ST REGIS

SUNNY ISLES BEACH ◆ MIAMI

THE RESIDENCES

THE NORTH TOWER COLLECTION

OVERVIEW

2 towers situated on 4.7 acres and 435 linear feet of oceanfront in Sunny Isles Beach, Miami

Majestic 10,000 sq. ft. double-height Lobby

Over 70,000 sq. ft. of oceanfront amenities spanning 6 floors

Managed by The St. Regis Hotel Company



THE NORTH TOWER COLLECTION

750 ft. tall with 62 stories

Featuring two-to-five bedroom residences

Ranging from 1,847 to over 5,500 sq. ft.

Half and full floor residences up to 10,000 sq. ft.



THE VISIONARY COLLABORATION

A seminal commission like The St. Regis Residences, Sunny Isles Beach, Miami, is a result of the tireless work by the singular mix of talent in every aspect of real estate development, architecture, landscape design, hospitality, and interior design—carefully assembled to respond to the needs of contemporary luxury lifestyle.



FORTUNE
INTERNATIONAL
GROUP

CO-DEVELOPER

The Ritz-Carlton Residences, Sunny Isles Beach, Miami; Auberge Beach Residences & Spa, Ft. Lauderdale; The Ritz-Carlton Residences, Pompano Beach; Jade Signature, Sunny Isles Beach, Miami





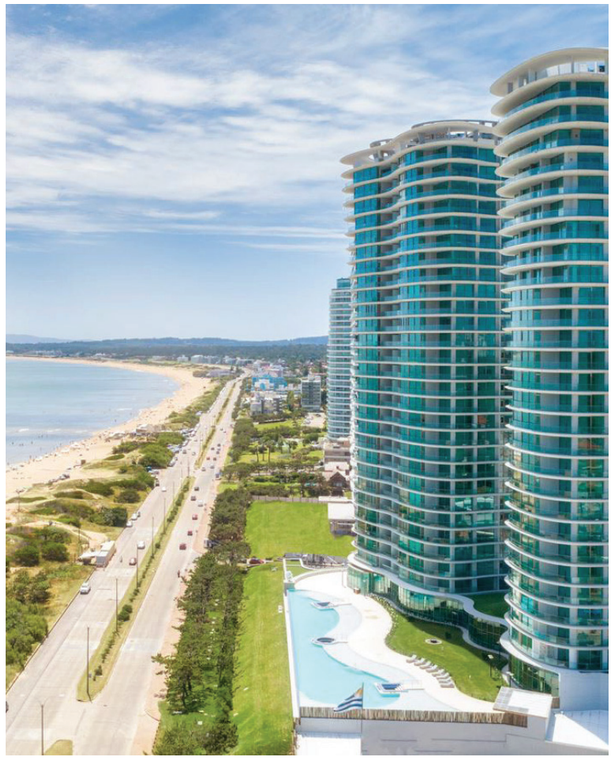




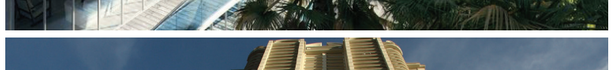
CHÂTEAU
GROUP

CO-DEVELOPER

Fendi Château, Punta Del Este, Uruguay; Fendi Château Residences, Surfside;
The Ritz-Carlton Residences, Sunny Isles Beach, Miami;
Chateau Beach, Sunny Isles Beach, Miami.





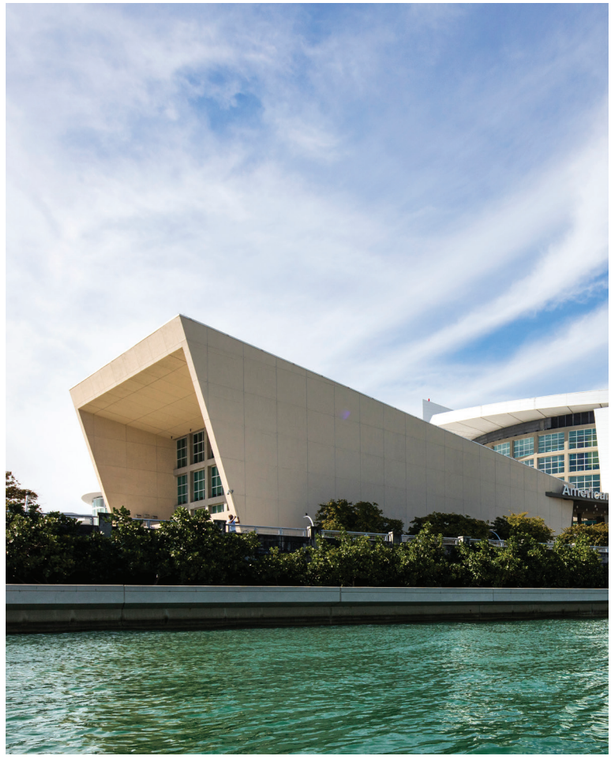




ARQUITECTONICA

ARCHITECTURE

Kaseya Center, Miami; Microsoft Europe Headquarters, Paris;
Mount Parker Residences, Hong Kong; Brickell City Center, Miami.







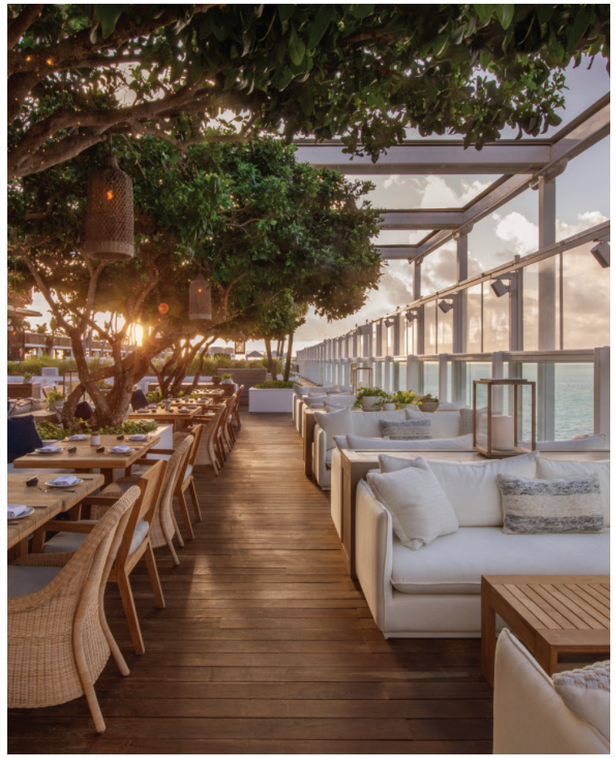


edsa

LANDSCAPE ARCHITECTURE

Ritz Carlton Reserve at Caroline Bay, Morgan's Point, Bermuda;
1 Hotel & Homes South Beach; Dubai Creek Golf & Yacht Club;
Four Seasons Resort & Residences Anguilla.









Anastassiadis

INTERIOR DESIGN

Haddock 885, Sao Paulo: Jumby Bay Island, Antigua;
Grand Hotel du Cap-Eden-Roc, Cap d'Antibes, France; 57 Ocean, Miami Beach.









ST REGIS

A born inventor and change maker, John Jacob Astor IV founded The St. Regis New York in 1904 as a place to pursue his passions in the company of the city's luminaries. More than a century later, the St. Regis brand is renowned for its tradition of innovation and commitment to impeccable taste and exceptional service delivered right in the comfort of your own home.











