



**CIPRIANI**  
RESIDENCES MIAMI



The Cipriani legacy began when Giuseppe Cipriani Sr. opened Harry's Bar in Venice in 1931. 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 became famous for its charming atmosphere and discreet, anticipatory service. To the delight of his patrons, Mr. Cipriani is credited with the invention of carpaccio and Bellini cocktail, both of which have become key trademarks of the Cipriani dining experience. Since the opening of legendary Harry's Bar in Venice in 1931, four generations of the family have developed Cipriani into a leading international hospitality brand with restaurants, landmarked event spaces, hotels and private membership clubs around the world.





“TRUE STYLE IS SINGULAR  
AND TIMELESS. IT CAN BE SENSED  
BUT CANNOT BE DESCRIBED.”



CIPRIANI RESIDENCES MIAMI

LOCATION



LOCATION

# THE CENTERPIECE OF BRICKELL

Brickell, known for its cosmopolitan feel, boasts some of the most exceptional restaurants, fashionable boutiques, a vibrant art scene and many cultural attractions. The glamor of Miami Beach and the tropical sands of Key Biscayne are just a short drive away.

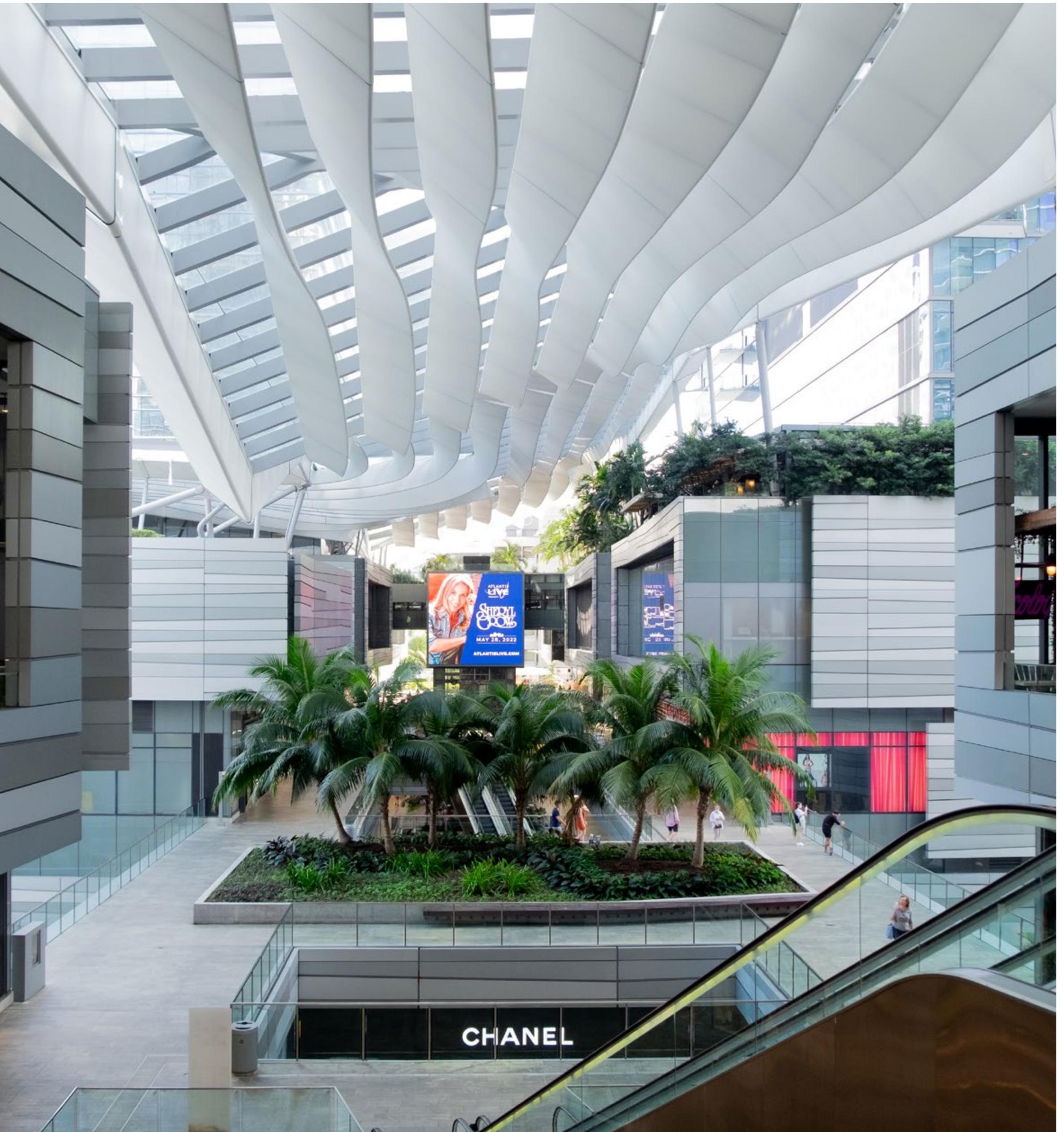


Brickell Key Park  
Brickell City Center  
Pérez Art Museum





Brickell Shopping  
Cipriani Downtown Miami  
Brickell City Center





CIPRIANI RESIDENCES MIAMI

A PERFECT  
PARTNERSHIP

## DESIGN TEAM - A PERFECT PARTNERSHIP

Coming together in perfect partnership, the architectural and design vision is brought to life by two iconic practices with an innate understanding of Miami and the Cipriani brand spirit.

### ARQUITECTONICA



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.

Known for expressive, humanistic designs, Arquitectonica has captured the city's singular spirit, apparent in early sensations like the Pink House and the Atlantis, and modern landmarks like Brickell City Centre. The curved, organic form of Cipriani Residences Miami is the latest example of the firm's trademark panache.

### ARQUITECTONICAGEO



ArquitectonicaGEO is an award-winning design studio specialized in landscape architecture, planning, and urban design established in Miami in 2005 by Laurinda H. Spear and Margarita Blanco. We have built a reputation for developing and designing innovative, long-term, and resilient solutions for our clients. Our designs are planned, built, or modified to promote sustainable living and resilience. We collaborate with architecture firms, engineers, developers, private enterprises, public agencies, and hospitality brands all over the world to create dynamic and functional destinations by effectively integrating landscape into the built environment.



## MAST CAPITAL

Mast Capital is a privately held real estate investment and development company founded in 2006. Headquartered in Coconut Grove, Mast Capital's existing and past investments are diversified across multiple property types. Successful past developments include:

- Louver House, a residential condominium development in the prestigious South of Fifth neighborhood in Miami Beach, which sold out in 2018
- Waterline Miami River, a 688-unit rental property positioned in a central location along the Miami River. The development achieved 100% leased within 9 months

Mast Capital has an exciting pipeline of development projects, with four projects slated to break ground later this year::

- The Perigon Miami Beach, 5333 Collins Avenue, an ultra-luxury condominium development comprised of 82 residences designed by Office of Metropolitan Architecture, founded by Pritzker-prize winning architect Rem Koolhaas. Mast Capital partnered with Starwood Capital to bring this vision to life
- 3900 Alton, a luxury apartment community in Miami Beach with 176 units being developed with Rockpoint Group
- Miami River Phase II, Mast Capital broke ground on the second phase of Waterline Miami River in early 2022, and will provide more housing in an emerging market
- Mast Capital has additionally made investments in the Tampa market, though focuses primarily in the Miami market

CIPRIANI RESIDENCES MIAMI

# THE BUILDING

## CIPRIANI RESIDENCES MIAMI

### BUILDING OVERVIEW

- An elegant 80-story tower with a curved cascading glass façade
- A collection of 397 residences, including exceptional penthouses with private pools
- Resident-only dining services by Cipriani
- Sweeping views of Biscayne Bay, the Brickell skyline, and Coconut Grove
- 24-Hour staff trained by Cipriani
- Design Team



VENETIAN HOSPITALITY MEETS  
BRICKELL LIVING

Masterfully crafted by a renowned design team, these elegant homes offer true comfort and privacy, inspired by their location while staying true to Cipriani's distinguished style. Magnificent panoramic views of Biscayne Bay, Simpson Park, and the Brickell skyline are complemented by 10-foot ceiling heights and floor-to-ceiling windows. Each residence includes gracious terraces – with glass railings for unobstructed vistas – accessible from living rooms and primary bedrooms.





CIPRIANI RESIDENCES MIAMI

RESIDENCES

RESIDENCES

# ELEGANT RESIDENCES

The residential interiors are considered and luxurious. Primary bedroom suites include gracious walk-in wardrobes and primary bathrooms with free-standing sculptural bathtubs and glass-enclosed showers. The eat-in kitchens are well appointed with custom Italian cabinetry and Wolf Sub-Zero appliances including wine coolers and integrated refrigerators. Epitomizing Cipriani's timeless style, these homes provide all that is necessary to live a life of effortless elegance.

