ST REGIS
MIAMI
THE RESIDENCES

Penthouse Collection



SEE DISCLAIMERS PAGE

An Extraordinary Home, An Exquisite Life

The Penthouse residences epitomize The St. Regis Residences, Miami.

Floating atop the most exceptional residential tower in Miami, these spacious homes hover in the sky. Their vast indoor and outdoor spaces showcase incomparable views of Biscayne Bay and beautiful Brickell below.

Robert A.M. Stern Architects, whose penthouse residences are known for their remarkable features and attention to detail, fashioned collection of flawless homes that epitomize luxurious bayfront living. Rockwell Group imagined immaculate interiors that infuse the grandeur of the Brickell and Astor families with the lightness and ease of the coast. Together with the legendary service of St. Regis and the amenities within this one-of-a-kind tower, the penthouse collection offers a lifestyle that is the pinnacle of Miami.



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

Robert A.M. Stern
Design Architect

SEE DISCLAIMERS PAGE

Penthouse Roof Terrace

SEE DISCLAIMERS PAGE

Lobby



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

David Rockwell
Interior Architect

SEE DISCLAIMERS PAGE

Great Room

SEE DISCLAIMERS PAGE

Kitchen

Primary Bedroom

Family Room



SEE DISCLAIMERS PAGE

The Tower

Stunning views of the Miami skyline, Biscayne Bay and the Atlantic Ocean

Porte-cochère with commissioned art installation and signature water feature

Private residential lobby attended 24/7

24-hour concierge and butler

On-site valet parking and self-parking spaces

EV charging stations

Luxury house car service

Penthouse Collection

Private elevator and entry foyer

Double-door entry in residences

11′-6″ ceilings in living areas

Custom European stone flooring throughout

European wood doorways

Powder room and laundry room

Integrated smart home technology

Private internal elevator

Private roof deck with pool, spa, and summer kitchen

Kitchens

Gourmet kitchen with custom Italian cabinetry designed by Rockwell Group

Natural stone countertops and backsplashes

Fully integrated Sub-Zero and Wolf appliance packages, including:

- *Paneled refrigerator*
- *Paneled freezer*
- *Full-height wine refrigerator*
- *Gas cooktop*
- *Two convection ovens*
- *Steam oven*
- *Microwave*
- *Coffee maker*
- *Dornbracht fixtures*

Primary Suite

His and hers bathrooms with oversized natural stone showers, freestanding tub and private water closets with Toto toilets

Stone top vanities with Dornbracht fixtures

Oversized walk-in closets

Midnight bar

Sitting room

The foregoing items are subject to the provisions of Section 14 and Section 15 of the Agreement. Additionally, Buyer understands and agrees that at this time, all features, building specs and Finishes are proposed only and that in new construction multi-story developments, appliances, materials and Finishes are not purchased until shortly before completion of the Building. As such, while the described features are representative of the types of items currently contemplated, actual items will only be determined as construction of the project progresses. As such, Buyer authorizes Seller, in its sole discretion: (i) to make changes of suppliers, manufacturers, brand names, or items and/or (ii) to modify the design concept and/or the list of standard features or make substitutions for equipment, material, appliances, brands, colors, models, etc., with items which in Seller's opinion are of equal or better quality (regardless of cost). THE INFORMATION PROVIDED, INCLUDING SPECIFICATIONS, MODELS AND BRANDS, IS BASED UPON PRELIMINARY DEVELOPMENT PLANS AND IS SOLELY FOR INFORMATIONAL PURPOSES, AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

Unrivaled Service & Rituals

Since its founding nearly a century ago, The St. Regis has been renowned for its tradition of innovation and its commitment to impeccable service. From the signature Bloody Marys and legendary Butler Service to the afternoon teas and midnight suppers, The St. Regis Residences, Miami deliver an everyday residential only lifestyle that is generous, professional, anticipatory, and personal.