THE ICONIC KING COLE BAR
ST. REGIS NEW YORK

THE EXTRAORDINARY LOCATION

Bordered by the Atlantic Ocean on the east and
the Intracoastal Waterway to the west

Close proximity to Aventura Mall and Bal Harbour Shops

13 Miles North of South Beach

~ 21 miles from Miami Intl Airport
~ 12 miles from Fort Lauderdale Intl Airport
~ 11 miles from Miami-Opa Locka Executive Airport
~ 18 miles from Fort Lauderdale Executive Airport





THE SITE MAP
4.7 ACRES & 435 LINEAR
FEET OF OCEANFRONT

THE RESIDENT'S CLUB

ELLIPSE CLUB

WELLNESS CENTER

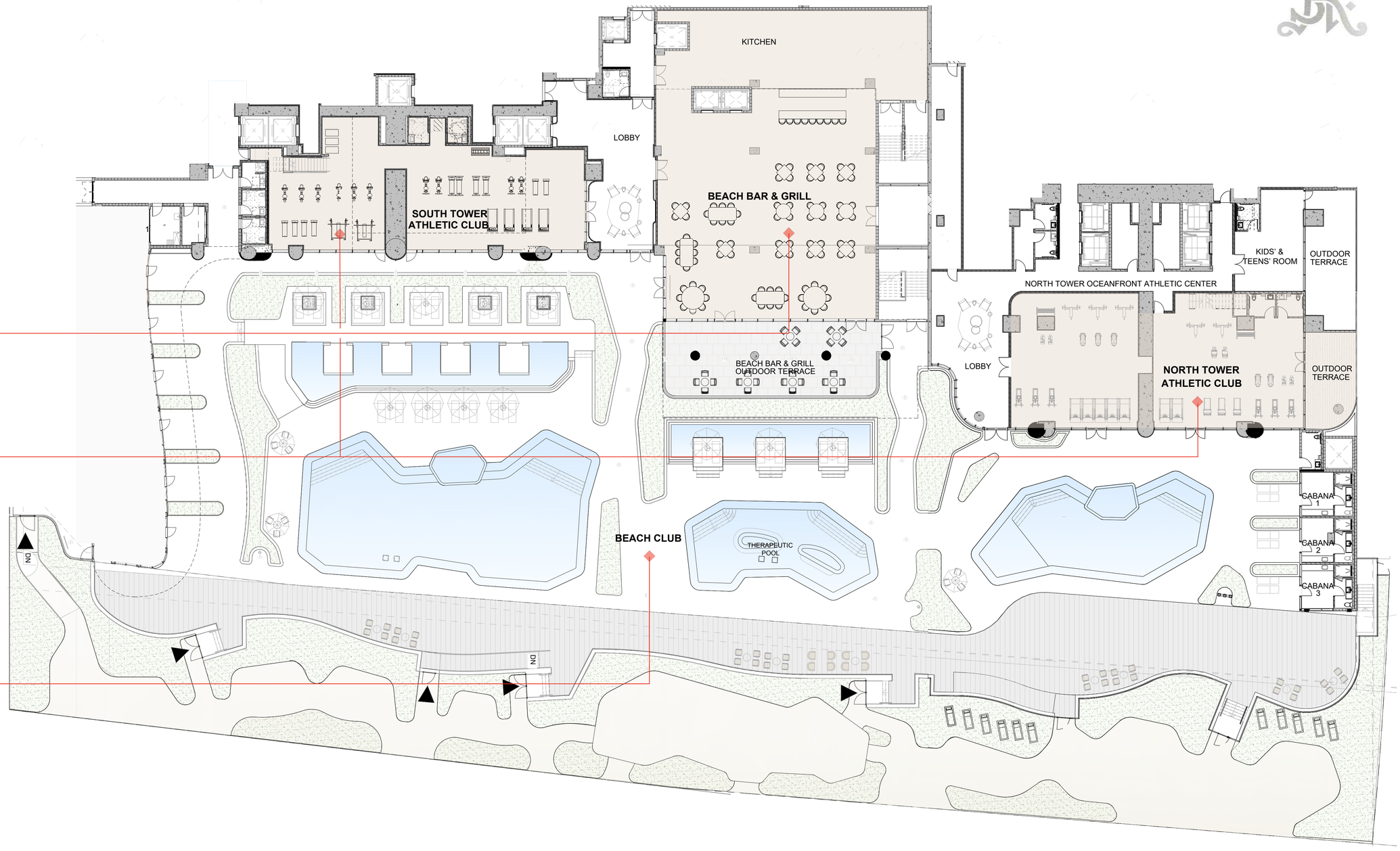
LOBBY & CONCIERGE

MEZZANINE

BEACH LEVEL

BEACH LEVEL

Along the infinite beach, immerse yourself in the joy of poolside leisure at the Beach Club replete with a plethora of bespoke resort essentials including elegant cabanas and luxe chaise lounges, a private celebrations lawn.



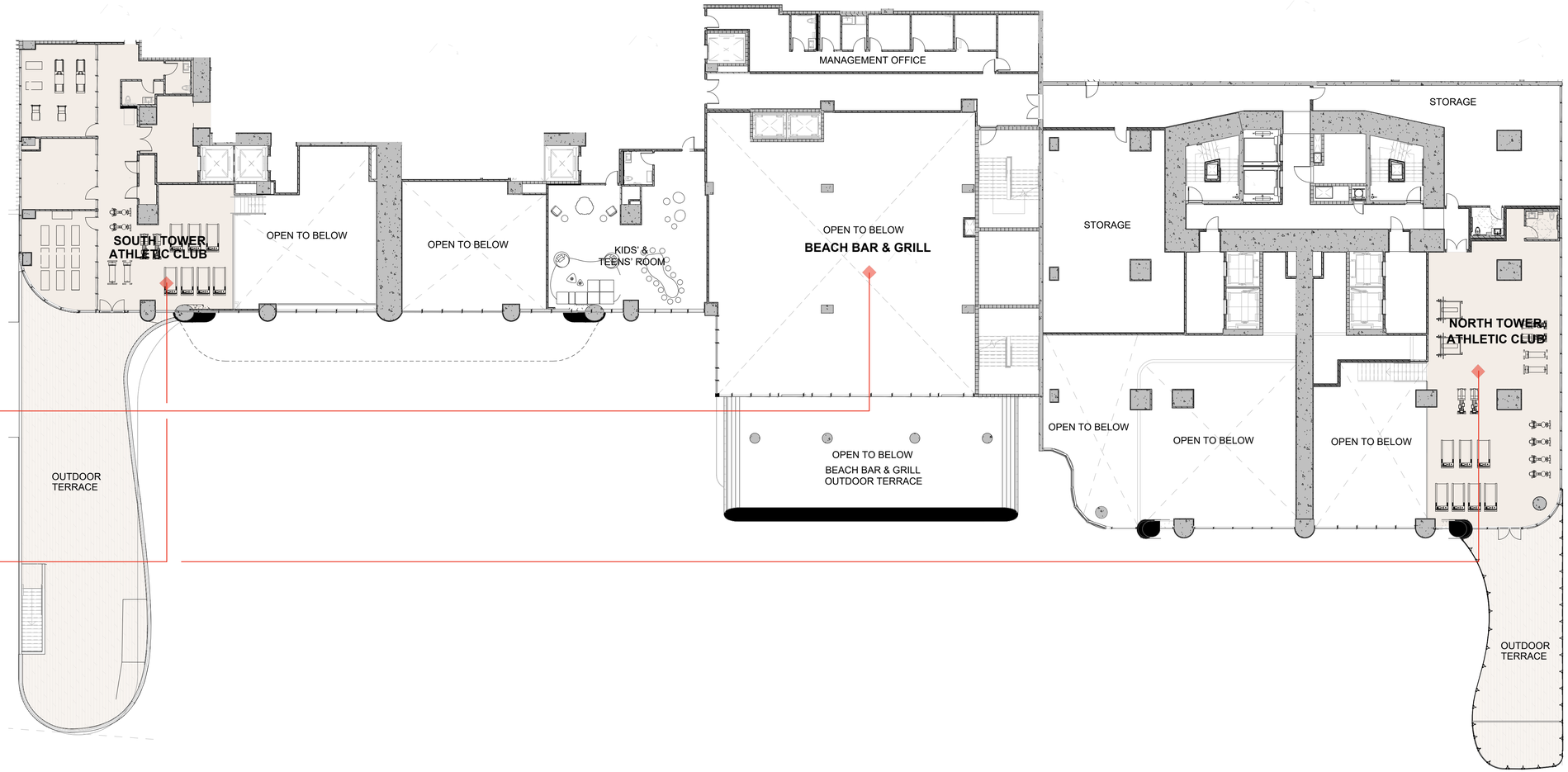
BEACH BAR & GRILL
Bar & grill with indoor and outdoor covered seating, also offering beach service and in-residence dining

ATHLETIC CLUB
Oceanfront state-of-the-art fitness center featuring free weights and strength training equipment with dedicated cardio stations, multipurpose training rooms, spinning, yoga, pilates and virtual trainer

BEACH CLUB
Private beach amenities with cabanas, chaise lounges and umbrellas
Beach Bar & Grill with indoor and outdoor covered seating
Pool cabanas for residents' use
Multi-purpose lawn space for entertaining and events
Pools - club members pool, tower pool, lap pool
Kids splash area

MEZZANINE L E V E L

Along the infinite beach, immerse yourself in the joy of poolside leisure at the Beach Club replete with a plethora of bespoke resort essentials including elegant cabanas and luxe chaise lounges, a private celebrations lawn.