## RESIDENCE FEATURES.

- Generous living areas with ceiling heights of 10 feet
- Floor-to-ceiling sliding glass doors and windows with magnificent panoramic views
- Terrace access from the living room and primary bedroom of every residence
- Gracious walk-in wardrobes in every primary bedroom
- An exquisite selection of flooring options included
- Direct elevator entry for select residences
- Eat-in, open kitchen with custom Italian cabinetry inspired by Cipriani's renowned style
- Top-of-the-line appliances from Wolf Sub-Zero, including cooktop, integrated refrigerator, freezer, wine cooler, and dishwasher
- Primary bathrooms with grand, stand-alone bathtubs and glass-enclosed showers; vanities with premium Italian cabinetry, imported stone tops, back-lit mirrors; separate room with water closet
- Spacious laundry rooms with full-size washing machine and dryer, with a utility sink in most residences
- Individually controlled, high-efficiency central air conditioning and heating systems, with linear diffusers in main areas to ensure seamless integration
- Innovative smart technology infrastructure that enables home automation
- Intelligent interface system for essential building services such as concierge, valet, and security



VIEWS



VIEWS



VIEWS



VIEWS



VIEWS



VIEWS



CIPRIANI RESIDENCES MIAMI

# SIGNATURE SERVICES & AMENITIES

SIGNATURE SERVICES

TO SERVE IS  
FIRST TO LOVE

To live in Cipriani Residences Miami is to enjoy those signature service standards first established at Harry's Bar in 1931 and perfected through generations. Individual tastes are indulged and needs are anticipated with an intuitive understanding of when and where their attention is required.



## SIGNATURE AMENITIES

### AMENITIES

- Exclusive private entrance with lush landscaping and elegant porte-cochère
- Dramatic lobby leading to two banks of high-speed, touchless elevators
- Signature private dining experiences by Cipriani
- 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, a blissful outdoor spa, poolside cabanas, and a beautifully landscaped sun terrace
- Poolside food and beverage services catered by Cipriani
- Holistic spa with sauna and treatment rooms
- Luxurious residents' lounge for special events and intimate gatherings
- State-of-the-art fitness center
- Golf simulator
- Pickleball court
- Private salon available to be reserved for personal beauty services
- Screening room with cutting-edge audio
- visual equipment
- Serene and spacious residents' library
- Engaging children's playroom
- Elevated four-level wellness center and lounge overlooking the Brickell skyline
- Pet-friendly community with dog park
- High-speed internet access across all public areas
- Electric vehicle charging stations available
- Air-conditioned storage rooms



## SIGNATURE SERVICES

### SERVICES

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

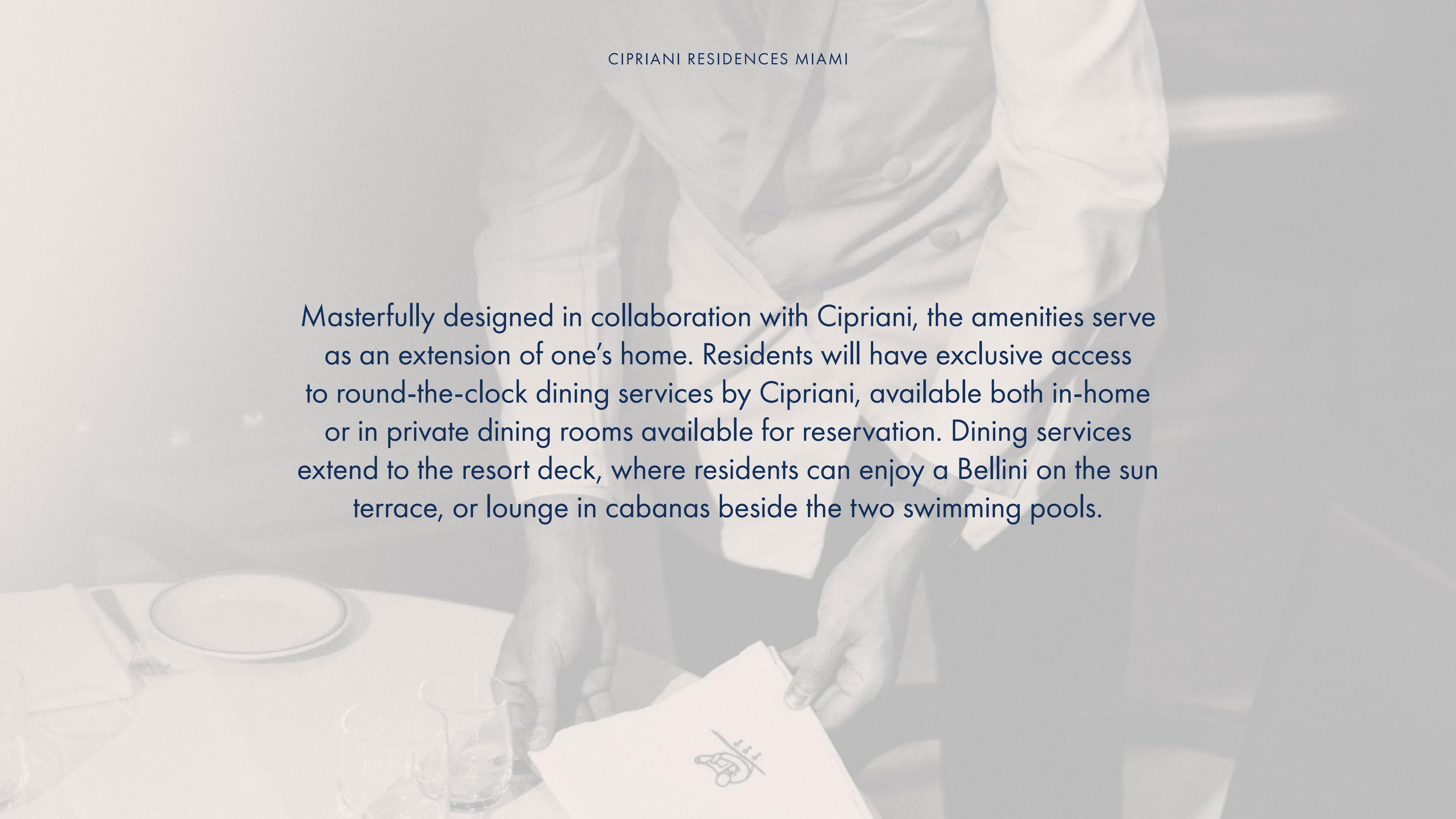
\*Available for purchase











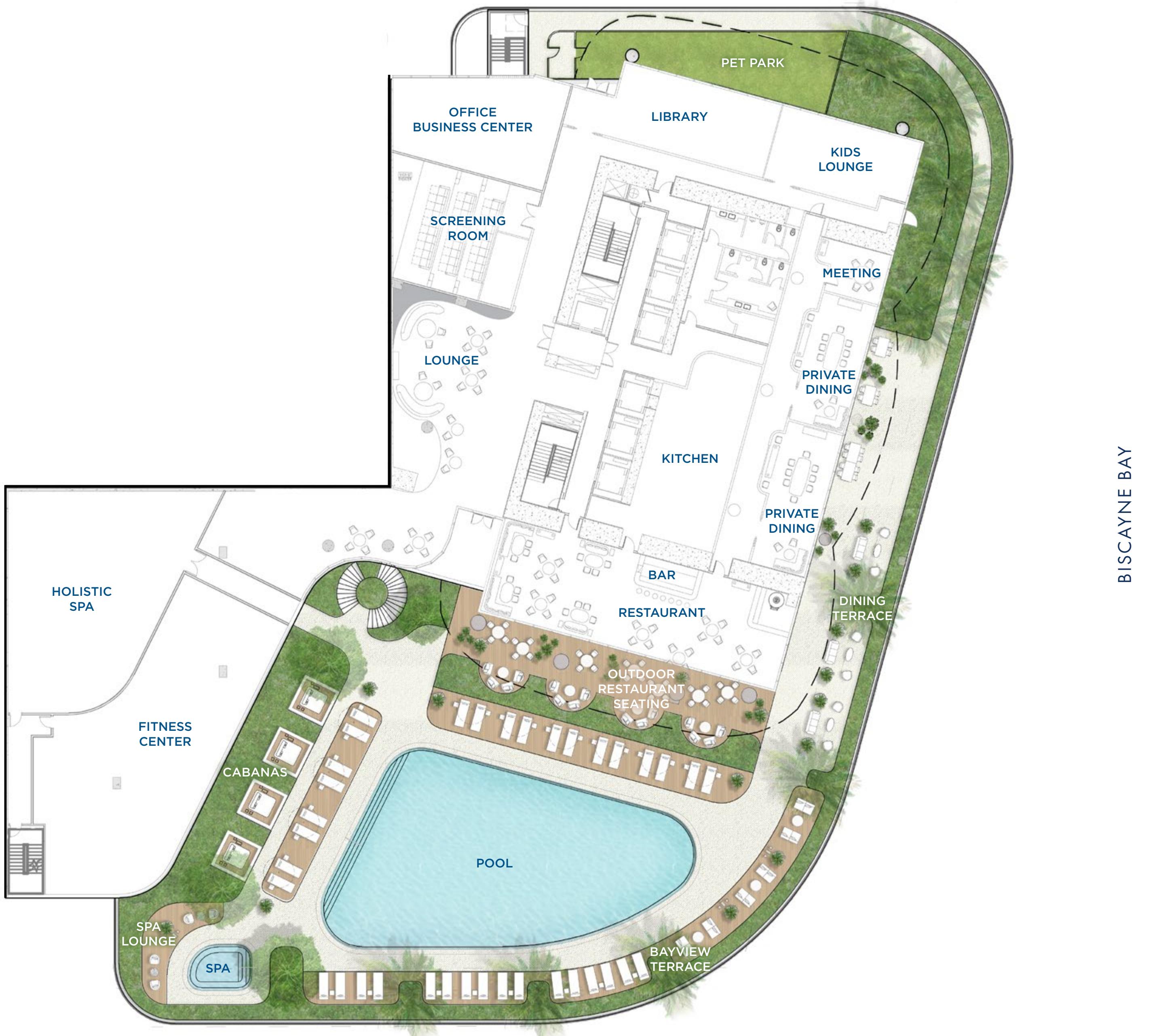
Masterfully designed in collaboration with Cipriani, the amenities serve as an extension of one's home. Residents will have exclusive access to round-the-clock dining services by Cipriani, available both in-home or in private dining rooms available for reservation. Dining services extend to the resort deck, where residents can enjoy a Bellini on the sun terrace, or lounge in cabanas beside the two swimming pools.

