ST REGIS
MIAMI
THE RESIDENCES

The Villas

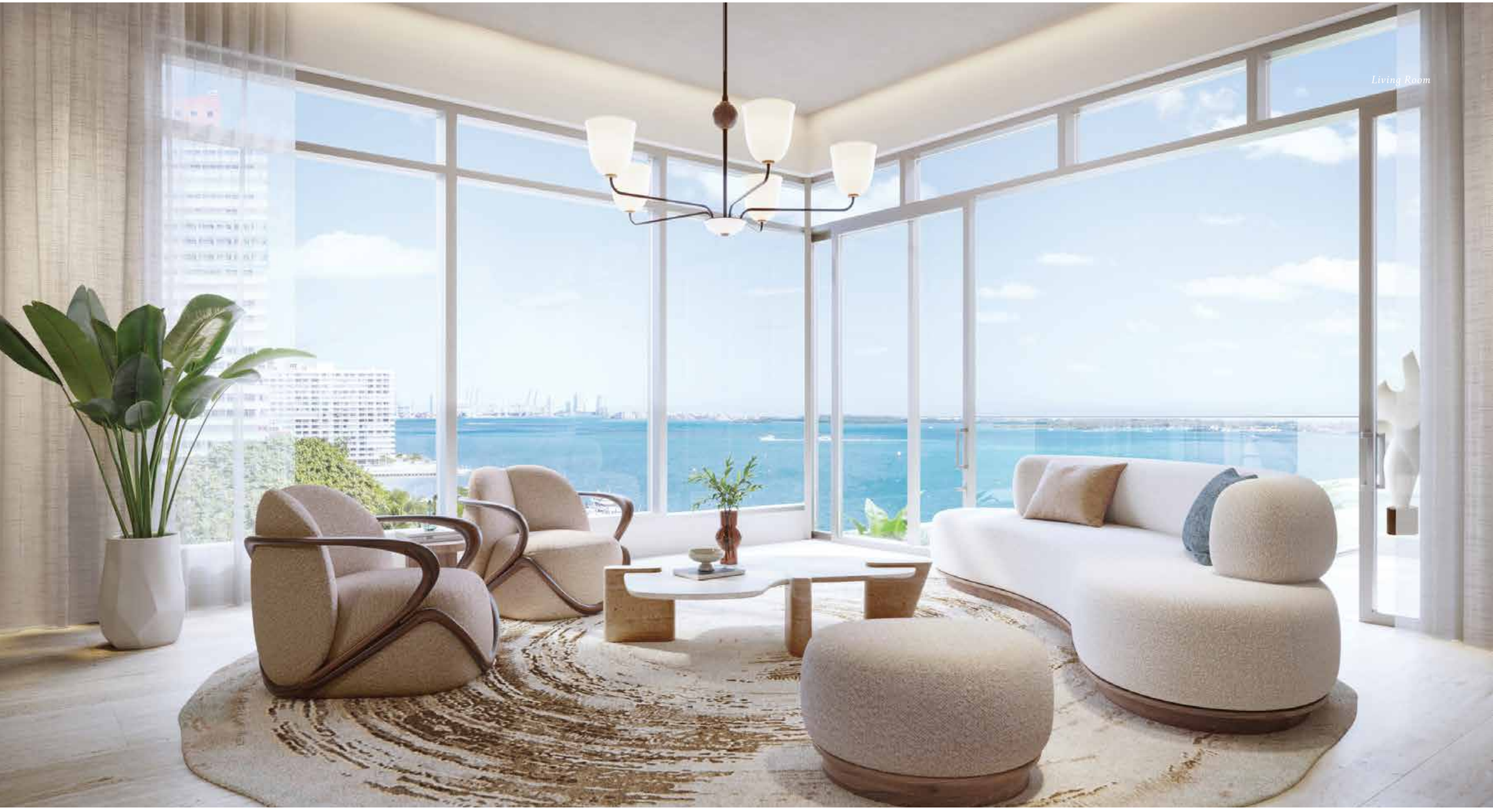
An Extraordinary Home, An Exquisite Life

The Villas are the consummate expression of The St. Regis Residences, Miami. They exude discretion and unrivaled luxury, while offering the intimacy of a secluded seaside sanctuary alongside the service and amenities that St. Regis is known for. With only two Villas on the entirety of the vast property, these are true limited-edition homes.

SEE DISCLAIMERS PAGE

Signature St. Regis Hospitality

Experience the privacy of your own remarkable bayfront retreat with the legendary hospitality of St. Regis.



Living Room

A Panoramic Perspective

Glass window walls showcasing sweeping views of luminous Biscayne Bay are an invitation to savor every moment of life by the shore. Opening onto the outdoor deck, the living room shares a breezy, loftlike space with the open chef's kitchen and dining room.

SEE DISCLAIMERS PAGE

A Culinary Centerpiece

Elegantly designed for maximum functionality and versatility, the kitchen opens a world of possibilities—from bright coffee-fueled mornings, to cozy evenings gathered around the island, to catered dinner parties. Here in the heart of the home, modern appliances and millwork handcrafted in Italy establish an elevated aesthetic combining clean, contemporary lines and traditional touches.



SEE DISCLAIMERS PAGE

Elegance Redefined

Step into single-family home living at The St. Regis Residences, Miami. Make your way up the grand staircase to the upper floor and continue to the roof terrace. Or meander through the main level with its extensive private quarters, entertaining areas, and outdoor deck. Both Villas, meticulously curated by renowned architecture firm Robert A.M. Stern Architects, offer an unparalleled sense of refinement and elegance.

