



CIPRIANI RESIDENCES MIAMI, 1420 SOUTH MIAMI AVE

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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. Registration Certificate File No. 179439RC-OOSR0. This advertisement is a solicitation for the sale of Units in 1420 S. Miami Avenue Condominium & N.J. Registration No. 24-04-0005. Carmel & Reyes PLLC shall not be held liable or responsible for the failure by client and/or its agents to provide complete and accurate information in the disclosure documents and/or representations. Under no circumstances shall Carmel & Reyes PLLC be liable for any claims, direct, indirect, incidental, special, or consequential damages arising out of your failure to provide complete and accurate information and/or to adequately review a document for accuracy prior to its dissemination or use.

RESIDENCES

# AMENITIES

LEVEL 7

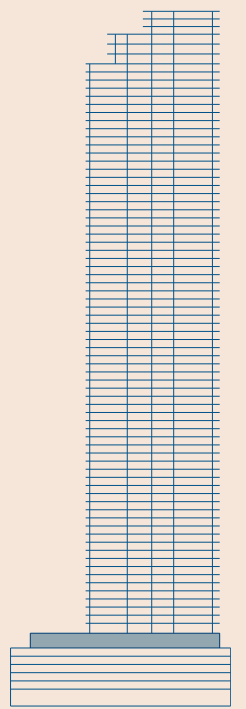
- 1 SUNRISE POOL
- 2 BAYVIEW TERRACE
- 3 SPA POOL
- 4 CABANAS
- 5 FITNESS CENTER
- 6 SPINNING ROOM
- 7 SPA
- 8 SALON
- 9 TREATMENT ROOMS
- 10 CHANGING ROOMS
- 11 WELLNESS RECEPTION / LOUNGE
- 12 SOCIAL LOUNGE
- 13 SCREENING ROOM
- 14 LIBRARY
- 15 PET PARK
- 16 KIDS OUTDOOR PARK
- 17 KIDS LOUNGE
- 18 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. Registration certificate file NO. 179439RC-OOSR0. This advertisement is a solicitation for the sale of units in 1420 S. Miami Avenue Condominium & N.J. Registration NO. 24-04-0005. Carmel & Reyes PLLC shall not be held liable or responsible for the failure by client and/or its agents to provide complete and accurate information in the disclosure documents and/or representations. Under no circumstances shall Carmel & Reyes PLLC be liable for any claims, direct, indirect, incidental, special, or consequential damages arising out of your failure to provide complete and accurate information and/or to adequately review a document for accuracy prior to its dissemination or use.

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# AMENITIES

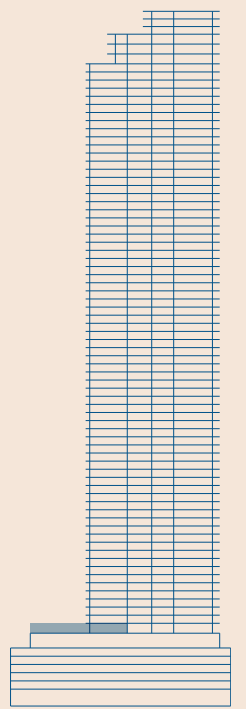
LEVEL 8

- 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

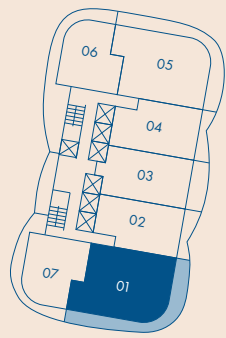
3 Bedrooms  
3 Bathrooms  
1 Powder Room

Interior: 1,952 FT<sup>2</sup> | 181 M<sup>2</sup>

Terrace: 660 FT<sup>2</sup> | 61 M<sup>2</sup>



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK

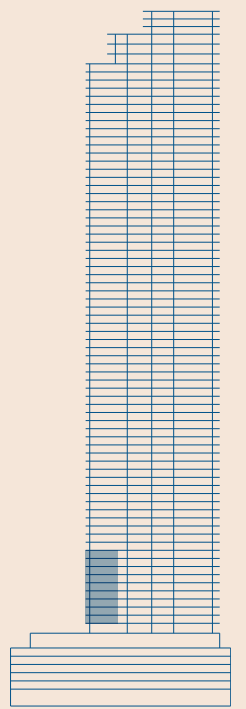


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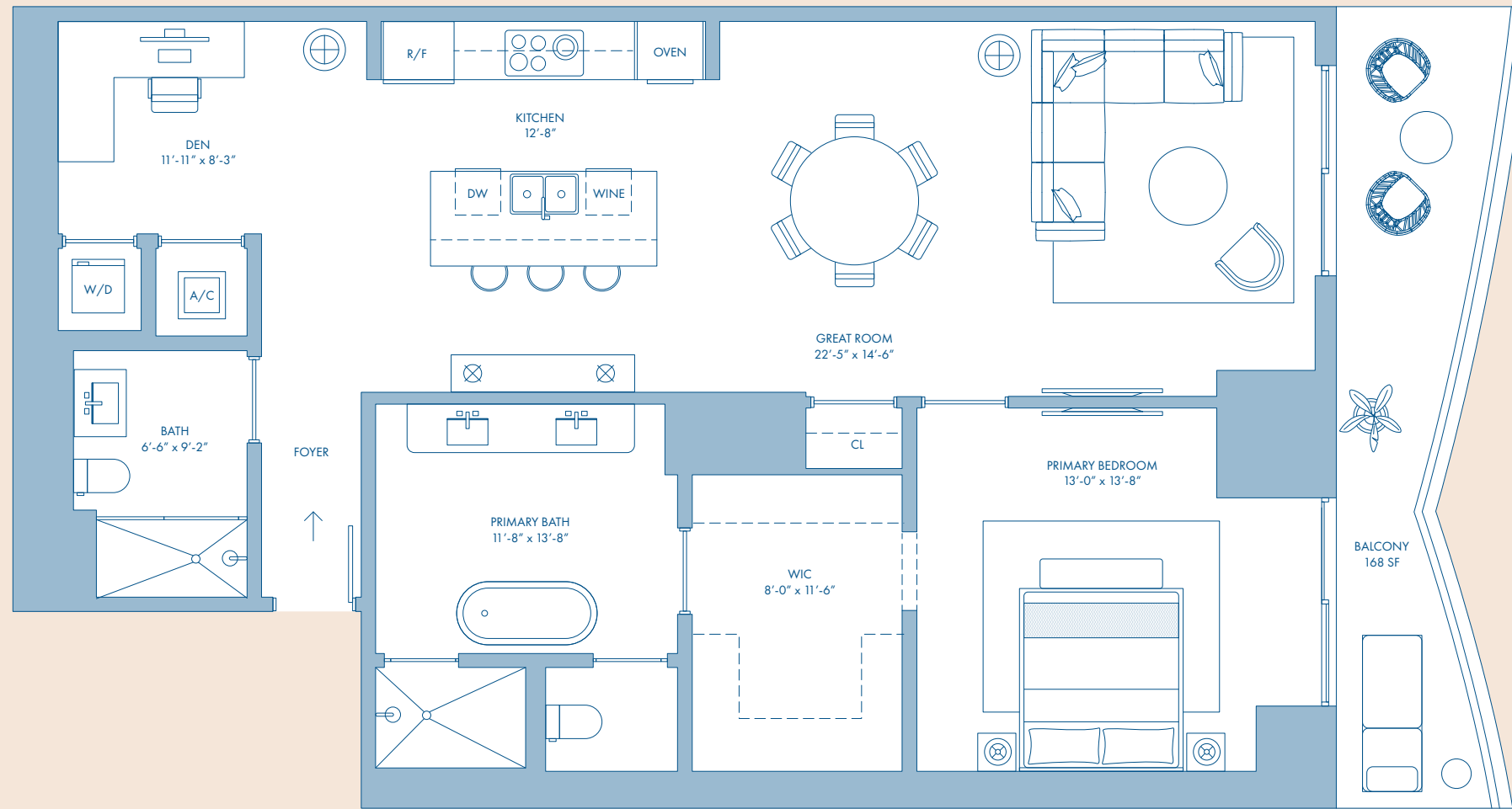
# RESIDENCE 02

LEVEL 9-18

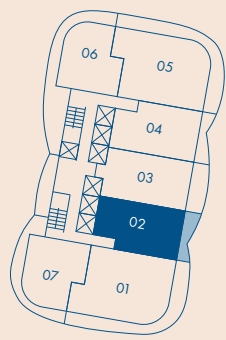
1 Bedroom  
Den  
2 Bathrooms

Interior: 1,449 FT<sup>2</sup> | 135 M<sup>2</sup>

Terrace: 168 FT<sup>2</sup> | 16 M<sup>2</sup>



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK

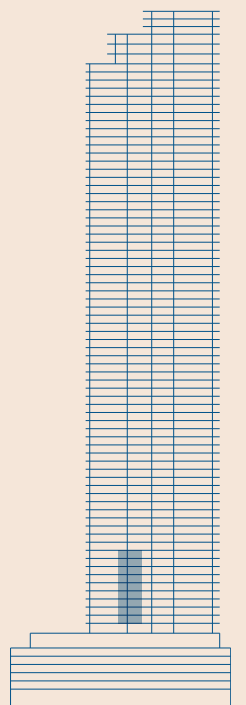


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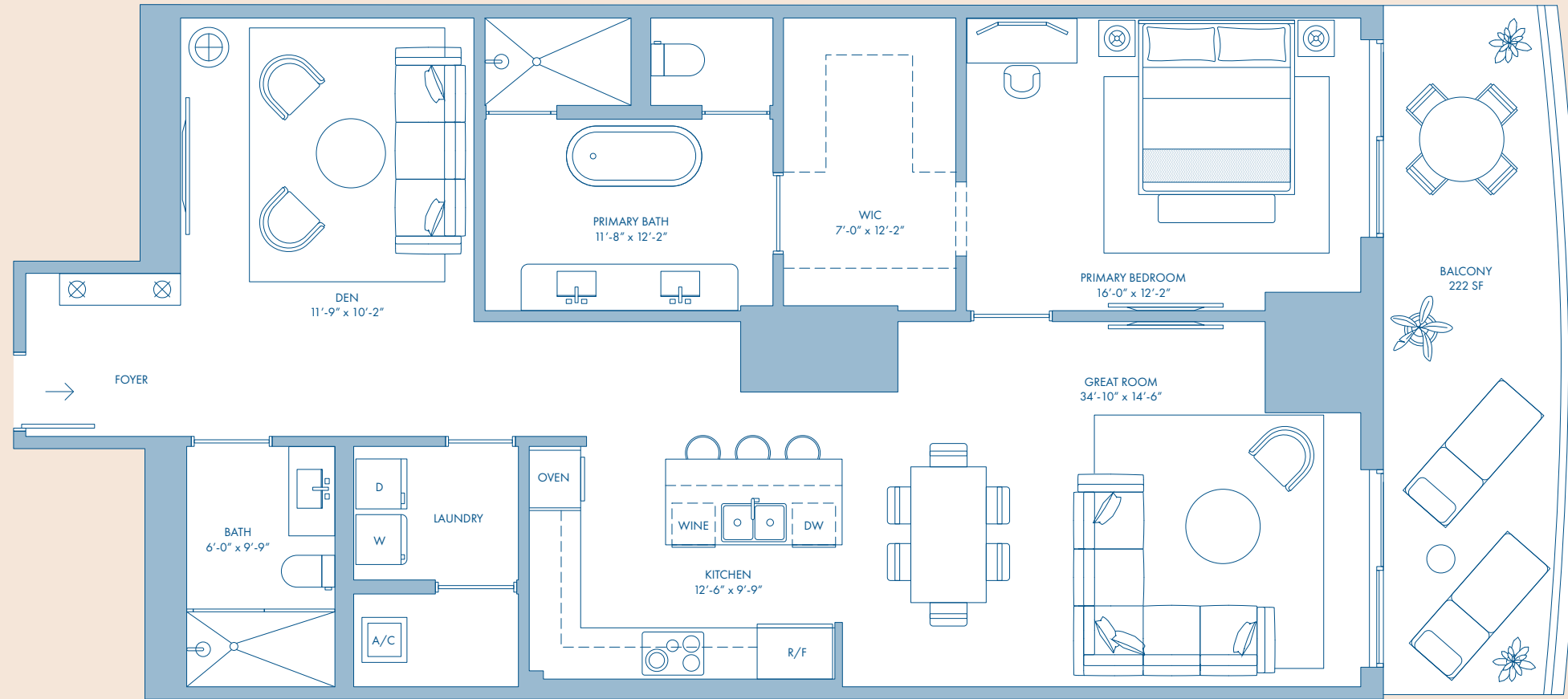
# RESIDENCE 03

