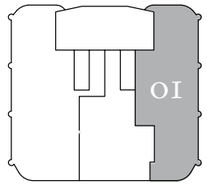
ST REGIS
SUNNY ISLES BEACH ◆ MIAMI
THE RESIDENCES

Residence 01

North Tower / Levels 18 to 23

4 BEDROOMS + DEN
6.5 BATHROOMS
3,569 SF / 332 SM INTERIOR
573 SF / 53 SM EXTERIOR
4,142 SF / 385 SM TOTAL

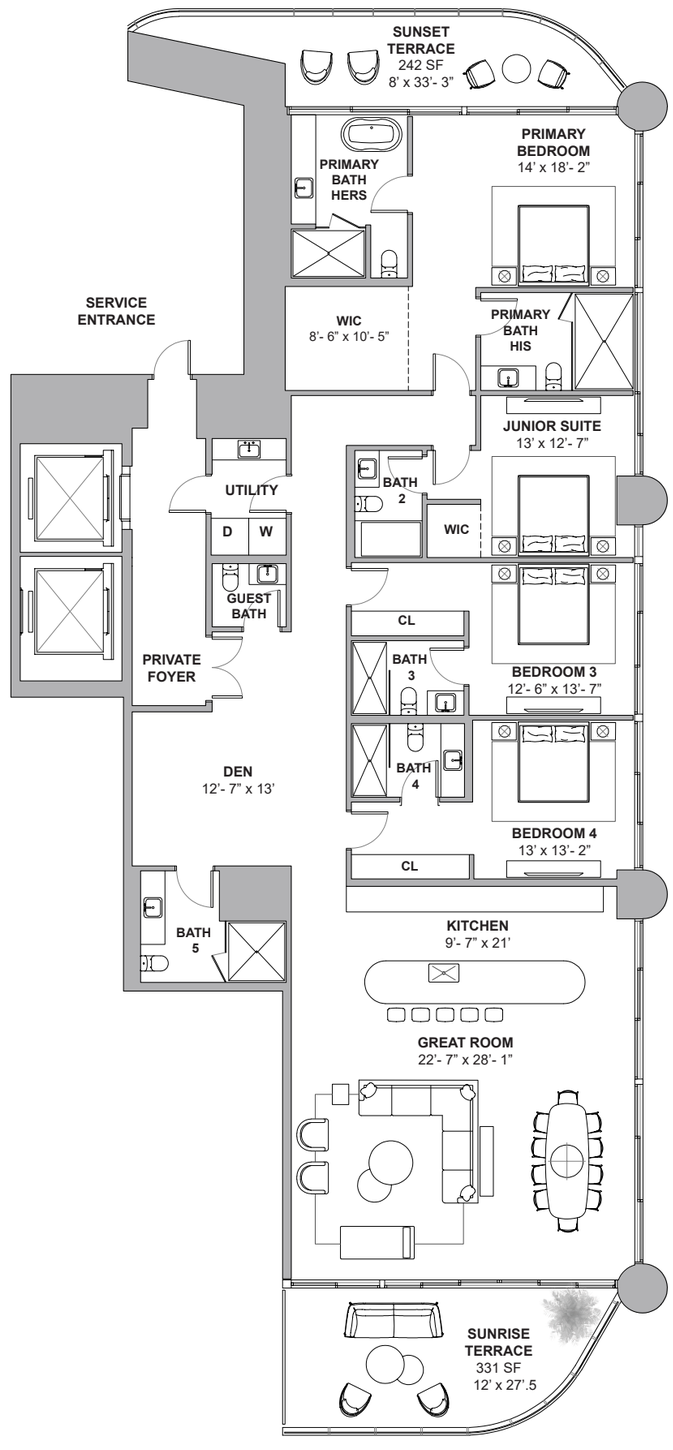


Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES
FORTUNE INTERNATIONAL GROUP
CHÂTEAU GROUP

Collins Ave / AIA



Atlantic Ocean

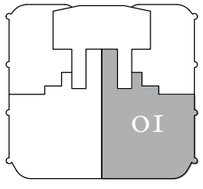
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ST REGIS
SUNNY ISLES BEACH ◆ MIAMI
THE RESIDENCES

