

# LIONHEART CAPITAL

## PROPERTY OVERVIEW

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 Ultra-luxurious Condominium Residences
- 15 Private Master Architect designed Stand-alone Villas
- 60 Distinct Floor Plans with 2, 3, 4 and 5-Bedroom Layouts, Ranging From 1,700 to more than 10,000 sq.ft.
- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc.

## VILLA FEATURES

- Custom 2 Story Residence designed by Piero Lissoni
- 2 Car Garage
- Private Pool in each Villa
- Waterfront Villas with Private Dockage
- Fireplace in select Villas
- Variable Refrigerant Flow HVAC System
- Solid-core Oversized Doors
- Expansive Hurricane Resistant Windows and Doors throughout
- Laundry Room with front-loading Washer and Dryer

## PIERO LISSONI CUSTOM-DESIGNED KITCHENS

- Designer Boffi Kitchens by Lissoni
- Expansive Stone Countertops
- Gaggenau Built-in fully integrated Side-by-side Refrigerator
- Gaggenau Built-in fully integrated Side-by-side Freezer
- Gaggenau Gas Cook Top
- Gaggenau Microwave Oven
- Gaggenau Stainless-steel Wall Oven
- Gaggenau Full-size fully integrated Dishwasher
- Zucchetti Plumbing Fixtures

## MASTER BATHROOMS

- Designer Boffi Bathrooms by Lissoni
- Zucchetti Fixtures
- Stone Floors and Walls
- Oversized Glass-enclosed Rain Showers
- Jetted Soaking Tubs

## RESIDENTIAL AMENITIES

- Tropically Landscaped Half-acre, Roof-top Pool Deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private VanDutch Day Yacht
- 36 Private Boat Dockages
- Beach Concierge Services at the Thompson Hotel
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar, Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Private Poolside Cabanas
- Whirlpool Spa
- Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar, Virtual Golf and Billiards Table
- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna and Treatment Suite
- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Art Room
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase



THE RITZ-CARLTON RESIDENCES®  
MIAMI BEACH

4701 North Meridian Avenue, Miami Beach, Florida 33140

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