



**ST REGIS**  
MIAMI  
**THE RESIDENCES**

Live the Legacy





ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

St. Regis Residences, Miami a/k/a 1809 Brickell Condominium

“Remember the past.  
Create the present.  
Inspire the future.”









# To Live Exquisite is to Live Extraordinary

Situated along the beautiful coastline of South Brickell, with exquisite bayfront views, a private marina, and an exclusive fine-dining restaurant by MICHELIN-starred chef Fabio Trabocchi, The St. Regis Residences, Miami epitomize elegant living. It mirrors the sensibilities of those who are driven by connoisseurship, demand excellence, respect tradition, and value individuality above all else.

The St. Regis Residences, Miami represent a future propelled by a historic past. A place where new generations will create a lifetime of legendary moments, in one-of-a-kind homes for individuals who perceive their personal legacies innately intertwined with the rich heritage of Miami.



# The Best of All Worlds

Designed by the renowned New York–based firm Robert A.M. Stern Architects (RAMSA), The St. Regis Residences, Miami blend the aesthetic of golden-age ocean liners with the rigor and appeal of modern-day architecture. Melding in effective yet surprising ways, those two sources of inspiration yield a design that is at once fluid, purposeful, and eminently livable.

The St. Regis Residences, Miami are precisely situated on the site to ensure that every residence has the most expansive views possible. The design of the building changes as it reaches skyward — the facade revealing artful setbacks with private terraces; undulating curves that echo the waves of the bay below.



“When you’re talking about building a residence, you’re talking about dreams.”

Robert A.M. Stern  
Design Architect











Lobby

## The Language of Materials

A thoughtful curation of materials speaks the language of exquisite living. Sensorial delights appear at every turn — colors and textures that combine in surprising ways to create a whole that is greater than the sum of its parts.

Full lives can be lived here. The scale and layout of each home leaves room for everything: family, friends, pets, parties, art, musical instruments, walls of books — and most importantly, peace of mind.



“My work is deeply rooted in place and memory.”

David Rockwell  
Interior Architect





# The Residences

SEE DISCLAIMERS PAGE

The St. Regis Residences, Miami epitomize the allure of timeless design. From the stone flooring to the seaside-inspired color scheme — of sand, coral, and sky — the interior palette is soothing, sophisticated, and naturally modern.



# THE RESIDENCES





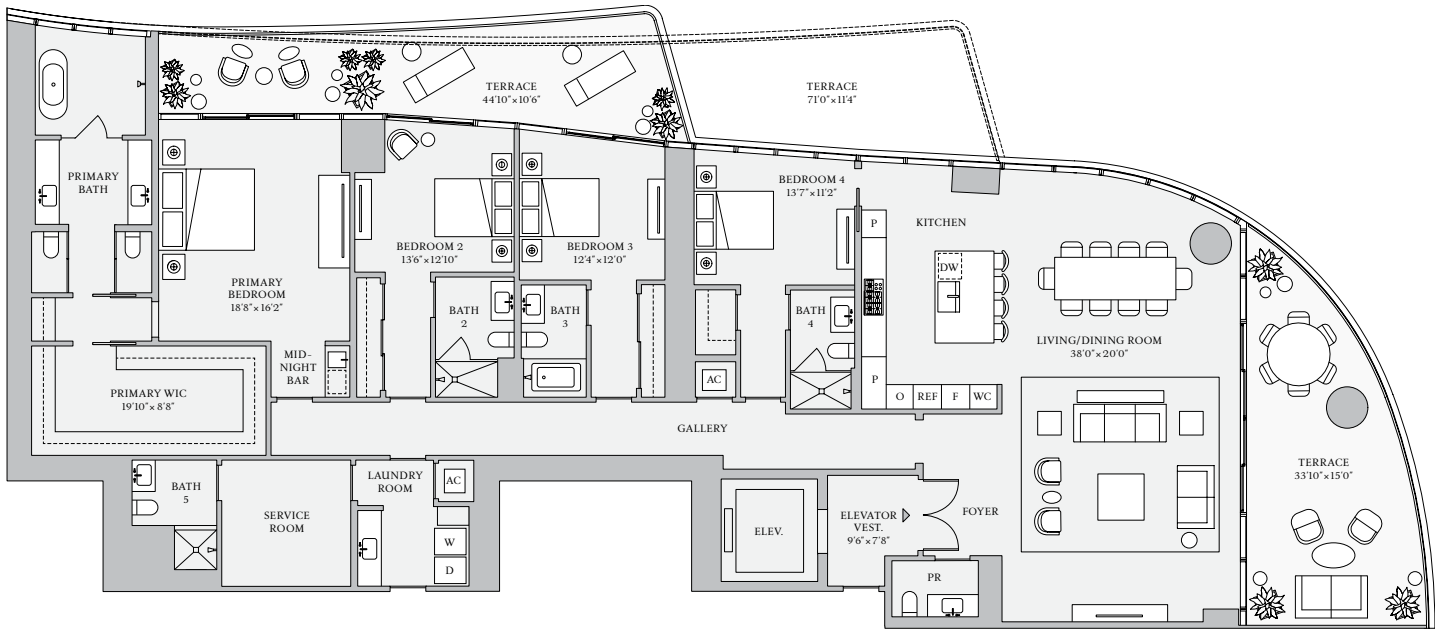
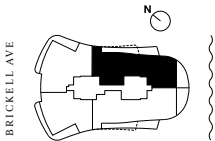
RESIDENCE

