

FACT SHEET



Mr. C
RESIDENCES
COCONUT GROVE, FL

BY
IGNAZIO
AND
MAGGIO
CIPRIANI

Mr. C Residences Coconut Grove is a contemporary take on classic European living. It is Old World sophistication and modern comfort infused with the maritime tradition of Coconut Grove, Florida, and four generations of the Ciprianis' perfectly serviced lifestyle experience.

MODERN EUROPEAN ELEGANCE FINDS ITS HOME IN COCONUT GROVE

DEVELOPER

Terra

MR. C

Ignazio and Maggio Cipriani

ARCHITECTURE

Arquitectonica

INTERIORS

Meyer Davis

LANDSCAPE

ArquitectonicaGEO

PROJECT LOCATION

MrC Residences Coconut Grove
2655 S Bayshore Dr., Miami, FL 33133

With world class architecture and interiors, Mr. C Residences Coconut Grove is bringing quintessential Cipriani style to one of Miami's most charming neighborhoods.

Located on South Bayshore Drive and featuring panoramic views spanning from Peacock Park across Biscayne Bay to Key Biscayne and beyond, Mr. C Residences Coconut Grove offers the ultimate South Florida lifestyle. Beaches and boating are at residents' fingertips, while Italian-style dining and social spaces are just steps from their front door.

Residential interiors and amenity spaces channel the nautical tradition that gives Coconut Grove its unique character and soul. Yacht-inspired shapes, rich natural materials and masterful craftsmanship touch every detail of the design.



COCONUT GROVE, FLORIDA: HISTORIC, CHARMING & SERENE

Founded in the late 1800s and characterized by its tree-lined streets, lush parks and gracious residences, Coconut Grove has long been favored by artists, intellectuals and those seeking an oasis of tranquility within reach of Miami's legendary excitement.

Coconut Grove's lush waterfront parks and marinas combine to create a classic South Florida lifestyle, where it's easy to spend days at leisure in the region's tropical climate. From sunset sailing and tennis to biking or running along miles of trails and pathways, Coconut Grove is a place for people who love to embrace the outdoors.

Locals and visitors also enjoy a vibrant cultural and culinary scene that encompasses everything from private galleries to a year-round calendar of festivals and events in celebration of art, food and music.

With ancient trees and verdant parks, the heart of Coconut Grove is a picturesque place to spend time catching up with friends over brunch, sip cappuccino at an outdoor café or drift in and out of shops.



ICONIC WATERFRONT LIVING

In Miami's early days, most commercial transportation took place on the water. Automobiles were rare, and roads were primitive. While times have changed, the waters off Coconut Grove continue to be well trafficked, with residents and tourists relaxing, working and playing on Biscayne Bay. No matter the reason, a number of Grove marinas accommodate amateur and professional boaters, and the bay plays host to some of the world's most important regattas.

Mr. C Residences represent a modern vision of Old World simplicity and stylish European glamour.

Steps away, classic waterfront living invites you to spend hours and days luxuriating in tropical beauty. Yachting excursions, fishing expeditions or simply basking in the sun are among the many delights of this enchanted place.

FEATURES & AMENITIES

DETAILS OF A
LIFE WELL LIVED



Bayshore Club Pool Deck

Personalized services, including a 24-hour concierge, are complemented by a host of amenities at Mr. C Residences Coconut Grove.

