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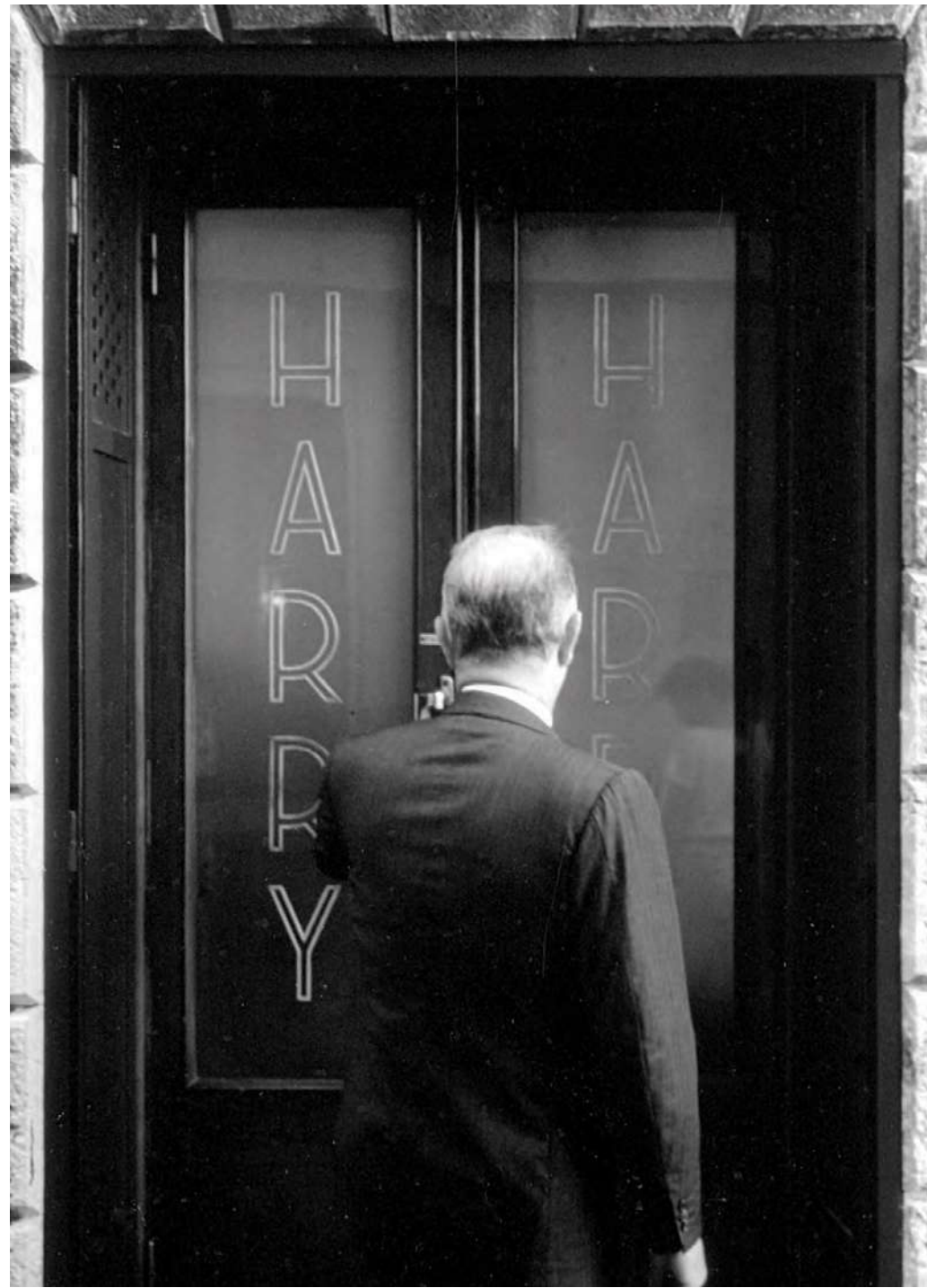




