

A BEACH

HOUSE

IN THE

SKY



**THE RITZ-CARLTON  
RESIDENCES**

**SOUTH BEACH**



# INSPIRED BY MASTERS

The Ritz-Carlton Residences, South Beach: descending from the masters of hospitality and design. Despite hailing from two continents and being a half-century apart, legendary hotelier César Ritz and iconic mid-century Miami architect Morris Lapidus understood that a guest's experience is defined by the service they receive. Our job as developers, designers, and operators of these spaces is to bring joy to those we are privileged to welcome.

The hand-selected team for The Ritz-Carlton Residences, South Beach is composed of contemporary masters who inherit this philosophy.

Together, architect Kobi Karp, designer Alessandro Munge, landscape architect Andres Arcila, and Chef José Andrés have created a residential destination unlike any other.

We invite you to explore the triumphs of these respective talents and this singular property, a reflection of their mastery.

# A BEACH HOUSE IN THE SKY



THE RITZ-CARLTON  
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A BEACH HOUSE IN THE SKY

Iconic architecture and design are center stage once again in South Beach. As the revitalization of Art Deco and mid-century modern hotels spark memories of South Beach's original golden era, an expansive new vision for Lincoln Road promises to infuse this vibrant thoroughfare with contemporary energy from bay to beach.

Within this dynamic context, where culture, art, and nature converge, The Ritz-Carlton Residences, South Beach offers beachfront living reimagined for those who cultivate life enriched by memorable experiences.

A full-page photograph of a sunset over the ocean. The sun is low on the horizon, creating a bright orange glow that reflects on the water. A silhouette of a person's head is visible in the foreground on the left side. The text is located in the bottom right corner.

A NEW CHAPTER IS OPENING IN THE  
STORY OF AMERICA'S MOST GLAMOROUS  
BEACHFRONT DESTINATION.



A BEACH HOUSE IN THE SKY



A BEACH HOUSE IN THE SKY

”

*These homes are beach houses in the sky.  
Each room is the apex of serenity, comfort and privacy, suspended high above the ocean.*

—KOBI KARP, KKAID









A BEACH HOUSE IN THE SKY

”

*We took the opportunity to not only restore history and build upon it, but to have people walk through a celebration space into their new building on the beachfront.*

—KOBI KARP, KKAID



*Vintage photograph of construction in-progress on the Morris Lapidus-designed Hotel DiLido 1951.*









”

*So much about South Beach is magical.  
You are surrounded by this incredible nature and legacy of history—  
it is truly remarkable how this city was built out of nowhere.*

— DAYSSI OLARTE DE KANAVOS,  
CO-OWNER OF THE RITZ-CARLTON HOTEL & RESIDENCES,  
SOUTH BEACH



A BEACH HOUSE IN THE SKY







”

*The Ritz-Carlton is the ultimate definition of five-star service—you can plan less and be more present with everything at your fingertips without a care in the world.*

— DAYSSI OLARTE DE KANAVOS,  
CO-OWNER OF THE RITZ-CARLTON HOTEL & RESIDENCES,  
SOUTH BEACH



"I realized very early this  
power of food to evoke memory;  
to bring people together,  
to transport you to other places,  
and I wanted to be a part  
of that."

— CHEF JOSÉ ANDRÉS

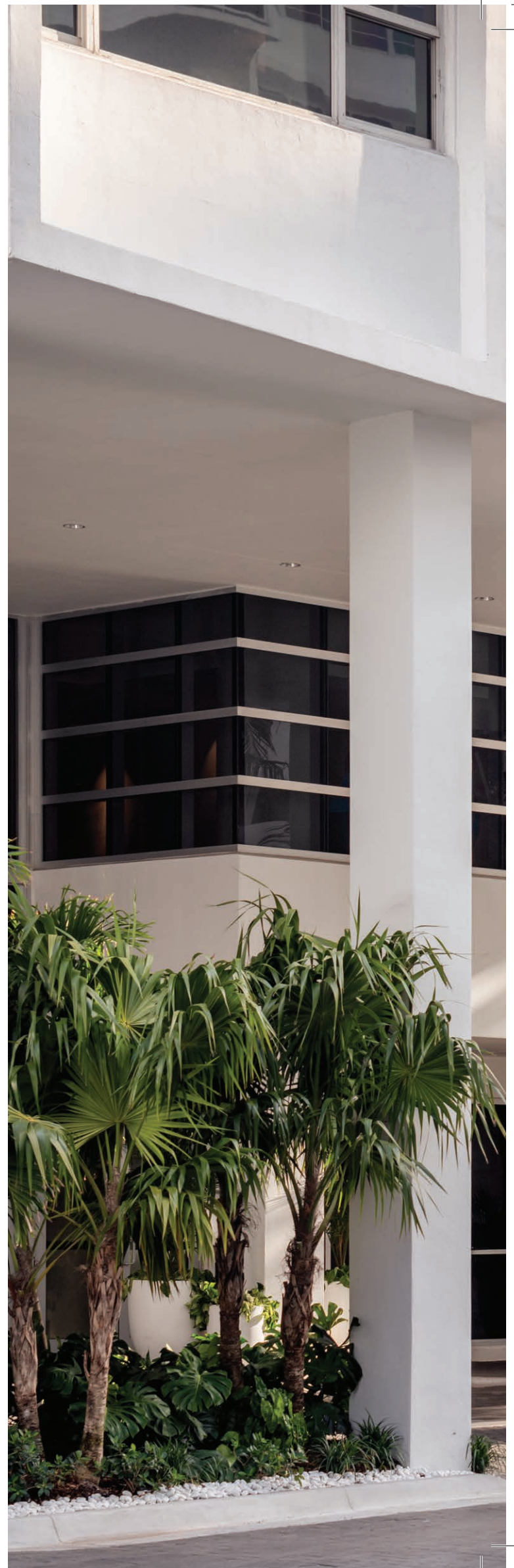




A BEACH HOUSE IN THE SKY

Over the past century,  
The Ritz-Carlton  
has welcomed many  
of history's most  
influential figures  
in the arts, politics,  
and business.

Novels and plays have been staged within its storied walls,  
with romance taking flight and mysteries unfolding.