LEVEL 9-18

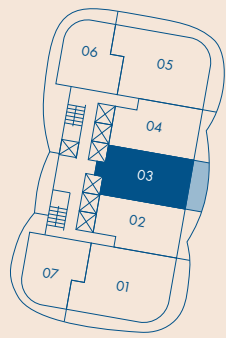
1 Bedroom  
Den  
2 Bathrooms

Interior: 1,448 FT<sup>2</sup> | 135 M<sup>2</sup>

Terrace: 222 FT<sup>2</sup> | 21 M<sup>2</sup>



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK

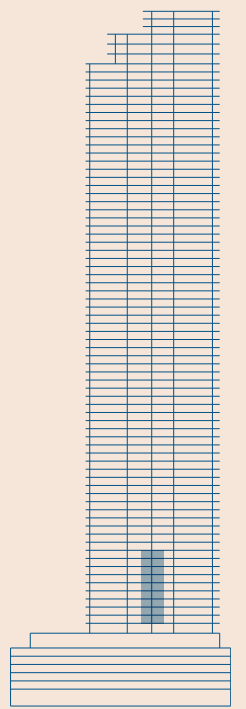


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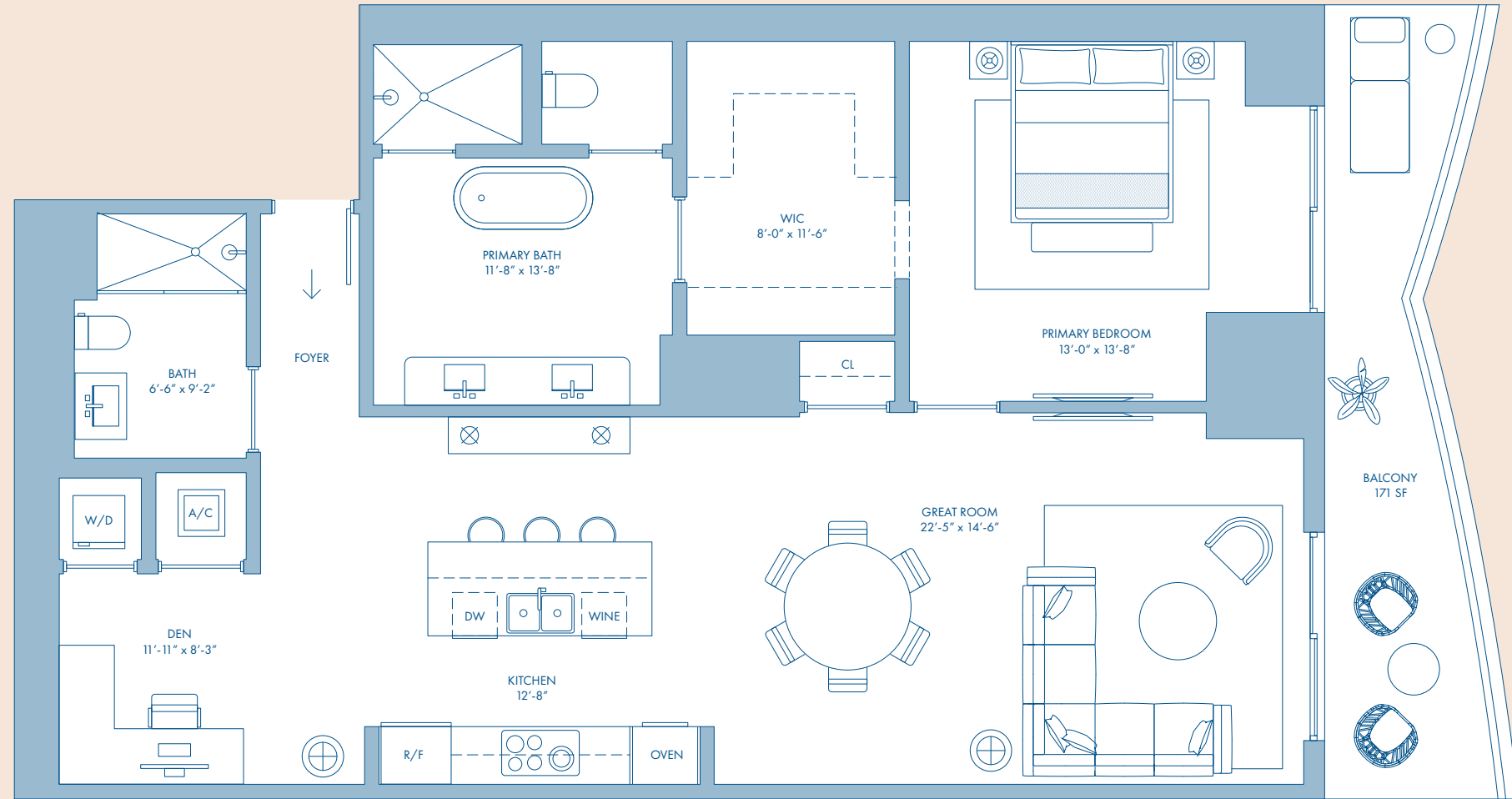
# RESIDENCE 04

LEVEL 9-18

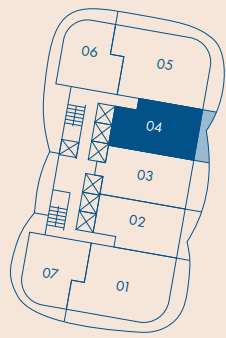
1 Bedroom  
Den  
2 Bathrooms

Interior: 1,449 FT<sup>2</sup> | 135 M<sup>2</sup>

Terrace: 171 FT<sup>2</sup> | 16 M<sup>2</sup>



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK

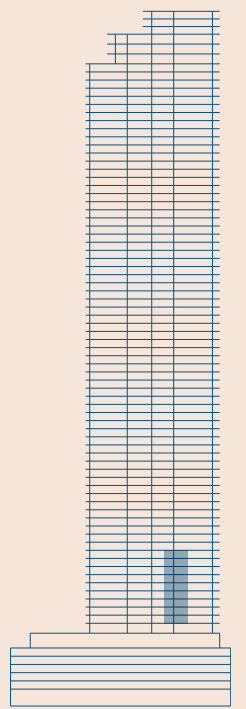


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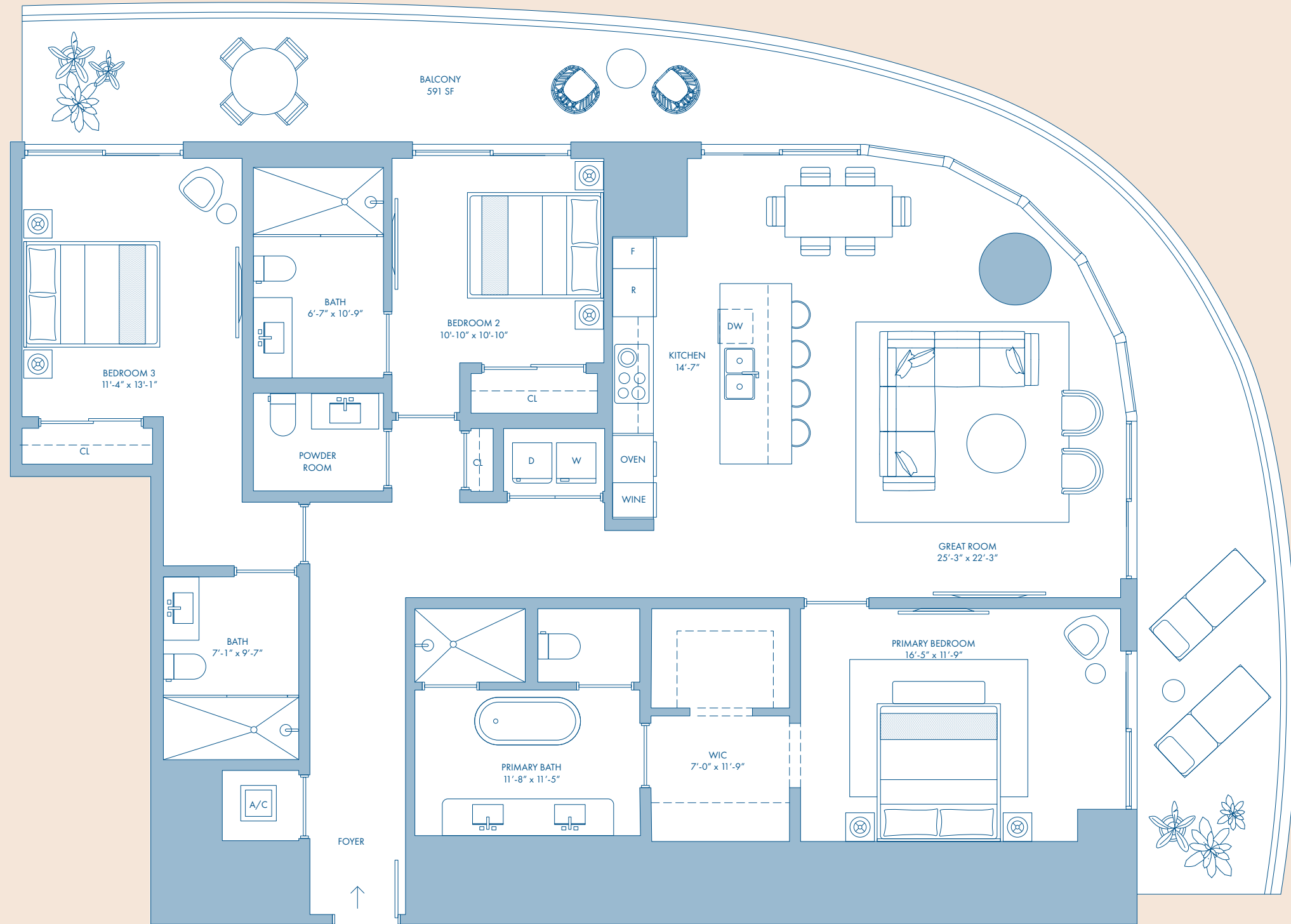
# RESIDENCE 05

LEVEL 9-18

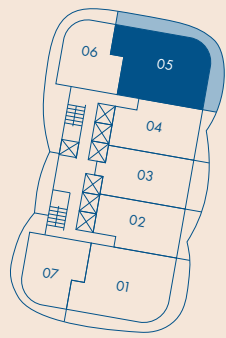
3 Bedrooms  
3 Bathrooms  
1 Powder Room

