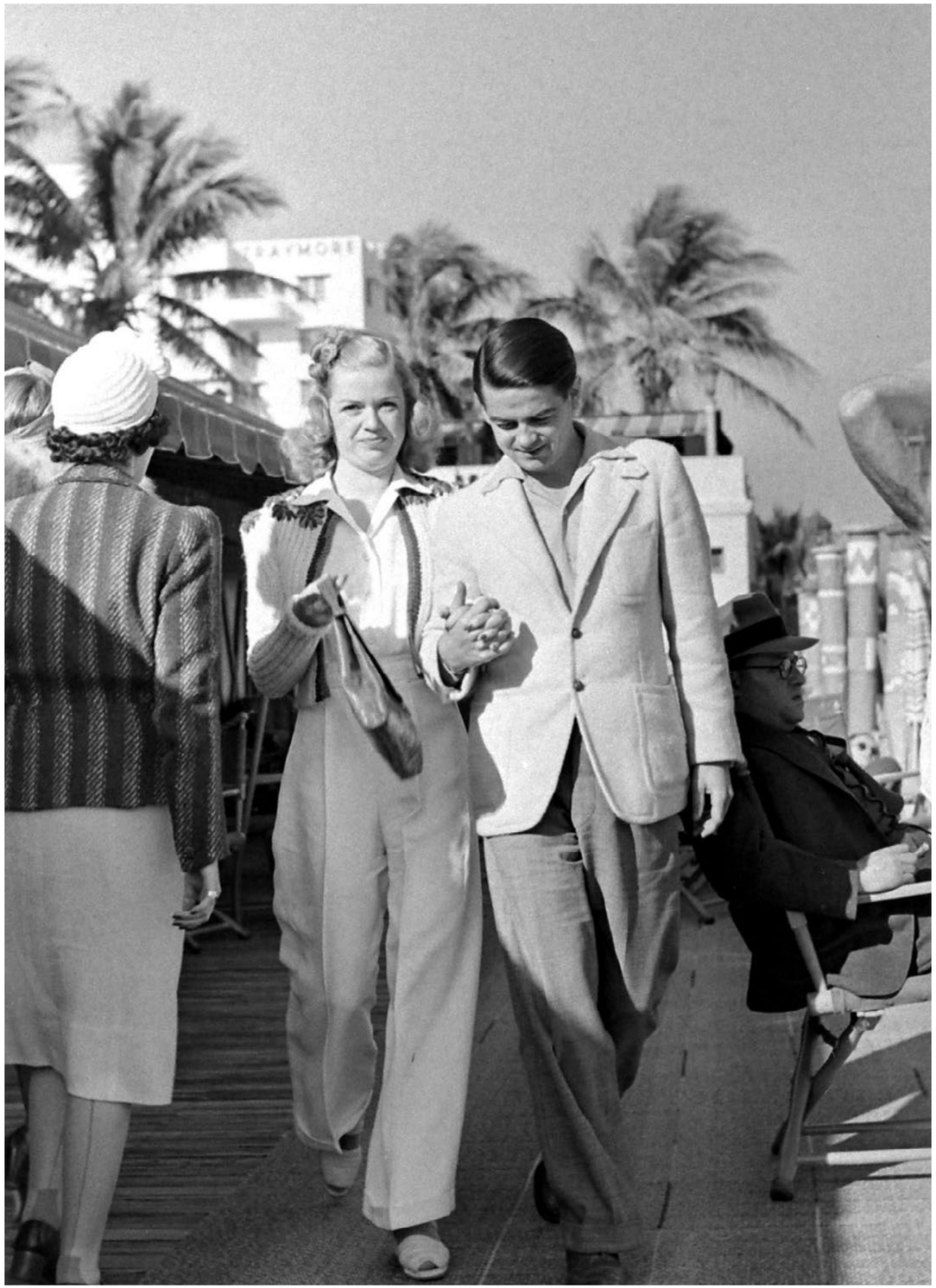
ST REGIS
MIAMI
THE RESIDENCES

The Signature Residences

A New Era of Waterfront Elegance



The Signature Residences are the most distinguished offering within The St. Regis Residences, Miami—an exclusive pair of Villas set apart from the tower amid lush gardens, offering incomparable privacy and scale, multi-level Sky Villas rising within the tower, and expansive Penthouses crowning its highest levels, with private pools in select homes.