# 7TH FLOOR AMENITIES

## AMENITIES LIST FPO

- Exclusive private entrance with lush landscaping and elegant porte-cochère
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- Screening room with cutting-edge audio visual equipment
- Serene and spacious residents' library
- Engaging children's playroom
- Elevated four-level wellness center and lounge overlooking the Brickell skyline
- Pet-friendly community with dog park
- High-speed internet access across all public areas
- Electric vehicle charging stations available

NOT TO SCALE. Stated square footage and dimensions are measured to the exterior boundary of the exterior walls and the centerline of interior demising walls and factory walls. Actual square footage and dimensions may differ from those stated due to the description and definition of the Unit set forth in the Declaration (which generally only includes the interior space between the exterior walls and does not include structural components and the common elements). The method generally used to measure land is provided below. A buyer may compare the Unit with units in other condominium projects that utilize the same method. For reference, the area of the Unit is determined in accordance with the defined unit boundaries set forth in Exhibit 3 to the Declaration. Measurements from set forth in this floor plan are generally taken at the farthest points of each room, as the room were perfectly rectangular, without regard to any cutout variations. Accordingly, the actual room area will typically be smaller than the product obtained by multiplying the stated length and width dimensions, as stated in the floor plan, by the floor plan specification and the floor plan specification of the development. All depicted appliances, counters, softs, floor covering and other matters of detail, including without limitation items of finish and decoration, are conceptual only and are not necessarily included in the Unit.



# 8TH FLOOR AMENITIES

## SERVICES

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

\*Available for purchase

NOT TO SCALE. Stated square footage and dimensions are measured to the exterior boundary of the exterior walls and the centerline of interior demising walls and factory from the square foot and dimension that would be determined by using the description and definition of the Unit's for the Declaration (which generally only includes the interior space between the exterior walls and does not include structural components and the common elements). The method generally used to measure lands provided allow prospective buyers to compare Units within the condominium project that utilize the same method. For reference, the area of the Unit determined in accordance with the defined unit boundaries for the Exhibit 3 to the Declaration Measurements from for the first floor plan generally taken at the farthest points for each room, if the room were perfectly rectangular, without regard to any cutout variations. Accordingly, the actual room will typically be smaller than the product obtained by multiplying the stated length and width dimensions for estimates which vary with actual construction and the floor plan specification and the development plans are subject to change and will necessarily accurate reflect the floor plan and specification of the development. All depiction of appliances, counters, softs, floor covering and other matters of detail including without limitation items of finish and decoration are conceptual only and are not necessarily included in the Unit.



CIPRIANI RESIDENCES MIAMI

# RESIDENCE FLOORPLANS

# RESIDENCE 01

LEVEL 8

3 Bedrooms  
2 Bathrooms  
1 Powder Room

INTERIOR AREA:  
1,606 SQ. FT. / 149 SQ. M.

TERRACE AREA:  
610 SQ. FT. / 57 SQ. M.



NOT TO SCALE

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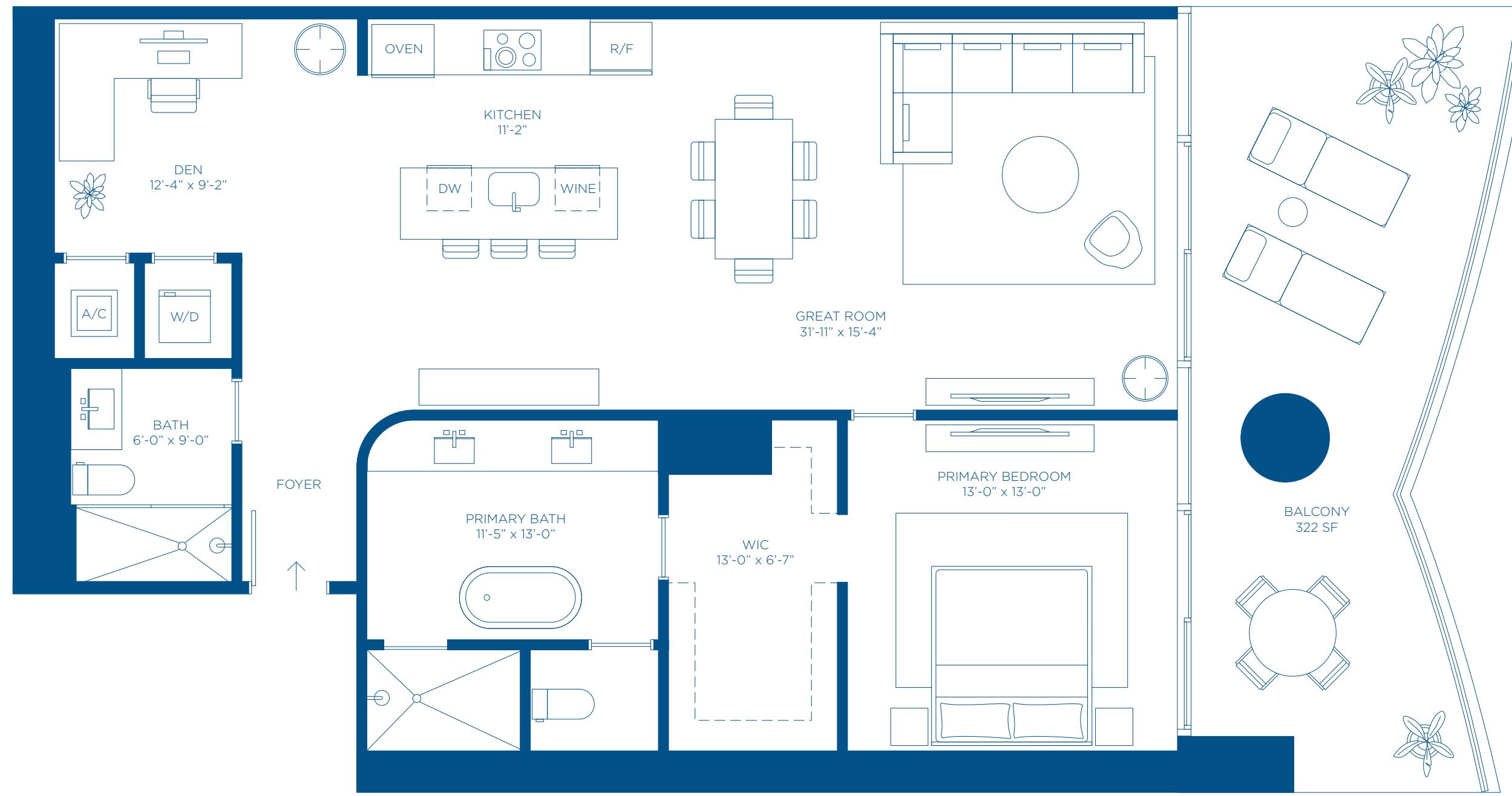
# RESIDENCE 02

LEVEL 8

1 Bedroom  
Den  
2 Bathrooms

INTERIOR AREA:  
1,318 SQ. FT. / 122 SQ. M.

TERRACE AREA:  
322 SQ. FT. / 30 SQ. M.



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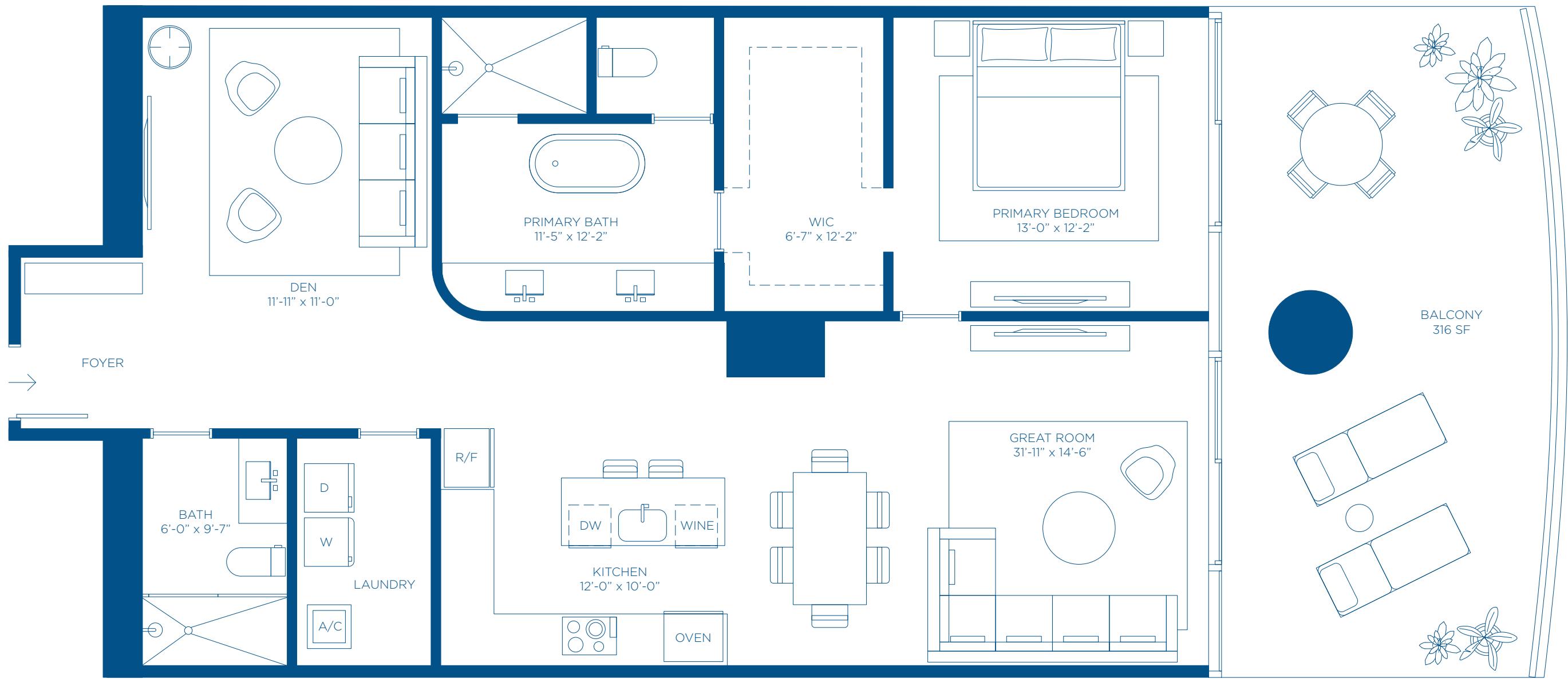
# RESIDENCE 03