Residence 01

North Tower / Levels 24 to 48

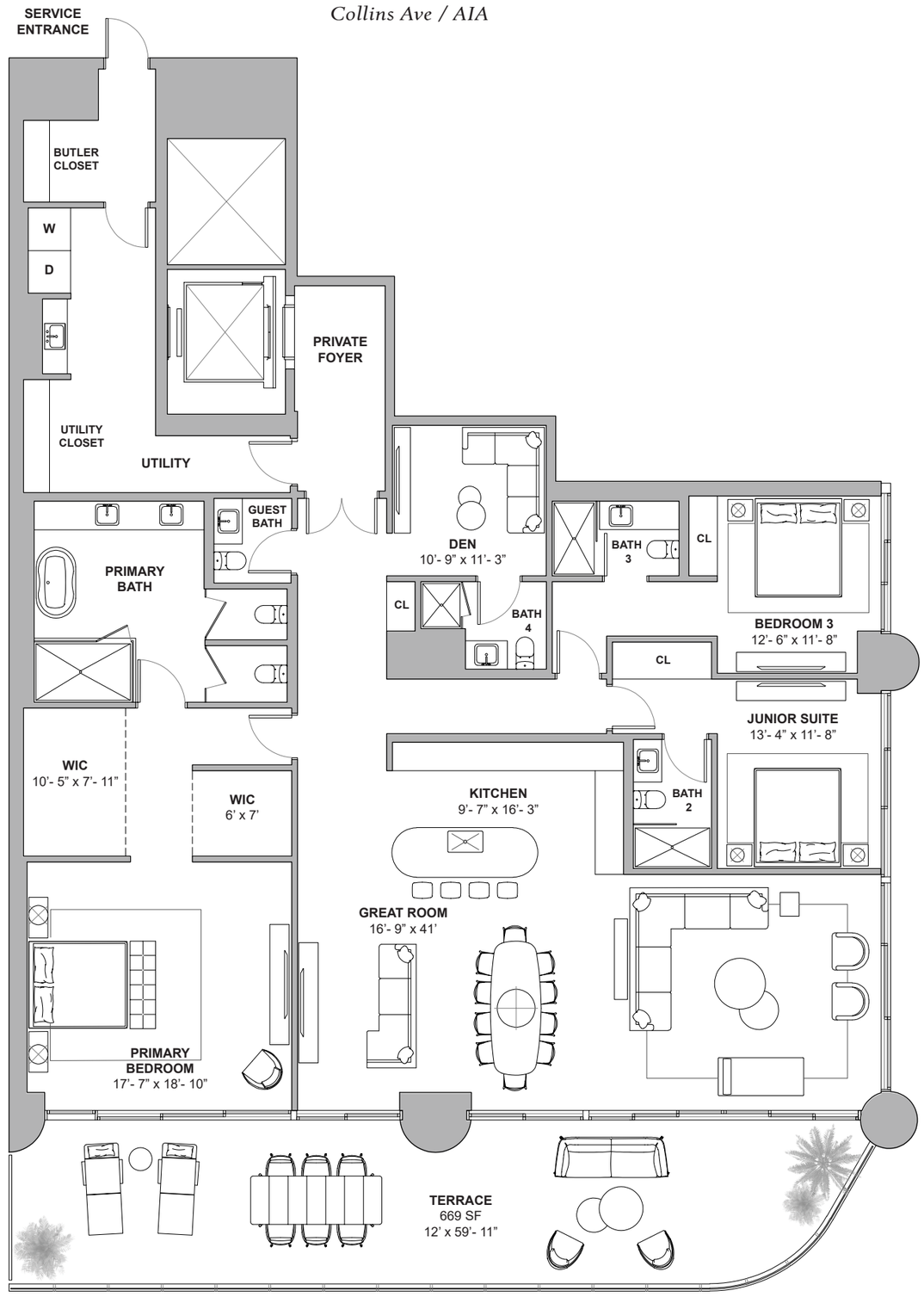
3 BEDROOMS + DEN
4.5 BATHROOMS
3,322 SF / 309 SM INTERIOR
682 SF / 63 SM EXTERIOR
4004 SF / 372 SM TOTAL



N

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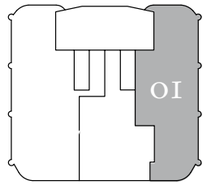
ST REGIS
SUNNY ISLES BEACH ◆ MIAMI
THE RESIDENCES

Residence 01

North Tower / Levels 49 to 51

4 BEDROOMS + DEN
6.5 BATHROOMS
3,570 SF / 332 SM INTERIOR
563 SF / 52 SM EXTERIOR
4,133 SF / 384 SM TOTAL

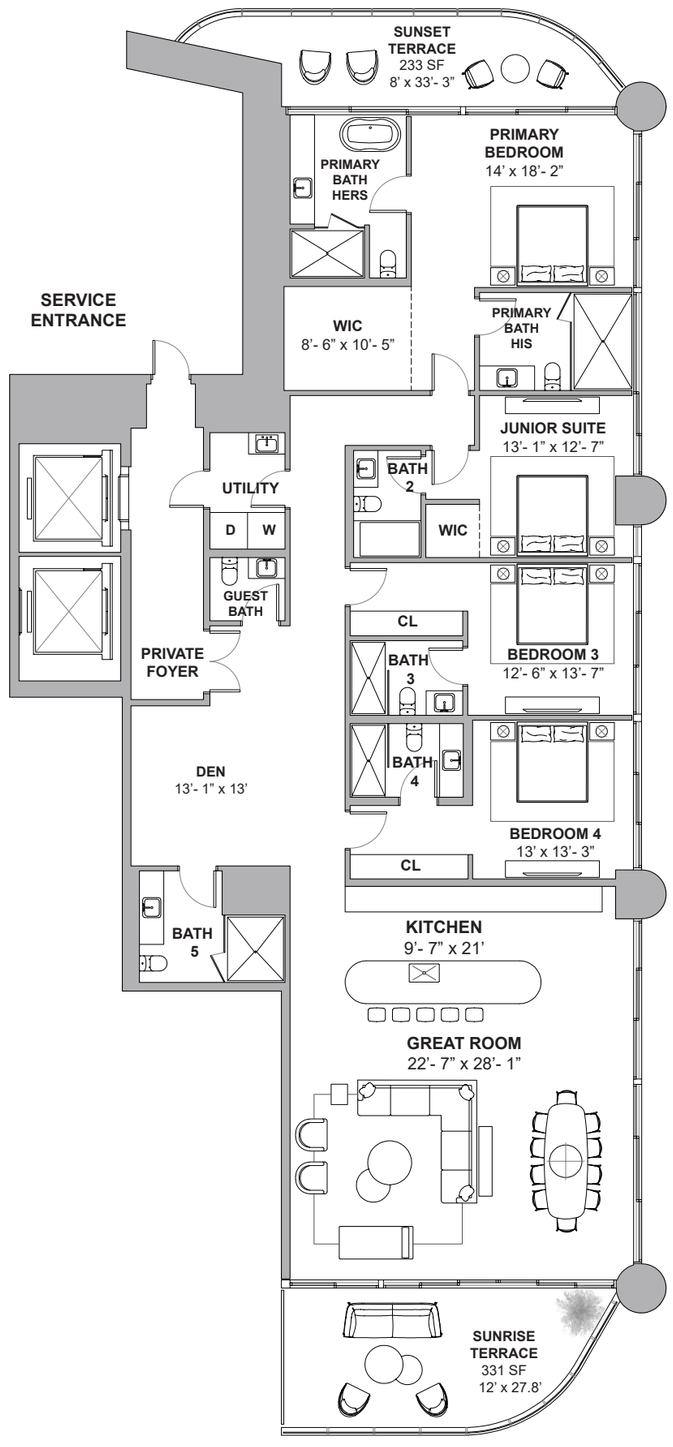
*Terraces on these levels range from 549 to 551 SF