Architecture by Robert A.M. Stern Architects and design by Rockwell Group unite sweeping bayfront vistas with elegant interiors of timeless sophistication. Complemented by curated wellness programming and enriched by the legendary St. Regis tradition—from anticipatory Butler Service to bespoke in-residence experiences—this is a collection without equal, created for those who appreciate the truly exceptional.

The Villas

The Astor

The William

Sky Villas

The Ferncliff

The Manhattan

The Langdon

Penthouses

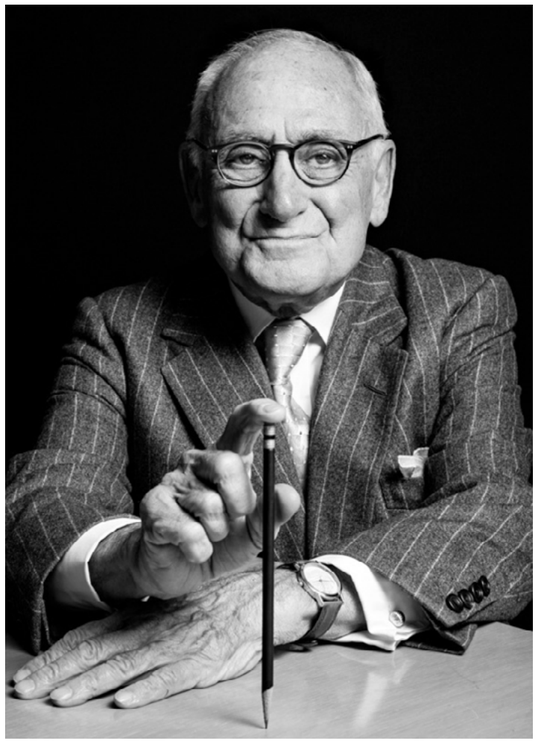
The Charles

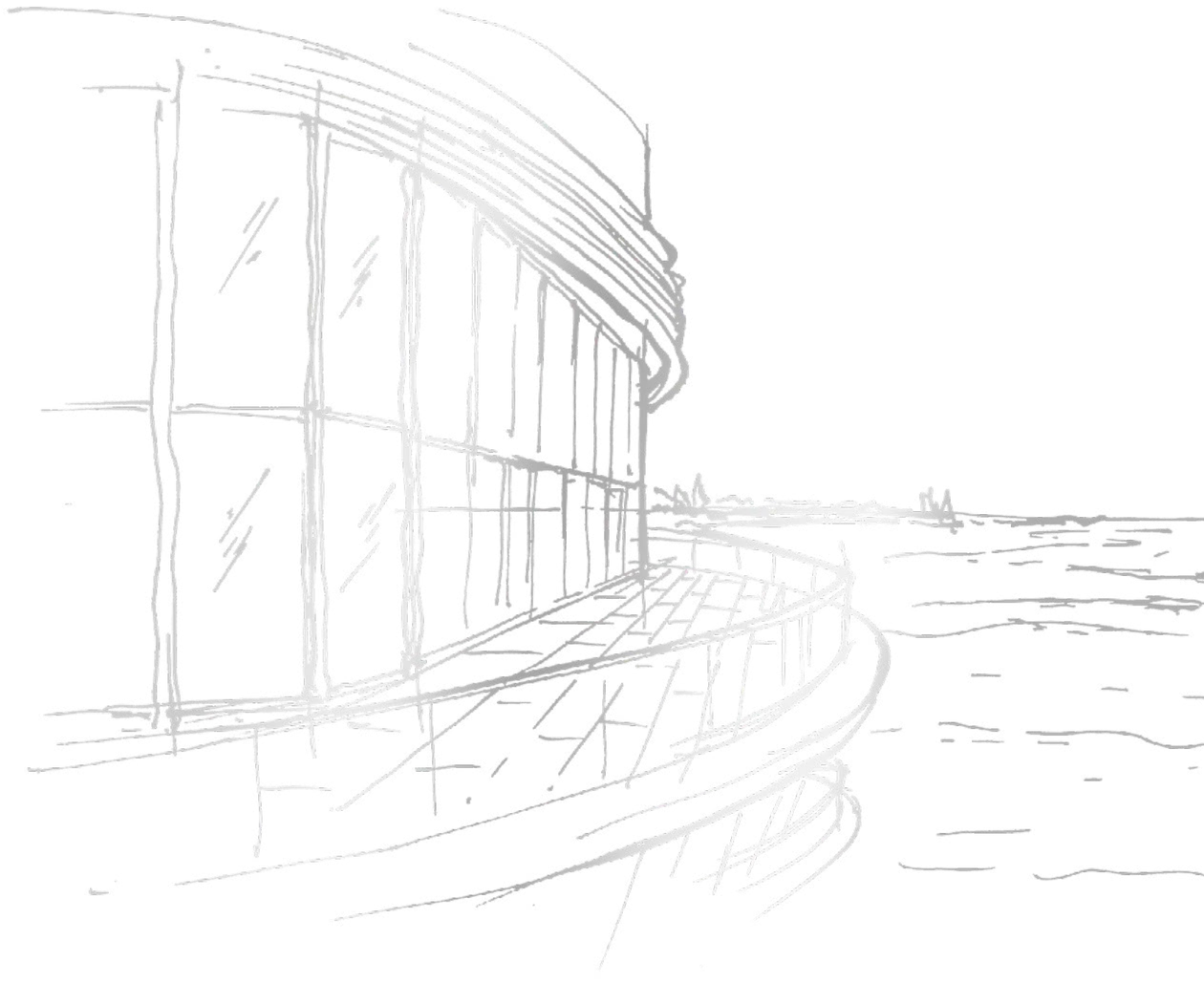
The Julia



Penthouse Rooftop

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"When you're talking about building a residence, you're talking about dreams."

Robert A.M. Stern
Design Architect



"My work is deeply rooted in place and memory."

David Rockwell
Interior Architect

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Lobby



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The Villas

Beyond Exceptional.
Beyond Compare.

