



ST REGIS  
MIAMI  
THE RESIDENCES

# Purchaser's Guide





# To Live Exquisite is to Live Extraordinary

Situated along the beautiful coastline of South Brickell, with exquisite bayfront views, a private marina, and an exclusive fine-dining restaurant by MICHELIN-starred chef Fabio Trabocchi, The St. Regis Residences, Miami epitomizes elegant living. It mirrors the sensibilities of those who are driven by connoisseurship, demand excellence, respect tradition, and value individuality above all else.

The St. Regis Residences, Miami represents a future propelled by a historic past. A place where new generations will create a lifetime of legendary moments, in one-of-a-kind homes for individuals who perceive their personal legacies innately intertwined with the rich heritage of Miami.

ARTIST'S CONCEPTUAL RENDERING.







Porte-Cochère



ARTIST'S CONCEPTUAL RENDERING.







# 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 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 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 all 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 centers 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

Dual saunas, cold plunge pools, and steam rooms

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

\*A la carte services are performed by third parties



Sky Villa — Great Room



ARTIST'S CONCEPTUAL RENDERING.







# The Signature Butler Services

Butler Service is available to Owners as part of the lifestyle experience at all St. Regis Residences. Three sets of exclusive Butler Services are included as part of Common Area Assessments: Signature Services, St. Regis Rituals, and Special Occasions Planning.

The Residences Butler is the primary point of contact for personalized service requests taking place inside the Residence. Unique to The Residences at The St. Regis, Butler Closets may be available to discreetly make deliveries without interrupting the Owners.



## *Signature Services*

St. Regis Signature Send-Off and Welcome-Home

Deliveries to Residence:

- *Dry Cleaning/Laundry*
- *Packages*
- *Groceries*
- *Flowers*
- *Food Deliveries*

In-Residence Services Coordination:

- *Personal Chef*
- *Spa Treatment*
- *Housekeeping Services*
- *Engineering*
- *Repair Services*

Welcome and Escort Guests

Owner Preference Cultivation

Shoeshine Service

House Car Available

Personal Errands\*

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



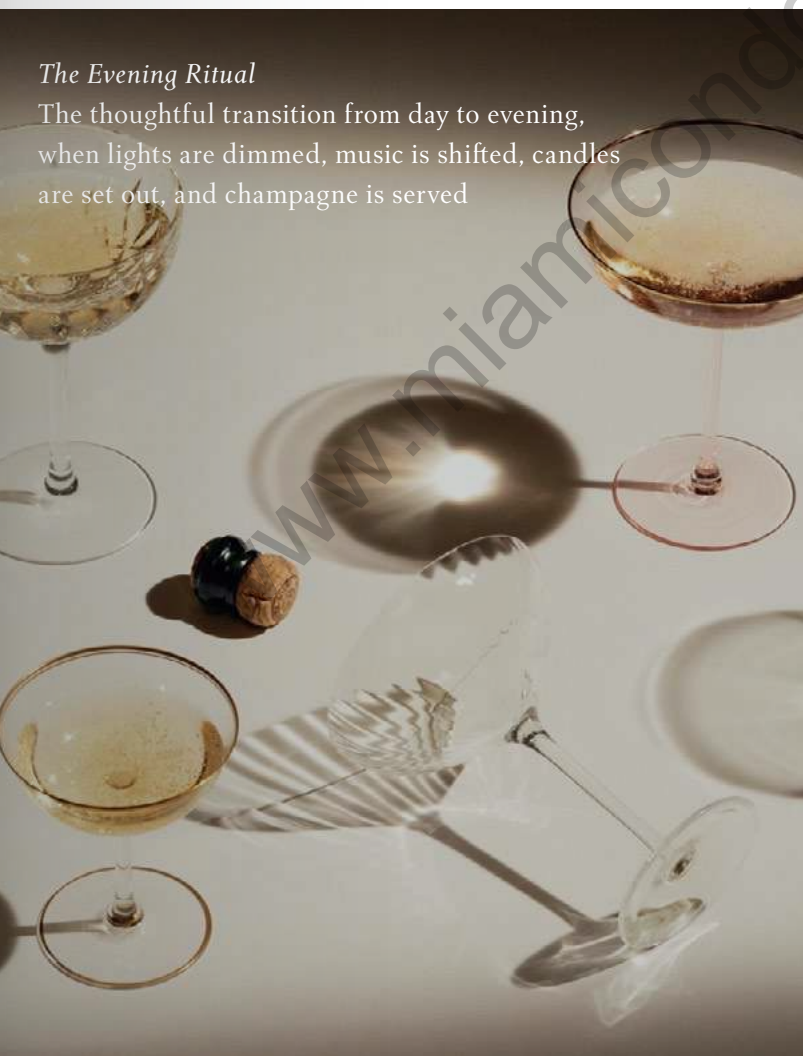
### *The Bloody Mary*

The signature cocktail of the brand,  
invented at St. Regis New York



### *Afternoon Tea*

A time to host intimate gatherings  
with closest friends



### *The Evening Ritual*

The thoughtful transition from day to evening,  
when lights are dimmed, music is shifted, candles  
are set out, and champagne is served