A

4 BEDROOMS  
5 BATHROOMS  
1 POWDER ROOM

FLOORS  
8-18  
INTERIOR  
3,712 SF | 344.9 SQM  
EXTERIOR  
941 SF | 87.4 SQM

FLOORS  
21-30, 33-41  
INTERIOR  
3,712 SF | 344.9 SQM  
EXTERIOR  
734 SF | 68.2 SQM



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 by the Developer 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. Consult the Developer's prospectus for information on what is offered with the Unit and the calculation of the Unit square footage and dimensions. Dimensions and unit configuration may change during construction. Depictions of furnishings, fixtures and other items of personal property are not included with purchase. ④

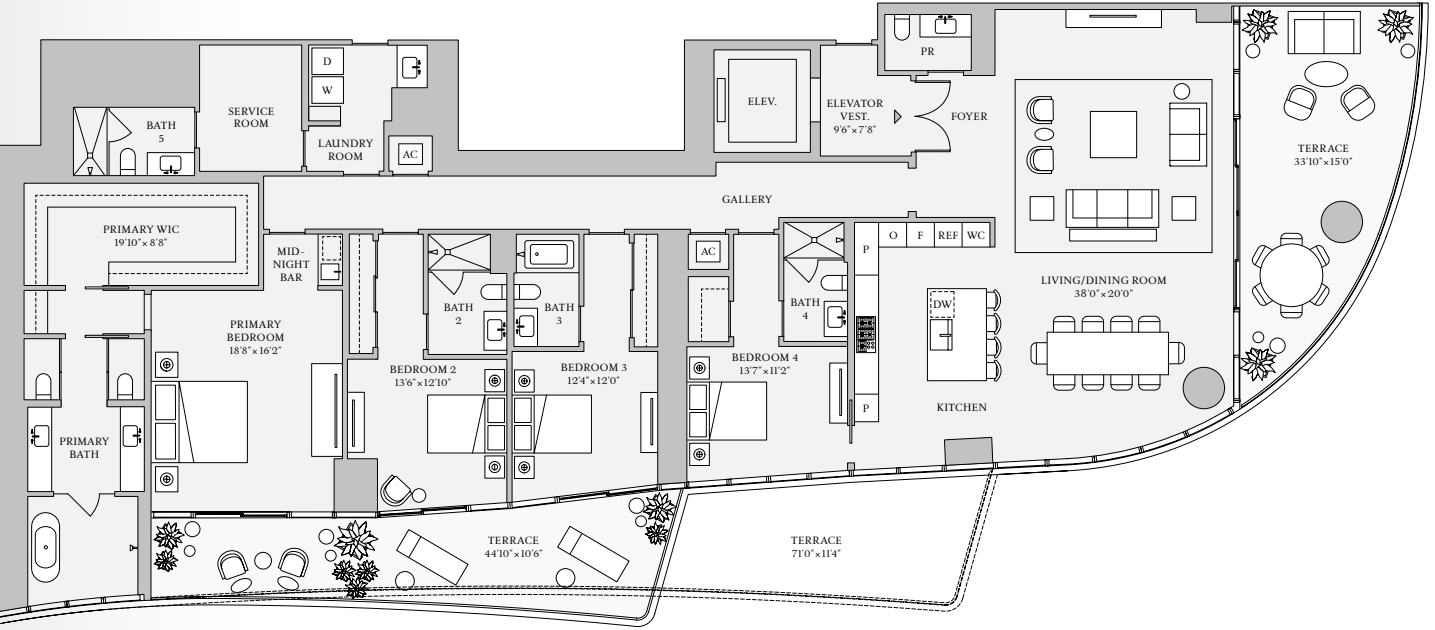
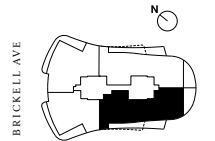
RESIDENCE