The Villas are the consummate expression of The St. Regis Residences, Miami—a pair of rare, limited-edition homes set apart from the tower, embodying both discretion and prestige. Conceived as secluded seaside sanctuaries, they balance the intimacy of a private residence with the ease of access to the amenities and anticipatory service that define St. Regis living.

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

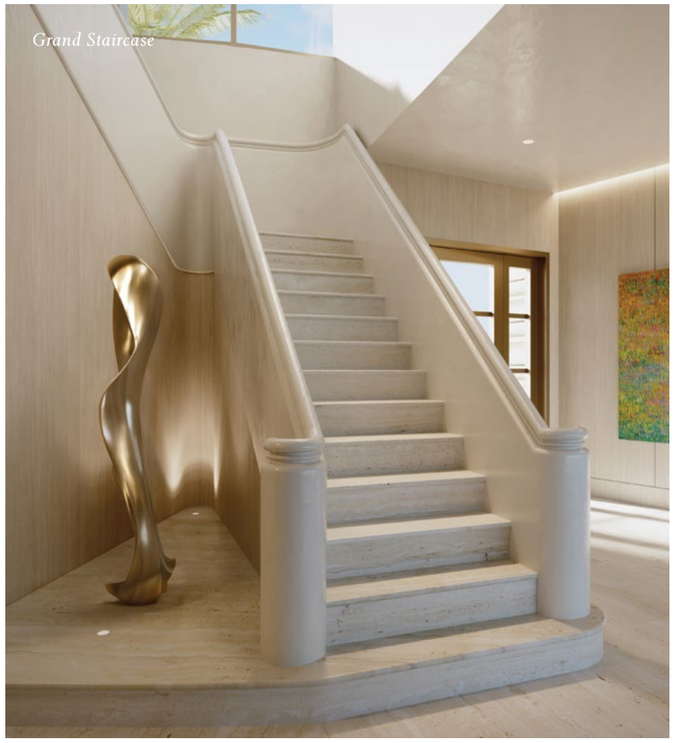
Service floor with laundry, storage, and windowed service suite

Integrated smart home technology

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

Serene roof deck with pool, spa, and summer kitchen overlooking Biscayne Bay

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Grand Staircase

With only two Villas, these homes stand as rare masterpieces, each meticulously crafted to exude refinement and elegance. Residents ascend a sculptural staircase to expansive upper levels and a private roof terrace, or repose on the main floor, where gracious entertaining spaces open to broad outdoor decks.

From panoramic bayfront vistas to thoughtfully appointed interiors, every detail affirms The Villas as Miami's most distinguished address—for a home that is both discreet and extraordinary.