BEACH BAR & GRILL
Bar & grill with indoor and outdoor covered seating, also offering beach service and in-residence dining

ATHLETIC CLUB
Oceanfront state-of-the-art fitness center featuring free weights and strength training equipment with dedicated cardio stations, multipurpose training rooms, spinning, yoga, pilates and virtual trainer

Atlantic Ocean


SERENUS


Play

ATHLETIC CLUB

Free weights and strength training equipment

Oceanfront state-of-the-art fitness center with dedicated cardio stations

Multipurpose training rooms

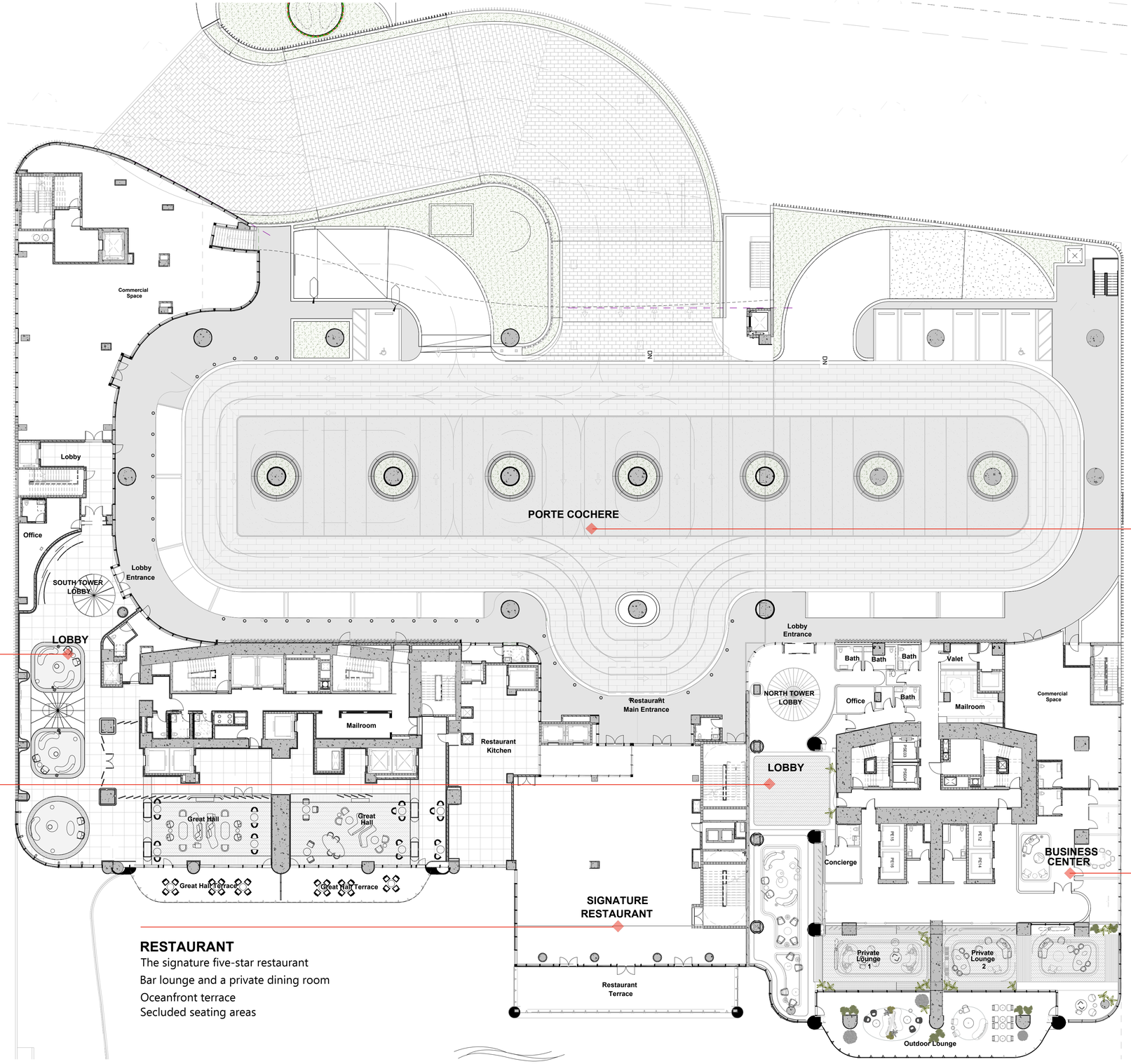
Spinning, yoga, pilates and virtual trainer





ARRIVAL & LOBBY LEVEL

At The St. Regis Residences, Sunny Isles Beach, Miami, an extraordinary experience begins at the arrival via a grand entry driveway—complete with a double-height porte-cochère—setting the tone for a life of infinite inspiration.



THE LOBBIES

Lobby design is a true expression of Patricia Anastassiadis' signature couture-inspired Modernism, which placed her boutique São Paulo-based studio in the league of the world's most in-demand experts in hospitality design.

RESTAURANT

The signature five-star restaurant
Bar lounge and a private dining room
Oceanfront terrace
Secluded seating areas

PORTE-COCHÉRE

4 lanes for arrival & departure
24/7 valet service
Butler service

BUSINESS CENTER

John Jacob Astor Boardroom
Private offices and co-working salon
Great hall, a drawing room, a library & breakfast lounge

