



ST REGIS
MIAMI
THE RESIDENCES

Penthouse Collection



An Extraordinary Home, An Exquisite Life

The Penthouse Collection homes epitomize The St. Regis Residences, Miami.

Floating atop the most exceptional residential tower in Miami, these spacious abodes hover in the sky. Their vast indoor and outdoor spaces showcase incomparable views of Biscayne Bay and beautiful Brickell below.

Robert A.M. Stern Architects, whose penthouse residences are known for their remarkable features and attention to detail, fashioned this collection of flawless homes that enhance luxurious bayfront living. Rockwell Group imagined the immaculate interiors that infuse the grandeur of the Brickell and Astor families with the lightness and ease of the coast. Together with the legendary service of St. Regis and the amenities within this one-of-a-kind tower, the Penthouse Collection offers a lifestyle that is the pinnacle of Miami.



“When you’re talking about building a residence, you’re talking about dreams.”

Robert A.M. Stern
Design Architect





Lobby



“ My work is deeply rooted
in place and memory.”

David Rockwell
Interior Architect









Upper Penthouse A
West-, North-, East-Facing Views

DAYTIME



TWILIGHT

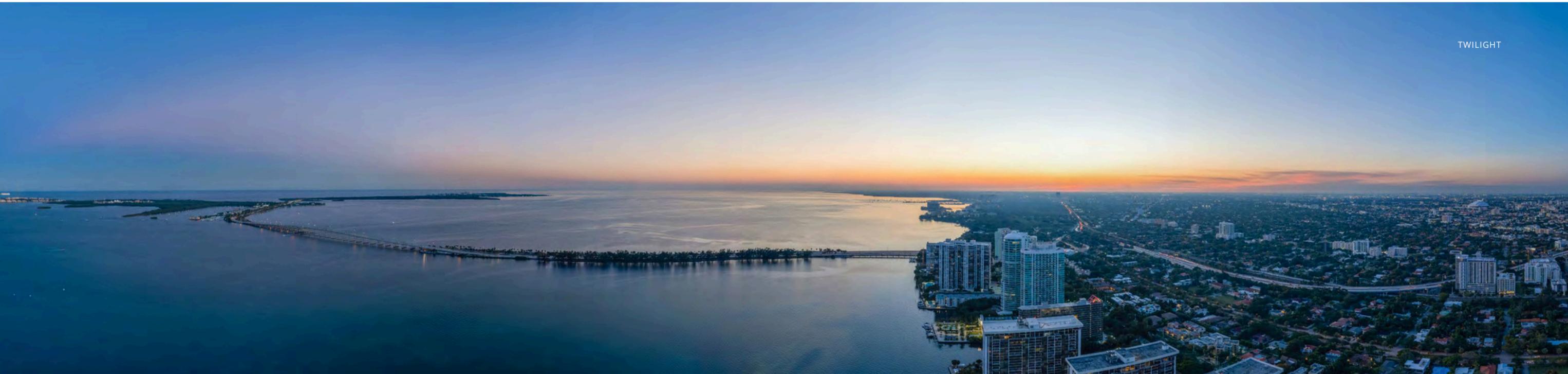


*Upper Penthouse B
East-, South-, West-Facing Views*

DAYTIME



TWILIGHT





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

Penthouse Collection

Private elevator and entry foyer

Double-door entry in residences

11'-6" ceilings in living areas

Custom European stone flooring throughout

European wood doorways

Powder rooms and laundry room

Integrated smart home technology

Private internal elevator

Private roof terrace with pool, spa, and summer kitchen

Kitchen

Gourmet kitchen with custom Italian cabinetry, designed by Rockwell Group

Natural stone countertops and backsplashes

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

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

Primary Suite

Her bathroom with a private water closet with Toto toilet, stone-top vanity with Dornbracht fixtures, an oversized natural stone shower as well as a freestanding tub

His bathroom with a private water closet with Toto toilet, stone-top vanity with Dornbracht fixtures, and an oversized natural stone shower

Oversized walk-in closets

Midnight bar

Sitting room

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.

