

ST REGIS

BAHIA MAR ♦ FORT LAUDERDALE

Resort & Residences



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS AND LANDMARKS MODIFIED OR OMITTED.



# Exquisite. Where Beach Meets Bay.

Uniquely positioned on a 39-acre tropical paradise on the beach and the bay, The St. Regis Resort & Residences Bahia Mar is the ultimate expression of luxury waterfront living in Fort Lauderdale.

This stunning development featuring a resort and residential towers, sets a new standard for elevated oceanfront living in Florida and beyond.



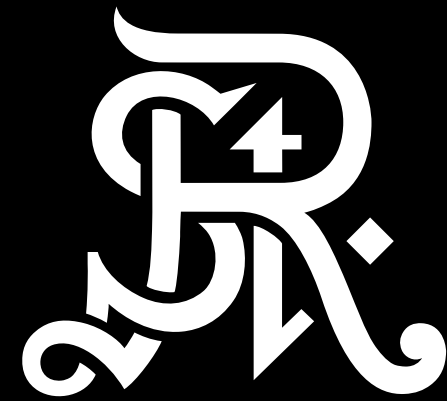


LEGEND

- 1. Arrival
- 2. The Residences Tower 1
- 3. The Residences Tower 2
- 4. The Resort Collection St. Regis Hotel
- 5. Bahia Mar Marina
- 6. Marina Village
- 7. Footbridge
- 8. St. Regis Beach Club







ST REGIS

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*The St. Regis New York's King Cole Bar*



## Live Exquisite

Within the world of St. Regis, one unexpected delight after another means that life is always an adventure, offering new possibilities in this wonderfully dynamic place. This unique experience, honed over 150 years, can only be described as exquisite.

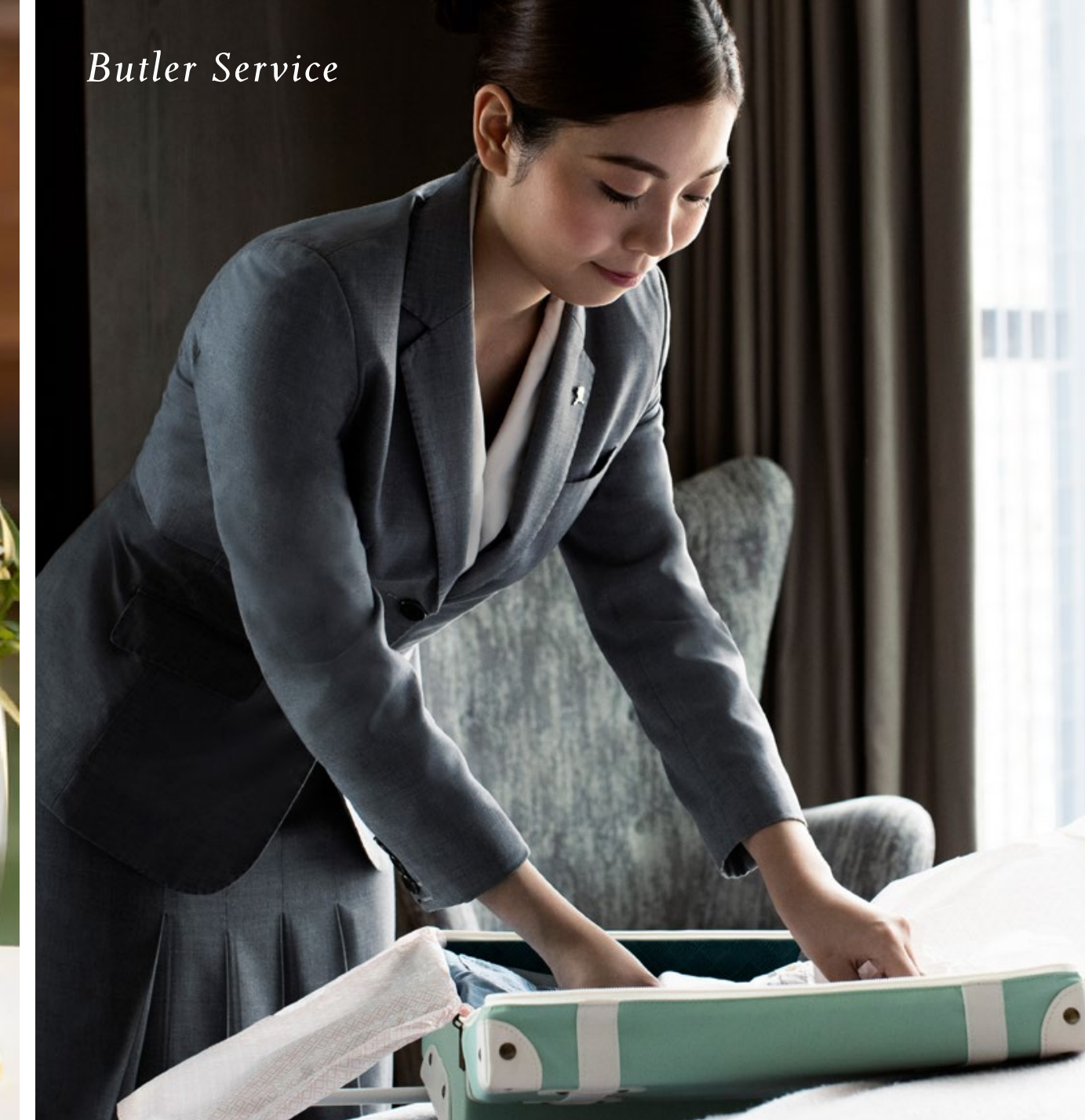




*The Bloody Mary*



*Butler Service*



*Afternoon Tea*



*Midnight Supper*



## A World of Rituals

Since its founding, St. Regis has been renowned for its tradition of innovation and a commitment to impeccable service. From the signature Bloody Marys and legendary Butler Service, to afternoon tea and midnight supper, St. Regis enhances daily life with generous, anticipatory, and highly personalized service.



# The Signature Butler Services

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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 St. Regis Essential Services

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- 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







## The St. Regis A La Carte Services\*

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- 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



# 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.

## *Extraordinary Perks, Exclusively For You*

As a valued Residence Owner, you can also take advantage of exclusive offers from our partners.

## *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.





# The Amenities



# Your World Apart, Where Unwind Meets Unparalleled.



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.



*St. Regis Bahia Mar Beach Club*



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*Bahia Mar Marina*



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS AND LANDMARKS MODIFIED OR OMITTED.



*Bahia Mar Marina*



ARTIST'S CONCEPTUAL RENDERING. SURROUNDING BUILDINGS AND LANDMARKS MODIFIED OR OMITTED.



*Yacht(s) available for charter*





*Luxury Spa*





*Luxury Spa*



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS AND LANDMARKS MODIFIED OR OMITTED.



*Resort Pool*



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS AND LANDMARKS MODIFIED OR OMITTED.



*Resort East Pool*



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS AND LANDMARKS MODIFIED OR OMITTED.





# Resort Amenities

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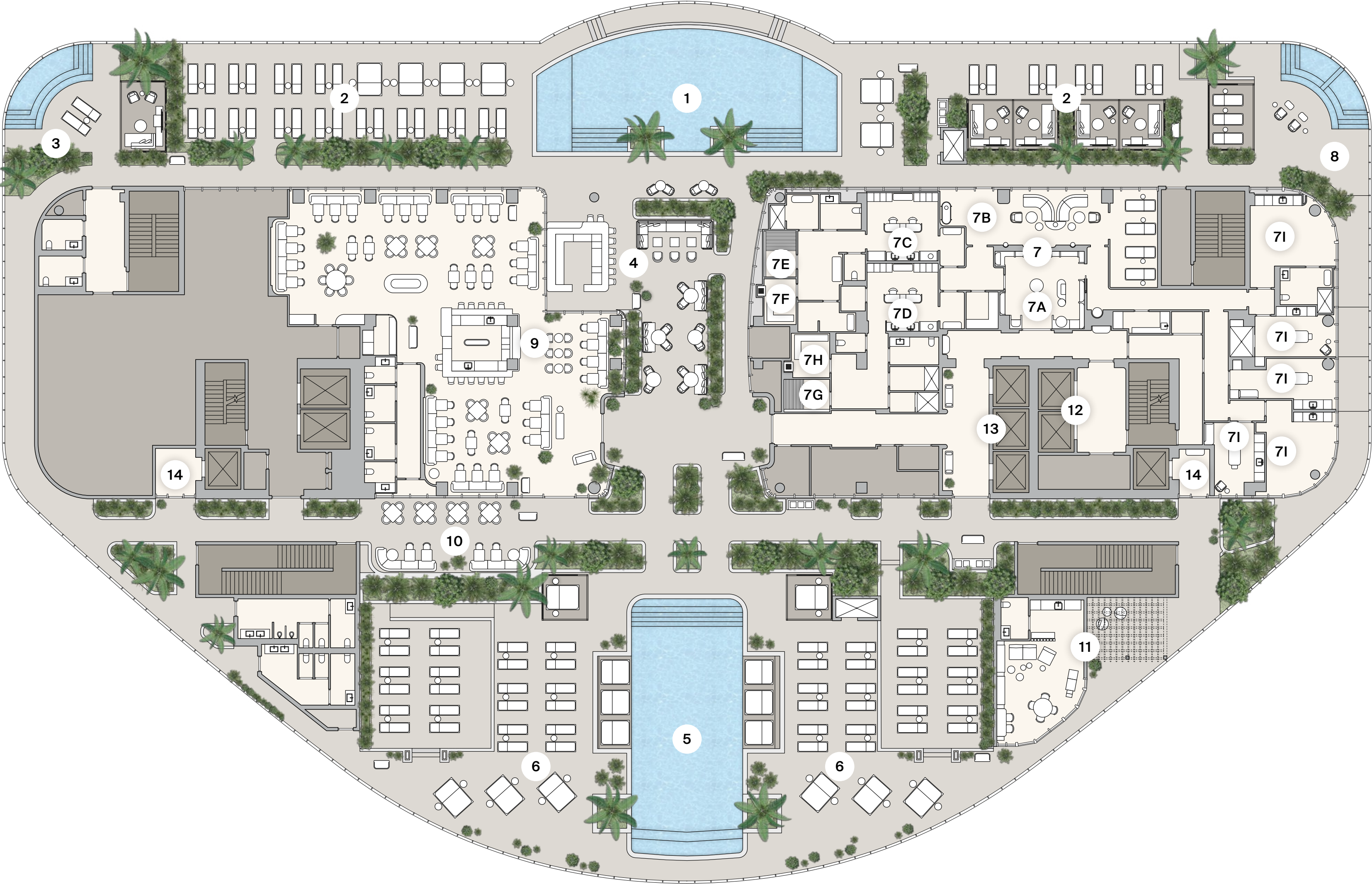
- ♦ Marina with 250 slips accommodating megayachts up to 350 feet
- ♦ Two resort-style pools with plunge pools and lush landscaping, one facing the ocean and one facing the bay
- ♦ All-day poolside bar and restaurant
- ♦ Exclusive, full-service St. Regis Beach Club
- ♦ State-of-the-art fitness center 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



# Resort Amenities

## Overview & Floor Plan

- 1. Resort pool
- 2. Resort pool deck
- 3. Cabana & plunge pool
- 4. Poolside bar
- 5. Family pool
- 6. Family pool deck
- 7. Spa
  - 7A. Reception
  - 7B. Iridium lounge
  - 7C. Women's dressing room
  - 7D. Men's dressing room
  - 7E. Women's sauna
  - 7F. Women's steam room
  - 7G. Men's sauna
  - 7H. Men's steam room
  - 7I. Treatment rooms
- 8. Spa garden & hot/cold plunge pools
- 9. All day dining & bar
- 10. Dining garden
- 11. Children's club
- 12. Hotel condo elevators
- 13. Hotel guest elevators
- 14. Penthouse lobby







*Private Pool*



# Private Residences 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



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS AND LANDMARKS MODIFIED OR OMITTED.



# Private Residences Amenities in Each Tower

## Overview & Floor Plan

- ♦ 12,500 SF of retail and dining
- ♦ 17,000 SF of amenities (includes 6,000 SF lobby)

1. Lounge and bar
2. Indoor fitness center
3. Outdoor fitness center
4. Billiards room
5. Children's play area
6. Spa treatment room
7. Wellness center with hot and cold plunges
8. Beauty salon
9. Steam room
10. Sauna
11. Multisport simulator room
12. Culinary kitchen
13. Private outdoor pool
14. Whirlpool
15. Library and media room
16. Private dining/meeting room
17. Private cabanas
18. Pickleball court
19. Summer kitchen







**BAHIA MAR**



**FORT LAUDERDALE**



# Your World Apart, Where Beach Meets Bay.

The St. Regis Resort & Residences Bahia Mar, Fort Lauderdale is an island unto itself.  
A glittering oasis situated between the beach and the bay, this waterfront paradise is  
brilliantly conceived with convenient access to the best of Fort Lauderdale.





## A City Transformed

Fort Lauderdale has evolved from a seasonal retreat into a year-round haven for luxury living. With a 35% population increase over the past four years, the city now rivals top-tier markets like Austin and Nashville.

### Booming Residential Growth:

- 20,000+ new residences planned;
- 4,000 currently under construction.

This surge reflects the city's commitment to upscale urban development.



# Luxury Market Highlights

- Brilliantly conceived with a world-class marina, this iconic destination reclaims its status as the yachting capital of the world.
- Waterfront properties have appreciated by 59% since 2019.
- New developments, such as The St. Regis Resort & Residences Bahia Mar set a new standard for luxury oceanfront living in Florida and beyond.







## Cultural Renaissance

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Fort Lauderdale's cultural scene is thriving—from the galleries and creative studios of Flagler Village to the iconic Las Olas Boulevard, now a walkable destination for fine dining, upscale shopping, and the arts. It's the city's heartbeat—historic, evolving, and alive with energy.





# Enhanced Connectivity

The Brightline high-speed rail connects Fort Lauderdale to Miami, West Palm Beach, and Orlando, boosting property values and accessibility.

Located just minutes from downtown, Fort Lauderdale-Hollywood International Airport has significantly expanded its international offerings, now providing direct flights to 147 destinations across 23 countries. Combined with access to private airports, this positions Fort Lauderdale as a premier hub for luxury travel.