A close-up, low-angle shot of a woman with blonde hair, smiling and looking upwards. She is wearing a bright yellow, textured dress. In her right hand, she holds a clear glass filled with a reddish-brown liquid, ice cubes, and a garnish of orange and blueberries on a skewer. The background is a soft, out-of-focus sky, suggesting an outdoor setting at dusk or dawn. The overall mood is elegant and sophisticated.

A BEACH HOUSE IN THE SKY

The pleasure of dining at the highest level has always been an essential element of The Ritz-Carlton experience. From the legendary early 20th cuisine of Auguste Escoffier to the six Michelin Stars received in 2023, The Ritz-Carlton has always offered a premium experience.



A BEACH HOUSE IN THE SKY



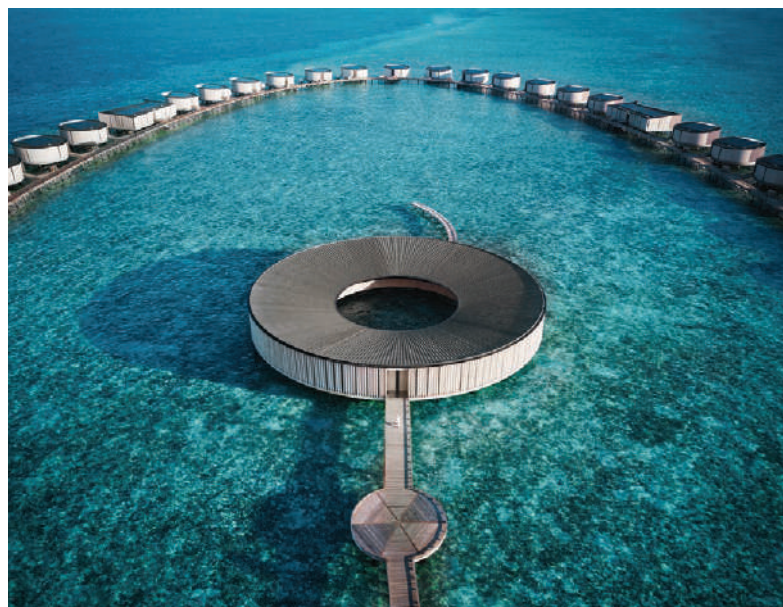
With a presence spanning the world's prestigious cities and its most exquisite natural hideaways, The Ritz-Carlton grants entry into an experience unlike any other.

*Left to right, top to bottom*

*The Ritz-Carlton, Coconut Grove.*

*The Ritz-Carlton, Maldives.*

*Sunset from The Ritz-Carlton, NoMad.*





A BEACH HOUSE IN THE SKY





WELCOME TO THE RITZ-CARLTON RESIDENCES,  
SOUTH BEACH. AN INCOMPARABLE LOCATION  
FOR A LEGENDARY GLOBAL BRAND.





”

*South Beach has always been the iconic vacation spot for the entire Eastern Seaboard.*

*What Miami Beach represents to everybody is a desired lifestyle:  
a healthy, sunny, tropical, laid-back lifestyle where people could come down  
to revitalize themselves, to recreate, to enjoy in an absolutely beautiful setting.*

