



ST REGIS  
MIAMI  
THE RESIDENCES

# The Villas





# An Extraordinary Home, An Exquisite Life

The Villas are the consummate expression of The St. Regis Residences, Miami. They exude discretion and unrivaled luxury, while offering the intimacy of a secluded seaside sanctuary alongside the service and amenities that St. Regis is known for. With only two Villas on the entirety of the vast property, these are true limited-edition homes.



## Signature St. Regis Hospitality

Experience the privacy of your own remarkable bayfront retreat with the legendary hospitality of St. Regis.





Living Room

## A Panoramic Perspective

Glass window walls showcasing sweeping views of luminous Biscayne Bay are an invitation to savor every moment of life by the shore. Opening onto the outdoor deck, the living room shares a breezy, loftlike space with the open chef's kitchen and dining room.



## A Culinary Centerpiece

Elegantly designed for maximum functionality and versatility, the kitchen opens a world of possibilities—from bright coffee-fueled mornings, to cozy evenings gathered around the island, to catered dinner parties. Here in the heart of the home, modern appliances and millwork handcrafted in Italy establish an elevated aesthetic combining clean, contemporary lines and traditional touches.

Kitchen





## Elegance Redefined

Step into single-family home living at The St. Regis Residences, Miami. Make your way up the grand staircase to the upper floor and continue to the roof terrace. Or meander through the main level with its extensive private quarters, entertaining areas, and outdoor deck. Both Villas, meticulously curated by renowned architecture firm Robert A.M. Stern Architects, offer an unparalleled sense of refinement and elegance.

*Grand Staircase*



## The Best of Both Worlds

An immense roof deck reimagines indoor-outdoor living at its most magnificent. An immaculate family room welcomes residents and guests to bask in bird's-eye views of Biscayne Bay, regardless of the weather. Just steps away, thoughtfully landscaped outdoor lounges, a rooftop dining room with grilling kitchen, and a swimming pool with spa exemplify The St. Regis Residences, Miami at their most magical and exclusive.

Family Room



## Rest & Recharge

Spacious, light-filled, and boasting enviable views of the bay, the bedrooms—each with their own en suite bath—are private havens designed to inspire the day or embrace the night. Promising the dreamiest of dreams, the tranquil primary bedroom has direct terrace access, two oversized walk-in closets, and a decadent midnight bar for late-night snacks or morning coffee.

Primary Bedroom





Primary Bathroom

## Bathe in Bliss

The showpiece of the grand master bath, the freestanding tub certainly makes a splash. Pared down and sinuous, the sculptural piece aspires to the level of art. Positioned to capture views of the Miami horizon in multiple directions, it is the ideal place for personal renewal and spa-like relaxation.



# The Tower

Stunning views of the Miami skyline, Biscayne Bay, and the Atlantic Ocean

Porte-cochère with commissioned art installation and signature water feature

Private residential lobby attended 24/7

24-hour concierge and Butler

On-site valet parking and self-parking spaces

EV charging stations

Luxury house car service

# The Villas

Private enclosed two-car garage with direct access to the residence

Double-door entry opens to foyer with grand staircase

Up to 12'-6" high ceilings in living areas

Stone flooring throughout

European wood doors

Service floor with laundry, storage, and windowed service suite

Integrated smart home technology

Private internal elevator connects all service and living levels within the residence

Private roof deck with pool, spa, and summer kitchen

## Kitchens

Gourmet kitchen with custom Italian cabinetry designed by Rockwell Group

Natural stone countertops and backsplashes

Fully integrated Sub-Zero and Wolf appliance packages, including:

- *Paneled refrigerator*
- *Paneled freezer*
- *Full-height wine refrigerator*
- *Gas cooktop*
- *Two convection ovens*
- *Steam oven*
- *Microwave*
- *Coffee maker*
- *Dornbracht fixtures*

## Primary Suite

Oversized walk-in closets

Midnight bar

Stone top vanities with Dornbracht fixtures

Oversized natural stone showers and freestanding bathtub

Private water closets with Toto toilets

# The Amenities

Approximately 50,000 SF of interior and exterior amenity space

On-premises fine-dining restaurant by MICHELIN-starred chef Fabio Trabocchi

Exclusive beach club access

Parklike grounds and lush terraces by Swiss landscape design firm Enea Garden Design

