

# THE RITZ-CARLTON RESIDENCES

SUNNY ISLES BEACH, MIAMI

UNIT

# A

3 BEDROOMS + DEN + SERVICE  
4.5 BATHROOMS

**INTERIOR**  
3,080 SQ FT 286.1 SQ M

**EXTERIOR**  
235 SQ FT 21.8 SQ M

**TOTAL**  
3,315 SQ FT 308 SQ M



## Property Address

15701 Collins Avenue  
Sunny Isles Beach, FL 33160

The Ritz-Carlton Residences, Sunny Isles Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). Sunny Isles Property Venture, LLC uses The Ritz-Carlton marks under license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, 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. Consult your Agreement and the Prospectus for items included with your Unit.

 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS PROJECT IS BEING DEVELOPED BY SUNNY ISLES PROPERTY VENTURE, LLC WHICH HAS A RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP AND CHATEAU GROUP.

# THE RITZ-CARLTON RESIDENCES

SUNNY ISLES BEACH, MIAMI

UNIT

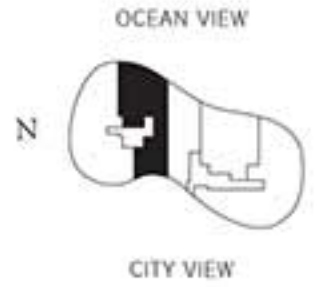
# B

3 BEDROOMS + FAMILY  
3.5 BATHROOMS

**INTERIOR**  
2,475 SQ FT 229.9 SQ M

**EXTERIOR**  
325 SQ FT 30.2 SQ M

**TOTAL**  
2,800 SQ FT 260.1 SQ M



### Property Address

15701 Collins Avenue  
Sunny Isles Beach, FL 33160

The Ritz-Carlton Residences, Sunny Isles Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). Sunny Isles Property Venture, LLC uses The Ritz-Carlton marks under license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, 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. Consult your Agreement and the Prospectus for items included with your Unit.

 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS PROJECT IS BEING DEVELOPED BY SUNNY ISLES PROPERTY VENTURE, LLC WHICH HAS A RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP AND CHATEAU GROUP.



# THE RITZ-CARLTON RESIDENCES

SUNNY ISLES BEACH, MIAMI

UNIT

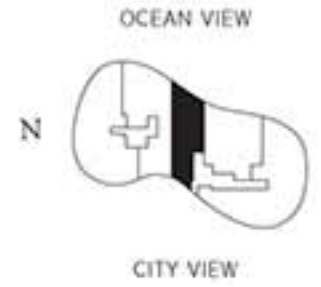
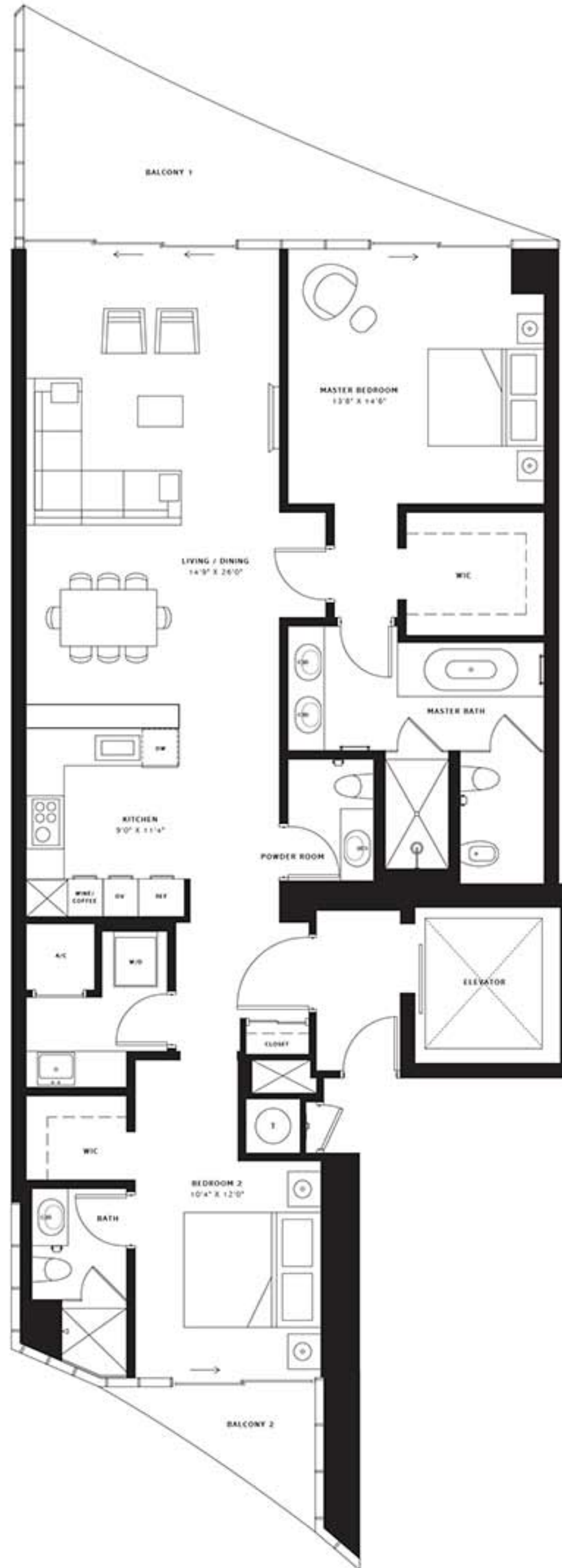
# C