Arrival Experience

- Covered Valet Drop-Off
- Reception and Concierge Desk
- Lobby Lounge
- Mail & Package Rooms
- Curated Art Pieces in Lobby
- Lush Landscaping

Dining & Retail

- Signature Café
- Specialty Gourmet Market
- Wellness Lounge and Juice Bar
- Private Bellini Bar on Pool Deck
- Poolside Food and Beverage Service
- In-Home Delivery from Café

Services

- Concierge Reception
- Butler Service
- Lifestyle and Nautical Concierge
- 24-Hour Doorman & Security
- 24-Hour Valet
- Mr C Property Management Team
- Housekeeping Service Available

Residence Features

- Open Floor Plan Layouts
- 11-Foot Ceilings
- Floor-to-Ceiling Glass
- Bayshore, City and Grove Views
- Private Outdoor Terraces
- Italian Terrazzo & Quartz Countertops
- Italian Cabinetry
- European Porcelain Tile Floors
- Custom Kitchen Island
- Premium Appliances Subzero Wolf
- Solid Core Interior Wood Doors
- Pre-Wired for High-Speed Internet

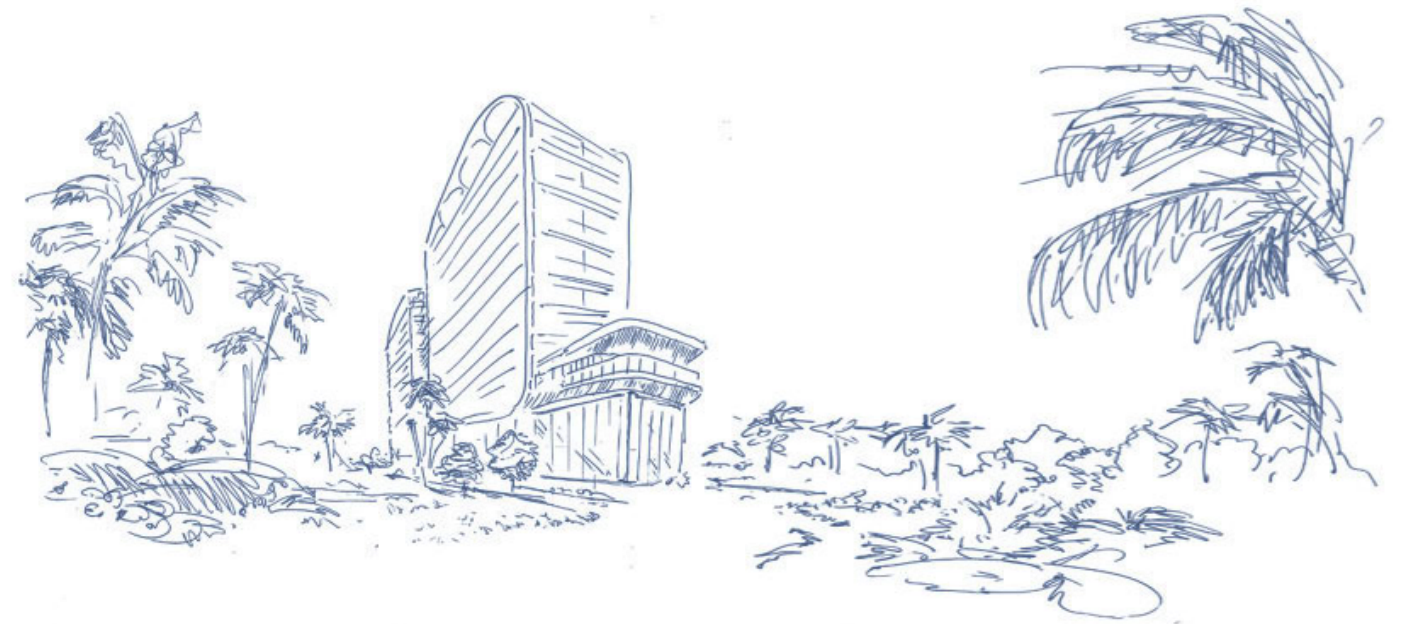
Body & Mind Wellness Center

- Whole-Body Fitness Zones
- Stretch, Cardio, Weights & Fitness
- Personal Trainers & Specialty Classes Available
- Wellness Lounge w/Juice Bar
- Indoor Yoga Studio
- Peloton Studio
- Men's and Women's Locker Rooms
- Signature Spa with Treatment Rooms
- Steam & Sauna

Bayshore Owners' Club

- Bayshore Club Pool w/Sundeck
- Poolside Food & Beverage Service
- Cabanas w/Towel Service
- Pool Bar & Event Lounge
- Garden-Level Lap Pool
- Billiards Room
- Library & Screen Lounge
- Little C's Learning & Adventure Lab
- Teen Game Lounge
- Business Lounge w/Meeting Rooms

MR. C DESIGN TEAM



David Martin Terra

Terra is a Florida-based real estate development and investment company that creates communities, enhances neighborhoods and connects people.

