



CIPRIANI RESIDENCES MIAMI, 1420 SOUTH MIAMI AVE

Exclusive Sales and Marketing By Fortune Development Sales



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

RESIDENCES

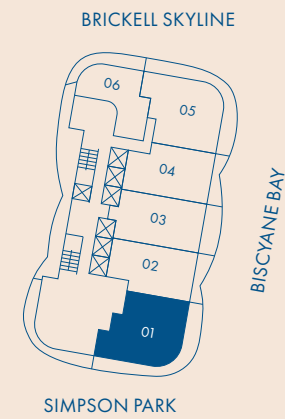
RESIDENCE 01

LEVEL 8

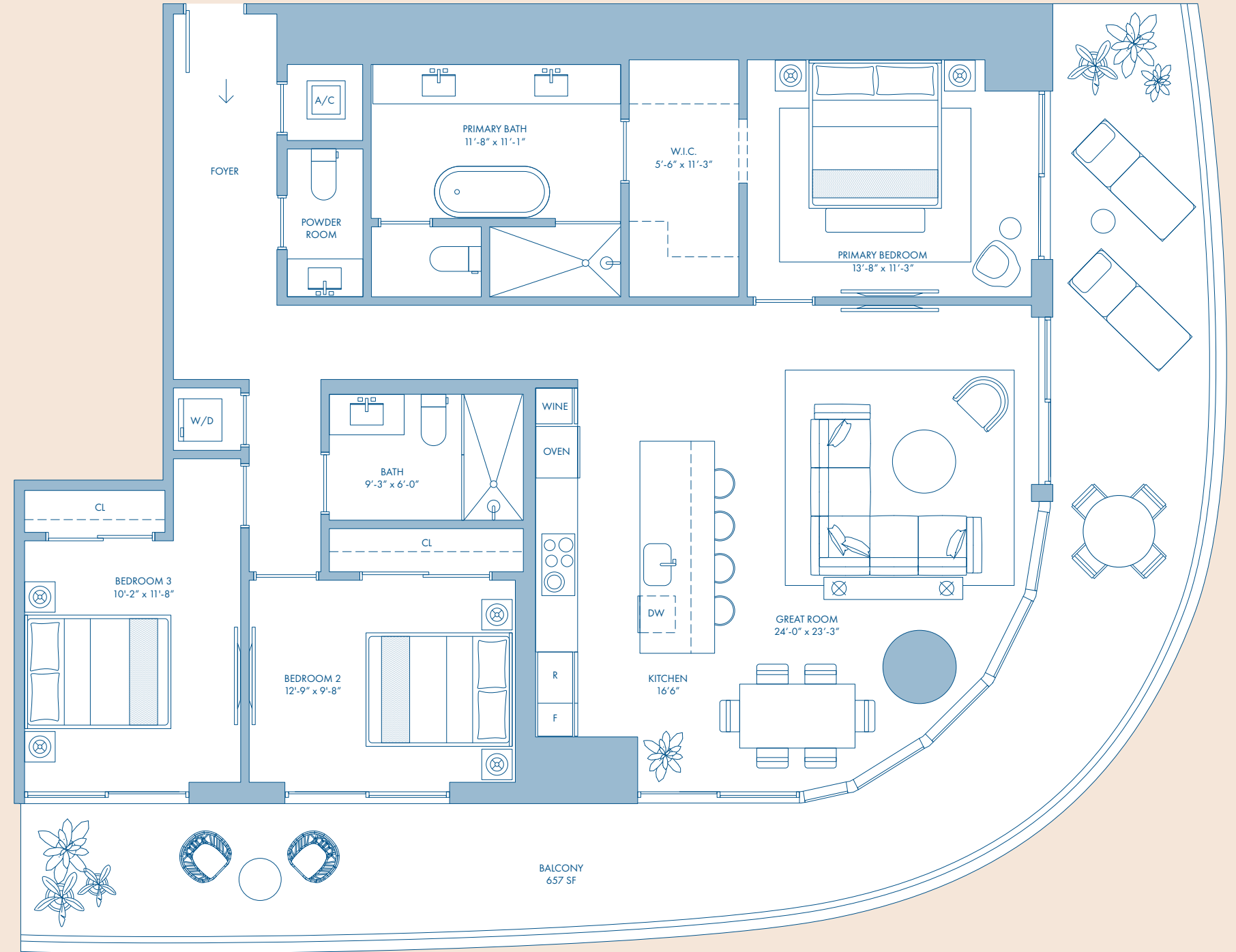
3 Bedrooms
2 Bathrooms
1 Powder Room

INTERIOR AREA
1,652 SQ. FT. / 153 SQ. M.

TERRACE AREA
657 SQ. FT. / 61 SQ. M.



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

RESIDENCE 02

LEVEL 8

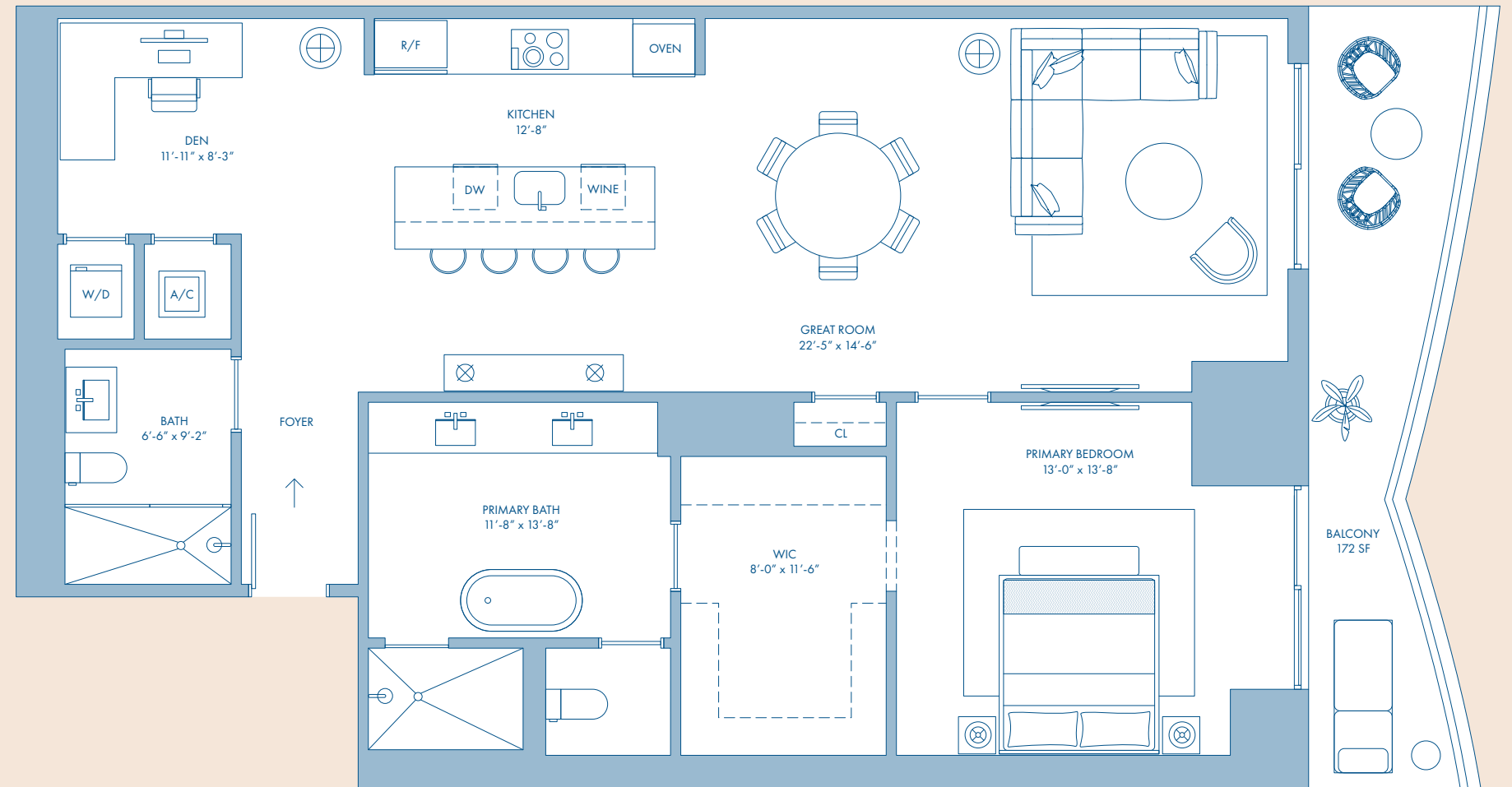
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA

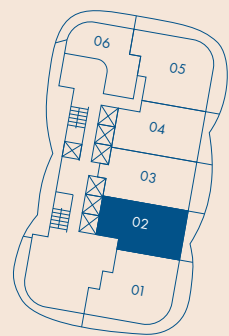
1,454 SQ. FT. / 135 SQ. M.

TERRACE AREA

172 SQ. FT. / 16 SQ. M.



BRICKELL SKYLINE



SIMPSON PARK

BISCAYNE BAY



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RESIDENCE 03

LEVEL 8

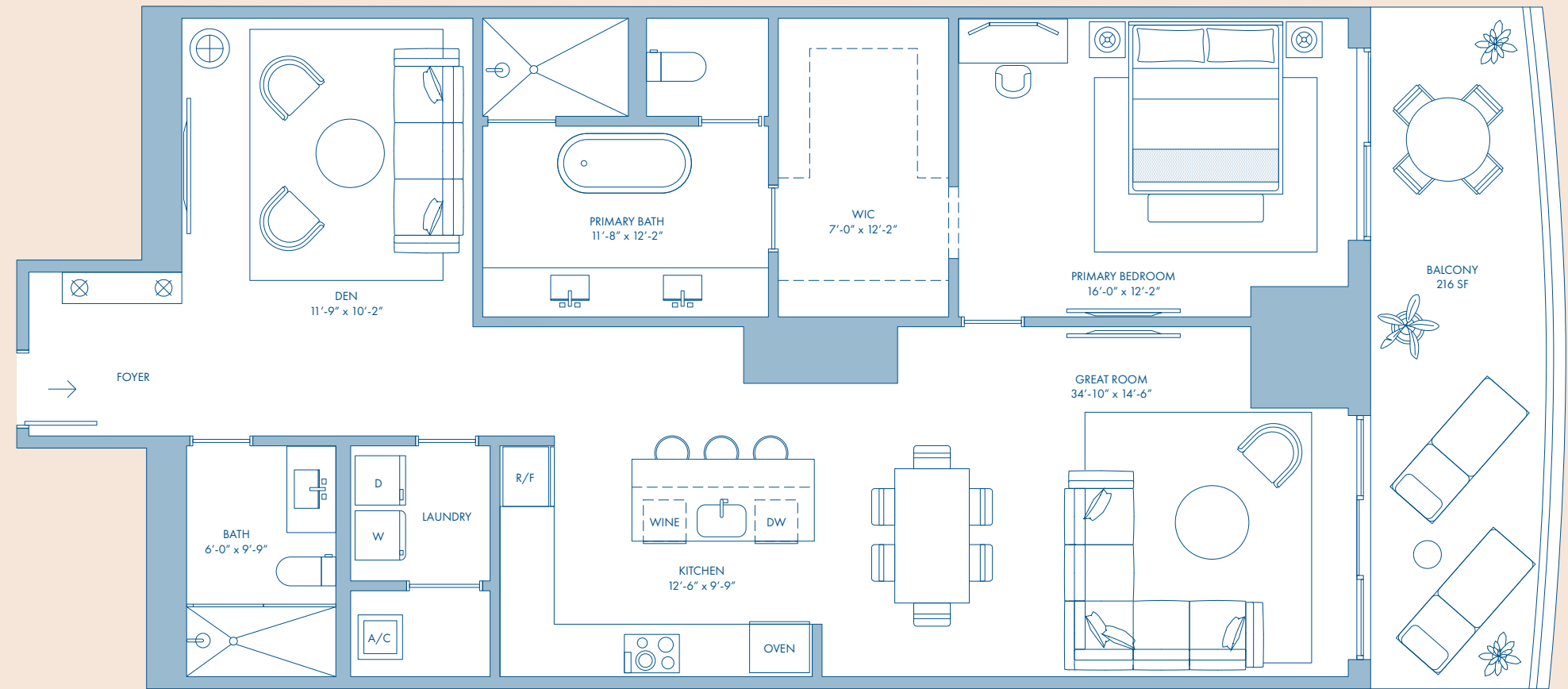
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA

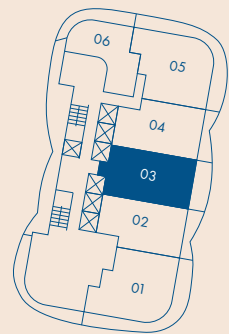
1,441 SQ. FT. / 134 SQ. M.