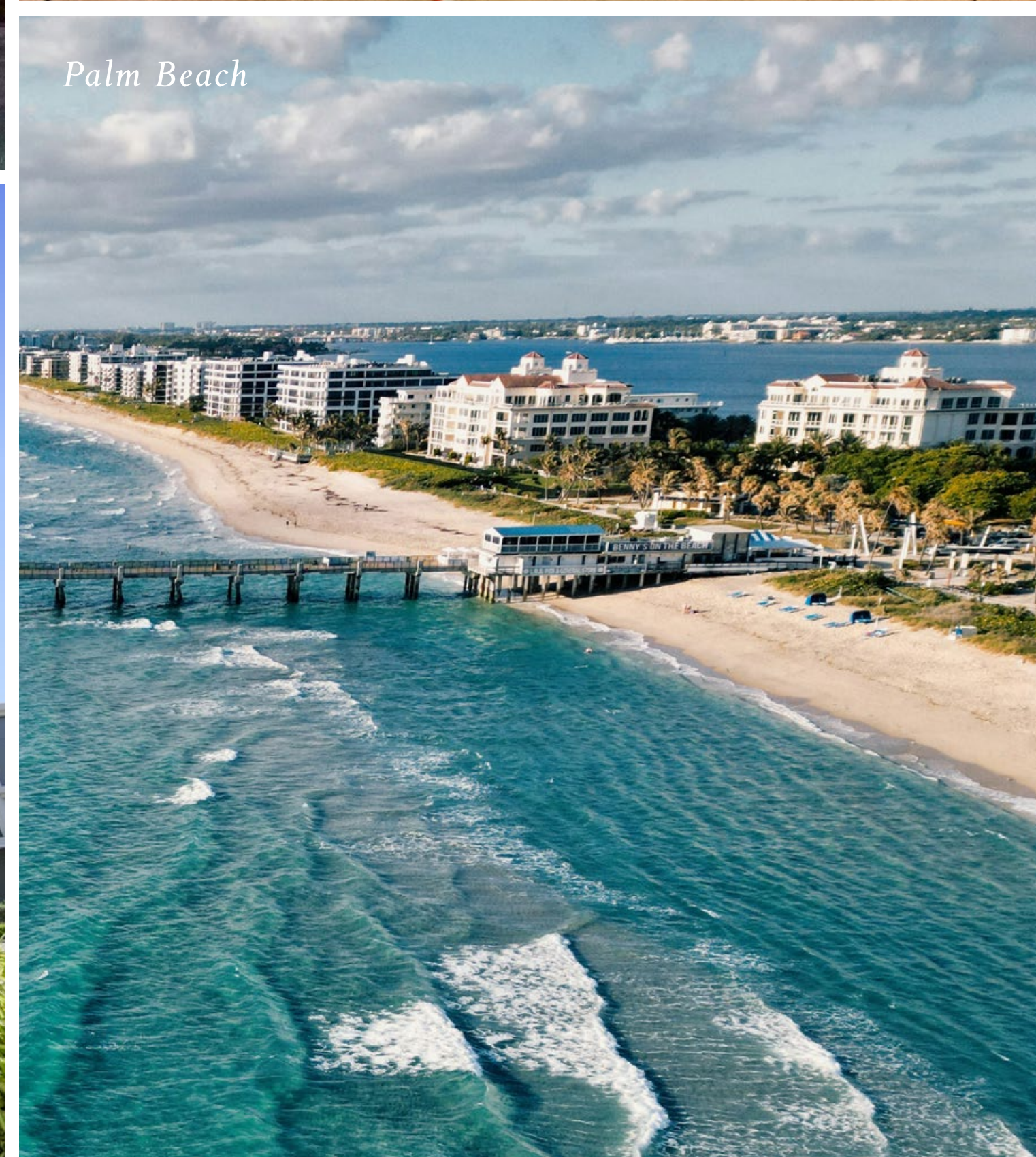
*Miami Beach*



*FLL-Hollywood International Airport*



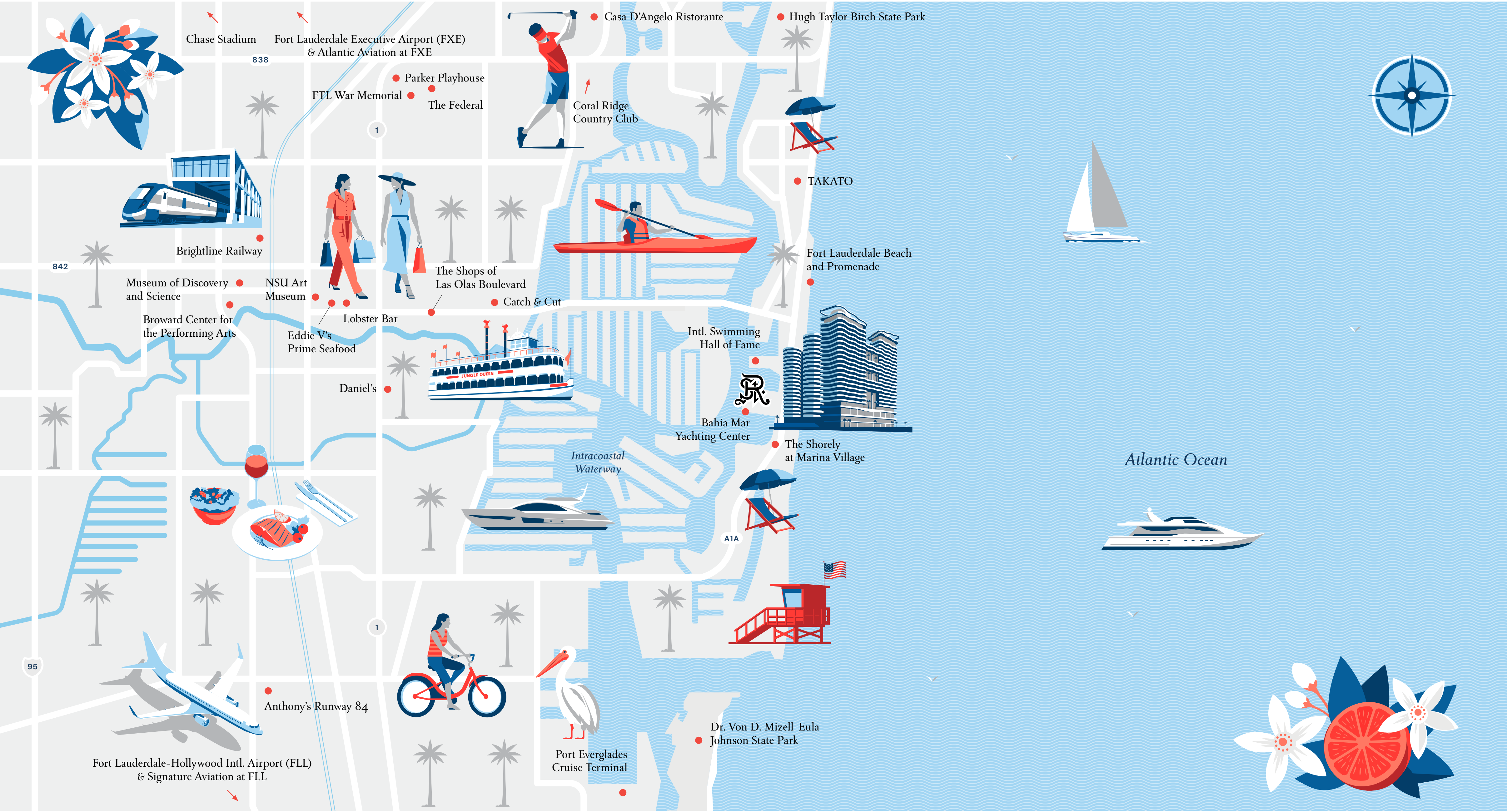
*Palm Beach*



*Brightline Station*









# The Residences



# The Residences 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 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



*Arrival*

ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS AND LANDMARKS MODIFIED OR OMITTED.



Grand Lobby













# The Residences Features

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- ♦ 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





*Residence Terrace*



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*Residence Terrace at Dusk*



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Great Room





*Gourmet Kitchen*





*Gourmet Kitchen/Dining*





*Indoor/Outdoor Living*



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS AND LANDMARKS MODIFIED OR OMITTED.



*Primary Bedroom*



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS AND LANDMARKS MODIFIED OR OMITTED.



*Primary Bathroom*





# The Residences Floor Plans



TOWER 1

RESIDENCE 01

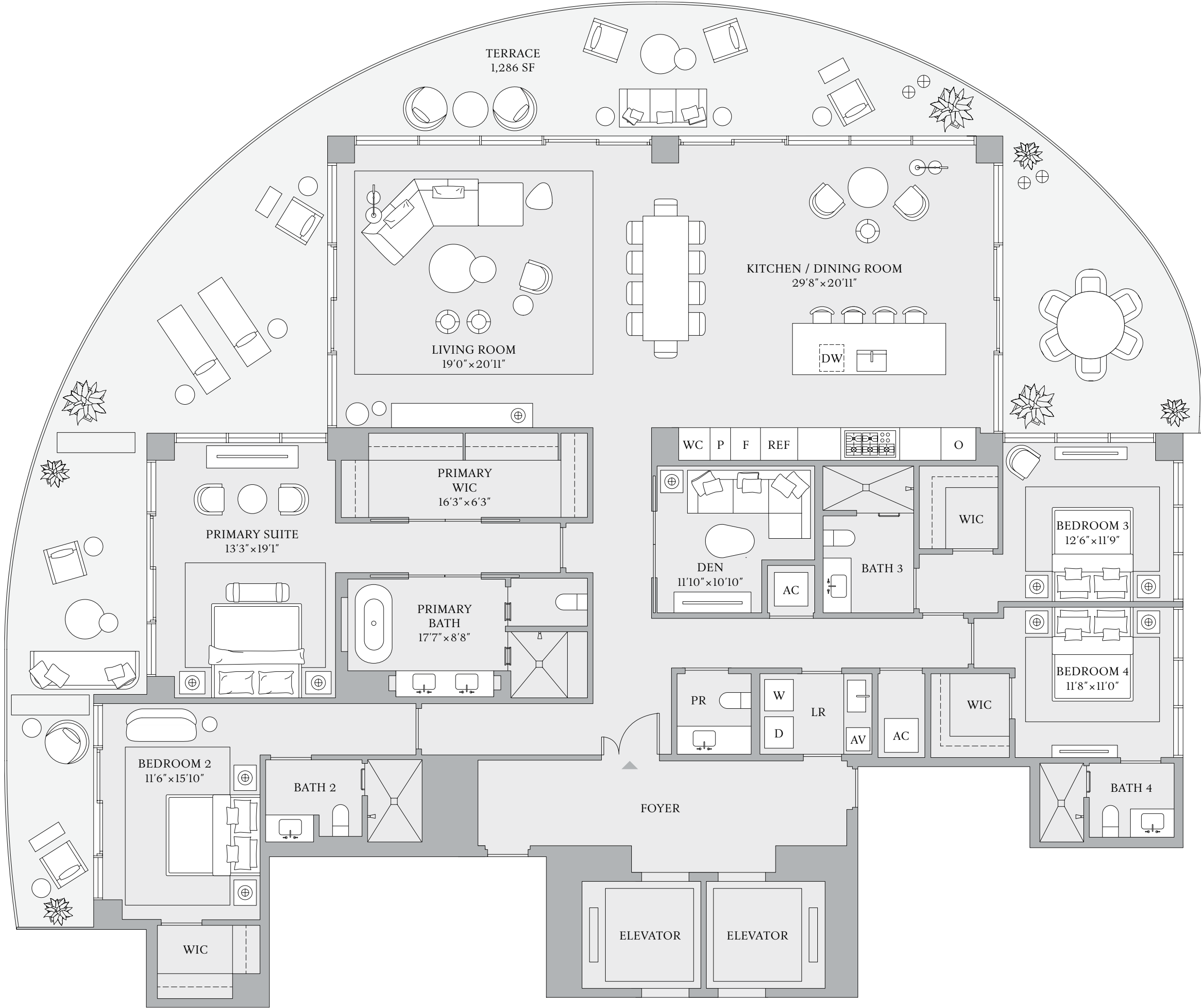
FLOORS 3–23

4 BEDROOMS  
4 BATHROOMS  
POWDER ROOM  
DEN

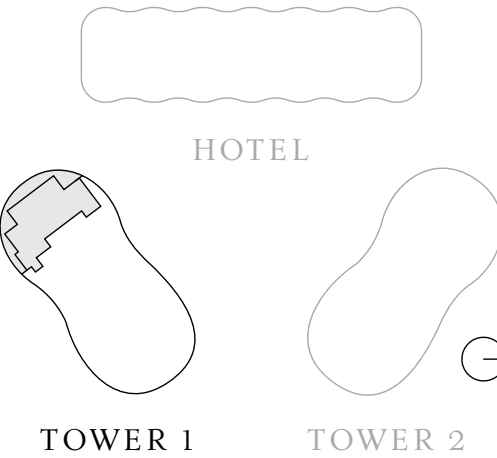
INTERIOR  
3,550 SF | 330 SQM

EXTERIOR  
1,286 SF | 119 SQM

TOTAL  
4,836 SF | 449 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

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. The St. Regis Residences Bahia Mar, Fort Lauderdale, referred to for ease of reference as 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." 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. Ⓐ

