



ST REGIS

BAHIA MAR ♦ FORT LAUDERDALE

THE RESIDENCES

THE RESIDENCES

Purchaser's Guide

Exquisite. Where Beach Meets Bay.

Surrounded by water in every direction, The St. Regis Resort & Residences Bahia Mar, Fort Lauderdale redefines the standard and creates a legacy like no other. Welcome to a private waterfront retreat set between ocean and bay, shaped by natural beauty with interiors designed by Tara Bernerd & Partners, and elevated by the world-renowned service of St. Regis.

Life in this unparalleled location unfolds with grace. A pristine beach, deepwater marina slips, a private one-acre residents' park with curated wellness amenities, the exclusive, full-service St. Regis Beach Club, refined culinary experiences, and restorative spa indulgences blend relaxed sophistication with the comfort of home.



Aerial East View

ARTIST'S CONCEPTUAL RENDERING



Porte-Cochère

ARTIST'S CONCEPTUAL RENDERING



Grand Lobby



Terrace

ARTIST'S CONCEPTUAL RENDERING

The First. The Last. The Only One of Its Kind.

The Private Residences is a boutique collection of grand homes that combines the exclusivity of an independent address with unrivaled amenities and distinguished hospitality. The elegant interiors by Tara Bernerd & Partners, renowned creators of modern luxury, feature open layouts and expansive terraces that invite life to unfold in the open air. Every space is thoughtfully designed with refined materials, exquisite details, and views of the Intracoastal and Atlantic Ocean.

OVERVIEW

- ◆ 80 residences in a private residential tower
- ◆ Penthouses atop, offering elevated luxury, expansive views, and grand living spaces
- ◆ 23 stories, rising 270 feet above the shoreline
- ◆ A curated collection of three- and four-bedroom homes
- ◆ Interiors ranging from 2,600 to 3,550 SF
- ◆ Panoramic views of the Atlantic Ocean, the Intracoastal, and the Fort Lauderdale skyline
- ◆ Private residential lobby with 24/7 concierge and St. Regis Butler Service
- ◆ Dedicated porte-cochère and discreet arrival experience
- ◆ On-site valet parking and self-parking available
- ◆ Secure, climate-controlled storage assigned to each residence
- ◆ Curated collection of museum-quality art in residential lobbies and shared spaces

FEATURES

- ◆ Interiors by Tara Bernerd & Partners, renowned creators of modern luxury and elevated design
- ◆ Private elevator access with direct entry and a dedicated entry foyer for every residence
- ◆ Approximately 10-foot ceiling heights throughout
- ◆ European solid wood doorways and refined architectural millwork
- ◆ Chef's kitchen featuring natural stone countertops and custom-milled cabinetry designed by Tara Bernerd & Partners
- ◆ Fully integrated Sub-Zero and Wolf appliance package, including wine storage and speed oven
- ◆ Premium fixtures by Kallista and Dornbracht
- ◆ Spa-inspired primary bathrooms with oversized rainfall showers, freestanding soaking tubs, and bespoke lighting
- ◆ Oversized walk-in closets and custom dressing rooms
- ◆ Expansive glass terraces for seamless indoor-outdoor living
- ◆ Smart home infrastructure for lighting, climate, and AV integration



Living Room



Living Room and Kitchen



Kitchen



Primary Bedroom





Primary Bathroom



Terrace

The Amenities

A World of Experiences
at Your Door





The St. Regis Beach Club

ARTIST'S CONCEPTUAL RENDERING



Waterfront Pool

ARTIST'S CONCEPTUAL RENDERING

A World of Experiences at Your Door

The St. Regis Residences Bahia Mar, Fort Lauderdale elevates the everyday by anticipating every desire. Every moment is carefully curated—from one of Florida's largest deepwater marinas, to the healing spa and resort-style pools, to the exclusive, full-service St. Regis Beach Club and signature fine-dining options—to create a graceful rhythm of leisure, wellness, and celebration.