SEE DISCLAIMERS PAGE

Upper Penthouse A
Panoramic Views

SEE DISCLAIMERS PAGE

West, North, East, South Facing Views

DAY TIME



TWILIGHT



SEE DISCLAIMERS PAGE

Penthouse Collection
Floor Plans

SEE DISCLAIMERS PAGE

Upper Penthouse A

SEE DISCLAIMERS PAGE

PENTHOUSE

UPH A

LOWER LEVEL

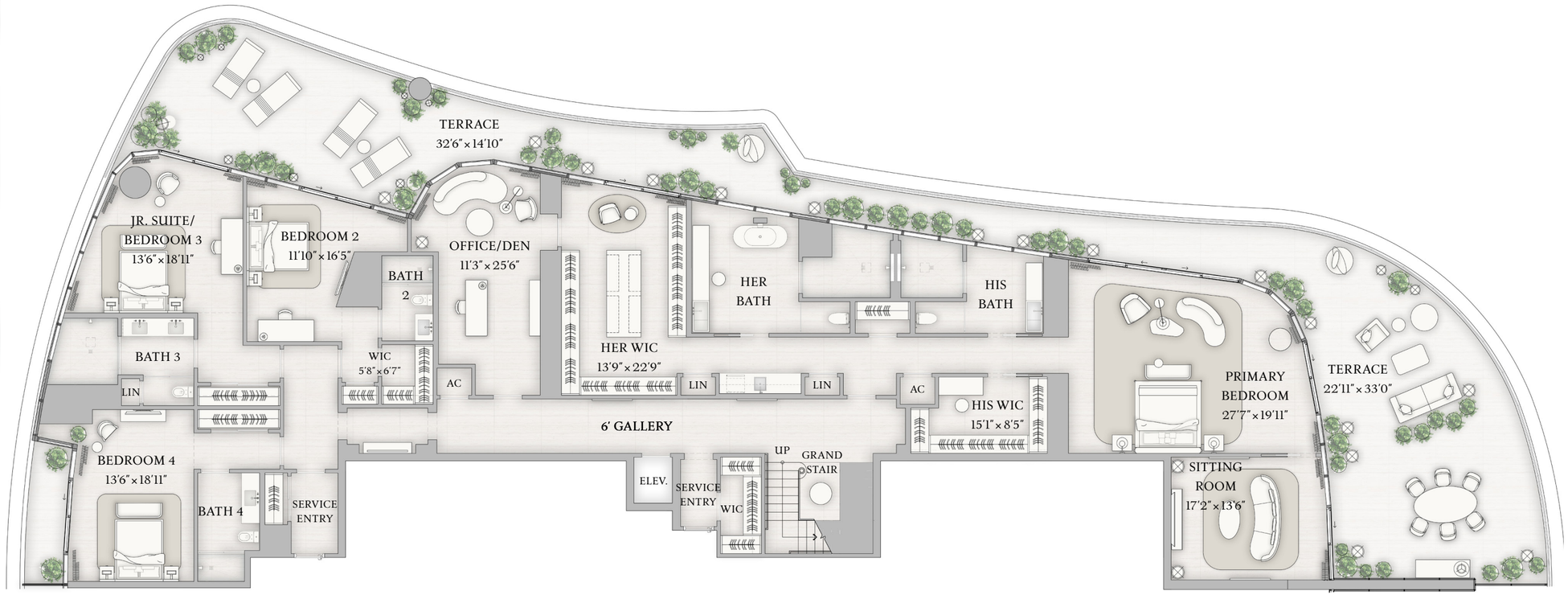
LOWER LEVEL INTERIOR
4,735 SF | 440 SQM

LOWER LEVEL EXTERIOR
1,845 SF | 172 SQM

TOTAL INTERIOR
10,003 SF | 930 SQM

TOTAL EXTERIOR
5,465 SF | 509 SQM

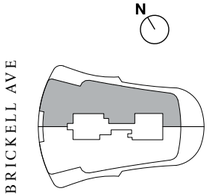
5 BEDROOMS
7 BATHROOMS
2 POWDER ROOMS
PRIVATE ROOF DECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR



BISCAYNE BAY

The dimensions stated for this Unit floor plan are approximate because there are various recognized methods for calculating the square footage of a Unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Dimensions and Unit configuration may change during construction. The furniture illustrated is not included with purchase; the floorplan layout is not a guaranty on your use of space but is one example of uses of space. Consult the Developer's prospectus to understand the calculation of the Unit square footage and dimensions and what is included with purchase. Prices are not based on the square footage no matter the method of calculation of Unit dimensions and all prices are subject to change at any time.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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. The St. Regis Residences, Miami are developed by 1809 Brickell Property Owner, LLC ("Developer"). The St. Regis Residences, Miami are not owned, developed, or sold by Marriott International, Inc. or its affiliates ("Marriott"). The Developer uses the St. Regis marks under a license from Marriott, which has not confirmed the accuracy of any of the statements or representations made about the project by Developer. Sketches, renderings, or photographs depicting a floor plan are proposed only and the Developer reserves the right to modify, revise, or withdraw any or all of the same in Developer's sole discretion without prior notice. 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 or floor plans are conceptual and such drawings shown should not be relied upon as representations, express or implied, of the final detail of The St. Regis Residences, Miami or any Unit. There is no guarantee that any proposed hotel brands will be involved as depicted or at all upon, or following, the completion of The St. Regis Residences, Miami. Consult the prospectus of the Developer to understand this offering, the amenities, the proposed budgets, terms, conditions, specifications, fees, Unit dimensions, site plans, and to learn what is included with purchase and by payment of regular assessments. 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 upgrades to any Unit. © 1809 Brickell Property Owner, LLC 2023.



