





RESIDENCE  
**Villa A**  
LOWER LEVEL

LOWER LEVEL INTERIOR  
1,714 SF | 160 SQM

TOTAL INTERIOR  
7,657 SF | 713 SQM

TOTAL EXTERIOR  
2,718 SF | 253 SQM

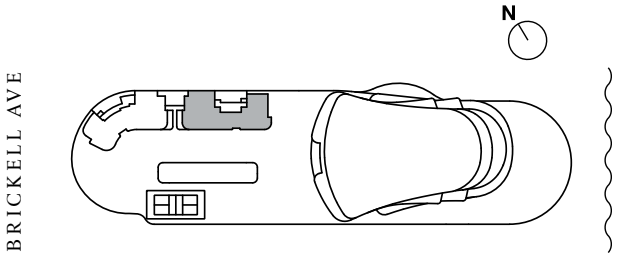
- 5 BEDROOMS
- 6 BATHROOMS
- 2 POWDER ROOMS
- PRIVATE GARAGE
- PRIVATE ROOF DECK
- PRIVATE POOL & SPA
- SUMMER KITCHEN
- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR

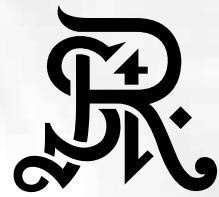


BISCAYNE BAY

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

# Villa A

MAIN LEVEL

MAIN LEVEL INTERIOR

2,697 SF | 251 SQM

MAIN LEVEL EXTERIOR

635 SF | 59 SQM

TOTAL INTERIOR

7,657 SF | 713 SQM

TOTAL EXTERIOR

2,718 SF | 253 SQM

5 BEDROOMS

6 BATHROOMS

2 POWDER ROOMS

PRIVATE GARAGE

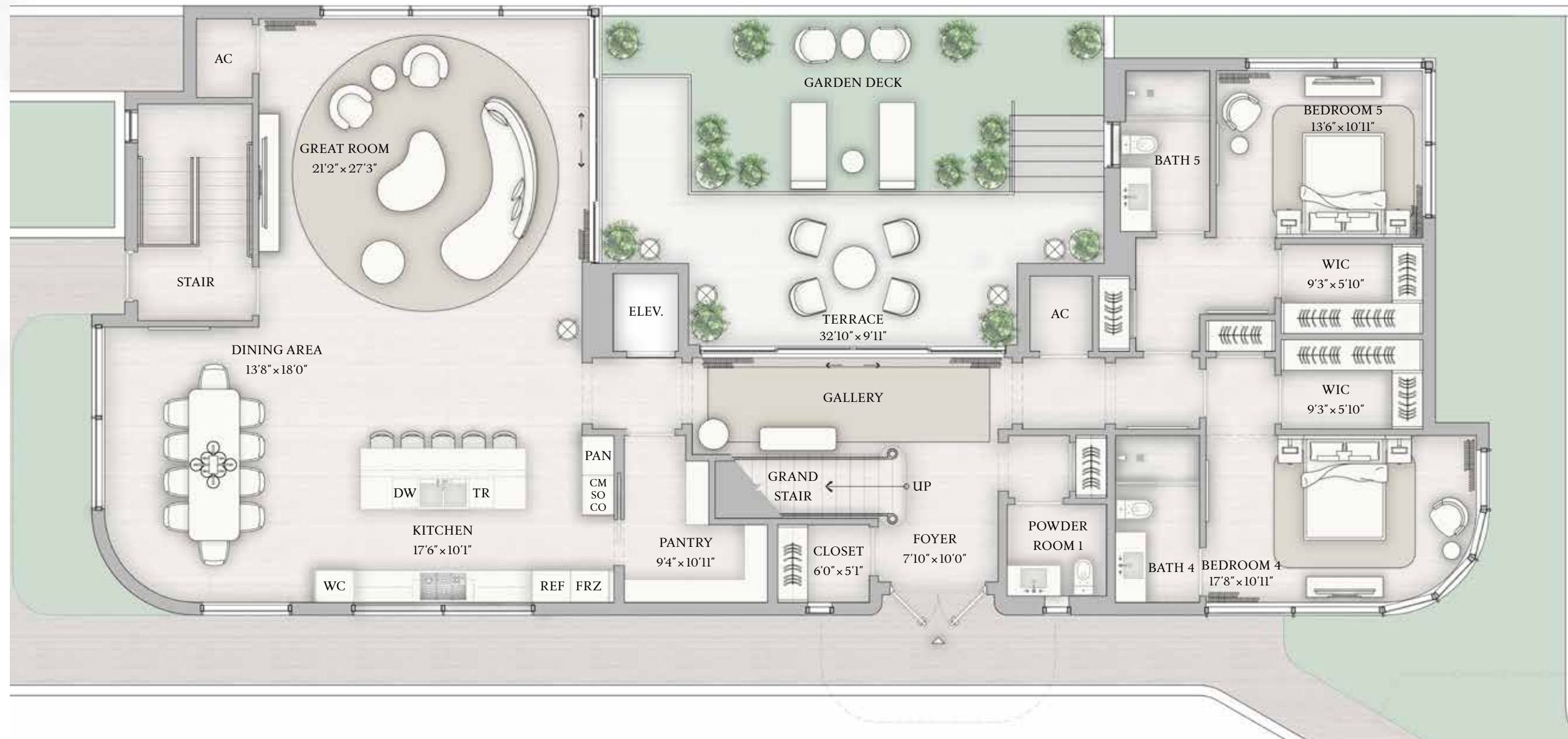
PRIVATE ROOF DECK

PRIVATE POOL & SPA

SUMMER KITCHEN

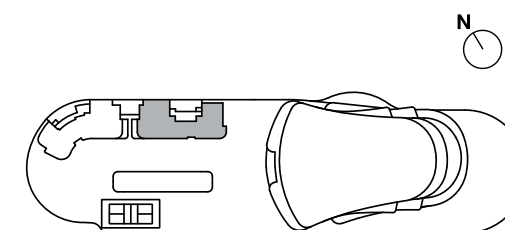
WINDOWED SERVICE SUITE

INTERNAL ELEVATOR

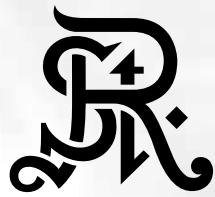


The dimensions stated for this Unit floor plan are approximate because there are various recognized methods for calculating the square footage of a Unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without 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 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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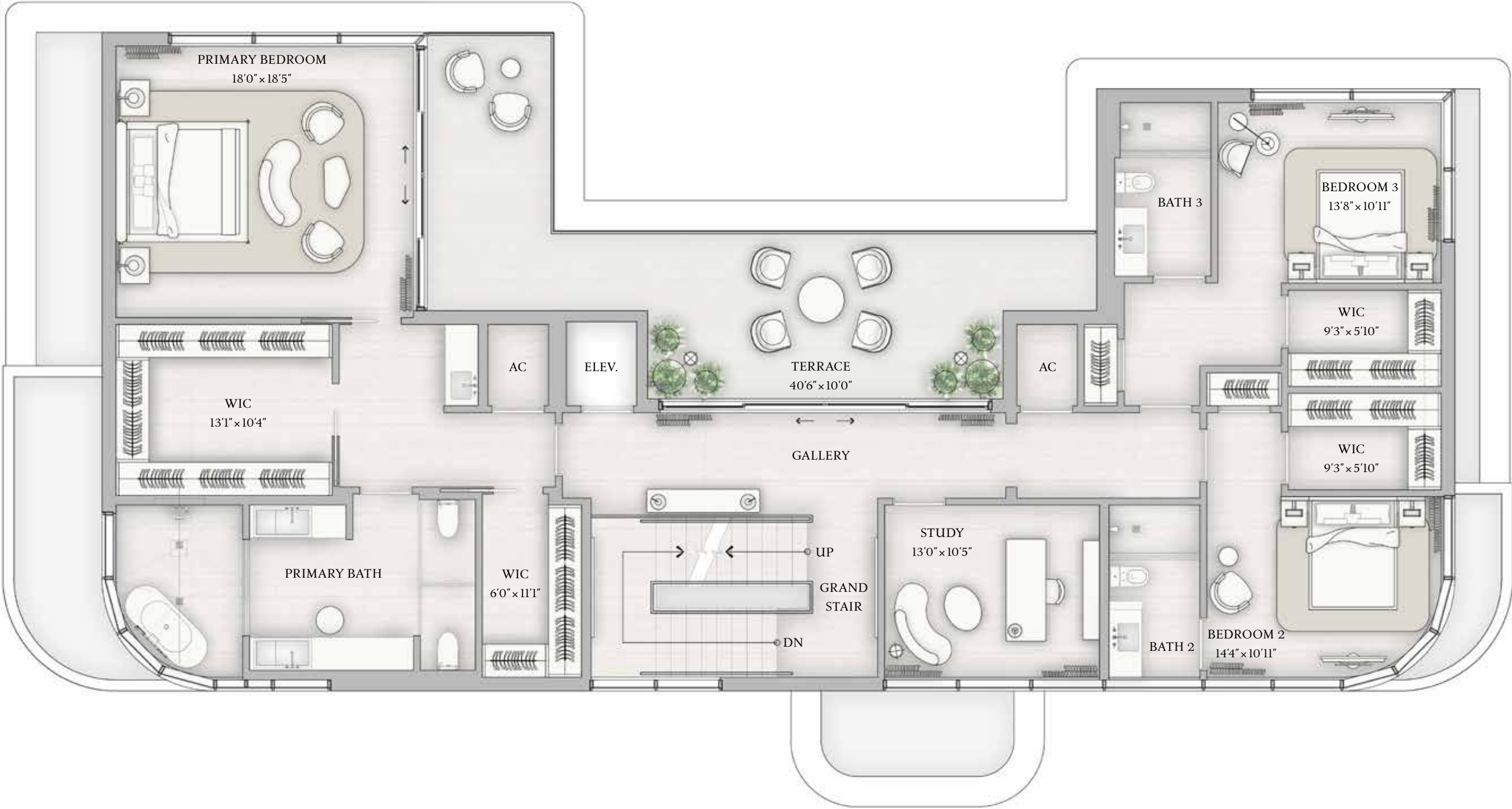


RESIDENCE  
**Villa A**  
UPPER LEVEL

UPPER LEVEL INTERIOR  
2,378 SF | 221 SQM  
UPPER LEVEL EXTERIOR  
525 SF | 49 SQM

TOTAL INTERIOR  
7,657 SF | 713 SQM  
TOTAL EXTERIOR  
2,718 SF | 253 SQM

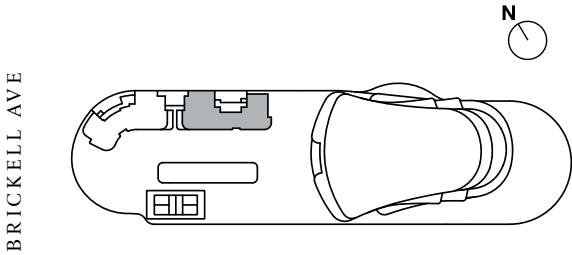
- 5 BEDROOMS
- 6 BATHROOMS
- 2 POWDER ROOMS
- PRIVATE GARAGE
- PRIVATE ROOF DECK
- PRIVATE POOL & SPA
- SUMMER KITCHEN
- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR



BISCAYNE BAY

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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BRICKELL AVE