LEVEL 8

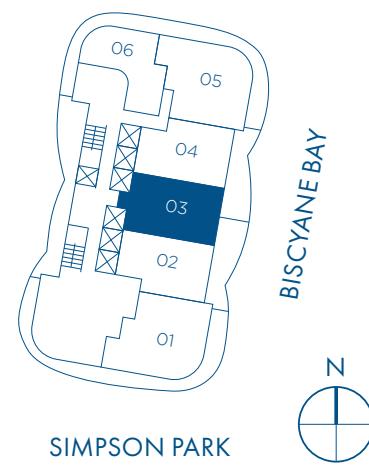
1 Bedroom  
Den  
2 Bathrooms

INTERIOR AREA:  
1,318 SQ. FT. / 122 SQ. M.

TERRACE AREA:  
316 SQ. FT. / 29 SQ. M.



BRICKELL SKYLINE



NOT TO SCALE

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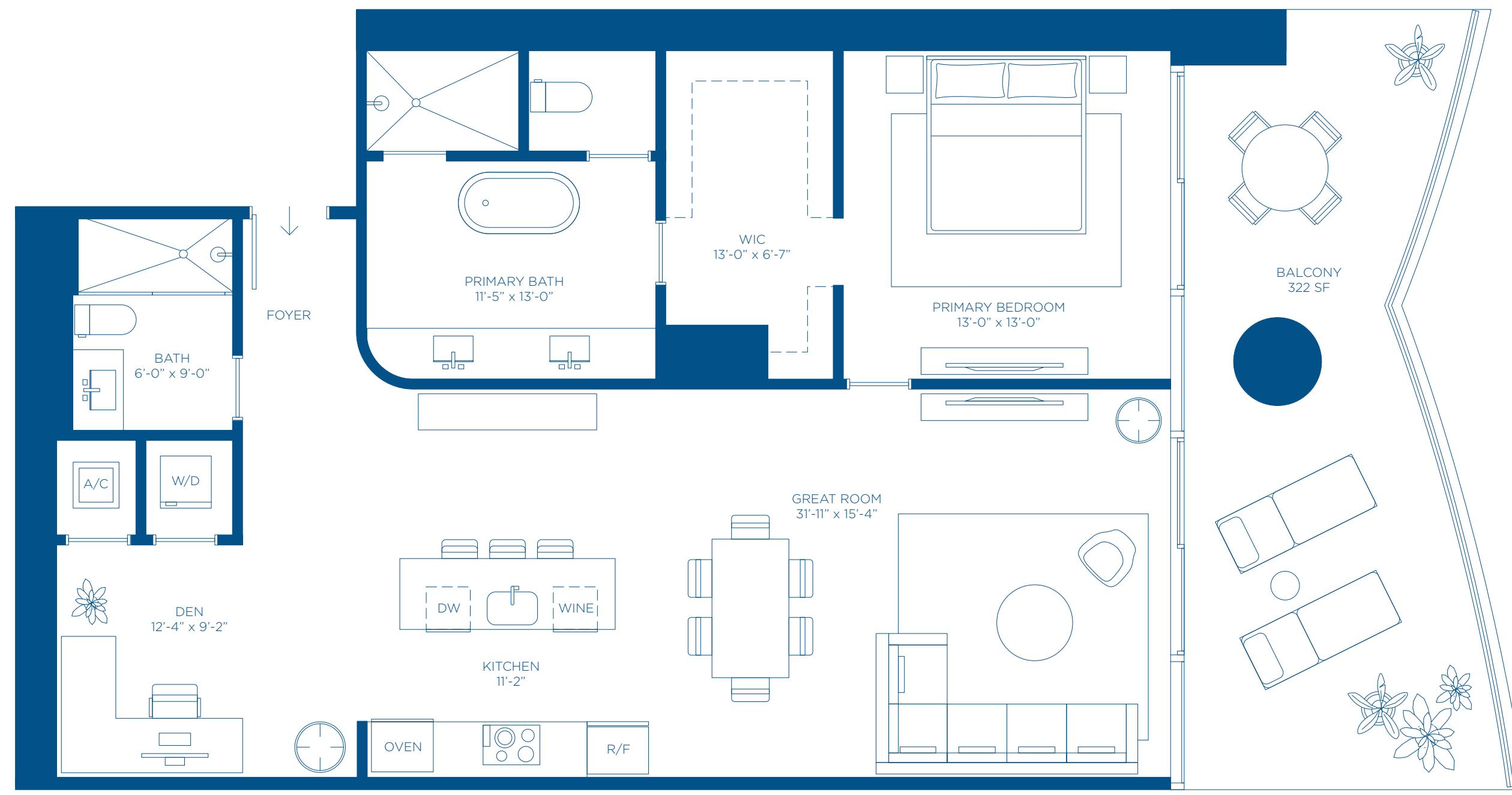
# RESIDENCE 04

LEVEL 8

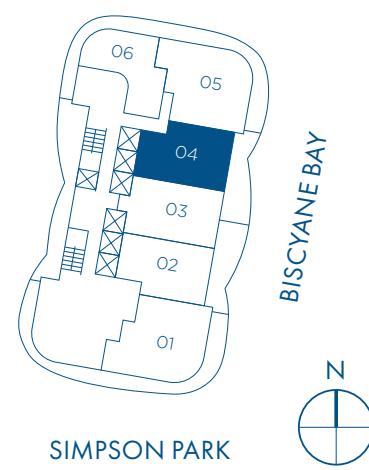
1 Bedroom  
Den  
2 Bathrooms

INTERIOR AREA:  
1,318 SQ. FT. / 122 SQ. M.

TERRACE AREA:  
322 SQ. FT. / 30 SQ. M.



BRICKELL SKYLINE



NOT TO SCALE

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# RESIDENCE 05

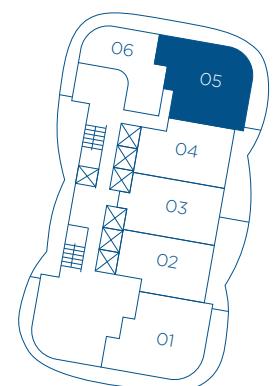
LEVEL 8

3 Bedrooms  
2 Bathrooms  
1 Powder Room

INTERIOR AREA:  
1,606 SQ. FT. / 149 SQ. M.

TERRACE AREA:  
610 SQ. FT. / 57 SQ. M.

BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



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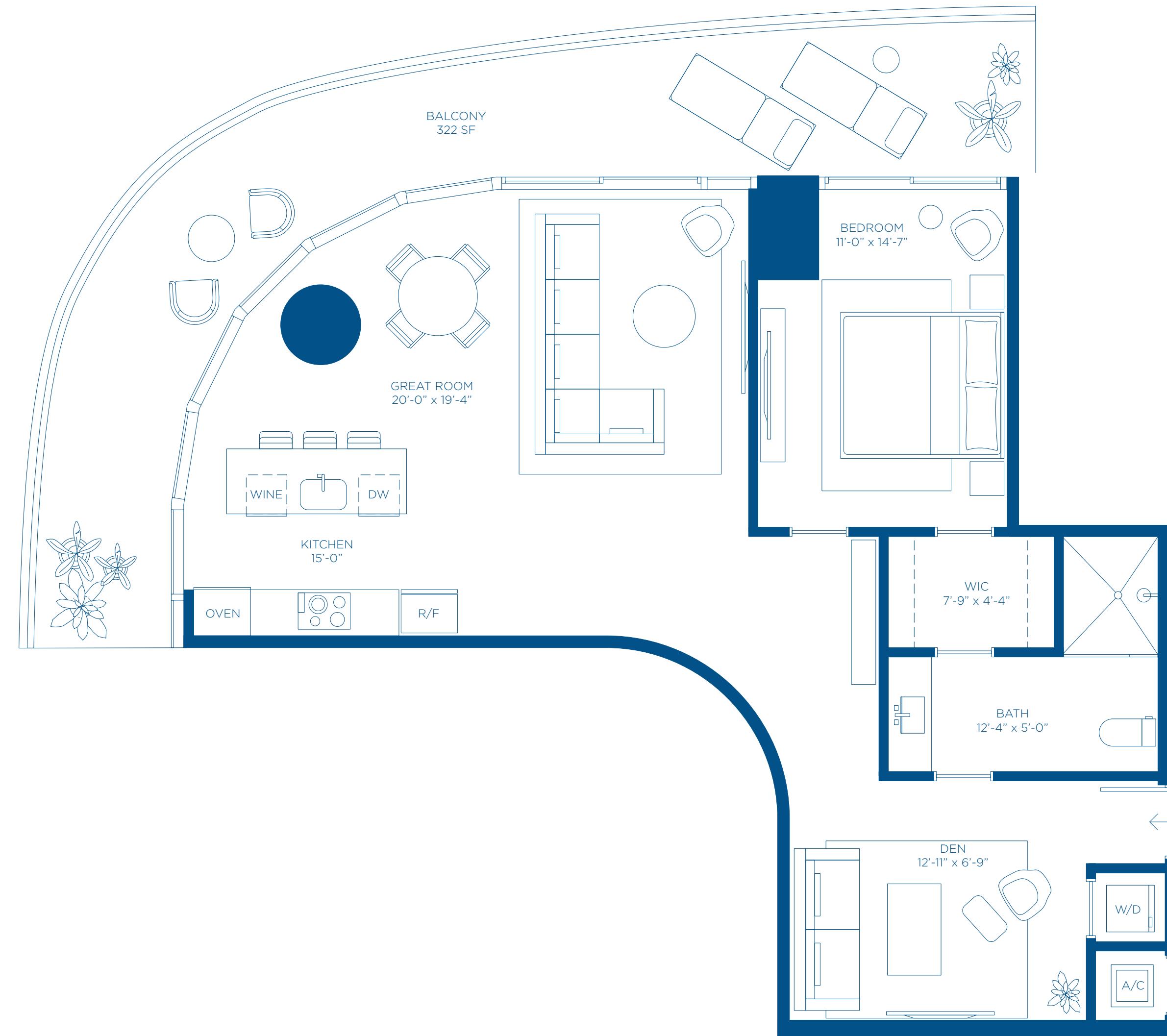
# RESIDENCE 06

LEVEL 8

1 Bedroom  
1 Bathroom

INTERIOR AREA:  
1,065 SQ. FT. / 99 SQ. M.

TERRACE AREA:  
322 SQ. FT. / 30 SQ. M.



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# RESIDENCE 01

LEVELS 9 - 18

3 Bedrooms  
3 Bathrooms  
1 Powder Room

INTERIOR AREA:  
1,980 SQ. FT. / 184 SQ. M.

TERRACE AREA:  
691 SQ. FT. / 64.19 SQ. M.



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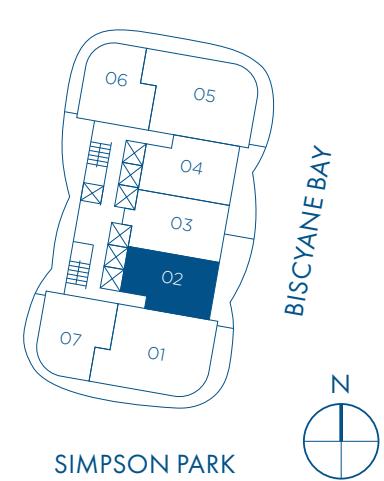
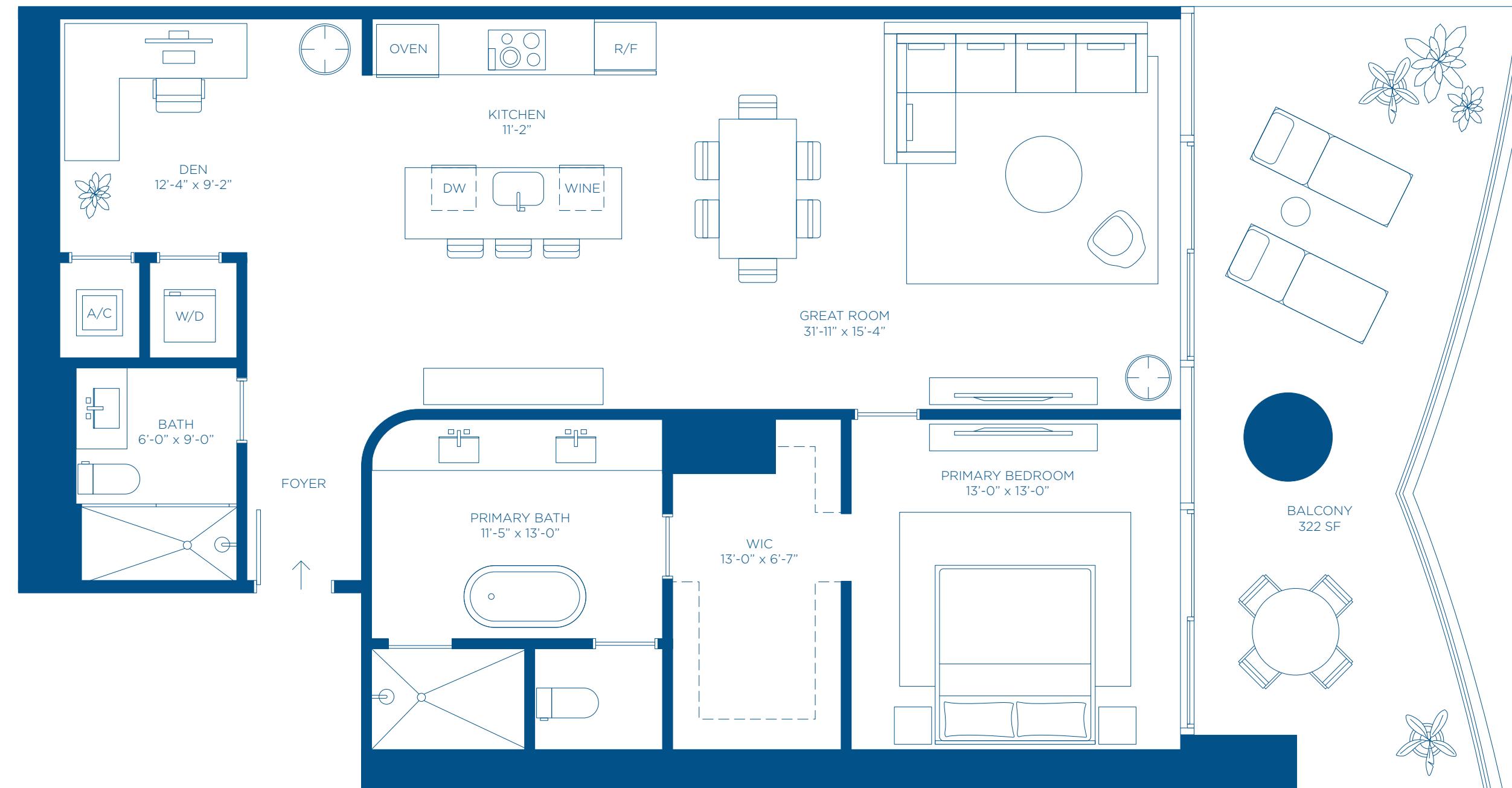
# RESIDENCE 02

LEVELS 9 - 18

1 Bedroom  
Den  
2 Bathrooms

INTERIOR AREA:  
1,318 SQ. FT. / 122 SQ. M.

TERRACE AREA:  
322 SQ. FT. / 30 SQ. M.



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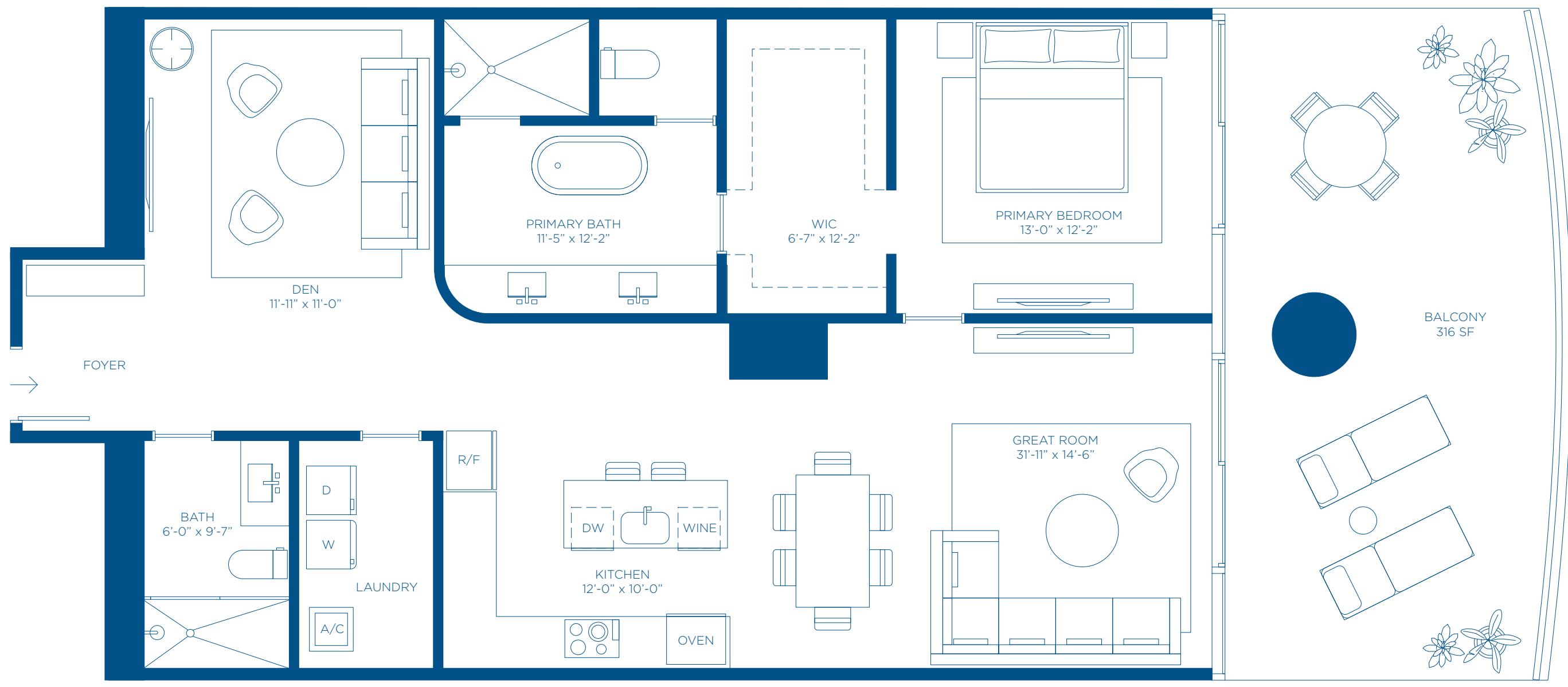
# RESIDENCE 03

