



ST REGIS

BAHIA MAR ♦ FORT LAUDERDALE
THE RESIDENCES

THE RESIDENCES

Purchaser's Guide

Exquisite. Where Beach Meets Bay.

Uniquely situated in a tropical paradise on both the beach and the bay, The St. Regis Resort & Residences Bahia Mar, Fort Lauderdale is the splendid private centerpiece of this ultimate waterfront destination.

Masterfully designed by Arquitectonica, with elegant interiors by Tara Bernerd & Partners, this sun-splashed enclave of luxury living in the yachting capital of the world is brilliantly conceived with sweeping water views, a world-class marina, exclusive dining, a private beach club, healing green spaces, and endless amenities. Every element bears the imprint of St. Regis, whose bespoke approach to service and exemplary tastemaking ensures that life is truly exquisite.

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.

This Condominium is also known as BM TOWER I CONDOMINIUM, a Condominium within a portion of a building or within a multiple parcel building.







The Residences

The beautiful homes have modern, open plans and spacious wraparound terraces designed for an effortless flow that makes daily life and entertaining seamless and relaxing. Surrounded by stunning views of the bay and ocean, this is exquisite living at its most serene.

OVERVIEW

- ◆ 80 residences in each of the 2 towers
- ◆ 23 stories, 278 feet tall
- ◆ A collection of three- and four-bedroom homes
- ◆ Residences ranging from 2,600 SF to 3,550 SF
- ◆ Stunning views of the Atlantic Ocean, the bay, and the Fort Lauderdale skyline
- ◆ Private residential lobby with concierge and Butler Service attended 24/7
- ◆ On-site valet parking and self-parking spaces
- ◆ Private, secure, climate-controlled storage
- ◆ Curated collection of museum-quality art
- ◆ Access to St. Regis Beach Club

FEATURES

- ◆ Interiors by Tara Bernerd & Partners, masters of modern luxury
- ◆ Private elevator and foyer for each residence
- ◆ ~10’ ceilings
- ◆ European solid wood doorways
- ◆ Chef’s kitchen featuring natural stone countertops and custom-milled cabinetry designed by Tara Bernerd & Partners
- ◆ Fully integrated Sub-Zero and Wolf appliance packages
- ◆ Premium fixtures from Kallista and Dornbracht
- ◆ Oversized walk-in closets
- ◆ Expansive wraparound glass terraces
- ◆ Spa-inspired bathrooms with oversized showers and freestanding tubs