— PETER KANAVOS SR.,  
CO-OWNER OF THE RITZ-CARLTON HOTEL & RESIDENCES,  
SOUTH BEACH

# YOUR HOME



THE RITZ-CARLTON  
RESIDENCES

SOUTH BEACH





YOUR HOME





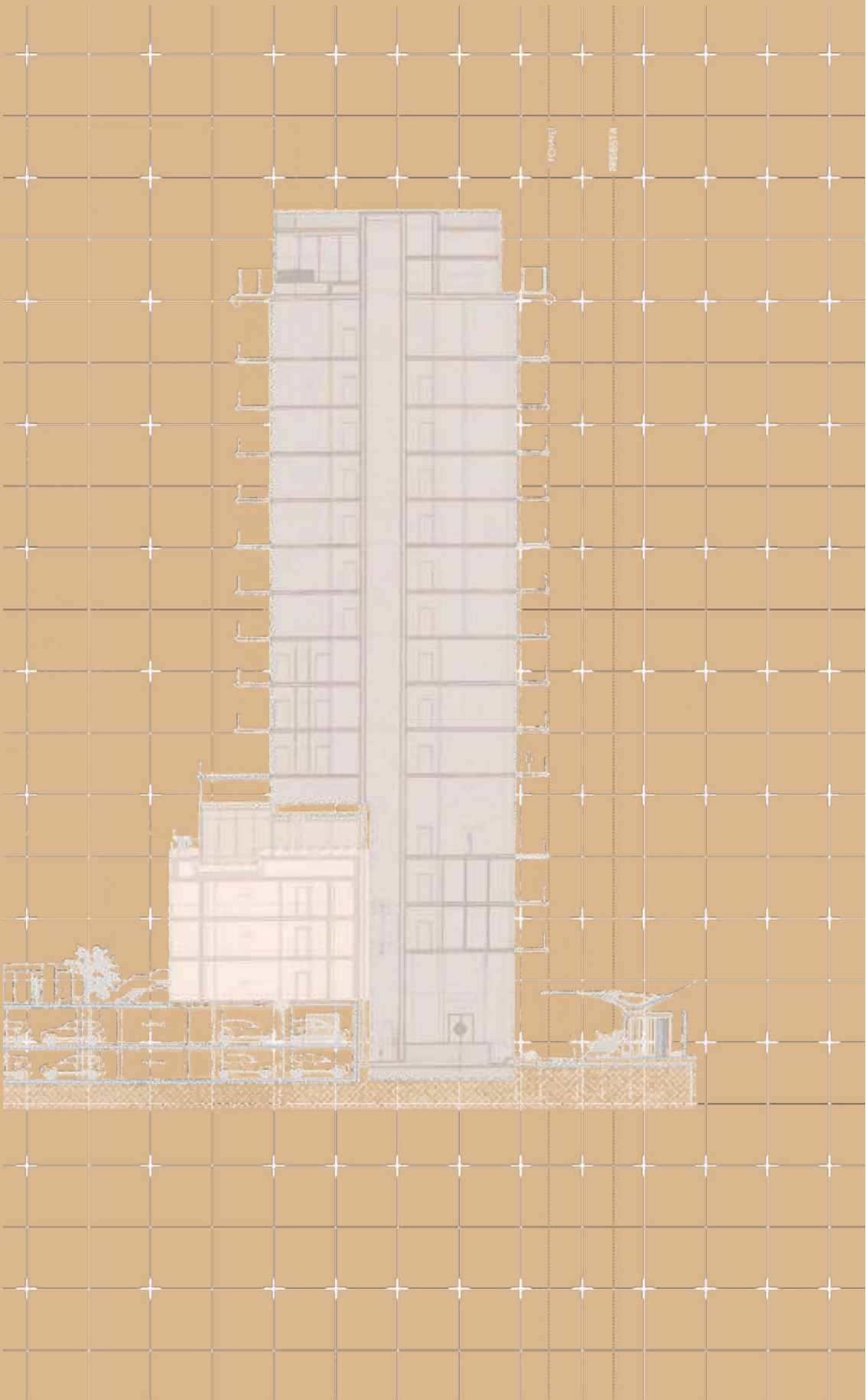




YOUR HOME

Designed by critically acclaimed architect Kobi Karp, designer Alessandro Munge, and landscape designer Andres Arcila.

Elevated with culinary experiences by Michelin-starred chef and global humanitarian José Andrés, and made effortlessly elegant with the legendary hospitality of The Ritz-Carlton, this is South Beach for a new generation.



*Original digital sketch of The Ritz-Carlton Residences, South Beach by architect Kobi Karp.*



KOBI KARP



YOUR HOME

# THE RITZ-CARLTON









YOUR HOME

The revitalization of the Sagamore by Studio Munge respects the hotel's mid-century DNA while seamlessly expanding on it in a way that is unmistakably contemporary.

Entering the lobby of the Sagamore from Collins Avenue, residents pass through the lounge, redesigned by Studio Munge, and a gallery of rotating exhibitions of artwork. A new sculpture garden opens onto a landscaped path that leads to the private lobby of The Ritz-Carlton Residences, South Beach.

This connection of streetscape to beachfront, hotel to residences, public sphere to private enclave, creates an exclusive world-within-a-world at the edge of the ocean.

*The Gallery*











ANDRES ARCILA





”

*Andres Arcila is a next-generation landscape artist in Miami.  
He brings a fresh perspective and innovative ideas that redefine the essence of modern beauty.*

— DAYSSI OLARTE DE KANAVOS,  
CO-OWNER OF THE RITZ-CARLTON HOTEL & RESIDENCES,  
SOUTH BEACH

YOUR HOME

”

*After a sunrise swim or yoga, people will arrive home on the beautiful beachwalk,  
come through this private garden that is just immense, tropical, lush,  
and it brings you into the residences.*

—KOBI KARP, KKAID

Critically acclaimed architect  
Kobi Karp had twin  
inspirations for his design of  
The Ritz-Carlton Residences,  
South Beach.

First, the property's stunning location  
where the Atlantic Ocean beachfront  
meets Lincoln Road. Second, the work  
of Morris Lapidus, whose Miami  
Modern resorts came to define  
mid-century Miami Beach.

*The Sculpture Garden*









YOUR HOME



*The Lobby*



YOUR HOME

”

*With the Sagamore, we are respectful of the past,  
and we have an opportunity to redefine the future.*

— ALESSANDRO MUNGE, STUDIO MUNGE

*The Historical Lobby*









YOUR HOME



*The Great Room*







## YOUR HOME

Karp used full-height crystal-clear glass panels and expansive private balconies to create residences that give the feeling of being suspended in space between sand, sea, and sky.

Layouts bring the finest elements of contemporary design together with traditional graciousness and conveniences. Select residences open from private elevator vestibules into expansive entry galleries. Ten-foot ceilings and floor-to-ceiling windows frame spectacular views and invite abundant natural light.

*Living Room*









YOUR HOME



*Kitchen*



”

*The way the ocean and light and shadow move during the day,  
it's like nature's artwork outside your window.  
A kaleidoscope of color.*

— FREDRIK EKLUND, DOUGLAS ELLIMAN





YOUR HOME

”

*After you make your espresso and you turn around,  
you are standing on a diagonal, looking across an open  
kitchen area, open dining area, open living space.*

*It's continuous; it evolves like a telescope of space  
to the crystalline walls that then open up your vista  
to the outdoor terrace, to the outdoor room  
and let you see through it to the sunrise or the sunset.*

— KOBI KARP, KKAID

*Dining Area*









"For interior design, we wanted someone with hospitality and residential experience who wasn't afraid to bring something fresh and new to the table. Alessandro Minge designed something exquisite that captured the soul of our project."

— DAYSSI OLARTE DE KANAVOS,  
CO-OWNER OF THE RITZ-CARLTON HOTEL & RESIDENCES,  
SOUTH BEACH





ALESSANDRO MUNGE



YOUR HOME



*Penthouse Dining Room*



YOUR HOME



*Penthouse Dining Room*



YOUR HOME

”

*Luxury speaks to the exceptional quality  
of the experience and pure emotions.  
In the kitchen, we created an unexpected breakfast nook.  
It's about bringing people together.*

— ALESSANDRO MUNGE, STUDIO MUNGE

Bespoke kitchens tailored by Italian designer Alessandro Munge showcase the exceptional level of customization seen throughout the residences. Honey oak millwork conceals a pantry with a dry bar.

Integrated Gaggenau appliances are enclosed. In select residences, full-size laundry rooms are equipped with sinks and cabinetry.

