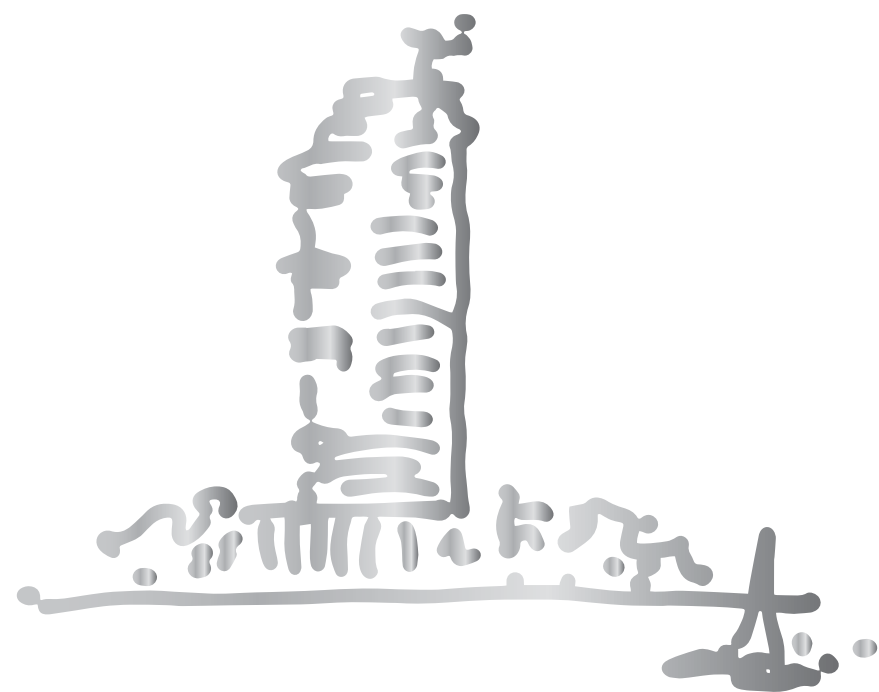




ST REGIS
MIAMI
THE RESIDENCES

The Residences



An Extraordinary Home, An Exquisite Life

The St. Regis Residences, Miami are a design-driven escape.

The result is a supremely seamless and fluid series of spaces — indoor and outdoor, public and private — that share a common concept even as they display sheer variety in décor, materials, artwork, and furnishings.

When contemplating the design for The St. Regis Residences, Miami, Rockwell Group found its inspiration in the history of Miami's founding, the innovative spirit of the Brickell and Astor families, the aesthetics of 20th-century ocean liners, the specifics of the site, and the singular design ethos of Miami itself. The St. Regis Residences, Miami epitomize the allure of timeless design at its most elegant. Featuring handcrafted details enhanced by modern conveniences, these homes possess a "built-in history," from the 1930s and beyond.