State-of-the-art media room

Business center with coffee bar and conference rooms

Children’s entertainment room

Teen video game lounge

Programmable multisport simulator

Salon equipped for beauty services\*

Pet spa, grooming, and dog-walking services\*

Private, secure climate-controlled storage

House bicycles

Private marina

Guest suites

## Holistic Wellness Living

Fully equipped fitness center with stunning views

Curated wellness programming by The Wright Fit

Relaxation area

Indoor lap pool with natural lighting

Pilates and yoga studio

Salt spa rooms

Sauna, cold plunge pool, and steam room

State-of-the-art treatment rooms

## Resort-Style Pool Decks

Two pools including bayfront and sunset views

Poolside bars and cafés

Bayfront garden with comfortable seating areas

Pickleball court

## Sky Bar & Lounges

Double-height sky bar and lounge with sweeping water views

Signature St. Regis Cognac Room

Traditional St. Regis Drawing Room

Billiards room

Catering kitchen

## Technologies

Keyless residential entry

Smart home climate and lighting control systems

State-of-the-art fiber-optic Wi-Fi service throughout residences and amenity spaces

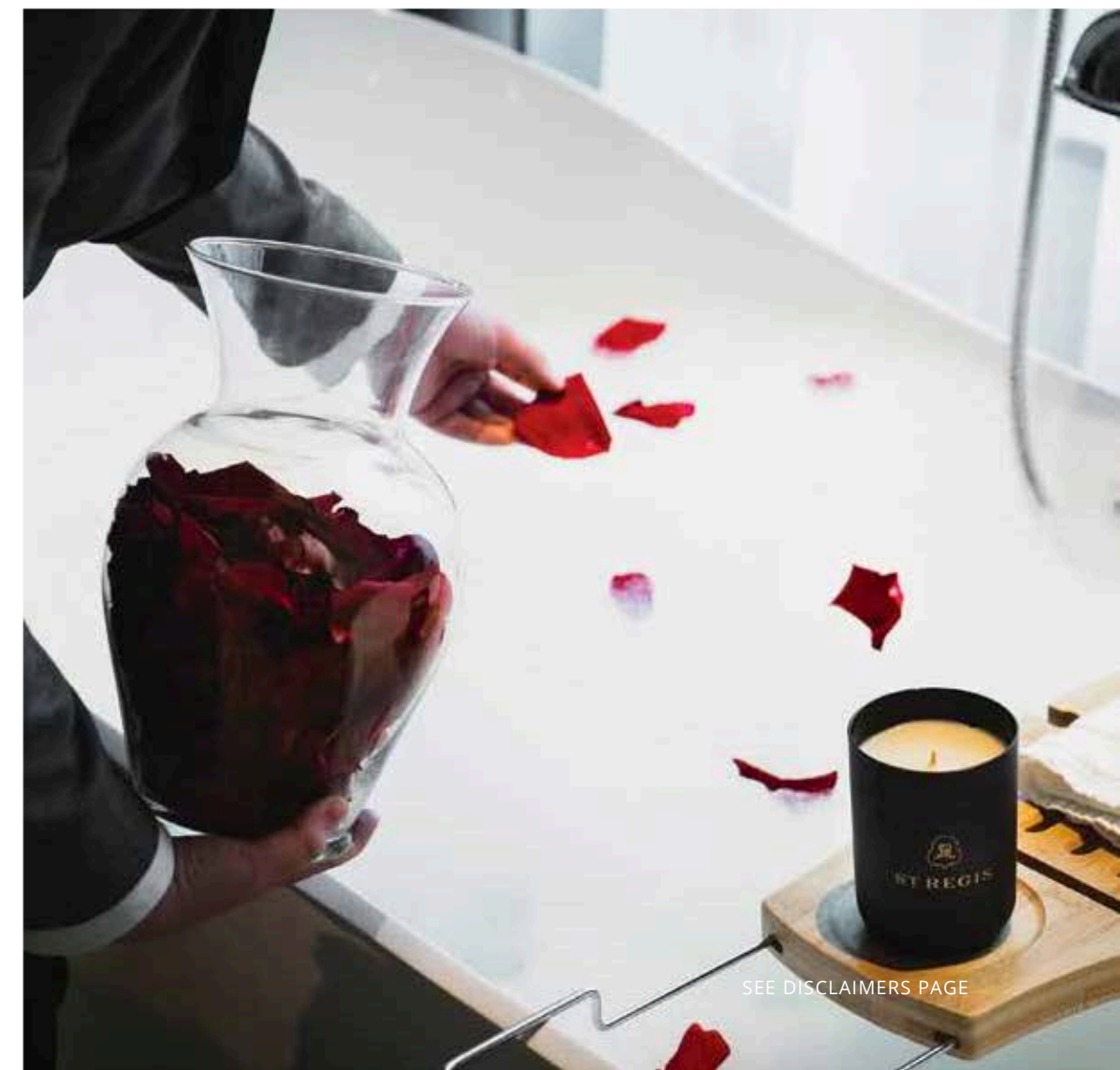
Easy-to-use St. Regis residents-only app