*Large Kitchen*









YOUR HOME



*Great Room South*



YOUR HOME



Primary Bedroom







" WE CREATED A FLOORPLAN THAT IS  
UNIQUELY DIFFERENT FROM ANY OTHER  
RESIDENTIAL BUILDING. THE CORE IS ON  
THE INSIDE, AND CONCRETE SLABS  
FLOAT HORIZONTALLY WITH A MINIMAL  
NUMBER OF VERTICAL COLUMNS.  
THERE ARE GREAT VIEWS FROM  
NOT ONLY THE LIVING SPACE, OR  
THE DINING AREA OR THE PLAY ROOM,  
BUT EVEN BACK TO THE KITCHEN. "

— KOBI KARP, KKAID





*Powder Room*



”

*I cherish European stone.  
We did matte throughout the residences, not polished.  
We are celebrating the character of the stone. When it is extracted  
out of the mountain, it doesn't come out polished.*

— ALESSANDRO MUNGE, STUDIO MUNGE

Secondary Bathroom









YOUR HOME

*Penthouse Primary Bedroom*







YOUR HOME



*Penthouse Primary Bathroom*







YOUR HOME



*Penthouse Living Area*





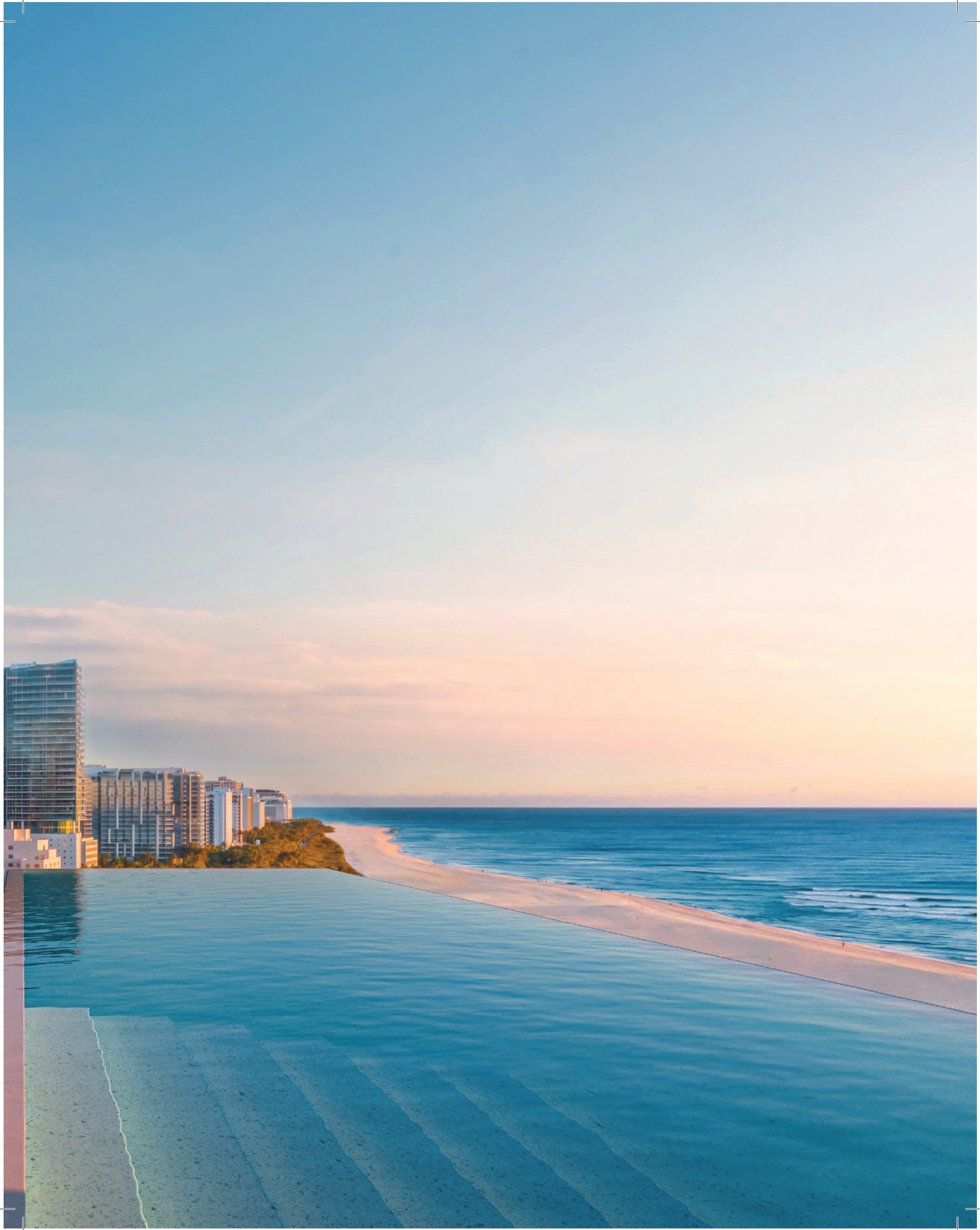


YOUR HOME



*Penthouse Private Pool*





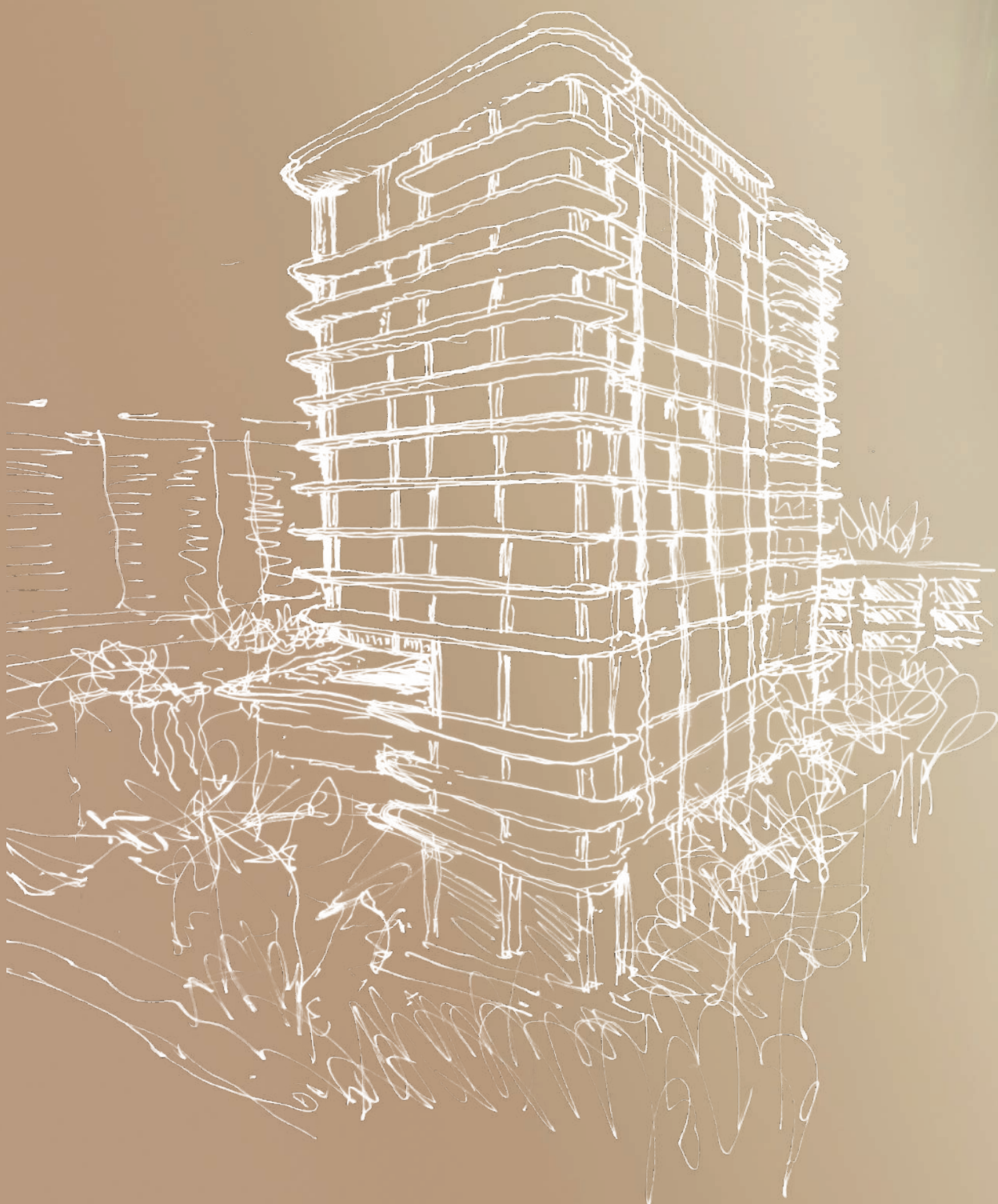




# DESIGN WITH SOUL



YOUR HOME



*An original architectural illustration by Kobi Karp.*





”

*We did a unique Miami Art Deco modernist design that is highly influenced  
by the architectural history of the community. Our building is essentially a crystalline form.  