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TOWER 1

RESIDENCE 02

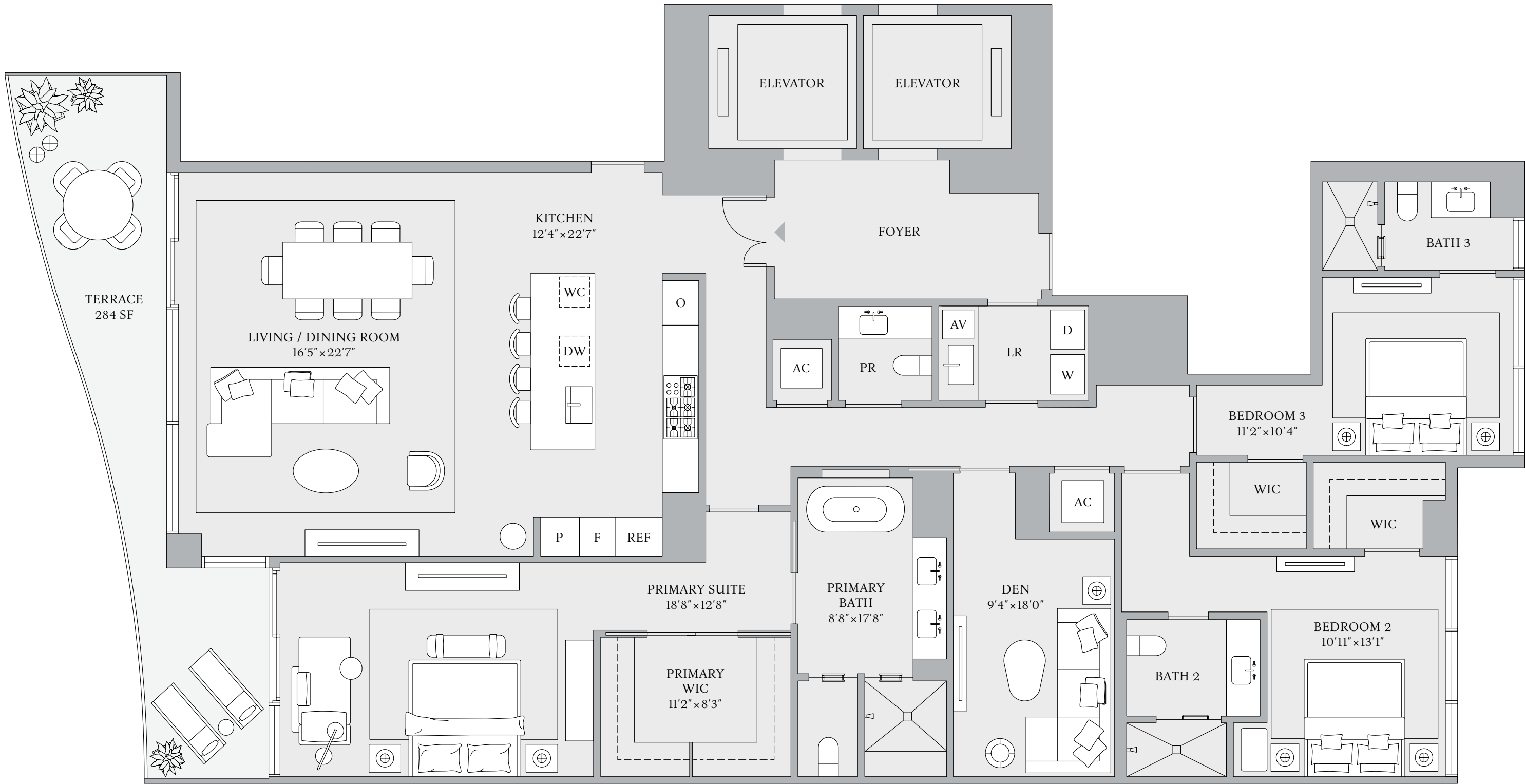
FLOORS 3–23

3 BEDROOMS  
3 BATHROOMS  
POWDER ROOM  
DEN

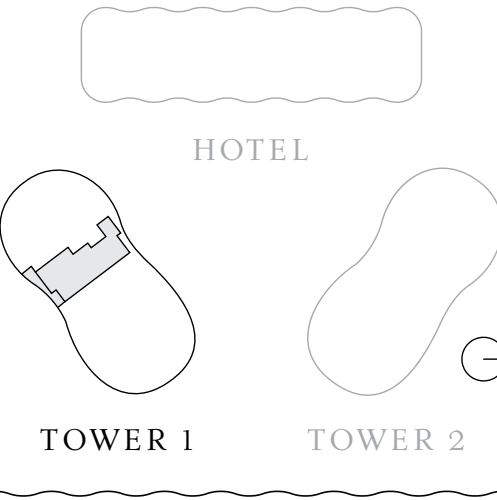
INTERIOR  
2,611 SF | 242 SQM

EXTERIOR  
284 SF | 26 SQM

TOTAL  
2,895 SF | 268 SQM



INTRACOASTAL WATERWAY



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TOWER 1

RESIDENCE 03

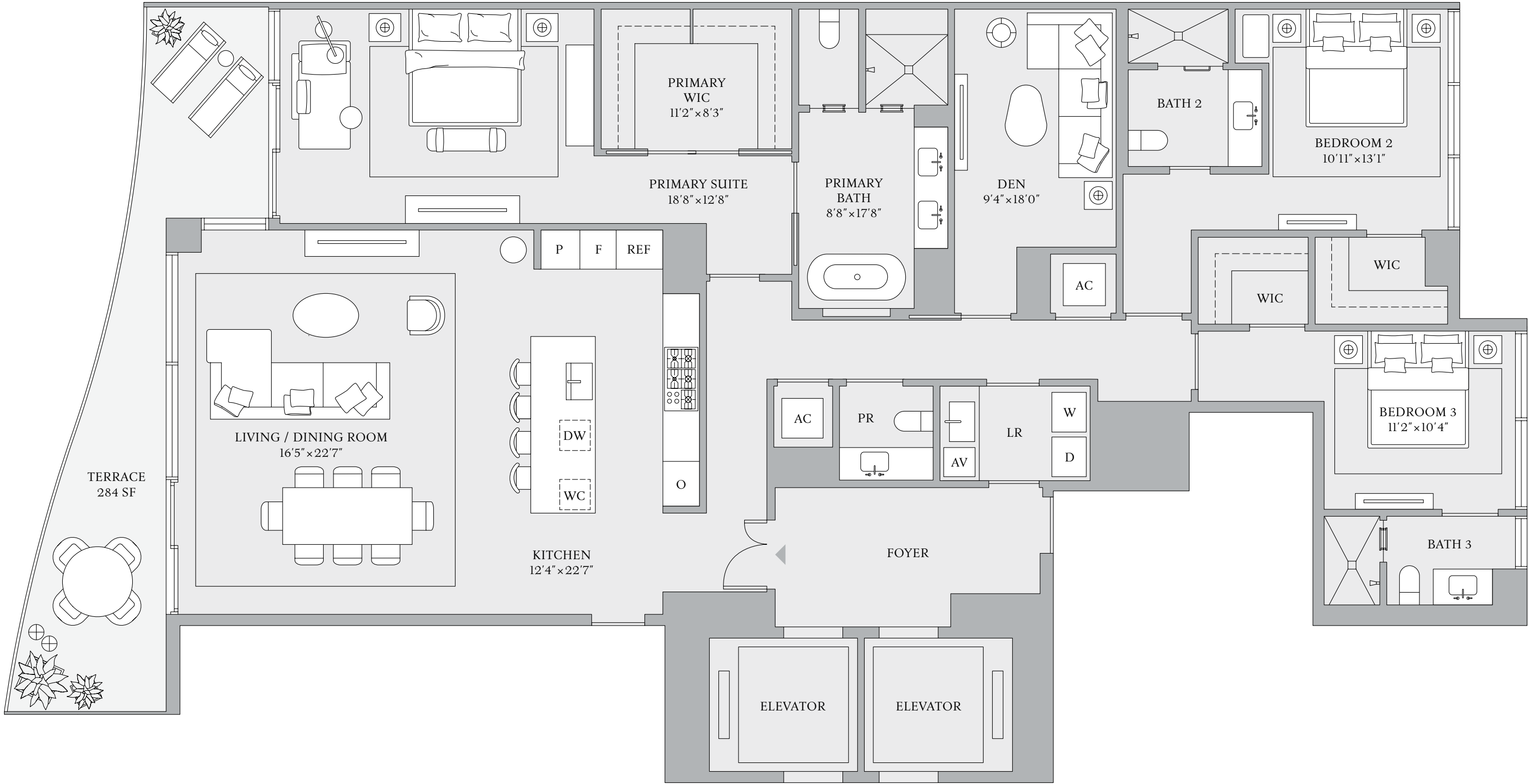
FLOORS 3–23

3 BEDROOMS  
3 BATHROOMS  
POWDER ROOM  
DEN

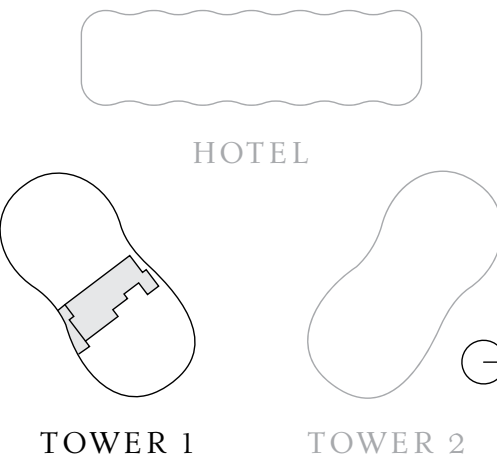
INTERIOR  
2,611 SF | 242 SQM

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TOWER 1

RESIDENCE 04

FLOORS 3–23

4 BEDROOMS  
4 BATHROOMS  
POWDER ROOM

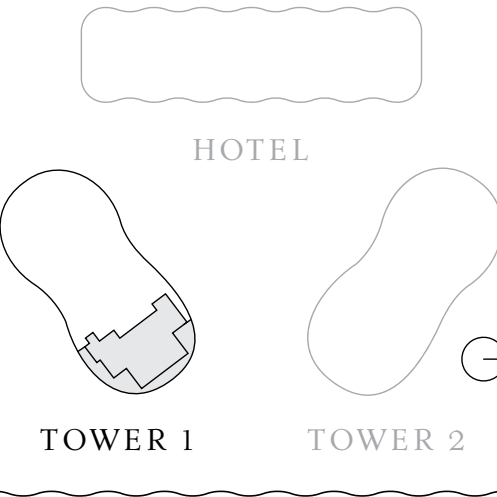
INTERIOR  
3,166 SF | 294 SQM

EXTERIOR  
1,020 SF | 95 SQM

TOTAL  
4,186 SF | 389 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

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# The Resort Collection





# The Resort Collection Overview

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- ♦ 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 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







Primary Bedroom





# The Resort Collection 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

*Primary Bathroom*



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS AND LANDMARKS MODIFIED OR OMITTED.



