

The RALEIGH

Fact Sheet

Rosewood Hotel & Residences - Miami Beach

1757 [Residences] & 1775 [Hotel] Collins Avenue
Miami Beach 33139

Rosewood Residences Exclusive Amenities

- Property will have three distinct sections – Rosewood Residences, Rosewood Hotel & The Beach Club
- 3 Expansive oceanfront acres
- The Residences include an exhaustive list of curated amenities
- Second largest beachfront property on Miami Beach
- 100' To the beach, sitting closer to the shoreline than any other property on Miami Beach
- Lush sculpture gardens, pools, serpentine pathways enmesh the entire property
- Immediate membership to The Rosewood Reserve

Access To Rosewood Residences & Hotel Miami Beach Amenities

- 3 Restaurants including multiple Michelin rated venues on site
 - South Seas hotel will have a Michelin rated Asian restaurant
 - The Beach Club by Michelin rated Langosteria
 - The Tiger Room Restaurant
- 4,000 Square Foot fitness and center and Asaya Spa in exquisite space with a lounge, treatment rooms, and ocean-inspired “The Spa Hammam “
- The iconic Raleigh Hotel fleur-de-lis pool
- 18th Street will include private access to Rosewood Residences and The Beach Club

Access to Residences Only Amenities

- Residences only 90' long Sunset Pool suitable for swimming laps
- Residences only 50' long Sunrise Pool
- Comprehensive indoor gym with double height ceiling within Rosewood Residences tower
- Outdoor covered gym within Rosewood Residences tower
- Private gardens and walkways to the Asaya Spa, Rosewood Hotel and The Beach Club
- Private robe walkways offering the ultimate in privacy for owners

The Beach Club by Langosteria

- First ever American venue by Enrico Buonocore's Langosteria in Milan
- 220 Linear Feet on the Ocean
- The Beach Club private pool

Residence Features

- 40 Residences housed in a 17 story “Chanel-esque” residential glass tower
- Residences will start just 100' from the shoreline
- Every unit will have an ocean view - even westernmost ones
- No obstructions to the South
- Floor-to-Ceiling windows throughout the residences
- Exclusive designs and details by Peter Marino throughout the unit
- Beautiful and significant flooring throughout the unit, including grey oakwood in the bedrooms
- Ceruse oakwood walls
- Pre-wired with an electric pocket detail for roller shades and drapery at all doors and windows
- Closets will be finished as well as other unit amenities
- Integrated Lighting
- Ceiling Height 10-12'
- Contract holders are able to request Peter Marino to finish the unit for them

All information is believed to be accurate though is not warranted

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The Residences

- 2 - 6 Bedrooms
- 2,176 - 7,854 Square Feet
- Floor Plan previews are available strictly by appointment

Stacking Plan

2-10	4 Units / Floor
11	3 Units / Floor
12-15	2 Penthouses / Floor (3,725 – 4,500 Square Feet)
16th Floor	Penthouse - 7+ Bedrooms – 7,854 Square Feet

Additional Information

- Construction - In Progress, Slab expected to be poured by end of 2024
- Projected Completion: Q4 2026, Contract Pushout Date – Q3 2027
- Residences, Hotel, and The Beach Club to be delivered at the same time
- 2 Valet Parking Spaces Per Unit
- Rentals are limited to a minimum of 6 Months and up to two times per year
- Maintenance - \$4.84/Sq. Ft, which includes Reserves

Creative Team

- SHVO
- Lawrence Murray Dixon (1940) / Historic Raleigh Hotel (Original) Architect
- Peter Marino Architect (2025) / Architect & Interior Design
- Kobi Karp Architecture (2025) / Architect of Record
- Enea Garden Design / Landscape Architects

Rosewood Hotel Miami Beach

- 55 Keys
- 5-Villa Hotel Rooms in two L. Murray Dixon's The South Seas & Richmond Hotels
- The iconic Raleigh Hotel fleur-de-lis pool
- The Martini Bar
- The Piano Room

Rosewood Reserve Benefits

- Exclusive room rates at Rosewood Hotels & Reserves worldwide
- Exclusive rates on dining and spa services at Rosewood Hotels & Resorts worldwide
- Preferential services, refined advantages unknown to other guests & VIP Courtesies throughout stay
- Preferential reservations assistance
- 24-Hour check-in or check-out time
- Buyers can request use of Sales Pavilion for Buyer's that have cleared recession

Reservations & Contracts

- Deposit Structure:
 - 20% At Contract
 - 10% 180 Days After Initial Deposit
 - 10% Pouring of the grade slab, projected to be early 2025
 - 10% When the Slab for the Contract Holders Residence is Poured
 - 50% At Closing

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