Grand Staircase

SEE DISCLAIMERS PAGE

The Best of Both Worlds

An immense roof deck reimagines indoor-outdoor living at its most magnificent. An immaculate family room welcomes residents and guests to bask in bird's-eye views of Biscayne Bay, regardless of the weather. Just steps away, thoughtfully landscaped outdoor lounges, a rooftop dining room with grilling kitchen, and a swimming pool with spa exemplify The St. Regis Residences, Miami at their most magical and exclusive.

Family Room

SEE DISCLAIMERS PAGE

Rest & Recharge

Primary Bedroom

Spacious, light-filled, and boasting enviable views of the bay, the bedrooms—each with their own en suite bath—are private havens designed to inspire the day or embrace the night. Promising the dreamiest of dreams, the tranquil primary bedroom has direct terrace access, two oversized walk-in closets, and a decadent midnight bar for late-night snacks or morning coffee.

SEE DISCLAIMERS PAGE



Primary Bathroom

Bathe in Bliss

The showpiece of the grand master bath, the freestanding tub certainly makes a splash. Pared down and sinuous, the sculptural piece aspires to the level of art. Positioned to capture views of the Miami horizon in multiple directions, it is the ideal place for personal renewal and spa-like relaxation.

SEE DISCLAIMERS PAGE

The Tower

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 Villas

Private enclosed two-car garage with direct access to the residence

Double-door entry opens to foyer with grand staircase

Up to 12′-6″ high ceilings in living areas

Stone flooring throughout

European wood doors

Service floor with laundry, storage, and windowed service suite

Integrated smart home technology

Private internal elevator connects all service and living levels within the residence

Private roof deck with pool, spa, and summer kitchen

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*
- *Gas cooktop*
- *Two convection ovens*
- *Steam oven*
- *Microwave*
- *Coffee maker*
- *Dornbracht fixtures*

Primary Suite

Oversized walk-in closets

Midnight bar

Stone top vanities with Dornbracht fixtures

Oversized natural stone showers and freestanding bathtub

Private water closets with Toto toilets

The foregoing items are subject to the provisions of Section 14 and Section 15 of the Agreement. Additionally, Buyer understands and agrees that at this time, all features, building specs and Finishes are proposed only and that in new construction multi-story developments, appliances, materials and Finishes are not purchased until shortly before completion of the Building. As such, while the described features are representative of the types of items currently contemplated, actual items will only be determined as construction of the project progresses. As such, Buyer authorizes Seller, in its sole discretion: (i) to make changes of suppliers, manufacturers, brand names, or items and/or (ii) to modify the design concept and/or the list of standard features or make substitutions for equipment, material, appliances, brands, colors, models, etc., with items which in Seller's opinion are of equal or better quality (regardless of cost). THE INFORMATION PROVIDED, INCLUDING SPECIFICATIONS, MODELS AND BRANDS, IS BASED UPON PRELIMINARY DEVELOPMENT PLANS AND IS SOLELY FOR INFORMATIONAL PURPOSES, AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

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

Parklike 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

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

Unrivaled Service & Rituals

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.









SEE DISCLAIMERS PAGE

Floor Plans

SEE DISCLAIMERS PAGE

Villa A

SEE DISCLAIMERS PAGE

Villa A

LOWER LEVEL

LOWER LEVEL INTERIOR
1,714 SF | 160 SQM

TOTAL INTERIOR
7,657 SF | 713 SQM

TOTAL EXTERIOR
2,718 SF | 253 SQM

5 BEDROOMS
6 BATHROOMS
2 POWDER ROOMS
PRIVATE GARAGE
PRIVATE ROOF DECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR

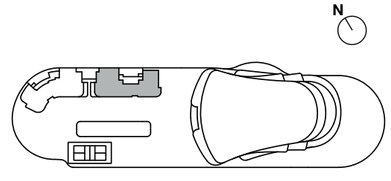


BISCAYNE BAY

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BRICKELL AVE



Villa A

MAIN LEVEL

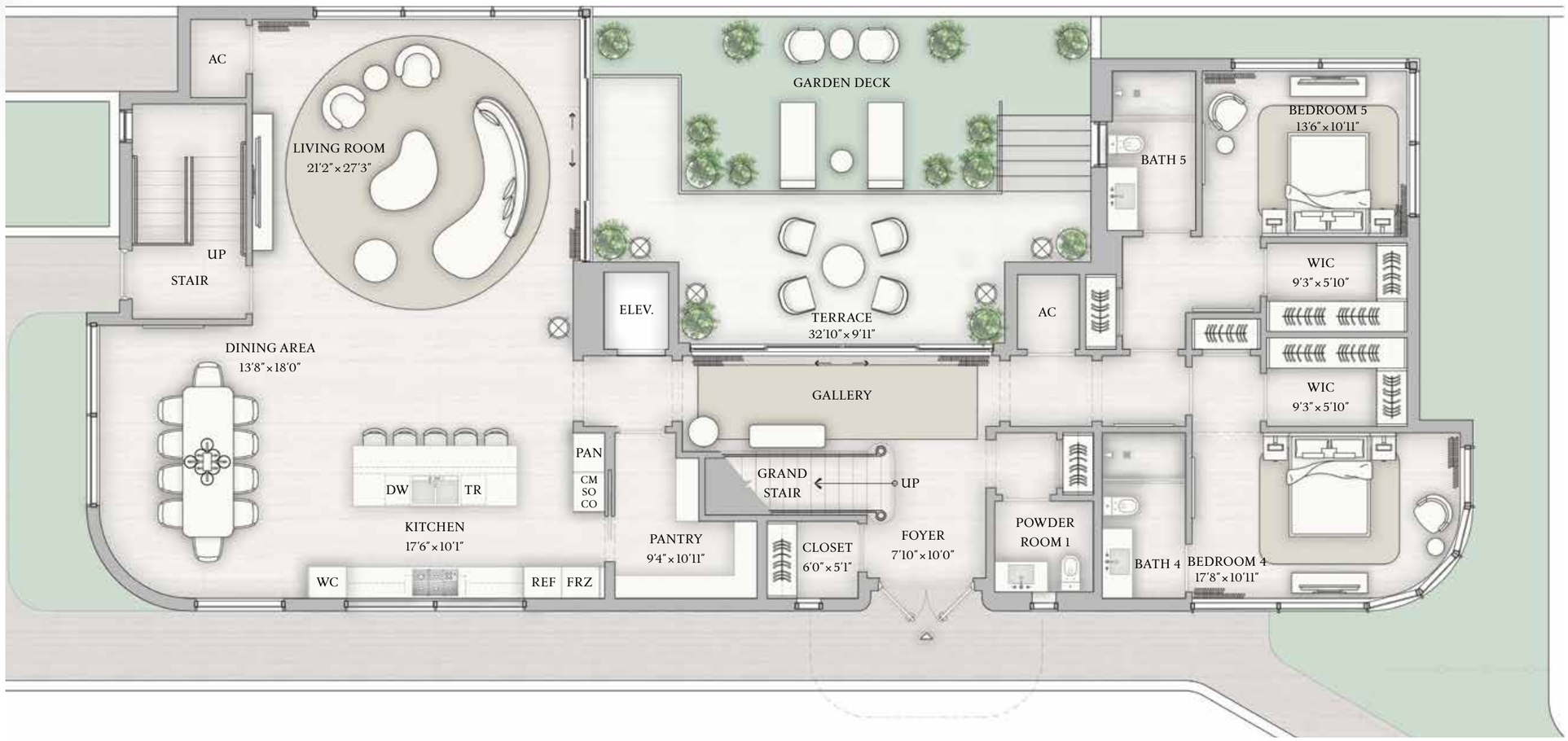
MAIN LEVEL INTERIOR
2,697 SF | 251 SQM

MAIN LEVEL EXTERIOR
635 SF | 59 SQM

TOTAL INTERIOR
7,657 SF | 713 SQM

TOTAL EXTERIOR
2,718 SF | 253 SQM

5 BEDROOMS
6 BATHROOMS
2 POWDER ROOMS
PRIVATE GARAGE
PRIVATE ROOF DECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR

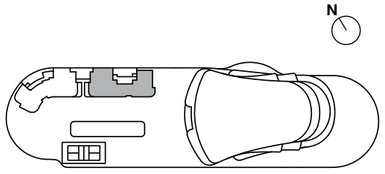


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BRICKELL AVE



ST REGIS
MIAMI
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Villa A

UPPER LEVEL

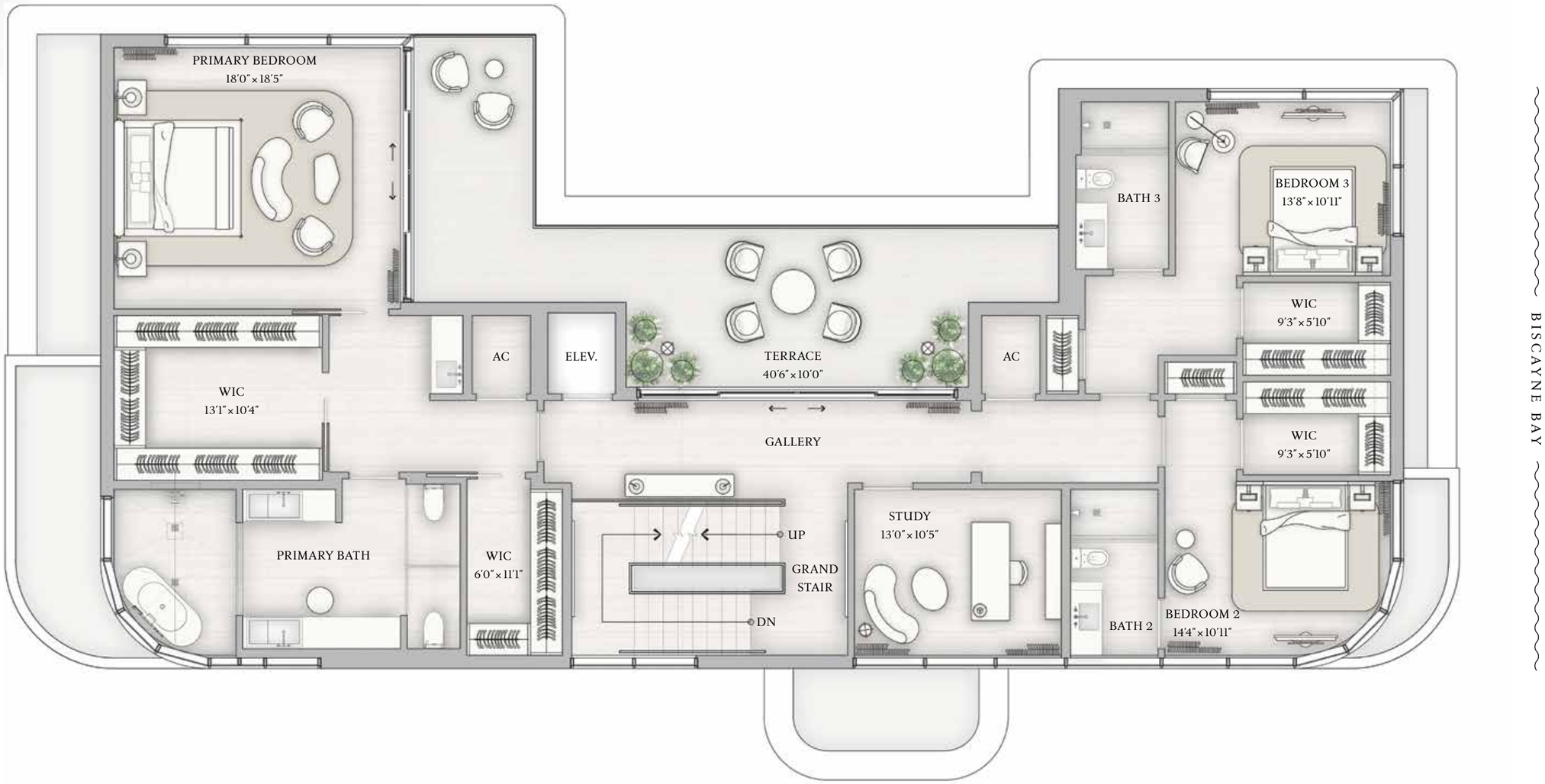
UPPER LEVEL INTERIOR
2,378 SF | 221 SQM

UPPER LEVEL EXTERIOR
525 SF | 49 SQM

TOTAL INTERIOR
7,657 SF | 713 SQM

TOTAL EXTERIOR
2,718 SF | 253 SQM

5 BEDROOMS
6 BATHROOMS
2 POWDER ROOMS
PRIVATE GARAGE
PRIVATE ROOF DECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR

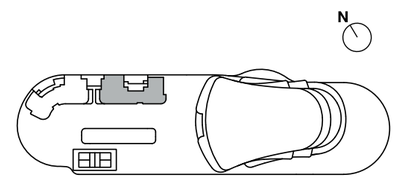


BISCAYNE BAY

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BRICKELL AVE



Villa A

ROOF LIVING & TERRACE

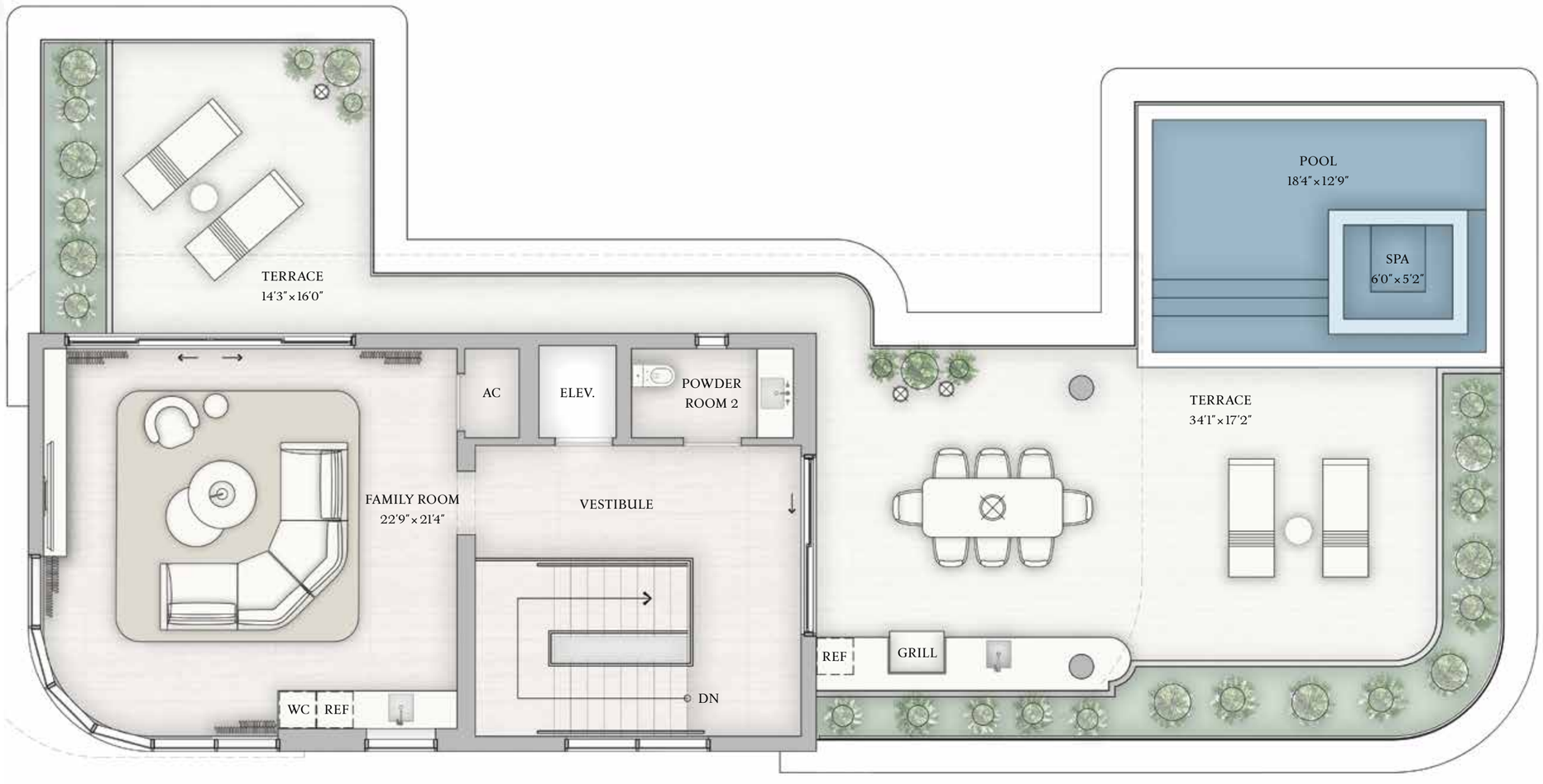
ROOF INTERIOR
868 SF | 81 SQM

ROOF EXTERIOR
1,558 SF | 145 SQM

TOTAL INTERIOR
7,657 SF | 713 SQM

TOTAL EXTERIOR
2,718 SF | 253 SQM

5 BEDROOMS
6 BATHROOMS
2 POWDER ROOMS
PRIVATE GARAGE
PRIVATE ROOF DECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR

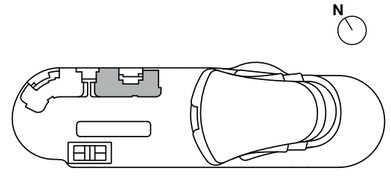


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BRICKELL AVE



Villa B

SEE DISCLAIMERS PAGE

Villa B

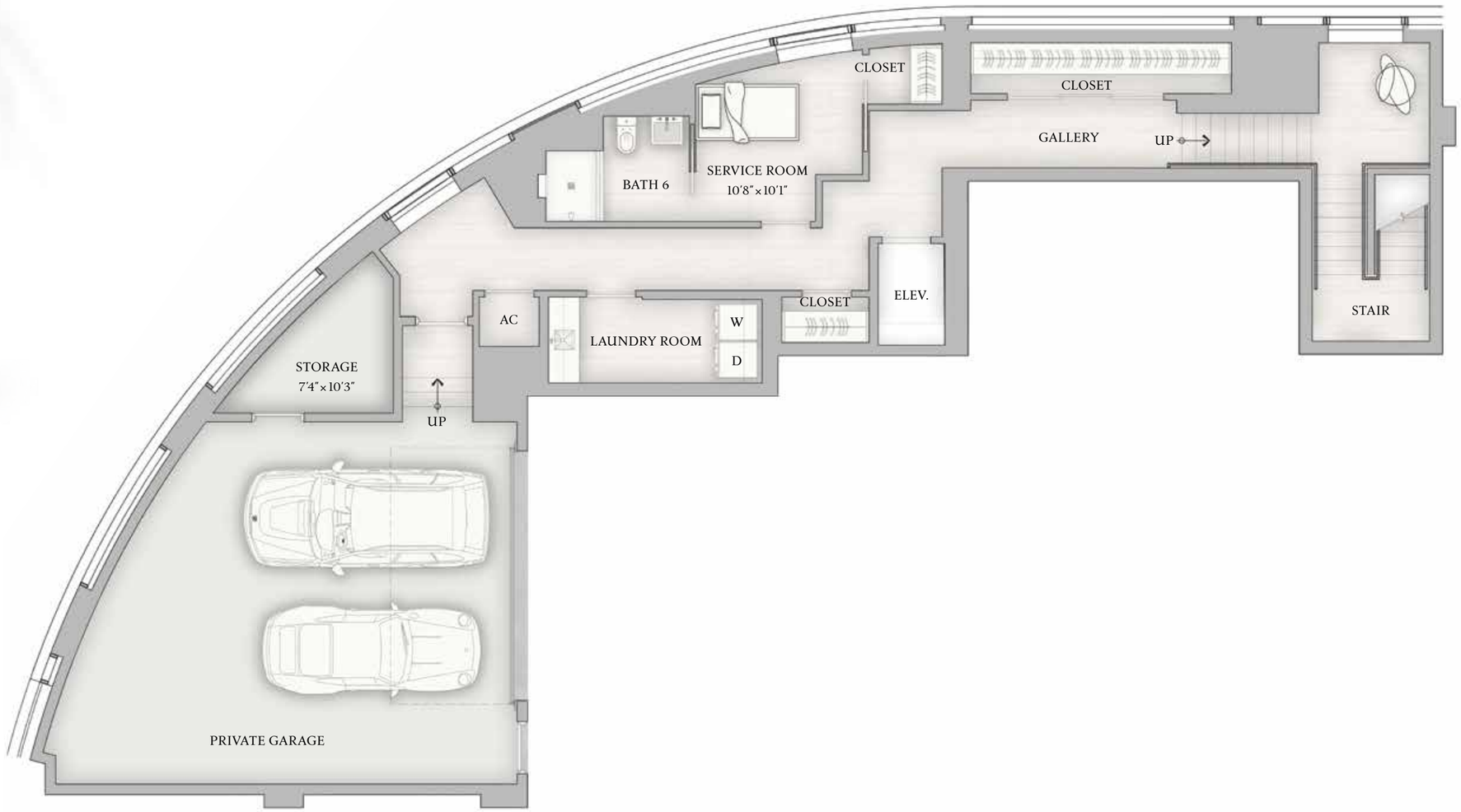
LOWER LEVEL

LOWER LEVEL INTERIOR
1,800 SF | 168 SQM

TOTAL INTERIOR
7,617 SF | 710 SQM

TOTAL EXTERIOR
2,726 SF | 255 SQM

5 BEDROOMS
6 BATHROOMS
2 POWDER ROOMS
PRIVATE GARAGE
PRIVATE ROOF DECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR

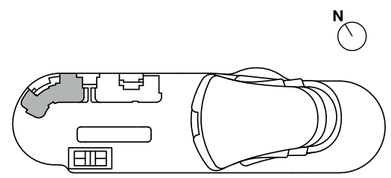


BISCAYNE BAY

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BRICKELL AVE



Villa B

MAIN LEVEL

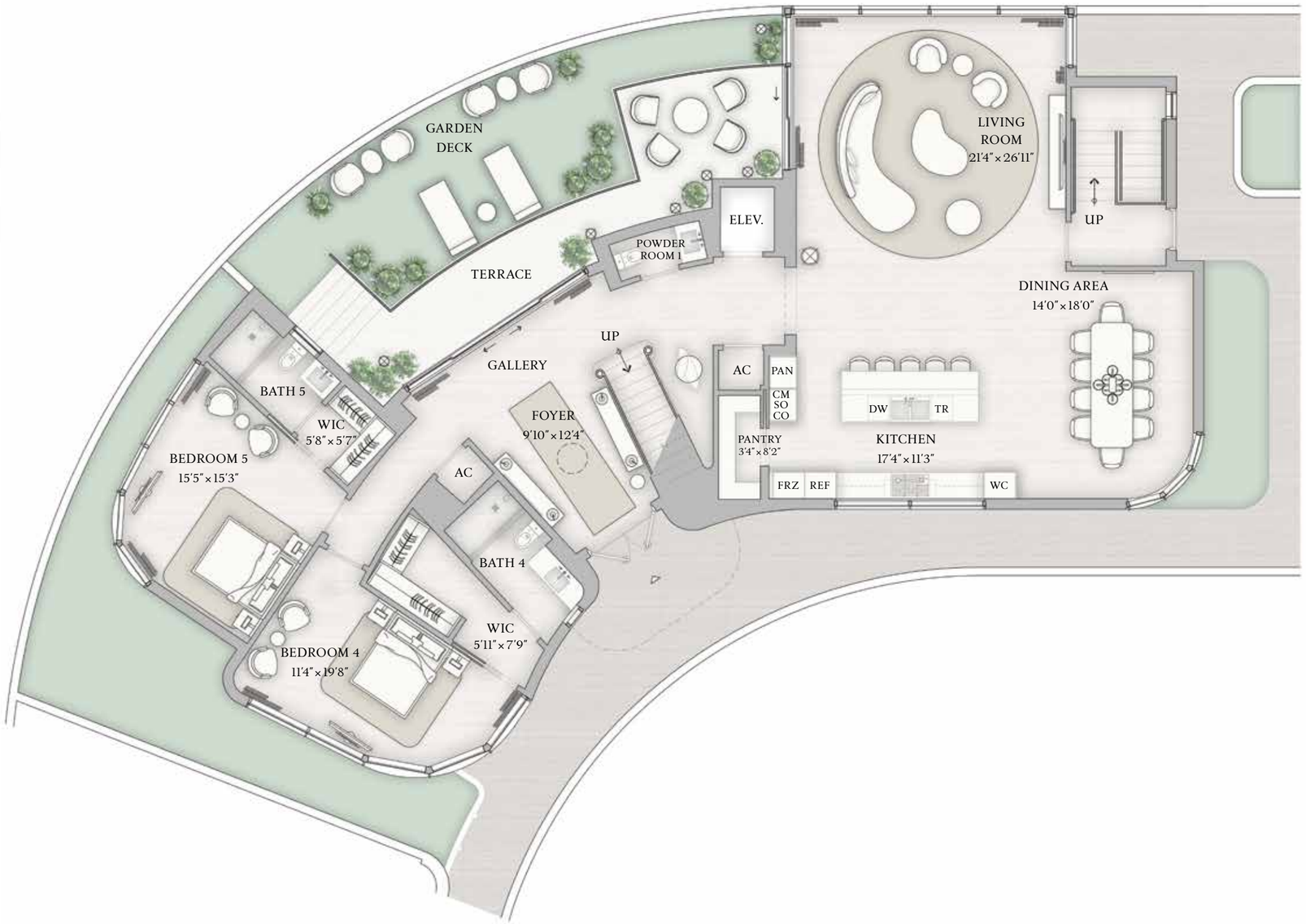
MAIN LEVEL INTERIOR
2,652 SF | 247 SQM

MAIN LEVEL EXTERIOR
650 SF | 61 SQM

TOTAL INTERIOR
7,617 SF | 710 SQM

TOTAL EXTERIOR
2,726 SF | 255 SQM

5 BEDROOMS
6 BATHROOMS
2 POWDER ROOMS
PRIVATE GARAGE
PRIVATE ROOF DECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR

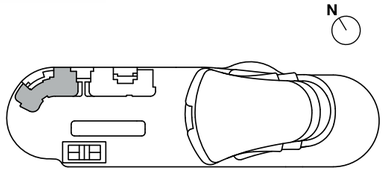


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BISCAYNE BAY

BRICKELL AVE



Villa B

UPPER LEVEL

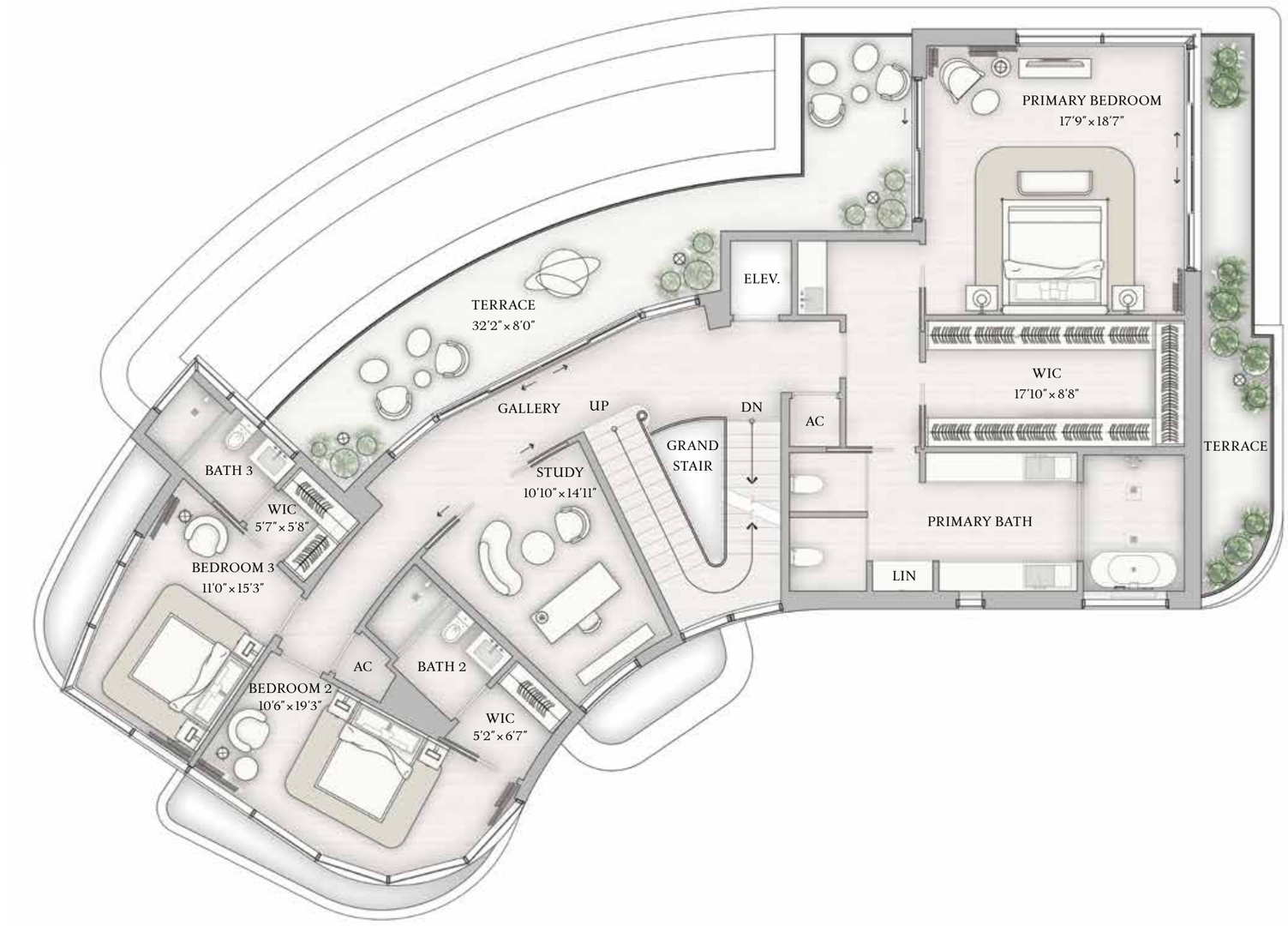
UPPER LEVEL INTERIOR
2,311 SF | 215 SQM

UPPER LEVEL EXTERIOR
518 SF | 49 SQM

TOTAL INTERIOR
7,617 SF | 710 SQM

TOTAL EXTERIOR
2,726 SF | 255 SQM

5 BEDROOMS
6 BATHROOMS
2 POWDER ROOMS
PRIVATE GARAGE
PRIVATE ROOF DECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR

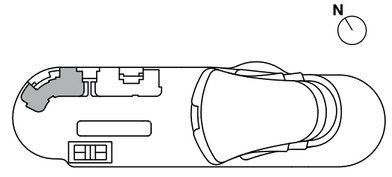


BISCAYNE BAY

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BRICKELL AVE



Villa B

ROOF LIVING & TERRACE

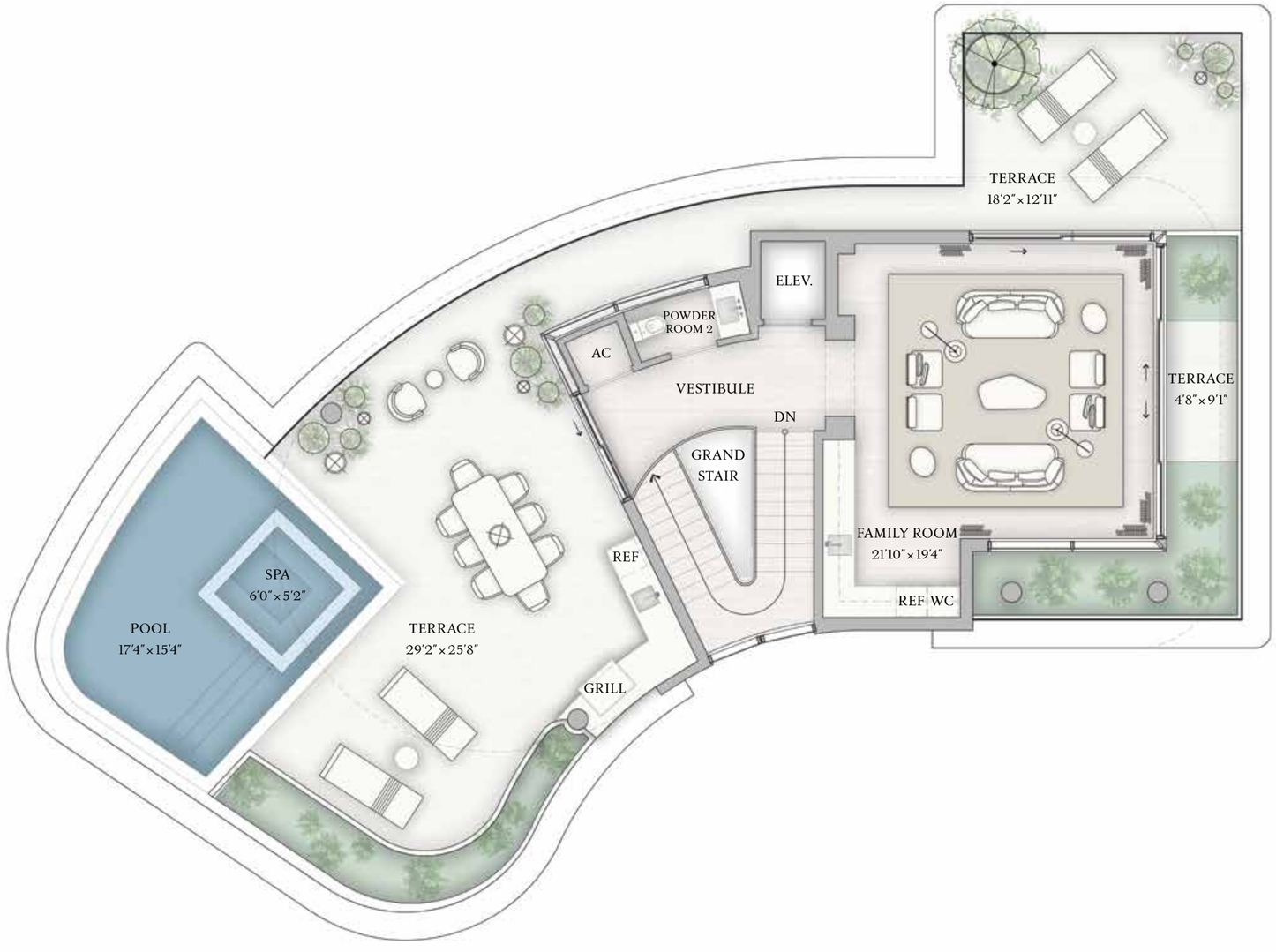
ROOF INTERIOR
854 SF | 80 SQM

ROOF EXTERIOR
1,558 SF | 145 SQM

TOTAL INTERIOR
7,617 SF | 710 SQM

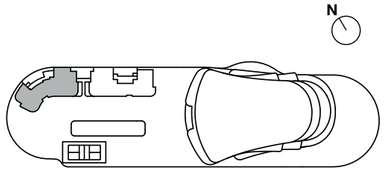
TOTAL EXTERIOR
2,726 SF | 255 SQM

5 BEDROOMS
6 BATHROOMS
2 POWDER ROOMS
PRIVATE GARAGE
PRIVATE ROOF DECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR



BISCAYNE BAY

BRICKELL AVE



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An Internationally Acclaimed Team

Related Group

Founded in 1979, Related Group has enhanced skylines with iconic development characterized by innovative design, enduring quality and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers and artists, Related redefines urban environments on a global scale, fostering distinctive dynamic communities and symbolic landmarks that have become local sources of pride. Since its inception, the company has built, rehabilitated and managed over 100,000 condominium, rental and commercial units. The firm is one of the largest privately owned businesses in the U.S. with a development portfolio in excess of $40 billion in 40 years.

Integra Investments

Founded in 2009, Integra Investments is a Miami-based, multidisciplinary real estate investment and development firm dedicated to creating value, fostering growth, and positively impacting the communities it serves. The firm's creative approach to real estate, supported by a diverse team of best-in-class professionals with specialized expertise, has allowed Integra to successfully invest across several asset classes. With its focus being on the residential, office, mixed-use, hotel and marina asset classes, Integra targets opportunistic investments in niche markets with high barriers to entry. Since its inception, Integra has managed over 6.3 million square feet of real estate developments across 20 different markets.

Robert A.M. Stern Architects

RAMSA's signature style — known as modern classicism — epitomizes timeless design at its most elegant. Enhanced by opulent amenities and modern conveniences, RAMSA buildings possess a "built-in history" that transcends their cornerstone dates, and have a track record of selling at a premium to the market.

Rockwell Group

David Rockwell has consistently expanded the parameters of interior design. His firm's work has transformed hospitality and residential spaces into experiential environments that are among the most creative, desirable, and talked-about places in the world.

Enea Garden Design

Founded on the belief that everyone should be able to experience the beauty and value of nature daily, Enea has grown to become one of the leading landscape architecture firms in the world. The company's hallmark is its success at achieving architectural synergy between home and garden, where all details — materials, artwork, furniture, and plantings — complement and support one another.

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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 Association will be required to maintain a Residential Condominium Management Agreement 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 same. The hotel brand is subject to change at the discretion of the Developer and use of the St Regis name is permissible until the license expires or is terminated. Some amenities and hotel style services are available only at an additional cost to unit owners and are not included with purchase or ownership. 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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 Developer reserves the right to modify, revise, or withdraw any or all of the same in Developer's sole discretion or 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 not located onsite at The St. Regis Residences, Miami. It is to be located off-site on Miami Beach and is anticipated to be provided through a separate agreement with a third party and may be for a limited term. The St. Regis Residences Yacht Membership is not owned nor operated by Developer or Marriott, but rather, by a third party and is available for so long as the third party provides the charter services contemplated. A single one year Membership fee is provided by Developer for each Unit, but all fees charged for vessel use, chartering, food, entertainment, and all services associated with, or acquired in conjunction with vessel chartering, are the responsibility of the Unit owner. Memberships are non-transferable and cannot be redeemed for cash. 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