CIPRIANI RESIDENCES

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



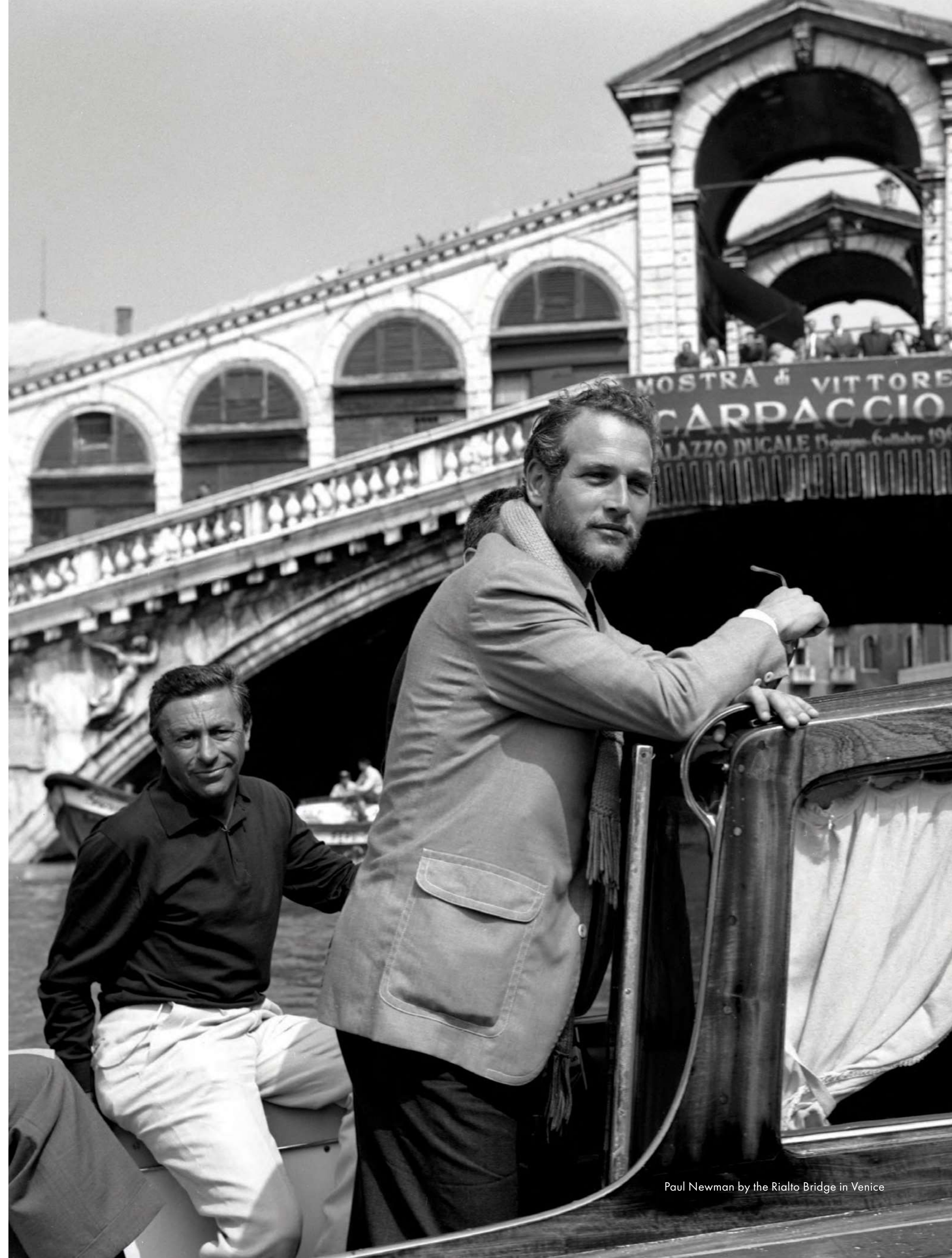
"TO SERVE IS
FIRST TO LOVE"

Arrigo Cipriani

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

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.



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.



ARTIST'S CONCEPTUAL RENDERING. SEE DISCLAIMERS PAGE.

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





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.





ARTIST'S CONCEPTUAL RENDERING. SEE DISCLAIMERS PAGE.