The foregoing items are subject to the provisions of Section 14 and Section 15 of the Agreement. Additionally, Buyer understands and agrees that at this time, all features, building specs and Finishes are proposed only and that in new construction multi-story developments, appliances, materials and Finishes are not purchased until shortly before completion of the Building. As such, while the described features are representative of the types of items currently contemplated, actual items will only be determined as construction of the project progresses. As such, Buyer authorizes Seller, in its sole discretion: (i) to make changes of suppliers, manufacturers, brand names, or items and/or (ii) to modify the design concept and/or the list of standard features or make substitutions for equipment, material, appliances, brands, colors, models, etc., with items which in Seller’s opinion are of equal or better quality (regardless of cost). THE INFORMATION PROVIDED, INCLUDING SPECIFICATIONS, MODELS AND BRANDS, IS BASED UPON PRELIMINARY DEVELOPMENT PLANS AND IS SOLELY FOR INFORMATIONAL PURPOSES, AND IS SUBJECT TO CHANGE WITHOUT NOTICE.



# Unrivalled Service & Rituals

Since its founding nearly a century ago, the St. Regis has been renowned for its tradition of innovation and its commitment to impeccable service. From the signature Bloody Marys and legendary Butler Service to the afternoon teas and midnight suppers, The St. Regis Residences, Miami deliver an everyday residential only lifestyle that is generous, professional, anticipatory, and personal.



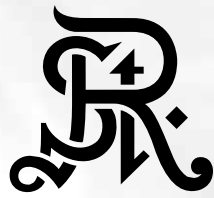


# Floor Plans



Villa A





# Villa A

LOWER LEVEL

LOWER LEVEL INTERIOR  
1,714 SF | 160 SQM

TOTAL INTERIOR  
7,657 SF | 713 SQM

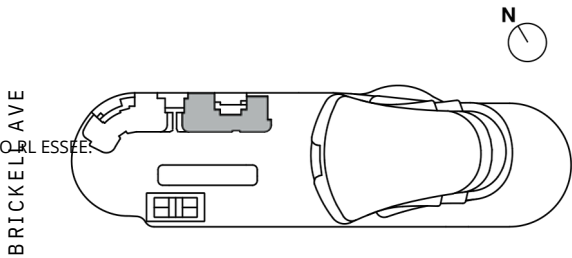
TOTAL EXTERIOR  
2,718 SF | 253 SQM

- 5 BEDROOMS
- 6 BATHROOMS
- 2 POWDER ROOMS
- PRIVATE GARAGE
- PRIVATE ROOF DECK
- PRIVATE POOL & SPA
- SUMMER KITCHEN
- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR

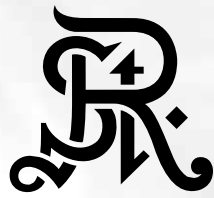


The dimensions stated for this Unit floor plan are approximate because there are various recognized methods for calculating the square footage of a Unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Dimensions and Unit configuration may change during construction. The furniture illustrated is not included with purchase; the floorplan layout is not a guaranty on your use of space but is one example of uses of space. Consult the Developer's prospectus to understand the calculation of the Unit square footage and dimensions and what is included with purchase. Prices are not based on the square footage no matter the method of calculation of Unit dimensions and all prices are subject to change at any time.