Great Room



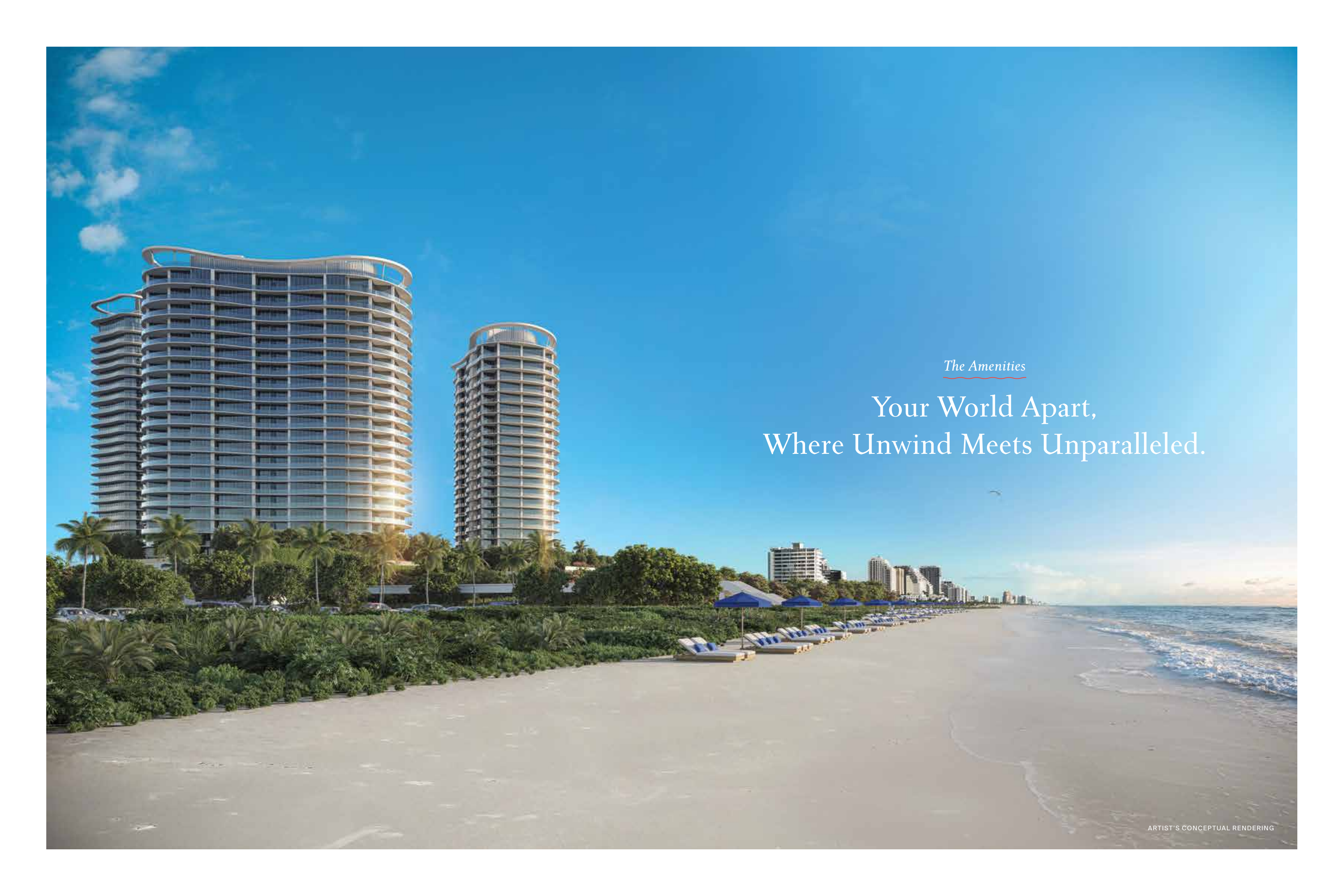


Primary Bedroom



Primary Bathroom





The Amenities

Your World Apart,
Where Unwind Meets Unparalleled.

ARTIST'S CONCEPTUAL RENDERING

Private Pool



ARTIST'S CONCEPTUAL RENDERING

The Amenities

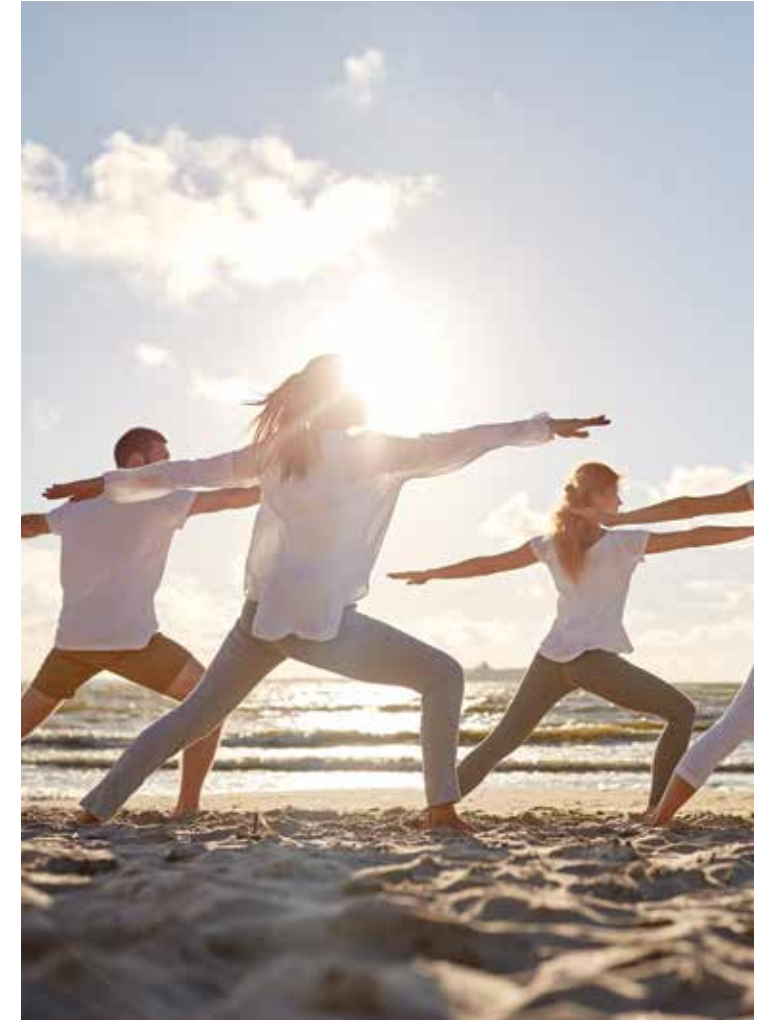
Daily life at Bahia Mar revolves around a world of amenities designed to support holistic wellness and memorable celebrations, with a special place for every indulgence that comes to mind.

