



ST REGIS

BAHIA MAR ♦ FORT LAUDERDALE

THE RESIDENCES

THE RESORT COLLECTION

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.

Resort Pool





The Resort Collection

Each of these extraordinary resort residences feels like a private home, with large, beautifully proportioned spaces and sweeping views of the bay and ocean. Modern, open plans and wraparound glass terraces create an effortless flow that makes daily life and entertaining seamless and relaxing. All of this is further enhanced by full access to the luxurious amenities and flawless service provided by St. Regis.

OVERVIEW

- ◆ 79 residences
- ◆ 24 stories, 300 feet tall
- ◆ A collection of one- to three-bedroom homes
- ◆ Residences ranging from 1,160 SF to 2,737 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
- ◆ Private, secure, climate-controlled storage
- ◆ Curated collection of museum-quality art

FEATURES

- ◆ Interiors by Tara Bernerd & Partners, masters of modern luxury
- ◆ ~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
- ◆ Powder room
- ◆ Expansive glass terraces
- ◆ Spa-inspired bathrooms with oversized showers and freestanding tubs

Kitchen & Living Room



Primary Bedroom





The Amenities

Your World Apart,
Where Unwind Meets Unparalleled.



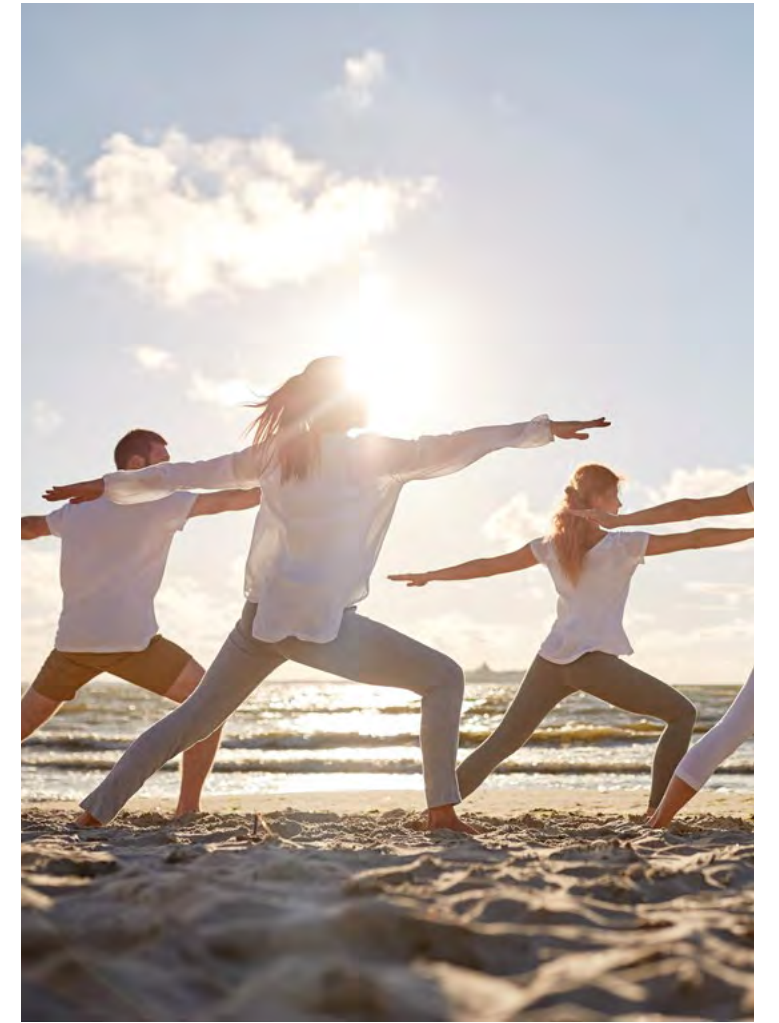
The Amenities

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.