2 BEDROOMS  
2.5 BATHROOMS

**INTERIOR**  
1,605 SQ FT 149.1 SQ M

**EXTERIOR**  
245 SQ FT 22.8 SQ M

**TOTAL**  
1,850 SQ FT 171.9 SQ M



## Property Address

15701 Collins Avenue  
Sunny Isles Beach, FL 33160

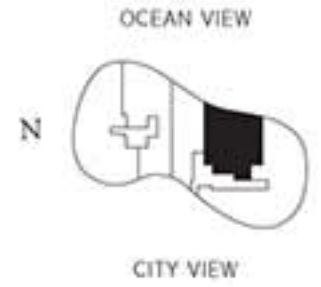
The Ritz-Carlton Residences, Sunny Isles Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). Sunny Isles Property Venture, LLC uses The Ritz-Carlton marks under license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, 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. Consult your Agreement and the Prospectus for items included with your Unit.

 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS PROJECT IS BEING DEVELOPED BY SUNNY ISLES PROPERTY VENTURE, LLC WHICH HAS A RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP AND CHATEAU GROUP.

# THE RITZ-CARLTON RESIDENCES

SUNNY ISLES BEACH, MIAMI



UNIT

# D

2 BEDROOMS + DEN  
2.5 BATHROOMS

INTERIOR  
1,750 SQ FT 162.6 SQ M

EXTERIOR  
245 SQ FT 22.8 SQ M

TOTAL  
1,995 SQ FT 185.4 SQ M



### Property Address

15701 Collins Avenue  
Sunny Isles Beach, FL 33160

The Ritz-Carlton Residences, Sunny Isles Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). Sunny Isles Property Venture, LLC uses The Ritz-Carlton marks under license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, 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. Consult your Agreement and the Prospectus for items included with your Unit.

 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS PROJECT IS BEING DEVELOPED BY SUNNY ISLES PROPERTY VENTURE, LLC WHICH HAS A RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP AND CHATEAU GROUP.

# THE RITZ-CARLTON RESIDENCES

SUNNY ISLES BEACH, MIAMI

UNIT

# E

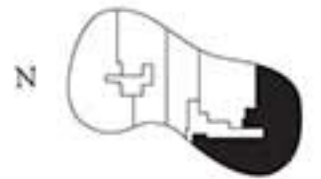
4 BEDROOMS + FAMILY + SERVICE  
5.5 BATHROOMS

**INTERIOR**  
3,640 SQ FT 338.2 SQ M

**EXTERIOR**  
475 SQ FT 44.1 SQ M

**TOTAL**  
4,115 SQ FT 382.3 SQ M

OCEAN VIEW



CITY VIEW



### Property Address

15701 Collins Avenue  
Sunny Isles Beach, FL 33160

The Ritz-Carlton Residences, Sunny Isles Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). Sunny Isles Property Venture, LLC uses The Ritz-Carlton marks under license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, 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. Consult your Agreement and the Prospectus for items included with your Unit.

 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS PROJECT IS BEING DEVELOPED BY SUNNY ISLES PROPERTY VENTURE, LLC WHICH HAS A RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP AND CHATEAU GROUP.



# THE RITZ-CARLTON RESIDENCES

SUNNY ISLES BEACH, MIAMI



# PH 4903

5 BEDROOMS + FAMILY + PRIVATE POOL  
TV ROOM + 7.5 BATHROOMS

**INTERIOR**  
7,688 SQ FT 714.2 SQ M

**EXTERIOR**  
3,935 SQ FT 365.6 SQ M

**TOTAL**  
11,632 SQ FT 1,079 SQ M



Property

15701 Collins Avenue  
Sunny Isles Beach, FL 33160

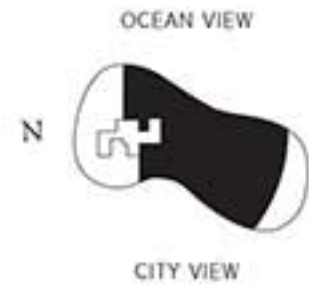
The Ritz-Carlton Residences, Sunny Isles Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). Sunny Isles Property Venture, LLC uses The Ritz-Carlton marks under license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, 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. Consult your Agreement and the Prospectus for items included with your Unit.

 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS PROJECT IS BEING DEVELOPED BY SUNNY ISLES PROPERTY VENTURE, LLC WHICH HAS A RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP AND CHATEAU GROUP.

# THE RITZ-CARLTON RESIDENCES

SUNNY ISLES BEACH, MIAMI



# PH 5002

5 BEDROOMS + TV ROOM + PRIVATE POOL  
+ FAMILY + SERVICE + 7.5 BATHROOMS

**INTERIOR**  
6,085 SQ FT 565.3 SQ M

**EXTERIOR**  
3,730 SQ FT 346.5 SQ M

**TOTAL**  
9,815 SQ FT 911.8 SQ M



**Property**

15701 Collins Avenue  
Sunny Isles Beach, FL 33160

The Ritz-Carlton Residences, Sunny Isles Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). Sunny Isles Property Venture, LLC uses The Ritz-Carlton marks under license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, 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. Consult your Agreement and the Prospectus for items included with your Unit.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS PROJECT IS BEING DEVELOPED BY SUNNY ISLES PROPERTY VENTURE, LLC WHICH HAS A RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP AND CHATEAU GROUP.