Interior: 1,951 FT<sup>2</sup> | 181 M<sup>2</sup>

Terrace: 591 FT<sup>2</sup> | 55 M<sup>2</sup>



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK

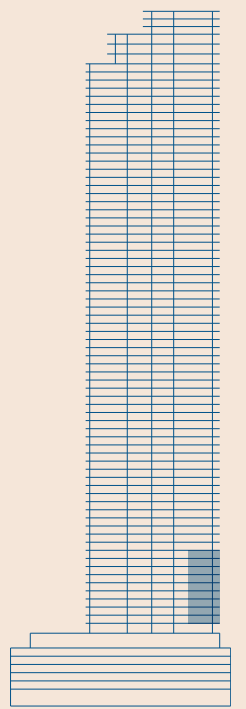


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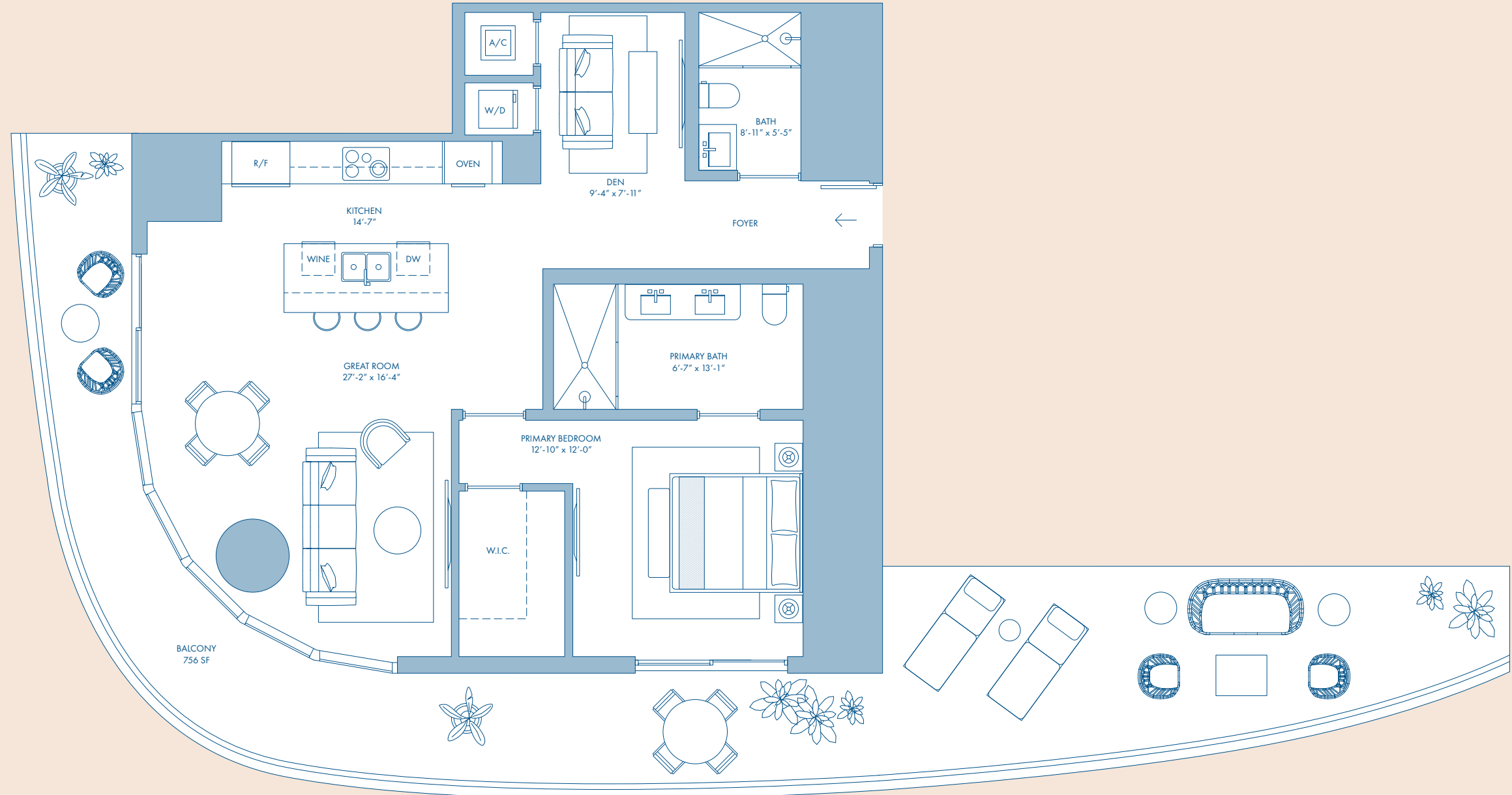
# RESIDENCE 06

LEVEL 9-18

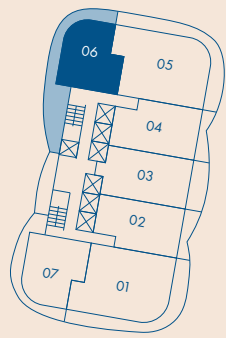
1 Bedroom  
Den  
2 Bathrooms

Interior: 1,180 FT<sup>2</sup> | 110 M<sup>2</sup>

Terrace: 756 FT<sup>2</sup> | 70 M<sup>2</sup>



BRICKELL SKYLINE



BISCAYNE BAY

MAST  
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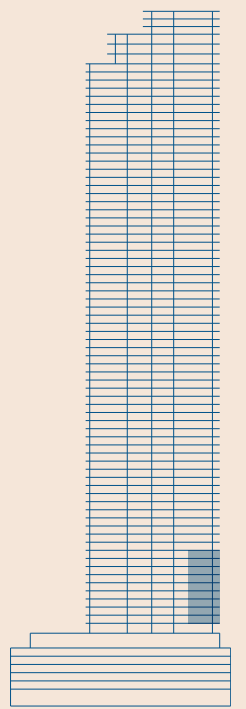


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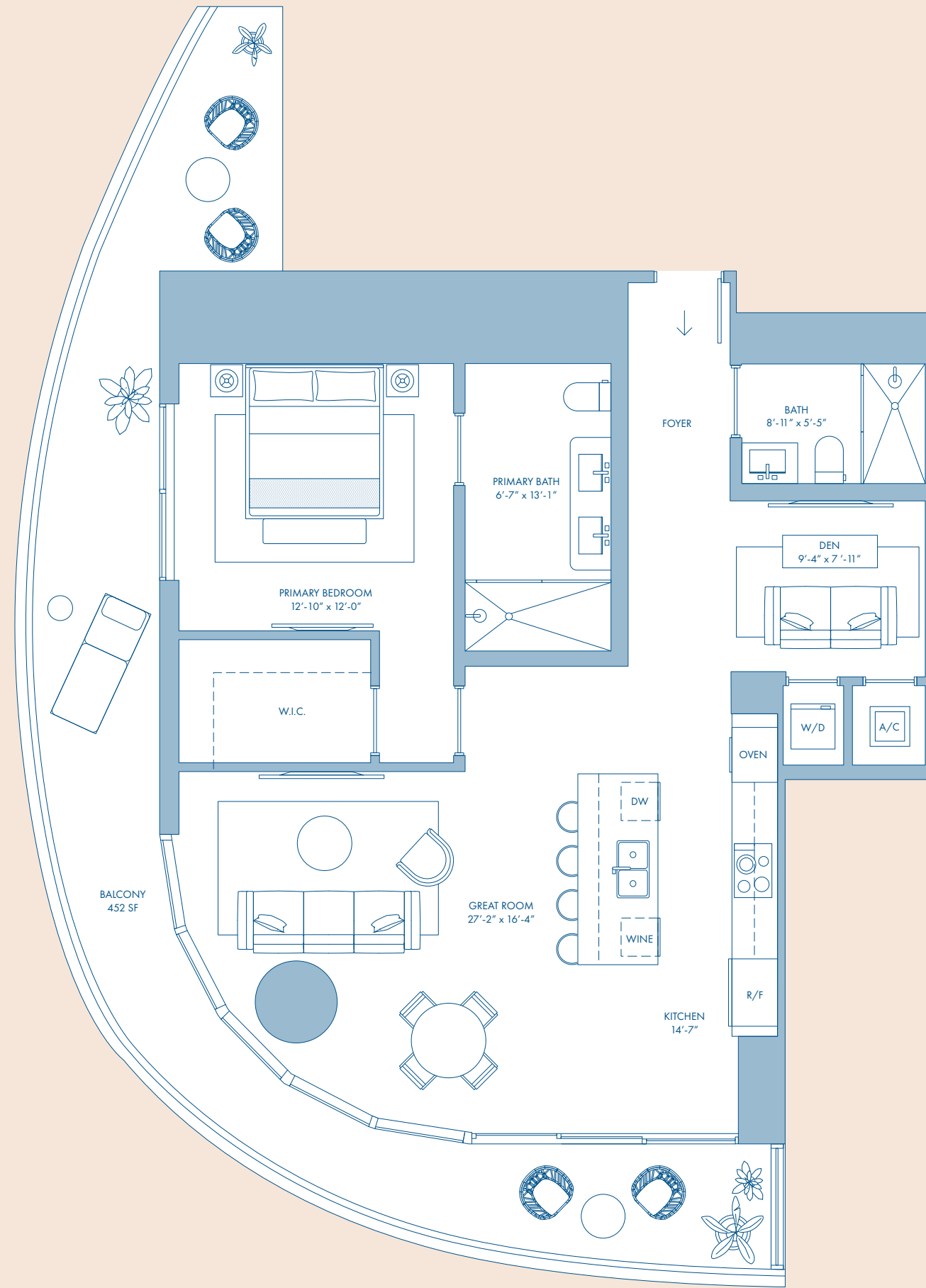
# RESIDENCE 07

LEVEL 9-18

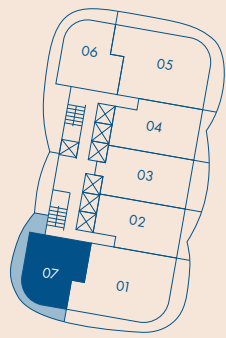
1 Bedroom  
Den  
2 Bathrooms

Interior: 1,180 FT<sup>2</sup> | 110 M<sup>2</sup>

Terrace: 453 FT<sup>2</sup> | 70 M<sup>2</sup>



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK

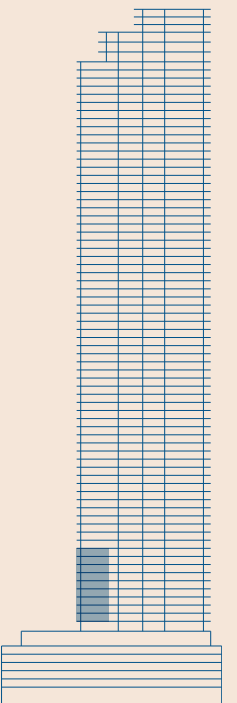


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# RESIDENCE 01

3 Bedrooms  
3 Bathrooms  
1 Powder Room

LEVEL 19-36

Interior: 2,053 FT<sup>2</sup> | 191 M<sup>2</sup>

Terrace: 660 FT<sup>2</sup> | 61 M<sup>2</sup>

LEVEL 38-54

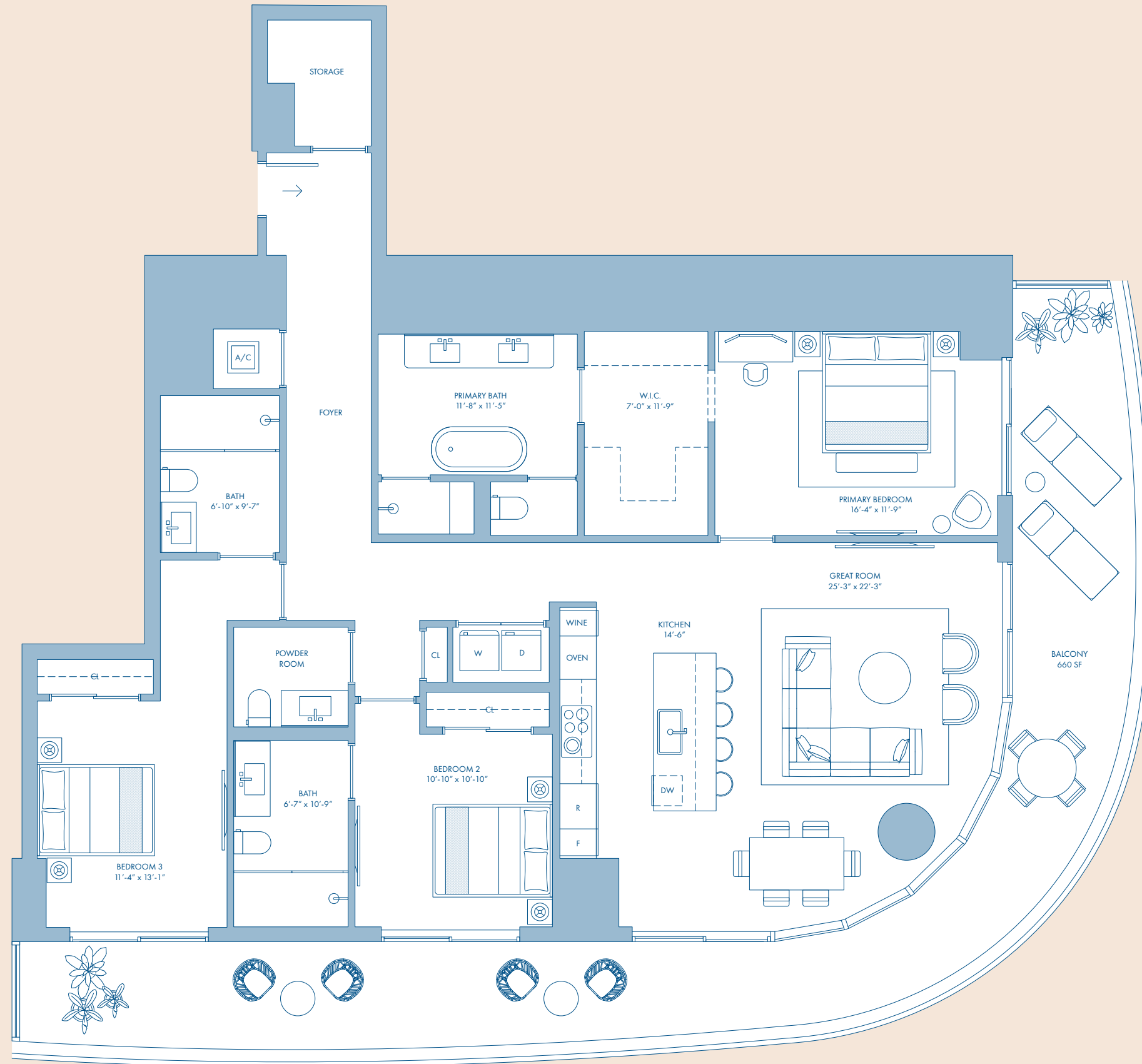
Interior: 2,074 FT<sup>2</sup> | 193 M<sup>2</sup>