TERRACE AREA

216 SQ. FT. / 20 SQ. M.



BRICKELL SKYLINE



SIMPSON PARK

BISCAYNE BAY



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RESIDENCE 04

LEVEL 8

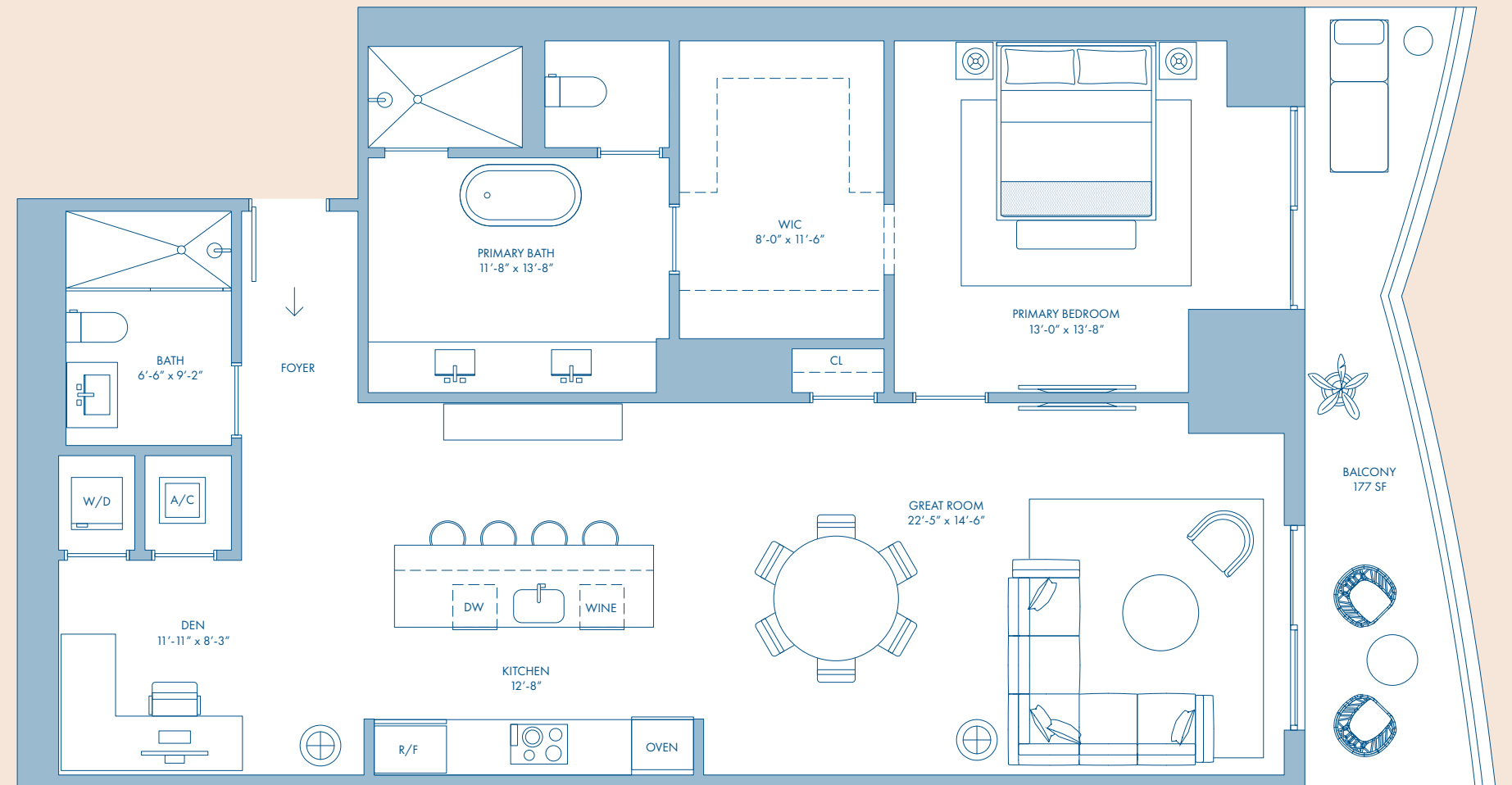
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA

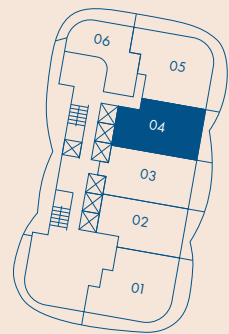
1,454 SQ. FT. / 135 SQ. M.

TERRACE AREA

173 SQ. FT. / 16 SQ. M.



BRICKELL SKYLINE



SIMPSON PARK



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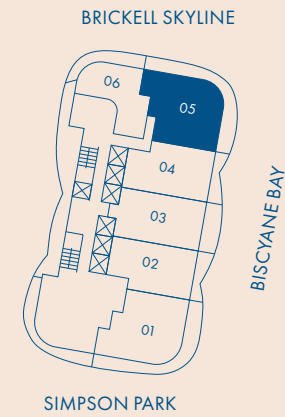
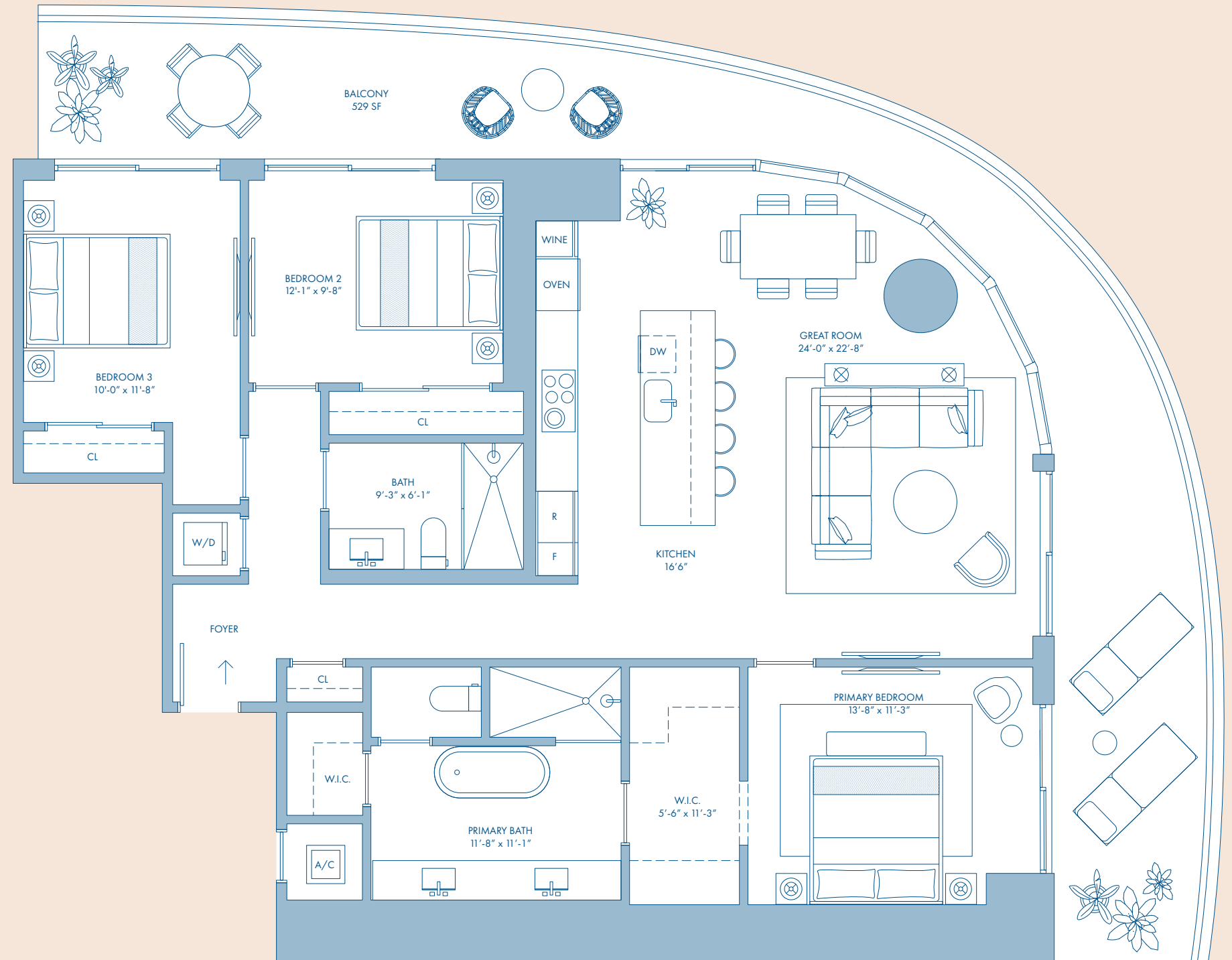
RESIDENCE 05

LEVEL 8

3 Bedrooms
2 Bathrooms

INTERIOR AREA
1,587 SQ. FT. / 147 SQ. M.

TERRACE AREA
526 SQ. FT. / 49 SQ. M.



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RESIDENCE 06

LEVEL 8

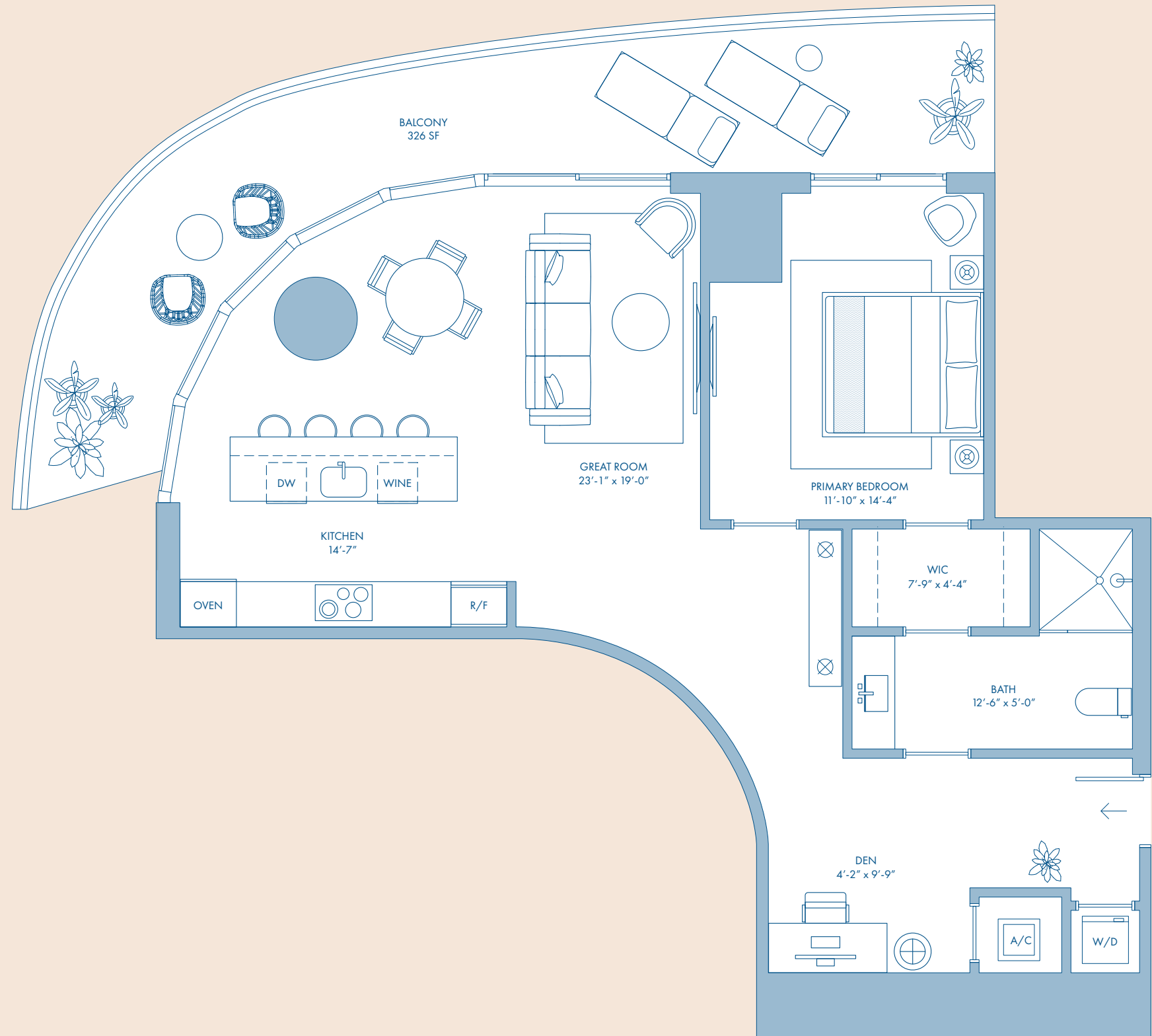
1 Bedroom
Den
1 Bathroom

INTERIOR AREA

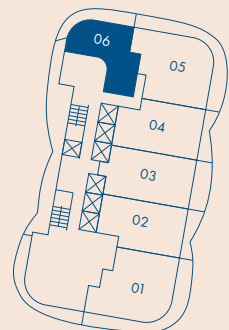
1,070 SQ. FT. / 99 SQ. M.

