



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

SEE DISCLAIMERS PAGE



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

David Rockwell
Interior Architect









West-, North-, and East-Facing Views

DAYTIME



TWILIGHT



East-, South-, and 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.



Penthouse Collection: Floor Plans



UPPER PENTHOUSE A

The Charles

FLOOR 49, MAIN LEVEL

MAIN LEVEL INTERIOR

9,479 SF | 881 SQM

MAIN LEVEL EXTERIOR

2,622 SF | 244 SQM

TOTAL INTERIOR

10,012 SF | 926 SQM

TOTAL EXTERIOR

4,931 SF | 458 SQM

5 BEDROOMS

7 BATHROOMS

1 POWDER ROOM

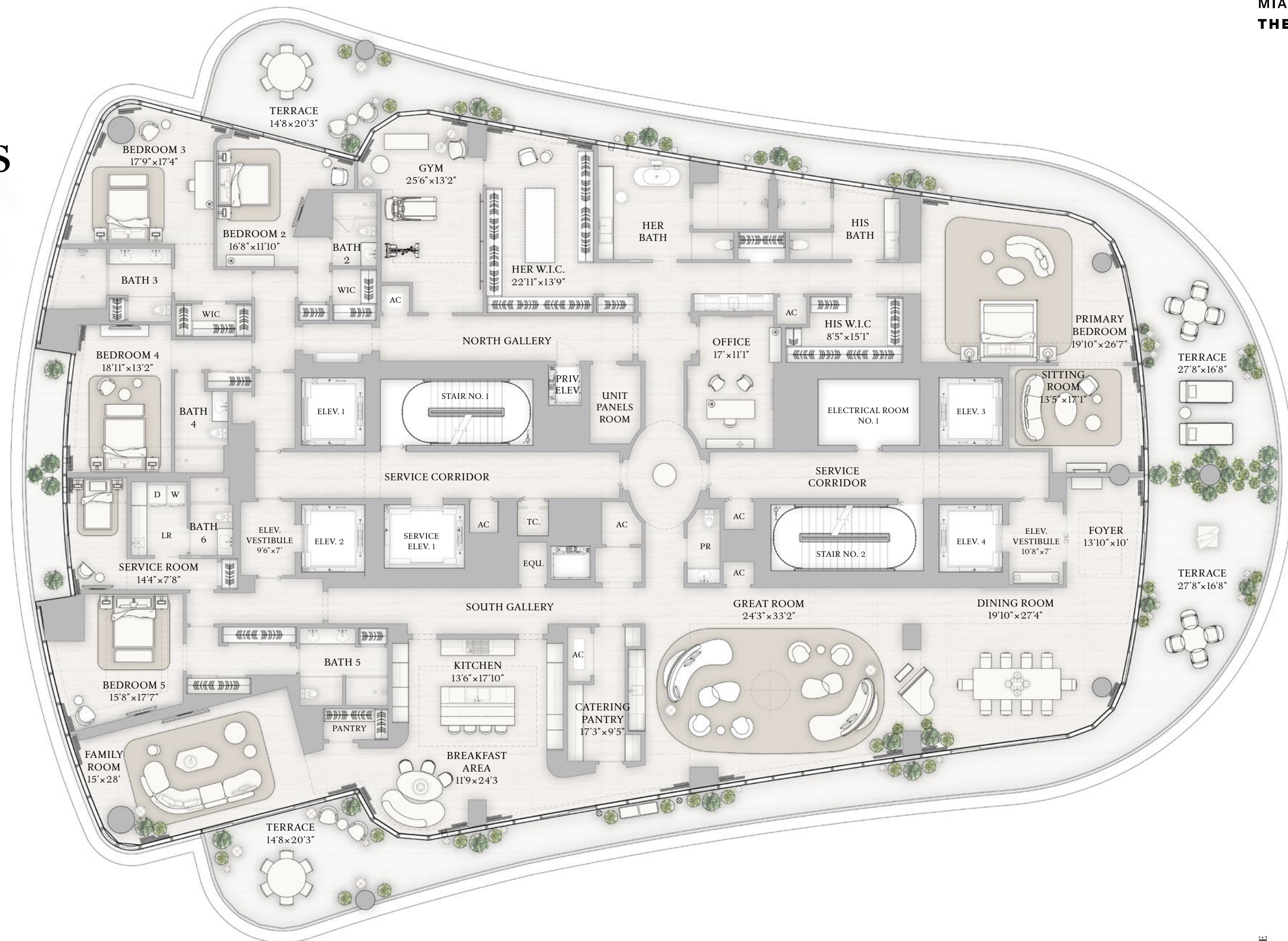
PRIVATE SUNDECK

PRIVATE POOL & SPA

SUMMER KITCHEN

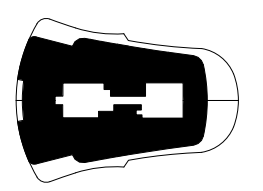
WINDOWED SERVICE SUITE

PRIVATE 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 guarantee 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.