RESORT AMENITIES

- ◆ Marina with 250 slips accommodating megayachts up to 350 feet
- ◆ Two resort-style pools with plunge pools and lush landscaping, one facing the ocean and one facing the bay
- ◆ All-day poolside bar and restaurant
- ◆ Exclusive, full-service St. Regis Beach Club
- ◆ State-of-the-art fitness center with sweeping bay and ocean views
- ◆ Luxury spa with wellness amenities
- ◆ Signature fine dining restaurant with sunset views of the bay and beyond
- ◆ Boardroom, meeting rooms, and two gracious ballrooms for personal and professional gatherings
- ◆ Traditional St. Regis Spirits Room and Tea Room
- ◆ Children's play area





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 Resort Residence Butler is the primary point of contact for personalized service requests taking place inside the Resort Residence.

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



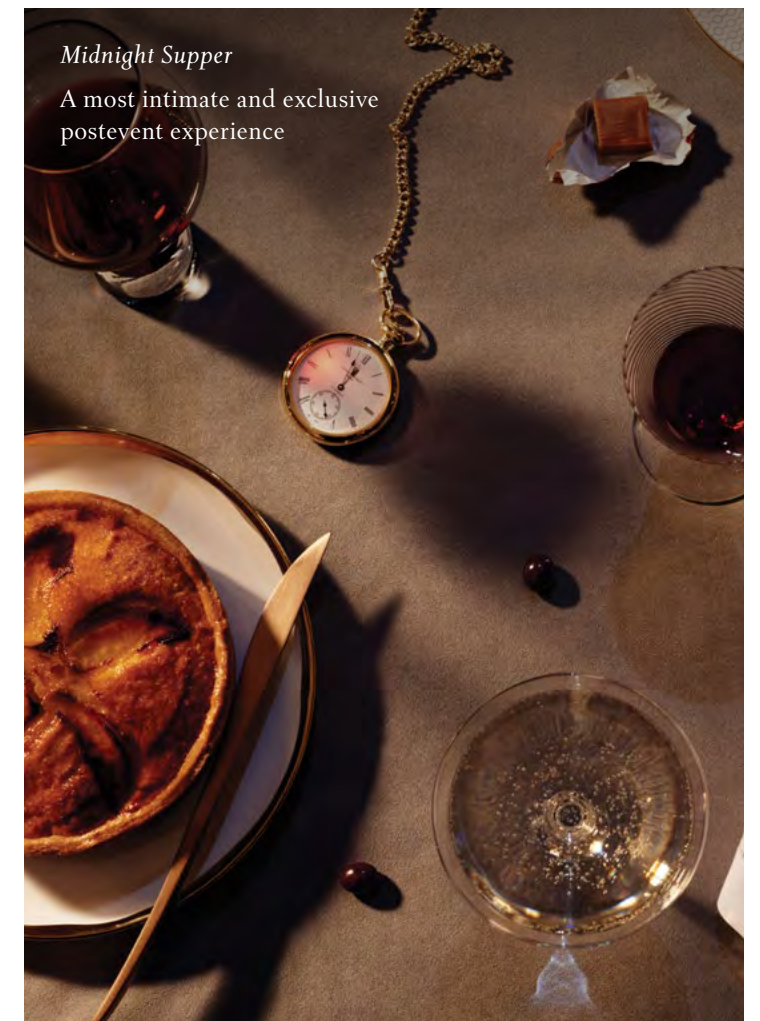
Afternoon Tea

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*

- 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

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

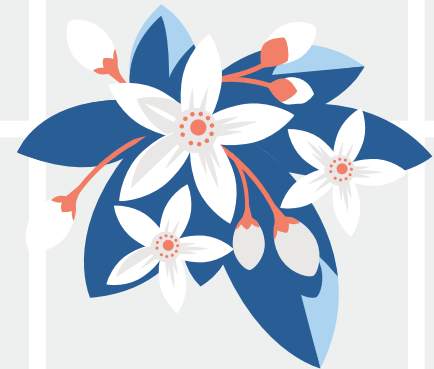
Access exclusive on-property and online offers.