B

4 BEDROOMS  
5 BATHROOMS  
1 POWDER ROOM

FLOORS  
8-18  
INTERIOR  
3,679 SF | 341.8 SQM  
EXTERIOR  
941 SF | 87.4 SQM

FLOORS  
21-30, 33-41  
INTERIOR  
3,679 SF | 341.8 SQM  
EXTERIOR  
734 SF | 68.2 SQM



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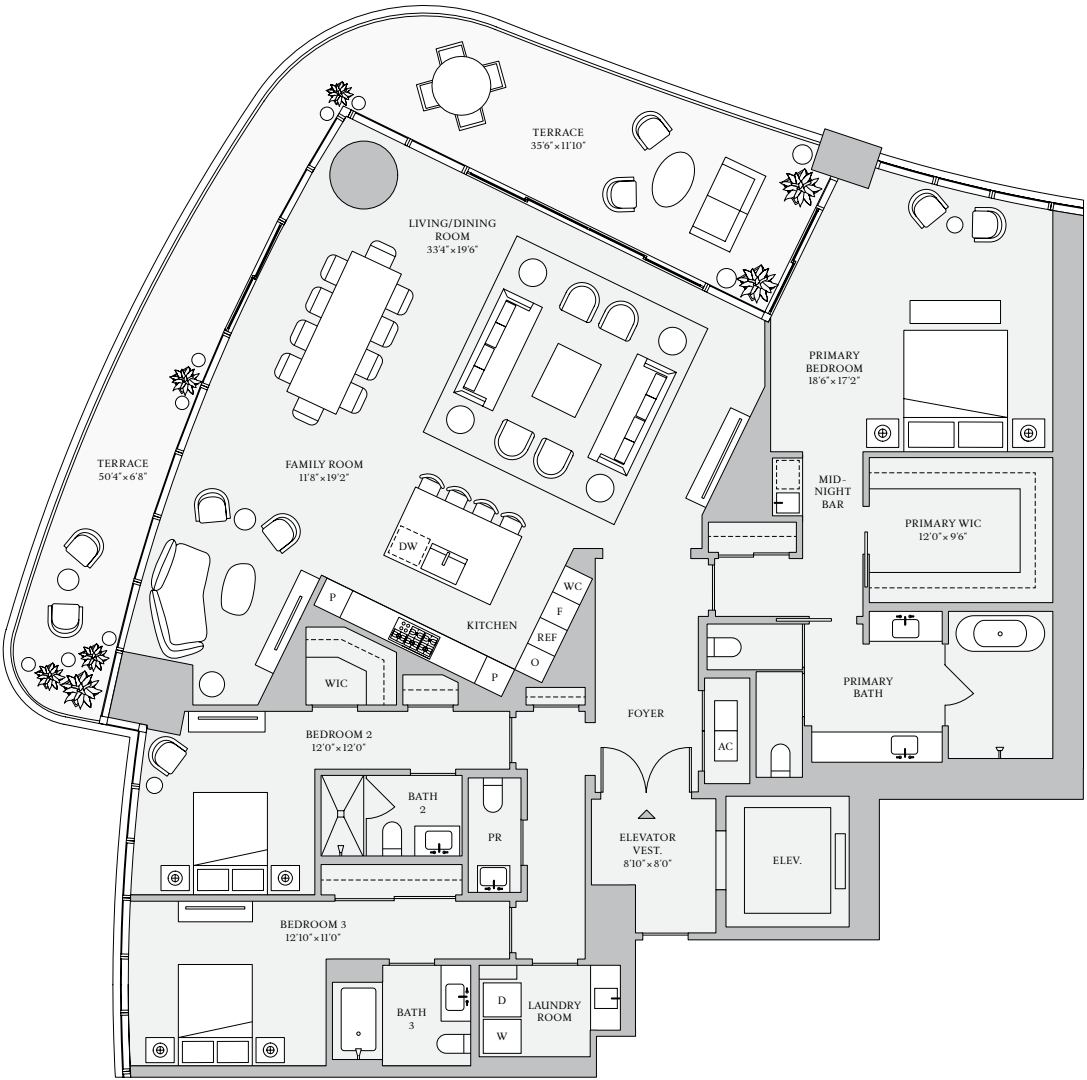
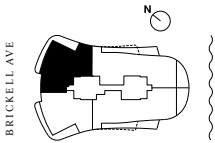
RESIDENCE