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

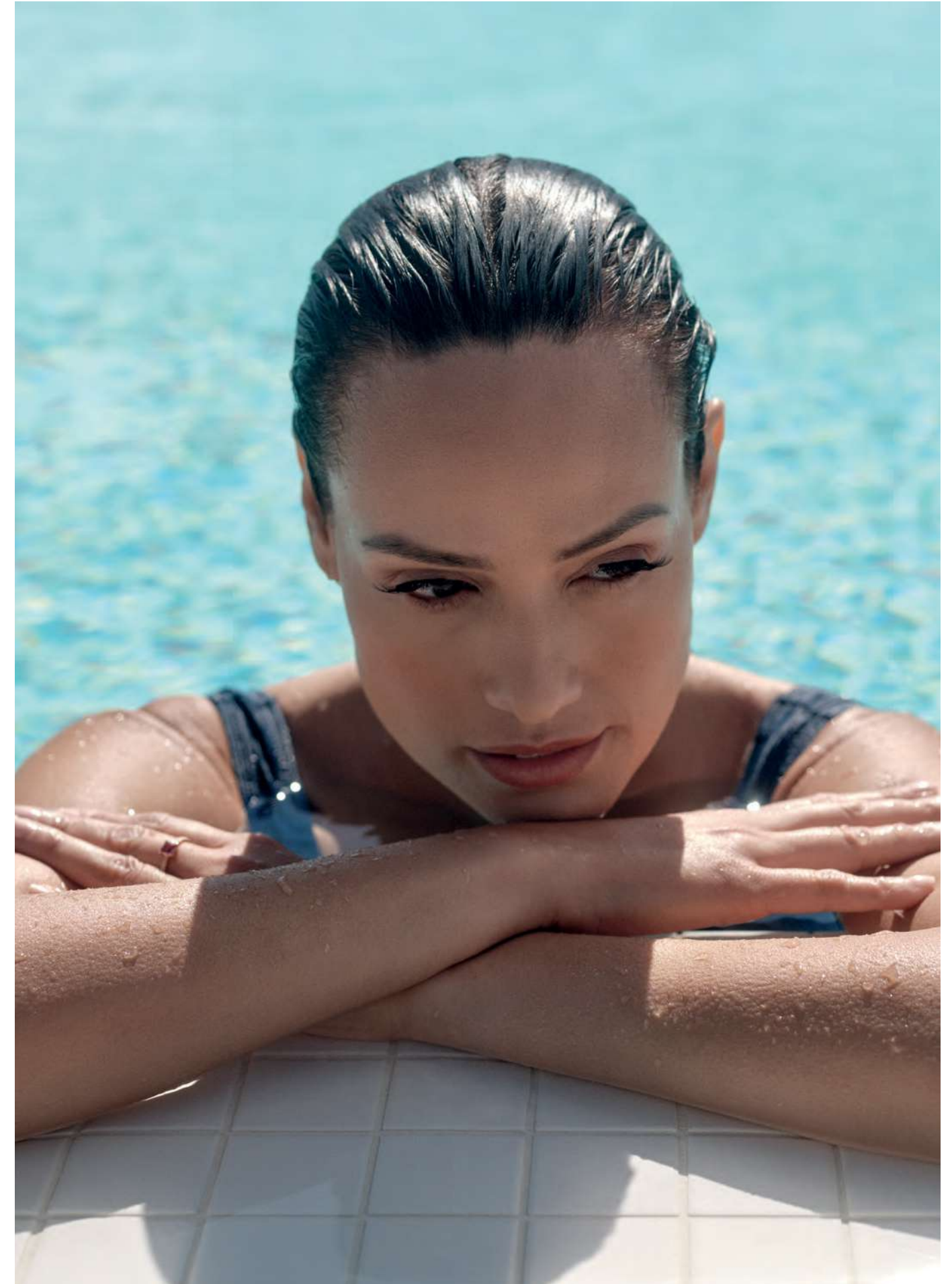




ARTIST'S CONCEPTUAL RENDERING.

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.





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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.



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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.







ARTIST'S CONCEPTUAL RENDERING. SEE DISCLAIMERS PAGE.

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
RESIDENCES

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.



ARTIST'S CONCEPTUAL RENDERING. SEE DISCLAIMERS PAGE.

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.



ARTIST'S CONCEPTUAL RENDERING. SEE DISCLAIMERS PAGE.

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
4,723–10,302 SF
Private elevators
Private oversized terraces
with swimming pools*
*FEATURED IN SELECT PENTHOUSES

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

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

Levels 9–18
**One + Den and
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