It's a sculpture on the beach.*

— KOBI KARP, KKAID



YOUR HOME

# Three Design Masters Combine Forces

The team of Kobi Karp, Alessandro Munge, and Andres Arcila was created with deep respect and mutual admiration at its foundation.

The Ritz-Carlton Residences, South Beach is proud to be at the center of this meeting of masters, harmonizing their talents to create a beautiful impact on a city we all admire.



”

*Morris Lapidus and I worked on a project together in the early nineties.  
He instilled in me a thought process and desire to be more tropical and curvilinear in shapes.*

— KOBI KARP, KKAID



# LIVING AMONG LEGENDS



THE RITZ-CARLTON  
RESIDENCES

SOUTH BEACH



LIVING AMONG LEGENDS

Over a century ago, César Ritz founded The Ritz-Carlton around the revolutionary concept of putting guests' needs first while bringing luxury into the hotel experience. It is an ethos that continues to attract discerning clientele.

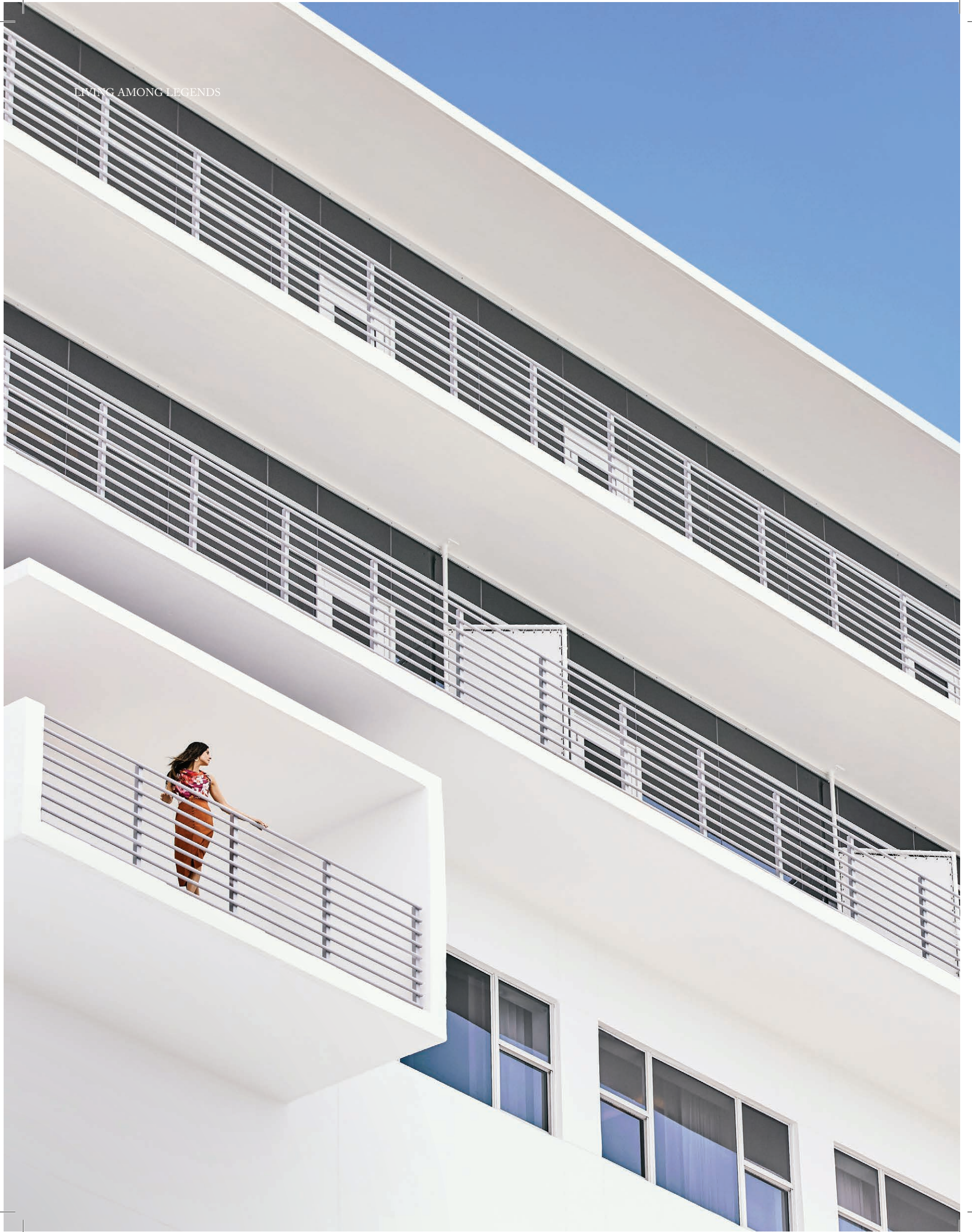
Since then, the brand he founded has become synonymous with glamour, heritage, history, and prestige. Celebrated in literature and on film, it stands in a class of its own among the most iconic hospitality brands.