RESIDENCE

# Villa A

ROOF LIVING & TERRACE

ROOF INTERIOR

868 SF | 81 SQM

ROOF EXTERIOR

1,558 SF | 145 SQM

TOTAL INTERIOR

7,657 SF | 713 SQM

TOTAL EXTERIOR

2,718 SF | 253 SQM

5 BEDROOMS

6 BATHROOMS

2 POWDER ROOMS

PRIVATE GARAGE

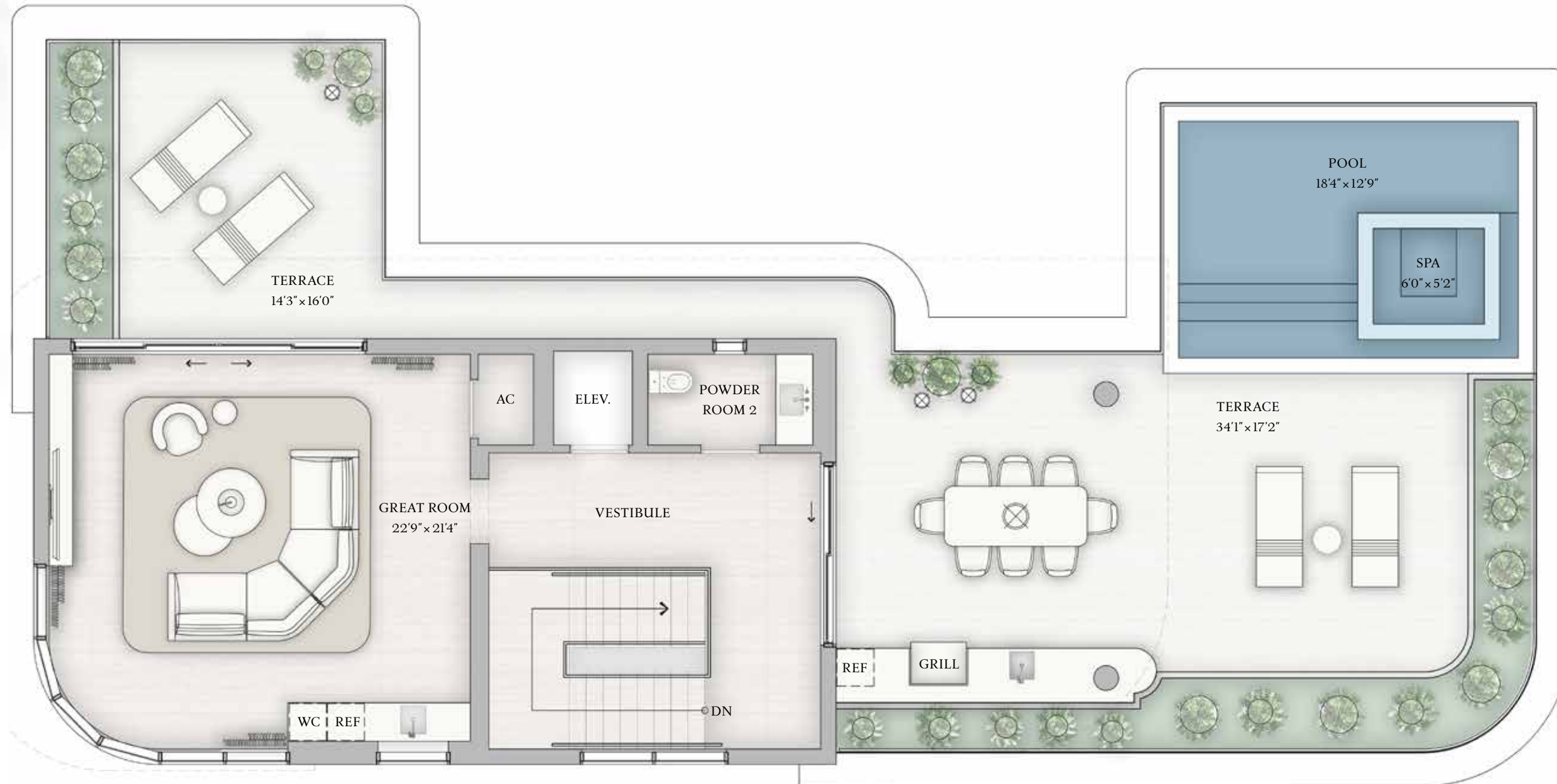
PRIVATE ROOF DECK

PRIVATE POOL & SPA

SUMMER KITCHEN

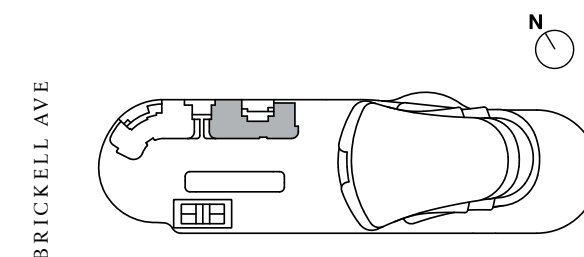
WINDOWED SERVICE SUITE

INTERNAL ELEVATOR

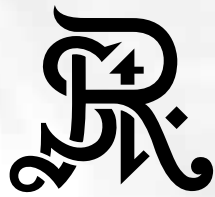


The dimensions stated for this Unit floor plan are approximate because there are various recognized methods for calculating the square footage of a Unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without 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 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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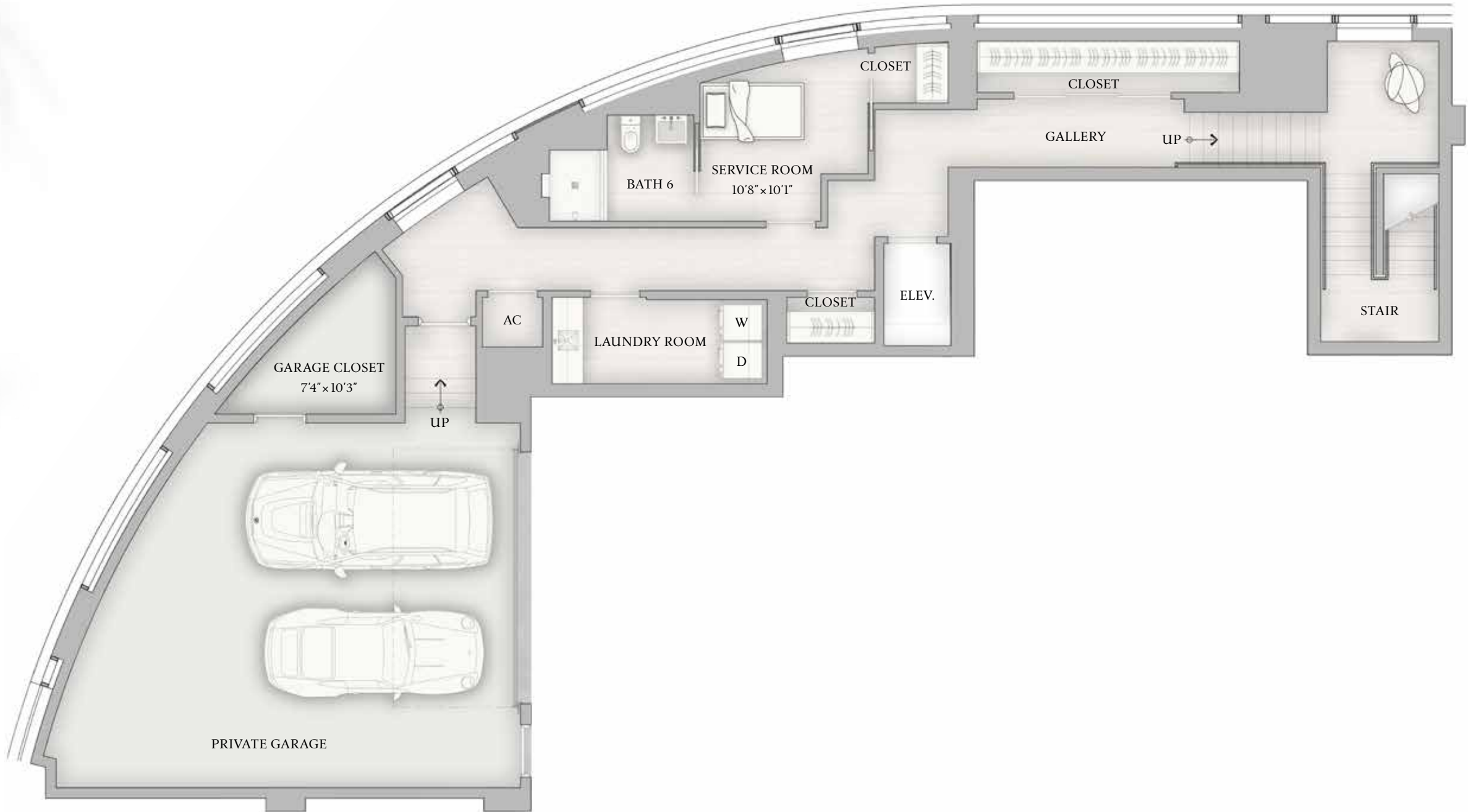
RESIDENCE  
Villa B  
LOWER LEVEL

LOWER LEVEL INTERIOR  
1,800 SF | 168 SQM

TOTAL INTERIOR  
7,617 SF | 710 SQM

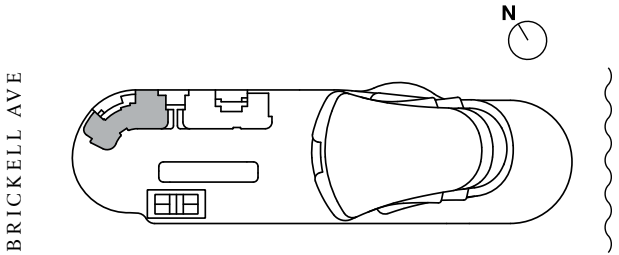
TOTAL EXTERIOR  
2,726 SF | 255 SQM

- 5 BEDROOMS
- 6 BATHROOMS
- 2 POWDER ROOMS
- PRIVATE GARAGE
- PRIVATE ROOF DECK
- PRIVATE POOL & SPA
- SUMMER KITCHEN
- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR

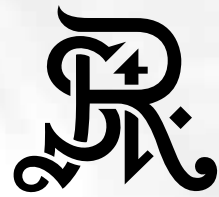


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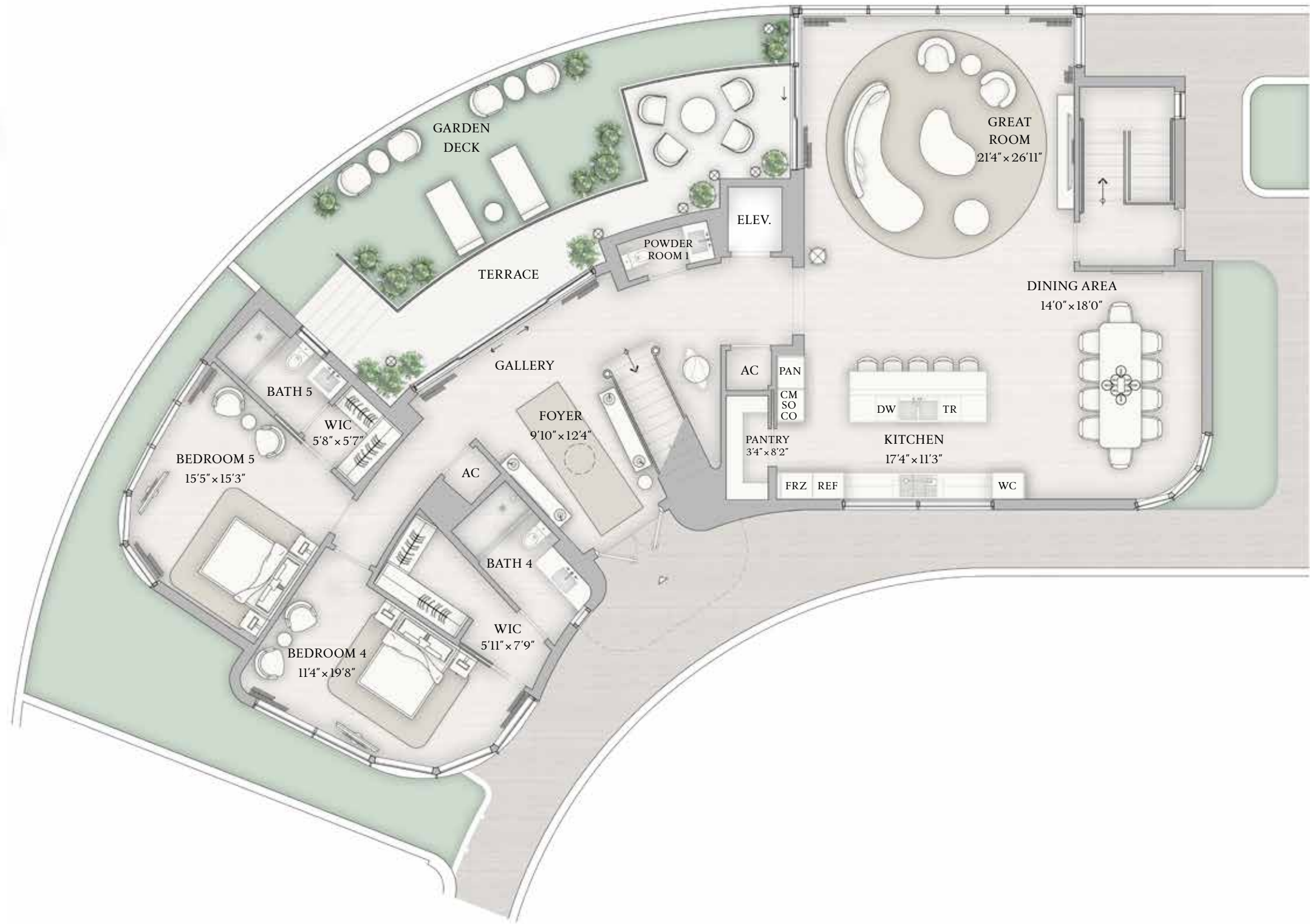


RESIDENCE  
Villa B  
MAIN LEVEL

MAIN LEVEL INTERIOR  
2,652 SF | 247 SQM  
MAIN LEVEL EXTERIOR  
650 SF | 61 SQM

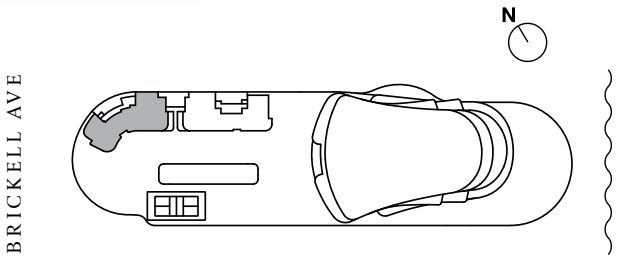
TOTAL INTERIOR  
7,617 SF | 710 SQM  
TOTAL EXTERIOR  
2,726 SF | 255 SQM

- 5 BEDROOMS
- 6 BATHROOMS
- 2 POWDER ROOMS
- PRIVATE GARAGE
- PRIVATE ROOF DECK
- PRIVATE POOL & SPA
- SUMMER KITCHEN
- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR

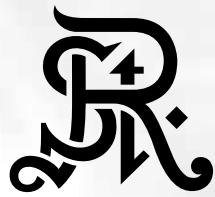


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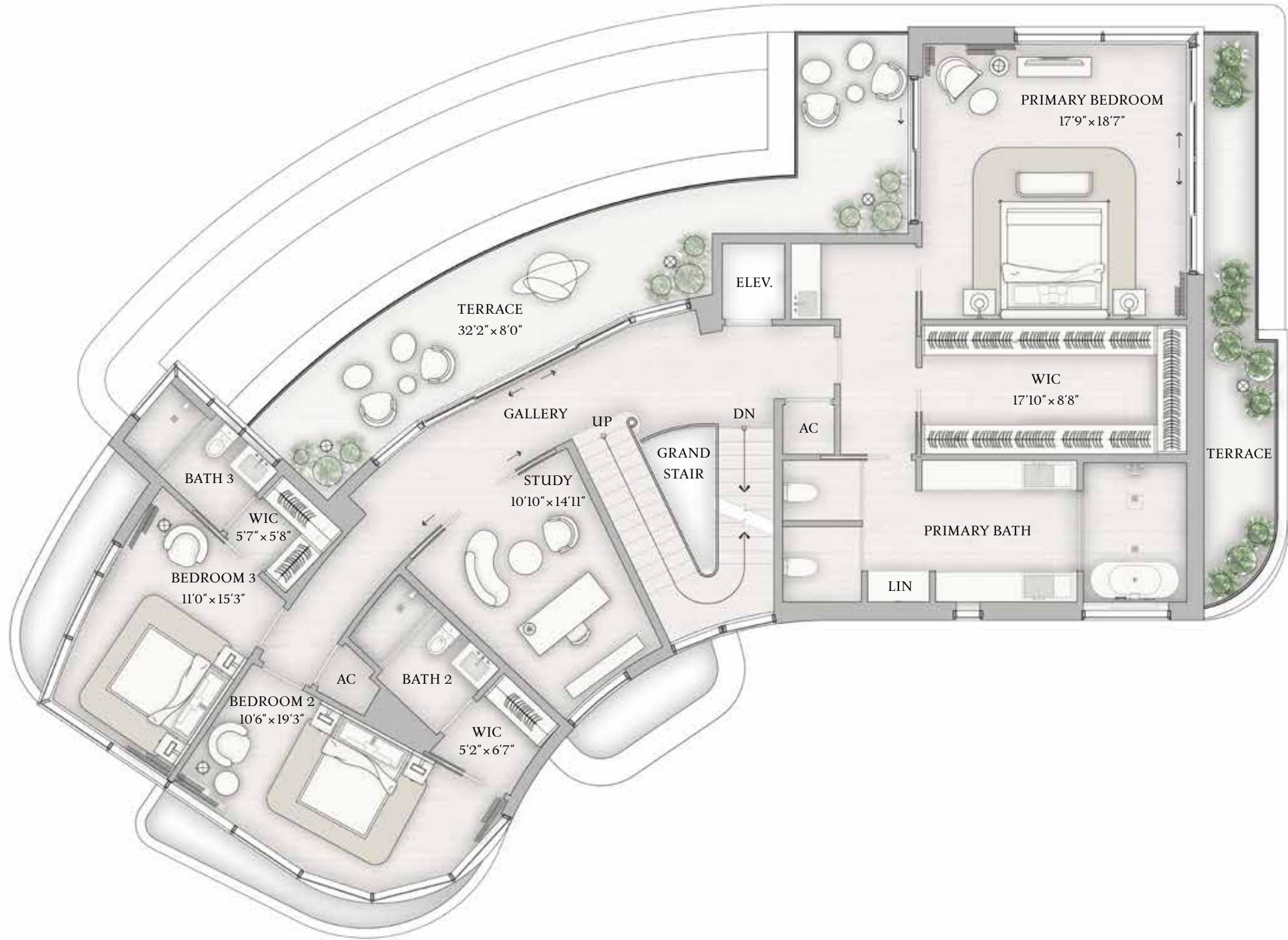