Attentive, intuitive service and generous hospitality

Expansive penthouses with private oversized terraces with swimming pools*

Sweeping views of Biscayne Bay and the Brickell skyline

24-hour catering by Cipriani exclusive to residents

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


CIPRIANI
RESIDENCES MIAMI



THE
CENTERPIECE
OF
BRICKELL

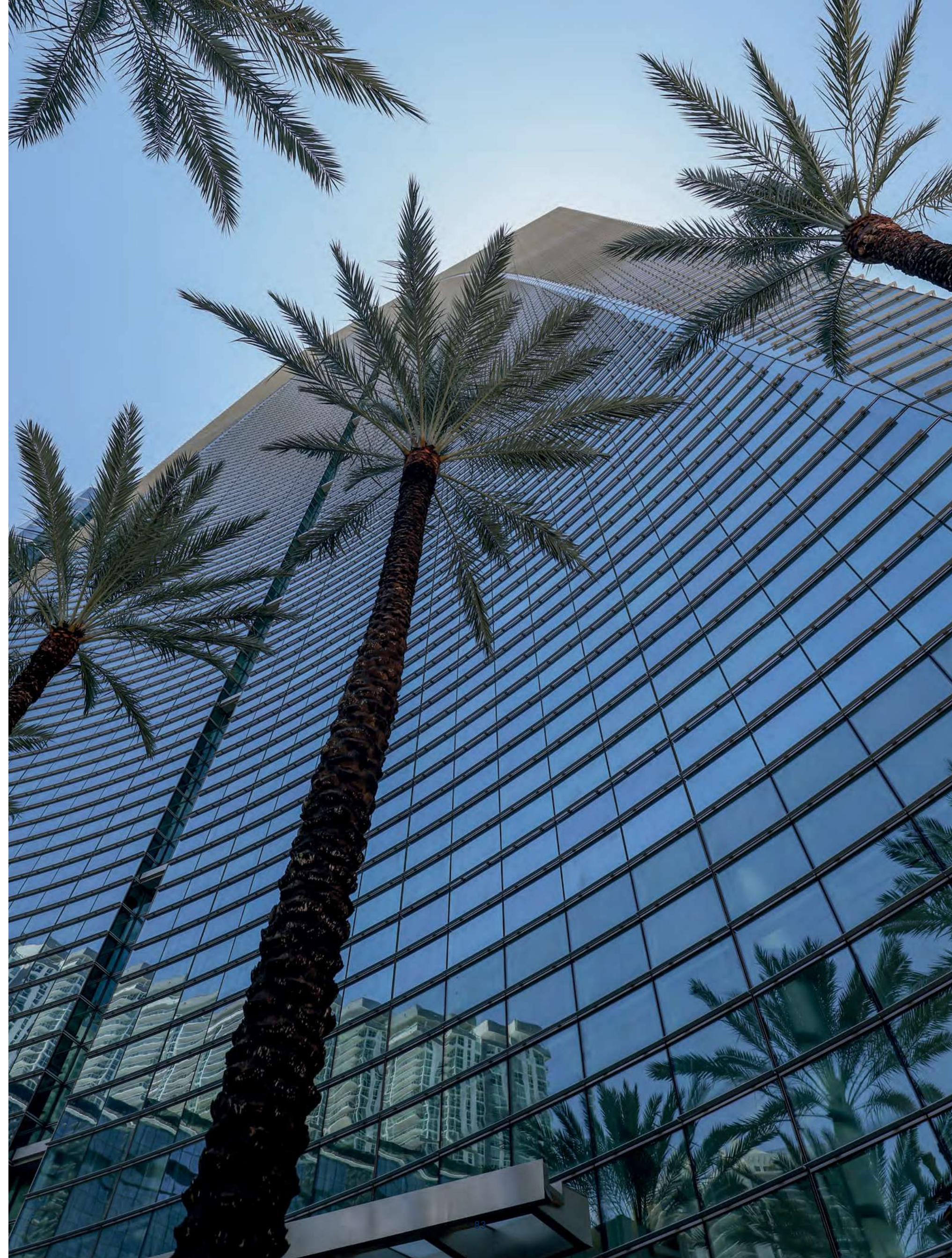
NEIGHBORHOOD

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.



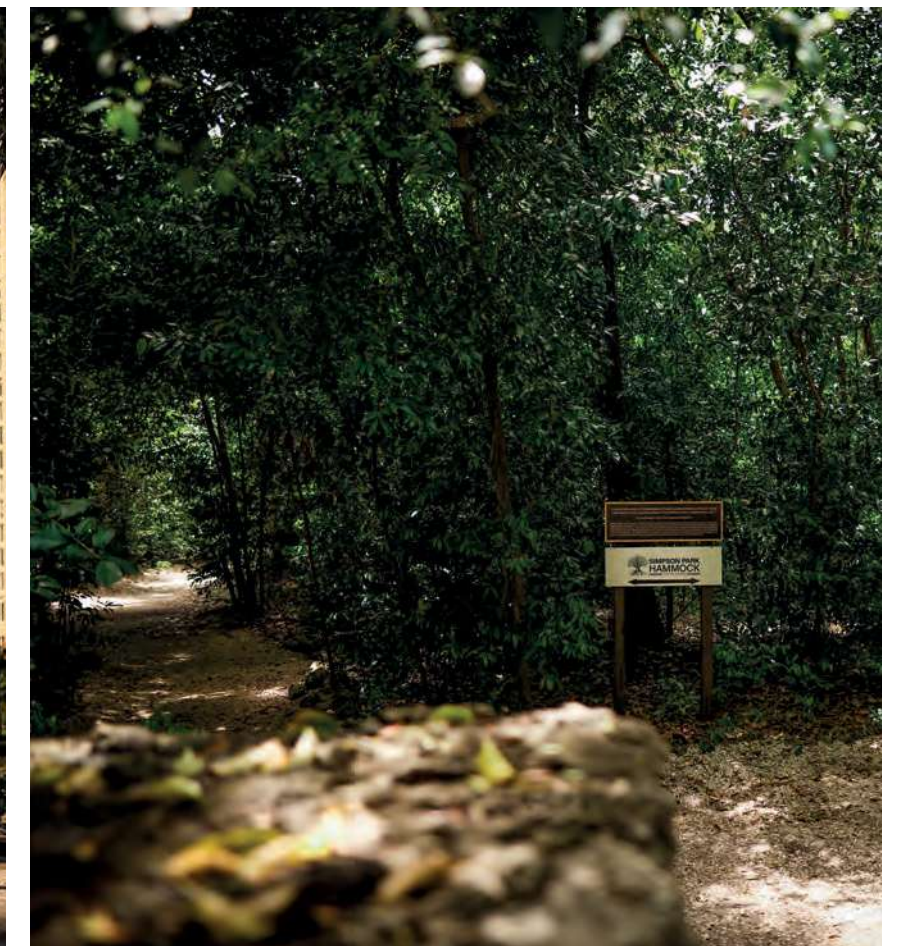
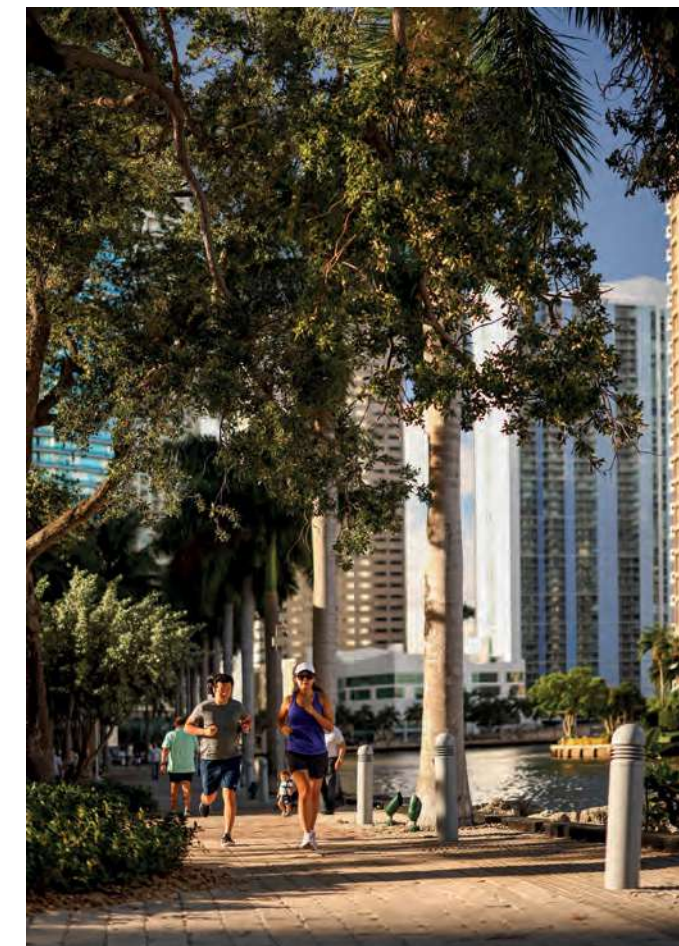
WATERFRONT