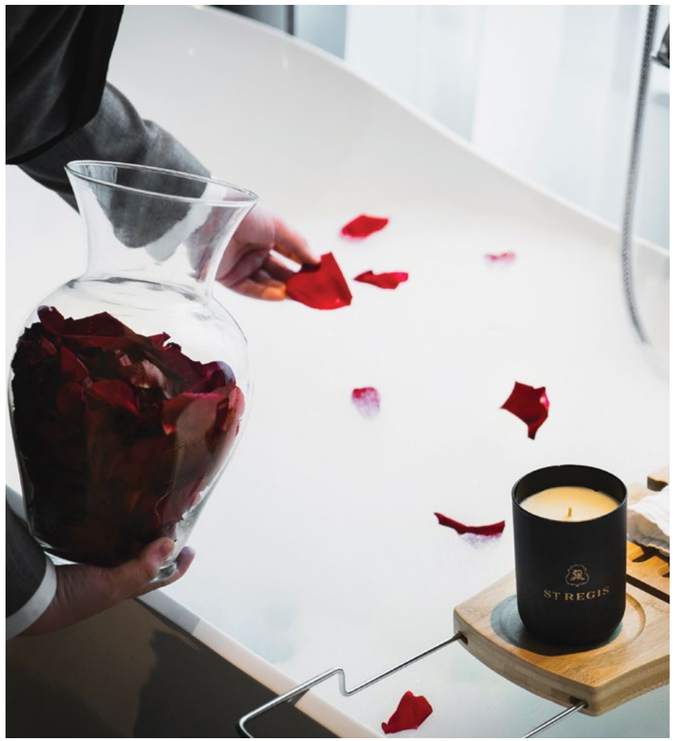


Living Room

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Private Pool

Primary Bathroom



Sky Villas

Above It All, On the Bay.

Set high within the tower, the Sky Villas each capture the beauty of Biscayne Bay through expansive floor-to-ceiling windows in the double-height Great Room, where the ceiling soars over 20 feet. These light-filled sanctuaries embody balance, proportion, and grandeur, flowing seamlessly between indoors and out to frame sweeping bay views.

Dedicated elevator and entry foyer

Double-door main entry

Double-height Great Room, with ceiling over 20'

Custom European stone flooring throughout

European wood doorways

Powder rooms and laundry room

Integrated smart home technology

Beautiful east-facing views overlooking Biscayne Bay

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Sky Villas



Great Room

Dining Room and Great Room





The soaring, double-height ceiling and sweeping bay views define the Great Room in each Sky Villa. Expansive glass walls invite natural light throughout the interiors, creating a grand yet inviting atmosphere where entertaining can flow seamlessly from indoors to out.

Penthouses

At the Height of Exquisite Living

Crowning the tower, the Penthouses are expansive homes with panoramic views of Miami, Biscayne Bay, and the Atlantic Ocean beyond. Roof terraces complete with summer kitchens, and private pools in select homes, create an open-air retreat that redefines living above it all. Every detail reflects exquisite craftsmanship and effortless flow, from grand entertaining spaces to serene private quarters.

Dedicated elevator and entry foyer

Double-door main entry

11'9" ceilings in living areas

Custom European stone flooring throughout

European wood doorways

Powder rooms and laundry room

Integrated smart home technology

Roof terrace with summer kitchen, and private pools in select homes overlooking Biscayne Bay