RESIDENCE  
**Villa B**  
UPPER LEVEL

UPPER LEVEL INTERIOR  
2,311 SF | 215 SQM  
UPPER LEVEL EXTERIOR  
518 SF | 49 SQM

TOTAL INTERIOR  
7,617 SF | 710 SQM  
TOTAL EXTERIOR  
2,726 SF | 255 SQM

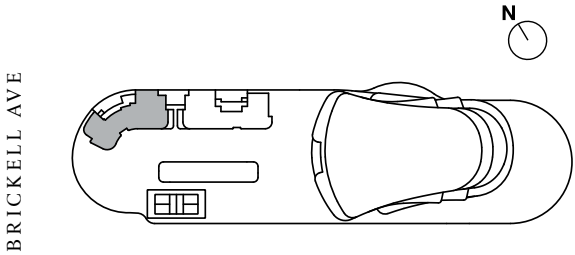
- 5 BEDROOMS
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- 2 POWDER ROOMS
- PRIVATE GARAGE
- PRIVATE ROOF DECK
- PRIVATE POOL & SPA
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- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR



~~~~~  
BISCAYNE BAY  
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BRICKELL AVE



RESIDENCE  
**Villa B**  
ROOF LIVING & TERRACE

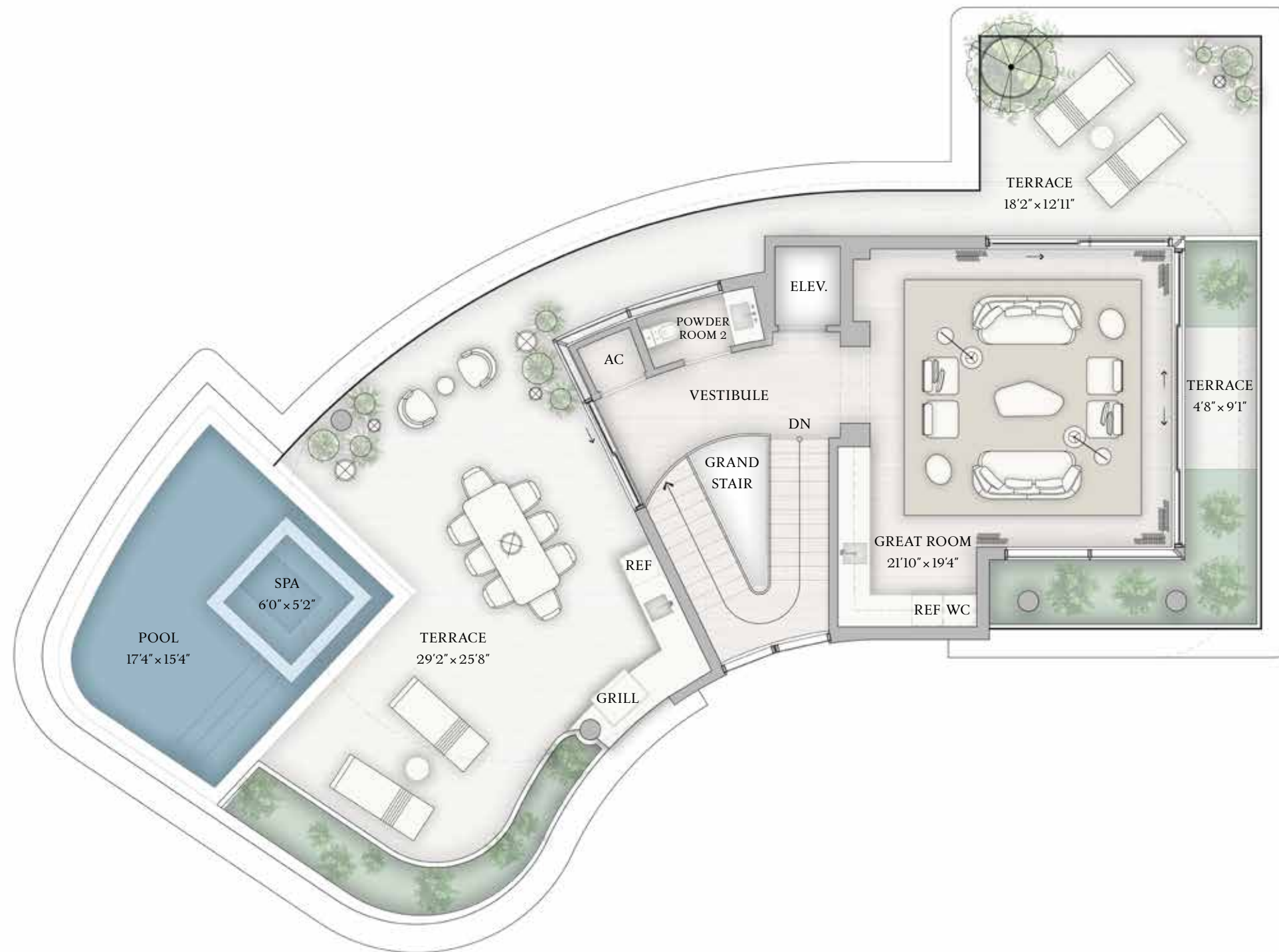
ROOF INTERIOR  
854 SF | 80 SQM

ROOF EXTERIOR  
1,558 SF | 145 SQM

TOTAL INTERIOR  
7,617 SF | 710 SQM

TOTAL EXTERIOR  
2,726 SF | 255 SQM

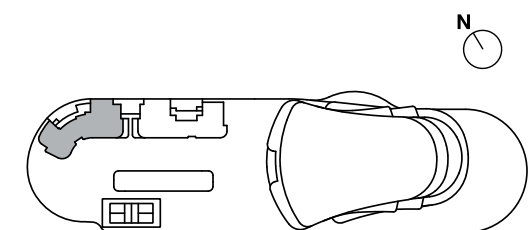
- 5 BEDROOMS
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- PRIVATE GARAGE
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- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR



BISCAYNE BAY

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BRICKELL AVE



ST REGIS  
MIAMI  
THE RESIDENCES

SKY VILLA