RESIDENCE

A

FLOORS 8–18

4 BEDROOMS

5 BATHROOMS

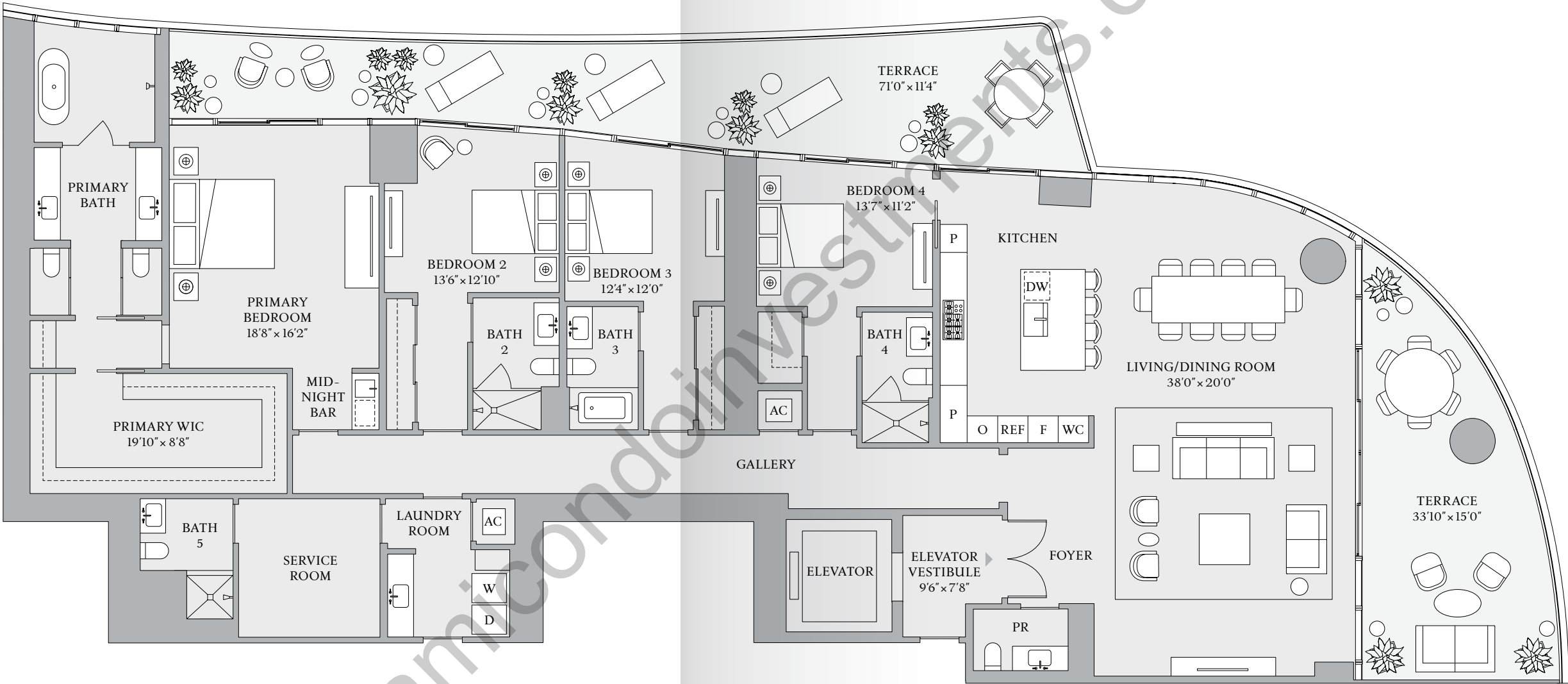
1 POWDER ROOM

INTERIOR

3,712 SF | 344.9 SQM

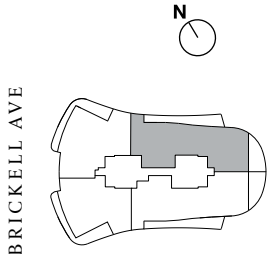
EXTERIOR

941 SF | 87.4 SQM



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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RESIDENCE