TERRACE AREA

326 SQ. FT. / 30 SQ. M.



BRICKELL SKYLINE



SIMPSON PARK



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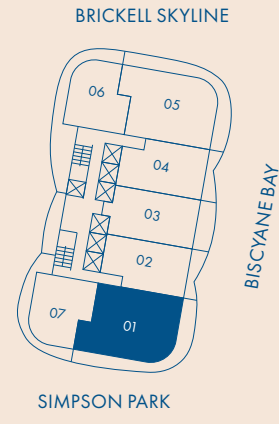
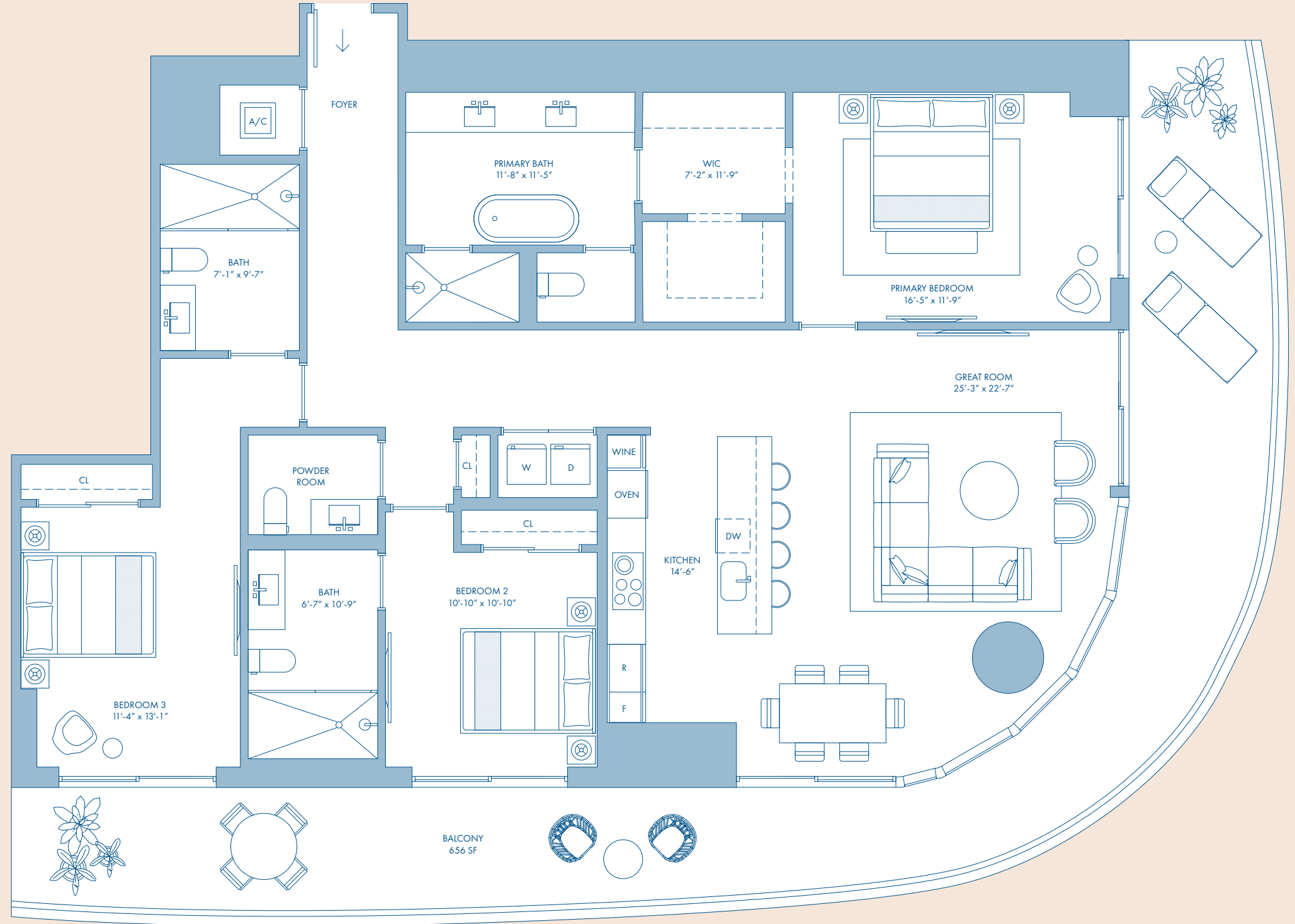
RESIDENCE 01

LEVEL 9-18

3 Bedrooms
3 Bathrooms
1 Powder Room

INTERIOR AREA
1,959 SQ. FT. / 182 SQ. M.

TERRACE AREA
656 SQ. FT. / 61 SQ. M.



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RESIDENCE 02

LEVEL 9-18

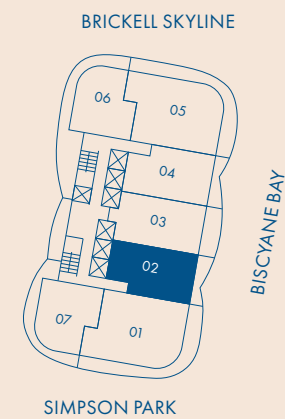
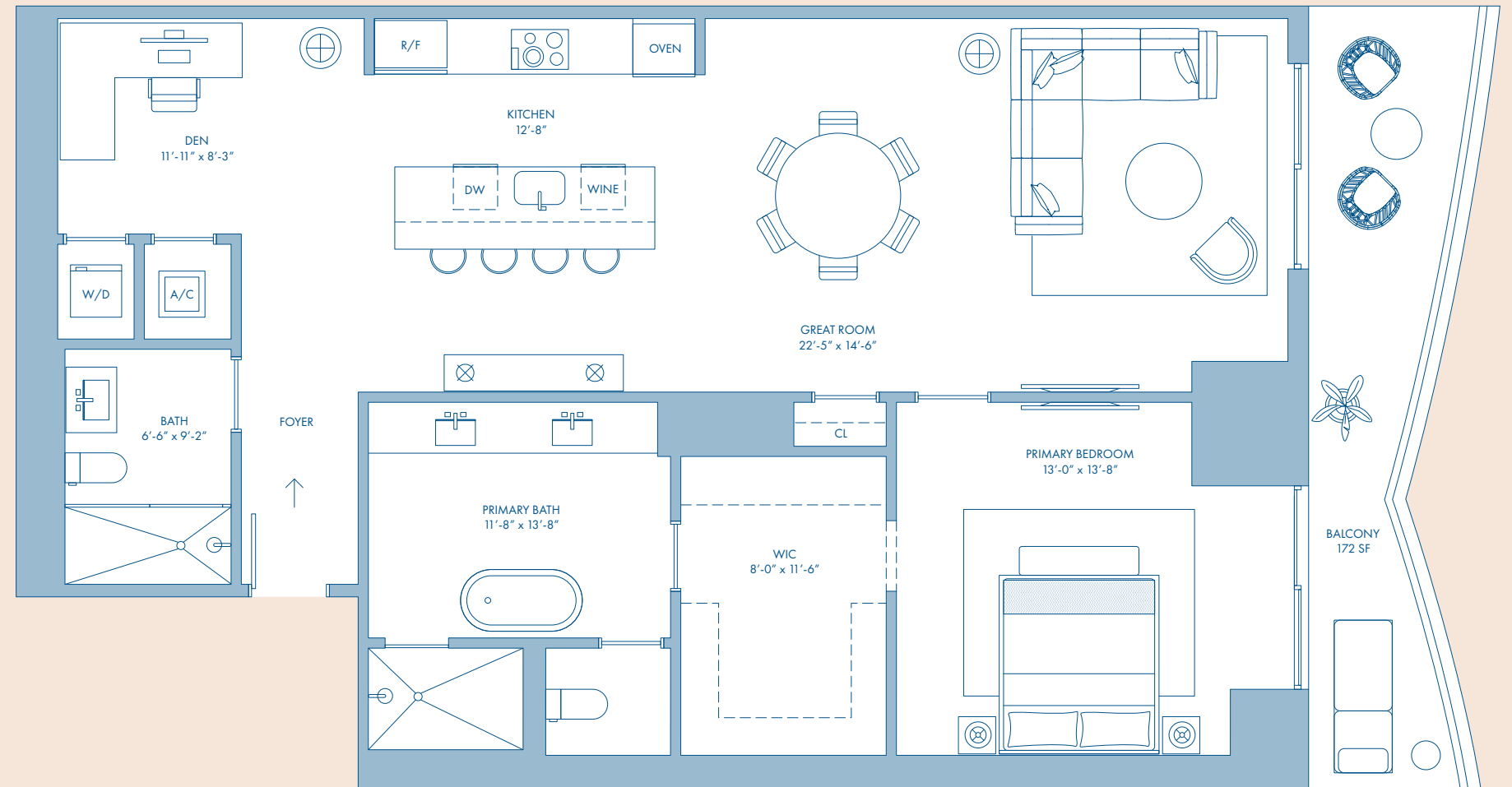
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA

1,454 SQ. FT. / 135 SQ. M.

TERRACE AREA

172 SQ. FT. / 16 SQ. M.



NOT TO SCALE

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RESIDENCE 03

LEVEL 9-18

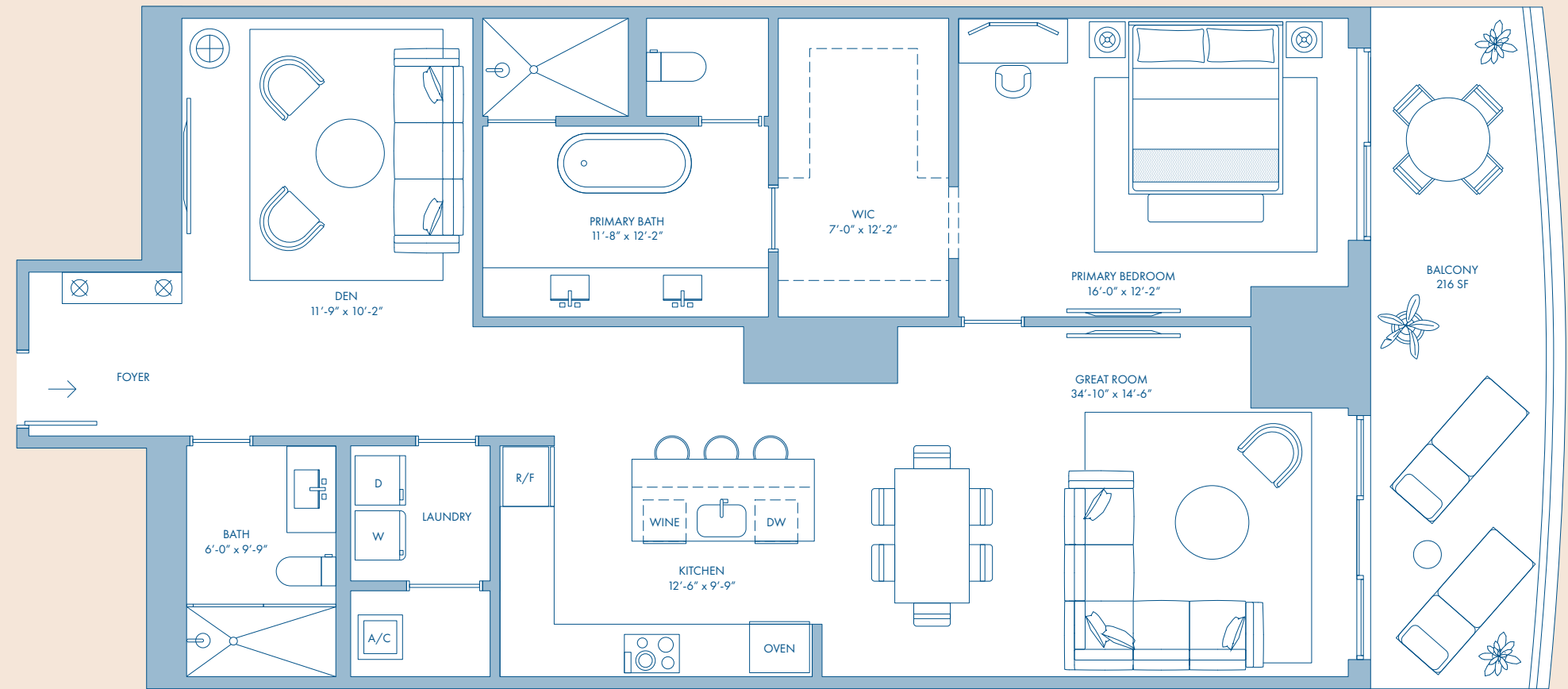
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA

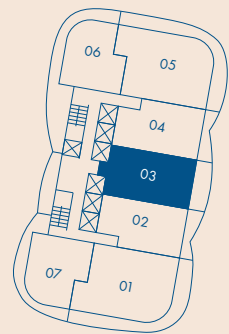
1,441 SQ. FT. / 134 SQ. M.

