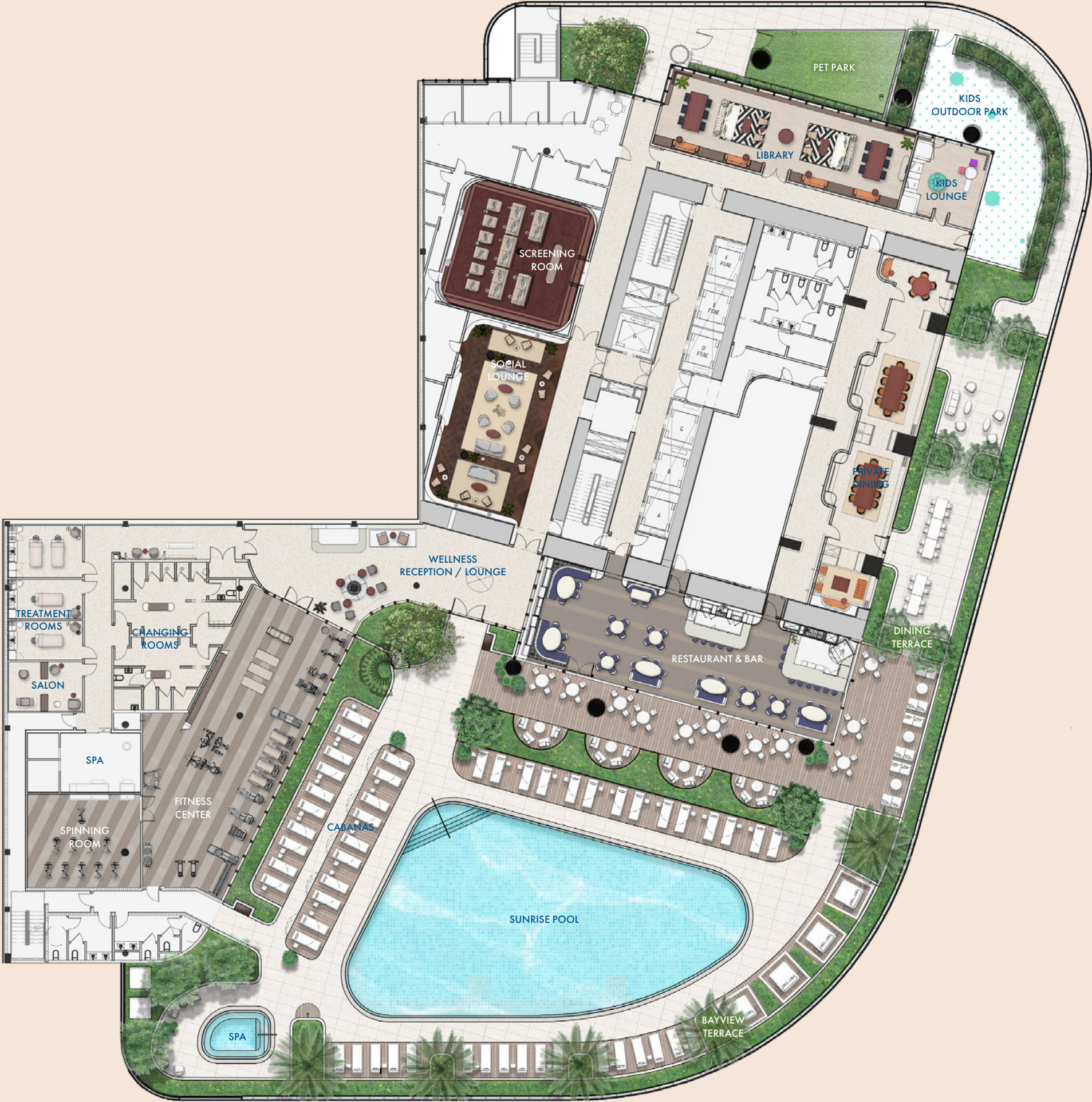


AMENITIES

LEVEL 7



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

AMENITIES

LEVEL 8



NOT TO SCALE

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LEVELS 9-18

BISCYANE BAY



BRICKELL SKYLINE

SIMPSON PARK

- 04
1 BEDROOM + DEN
2 BATHROOMS
- 03
1 BEDROOM + DEN
2 BATHROOMS
- 02
1 BEDROOM + DEN
2 BATHROOMS

- 05
3 BEDROOMS
2.5 BATHROOMS

- 01
3 BEDROOMS
3.5 BATHROOMS

- 06
1 BEDROOM + DEN
2 BATHROOMS

- 07
1 BEDROOM + DEN
2 BATHROOMS

NOT TO SCALE



LEVELS 19-36

BISCYANE BAY



BRICKELL SKYLINE

SIMPSON PARK

03

2 BEDROOMS + DEN
3 BATHROOMS

02

2 BEDROOMS + DEN
3 BATHROOMS

04

2 BEDROOMS + DEN
3 BATHROOMS

01

3 BEDROOMS
3.5 BATHROOMS

05

2 BEDROOMS + DEN
3.5 BATHROOMS

06

1 BEDROOM + DEN
2 BATHROOMS

NOT TO SCALE



LEVELS 38-61

BISCYANE BAY



BRICKELL SKYLINE

SIMPSON PARK

03

2 BEDROOMS + DEN
3 BATHROOMS

02

2 BEDROOMS + DEN
3 BATHROOMS

04

2 BEDROOMS + DEN
3 BATHROOMS

01

3 BEDROOMS
3.5 BATHROOMS

05

2 BEDROOMS + DEN
3.5 BATHROOMS

06

1 BEDROOM + DEN
2 BATHROOMS

NOT TO SCALE



LEVELS 62-78

BISCYANE BAY



BRICKELL SKYLINE

SIMPSON PARK

03

2 BEDROOMS + DEN
3 BATHROOMS

02

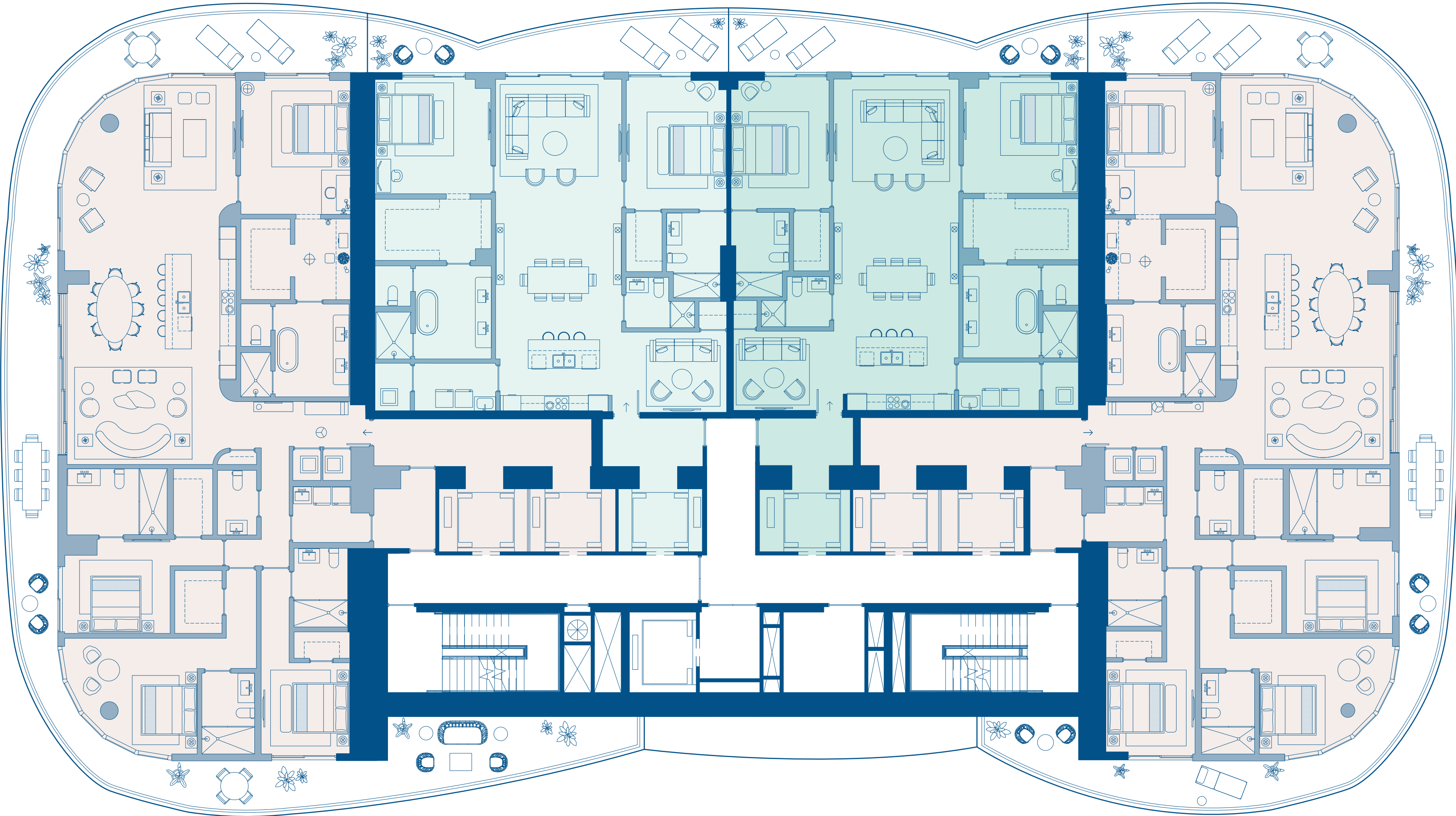
2 BEDROOMS + DEN
3 BATHROOMS

04

4 BEDROOMS
4.5 BATHROOMS
SERVICE QUARTERS

01

4 BEDROOMS
4.5 BATHROOMS
SERVICE QUARTERS

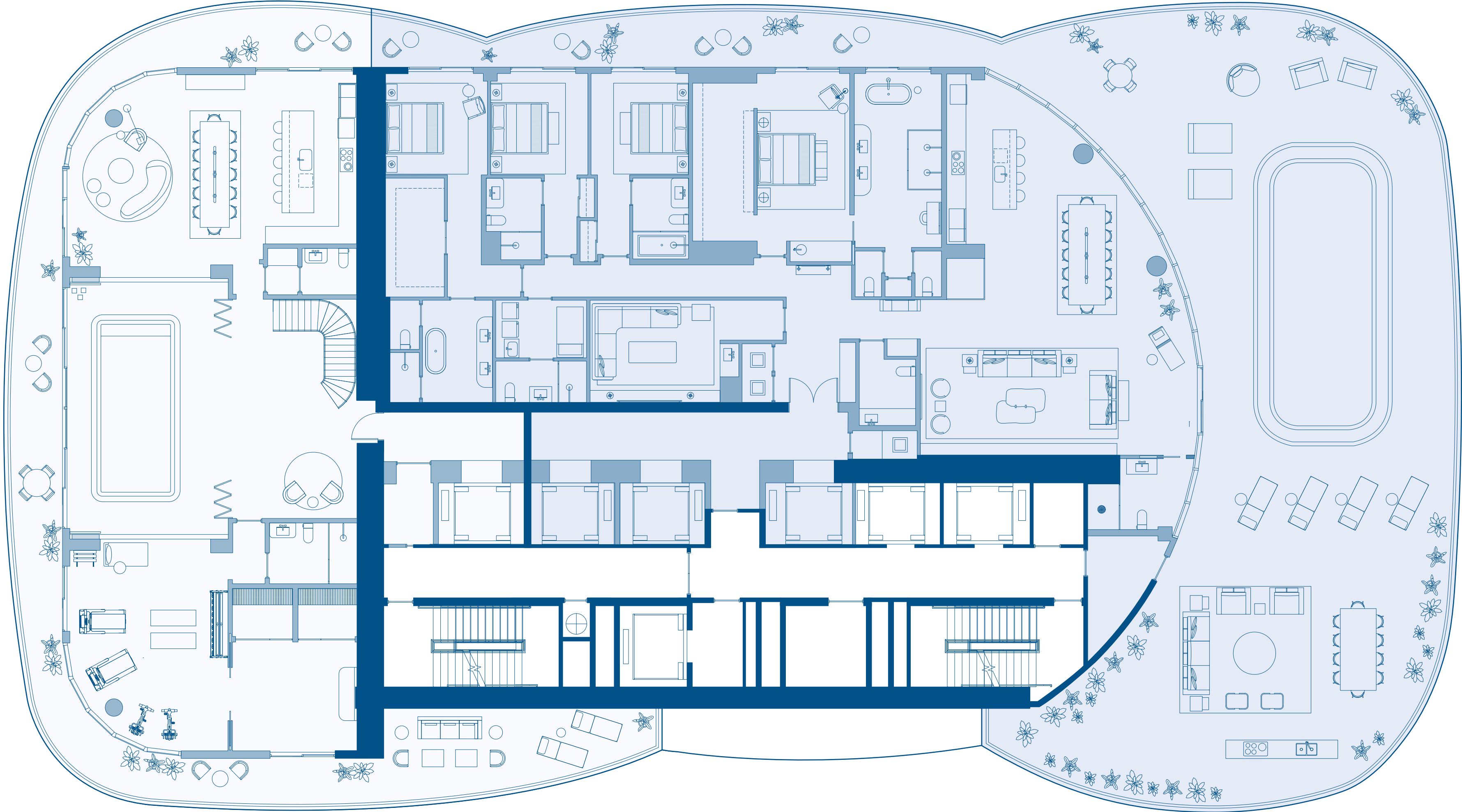


PENTHOUSE 01

4 BEDROOMS
5 BATHROOMS

PENTHOUSE 02
(FIRST FLOOR)

5 BEDROOMS
8 BATHROOMS



BRICKELL SKYLINE

SIMPSON PARK

BRICKELL SKYLINE

PENTHOUSE 02
(SECOND FLOOR)
5 BEDROOMS
8 BATHROOMS

PENTHOUSE 04
(FIRST FLOOR)
4 BEDROOMS
4 BATHROOMS

PENTHOUSE 03
(FIRST FLOOR)
5 BEDROOMS
6 BATHROOMS

SIMPSON PARK

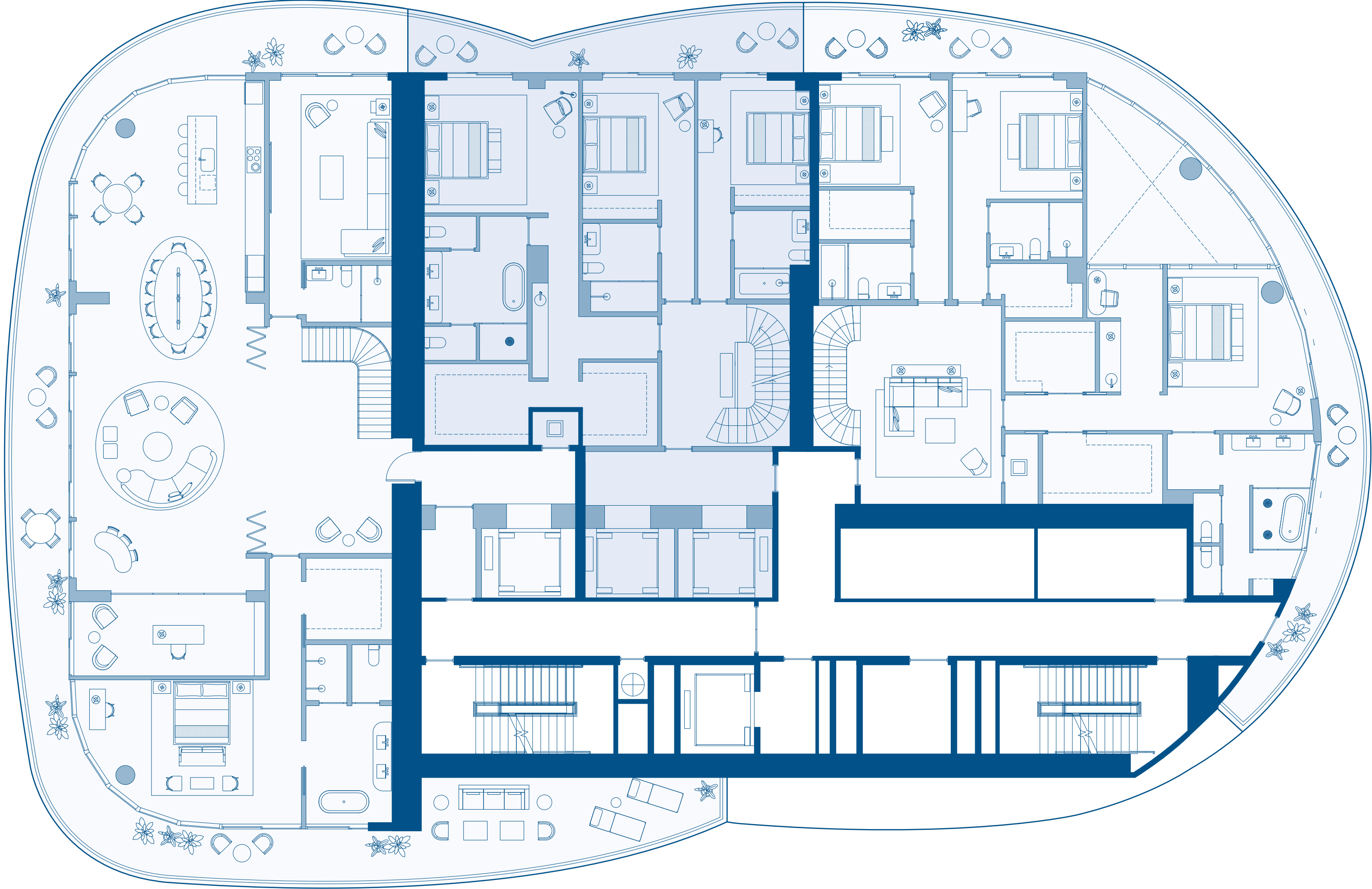
BRICKELL SKYLINE

PENTHOUSE 02
(THIRD FLOOR)
5 BEDROOMS
8 BATHROOMS

PENTHOUSE 04
(SECOND FLOOR)
4 BEDROOMS
4 BATHROOMS

PENTHOUSE 03
(SECOND FLOOR)
5 BEDROOMS
6 BATHROOMS

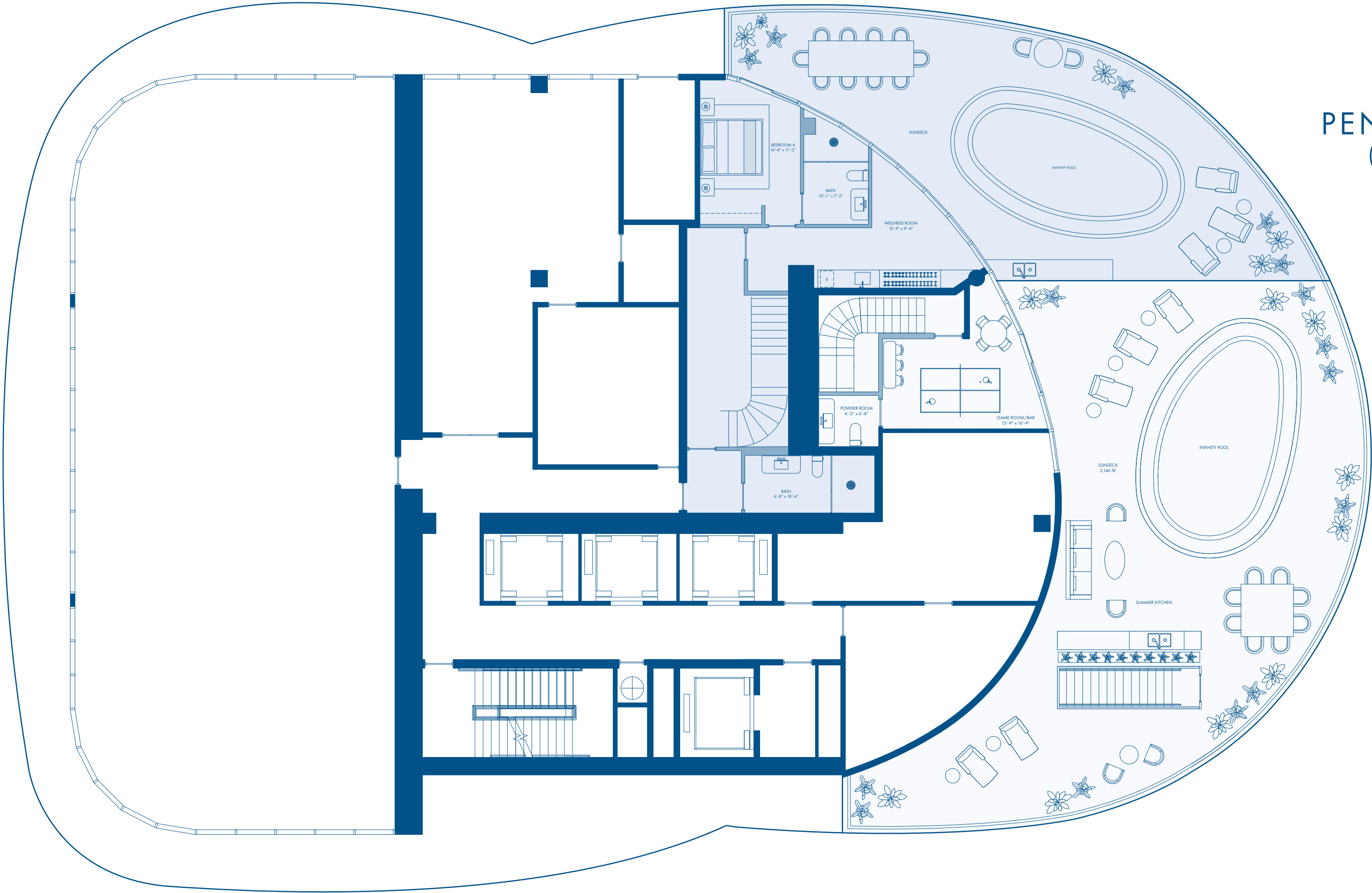
SIMPSON PARK



BRICKELL SKYLINE

SIMPSON PARK

NOT TO SCALE



PENTHOUSE 04
(THIRD FLOOR)

4 BEDROOMS
4 BATHROOMS

PENTHOUSE 03
(THIRD FLOOR)

5 BEDROOMS
6 BATHROOMS



CIPRIANI RESIDENCES MIAMI, 1420 SOUTH MIAMI AVE

Exclusive Sales and Marketing By Fortune Development Sales

MAST
CAPITAL

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. This advertisement is a solicitation for the sale of Units in 1420 S. Miami Avenue Condominium & N.J. Registration No. 24-04-0005.

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



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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

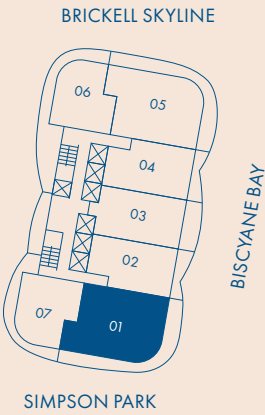
3 Bedrooms
3 Bathrooms
1 Powder Room

INTERIOR AREA

1,952 SQ. FT. / 181 SQ. M.

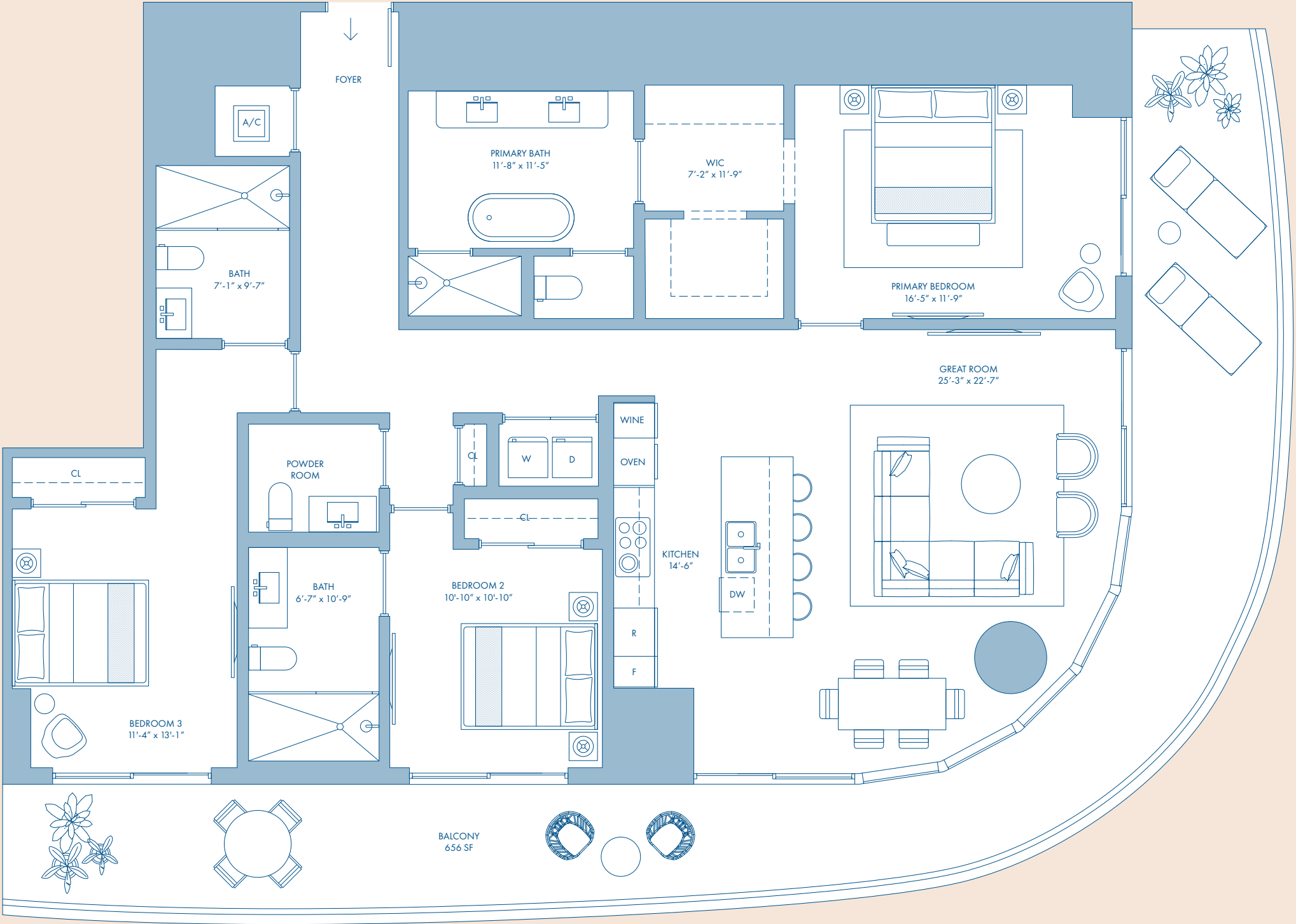
TERRACE AREA

656 SQ. FT. / 61 SQ. M.



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RESIDENCE 02

LEVEL 9-18

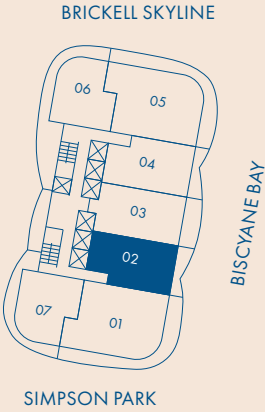
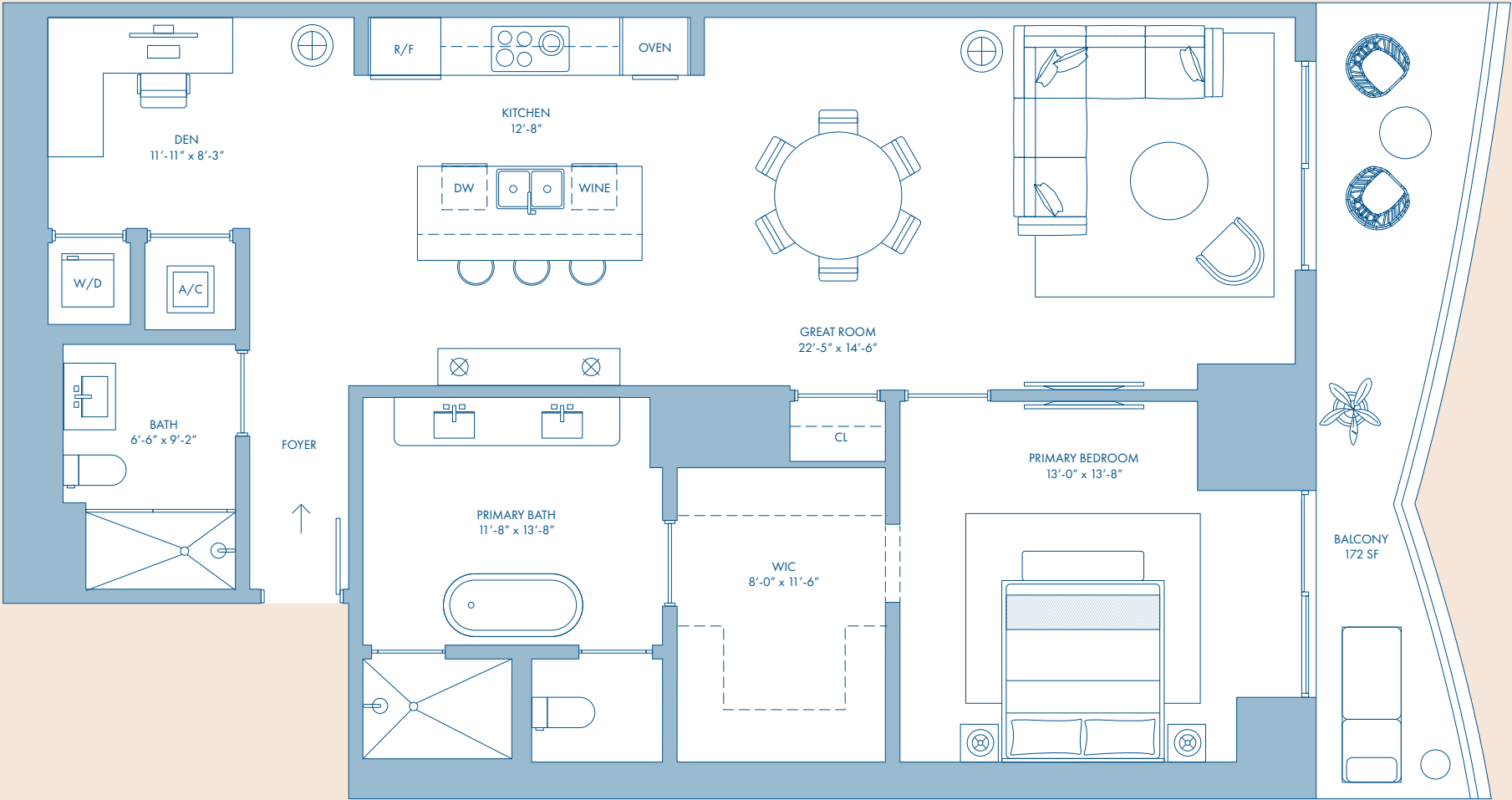
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA

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

TERRACE AREA

172 SQ. FT. / 16 SQ. M.



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RESIDENCE 03

LEVEL 9-18

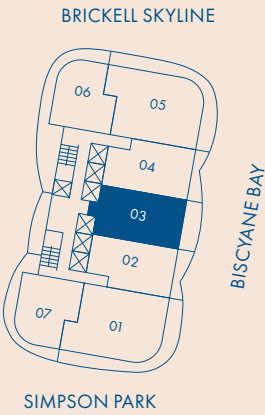
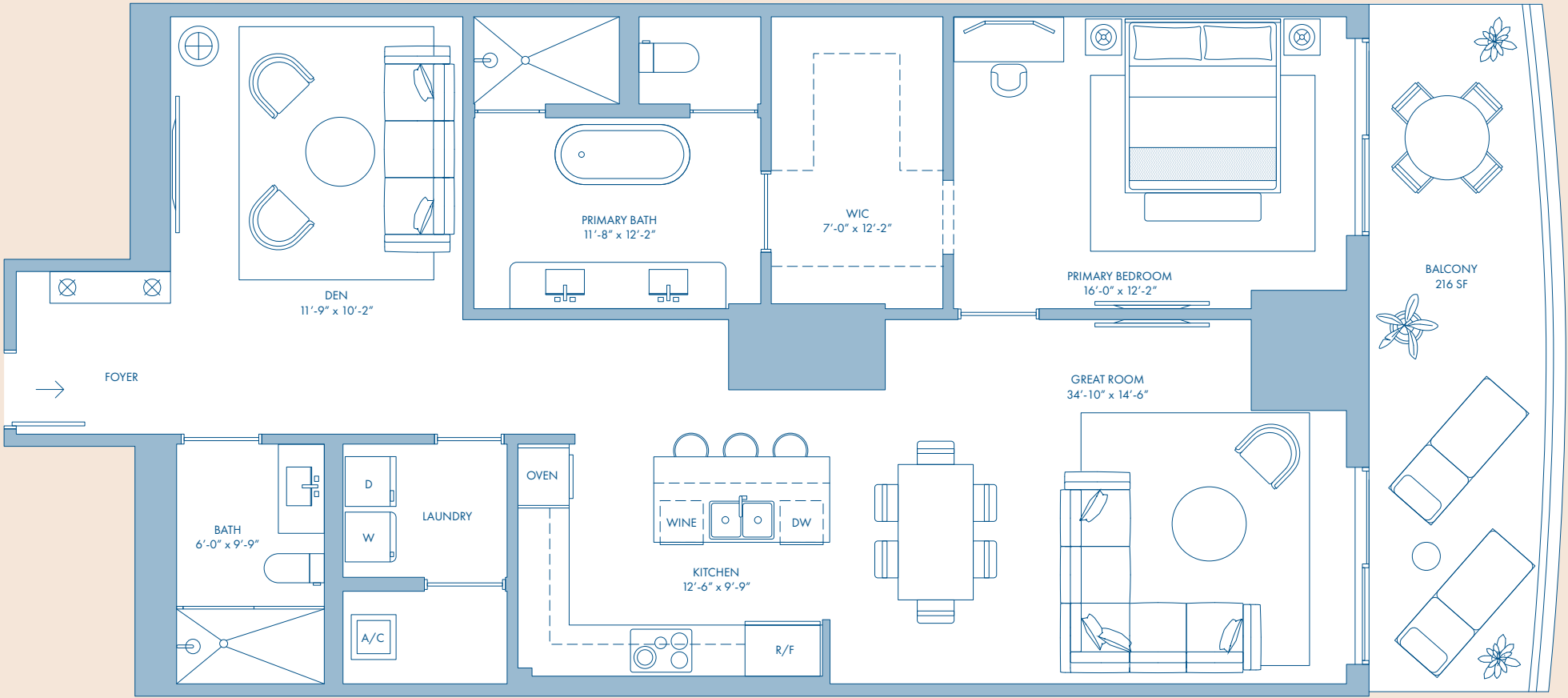
- 1 Bedroom
- Den
- 2 Bathrooms

INTERIOR AREA

1,453 SQ. FT. / 135 SQ. M.

TERRACE AREA

216 SQ. FT. / 20 SQ. M.



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RESIDENCE 04

LEVEL 9-18

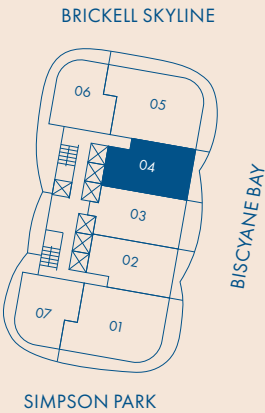
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA

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

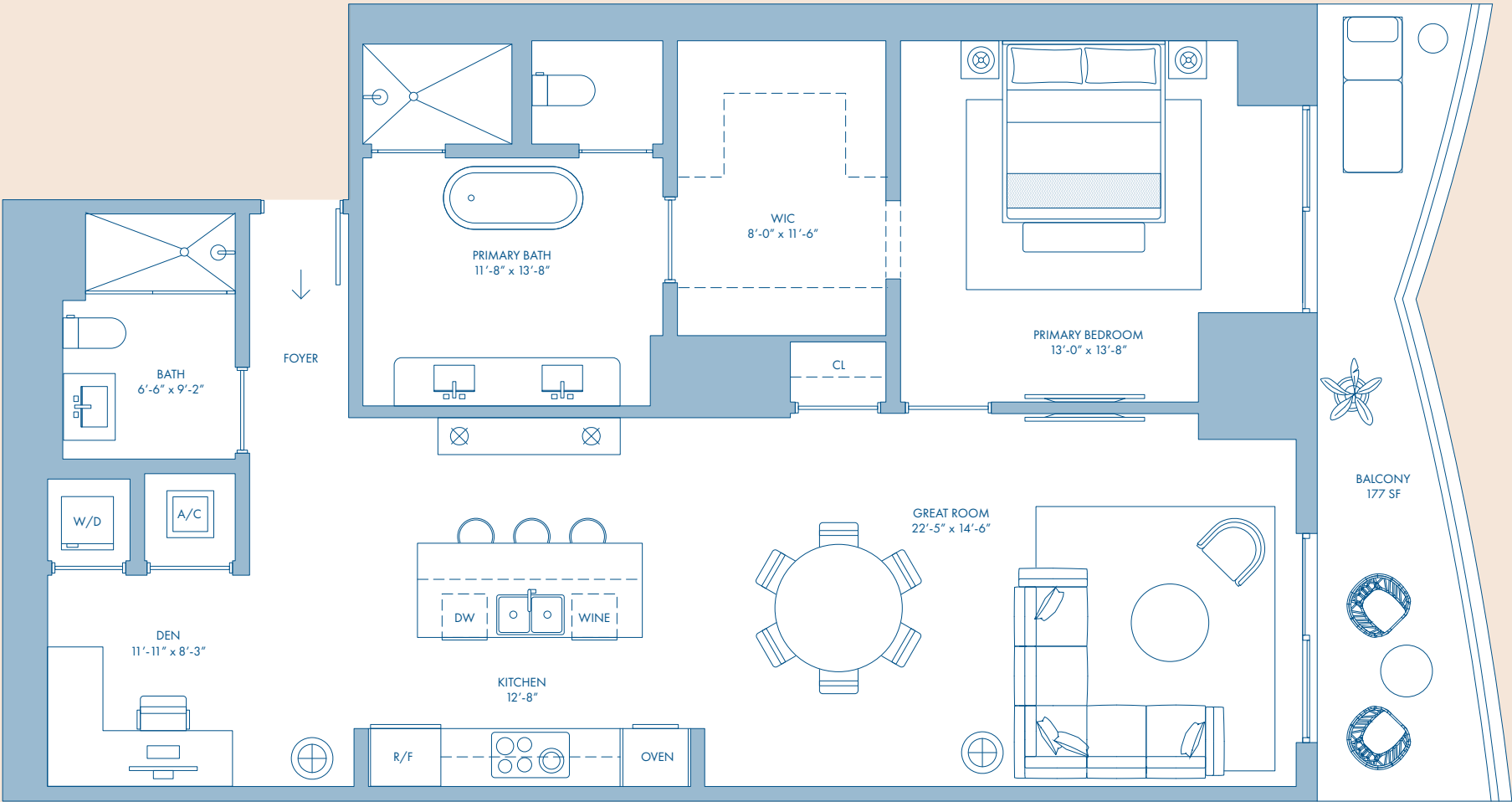
TERRACE AREA

177 SQ. FT. / 16 SQ. M.



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RESIDENCE 05

LEVEL 9-18

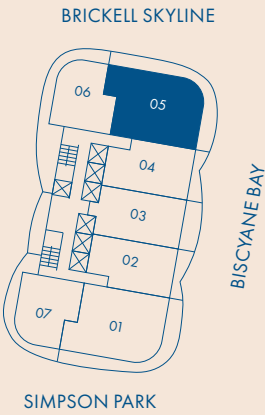
- 3 Bedrooms
- 3 Bathrooms
- 1 Powder Room

INTERIOR AREA

1,952 SQ. FT. / 181 SQ. M.

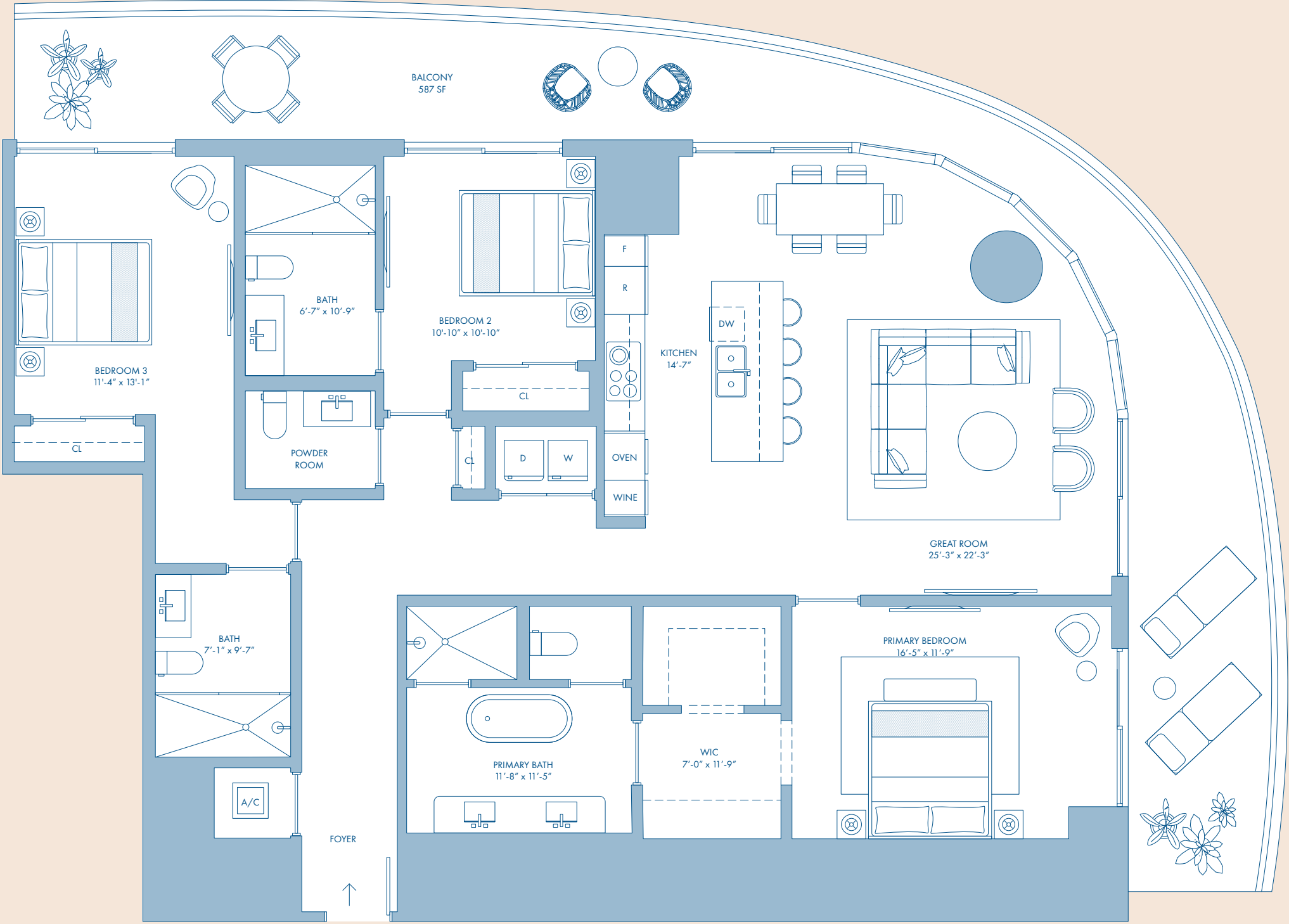
TERRACE AREA

587 SQ. FT. / 55 SQ. M.



NOT TO SCALE

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RESIDENCE 06

LEVEL 9-18

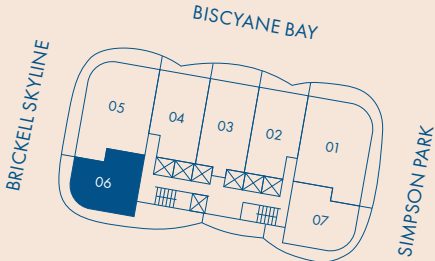
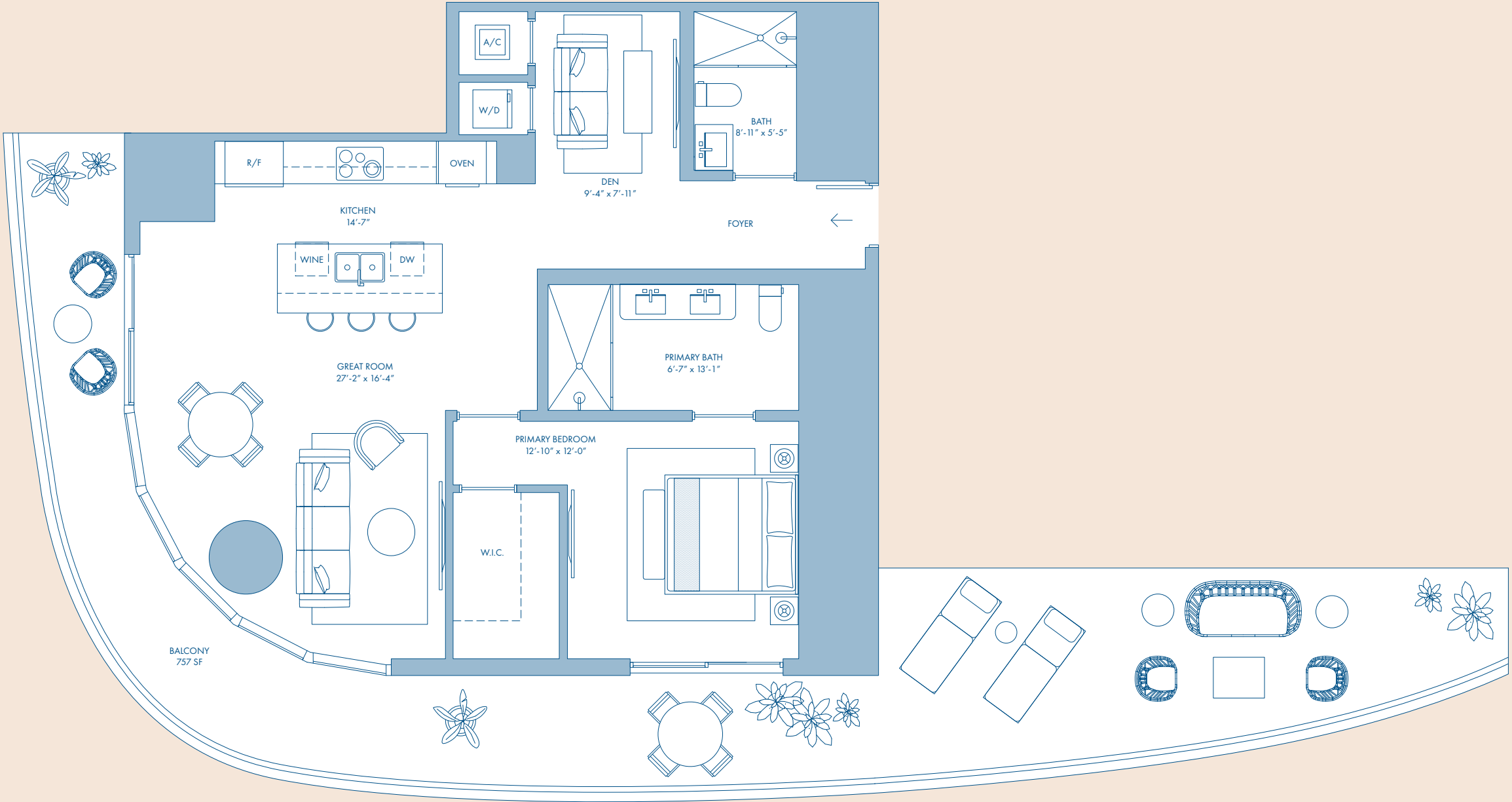
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA

1,181 SQ. FT. / 110 SQ. M.

TERRACE AREA

757 SQ. FT. / 70 SQ. M.



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RESIDENCE 07

LEVEL 9-18

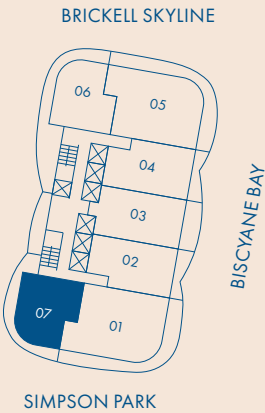
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA

1,181 SQ. FT. / 110 SQ. M.