Terrace: 661 FT<sup>2</sup> | 61 M<sup>2</sup>

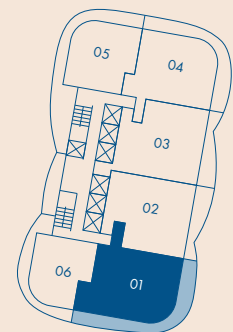
LEVEL 55-61

Interior: 2,064 FT<sup>2</sup> | 192 M<sup>2</sup>

Terrace: 661 FT<sup>2</sup> | 61 M<sup>2</sup>



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK

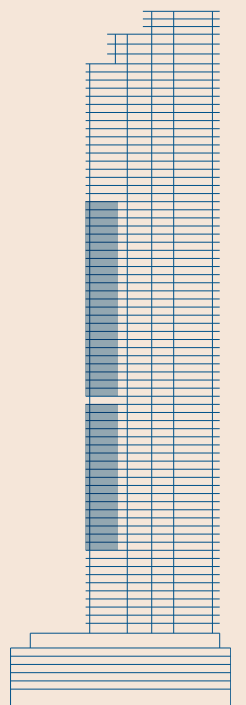


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# RESIDENCE 02

2 Bedrooms  
Den  
3 Bathrooms

LEVEL 19-36

Interior: 2,088 FT<sup>2</sup> | 194 M<sup>2</sup>

Terrace: 281 FT<sup>2</sup> | 26 M<sup>2</sup>

LEVEL 38-54

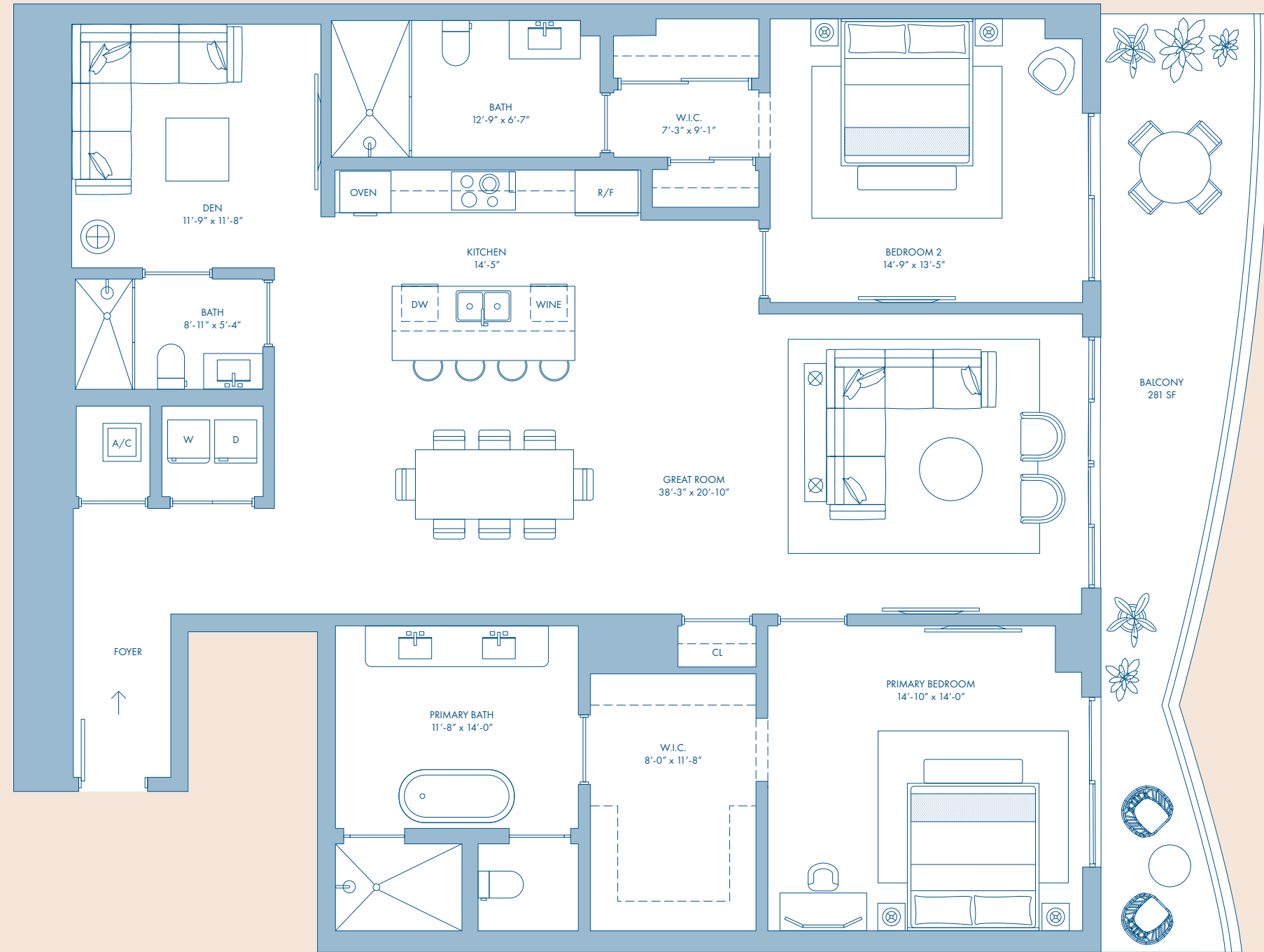
Interior: 2,070 FT<sup>2</sup> | 192 M<sup>2</sup>

Terrace: 282 FT<sup>2</sup> | 26 M<sup>2</sup>

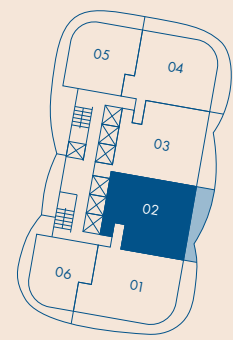
LEVEL 55-61

Interior: 2,079 FT<sup>2</sup> | 193 M<sup>2</sup>

Terrace: 282 FT<sup>2</sup> | 26 M<sup>2</sup>



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK

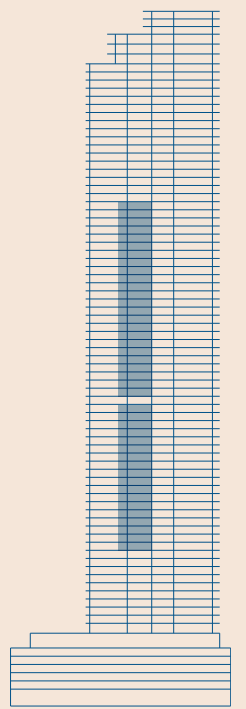


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# RESIDENCE 03

2 Bedrooms  
Den  
3 Bathrooms

LEVEL 19-36

Interior: 2,167 FT<sup>2</sup> | 201 M<sup>2</sup>

Terrace: 280 FT<sup>2</sup> | 26 M<sup>2</sup>

LEVEL 38-54

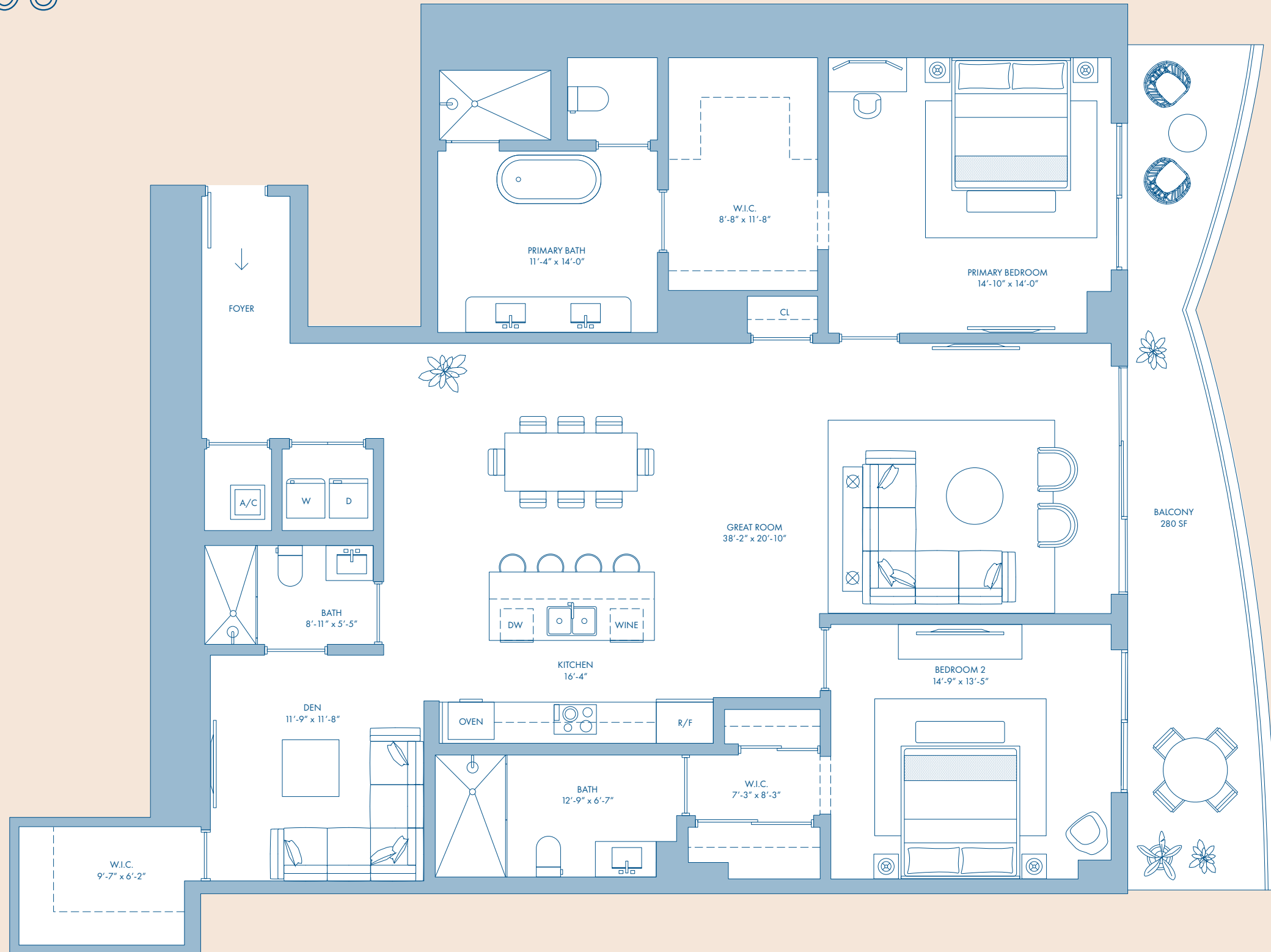
Interior: 2,142 FT<sup>2</sup> | 199 M<sup>2</sup>