ARRIVAL& LOBBY

4 lanes for arrival & departure

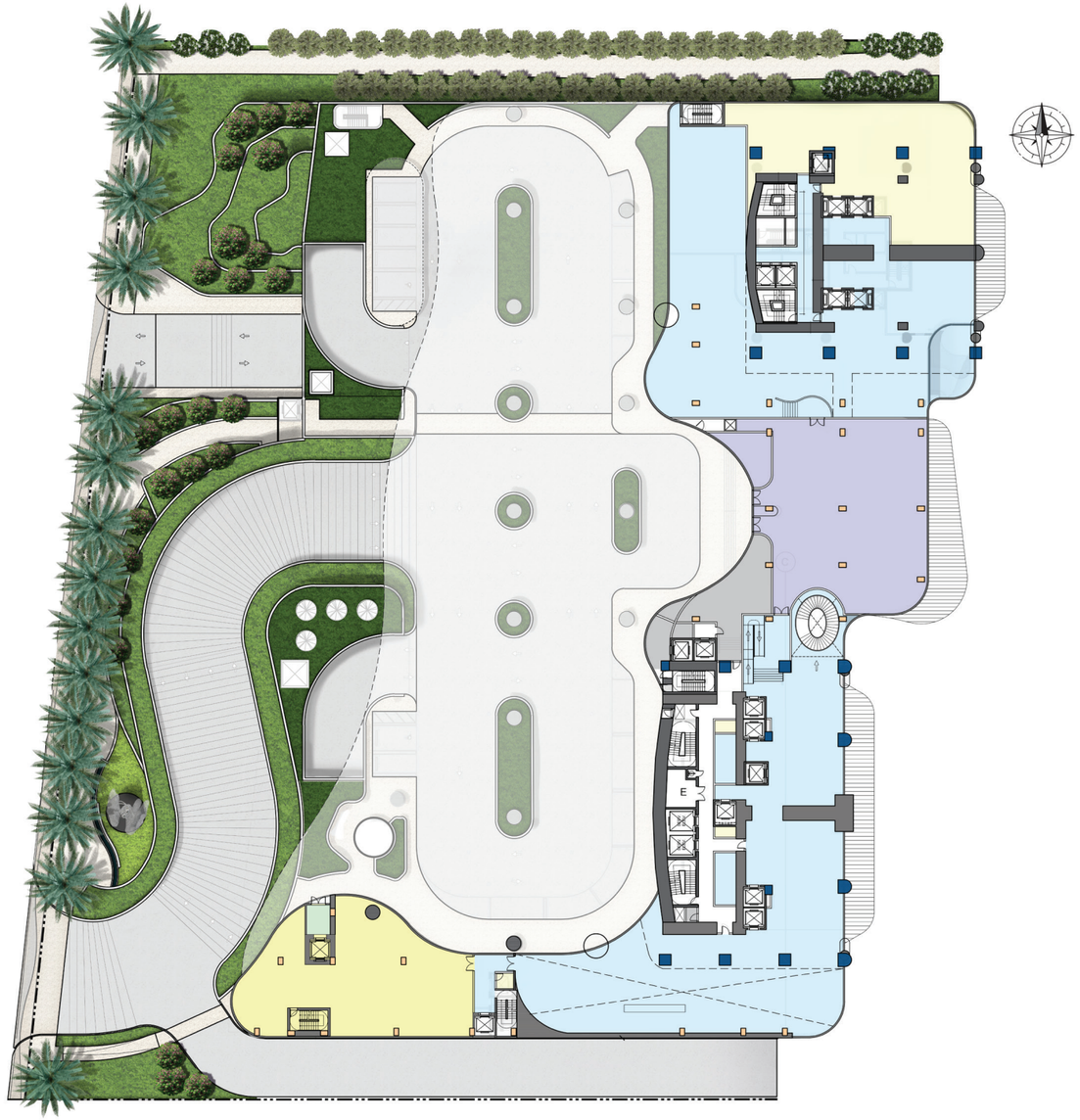
24/7 valet service

Lobby reception & concierge

Business center with private offices

Library & tea room with oceanfront terraces

Indoor/ outdoor signature oceanfront restaurant open to the public



WEST FAÇADE

SCULPTURAL PORTE-COCHERE




CARTAGENA



LEVEL 5:
WELLNESS

A true oceanfront sanctuary of well-being, The Wellness Center encompasses 10,000 square feet of indoor & outdoor spaces for wellness, rejuvenation and personal grooming. Complete with thermal curcuit and spectacular oceanfront relaxation deck.







WELLNESS CENTER

Spa concierge
Juice and healthy nutrition bar
His / her full spa with locker rooms
Relaxation lounge
Revitalization spa
His / her sauna and steam rooms
Individual and couples treatment rooms
Vitality pool with shower area
Beauty salon and barbershop
Outdoor wellness and relaxation terraces

THE WELLNESS CENTER

Spa concierge

Juice bar

His & Hers Locker rooms with shower area

Relaxation lounge

His & Hers sauna & steam rooms

Individual & couples treatment rooms

Hot & Cold Vitality Plunge Pools

Beauty salon & barbershop

Outdoor wellness & relaxation terrace



SPA Reception



The SPA journey begins at the arrival reception—an elegant living room that awakens the senses and sets the tone for transformation. Complete with the signature Celebration Bar and Skincare Boutique, the space layers warm natural stone, organic curves, and intricately inlaid bronze motifs with sculptural lighting, bespoke furnishings, and Mediterranean-inspired biophilic elements.

The Iridum Lounge



A masterful union of St. Regis's inherent celebratory spirit and the exquisite tranquility of direct oceanfront living, The Iridium Lounge offers a fluid flow of thermal and relaxation experiences. From moments of quietude to shared wellness rituals, resident owners move seamlessly between the Quiet Lounge, Heated Lounge, and Thermal circuit—complete with hot whirlpool, cold plunge, and aromatherapy sauna.

Oceanfront Wellness at its Most Refined



Stepping into the outdoor lounge evokes the feeling of oneness with the horizon. The sprawling oceanfront terrace is designed to offer separate outdoor rooms for both private relaxation and shared celebratory moments. Enveloped by lush Zen gardens with artfully juxtaposed tropical flora, fragrant French lavender, Mediterranean grasses, and olive trees—a rarefied retreat where ocean and garden converge in sublime harmony.



TREATMENT ROOM



BEAUTY SALON

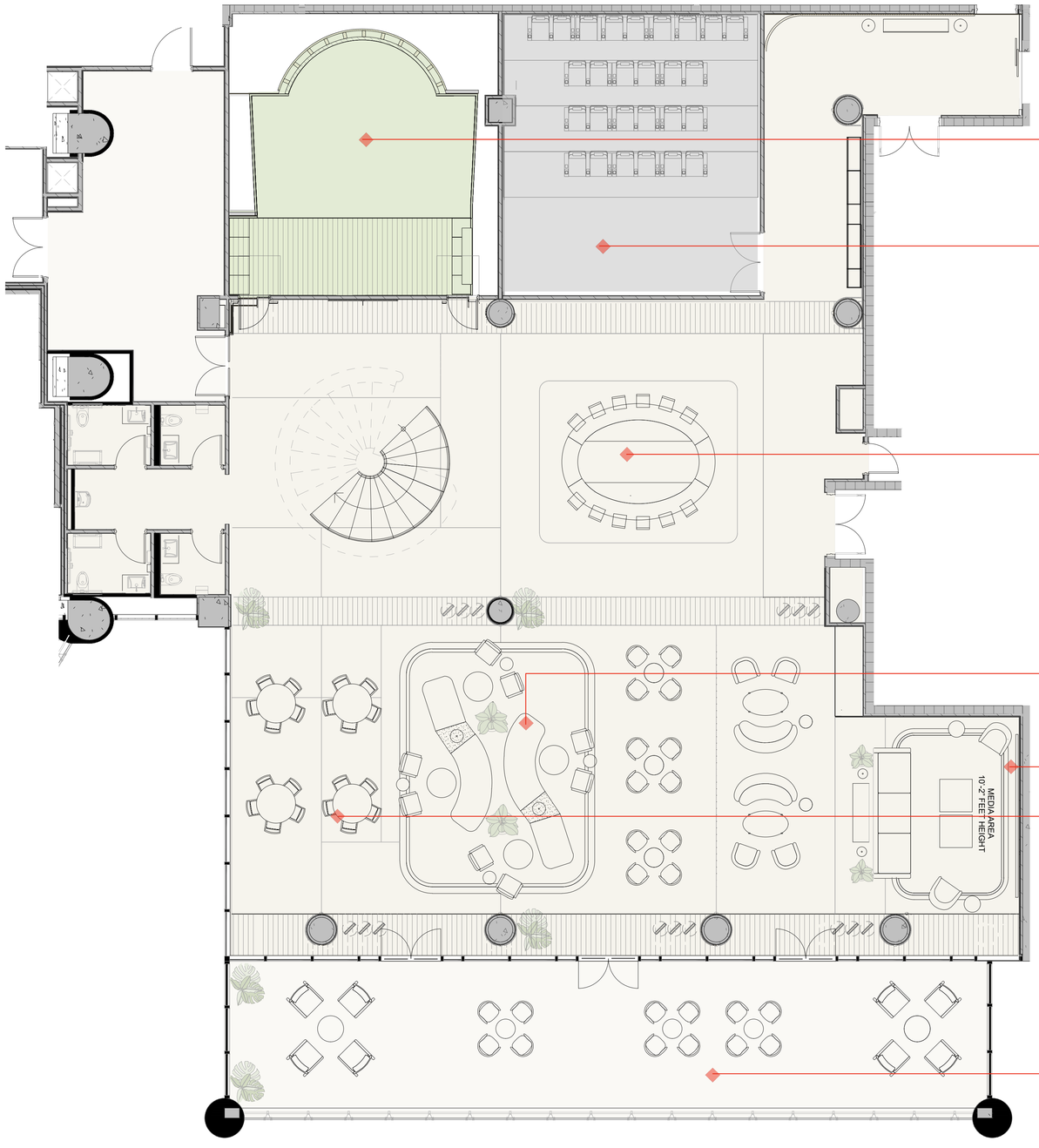
ELLIPSE LEVEL

The union of classic New York and irresistible Miami glamour in a private oceanfront setting



ELLIPSE CLUB

Ellipse Club Terrace
Lounge with HD LED Screen
Pool and billiards tables
Bar Lounge, wine vault, & cognac room
Private theater screening room
Golf simulator & lounge



