

Developer Lionheart Capital's The Ritz-Carlton Residences, Miami Beach Reaches 50 Percent Sold

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The Residences' milestone is evidence to the demand for luxury condos in Mid-Beach; Buyers drawn to location, design features and personalized services

Lionheart Capital today announced that **The Ritz-Carlton Residences, Miami Beach**, a luxury residential development comprised of 111 residences and 15 stand-alone villas, has reached its 50 percent sold milestone since launching sales in spring 2014. The building's sales accomplishment is a testament to the increasing vitality of Miami's Mid-Beach community. Not only is the development located in one of Miami's most affluent neighborhoods, but the property is attracting national and international buyers as well as local Miami residents seeking a tropical modern home.

"Our competitive edge is our waterfront Miami Beach location and the sophisticated lifestyle The Ritz Carlton Residences will offer," said **Ophir Sternberg**, CEO and founding partner of Lionheart Capital, the building's developer. "Residents can expect to enjoy an exclusive amenity collection coupled with the premier service that comes with the iconic brand."

Amenities include the opportunity to rejuvenate in a private spa treatment suite, steam rooms and a sauna, meditation garden, indoor and outdoor yoga studios, an on-site captained day yacht, private boat dockages and a state-of-the-art fitness center. Residences will have two attended lobbies with 24-hour personalized concierge services, valet parking, a pet salon suite, a BBQ and dining area, a library/conference room, a roof-top pool and art and music rooms.

"All eyes are on Miami right now which is why we are so pleased that The Ritz-Carlton Residences, Miami Beach was recently ranked as the top Miami Beach development by Elite Traveler," said Carolyn Ellert, broker and co-founder of Premier Sales Group, the exclusive sales agent for the property, along with ONE Sotheby's International Realty. "As our third Ritz-Carlton Residences property, we have a seasoned team that understands the brand and the remarkable speed at which the team has been able to reach this sales milestone is very telling of what we can expect this coming season."

Located on seven acres in a quiet corner of Miami Beach on the shores of Surprise Lake and designed by renowned Italian architect Piero Lissoni, the project will bring together for the first time his modernist vision with the legendary service of The Ritz-Carlton. The upscale mid-rise residential development, Lissoni's first full-scale architectural work in the US, is being completed with award-winning Miami architecture firm ADD Inc.

The two- to five-bedroom homes range in size from 1,700 to over 11,000 square feet, in a selection of 60 unique floor plans, ranging in price from \$2 million to \$40 million. Each home will be equipped with a Piero Lissoni designed Boffi kitchen, oversized stone countertops, Gaggenau appliances and built-in coffee systems, along with equally impressive Boffi master his and her bathrooms featuring stone flooring, oversized glass-enclosed rain showers and jetted soaking tubs. Every residence will be wired for smart-home technology. Many homes will include private elevator foyers, sprawling terraces, summer kitchens and private plunge pools.

Due to zoning restrictions, The Residences is the only project of this magnitude that can be built in this exclusive neighborhood. Just a short distance to the area's top-tier schools and steps away from the prestigious Upper North Bay Road, residents can enjoy the famed shops of Lincoln Road, the Art Deco District of South Beach and the central business district of Downtown Miami/Brickell and then return to the comfort and quiet of their homes in mere minutes.

"Today's ultra-luxury buyers in Miami are branching out from traditional high-rise living to a more cultivated environment and The Ritz-Carlton Residences is filling this niche," said Mayi de la Vega, founder and CEO of ONE Sotheby's International Realty. "Each residence boasts expansive floor plans and lush outdoor terraces comparable to a stand-alone home which certainly resonates with the local and international buyers."

The Residences are priced from \$2 million to \$40 million. Address: 4701 North Meridian Avenue; telephone: 305-953-9500; website: www.TheResidencesMiamiBeach.com.

About The Ritz-Carlton Residences, Miami Beach

The Residences are Piero Lissoni's first architectural project in the U.S. and are being designed with award-winning Miami architecture firm ADD Inc. This expansive, amenity-rich property will feature gardens, pools, entertainment spaces and 36 private boat dockages for 111 condominium residences and 15 single-family villas. The two-to-five-bedroom homes range in size from 1,700 to over 10,000 square feet, and a selection of 60 unique floor plans, with striking interiors also custom-designed by Lissoni Associati. The Residences are priced from \$2 million to over \$40 million and are scheduled to be completed in 2016. Premier Sales Group, Inc. a Licensed Real Estate Broker and ONE Sotheby's International Realty are the exclusive sales agents for the property. • ONE Sotheby's International Realty, Global Marketing Partner. Address: 4701 North Meridian Avenue, Miami Beach, FL 33140 | Telephone: 305-953-9500 | Website: www.TheResidencesMiamiBeach.com.

About Lionheart Capital

The principals of Lionheart Capital combined bring more than 50 years of experience to the acquisition, development, repositioning and marketing of real estate assets totaling over \$4 billion in the United States, Brazil, China and the Caribbean. Recent ultra-luxury developments include The Ritz-Carlton Residences, Singer Island, Palm Beach and Le Sereno hotel in St. Barths.

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