PENTHOUSE

UPH A

UPPER LEVEL

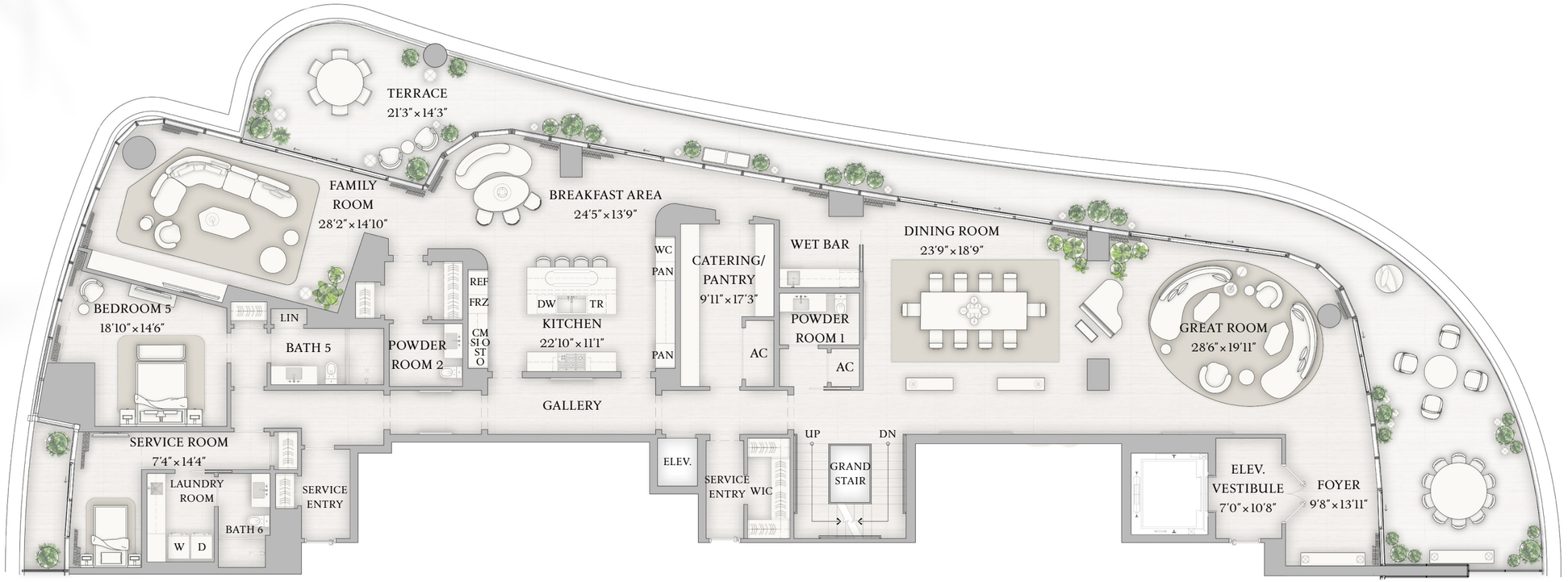
UPPER LEVEL INTERIOR
4,735 SF | 440 SQM

UPPER LEVEL EXTERIOR
1,311 SF | 122 SQM

TOTAL INTERIOR
10,003 SF | 930 SQM

TOTAL EXTERIOR
5,465 SF | 509 SQM

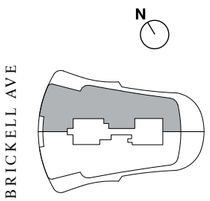
5 BEDROOMS
7 BATHROOMS
2 POWDER ROOMS
PRIVATE ROOF DECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR



BISCAYNE BAY

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PENTHOUSE

UPH A

ROOF TERRACE

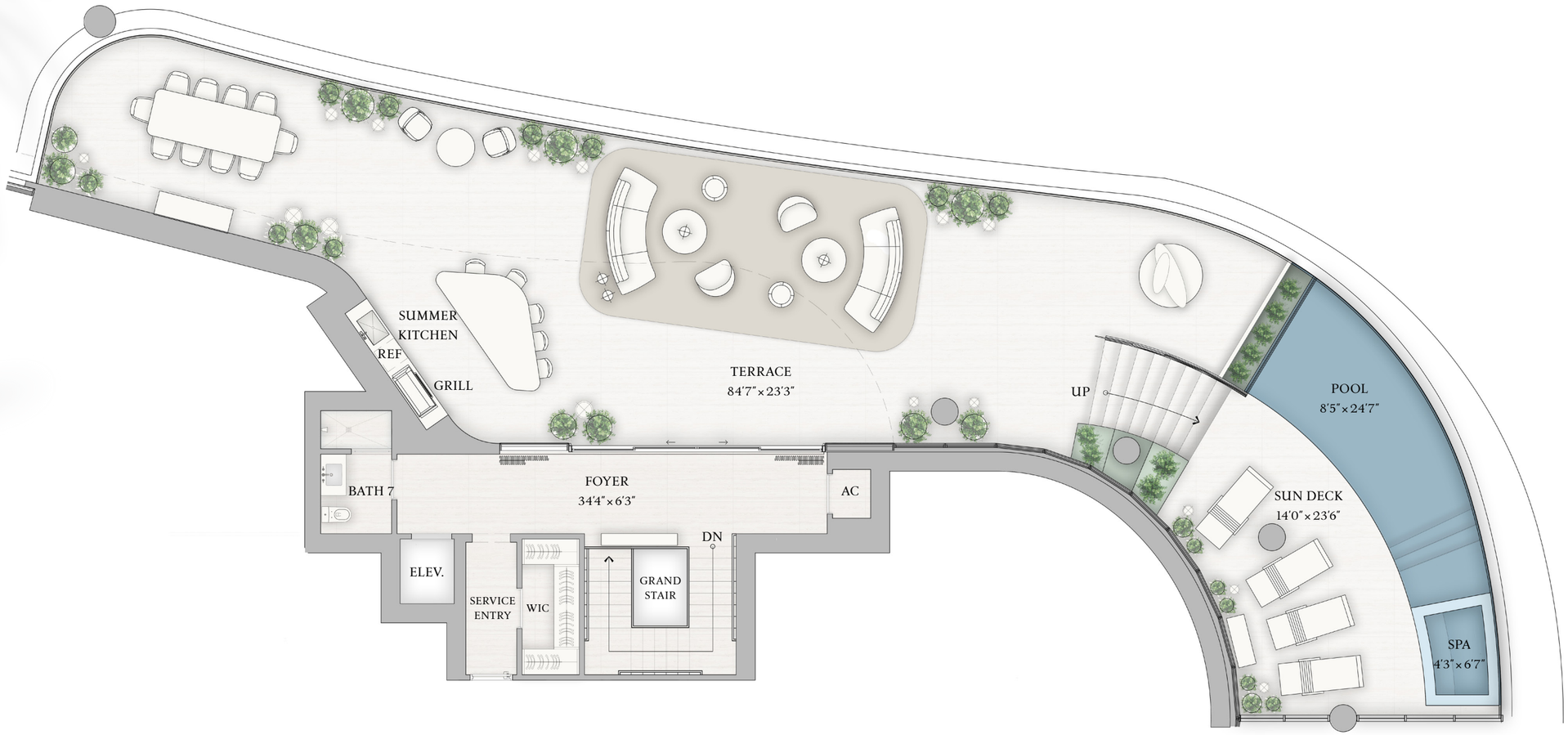
ROOF TERRACE INTERIOR
533 SF | 50 SQM

ROOF TERRACE EXTERIOR
2,309 SF | 215 SQM

TOTAL INTERIOR
10,003 SF | 930 SQM

TOTAL EXTERIOR
5,465 SF | 509 SQM

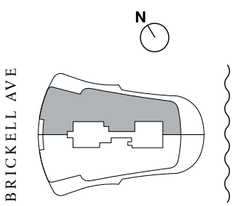
5 BEDROOMS
7 BATHROOMS
2 POWDER ROOMS
PRIVATE ROOF DECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR



BISCAYNE BAY

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Upper Penthouse B

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ST REGIS
MIAMI
THE RESIDENCES

PENTHOUSE

UPH B

FLOOR 48, MAIN LEVEL

5 BEDROOMS | 7 BATHROOMS | 1 POWDER ROOM

INTERIOR: 9,479 SF | 881 SQM EXTERIOR: 2,622 SF | 244 SQM

Future residences located at:
1809 Brickell Avenue
Miami, Florida 33129
MiamiSRR.com
786 713 3556

RELATED INTEGRA

RELATED REALTY

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.

