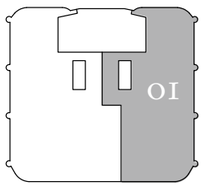
ST REGIS
SUNNY ISLES BEACH ◆ MIAMI
THE RESIDENCES

Residence 01

North Tower / Level 17

4 BEDROOMS + DEN
5.5 BATHROOMS
4,684 SF / 435 SM INTERIOR
766 SF / 71 SM EXTERIOR
5,450 SF / 506 SM TOTAL



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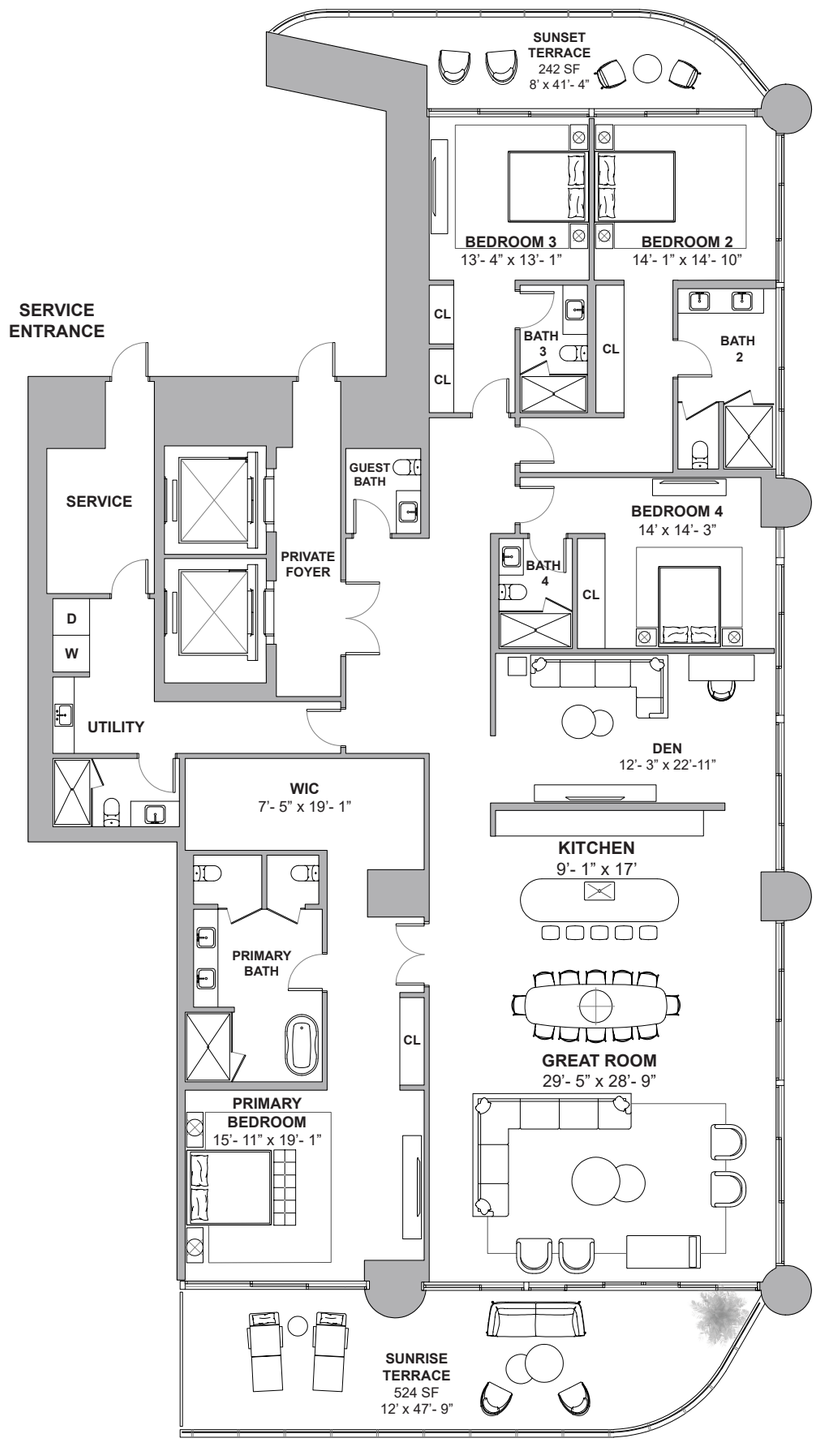
18801 Collins Ave, Sunny Isles Beach, FL 33160

Collins Ave / AIA



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This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Furniture is not included with the sale of the Units.