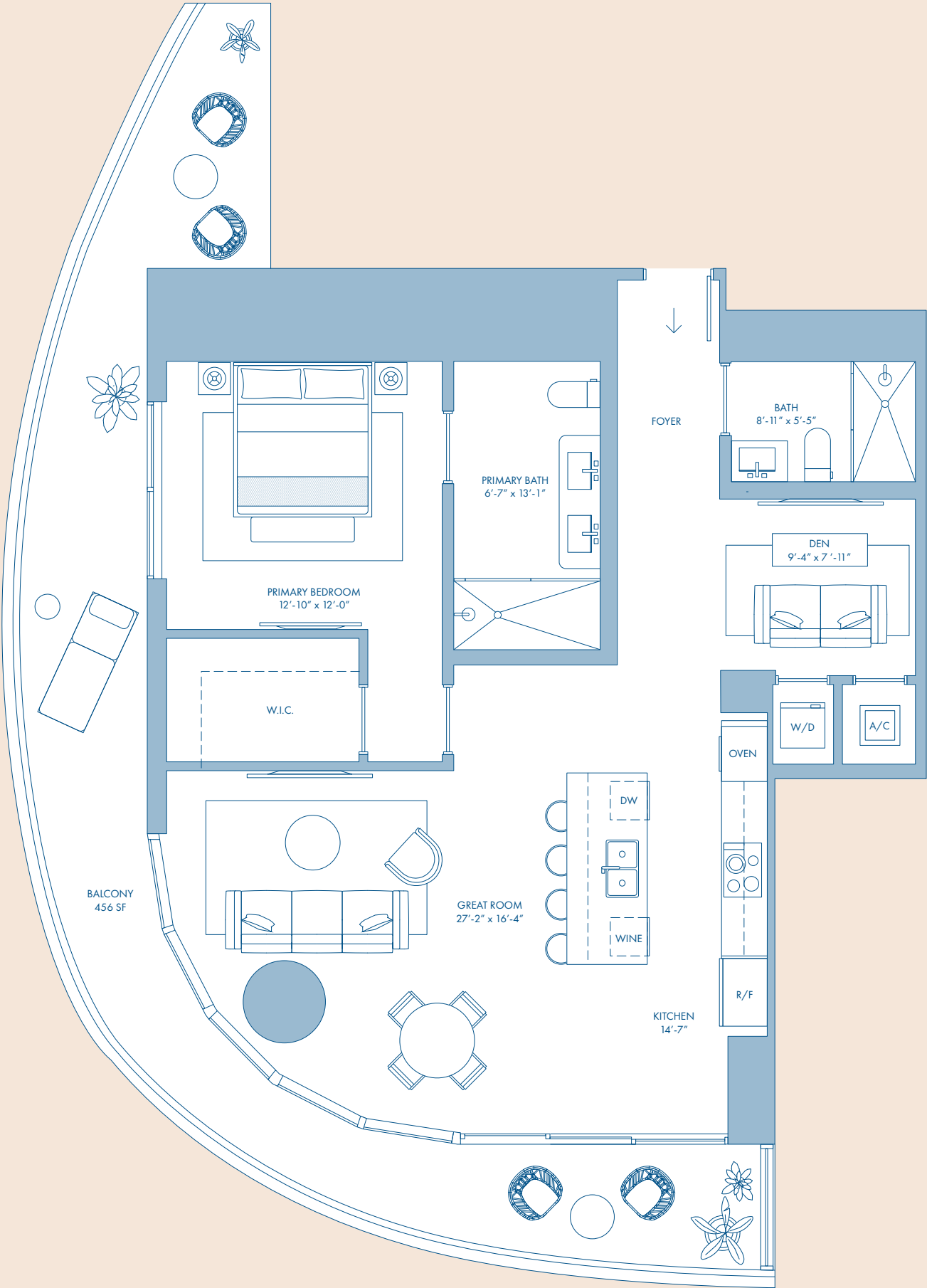
TERRACE AREA

456 SQ. FT. / 42 SQ. M.



NOT TO SCALE

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RESIDENCE 01

3 Bedrooms
3 Bathrooms
1 Powder Room

LEVEL 19-36

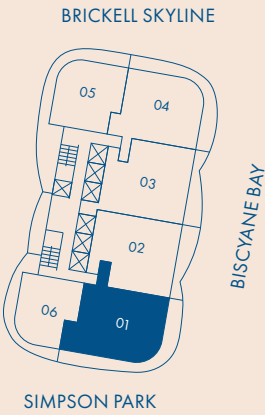
INTERIOR AREA
2,056 SQ. FT. / 191 SQ. M.

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

LEVEL 38-61

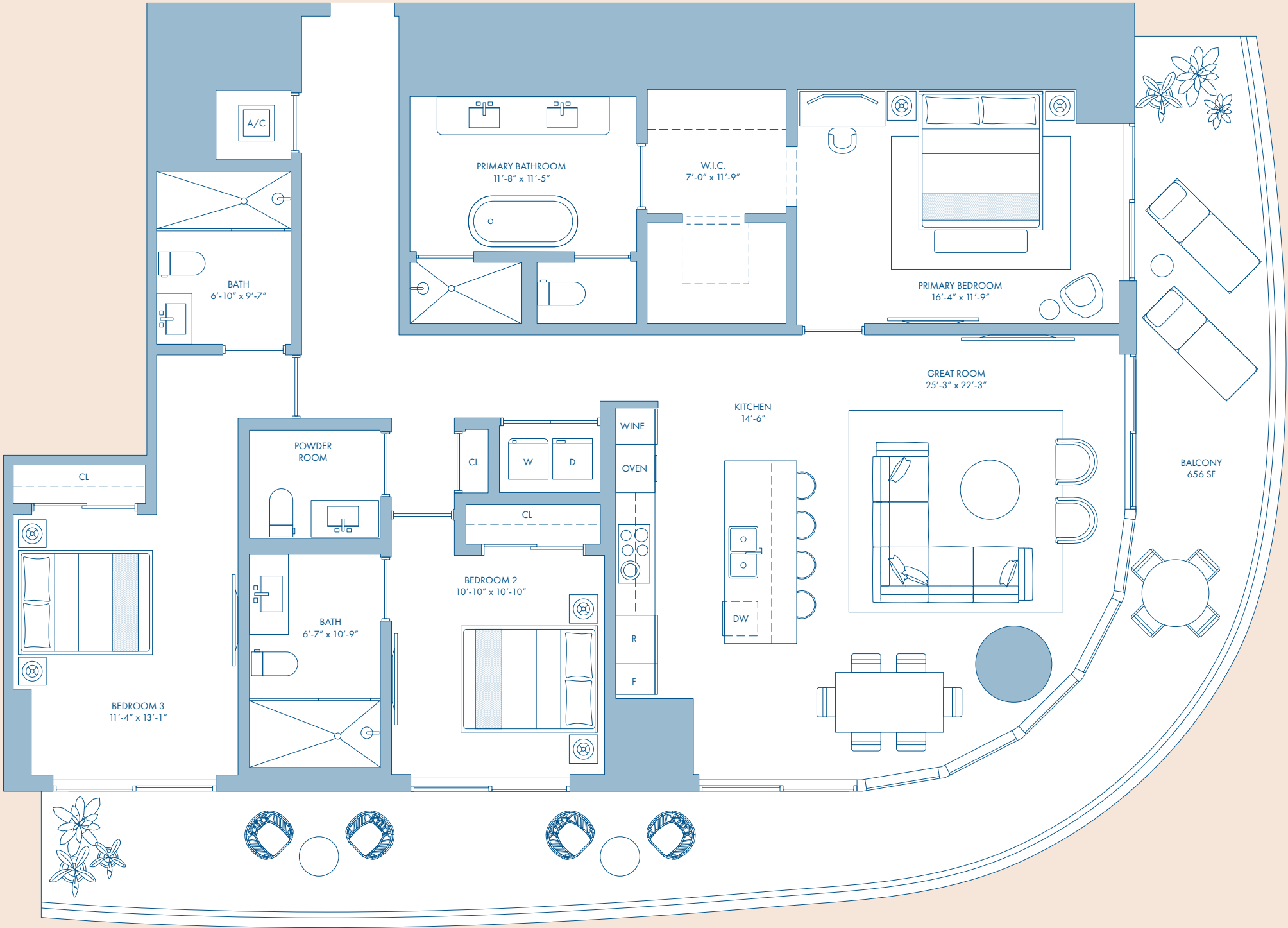
INTERIOR AREA
2,077 SQ. FT. / 193 SQ. M.

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



NOT TO SCALE

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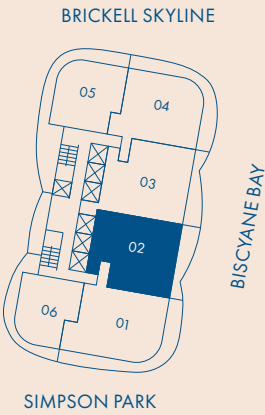


RESIDENCE 02

2 Bedrooms
Den
3 Bathrooms

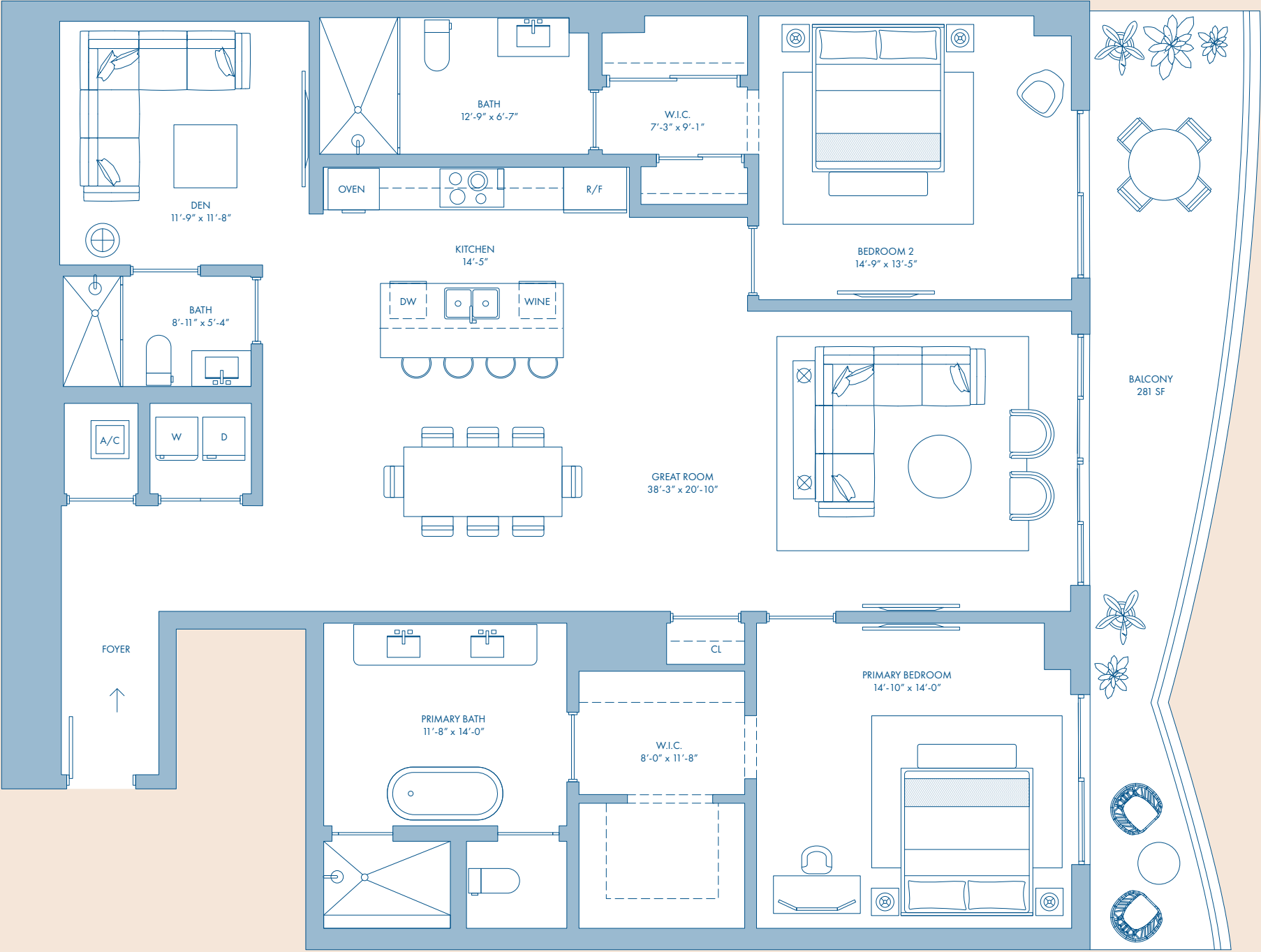
LEVEL 19-36
INTERIOR AREA
2,093 SQ. FT. / 194 SQ. M.
TERRACE AREA
281 SQ. FT. / 26 SQ. M.

LEVEL 38-61
INTERIOR AREA
2,072 SQ. FT. / 192 SQ. M.
TERRACE AREA
281 SQ. FT. / 26 SQ. M.



NOT TO SCALE

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RESIDENCE 03

2 Bedrooms
Den
3 Bathrooms

LEVEL 19-36

INTERIOR AREA

2,171 SQ. FT. / 202 SQ. M.

TERRACE AREA

280 SQ. FT. / 26 SQ. M.

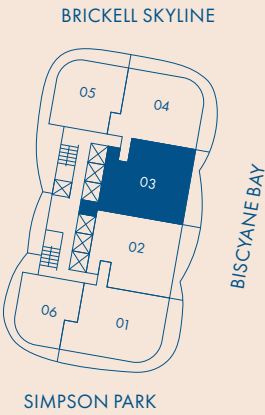
LEVEL 38-61

INTERIOR AREA

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

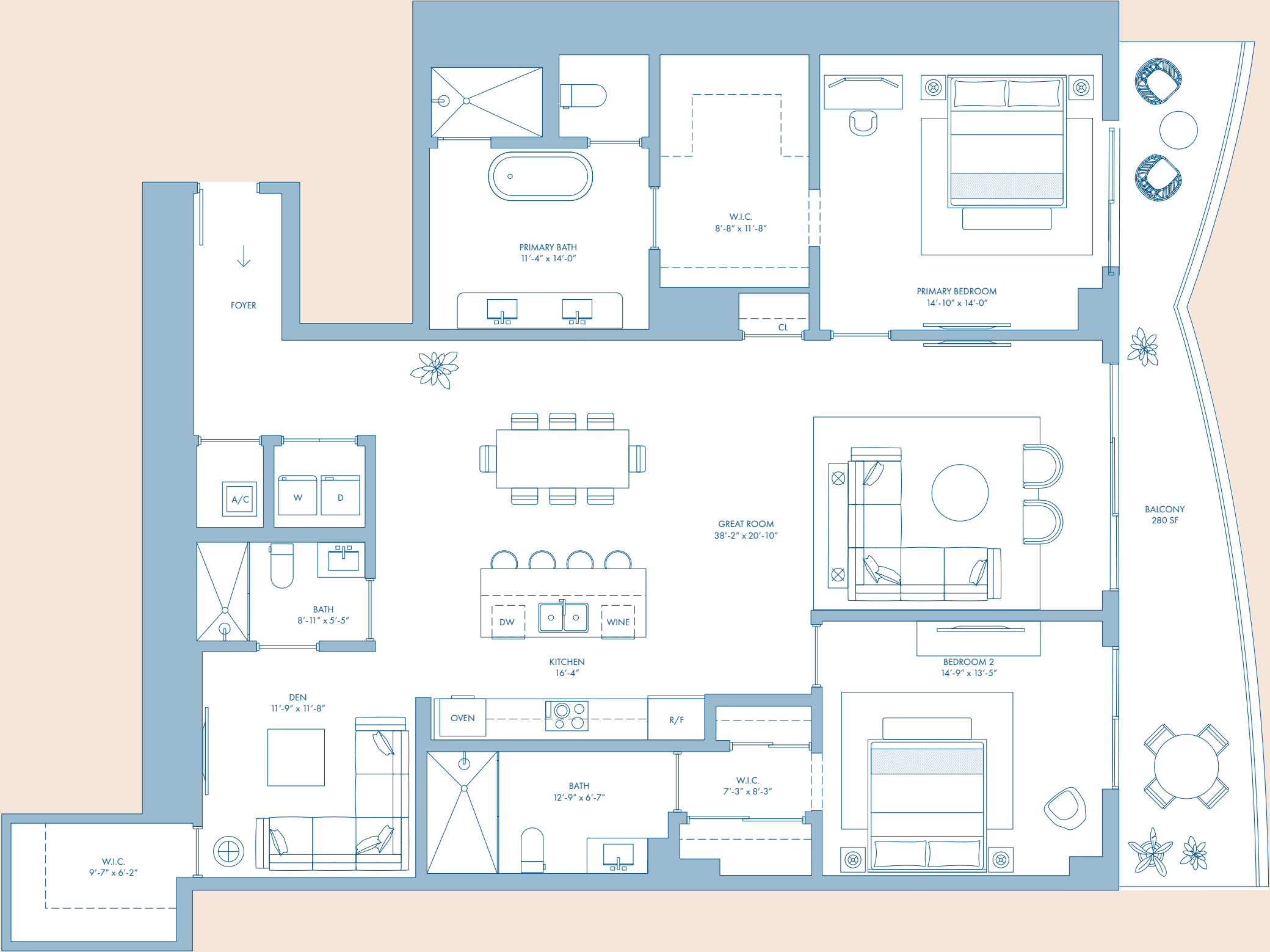
TERRACE AREA

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

1,848 SQ. FT. / 172 SQ. M.

TERRACE AREA

514 SQ. FT. / 48 SQ. M.

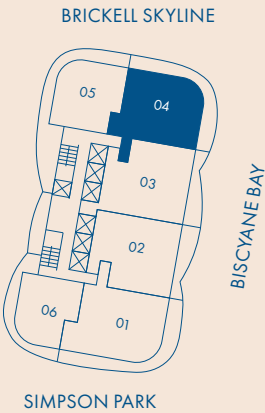
LEVEL 38-61

INTERIOR AREA

1,874 SQ. FT. / 174 SQ. M.

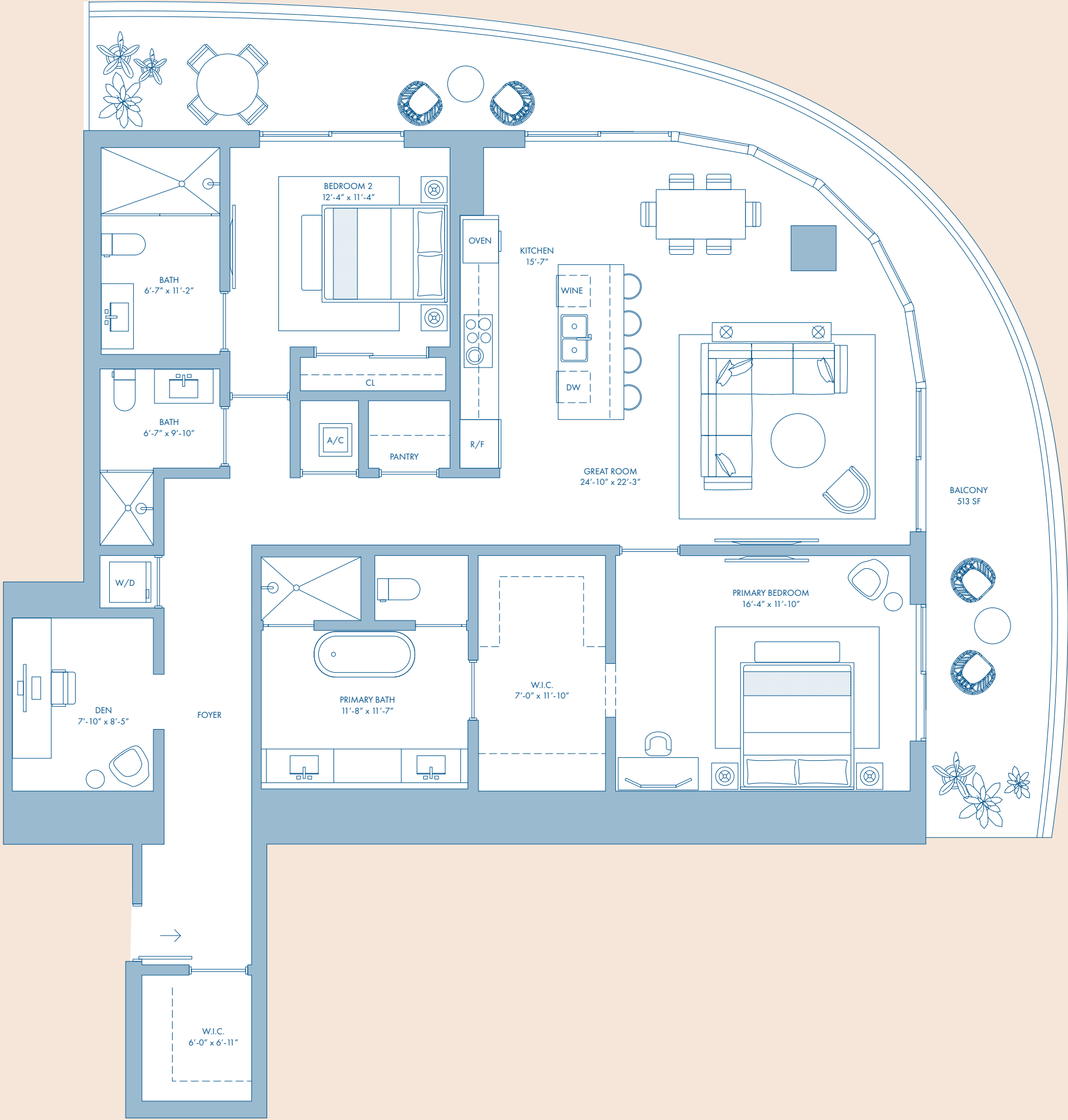
TERRACE AREA

513 SQ. FT. / 48 SQ. M.



NOT TO SCALE

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RESIDENCE 05

- 2 Bedrooms
- Den
- 2 Bathrooms
- 1 Powder Room

LEVEL 19-37

INTERIOR AREA

1,385 SQ. FT. / 129 SQ. M.

TERRACE AREA

834 SQ. FT. / 77 SQ. M.

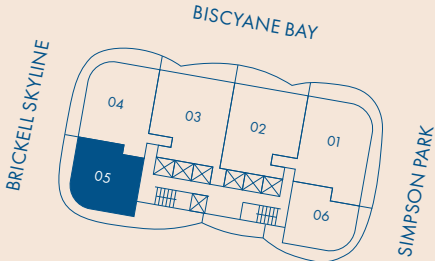
LEVEL 38-61

INTERIOR AREA

1,402 SQ. FT. / 130 SQ. M.

TERRACE AREA

835 SQ. FT. / 77 SQ. M.



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RESIDENCE 06

1 Bedroom
Den
2 Bathrooms

LEVEL 19-36

INTERIOR AREA

1,177 SQ. FT. / 109 SQ. M.

TERRACE AREA

456 SQ. FT. / 42 SQ. M.

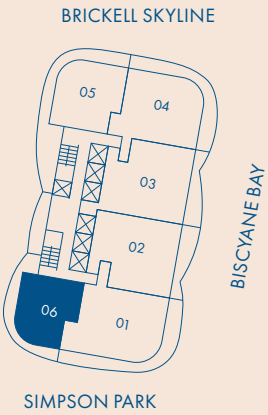
LEVEL 38-61

INTERIOR AREA

1,195 SQ. FT. / 111 SQ. M.

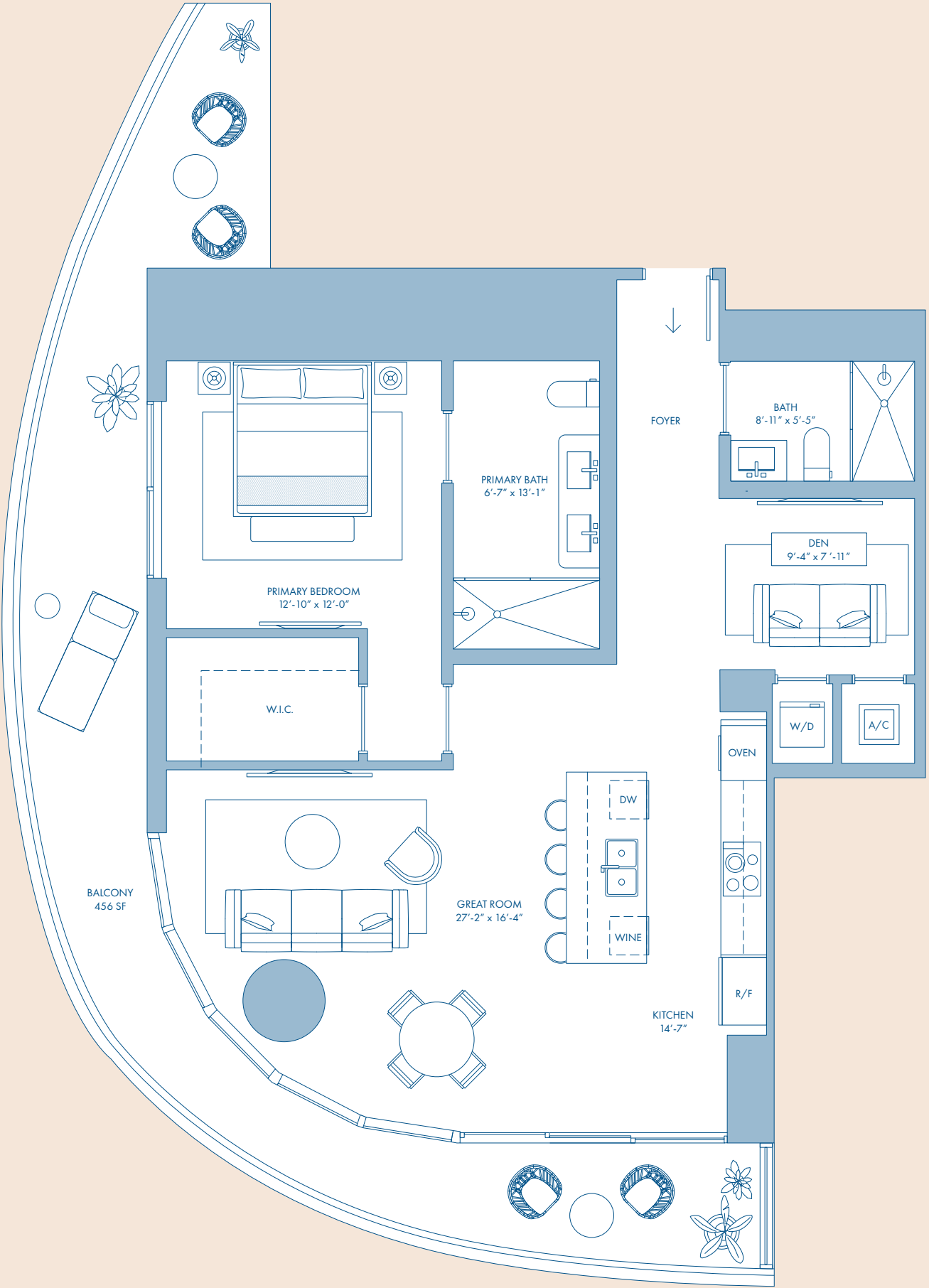
TERRACE AREA

456 SQ. FT. / 42 SQ. M.



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RESIDENCE 01

LEVEL 62-78 TRADIZIONALE

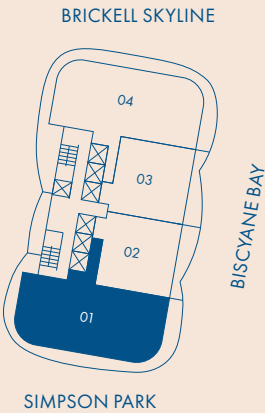
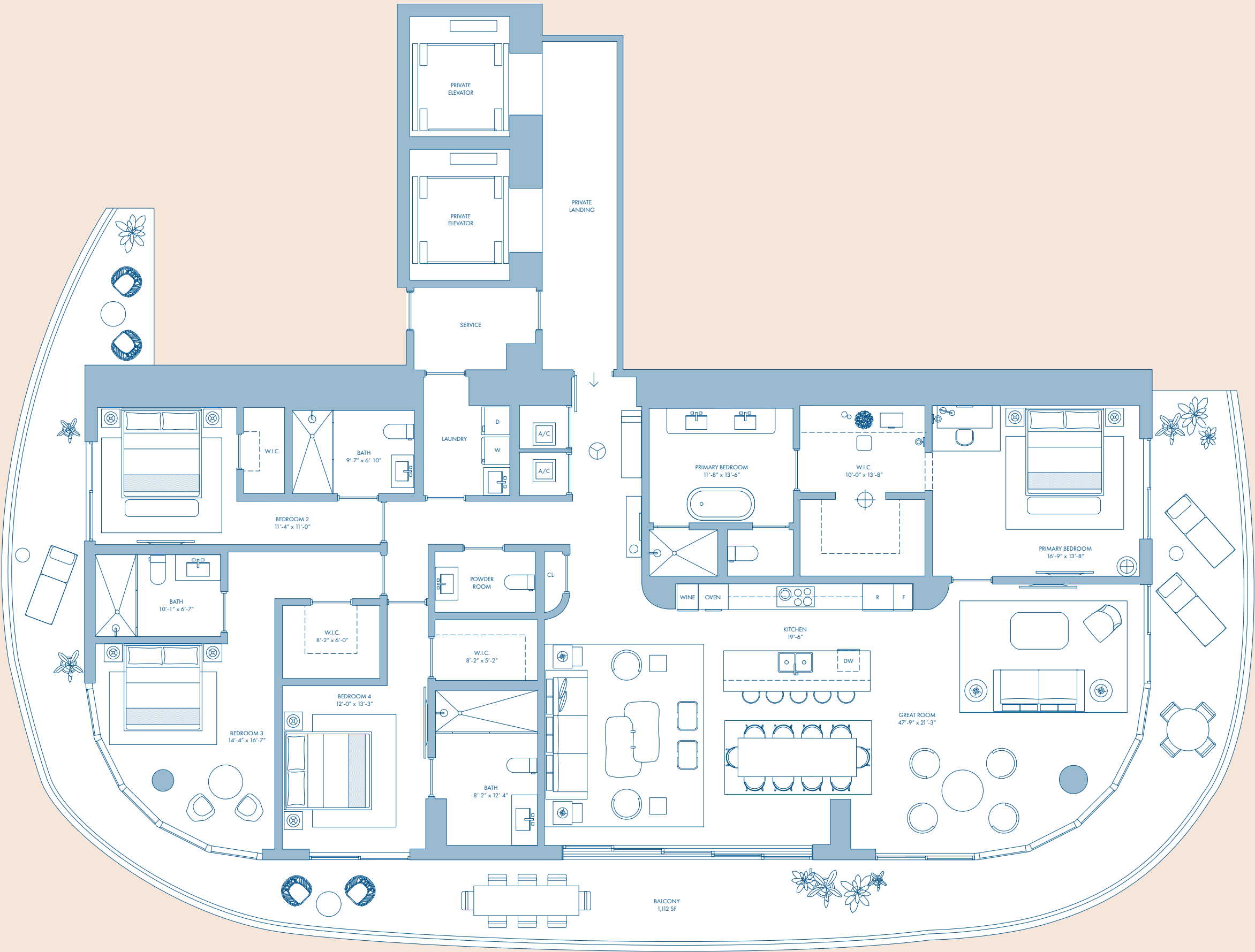
- 4 Bedrooms
- 4 Bathrooms
- 1 Powder Room
- Service Quarters

INTERIOR AREA

3,464 SQ. FT. / 322 SQ. M.

TERRACE AREA

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



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RESIDENCE 01

LEVEL 62-78 CONTEMPORANEO

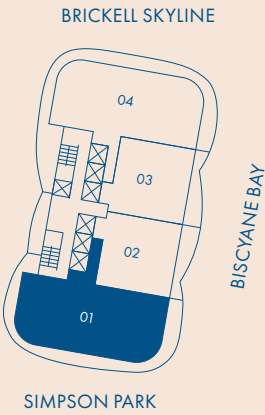
- 4 Bedrooms
- 4 Bathrooms
- 1 Powder Room
- Service Quarters

INTERIOR AREA

3,464 SQ. FT. / 322 SQ. M.

TERRACE AREA

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



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RESIDENCE 02

LEVEL 62-78

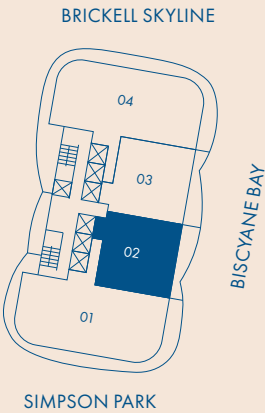
2 Bedrooms
Den
3 Bathrooms

INTERIOR AREA

2,018 SQ. FT. / 187 SQ. M.

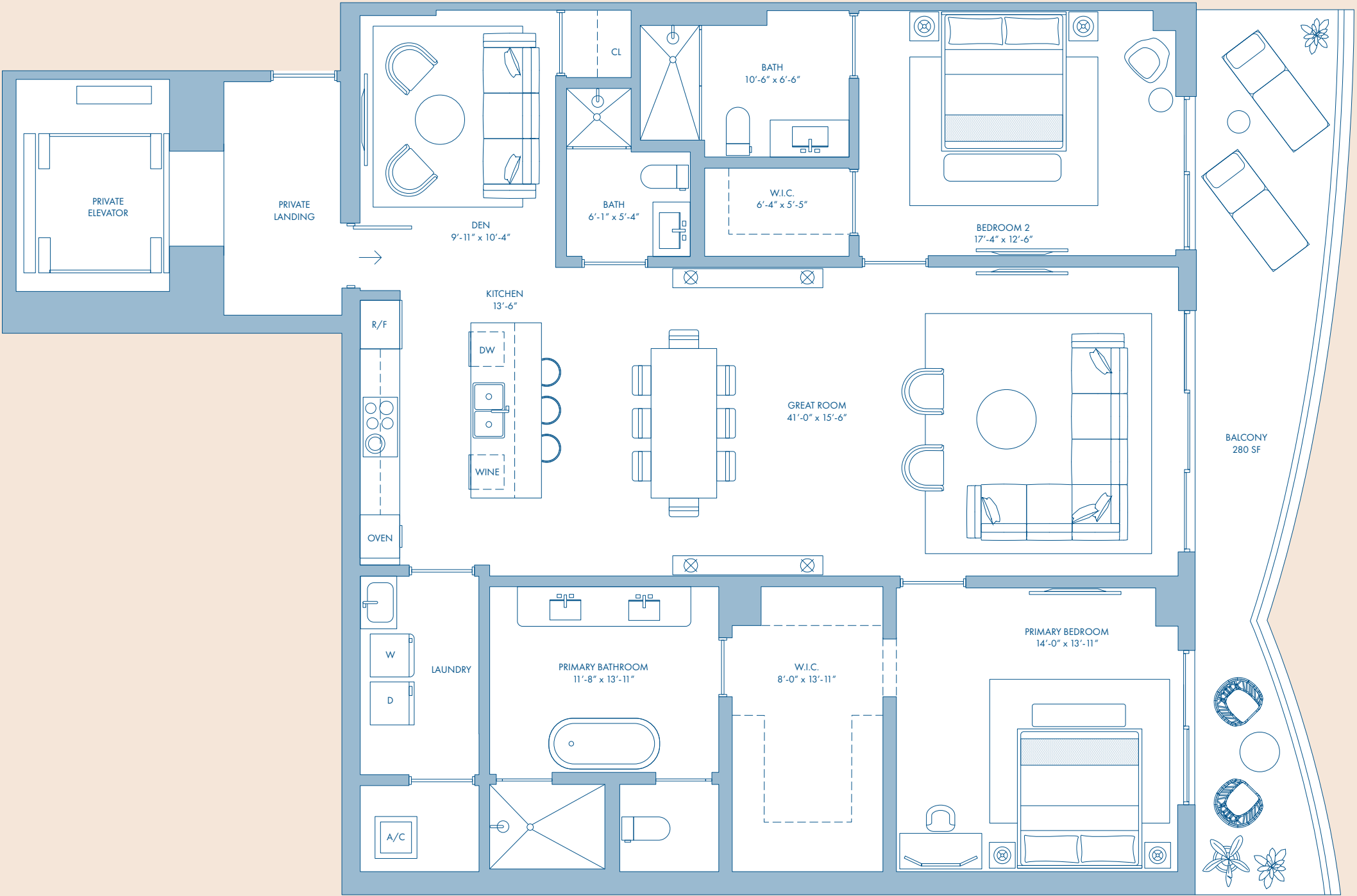
TERRACE AREA

280 SQ. FT. / 26 SQ. M.



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RESIDENCE 03

LEVEL 62-78

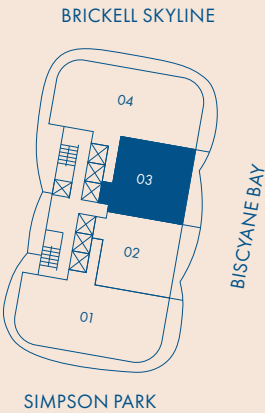
2 Bedrooms
Den
3 Bathrooms

INTERIOR AREA

2,018 SQ. FT. / 187 SQ. M.

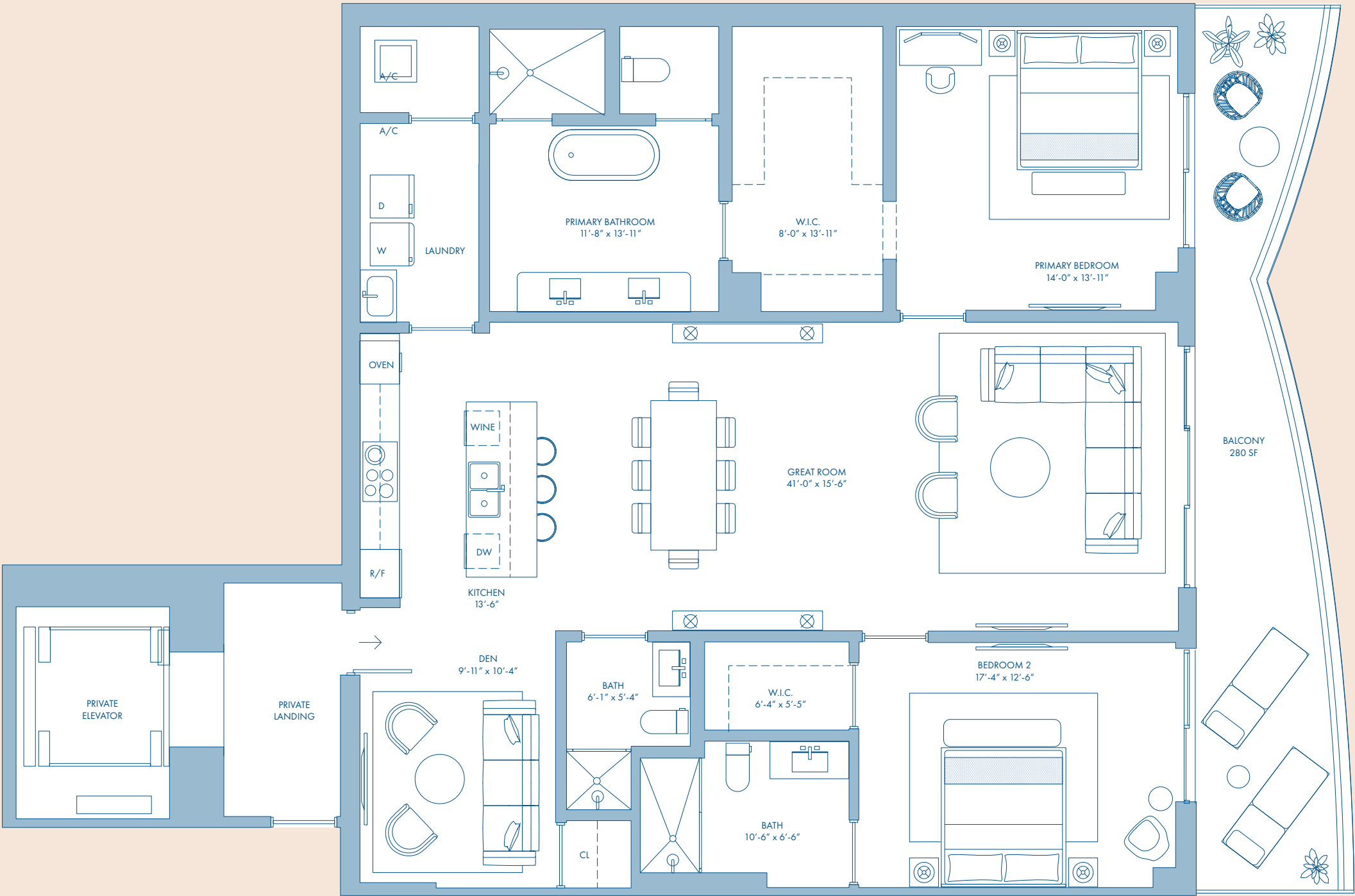
TERRACE AREA

280 SQ. FT. / 26 SQ. M.



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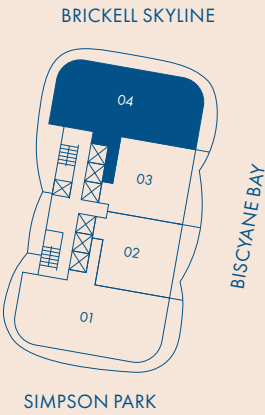
RESIDENCE 04

LEVEL 62-78 TRADIZIONALE

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

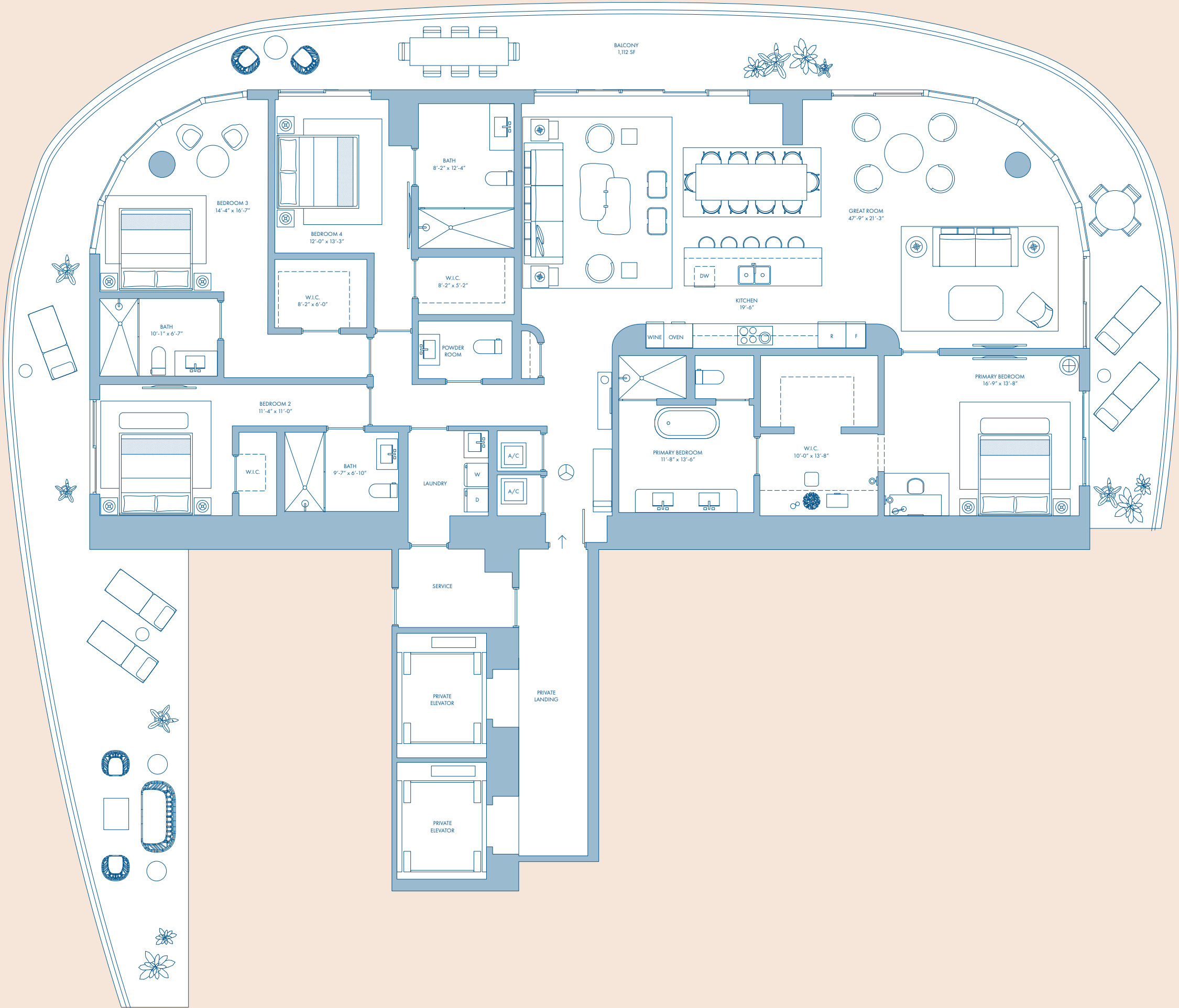
INTERIOR AREA
3,465 SQ. FT. / 322 SQ. M.

TERRACE AREA
1,558 SQ. FT. / 145 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. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in 1420 S. Miami Avenue Condominium & N.J. Registration No. 24-04-0005.



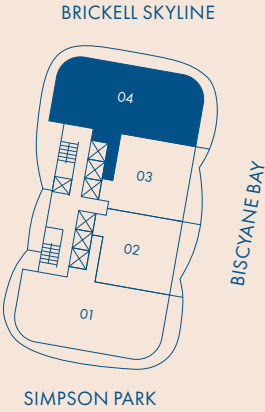
RESIDENCE 04

LEVEL 62-78 CONTEMPORANEO

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

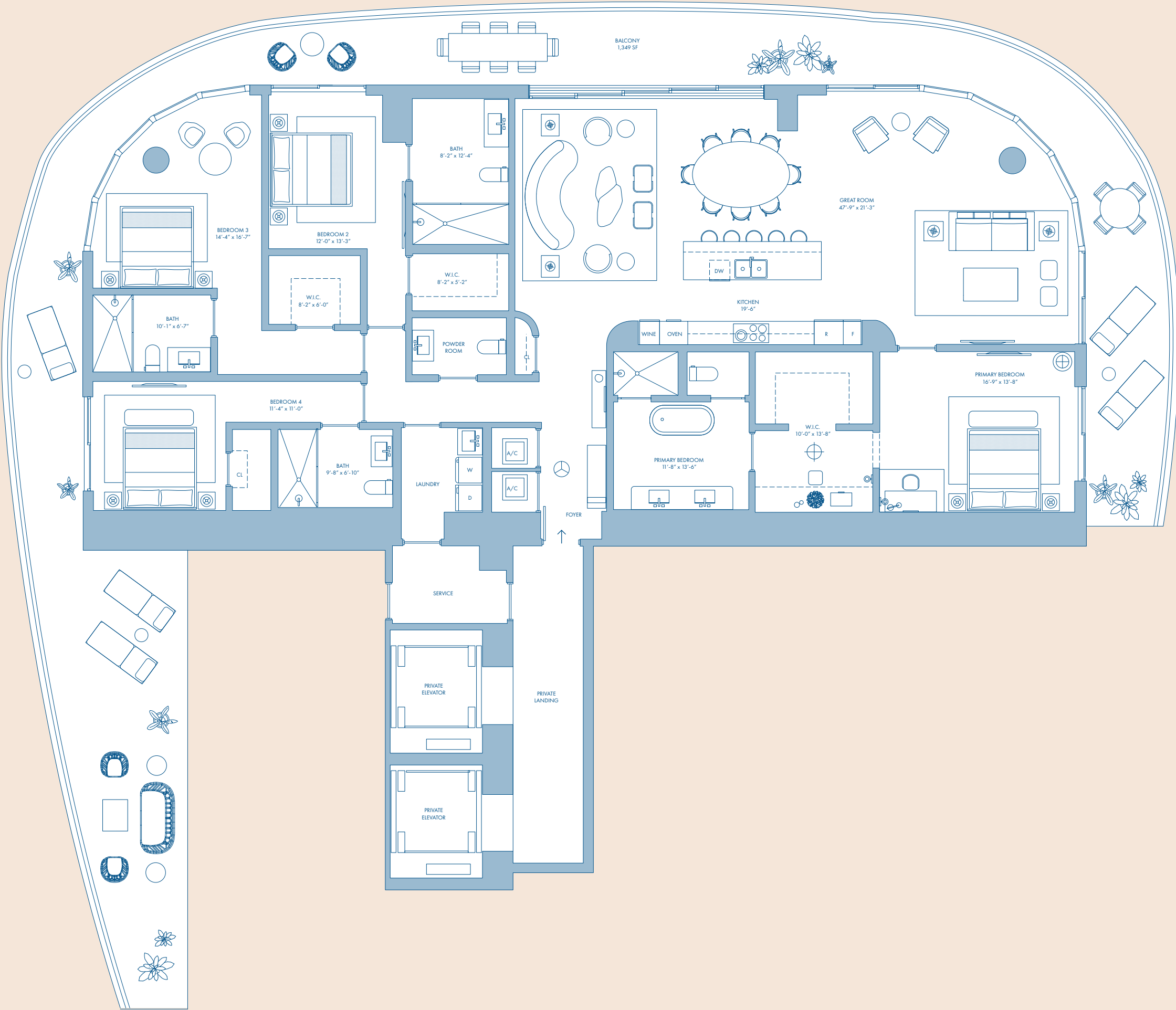
INTERIOR AREA
3,465 SQ. FT. / 322 SQ. M.

TERRACE AREA
1,558 SQ. FT. / 145 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. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in 1420 S. Miami Avenue Condominium & N.J. Registration No. 24-04-0005.



