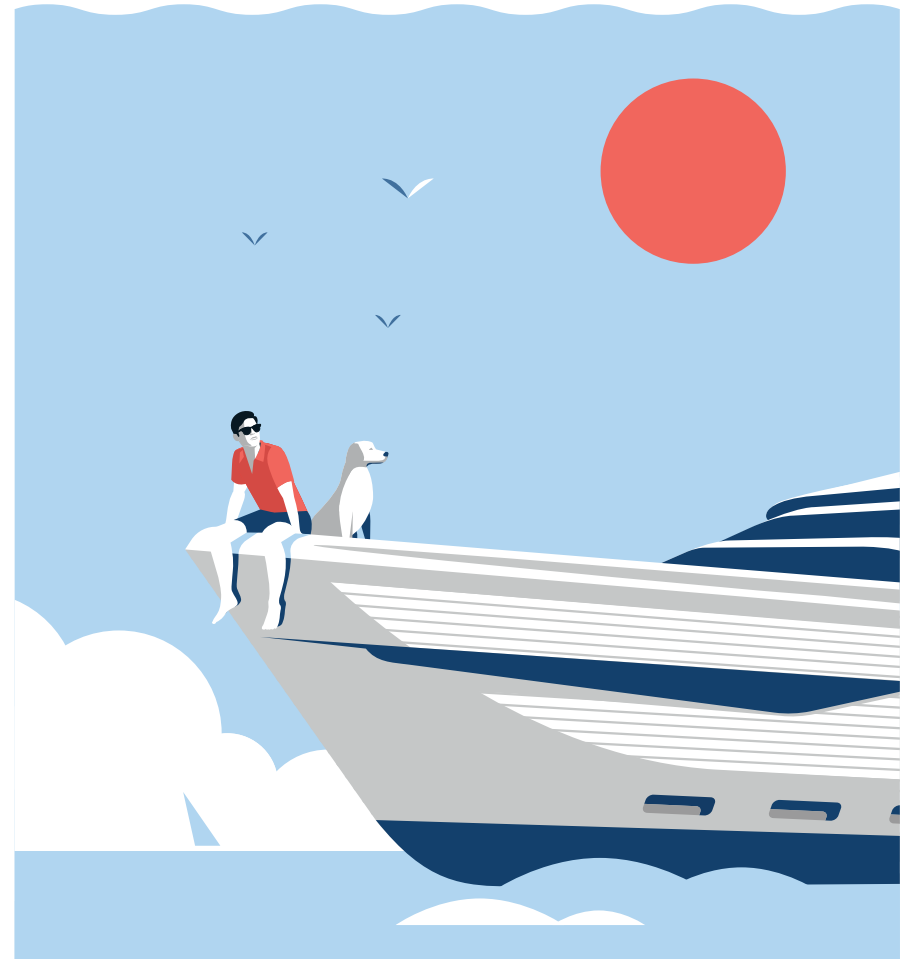




ST REGIS
 BAHIA MAR • FORT LAUDERDALE
 THE RESIDENCES

THE RESORT COLLECTION

RESIDENCE 04, FLOORS 14, 17, 18



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

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

954 282 7300
 SRRBahiaMar.com



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.

New York Residents: THE COMPLETE OFFERING TERMS ARE FOUND IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP25-0058 for Tower 3. The offeror is the Developer named below. The St. Regis Residences Bahia Mar, Fort Lauderdale, referred to for ease of reference as The St. Regis Residences, is a community of three towers including Resort Tower 3, which includes a condominium within a portion of a building or within a multiple parcel building that includes a hotel and is developed by PRH/TRR BM Condo, LLC, and which is offered here. The St. Regis Residences are not owned, developed, or sold by Marriott International, Inc. or its affiliates ("Marriott"), but the Developer uses 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 projects by the Developer. The Developer uses the trade names, marks, and logos of The Related Group®, which licensor is not a Developer of any tower. Artist's conceptual renderings of exterior or site plan and depicting water, marina, surrounding buildings, or landmarks, are modified with some surrounding buildings and landmarks omitted. 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. The St. Regis Residences are developed on a site that is near water, but water access is not guaranteed. No specific view is guaranteed. Each tower will be governed by an association and be part of a master association, which will require payment of master association assessments in addition to regular association assessments. Some amenities described require payment of fees in addition to assessment payments. Consult the Prospectus of the Developer for the Tower in which you desire a unit to understand the offering, the amenities, the proposed budgets, terms, conditions, specifications, fees, unit dimensions, size calculation method, site plans, estimated budgets for all associations, and to learn what is included with a purchase and by a payment of all assessments. This offering is not valid for any residents of a jurisdiction where prohibited by law. 2025 © by PRH/TRR BM Condo, LLC, with all rights reserved. ®