**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

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

838

Parker Playhouse

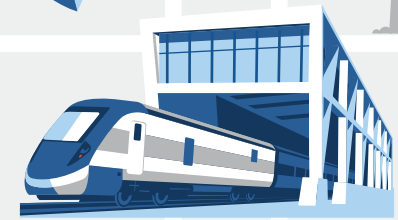
FTL War Memorial • The Federal

1

Coral Ridge Country Club

• Casa D'Angelo Ristorante

• Hugh Taylor Birch State Park



Brightline Railway

842

Museum of Discovery and Science

NSU Art Museum



The Shops of Las Olas Boulevard

• Catch & Cut



• TAKATO

Fort Lauderdale Beach and Promenade



Broward Center for the Performing Arts

Eddie V's Prime Seafood

Lobster Bar

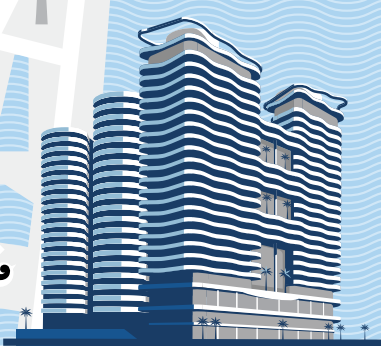


Daniel's

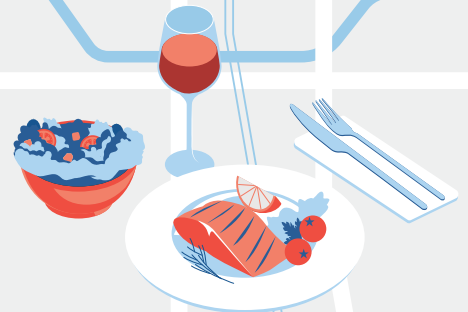
Intl. Swimming Hall of Fame



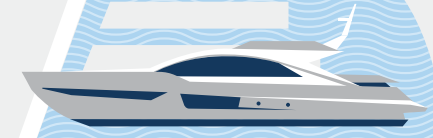
Bahia Mar Yachting Center



• The Shorely at Marina Village



Intracoastal Waterway



A1A

Atlantic Ocean



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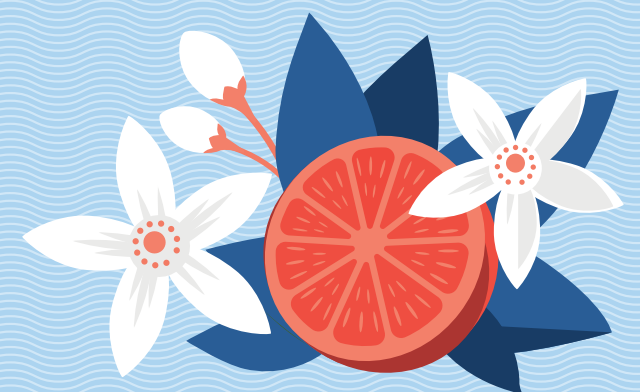
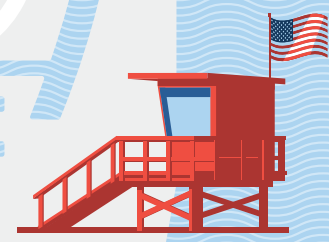
• Anthony's Runway 84

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



Port Everglades Cruise Terminal

• 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

Future residences located at:

801 Seabreeze Blvd.

Fort Lauderdale, FL 33316



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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 the 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 with some surrounding buildings and landmarks omitted. 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. 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 which will require payment of master association assessments. Some amenities described require payment of fees in addition to regular assessment payments. Consult the Developer's 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 and size calculation method, site plans, and to learn what is included with the purchase and the payment of regular assessments. The Developers are not residents of the State of New York, and the offerings of Developers are not intended for residents of New York nor any other jurisdiction in which such an offering is prohibited. 2025 © by PRH/TRR BM Tower 1, LLC, PRH/TRR BM Tower 2, LLC, and PRH/TRR BM Condo, LLC, with all rights reserved. 囍