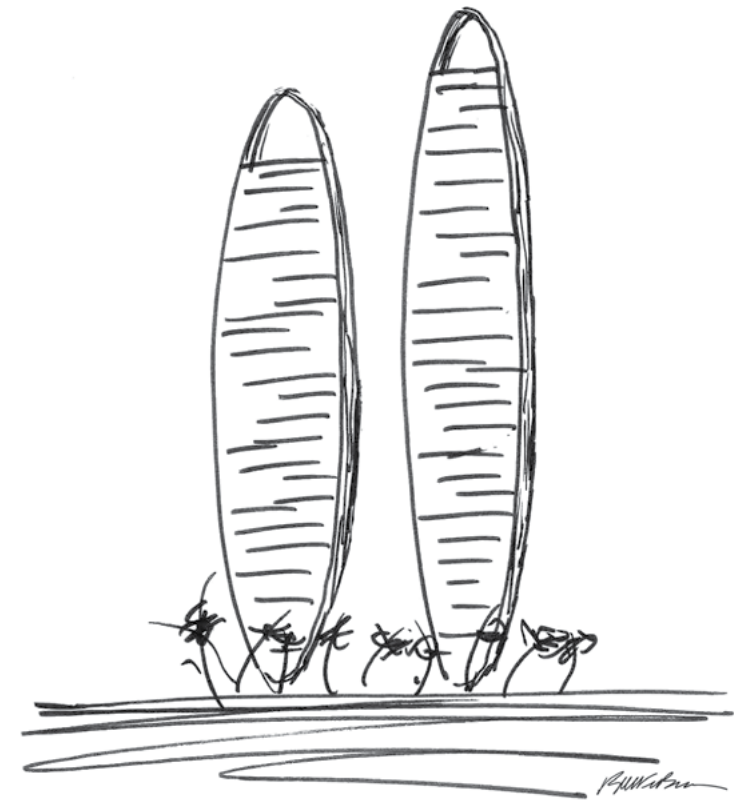