Atlantic Ocean

ELLIPSE CLUB

Ellipse Club Terrace

Lounge with HD LED Screen

Pool and billiards tables

Wine vault, cognac room, and bar

Private theater screening room

Golf simulator & lounge





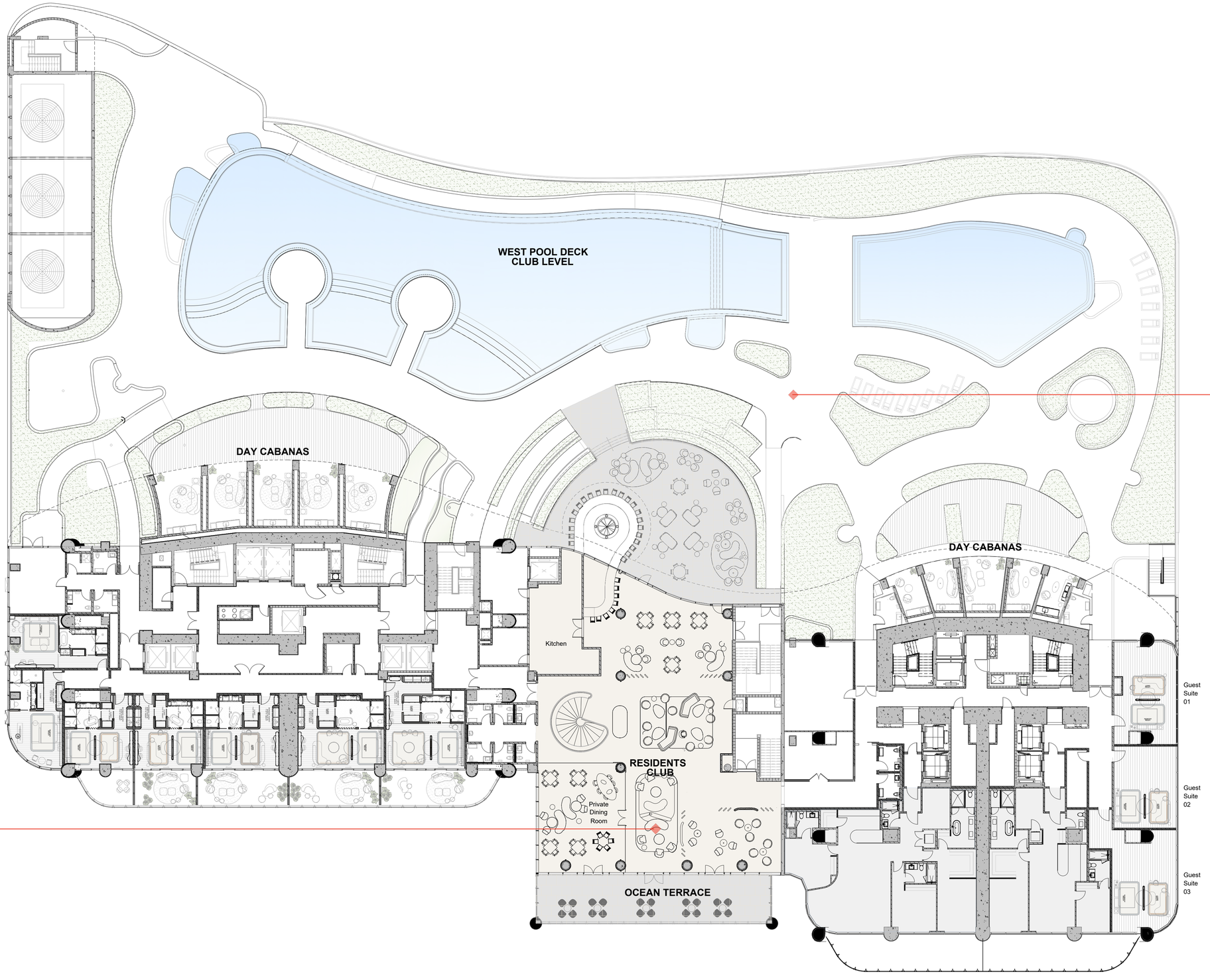




COLLINS AVENUE

CLUB LEVEL

Claiming the top floor of the seven-story amenity podium, The Residents Club is designed for multi-generational enjoy-ment,special celebrations, and everyday indulgences.



SUNSET POOL DECK

Dry lounges
Sunset pool bar
Multi-purpose events lawn & pavilion
Private secluded area
Infinity edge-style pool

RESIDENTS CLUB

Multi-functional events space
Bar & lounge with oceanfront terrace
Private dining room with chef's kitchen
Semi-enclosed outdoor cabanas