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ST REGIS
MIAMI
THE RESIDENCES

PENTHOUSE

UPH B

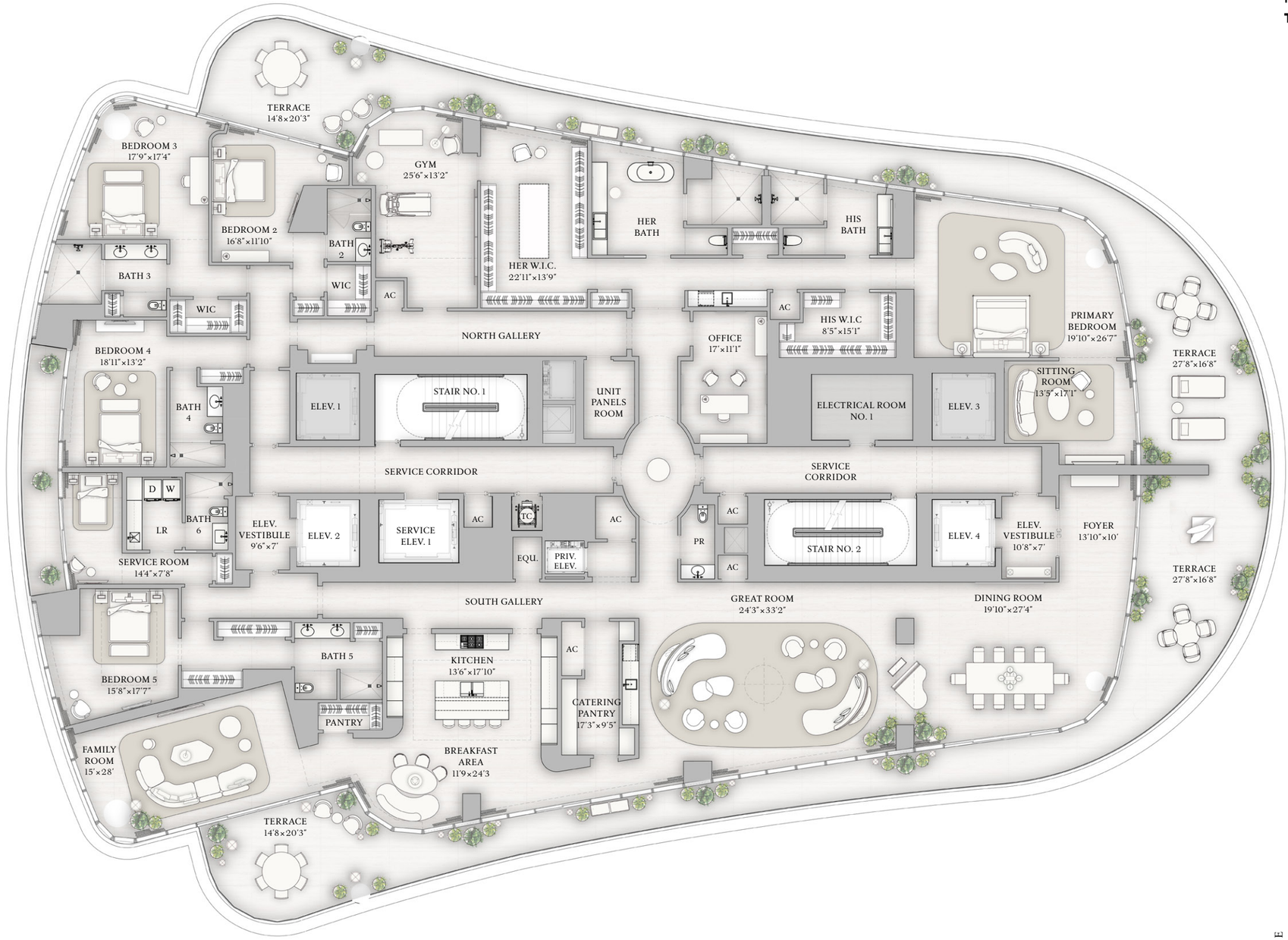
FLOOR 48

MAIN LEVEL INTERIOR
9,479 SF | 881 SQM

MAIN LEVEL EXTERIOR
2,622 SF | 244 SQM

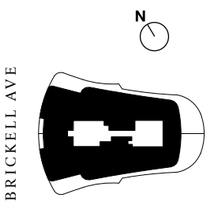
TOTAL INTERIOR
9,959 SF | 926 SQM
TOTAL EXTERIOR
5,012 SF | 467 SQM

5 BEDROOMS
7 BATHROOMS
1 POWDER ROOM
PRIVATE SUNDECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR



BISCAYNE BAY

BRICKELL AVE



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ST REGIS
MIAMI
THE RESIDENCES

PENTHOUSE

UPH B

ROOF TERRACE

5 BEDROOMS | 7 BATHROOMS | 1 POWDER ROOM
INTERIOR: 480 SF | 45 SQM EXTERIOR: 2,390 SF | 223 SQM

Future residences located at:
1809 Brickell Avenue
Miami, Florida 33129
MiamiSRR.com
786 713 3556

RELATED INTEGRA
RELATED REALTY

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ST REGIS
MIAMI
THE RESIDENCES