BRICKELL AVE





UPPER PENTHOUSE A

The Charles

ROOF TERRACE

ROOF TERRACE INTERIOR

533 SF | 50 SQM

ROOF TERRACE EXTERIOR

2,309 SF | 215 SQM

TOTAL INTERIOR

10,012 SF | 926 SQM

TOTAL EXTERIOR

4,931 SF | 458 SQM

5 BEDROOMS

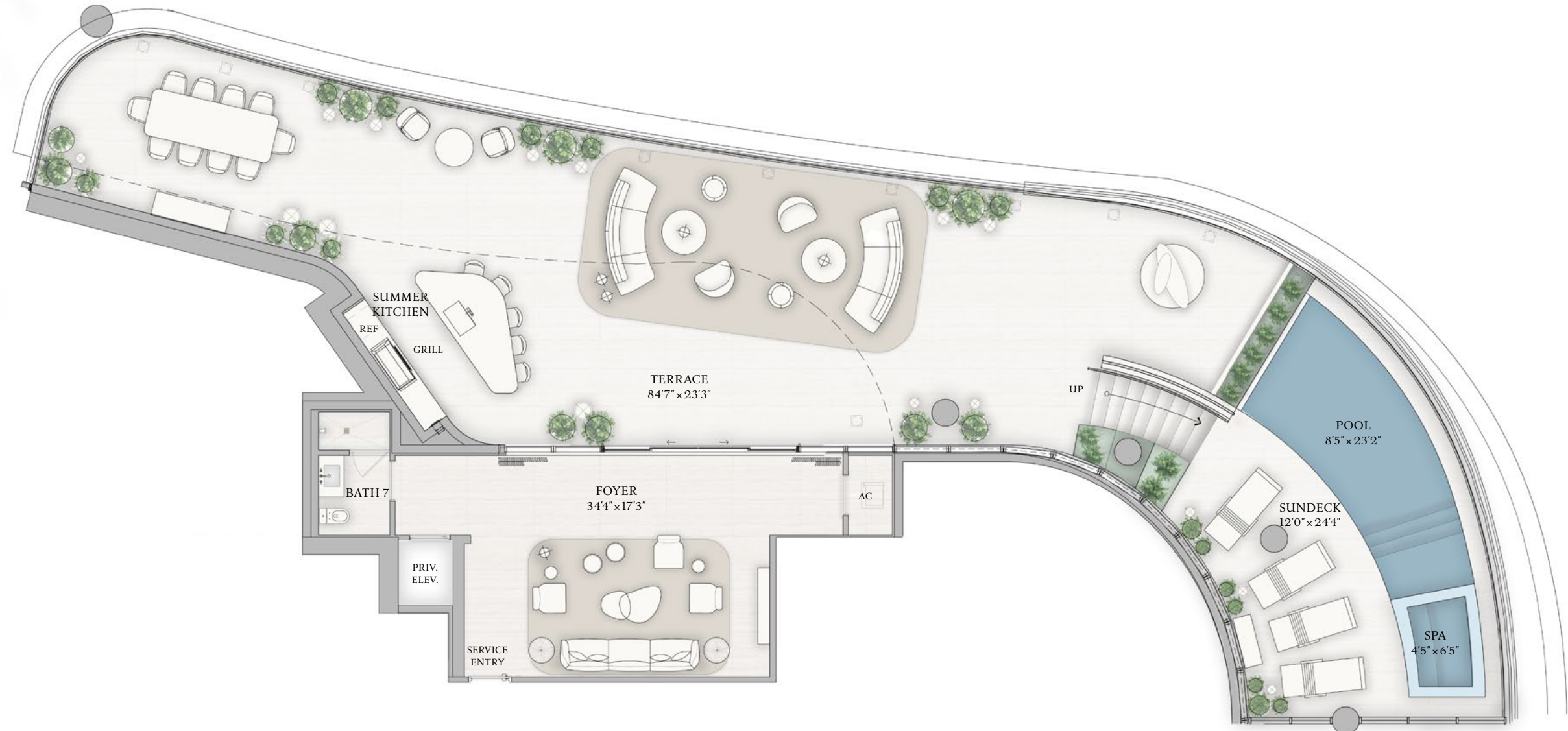
7 BATHROOMS

1 POWDER ROOM

PRIVATE SUNDECK

WINDOWED SERVICE SUITE

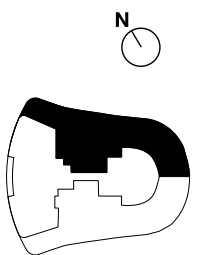
PRIVATE ELEVATOR



BISCAYNE BAY

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BRICKELL AVE





UPPER PENTHOUSE B

The Julia

FLOOR 48, MAIN LEVEL

MAIN LEVEL INTERIOR

9,479 SF | 881 SQM

MAIN LEVEL EXTERIOR

3,690 SF | 343 SQM

TOTAL INTERIOR

9,959 SF | 925 SQM

TOTAL EXTERIOR

6,080 SF | 565 SQM

5 BEDROOMS