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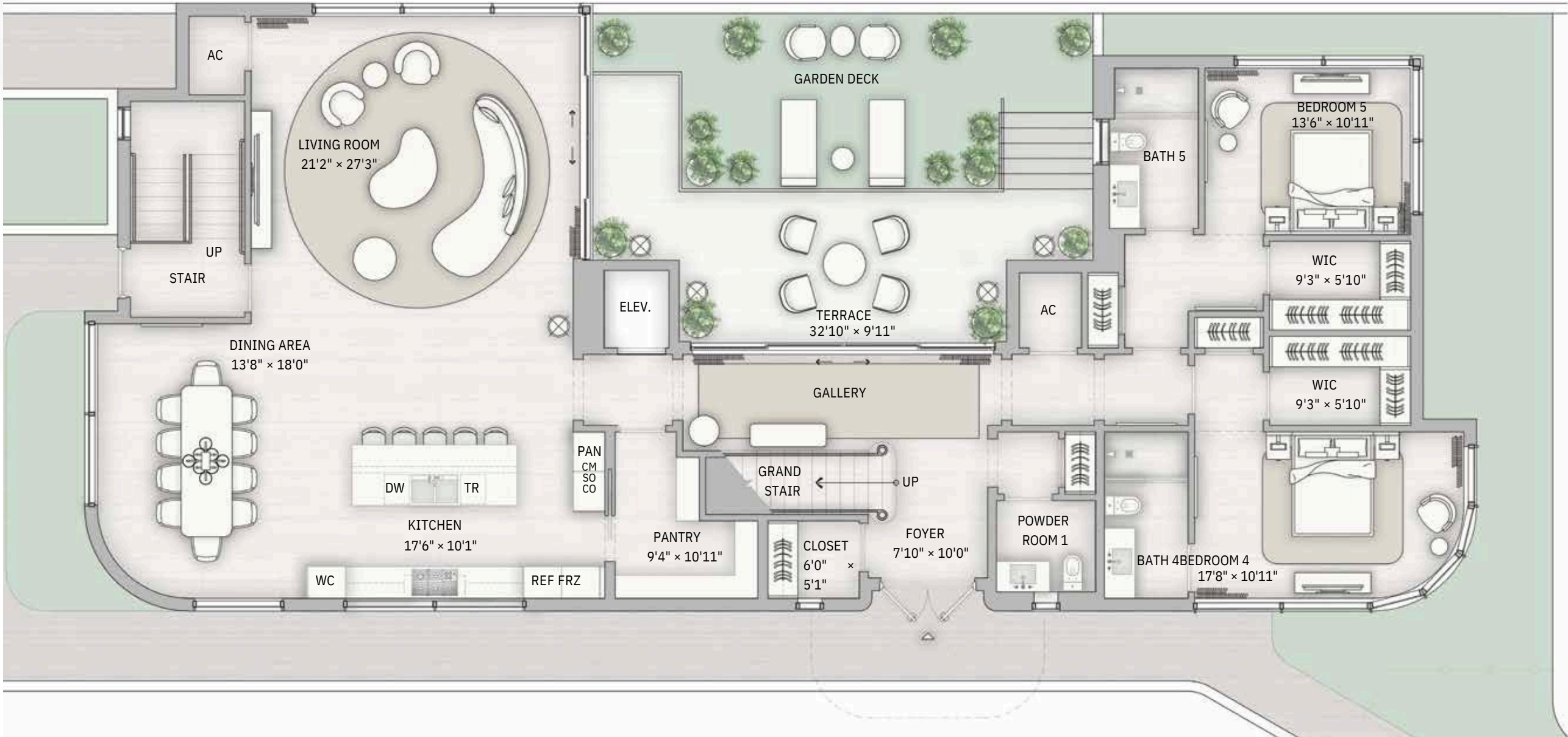


Villa A  
MAIN LEVEL

MAIN LEVEL INTERIOR  
2,697 SF | 251 SQM  
MAIN LEVEL EXTERIOR  
635 SF | 59 SQM

TOTAL INTERIOR  
7,657 SF | 713 SQM  
TOTAL EXTERIOR  
2,718 SF | 253 SQM

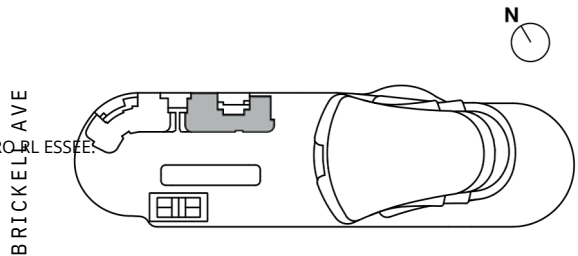
- 5 BEDROOMS
- 6 BATHROOMS
- 2 POWDER ROOMS
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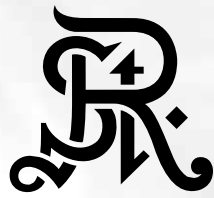
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# Villa A