PENTHOUSE

UPH B

ROOF TERRACE

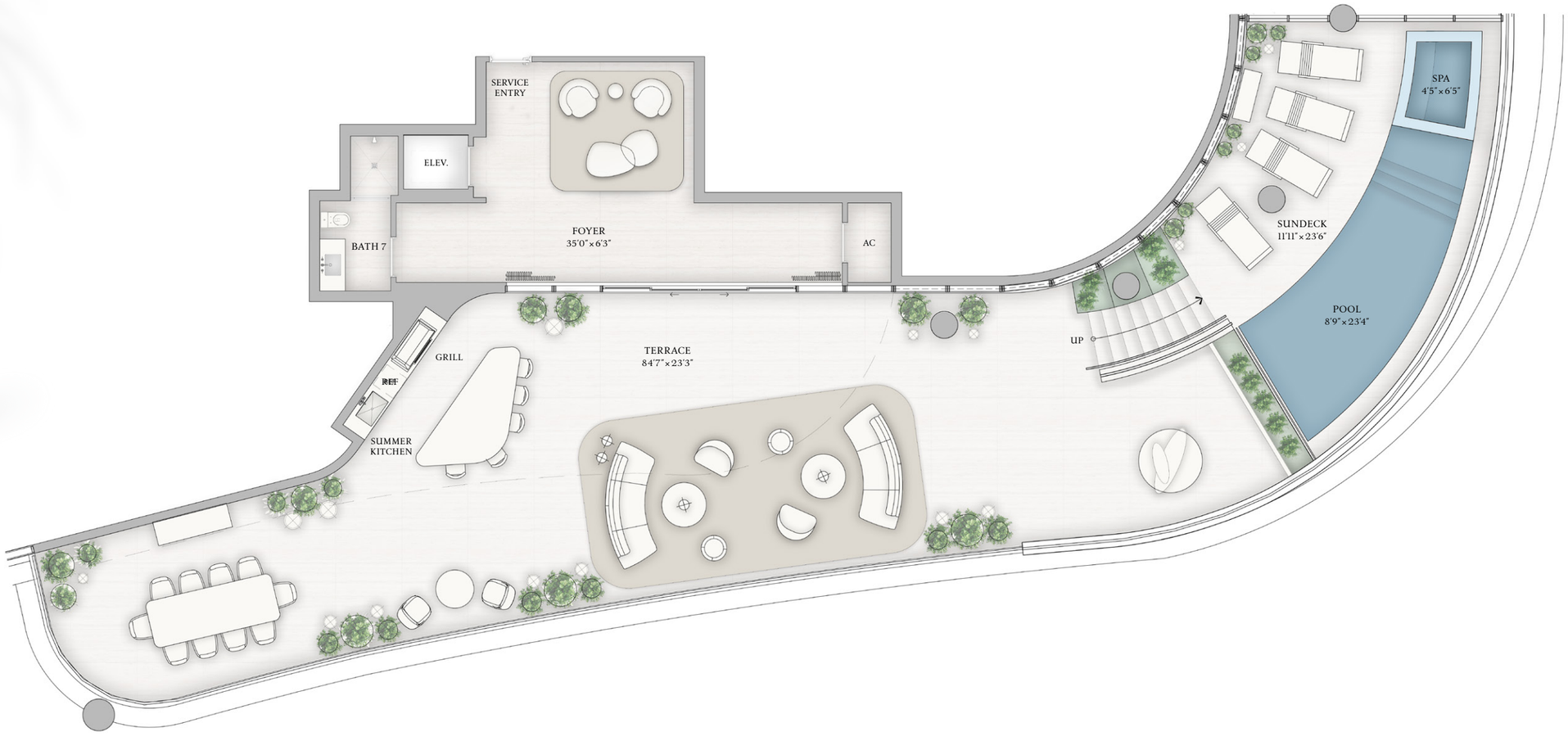
ROOF TERRACE INTERIOR
480 SF | 45 SQM

ROOF TERRACE EXTERIOR
2,390 SF | 223 SQM

TOTAL INTERIOR
9,959 SF | 926 SQM

TOTAL EXTERIOR
5,012 SF | 467 SQM

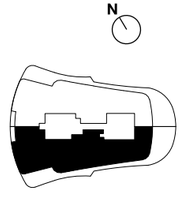
5 BEDROOMS
7 BATHROOMS
1 POWDER ROOM
PRIVATE SUNDECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR



BISCAYNE BAY

N

BRICKELL AVE



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An Internationally Acclaimed Team

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 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 condominium, rental and commercial units. The firm is one of the largest privately owned businesses in the U.S. with a development portfolio in excess of $40 billion in 40 years.

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.

RELATED INTEGRA ONE | Sotheby's INTERNATIONAL REALTY

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BRANDING AND ADVERTISING BY AND PARTNERS NY I LA

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St. Regis Residences, Miami a/k/a 1809 Brickell Condominium

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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 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 Developer is not incorporated in, located in, nor a resident of, New York. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units in New York or to residents of New York, or of any other jurisdiction were prohibited by law. 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 are 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 of the same 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 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. Memberships 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 same which may require the Developer to alter any design, floor plan, or layout depicted. The Developer 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, 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 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. 2022 © by 1809 Brickell Property Owner, LLC with all rights reserved.

ST REGIS
MIAMI
THE RESIDENCES

Live the Legacy







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.

St. Regis Residences, Miami a/k/a 1809 Brickell Condominium

"Remember the past.
Create the present.
Inspire the future."

SEE DISCLAIMERS PAGE

SEE DISCLAIMERS PAGE



To Live Exquisite is to Live Extraordinary

Situated along the beautiful coastline of South Brickell, with exquisite bayfront views, a private marina, and an exclusive fine-dining restaurant by MICHELIN-starred chef Fabio Trabocchi, The St. Regis Residences, Miami epitomize elegant living. It mirrors the sensibilities of those who are driven by connoisseurship, demand excellence, respect tradition, and value individuality above all else.