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FORTUNE INTERNATIONAL GROUP
CHÂTEAU GROUP

Collins Ave / AIA



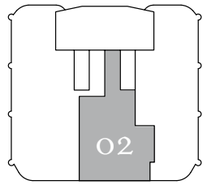
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ST REGIS
SUNNY ISLES BEACH ◆ MIAMI
THE RESIDENCES

Residence 02

North Tower / Levels 18 to 23

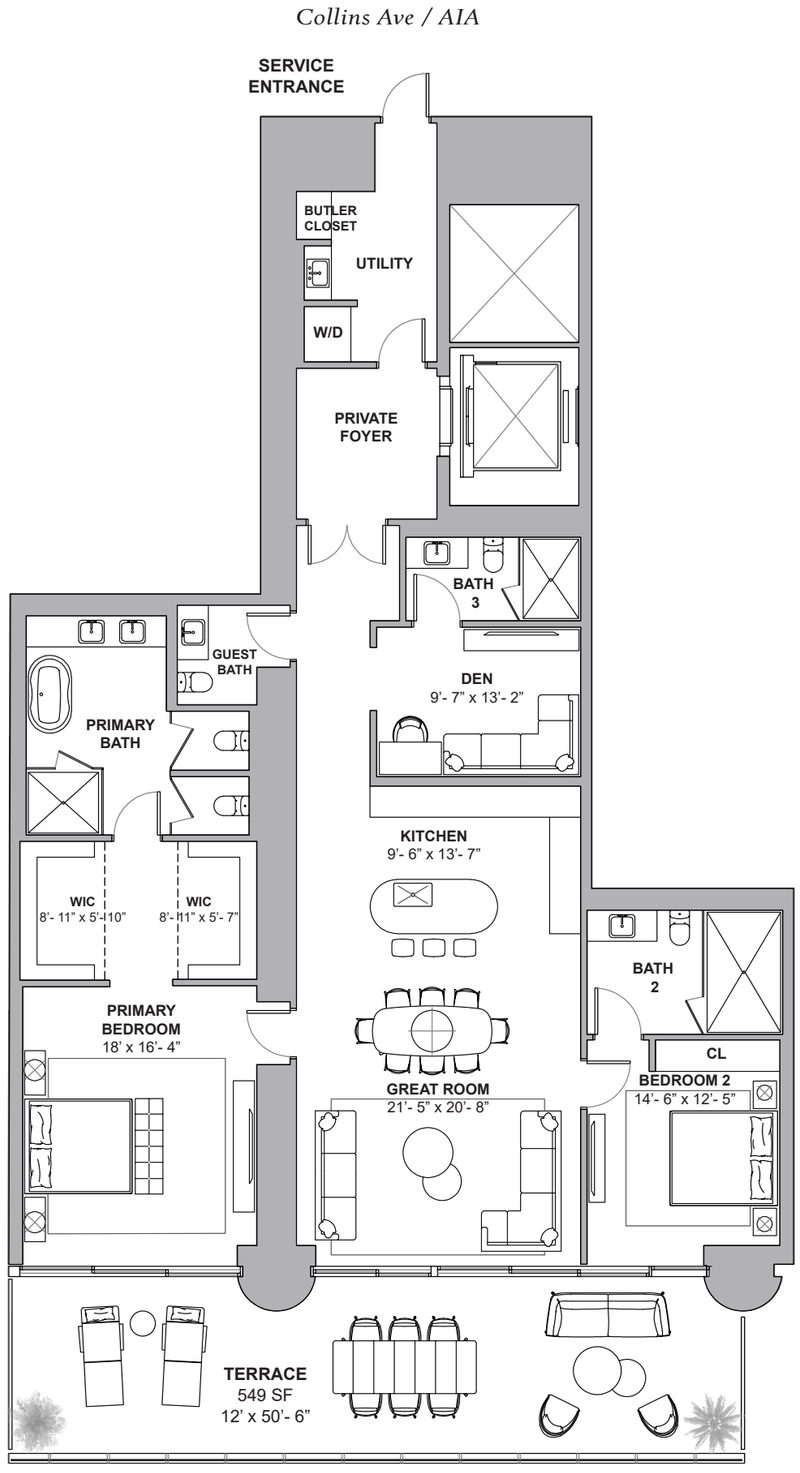
2 BEDROOMS + DEN
3.5 BATHROOMS
2,339 SF / 217 SM INTERIOR
549 SF / 51 SM EXTERIOR
2,888 SF / 268 SM TOTAL