A

FLOORS 21–30, 33–41

4 BEDROOMS

5 BATHROOMS

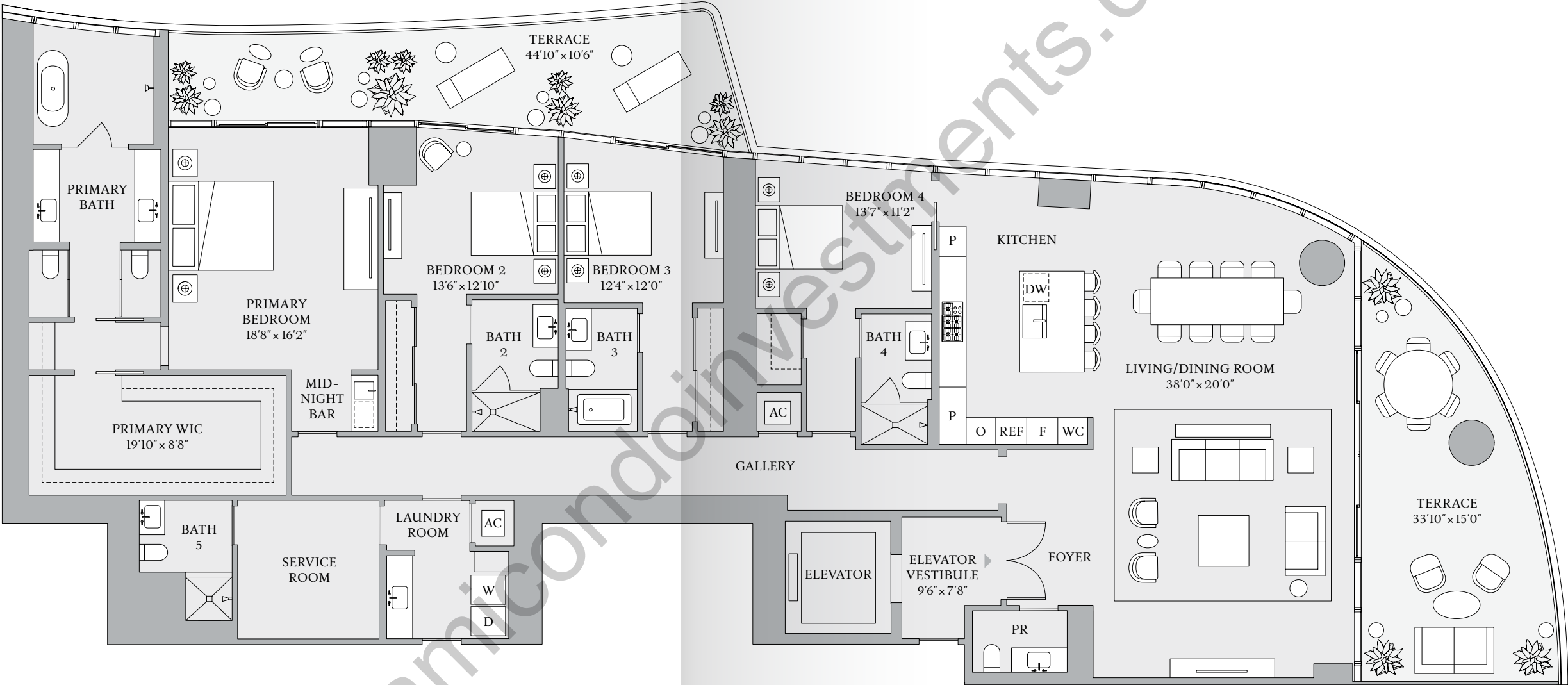
1 POWDER ROOM

INTERIOR

3,712 SF | 344.9 SQM

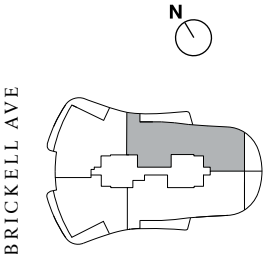
EXTERIOR

734 SF | 68.2 SQM



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RESIDENCE

B

FLOORS 8–18

4 BEDROOMS