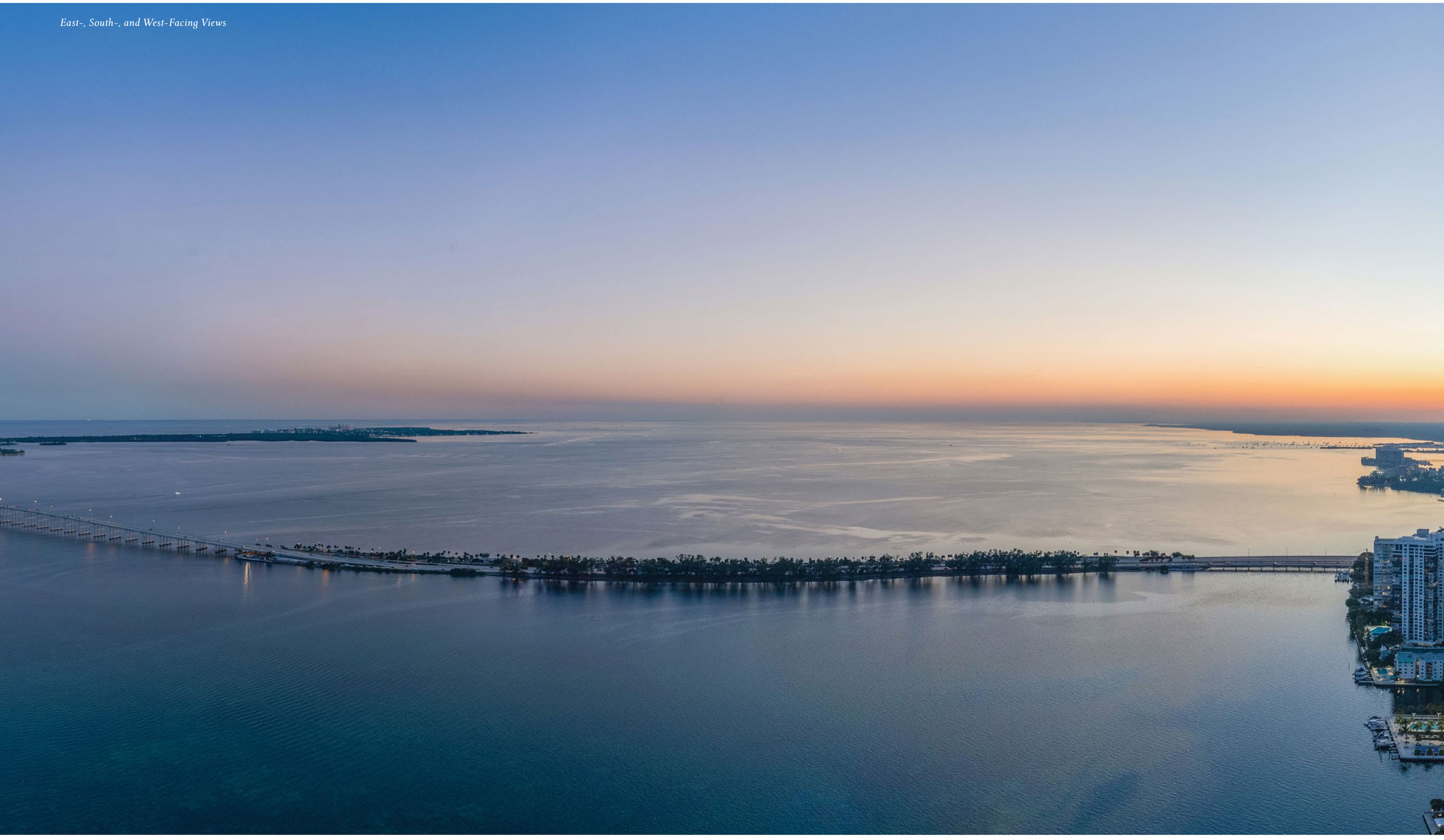
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Great Room

Primary Bedroom

East-, South-, and West-Facing Views





The Family Room is a private haven, thoughtfully designed for quiet moments and everyday living. With soft natural light and expansive windows framing the Miami skyline, the space offers a serene retreat.



Family Room

A Superior Collection of Wellness 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

Private marina

Two outdoor pools with bayfront and sunset views

Indoor lap pool, plus plunge pool for invigorating recovery

Parklike grounds and lush terraces by Swiss landscape design firm Enea Garden Design