THE RITZ-CARLTON,  
LEGENDARY  
ELEGANCE



LIVING AMONG LEGENDS







The Ritz-Carlton is more than a momentary destination. It becomes part of the fabric of your life—engagements, celebrations, and family milestones all happen here.

*A variety of restaurants and lounges provide residents with the perfect setting for every occasion.*







Owners of The Residences enjoy  
exclusive access and privileges with  
The Ritz-Carlton worldwide.





The Ritz-Carlton has fostered culinary excellence from the beginning, since César Ritz hired Auguste Escoffier, the father of modern French cooking.

In 2023, six restaurants in Ritz-Carlton properties were awarded Michelin Stars.





”

*The ultimate luxury is the ability to embrace the present moment fully.*

*Here, in this beautiful location, surrounded by all of these amenities and unparalleled conveniences, you can change your mind about how you want to experience your time because everything's at your fingertips.*

*You can enjoy more time with your loved ones, enjoy life's simple pleasures.*

— DAYSSI OLARTE DE KANAVOS,  
CO-OWNER OF THE RITZ-CARLTON HOTEL & RESIDENCES,  
SOUTH BEACH



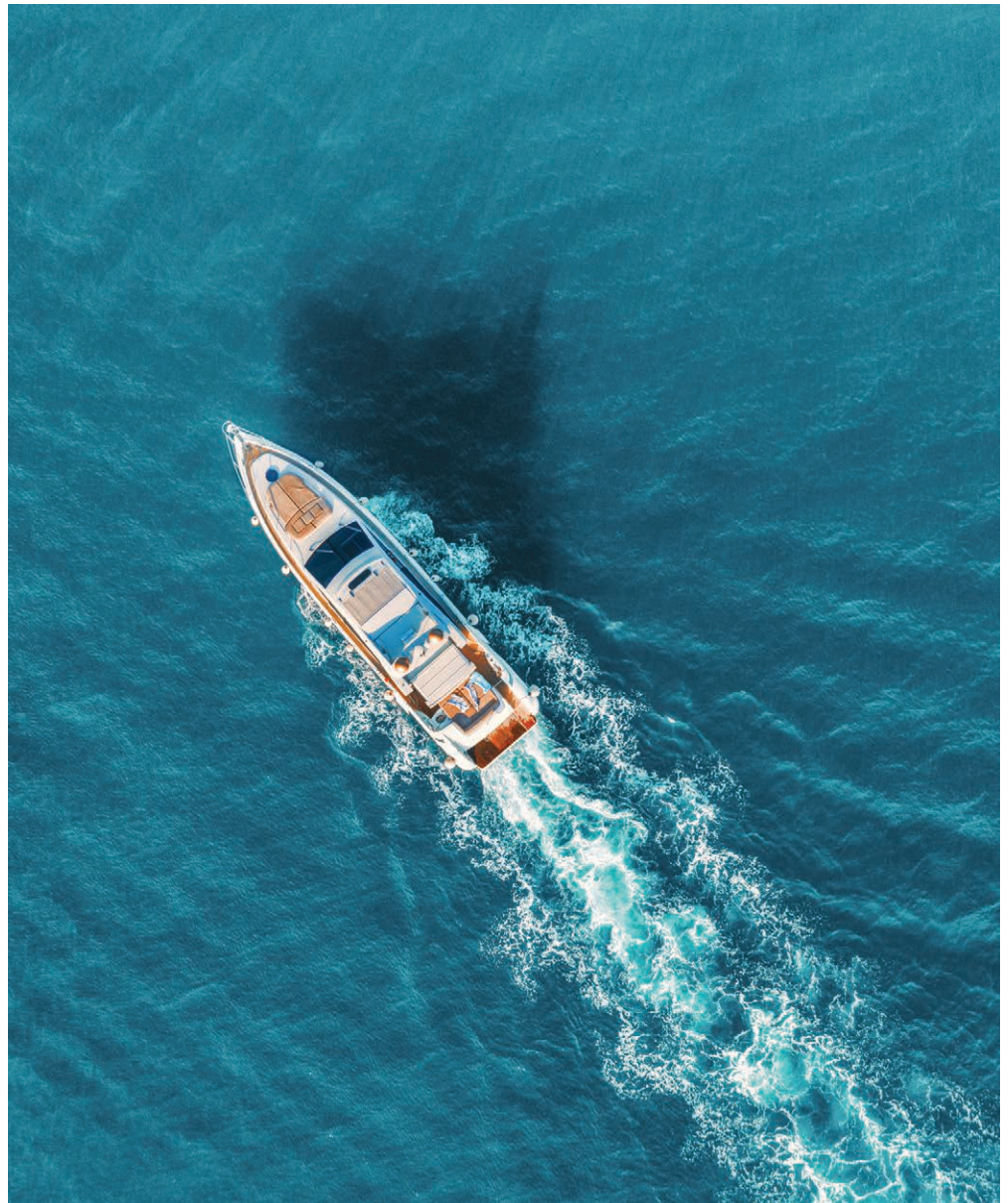
DAYSSI OLARTE DE KANAVOS



LIVING AMONG LEGENDS

# An Exclusive Global Network of Priceless Experiences

Innovation has been a part of  
The Ritz-Carlton culture since 1898.  
In 2022, The Ritz-Carlton  
Yacht Collection was launched,  
taking hospitality to sea on sleek  
modern superyachts offering the  
legendary service and amenities  
of The Ritz-Carlton.