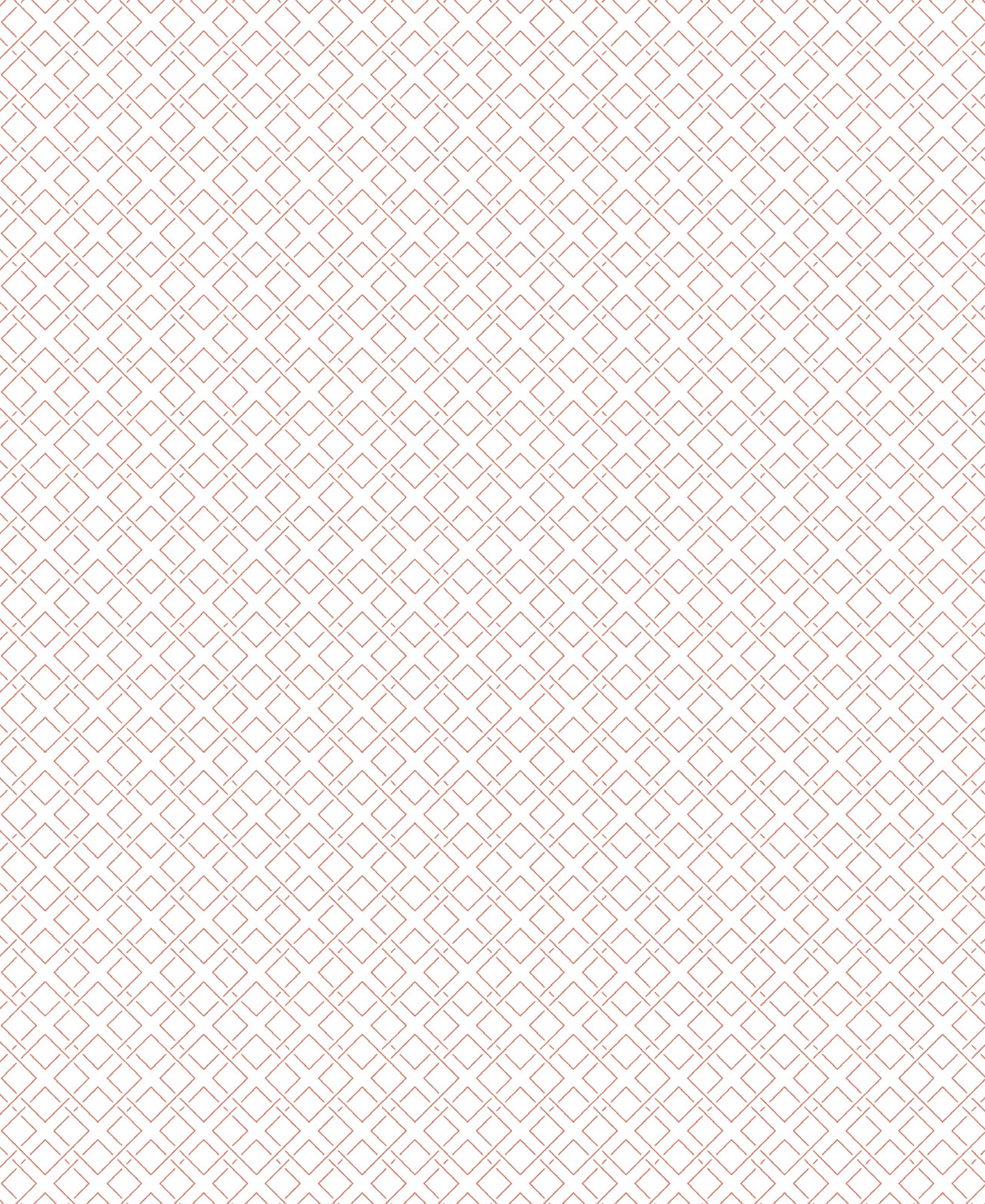