Private cabanas offering tranquil retreat

State-of-the-art cardio and weight room, curated by The Wright Fit

Rejuvenating salt room

Steam room and sauna for deep relaxation

Serene massage treatment rooms*

Yoga and Pilates studios for soothing and restorative sessions

Pickleball court for spirited play

Juice bar for refreshment and hydration

Ice fountain to cool off and refresh

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

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Private Marina

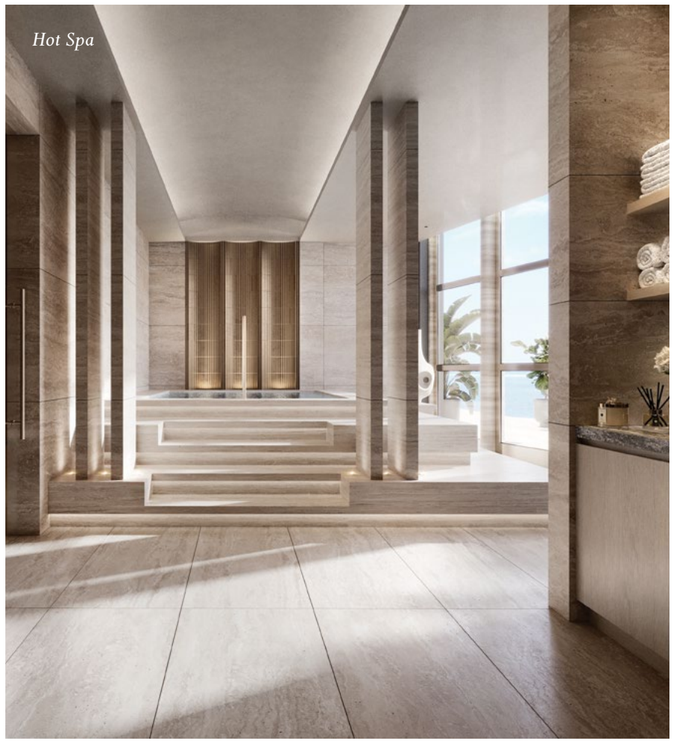


Experience the privacy of your own remarkable bayfront retreat enhanced by the legendary hospitality of St. Regis.

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Bayfront Pool



Hot Spa

An active lifestyle is at the heart of The St. Regis Residences, Miami. Residents can enjoy leisurely afternoons by the resort-style pools or engage in spirited play on the private pickleball court. Thoughtfully designed for both relaxation and recreation, these spaces provide the perfect balance of wellness and enjoyment.

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Pool and Pickleball Court



The Ease of Exceptional Living

At The St. Regis Residences, Miami, a dedicated residential team ensures that every moment is met with care and ease, supported by the signature St. Regis Butler Service. Daily life is elevated through thoughtful conveniences, including house car service, curated wellness programming, and seamless coordination of everything from deliveries to private chefs. Together, these services create an atmosphere where living feels effortlessly refined.

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The Signature Butler Service

Butler Service is available to Owners as part of the lifestyle experience at The St. Regis Residences, Miami. Three sets of exclusive Butler Service 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 Residences. Butler Closets may be available to discreetly make deliveries without interrupting the Owners.

Signature Services

The St. Regis Residences, Miami
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

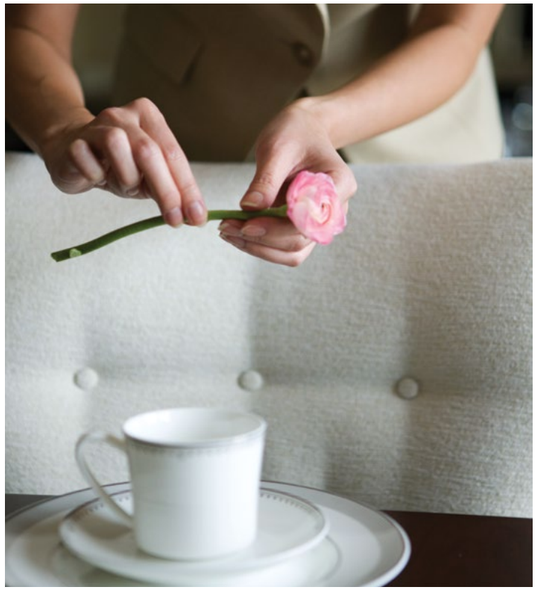
Shoeshine Service

House Car Available

Personal Errands*

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





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A World of Rituals

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



The Bloody Mary
The celebrated St. Regis cocktail finds new expression in Miami—a signature blend infused with the city's vibrant energy.



Afternoon Tea
An elegant Miami ritual, inviting residence Owners to gather with friends in sunlit lounges or on private terraces overlooking Biscayne Bay.



The Evening Ritual
As day turns to night, the mood shifts throughout The St. Regis Residences, Miami—lights soften, music slows, and champagne is poured to mark the transition.



Midnight Supper
An intimate after-hours affair, where residence Owners extend the evening with fine cuisine, conversation, and effortless Miami glamour.

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The St. Regis Residences, Miami Services

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

Essential Services

Airline/Private Air Reservations
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
Move-In Coordination
Notary Public Services
Valet Parking
Pet Care/Kennel Information & Reservations
Loss Prevention
Theater & Entertainment Information
Butler/Doorman/Porter Services
Common Area Housekeeping
Common Area Maintenance
Delivery Service Coordination
Newspaper/Magazine/Package Delivery
Floral Arrangement Ordering

*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
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
Grocery Shopping
In-Home Spa Treatments/Services
In-Residence Dining/Catering
Laundry/Dry Cleaning
Vacant Home Care

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







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ONVIA

Owner Recognition Platform

As the valued Owner of a Marriott branded residence, you're invited into ONVIA—the exclusive Owner Recognition Platform*. With benefits that exceed Marriott Bonvoy™ Platinum Elite, ONVIA is your passport to elevated travel, personalized service, and a lifestyle of distinction.