TERRACE AREA

216 SQ. FT. / 20 SQ. M.



BRICKELL SKYLINE



SIMPSON PARK



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RESIDENCE 04

LEVEL 9-18

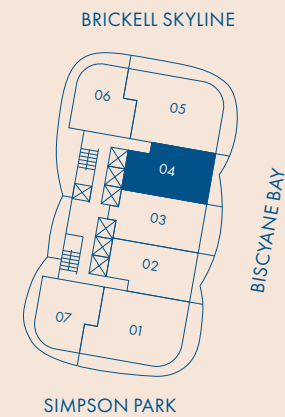
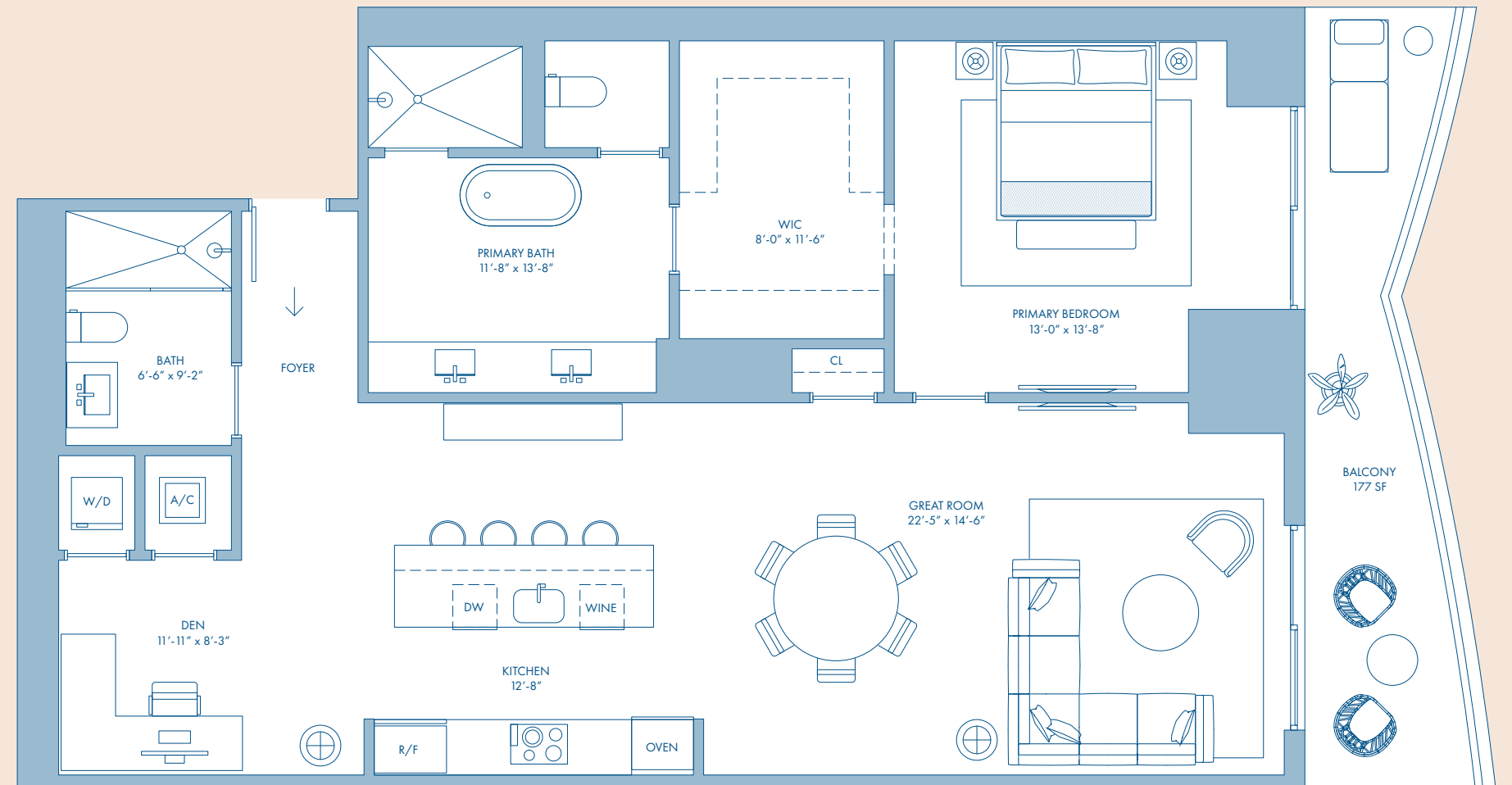
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA

1,454 SQ. FT. / 135 SQ. M.

TERRACE AREA

177 SQ. FT. / 16 SQ. M.



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RESIDENCE 05

LEVEL 9-18

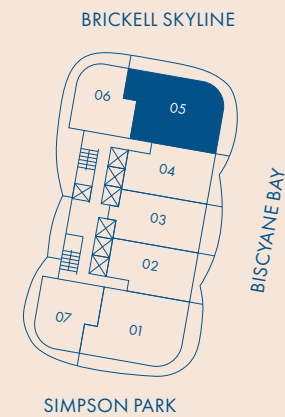
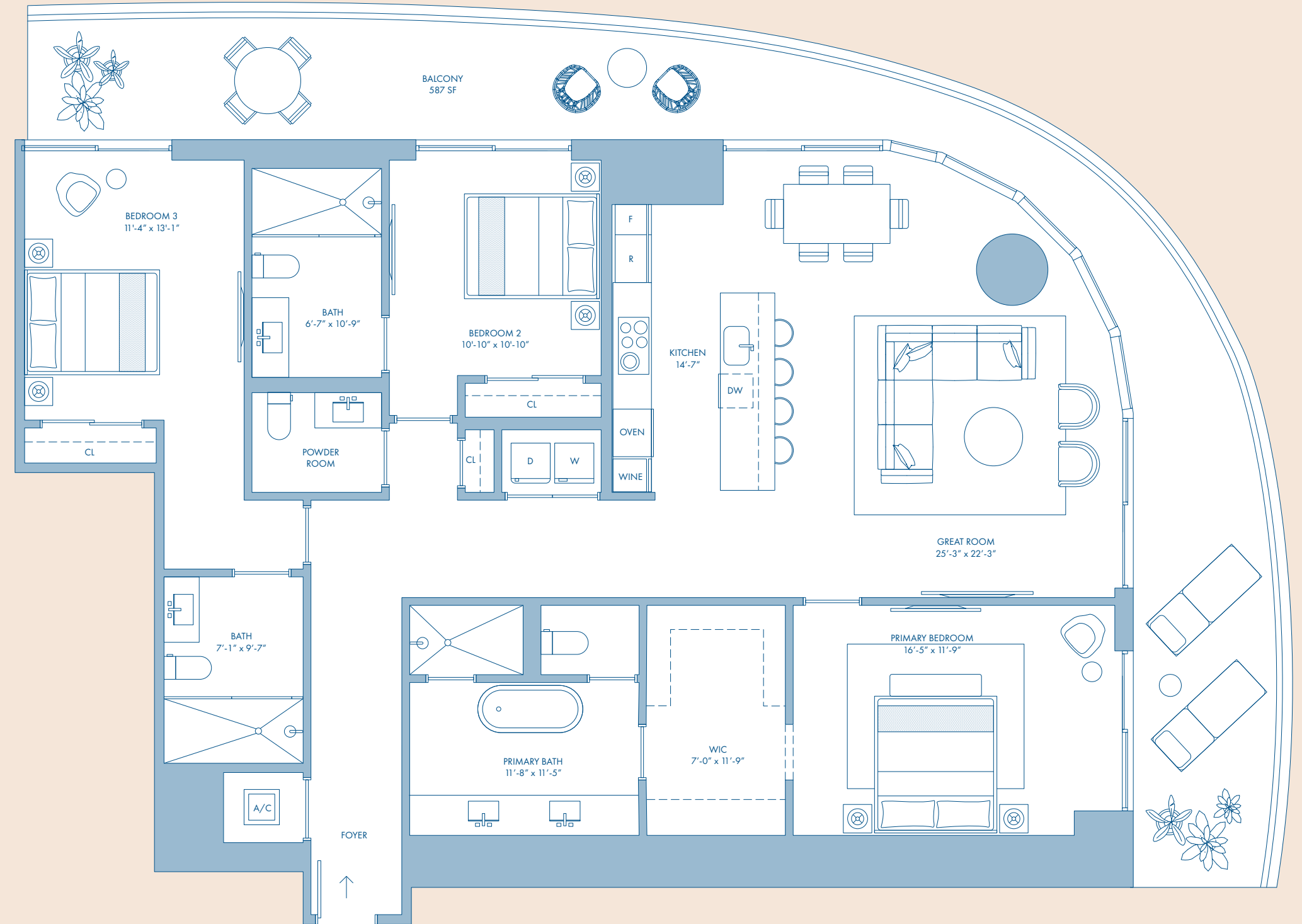
3 Bedrooms
3 Bathrooms
1 Powder Room

INTERIOR AREA

1,954 SQ. FT. / 182 SQ. M.

TERRACE AREA

587 SQ. FT. / 55 SQ. M.



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RESIDENCE 06

LEVEL 9-18

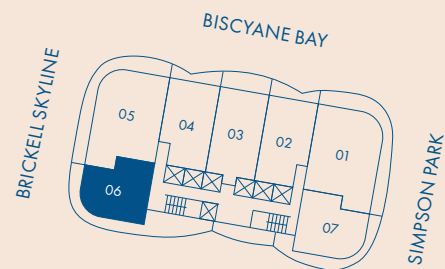
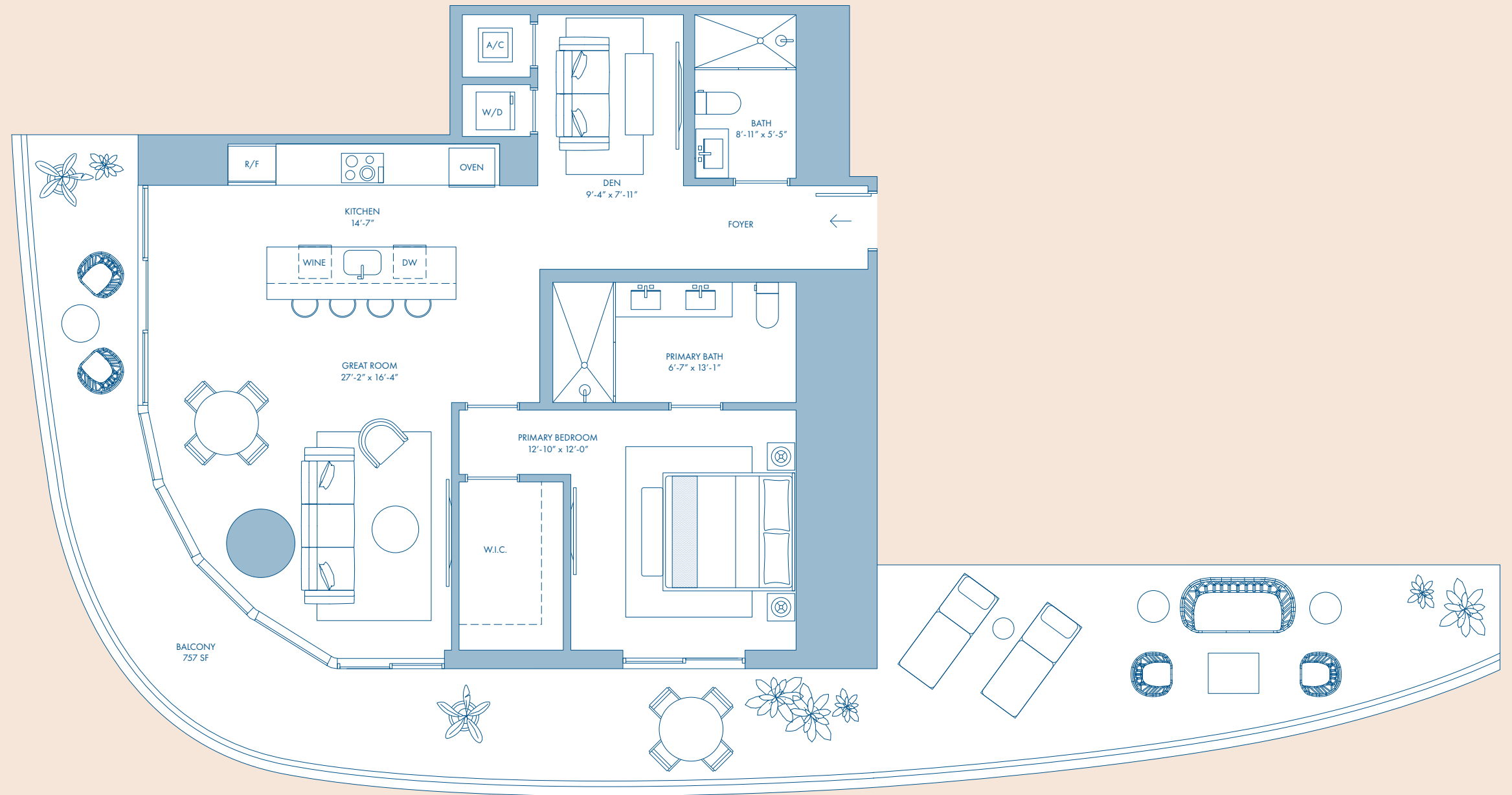
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA

1,194 SQ. FT. / 111 SQ. M.

