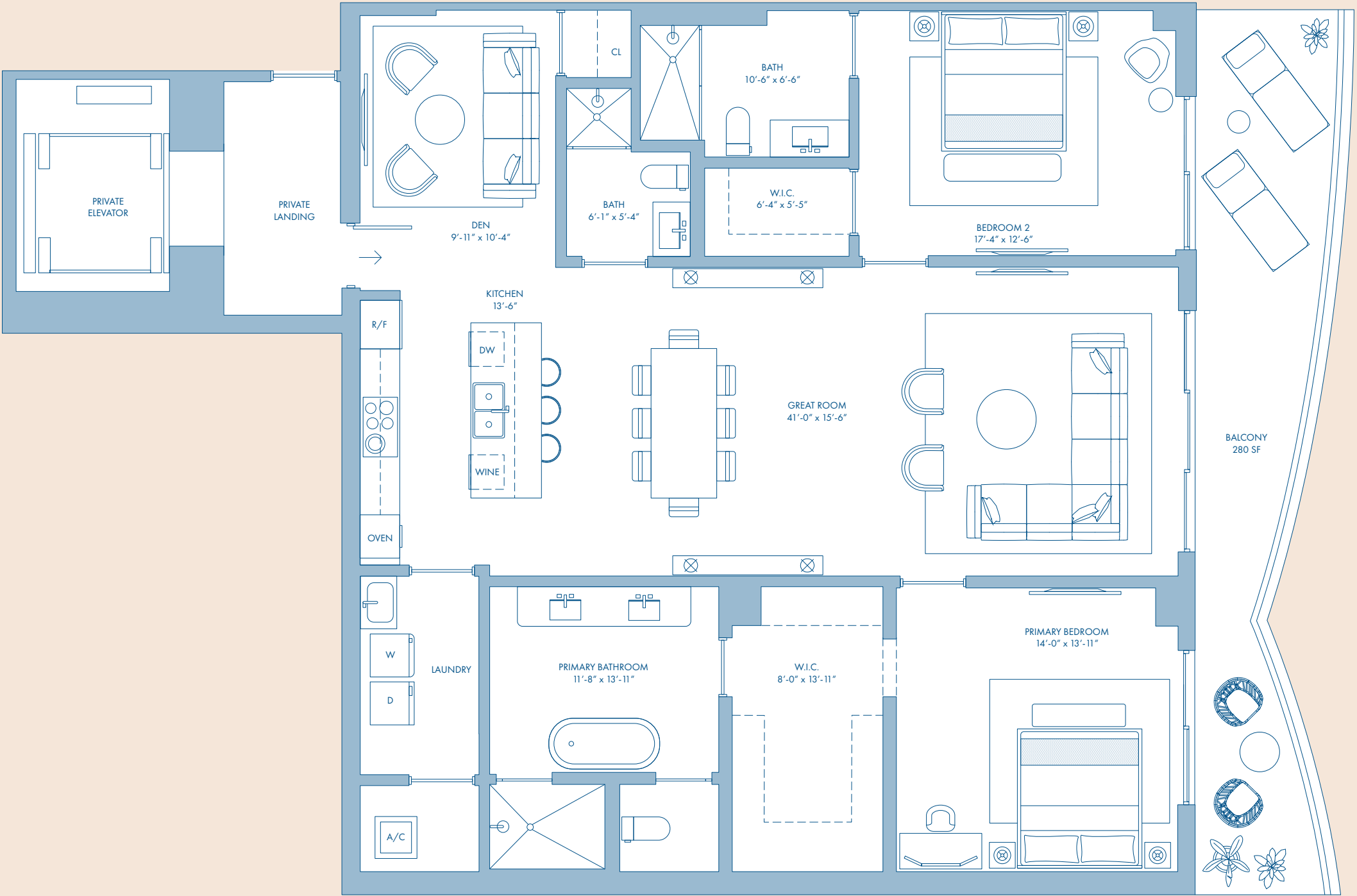
TERRACE AREA

280 SQ. FT. / 26 SQ. M.



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# RESIDENCE 03

LEVEL 62-78

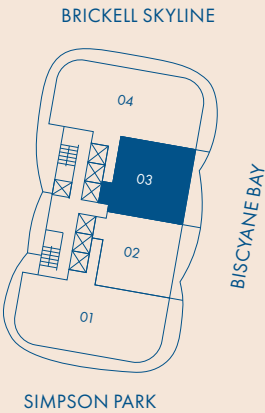
2 Bedrooms  
Den  
3 Bathrooms

INTERIOR AREA

2,018 SQ. FT. / 187 SQ. M.