Founded by David Martin and Pedro Martin, Terra owns and operates a carefully curated portfolio of real estate developments valued at more than \$8 billion that elevate quality of life; maximize the way in which people work, live and entertain; and innovate the urban and suburban landscape with an eye toward resiliency and sustainability.

Under David Martin's leadership, Terra has achieved international acclaim for its commitment to design excellence, resiliency measures, and sustainable development. Since launching the firm in 2001, Terra has developed more than five million square feet of residential, commercial and mixed-use projects across South Florida. Terra thrives by assembling teams composed of the world's most accomplished architects, designers, planners, engineers and builders who collaborate to bring the firm's development vision to life.

Recent examples include the Bjarke Ingels-designed Grove at Grand Bay and the Rem Koolhaas/OMA-designed Park Grove, two new luxury residential developments that catalyzed the revitalization of Miami's Coconut Grove neighborhood; the Rene Gonzalez-designed GLASS in Miami Beach's South of Fifth District; Eighty Seven Park in Miami Beach, a 70-unit beachfront condo designed by Pritzker Prize-winning architect Renzo Piano; the Carlos and Jackie Touzet-designed Mary Street office and retail complex in Coconut Grove; and Botaniko, a master-planned community in Weston, designed by Chad Oppenheim and Roney Mateu.

Ignazio and Maggio Cipriani Mr. C

Mr. C is a hospitality and residential property brand founded by brothers Ignazio and Maggio Cipriani. Members of the fourth generation of the Cipriani family, internationally renowned for restaurants, landmark event spaces, lounges and residences, Ignazio and Maggio were uniquely qualified to conceptualize a hospitality and residential brand that would bring the best of Old World and modern luxury together for today's most sophisticated clientele.

Both brothers Ignazio and Maggio had experienced hospitality on an international level while working for the family business, and this greatly influenced the development and vision for the Mr. C brand, ultimately defining the feel and ethos. This mindset is a commitment to making today's Mr. C experience effortless through sophisticated design, Old World simplicity, and European glamour.

As young travelers commuting between Europe and the United States, the brothers began seeking out ideal locations to launch and grow their brand. They selected the classically elegant community of Beverly Hills in Los Angeles to introduce their first Mr. C hotel. It was followed by New York City with Mr. C Seaport, and Miami with Mr. C Coconut Grove.

Arquitectonica Architecture

Arquitectonica is an award-winning Miami-based firm with offices worldwide. Founded in 1977, it is led by Bernardo Fort-Brescia, Laurinda H. Spear and Raymond Fort. Its work, which includes mixed-use developments, resorts, hotels, luxury condominiums, schools, universities and museums, has been featured in leading publications including Architectural Record, Progressive Architecture, Time, Fortune, Abitare and Domus. Its designs have also been exhibited in major museums across the world.

Luxury residential properties by Arquitectonica include Icon Brickell, Marquis Miami, Atlantis, Beach House 8, and 500 Brickell. The firm also designs hotels that redefine the guest experience and has worked on hospitality projects, some with spas, including Mr. C Coconut Grove, Mandarin Oriental, St. Regis, Westin, W, Four Seasons, Banyan Tree, Canyon Ranch, Raffles, Viceroy and many others.