CIPRIANI RESIDENCES MIAMI
CiprianiResidencesMiami.com



SALES GALLERY
1421 South Miami Avenue, Miami FL 33129

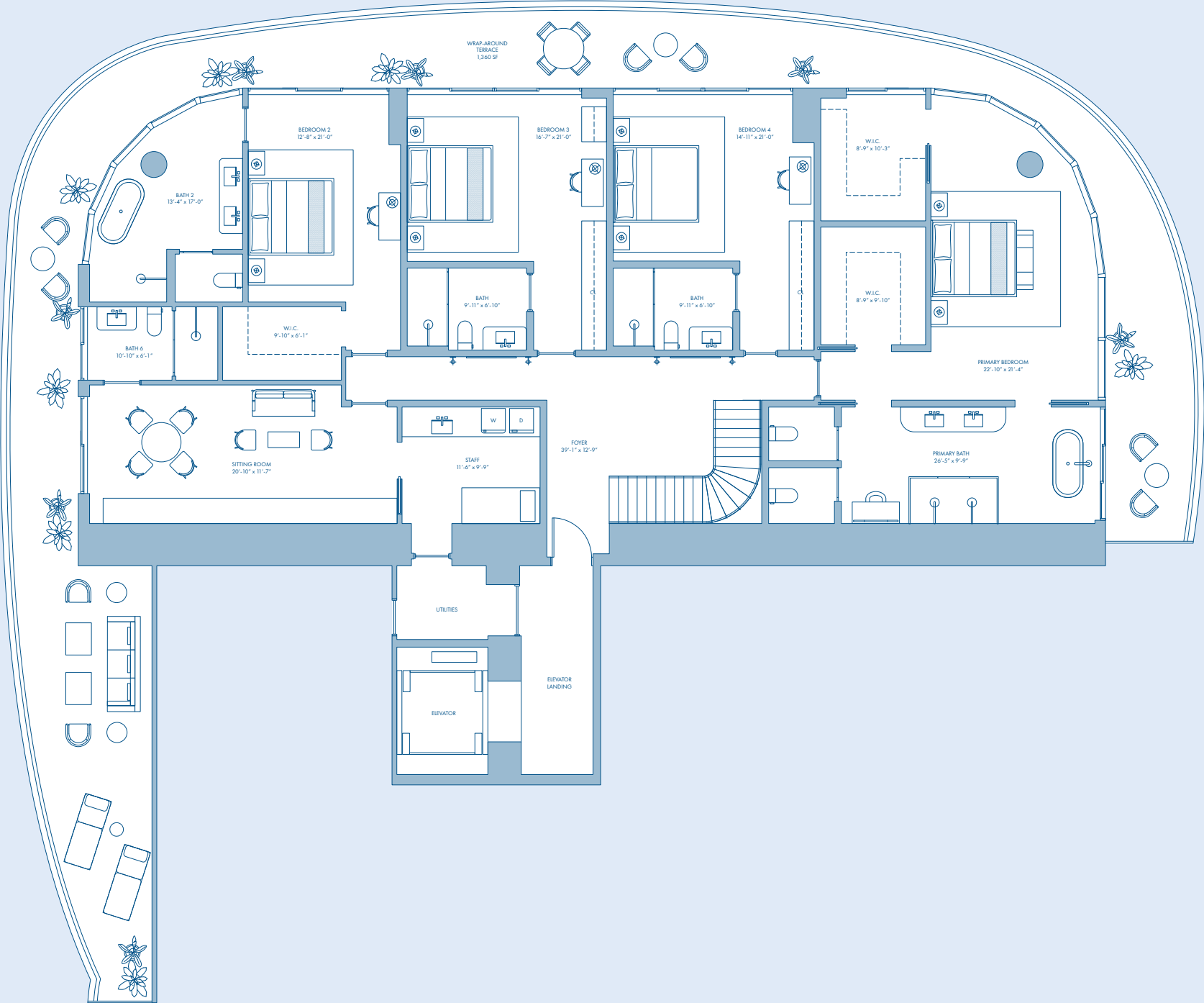
MAST
CAPITAL

Exclusive Sales and Marketing By Fortune Development Sales

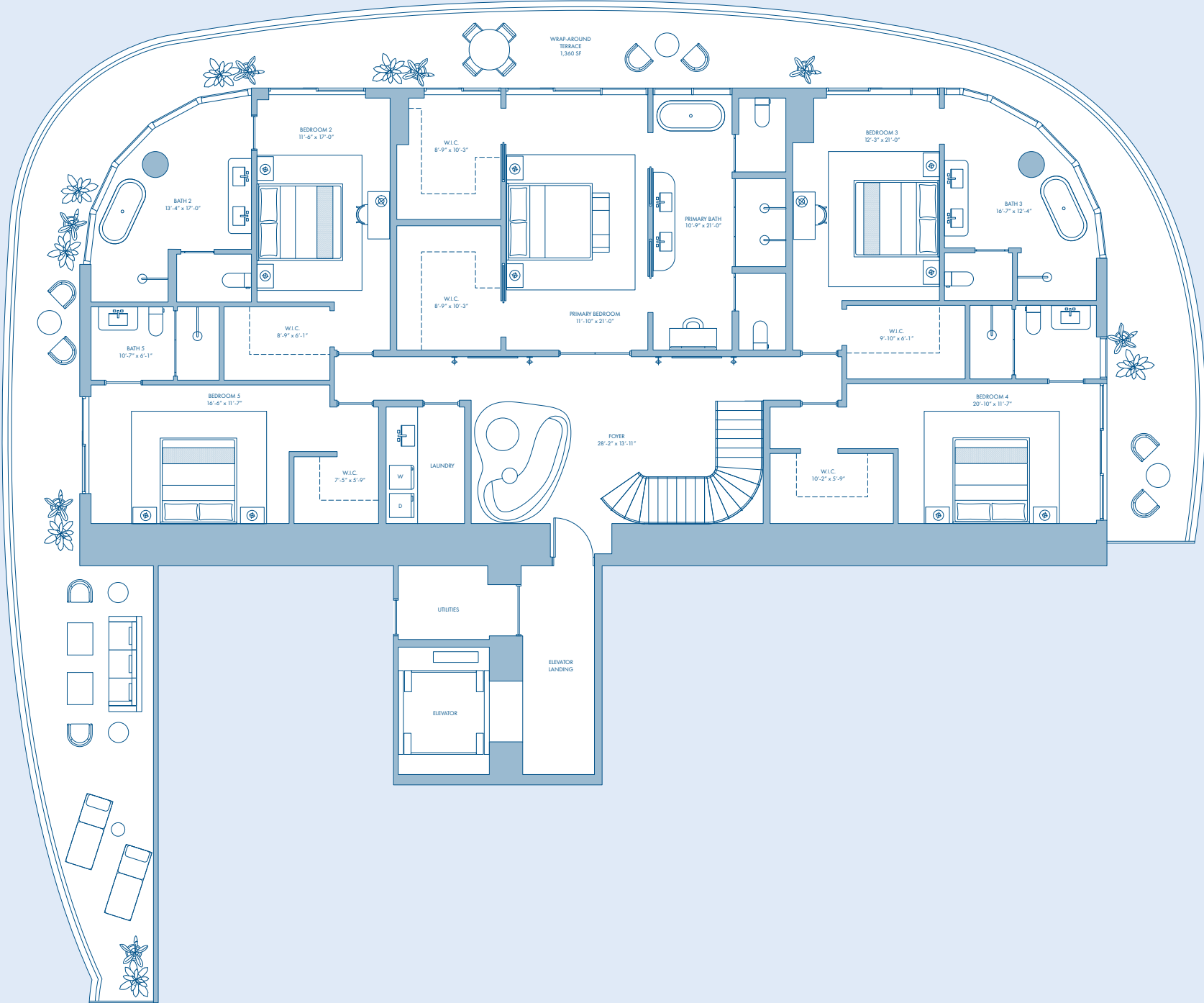
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PENTHOUSE
TRIPLEX

BEDROOM LEVEL
ALTERNATE A



BEDROOM LEVEL
ALTERNATE B



TRIPLEX

LEVEL 79-81

- 5 Bedrooms (3 Primary)
- 8 Bathrooms
- 1 Powder Room
- Gym
- Indoor Pool & Lounge
- Private Elevator (3 Levels)
- Home Office/Study
- 2 Kitchens
- Sauna & Steam Room
- Game/Family Room
- 14’ Ceilings in Upper Level
- 10’ Ceilings in Lower Levels

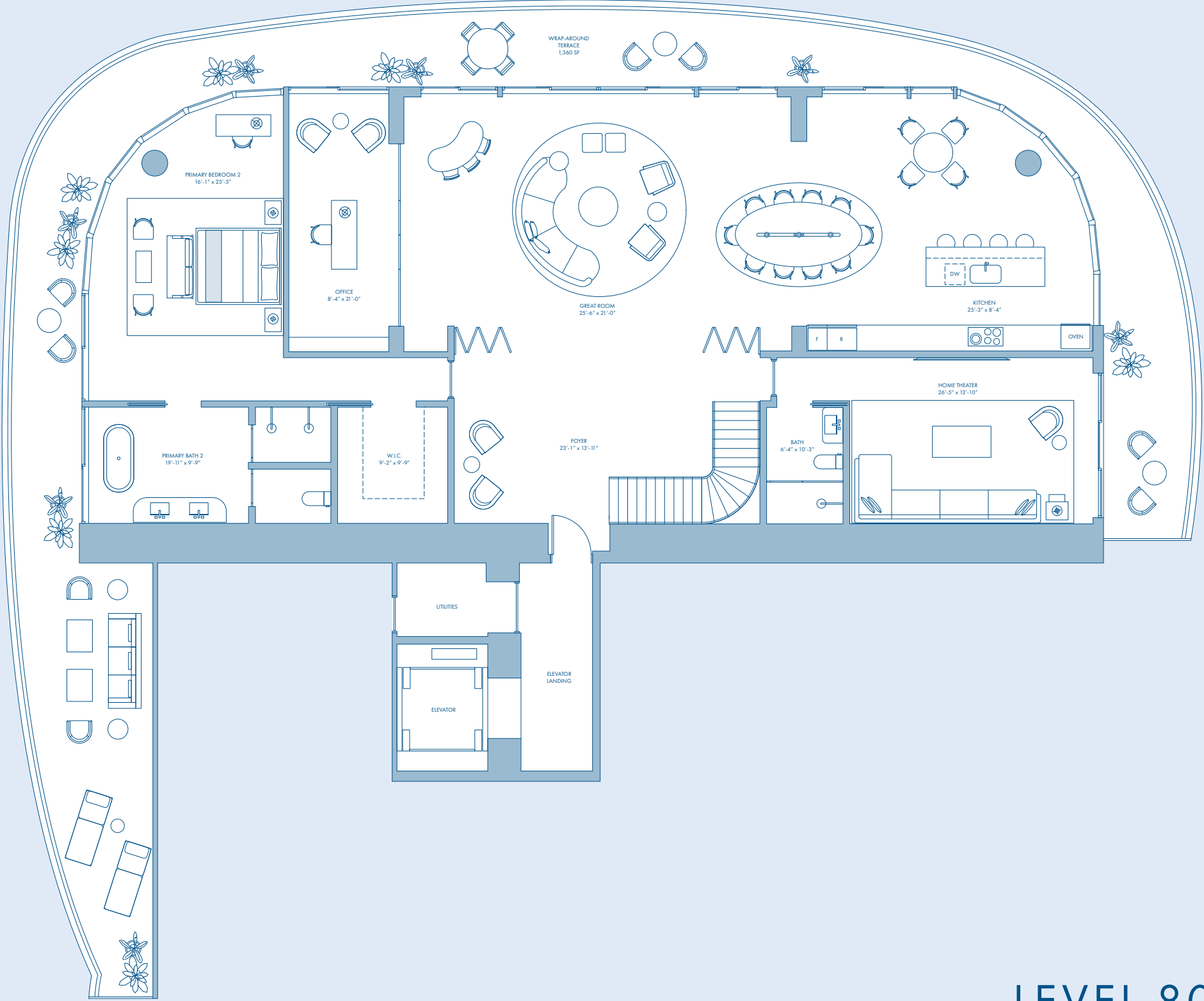
INTERIOR AREA

10,395 SQ. FT. / 966 SQ. M. TOTAL
3,465 SQ. FT. / 322 SQ. M. PER FLOOR

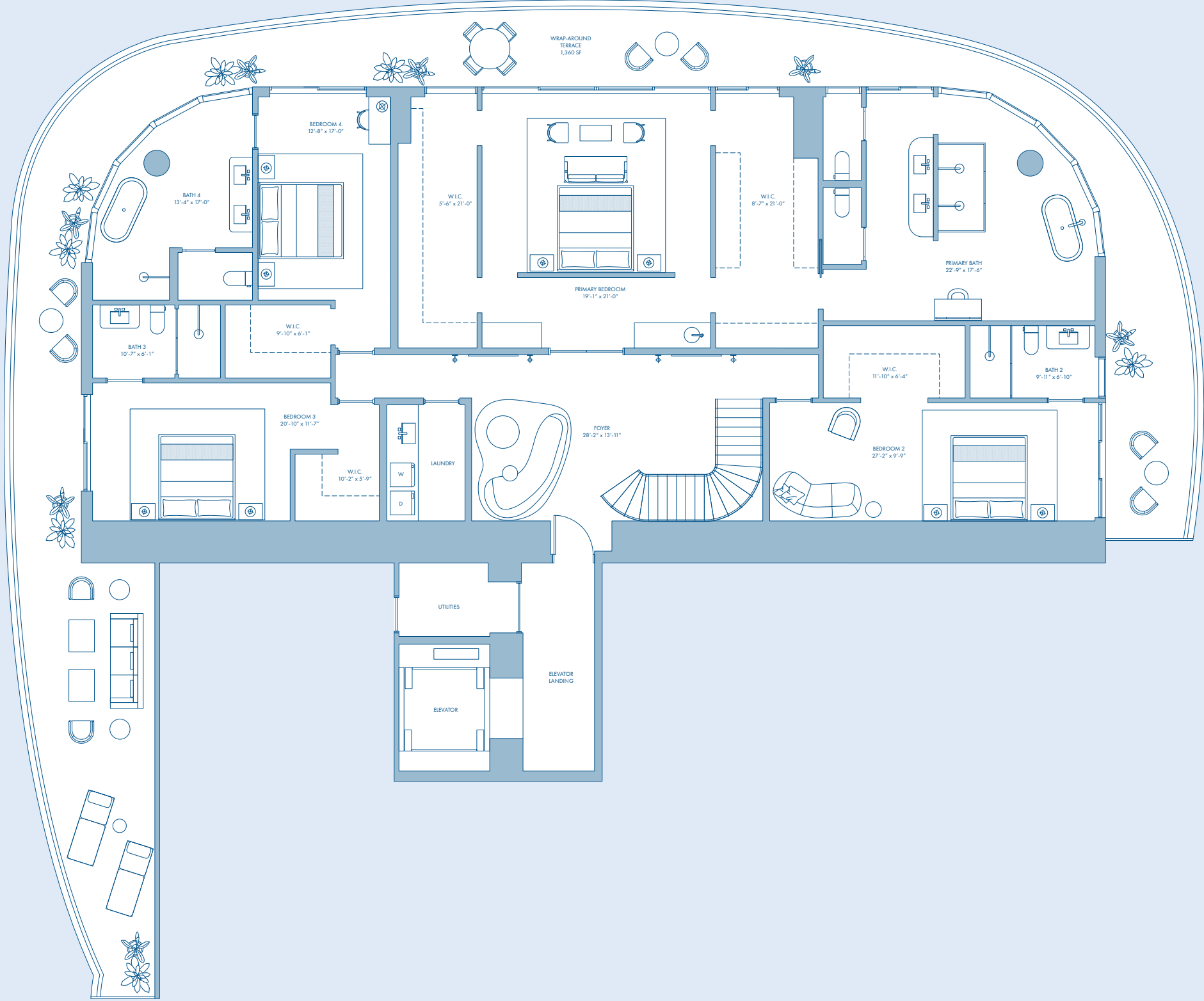
TERRACE AREA

4,674 SQ. FT. / 435 SQ. M. TOTAL
1,558 SQ. FT. / 145 SQ. M. PER FLOOR

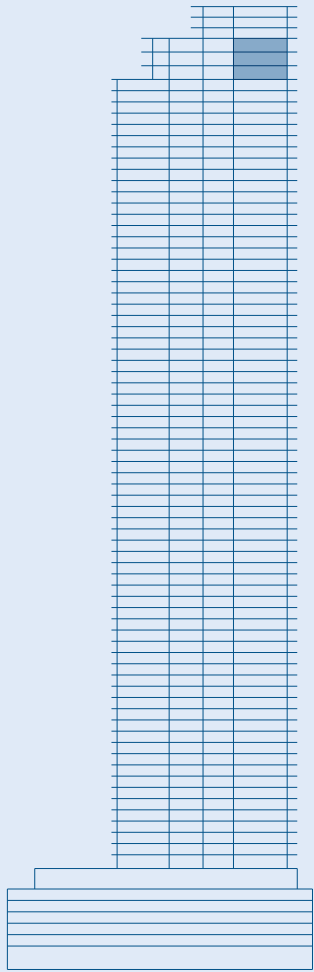
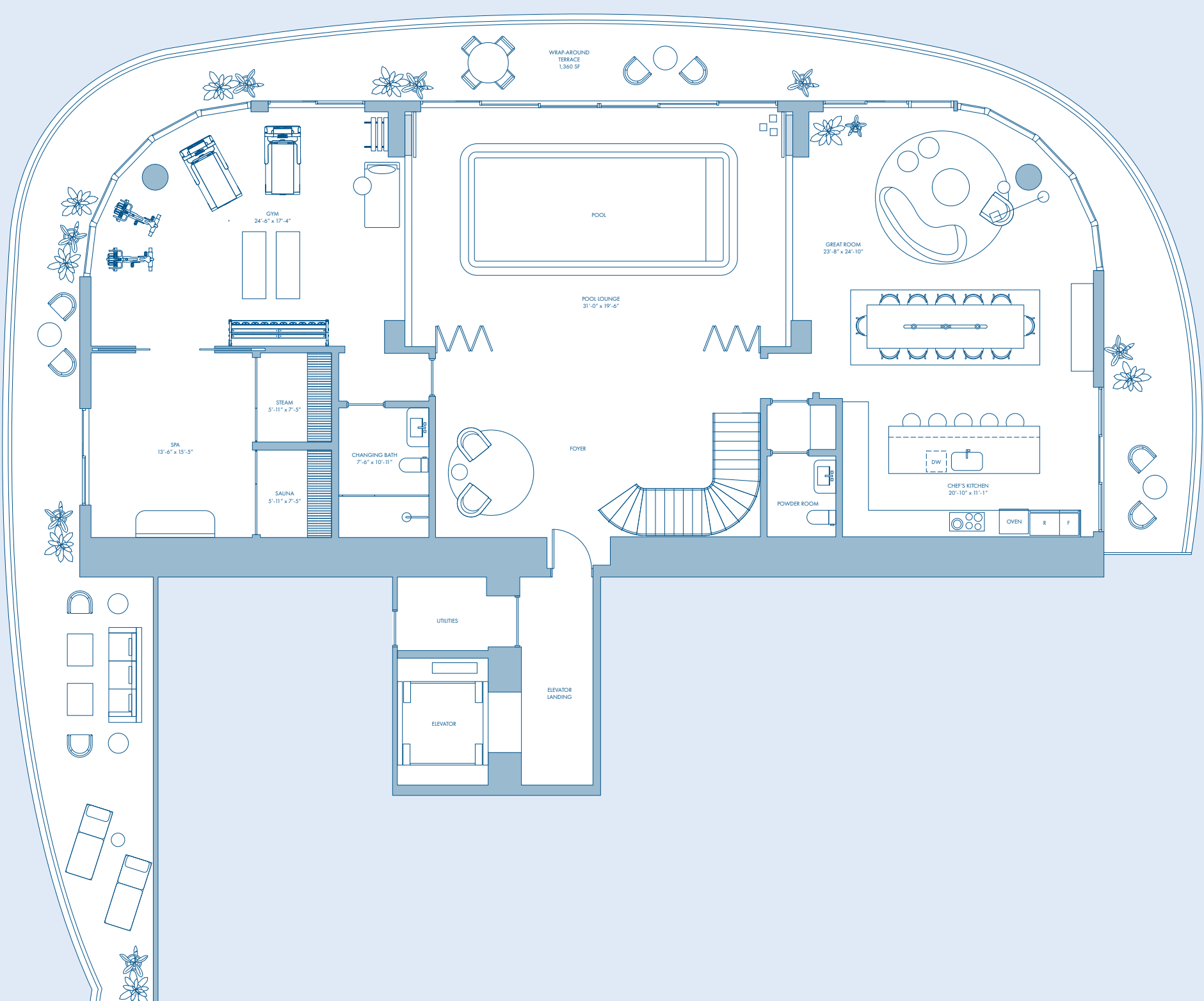
LEVEL 81



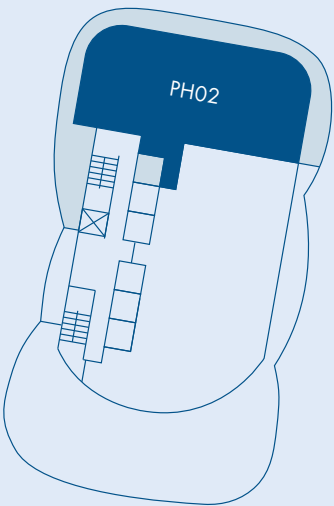
LEVEL 80



LEVEL 79



BRICKELL SKYLINE



SIMPSON PARK

BISCAYNE BAY



NOT TO SCALE

CIPRIANI RESIDENCES MIAMI
CiprianiResidencesMiami.com



SALES GALLERY
1421 South Miami Avenue, Miami FL 33129

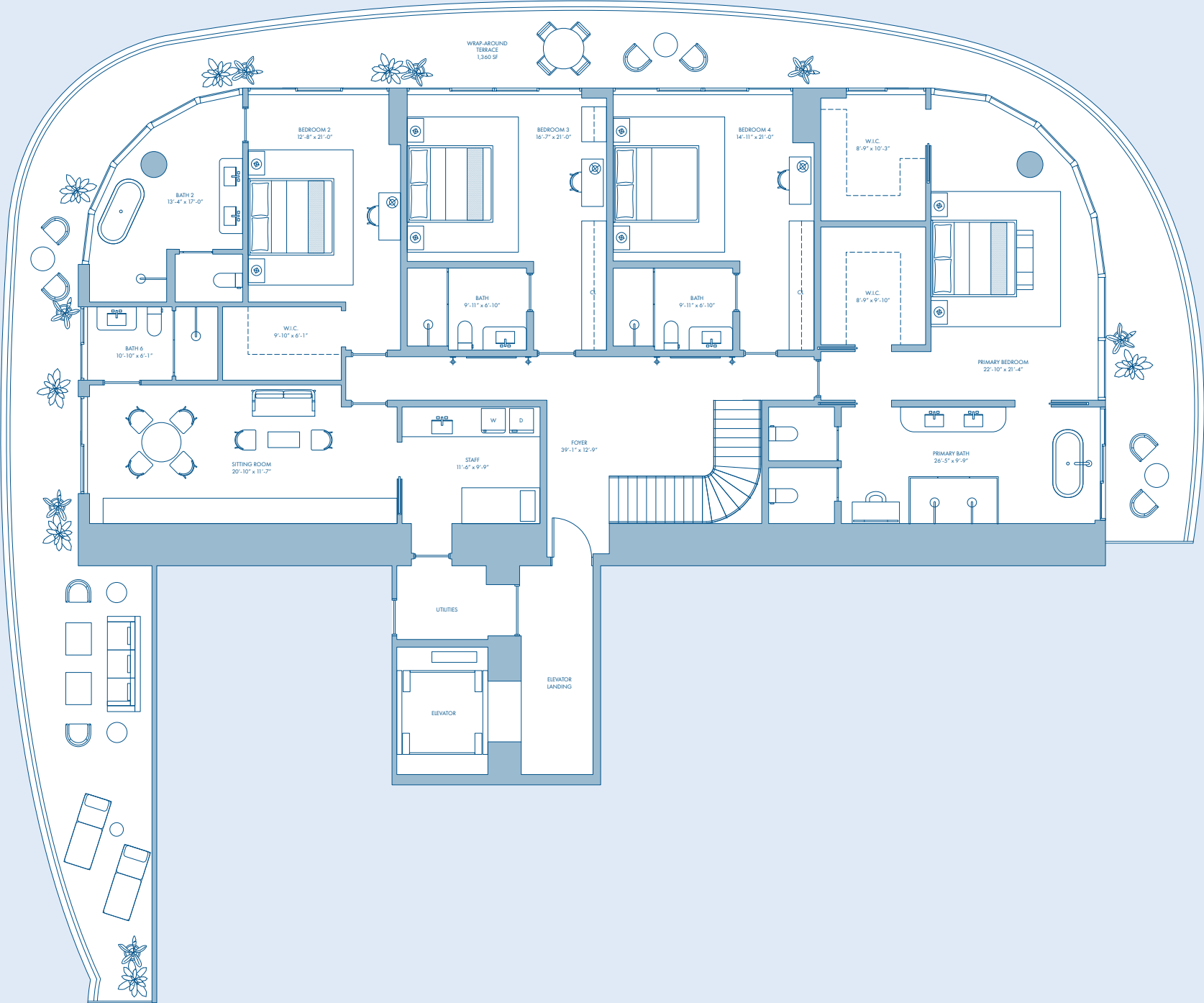
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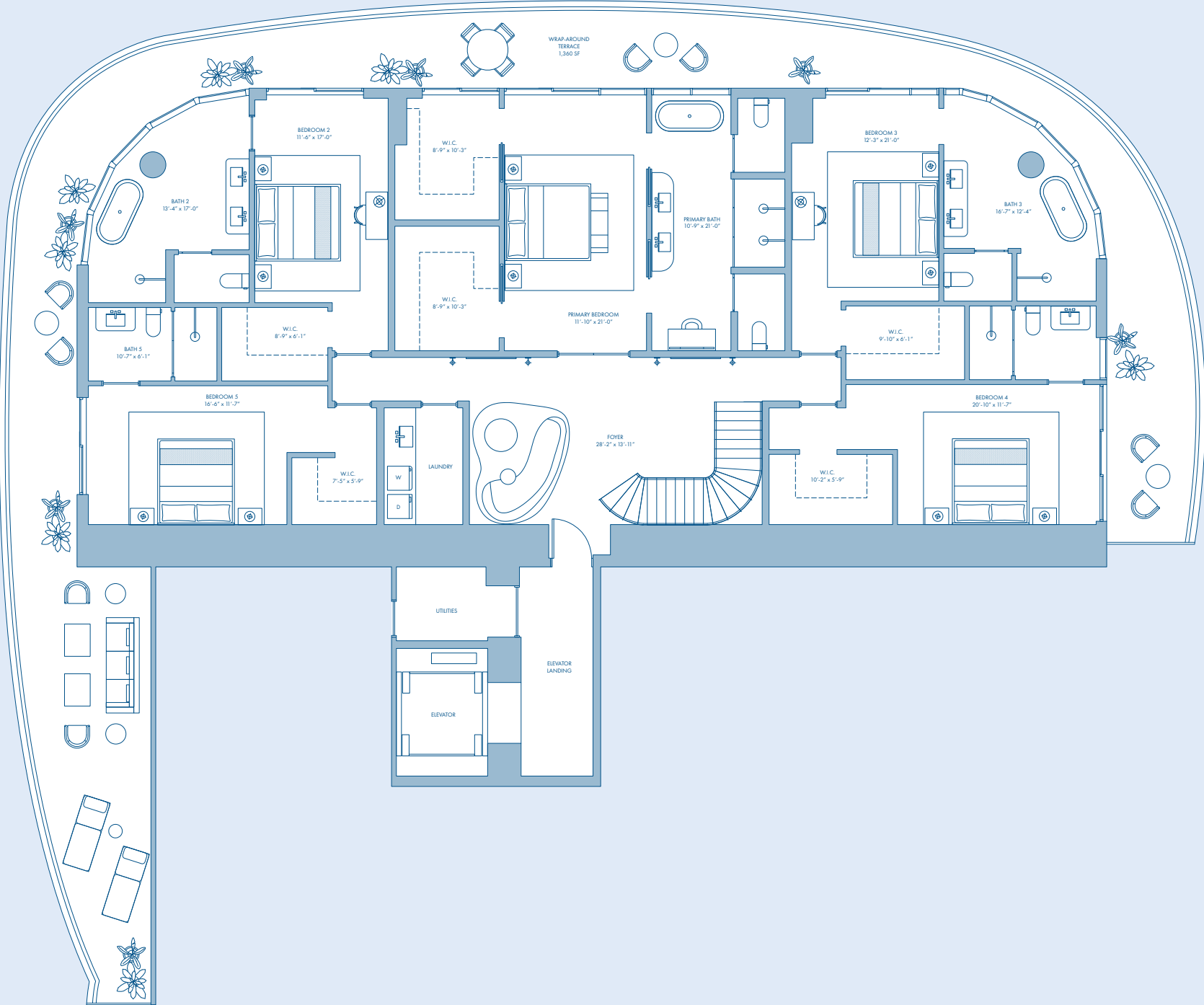
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PENTHOUSE
UPPER DUPLEX

BEDROOM LEVEL
ALTERNATE A



BEDROOM LEVEL
ALTERNATE B



UPPER DUPLEX

LEVEL 80-81

- 5 Bedrooms (3 Primary)
- 6 Bathrooms
- Home Office/Study
- Home Theater
- Private Elevator (2 Levels)
- 14’ Ceilings in Upper Level
- 10’ Ceilings in Lower Level

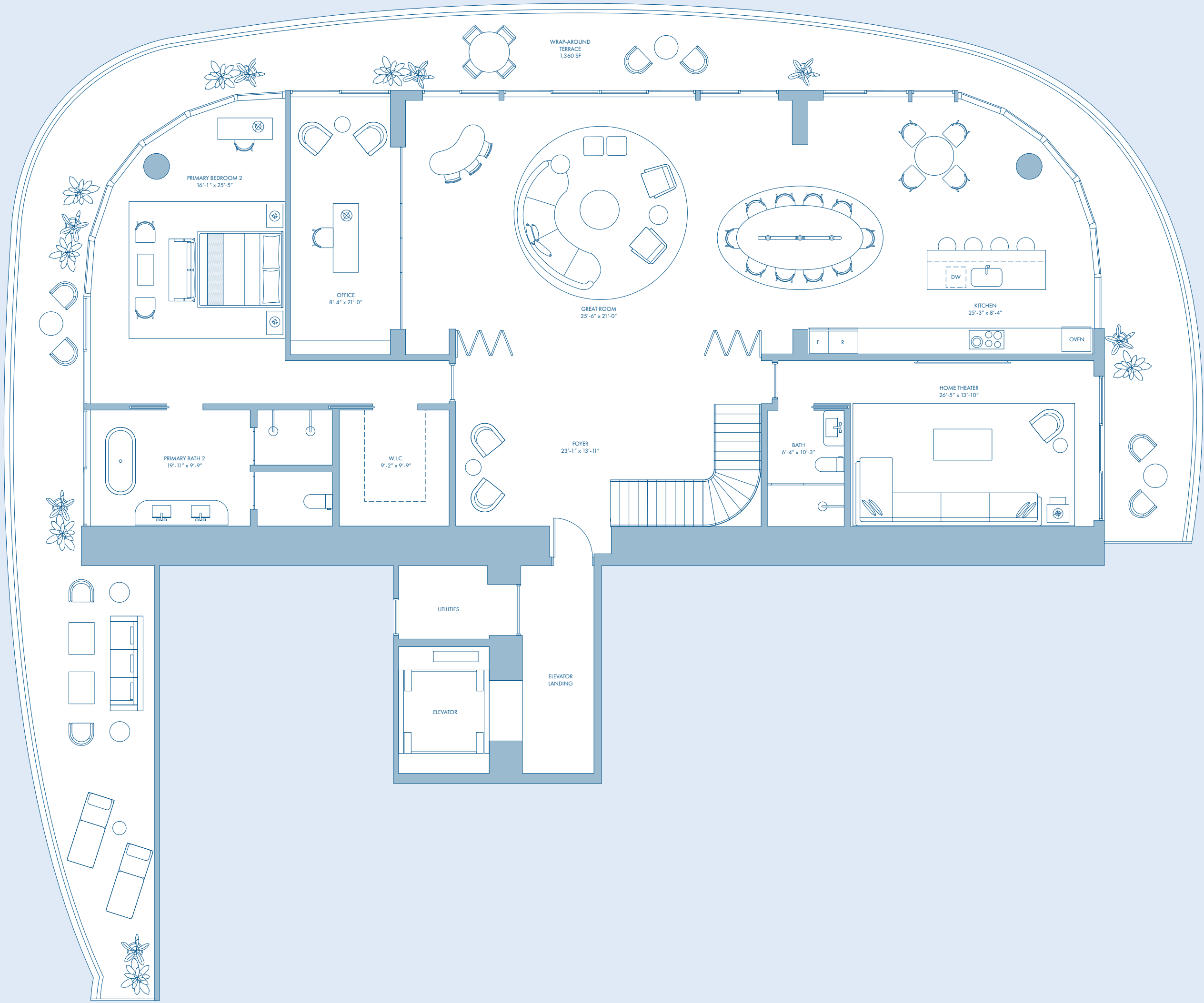
INTERIOR AREA

6,930 SQ. FT. / 644 SQ. M. TOTAL
3,465 SQ. FT. / 322 SQ. M. PER FLOOR

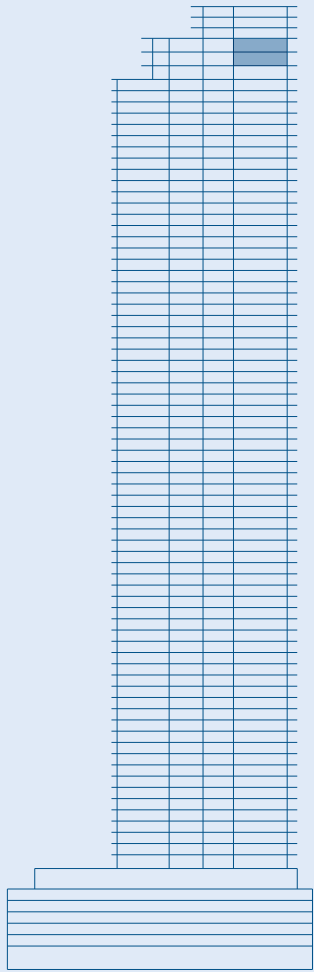
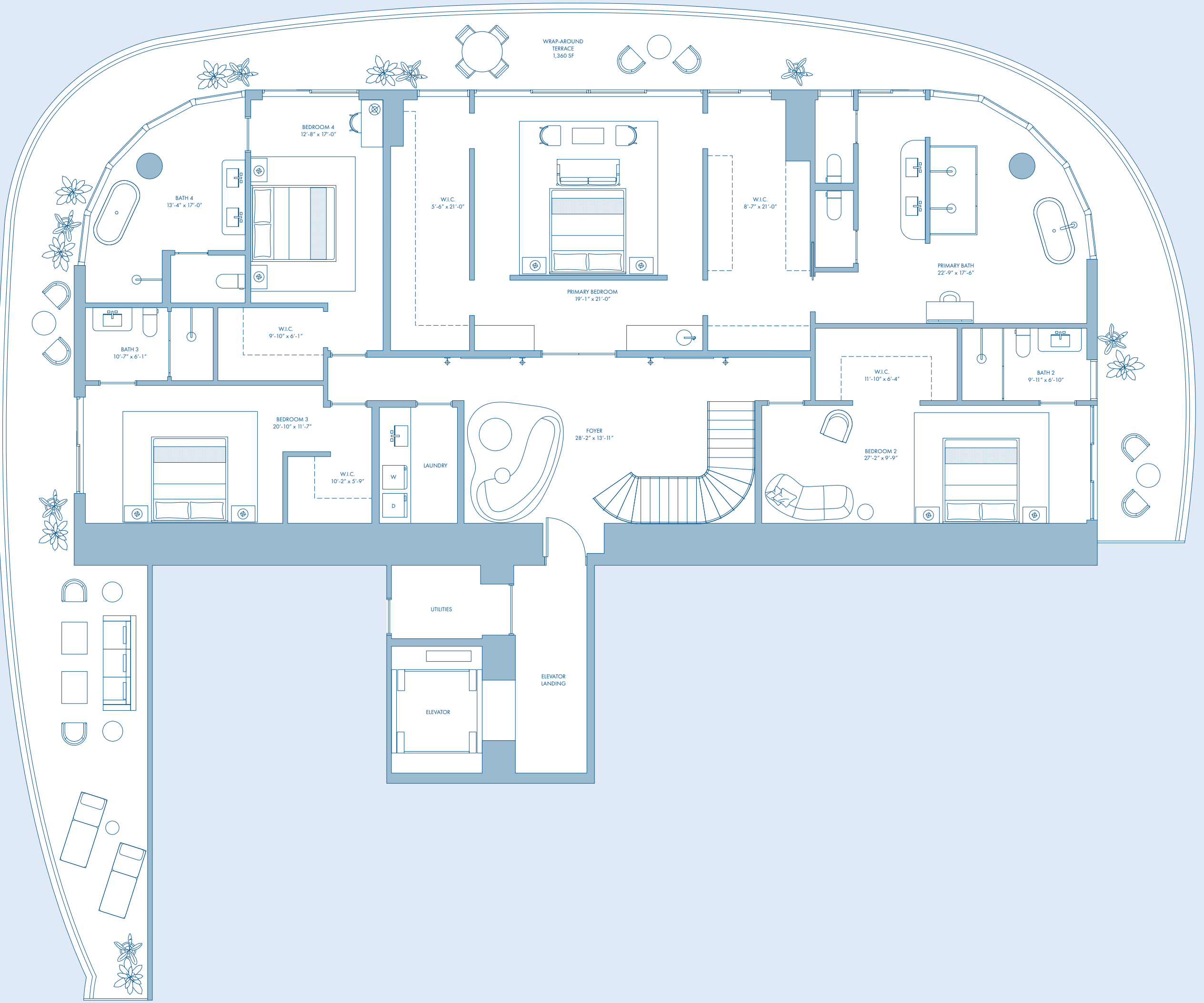
TERRACE AREA

3,116 SQ. FT. / 290 SQ. M. TOTAL
1,558 SQ. FT. / 145 SQ. M. PER FLOOR

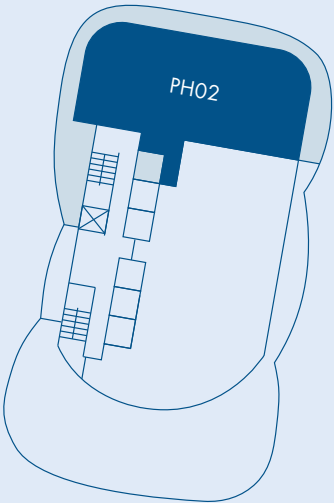
LEVEL 81



LEVEL 80



BRICKELL SKYLINE



SIMPSON PARK

BISCAYNE BAY



NOT TO SCALE

CIPRIANI RESIDENCES MIAMI
CiprianiResidencesMiami.com



SALES GALLERY
1421 South Miami Avenue, Miami FL 33129

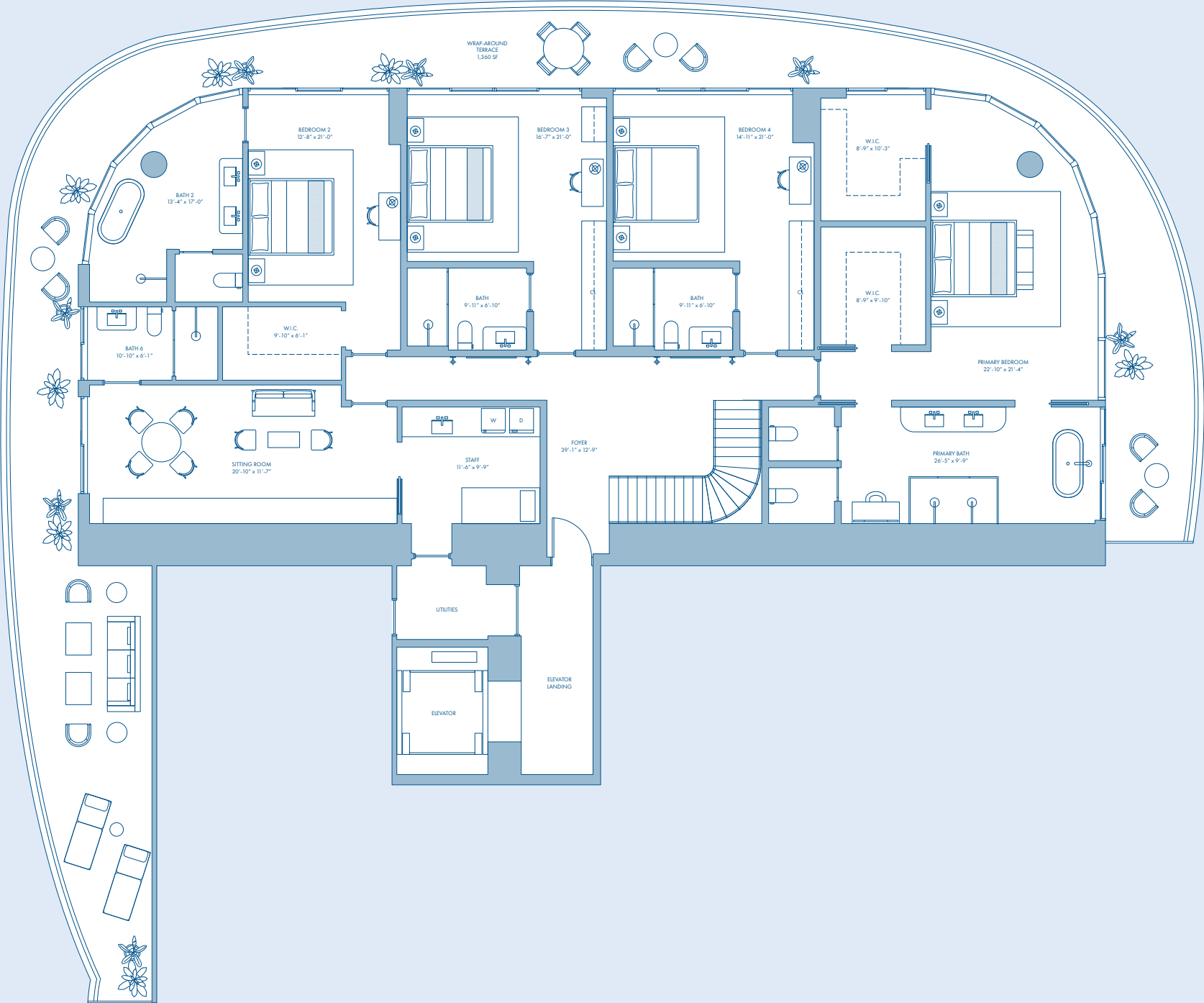
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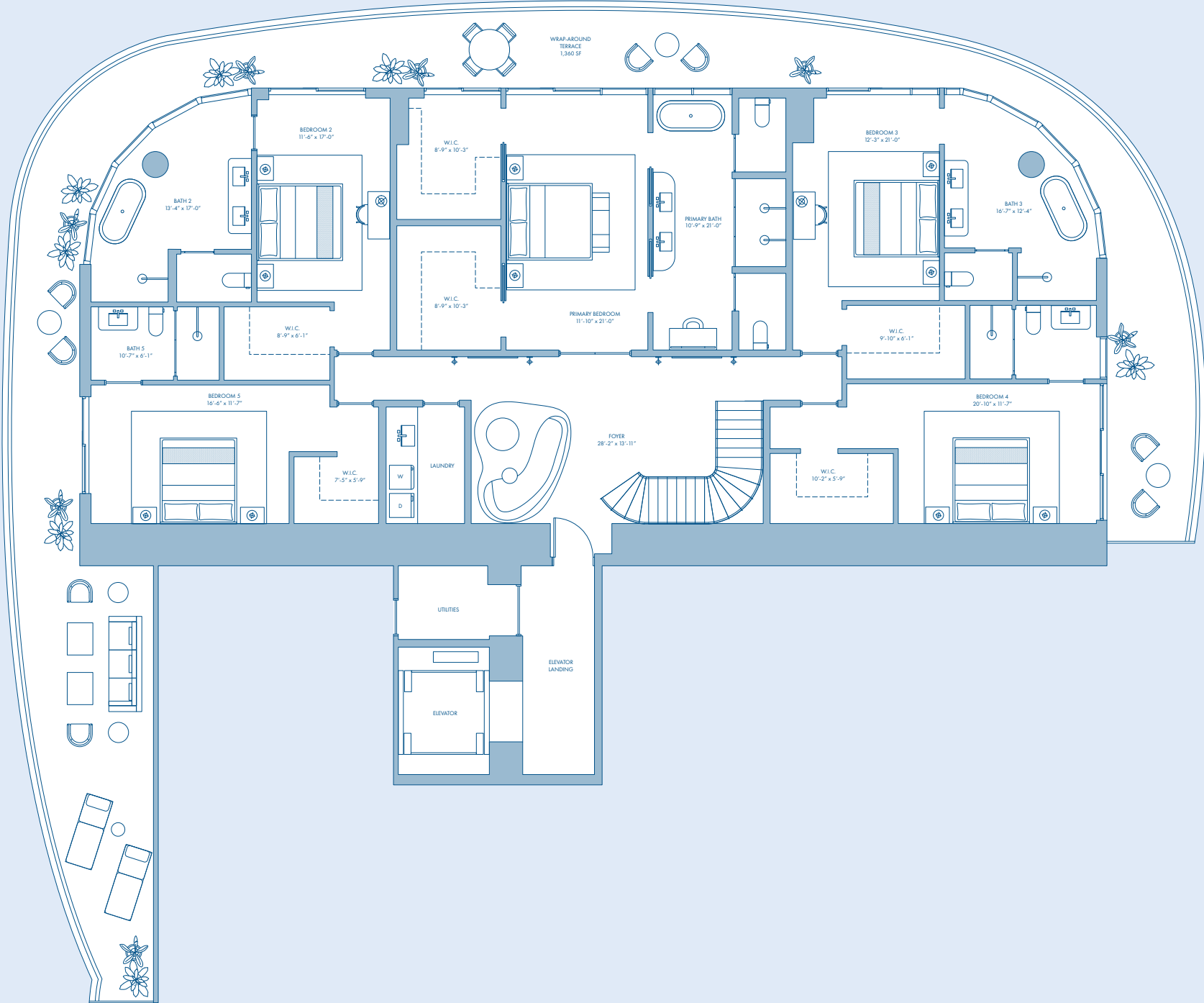
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PENTHOUSE
LOWER DUPLEX

BEDROOM LEVEL
ALTERNATE A



BEDROOM LEVEL
ALTERNATE B



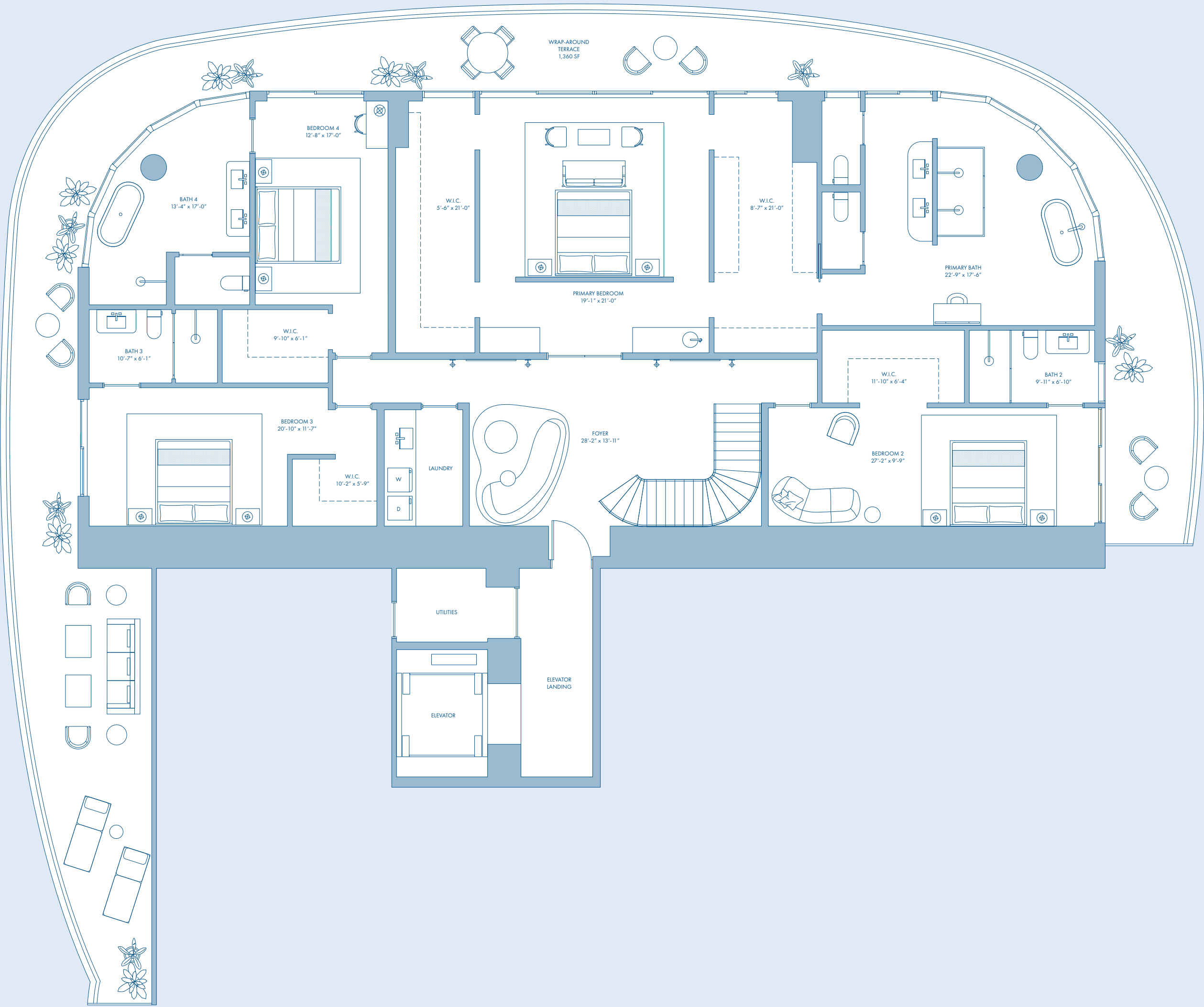
LOWER DUPLEX

LEVEL 78-79

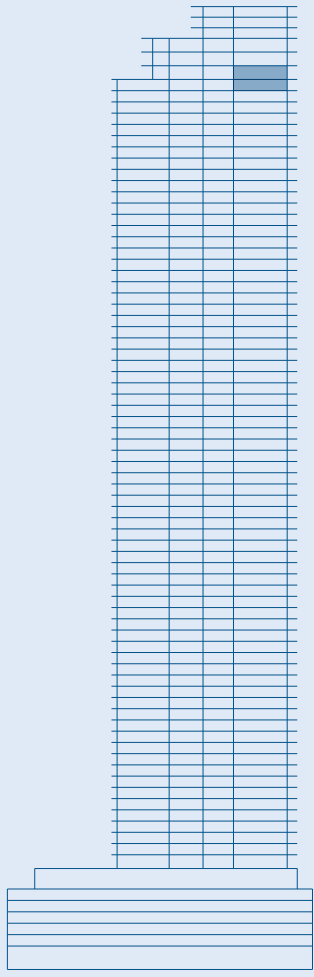
- 5 Bedrooms (3 Primary)
- 6 Bathrooms
- Home Office/Study
- Home Theater
- Private Elevator (2 Levels)
- 14’ Ceilings in Lower Level
- 10’ Ceilings in Upper Level

INTERIOR AREA
6,930 SQ. FT. / 644 SQ. M. TOTAL
3,465 SQ. FT. / 322 SQ. M. PER FLOOR

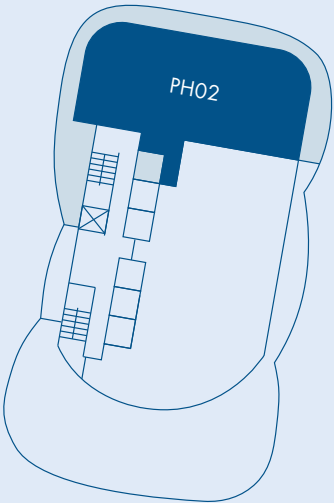
TERRACE AREA
3,116 SQ. FT. / 290 SQ. M. TOTAL
1,558 SQ. FT. / 145 SQ. M. PER FLOOR