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.





NEIGHBORHOOD

Quinto
la huella

TEU

ST. LUX

IDI
IRS

CHRYSLER

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

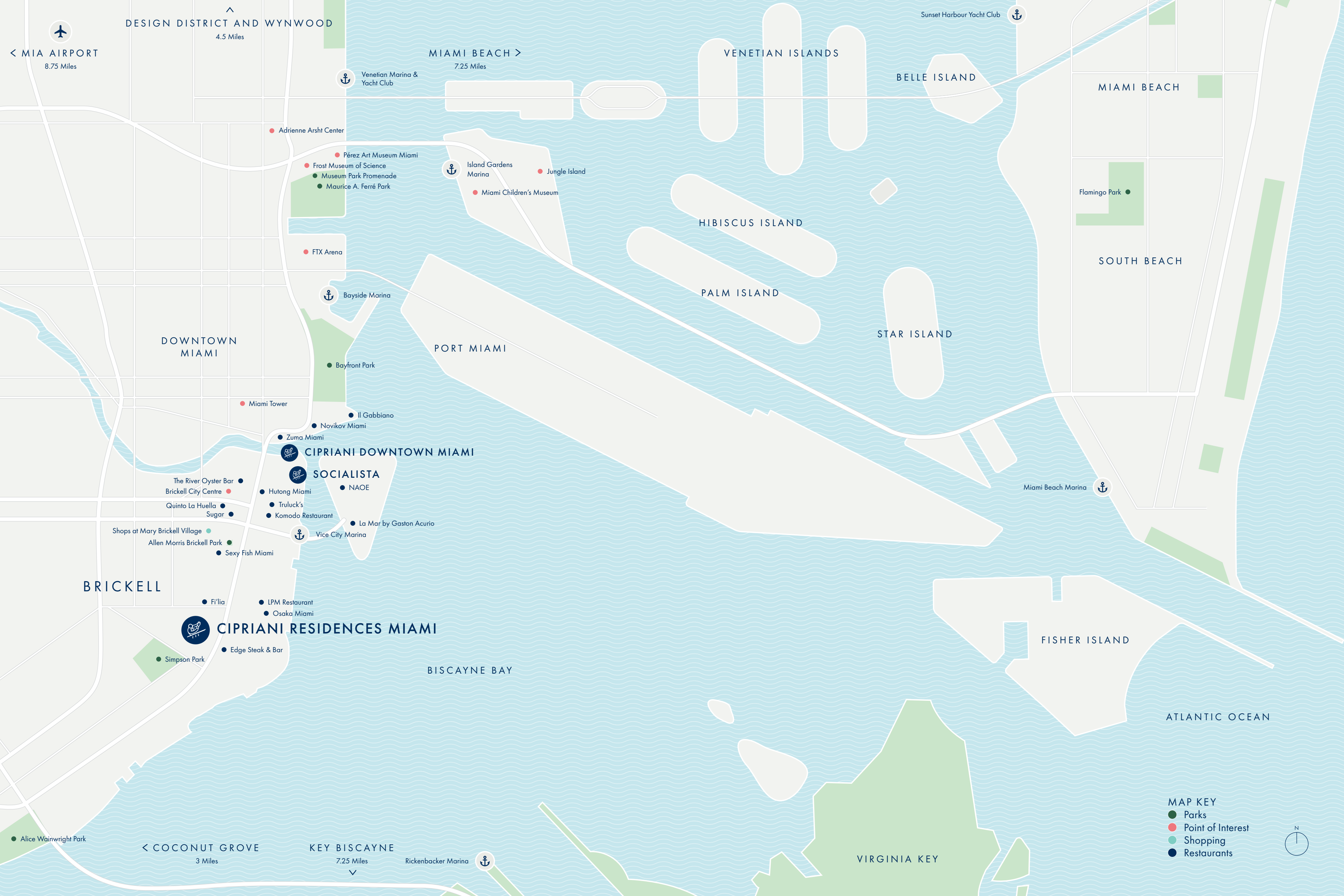


Vizcaya Museum and Gardens

< MIA AIRPORT
8.75 Miles

DESIGN DISTRICT AND WYNWOOD
4.5 Miles

MIAMI BEACH >
7.25 Miles



Venetian Marina & Yacht Club

Sunset Harbour Yacht Club

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