Platinum Elite Status through 2029 (one Owner per unit)

Residence Owner-only exclusive ONVIA Stays Status

Access to distinctive lifestyle partnerships

Preferred partnerships with The Ritz-Carlton Residences, Barton & Gray Mariners Club, Savoya Chauffeur Service, Eden Club Luxury Golf Membership, and more

Discounted rates on food and beverage experiences for residences co-located with a hotel. Wine partnerships and Marriott Bonvoy Eat Around Town program for all residences

Exclusive access and offers on spa and wellness programs

Annual access on Marriott Bonvoy credit cards and premium retail partners

Exclusive in-person and online retail offers

Dedicated concierge services both on-site and globally through a Membership to The International Society of Residential Concierge

Extraordinary experiences, ranging from sports to concerts and more via Confirmed360, and access to ONVIA sweepstakes

Early access to locally inspired curated events and activities

Art, culture, and design through the Herein multimedia platform

Luxury Hotels exclusive privileges:

- 10% off regular room rate
- Upgrade at time of check-in**
- Daily breakfast for two
- Special hotel amenity
- Welcome amenity and note from General Manager
- Complimentary high-speed internet access
- Convenient 4pm late checkout**
- The following brands are available to book: EDITION, The Ritz-Carlton, The Ritz-Carlton Reserve, St. Regis Hotels, W Hotels, JW Marriott, and more

**Residents must enroll in the ONVIA program to enjoy Platinum Elite Status through 2029. ONVIA program benefits will be offered to up to four (4) persons per Unit if purchased by an LLC, or up to two (2) persons per Unit if purchased by an individual. **Based on availability.*

Marriott Bonvoy
Platinum Elite Status

As a residence Owner, you'll experience Marriott Bonvoy™ Platinum Elite Status* across 30 distinctive brands, as well as the best services and unparalleled experiences. Enjoy a world of elevated access, personalized luxury, and extended Marriott Bonvoy™ Platinum Elite Status.

Convenient 4pm late checkout**

Annual choice benefit
(with 50 qualifying nights)

Complimentary high-speed internet access

Bonus points (up to 50%)

Welcome gift upon arrival

24/7 personal service
for hotel booking needs

Enhanced room upgrade
at time of check-in**

VIP lounge access***

Ultimate reservation guarantee

Exclusive member rates

Mobile check-in and mobile key

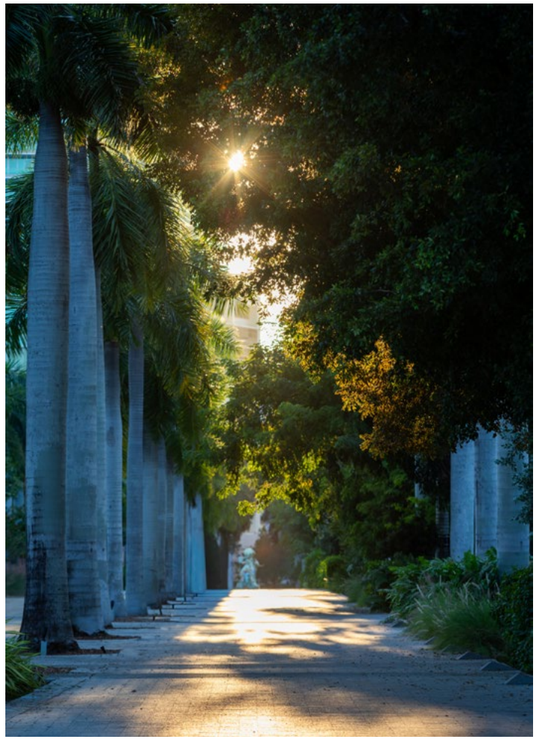
**Platinum Elite Status will be extended to one Owner per Unit. If there are multiple Owners, it may transfer to a different Owner no more than once per year. **Based on availability. ***Participating brands.*

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A True Miami Address

Ideally positioned on storied Brickell Avenue, The St. Regis Residences, Miami offers a coveted address in the heart of South Brickell—an exclusive, tranquil enclave celebrated for its lush, tree-lined streets and sweeping bayfront vistas. This refined neighborhood places residents moments from world-class dining, premier shopping, and vibrant cultural destinations.





OPA-LOCKA EXECUTIVE AIRPORT

NW 42 ST.

