



## TOWER 1, RESIDENCE 01

Future residences located at:      Sales Gallery located at:  
801 Seabreeze Blvd.      611 Seabreeze Blvd.  
Fort Lauderdale, FL 33316      Fort Lauderdale, FL 33316

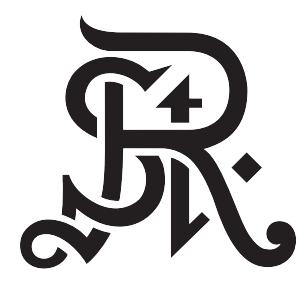
954 282 7300  
SRRBahaiaMar.com

RELATED   TATE CAPITAL   ROK   Douglas Elliman Development Marketing

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The St. Regis Residences Bahia Mar, Fort Lauderdale, referred to for ease of reference as St. Regis Residences is a community of three towers, including Tower 1 of condominium residences developed by PRH/TRR BM Tower 1, LLC; Tower 2 of condominium residences developed by PRH/TRR BM Tower 2, LLC; and Tower 3 which includes a condominium within a portion of a building or within a multiple parcel building developed by PRH/TRR BM Condo, LLC. For ease of reference, PRH/TRR BM Tower 1, PRH/TRR BM Tower 2, and PRH/TRR BM Condo are collectively referred to as "The Developers". Of record, the residences are not owned, developed, or sold by Marriott International, Inc. or its affiliates ("Marriott"). The Developers use the St. Regis marks under a license from Marriott, which has not confirmed the accuracy of any of the statements or representations made about the project by Developers. The Developers each also use the St. Regis marks under a license from Marriott. The Residences are not a part of Marriott's collection of luxury hotels, resorts, or spas. Architectural drawings, or site plan and descriptive material, including floor plans, architectural drawings, site plans, renderings, or photographs depicting lifestyle, amenities, food services, resort services, finishes, designs, materials, furnishings, plans, specifications, or art contained in this brochure, are not to be relied upon. The St. Regis Residences will be a part of a master association which will require payment of master association assessments. Some amenities described require payment of fees in addition to regular assessment payments. Consult the Developer's Prospectus for the tower in which you desire to purchase to understand the offering, the amenities, the proposed budget, terms, conditions, specifications, fees, unit dimensions and size calculation method, site plans, and to learn what is included in the purchase price and the payment of regular assessments. The Developers are not residents of the State of New York, and the offerings of Developers are not intended for residents of New York or any other jurisdiction in which such an offering is prohibited. ©2023 by PRH/ TRR BM Tower 1, LLC, PRH/ TRR BM Tower 2, LLC, and PRH/ TRR BM Condo, LLC, with all rights reserved. ®

4 BEDROOMS | 4 BATHROOMS | POWDER ROOM | DEN  
INTERIOR: 3,550 SF | 330 SQM EXTERIOR: 1,286 SF | 119 SQM TOTAL: 4,836 SF | 449 SQM