AMENITIES

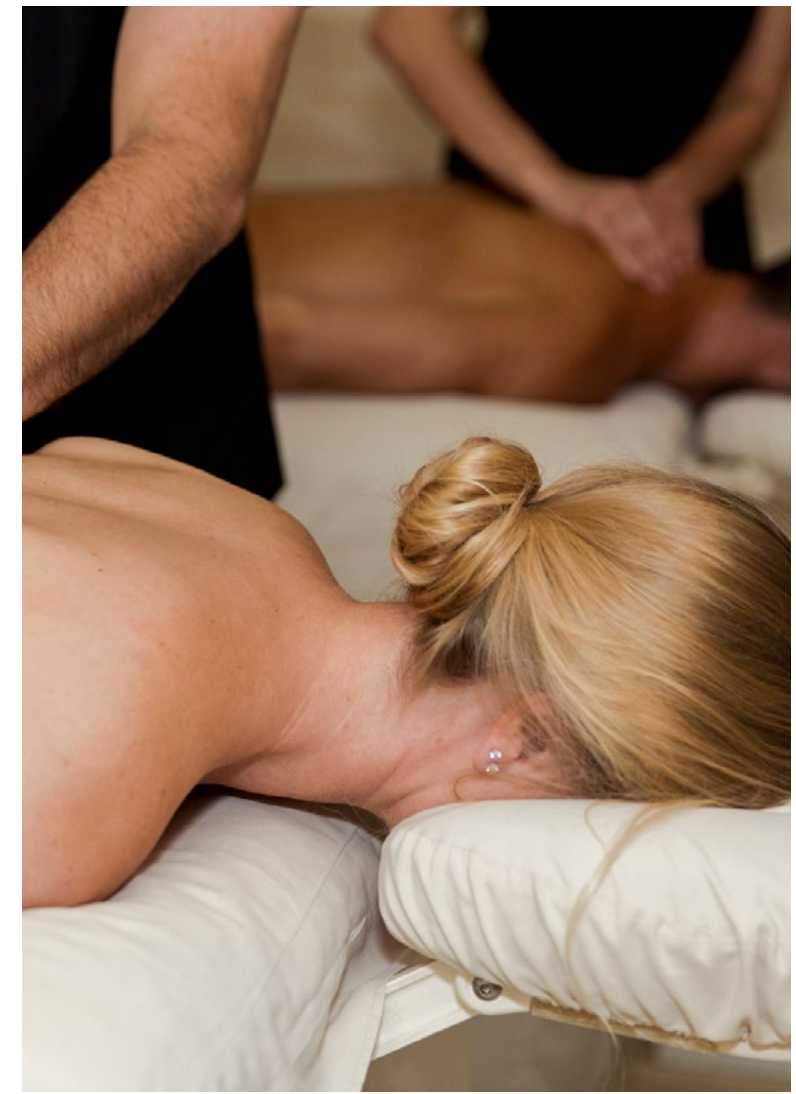
- ◆ 35,000 SF of interior and exterior amenities
- ◆ Marina with 250 slips accommodating megayachts up to 350 feet
- ◆ One-acre residents' park with wellness amenities, including a two-lane lap pool, padel and tennis courts, an outdoor fitness pavilion, yoga gardens, fire pits, and shaded lounge spaces
- ◆ Exclusive, full-service St. Regis Beach Club
- ◆ Outdoor pool deck with private cabanas, whirlpool, and panoramic water views
- ◆ Private wellness retreat with sauna, steam room, and hot/cold plunge pools
- ◆ Spa treatment suite and on-site beauty salon*
- ◆ Pickleball court with Intracoastal views
- ◆ Indoor/outdoor fitness center with premium cardio and strength-training equipment
- ◆ All-day lounge and cocktail bar for intimate gatherings
- ◆ Private dining room with well-appointed catering kitchen
- ◆ Summer kitchen with built-in grills and outdoor entertaining terrace
- ◆ On-site food and beverage program
- ◆ State-of-the-art media room and meeting room for quiet retreat or business use
- ◆ Multisport simulator for golf, gaming, and training
- ◆ Billiards and social lounge
- ◆ Children's play area

*A la carte services from third parties



A landmark marina at the heart of Bahia Mar

ARTIST'S CONCEPTUAL RENDERING





Lounge and Cocktail Bar



Hot and Cold Plunge Pools



State-of-the-Art Fitness Center

St. Regis

The Art of Living Beautifully



The Signature Butler Service

Butler Service is available to Owners as part of the lifestyle experience at The St. Regis Resort & Residences Bahia Mar, Fort Lauderdale. St. Regis butlers take care of every need, including the most minute details—from packing and unpacking to arranging outings and assisting with pets. The butlers are universally beloved and quickly become like extended family members.



Signature Services

The St. Regis Resort & Residences Bahia Mar, Fort Lauderdale Send-Off and Welcome-Home

Deliveries to residence:

- Dry cleaning/laundry
- Packages
- Groceries
- Flowers
- Food deliveries

Welcome and escort guests

Owner preference cultivation

In-residence services coordination:

- Personal chef
- Spa treatment
- Housekeeping services
- Engineering
- Repair services

Shoeshine service

House car available

Personal errands*

*A la carte services from third parties

The Bloody Mary

Invented at The St. Regis New York's iconic King Cole Bar, this masterfully spiced cocktail has been a brand signature for nearly a century. At The St. Regis Resort & Residences Bahia Mar, Fort Lauderdale, the ritual continues with a unique take on the classic—featuring a spice blend inspired by the city's culinary heritage.