I-95

DESIGN DISTRICT

BUCKMINSTER DOME

DOMA

195

JULIA TUTTLE CSWY.

MIAMI BEACH

WYNWOOD WALLS

WYNWOOD

CERVECERIA LA TROPICAL

OASIS

ADRIENNE ARSHT CENTER

PÉREZ ART MUSEUM

VENETIAN CSWY.

US-1

ARTS + ENTMT DISTRICT

MIAMI INTERNATIONAL AIRPORT

DOLPHIN EXPRESSWAY

836

395

PHILLIP + PATRICIA FROST MUSEUM OF SCIENCE

JOE'S STONE CRAB RESTAURANT

MACARTHUR CSWY

PORT MIAMI

CARBONE

DOWNTOWN

I-95

BRICKELL CITY CENTRE

888

CIPRIANI

KOMODO

BRICKELL

BISCAYNE BAY

FISHER ISLAND

MIRACLE MILE

BRICKELL AVE

RICKENBACKER CSWY.

VIRGINIA KEY

BILTMORE HOTEL

CORAL GABLES

VENETIAN POOLS

S. DIXIE HWY.

S. MIAMI AVE

S. RELATED GROUP

COCONUT GROVE

VIZCAYA MUSEUM & GARDENS

S. BAYSHORE DR.

COCOWALK

MIAMI SEAQUARIUM

CRANDON PARK

KEY BISCAYNE

ARIETE

SW 42 ST.

Travel Times

Coconut Grove	7 min.
Coral Gables	15 min.
Design District	13 min.
Downtown	9 min.
Miami International Airport	15 min.
South Beach	17 min.
Wynwood	13 min.

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An Internationally Acclaimed Team

Related Group

Established in 1979, Related Group is Florida's leading developer of sophisticated metropolitan living and one of the country's largest real estate conglomerates. Since its inception over 40 years ago, the company has built, rehabilitated, and managed over 120,000 condominium, rental, and commercial units. The firm is one of the largest privately owned businesses in the United States with a development portfolio worth more than $40 billion. Currently, Related Group has 90+ projects in varying phases of development.

Integra Investments

Founded in 2009, Integra Investments is a Miami-based, multi-disciplinary 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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RELATED Integra RELATED DEVELOPER SALES

BRANDING & ADVERTISING: AND PARTNERS NY I LA I MIA

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.

1809 Brickell Property Owner, LLC ("Developer") is the developer and the offeror of the condominium marketed as The St. Regis Residences, Miami ("Condominium"). This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Salespersons F-1287-01-01. The complete offering terms for New York residents are in a CPS-12 application available from the offeror at File No. CP23-0071. WARNING TO CALIFORNIA RESIDENTS: The California Department of Real Estate has not inspected, examined, or qualified this offering. This advertisement is a solicitation for the sale of units in 1809 Brickell Condominium N.J. Registration No 23-04-0009.

This offering is not intended for any resident of a jurisdiction where such an offering is prohibited. The St. Regis Residences, Miami is not owned, developed, or sold by Marriott International, Inc. or its affiliates ("Marriott"). The Developer uses 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 project by Developer.

The Developer also uses the trade names, marks, and logos of licensors: (1) The Related Group; and (2) Integra Investments, LLC. None of the licensors is the Developer. Artist's conceptual renderings of exterior or site plan and depicting water, surrounding buildings, or landmarks are modified and some surrounding buildings and landmarks or omitted. 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 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 the 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. The Condominium is developed by and offered only by the prospectus of the Developer and no representation about the Condominium shall be relied upon unless made in the Developer's 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 Developer's Prospectus to understand the offering, the amenities, the proposed budgets, terms, conditions, specifications, fees, Unit dimensions and size calculation method, site plans, and to learn what is included with purchase and by 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 Developer reserves the right to modify, revise, or withdraw any or all 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 valid 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. Yacht Memberships along with the rights to use any facility described in this brochure are non-transferable and cannot be redeemed for cash. 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 Developer to alter any design, floor plan, or layout depicted. The Developer's offering is not an offering of securities. No statements or representations made by 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 Developer and its 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 Developer. 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 Developer. 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 engaged by Developer or not) 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 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 Developer unless otherwise credited. The development and operation of the Marina described in this Brochure is subject to receipt of the requisite authorizations from the applicable governing agencies. There is no guarantee that same will be obtained. 2026 © by 1809 Brickell Property Owner, LLC with all rights reserved.



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