ArquitectonicaGEO Landscapes

Since 2005, Miami-based ArquitectonicaGEO has been designing contemporary, technologically informed landscapes to meet the challenges of a changing environment and add community value by improving performance and livability. The award-winning firm, founded by Laurinda H. Spear, is committed to sustainable design, including the conservation of water, soil and plants. They are advocates for preserving existing plant material and using these species to provide local habitat support without water, fertilizer and excessive maintenance. They incorporate innovative pavement, roof and garden systems that reduce the draw on the freshwater supply and help to limit local flooding.

Meyer Davis Interiors

Meyer Davis is a globally recognized New York City-based design boutique specializing in residential, hospitality, retail and workplace environments. Founded in 1999 by Will Meyer and Gray Davis, the firm has established itself at the forefront of high-end commercial and residential design practices throughout the U.S. and abroad. Meyer Davis designs seamless physical experiences tailored to the client's individuality, combining principles of great design with a clear vision for the experience they seek to create. The designers consider each new project an opportunity to bring a unique and powerful story to life.

Playing with space, form, texture and light, they develop a visual experience that seeks to compel and inspire. Meyer Davis believes that great design works on multiple levels, weaving together bold design moves and striking details to ensure that when completed, each project makes an immediate and lasting impact.

Meyer Davis enjoys seeking new and unexpected solutions, values lasting impact over flash, and believes in the power of restraint. The firm's work proves that intelligent subtraction often yields the greatest results.

MR. C STORY

MODERN LUXURY
BY THE FOURTH
GENERATION OF
CIPRIANIS



"Mr. C represents a modern vision of Old World simplicity and stylish European glamour."

– Ignazio Cipriani

In 1931, on a tiny street off of Venice's magnificent Piazza San Marco, Giuseppe Cipriani opened Harry's Bar. In the decades that followed, its welcoming atmosphere and thoughtful attention to detail made this intimate space an iconic destination for stylish locals and international visitors, including a who's who of European royalty, literary figures and global celebrities.

Today, almost 90 years later, brothers Maggio and Ignazio Cipriani, members of the fourth generation of the Cipriani family, have drawn on their rich familial history as well as their own 21st-century perspectives to create Mr. C, a luxury hospitality and residential brand for glamorous modern living.

Mr. C hotels and residences live up to the highest standards of design and are set in the most extraordinary global locations. Honoring the approach to service that began in their great-grandfather's single, thoughtfully conceived bar on Calle Vallarossa, the brothers have made personalized attention offered with genuine care an integral part of Mr. C's DNA.

Signature Mr. C Cuisine + Cocktails

Mr. C restaurants feature cuisine inspired by the Italian kitchen and prepared using the finest, freshest regional and imported products. The atmosphere is gracious, and the service is impeccable, allowing guests to fully enjoy the company of their dining companions.

Elegant Service and Personalized Experiences

Whether guests are traveling for business or pleasure, or a bit of both, they find beautifully designed and equipped amenities for health, wellness and relaxation. Fitness centers, pools, spas, terraces and gardens cater to every mood and whim.

Service delivered with care and discretion is at the heart of Mr. C's hospitality philosophy. From a personal welcome by lobby staff and bartenders who shake the perfect cocktail, to housekeepers with an eye for detail, residents and guests are treated to every comfort.



Mr. C Sales Gallery
2640 S. Bayshore Drive
Coconut Grove, FL 33133



This project is being developed by CG Summer Investments, LLP, a Florida limited liability partnership ("Developer"), which has a limited right to use the trademarked names and logos of Terra and Mr. C. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Terra and/or Mr. C, and you agree to look solely to Developer (and not to Terra, Mr. C and/or any of either of their affiliates) with respect to any and all matters relating to the sales and marketing and/or development of the project.

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. 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. 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. Additional fees may apply. Renderings 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 sketches, renderings, graphics materials, plans, specifications, amenities, 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 are 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. 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. Restaurants and other business establishments and/or 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. 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. The information provided herein regarding Coconut Grove and establishments within Coconut Grove or other proposed projects or facilities depicted was obtained from newspaper articles and other public information and Developer makes no representations as to same. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. 