# The Resort Collection Floor Plans



THE RESORT

COLLECTION

RESIDENCE 07

FLOORS 14–16

1 BEDROOM

1 BATHROOM

POWDER ROOM

INTERIOR

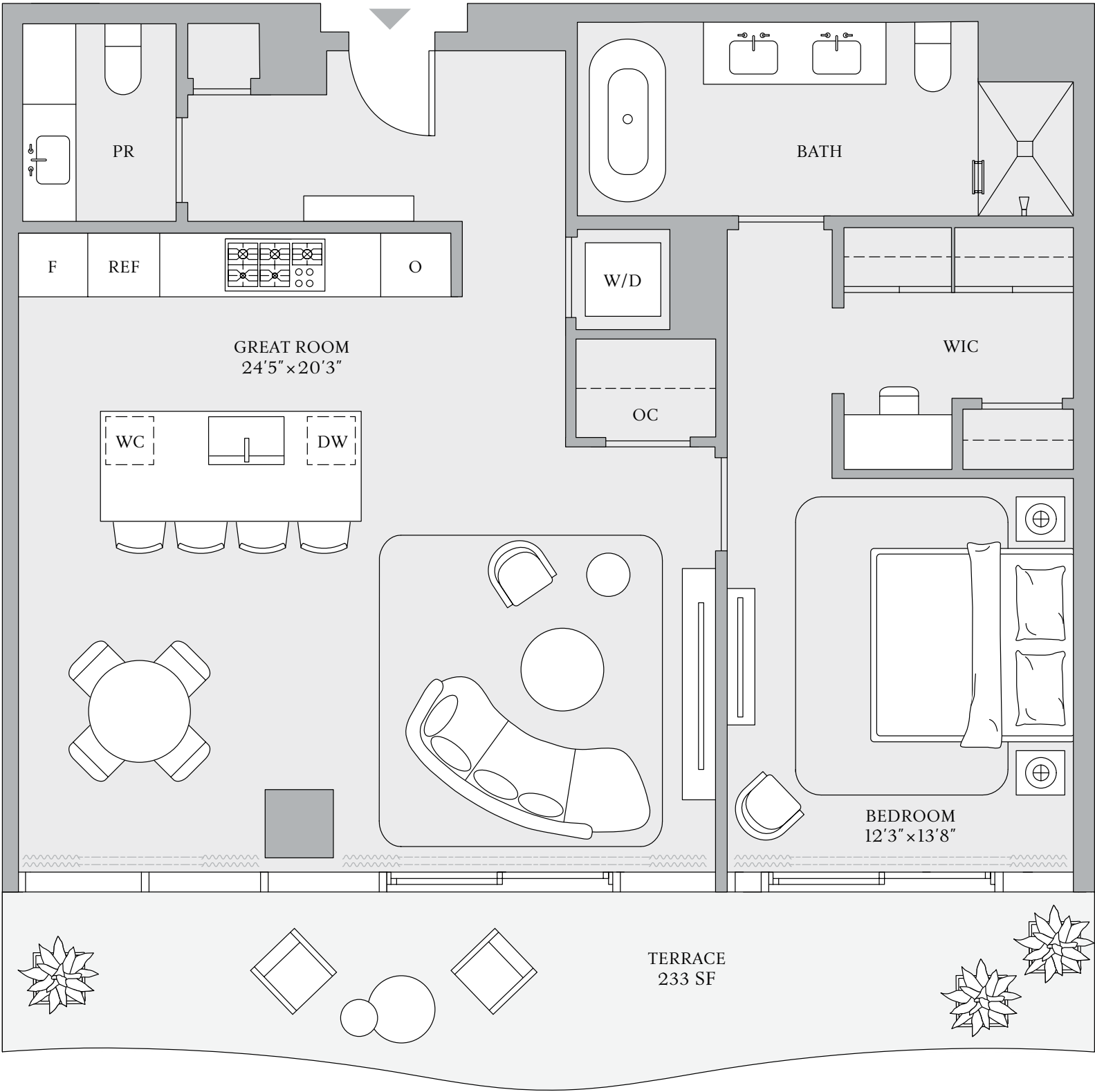
1,160 SF | 108 SQM

EXTERIOR

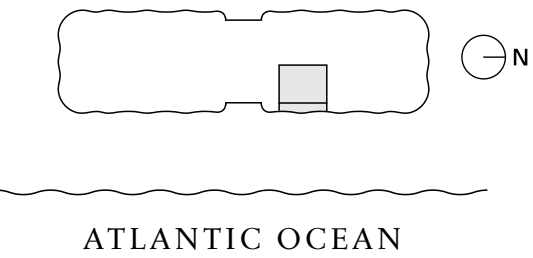
233 SF | 22 SQM

TOTAL

1,393 SF | 130 SQM



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THE RESORT

COLLECTION

RESIDENCE 07

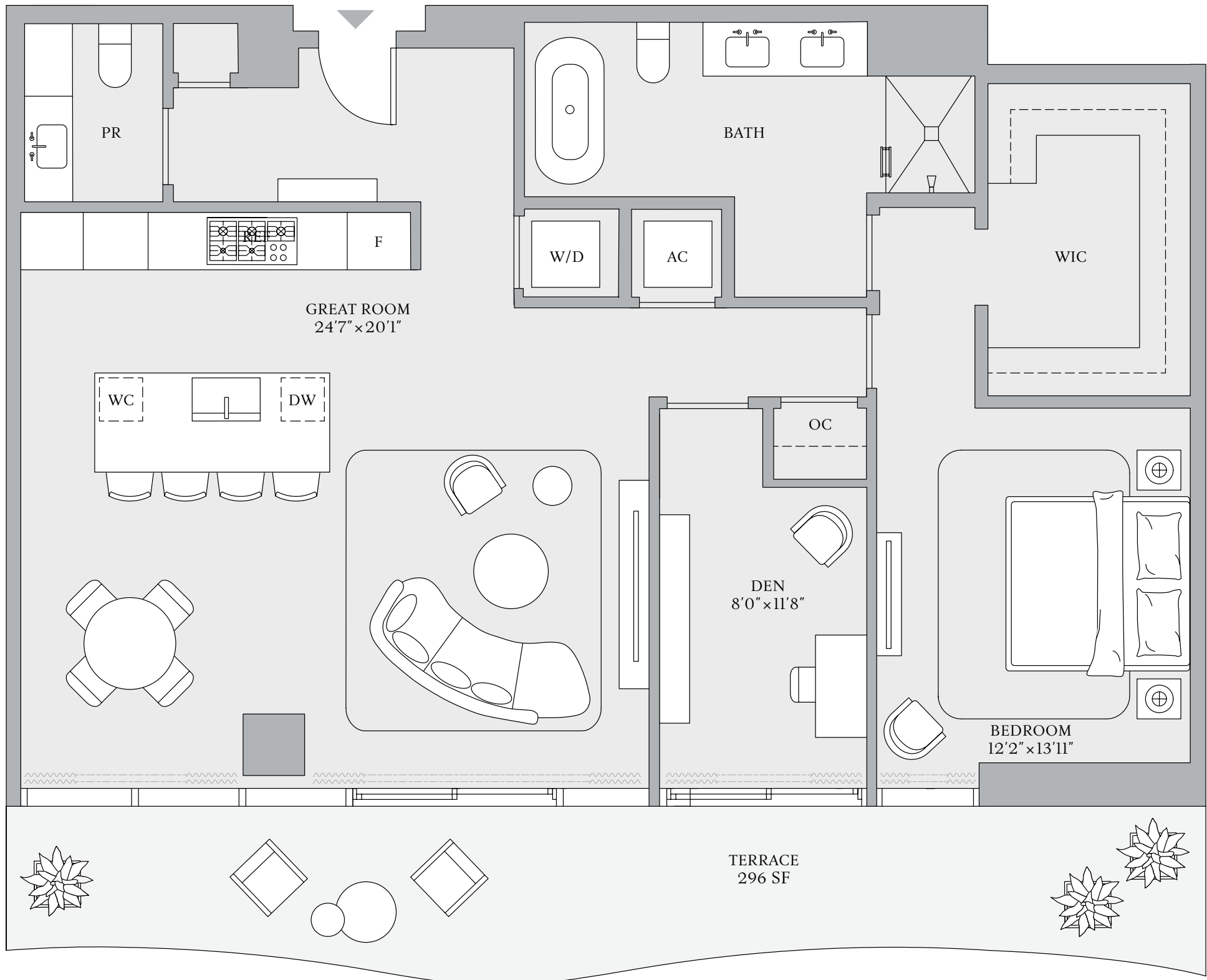
FLOORS 17–18

1 BEDROOM  
1 DEN  
1 BATHROOM  
POWDER ROOM

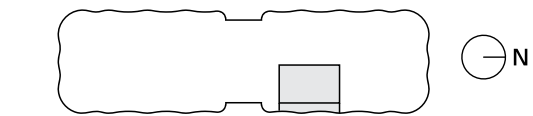
INTERIOR  
1,413 SF | 131 SQM

EXTERIOR  
296 SF | 27 SQM

TOTAL  
1,709 SF | 158 SQM



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RESIDENCE 09

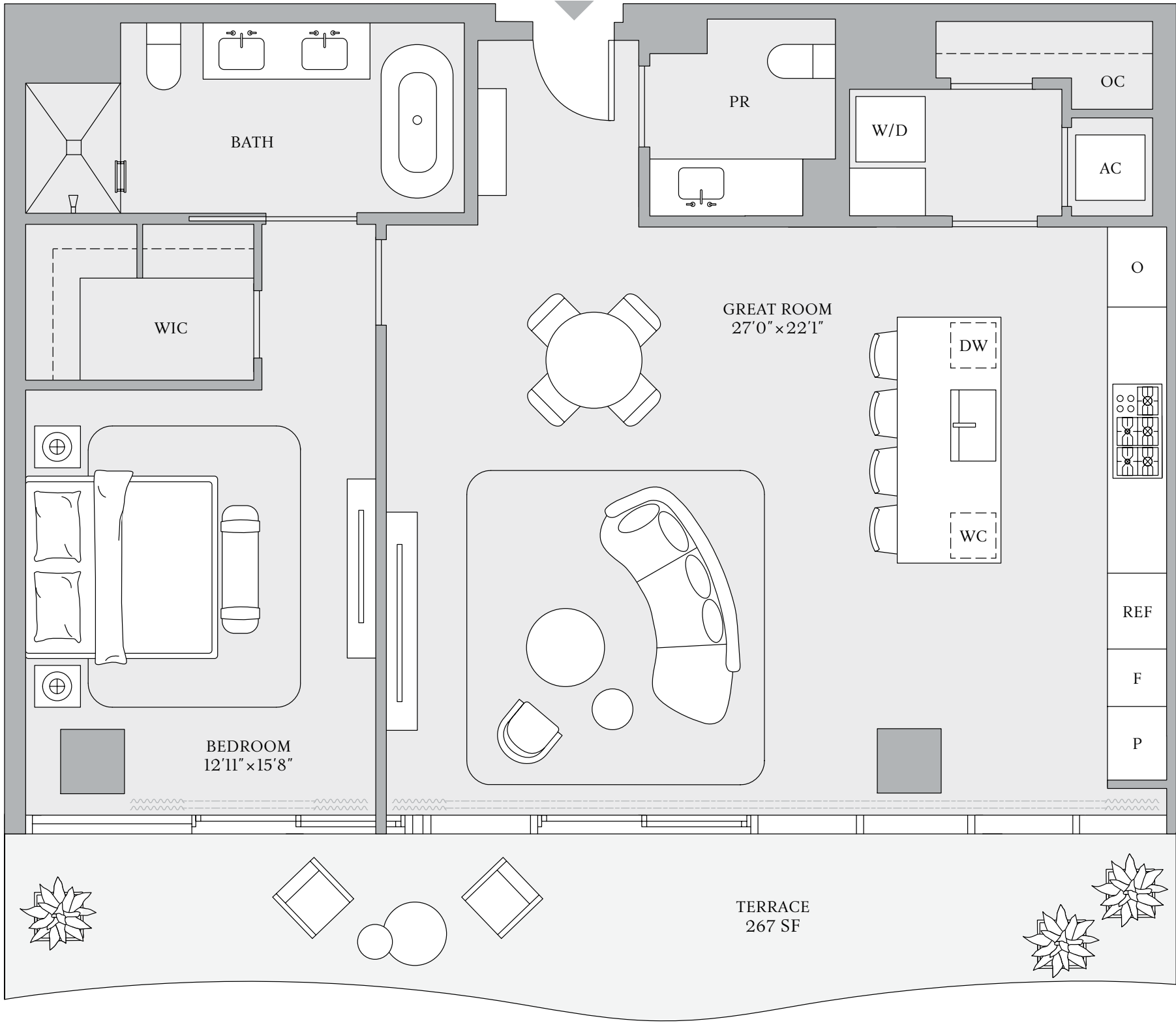
FLOORS 14–18

1 BEDROOM  
1 BATHROOM  
POWDER ROOM

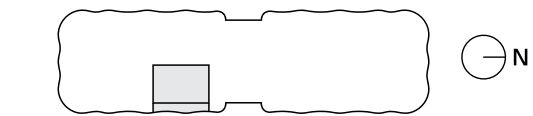
INTERIOR  
1,343 SF | 125 SQM

EXTERIOR  
267 SF | 25 SQM

TOTAL  
1,610 SF | 150 SQM



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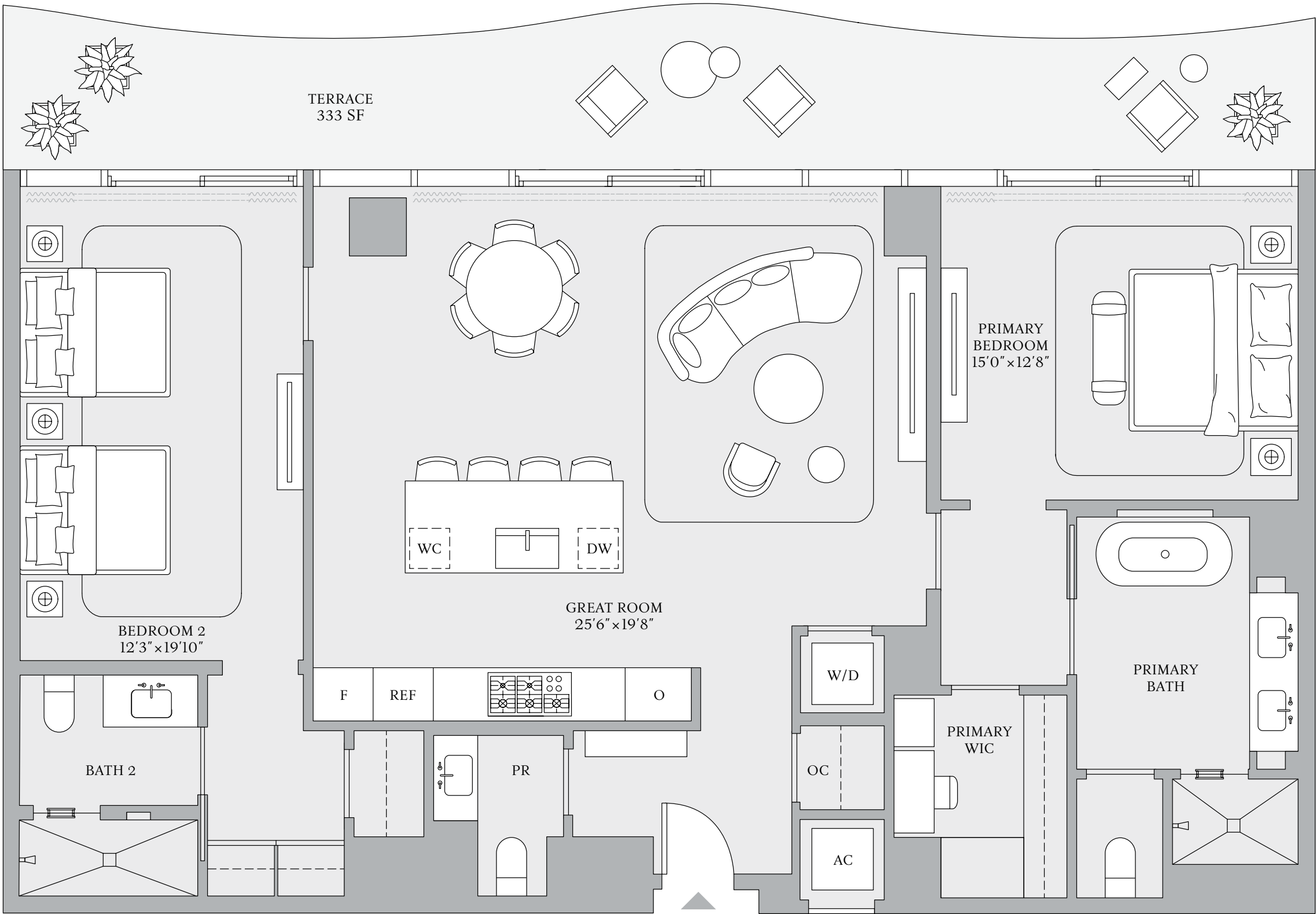
RESIDENCES 02  
FLOORS 14–18