UPPER LEVEL

UPPER LEVEL INTERIOR  
2,378 SF | 221 SQM  
UPPER LEVEL EXTERIOR  
525 SF | 49 SQM

TOTAL INTERIOR  
7,657 SF | 713 SQM  
TOTAL EXTERIOR  
2,718 SF | 253 SQM

- 5 BEDROOMS
- 6 BATHROOMS
- 2 POWDER ROOMS
- PRIVATE GARAGE
- PRIVATE ROOF DECK
- PRIVATE POOL & SPA
- SUMMER KITCHEN
- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR

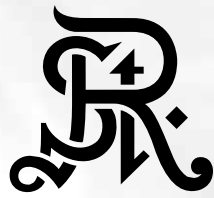


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Villa A  
ROOF LIVING & TERRACE

ROOF INTERIOR  
868 SF | 81 SQM  
  
ROOF EXTERIOR  
1,558 SF | 145 SQM

TOTAL INTERIOR  
7,657 SF | 713 SQM  
  
TOTAL EXTERIOR  
2,718 SF | 253 SQM

- 5 BEDROOMS
- 6 BATHROOMS
- 2 POWDER ROOMS
- PRIVATE GARAGE
- PRIVATE ROOF DECK
- PRIVATE POOL & SPA
- SUMMER KITCHEN
- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR



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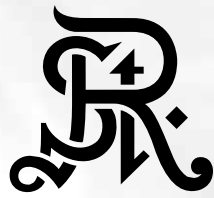
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# Villa B