N

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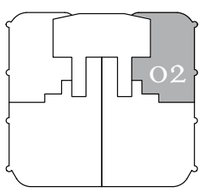
ST REGIS
SUNNY ISLES BEACH ◆ MIAMI
THE RESIDENCES

Residence 02

North Tower / Levels 24 to 33 & 35 to 48

2 BEDROOMS + DEN
3 BATHROOMS
1,847 SF / 172 SM INTERIOR
231 SF / 21 SM EXTERIOR
2,078 SF / 193 SM TOTAL

*Terraces on these levels range from 217 to 231 SF

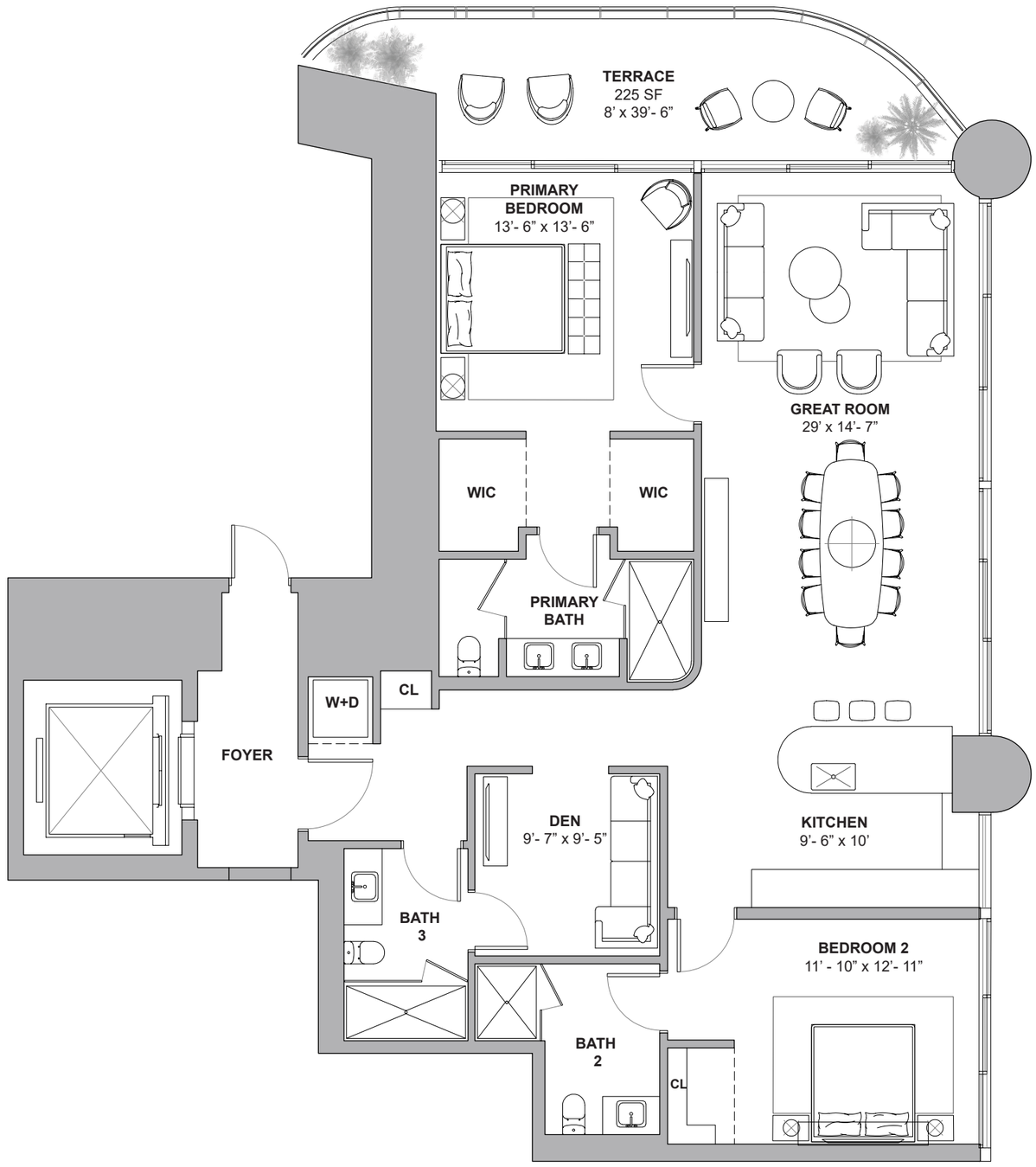


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Collins Ave / AIA



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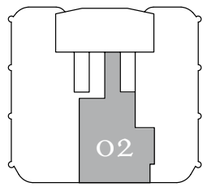
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ST REGIS
SUNNY ISLES BEACH ◆ MIAMI
THE RESIDENCES