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 Park-like 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

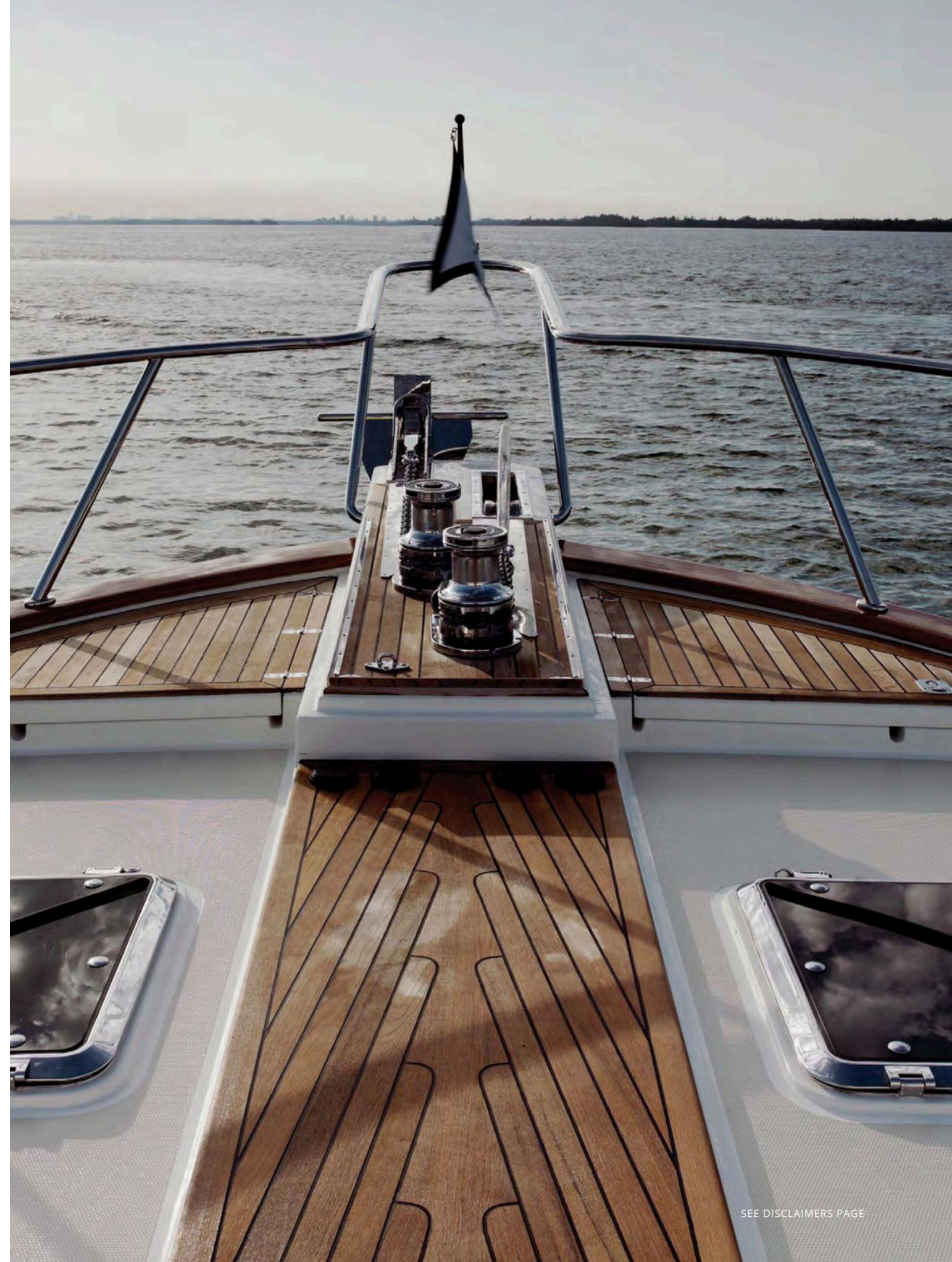
**A la carte services are performed by third parties*