# Villa B

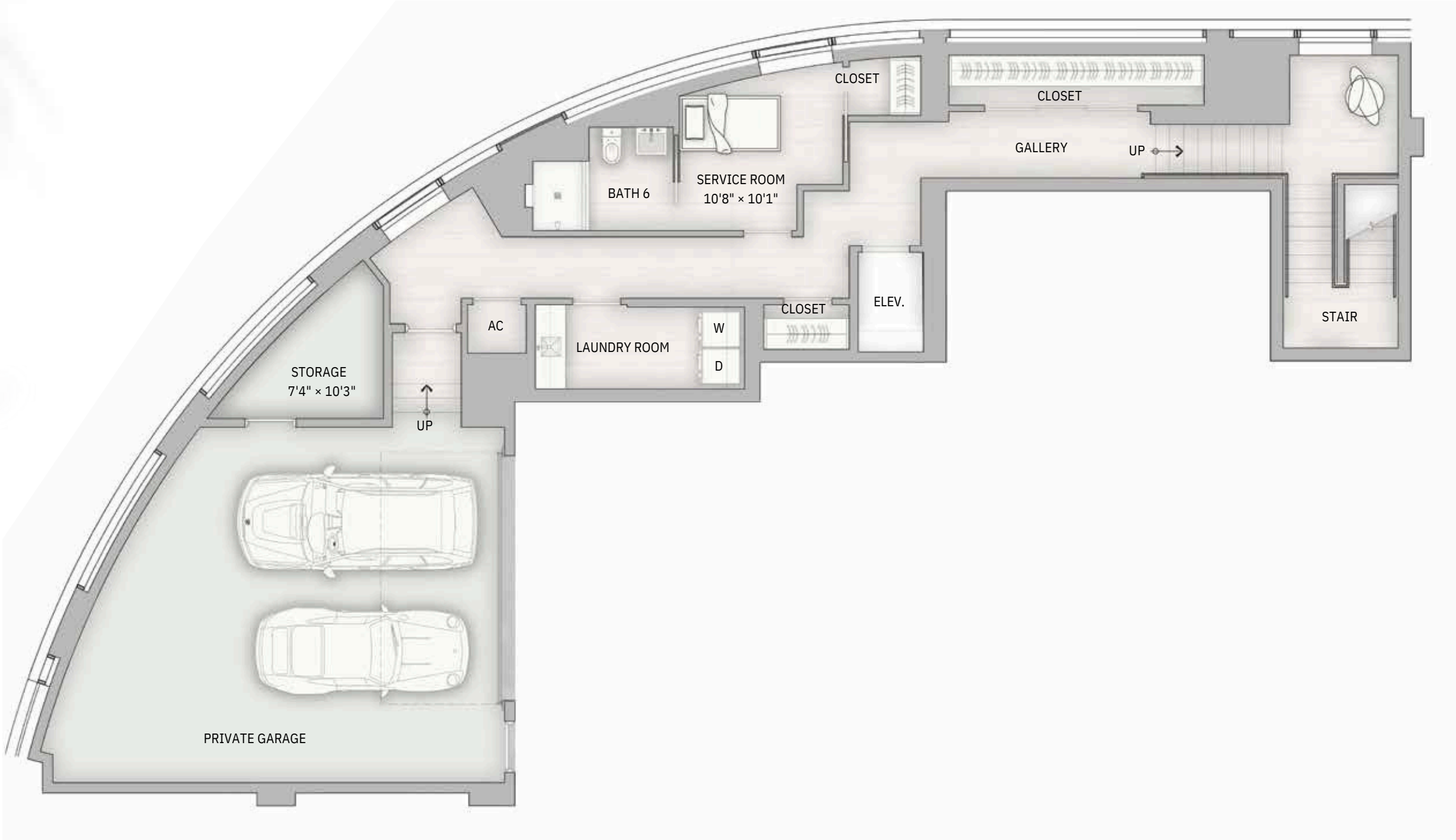
LOWER LEVEL

LOWER LEVEL INTERIOR  
1,800 SF | 168 SQM

TOTAL INTERIOR  
7,617 SF | 710 SQM

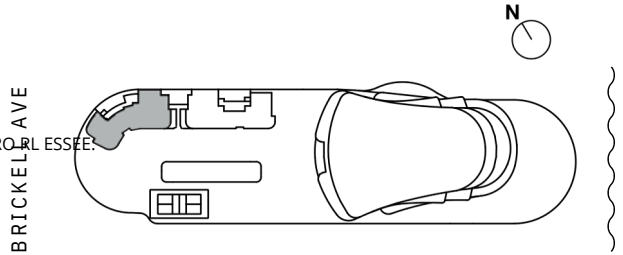
TOTAL EXTERIOR  
2,726 SF | 255 SQM

- 5 BEDROOMS
- 6 BATHROOMS
- 2 POWDER ROOMS
- PRIVATE GARAGE
- PRIVATE ROOF DECK
- PRIVATE POOL & SPA
- SUMMER KITCHEN
- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR



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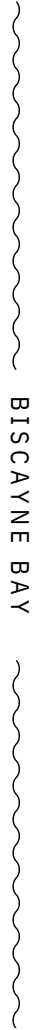


MAIN LEVEL EXTERIOR  
650 SF | 61 SQM

TOTAL INTERIOR  
7,617 SF | 710 SQM

TOTAL EXTERIOR  
2,726 SF | 255 SQM

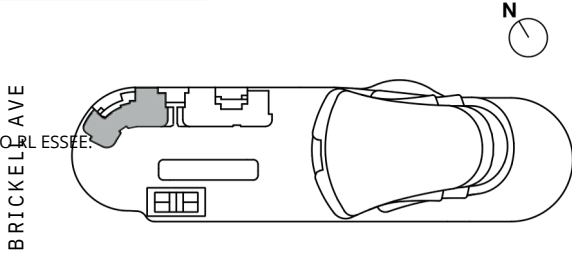
5 BEDROOMS  
6 BATHROOMS  
2 POWDER ROOMS  
PRIVATE GARAGE  
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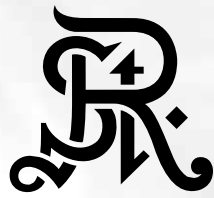
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BRICKELL