5 BATHROOMS

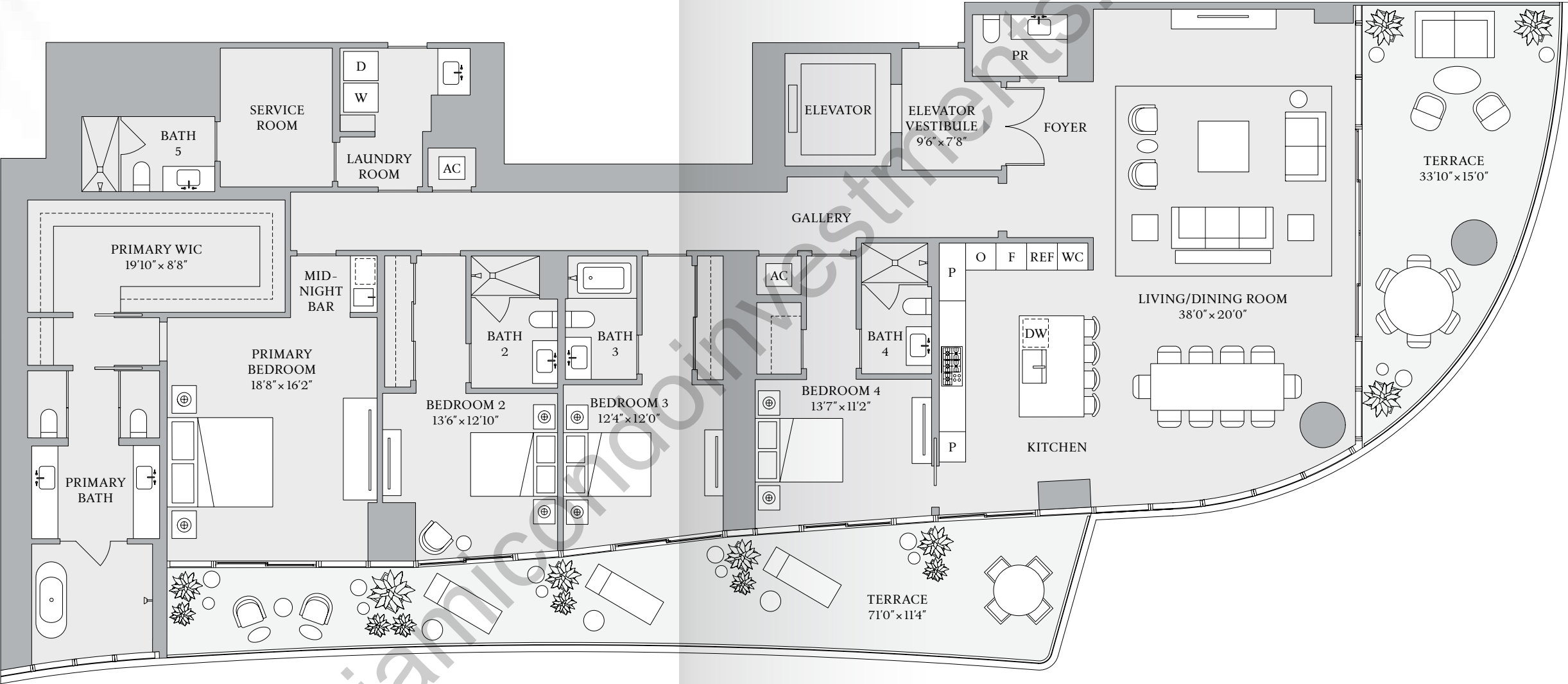
1 POWDER ROOM

INTERIOR

3,679 SF | 341.8 SQM

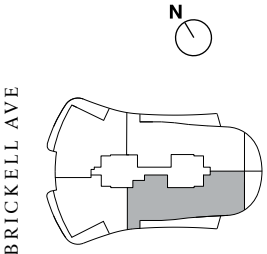
EXTERIOR

941 SF | 87.4 SQM



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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RESIDENCE