TERRACE AREA

757 SQ. FT. / 70 SQ. M.



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RESIDENCE 07

LEVEL 9-18

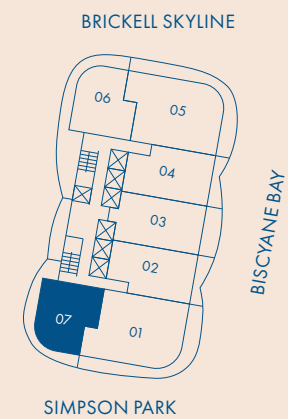
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA

1,194 SQ. FT. / 111 SQ. M.

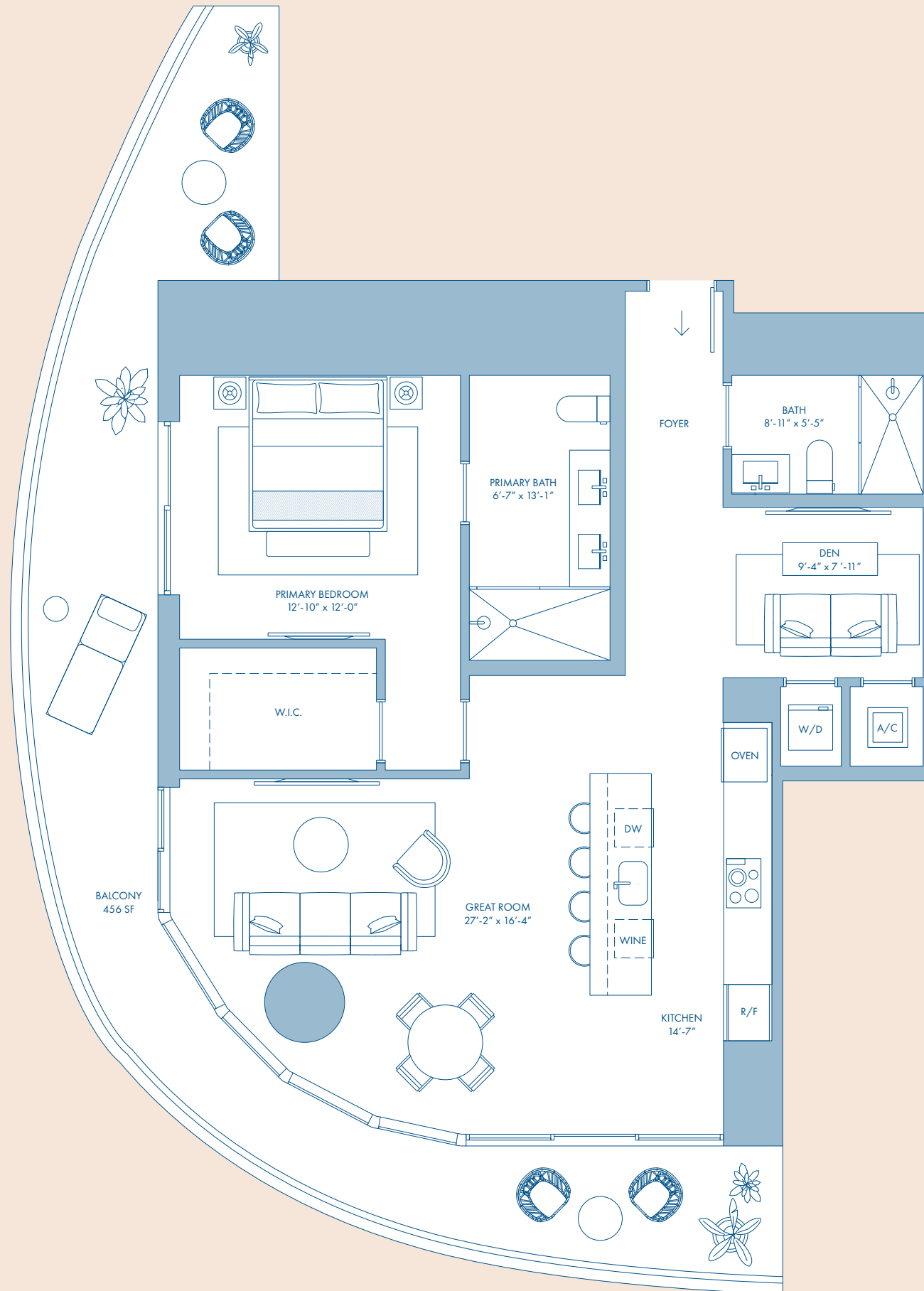
TERRACE AREA

456 SQ. FT. / 42 SQ. M.



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RESIDENCE 01

3 Bedrooms
3 Bathrooms
1 Powder Room

LEVEL 19-36

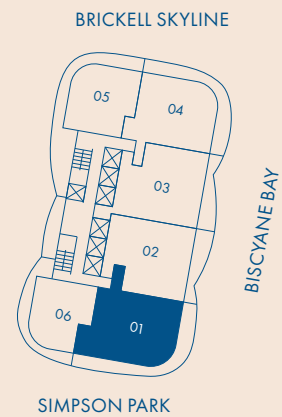
INTERIOR AREA
2,054 SQ. FT. / 191 SQ. M.

TERRACE AREA
656 SQ. FT. / 61 SQ. M.

LEVEL 38-61

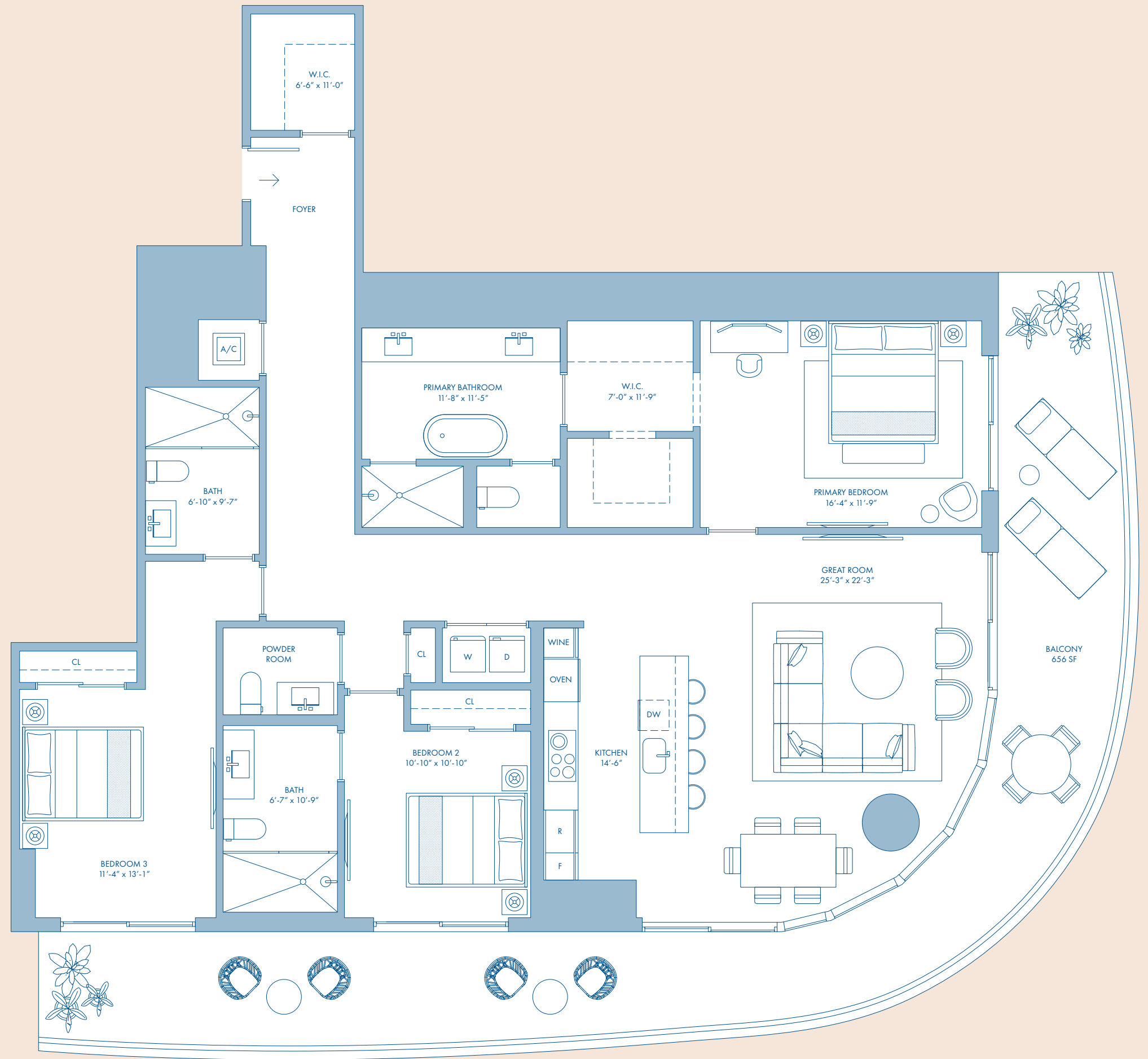
INTERIOR AREA
2,077 SQ. FT. / 193 SQ. M.

TERRACE AREA
656 SQ. FT. / 61 SQ. M.



NOT TO SCALE

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RESIDENCE 02

2 Bedrooms
Den
3 Bathrooms

LEVEL 19-36

INTERIOR AREA

2,097 SQ. FT. / 195 SQ. M.

TERRACE AREA

281 SQ. FT. / 26 SQ. M.

LEVEL 38-61

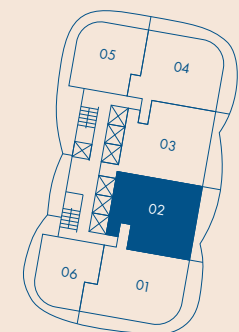
INTERIOR AREA

2,077 SQ. FT. / 193 SQ. M.

TERRACE AREA

281 SQ. FT. / 26 SQ. M.

BRICKELL SKYLINE

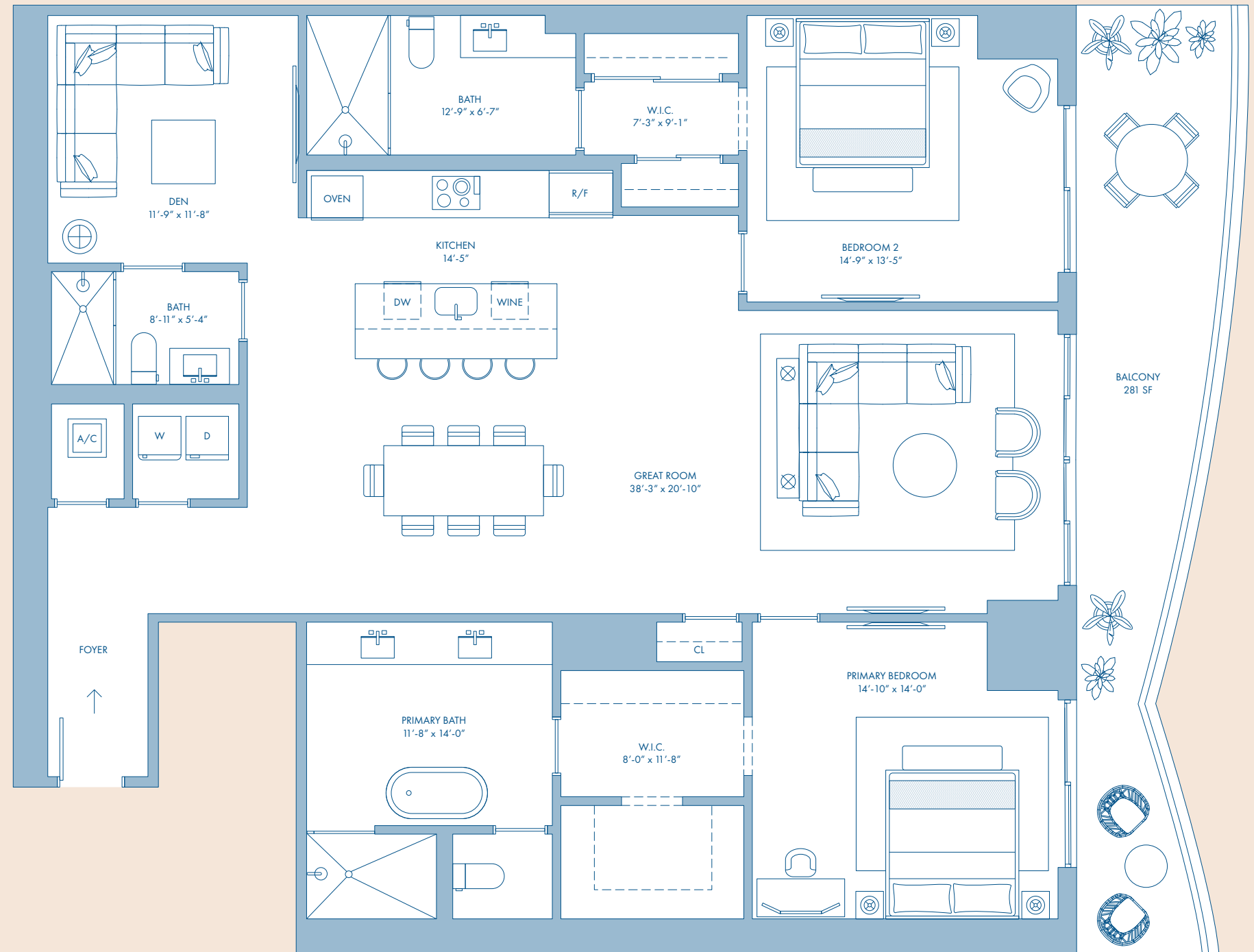


SIMPSON PARK



NOT TO SCALE

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RESIDENCE 03

2 Bedrooms
Den
3 Bathrooms

LEVEL 19-36

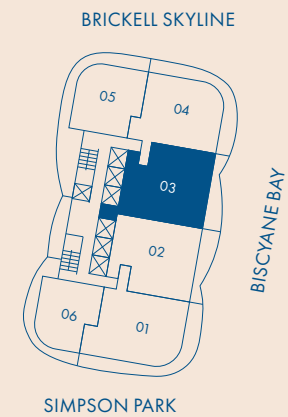
INTERIOR AREA
2,170 SQ. FT. / 202 SQ. M.