Atlantic Ocean

RESIDENTS CLUB

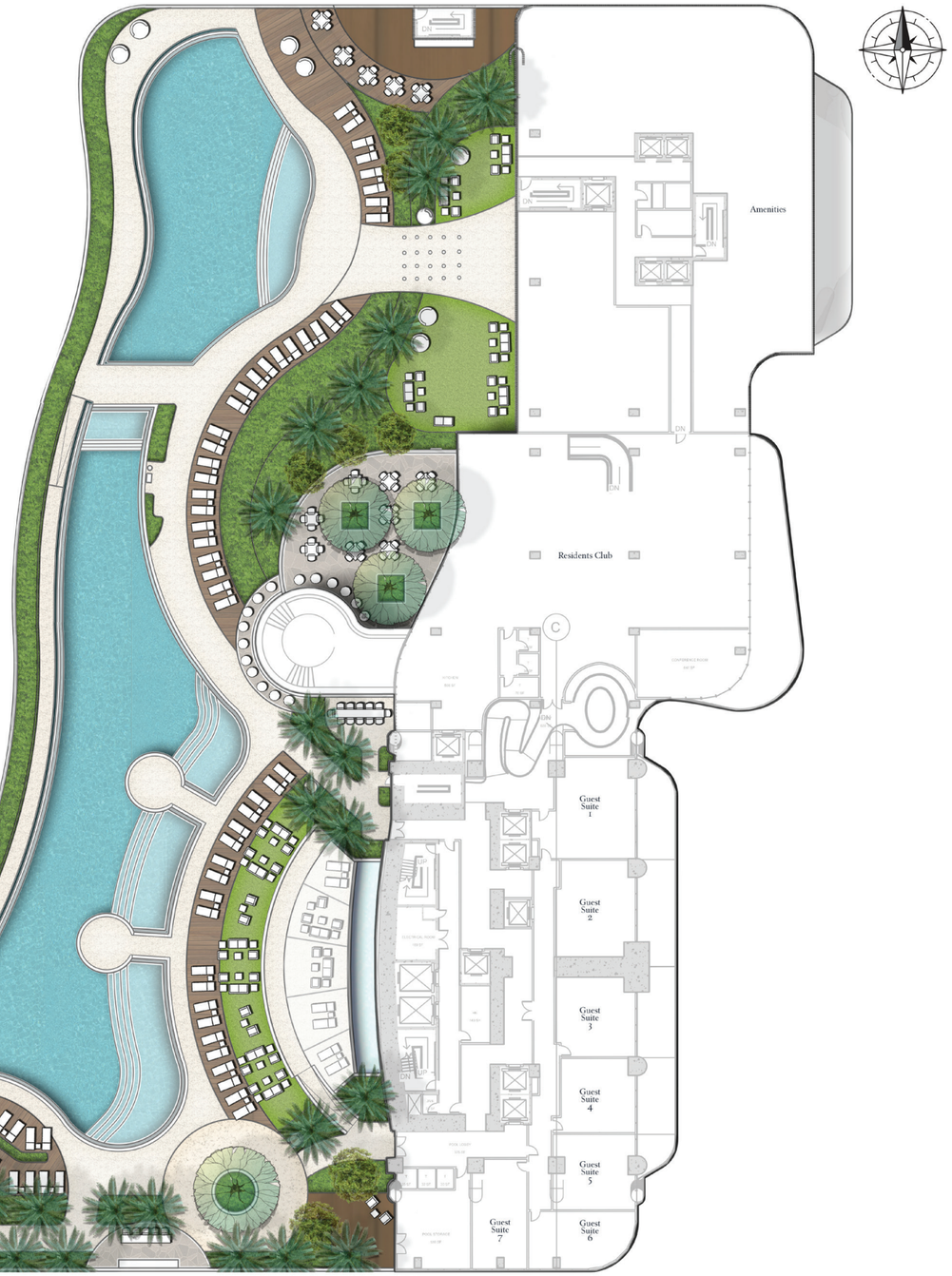
Multi-functional events space

Bar & lounge with oceanfront terrace

Private dining room with chef's kitchen

Guest suites with housekeeping service

Semi-enclosed outdoor cabanas









SUNSET POOL DECK

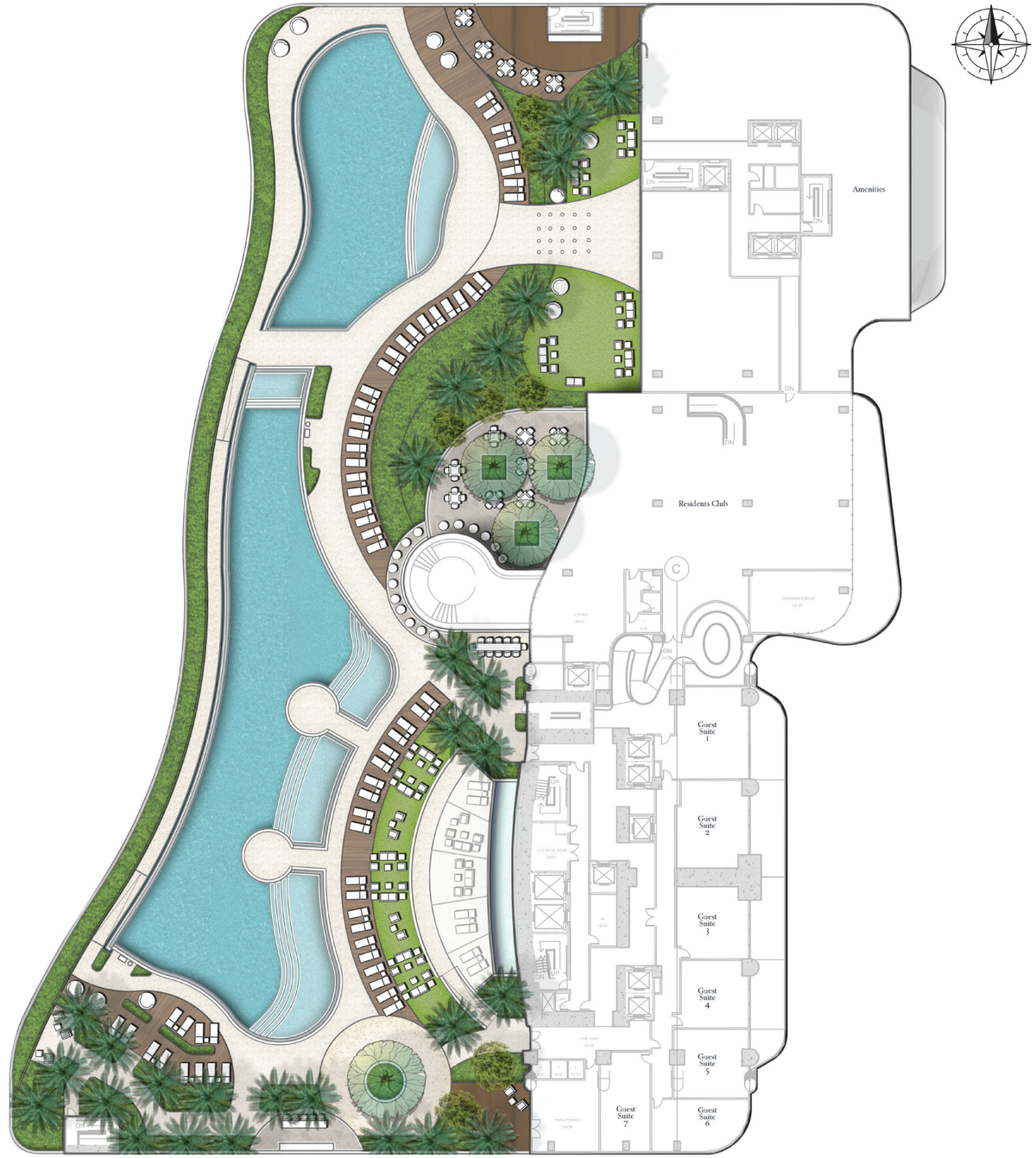
Dry lounges

Sunset pool bar

Multi-purpose events lawn and pavillion

Private secluded area

Infinity edge-style pool





WEST FAÇADE



THE RESIDENCES

Large floorplans with panoramic views

10′ Floor-to-ceiling windows

Fully-finished residences

Private elevator and entry foyer

Molteni&C kitchens with Gaggenau appliances

Walk-in closets in primary bedrooms

Service quarters in select residences

Secondary bedroom closets by Ornare

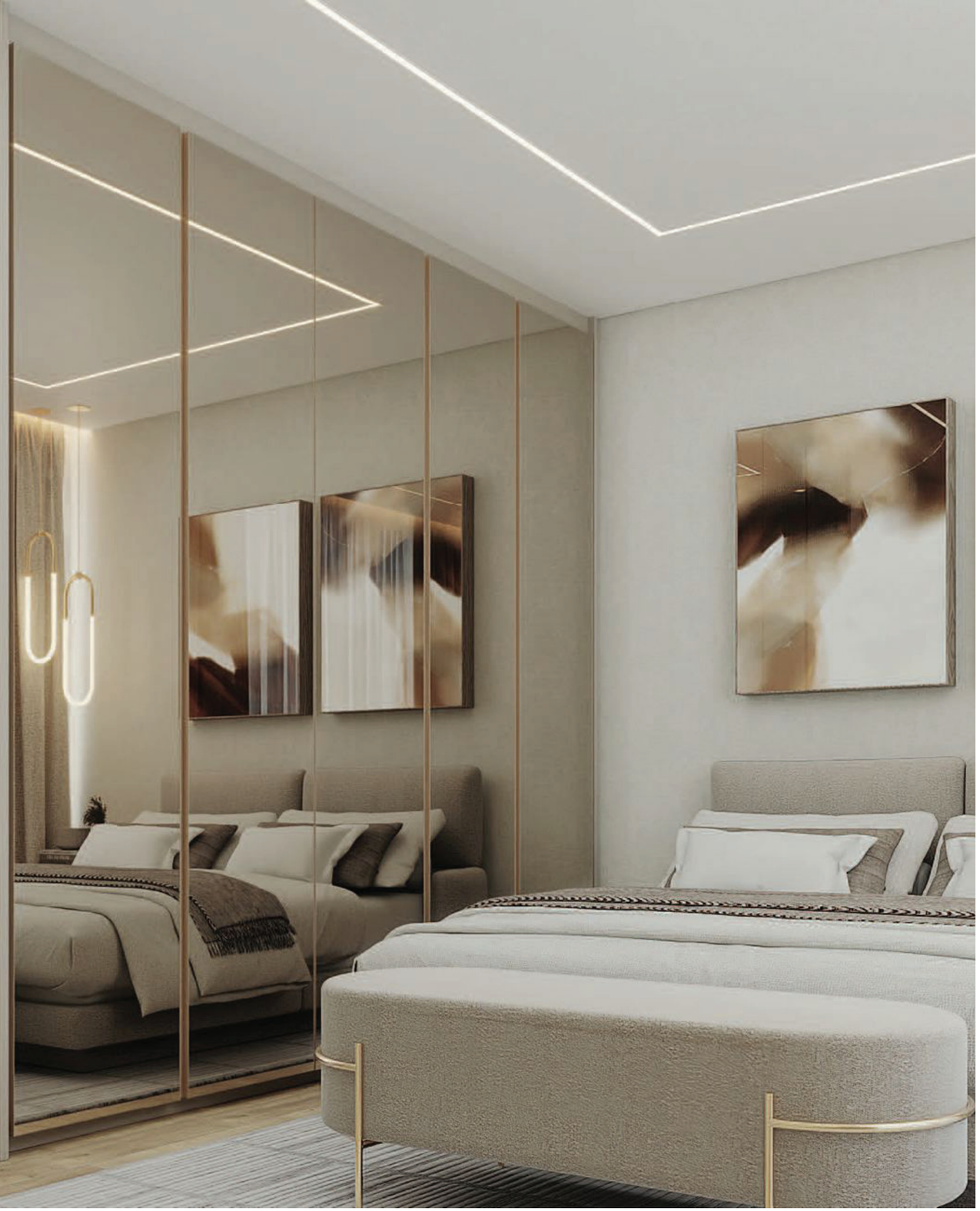






MASTER BATHROOM - RESIDENCE 3401






ORNARE
ORNARE
ORNARE
ORNARE

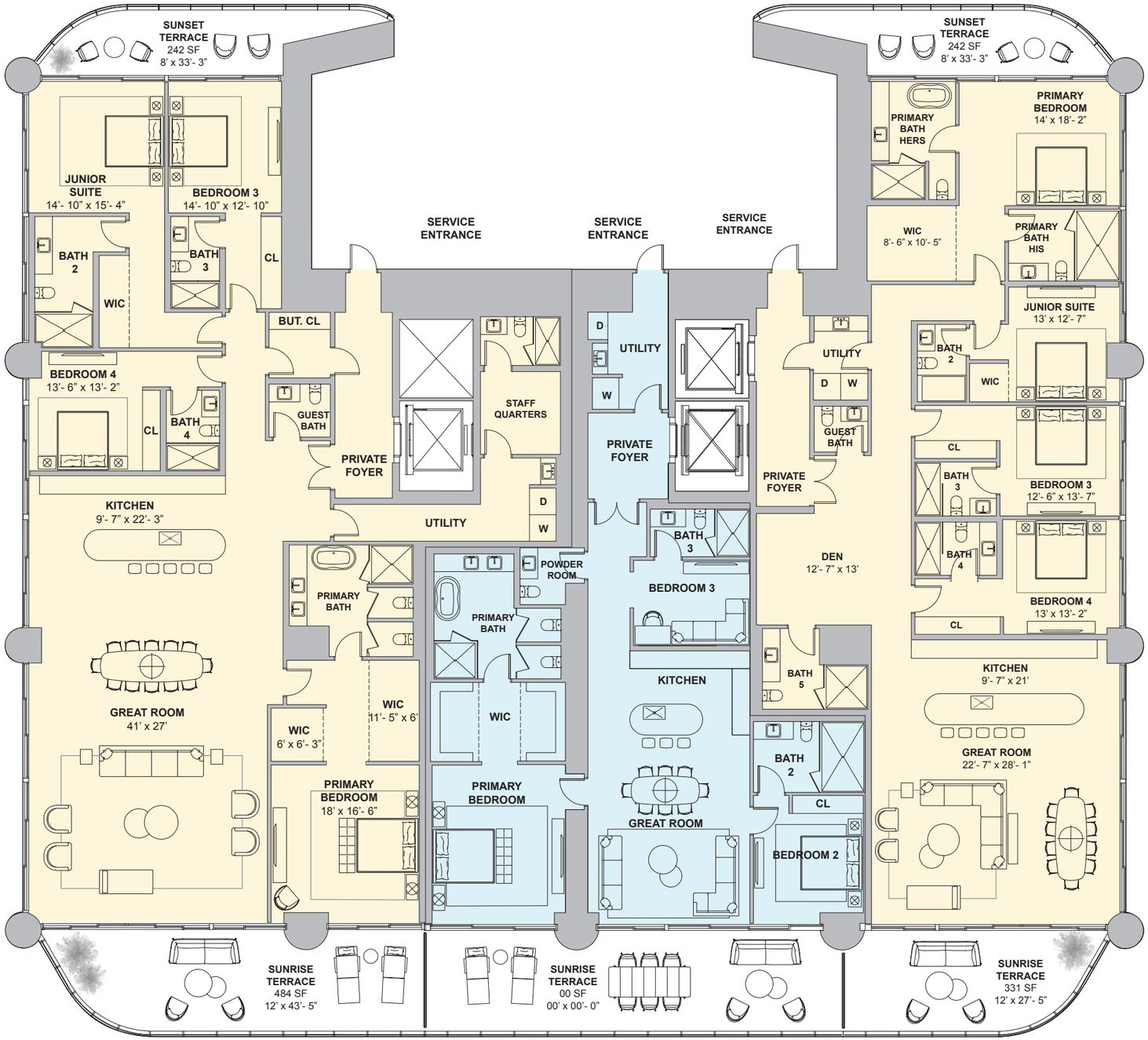






WEST VIEW - INTRACOASTAL WATERWAY