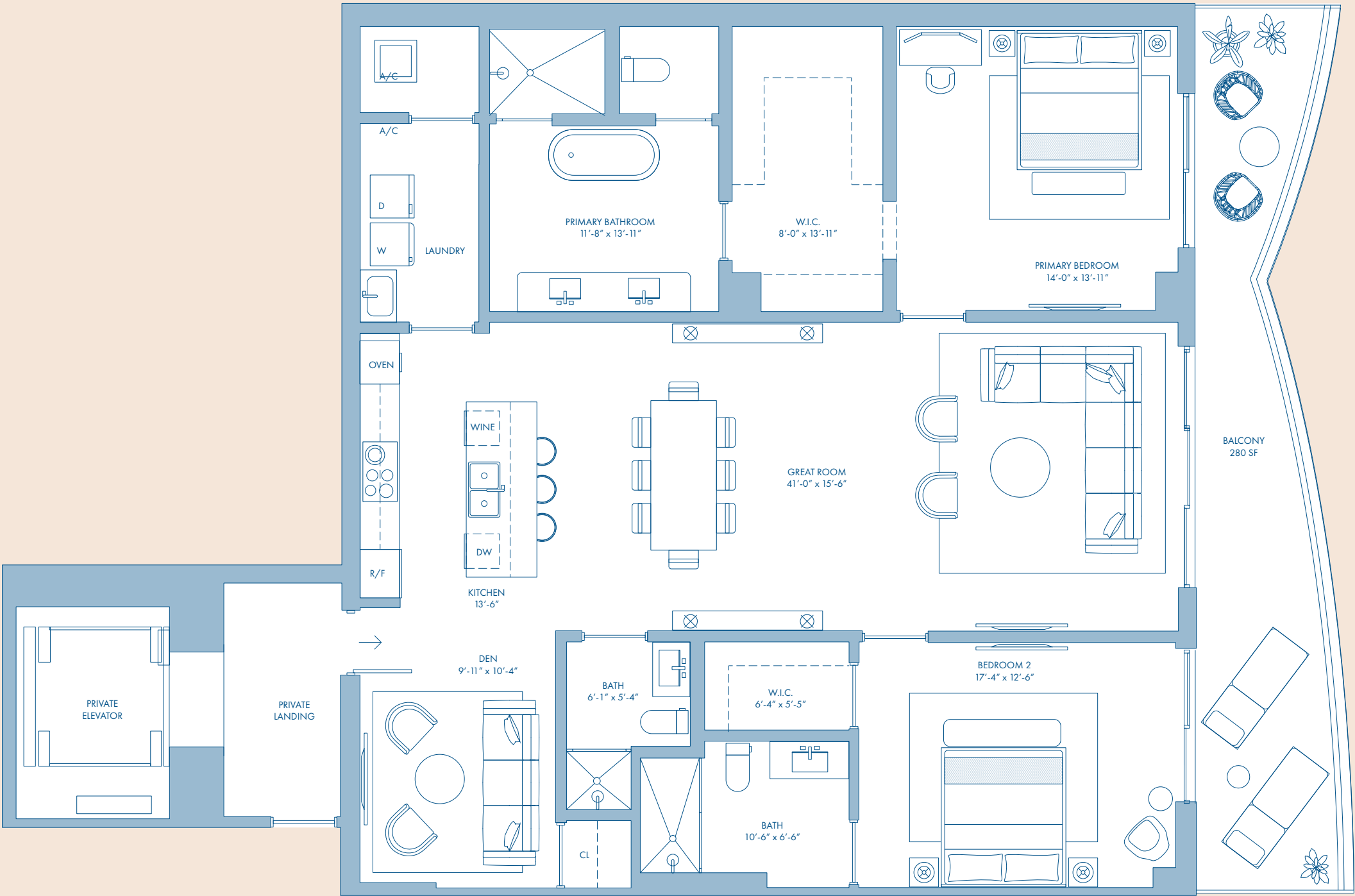
TERRACE AREA

280 SQ. FT. / 26 SQ. M.



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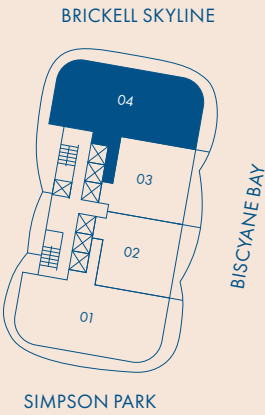
# RESIDENCE 04