LEVEL 79



BRICKELL SKYLINE

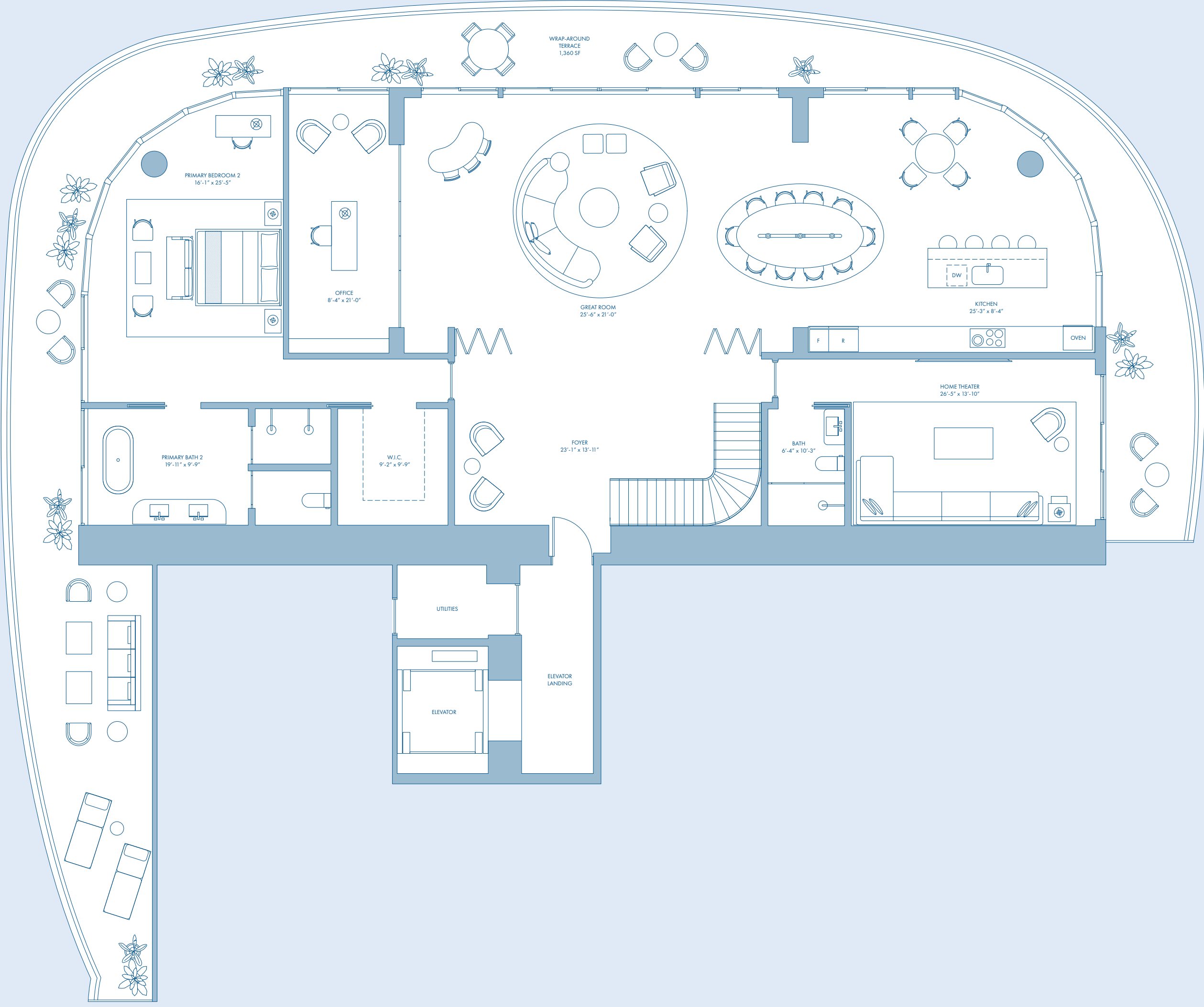


SIMPSON PARK

BISCAYNE BAY



NOT TO SCALE



LEVEL 78

CIPRIANI RESIDENCES MIAMI
CiprianiResidencesMiami.com



SALES GALLERY
1421 South Miami Avenue, Miami FL 33129

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PENTHOUSE 03
TRADIZIONALE

PENTHOUSE 03

TRADIZIONALE

LEVEL 80-82

- 5 Bedrooms
- 6 Bathrooms
- 1 Powder Room
- Infinity Pool
- Service Quarters
- Game Room
- Private Elevators
- Summer Kitchen
- 20’ Ceilings in Great Room

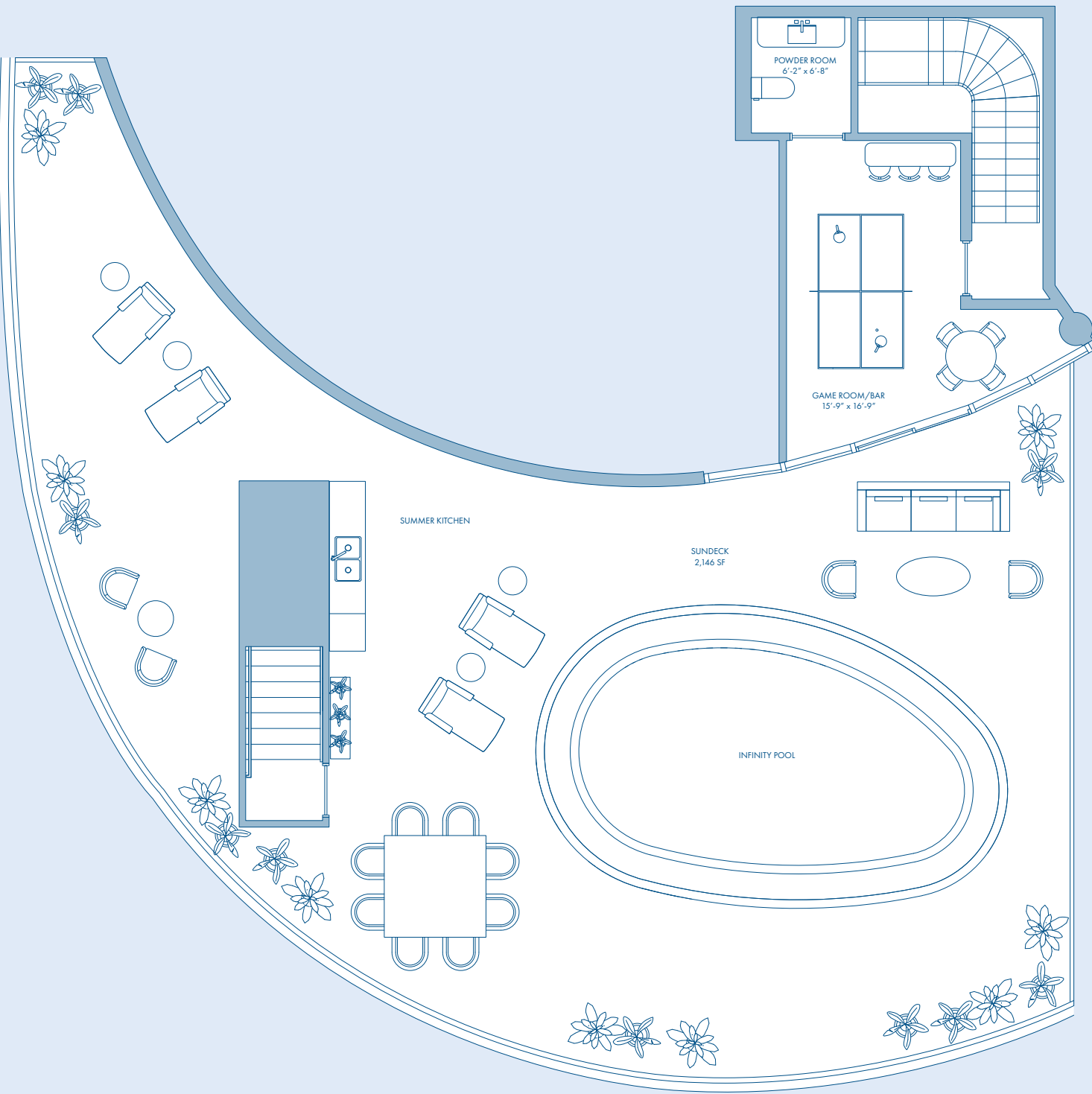
INTERIOR AREA

6,008 SQ. FT. / 558 SQ. M. TOTAL
2,790 SQ. FT. / 259 SQ. M. (LEVEL 80)
2,645 SQ. FT. / 246 SQ. M. (LEVEL 81)
573 SQ. FT. / 53 SQ. M. (LEVEL 82)

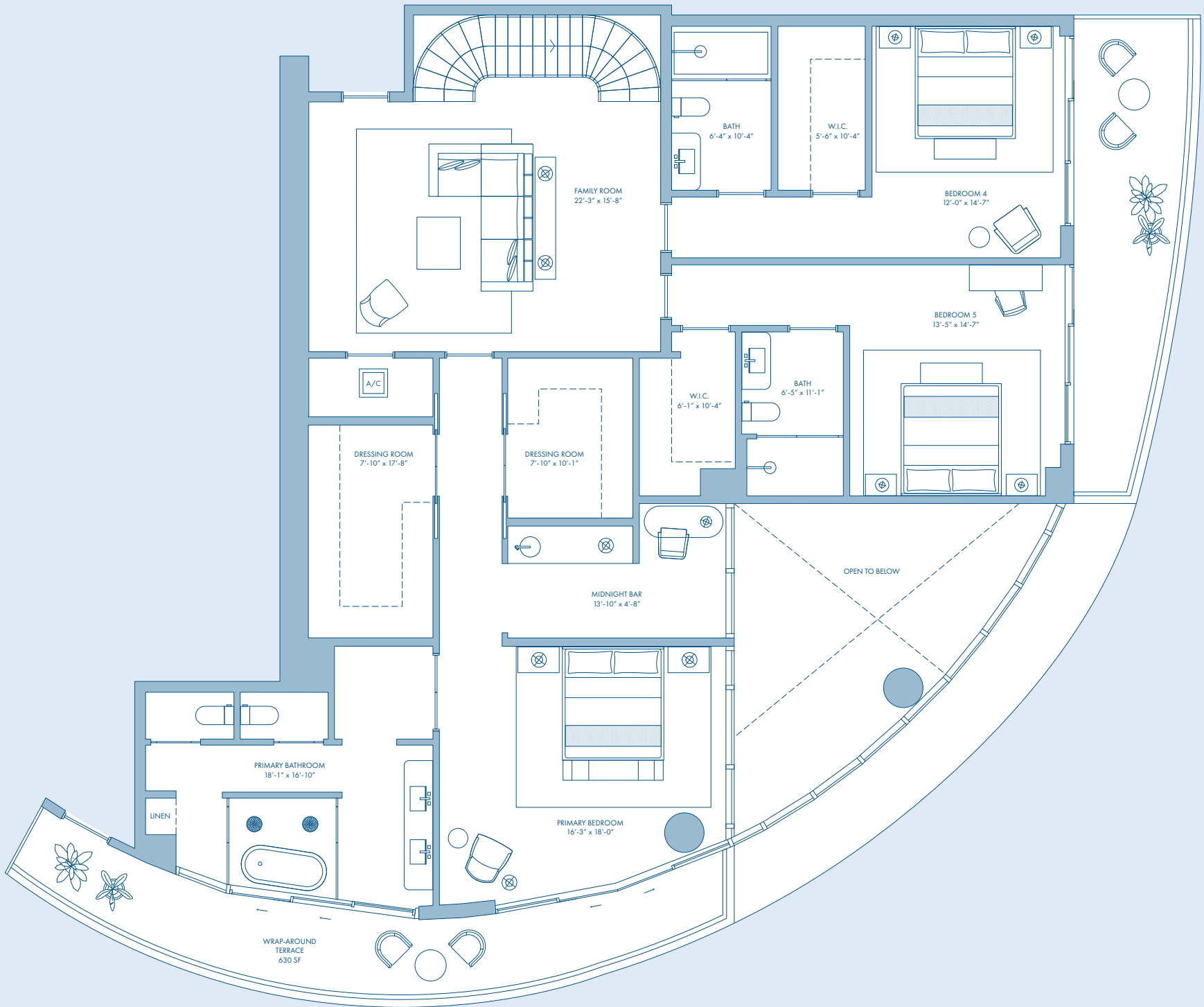
TERRACE AREA

3,190 SQ. FT. / 297 SQ. M. TOTAL
610 SQ. FT. / 57 SQ. M. (LEVEL 80)
486 SQ. FT. / 45 SQ. M. (LEVEL 81)
2,094 SQ. FT. / 195 SQ. M. (LEVEL 82)

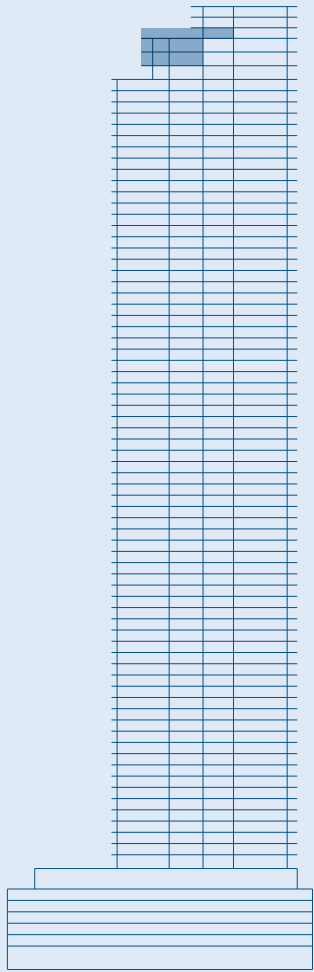
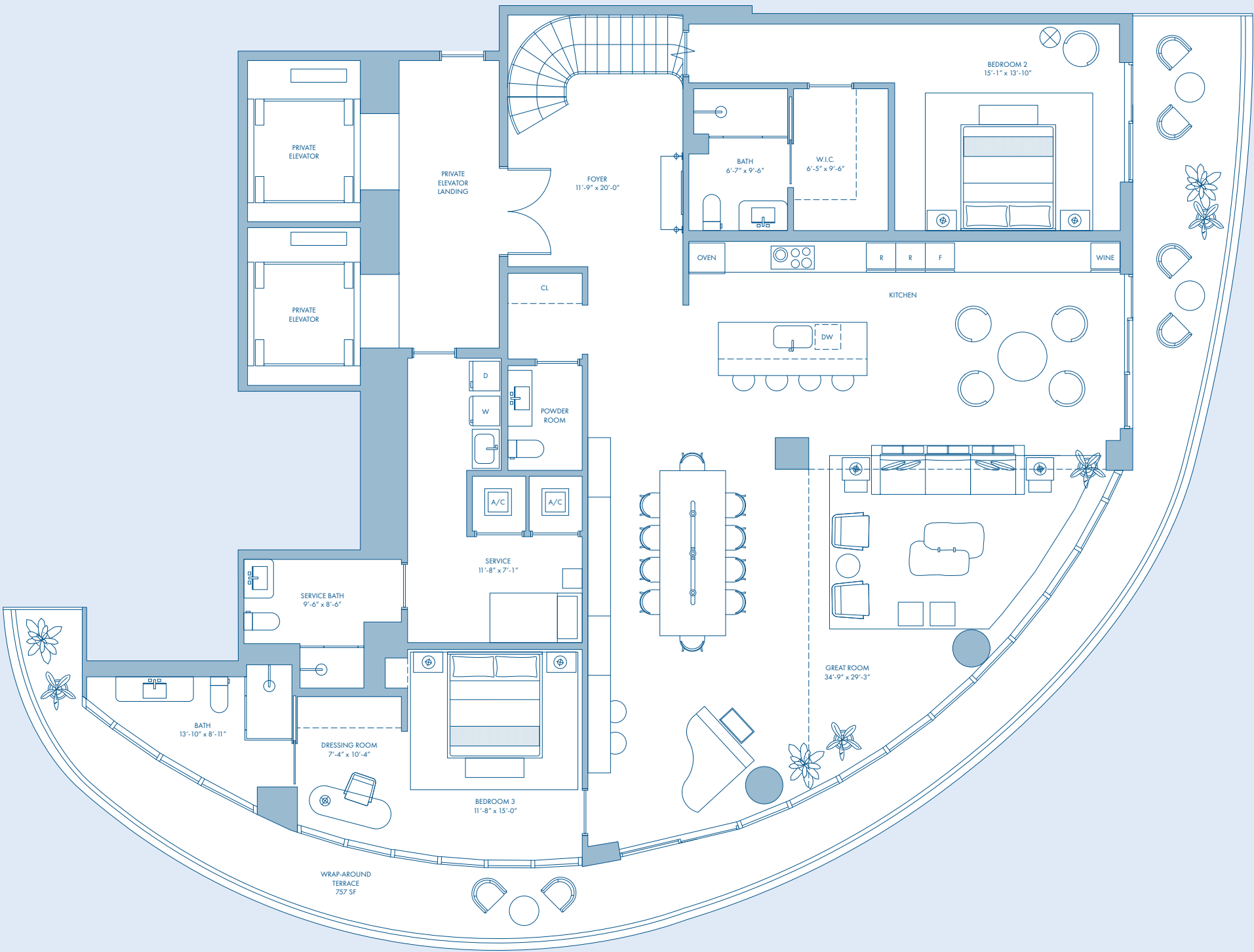
LEVEL 82



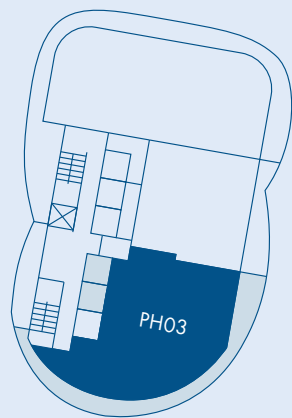
LEVEL 81



LEVEL 80

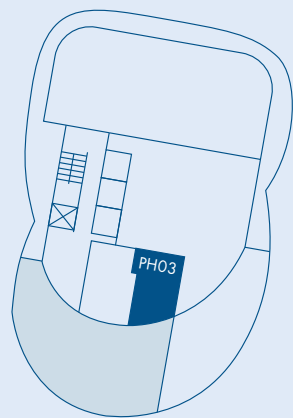


LEVELS 80-81
BRICKELL SKYLINE



SIMPSON PARK

LEVEL 82
BRICKELL SKYLINE



SIMPSON PARK



NOT TO SCALE

CIPRIANI RESIDENCES MIAMI
CiprianiResidencesMiami.com



SALES GALLERY
1421 South Miami Avenue, Miami FL 33129

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PENTHOUSE 03
CONTEMPORANEO

PENTHOUSE 03

CONTEMPORANEO

LEVEL 80-82

- 5 Bedrooms
- 6 Bathrooms
- 1 Powder Room
- Infinity Pool
- Service Quarters
- Game Room
- Private Elevators
- Summer Kitchen
- 20’ Ceilings in Great Room

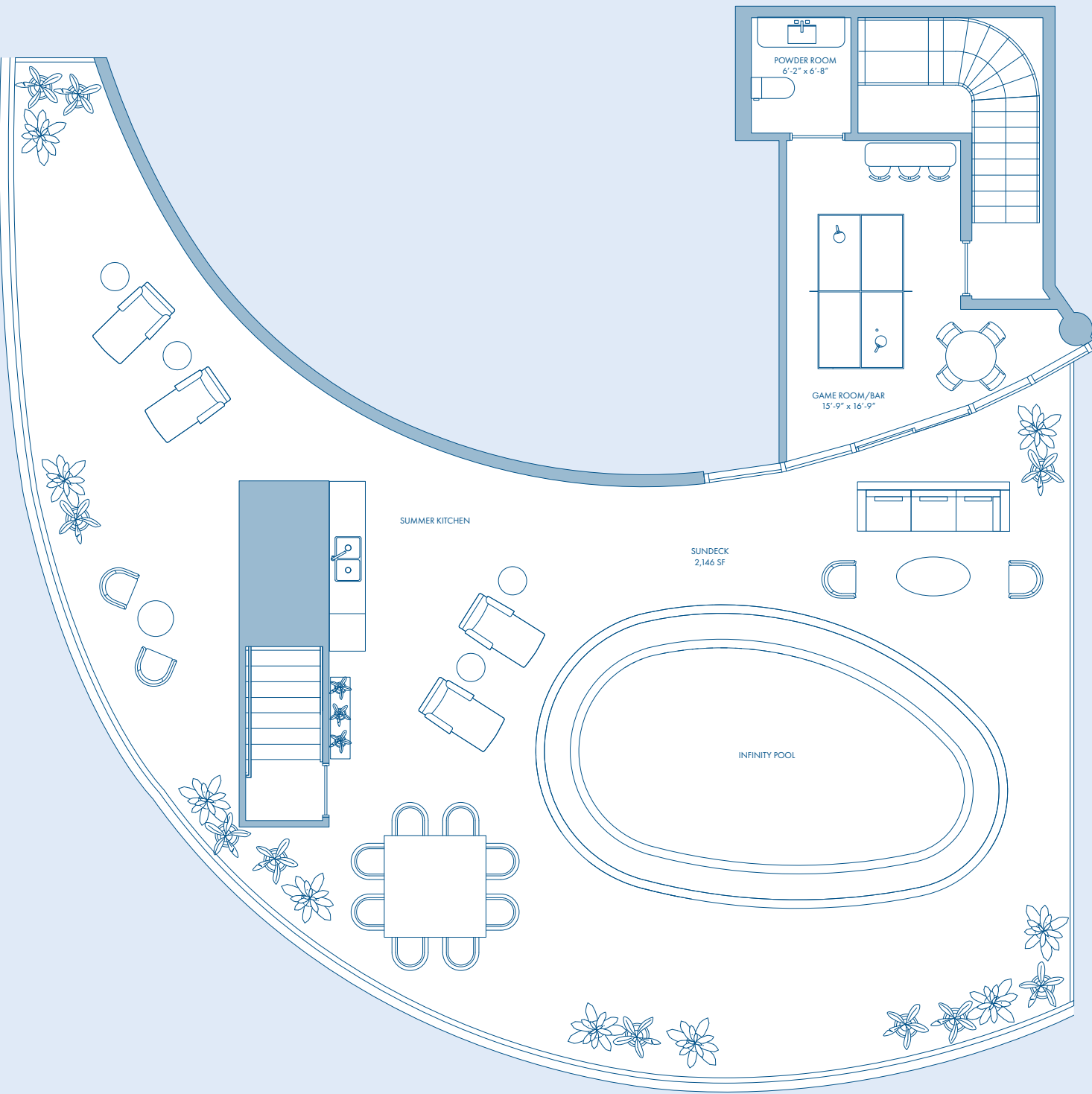
INTERIOR AREA

6,008 SQ. FT. / 558 SQ. M. TOTAL
2,790 SQ. FT. / 259 SQ. M. (LEVEL 80)
2,645 SQ. FT. / 246 SQ. M. (LEVEL 81)
573 SQ. FT. / 53 SQ. M. (LEVEL 82)

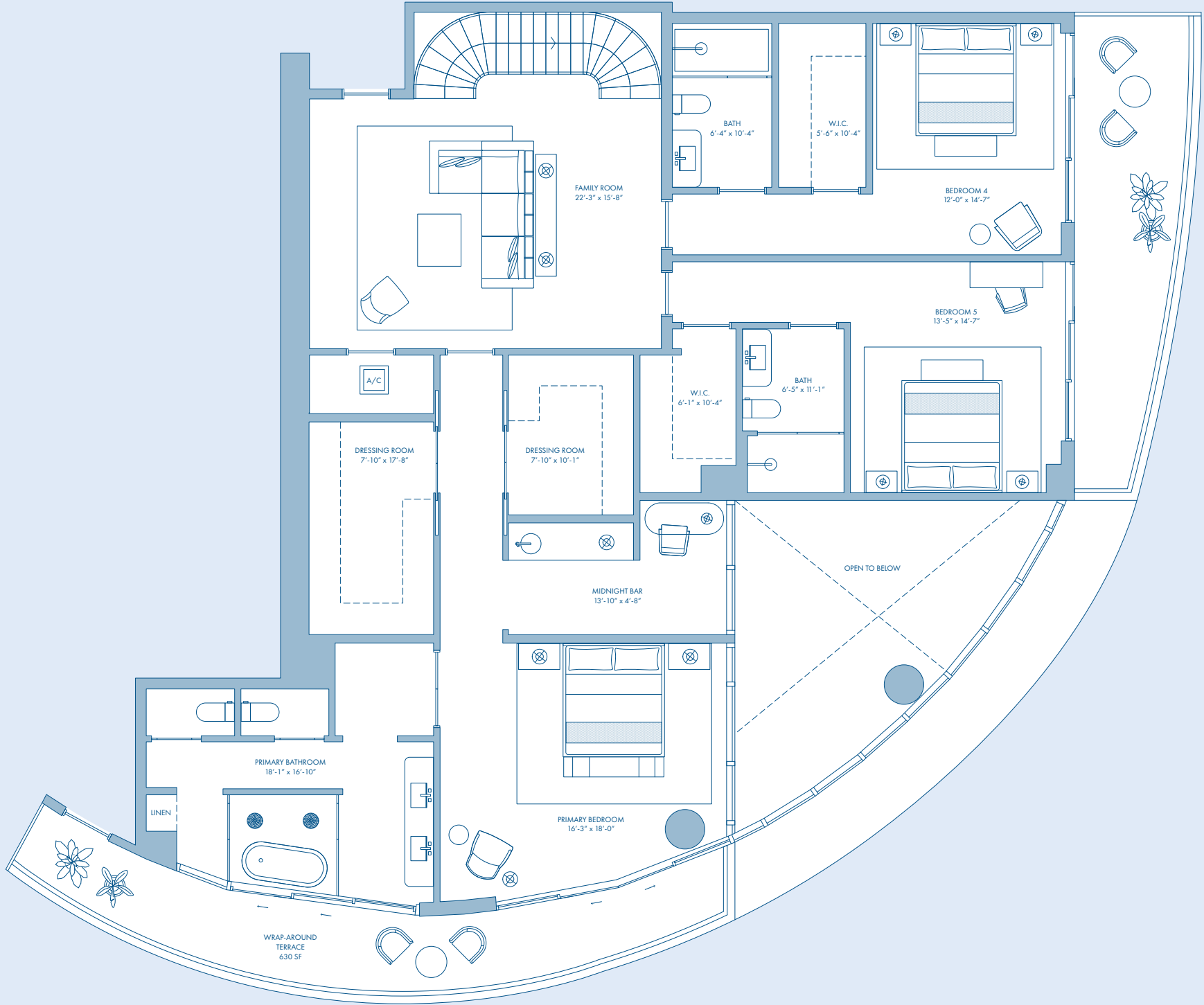
TERRACE AREA

3,190 SQ. FT. / 297 SQ. M. TOTAL
610 SQ. FT. / 57 SQ. M. (LEVEL 80)
486 SQ. FT. / 45 SQ. M. (LEVEL 81)
2,094 SQ. FT. / 195 SQ. M. (LEVEL 82)

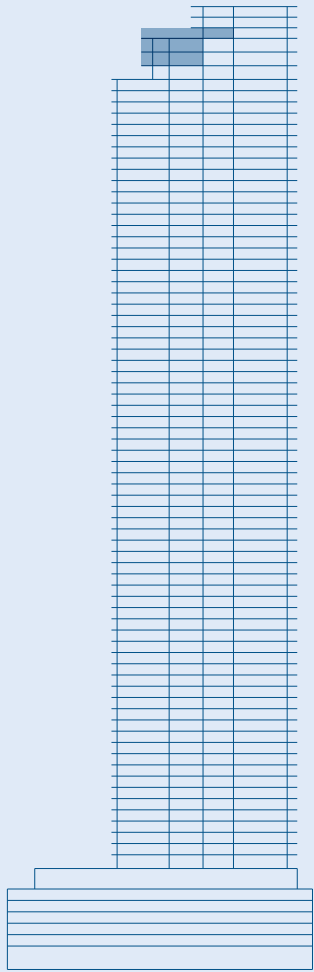
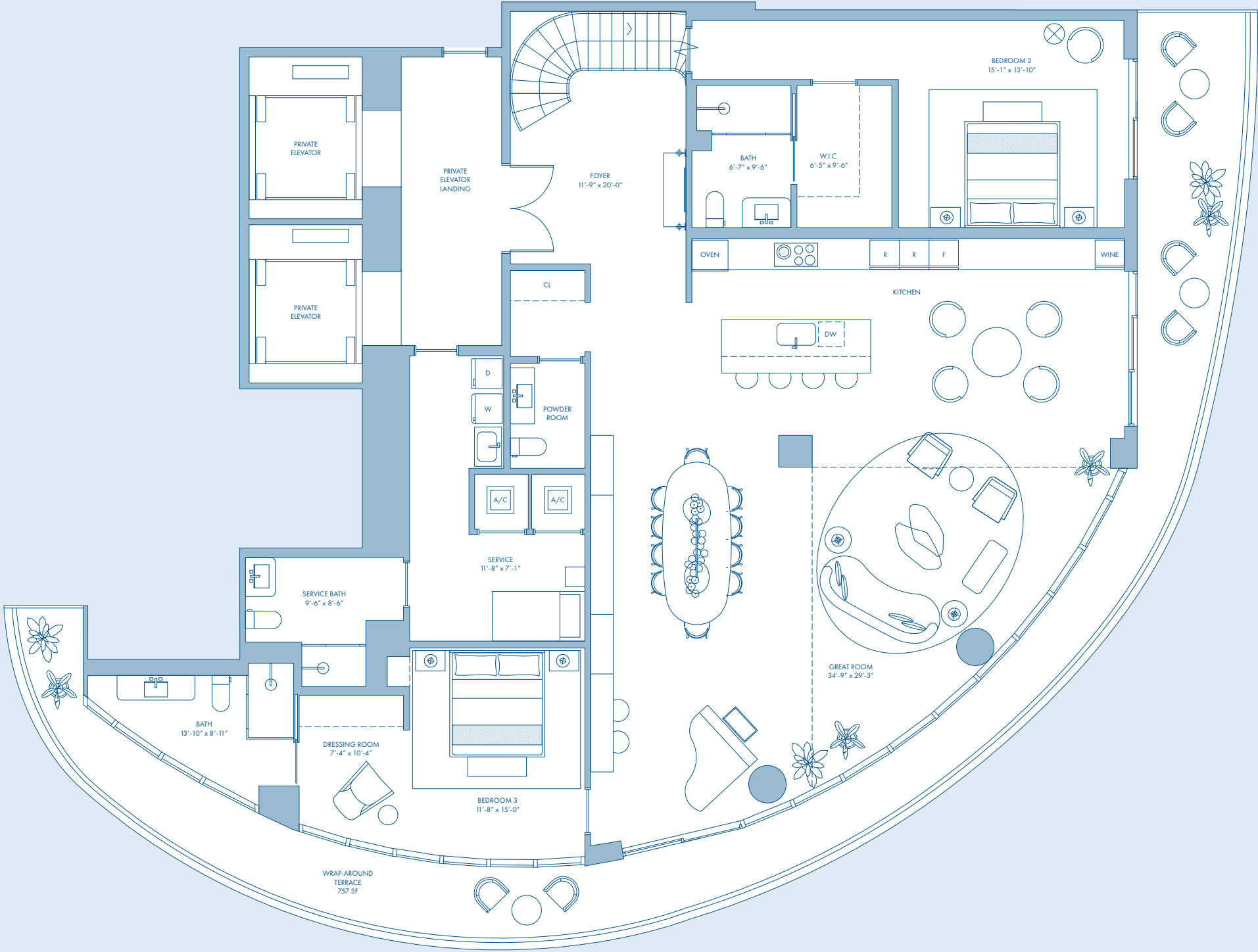
LEVEL 82



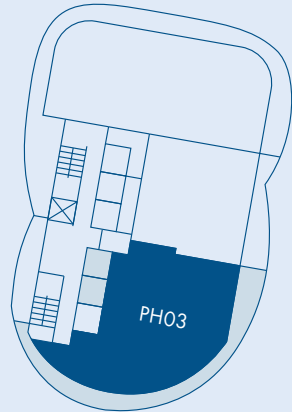
LEVEL 81



LEVEL 80

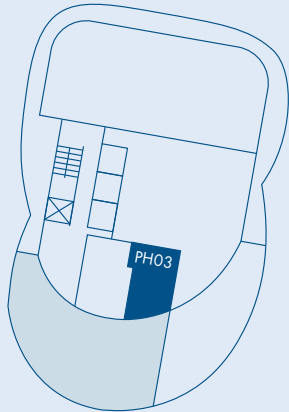


LEVELS 80-81
BRICKELL SKYLINE



SIMPSON PARK

LEVEL 82
BRICKELL SKYLINE



SIMPSON PARK



NOT TO SCALE

CIPRIANI RESIDENCES MIAMI
CiprianiResidencesMiami.com



SALES GALLERY
1421 South Miami Avenue, Miami FL 33129

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PENTHOUSE 04
TRADIZIONALE

PENTHOUSE 04

TRADIZIONALE

LEVEL 80-82

- 4 Bedrooms
- 4 Bathrooms
- 1 Powder Room
- Infinity Pool
- Home Theater
- Wellness Room
- Private Elevators
- Summer Kitchen

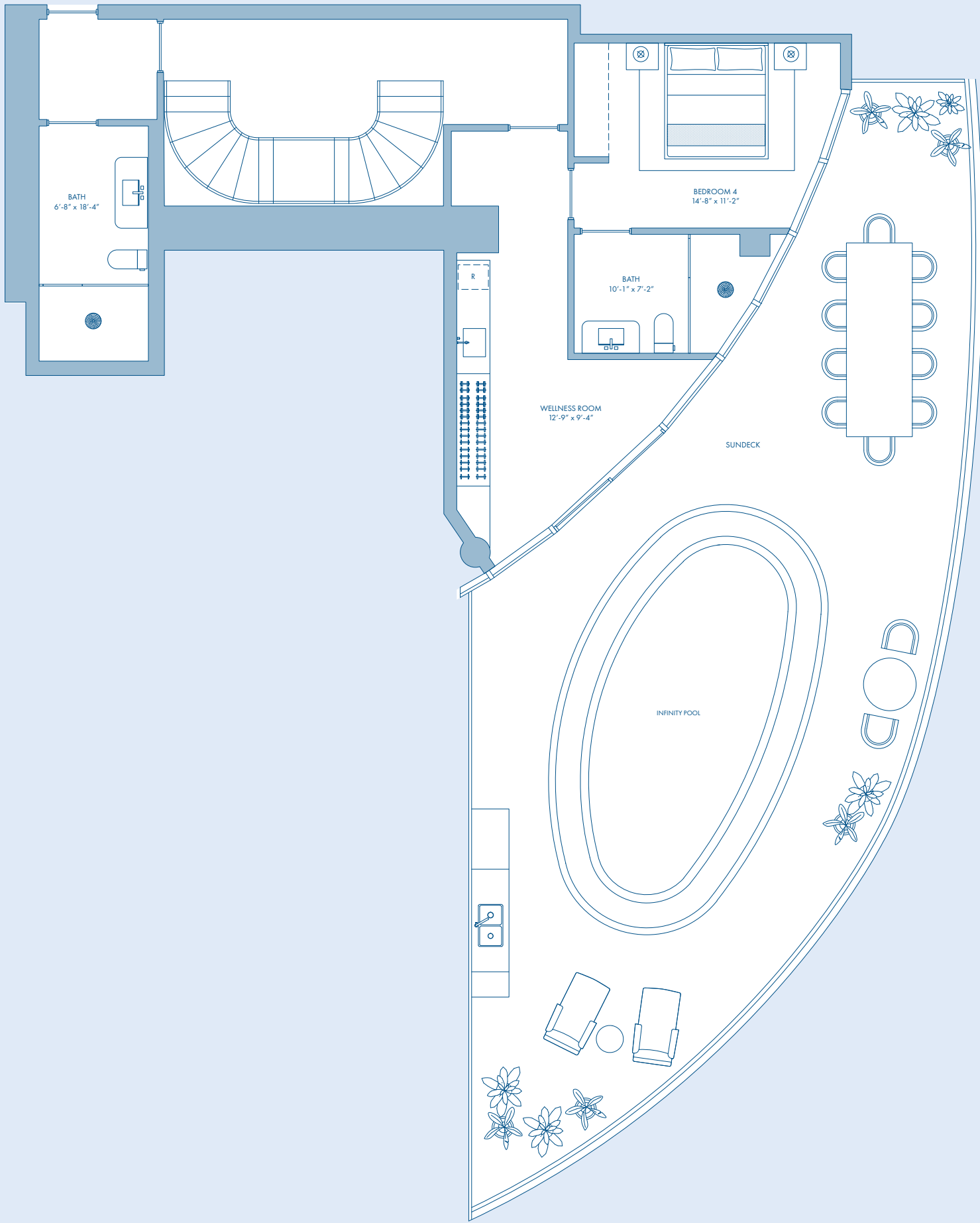
INTERIOR AREA

5,007 SQ. FT. / 466 SQ. M. TOTAL
2,085 SQ. FT. / 194 SQ. M. (LEVEL 80)
2,086 SQ. FT. / 194 SQ. M. (LEVEL 81)
836 SQ. FT. / 78 SQ. M. (LEVEL 82)

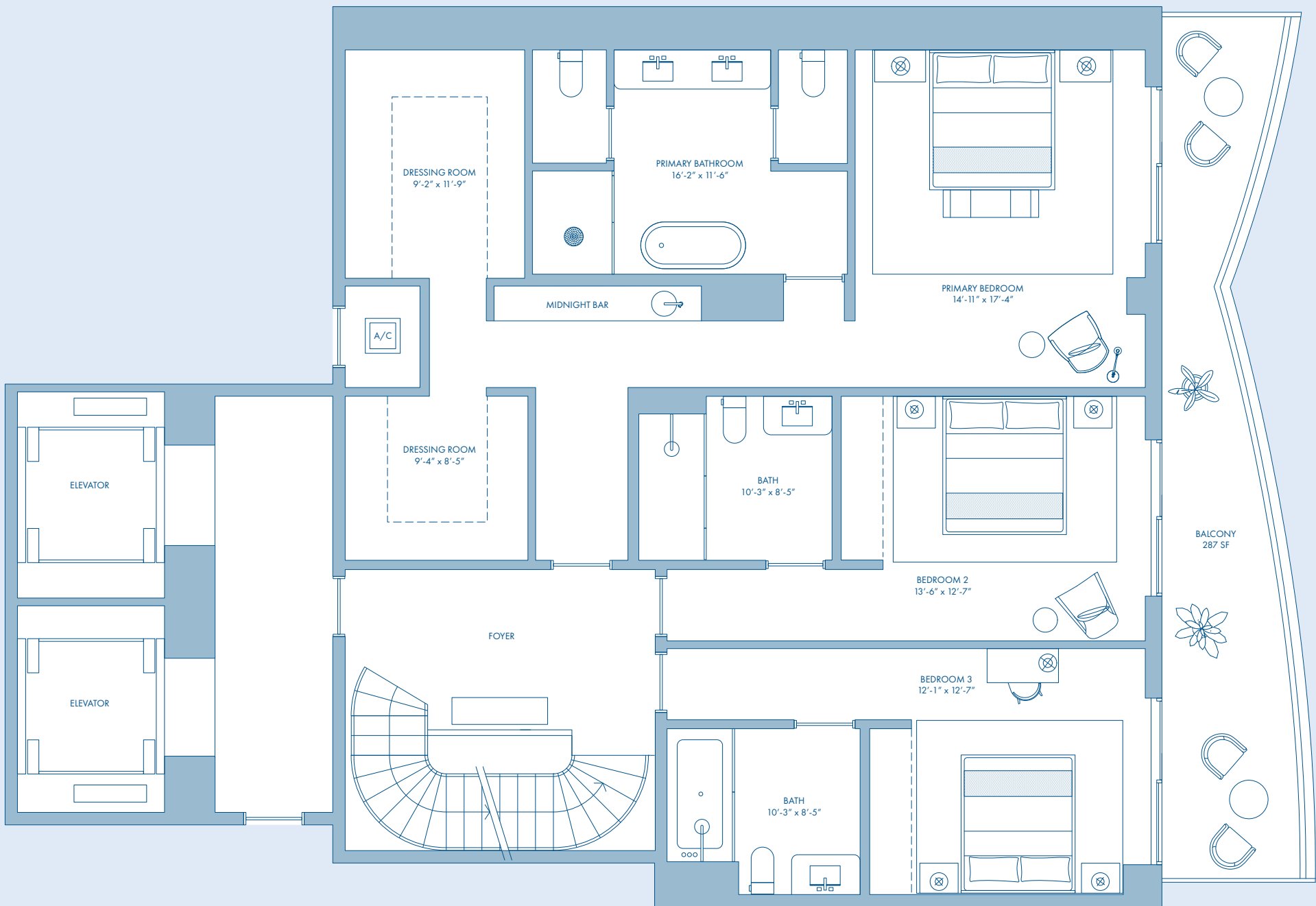
TERRACE AREA

1,808 SQ. FT. / 168 SQ. M. TOTAL
281 SQ. FT. / 26 SQ. M. (LEVEL 80)
280 SQ. FT. / 26 SQ. M. (LEVEL 81)
1,247 SQ. FT. / 116 SQ. M. (LEVEL 82)

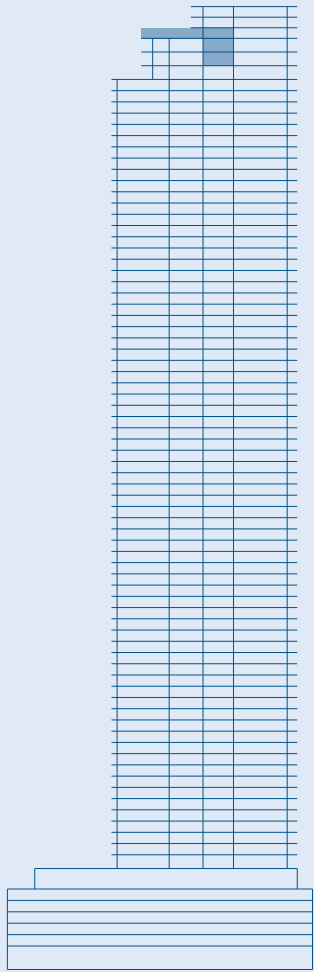
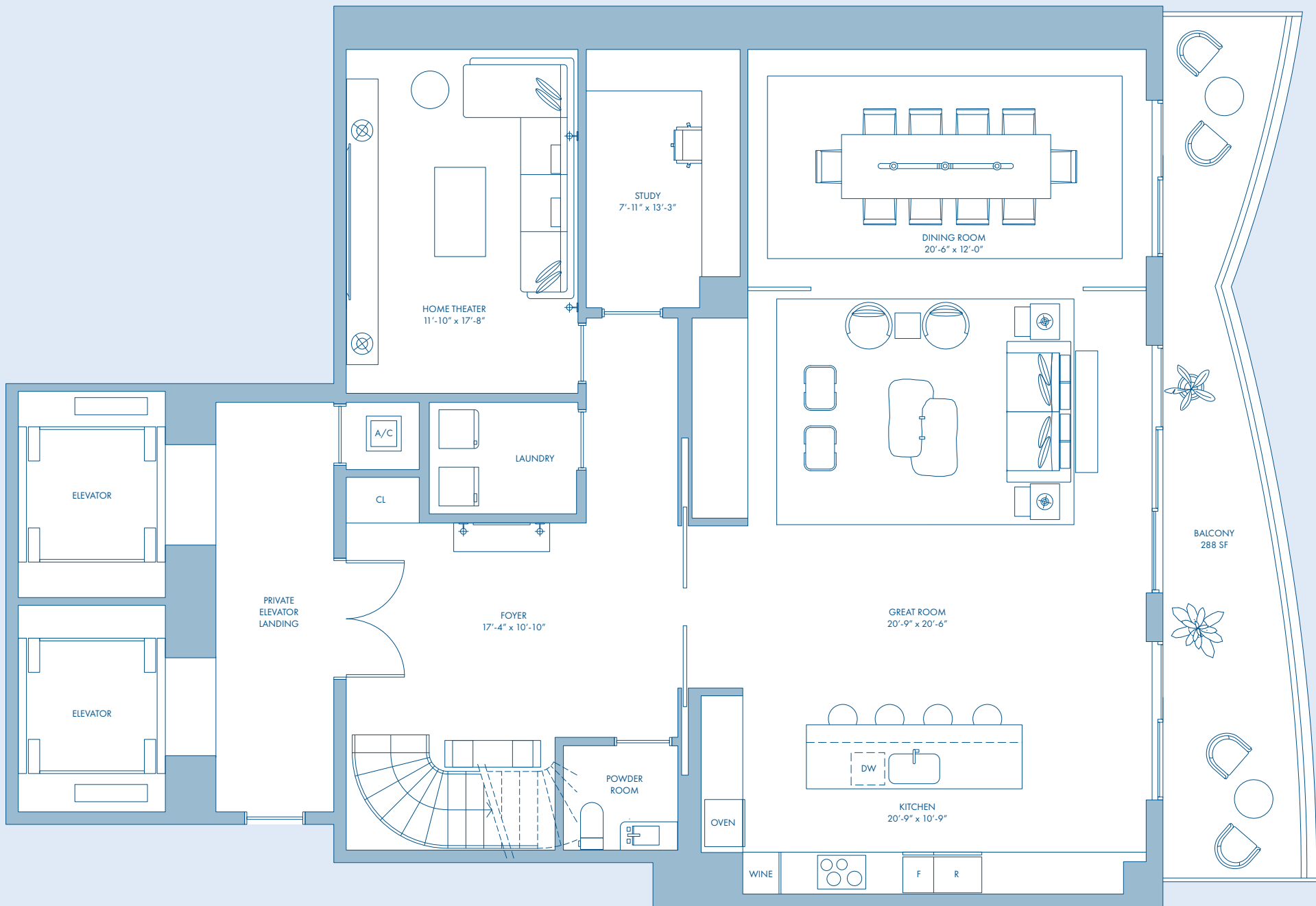
LEVEL 82



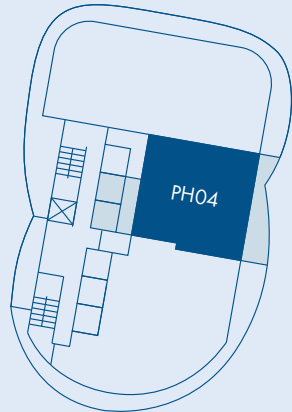
LEVEL 81



LEVEL 80

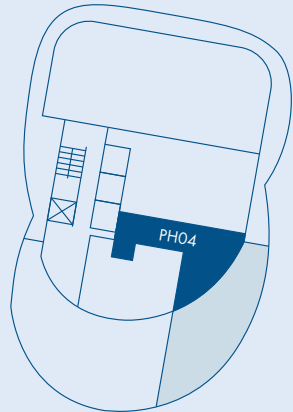


LEVELS 80-81
BRICKELL SKYLINE



SIMPSON PARK

LEVEL 82
BRICKELL SKYLINE



SIMPSON PARK



NOT TO SCALE

CIPRIANI RESIDENCES MIAMI
CiprianiResidencesMiami.com



SALES GALLERY
1421 South Miami Avenue, Miami FL 33129

MAST
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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. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in 1420 S. Miami Avenue Condominium & N.J. Registration No. 24-04-0005.