Collins Ave / AIA



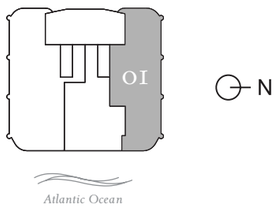
FLOOR PLATE LAYOUT FLOORS 18-23 (3 RESIDENCES PER FLOOR)

Residence 01

North Tower / Levels 18 to 23 & 45 to 50

4 BEDROOMS + DEN
6.5 BATHROOMS
3,569 SF / 332 SM INTERIOR
573 SF / 53 SM EXTERIOR
4,142 SF / 385 SM TOTAL

**Terraces on levels 49-51 range from 549 to 551 SF*



18801 Collins Ave, Sunny Isles Beach, FL 33160

Collins Ave / AIA




ROLEX
THE IMPOSSIBLE COLLECTION


YACHTS
FENDI



Collins Ave / AIA

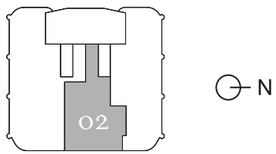


Atlantic Ocean

Residence 02

North Tower / Levels 18 to 23 & 45 to 50

2 BEDROOMS + DEN
3.5 BATHROOMS
2,339 SF / 217 SM INTERIOR
549 SF / 51 SM EXTERIOR
2,888 SF / 268 SM TOTAL



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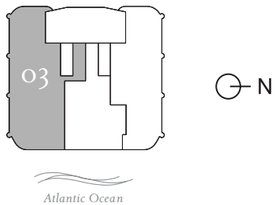
TERRACE - EAST VIEW OCEANFRONT


N°5
CHANEL
LOUIS VUITTON
FRANK
LIVING
BEST

Residence 03

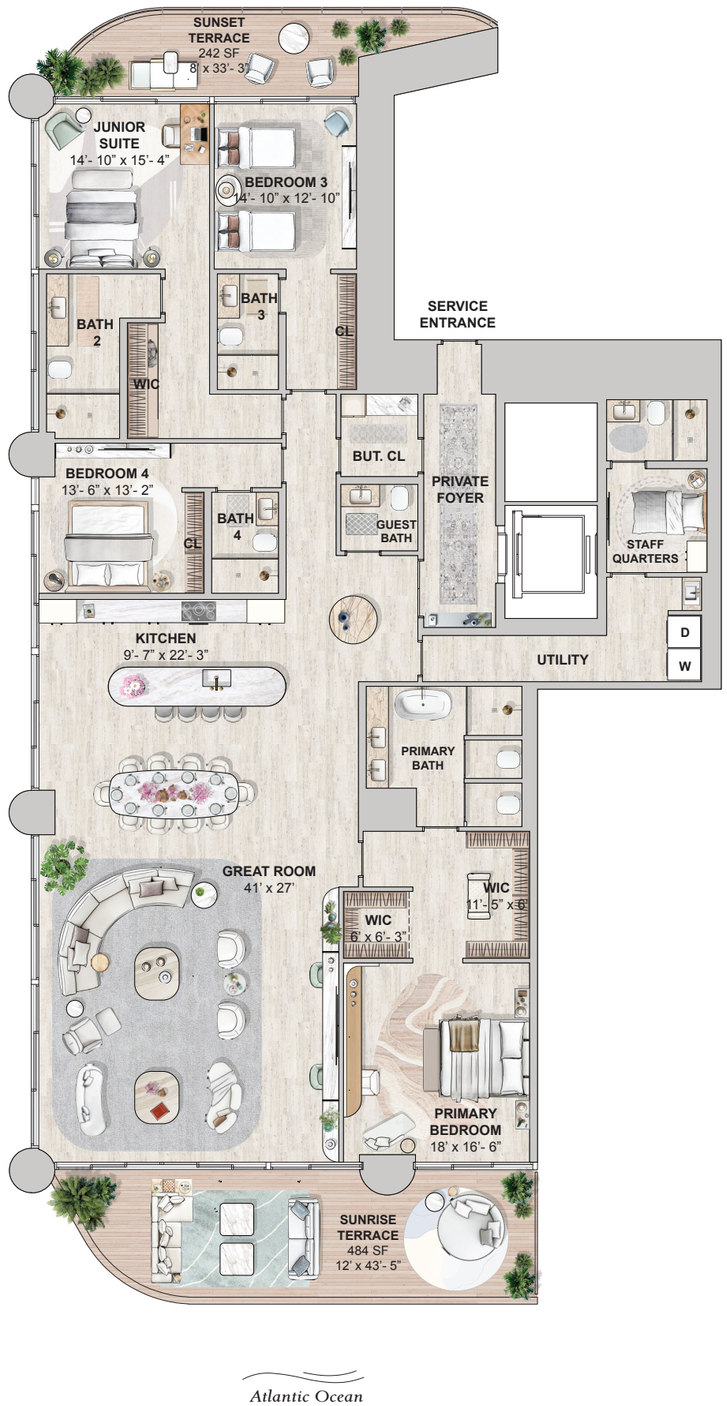
North Tower / Levels 18 to 23 & 45 to 50