LEVEL 62-78    TRADIZIONALE

- 4 Bedrooms
- 4 Bathrooms
- 1 Powder Room
- Service Quarters

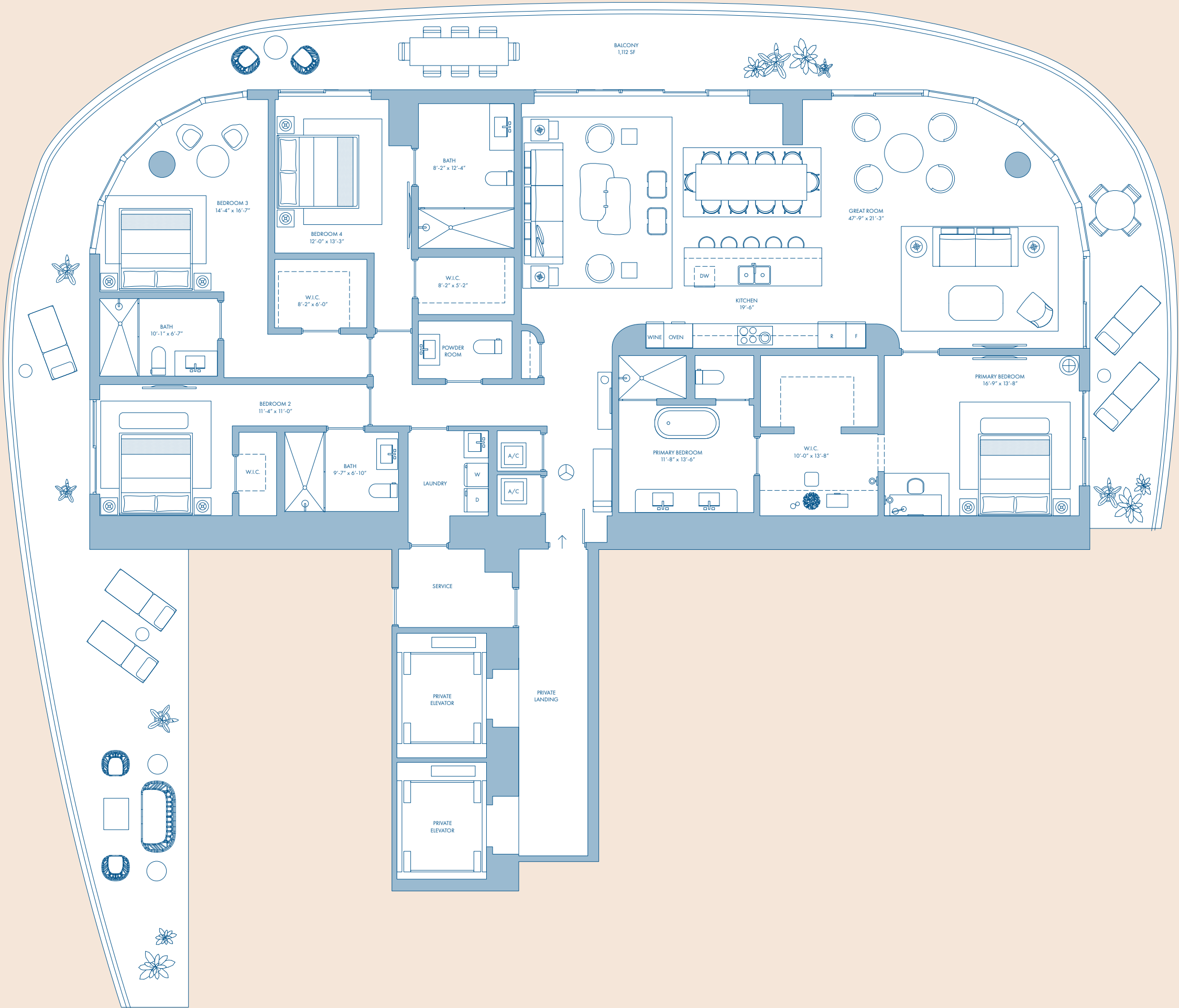
INTERIOR AREA  
3,465 SQ. FT. / 322 SQ. M.

TERRACE AREA  
1,558 SQ. FT. / 145 SQ. M.



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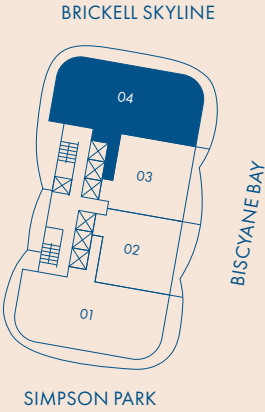
# RESIDENCE 04

LEVEL 62-78    CONTEMPORANEO

- 4 Bedrooms
- 4 Bathrooms
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- Service Quarters

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