Terrace: 280 FT<sup>2</sup> | 26 M<sup>2</sup>

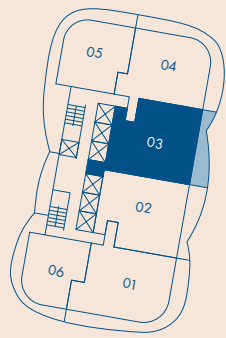
LEVEL 55-61

Interior: 2,151 FT<sup>2</sup> | 200 M<sup>2</sup>

Terrace: 280 FT<sup>2</sup> | 26 M<sup>2</sup>



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BISCAYNE BAY

SIMPSON PARK

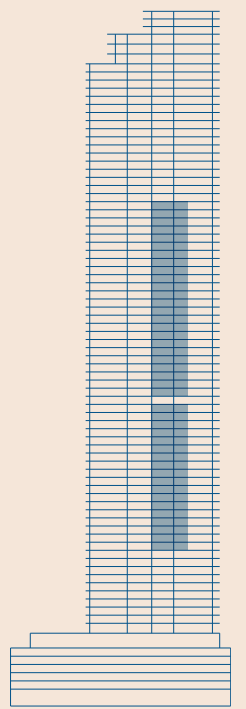


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# RESIDENCE 04

2 Bedrooms  
Den  
3 Bathrooms

LEVEL 19-36

Interior: 1,846 FT<sup>2</sup> | 171 M<sup>2</sup>

Terrace: 515 FT<sup>2</sup> | 48 M<sup>2</sup>

LEVEL 38-54

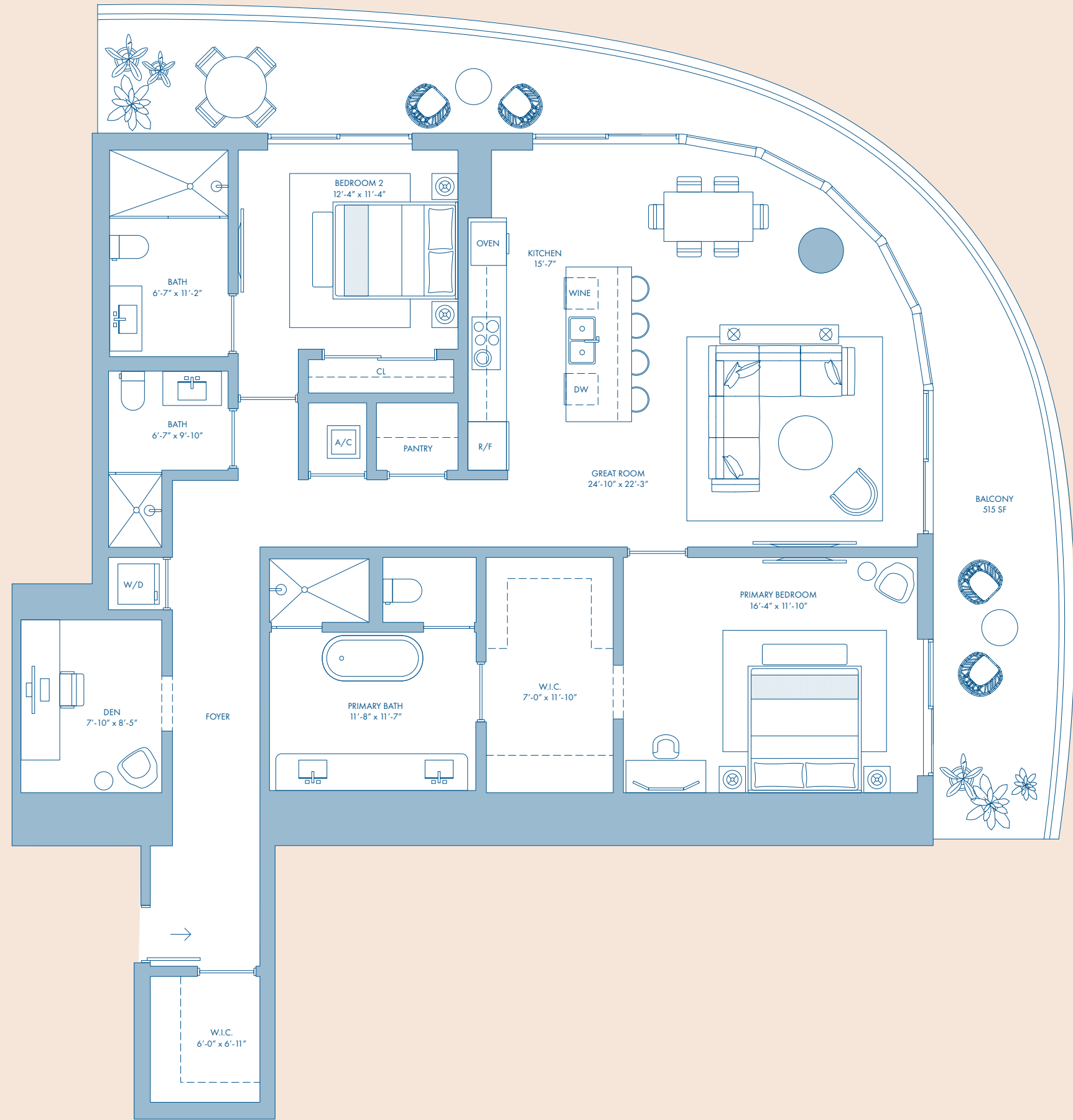
Interior: 1,872 FT<sup>2</sup> | 174 M<sup>2</sup>

Terrace: 515 FT<sup>2</sup> | 48 M<sup>2</sup>

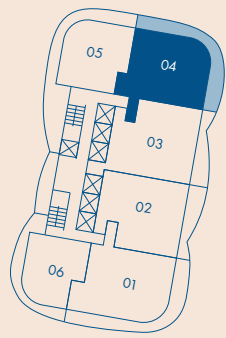
LEVEL 55-61

Interior: 1,861 FT<sup>2</sup> | 173 M<sup>2</sup>

Terrace: 515 FT<sup>2</sup> | 48 M<sup>2</sup>



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BISCAYNE BAY

SIMPSON PARK

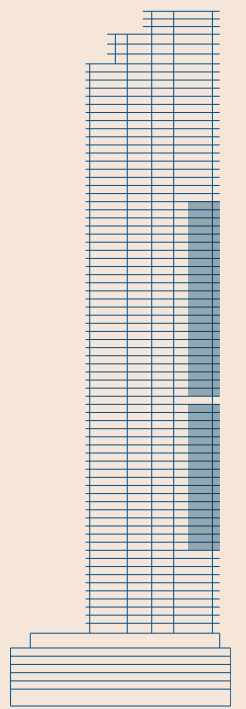


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# RESIDENCE 05

2 Bedrooms  
Den  
2 Bathrooms  
1 Powder Room

LEVEL 19-36

Interior: 1,384 FT<sup>2</sup> | 129 M<sup>2</sup>

Terrace: 833 FT<sup>2</sup> | 77 M<sup>2</sup>

LEVEL 38-54

Interior: 1,400 FT<sup>2</sup> | 130 M<sup>2</sup>

Terrace: 832 FT<sup>2</sup> | 77 M<sup>2</sup>

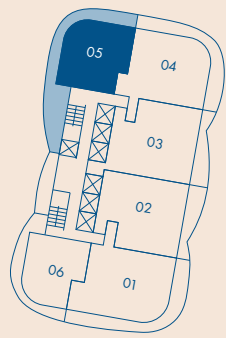
LEVEL 55-61

Interior: 1,391 FT<sup>2</sup> | 129 M<sup>2</sup>

Terrace: 858 FT<sup>2</sup> | 80 M<sup>2</sup>



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BISCAYNE BAY

SIMPSON PARK

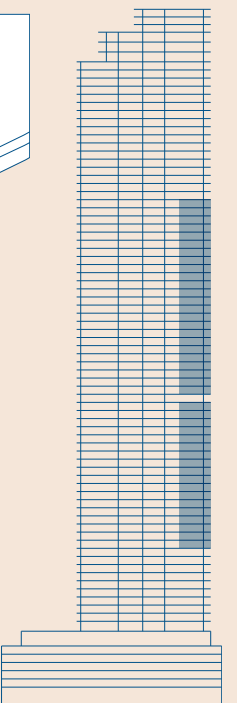


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# RESIDENCE 06

1 Bedroom  
Den  
2 Bathrooms

LEVEL 19-36

Interior: 1,176 FT<sup>2</sup> | 109 M<sup>2</sup>

Terrace: 452 FT<sup>2</sup> | 42 M<sup>2</sup>

LEVEL 38-54

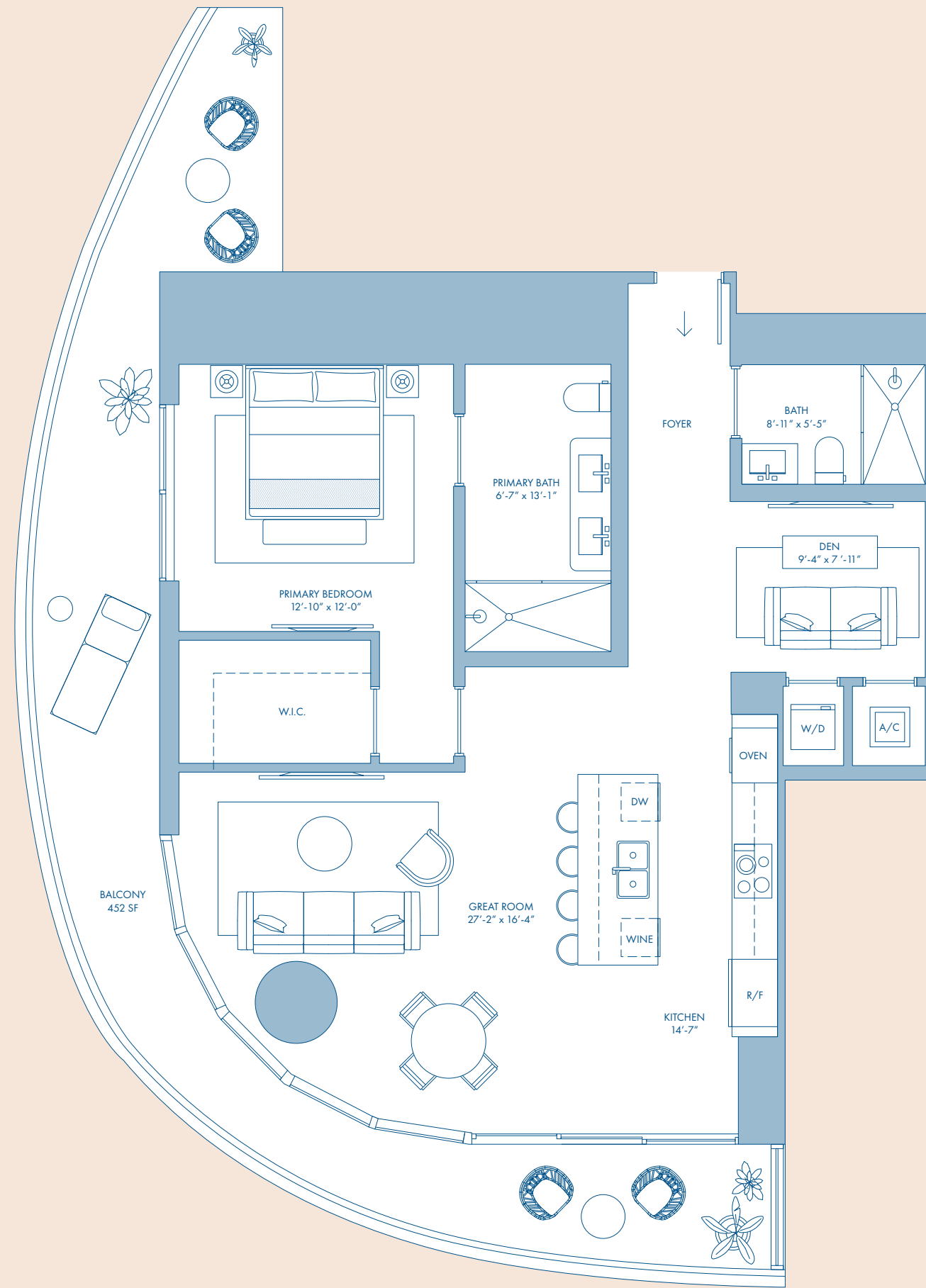
Interior: 1,194 FT<sup>2</sup> | 111 M<sup>2</sup>