PENTHOUSE 04
CONTEMPORANEO

PENTHOUSE 04

CONTEMPORANEO

LEVEL 80-82

- 4 Bedrooms
- 4 Bathrooms
- 1 Powder Room
- Infinity Pool
- Home Theater
- Wellness Room
- Private Elevators
- Summer Kitchen

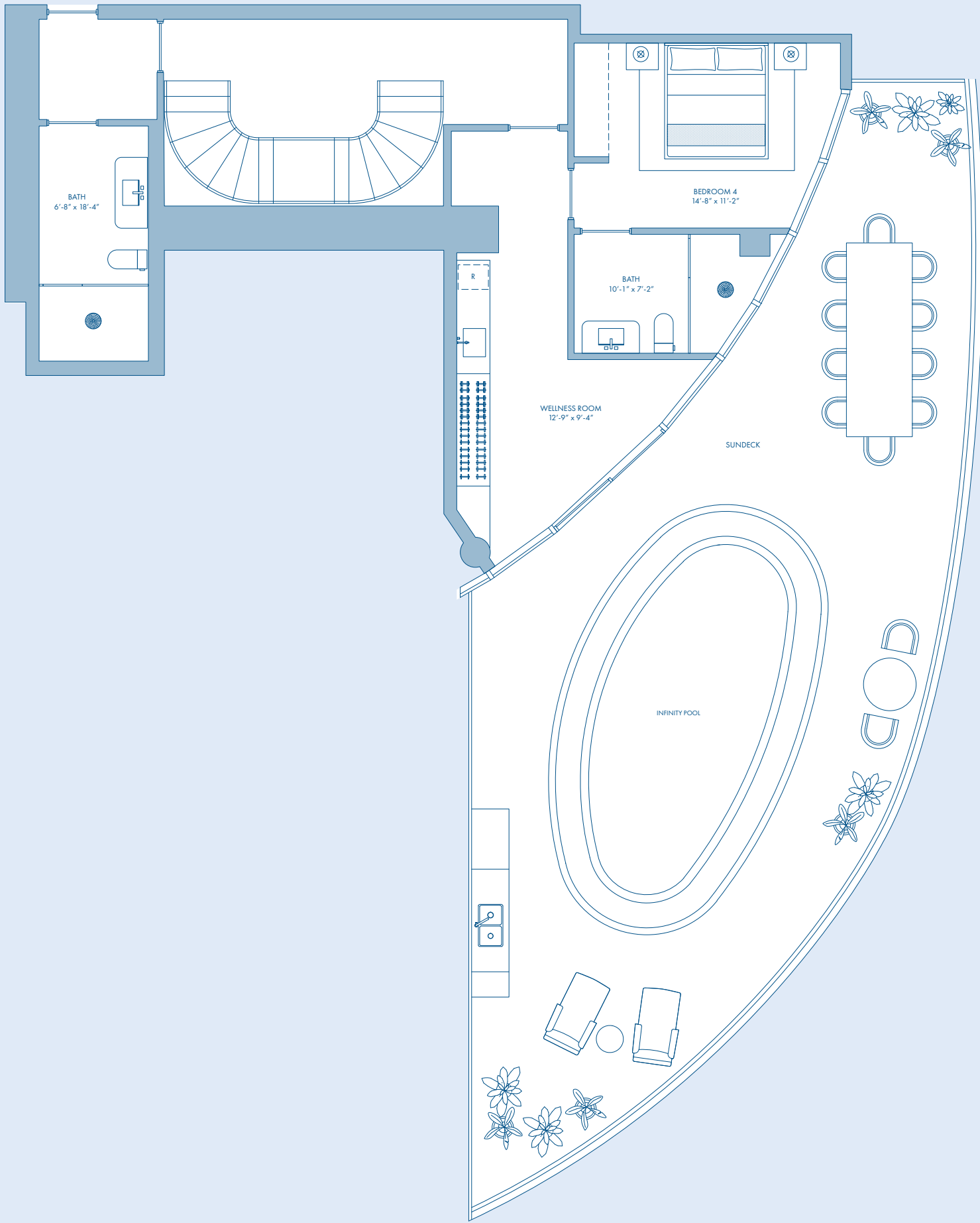
INTERIOR AREA

5,007 SQ. FT. / 466 SQ. M. TOTAL
2,085 SQ. FT. / 194 SQ. M. (LEVEL 80)
2,086 SQ. FT. / 194 SQ. M. (LEVEL 81)
836 SQ. FT. / 78 SQ. M. (LEVEL 82)

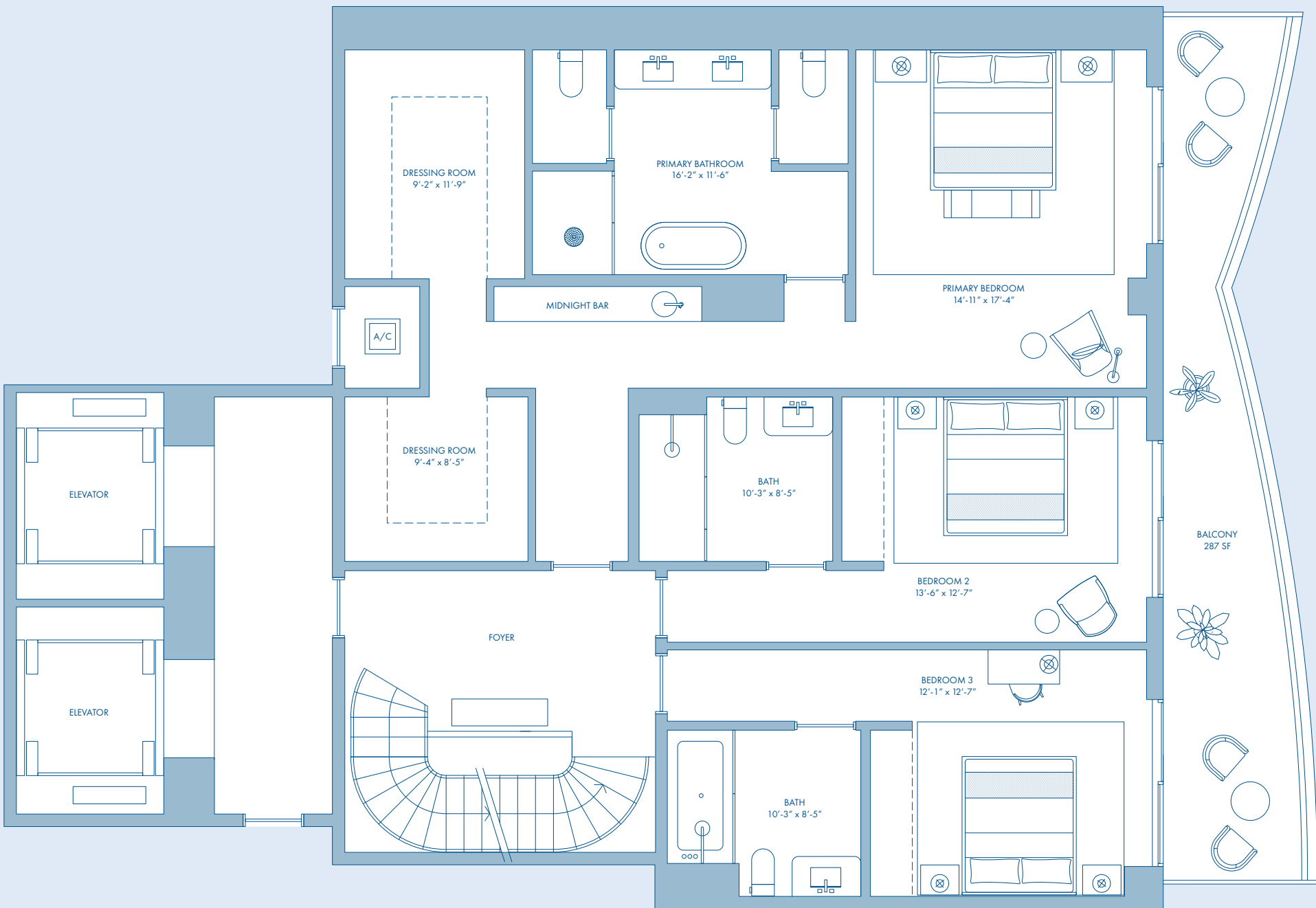
TERRACE AREA

1,808 SQ. FT. / 168 SQ. M. TOTAL
281 SQ. FT. / 26 SQ. M. (LEVEL 80)
280 SQ. FT. / 26 SQ. M. (LEVEL 81)
1,247 SQ. FT. / 116 SQ. M. (LEVEL 82)

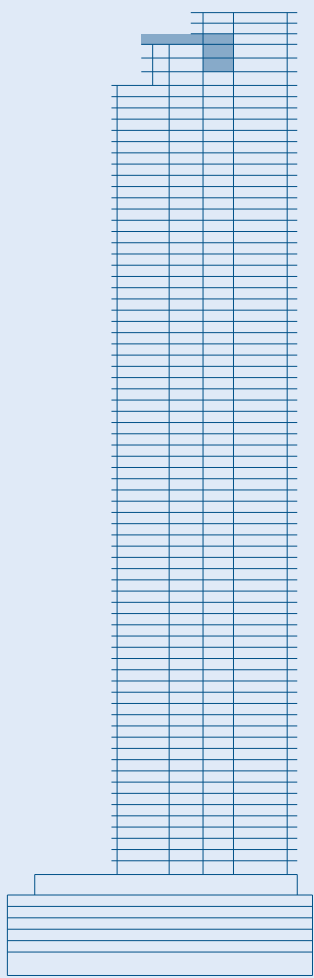
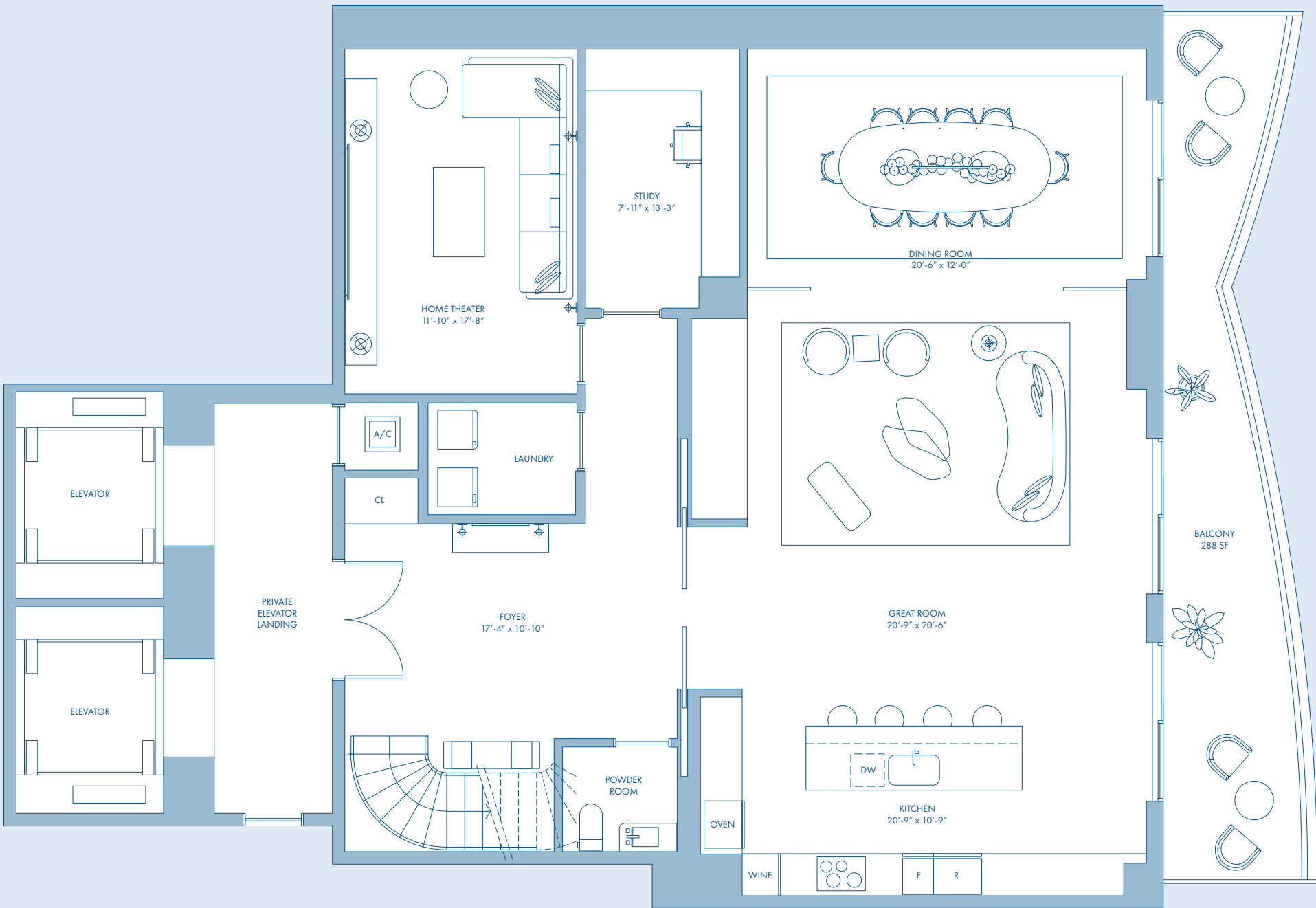
LEVEL 82



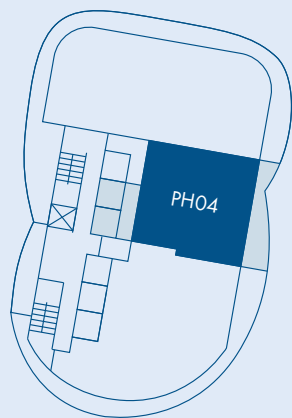
LEVEL 81



LEVEL 80

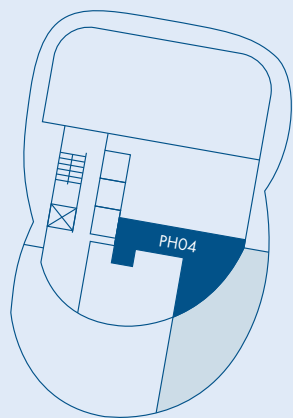


LEVELS 80-81
BRICKELL SKYLINE



SIMPSON PARK

LEVEL 82
BRICKELL SKYLINE



SIMPSON PARK



NOT TO SCALE



CIPRIANI RESIDENCES MIAMI, 1420 SOUTH MIAMI AVE

Exclusive Sales and Marketing By Fortune Development Sales

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CAPITAL

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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. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in 1420 S. Miami Avenue Condominium & N.J. Registration No. 24-04-0005.



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

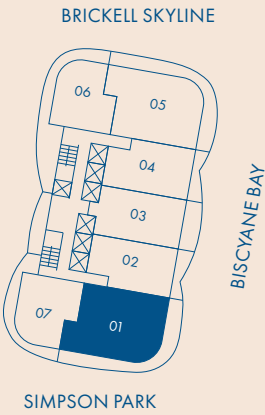
3 Bedrooms
3 Bathrooms
1 Powder Room

INTERIOR AREA

1,952 SQ. FT. / 181 SQ. M.

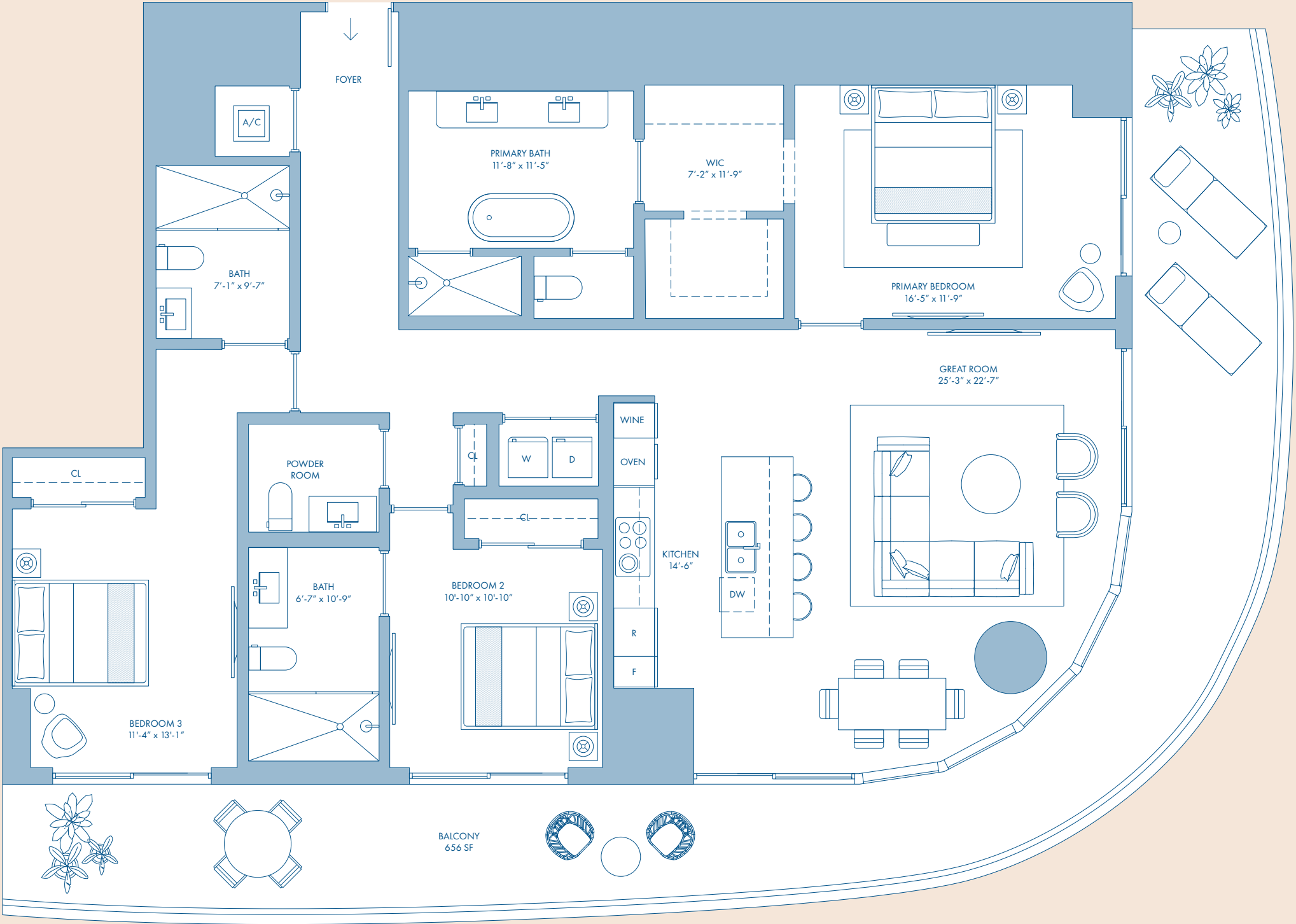
TERRACE AREA

656 SQ. FT. / 61 SQ. M.



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RESIDENCE 02

LEVEL 9–18

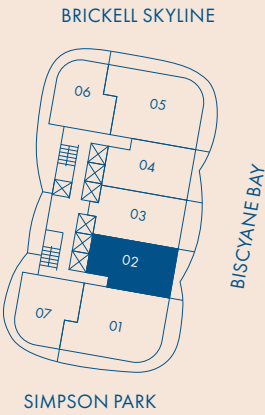
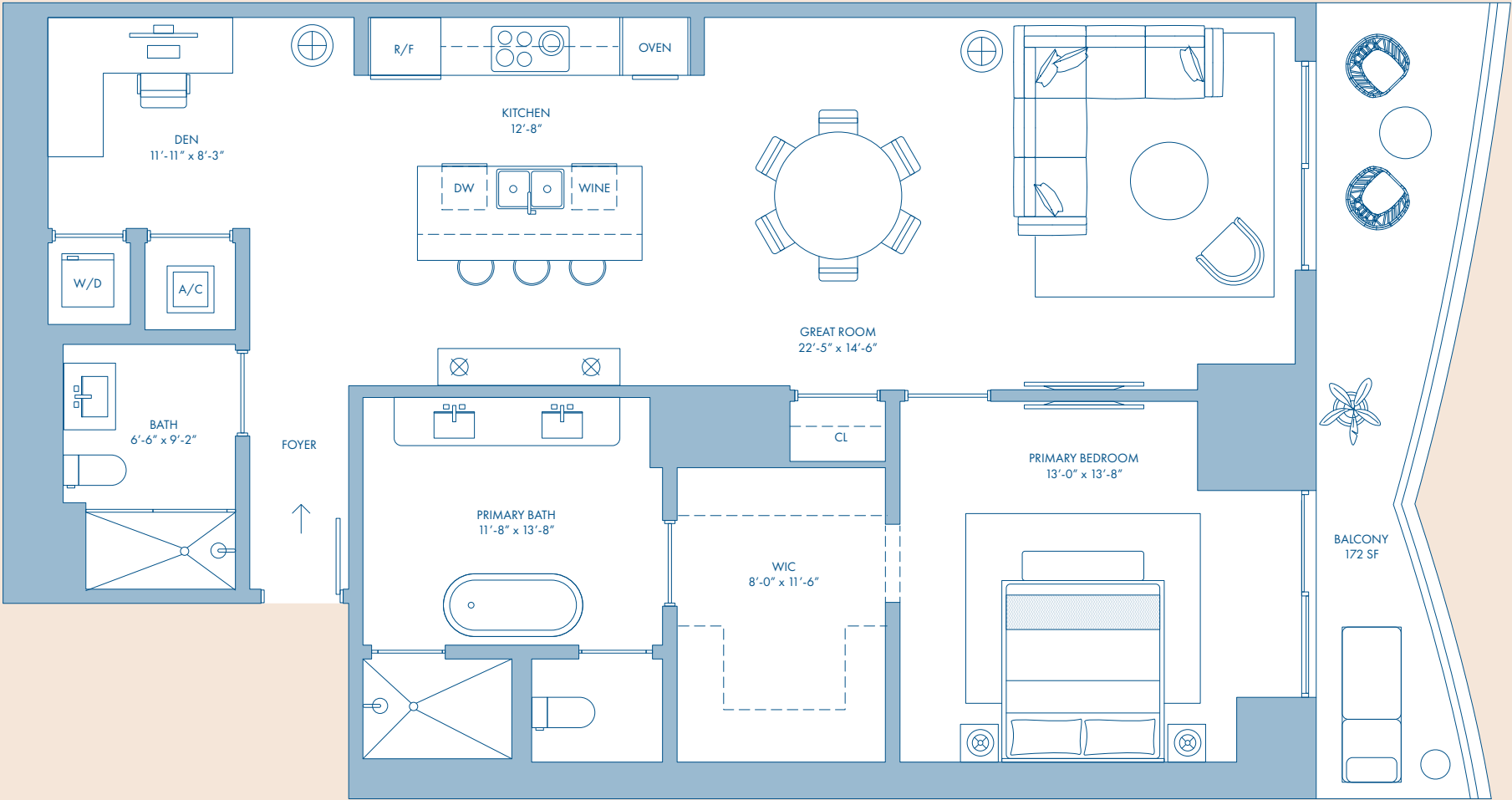
1 Bedroom
Den
2 Bathrooms

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

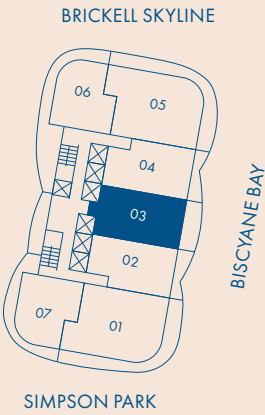
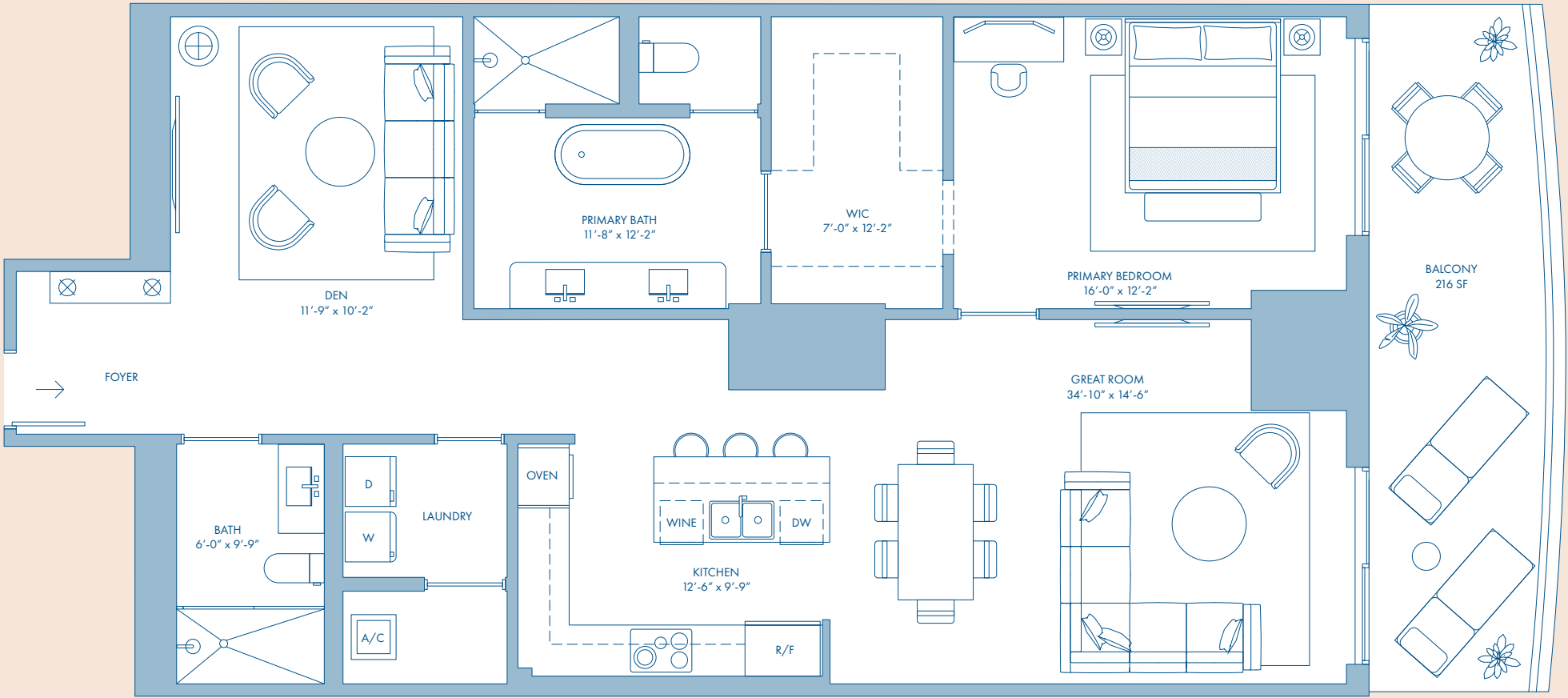
- 1 Bedroom
- Den
- 2 Bathrooms

INTERIOR AREA

1,453 SQ. FT. / 135 SQ. M.

TERRACE AREA

216 SQ. FT. / 20 SQ. M.



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RESIDENCE 04

LEVEL 9-18

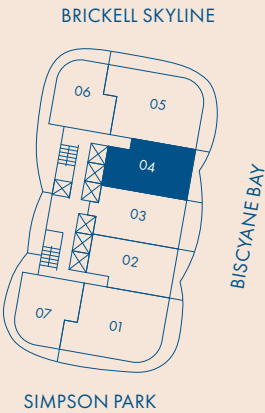
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA

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

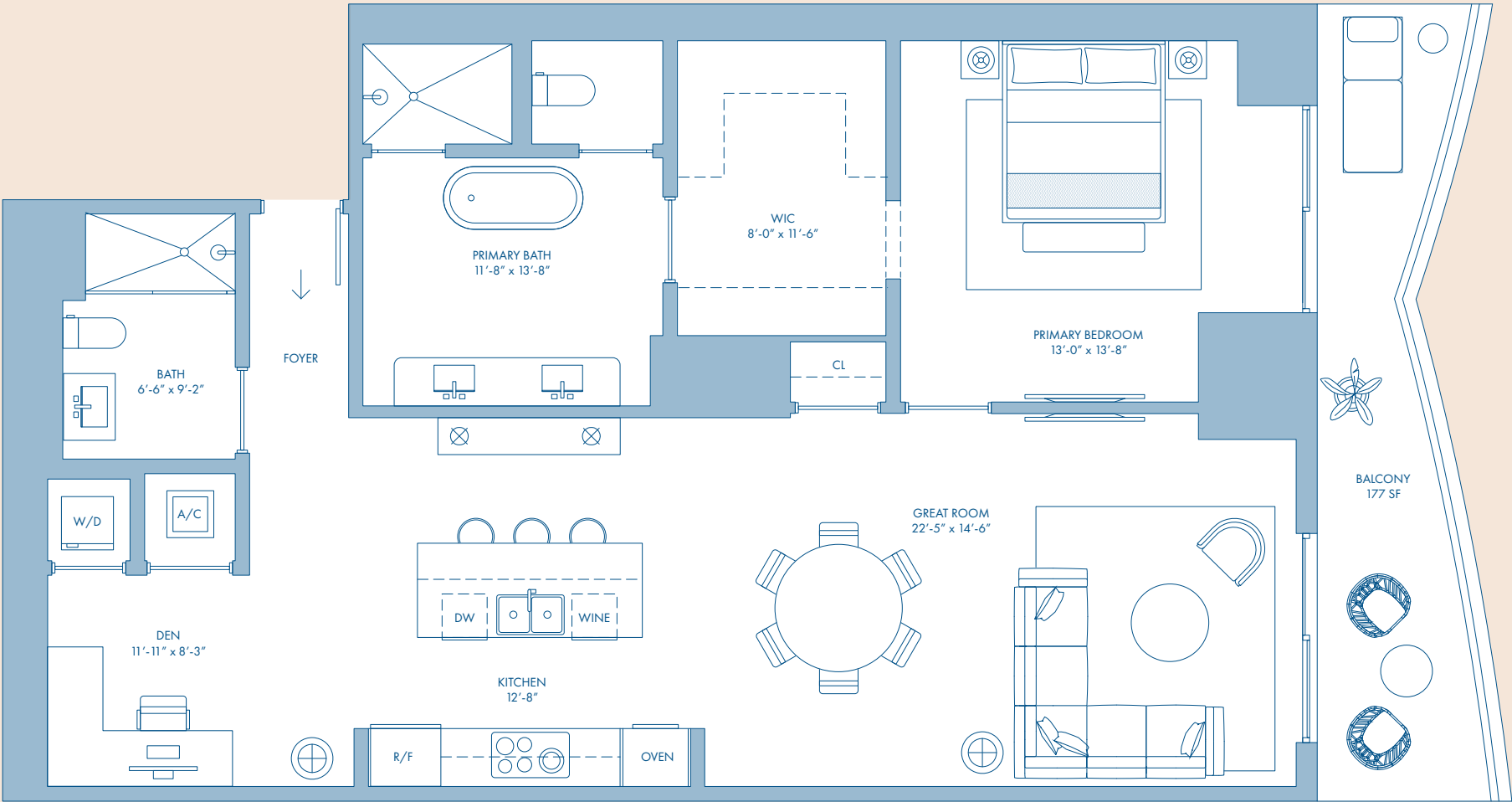
TERRACE AREA

177 SQ. FT. / 16 SQ. M.



NOT TO SCALE

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RESIDENCE 05

LEVEL 9-18

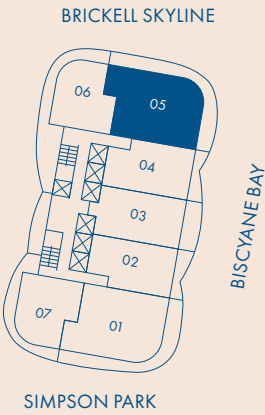
- 3 Bedrooms
- 3 Bathrooms
- 1 Powder Room

INTERIOR AREA

1,952 SQ. FT. / 181 SQ. M.

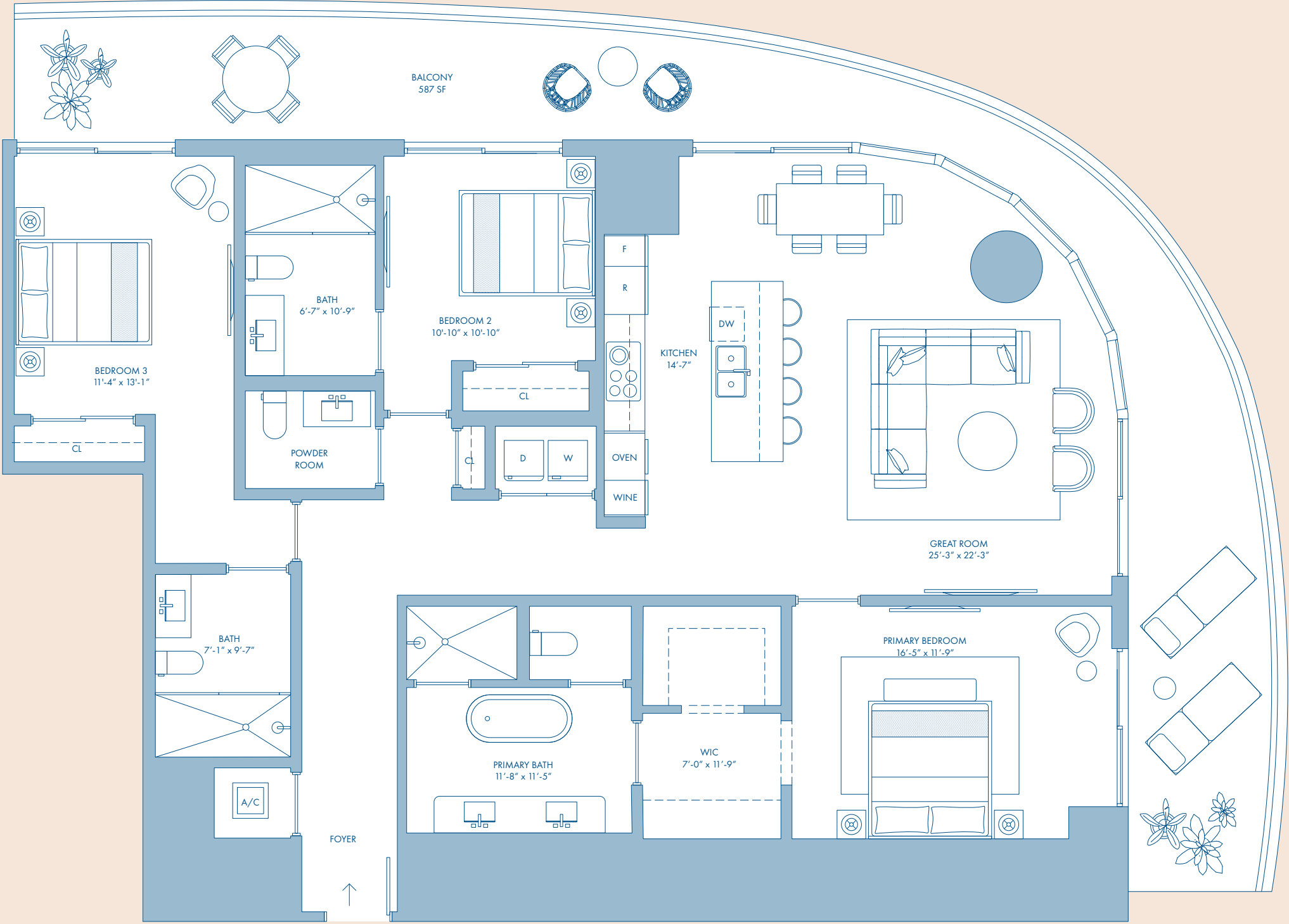
TERRACE AREA

587 SQ. FT. / 55 SQ. M.



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RESIDENCE 06

LEVEL 9-18

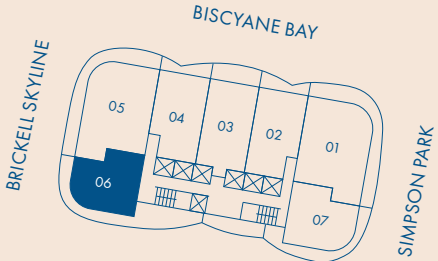
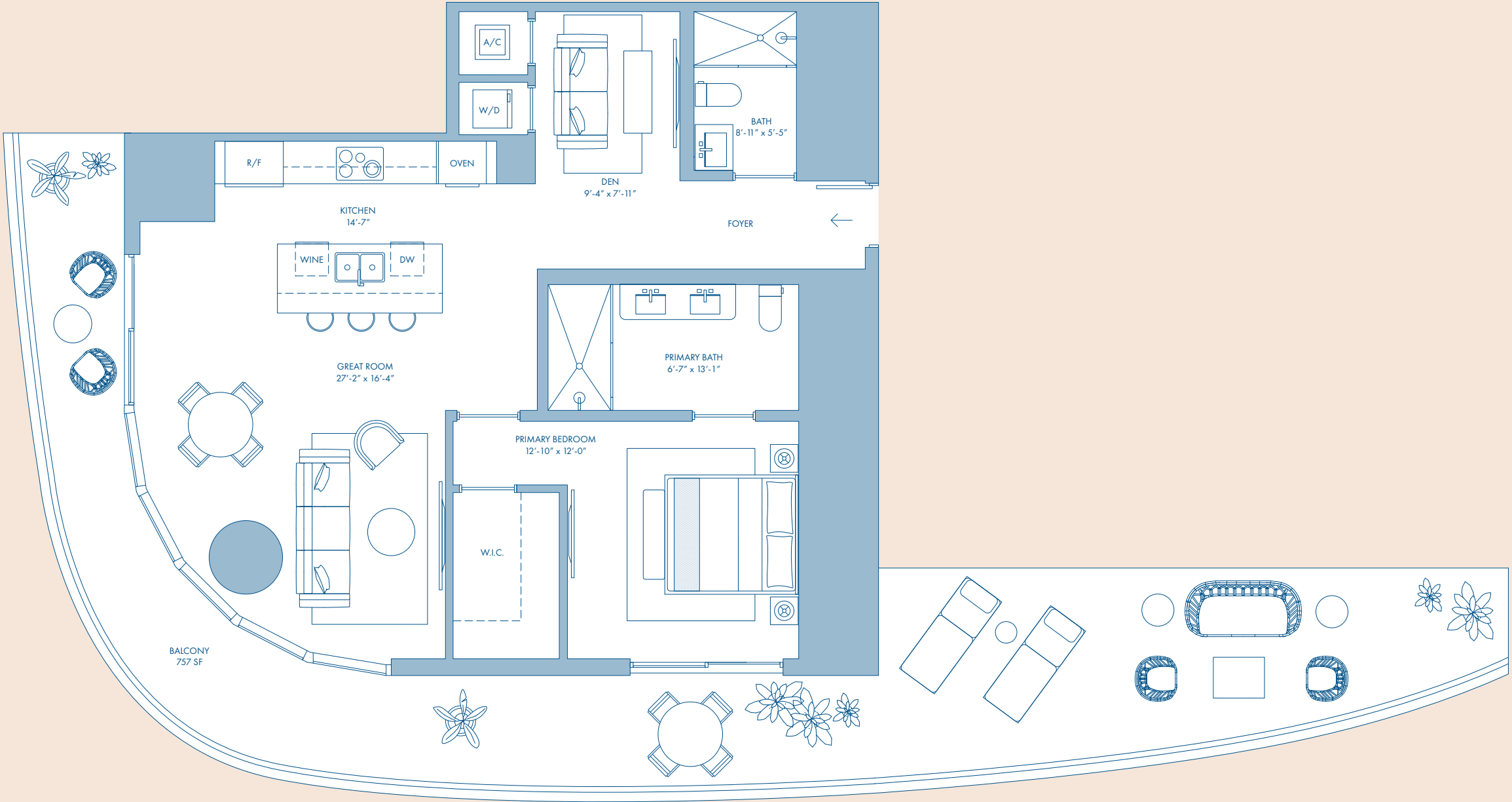
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA

1,181 SQ. FT. / 110 SQ. M.

TERRACE AREA

757 SQ. FT. / 70 SQ. M.



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RESIDENCE 07

LEVEL 9-18

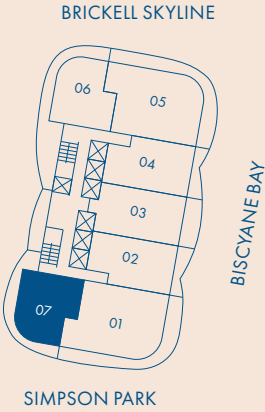
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA

1,181 SQ. FT. / 110 SQ. M.

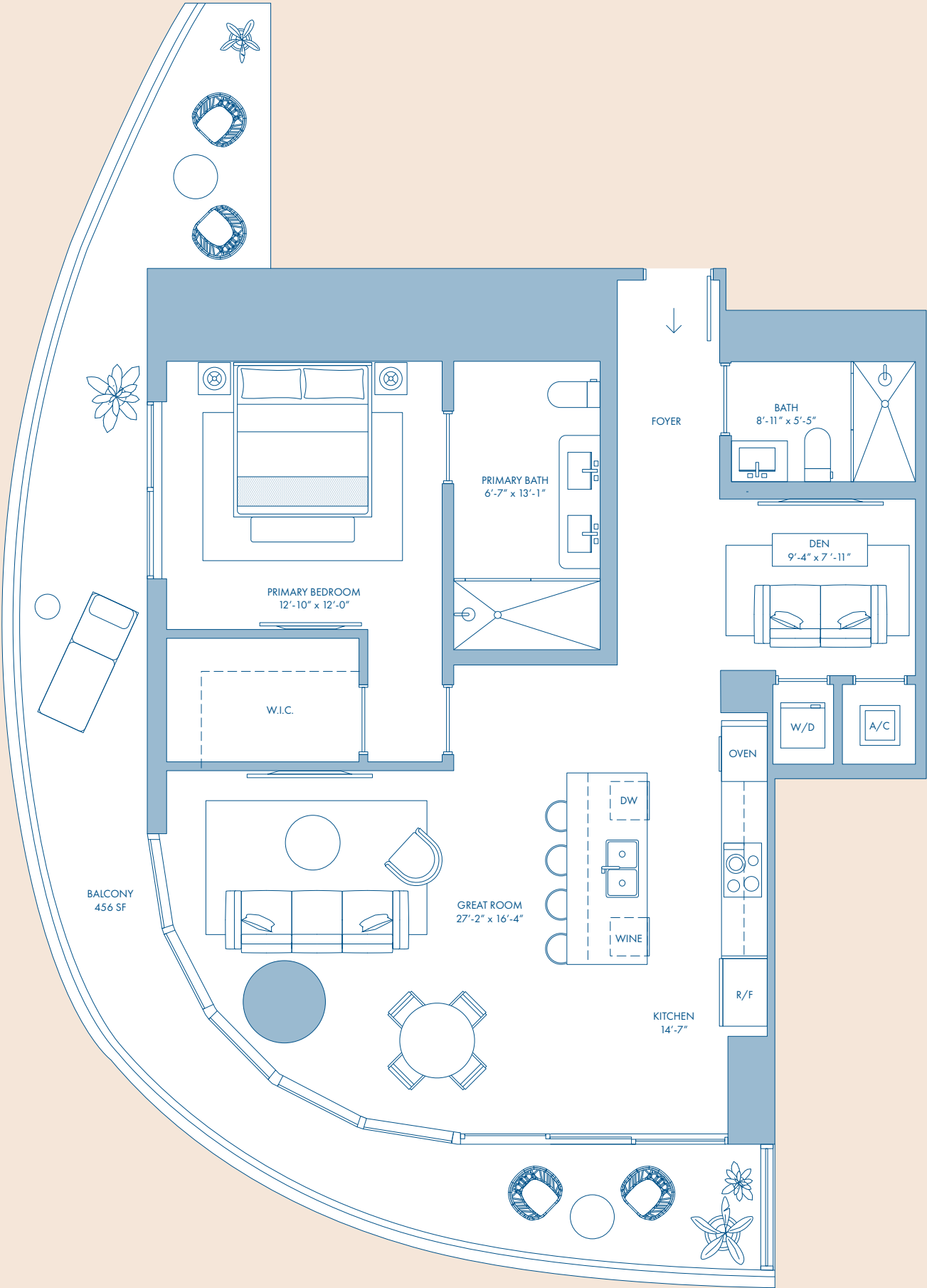
TERRACE AREA

456 SQ. FT. / 42 SQ. M.



NOT TO SCALE

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RESIDENCE 01

3 Bedrooms
3 Bathrooms
1 Powder Room

LEVEL 19-36

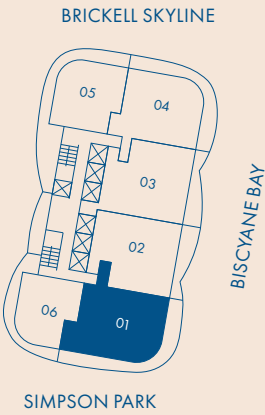
INTERIOR AREA
2,056 SQ. FT. / 191 SQ. M.

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

LEVEL 38-61

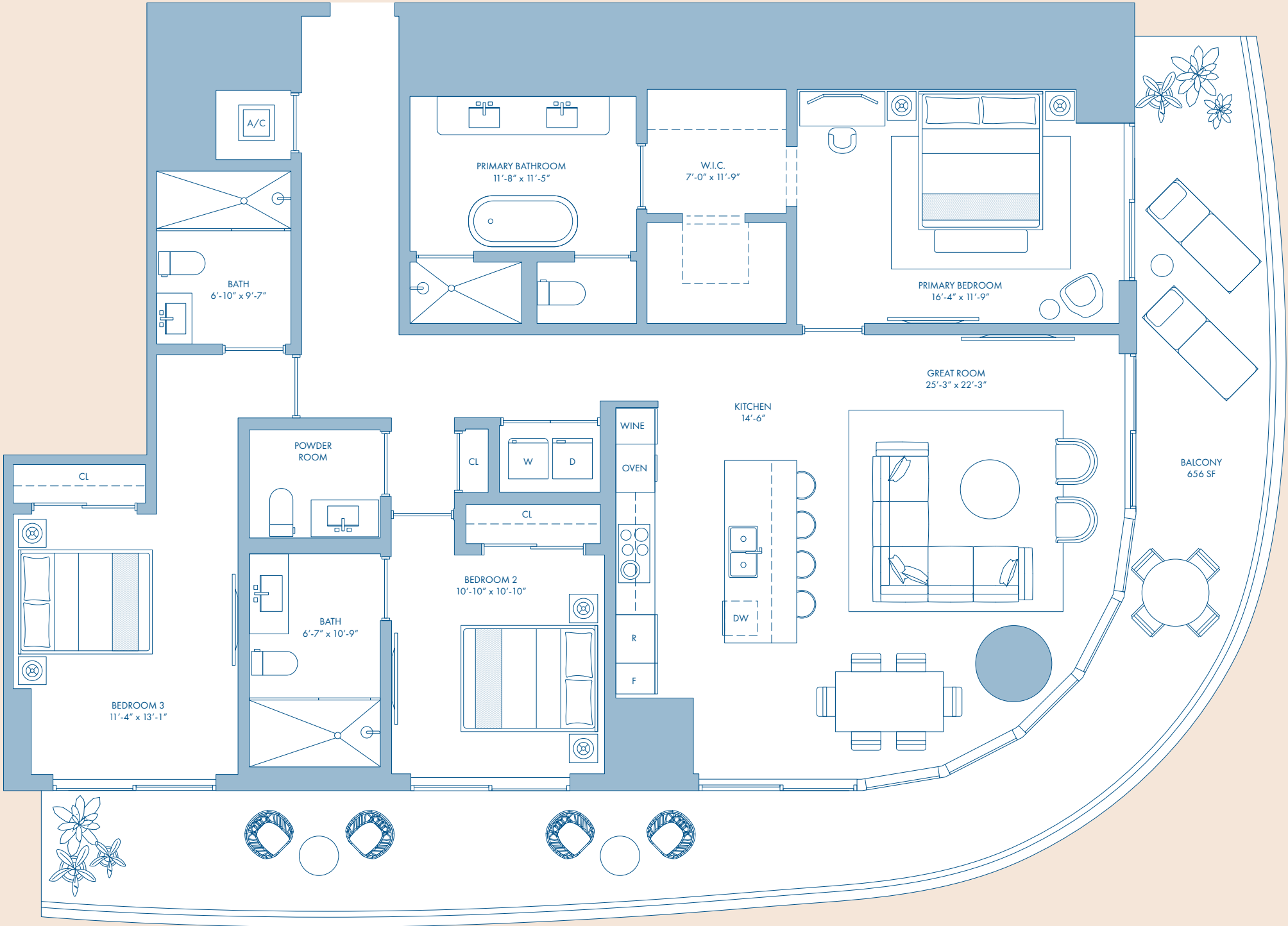
INTERIOR AREA
2,077 SQ. FT. / 193 SQ. M.

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



NOT TO SCALE

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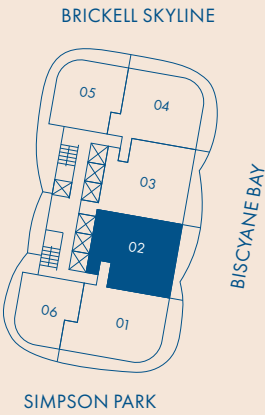


RESIDENCE 02

2 Bedrooms
Den
3 Bathrooms

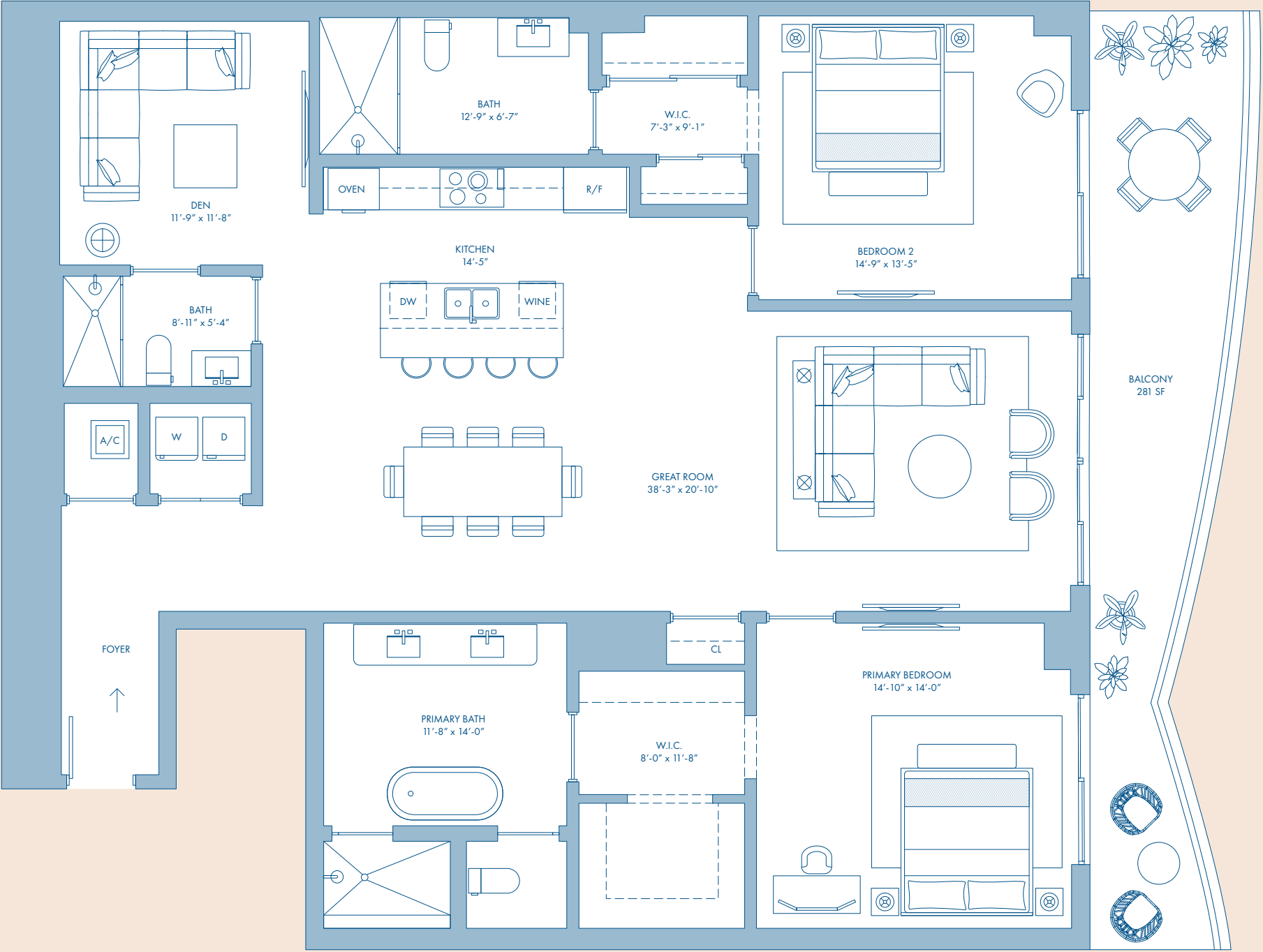
LEVEL 19-36
INTERIOR AREA
2,093 SQ. FT. / 194 SQ. M.
TERRACE AREA
281 SQ. FT. / 26 SQ. M.