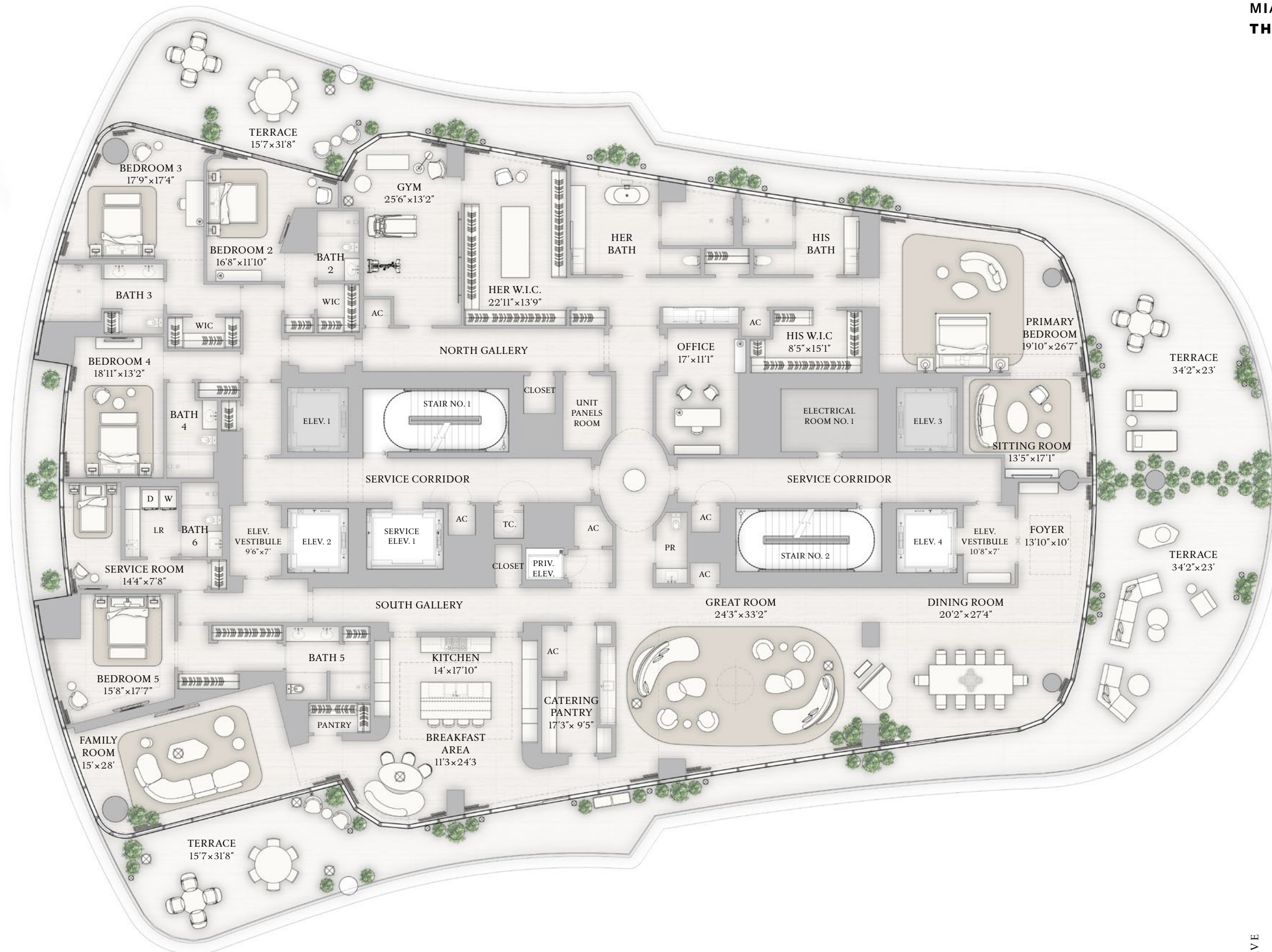
7 BATHROOMS

1 POWDER ROOM

PRIVATE SUNDECK

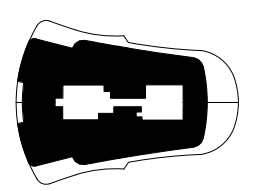
WINDOWED SERVICE SUITE

PRIVATE ELEVATOR



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BRICKELL AVE



BISCAYNE BAY



UPPER PENTHOUSE B

The Julia

ROOF TERRACE

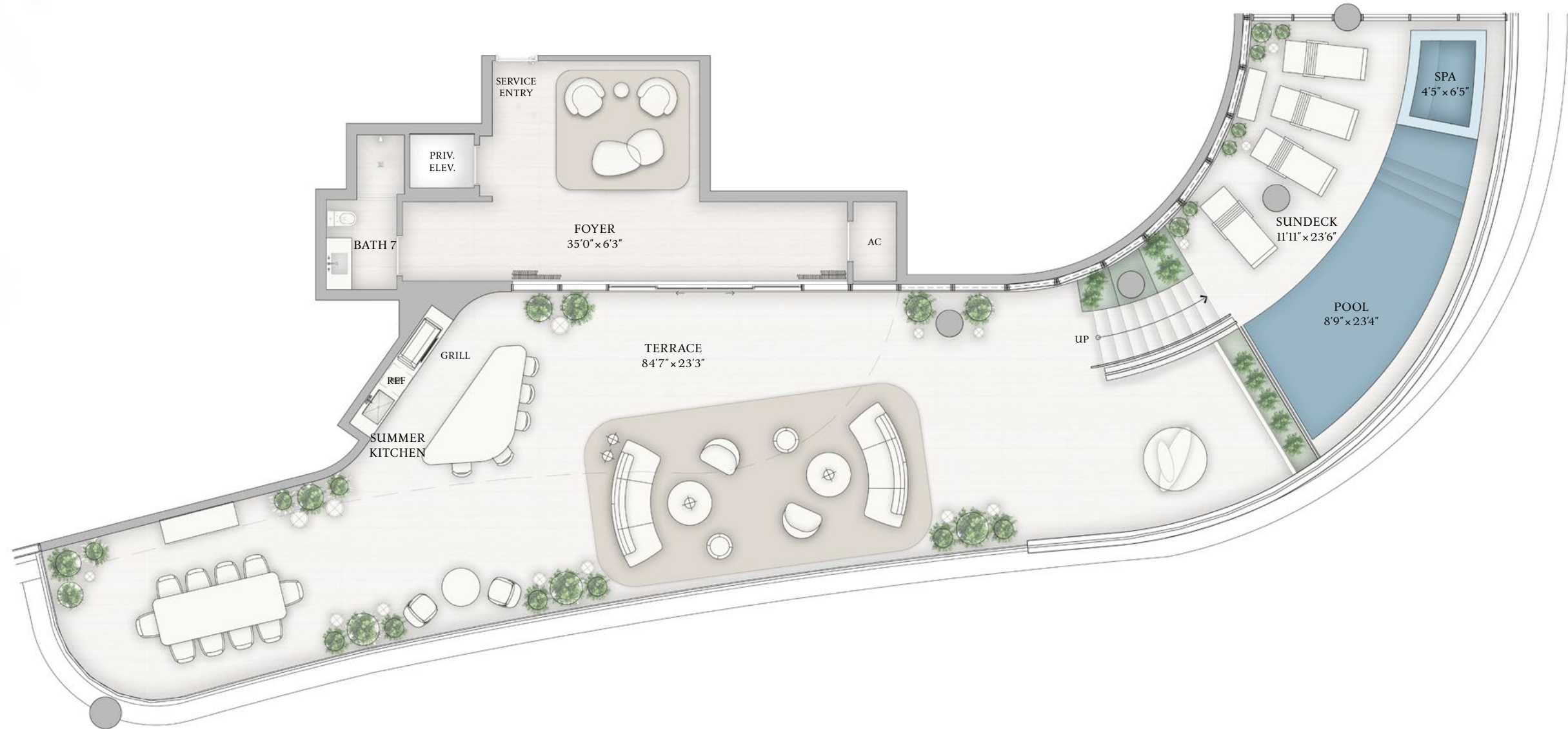
ROOF TERRACE INTERIOR
480 SF | 45 SQM

ROOF TERRACE EXTERIOR
2,390 SF | 223 SQM

TOTAL INTERIOR
9,959 SF | 925 SQM

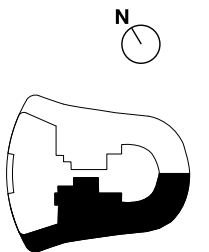
TOTAL EXTERIOR
6,080 SF | 565 SQM

5 BEDROOMS
7 BATHROOMS
1 POWDER ROOM
PRIVATE SUNDECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
PRIVATE ELEVATOR



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BRICKELL AVE



BISCAYNE BAY

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
MiamiSRR.com
786 713 3556



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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. 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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. All improvements, designs and construction are subject to first obtaining the appropriate federal, state, and local permits and approvals for some which may require the Developer to alter any design, floor plan, or layout depicted. The Developer's offering 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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