TERRACE AREA
280 SQ. FT. / 26 SQ. M.

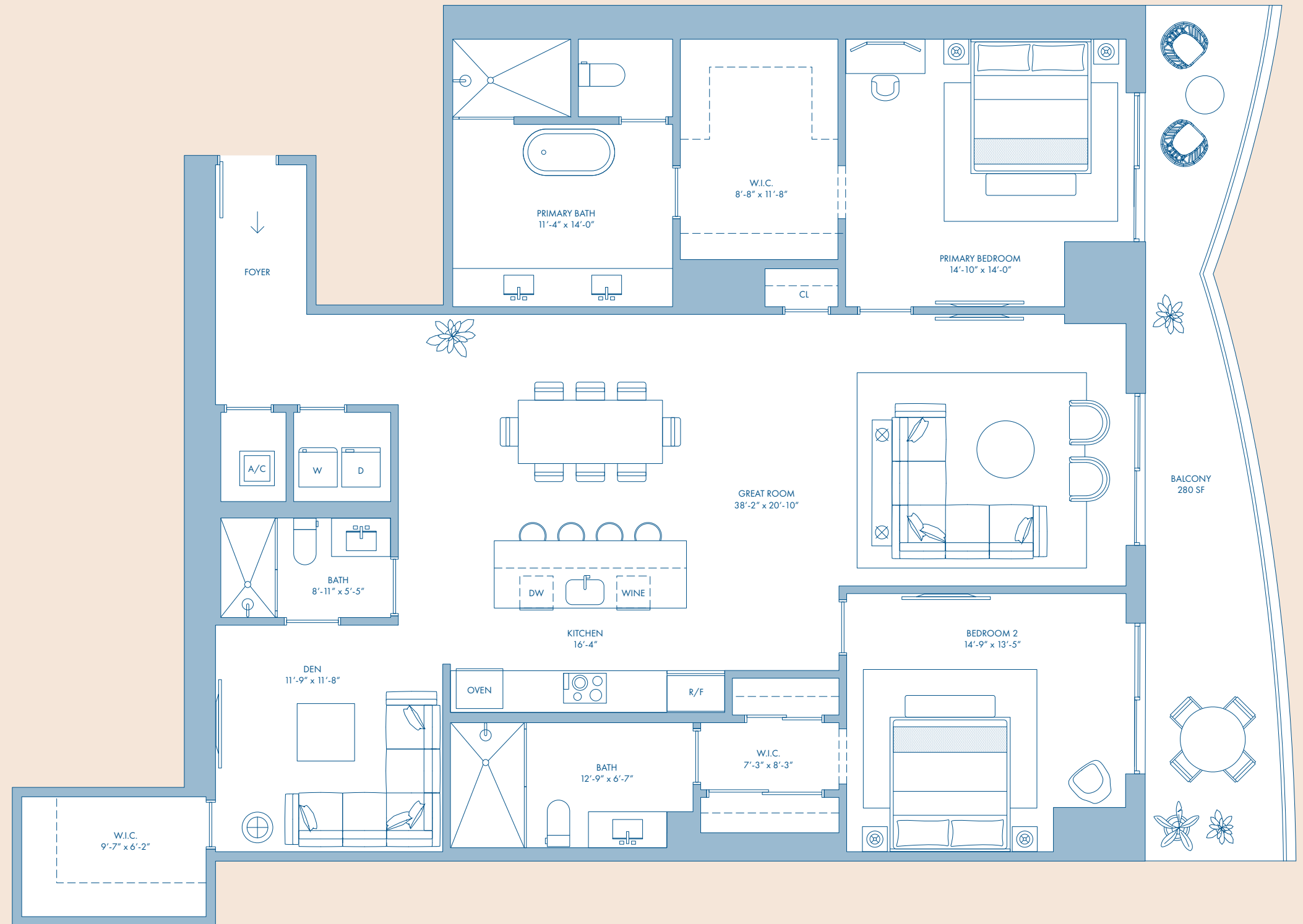
LEVEL 38-61

INTERIOR AREA
2,151 SQ. FT. / 200 SQ. M.

TERRACE AREA
280 SQ. FT. / 26 SQ. M.



NOT TO SCALE



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RESIDENCE 04

2 Bedrooms
Den
3 Bathrooms

LEVEL 19-37

INTERIOR AREA

1,824 SQ. FT. / 169 SQ. M.

TERRACE AREA

514 SQ. FT. / 48 SQ. M.

LEVEL 38-61

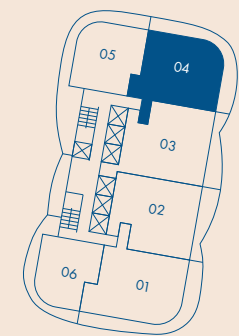
INTERIOR AREA

1,869 SQ. FT. / 174 SQ. M.

TERRACE AREA

513 SQ. FT. / 48 SQ. M.

BRICKELL SKYLINE

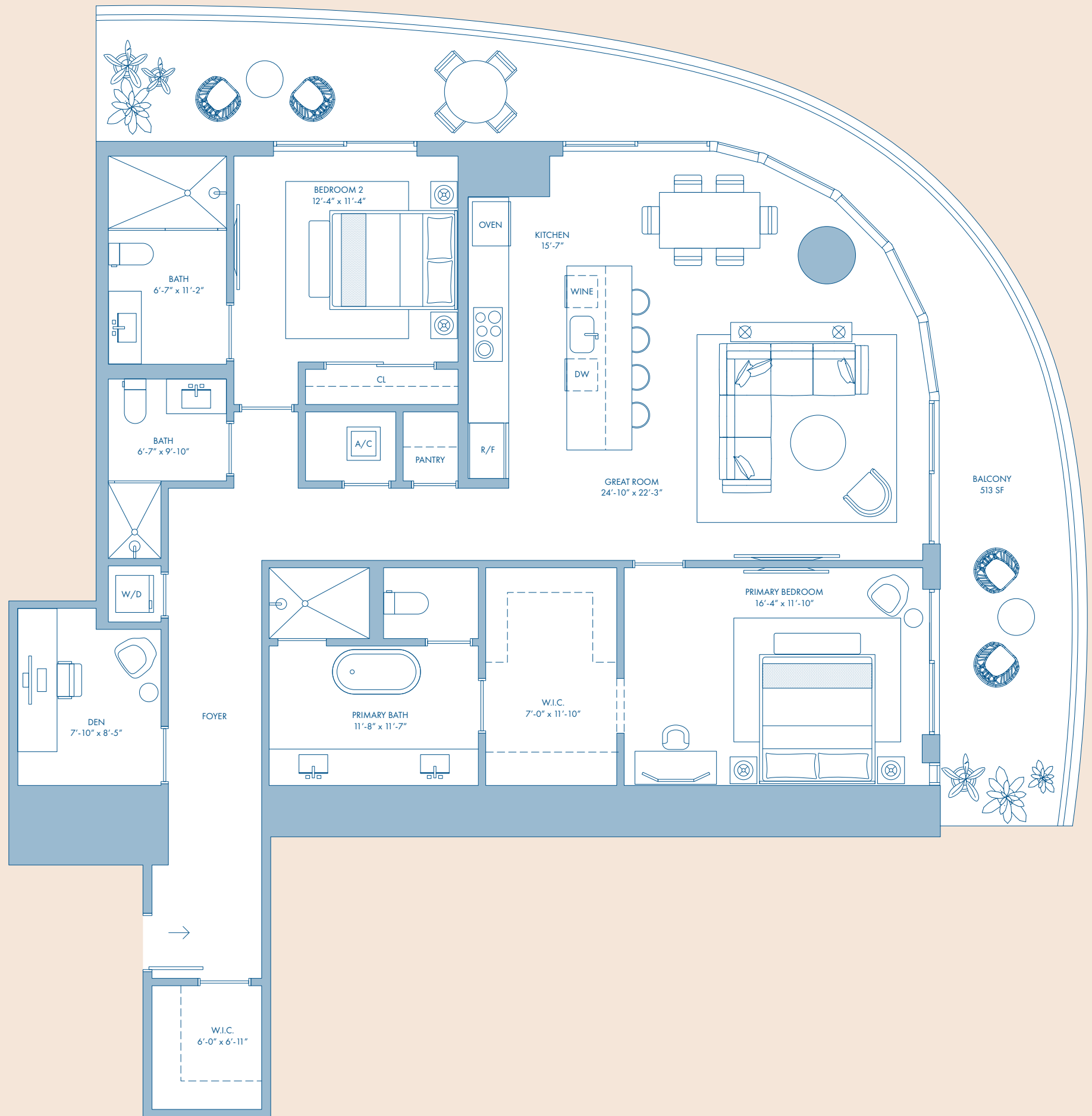


SIMPSON PARK



NOT TO SCALE

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RESIDENCE 05

2 Bedrooms
Den
2 Bathrooms
1 Powder Room

LEVEL 19-37

INTERIOR AREA

1,405 SQ. FT. / 131 SQ. M.

TERRACE AREA

834 SQ. FT. / 77 SQ. M.

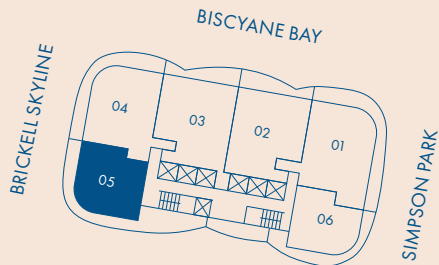
LEVEL 38-61

INTERIOR AREA

1,416 SQ. FT. / 132 SQ. M.

TERRACE AREA

835 SQ. FT. / 77 SQ. M.



NOT TO SCALE

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RESIDENCE 06

1 Bedroom
Den
2 Bathrooms

LEVEL 19-36

INTERIOR AREA

1,194 SQ. FT. / 111 SQ. M.

TERRACE AREA

456 SQ. FT. / 42 SQ. M.

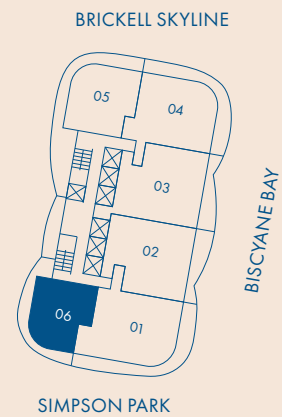
LEVEL 38-61

INTERIOR AREA

1,207 SQ. FT. / 112 SQ. M.