Terrace: 452 FT<sup>2</sup> | 42 M<sup>2</sup>

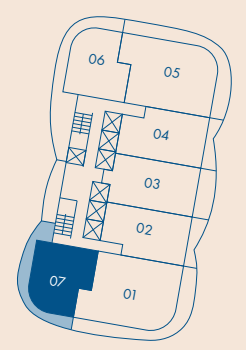
LEVEL 55-61

Interior: 1,184 FT<sup>2</sup> | 110 M<sup>2</sup>

Terrace: 463 FT<sup>2</sup> | 43 M<sup>2</sup>



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK

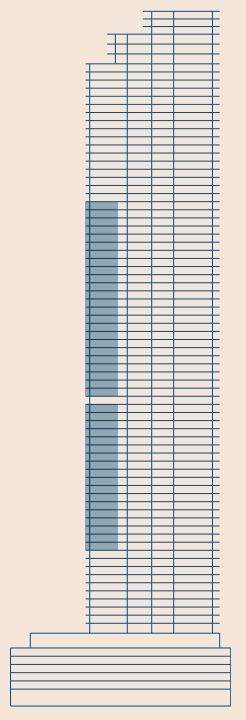


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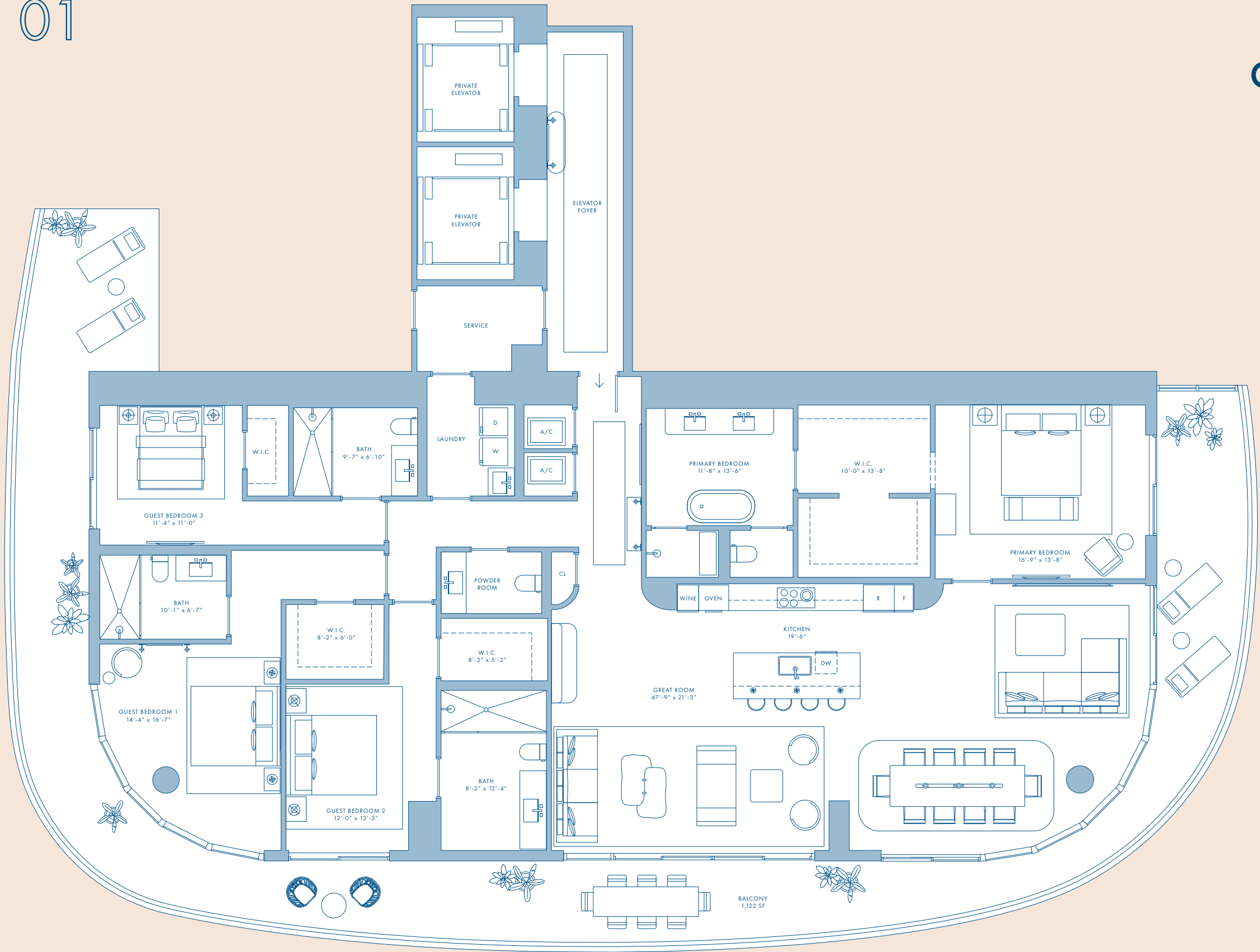
# RESIDENCE 01

LEVEL 62-78 TRADIZIONALE

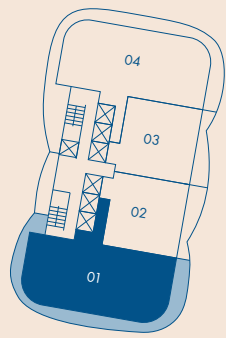
- 4 Bedrooms
- 4 Bathrooms
- 1 Powder Room
- Service Quarters

Interior: 3,433 FT<sup>2</sup> | 319 M<sup>2</sup>

Terrace: 1,122 FT<sup>2</sup> | 104 M<sup>2</sup>



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK

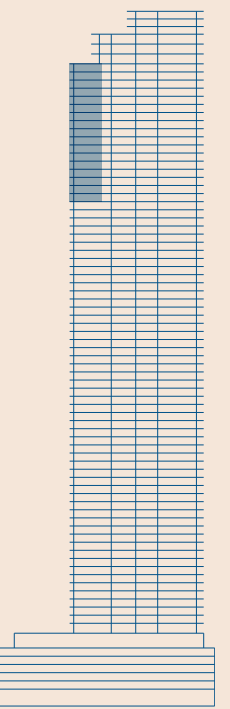


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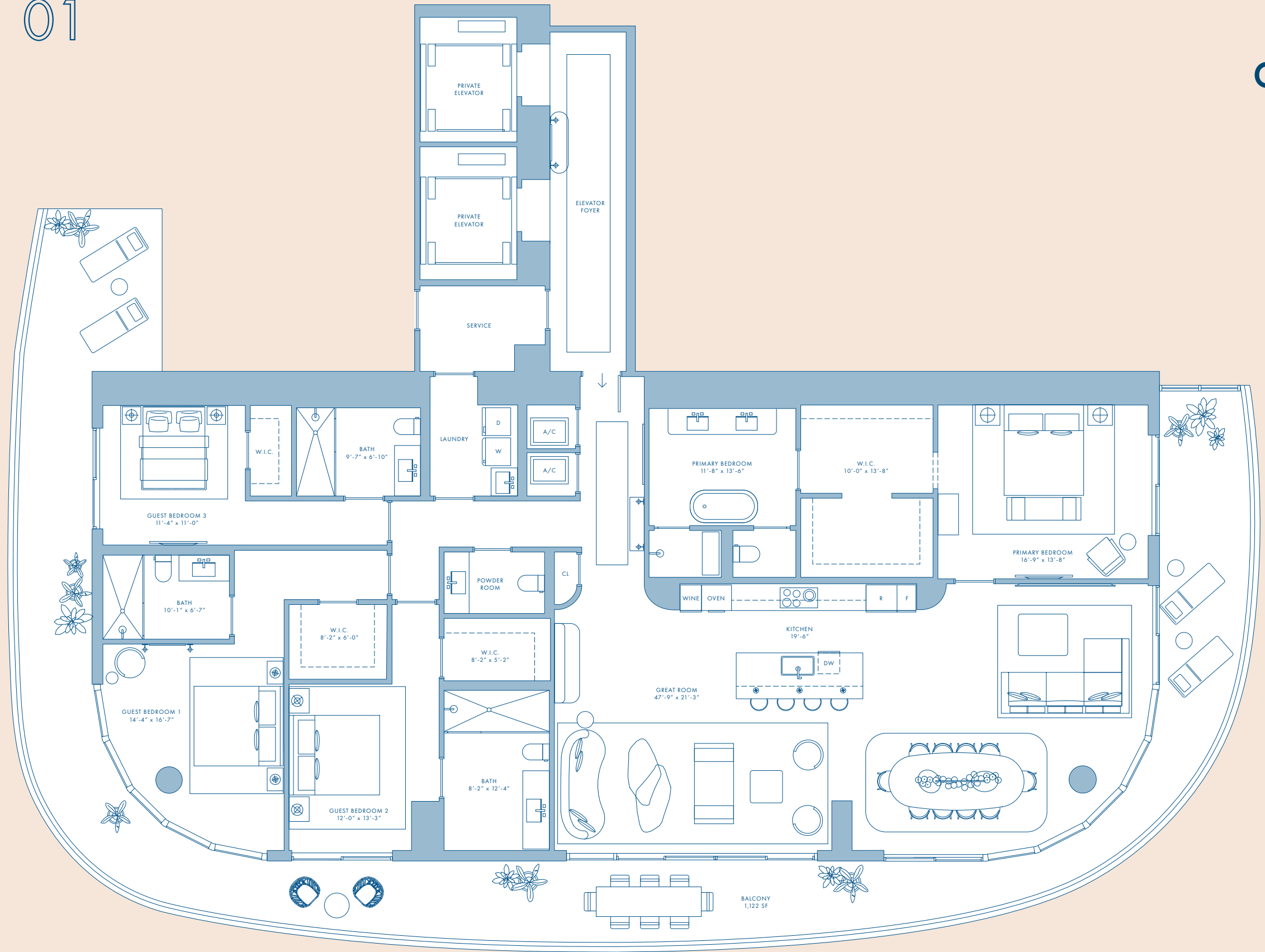
# RESIDENCE 01

LEVEL 62-78 CONTEMPORANEO

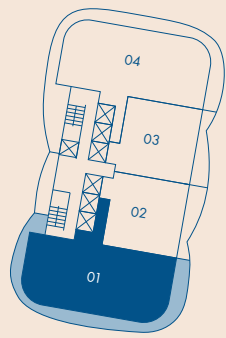
- 4 Bedrooms
- 4 Bathrooms
- 1 Powder Room
- Service Quarters

Interior: 3,433 FT<sup>2</sup> | 319 M<sup>2</sup>

Terrace: 1,122 FT<sup>2</sup> | 104 M<sup>2</sup>



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK

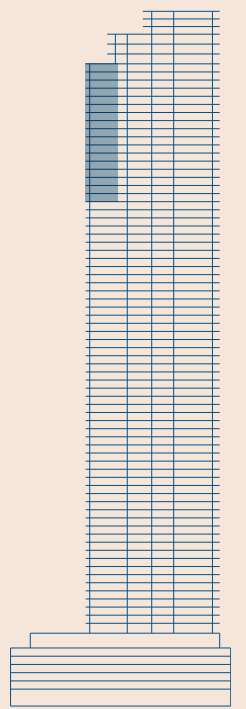


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# RESIDENCE 02

LEVEL 62-78 TRADIZIONALE

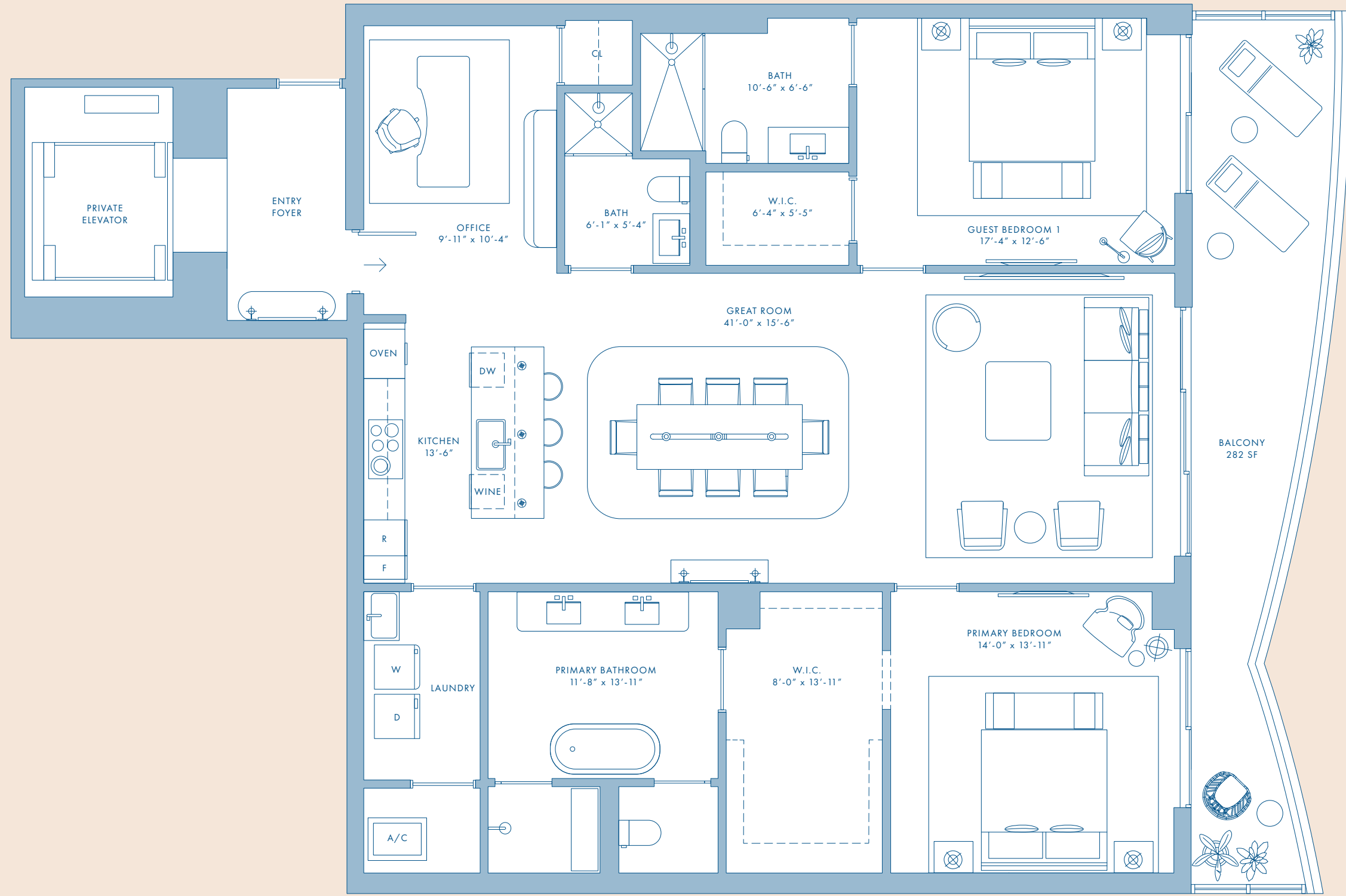
2 Bedrooms  
Den  
3 Bathrooms

Interior: 2,001 FT<sup>2</sup> | 186 M<sup>2</sup>

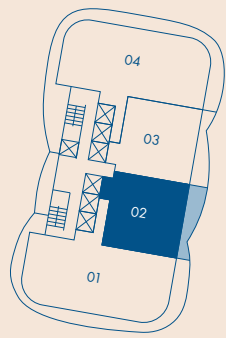
Terrace: 282 FT<sup>2</sup> | 26 M<sup>2</sup>