A

FLOOR 19, LOWER LEVEL

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



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5 BEDROOMS | 7 BATHROOMS | 2 POWDER ROOMS  
INTERIOR: 4,805 SF | 446 SQM   EXTERIOR: 1,675 SF | 156 SQM  
TOTAL INTERIOR: 9,277 SF | 862 SQM   TOTAL EXTERIOR: 2,253 SF | 209 SQM



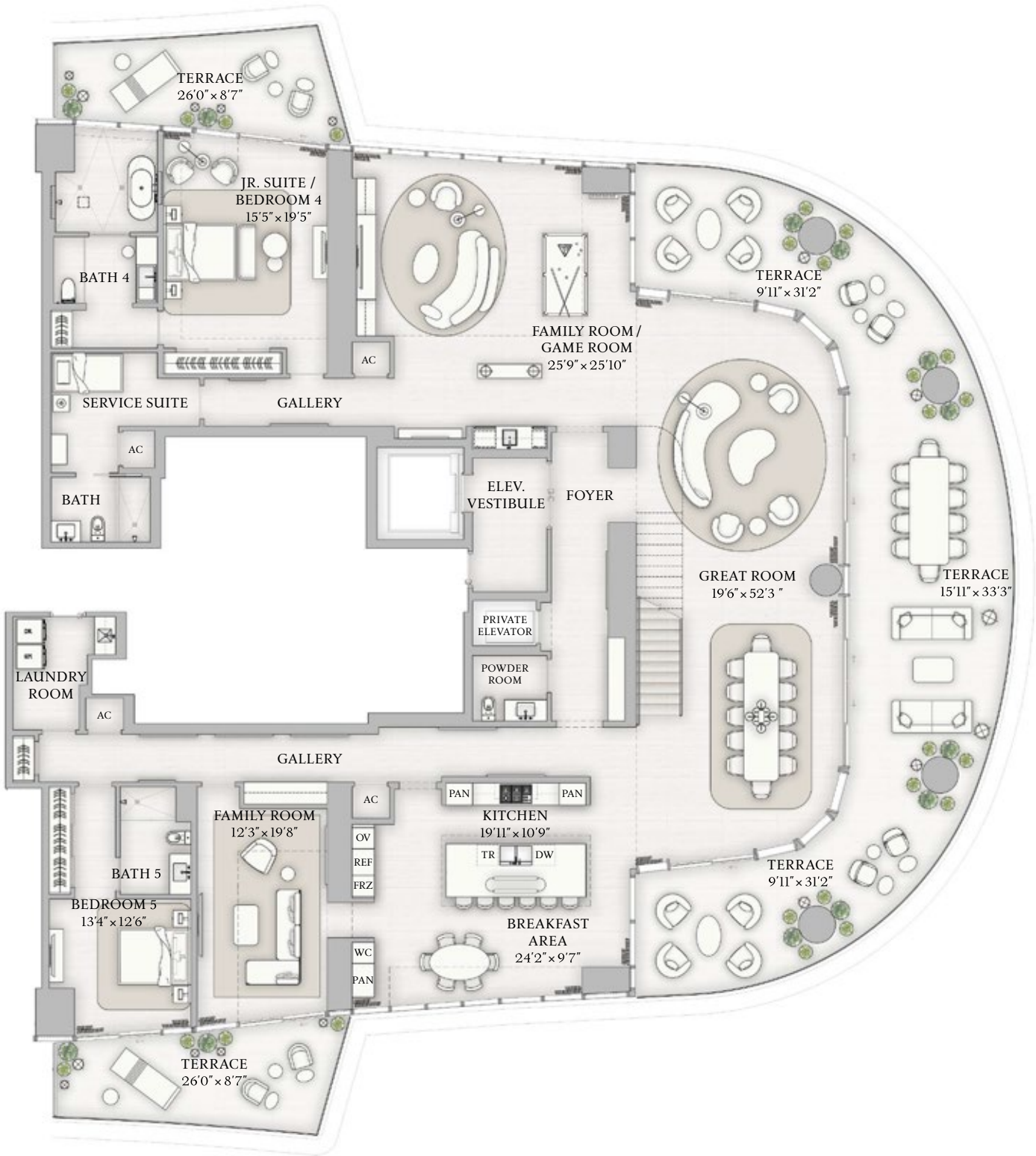


SKY VILLA  
A  
FLOOR 19, LOWER LEVEL

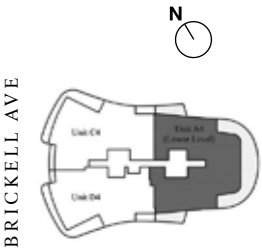
LOWER LEVEL INTERIOR  
4,805 SF | 446 SQM  
LOWER LEVEL EXTERIOR  
1,675 SF | 156 SQM

TOTAL INTERIOR  
9,277 SF | 862 SQM  
TOTAL EXTERIOR  
2,253 SF | 209 SQM

- 5 BEDROOMS
- 7 BATHROOMS
- 2 POWDER ROOMS
- DOUBLE HEIGHT GREAT ROOM
- EXPANSIVE DOUBLE HEIGHT TERRACE
- PRIMARY SUITE WITH OFFICE
- FAMILY ROOM / GAME ROOM
- FAMILY ROOM / BEDROOM 6
- INTERNAL ELEVATOR
- SERVICE SUITE



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ST REGIS  
MIAMI  
THE RESIDENCES

SKY VILLA

A

FLOOR 19, UPPER LEVEL

Future residences located at:  
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Miami, Florida 33129



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5 BEDROOMS | 7 BATHROOMS | 2 POWDER ROOMS  