LEVEL 38-61
INTERIOR AREA
2,072 SQ. FT. / 192 SQ. M.
TERRACE AREA
281 SQ. FT. / 26 SQ. M.



NOT TO SCALE

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RESIDENCE 03

2 Bedrooms
Den
3 Bathrooms

LEVEL 19-36

INTERIOR AREA

2,171 SQ. FT. / 202 SQ. M.

TERRACE AREA

280 SQ. FT. / 26 SQ. M.

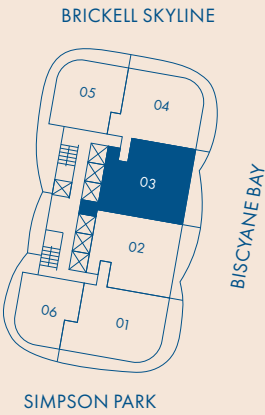
LEVEL 38-61

INTERIOR AREA

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

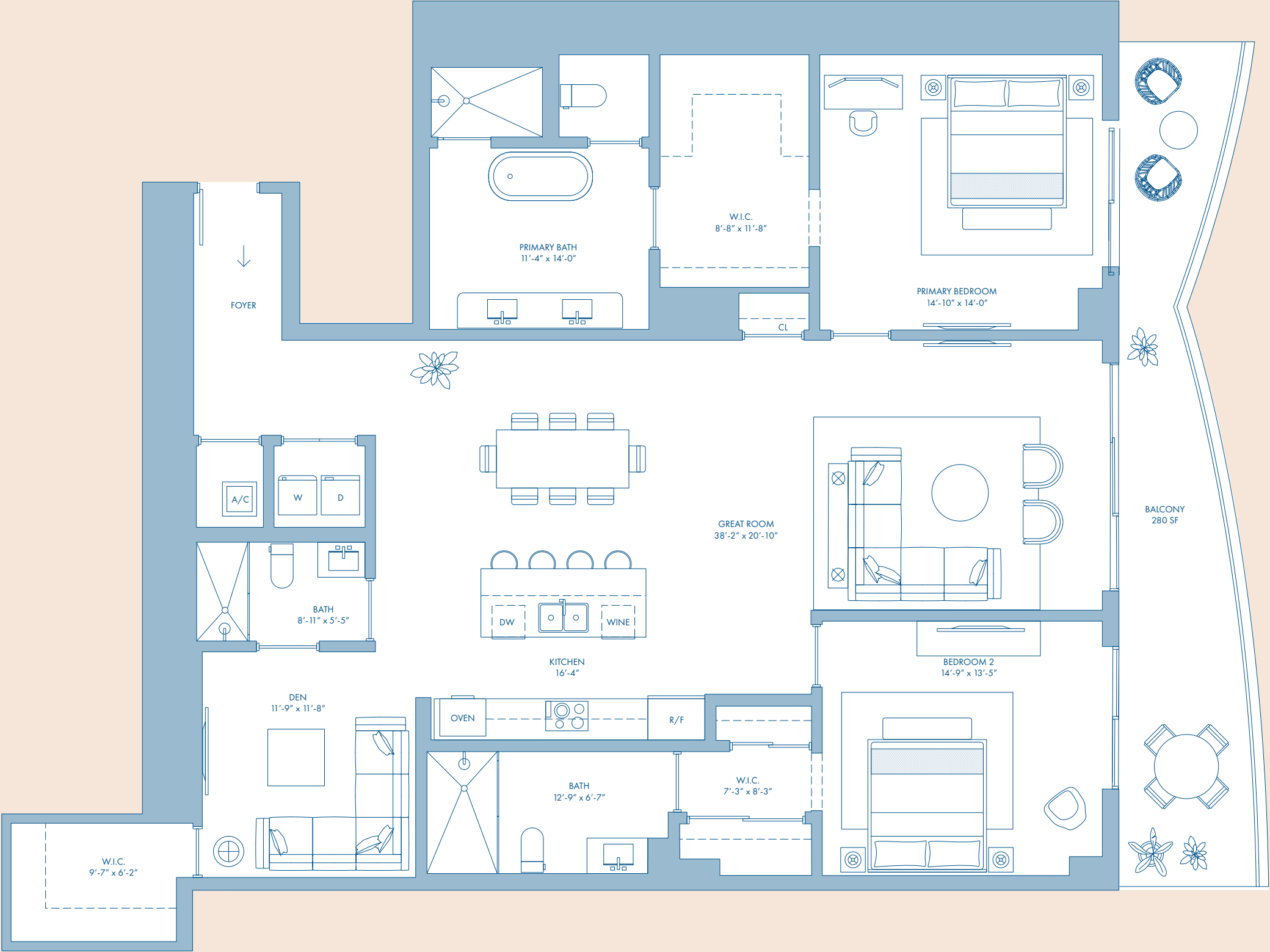
TERRACE AREA

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

1,848 SQ. FT. / 172 SQ. M.

TERRACE AREA

514 SQ. FT. / 48 SQ. M.

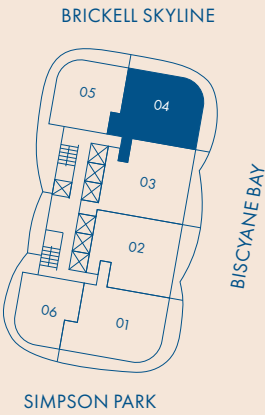
LEVEL 38-61

INTERIOR AREA

1,874 SQ. FT. / 174 SQ. M.

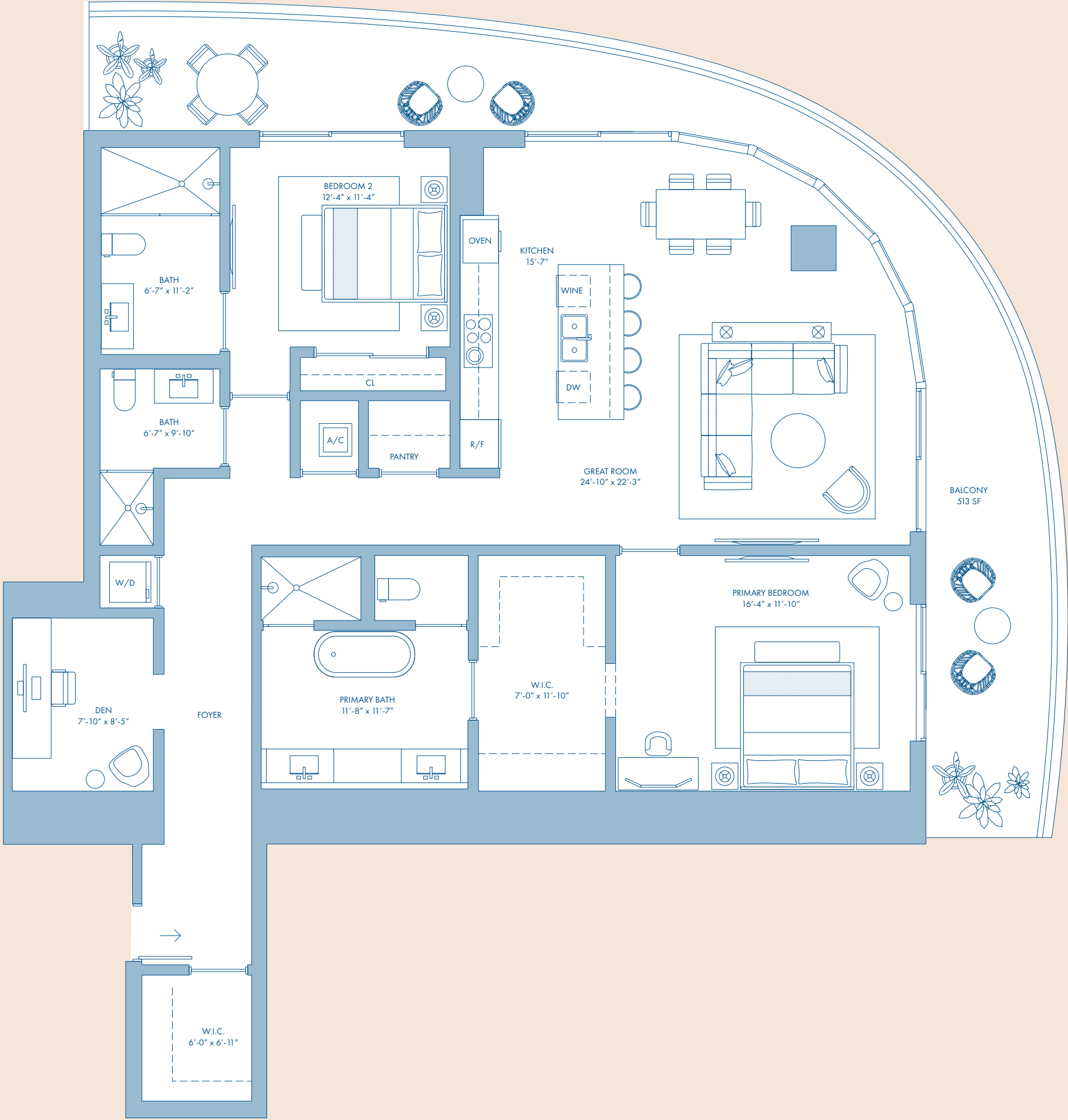
TERRACE AREA

513 SQ. FT. / 48 SQ. M.



NOT TO SCALE

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RESIDENCE 05

2 Bedrooms
Den
2 Bathrooms
1 Powder Room

LEVEL 19-37

INTERIOR AREA

1,385 SQ. FT. / 129 SQ. M.

TERRACE AREA

834 SQ. FT. / 77 SQ. M.

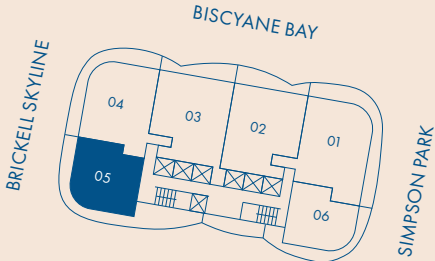
LEVEL 38-61

INTERIOR AREA

1,402 SQ. FT. / 130 SQ. M.

TERRACE AREA

835 SQ. FT. / 77 SQ. M.



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RESIDENCE 06

1 Bedroom
Den
2 Bathrooms

LEVEL 19-36

INTERIOR AREA

1,177 SQ. FT. / 109 SQ. M.

TERRACE AREA

456 SQ. FT. / 42 SQ. M.

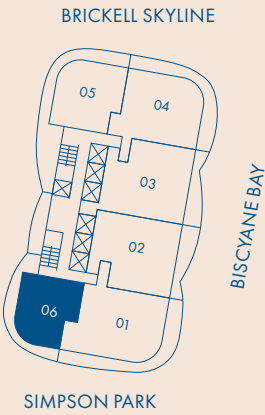
LEVEL 38-61

INTERIOR AREA

1,195 SQ. FT. / 111 SQ. M.

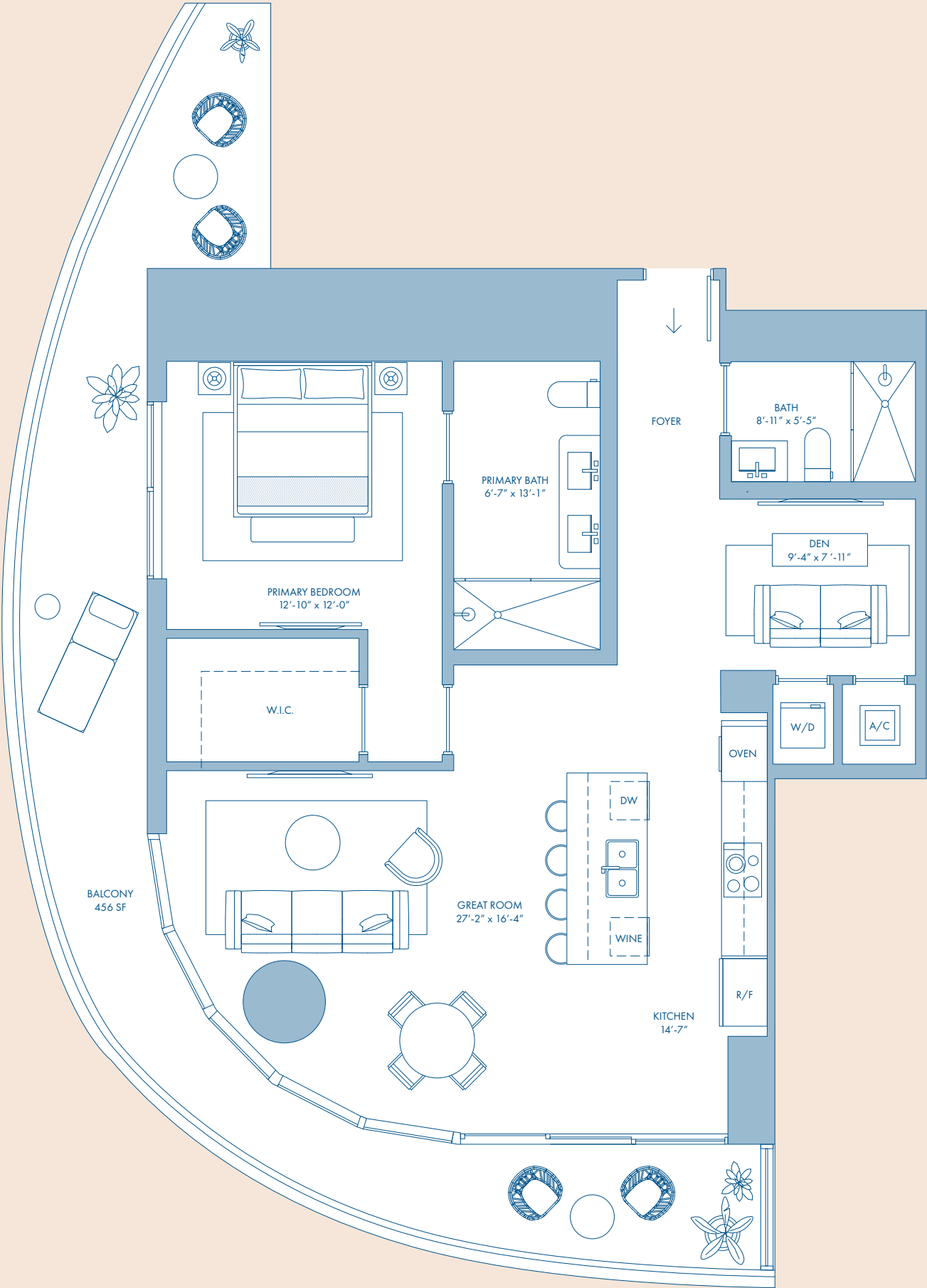
TERRACE AREA

456 SQ. FT. / 42 SQ. M.



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RESIDENCE 01

LEVEL 62-78 TRADIZIONALE

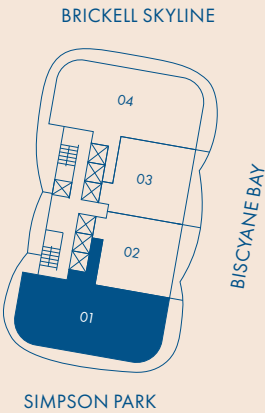
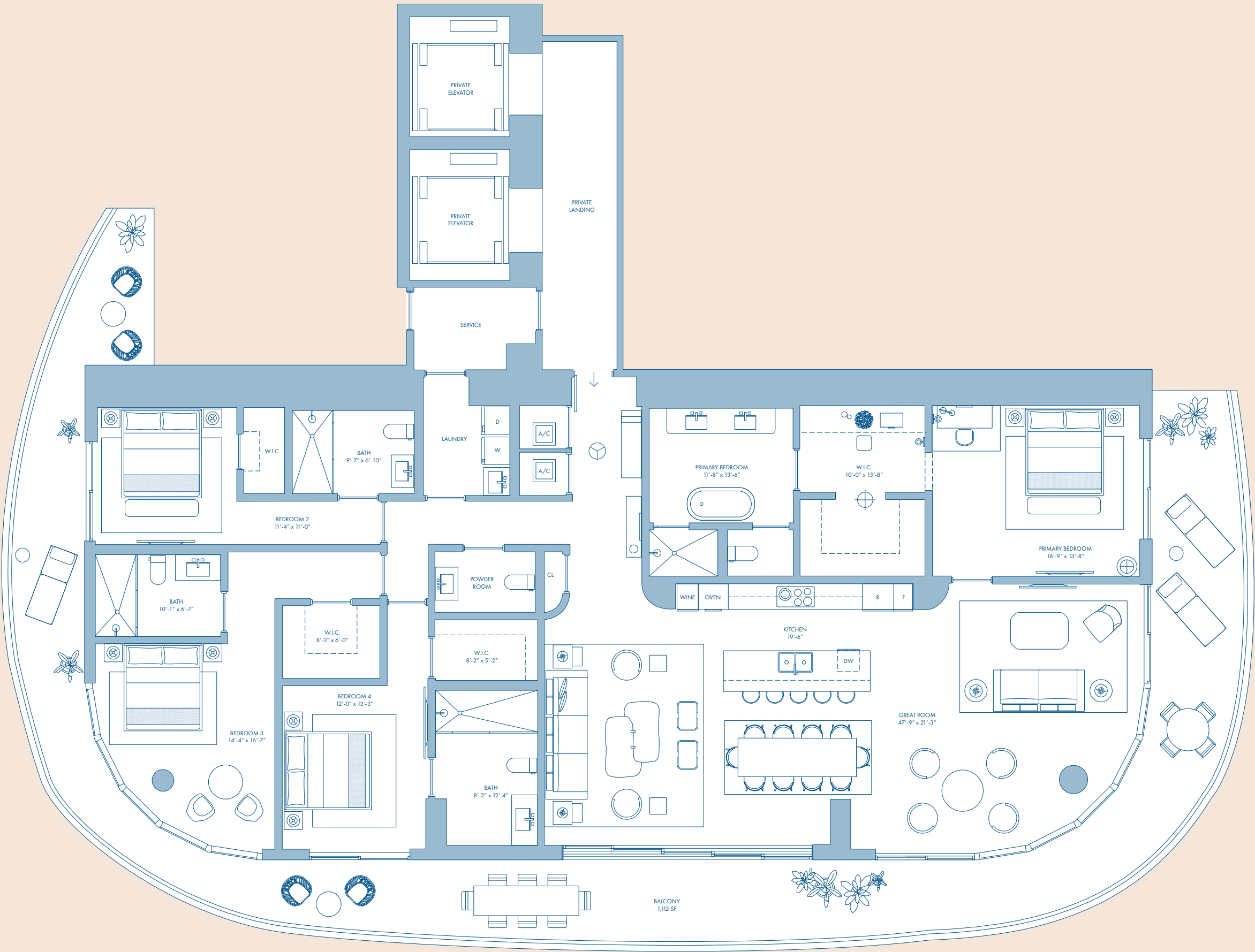
- 4 Bedrooms
- 4 Bathrooms
- 1 Powder Room
- Service Quarters

INTERIOR AREA

3,464 SQ. FT. / 322 SQ. M.

TERRACE AREA

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



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RESIDENCE 01

LEVEL 62-78 CONTEMPORANEO

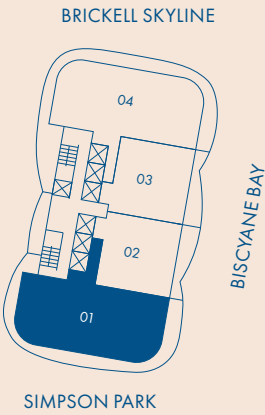
- 4 Bedrooms
- 4 Bathrooms
- 1 Powder Room
- Service Quarters

INTERIOR AREA

3,464 SQ. FT. / 322 SQ. M.

TERRACE AREA

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



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RESIDENCE 02

LEVEL 62-78

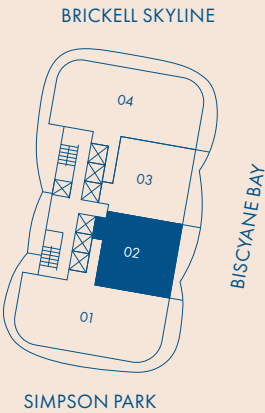
2 Bedrooms
Den
3 Bathrooms

INTERIOR AREA

2,018 SQ. FT. / 187 SQ. M.

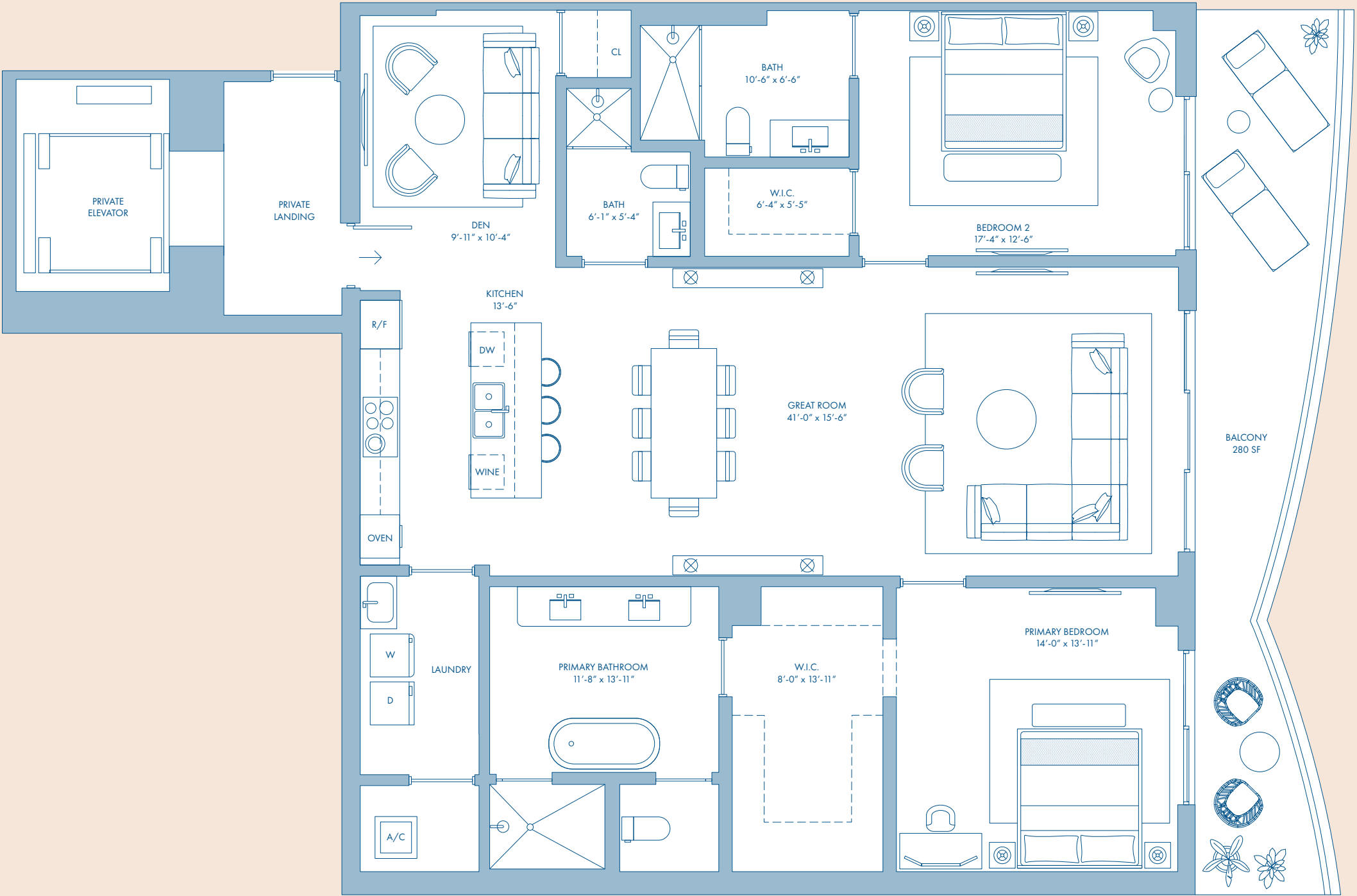
TERRACE AREA

280 SQ. FT. / 26 SQ. M.



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RESIDENCE 03

LEVEL 62-78

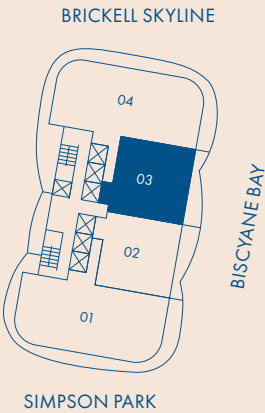
2 Bedrooms
Den
3 Bathrooms

INTERIOR AREA

2,018 SQ. FT. / 187 SQ. M.

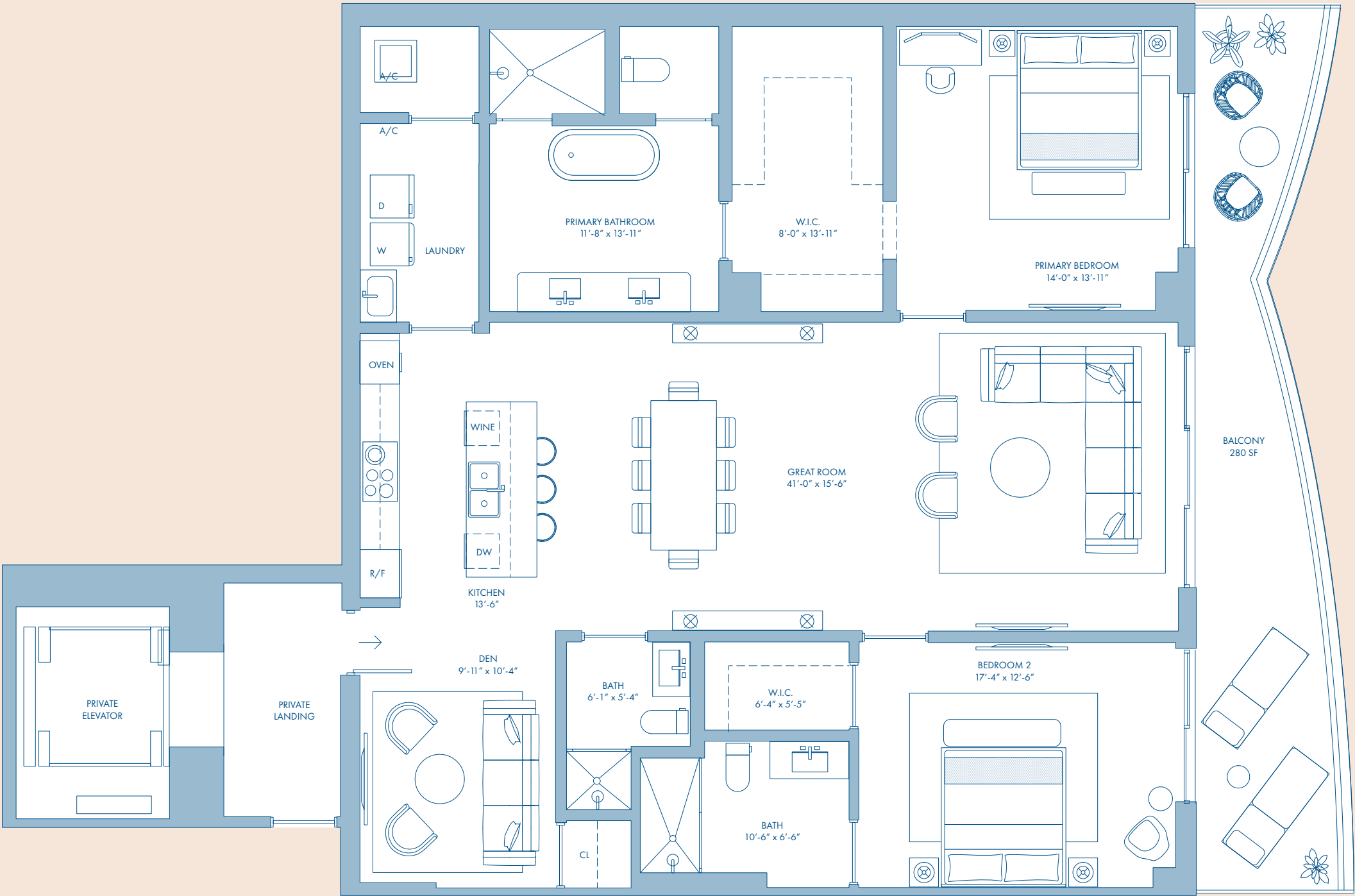
TERRACE AREA

280 SQ. FT. / 26 SQ. M.



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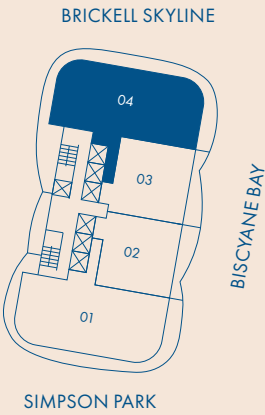
RESIDENCE 04

LEVEL 62-78 TRADIZIONALE

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

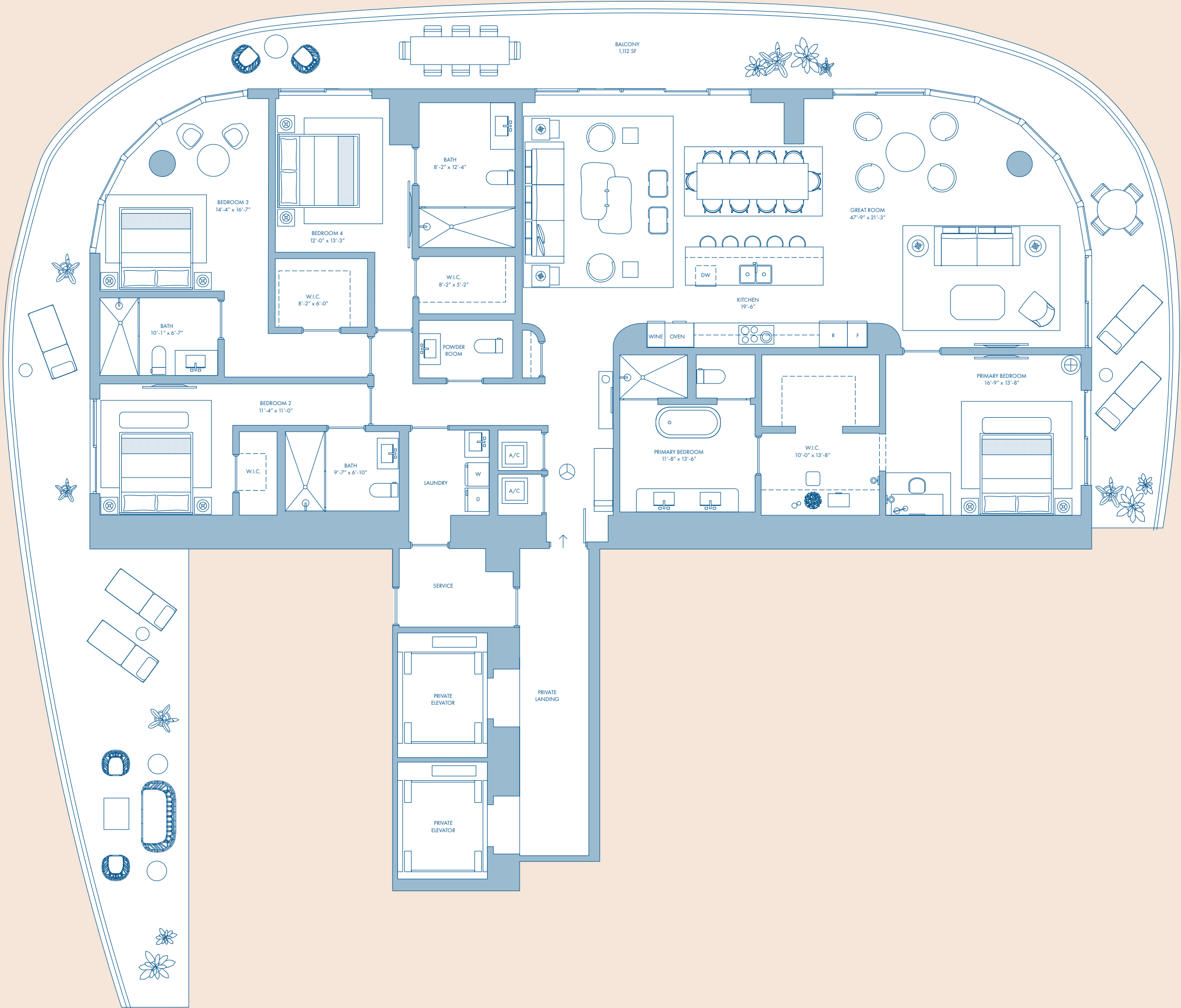
INTERIOR AREA
3,465 SQ. FT. / 322 SQ. M.

TERRACE AREA
1,558 SQ. FT. / 145 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. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in 1420 S. Miami Avenue Condominium & N.J. Registration No. 24-04-0005.



RESIDENCE 04

LEVEL 62-78 CONTEMPORANEO

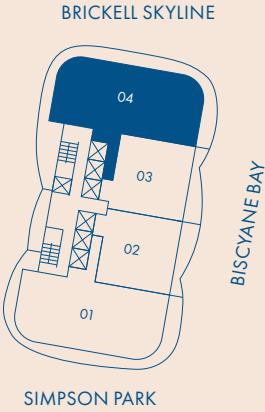
- 4 Bedrooms
- 4 Bathrooms
- 1 Powder Room
- Service Quarters

INTERIOR AREA

3,465 SQ. FT. / 322 SQ. M.

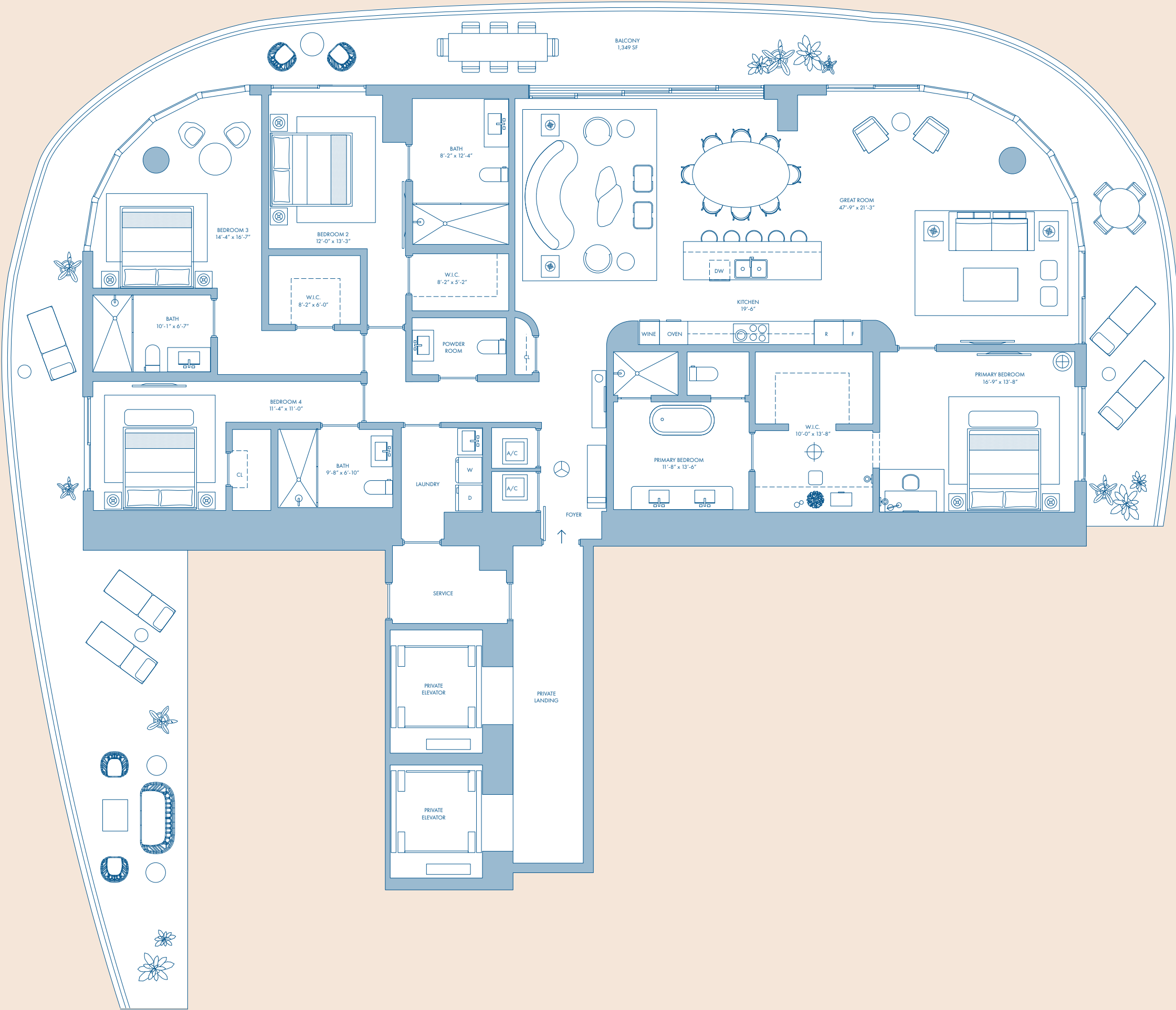
TERRACE AREA

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



NOT TO SCALE

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CIPRIANI RESIDENCES MIAMI
CiprianiResidencesMiami.com



SALES GALLERY
1421 South Miami Avenue, Miami FL 33129

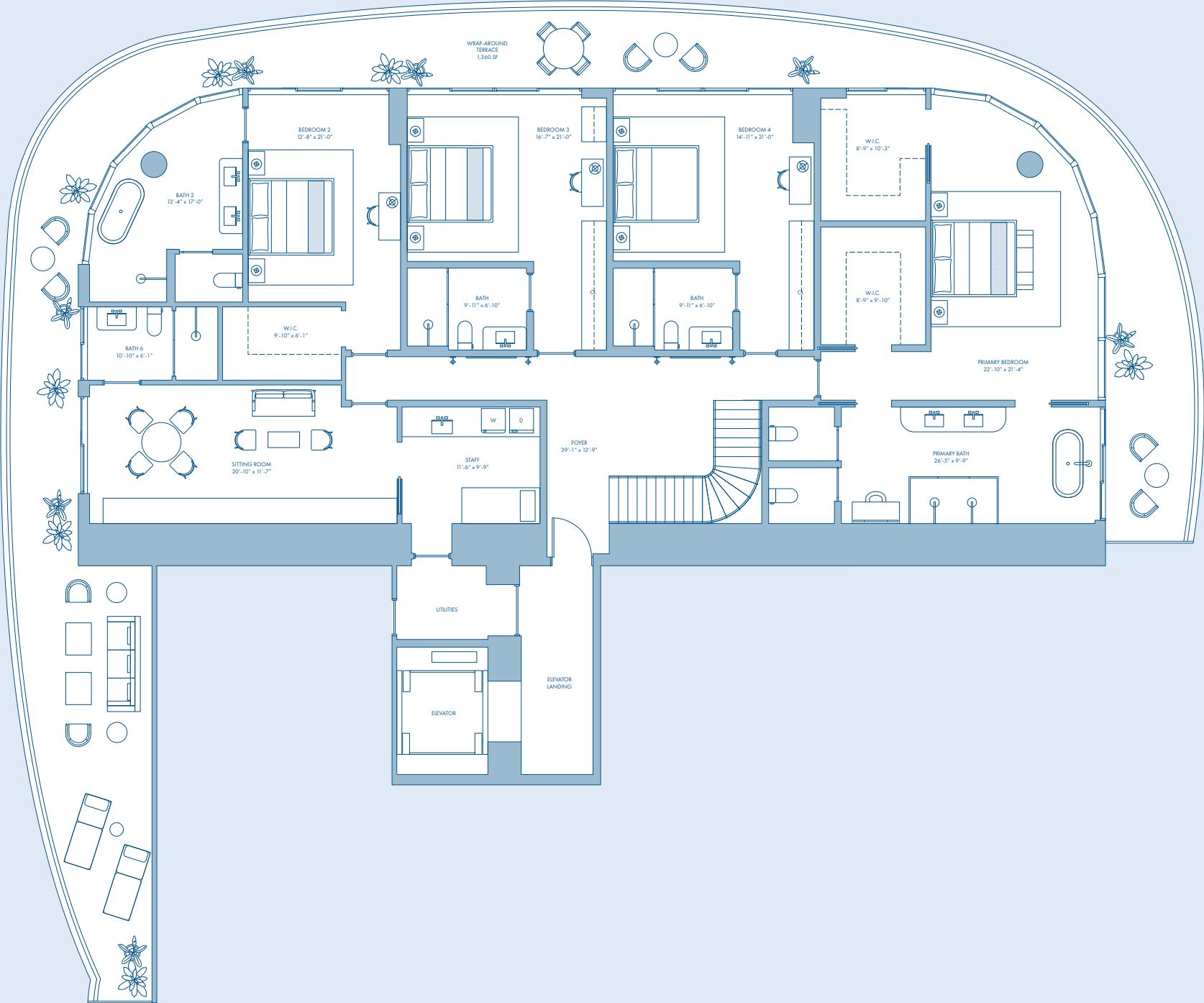
MAST
CAPITAL

Exclusive Sales and Marketing By Fortune Development Sales

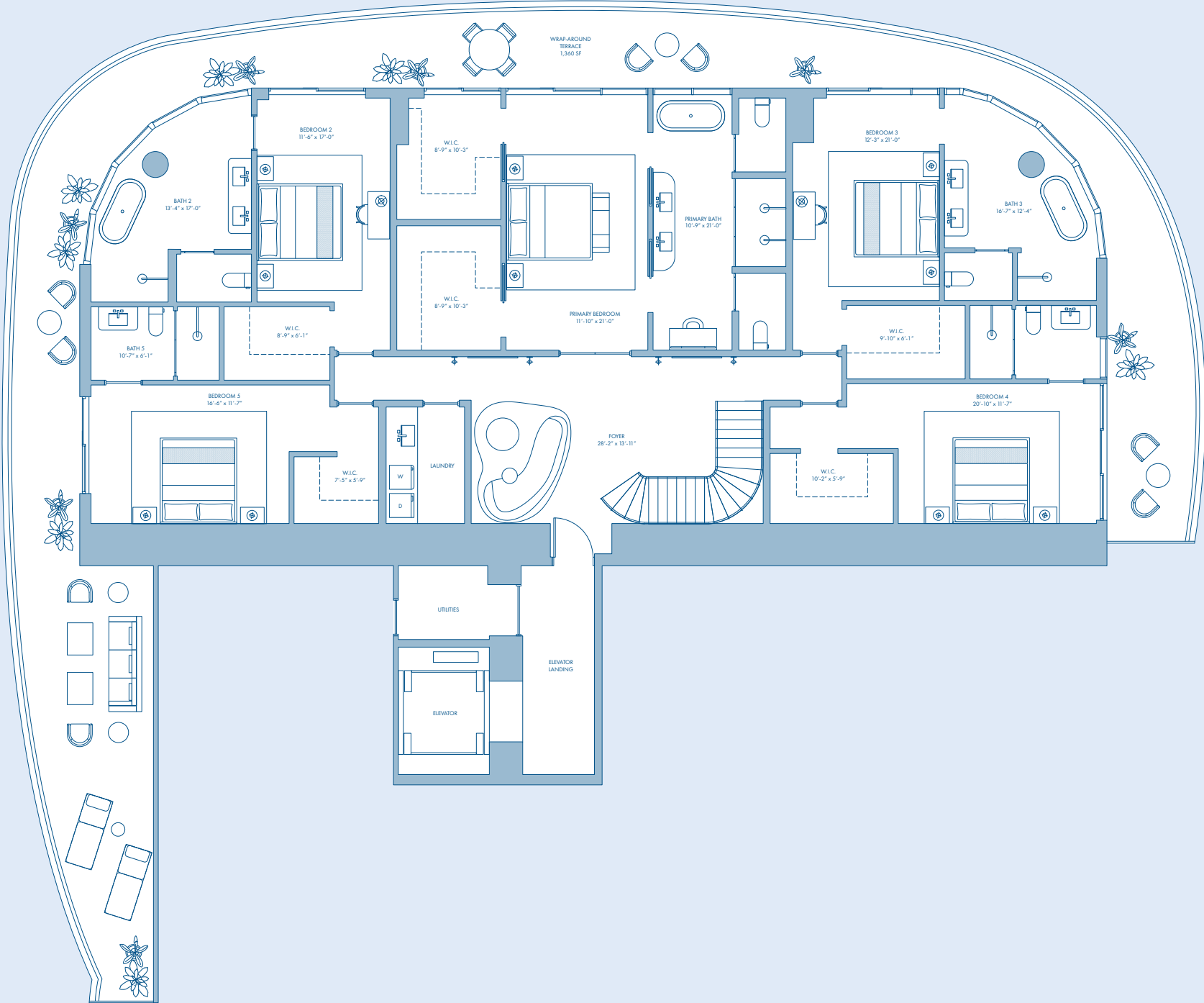
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PENTHOUSE
TRIPLEX

BEDROOM LEVEL
ALTERNATE A



BEDROOM LEVEL
ALTERNATE B



TRIPLEX

LEVEL 79-81

- 5 Bedrooms (3 Primary)
- 8 Bathrooms
- 1 Powder Room
- Gym
- Indoor Pool & Lounge
- Private Elevator (3 Levels)
- Home Office/Study
- 2 Kitchens
- Sauna & Steam Room
- Game/Family Room
- 14’ Ceilings in Upper Level
- 10’ Ceilings in Lower Levels