Residence 02

North Tower / Levels 49 to 51

2 BEDROOMS + DEN
3.5 BATHROOMS
2,362 SF / 219 SM INTERIOR
548 SF / 51 SM EXTERIOR
2,910 SF / 270 SM TOTAL

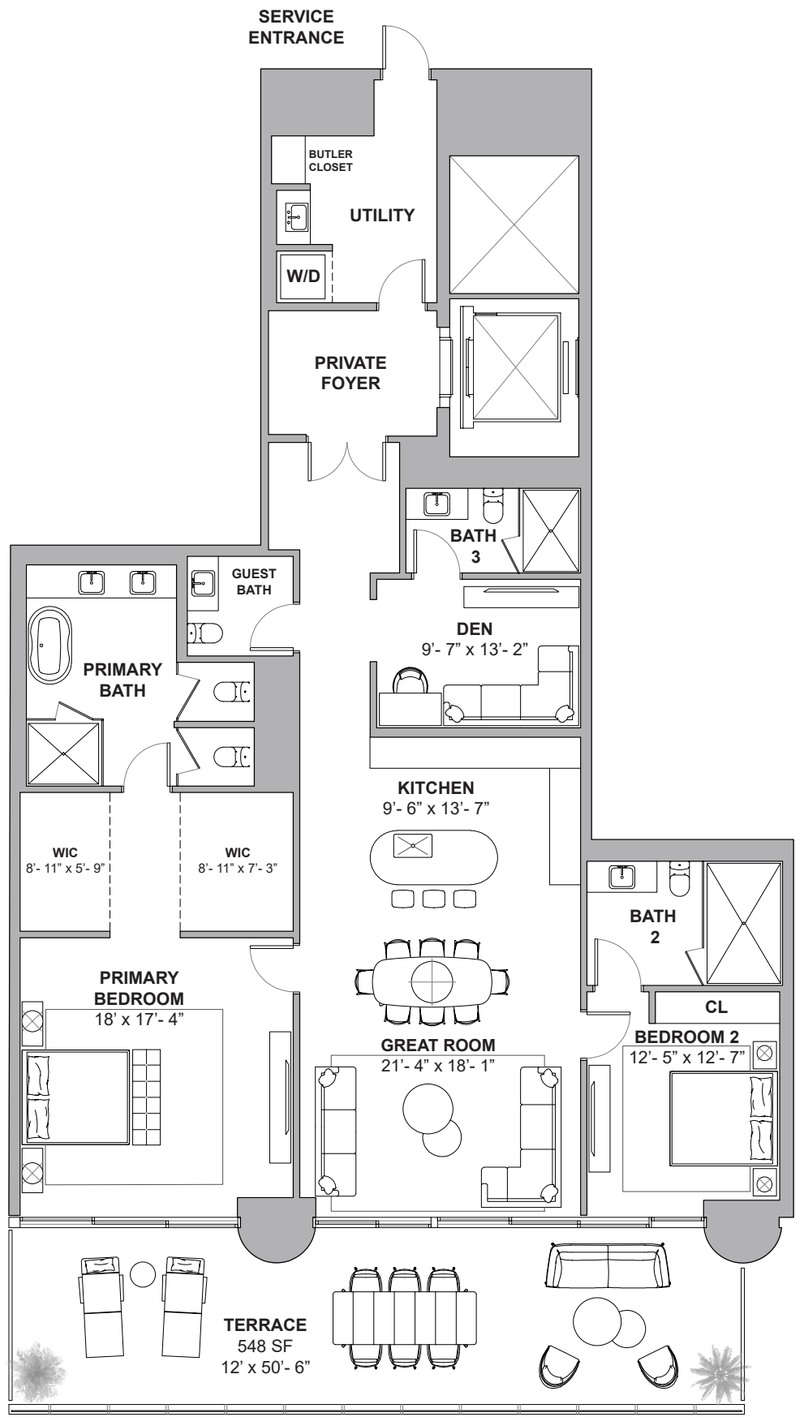


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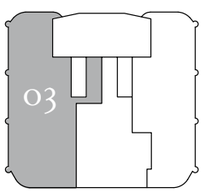
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ST REGIS
SUNNY ISLES BEACH ◆ MIAMI
THE RESIDENCES