INTERIOR: 4,472 SF | 416 SQM   EXTERIOR: 578 SF | 53 SQM  
TOTAL INTERIOR: 9,277 SF | 862 SQM   TOTAL EXTERIOR: 2,253 SF | 209 SQM

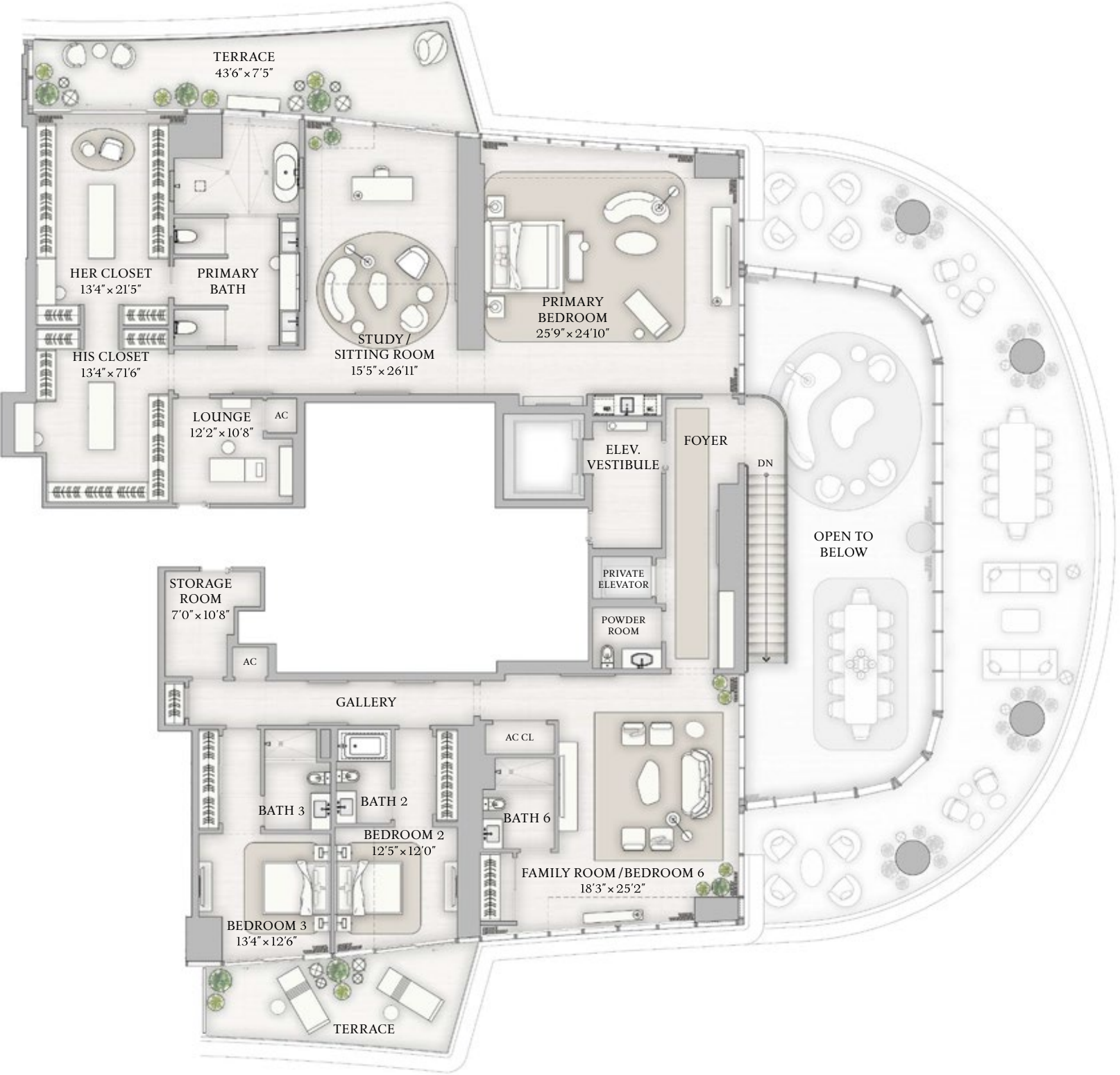


SKY VILLA  
**A**  
FLOOR 19, UPPER LEVEL

UPPER LEVEL INTERIOR  
4,472 SF | 416 SQM  
UPPER LEVEL EXTERIOR  
578 SF | 53 SQM

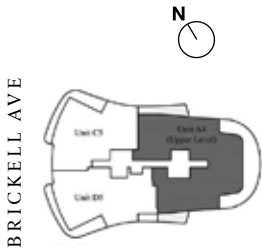
TOTAL INTERIOR  
9,277 SF | 862 SQM  
TOTAL EXTERIOR  
2,253 SF | 209 SQM

- 5 BEDROOMS
- 7 BATHROOMS
- 2 POWDER ROOMS
- DOUBLE HEIGHT GREAT ROOM
- EXPANSIVE DOUBLE HEIGHT TERRACE
- PRIMARY SUITE WITH OFFICE
- FAMILY ROOM / GAME ROOM
- FAMILY ROOM / BEDROOM 6
- INTERNAL ELEVATOR
- SERVICE SUITE



BISCAYNE BAY

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ST REGIS  
MIAMI  
THE RESIDENCES

SKY VILLA

A

FLOOR 43, LOWER LEVEL

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



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5 BEDROOMS | 7 BATHROOMS | 2 POWDER ROOMS  
INTERIOR: 4,772 SF | 443 SQM   EXTERIOR: 1,529 SF | 142 SQM SQM  
TOTAL INTERIOR: 9,248 SF | 859 SQM   TOTAL EXTERIOR: 1,817 SF | 169 SQM



SKY VILLA

A

FLOOR 43, LOWER LEVEL

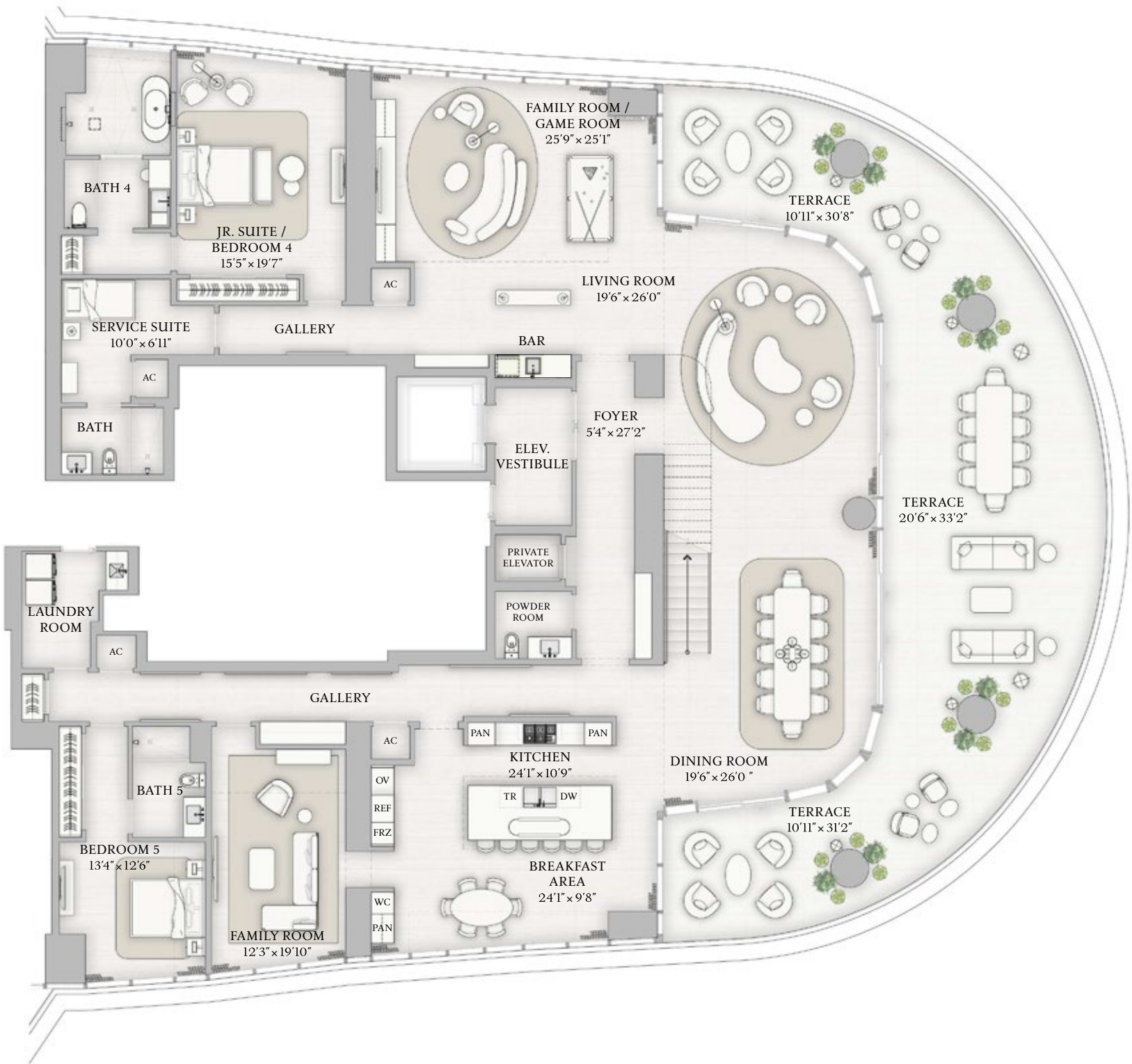
LOWER LEVEL INTERIOR  
4,772 SF | 443 SQM