AMENITIES

- ◆ 35,000 SF of private interior and exterior amenities in each of the 2 towers
- ◆ Marina with 250 slips accommodating megayachts up to 350 feet
- ◆ Private outdoor pool with bay and ocean views, whirlpool, and private cabanas
- ◆ All-day poolside bar and grill
- ◆ Exclusive, full-service St. Regis Beach Club
- ◆ Luxury spa with wellness amenities
- ◆ Salon for beauty treatments*
- ◆ Fully equipped indoor-outdoor fitness center, pickleball, and house bicycles
- ◆ Lounge and bar for intimate gatherings
- ◆ Elegant dining room for private entertaining with adjacent terrace and summer kitchen
- ◆ On-site food and beverage program
- ◆ State-of-the-art library and media room
- ◆ Multisport simulator
- ◆ Billiards room
- ◆ Children's play area

**A la carte services are performed by third parties*





Lounge & Bar Room





St. Regis

A World of Rituals



The Signature Butler Services

Butler Service is available to Owners as part of the lifestyle experience at The St. Regis Resort & Residences. Three sets of exclusive Butler Services are included as part of Common Area Assessments: Signature Services, St. Regis Rituals, and Special Occasions Planning.

The Residences Butler is the primary point of contact for personalized service requests taking place inside the Residence. Unique to The Residences at St. Regis, Butler Closets may be available to discreetly make deliveries without interrupting the Owners.



Signature Services

St. Regis Signature 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 are performed by third parties*



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



The St. Regis List of Services

The dedicated staff at The St. Regis Resort & Residences 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 are performed by third parties*

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

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*

Your World Apart, Where Exclusivity Meets Access.

Located on the beach and close to all the amenities of Fort Lauderdale, Bahia Mar enjoys the best of both worlds. Upon venturing out, Las Olas Boulevard arts and entertainment district is just minutes away, with access to chic shopping, world-class art, fine dining options and an exciting nightlife scene.





Chase Stadium

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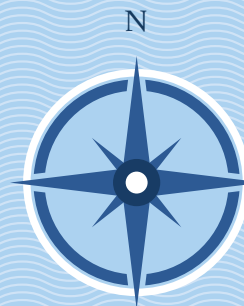
Parker Playhouse

The Federal

FTL War Memorial

Coral Ridge Country Club

Hugh Taylor Birch State Park



LAS OLAS BOULEVARD (15 MIN)

FORT LAUDERDALE-HOLLYWOOD
INTL. AIRPORT (15 MIN)

MIAMI (45 MIN)

MIAMI INTL. AIRPORT (45 MIN)

PALM BEACH (1 HR)



Brightline Railway

842

Museum of Discovery
and Science

NSU Art
Museum

Broward Center for
the Performing Arts

YOLO Restaurant

The Shops of
Las Olas Boulevard



Intl. Swimming
Hall of Fame



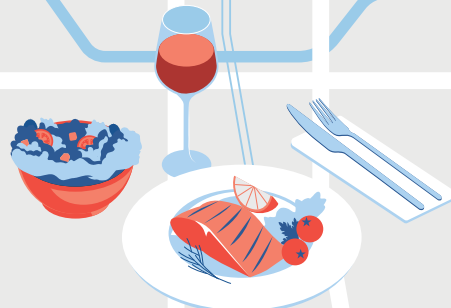
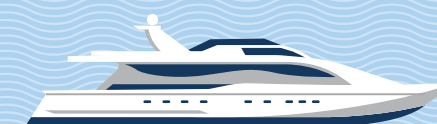
Bahia Mar
Marina

The Shorely
at Marina Village

Intracoastal
Waterway

Boatyard

Atlantic Ocean

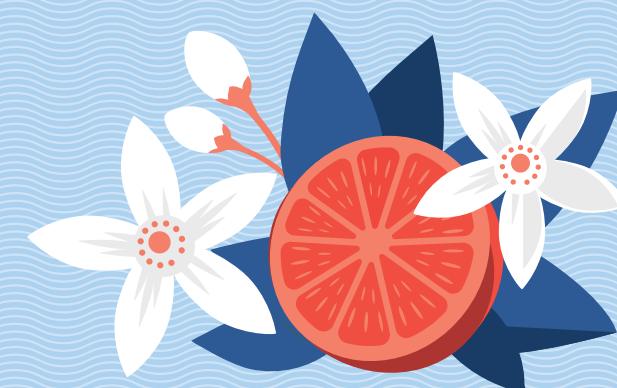
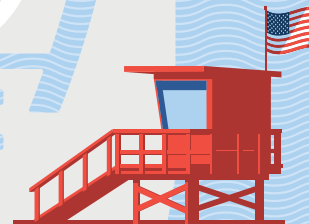


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Fort Lauderdale-Hollywood
Intl. Airport