Afternoon Tea

A cherished St. Regis tradition, afternoon tea becomes an artful ritual at The St. Regis Resort & Residences Bahia Mar, Fort Lauderdale. Whether enjoyed in a lounge or on a private terrace as the sun warms the Intracoastal, every detail reflects the impeccable St. Regis standard.



The Evening Ritual

A beloved St. Regis tradition, Champagne sabrage dates back to Napoleonic-era celebrations. At The St. Regis Resort & Residences Bahia Mar, Fort Lauderdale, this signature evening ritual features the flourish of a saber and a celebratory toast against romantic waterfront views.



Midnight Supper

Dating back to 1898, when New York's Gilded Age society enjoyed elaborate post-Opera dinners, this intimate tradition continues in the grand entertainment spaces at The St. Regis Resort & Residences Bahia Mar, Fort Lauderdale.





The St. Regis Resort & Residences Bahia Mar, Fort Lauderdale Services

The dedicated staff can assist with a variety of personal arrangements at an Owner's request. The following are examples of offered services, some of which are included in the association or strata assessments paid by Owners to their condominium or homeowners' association; some are a la carte.

Essential Services

- Dedicated residential leader
- Airline/private air reservations & ticket printing
- Shopping information
- Airport/ground transportation arrangements
- Activity arrangements
- Automobile rental reservations
- Business center
- Car service reservations
- Trash removal
- Hotel & guest suite reservations
- Reservations for golf tee times
- Restaurant information & reservations
- Tour information & reservations
- Spa & salon reservations
- Services information
- Move-in coordination
- Notary public services
- 24-hour privacy & valet parking
- Pet care/kennel information & reservations
- Loss prevention
- Theater & entertainment information
- 24-hour butler/doorman/porter services
- Storage
- Sanitizing deliveries
- Bike storage
- Owner storage
- Meeting setup in boardroom/function room with conferencing/technology

A La Carte Services*

- Alteration services
- Car washing/detailing
- Travel & vacation planning
- Equipment rental
- Photocopies/telegrams/facsimiles
- Secretarial services
- Function/event planning
- Mail packing & shipping
- Personal chef services
- Plant care maintenance
- Personal trainer
- Translation services
- Nanny/child care services
- Pet care/grooming/spa/dog walking
- Light bulb/fluorescent tube replacement
- Vendor & scheduled maintenance coordination
- Furniture assembly/cleaning/repair
- Bulk/move-in trash removal
- Touch-up painting
- Electronics hook-up
- Picture hanging
- Minor electrical & plumbing
- HVAC filter change
- Vacuum & mop floors
- Clean mirrors & dust interior
- Oven/cooktop & refrigerator cleaning
- Strip beds & change sheets
- Clean bathrooms & wash dishes
- Clean patio/summer kitchen/cabana

*A la carte services from third parties

Marriott Bonvoy Elite Status Membership Benefits

Eligible Residence Owners enjoy an elevated lifestyle globally, with complimentary Marriott Bonvoy Platinum Elite status across 30 distinctive brands through 2029. Residents can always access the absolute best service and unparalleled experiences.

OWNER BENEFITS*

Upgrade at check-in	Guaranteed room type	Exclusive member rates
Daily breakfast for two	Special additional hotel amenity (F&B or spa credit depending on location)	Earn up to 50% bonus points on stays
4:00 PM late checkout	10% off regular room rate	Enhanced high-speed Wi-Fi
Welcome amenity and note		

Introducing ONVIA: Extraordinary Member Privileges Curated Exclusively for Residents

The Residences redefine luxury, offering a lifestyle that transcends imagination. Rooted in the fine art of hospitality, ONVIA delivers a distinctive platform with amenities, experiences, and moments crafted to exceed every expectation.

PREFERRED HOTEL ACCESS WITH ONVIA STAYS

The Marriott International ONVIA Stays hotel program is dedicated to making each stay sublime, exceeding all expectations with one-of-a-kind experiences.

Exclusive Privileges Include:

Preferred room rates at Marriott Luxury, Premium, and Select Brand Hotels.

Special hotel amenities at participating properties.

EXTRAORDINARY PERKS, EXCLUSIVELY FOR YOU

As a valued Residence Owner, you can also take advantage of exclusive offers from our partners, including:

The Ritz-Carlton Yacht Collection

Enjoy preferred access and signature amenities when booking a voyage.