4 BEDROOMS
5.5 BATHROOMS
4,430 SF / 412 SM INTERIOR
726 SF / 67 SM EXTERIOR
5,156 SF / 479 SM TOTAL



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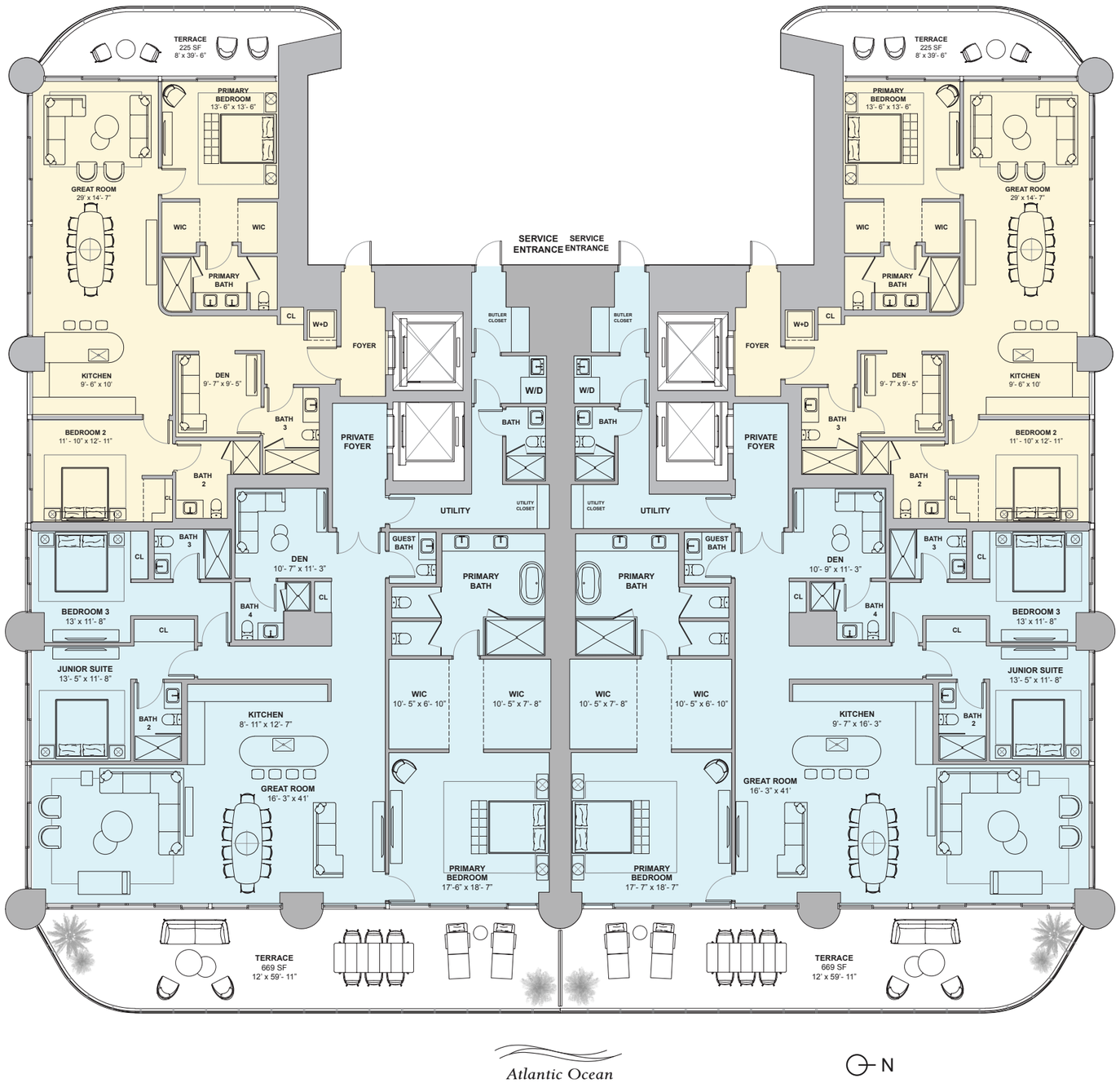



CHAMPAGNE
THE IMPOSSIBLE COLLECTION OF WATCHES




N°5
CHANEL
LOUIS VUITTON
FRANK
LIVING
BEST

Collins Ave / AIA



ST REGIS
SUNNY ISLES BEACH • MIAMI
THE RESIDENCES



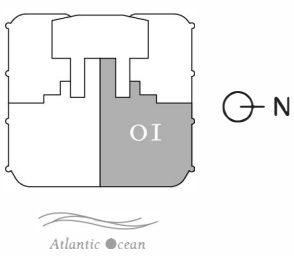
Residence 01

North Tower / Levels 24 to 44

3 BEDROOMS + DEN
4.5 BATHROOMS

3,322 SF / 309 SM INTERIOR
682 SF / 63 SM EXTERIOR
4004 SF / 372 SM TOTAL

Atlantic Ocean



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES
FORTUNE INTERNATIONAL GROUP
CHÂTEAU GROUP

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ST REGIS
SUNNY ISLES BEACH • MIAMI
THE RESIDENCES

Residence 04

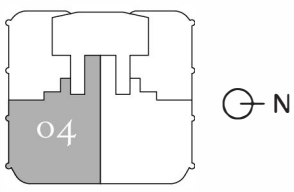
North Tower / Levels 24 to 44

3 BEDROOMS + DEN
4.5 BATHROOMS

3,322 SF / 309 SM INTERIOR
682 SF / 63 SM EXTERIOR
4004 SF / 372 SM TOTAL



Atlantic Ocean



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160

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FORTUNE INTERNATIONAL GROUP
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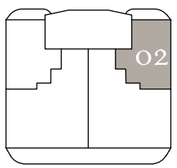



MANUFACTURES
TROPHY TRUNKS

ST REGIS
SUNNY ISLES BEACH • MIAMI
THE RESIDENCES

Residence 2502-3202

2 BEDROOMS + DEN
3 BATHROOMS
1,848 SF / 172 SM INTERIOR
231 SF / 50 SM EXTERIOR
2,079 SF / 290 SM TOTAL



Atlantic Ocean

18805 Collins Ave, Sunny Isles Beach, FL 33160

Collins Ave / AIA



Atlantic Ocean

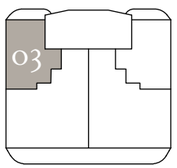
DEVELOPMENT AND SALES
FORTUNE INTERNATIONAL GROUP
CHÂTEAU GROUP

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ST REGIS
SUNNY ISLES BEACH • MIAMI
THE RESIDENCES

Residence 2503, 2603, 2903, 3003

2 BEDROOMS + DEN
3 BATHROOMS
1,848 SF / 172 SM INTERIOR
231 SF / 50 SM EXTERIOR
2,079 SF / 290 SM TOTAL



18805 Collins Ave, Sunny Isles Beach, FL 33160

Collins Ave / AIA



DEVELOPMENT AND SALES
FORTUNE INTERNATIONAL GROUP
CHÂTEAU GROUP

The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.
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.




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THE IMPOSSIBLE
COLLECTION OF





THE PENTHOUSES

Expansive floorplans with cinematic views

12’ Ceiling heights with floor-to-ceiling windows

Wraparound terraces with pool & summer kitchen

Custom-designed European cabinetry

Molteni&C Kitchens with Gaggenau appliances

Dedicated service quarters with separate entrance



NORTH TOWER

PROJECT TIMELINE

Estimated Dates—Phase Two

Groundbreaking: Q2 2026

Top Off: End Q2/Q3 2029

Estimated Delivery: Q2 2030

NORTH TOWER

DEPOSIT STRUCTURE

15% Due with Purchase Agreement

15% 6 months after execution of the Agreement

10% 12 months after the Second Additional Deposit

10% 12 months after the Third Additional Deposit

50% Balance due at closing

LIVE EXQUISITE