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RESIDENCE 01

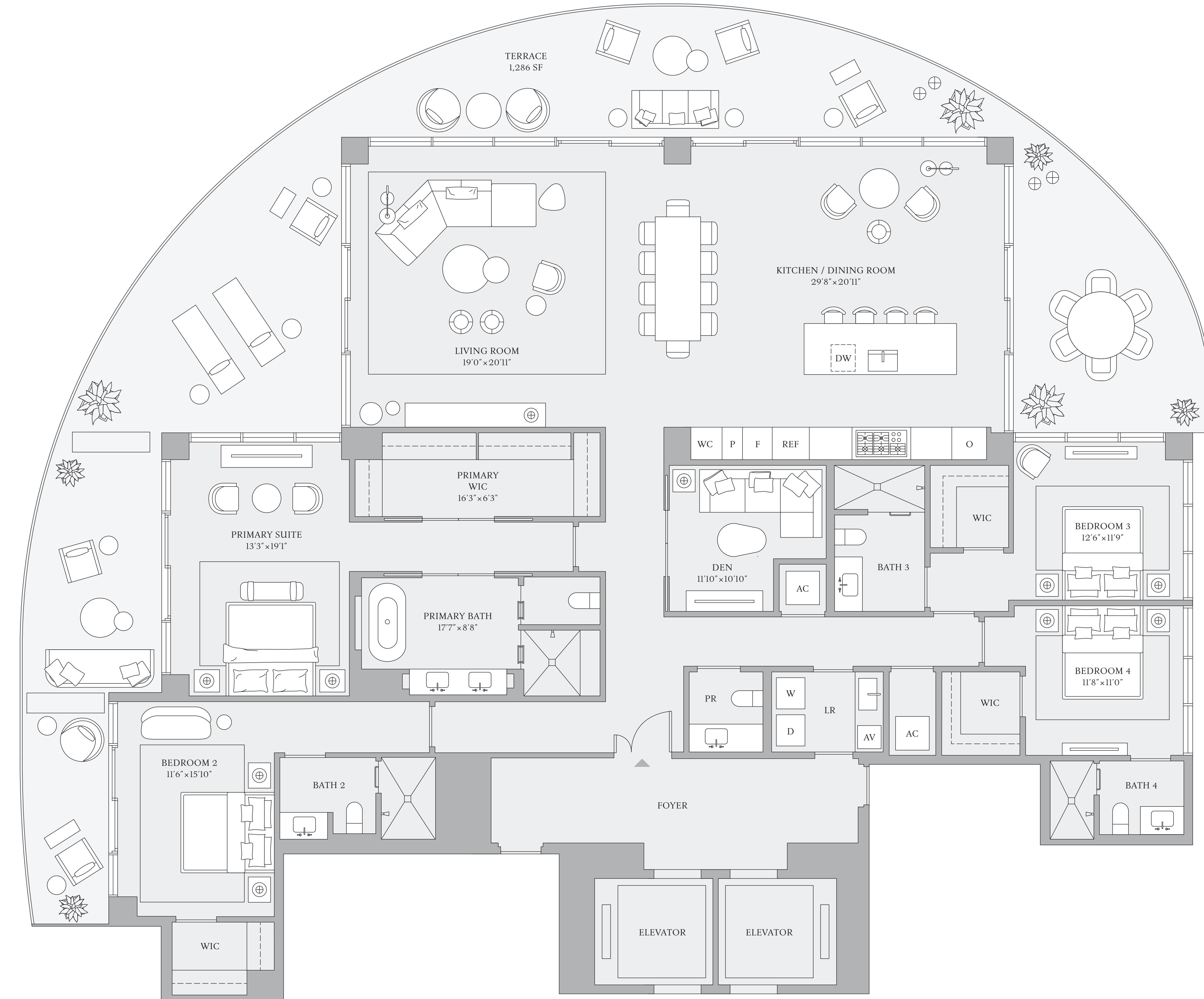
FLOORS 3-23

4 BEDROOMS  
4 BATHROOMS  
POWDER ROOM  
DEN

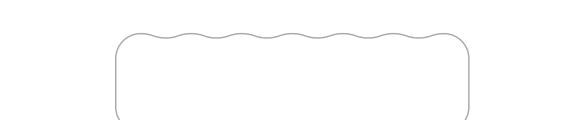
INTERIOR  
3,550 SF | 330 SQM

EXTERIOR  
1,286 SF | 119 SQM

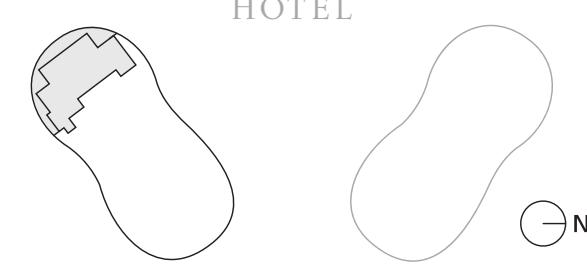
TOTAL  
4,836 SF | 449 SQM



INTRACOASTAL WATERWAY



HOTEL



TOWER 1      TOWER 2

ATLANTIC OCEAN

The dimensions stated for any depicted unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated herein is calculated from the exterior boundaries of the exterior walls to the centerlines of interior demising walls without deductions for cutouts, curves, or architectural features. This method 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 by the Developer in the Developer's Prospectus. The method set forth in the Developer's Prospectus is another commonly accepted method of calculation, but it will result in a square footage calculation that is less than the method used here. The illustrated layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural elements, and the uses, configurations, and entries to rooms are conceptual and may change based on final approved plans, permitting, and completed construction. The illustrated furniture and the uses of space are suggested uses only and are not intended to represent or guarantee any specific use of space or accommodation of specific furnishings, furnishings, design features, fixtures, and decor illustrated are not included with a unit purchase. Consult the Developer's Prospectus to understand what is offered with the purchase and the calculation of the unit square footage and dimensions to be relied upon. 2025 © by PRH/TRR BM Tower 1, LLC, with all rights reserved. ®