B

FLOORS 21–30, 33–41

4 BEDROOMS

5 BATHROOMS

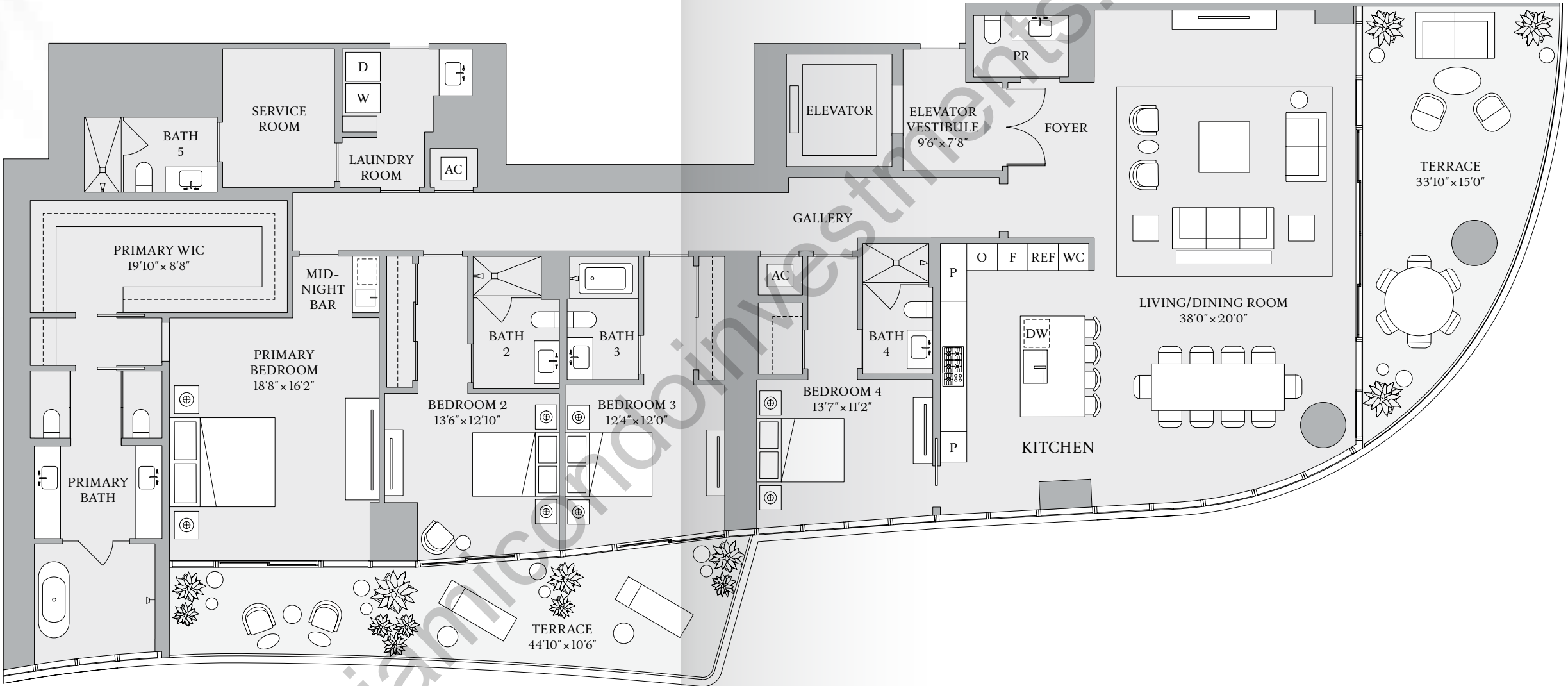
1 POWDER ROOM

INTERIOR

3,679 SF | 341.8 SQM

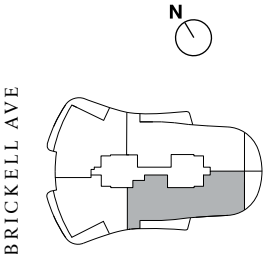
EXTERIOR

734 SF | 68.2 SQM



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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RESIDENCE