The St. Regis Residences, Miami represent a future propelled by a historic past. A place where new generations will create a lifetime of legendary moments, in one-of-a-kind homes for individuals who perceive their personal legacies innately intertwined with the rich heritage of Miami.

SEE DISCLAIMERS PAGE

The Best of All Worlds

Designed by the renowned New York–based firm Robert A.M. Stern Architects (RAMSA), The St. Regis Residences, Miami blend the aesthetic of golden-age ocean liners with the rigor and appeal of modern-day architecture. Melding in effective yet surprising ways, those two sources of inspiration yield a design that is at once fluid, purposeful, and eminently livable.

The St. Regis Residences, Miami are precisely situated on the site to ensure that every residence has the most expansive views possible. The design of the building changes as it reaches skyward — the facade revealing artful setbacks with private terraces; undulating curves that echo the waves of the bay below.



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

Robert A.M. Stern
Design Architect



SEE DISCLAIMERS PAGE



Porte-Cochère

SEE DISCLAIMERS PAGE

Lobby

The Language of Materials

A thoughtful curation of materials speaks the language of exquisite living. Sensorial delights appear at every turn — colors and textures that combine in surprising ways to create a whole that is greater than the sum of its parts.

Full lives can be lived here. The scale and layout of each home leaves room for everything: family, friends, pets, parties, art, musical instruments, walls of books — and most importantly, peace of mind.



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

David Rockwell
Interior Architect

SEE DISCLAIMERS PAGE

The Residences

SEE DISCLAIMERS PAGE

The St. Regis Residences, Miami epitomize the allure of timeless design. From the stone flooring to the seaside-inspired color scheme — of sand, coral, and sky — the interior palette is soothing, sophisticated, and naturally modern.

THE RESIDENCES



SEE DISCLAIMERS PAGE

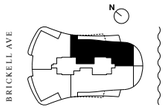
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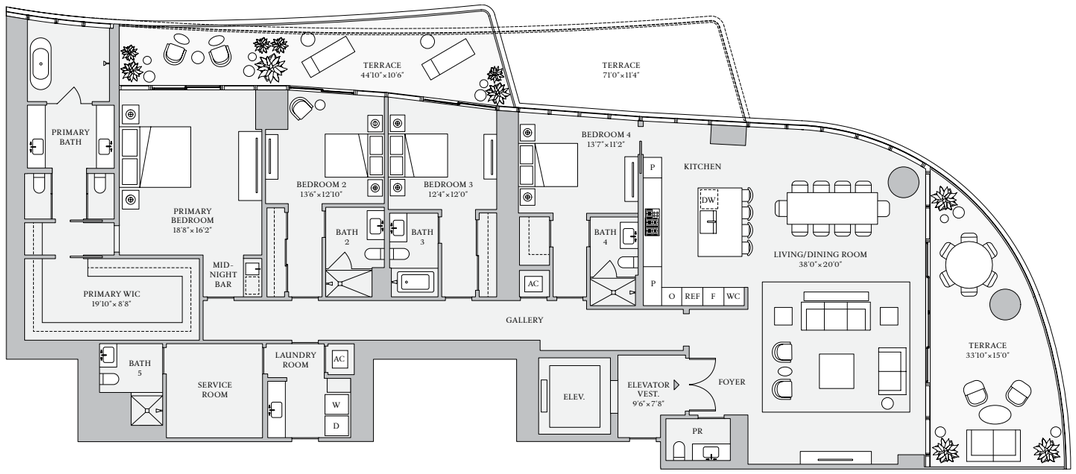
A

4 BEDROOMS
5 BATHROOMS
1 POWDER ROOM

FLOORS
8–18
INTERIOR
3,712 SF | 344.9 SQM
EXTERIOR
941 SF | 87.4 SQM

FLOORS
21–30, 33–41
INTERIOR
3,712 SF | 344.9 SQM
EXTERIOR
734 SF | 68.2 SQM





The dimensions stated for this unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Consult the Developer's prospectus for information on what is offered with the Unit and the calculation of the Unit square footage and dimensions. Dimensions and unit configuration may change during construction. Depictions of furnishings, fixtures and other items of personal property are not included with purchase.

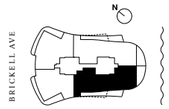
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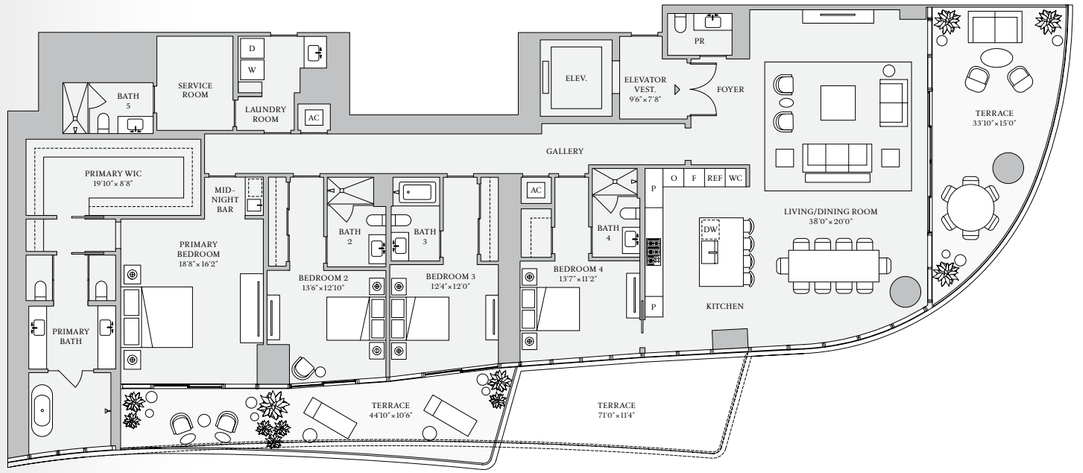
B