2 BEDROOMS  
2 BATHROOMS  
POWDER ROOM

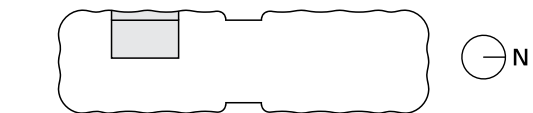
INTERIOR  
1,647 SF | 153 SQM

EXTERIOR  
333 SF | 31 SQM

TOTAL  
1,980 SF | 184 SQM



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RESIDENCES 05

FLOORS 14–18

2 BEDROOMS

2 BATHROOMS

POWDER ROOM

INTERIOR

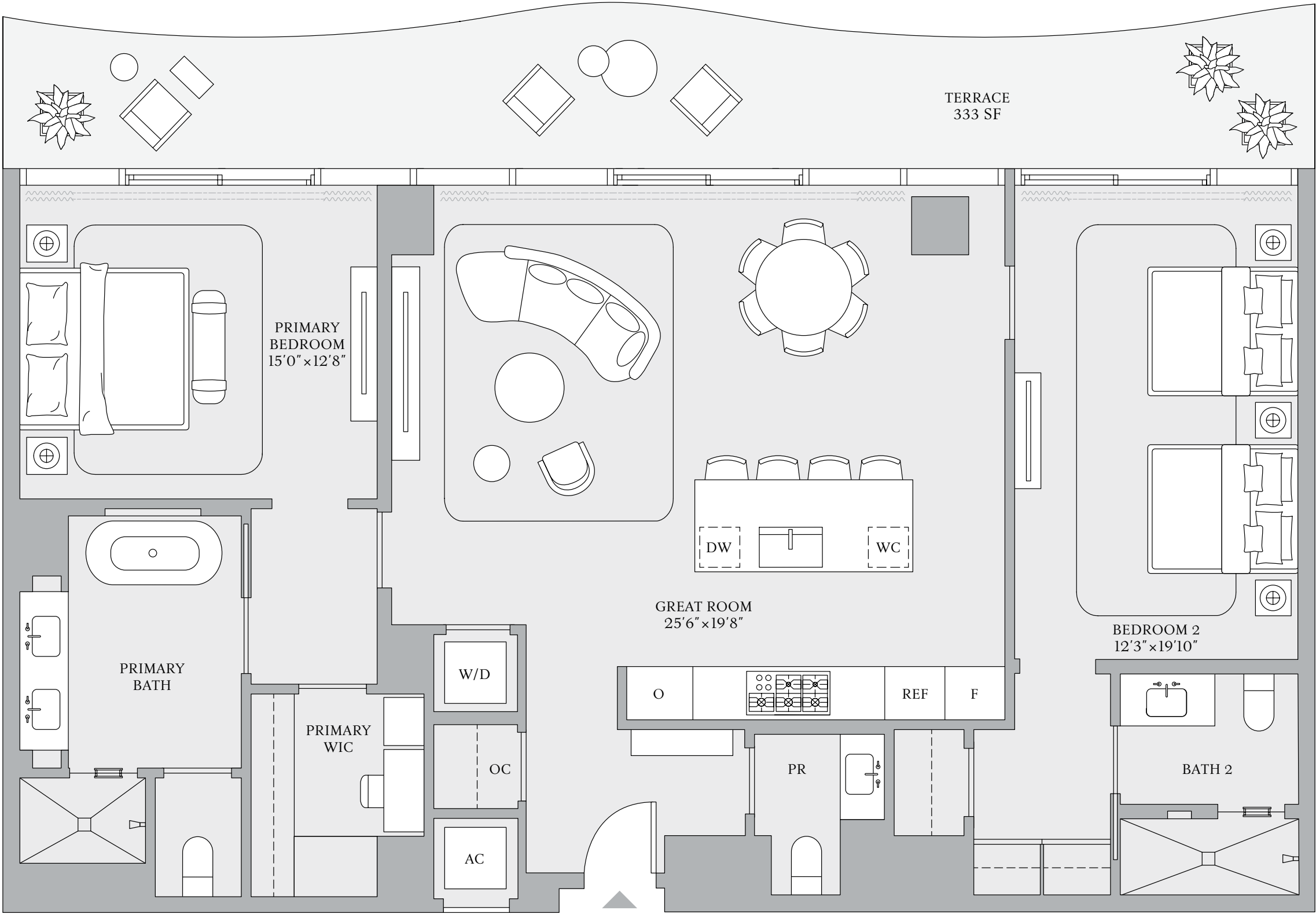
1,647 SF | 153 SQM

EXTERIOR

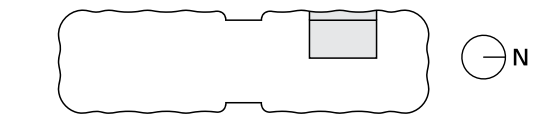
333 SF | 31 SQM

TOTAL

1,980 SF | 184 SQM



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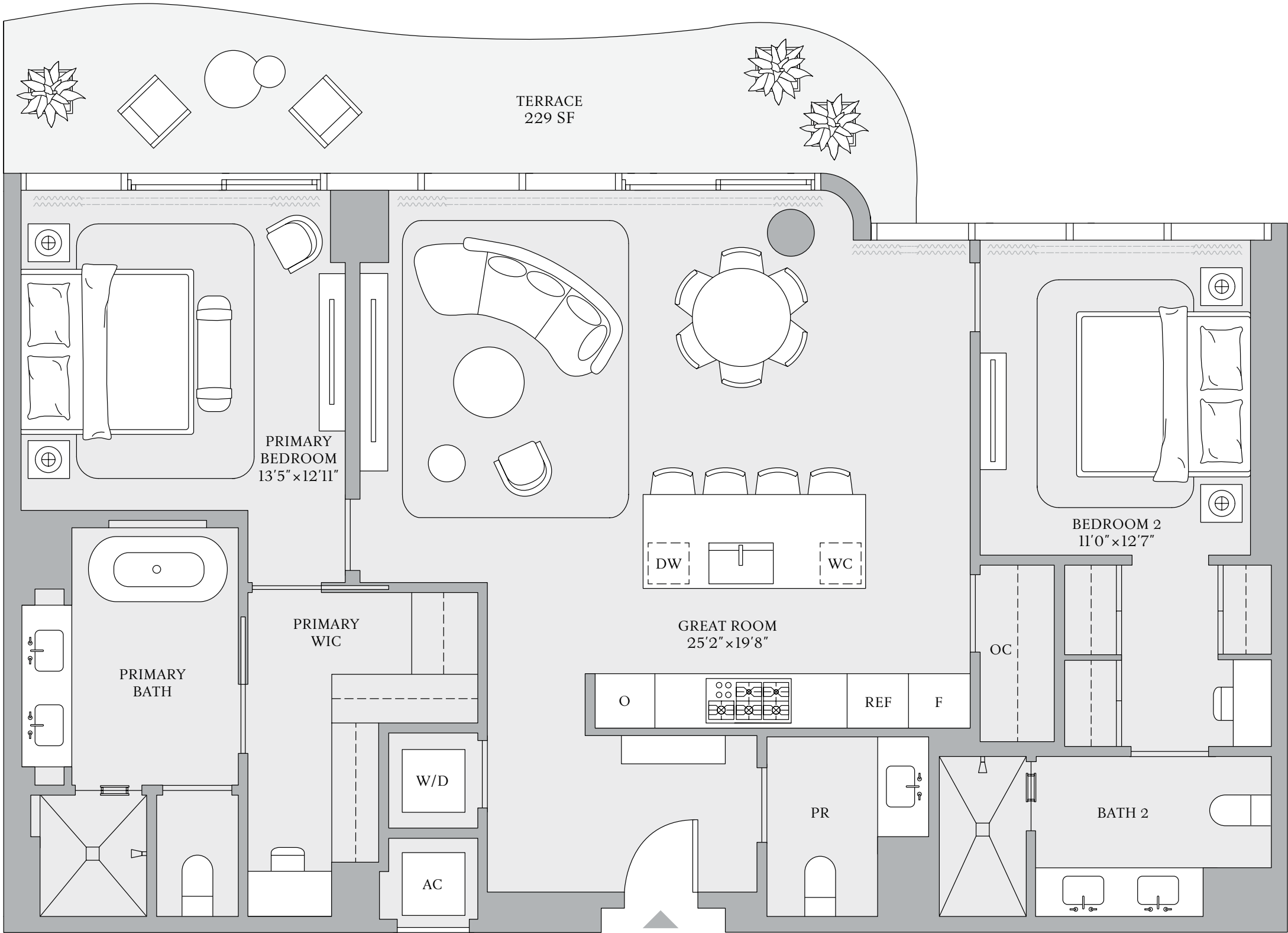
RESIDENCES 03  
FLOORS 15, 16

2 BEDROOMS  
2 BATHROOMS  
POWDER ROOM

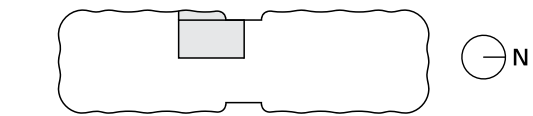
INTERIOR  
1,551 SF | 144 SQM

EXTERIOR  
229 SF | 21 SQM

TOTAL  
1,780 SF | 165 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

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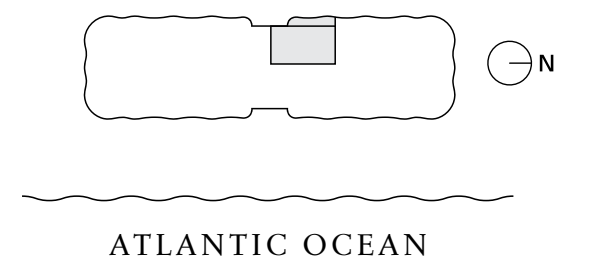


THE RESORT  
COLLECTION

2 BEDROOMS  
2 BATHROOMS  
POWDER ROOM

EXTERIOR  
229 SF | 21 SQM

TOTAL  
1,780 SF | 165 SQM



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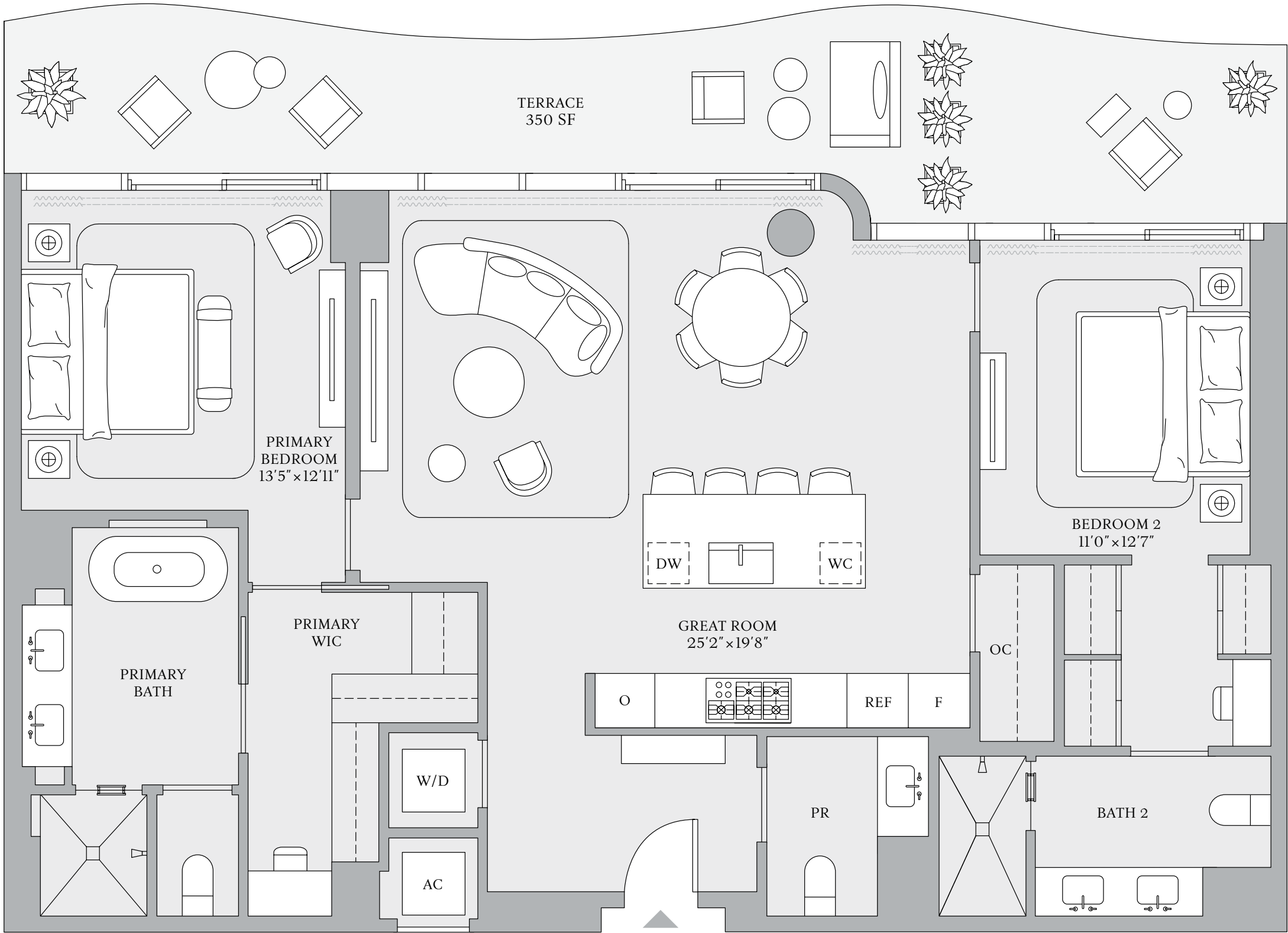
RESIDENCES 03  
FLOORS 14, 17, 18