LIVING AMONG LEGENDS

# THE RITZ-CARLTON, SOUTH BEACH: A WORLD OF AMENITIES







*Left to right,*

*Atlantic Ocean view from a Lanai Suite at The Ritz-Carlton, South Beach.*

*Detail of the original Lapidus-designed Miami Modern style façade of The Ritz-Carlton, South Beach.*

*The pool deck at The Ritz-Carlton, South Beach Hotel.*



LIVING AMONG LEGENDS

A LEGENDARY HOTELIER.  
AN ICONIC DESTINATION.  
A PLACE WHERE MEMORIES ARE MADE.





”

*Creating memories is the most important gift  
you can give your loved ones, and we've created the perfect  
backdrop where you can make that happen.*

— DAYSSI OLARTE DE KANAVOS,  
CO-OWNER OF THE RITZ-CARLTON HOTEL & RESIDENCES,  
SOUTH BEACH



LIVING AMONG LEGENDS

# Adventure Calls

The Ritz-Carlton makes adventure effortless with concierge service so you can make the most of every moment. Box seats and charter excursions, guided explorations through nature and VIP access to culture. Everything is possible, every moment is enriched.





With VIP access to all of the services and amenities of The Ritz-Carlton, South Beach, the privacy of the residences is complemented by a host of conveniences.

01

*State-of-the-art fitness center by TechnoGym with personal treatment and training rooms.*

02

*Private rooftop and terrace with sun loungers beneath umbrellas and expansive Atlantic Ocean views.*

03

*Restaurant and beach club culinary programming by Michelin-starred chef José Andrés.*

04

*In-residence dining and catering from signature on site restaurant by Michelin-starred chef José Andrés.*

05

*Entertainment lounge with dining table and chef's kitchen overlooking lush gardens.*

06

*Enjoy a full day in your very own private daybed at the pool.*

07

*Historic Lobby with Library, Lounge Seating, and Signature Café.*

08

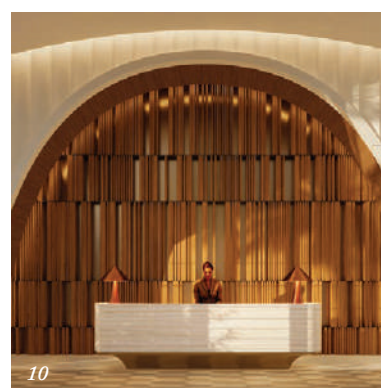
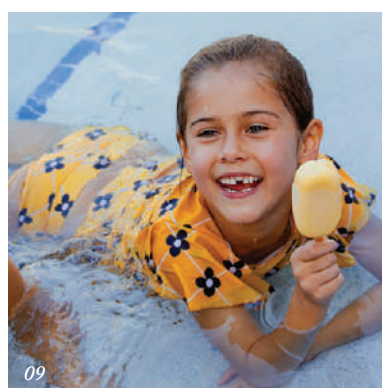
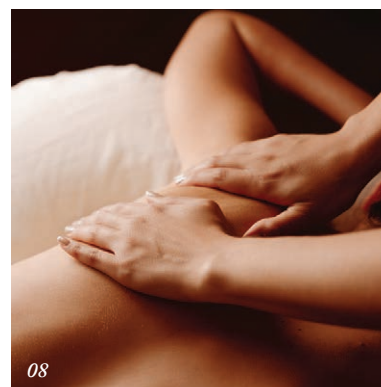
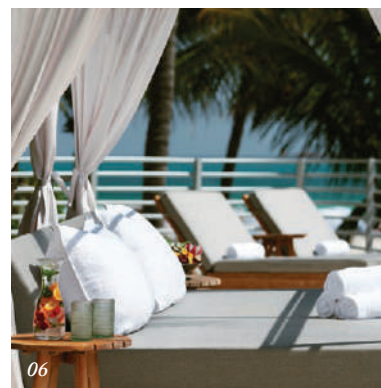
*The Ritz-Carlton Spa.*

09

*Ritz Kids programming for younger guests.*

10

*24-hour doorman and concierge.*





LIVING AMONG LEGENDS

# The Private Theater

Residents of The Ritz-Carlton Residences, South Beach will have exclusive access to a state-of-the-art luxury private theater, which will offer curated screenings of films of all kinds.















# The Pool Terrace

”

*The poolside cabanas are both playful and understated.  
There's texture and color,  
and of course incredible views over the ocean.*

— ALESSANDRO MUNGE, STUDIO MUNGE



LIVING AMONG LEGENDS

JOSÉ ANDRÉS  
CULINARY  
EXPERIENCES



”

*Simple ingredients, treated with respect put them together and you will always have a great dish.*