4 BEDROOMS
5 BATHROOMS
1 POWDER ROOM

FLOORS
8–18
INTERIOR
3,679 SF | 341.8 SQM
EXTERIOR
941 SF | 87.4 SQM

FLOORS
21–30, 33–41
INTERIOR
3,679 SF | 341.8 SQM
EXTERIOR
734 SF | 68.2 SQM





The dimensions stated for this unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Consult the Developer's prospectus for information on what is offered with the Unit and the calculation of the Unit square footage and dimensions. Dimensions and unit configuration may change during construction. Depictions of furnishings, fixtures and other items of personal property are not included with purchase.

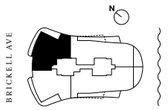
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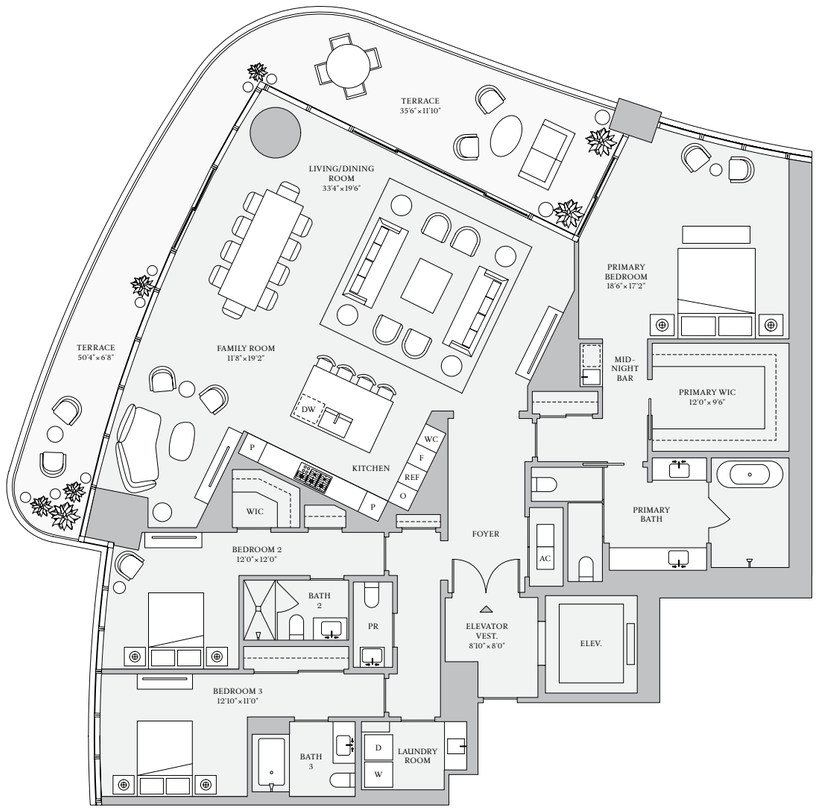
C

3 BEDROOMS
3 BATHROOMS
1 POWDER ROOM

FLOORS
8–18
21–30
33–41

INTERIOR
2,987 SF | 277.5 SQM
EXTERIOR
590 SF | 54.8 SQM





The dimensions stated for this unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Consult the Developer's prospectus for information on what is offered with the Unit and the calculation of the Unit square footage and dimensions. Dimensions and unit configuration may change during construction. Depictions of furnishings, fixtures and other items of personal property are not included with purchase.

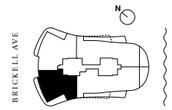
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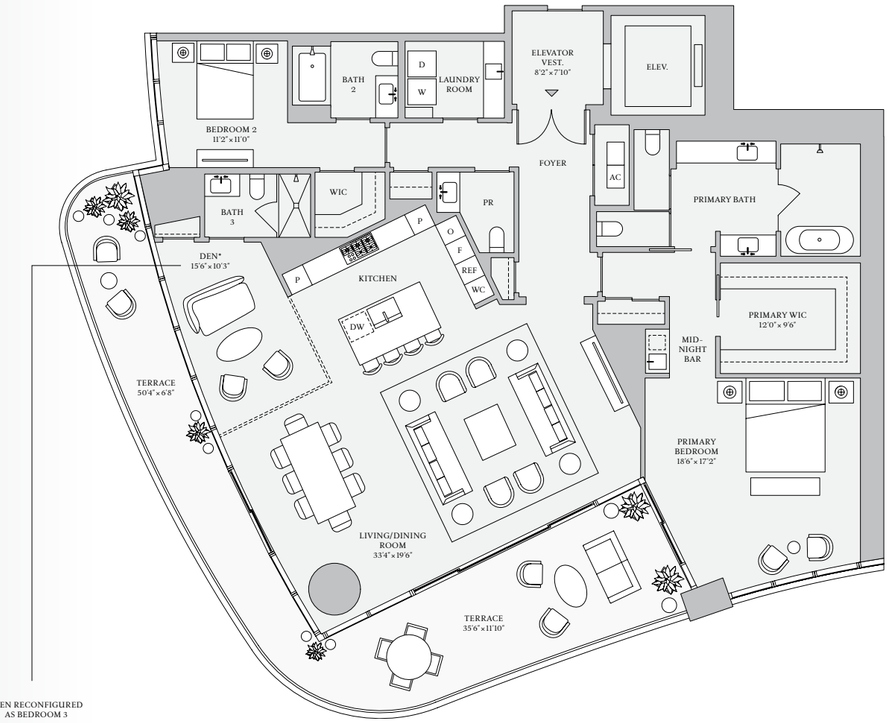
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2 BEDROOMS
3 BATHROOMS
1 POWDER ROOM

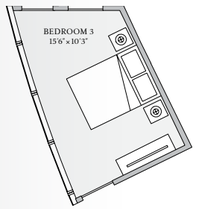
FLOORS
8–18
21–30
33–41

INTERIOR
2,616 SF | 243 SQM
EXTERIOR
590 SF | 54.8 SQM





*DEN RECONFIGURED AS BEDROOM 3



The dimensions stated for this unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Consult the Developer's prospectus for information on what is offered with the Unit and the calculation of the Unit square footage and dimensions. Dimensions and unit configuration may change during construction. Depictions of furnishings, fixtures and other items of personal property are not included with purchase.