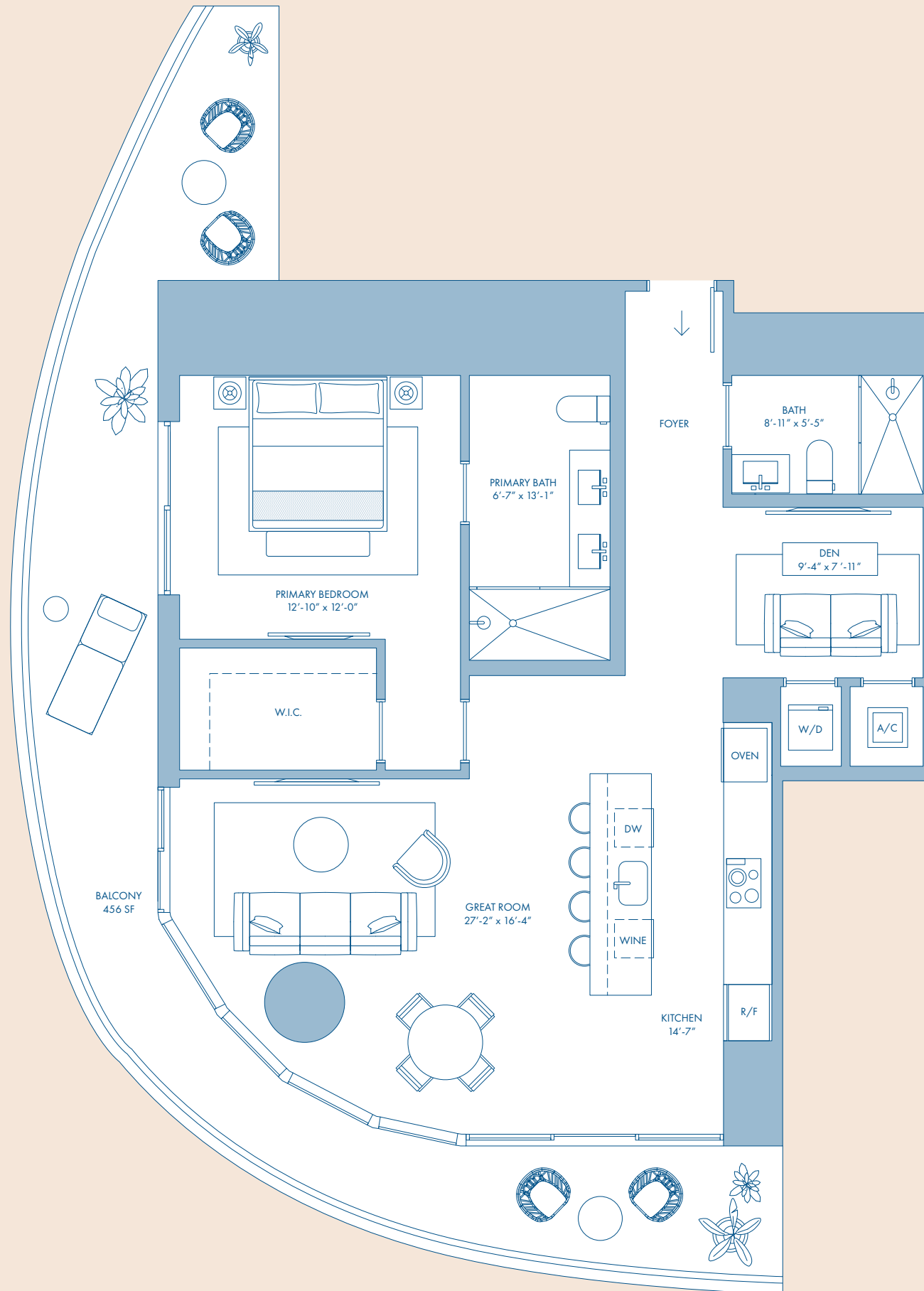
TERRACE AREA

456 SQ. FT. / 42 SQ. M.



NOT TO SCALE

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RESIDENCE 01

LEVEL 62-78 TRADIZIONALE

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

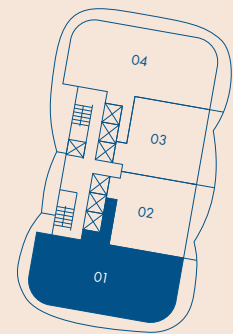
INTERIOR AREA

3,494 SQ. FT. / 325 SQ. M.

TERRACE AREA

1,112 SQ. FT. / 103 SQ. M.

BRICKELL SKYLINE



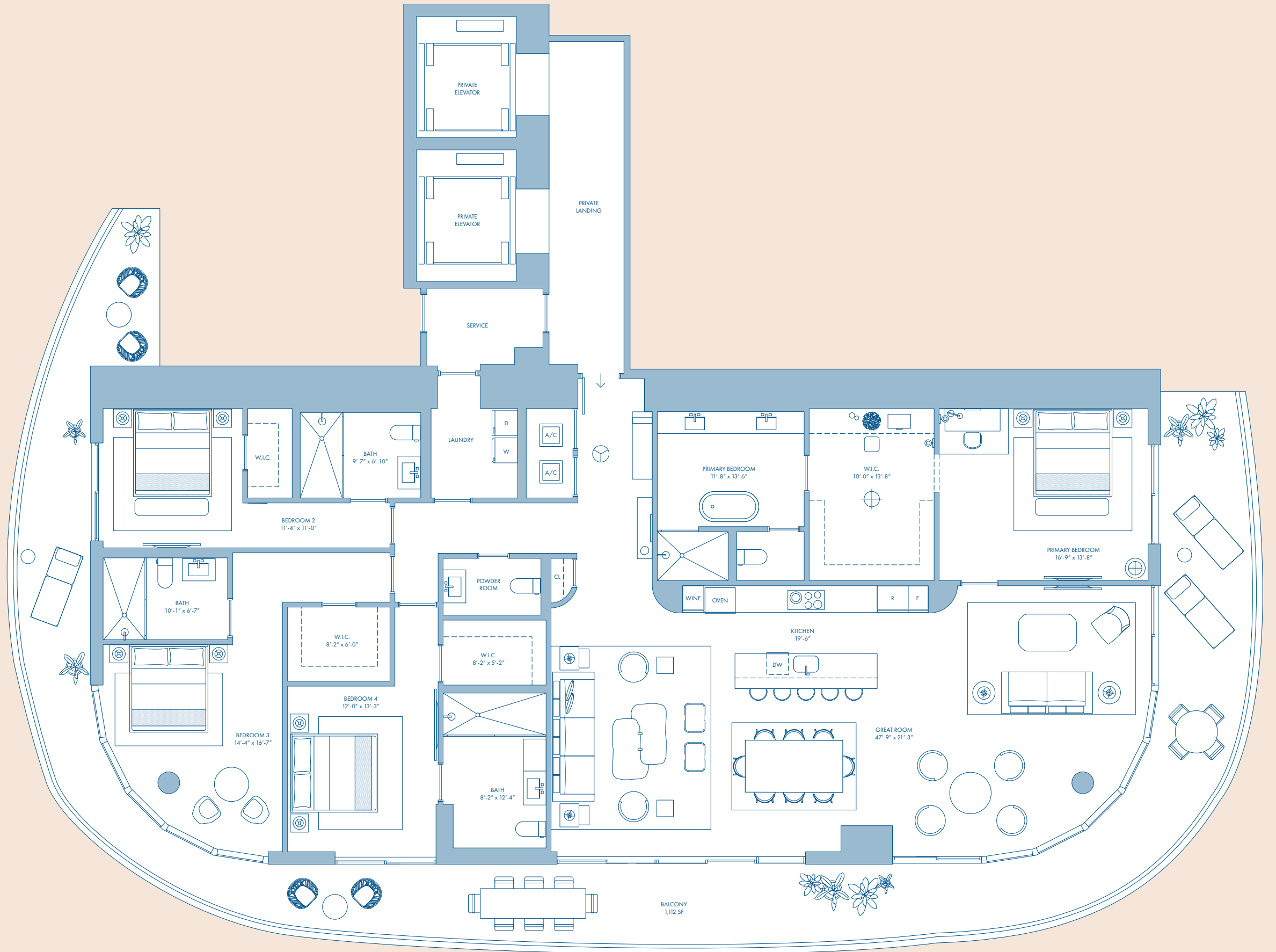
SIMPSON PARK

BISCAYNE BAY



NOT TO SCALE

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RESIDENCE 01

LEVEL 62-78 CONTEMPORANEO

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

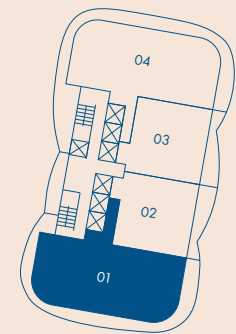
INTERIOR AREA

3,494 SQ. FT. / 325 SQ. M.

TERRACE AREA

1,112 SQ. FT. / 103 SQ. M.

BRICKELL SKYLINE



SIMPSON PARK

BISCAYNE BAY



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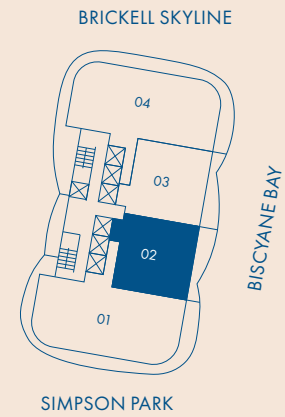
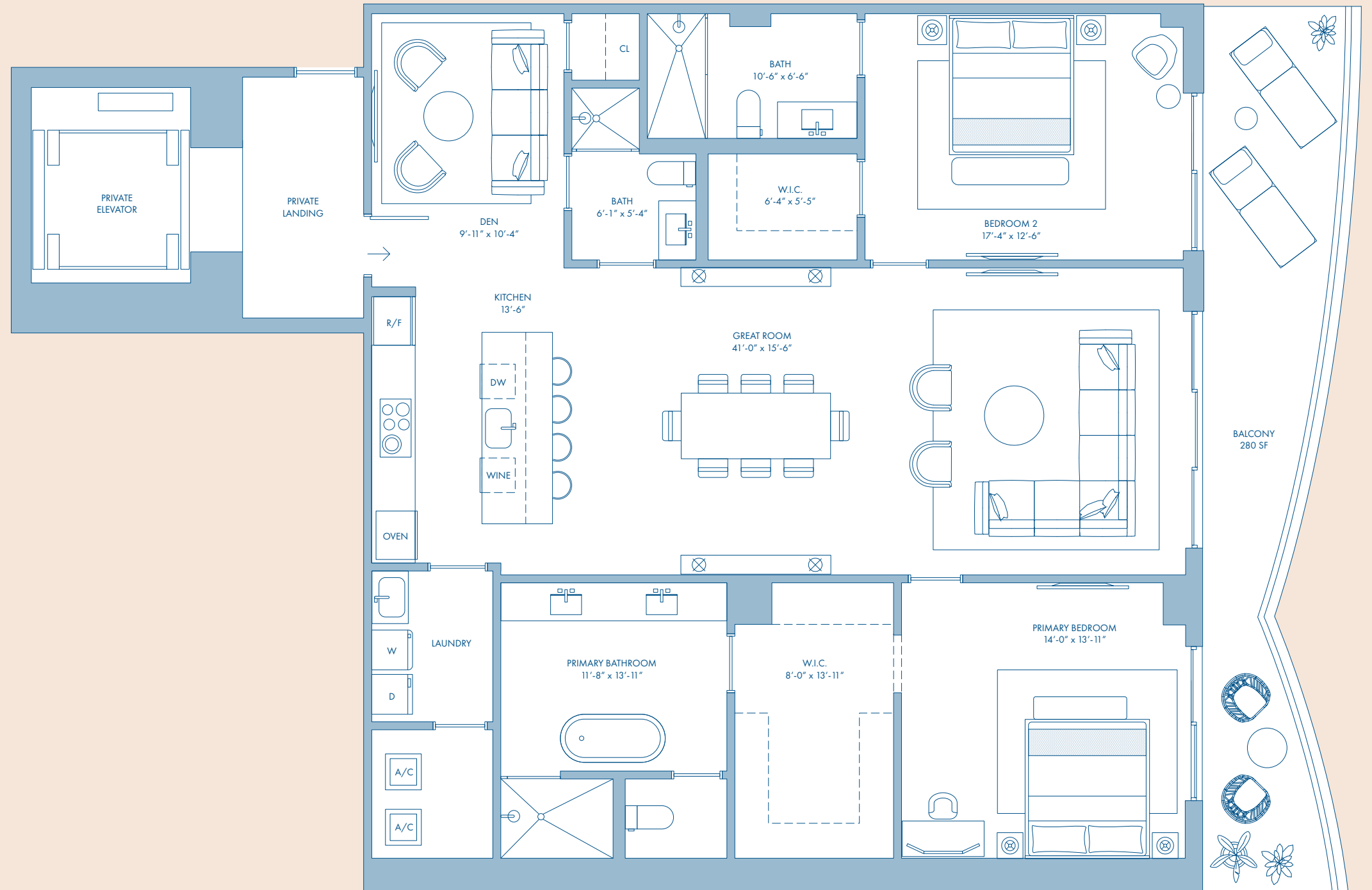
RESIDENCE 02

LEVEL 62-78

2 Bedrooms
Den
3 Bathrooms

INTERIOR AREA
2,010 SQ. FT. / 187 SQ. M.

TERRACE AREA
280 SQ. FT. / 26 SQ. M.