LEVELS 9 - 18

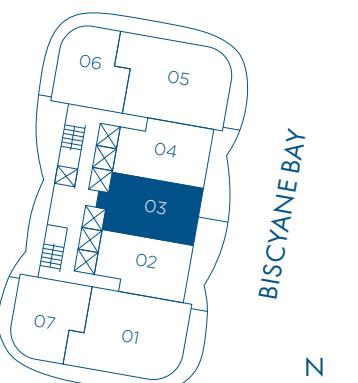
1 Bedroom  
Den  
2 Bathrooms

INTERIOR AREA:  
1,318 SQ. FT. / 122 SQ. M.

TERRACE AREA:  
316 SQ. FT. / 29 SQ. M.



BRICKELL SKYLINE



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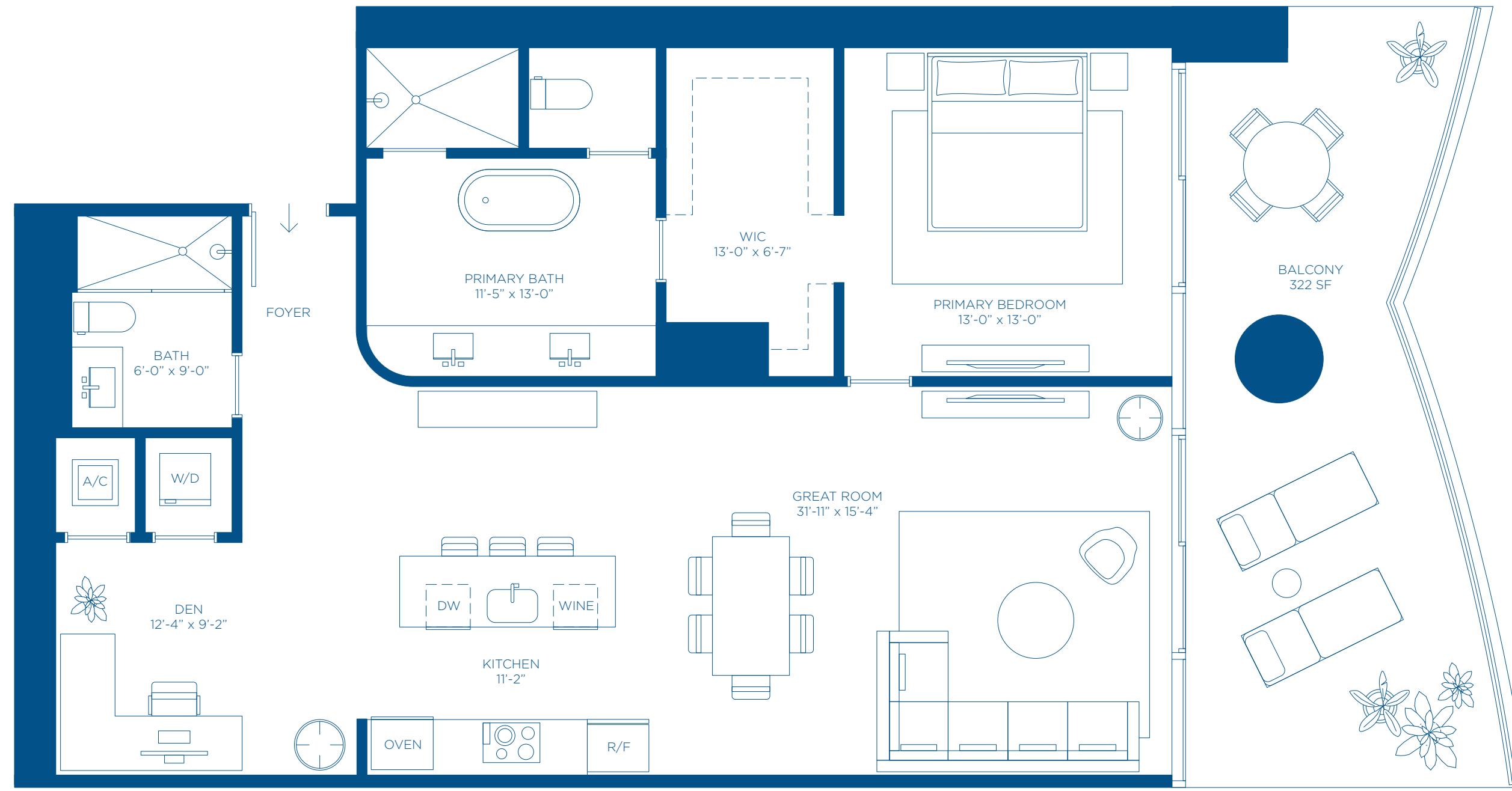
# RESIDENCE 04

LEVELS 9 - 18

1 Bedroom  
Den  
2 Bathrooms

INTERIOR AREA:  
1,318 SQ. FT. / 122 SQ. M.

TERRACE AREA:  
322 SQ. FT. / 30 SQ. M.



BRICKELL SKYLINE

BISCAYNE BAY

N

SIMPSON PARK

NOT TO SCALE

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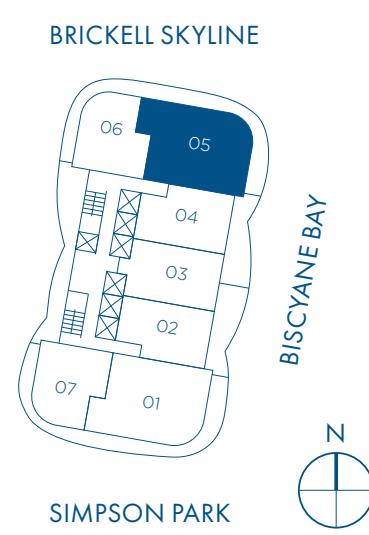
# RESIDENCE 05

LEVELS 9 - 18

3 Bedrooms  
2 Bathrooms  
1 Powder Room

INTERIOR AREA:  
1,980 SQ. FT. / 184 SQ. M.

TERRACE AREA:  
691 SQ. FT. / 64.19 SQ. M.



NOT TO SCALE

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# RESIDENCE 06

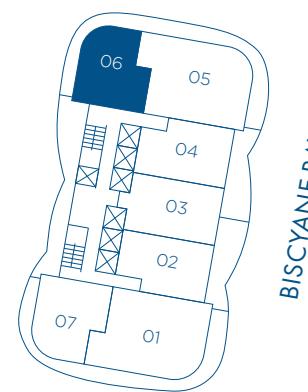
LEVELS 9 - 18

1 Bedroom  
Den  
2 Bathrooms

INTERIOR AREA:  
1,204 SQ. FT. / 112 SQ. M.

TERRACE AREA:  
358 SQ. FT. / 33 SQ. M.

BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



NOT TO SCALE

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# RESIDENCE 07

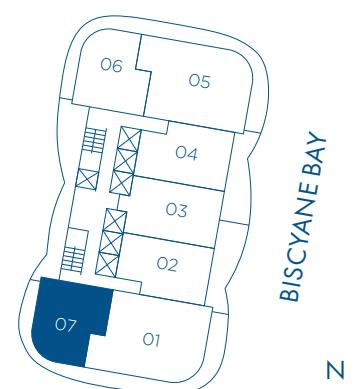
LEVELS 9 - 18

1 Bedroom  
Den  
2 Bathrooms

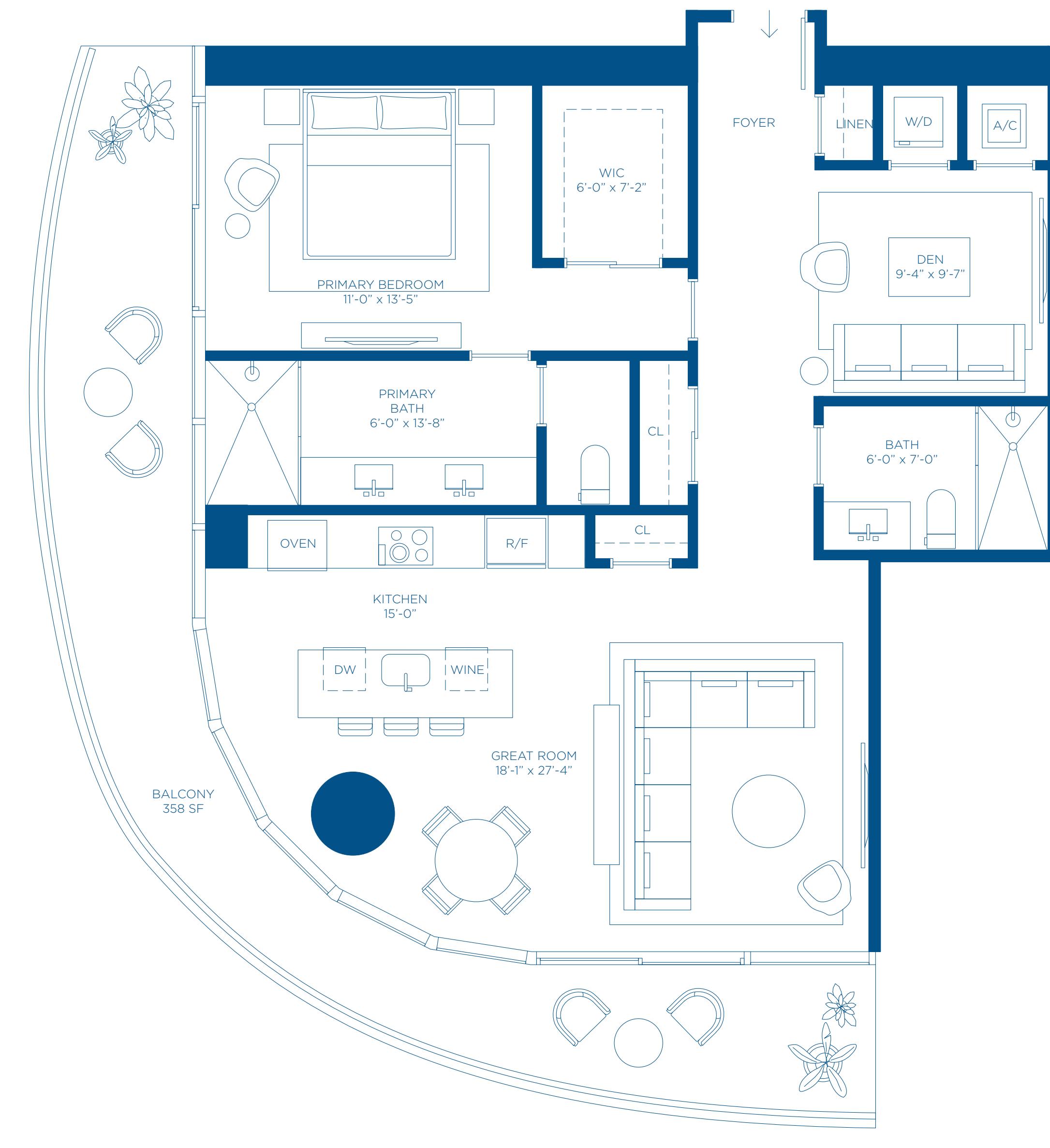
INTERIOR AREA:  
1,204 SQ. FT. / 112 SQ. M.

TERRACE AREA:  
358 SQ. FT. / 33 SQ. M.

BRICKELL SKYLINE



N



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. ☺

# RESIDENCE 01

LEVELS 19 - 61

3 Bedrooms  
3 Bathrooms  
1 Powder Room

INTERIOR AREA:  
2,062 SQ. FT. / 192 SQ. M.

TERRACE AREA:  
683 SQ. FT. / 63 SQ. M.



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# RESIDENCE 02

LEVELS 19 - 61

2 Bedrooms  
Den  
3 Bathrooms

INTERIOR AREA:  
1,910 SQ. FT. / 177 SQ. M.

TERRACE AREA:  
530 SQ. FT. / 49 SQ. M.



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# RESIDENCE 03

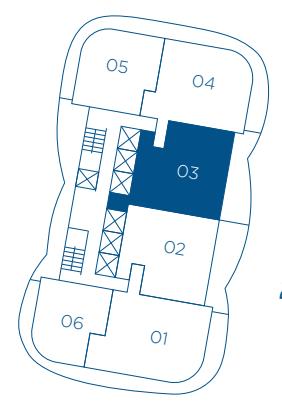
LEVELS 19 - 61

2 Bedrooms  
Den  
3 Bathrooms

INTERIOR AREA:  
1,970 SQ. FT. / 183 SQ. M.

TERRACE AREA:  
505 SQ. FT. / 47 SQ. M.

BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



NOT TO SCALE

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# RESIDENCE 04

LEVELS 19 - 61

2 Bedrooms  
Den  
3 Bathrooms

INTERIOR AREA:  
1,869 SQ. FT. / 174 SQ. M.

TERRACE AREA:  
596 SQ. FT. / 55 SQ. M.



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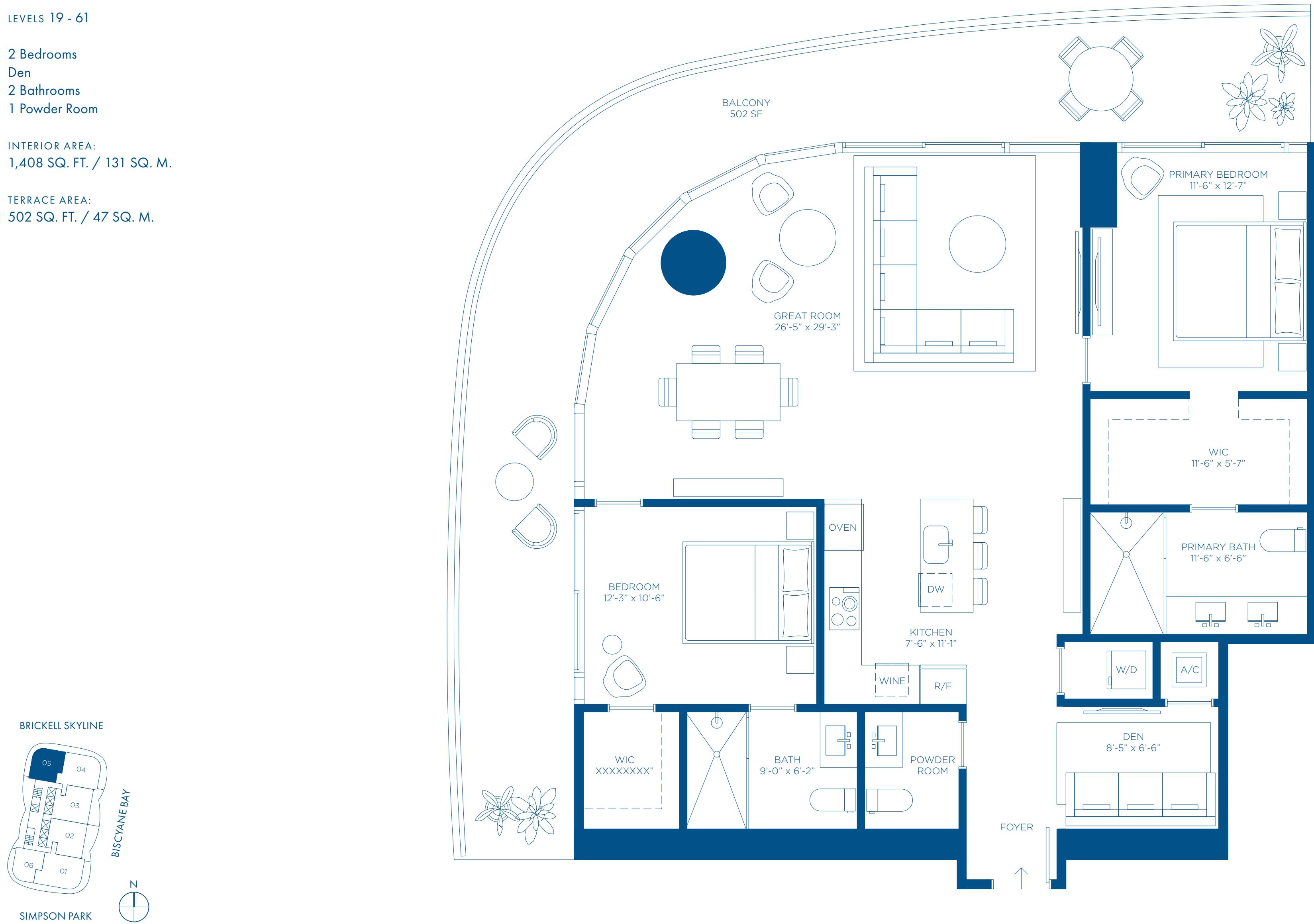
# RESIDENCE 05

## LEVELS 19 - 61

2 Bedrooms  
Den  
2 Bathrooms  
1 Powder Room

INTERIOR AREA:  
1,408 SQ. FT. / 131 SQ. M.

TERRACE AREA:  
502 SQ. FT. / 47 SQ. M.



NOT TO SCALE

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# RESIDENCE 06

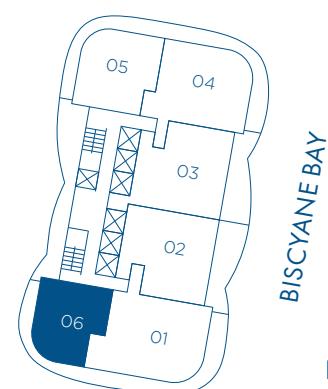
LEVELS 19 - 61

1 Bedroom  
Den  
2 Bathrooms

INTERIOR AREA:  
1,204 SQ. FT. / 112 SQ. M.

TERRACE AREA:  
358 SQ. FT. / 33 SQ. M.