2 BEDROOMS | 2 BATHROOMS | POWDER ROOM
 INTERIOR: 1,551 SF | 144 SQM EXTERIOR: 350 SF | 33 SQM TOTAL: 1,901 SF | 177 SQM



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 COLLECTION**

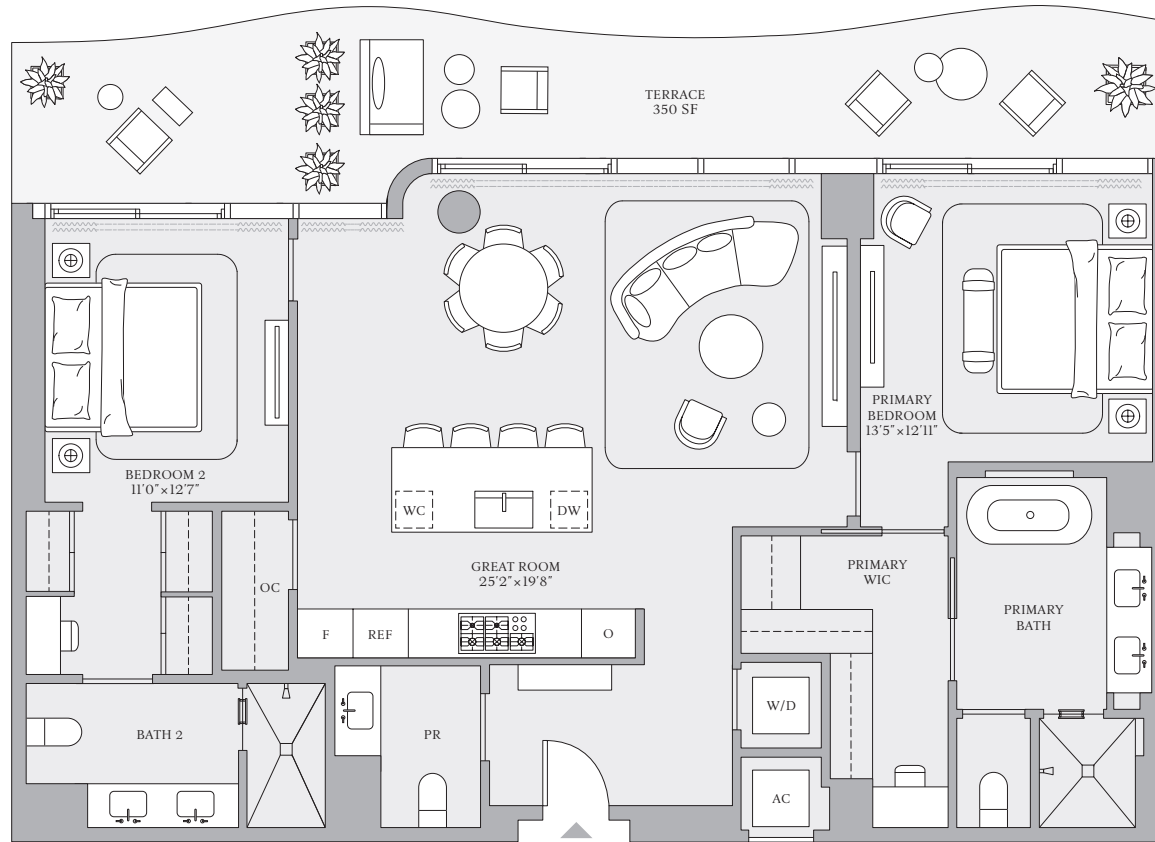
RESIDENCE 04
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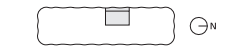
INTERIOR
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INTRACOASTAL WATERWAY



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 centerline 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 décor 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 Condo, LLC, with all rights reserved.