LOWER LEVEL EXTERIOR  
1,529 SF | 142 SQM

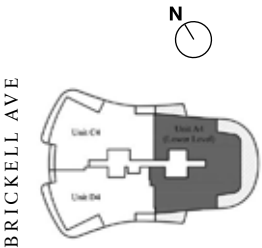
TOTAL INTERIOR  
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1,817 SF | 169 SQM

- 5 BEDROOMS
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- 2 POWDER ROOMS
- DOUBLE HEIGHT GREAT ROOM
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BISCAYNE BAY



ST REGIS  
MIAMI  
THE RESIDENCES

SKY VILLA

A

FLOOR 43, UPPER LEVEL

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5 BEDROOMS | 7 BATHROOMS | 2 POWDER ROOMS  
INTERIOR: 4,476 SF | 416 SQM   EXTERIOR: 288 SF | 27 SQM  
TOTAL INTERIOR: 9,248 SF | 859 SQM   TOTAL EXTERIOR: 1,817 SF | 169 SQM



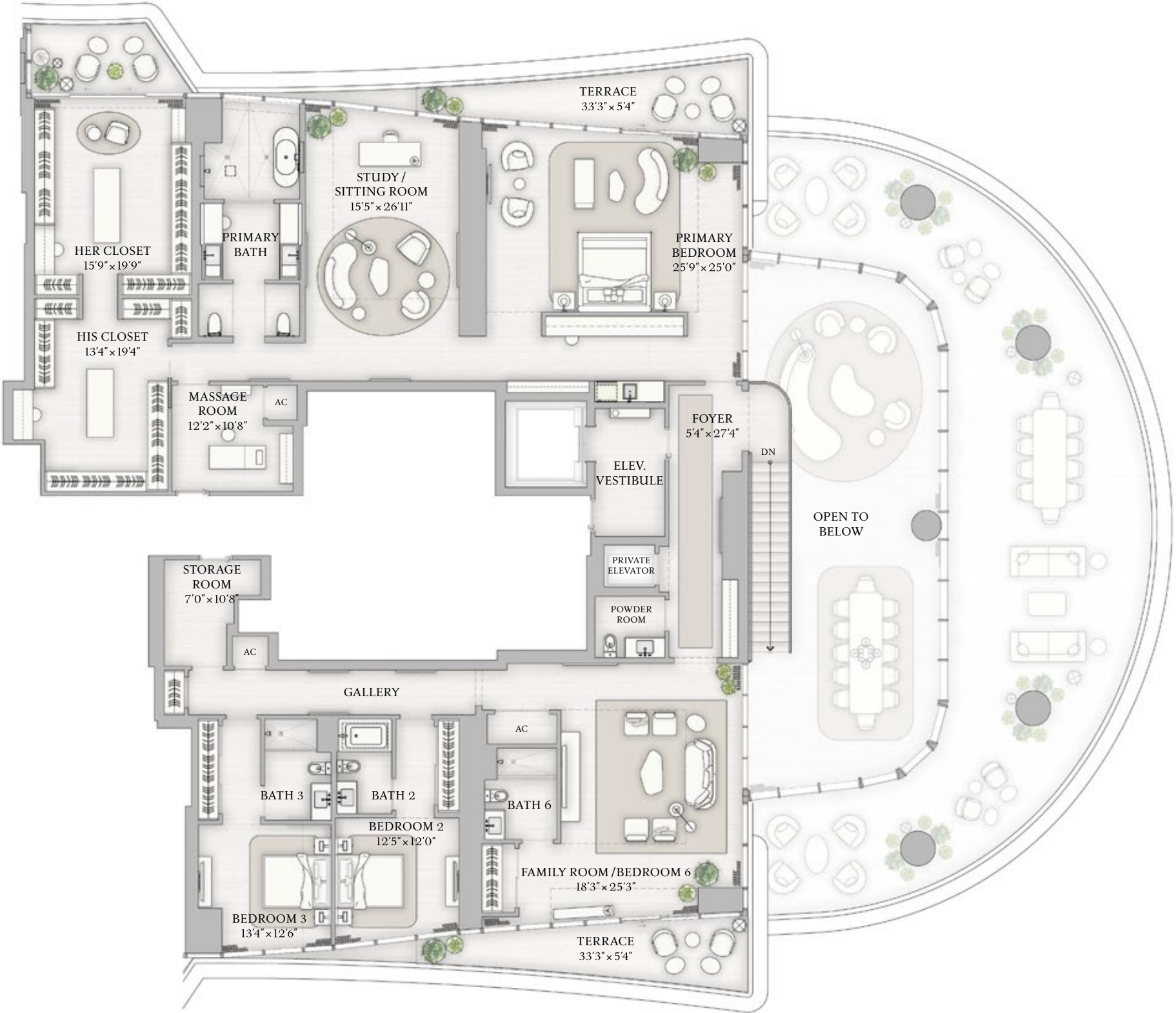


SKY VILLA  
A  
FLOOR 43, UPPER LEVEL

UPPER LEVEL INTERIOR  
4,476 SF | 416 SQM  
UPPER LEVEL EXTERIOR  
288 SF | 27 SQM

TOTAL INTERIOR  
9,248 SF | 859 SQM  
TOTAL EXTERIOR  
1,817 SF | 169 SQM

- 5 BEDROOMS
- 7 BATHROOMS
- 2 POWDER ROOMS
- DOUBLE HEIGHT GREAT ROOM
- EXPANSIVE DOUBLE HEIGHT TERRACE
- PRIMARY SUITE WITH OFFICE
- FAMILY ROOM / GAME ROOM
- FAMILY ROOM / BEDROOM 6
- INTERNAL ELEVATOR
- SERVICE SUITE



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