BRICKELL SKYLINE



BISCAYNE BAY

N

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NOT TO SCALE

# RESIDENCE 01

LEVELS 62 - 78

4 Bedrooms  
4 Bathrooms  
1 Powder Room

INTERIOR AREA:  
3,495 SQ. FT. / 325 SQ. M.

TERRACE AREA:  
1,053 SQ. FT. / 98 SQ. M.



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# RESIDENCE 02

LEVELS 62 - 78

2 Bedrooms  
Den  
3 Bathrooms

INTERIOR AREA:  
1,840 SQ. FT. / 171 SQ. M.

TERRACE AREA:  
512 SQ. FT. / 48 SQ. M.



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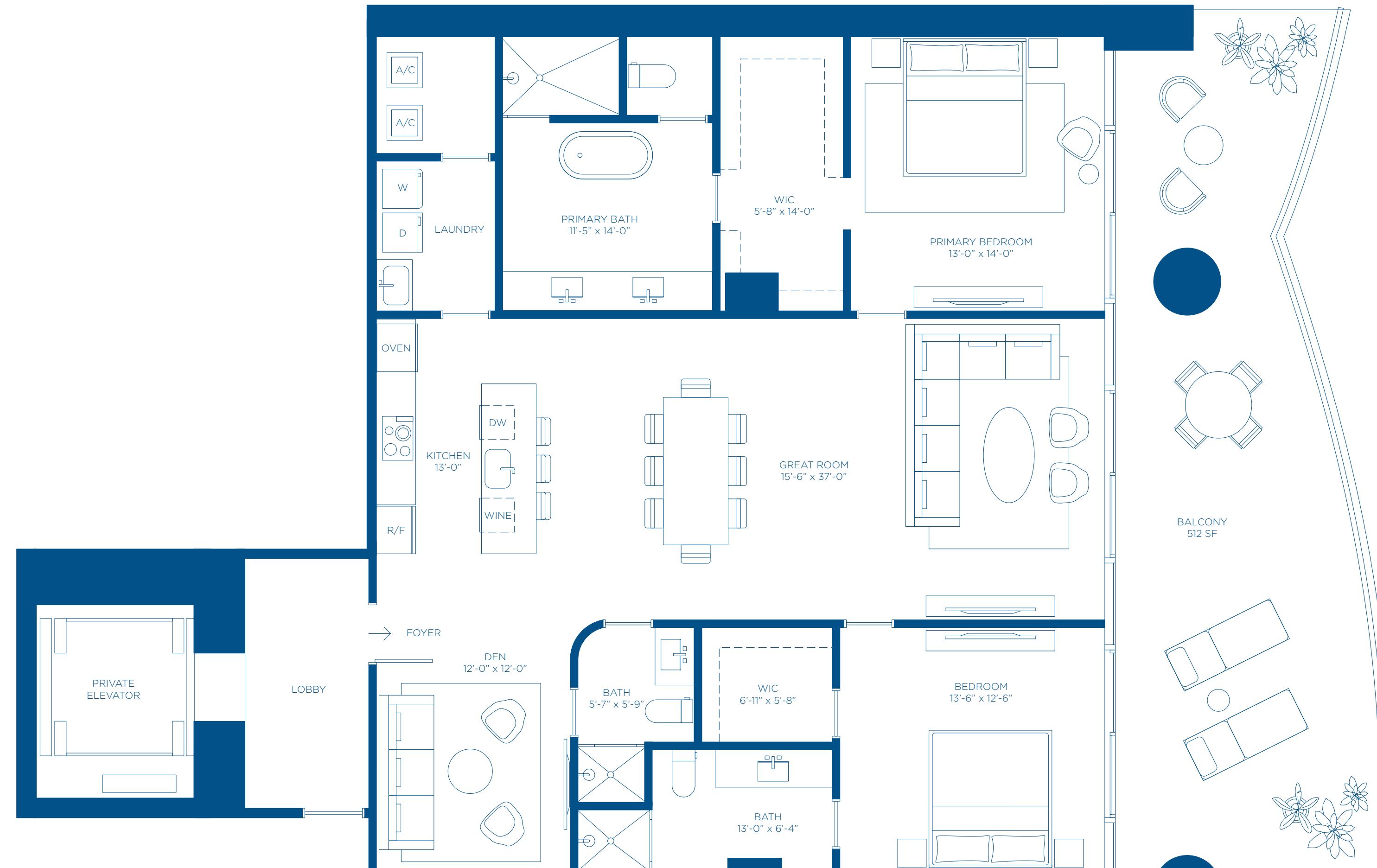
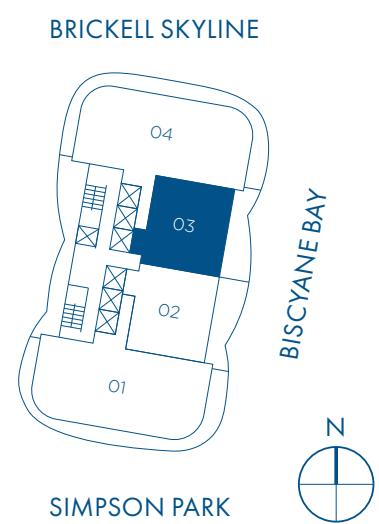
# RESIDENCE 03

LEVELS 62 - 78

2 Bedrooms  
Den  
3 Bathrooms

INTERIOR AREA:  
1,840 SQ. FT. / 171 SQ. M.

TERRACE AREA:  
512 SQ. FT. / 48 SQ. M.



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.

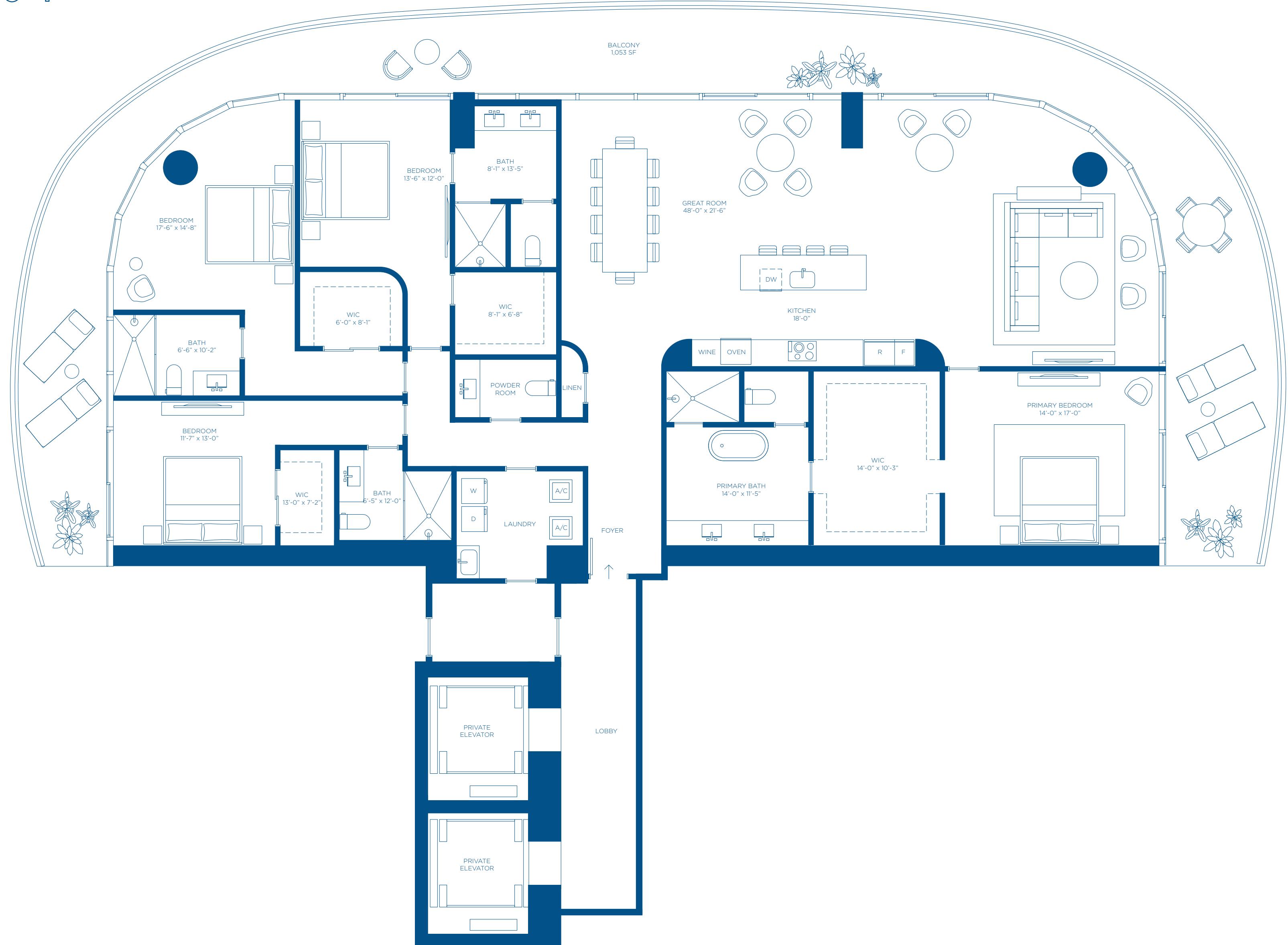
# RESIDENCE 04

## LEVELS 62 - 78

4 Bedrooms  
4 Bathrooms  
1 Powder Room

INTERIOR AREA:  
3,495 SQ. FT. / 325 SQ. M.

TERRACE AREA:  
1,053 SQ. FT. / 98 SQ. M.



NOT TO SCALE

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