# Villa B

UPPER LEVEL

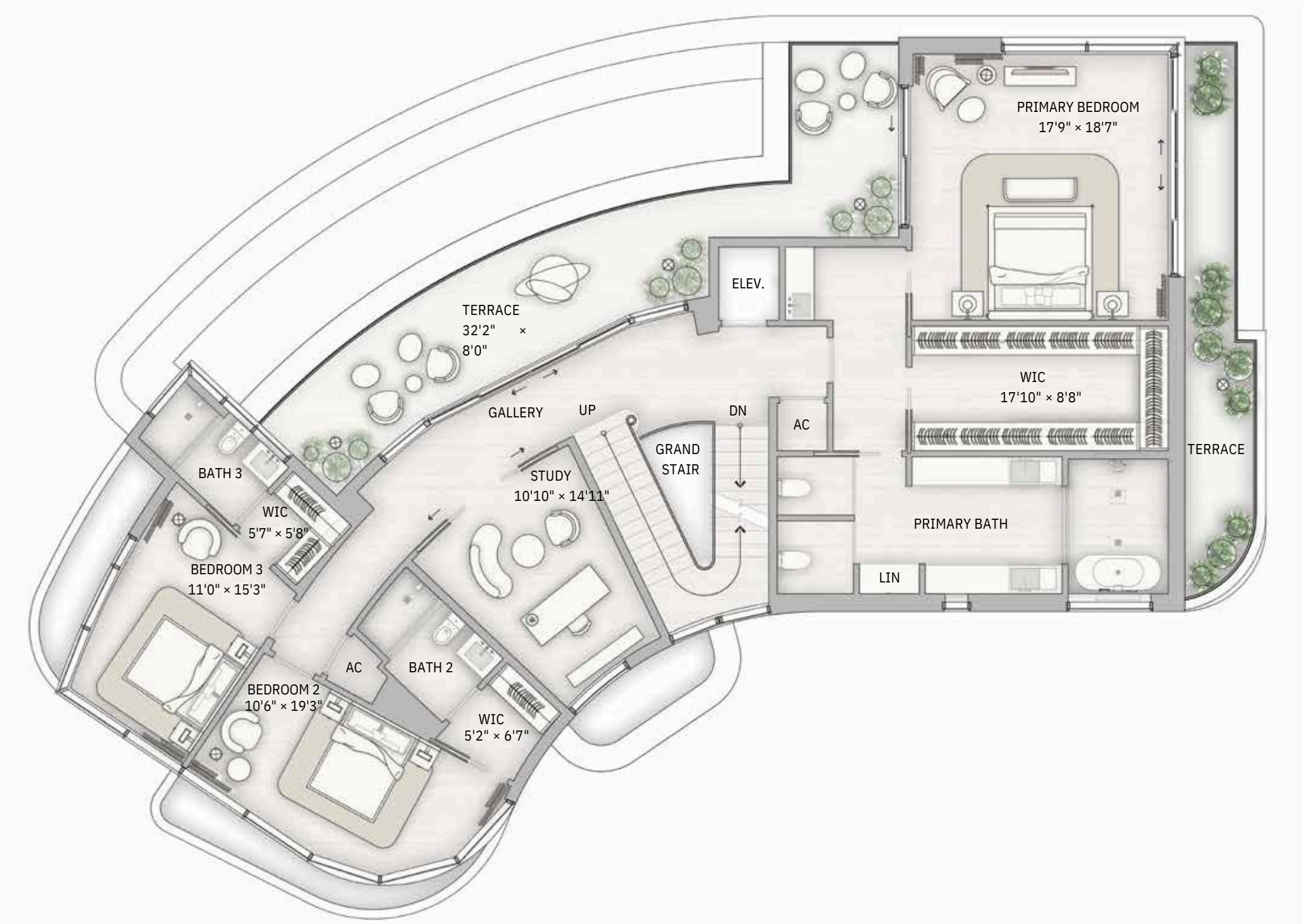
UPPER LEVEL INTERIOR  
2,311 SF | 215 SQM

UPPER LEVEL EXTERIOR  
518 SF | 49 SQM

TOTAL INTERIOR  
7,617 SF | 710 SQM

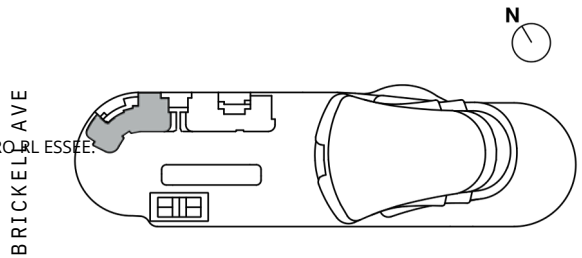
TOTAL EXTERIOR  
2,726 SF | 255 SQM

- 5 BEDROOMS
- 6 BATHROOMS
- 2 POWDER ROOMS
- PRIVATE GARAGE
- PRIVATE ROOF DECK
- PRIVATE POOL & SPA
- SUMMER KITCHEN
- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR



The dimensions stated for this Unit floor plan are approximate because there are various recognized methods for calculating the square footage of a Unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Dimensions and Unit configuration may change during construction. The furniture illustrated is not included with purchase; the floorplan layout is not a guaranty on your use of space but is one example of uses of space. Consult the Developer's prospectus to understand the calculation of the Unit square footage and dimensions and what is included with purchase. Prices are not based on the square footage no matter the method of calculation of Unit dimensions and all prices are subject to change at any time.