2 BEDROOMS  
2 BATHROOMS  
POWDER ROOM

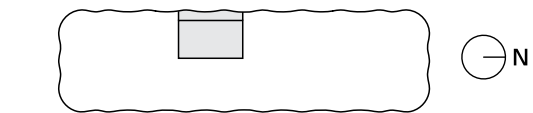
INTERIOR  
1,551 SF | 144 SQM

EXTERIOR  
350 SF | 33 SQM

TOTAL  
1,901 SF | 177 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

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THE RESORT

COLLECTION

RESIDENCES 04

FLOORS 14, 17, 18

2 BEDROOMS

2 BATHROOMS

POWDER ROOM

INTERIOR

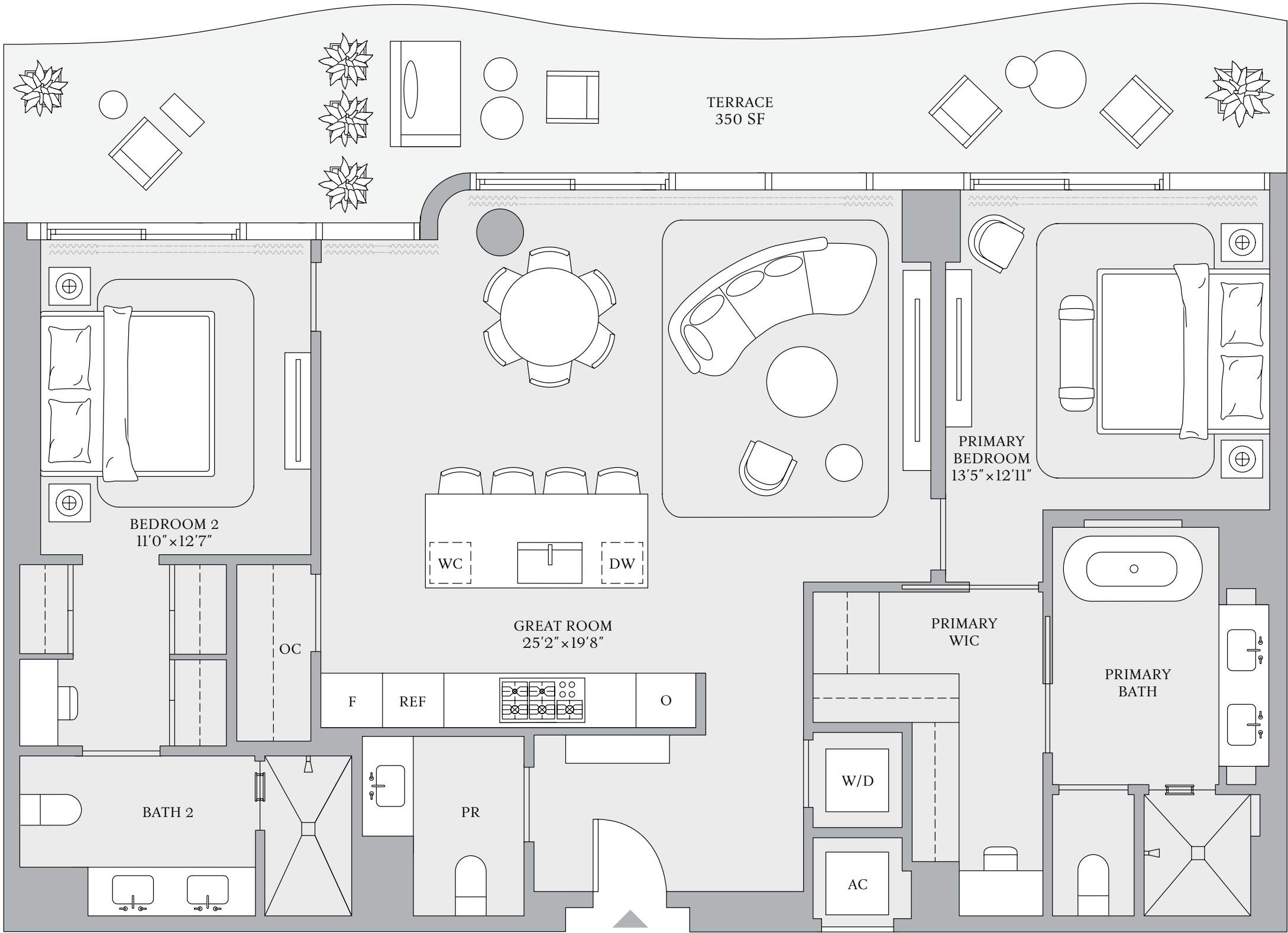
1,551 SF | 144 SQM

EXTERIOR

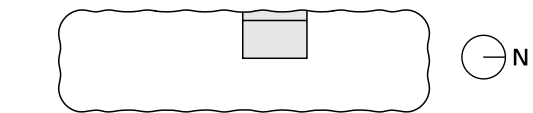
350 SF | 33 SQM

TOTAL

1,901 SF | 177 SQM



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RESIDENCE 08

FLOORS 15, 16

2 BEDROOMS

2 BATHROOMS

POWDER ROOM

INTERIOR

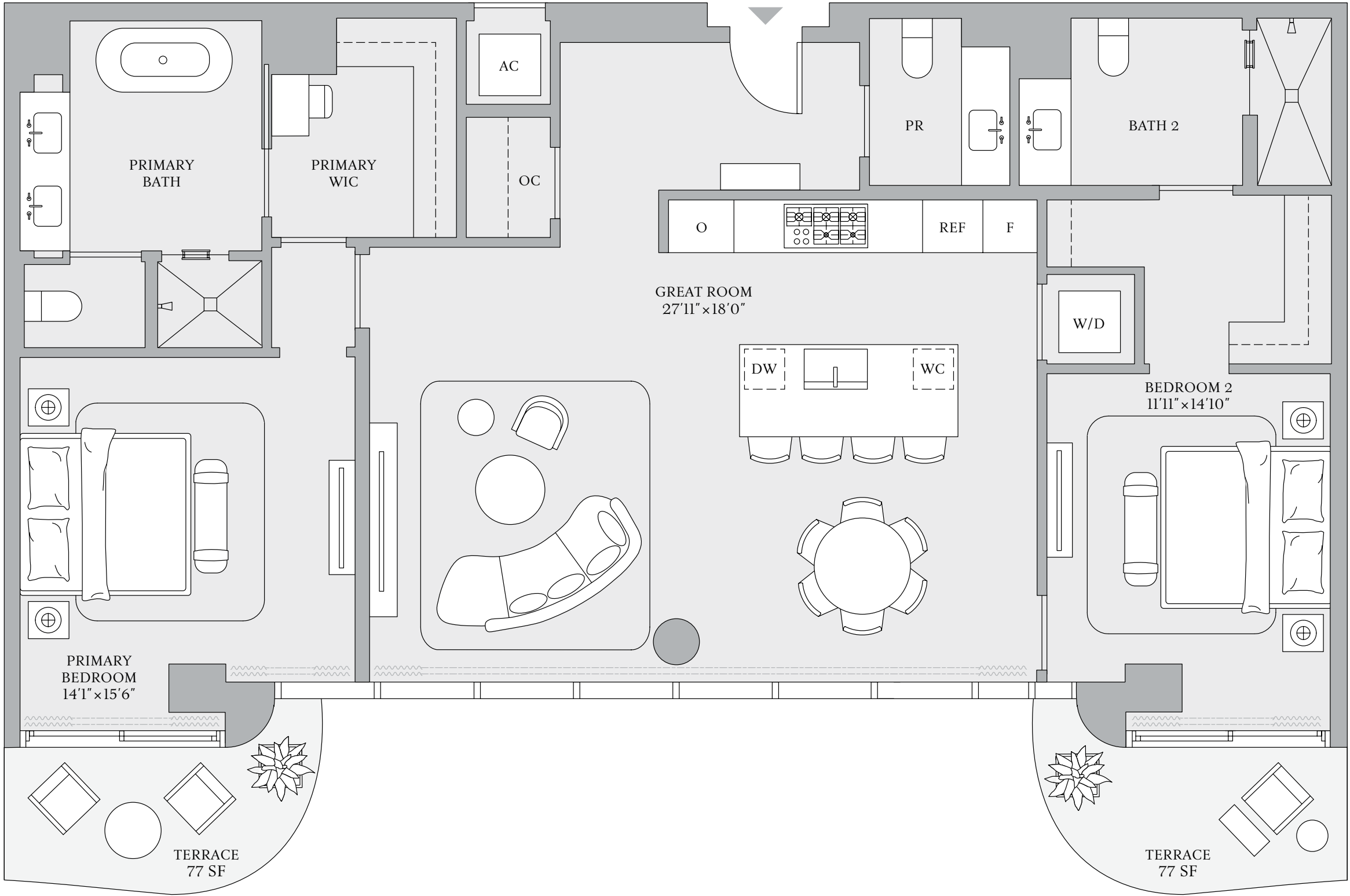
1,627 SF | 151 SQM

EXTERIOR

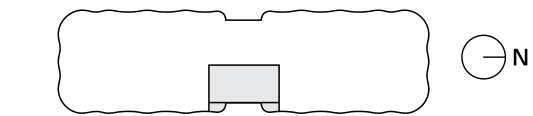
154 SF | 14 SQM

TOTAL

1,781 SF | 165 SQM



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RESIDENCE 08

FLOORS 14, 17, 18

2 BEDROOMS

2 BATHROOMS

POWDER ROOM

INTERIOR

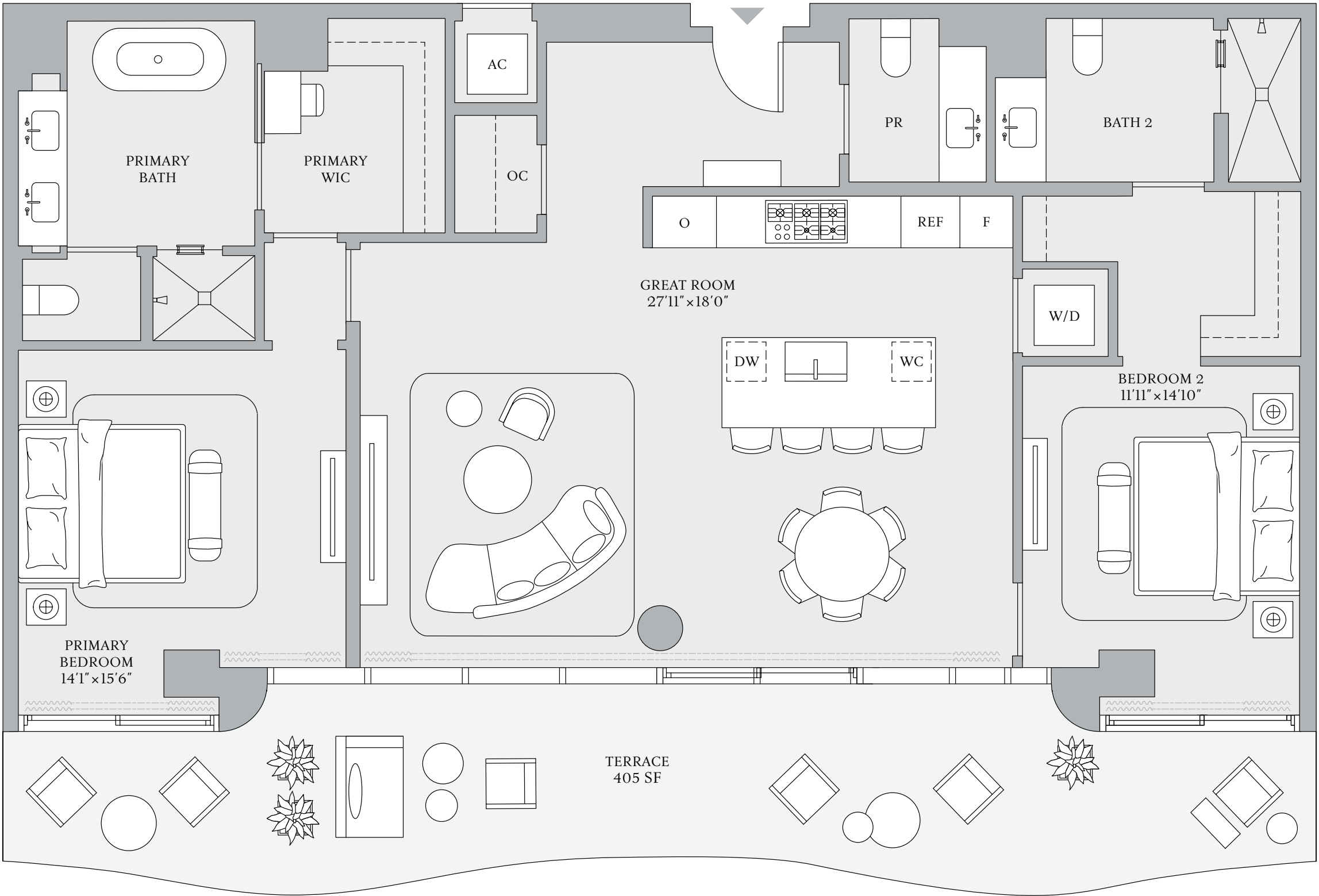
1,627 SF | 151 SQM

EXTERIOR

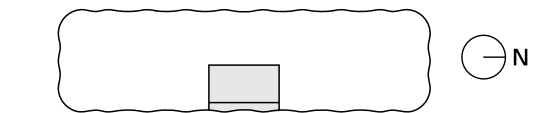
405 SF | 38 SQM

TOTAL

2,032 SF | 189 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

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# THE RESORT COLLECTION

RESIDENCE 07  
FLOOR 19

2 BEDROOMS  
2 BATHROOMS  
POWDER ROOM

INTERIOR  
1,737 SF | 161 SQM

EXTERIOR  
916 SF | 85 SQM

TOTAL  
2,653 SF | 246 SQM



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RESIDENCE 07

FLOORS 20–24

2 BEDROOMS

2 BATHROOMS

POWDER ROOM

INTERIOR

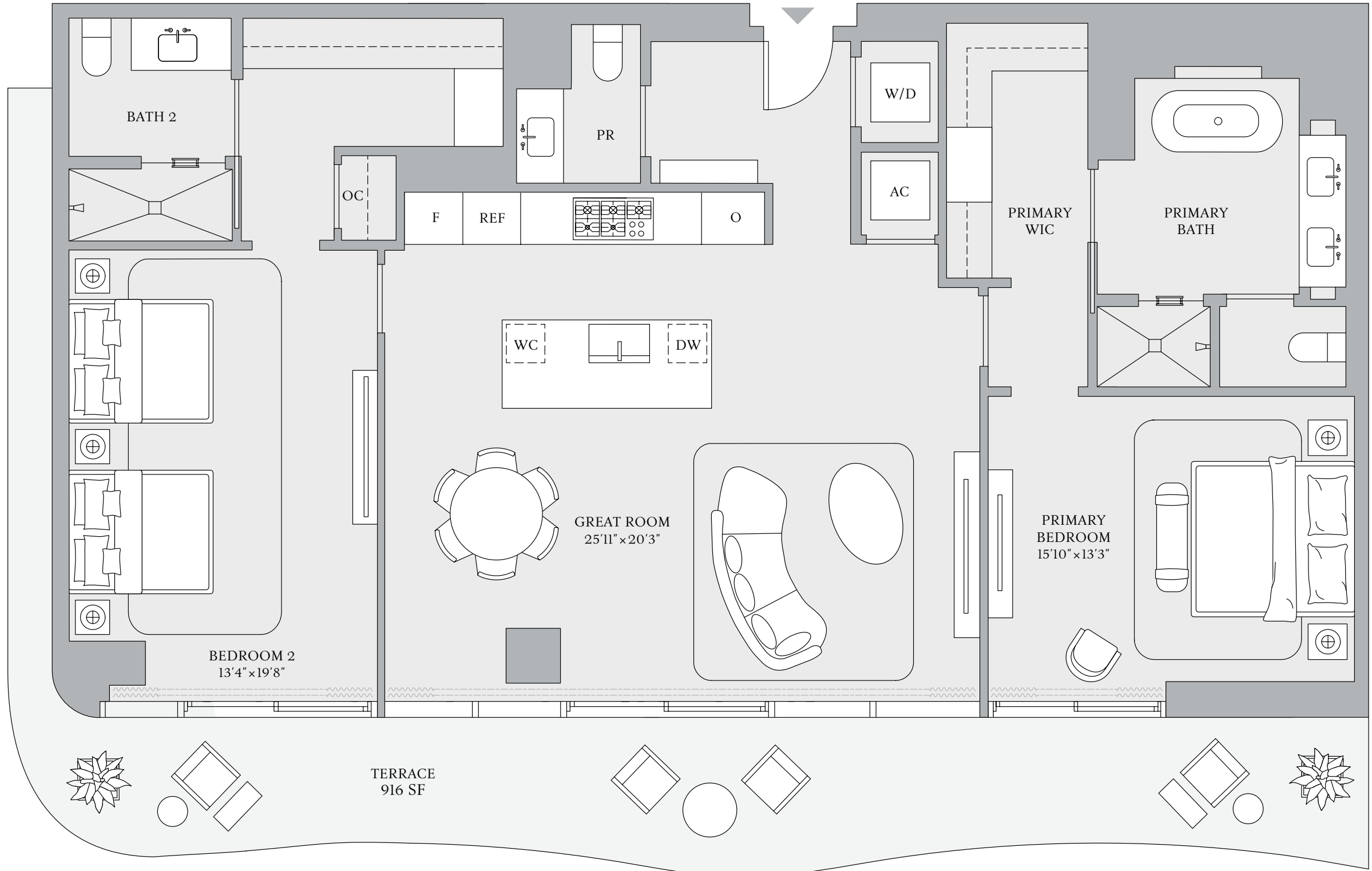
1,737 SF | 161 SQM

EXTERIOR

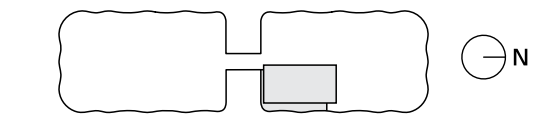
370 SF | 34 SQM

TOTAL

2,107 SF | 195 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

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RESIDENCE 09

FLOOR 19

2 BEDROOMS

2 BATHROOMS

POWDER ROOM

INTERIOR

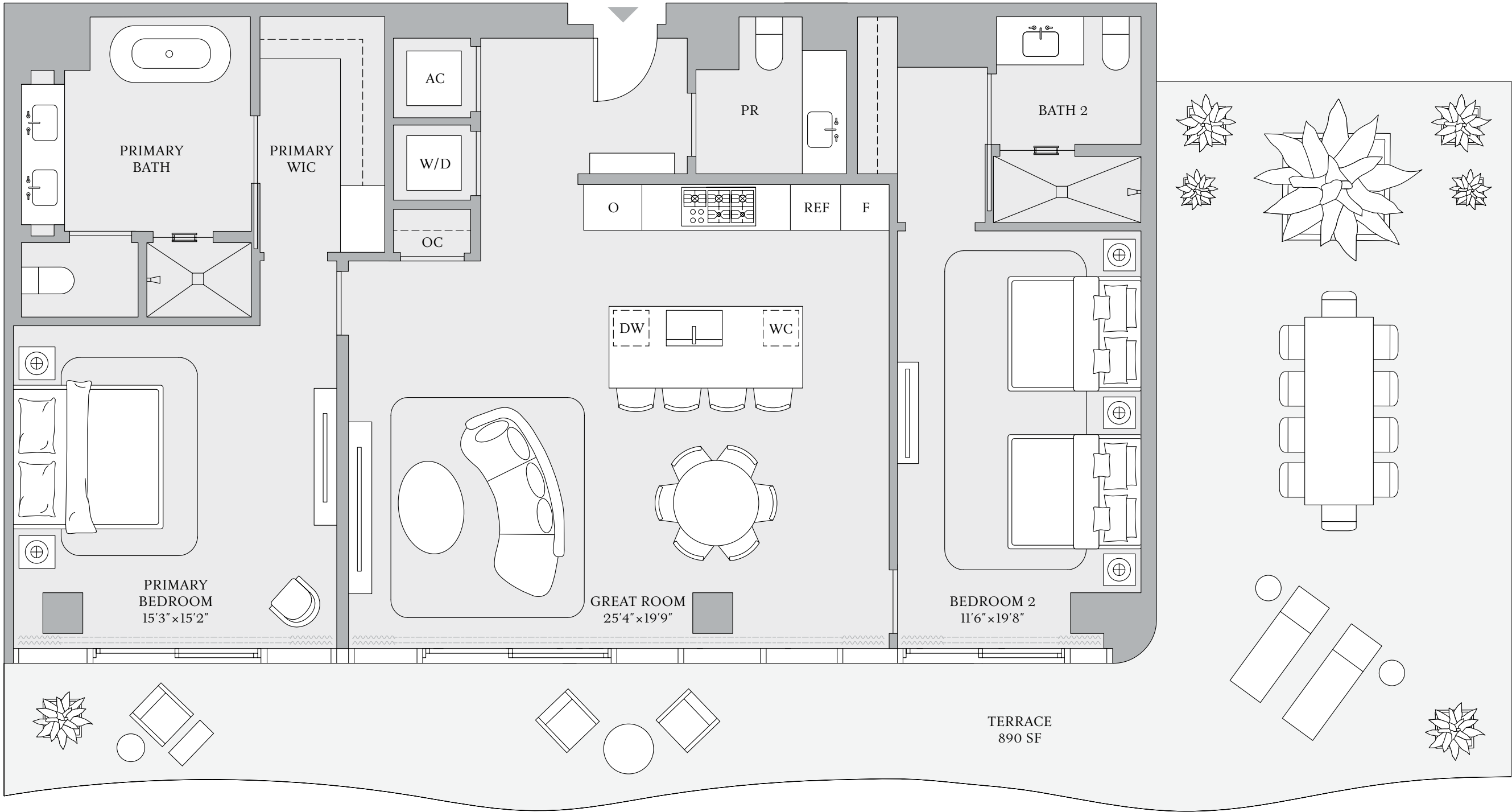
1,678 SF | 156 SQM

EXTERIOR

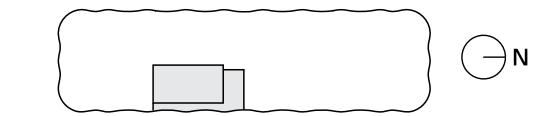
890 SF | 83 SQM

TOTAL

2,568 SF | 239 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

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THE RESORT

COLLECTION

RESIDENCE 09

FLOORS 20–24

2 BEDROOMS

2 BATHROOMS

POWDER ROOM

INTERIOR

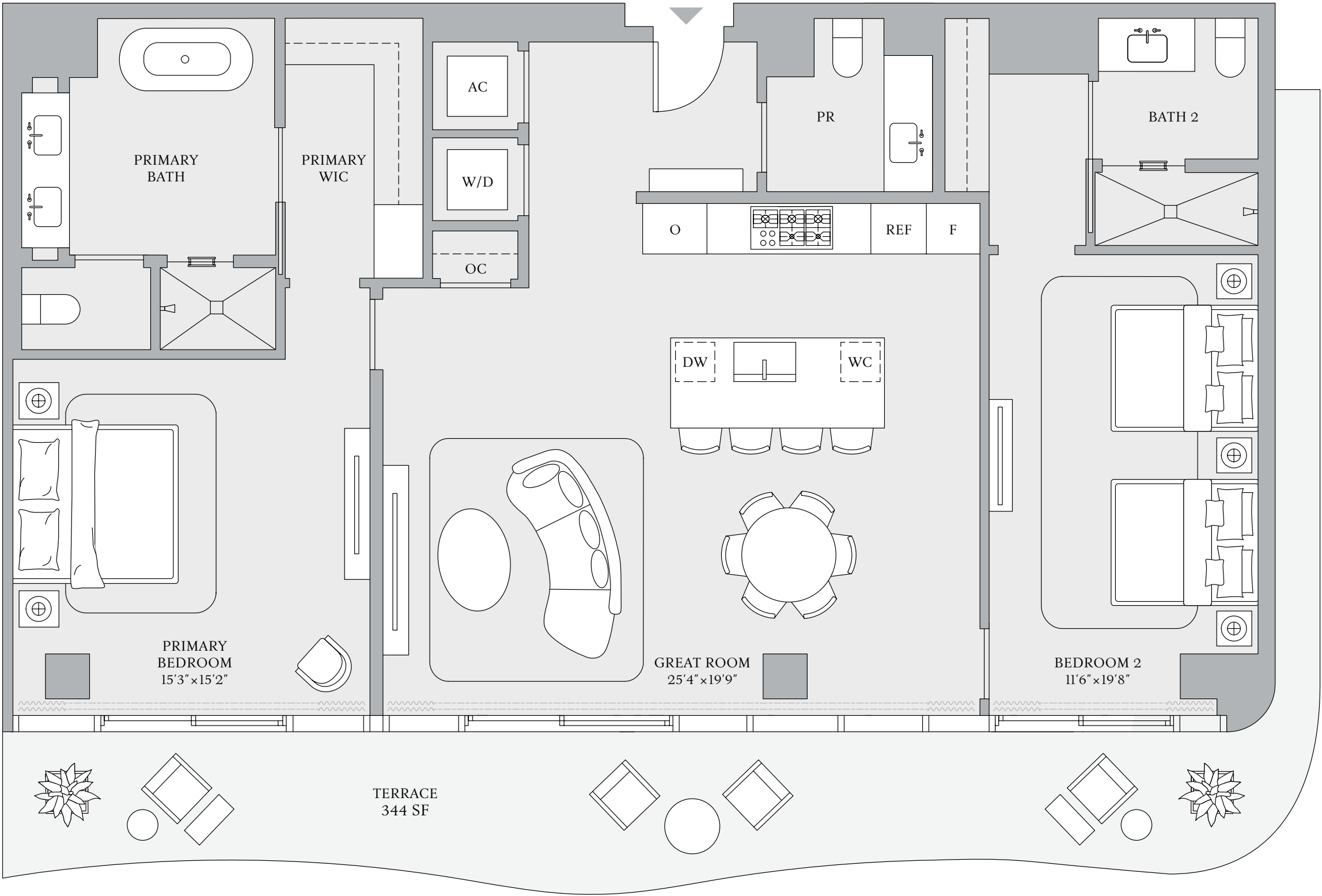
1,678 SF | 156 SQM

EXTERIOR

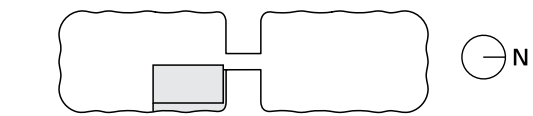
344 SF | 32 SQM

TOTAL

2,022 SF | 188 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

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RESIDENCE 02

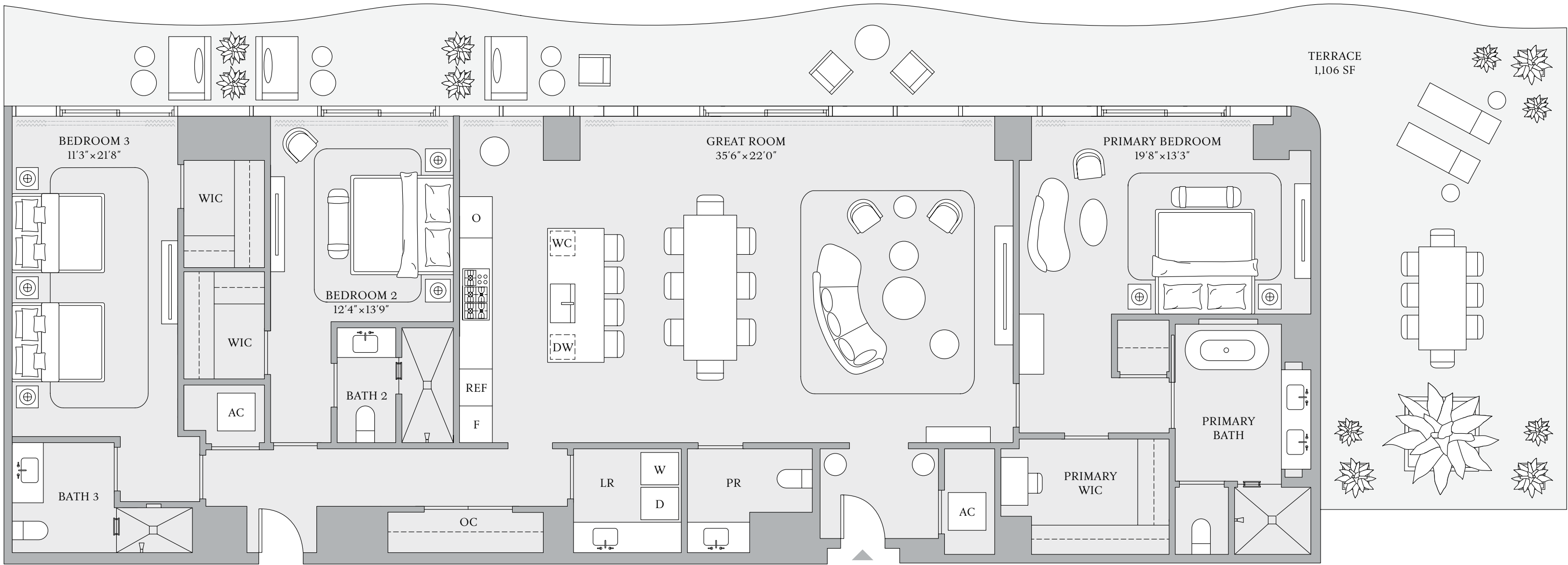
FLOOR 19

3 BEDROOMS  
3 BATHROOMS  
POWDER ROOM

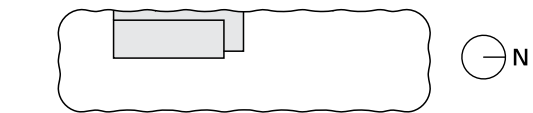
INTERIOR  
2,718 SF | 253 SQM

EXTERIOR  
1,106 SF | 103 SQM