Residence 03

North Tower / Levels 18 to 23

4 BEDROOMS
5.5 BATHROOMS
4,430 SF / 412 SM INTERIOR
726 SF / 67 SM EXTERIOR
5,156 SF / 479 SM TOTAL

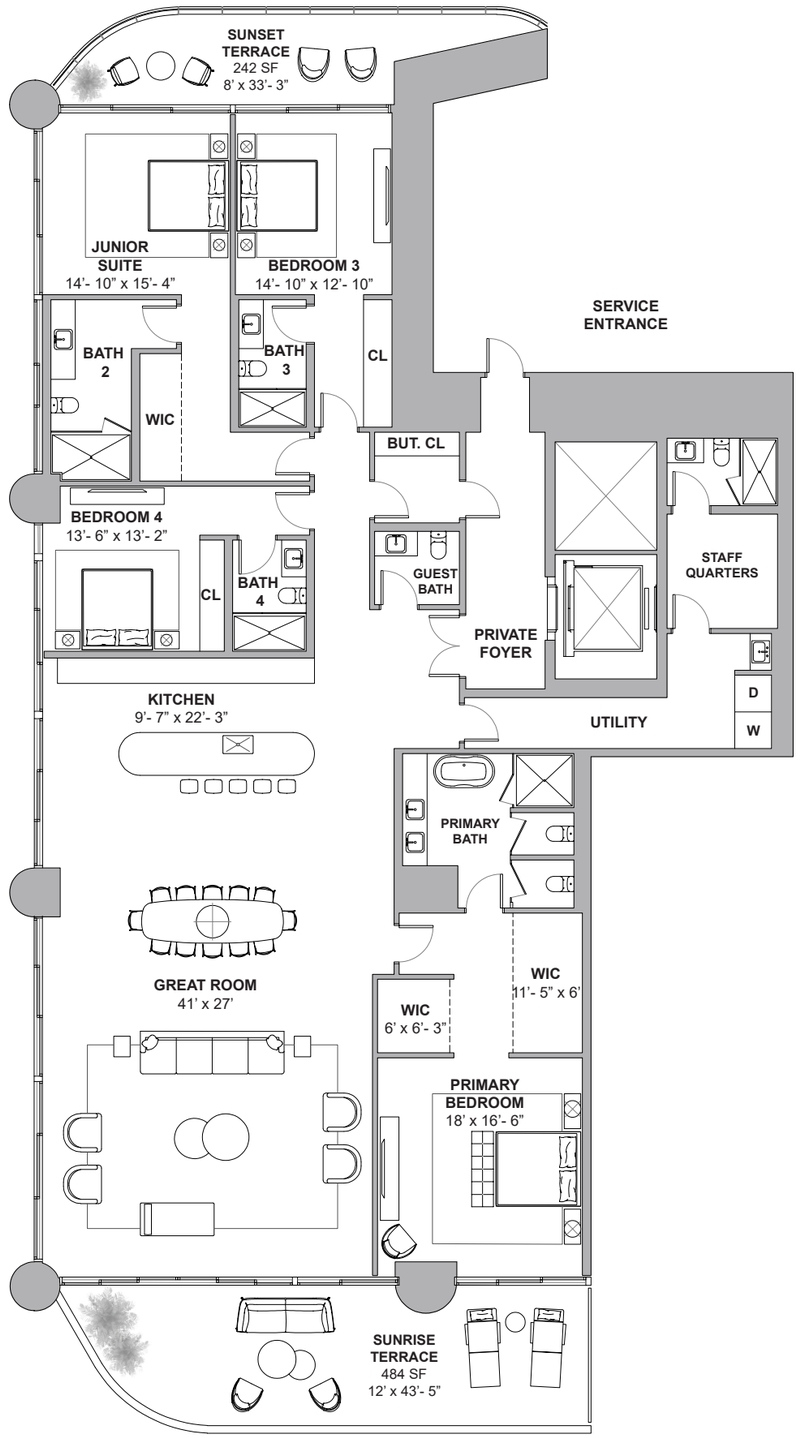


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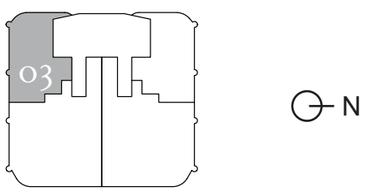
ST REGIS
SUNNY ISLES BEACH ◆ MIAMI
THE RESIDENCES

Residence 03

North Tower / Levels 24 to 33 & 35 to 48

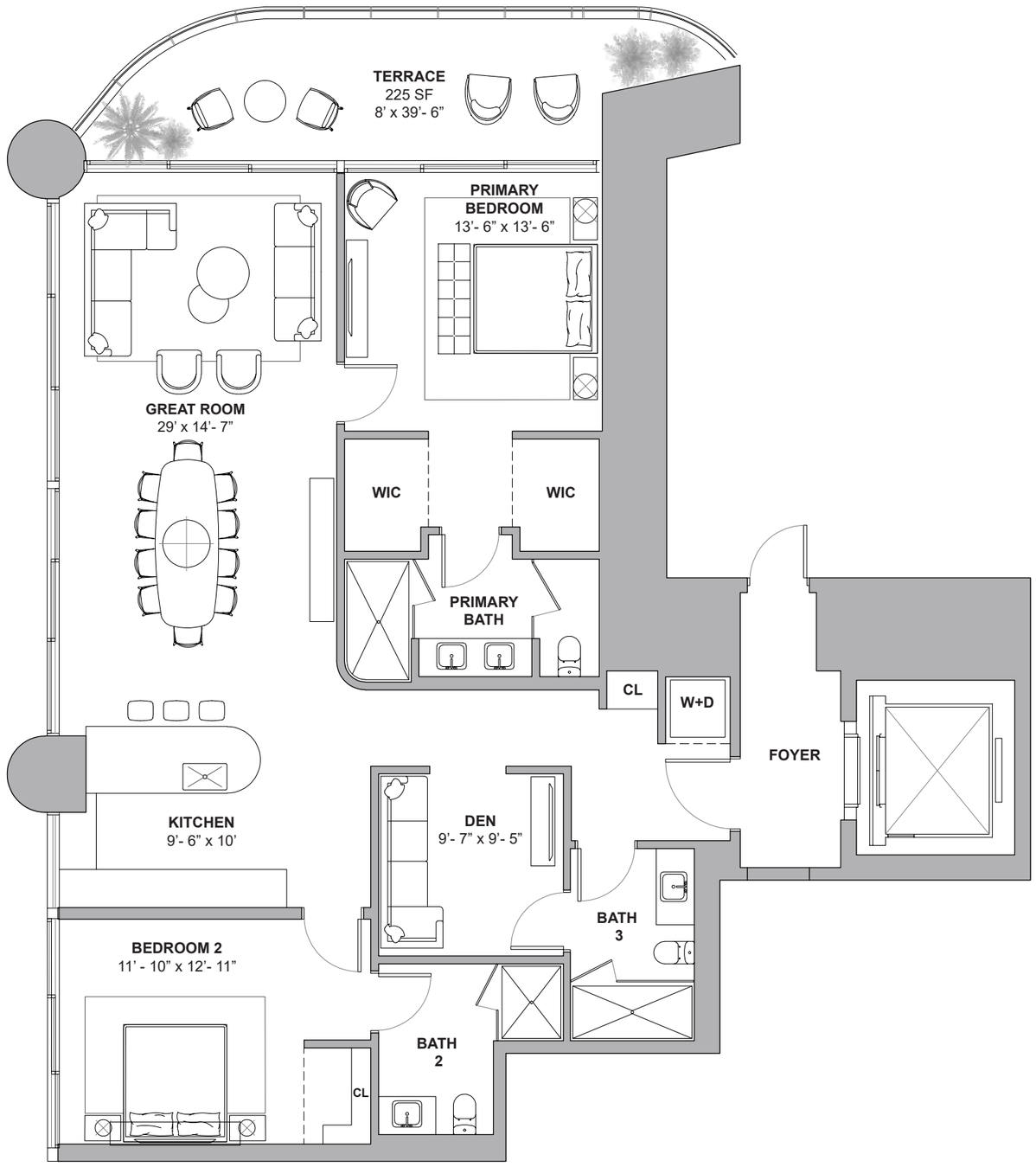
2 BEDROOMS + DEN
3 BATHROOMS
1,848 SF / 172 SM INTERIOR
225 SF / 21 SM EXTERIOR
2,073 SF / 193 SM TOTAL