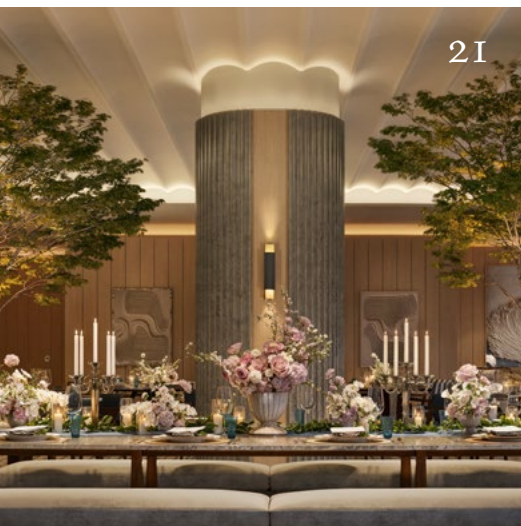
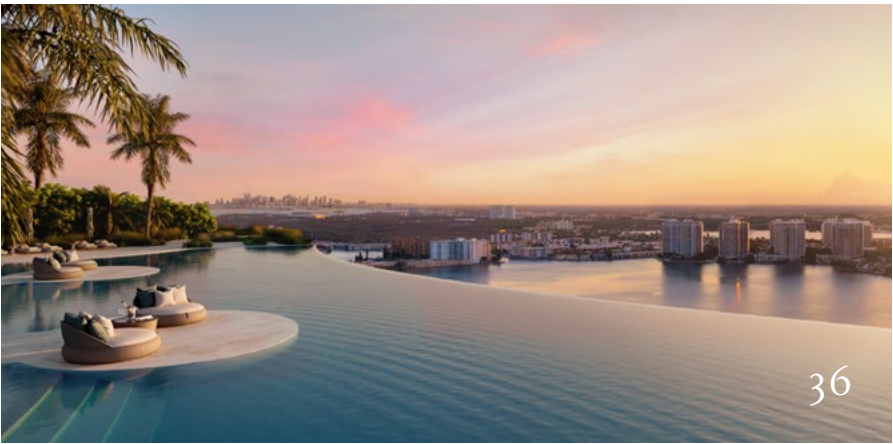
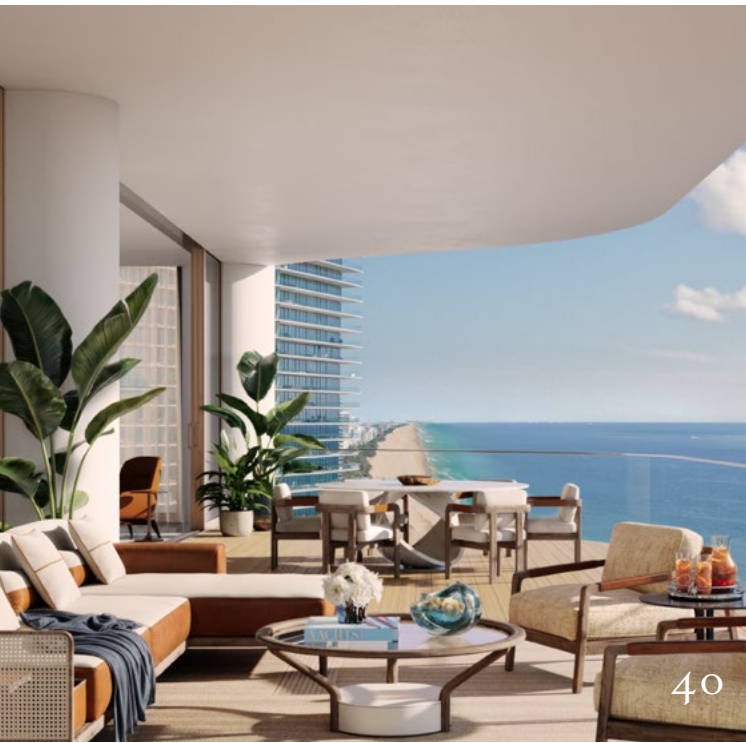
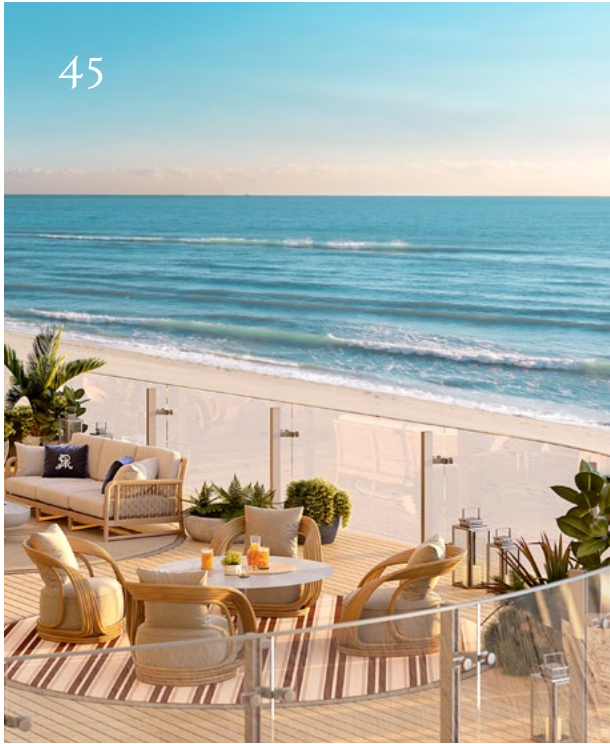
ST REGIS