C

3 BEDROOMS  
3 BATHROOMS  
1 POWDER ROOM

FLOORS  
8-18  
21-30  
33-41

INTERIOR  
2,987 SF | 277.5 SQM  
EXTERIOR  
590 SF | 54.8 SQM



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 by the Developer 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. Consult the Developer's prospectus for information on what is offered with the Unit and the calculation of the Unit square footage and dimensions. Dimensions and unit configuration may change during construction. Depictions of furnishings, fixtures and other items of personal property are not included with purchase. ④

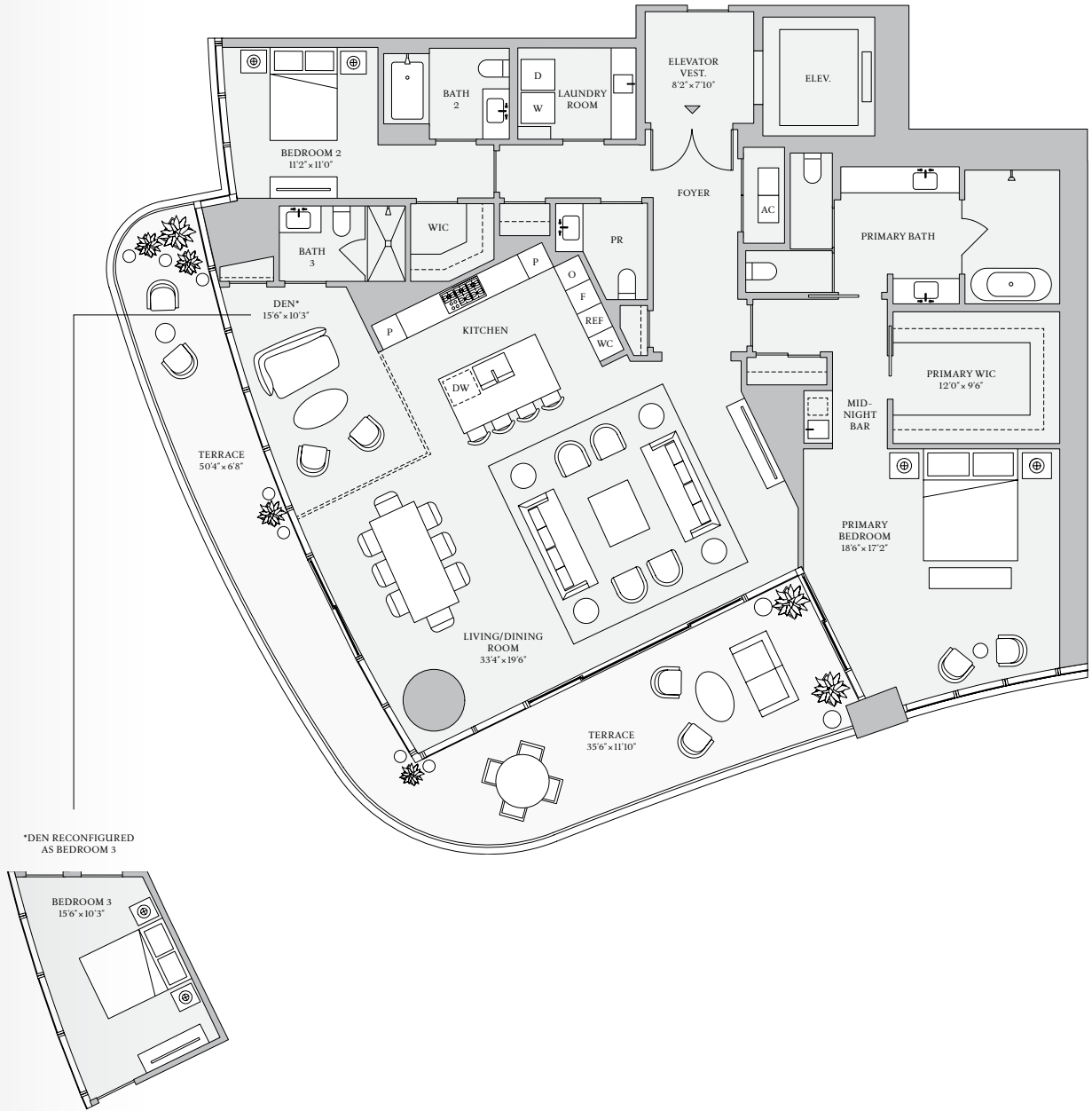
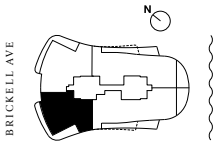
RESIDENCE