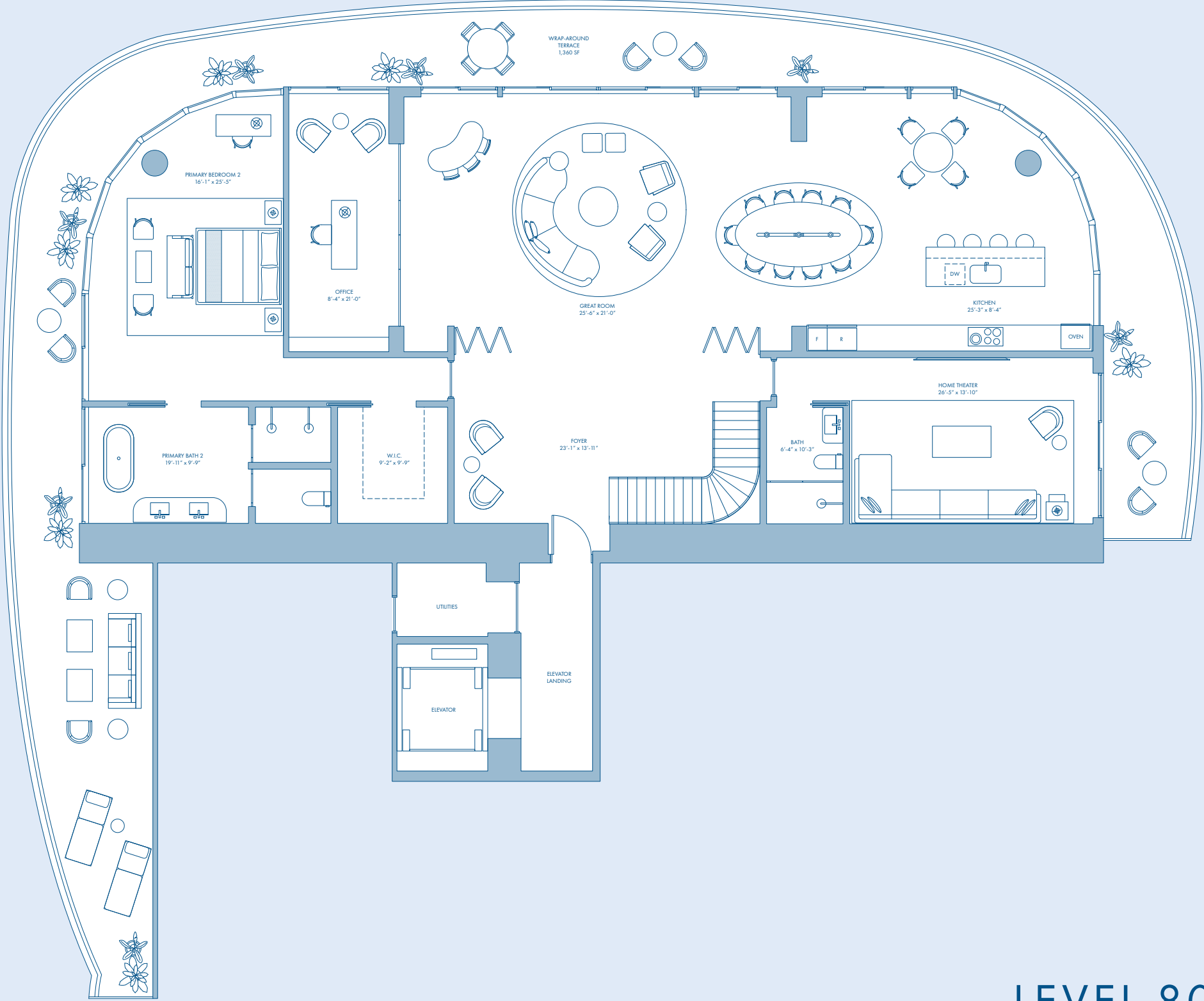
INTERIOR AREA

10,395 SQ. FT. / 966 SQ. M. TOTAL
3,465 SQ. FT. / 322 SQ. M. PER FLOOR

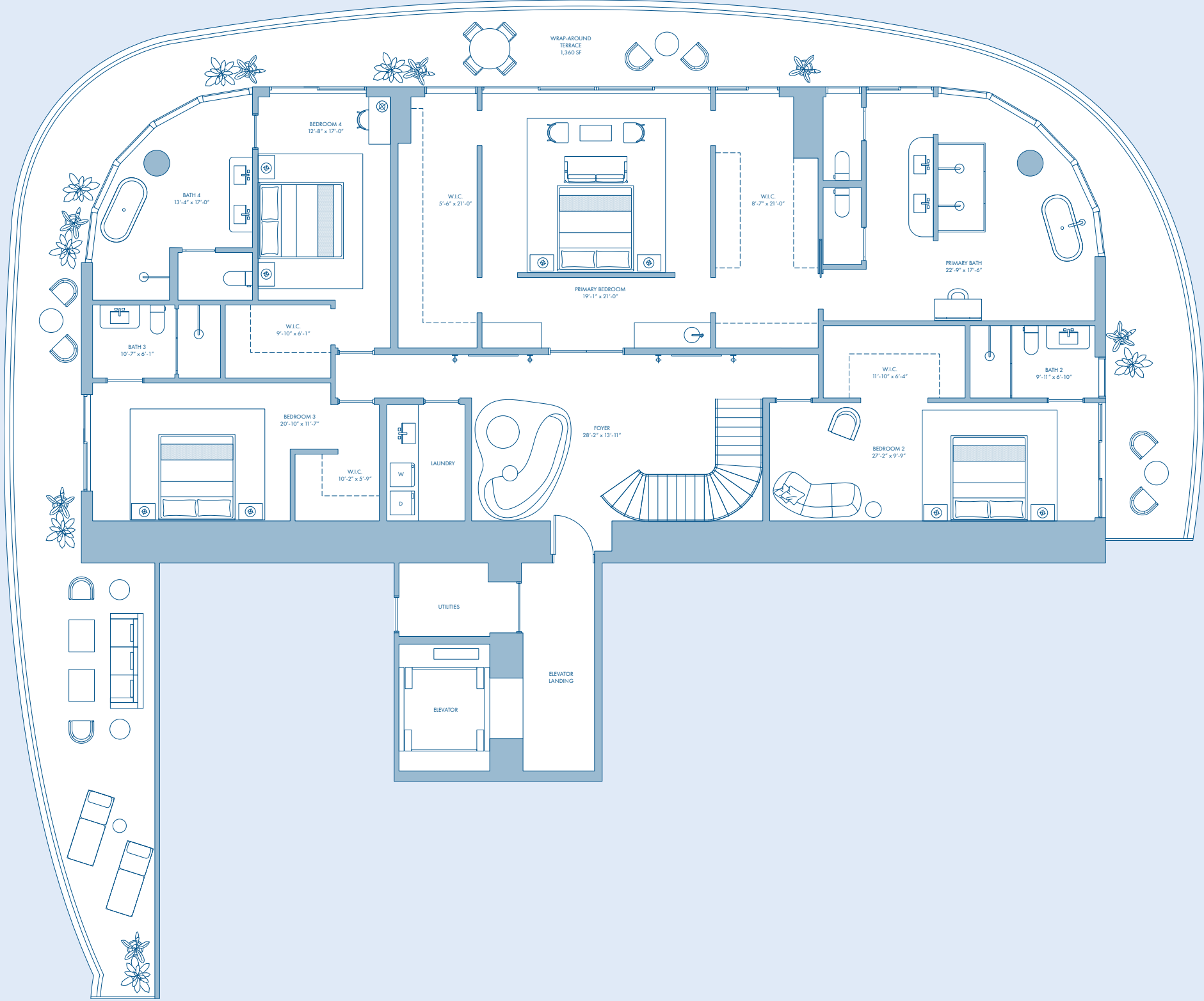
TERRACE AREA

4,674 SQ. FT. / 435 SQ. M. TOTAL
1,558 SQ. FT. / 145 SQ. M. PER FLOOR

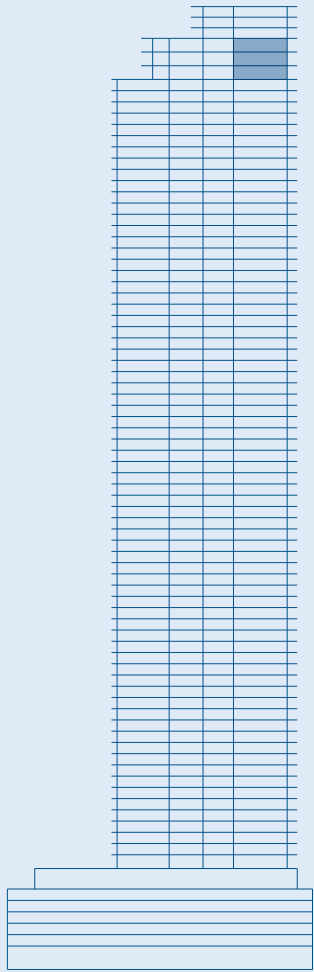
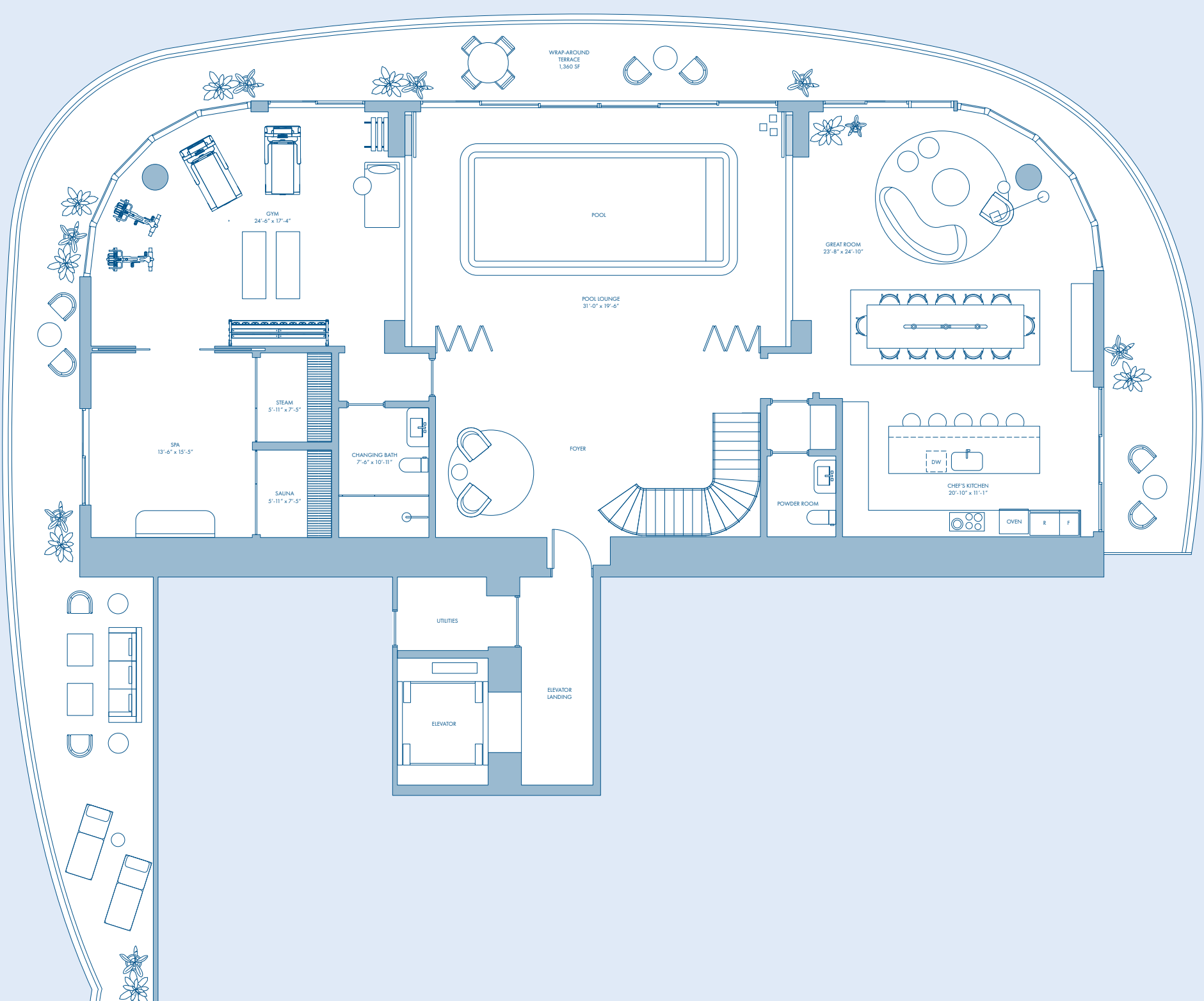
LEVEL 81



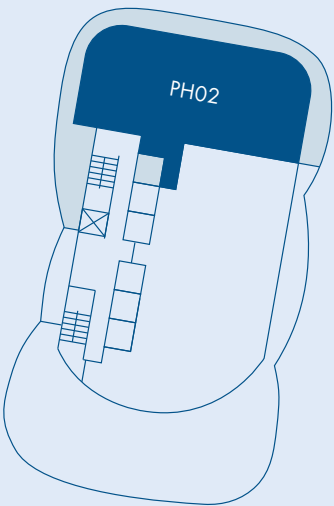
LEVEL 80



LEVEL 79



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



NOT TO SCALE

CIPRIANI RESIDENCES MIAMI
CiprianiResidencesMiami.com



SALES GALLERY
1421 South Miami Avenue, Miami FL 33129

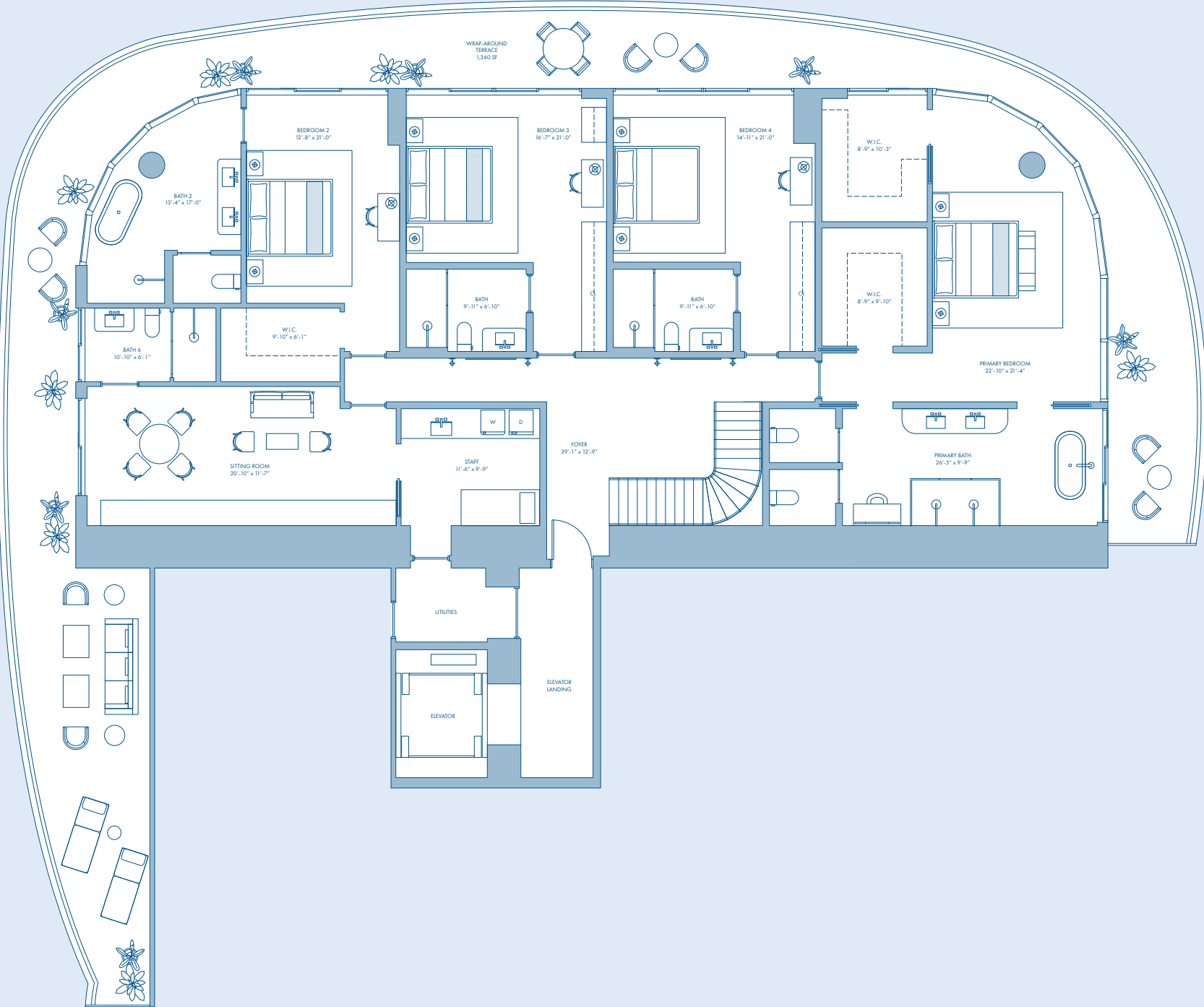
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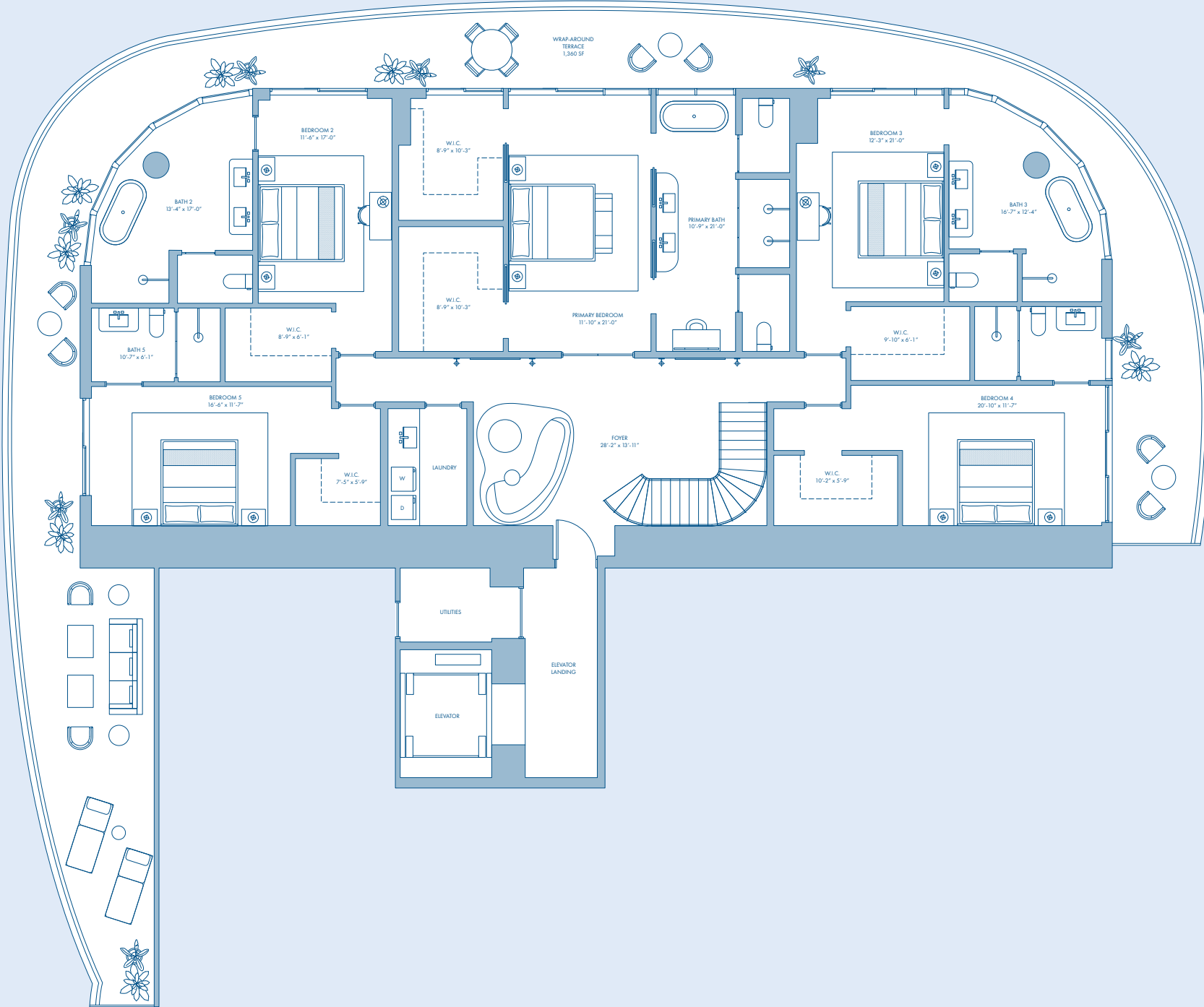
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PENTHOUSE
UPPER DUPLEX

BEDROOM LEVEL
ALTERNATE A



BEDROOM LEVEL
ALTERNATE B



UPPER DUPLEX

LEVEL 80-81

- 5 Bedrooms (3 Primary)
- 6 Bathrooms
- Home Office/Study
- Home Theater
- Private Elevator (2 Levels)
- 14’ Ceilings in Upper Level
- 10’ Ceilings in Lower Level

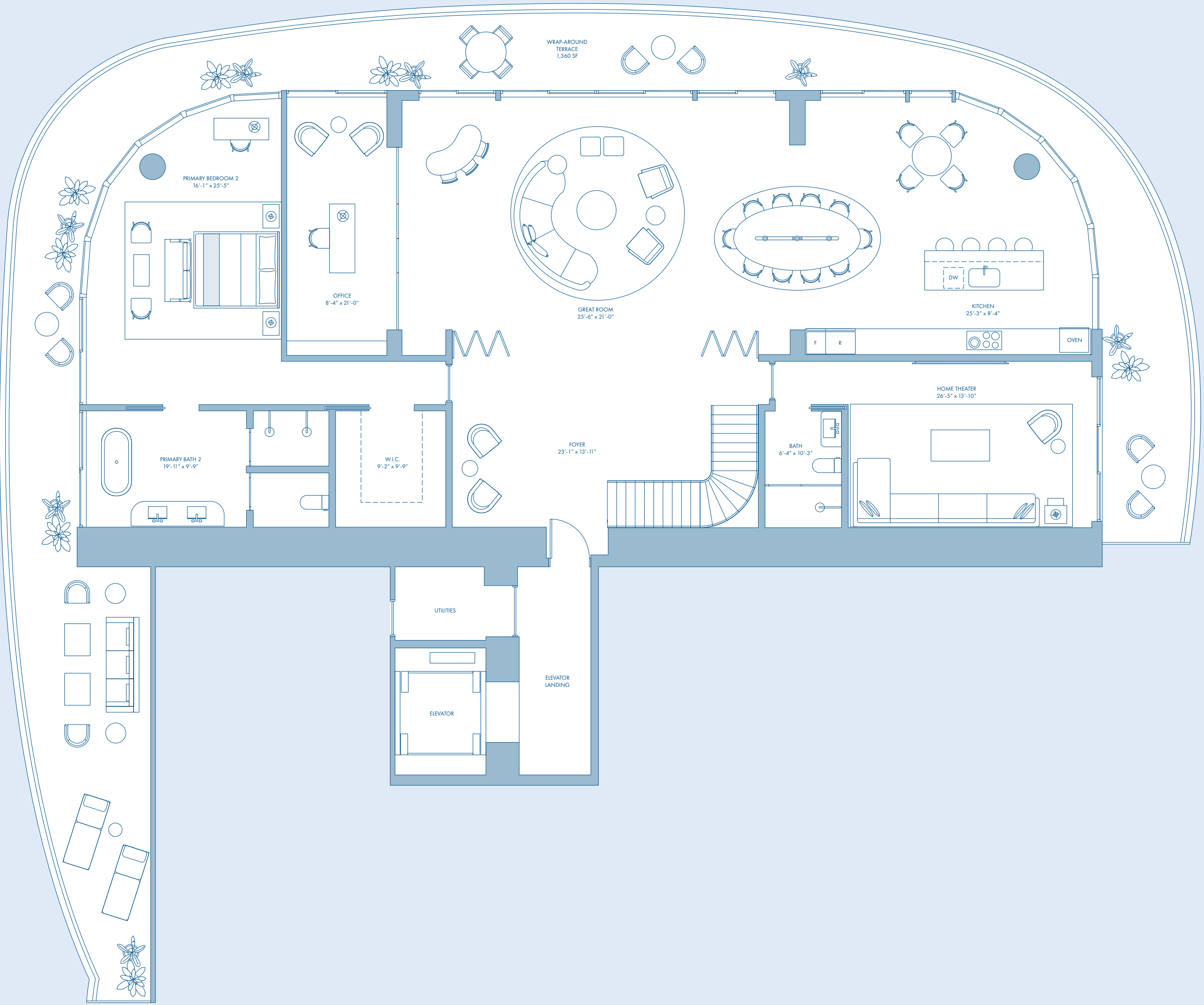
INTERIOR AREA

6,930 SQ. FT. / 644 SQ. M. TOTAL
3,465 SQ. FT. / 322 SQ. M. PER FLOOR

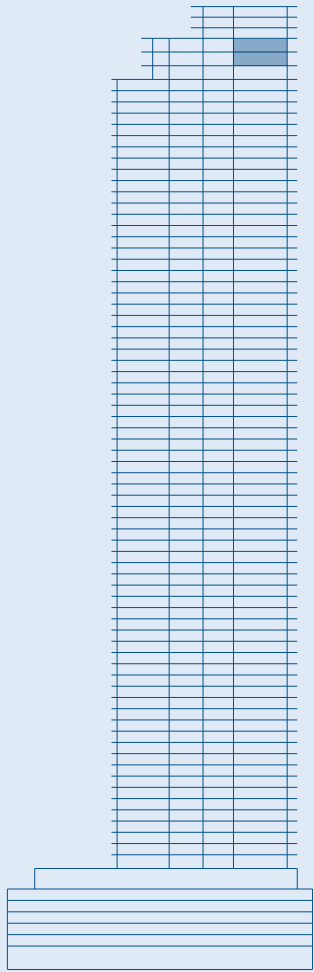
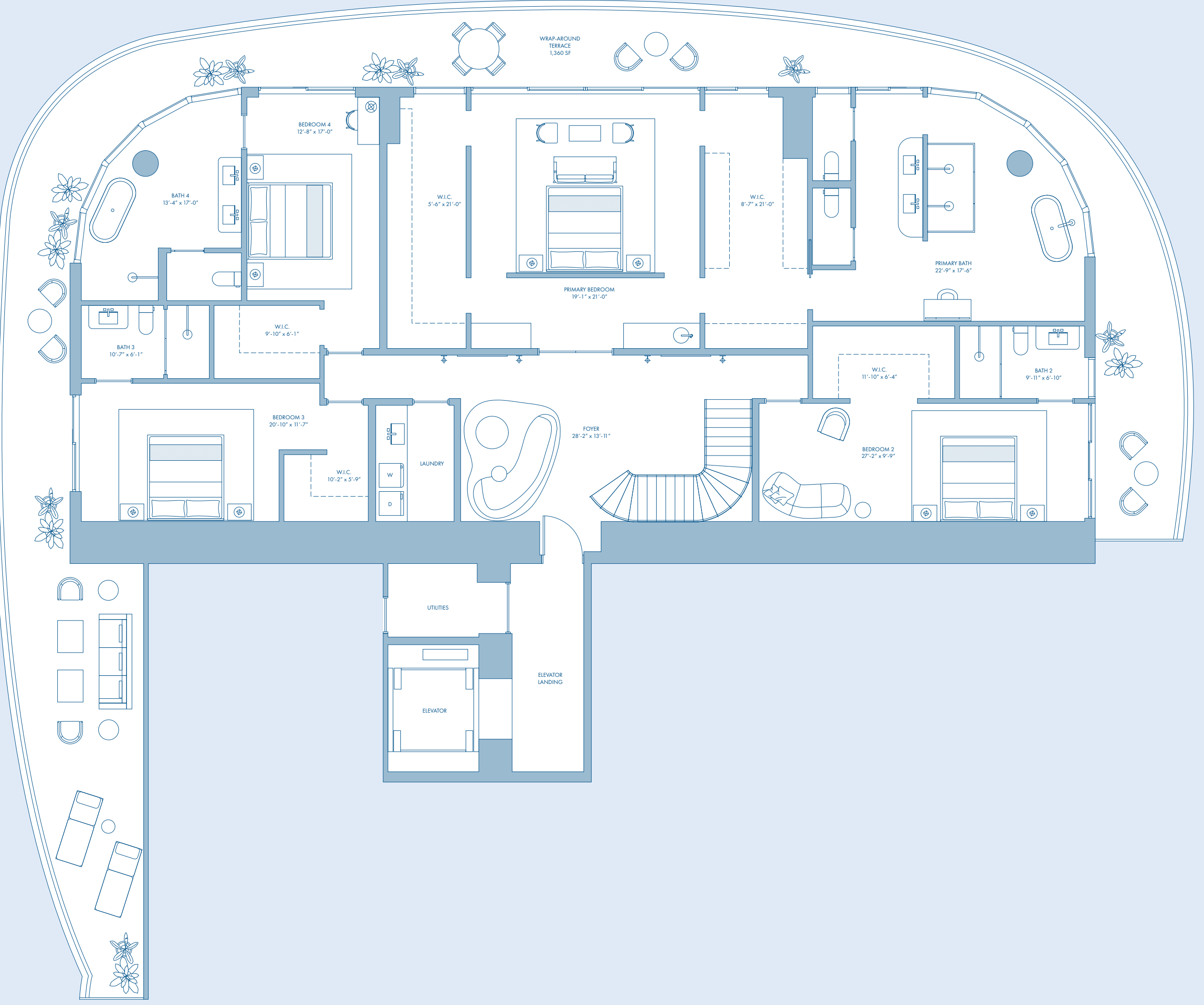
TERRACE AREA

3,116 SQ. FT. / 290 SQ. M. TOTAL
1,558 SQ. FT. / 145 SQ. M. PER FLOOR

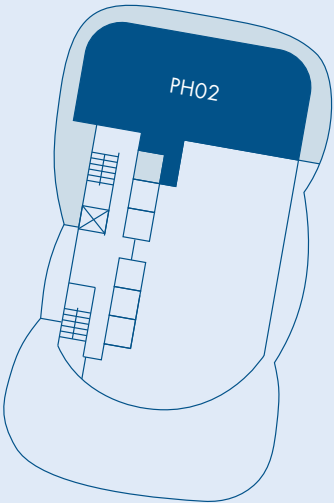
LEVEL 81



LEVEL 80



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



NOT TO SCALE

CIPRIANI RESIDENCES MIAMI
CiprianiResidencesMiami.com



SALES GALLERY
1421 South Miami Avenue, Miami FL 33129

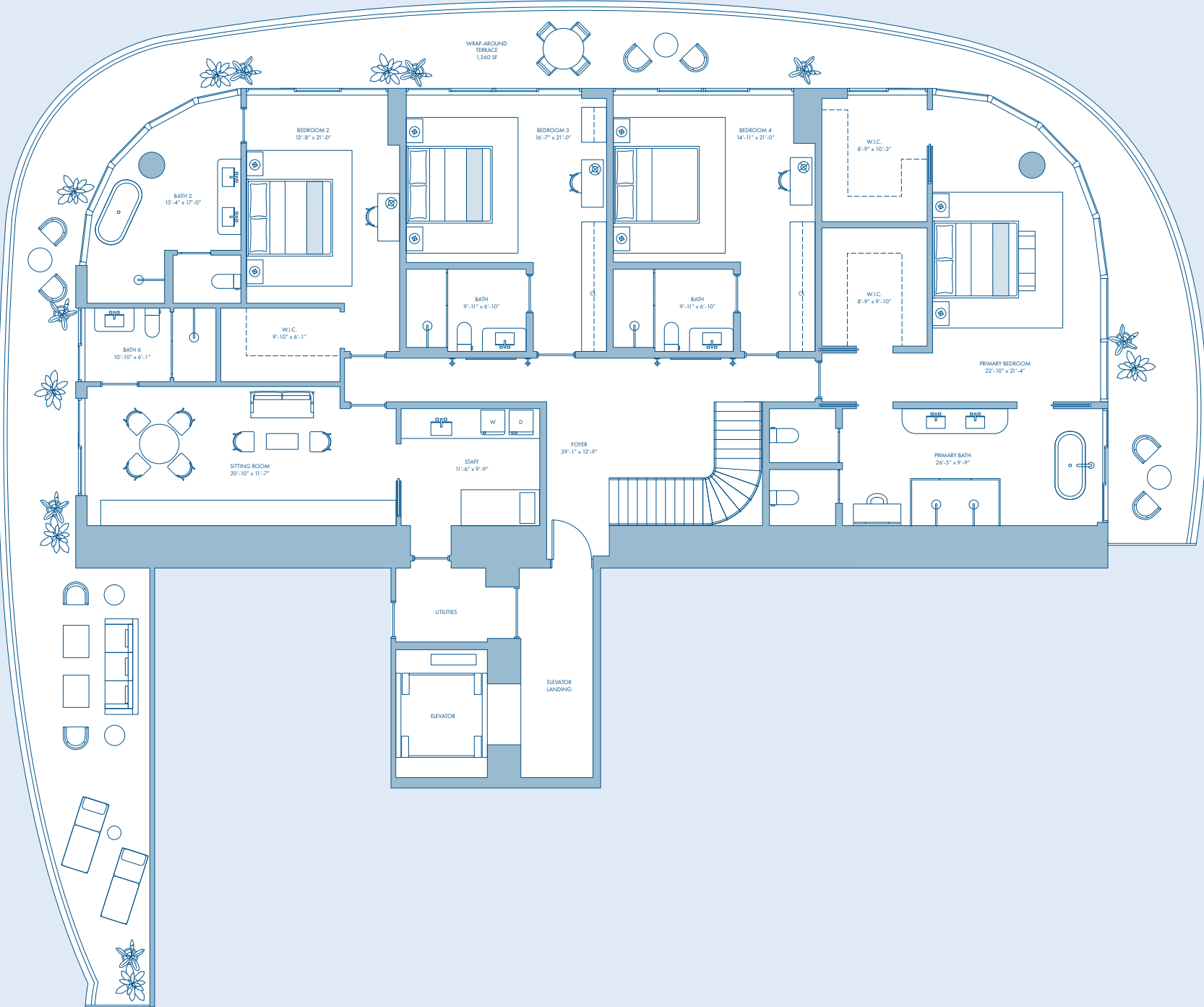
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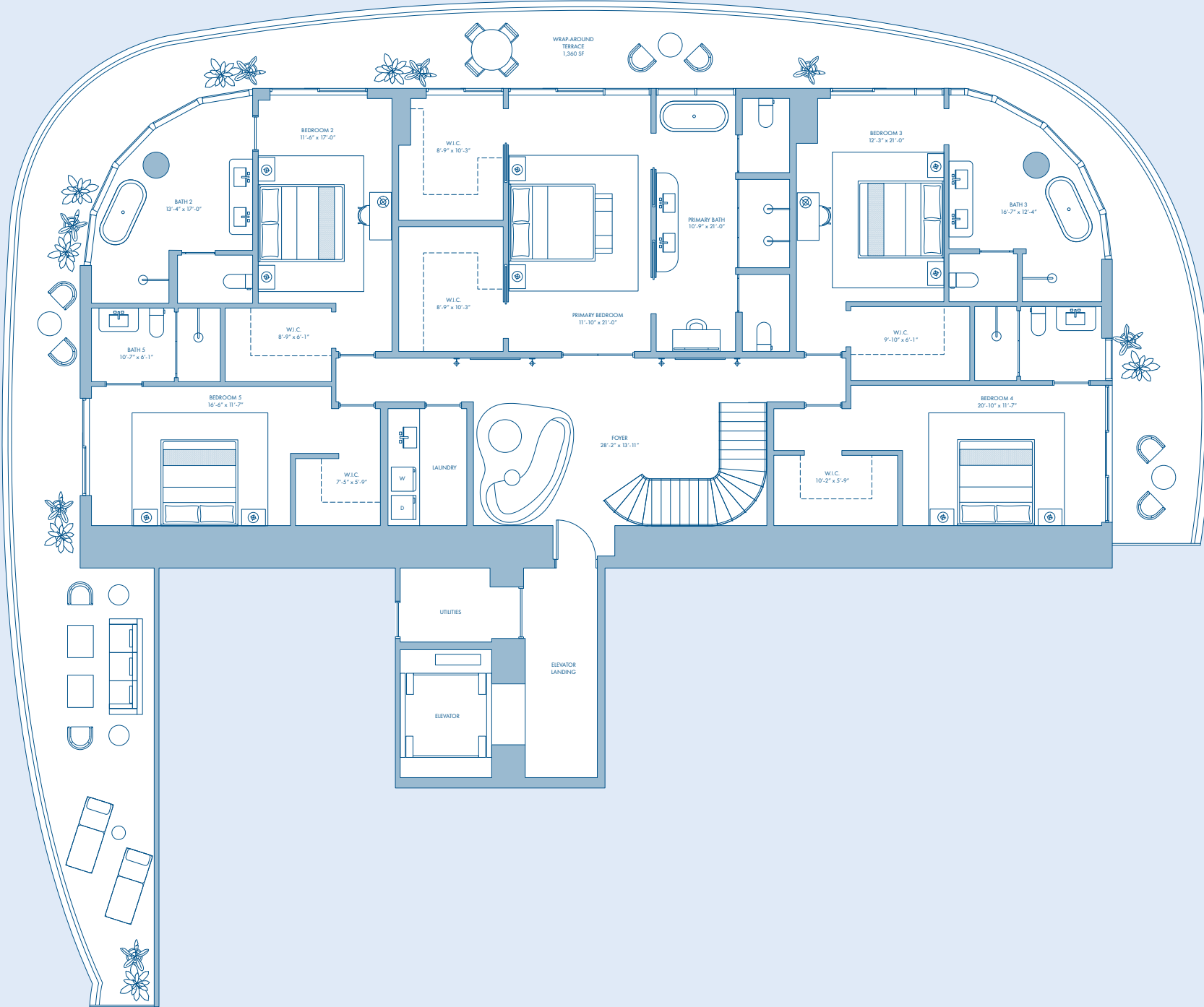
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PENTHOUSE
LOWER DUPLEX

BEDROOM LEVEL
ALTERNATE A



BEDROOM LEVEL
ALTERNATE B



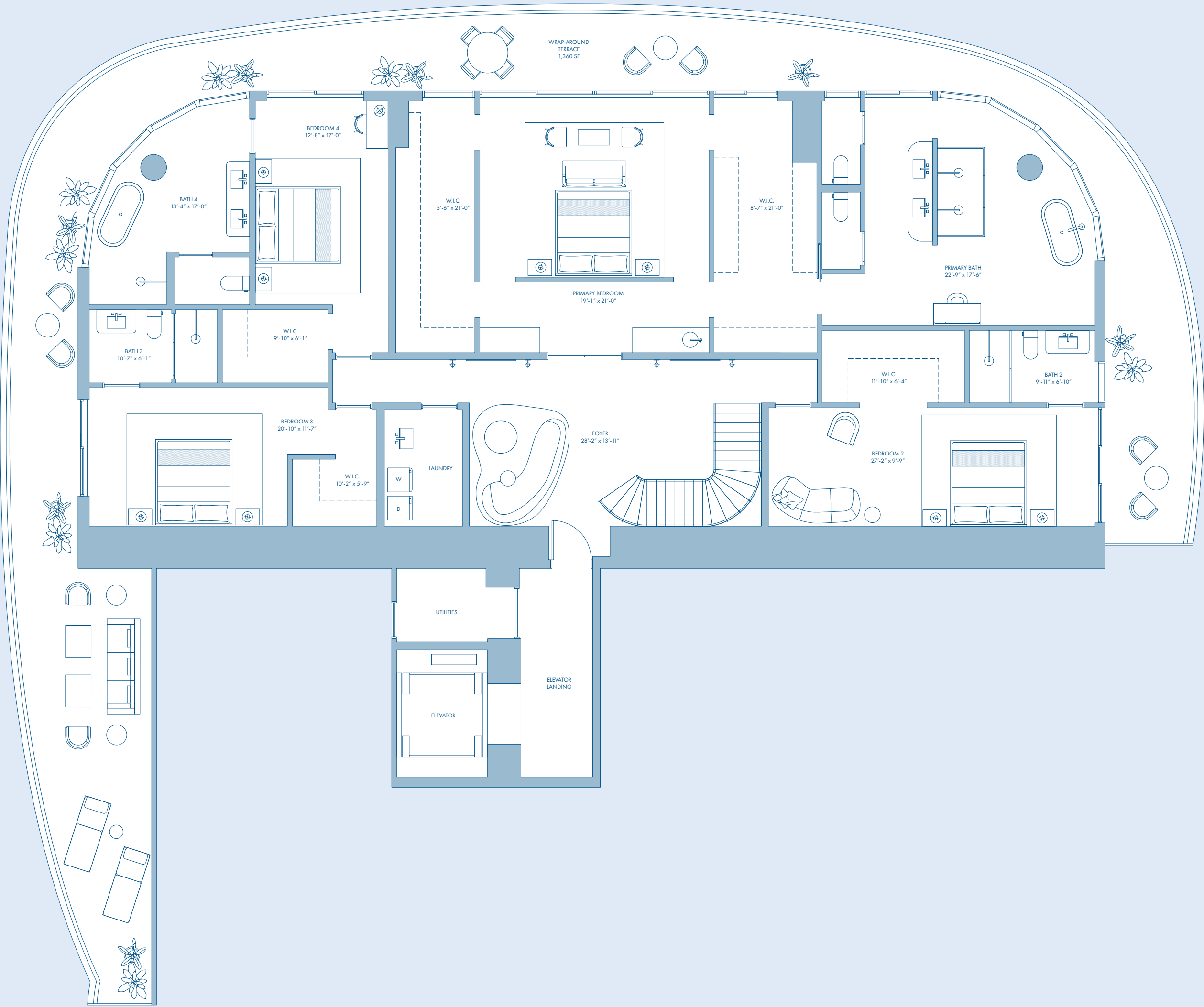
LOWER DUPLEX

LEVEL 78-79

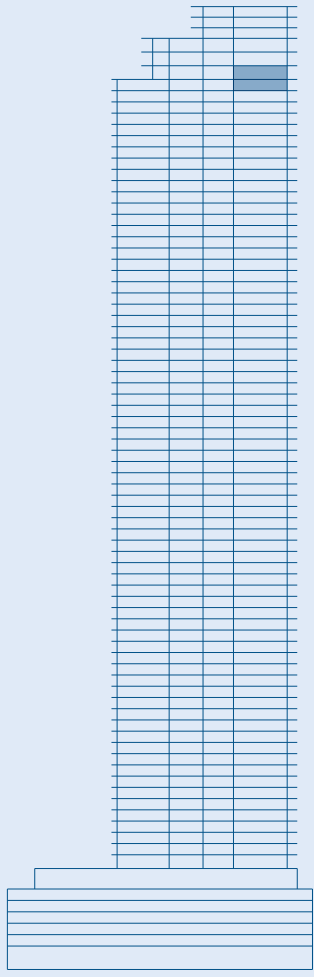
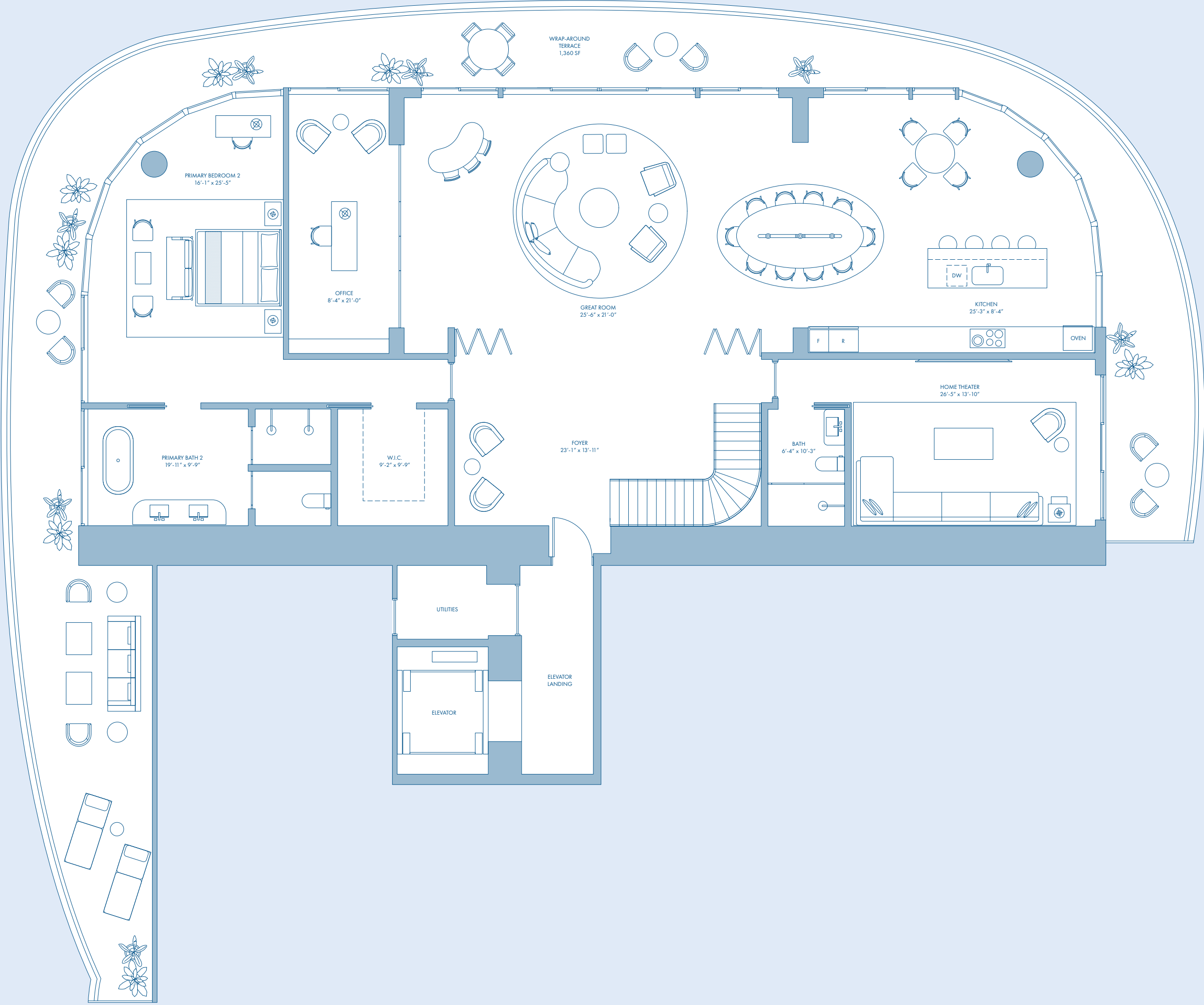
- 5 Bedrooms (3 Primary)
- 6 Bathrooms
- Home Office/Study
- Home Theater
- Private Elevator (2 Levels)
- 14' Ceilings in Lower Level
- 10' Ceilings in Upper Level

INTERIOR AREA
6,930 SQ. FT. / 644 SQ. M. TOTAL
3,465 SQ. FT. / 322 SQ. M. PER FLOOR

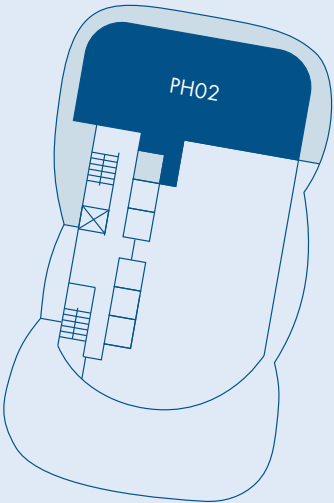
TERRACE AREA
3,116 SQ. FT. / 290 SQ. M. TOTAL
1,558 SQ. FT. / 145 SQ. M. PER FLOOR



LEVEL 78



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



NOT TO SCALE

CIPRIANI RESIDENCES MIAMI
CiprianiResidencesMiami.com



SALES GALLERY
1421 South Miami Avenue, Miami FL 33129

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PENTHOUSE 03
TRADIZIONALE

PENTHOUSE 03

TRADIZIONALE

LEVEL 80-82

- 5 Bedrooms
- 6 Bathrooms
- 1 Powder Room
- Infinity Pool
- Service Quarters
- Game Room
- Private Elevators
- Summer Kitchen
- 20’ Ceilings in Great Room

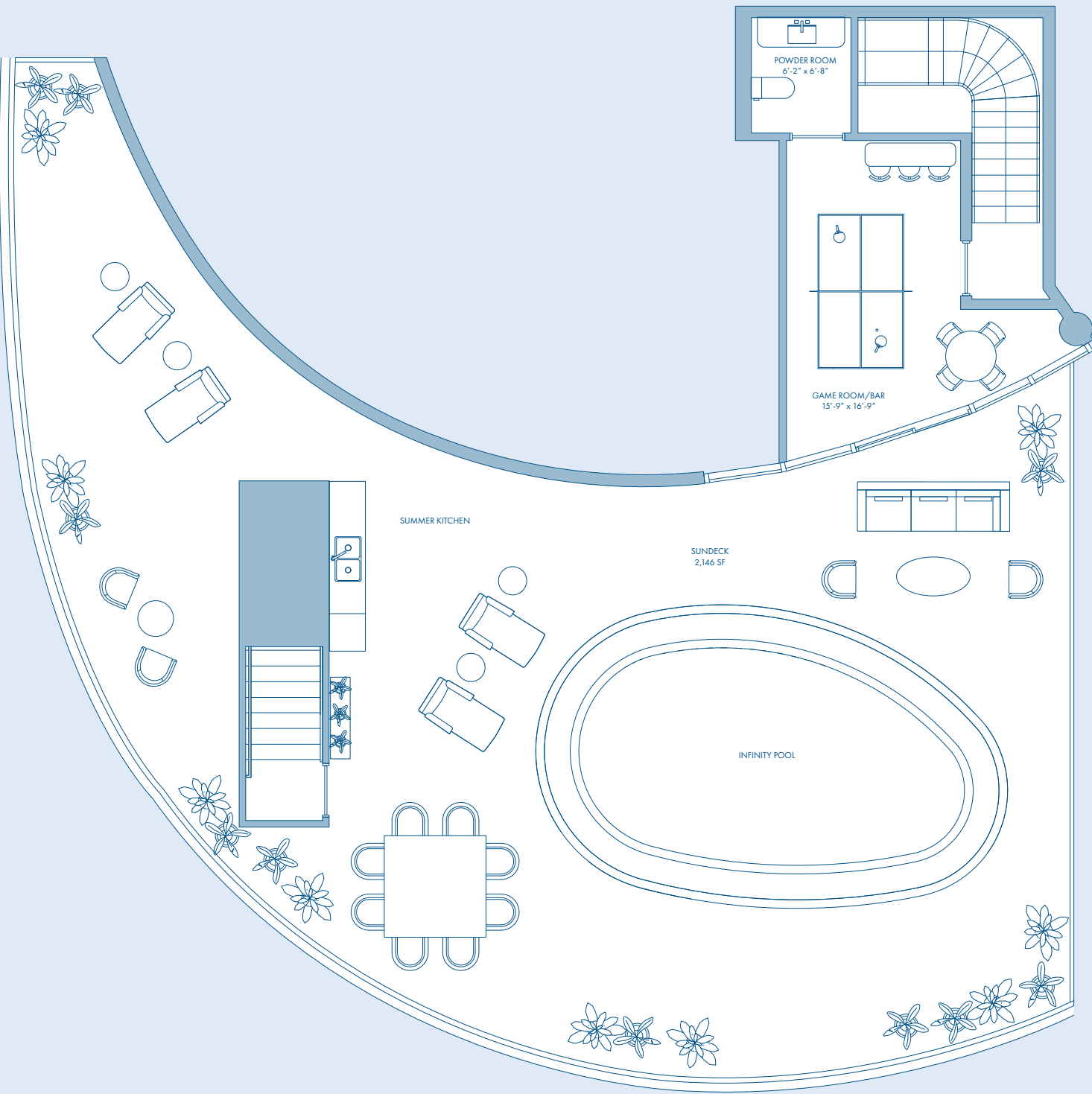
INTERIOR AREA

6,008 SQ. FT. / 558 SQ. M. TOTAL
2,790 SQ. FT. / 259 SQ. M. (LEVEL 80)
2,645 SQ. FT. / 246 SQ. M. (LEVEL 81)
573 SQ. FT. / 53 SQ. M. (LEVEL 82)

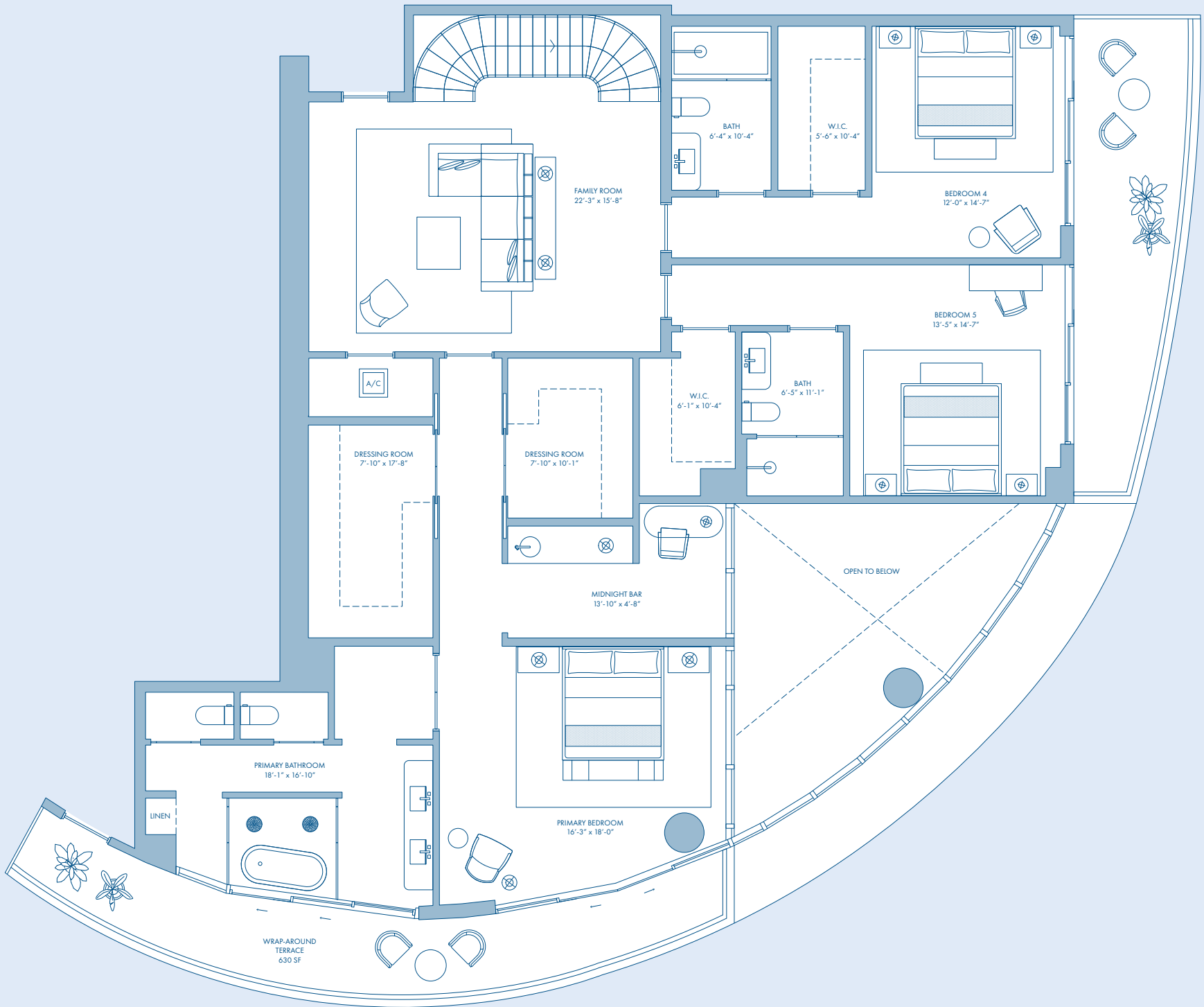
TERRACE AREA

3,190 SQ. FT. / 297 SQ. M. TOTAL
610 SQ. FT. / 57 SQ. M. (LEVEL 80)
486 SQ. FT. / 45 SQ. M. (LEVEL 81)
2,094 SQ. FT. / 195 SQ. M. (LEVEL 82)