SUNNY ISLES BEACH ♦ MIAMI

THE RESIDENCES



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“The sun defines Miami. The Sunny Isles name is not accidental. The Earth’s elliptical path is depicted in the towers’ shapes. The monumental ever-changing curvature creates a form identifiable from afar against the open skies. It defines the project’s skyline and the city, with a form that has meaning.”

BERNARDO FORT-BRESCIA
ARQUITECTONICA

THE ELLIPSE OF HIGH STYLE

Ideally situated along 435 linear feet of pristine white sand beach, The St. Regis Residences, Sunny Isles Beach, Miami, bring together skyline-defining architecture, visionary design, flawless craftsmanship, and the signature service and rituals of St. Regis in one extraordinary oceanfront address.



MIAMI'S MOST EXQUISITE OCEANFRONT ADDRESS

Brought to life by Fortune International Group and Château Group, visionaries behind some of South Florida's most celebrated residential addresses, The St. Regis Residences, Sunny Isles Beach, Miami, reflect an extraordinary meeting of architecture, interiors, and landscape.

Here, Arquitectonica's commanding vision, Patricia Anastassiadis's richly layered interiors, and EDSA's immersive landscape design shape an address of singular beauty and distinction.





INCOMPARABLE
BEACHFRONT
LOCALE

Flanked by the Atlantic Ocean and the Intracoastal Waterway, Sunny Isles Beach sits at the center of it all, yet remains a world apart. A peaceful sanctuary, a vibrant cultural scene, a cinematic place to call home. Minutes from Miami Beach, Bal Harbour Shops, Aventura Mall, and the Miami Design District, The St. Regis Residences are poised to become the most exclusive address in South Florida.





THE ORIGINAL HOUSE OF LUXURY

For more than a century, St. Regis has stood apart in the tradition of American luxury, defined by impeccable service and storied rituals.

At The St. Regis Residences, Sunny Isles Beach, those rituals, from the signature Bloody Mary to sabrage and the Midnight Supper, are brought into the private realm through anticipatory Butler Service, creating a lifestyle that is both deeply personal and distinctly St. Regis.

THE STORIED RITUALS

Daily life here is shaped by ritual. Sabrage marks the close of a perfect beach day, a bottle of Champagne opened with ceremony against the Atlantic sunset. Afternoon Tea unfolds at the water's edge, on the Oceanfront Terrace, or quietly at home. A Signature Butler who anticipates every need before it is spoken. The Midnight Supper, a gathering of family and friends in the easy luxury of a night not yet ready to end. And the Bloody Mary, iconic and enduring, reimagined here with the sun-drenched spirit of South Florida.



BEYOND
THE IMAGINABLE

Conceived as a private residential resort, The St. Regis Residences, Sunny Isles Beach, Miami, offers over 70,000 square feet of curated amenities across six levels—each space thoughtfully composed to elevate daily ritual. The breadth of wellness, fitness, dining, and entertainment experiences introduces a new paradigm of luxury living, shaped by the inimitable service of St. Regis.



- The Residents' Club
- Ellipse Club
- Wellness Center
- Lobby & Concierge
- Mezzanine
- Pool & Beach Club

ALONG THE INFINITE BEACH

Along the infinite beach, immerse yourself in the joy of poolside leisure at the Beach Club, replete with a plethora of bespoke resort essentials including elegant cabanas and luxe chaise lounges, and a private celebrations lawn.

The Beach Bar & Grill extends graciously from covered indoor dining to open-air seating, offering a setting as refined as it is unhurried. Pool cabanas invite quiet retreat, while the club pool, tower pool, lap pool, and a dedicated kids' splash area each offer their own occasion for beachside leisure, as the Atlantic, ever present and ever luminous, serves not only as a magnificent backdrop, but as the rhythm that defines life here.







AMENITIES:
BEACH LEVEL



Where ritual meets the Atlantic

The Beach Bar & Grill becomes the setting for some of St. Regis's most storied rituals. As afternoon light softens over the sea, the Tea Ritual unfolds with artfully prepared delights served at the water's edge or beneath the terrace by your butler. At dusk, sabrage marks the transition with a touch of ceremony. Later, the Midnight Supper gathers family and friends in the easy luxury of a night not yet ready to end.





A JOURNEY OF RESTORATION

From the moment of arrival, the spa unfolds as a serene sequence of spaces designed to restore, with the option to begin at the Celebration Bar, a signature St. Regis touch. Separate his-and-hers locker rooms, each with an infrared sauna, lead to beautifully appointed treatment rooms, where therapies are informed by the expertise of Sothys Paris, before opening into the shared heart of the spa. There, experiential showers, an aromatherapy steam room, heated loungers, and hot and cold plunges deepen the ritual. From the Iridium Lounge, the journey continues to the full-service salon and opens at last to the oceanfront terrace beyond.