TOTAL  
3,824 SF | 356 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

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THE RESORT

COLLECTION

RESIDENCE 05

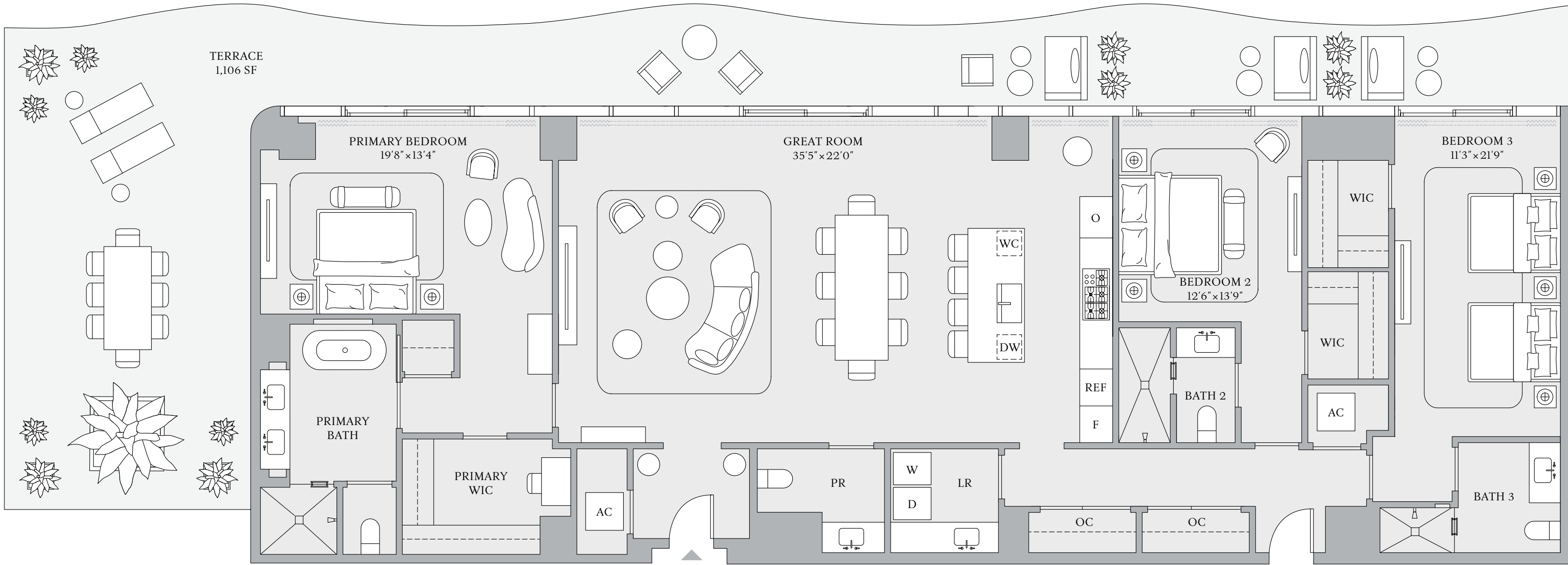
FLOOR 19

3 BEDROOMS  
3 BATHROOMS  
POWDER ROOM

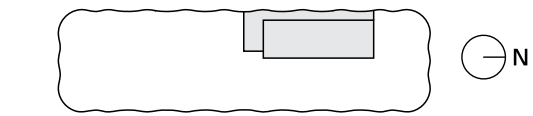
INTERIOR  
2,737 SF | 254 SQM

EXTERIOR  
1,106 SF | 103 SQM

TOTAL  
3,843 SF | 357 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

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RESIDENCE 02

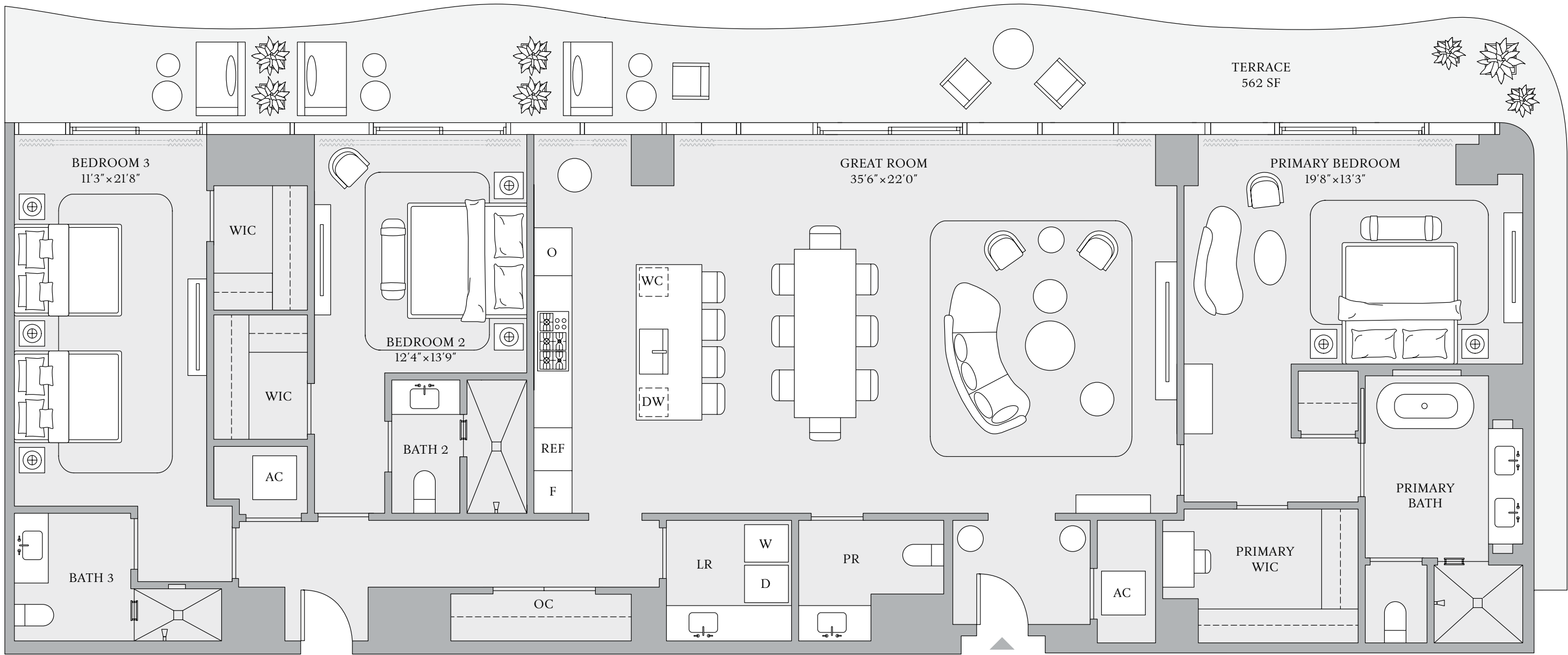
FLOORS 20–23

3 BEDROOMS  
3 BATHROOMS  
POWDER ROOM

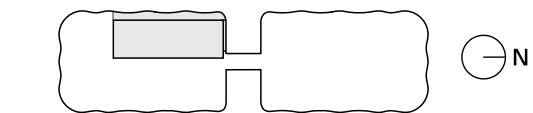
INTERIOR  
2,718 SF | 253 SQM

EXTERIOR  
562 SF | 52 SQM

TOTAL  
3,280 SF | 305 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

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RESIDENCE 05

FLOORS 20–23

3 BEDROOMS

3 BATHROOMS

POWDER ROOM

INTERIOR

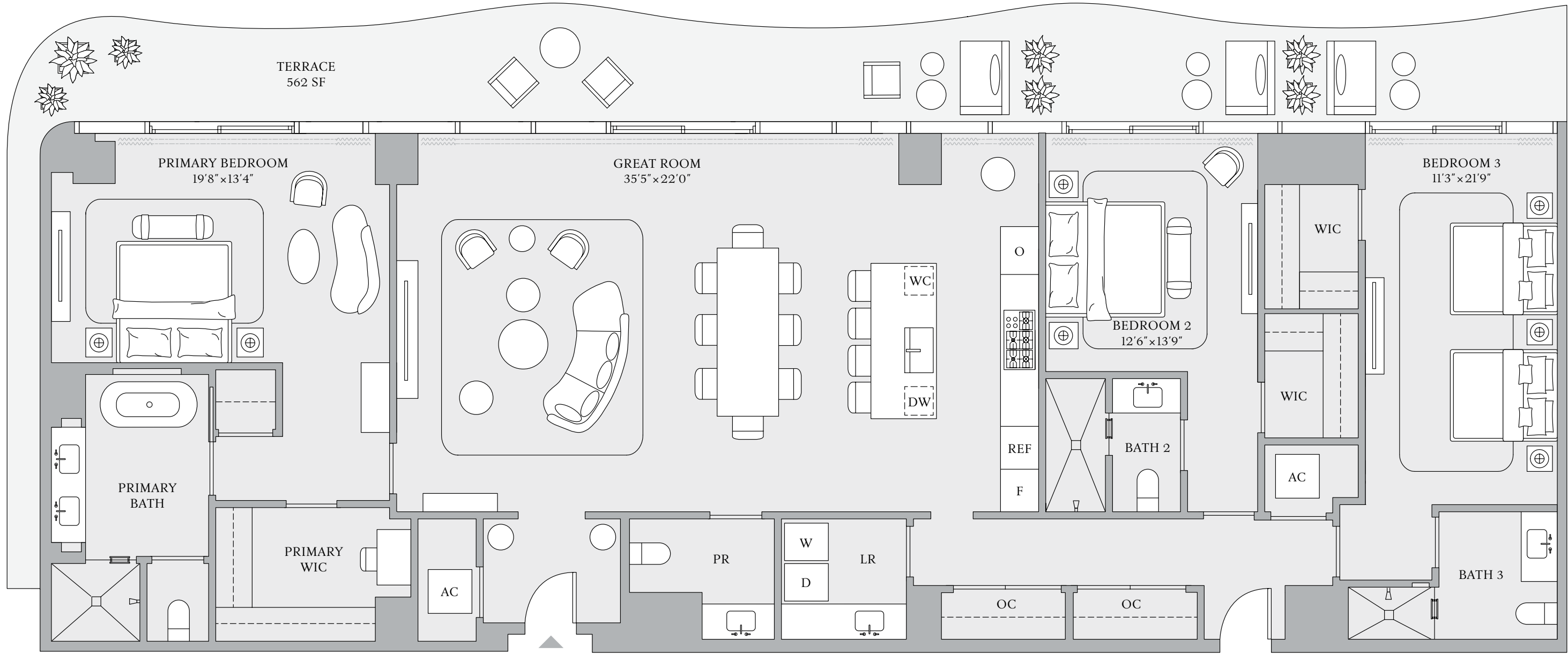
2,737 SF | 254 SQM

EXTERIOR

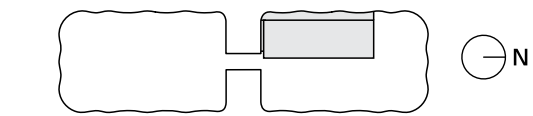
562 SF | 52 SQM

TOTAL

3,299 SF | 306 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

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RESIDENCES 01

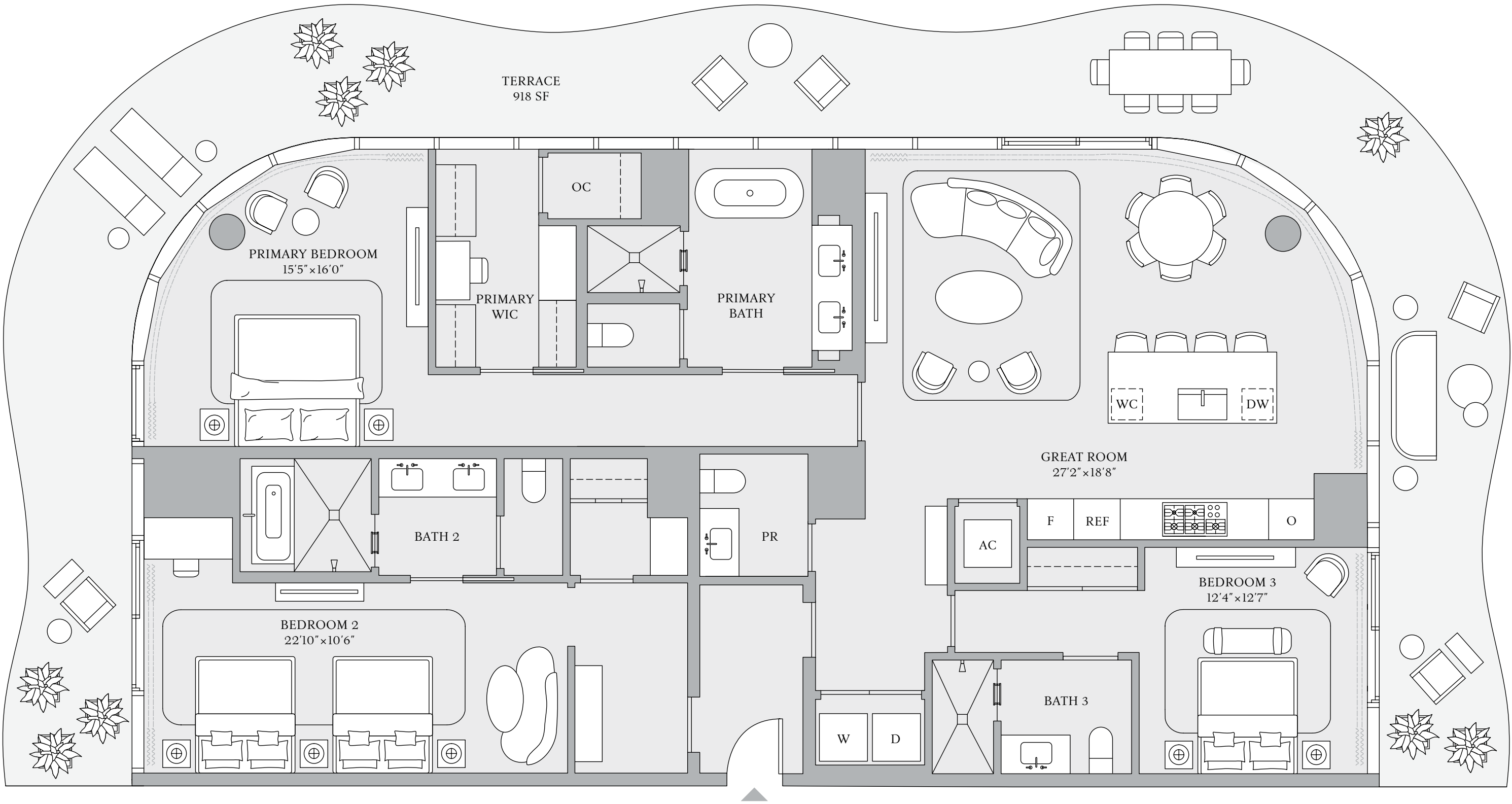
FLOORS 14 – 23

3 BEDROOMS  
3 BATHROOMS  
POWDER ROOM

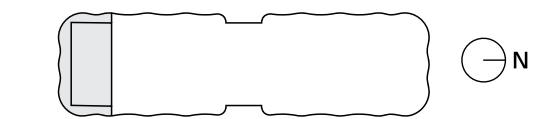
INTERIOR  
2,278 SF | 212 SQM

EXTERIOR  
918 SF | 85 SQM

TOTAL  
3,196 SF | 297 SQM



INTRACOASTAL WATERWAY



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RESIDENCES 06

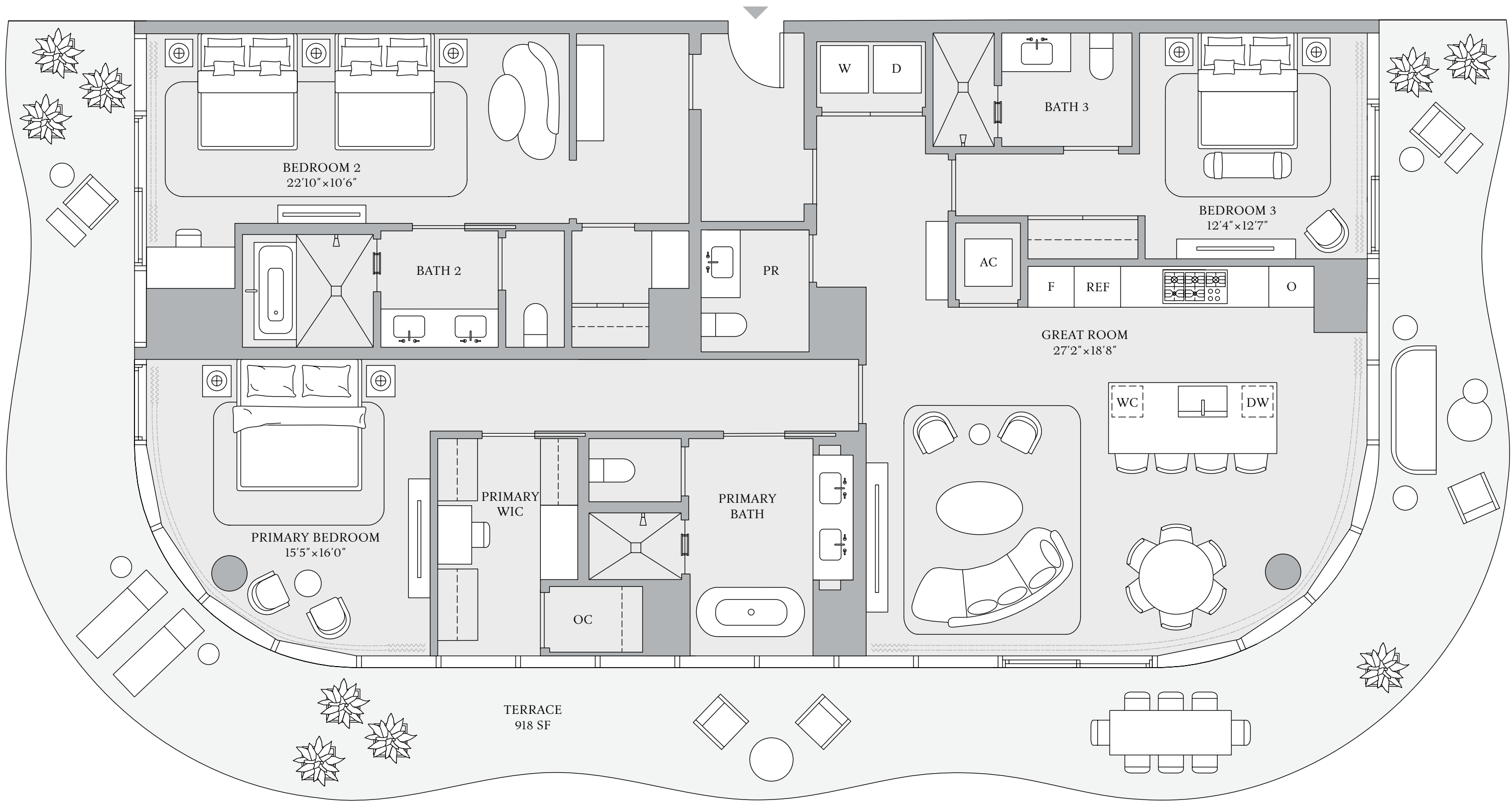
FLOORS 14 – 23

3 BEDROOMS  
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POWDER ROOM

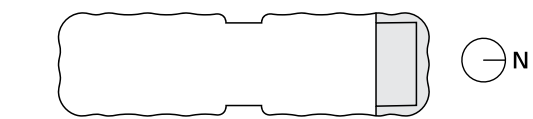
INTERIOR  
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# The Visionaries



## Developer

## 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 Group 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 rental, condominium and commercial units. The firm is one of the largest privately owned businesses in the United States, with a development portfolio in excess of \$40 billion in 40 years.

*Waldorf Astoria Residences,  
Pompano Beach*



*The St. Regis Residences,  
Miami*



*Auberge Beach Residences & Spa,  
Fort Lauderdale*



*The Residences at  
Six Fisher Island*





## Development Partner

# Tate Capital

Since 1986, co-owners Kenny Tate and Jimmy Tate have developed, built and owned a number of single-family, multifamily, commercial and industrial properties throughout South Florida. In 2009, they founded Tate Capital, which has been an active purchaser and property manager of over \$1 billion of institutional grade real estate (some purchased through related distressed debt) throughout the United States. Tate Capital and/or Tate Development oversee(s) all asset and property management of these various properties.