*Terraces on these levels range from 217 to 231 SF



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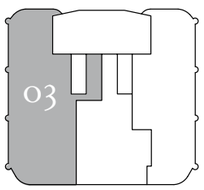
ST REGIS
SUNNY ISLES BEACH ◆ MIAMI
THE RESIDENCES

Residence 03

North Tower / Levels 49 to 51

5 BEDROOMS
6.5 BATHROOMS
4,407 SF /409 SM INTERIOR
719 SF / 67 SM EXTERIOR
5,125 SF / 476 SM TOTAL

*Terraces on these levels range from 704 to 706 SF

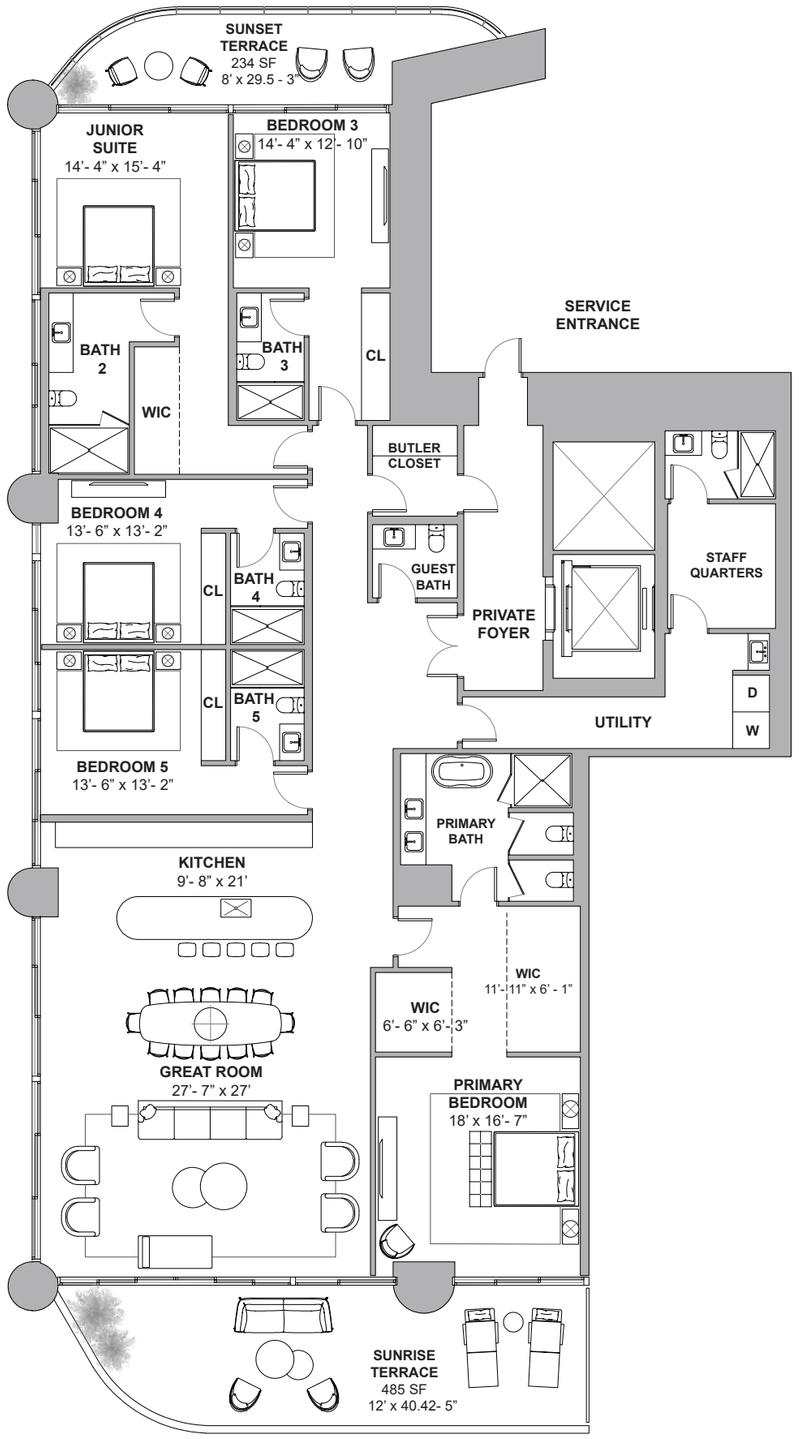


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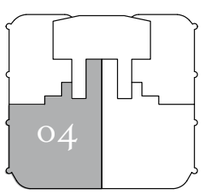