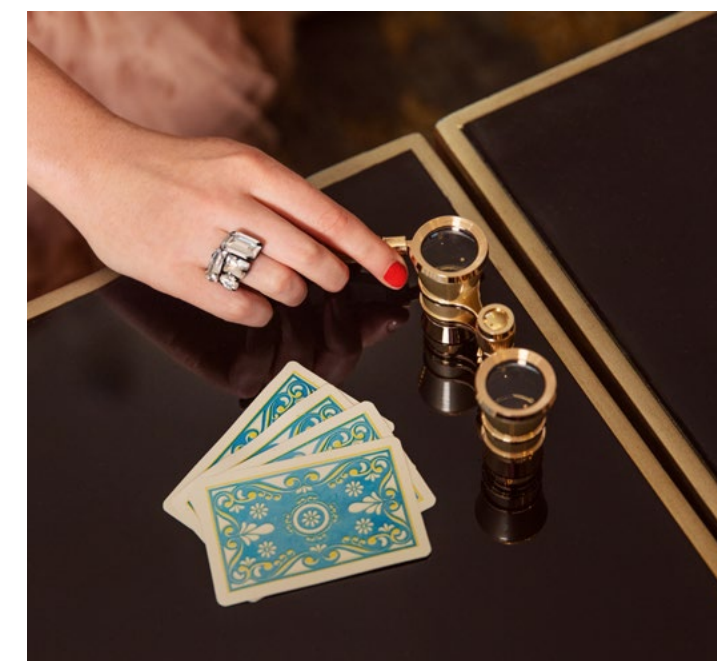


A Legacy of Radiance

The Caroline's Collection brings together the Astor tradition of timeless elegance and the latest in wellness innovation. Honoring Caroline Astor's passion for creativity and radiance, each treatment is tailored from the world's finest ingredients into a wellness journey all your own.

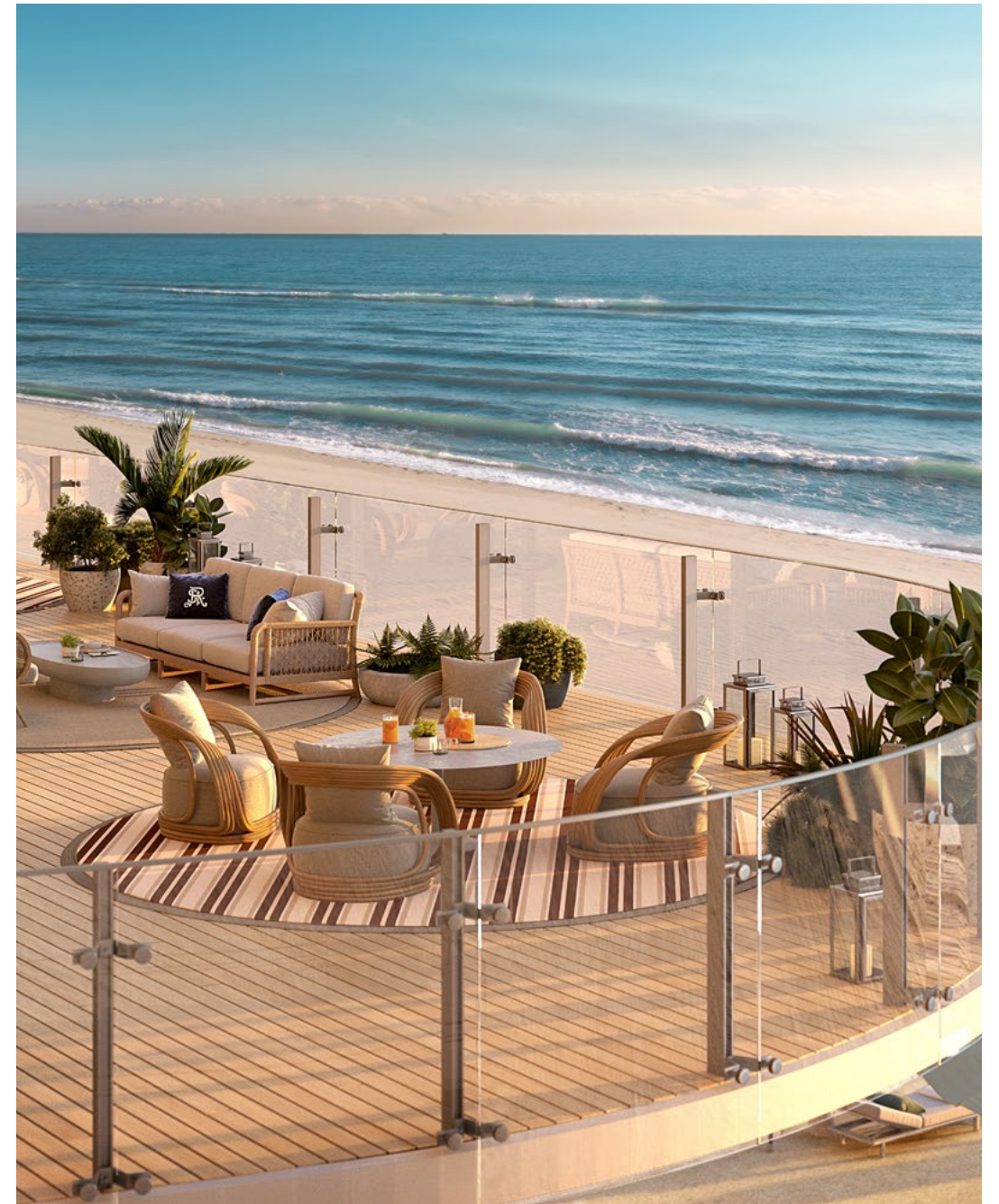
The sprawling oceanfront terrace is designed to offer separate outdoor rooms for both private relaxation and shared celebratory moments.