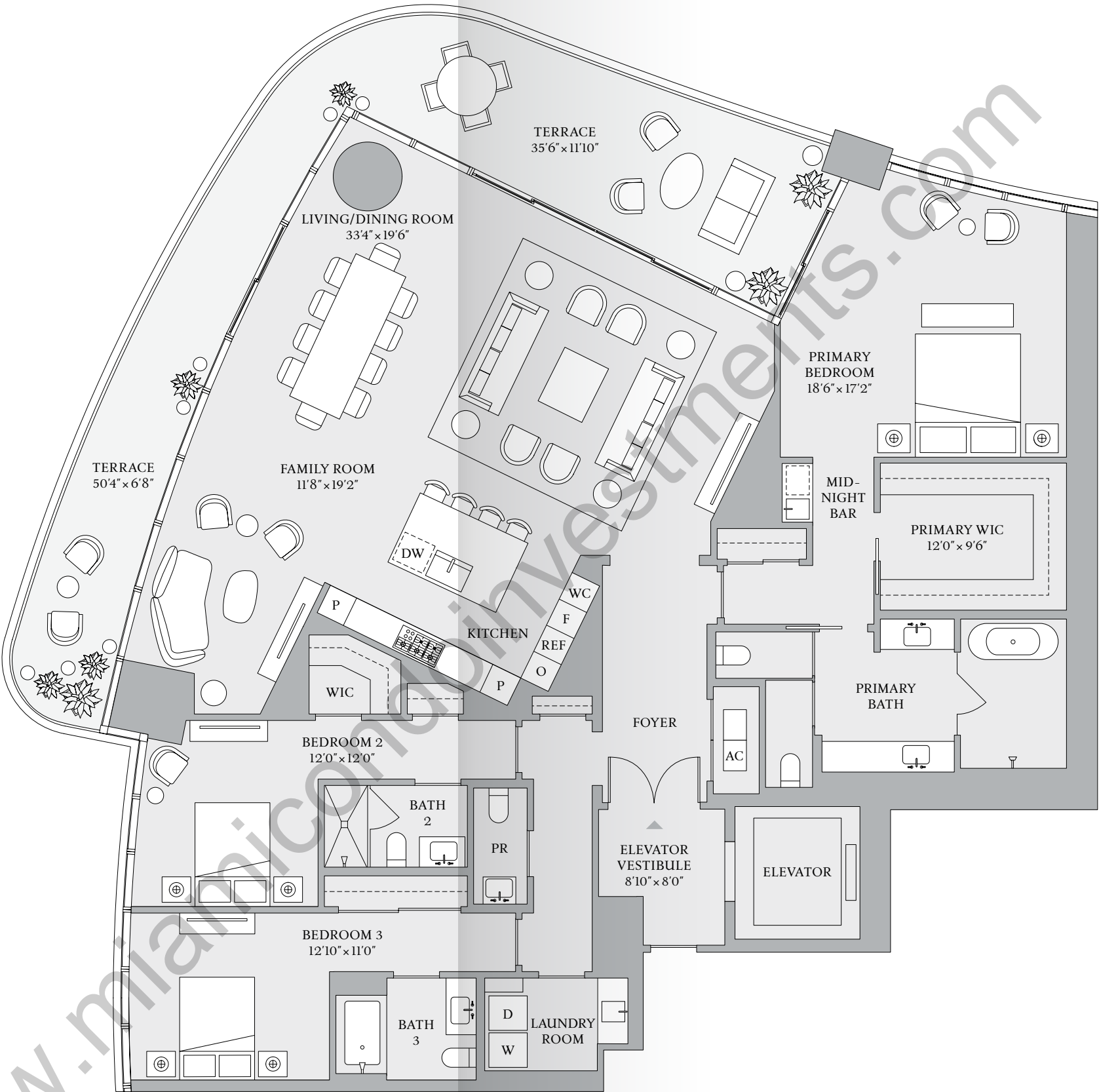
C

FLOORS 8–18, 21–30, 33–41

- 3 BEDROOMS
- 3 BATHROOMS
- 1 POWDER ROOM

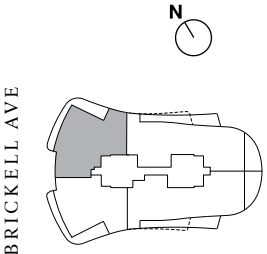
INTERIOR
2,987 SF | 277.5 SQM

EXTERIOR
590 SF | 54.8 SQM



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BISCAYNE BAY

BRICKELL AVE

RESIDENCE

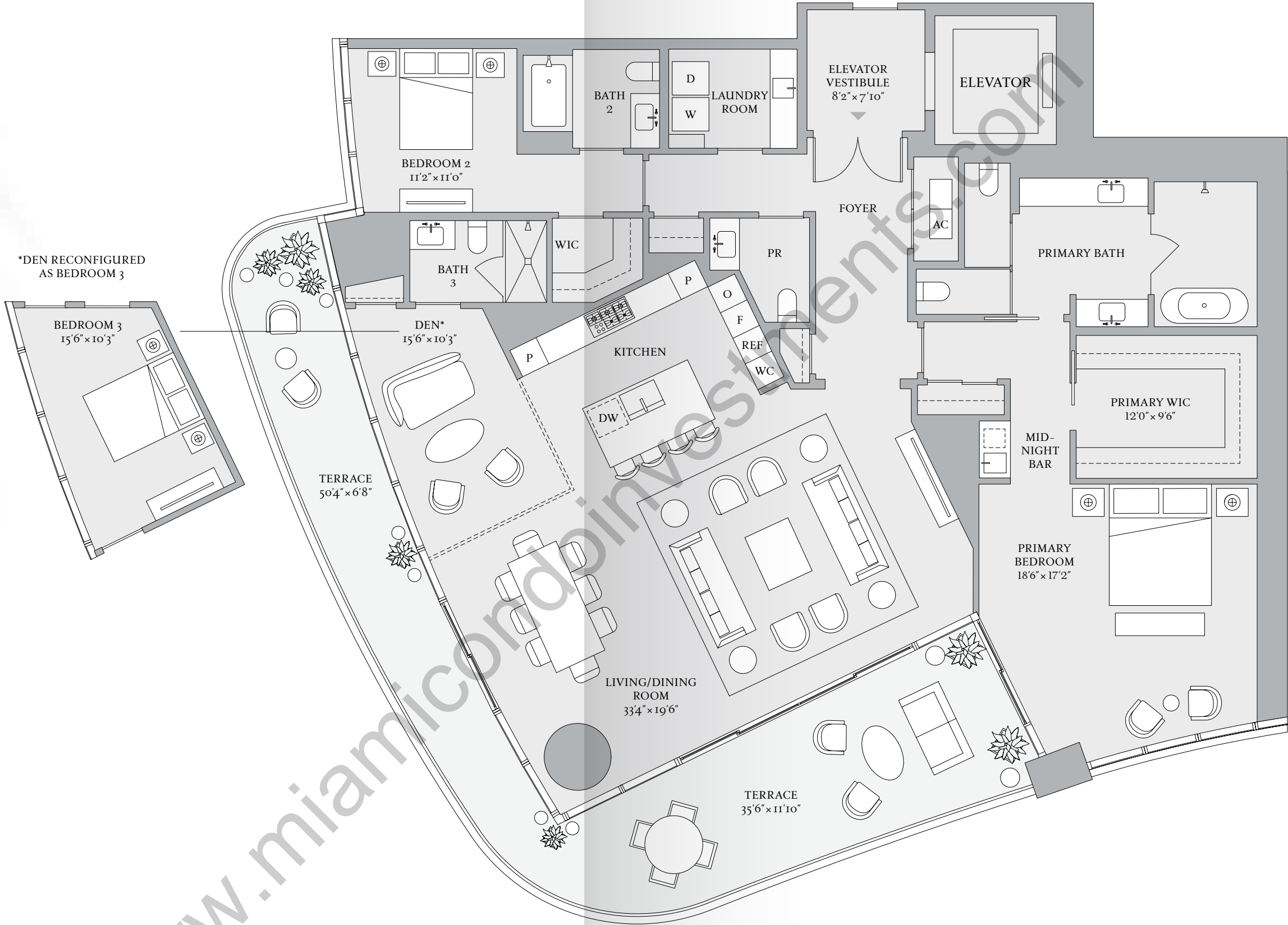
D

FLOORS 8–18, 21–30, 33–41

- 2 BEDROOMS
- 3 BATHROOMS
- 1 POWDER ROOM

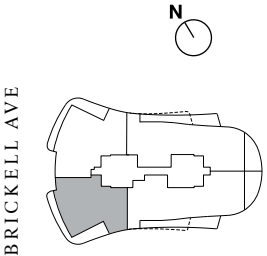
INTERIOR
2,616 SF | 243 SQM

EXTERIOR
590 SF | 54.8 SQM



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BISCAYNE BAY

BRICKELL AVE

Residence
Flooring Options



Ivory Matte 24" x 48" Porcelain Tile



White Matte 24" x 48" Porcelain Tile



TR White 10" x 72" Porcelain Plank Flooring



Almond 10" x 72" Porcelain Plank Flooring



Sand Marfil Matte 24" x 48" Porcelain Tile



Bianco Lasa Matte 24" x 48" Porcelain Tile

www.miamicondoinvestments.com

Artful Kitchens

As one of the most central elements of the home, the kitchen in each residence aspires to the level of art. A seamless blend of traditional millwork elements (handcrafted in Italy) and modern appliances, the kitchen works for novices and chefs alike, while providing ample space for family gatherings and elegant entertaining.