DOWNTOWN MIAMI

PORT MIAMI

HIBISCUS ISLAND

PALM ISLAND

STAR ISLAND

MIAMI BEACH

Flamingo Park

SOUTH BEACH

Miami Tower

Il Gabbiano

Novikov Miami

Zuma Miami

CIPRIANI DOWNTOWN MIAMI

SOCIALISTA

The River Oyster Bar
Brickell City Centre
Quinto La Huella
Sugar

Hutong Miami
Truluck's
Komodo Restaurant

NAOE

La Mar by Gaston Acurio

Vice City Marina

Miami Beach Marina

BRICKELL

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

BISCAYNE BAY

FISHER ISLAND

ATLANTIC OCEAN

< COCONUT GROVE
3 Miles

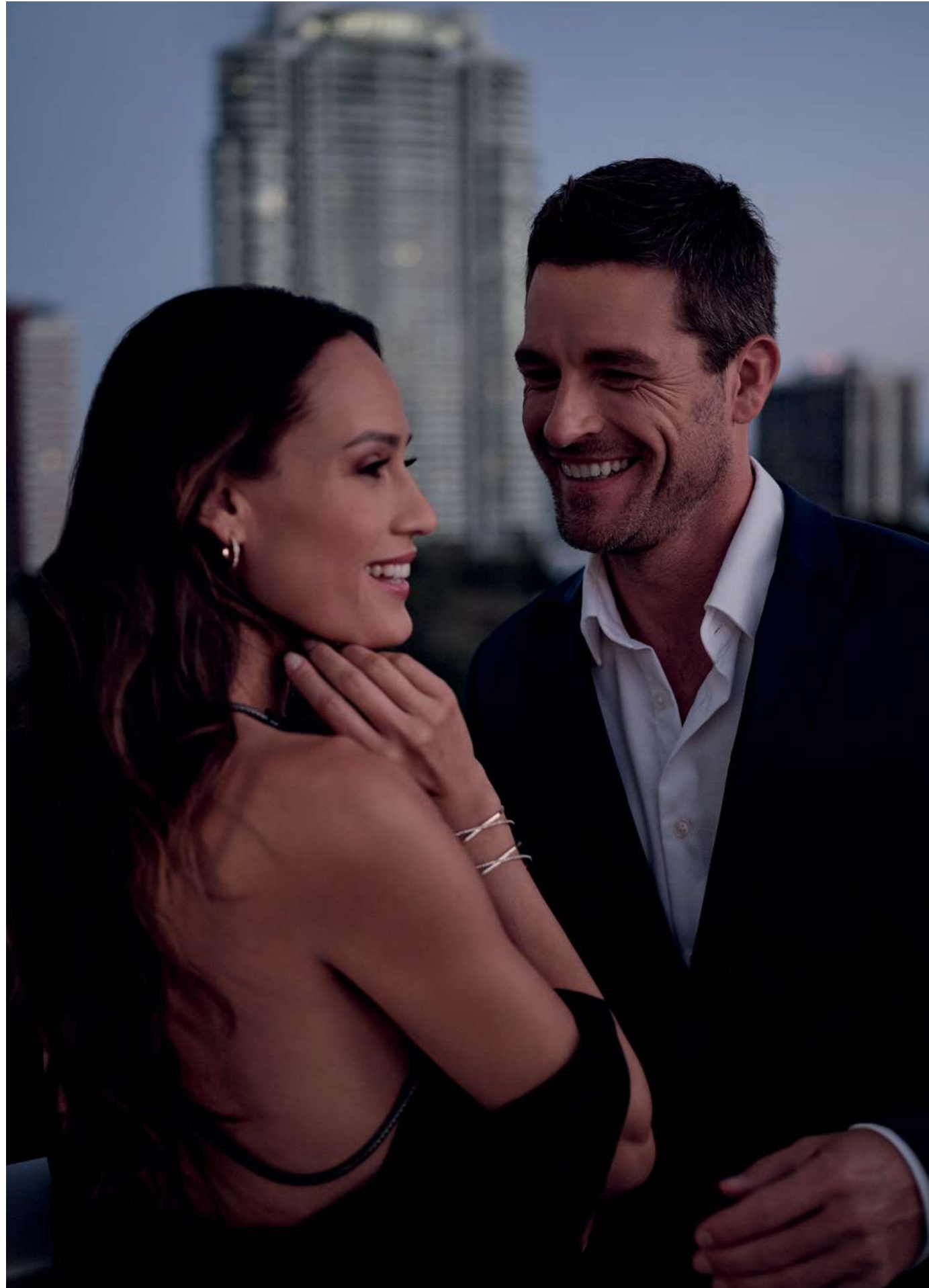
KEY BISCAYNE
7.25 Miles

Rickenbacker Marina

VIRGINIA KEY

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





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

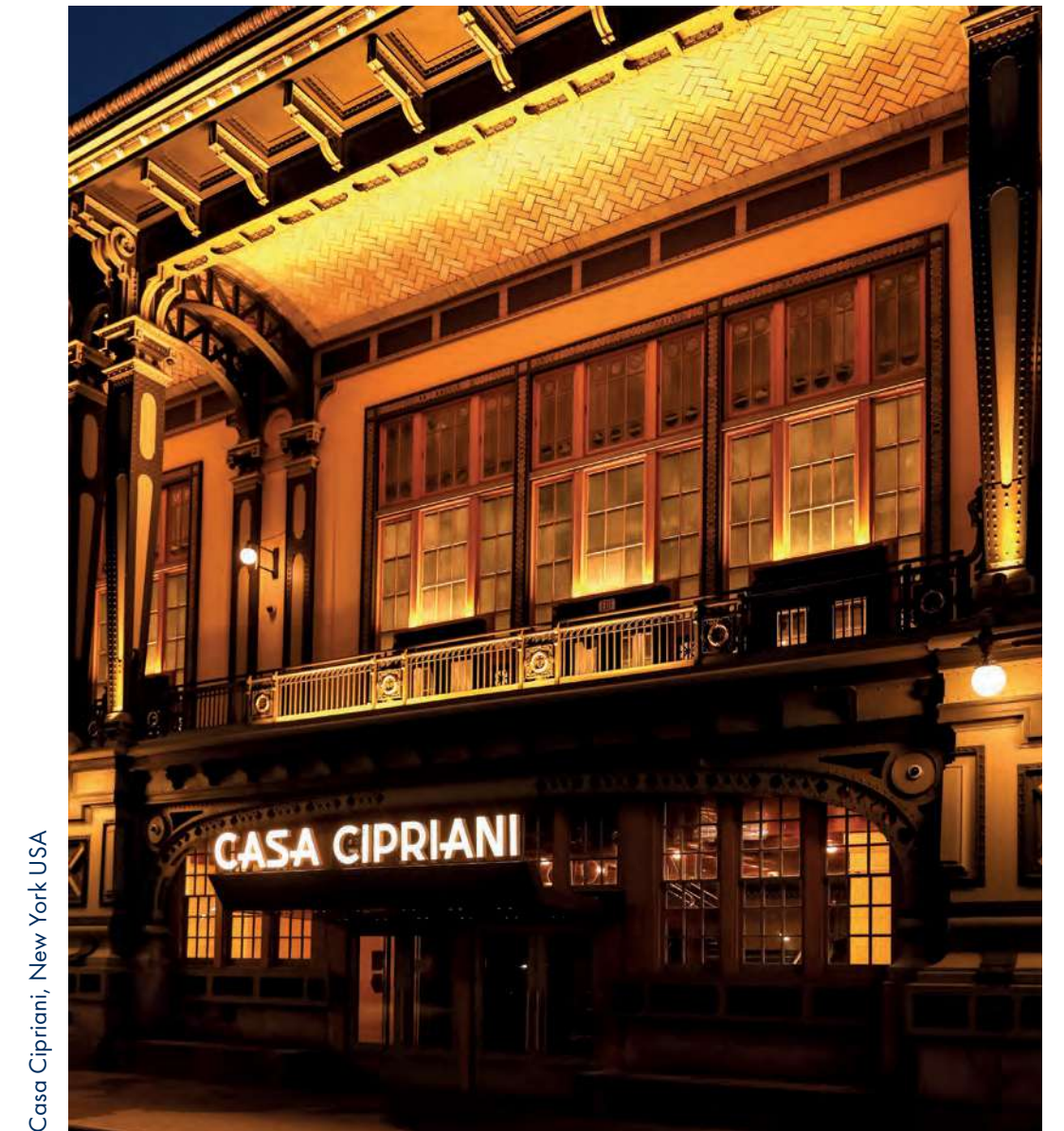


Louver House, Miami USA

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