EXQUISITE SPACES FOR PLAY & LEISURE

Inspired by the legendary King Cole Bar at The St. Regis New York, The Ellipse Club brings together classic New York sophistication, Miami glamour, and an oceanfront game room designed for cards, billiards, and afternoons that stretch into evening.



Crafted for Indulgence

From afternoon aperitifs on the oceanfront terrace to evenings shaped by rare pours, wine tastings, and curated dining, The Ellipse Club brings a more social rhythm to the everyday. At its center, The Signature Bar sets the tone, while the Demonstration Kitchen, Golf Simulator Lounge, and Cinema Lounge invite gatherings of every kind.



AMENITIES: RESIDENTS CLUB

DESIGNED FOR GATHERINGS

Atop the six-story amenity podium, The Residents Club is designed for dining, celebration, and inspired gatherings. A light-filled dining room and piano lounge open to an oceanfront terrace, while the Bar & Lounge, rendered in rich wood and layered neutral textures, extends to a bayfront terrace with the Miami skyline beyond. A private event space with a separate catering kitchen, conference room, library, and guest suites with housekeeping service complete the experience.



The infinity-edge Sunset Pool opens to the Miami skyline, with inviting spaces for dining, gathering, and unwinding unfolding around it.

EXQUISITELY CRAFTED LIVING

Evoking the feeling of sailing along the Atlantic, each residence is defined by ocean, city, and Intracoastal views, framed through floor-to-ceiling windows and expansive ceiling heights. Floor-through and full-floor layouts are finished with refined natural materials, Molteni&C kitchens with Gaggenau appliances, large walk-in closets, and spa-inspired baths. Select residences also include service quarters and secondary closets by Ornare.



The St. Regis Residences, Sunny Isles Beach, Miami



A remarkable 12-foot-deep oceanfront terrace—an outdoor living room suspended above the infinite beach.

THE RESIDENCES



A couture-quality Molteni&C kitchen with Gaggenau appliances, crafted for effortless daily living and exceptional entertaining.



The primary bedrooms open to deep terraces where the ocean breeze and the rhythm of the waves move through, awakening the senses.



Spa-inspired sanctuaries, the primary bathrooms are appointed with standalone bathtubs, artfully layered natural materials, and light that shifts across luxe surfaces. Each element composed for stillness, each moment an invitation to restore.





LUXURY RESIDENCE PRIVILEGES

Ownership includes the opportunity to participate in Marriott International’s Luxury Residences Hotel Reservation Service, which provides exclusive status and amenities at hotel locations around the world.