Food & Beverage

Savor exclusive offers on epicurean experiences.

Wellness

Indulge in exclusive offers for a healthy mind, body, and spirit.

Credit Card

Simplified access to Marriott Bonvoy's portfolio of offers.

Retail

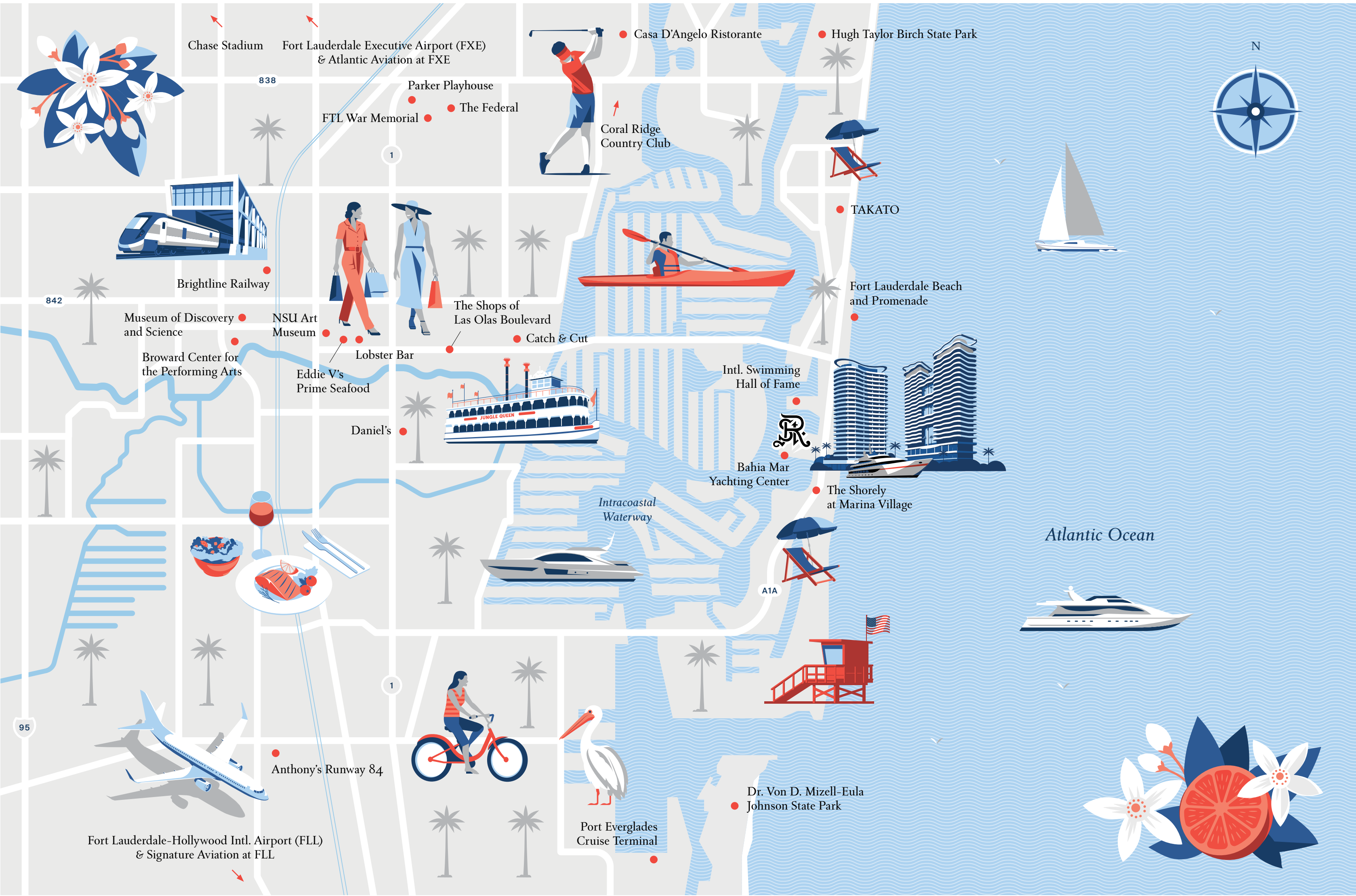
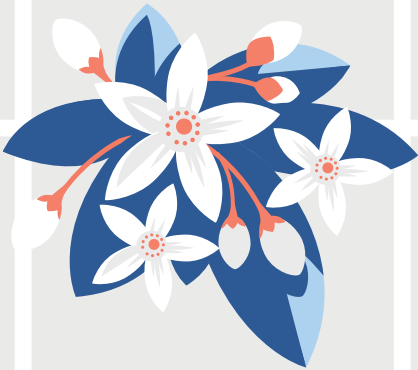
Access exclusive on-property and online offers.