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

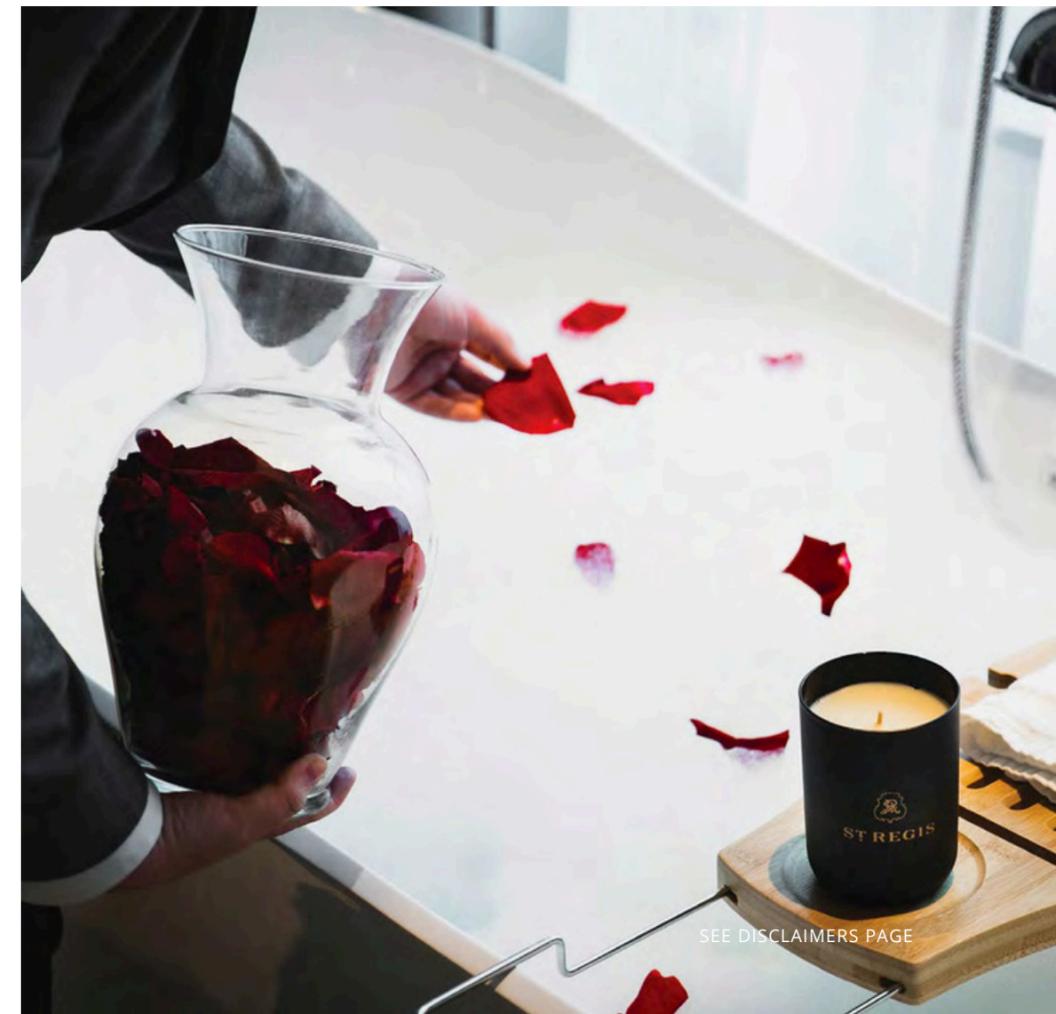
Technologies

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



Unrivaled 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.



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.



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

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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.

The St. Regis Residences, Miami a/k/a 1809 Brickell Condominium

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associated with, or acquired in conjunction with vessel chartering, are the responsibility of the Unit owner. Memberships are non-transferable and cannot be redeemed for cash. All improvements, designs and construction are subject to first obtaining the appropriate federal, state, and local permits and approvals for same which may require the Developer to alter any design, floor plan, or layout depicted. The Developer is not an offering of securities. No statements or representations made by Developer, or any of their respective agents, employees, or representatives with respect to any potential for future profit, future appreciation in value, investment opportunity potential, rental income potential, or other benefits to be derived from ownership of the Unit should be relied upon in your decision to purchase a Unit. The Developer and its agents, employees, and representatives are not investment advisors and they are also not tax advisors and statement(s) that may have been made with respect to any benefits of ownership including tax benefits should not be relied upon in your decision to purchase a Unit and all questions you may have regarding investment and tax considerations with regard to your Unit purchase should be discussed with professional licensed tax and or investment advisors. Certain nearby attractions, shopping venues, restaurants, and activities referenced or identified in this publication are off-site and may not be controlled by Developer. Information regarding off-site attractions, developments, and venues, whether existing at the time of this publication or proposed, have been obtained from public records and other sources of public information and there is no guarantee that any, or all such off-site attractions, shopping venues, restaurants, and activities will exist as depicted, or that there would not be changes or substitutions of the attractions and venues nearby. There is no guarantee that the any proposed hotel brands, hotel amenities, condominium amenities, artwork, designers, contributing artists, interior designers, fitness facilities, or restaurants will be involved as depicted or at all upon, or following, the completion of the St. Regis Residences. The art depicted or described may be exchanged for comparable art at the sole discretion of Developer. Art may be loaned to, rather than owned by the Association; art installed at the time of completion of either tower or common areas may be removed prior to turnover to the Condominium Association or may or may not be replaced. No real estate broker or sales agent (whether engaged by Developer or not) is authorized to make any representations or other statements (verbal or written) regarding the St. Regis Residences, and no agreements with, deposits paid to, or other arrangements made with, any real estate broker or agents are binding on Developer. All prices are subject to change at any time and without notice, and do not include optional features, design packages, furniture packages, or premiums for upgraded Units. The project graphics, renderings, photographs, and text provided herein are copyrighted works owned by the Developer unless otherwise credited. The development and operation of the Marina described in this Brochure is subject to receipt of the requisite authorizations from the applicable governing agencies. There is no guarantee that same will be obtained. 2024 © by 1809 Brickell Property Owner, LLC with all rights reserved.