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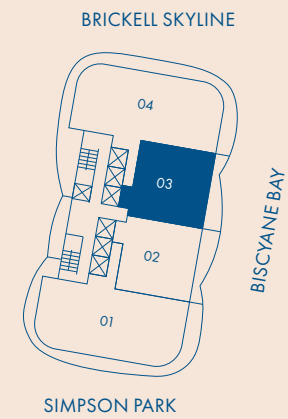
RESIDENCE 03

LEVEL 62-78

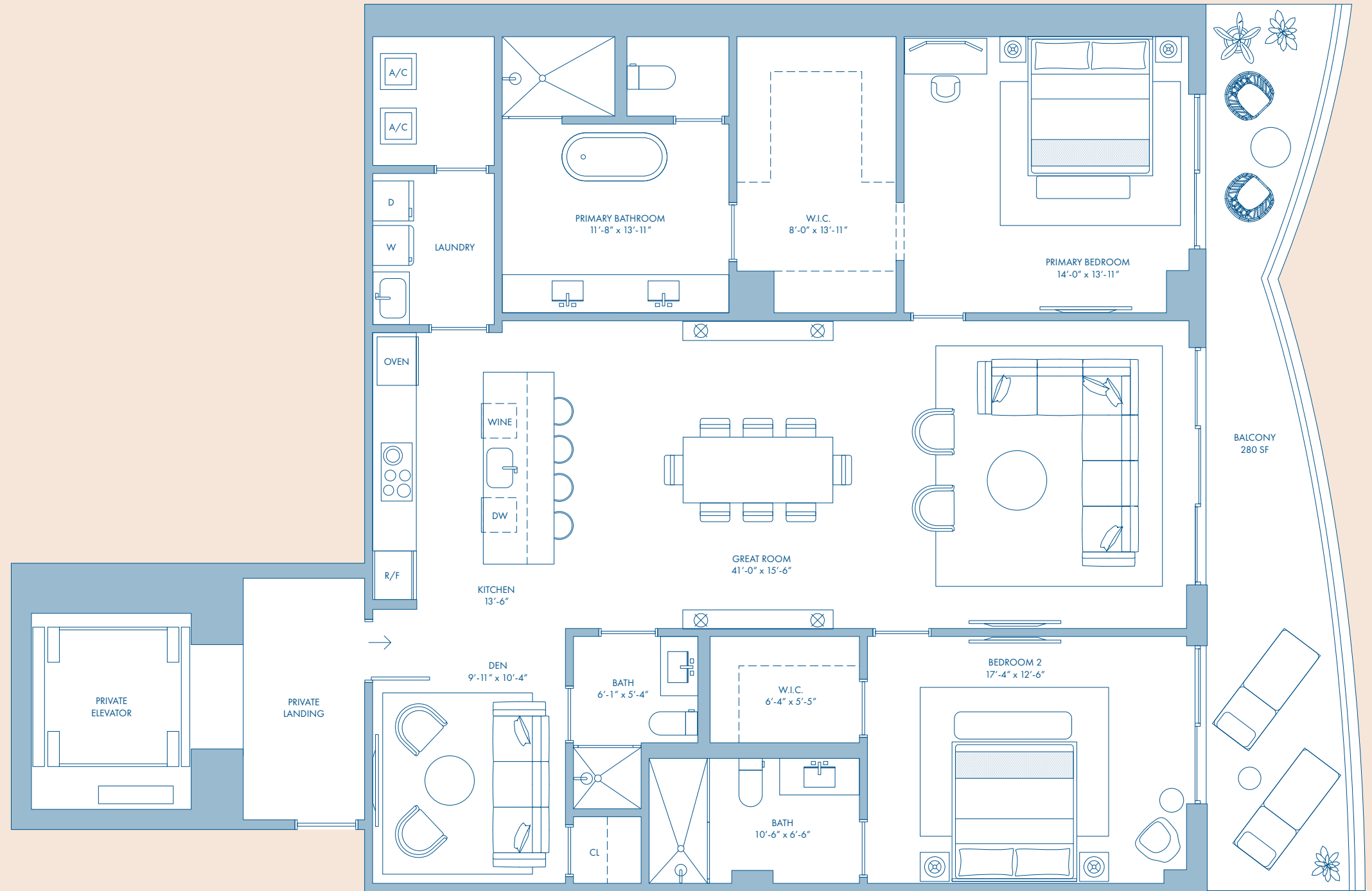
2 Bedrooms
Den
3 Bathrooms

INTERIOR AREA
2,010 SQ. FT. / 187 SQ. M.

TERRACE AREA
280 SQ. FT. / 26 SQ. M.



NOT TO SCALE



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RESIDENCE 04

LEVEL 62-78 TRADIZIONALE

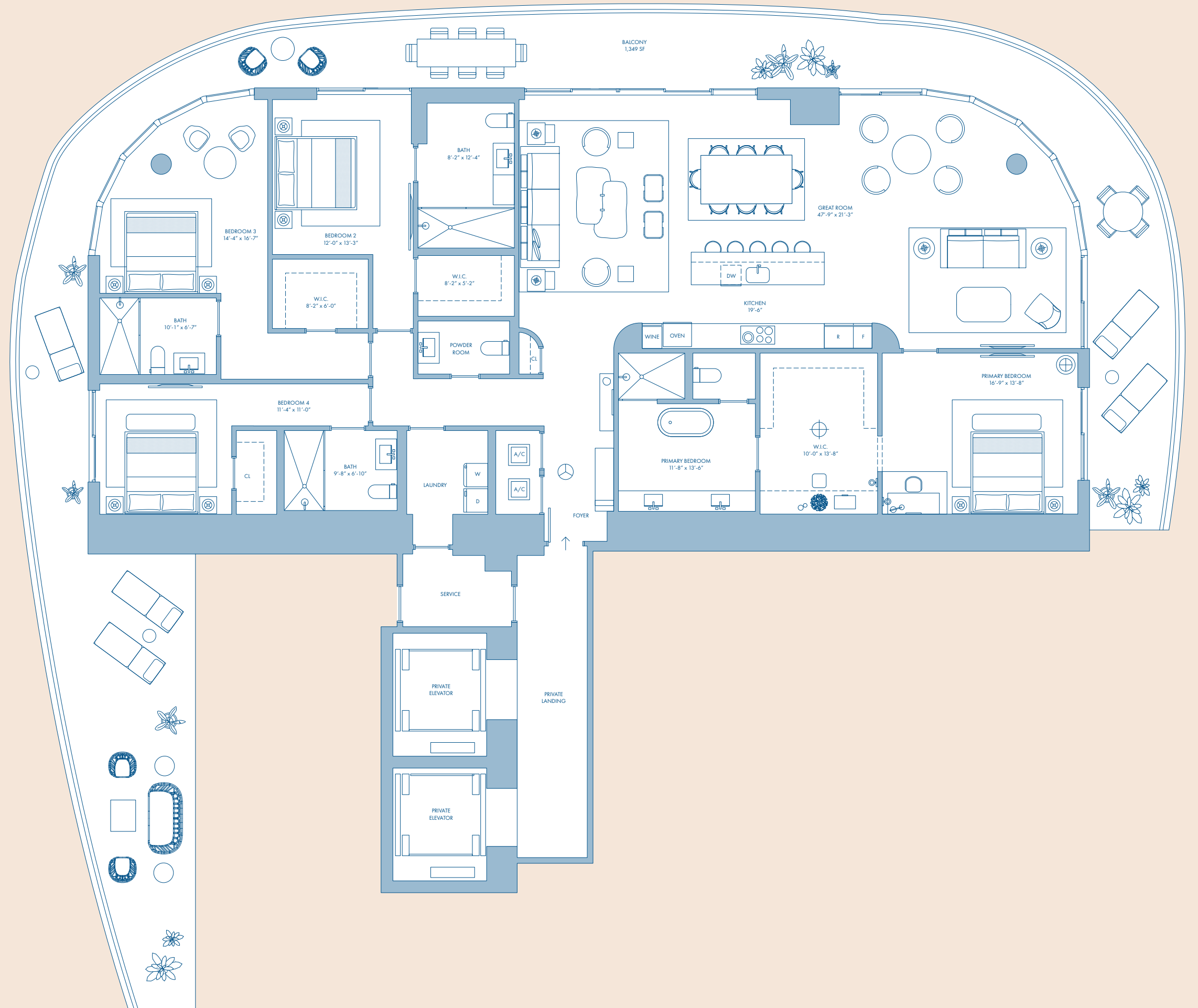
4 Bedrooms
4 Bathrooms
1 Powder Room
Service Quarters

INTERIOR AREA

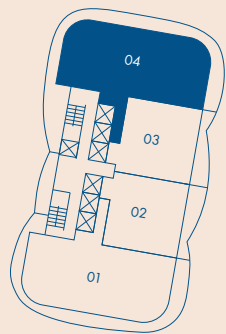
3,494 SQ. FT. / 325 SQ. M.

TERRACE AREA

1,558 SQ. FT. / 145 SQ. M.



BRICKELL SKYLINE



SIMPSON PARK



NOT TO SCALE

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RESIDENCE 04

LEVEL 62-78 CONTEMPORANEO

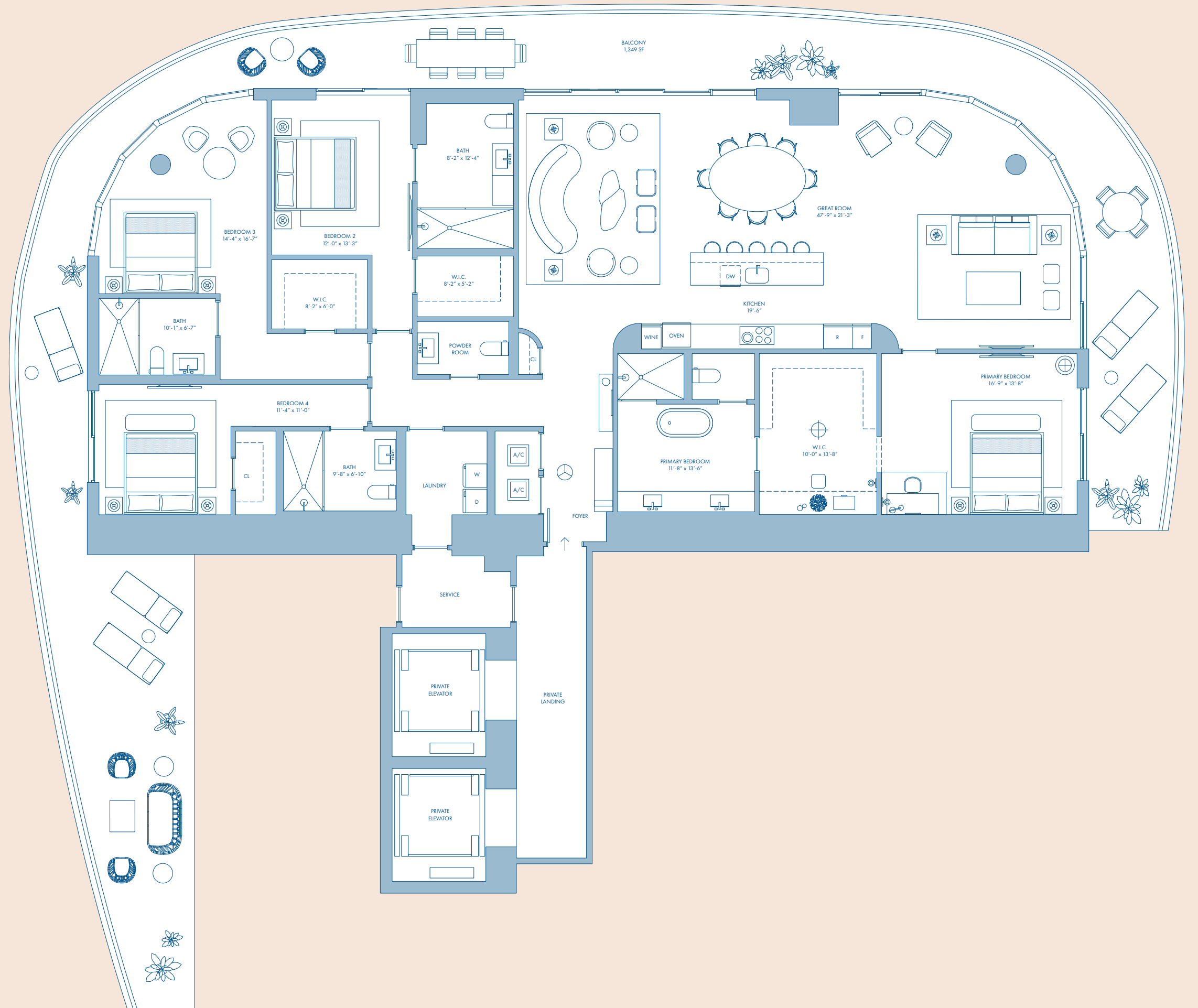
4 Bedrooms
4 Bathrooms
1 Powder Room
Service Quarters

INTERIOR AREA

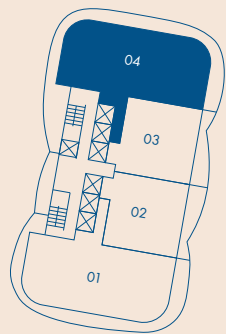
3,494 SQ. FT. / 325 SQ. M.

TERRACE AREA

1,558 SQ. FT. / 145 SQ. M.



BRICKELL SKYLINE



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