D

2 BEDROOMS  
3 BATHROOMS  
1 POWDER ROOM

FLOORS  
8-18  
21-30  
33-41

INTERIOR  
2,616 SF | 243 SQM  
EXTERIOR  
590 SF | 54.8 SQM



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 by the Developer 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. Consult the Developer's prospectus for information on what is offered with the Unit and the calculation of the Unit square footage and dimensions. Dimensions and unit configuration may change during construction. Depictions of furnishings, fixtures and other items of personal property are not included with purchase. ④





















Primary Bathroom



Primary Bedroom

SEE DISCLAIMERS PAGE

## The Tower

50 stories featuring 152 residences, including penthouses, sky villas and townhomes

A collection of two- to six-bedroom homes

Stunning views of the Miami skyline, Biscayne Bay and the Atlantic Ocean

Porte-cochère with commissioned art installation and signature water feature

Private residential lobby attended 24/7

24-hour concierge and butler

On-site valet parking and self-parking spaces

EV charging stations

Luxury house car service

## *The Residences*

Private elevator and entry foyer for each residence

Double-door entry in residences

Approximately 10'6" ceilings with integrated linear diffusers in living areas

Custom European stone flooring throughout

European wood doorways

A powder room and laundry room in each home

Integrated smart home technology

## *Kitchens*

Gourmet kitchen with custom Italian cabinetry designed by Rockwell Group

Natural stone countertops and backsplashes

Fully integrated Sub-Zero and Wolf appliance packages, including:

- *Paneled refrigerator*
- *Paneled freezer*
- *Full-height wine refrigerator*
- *Convection oven*
- *Steam oven*
- *Microwave*
- *Coffee maker*
- *Dornbracht fixtures*

## *Primary Suites & Bathrooms*

Oversized walk-in closets

Midnight bar

Split stone top vanities with Dornbracht fixtures

Oversized natural stone showers and freestanding bathtubs

Private water closets with Toto toilets in primary bathrooms





# The Amenities

The St. Regis Residences, Miami are designed to enable an exquisite lifestyle defined by wellness, ease, recreation, and connoisseurship.









*Indoor Lap Pool*



*Hot Spa*







# The Art of Socializing

The sky bar and lounge are truly the jewels in The St. Regis Residences, Miami crown. With the double-height ceiling, panoramic views and welcoming verandas, residents can unwind in style while musing upon the sun-dappled Biscayne Bay.



31st Floor Sky Bar & Lounge









# A Day of Beauty

Healthy living is encouraged at The St. Regis Residences, Miami. The menu of wellness choices, curated by The Wright Fit, runs the gamut: from total body workouts in the innovatively equipped gym to stretching in the yoga and Pilates studio. The salt spa room, saunas, and steam rooms, as well as massage treatment rooms, offer a welcome counterpoint to the rigors of cardio and equipment-driven exercises.



Fitness Center





## A Beach Within Reach

Among the many benefits offered to the residents of The St. Regis Residences, Miami are a dedicated private marina, yachts available for charter, and exclusive beach club access.







## The Amenities

Approximately 50,000 SF of interior and exterior amenity space

On-premises fine-dining restaurant by MICHELIN-starred chef Fabio Trabocchi

Exclusive beach club access

Park-like grounds and lush terraces by Swiss landscape design firm Enea Garden Design