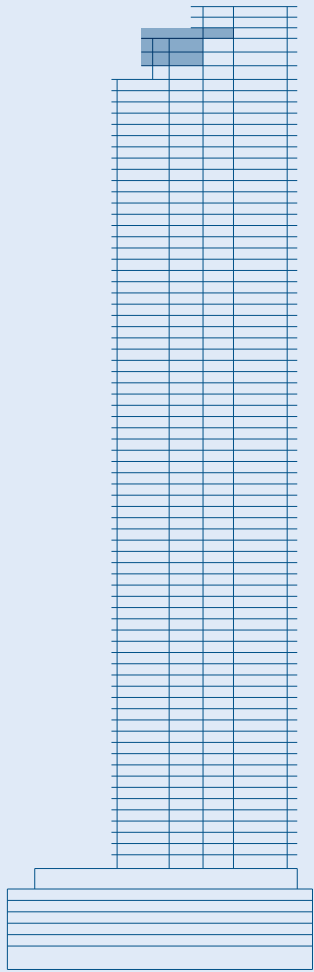
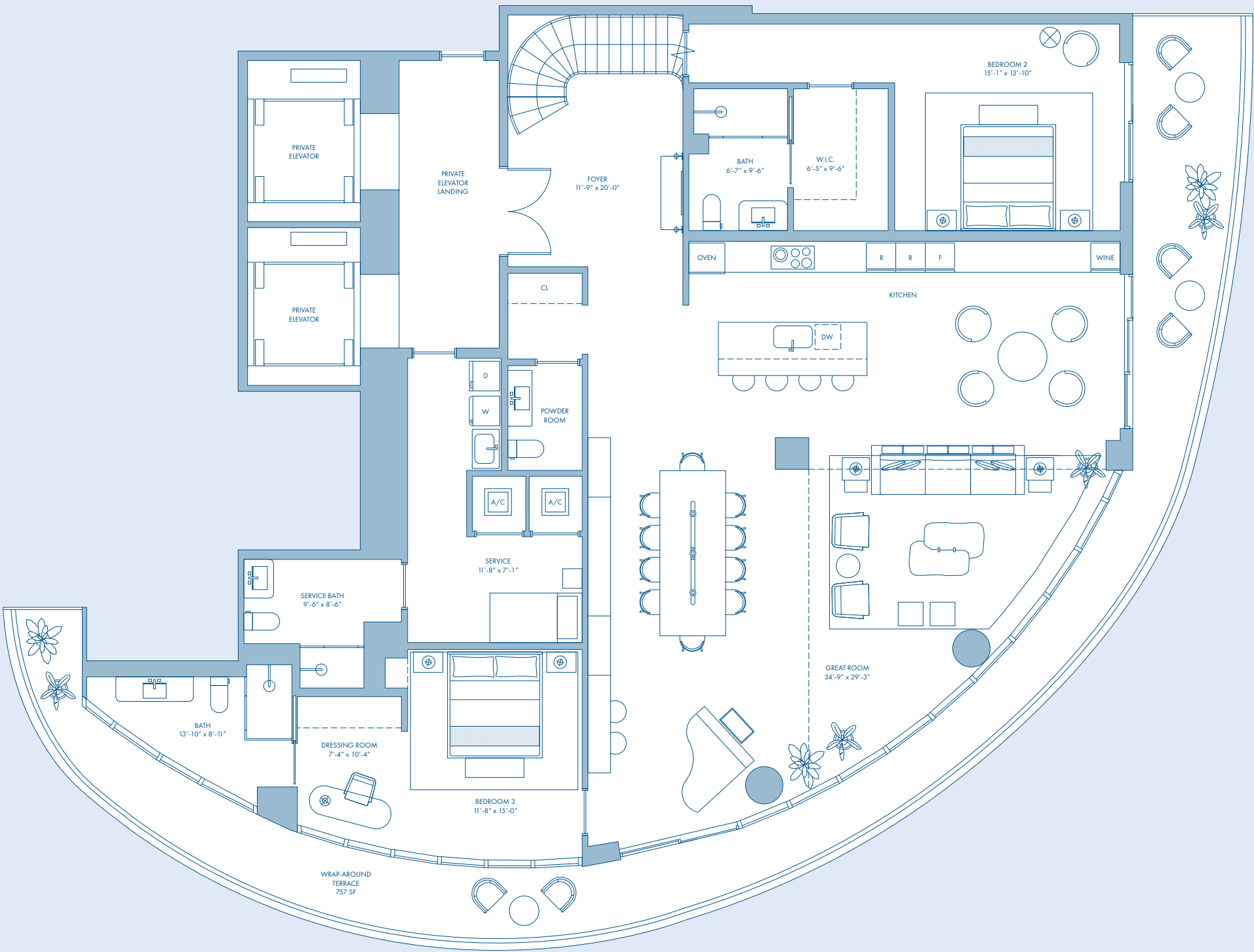
LEVEL 82



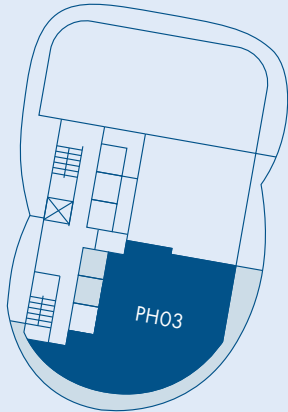
LEVEL 81



LEVEL 80

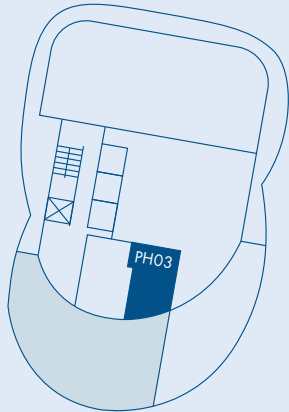


LEVELS 80-81
BRICKELL SKYLINE



SIMPSON PARK

LEVEL 82
BRICKELL SKYLINE



SIMPSON PARK



NOT TO SCALE

CIPRIANI RESIDENCES MIAMI
CiprianiResidencesMiami.com



SALES GALLERY
1421 South Miami Avenue, Miami FL 33129

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PENTHOUSE 03
CONTEMPORANEO

PENTHOUSE 03

CONTEMPORANEO

LEVEL 80-82

- 5 Bedrooms
- 6 Bathrooms
- 1 Powder Room
- Infinity Pool
- Service Quarters
- Game Room
- Private Elevators
- Summer Kitchen
- 20’ Ceilings in Great Room

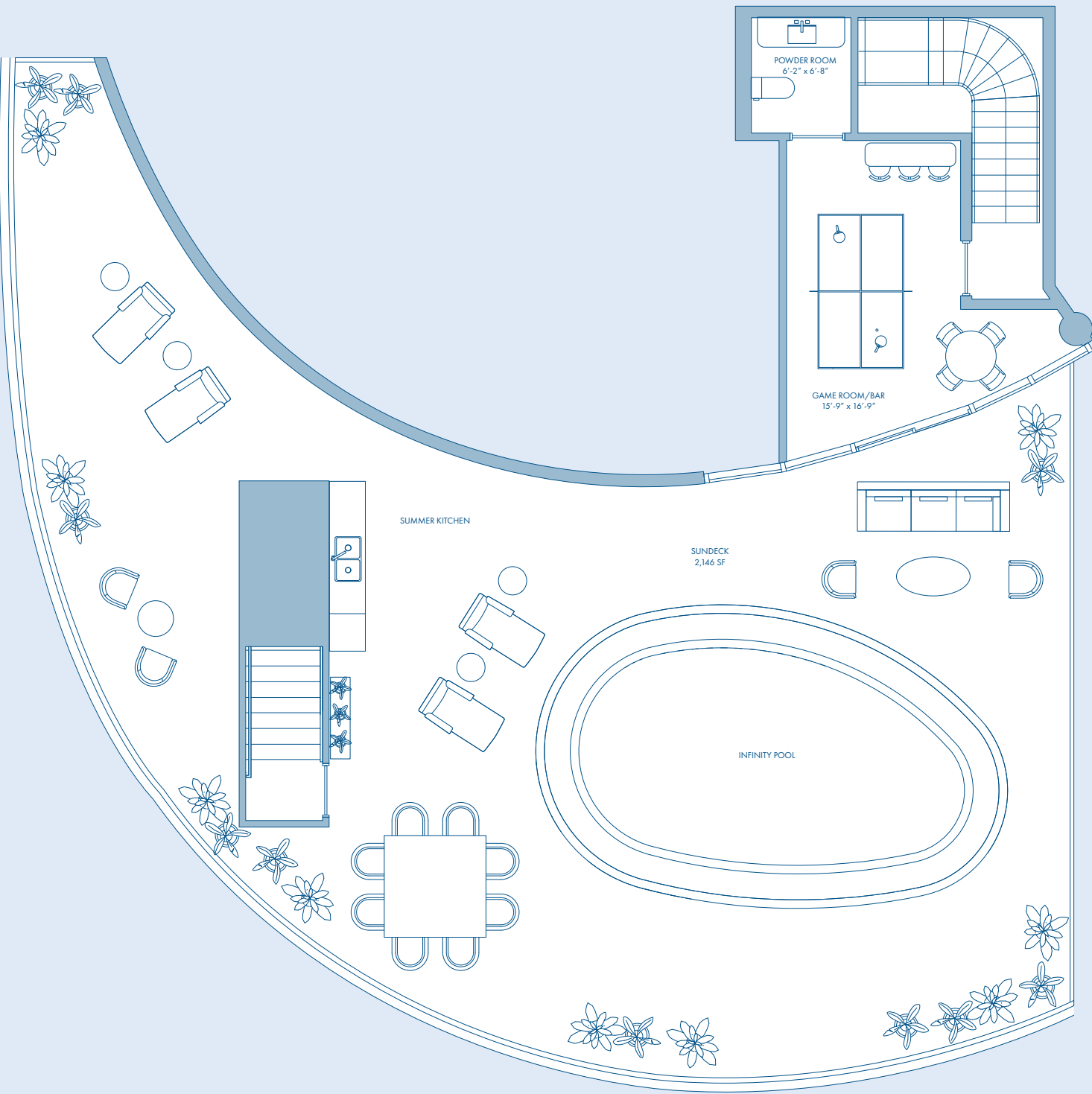
INTERIOR AREA

6,008 SQ. FT. / 558 SQ. M. TOTAL
2,790 SQ. FT. / 259 SQ. M. (LEVEL 80)
2,645 SQ. FT. / 246 SQ. M. (LEVEL 81)
573 SQ. FT. / 53 SQ. M. (LEVEL 82)

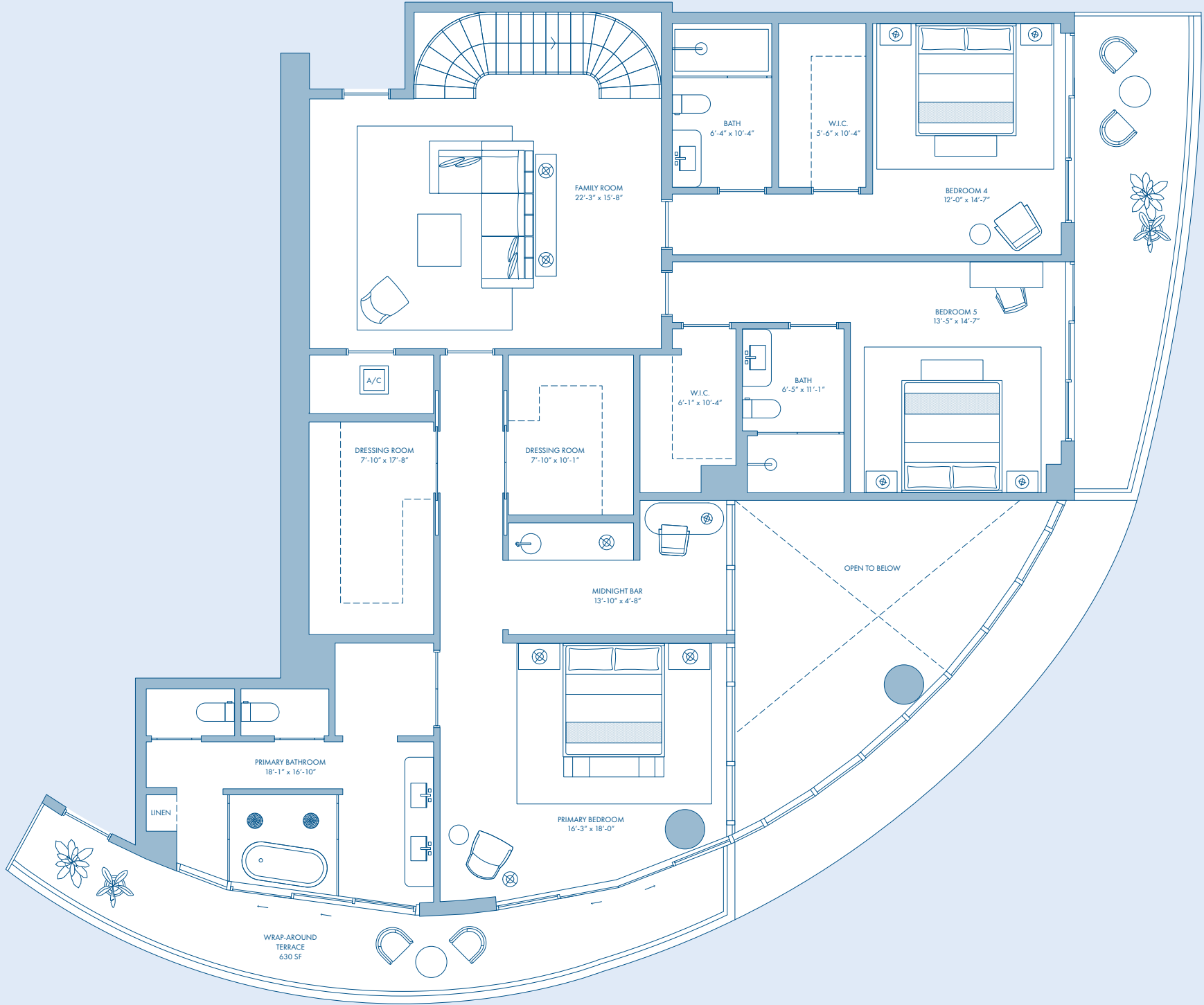
TERRACE AREA

3,190 SQ. FT. / 297 SQ. M. TOTAL
610 SQ. FT. / 57 SQ. M. (LEVEL 80)
486 SQ. FT. / 45 SQ. M. (LEVEL 81)
2,094 SQ. FT. / 195 SQ. M. (LEVEL 82)

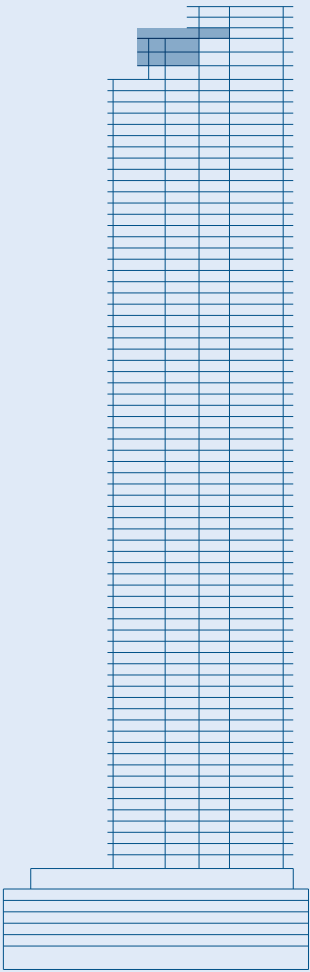
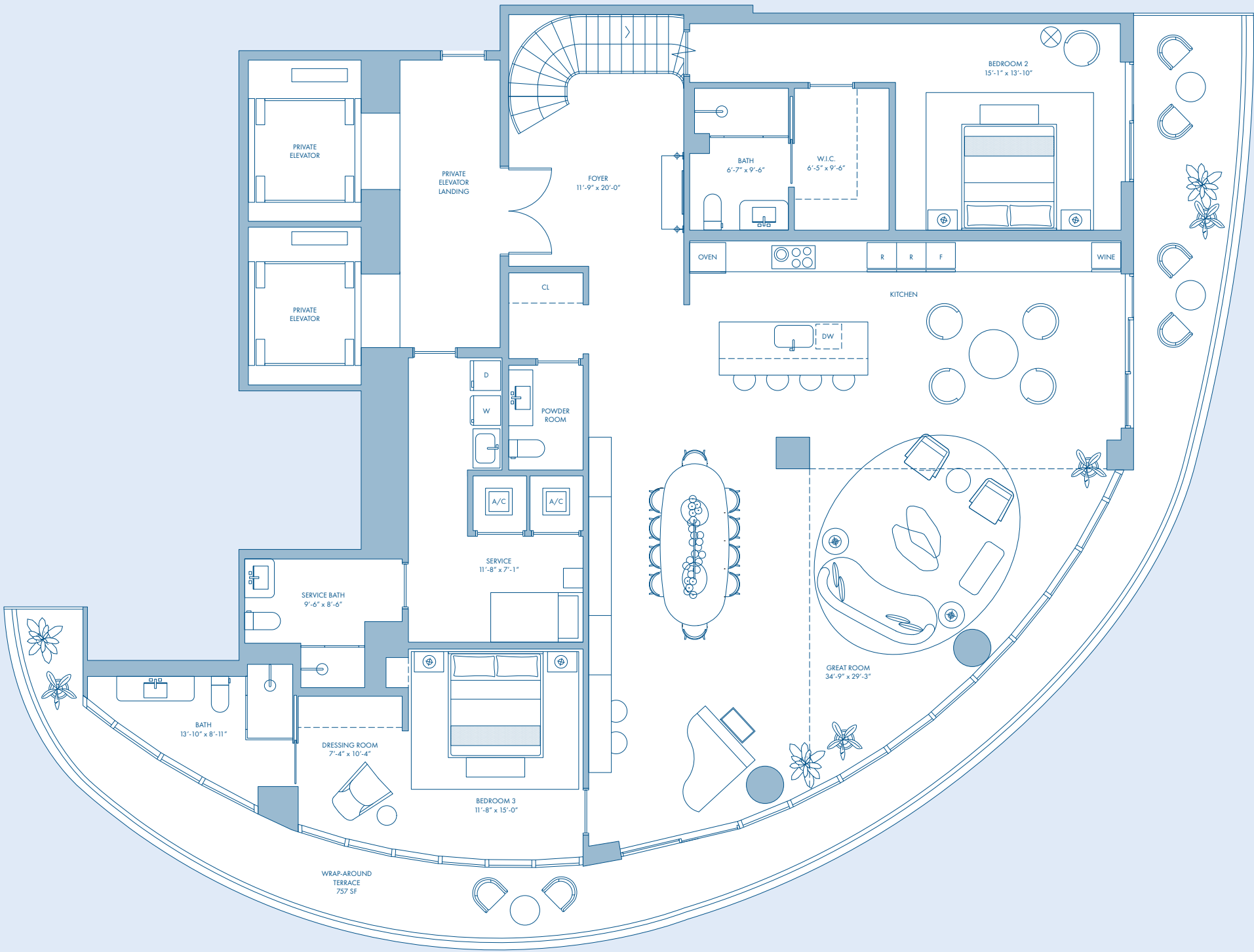
LEVEL 82



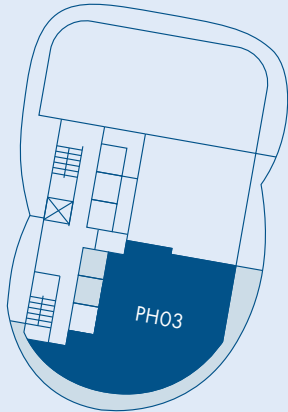
LEVEL 81



LEVEL 80

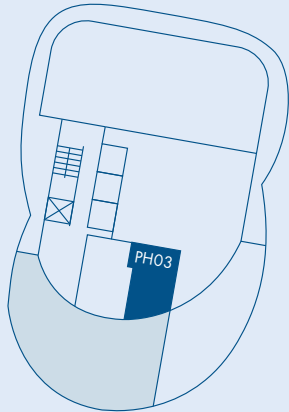


LEVELS 80-81
BRICKELL SKYLINE



SIMPSON PARK

LEVEL 82
BRICKELL SKYLINE



SIMPSON PARK



NOT TO SCALE

CIPRIANI RESIDENCES MIAMI
CiprianiResidencesMiami.com



SALES GALLERY
1421 South Miami Avenue, Miami FL 33129

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PENTHOUSE 04
TRADIZIONALE

PENTHOUSE 04

TRADIZIONALE

LEVEL 80-82

- 4 Bedrooms
- 4 Bathrooms
- 1 Powder Room
- Infinity Pool
- Home Theater
- Wellness Room
- Private Elevators
- Summer Kitchen

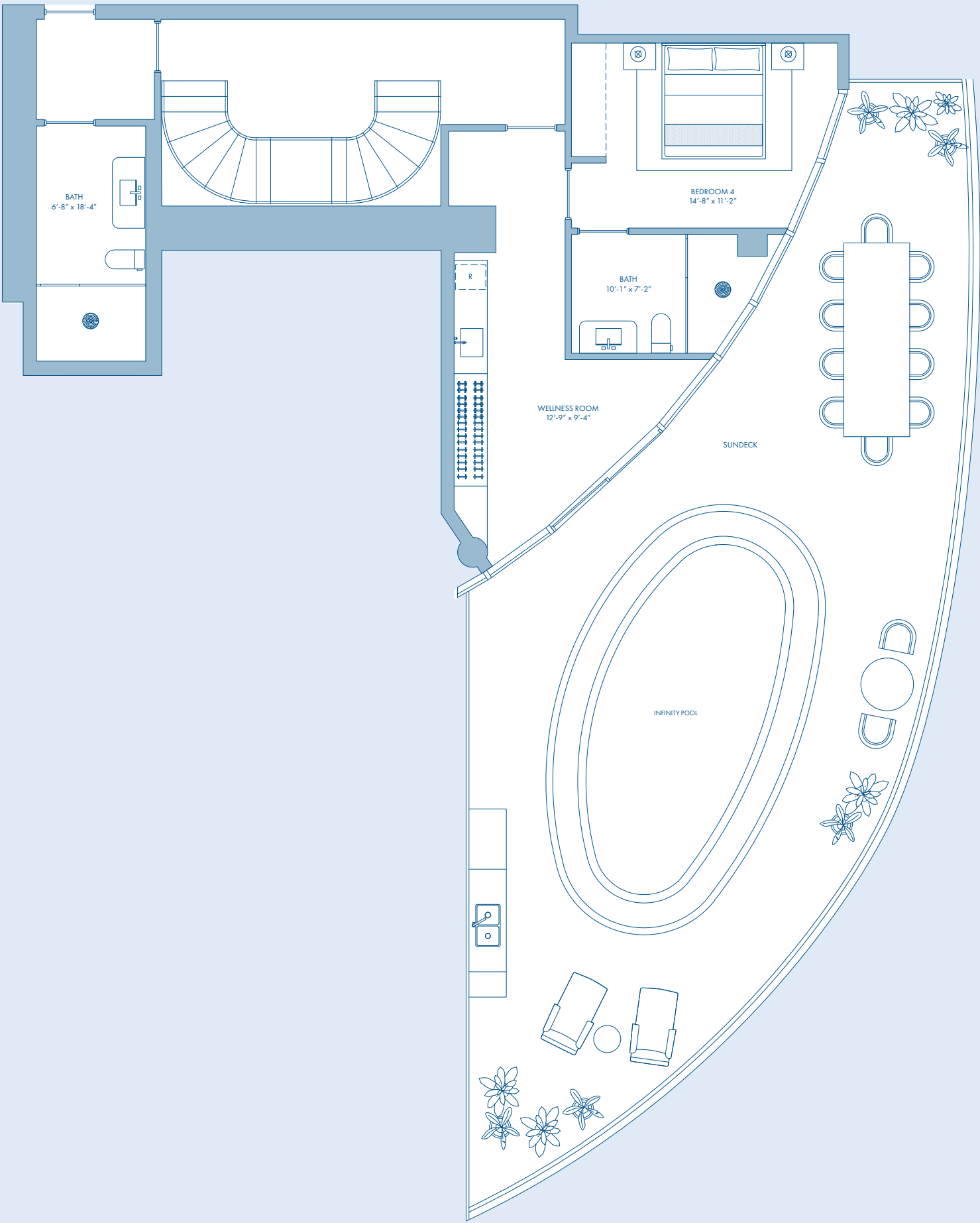
INTERIOR AREA

5,007 SQ. FT. / 466 SQ. M. TOTAL
2,085 SQ. FT. / 194 SQ. M. (LEVEL 80)
2,086 SQ. FT. / 194 SQ. M. (LEVEL 81)
836 SQ. FT. / 78 SQ. M. (LEVEL 82)

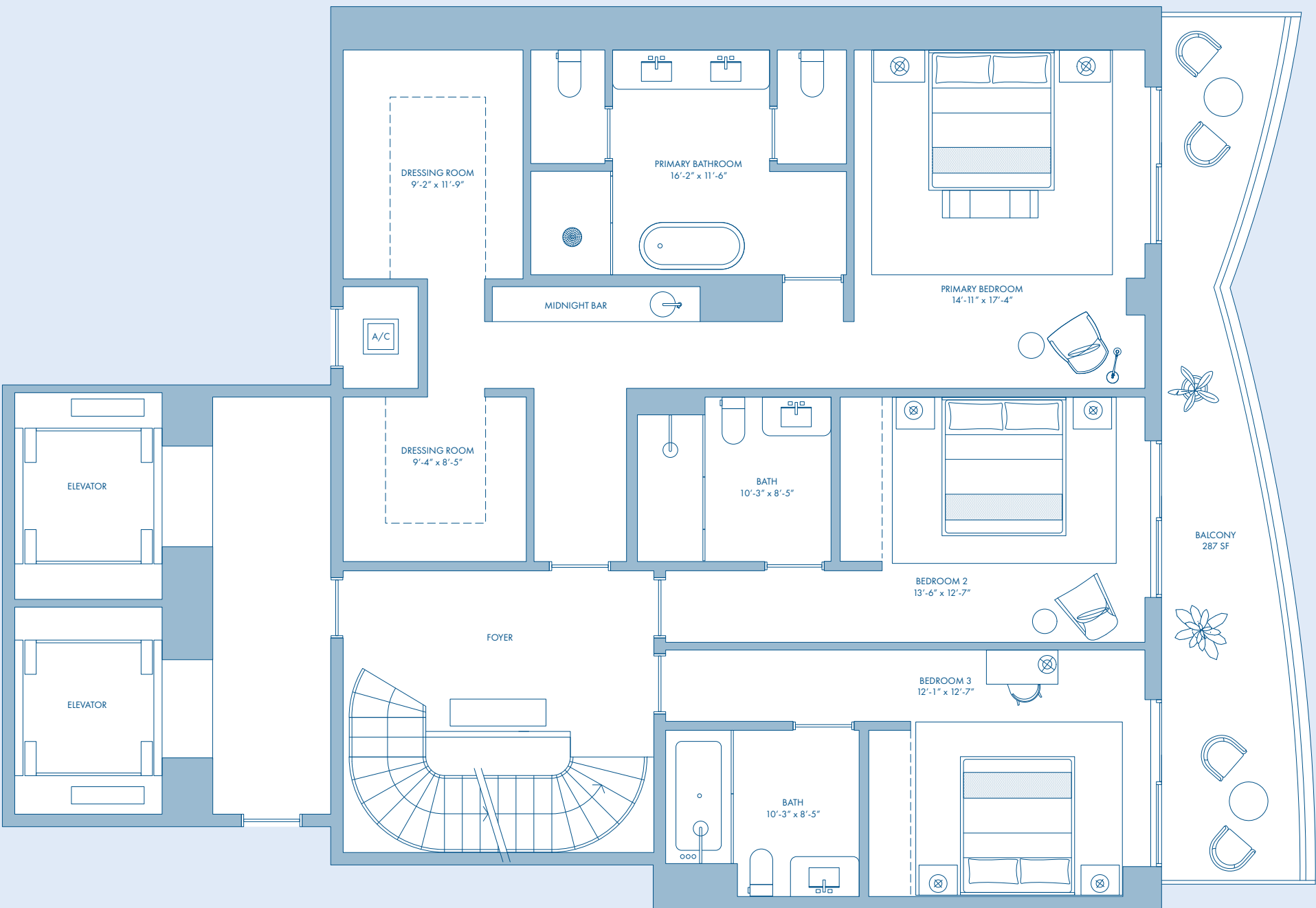
TERRACE AREA

1,808 SQ. FT. / 168 SQ. M. TOTAL
281 SQ. FT. / 26 SQ. M. (LEVEL 80)
280 SQ. FT. / 26 SQ. M. (LEVEL 81)
1,247 SQ. FT. / 116 SQ. M. (LEVEL 82)

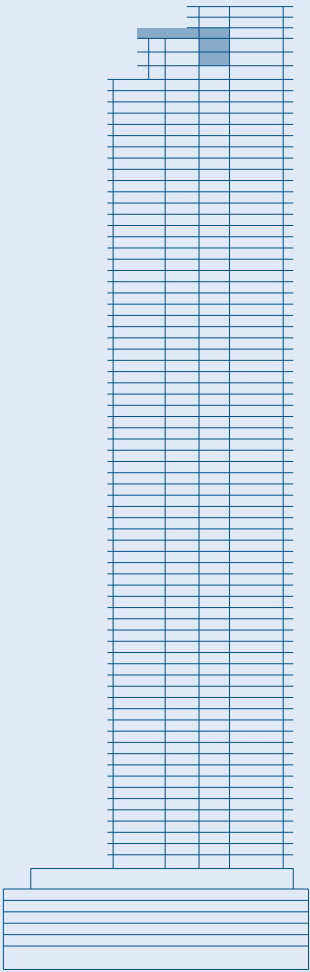
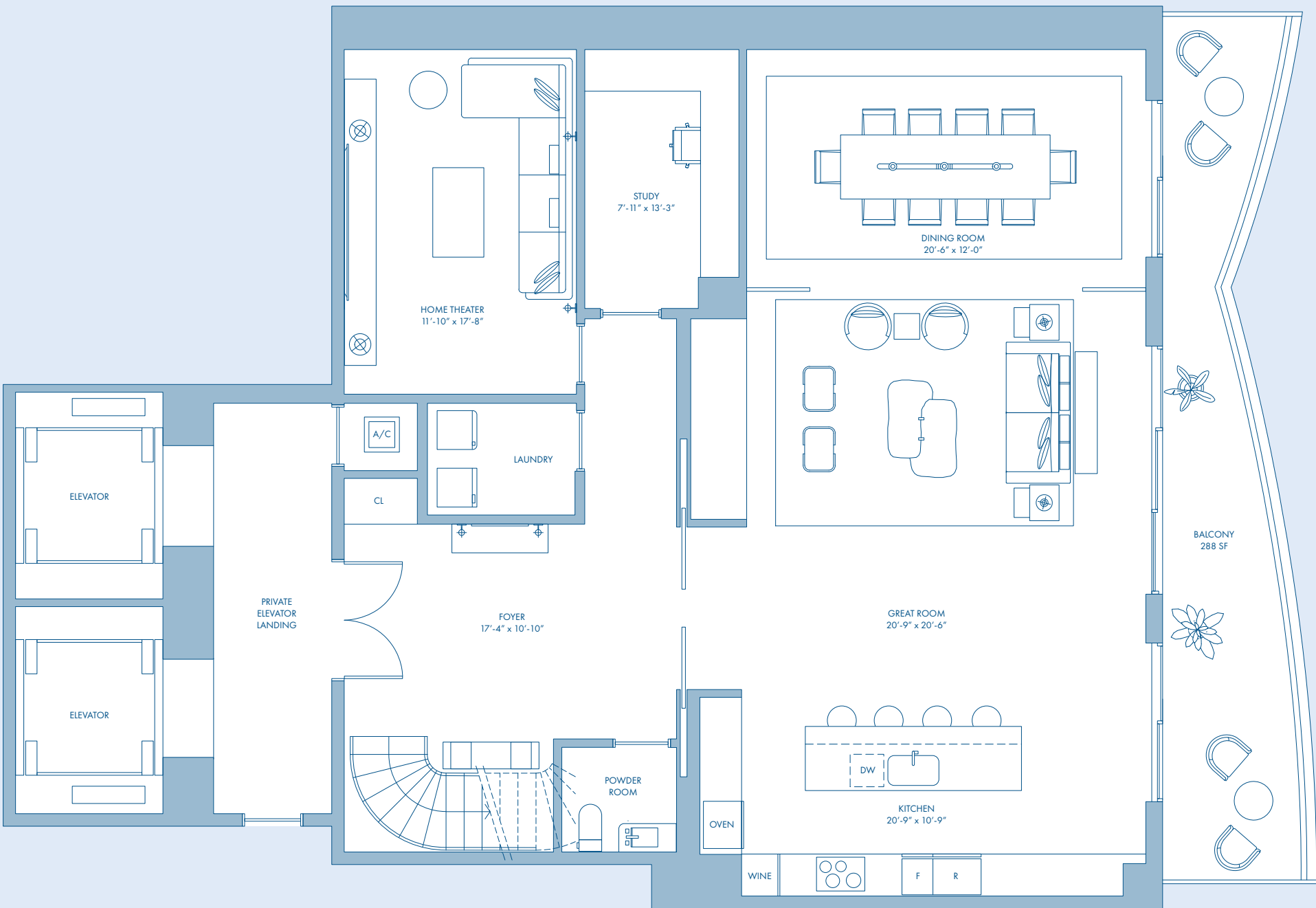
LEVEL 82



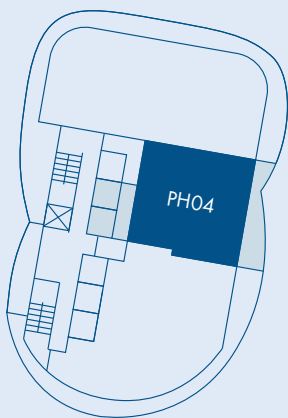
LEVEL 81



LEVEL 80

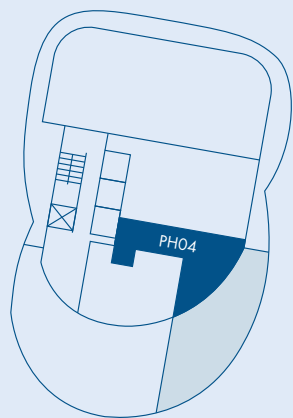


LEVELS 80-81
BRICKELL SKYLINE



SIMPSON PARK

LEVEL 82
BRICKELL SKYLINE



SIMPSON PARK



NOT TO SCALE

CIPRIANI RESIDENCES MIAMI
CiprianiResidencesMiami.com



SALES GALLERY
1421 South Miami Avenue, Miami FL 33129

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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. This advertisement is a solicitation for the sale of Units in 1420 S. Miami Avenue Condominium & N.J. Registration No. 24-04-0005.

PENTHOUSE 04
CONTEMPORANEO

PENTHOUSE 04

CONTEMPORANEO

LEVEL 80-82

- 4 Bedrooms
- 4 Bathrooms
- 1 Powder Room
- Infinity Pool
- Home Theater
- Wellness Room
- Private Elevators
- Summer Kitchen

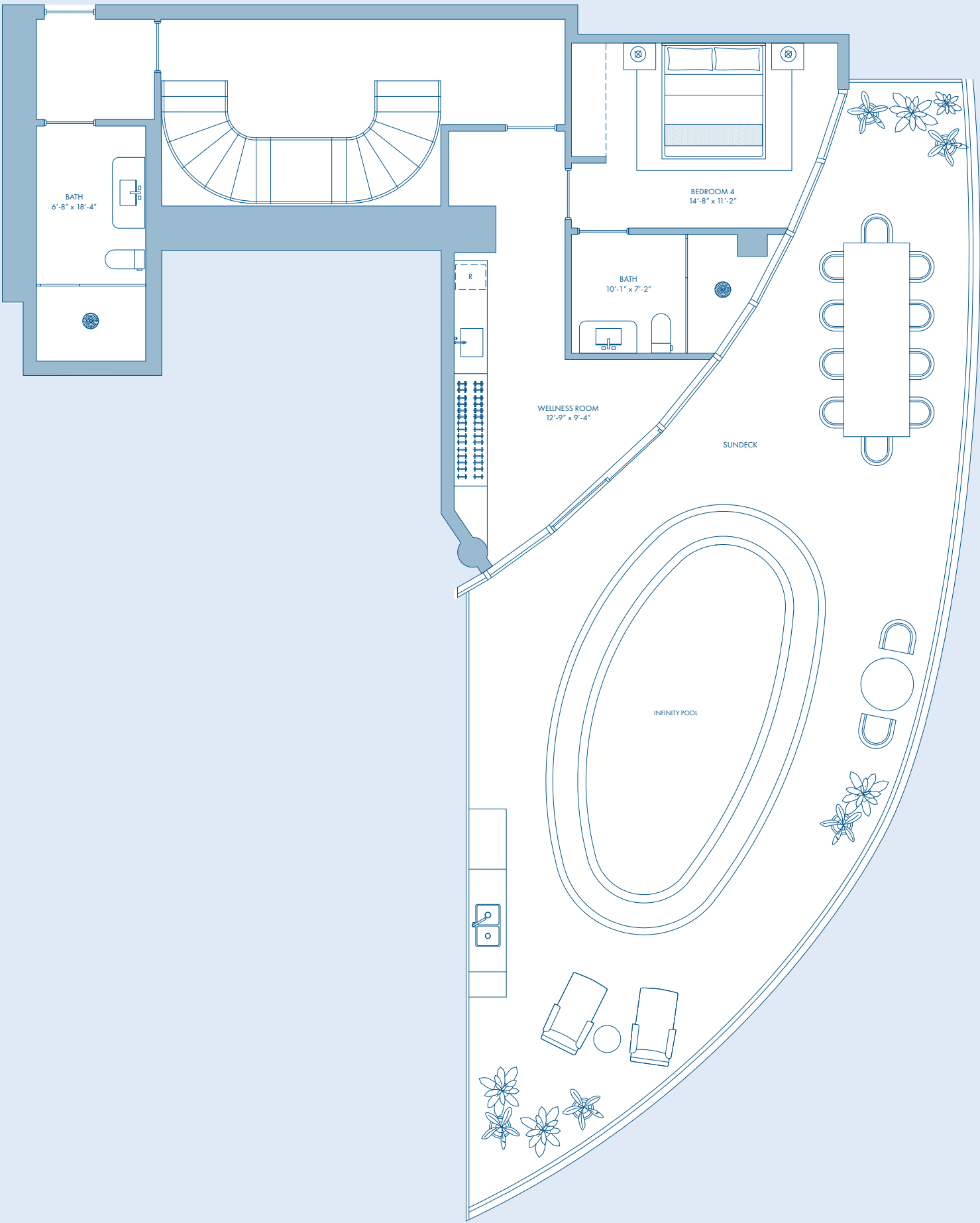
INTERIOR AREA

5,007 SQ. FT. / 466 SQ. M. TOTAL
2,085 SQ. FT. / 194 SQ. M. (LEVEL 80)
2,086 SQ. FT. / 194 SQ. M. (LEVEL 81)
836 SQ. FT. / 78 SQ. M. (LEVEL 82)

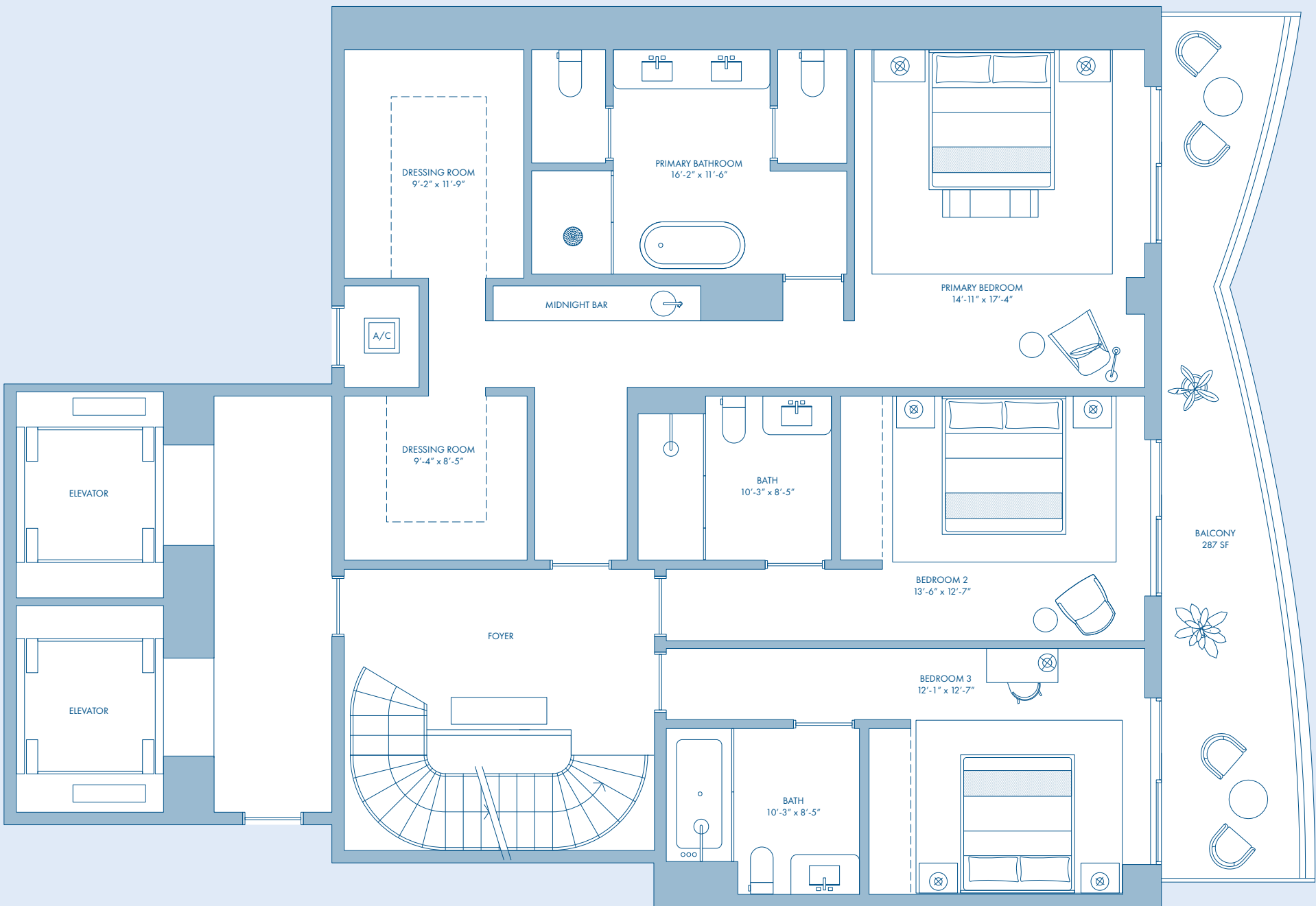
TERRACE AREA

1,808 SQ. FT. / 168 SQ. M. TOTAL
281 SQ. FT. / 26 SQ. M. (LEVEL 80)
280 SQ. FT. / 26 SQ. M. (LEVEL 81)
1,247 SQ. FT. / 116 SQ. M. (LEVEL 82)

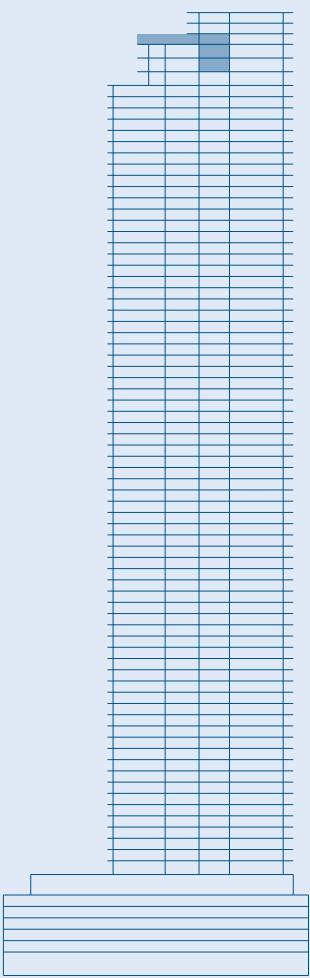
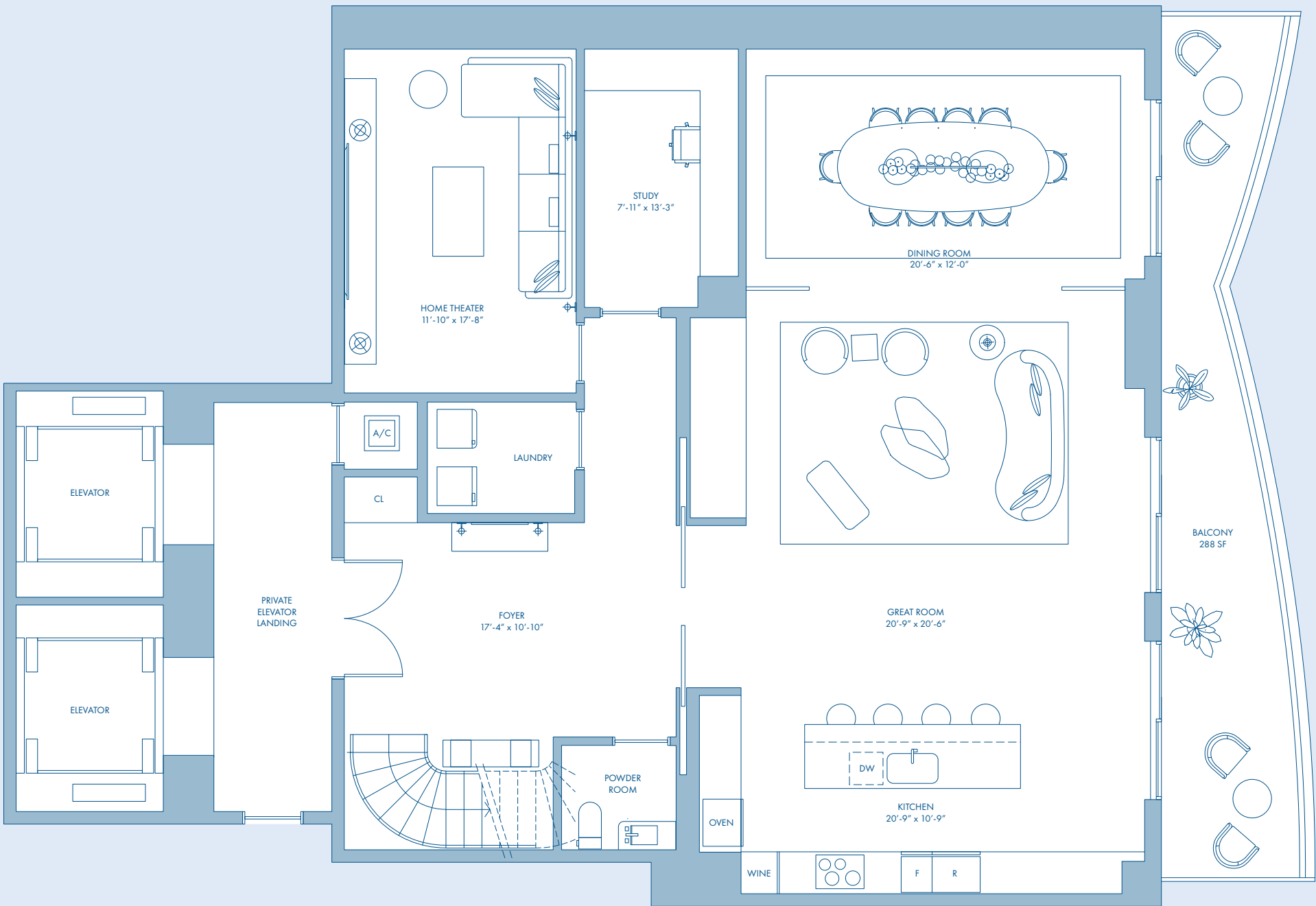
LEVEL 82



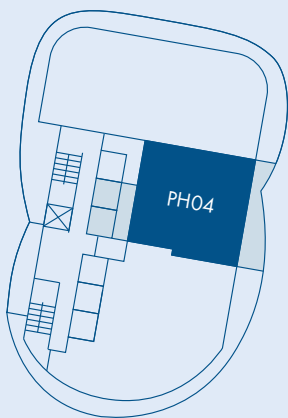
LEVEL 81



LEVEL 80

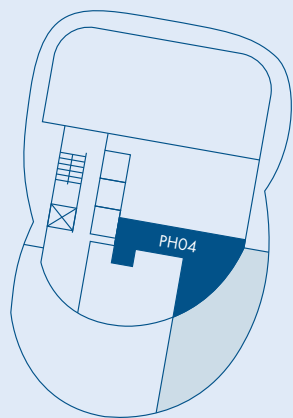


LEVELS 80-81
BRICKELL SKYLINE



SIMPSON PARK

LEVEL 82
BRICKELL SKYLINE



SIMPSON PARK



NOT TO SCALE