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RESIDENCES MIAMI



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BISCAYNE BAY

SIMPSON PARK

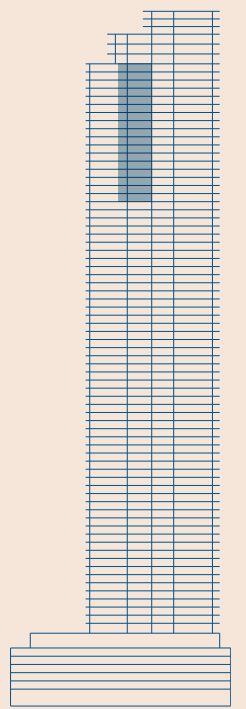


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# RESIDENCE 02

LEVEL 62-78 CONTEMPORANEO

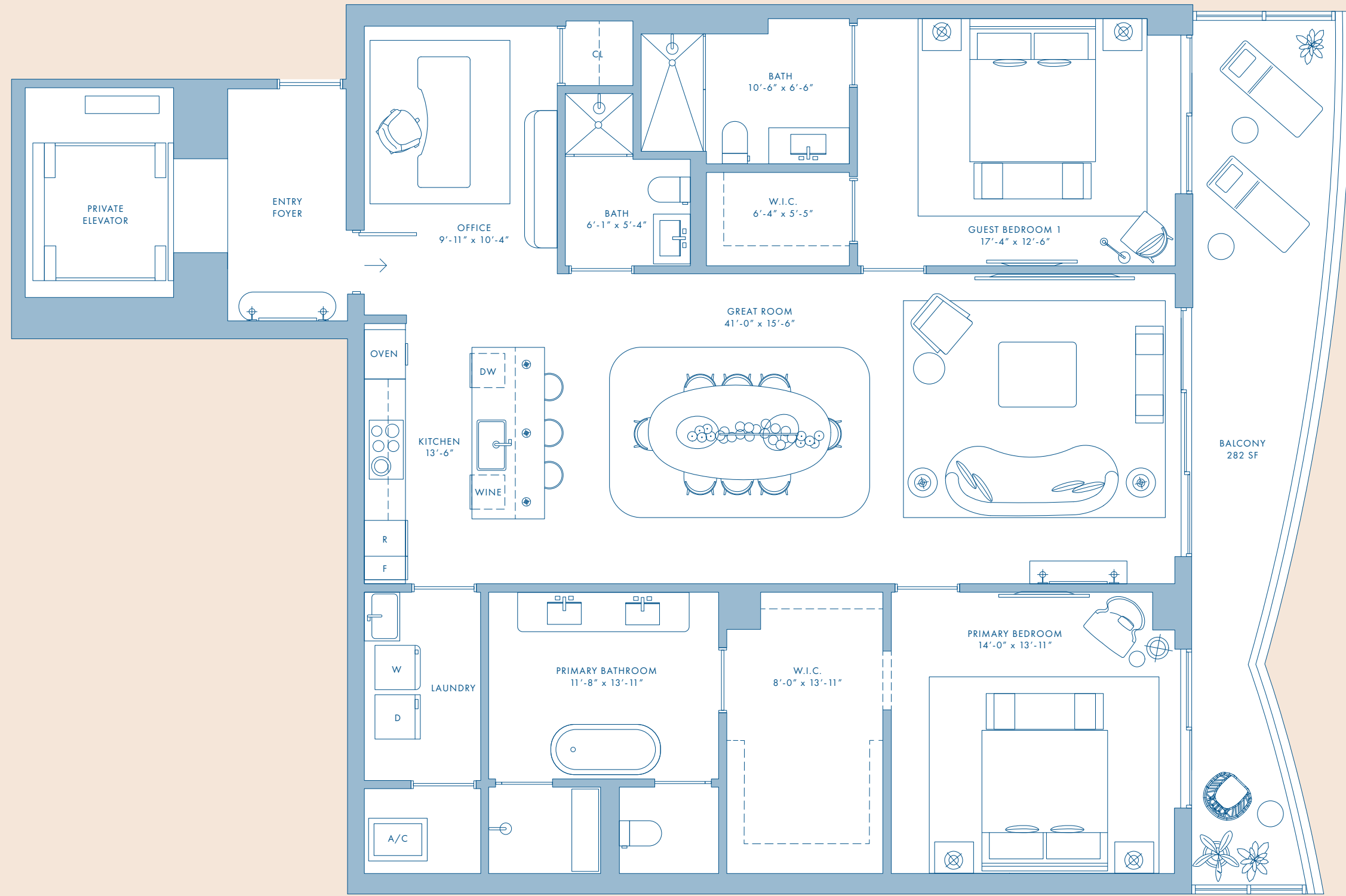
2 Bedrooms  
Den  
3 Bathrooms

Interior: 2,001 FT<sup>2</sup> | 186 M<sup>2</sup>

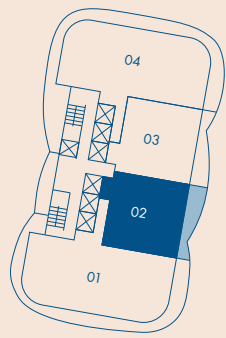
Terrace: 282 FT<sup>2</sup> | 26 M<sup>2</sup>



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RESIDENCES MIAMI



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK

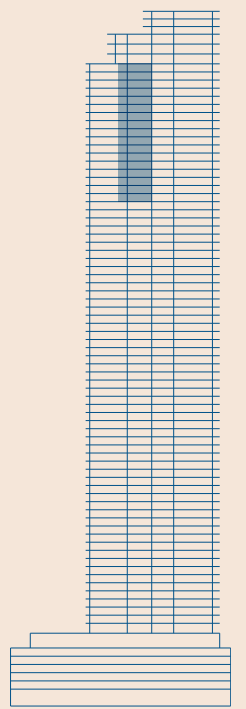


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# RESIDENCE 03

LEVEL 62-78 TRADIZIONALE

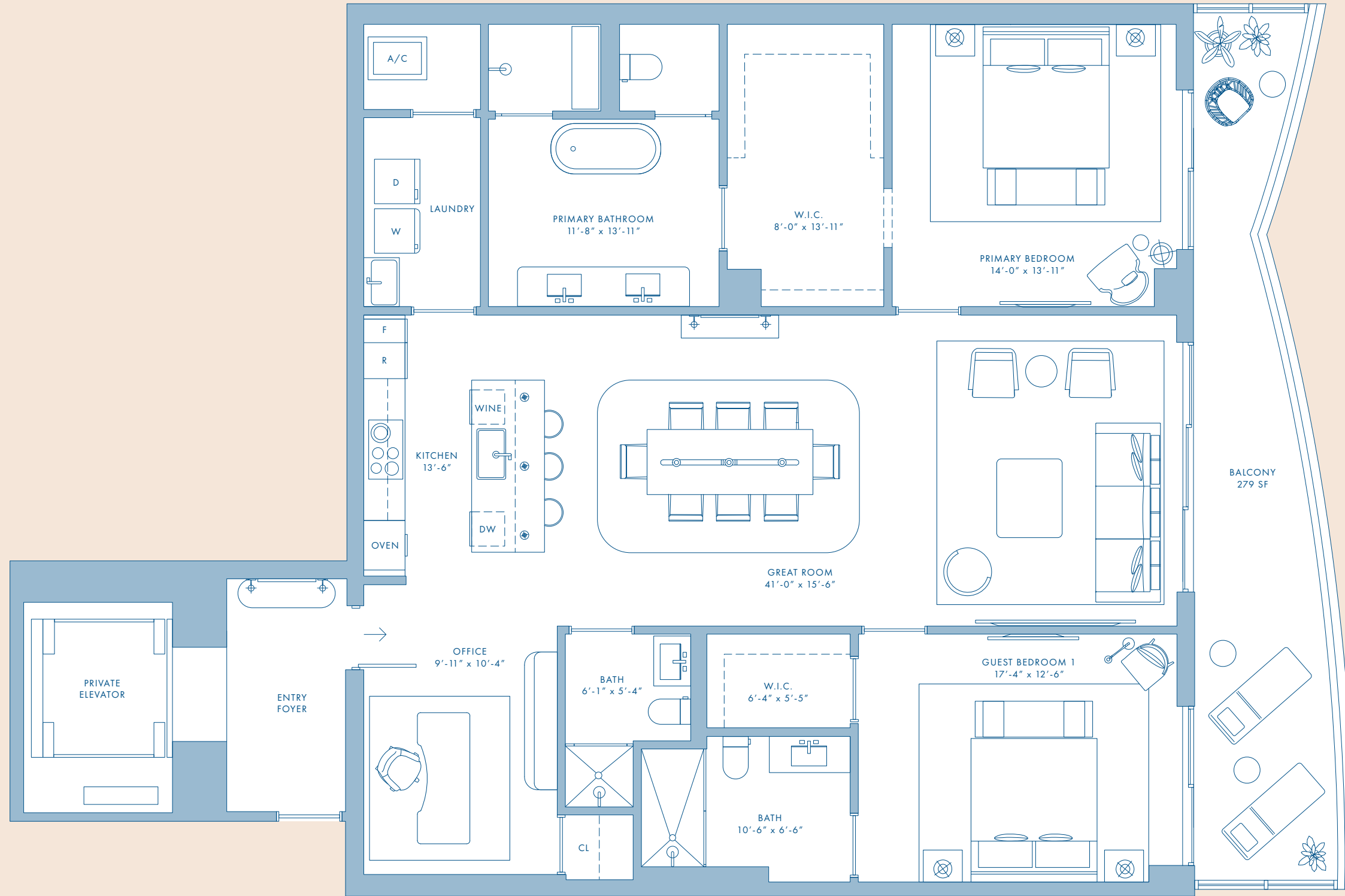
2 Bedrooms  
Den  
3 Bathrooms

Interior: 2,001 FT<sup>2</sup> | 186 M<sup>2</sup>

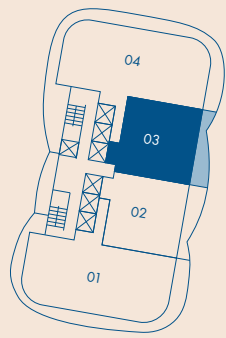
Terrace: 279 FT<sup>2</sup> | 26 M<sup>2</sup>