Essential Services

- › Dedicated residential leader
- › Airline / Private air reservation / Ticket printing
- › Shopping information
- › Airport / Ground transportation arrangements
- › Ordering floral arrangements
- › Activity arrangements
- › Coordinate delivery services
- › Automobile rental reservations
- › Business center
- › Car service reservations
- › Trash removal
- › Hotel and guest suite reservations
- › Reserving golf tee times
- › Restaurant information and reservations
- › Tour information and reservations
- › Spa and salon reservations
- › Services information
- › Move-in coordination
- › Notary public services
- › 24/7 security and valet parking
- › Pet Care / Kennel information and reservations
- › Loss prevention
- › Theater and entertainment information
- › 24/7 Butler / Doorman / Porter services
- › Common area housekeeping
- › Common area maintenance
- › Newspaper / Magazine / Package delivery / Storage
- › Sanitizing deliveries
- › Bike storage
- › Owner storage
- › Meeting set-up in boardroom / Function room with conferencing technology
- › Butler Services
- › Coordination and customization of welcome home and arrival for residence
- › Delivery of incoming packages to the residence
- › Unpacking of valet items or parcels
- › Assistance with deliveries to residence
- › Management of third-party vendors to residence in owner’s absence
- › Packing / unpacking services
- › Delivery of groceries to residence and unpacking upon request
- › Pick-up and delivery of laundry and dry cleaning
- › Delivery of newspaper subscriptions
- › Assistance with move-in coordination
- › Coordination of utility set-up



Butler Services

- › Coordination and customization of welcome home and arrival for residence
- › Delivery of incoming packages to the residence
- › Unpacking of valet items or parcels
- › Assistance with deliveries to residence
- › Management of third-party vendors to residence in owner’s absence
- › Packing / unpacking services
- › Delivery of groceries to residence and unpacking upon request
- › Pick-up and delivery of laundry and dry cleaning
- › Delivery of newspaper subscriptions
- › Assistance with move-in coordination
- › Coordination of utility set-up
- › Personal chef
- › Personal trainer
- › Translation
- › In-home spa treatments
- › Nanny and child care
- › Pet care and grooming
- › Owners absentee program
- › Floor and bathroom cleaning
- › Dusting
- › Oven and refrigerator cleaning
- › Linen changes
- › Patio, summer kitchen, and cabana cleaning
- › Light bulb replacement
- › Maintenance coordination
- › Furniture assembly and repair
- › Touch-up painting
- › Electronics hook-up
- › Picture hanging
- › Minor electrical and plumbing
- › HVAC filter changes

Select À La Carte Services*

- › Grocery shopping
- › Laundry and dry cleaning
- › Alterations
- › Car detailing
- › Travel planning
- › In-residence dining and catering

** Arranged by the concierge team and typically provided by third parties not affiliated with St. Regis.*



*Opposite Page: (clockwise from top left):
Jade Signature; Artech; The Ritz-Carlton Residences,
Sunny Isles Beach, Miami; Jade Ocean & Jade Beach;
Auberge Beach Residences & Spa, Ft. Lauderdale;*

THE VISIONARIES:
DEVELOPMENT TEAM

FORTUNE INTERNATIONAL — GROUP —

Synonymous with excellence, quality, customer service, and an unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales, and marketing since 1983. The company’s prestigious portfolio includes many of the most prominent residential, mixed-use, condo-hotel, and office-condo projects in South Florida including Jade Signature, Jade Ocean, Jade Beach, Jade Residences at Brickell Bay, Auberge Beach Residences and Spa Fort Lauderdale, Hyde Resort & Residences

Hollywood and The Ritz-Carlton Residences, Sunny Isles Beach, just to name a few. Led by visionary founder Edgardo Defortuna, Fortune International Group has 21 offices around the world representing both its own projects and the exclusive sales and marketing of others throughout South Florida. With nearly 1,000 associates connected to South Florida, Buenos Aires, Hong Kong, Sao Paulo, Manhattan, Paris, and beyond, the company’s ability to shape the industry is a driving force behind this landmark residential address.