*Subject to change; select benefits based upon availability

The Best of Both Worlds

Fort Lauderdale offers a rare blend of relaxed beach living and dynamic urban energy—embodied by The St. Regis Resort & Residences Bahia Mar, the city’s most coveted coastal address. With its pristine shoreline, iconic marina, and walkable neighborhoods, this is a place where leisure and culture combine effortlessly. Just steps from Las Olas Boulevard’s boutiques, galleries, and fine dining, Bahia Mar provides unparalleled access to culture, recreation, and the world-renowned yachting lifestyle. Home to the Fort Lauderdale International Boat Show since 1956, it stands at the heart of this vibrant, waterfront destination.





Chase Stadium

Fort Lauderdale Executive Airport (FXE) & Atlantic Aviation at FXE

Casa D'Angelo Ristorante

Hugh Taylor Birch State Park

838

Parker Playhouse

Coral Ridge Country Club

FTL War Memorial

The Federal

TAKATO

842

Brightline Railway

Museum of Discovery and Science

NSU Art Museum

The Shops of Las Olas Boulevard

Fort Lauderdale Beach and Promenade

Broward Center for the Performing Arts

Lobster Bar

Catch & Cut

Eddie V's Prime Seafood

Intl. Swimming Hall of Fame

Daniel's

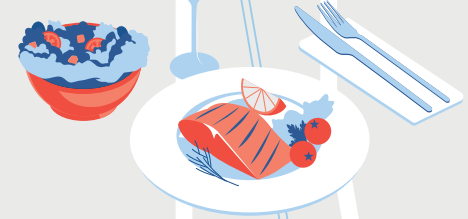


Bahia Mar Yachting Center

The Shorely at Marina Village

Intracoastal Waterway

Atlantic Ocean



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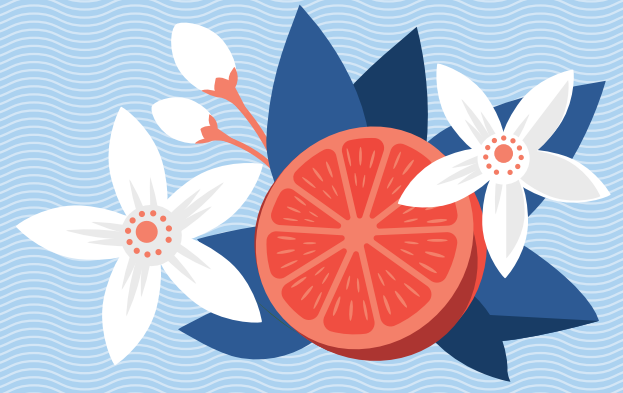
Anthony's Runway 84



Dr. Von D. Mizell-Eula Johnson State Park

Fort Lauderdale-Hollywood Intl. Airport (FLL) & Signature Aviation at FLL

Port Everglades Cruise Terminal



THE VISIONARIES

Developer

Related Group

Development Partners

Tate Capital

Rok Acquisitions

Architect

Arquitectonica

Interior Designer

Tara Bernerd & Partners


Landscape Architect

EDSA



BRANDING AND ADVERTISING BY AND PARTNERS NY | LA | MIA

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.

The St. Regis Residences Bahia Mar Fort Lauderdale ("St Regis Residences") is a community of two towers: including Tower 1 of condominium residences developed by PRH/TRR BM Tower 1, LLC and Resort 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. Resort Tower 3 includes a hotel. St Regis 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 licensor, Marriott, which has not confirmed the accuracy of any of the statements or representations made about the projects by Developers. The Developer uses the trade names, marks, and logos of licensor, The Related Group®, which is not a Developer of any tower. Each condominium project offered here is offered solely pursuant to the respective project Developer's Prospectus. Renderings depicting water, marina, surrounding buildings, or landmarks are modified with some surrounding buildings and landmarks omitted; all 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 and view is not guaranteed. Each tower will be governed by an association and be part of a master association which will require payment of master association assessments. 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. New York Residents: THE COMPLETE OFFERING TERMS ARE FOUND IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO CP25-0034 for Tower 1 and FILE NO. CP25-0058 for Tower 3. The offeror for each Tower is the Developer named herein for each respective Tower. No offering is made here is to any resident of any jurisdiction where such an offering is prohibited by law or registration is required unless registration has been completed or is exempted. 2026 © by Related Group, PRH/TRR BM Tower 1, LLC and PRH/TRR BM Condo, LLC with all rights reserved. 

Future Residences:
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