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SIMPSON PARK

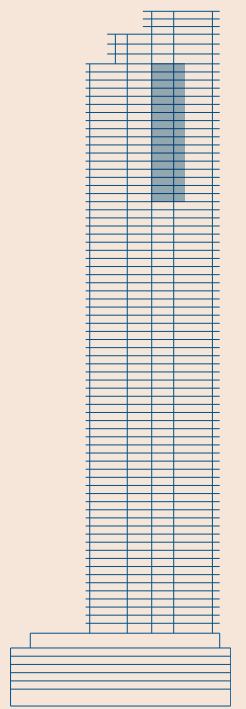


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# RESIDENCE 03

LEVEL 62-78 CONTEMPORANEO

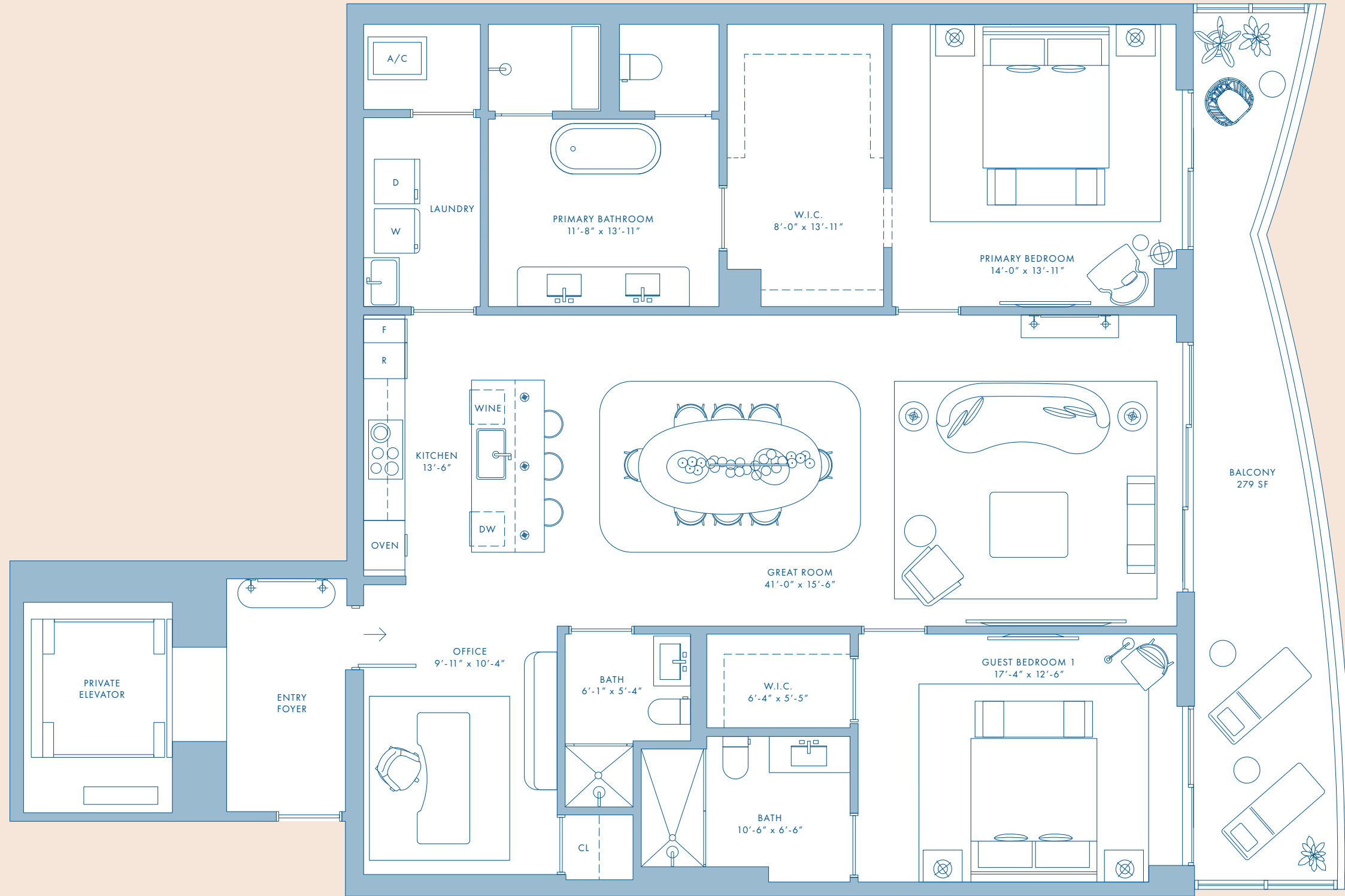
- 2 Bedrooms
- Den
- 3 Bathrooms

Interior: 2,001 FT<sup>2</sup> | 186 M<sup>2</sup>

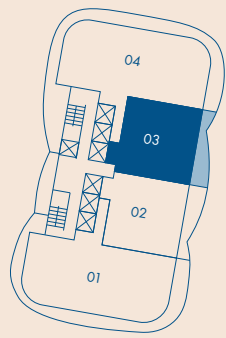
Terrace: 279 FT<sup>2</sup> | 26 M<sup>2</sup>



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SIMPSON PARK

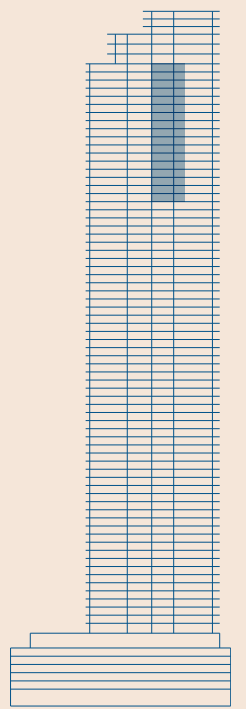


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# RESIDENCE 04

LEVEL 62-78 TRADIZIONALE

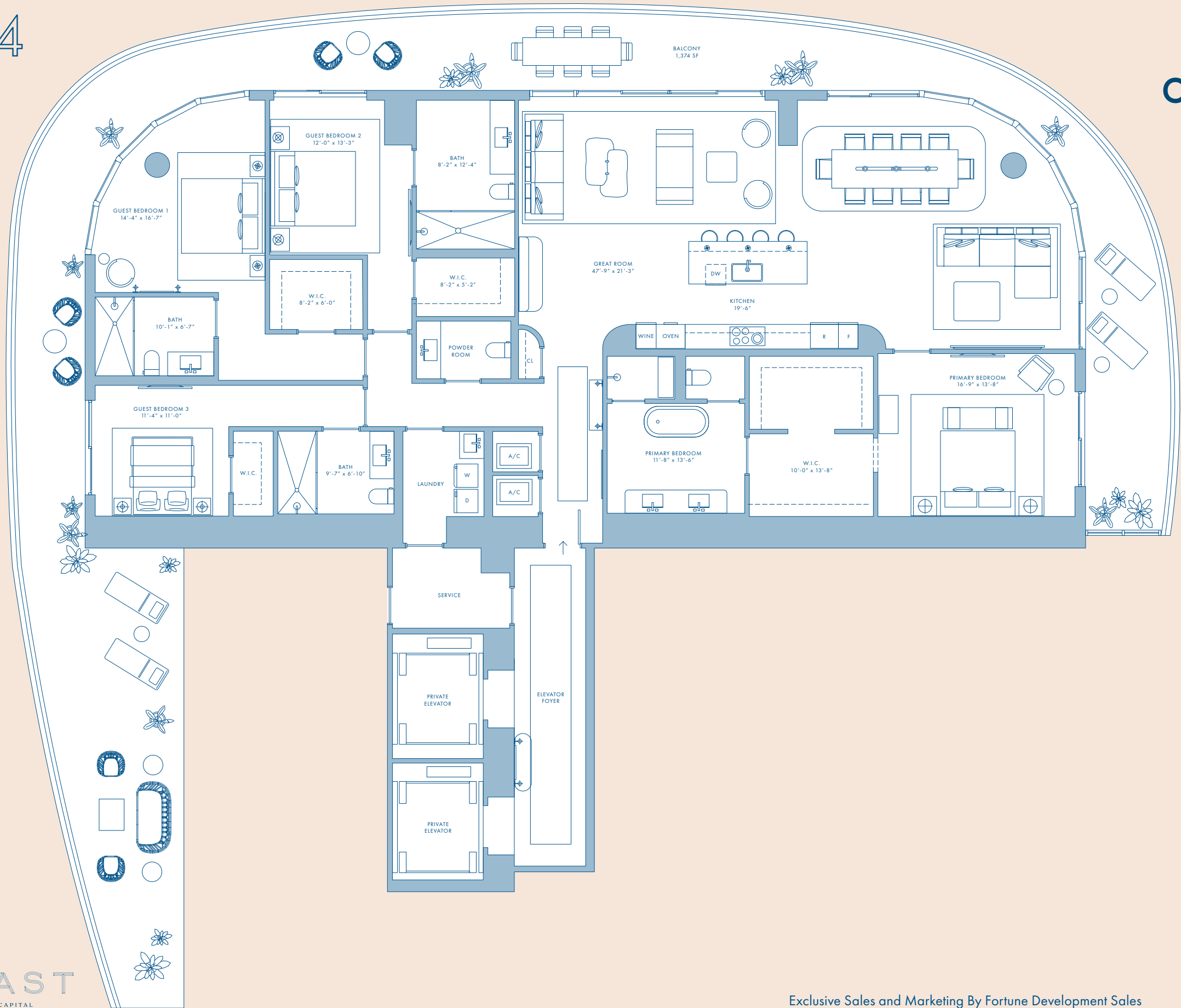
- 4 Bedrooms
- 4 Bathrooms
- 1 Powder Room
- Service Quarters

Interior: 3,436 FT<sup>2</sup> | 319 M<sup>2</sup>

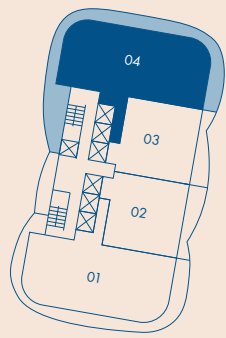
Terrace: 1,374 FT<sup>2</sup> | 128 M<sup>2</sup>



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BISCAYNE BAY

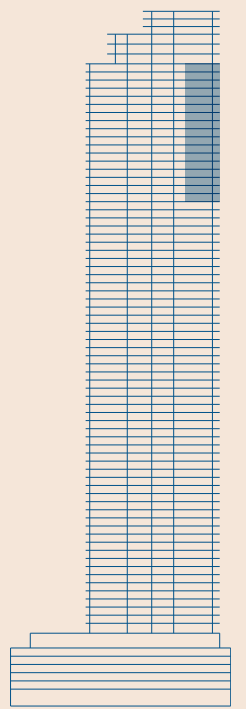
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# RESIDENCE 04

LEVEL 62-78 CONTEMPORANEO

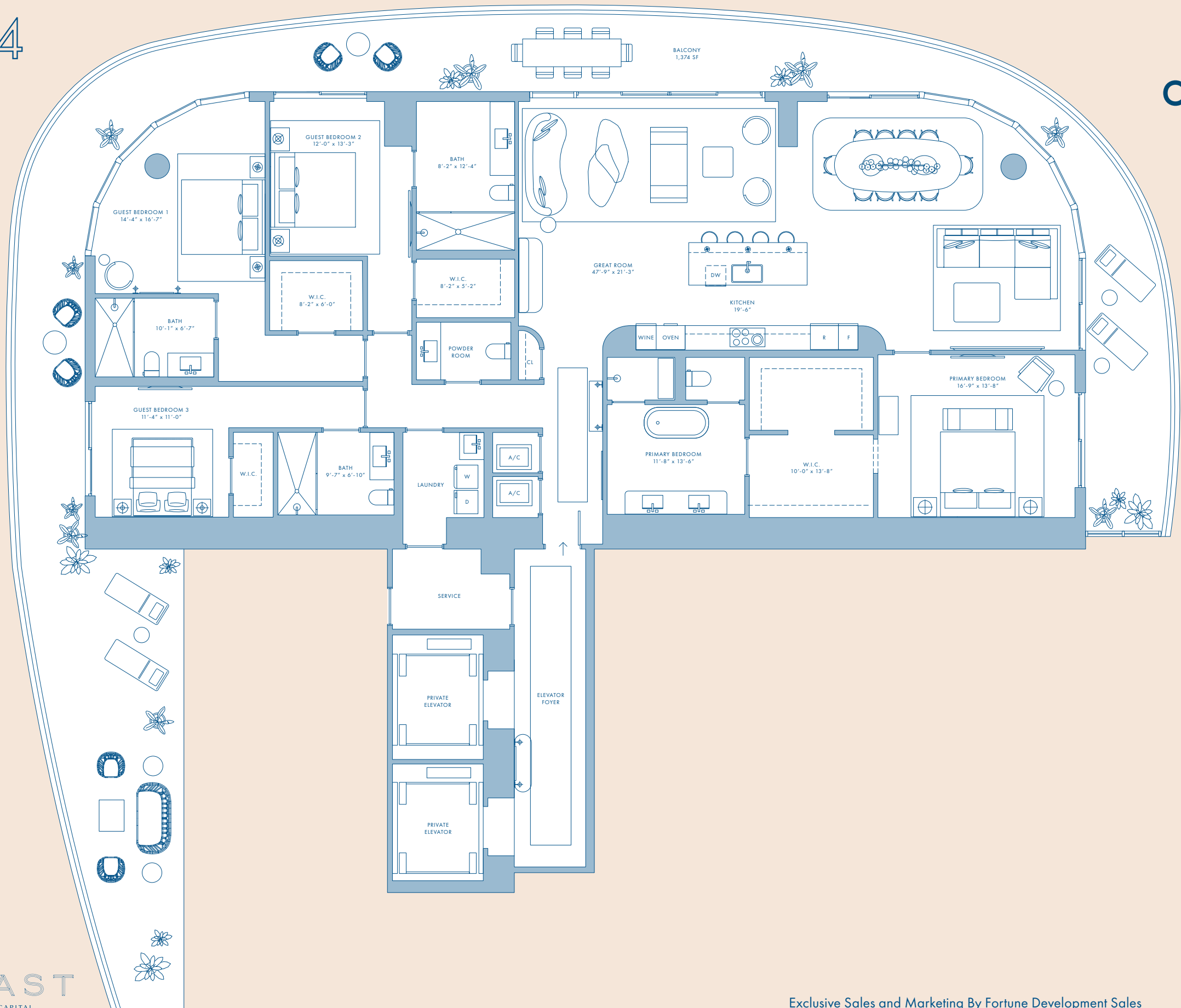
4 Bedrooms  
4 Bathrooms  
1 Powder Room  
Service Quarters

Interior: 3,436 FT<sup>2</sup> | 319 M<sup>2</sup>

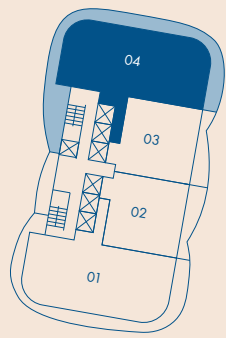
Terrace: 1,374 FT<sup>2</sup> | 128 M<sup>2</sup>



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