### *Midnight Supper*

A most intimate and exclusive  
postevent experience







# St. Regis Residences Services

The dedicated staff at The St. Regis Residences can assist with a variety of personal arrangements at an Owner's request.

## *Essential Services*

Dedicated Residential Leader  
Airline/Private Air Reservations & Ticket Printing  
Shopping Information  
Airport/Ground Transportation Arrangements  
Activity Arrangements  
Automobile Rental Reservations  
Business Center  
Car Service Reservations  
Trash Removal  
Hotel and Guest Suite Reservations  
Reservations for Golf Tee Times  
Restaurant Information & Reservations  
Tour Information & Reservations  
Spa & Salon Reservations  
Services Information  
Move-In Coordination  
Notary Public Services  
24-Hour Security & Valet Parking  
Pet Care/Kennel Information & Reservations  
Loss Prevention  
Theater & Entertainment Information  
24-Hour Butler/Doorman/Porter Services  
Storage  
Sanitizing Deliveries  
Bike Storage  
Owner Storage  
Meeting Setup in Boardroom/Function Room  
with Conferencing/Technology

## *\*A La Carte Services*

Alteration Services  
Car Washing/Detailing  
Travel & Vacation Planning  
Equipment Rental  
Photocopies/Telegrams/Facsimiles  
Secretarial Services  
Function/Event Planning  
Mail Packing & Shipping  
Personal Chef Services  
Plant Care Maintenance  
Personal Trainer  
Translation Services  
Nanny/Child Care Services  
Pet Care/Grooming/Spa/Dog Walking  
Light Bulb/Fluorescent Tube Replacement  
Vendor & Scheduled Maintenance Coordination  
Furniture Assembly/Cleaning/Repair  
Bulk/Move-In Trash Removal  
Touch-Up Painting  
Electronics Hook-Up  
Picture Hanging  
Minor Electrical & Plumbing  
HVAC Filter Change  
Vacuum & Mop Floors  
Clean Mirrors & Dust Interior  
Oven/Cooktop & Refrigerator Cleaning  
Strip Beds & Change Sheets  
Clean Bathrooms & Wash Dishes  
Clean Patio/Summer Kitchen/Cabana

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



# Marriott Bonvoy Elite Status Membership Benefits

Owners enjoy an elevated lifestyle globally with two years of complimentary Marriott Bonvoy Platinum Elite status across 30 distinctive brands. Residents can always access the absolute best service and unparalleled experiences.

## Owner Benefits

Upgrade at check-in	Exclusive Member Rates	Guaranteed room type
Daily breakfast for two	Earn up to 50% bonus points on stays	Special additional hotel amenity (F&B or spa credit depending on location)
4:00PM Late Checkout	Enhanced high-speed Wi-Fi	10% off regular room rate
Welcome amenity and note		

### BRANDING & ADVERTISING: AND PARTNERS NY | LA | MIA

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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 the 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 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 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. Sketches, renderings, or photographs depicting lifestyle, amenities, food services, resort services, finishes, designs, materials, furnishings, plans, specifications, or art contained in this brochure are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all in Developer's sole discretion or without prior notice. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction. Also, locations and layouts of windows, doors, closets, plumbing fixtures, and structural and architectural design elements may vary from concept to actual construction. All depictions of appliances, plumbing fixtures, counters, countertops, cabinets, soffits, floor coverings and other matters of design and décor detail are conceptual, and depictions shown should not be relied upon as representations, express or implied, of the final detail of the St. Regis Residences or any Unit. 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 valid 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. Yacht Memberships along with the rights to use any facility described in this brochure are non-transferable and cannot be redeemed for cash. 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# AN INTERNATIONALLY ACCLAIMED TEAM

*Robert A.M. Stern Architects*

Design Architect

*Rockwell Group*

Interior Architect

*Enea Garden Design*

Landscape Architect

*Related Group & Integra Investments*

Developer

Future residences located at  
1809 Brickell Avenue  
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