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THE RESIDENCES

Residence 04

North Tower / Levels 24 to 48

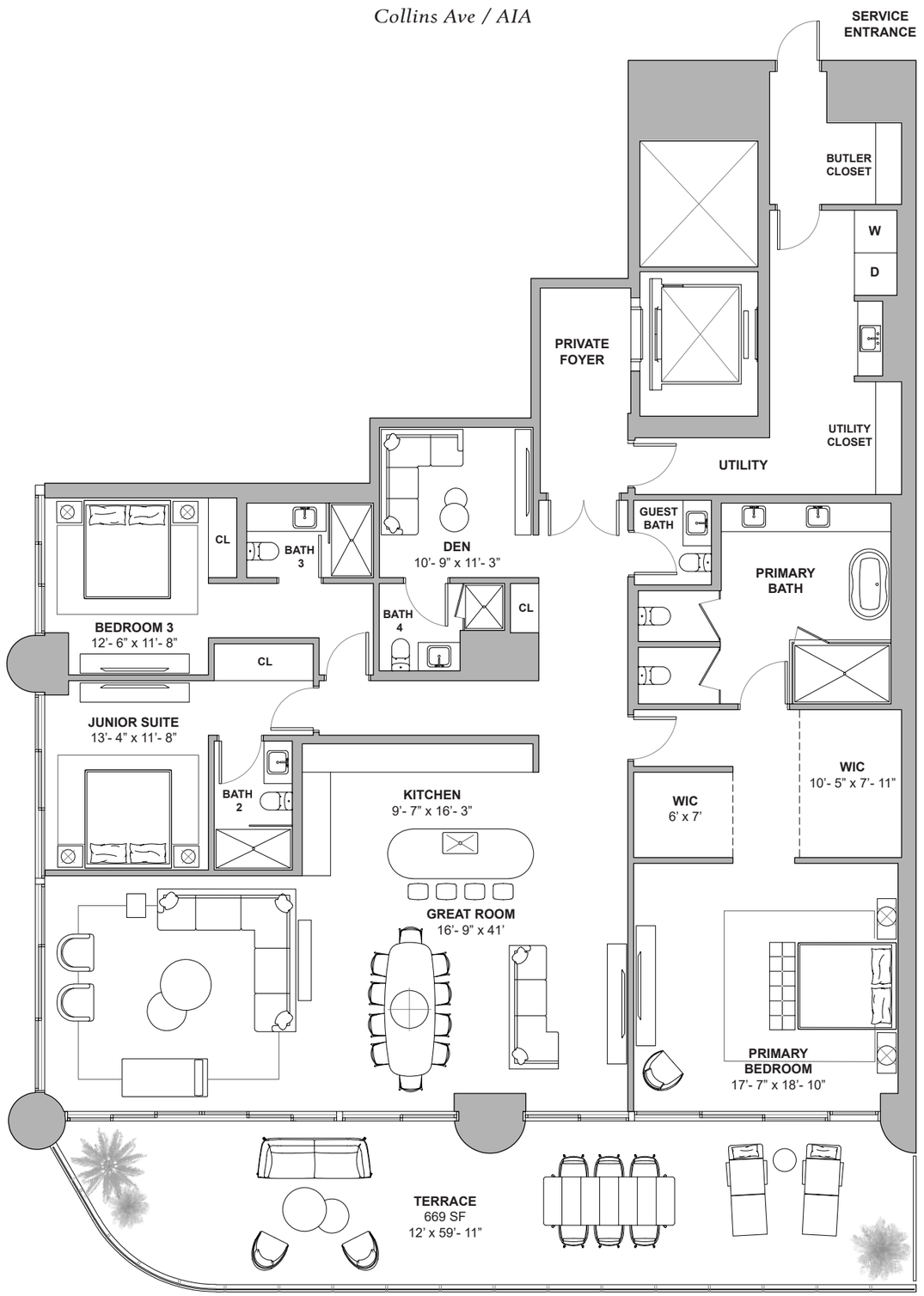
3 BEDROOMS + DEN
4.5 BATHROOMS
3,322 SF / 309 SM INTERIOR
682 SF / 63 SM EXTERIOR
4004 SF / 372 SM TOTAL



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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.
This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Furniture is not included with the sale of the Units.