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TOTAL INTERIOR  
7,617 SF | 710 SQM

TOTAL EXTERIOR  
2,726 SF | 255 SQM

This detailed floor plan illustrates a luxurious residence with the following features and dimensions:

- POOL:** 17'4" x 15'4"
- SPA:** 6'0" x 5'2"
- TERRACE (Bottom Left):** 29'2" x 25'8"
- TERRACE (Top Right):** 18'2" x 12'11"
- TERRACE (Right Side):** 4'8" x 9'1"
- FAMILY ROOM:** 21'10" x 19'4"
- VESTIBULE:** Central entry area with a **GRAND STAIR** (DN) and a **GRAND STAIR** (UP).
- POWDER ROOM 2:** Located near the vestibule.
- AC:** Air conditioning unit.
- ELEV.:** Elevator.
- REF:** Refrigerator.
- REF WC:** Refrigerator and water closet.
- GRILL:** Located near the bottom left terrace.

The plan also includes various outdoor seating areas, landscaping, and a curved driveway on the left side.


**STREGIS**  
MIAMI  
**THE RESIDENCES**

BISCAYNE BAY

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BRICKELL AVE



# An Internationally Acclaimed Team

## Related Group

Founded in 1979, Related Group has enhanced skylines with iconic development characterized by innovative design, enduring quality and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers and artists, Related redefines urban environments on a global scale, fostering distinctive dynamic communities and symbolic landmarks that have become local sources of pride. Since its inception, the company has built, rehabilitated and managed over 100,000 condominium, rental and commercial units. The firm is one of the largest privately owned businesses in the U.S. with a development portfolio in excess of \$40 billion in 40 years.

## Robert A.M. Stern Architects

RAMSA’s signature style — known as modern classicism — epitomizes timeless design at its most elegant. Enhanced by opulent amenities and modern conveniences, RAMSA buildings possess a “built-in history” that transcends their cornerstone dates, and have a track record of selling at a premium to the market.

## Enea Garden Design

Founded on the belief that everyone should be able to experience the beauty and value of nature daily, Enea has grown to become one of the leading landscape architecture firms in the world. The company’s hallmark is its success at achieving architectural synergy between home and garden, where all details — materials, artwork, furniture, and plantings — complement and support one another.

## Integra Investments

Founded in 2009, Integra Investments is a Miami-based, multidisciplinary real estate investment and development firm dedicated to creating value, fostering growth, and positively impacting the communities it serves. The firm’s creative approach to real estate, supported by a diverse team of best-in-class professionals with specialized expertise, has allowed Integra to successfully invest across several asset classes. With its focus being on the residential, office, mixed-use, hotel and marina asset classes, Integra targets opportunistic investments in niche markets with high barriers to entry. Since its inception, Integra has managed over 6.3 million square feet of real estate developments across 20 different markets.

## Rockwell Group

David Rockwell has consistently expanded the parameters of interior design. His firm’s work has transformed hospitality and residential spaces into experiential environments that are among the most creative, desirable, and talked-about places in the world.



## Demolition has Commenced

Future residences located at:  
1809 Brickell Avenue  
Miami, Florida 33129

BRANDING & ADVERTISING: AND PARTNERS NY | LA | MIA ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP23-0071. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING.

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The St. Regis Residences are developed on a site that is near water, but water access is not guaranteed. No specific view is guaranteed. The Association will be required to maintain a Residential Condominium Management Agreement with Marriott, or its successor, to use the names and logos of St. Regis and to offer the St Regis hotel amenities. The St. Regis and Marriott services and benefits described in this Brochure are conditioned on such Management Agreement being entered into and in place. There is no guarantee of same. The hotel brand is subject to change at the discretion of the Developer and use of the St Regis name is permissible until the license expires or is terminated. Some amenities and hotel style services are available only at an additional cost to unit owners and are not included with purchase or ownership. 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