Opposite Page: (clockwise from top left):
 Château Libertador, Buenos Aires;
 FENDI Château Residences, Surfside;
 The Ritz-Carlton Residences, Sunny Isles Beach, Miami;
 Château Beach Residences, Sunny Isles Beach;
 FENDI Château Residences, Punta del Este

THE VISIONARIES:
 DEVELOPMENT TEAM



Château Group, founded under the leadership of Sergio and Manuel Grosskopf, brings more than 35 years of experience developing real estate across South America and the United States. The firm introduced the mall concept to Argentina with Alto Palermo and Alto Avellaneda, and shaped the Buenos Aires skyline with more than 1.6 million square feet across two of the city's most emblematic towers: Château Libertador and Château Puerto Madero. In the United States, Château developed Château Beach Residences in Sunny Isles, FENDI Château

Residences in Surfside—the first real estate development branded by FENDI worldwide—and most recently delivered The Ritz-Carlton Residences, Sunny Isles Beach in partnership with Fortune International Group. Upcoming projects include 600 and 700 Biscayne in Miami and a mixed-use development in Hallandale Beach. In Punta del Este, Château Group has established itself as a high-end residential leader through FENDI Château Residences, Le Jardin Residences, Beverly Tower, Coral Tower, and Millenium Tower.



Opposite Page: (clockwise from top left):
 Mount Parker Residences, Hong Kong;
 Kaseya Center, Miami, Florida;
 57 Ocean, Miami Beach, Florida;
 South Miami-Dade Cultural Arts Center;
 The Ritz-Carlton Residences, Sunny Isles Beach, Miami

THE VISIONARIES:
 ARCHITECTURE TEAM

ARQUITECTONICA

Arquitectonica is comprised of a group of more than 650 architects, urban designers, planners, interior and landscape designers, that collectively work out of a network of nine offices around the world. Headquartered in Miami, Florida, Arquitectonica has offices in New York, Los Angeles, Paris, Hong Kong, Shanghai, Manila, Lima and Sao Paulo. Founded in 1977, by Bernardo Fort-Brescia, FAIA and Laurinda Spear, FAIA, ASLA, LEED AP, the firm immediately received acclaim for its bold modernism which identified with a renaissance in Miami's urban landscape. Today the firm's work

spans the globe, with projects in 59 countries on five continents. Recognized globally for its signature designs the firm has received hundreds of design awards, and the firm's groundbreaking work has been the subject of exhibitions at numerous museums and institutions. Well-known projects by the firm include the Microsoft Europe Headquarters in Paris, the Bronx Museum, the International Finance Center in Seoul, the U.S. Embassy in Lima, Brickell City Centre, the Kaseya Center and Virgin Voyages Cruise Terminal V in Miami.



Opposite Page: (clockwise from top left):
Jumby Bay Island, Antigua, Caribbean;
Eden-Roc Restaurant, Cote d'Azur, France;
57 Ocean, Miami Beach, Florida;
Bar La Rotonde, Hotel du Cap-Eden-Roc, France;
Fairmont Copacabana - Rio de Janeiro, Brazil

THE VISIONARIES:
INTERIOR DESIGN TEAM

Anastassiadis

Anastassiadis is a global studio for architecture, interior design, and product design founded by Patricia Anastassiadis. The rich international scene of São Paulo and a team of experienced architects and designers with different backgrounds provide a unique cultural melting pot that is the trademark of Anastassiadis' work process. The constant search for new materials and innovative textures, the attention to detail combined with an engagement in developing timeless projects and expertise in creating a coherent design narrative

have made Anastassiadis' work celebrated in Brazil and worldwide for the past three decades. Throughout the years, Anastassiadis has designed and completed globally-recognized projects for a roster of luxury brands, such as Four Seasons, Oetker Collection, Fairmont, The Ritz-Carlton, Hilton, Grand Hyatt, Club Med, Banque Edmond de Rothschild, Sisley, Jean Georges Vongerichten, Banyan Tree Spa. Projects by Anastassiadis Arquitetos can be seen in various locations including Brazil, the United States, Greece, France, Spain, Portugal, and the Caribbean.

DEVELOPMENT AND SALES

Fortune International Group & Château Group

DESIGN ARCHITECT

Arquitectonica

INTERIOR DESIGNER

Anastassiadis

LANDSCAPE ARCHITECT

EDSA



SCAN TO WATCH FILM

t. 305 704 4700—srresidencessunnyislesbeach.com
18801 Collins Avenue, Sunny Isles Beach, FL 33160



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