State-of-the-art media room

Business center with coffee bar and conference rooms

Children's entertainment room

Teen video game lounge

Programmable multisport simulator

Salon equipped for beauty services\*

Pet spa, grooming and dog-walking services\*

Private, secure climate-controlled storage

House bicycles

Private marina

Guest suites

### *Holistic Wellness Living*

Fully equipped fitness center with stunning views

Curated wellness programming by The Wright Fit

Relaxation area

Indoor lap pool with natural lighting

Pilates and yoga studio

Salt spa rooms

Sauna, cold plunge pool, and steam room

State-of-the-art treatment rooms

### *Resort-Style Pool Decks*

Two pools including bayfront and sunset views

Poolside bars and cafés

Bayfront garden with comfortable seating areas

Pickleball court

### *Sky Bar & Lounges*

Double-height sky bar and lounge with sweeping water views

Signature St. Regis Cognac Room

Traditional St. Regis Drawing Room

Billiards room

Catering kitchen

### *Technologies*

Keyless residential entry

Smart home climate and lighting control systems

State-of-the-art fiber-optic Wi-Fi service throughout residences and amenity spaces

Easy-to-use St. Regis residents-only app





# An Unrivaed Service Experience

Since its founding nearly a century ago, The St. Regis has been renowned for its tradition of innovation and its commitment to impeccable service. From the signature Bloody Marys and legendary Butler Service to the afternoon teas and midnight suppers, The St. Regis Residences, Miami deliver an everyday residential only lifestyle that is generous, professional, anticipatory, and personal.





## The Signature Butler Service

St. Regis provides a modern interpretation of the Gilded Age butler service offered at the original hotel in New York City. St. Regis butlers take care of any need to the most minute details — everything 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

St. Regis Signature Send-Off and Welcome-Home

Deliveries to Residence:

- Dry Cleaning/Laundry
- Packages
- Groceries
- Flowers
- Food Deliveries

In-Residence Services Coordination:

- Personal Chef
- Spa Treatment
- Housekeeping Services
- Engineering
- Repair Services

Welcome and Escort Guests

Owner Preference Cultivation

Shoeshine Service

House Car Available

Personal Errands\*





# A World of Rituals

Known for its refined tastemaking, The St. Regis Residences, Miami continue the cherished traditions and innovative offerings of John Jacob Astor IV and Caroline Astor.



*The Bloody Mary*  
The signature cocktail of the brand, invented at St. Regis New York



*Afternoon Tea*  
A time to host intimate gatherings with closest friends



*The Evening Ritual*  
The thoughtful transition from day to evening, when lights are dimmed, music is shifted, candles are set out, and champagne is served



*Midnight Supper*  
A most intimate and exclusive postevent experience





## St. Regis Residences Services

The dedicated staff at The St. Regis Residences can assist with a variety of personal arrangements at an Owner’s request.

### 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 are performed by third parties*



# Marriott Bonvoy Elite Status Membership Benefits

Owners enjoy an elevated lifestyle globally with two years of complimentary Marriott Bonvoy Platinum Elite status across 30 distinctive brands. Residents can always access the absolute best service and unparalleled experiences.

## Owner Benefits

Upgrade at check-in

Daily breakfast for two

4:00PM Late Checkout

Welcome amenity and note

Exclusive Member Rates

Earn up to 50% bonus points on stays

Enhanced high-speed Wi-Fi

Guaranteed room type

Special additional hotel amenity  
(F&B or spa credit depending on location)

10% off regular room rate





# A True Miami Location

Centrally located on famed Brickell Avenue, The St. Regis Residences, Miami are an easy commute to downtown and top-tier local schools, with a wide variety of desirable shopping, dining, and entertainment destinations all within close proximity.







OPA-LOCKA EXECUTIVE AIRPORT

DESIGN DISTRICT  
BUCKMINSTER DOME

WYNWOOD  
WYNWOOD WALLS

CERVECERIA LA TROPICAL

ARTS + ENTMT DISTRICT

ADRIENNE ARSHT CENTER

PÉREZ ART MUSEUM

PHILLIP + PATRICIA FROST MUSEUM OF SCIENCE

DOWNTOWN

BRICKELL CITY CENTRE

BRICKELL

CIPRIANI KOMODO

BISCAYNE BAY

FISHER ISLAND

VIRGINIA KEY

MIAMI SEAQUARIUM

GRANDON PARK

KEY BISCAYNE

MIAMI BEACH

JOE'S STONE CRAB RESTAURANT

CARBONE

MIAMI INTERNATIONAL AIRPORT

BILTMORE HOTEL CORAL GABLES  
VENETIAN POOLS

COCONUT GROVE

VIZCAYA MUSEUM & GARDENS

ARIETE

Travel Times

- Coconut Grove
- Coral Gables
- Design District
- Downtown
- Miami International Airport
- South Beach
- Wynwood

- 7 min.
- 15 min.
- 13 min.
- 9 min.
- 15 min.
- 17 min.
- 13 min.