— CHEF JOSÉ ANDRÉS

José Andrés



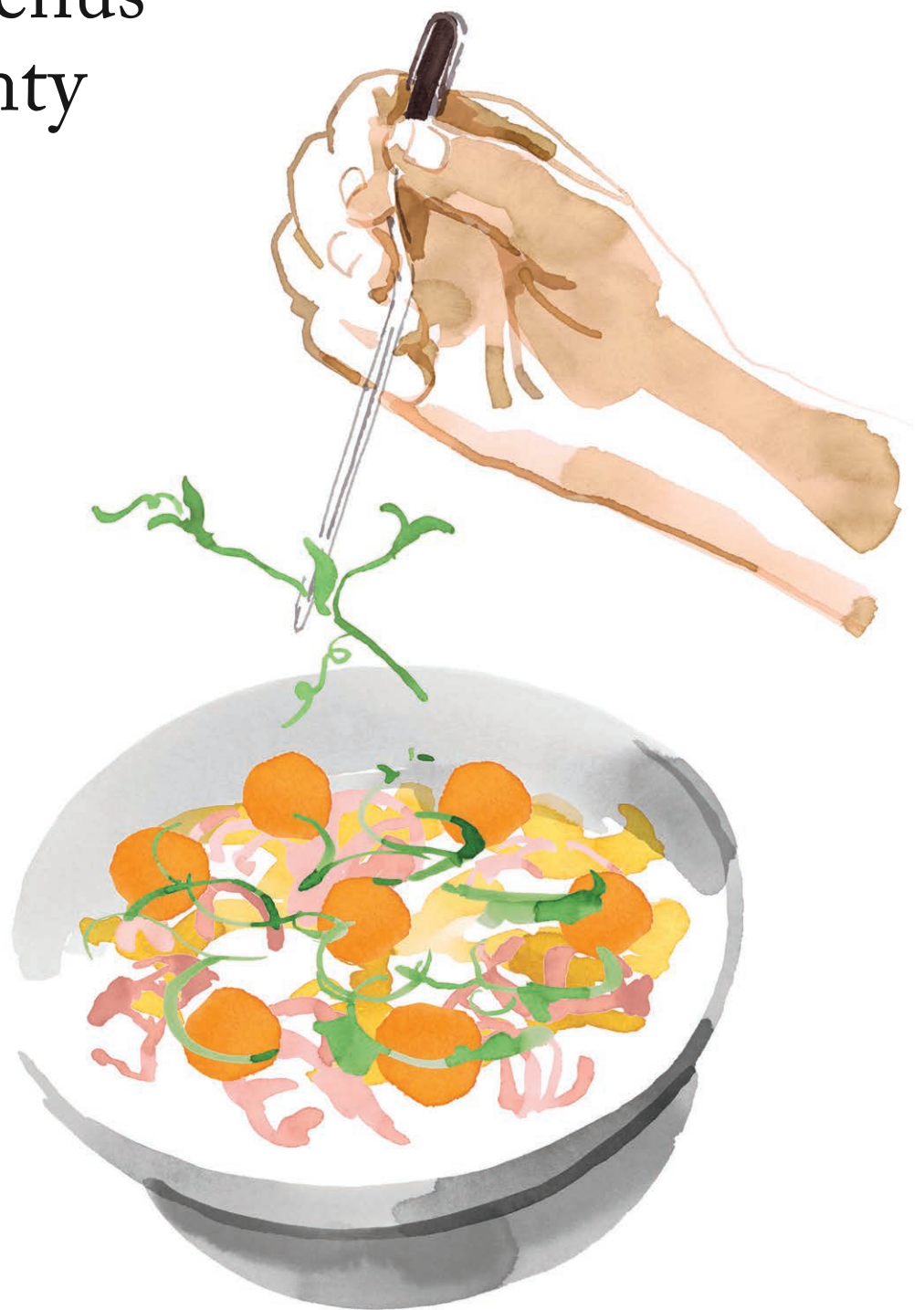


# Private Dining. In-Residence Menus For Two or Twenty

Residents can enjoy the eclectic cuisine of Chef José Andrés in the privacy of their own residence.

Whether it's dinner for two, hors d'oeuvres for a casual gathering, or a seated dinner party for a special occasion, menus are custom designed in consultation with the executive chef.

Every other detail, from delivery and wait staff service to décor can be handled by the concierge.



”

*I believe in tradition and innovation,  
authenticity and passion.*

*Cuisine by Chef Andrés features the freshest, finest regional produce.*

— CHEF JOSÉ ANDRÉS





”

*Bringing Chef José Andrés to South Beach was a natural extension of our partnership after the success we have seen at The Ritz-Carlton New York NoMad. His passion for using local, sustainable ingredients aligns with the high standards of quality and sophistication that our customers enjoy.*

— DAYSSI OLARTE DE KANAVOS,  
CO-OWNER OF THE RITZ-CARLTON HOTEL & RESIDENCES,  
SOUTH BEACH



LIVING AMONG LEGENDS

”

*Food, in essence, gives you hope that maybe tomorrow will be better.  
That's why a plate of food is so important in those moments.*

— CHEF JOSÉ ANDRÉS

*Fine dining menus by Chef Andrés are inspired by the his love of Mediterranean cuisine. Color, texture, and flavor are hallmarks of his signature dishes.*





# Cuisine to Nourish Body & Soul

Spanish-American chef, restaurateur, and philanthropist José Andrés has created a culinary program for The Ritz-Carlton, South Beach that celebrates the spirit of this luminous oceanfront location.

Drawing on Mediterranean influences that are a signature of his award-winning style, and enriched by the bounty of South Florida's farmers and fishers, Chef Andrés's menus are innovative and flavorful.



# Passion for Life, One Plate at a Time

Founder of the internationally acclaimed not-for-profit organization World Central Kitchen, Chef Andrés is a devoted humanitarian with a mission to bring comfort to those affected by natural, environmental, and community crises.

Over the past decade, working with cooks in affected areas around the globe, World Central Kitchen has provided millions of meals to people in need.



CHEF JOSÉ ANDRÉS



# Winner of Two Michelin Stars

*MINIBAR and SOMNI, both in Washington, D.C.*

# Humanitarian of the Year Award

*The James Beard Foundation*

# Courage and Civility Award

*Jeff Bezos*

# National Humanities Medal

*President Barack Obama*

# Ukrainian Order of Merit

*President Volodymyr Zelenskyy*





# A NEW CHAPTER BEGINS

In an inspired setting, suspended between sand and sky.  
A place where treasured privacy is balanced with vibrant connections  
to nature and culture. An oceanfront residence wrapped in incomparable views,  
yet tucked within an exclusive private enclave.  
Entry to a world of experiences, and a lifetime of memories.

**The Ritz-Carlton Residences, South Beach**



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The Residences are just a component of the larger Ritz-Carlton South Beach, which includes, or is intended to include (without creating any obligation) the hotel, restaurant or other commercial areas, the Condominium and certain shared infrastructure. While services and/or benefits may be offered by the Hotel or commercial components, many of which are described herein, same are provided only at the discretion of, and subject to the conditions imposed by, the applicable Hotel or commercial component owners, and there is no assurance that any such services and/or benefits shall be offered, or if offered, for how long, and under what conditions. Services and/or benefits offered by the Hotel or commercial components (if any) may be made available to guests or other invitees of the Hotel or commercial component owners and/or other members of the public. The purchase of a Unit shall not entitle Buyer to rights in or to, and/or benefits and/or services from, the Hotel and/or commercial components.

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