## Development Partner

# Rok Aquisitions

This private, well-capitalized real estate investment group is based in Aventura and Downtown Miami, Florida. For more than 40 years, ROK has been involved with the acquisition, development and management of properties across a robust and diversified portfolio, including commercial and retail space, institutional quality multifamily properties, storage and warehouse facilities, historic buildings, and vacant land under development. The firm can underwrite the most sophisticated and complex transactions and move quickly to acquire them.



Architect

## Arquitectonica

With offices in Miami, New York, Los Angeles, West Palm Beach, Paris, Hong Kong, Shanghai, Manila, Lima and São Paulo, Arquitectonica has a major presence on the international stage. Since its inception in 1977, the firm has been known for a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Arquitectonica continues to push the limits of design with its innovative use of materials, geometry, pattern and color to introduce a new brand of humanistic modern design to the world.



*Forté on Flagler,  
West Palm Beach*



*57 Ocean,  
Miami Beach*



*Aquavista at Bayside,  
Toronto*



## Interior Designer

# Tara Bernerd & Partners

Tara Bernerd & Partners is the award-winning visionary behind some of the world's leading hotels, with clients including Four Seasons, Belmond and Rosewood. Based in London's Belgravia, the practice—known for approachable luxury, a worldly sensibility and sophisticated interiors with a deep sense of place—works on a global platform and prides itself on its intelligent approach to interior space-planning and design.





## Landscape Architect

# EDSA

One of the largest uniquely disciplined planning and landscape architecture firms in the world, EDSA offers extensive global experience, a culture of collaboration and a high level of specialized, client-focused service. As a co-author in the story of place, the firm harnesses collective viewpoints to develop meaningful designs that showcase the full potential of a site. EDSA works in conjunction with nature to transform visionary ideas into great experiences that shape the places where people thrive.



*Fort Lauderdale Riverwalk*

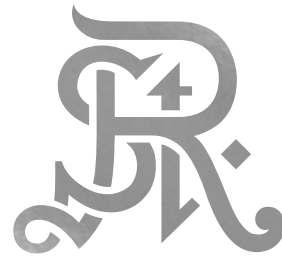


*Fort Lauderdale Beach Revitalization*



*Naviva, A Four Seasons Resort,  
Punta Mita, Mexico*





ST REGIS

BAHIA MAR ♦ FORT LAUDERDALE

Resort & Residences



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