Dr. Von D. Mizell-Eula
Johnson State Park



THE VISIONARIES

Developer

Related Group

Development Partners

Tate Capital

Rok Acquisitions

Architect

Arquitectonica

Interior Designer

Tara Bernerd & Partners

Landscape Architect

EDSA



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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 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 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. For ease of reference PRH/TRR BM Tower 1, LLC, PRH/TRR BM Tower 2, LLC, and PRH/TRR BM Condo, LLC are each a "Developer" and collectively the "Developers." The 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 Developers each also use the trade names, marks, and logos of licensor, 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 and some surrounding buildings and landmarks or omitted to highlight the architectural design of the towers contemplated. The completed St. Regis Residences and site plan is subject to change. Images depicting The St. Regis Residences and The St. Regis lifestyle 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. The associations for each tower will be a part of a master association. The associations and or the master association will be required to maintain Residential Condominium Management Agreements and Hotel Management Agreements with Marriott, or its successor, to use the names and logos of St. Regis and to offer the St Regis hotel amenities. The St. Regis and Marriott services and benefits described in this brochure are conditioned on such Management Agreement being entered into and in place. There is no guarantee of the same. The hotel brand is subject to change at the discretion of the Developers and use of the St Regis name is permissible until the licenses expire or are terminated. Some amenities and hotel style services are available only at an additional cost to unit owners and are not included with a purchase or ownership. The condominiums are each developed by and offered only by the prospectus of the Developers for each respective tower and no representation about the condominium shall be relied upon unless made in the respective Developers' Prospectus. The floorplan designs, fixtures, furnishings, finishes, and décor depicted include creations and selections which may not be included with the purchase of a unit. There may be finishes available to purchase as an upgrade to your unit. Consult the Developers' Prospectus for the tower in which you desire to purchase to understand the offering, the amenities, the proposed budgets, terms, conditions, specifications, fees, unit dimensions, size calculation method, site plans, and to learn what is included with a purchase and by a payment of regular assessments. 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, and the Developers reserve the right to modify, revise, or withdraw any or all in each Developers' sole discretion and without prior notice. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction. Also, locations and layouts of windows, doors, closets, plumbing fixtures, and structural and architectural design elements may vary from concept to actual construction. All depictions of appliances, plumbing fixtures, counters, countertops, cabinets, soffits, floor coverings and other matters of design and décor detail are conceptual, and depictions shown should not be relied upon as representations, express or implied, of the final detail of The St. Regis Residences or any unit. The beach club referenced in this brochure is located onsite at The St. Regis Residences, Fort Lauderdale, but use and access may require payment of fees that are in addition to regular assessments. The formation and operation of the Master Association requires payment of assessments to the Master Association. The Marina referred to and depicted in this brochure is owned and operated by a third party not owned nor controlled by any of the Developers; however, Developers are each authorized to make a slip lease available to persons who purchase a unit at The St. Regis Residences. A slip lease requires payment in addition to regular association assessments and are available on a first-come, first-served basis. All improvements, designs and construction are subject to first obtaining the appropriate federal, state, and local permits and approvals for some which may require the Developers to alter any design, floor plan, or layout depicted. No offering by any Developer is a securities offering. No statements or representations made by any Developer, or any of their respective agents, employees, or representatives with respect to any potential for future profit, future appreciation in value, investment opportunity potential, rental income potential, or other benefits to be derived from ownership of the unit should be relied upon in your decision to purchase a unit. The respective Developers and their respective agents, employees, and representatives are not investment advisors and they are also not tax advisors and statement(s) that may have been made with respect to any benefits of ownership including tax benefits should not be relied upon in your decision to purchase a unit and all questions you may have regarding investment and tax considerations with regard to your unit purchase should be discussed with professional licensed tax and or investment advisors. Certain nearby attractions, shopping venues, restaurants, and activities referenced or identified in this publication are off-site and may not be controlled by Developers. Information regarding off-site attractions, developments, and venues, whether existing at the time of this publication or proposed, have been obtained from public records and other sources of public information and there is no guarantee that any, or all such off-site attractions, shopping venues, restaurants, and activities will exist as depicted, or that there would not be changes or substitutions of the attractions and venues nearby. There is no guarantee that the any proposed hotel brands, hotel amenities, condominium amenities, clubs, memberships, artwork, designers, contributing artists, interior designers, fitness facilities, or restaurants will be involved as depicted or at all upon, or following, the completion of The St. Regis Residences. The art depicted or described may be exchanged for comparable art at the sole discretion of the Developers. Art may be loaned to, rather than owned by the Association; art installed at the time of completion of either tower or common areas may be removed prior to turnover to the Condominium Association or may or may not be replaced. No real estate broker or sales agent (whether or not engaged by any Developer) is authorized to make any representations or other statements (verbal or written) regarding The St. Regis Residences, and no agreements with, deposits paid to, or other arrangements made with, any real estate broker or agents are binding on any Developer. All prices are subject to change at any time and without notice, and do not include optional features, design packages, furniture packages, or premiums for upgraded Units. The project graphics, renderings, photographs, and text provided herein are copyrighted works owned by the Developers unless otherwise credited. 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