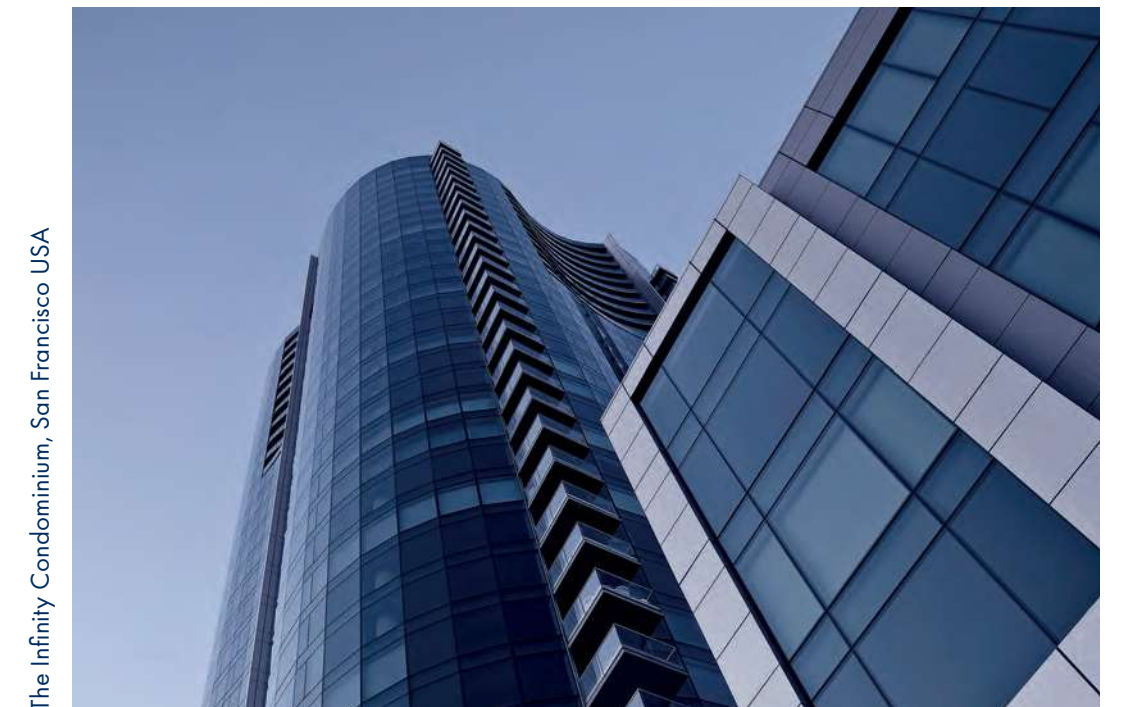
ARQUITECTONICA

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

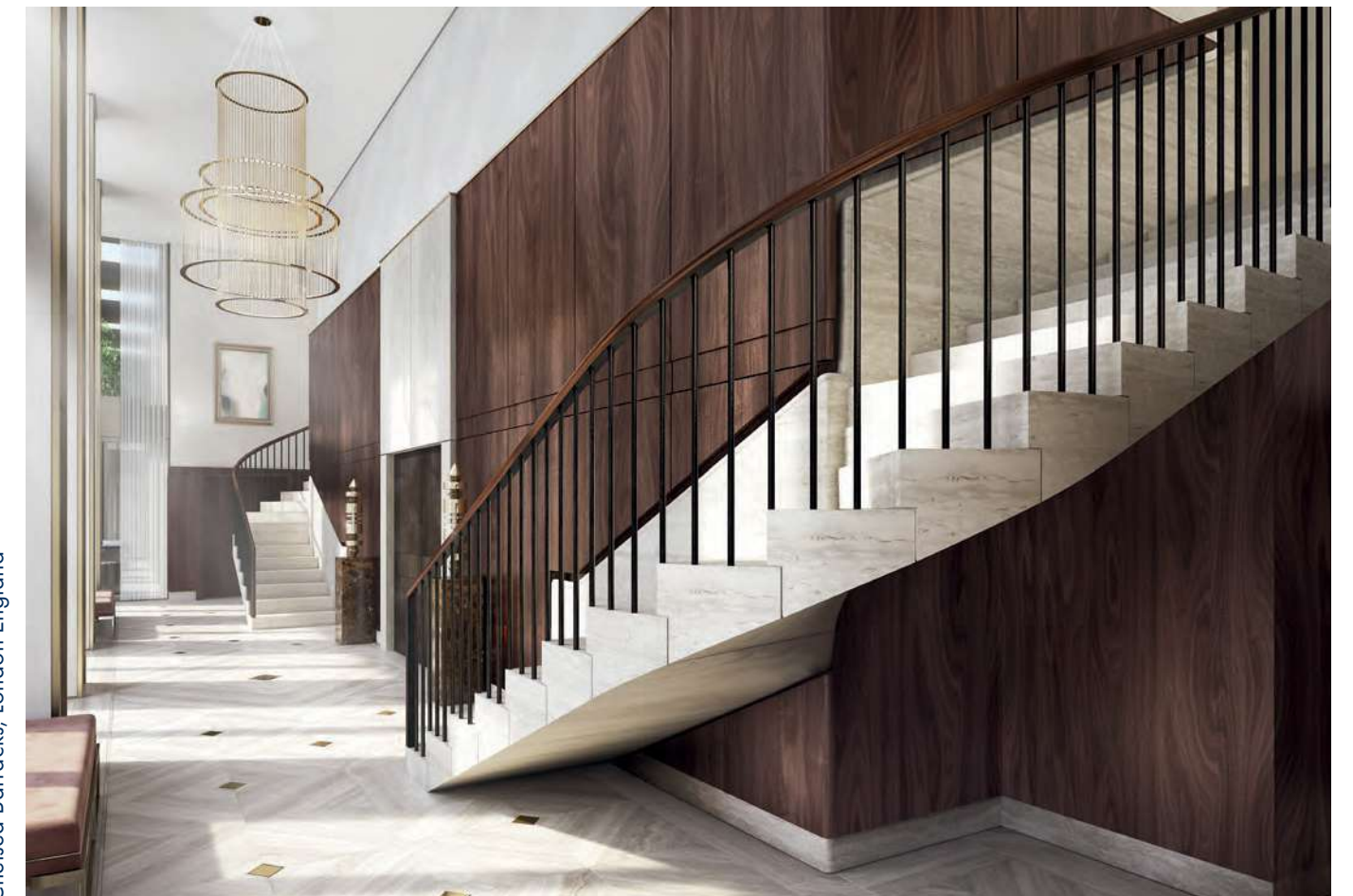
1508 LONDON

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

Hospitality
Cipriani

Architecture
Arquitectonica

Interior Design
1508 London



M A S T
CAPITAL

EXCLUSIVE MARKETING AND SALES BY FORTUNE DEVELOPMENT SALES

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