Kitchen
Palette Options

Counters & Backsplash



Travertine Stone



Perpetua Calacatta Stratos Quartz



Santa Margherita Liberty Quartz

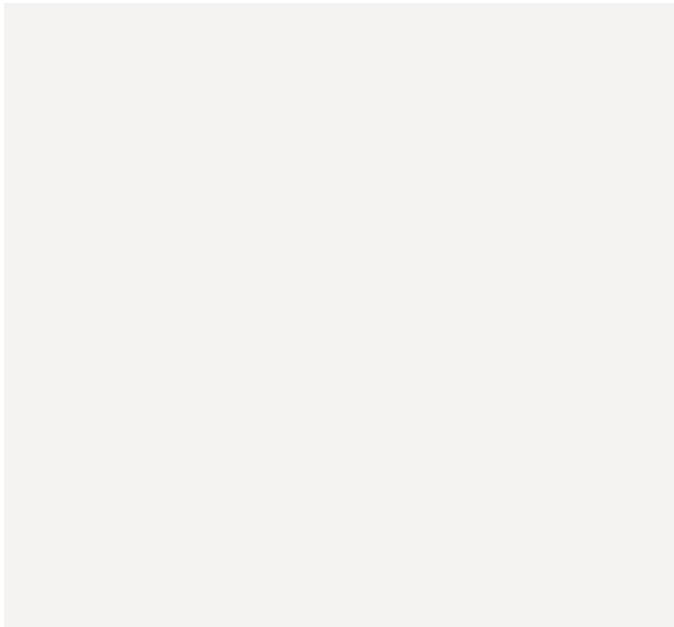


Soho White Stone

Cabinets



White Oak, Rift Sawn Cabinetry



White Lacquer Cabinetry

Fittings & Fixtures



Custom Appliance Handles, Brushed Bronze Finish



Brushed Durabrass Finish Dornbracht Faucet

Kitchen
Equipment & Fittings



Wolf 30" M Series Contemporary
Built-In Single Oven



Wolf 30" M Series Steam Oven*



Wolf 30" M Series Speed Oven**



Wolf 24" Built-In Transitional
Drawer Microwave*



24" Dishwasher with Water
Softener — Panel Ready



Wolf 30" Series Contemporary
Coffee System



Wolf 36" Transitional Gas Cooktop
with Five Burners



Sub-Zero 30" Designer Column
Refrigerator — Panel Ready



Sub-Zero 24" Designer Column
Freezer with Ice Maker — Panel Ready



Sub-Zero 24" Designer
Wine Storage — Panel Ready



Dornbracht Single-Lever
Faucet with Side Spray



Dornbracht Soap Dispenser
in a Brushed Durabronze Finish



Franke 30" Stainless Steel Kitchen Sink

* Not included in C & D Residences
**C & D Residences only





Primary Bathroom

Palette Options



Travertine Counters & Shower Wall, 24" x 48" Flooring



White Oak, Rift Sawn Vanity



Primary Bathroom
Fixtures & Hardware Selections



Brushed Durabronze Finish
Dornbracht Hand Shower Set



Brushed Durabronze Finish
Dornbracht Shower Head



Brushed Durabronze Finish
Dornbracht Shower Valves



Brushed Durabronze Finish
Dornbracht Faucet Set



Brushed Durabronze Finish
Dornbracht Water Sheet Cascade Spout



Brushed Durabronze Finish
Dornbracht Bath Valves with
Volume Control



66" Freestanding Tub



Toto Washlet

Secondary Bathroom & Powder Room



Ivory Matte Porcelain Tile Flooring & Accent Walls



Travertine Stone Counter





Midnight Bar



Travertine Stone Counter



White Oak Cabinetry



Brushed Durabronze Finish
Dornbracht Faucet

The Tower

50 stories featuring 152 residences, including penthouses, sky villas and townhomes

A collection of two- to six-bedroom homes

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 Residences

Private elevator and entry foyer for each residence

Double-door entry in residences

Approximately 10’6” ceilings with integrated linear diffusers in living areas

Custom European flooring throughout

European wood doorways

A powder room and a laundry room in each home

Integrated smart home technology

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*
- *Convection oven*
- *Steam oven*
- *Microwave*
- *Coffee maker*
- *Dornbracht fixtures*

Primary Suites & Bathrooms

Oversized walk-in closets

Midnight bar

Split stone top vanities with Dornbracht fixtures

Oversized natural stone showers and freestanding bathtubs

Private water closets with Toto toilets in primary bathrooms

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.

Future residences located at:
1809 Brickell Avenue
Miami, Florida 33129
MiamiSRR.com
786 713 3556



BRANDING AND ADVERTISING BY AND PARTNERS NY I LA

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.

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

The St. Regis Residences, Miami is developed by 1809 Brickell Property Owner, LLC (“Developer”). The St. Regis Residences, Miami is not owned, developed, or sold by Marriott International, Inc. or its affiliates (“Marriott”). The Developer uses the St. Regis marks under a license from licensor Marriott, which has not confirmed the accuracy of any of the statements or representations made about the project by Developer. The Developer also uses the trade names, marks, and logos of licensors: (1) The Related Group; and (2) Integra Investments, LLC. None of the licensors is the Developer. Artist’s conceptual renderings of exterior or site plan and depicting water, surrounding buildings, or landmarks are modified and some surrounding buildings and landmarks or omitted. The completed St Regis Residences and site plan is subject to change. Images depicting the St Regis Residences and the St Regis lifestyle are proposed only. 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. The Condominium is developed by and offered only by the prospectus of the Developer and no representation about the Condominium shall be relied upon unless made in the Developer’s Prospectus. The Developer is not incorporated in, located in, nor a resident of, New York. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units in New York or to residents of New York, or of any other jurisdiction were prohibited by law. The floorplan designs, fixtures, furnishings, Finishes, and décor depicted include creations and selections which may not be included with the purchase of a Unit. There may be Finishes are available to purchase as an upgrade to your Unit. Consult the Developer’s Prospectus to understand the offering, the amenities, the proposed budgets, terms, conditions, specifications, fees, Unit dimensions and size calculation method, site plans, and to learn what is included with purchase and by payment of regular assessments. 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The beach club referenced in this brochure is not located onsite at The St. Regis Residences, Miami. It is to be located off-site on Miami Beach and is anticipated to be provided through a separate agreement with a third party and may be for a limited term. The St. Regis Residences Yacht Membership is not owned nor operated by Developer or Marriott, but rather, by a third party and is available for so long as the third party provides the charter services contemplated. A single one year Membership fee is provided by Developer for each Unit, but all fees charged for vessel use, chartering, food, entertainment, and all services 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. 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