Sky Villa — Great Room

SEE DISCLAIMERS PAGE

Kitchen

SEE DISCLAIMERS PAGE

Primary Bathroom

SEE DISCLAIMERS PAGE

Balcony

SEE DISCLAIMERS PAGE



Primary Bathroom



Primary Bedroom

SEE DISCLAIMERS PAGE

The Tower

50 stories featuring 152 residences, including penthouses, sky villas and townhomes

A collection of two- to six-bedroom homes

Stunning views of the Miami skyline, Biscayne Bay and the Atlantic Ocean

Porte-cochère with commissioned art installation and signature water feature

Private residential lobby attended 24/7

24-hour concierge and butler

On-site valet parking and self-parking spaces

EV charging stations

Luxury house car service

The Residences

Private elevator and entry foyer for each residence

Double-door entry in residences

Approximately 10'6" ceilings with integrated linear diffusers in living areas

Custom European stone flooring throughout

European wood doorways

A powder room and laundry room in each home

Integrated smart home technology

Kitchens

Gourmet kitchen with custom Italian cabinetry designed by Rockwell Group

Natural stone countertops and backsplashes

Fully integrated Sub-Zero and Wolf appliance packages, including:

- *Paneled refrigerator*
- *Paneled freezer*
- *Full-height wine refrigerator*
- *Convection oven*
- *Steam oven*
- *Microwave*
- *Coffee maker*
- *Dornbracht fixtures*

Primary Suites & Bathrooms

Oversized walk-in closets

Midnight bar

Split stone top vanities with Dornbracht fixtures

Oversized natural stone showers and freestanding bathtubs

Private water closets with Toto toilets in primary bathrooms



The Amenities

The St. Regis Residences, Miami are designed to enable an exquisite lifestyle defined by wellness, ease, recreation, and connoisseurship.

SEE DISCLAIMERS PAGE

Bayfront Pool

SEE DISCLAIMERS PAGE



Indoor Lap Pool



Hot Spa

Fabio Trabocchi's Restaurant

SEE DISCLAIMERS PAGE

The Art of Socializing

The sky bar and lounge are truly the jewels in The St. Regis Residences, Miami crown. With the double-height ceiling, panoramic views and welcoming verandas, residents can unwind in style while musing upon the sun-dappled Biscayne Bay.



31st Floor Sky Bar & Lounge

SEE DISCLAIMERS PAGE



Drawing Room



Cognac Room



A Day of Beauty

Healthy living is encouraged at The St. Regis Residences, Miami. The menu of wellness choices, curated by The Wright Fit, runs the gamut: from total body workouts in the innovatively equipped gym to stretching in the yoga and Pilates studio. The salt spa room, saunas, and steam rooms, as well as massage treatment rooms, offer a welcome counterpoint to the rigors of cardio and equipment-driven exercises.



Fitness Center

SEE DISCLAIMERS PAGE



A Beach Within Reach

Among the many benefits offered to the residents of The St. Regis Residences, Miami are a dedicated private marina, yachts available for charter, and exclusive beach club access.



SEE DISCLAIMERS PAGE



SEE DISCLAIMERS PAGE

The 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

Park-like grounds and lush terraces by Swiss landscape design firm Enea Garden Design

State-of-the-art media room

Business center with coffee bar and conference rooms

Children's entertainment room

Teen video game lounge

Programmable multisport simulator

Salon equipped for beauty services*

Pet spa, grooming and dog-walking services*

Private, secure climate-controlled storage

House bicycles

Private marina

Guest suites

Holistic Wellness Living

Fully equipped fitness center with stunning views

Curated wellness programming by The Wright Fit

Relaxation area

Indoor lap pool with natural lighting

Pilates and yoga studio

Salt spa rooms

Sauna, cold plunge pool, and steam room

State-of-the-art treatment rooms

Resort-Style Pool Decks

Two pools including bayfront and sunset views

Poolside bars and cafés

Bayfront garden with comfortable seating areas

Pickleball court

Sky Bar & Lounges

Double-height sky bar and lounge with sweeping water views

Signature St. Regis Cognac Room

Traditional St. Regis Drawing Room

Billiards room

Catering kitchen

Technologies

Keyless residential entry

Smart home climate and lighting control systems

State-of-the-art fiber-optic Wi-Fi service throughout residences and amenity spaces

Easy-to-use St. Regis residents-only app

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



An Unrivaled Service Experience

Since its founding nearly a century ago, The St. Regis has been renowned for its tradition of innovation and its commitment to impeccable service. From the signature Bloody Marys and legendary Butler Service to the afternoon teas and midnight suppers, The St. Regis Residences, Miami deliver an everyday residential only lifestyle that is generous, professional, anticipatory, and personal.

SEE DISCLAIMERS PAGE

The Signature Butler Service

St. Regis provides a modern interpretation of the Gilded Age butler service offered at the original hotel in New York City. St. Regis butlers take care of any need to the most minute details — everything from packing and unpacking to arranging outings and assisting with pets. The butlers are universally beloved, and quickly become like extended family members.

Signature Services

St. Regis Signature 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*





SEE DISCLAIMERS PAGE

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

A World of Rituals

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



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



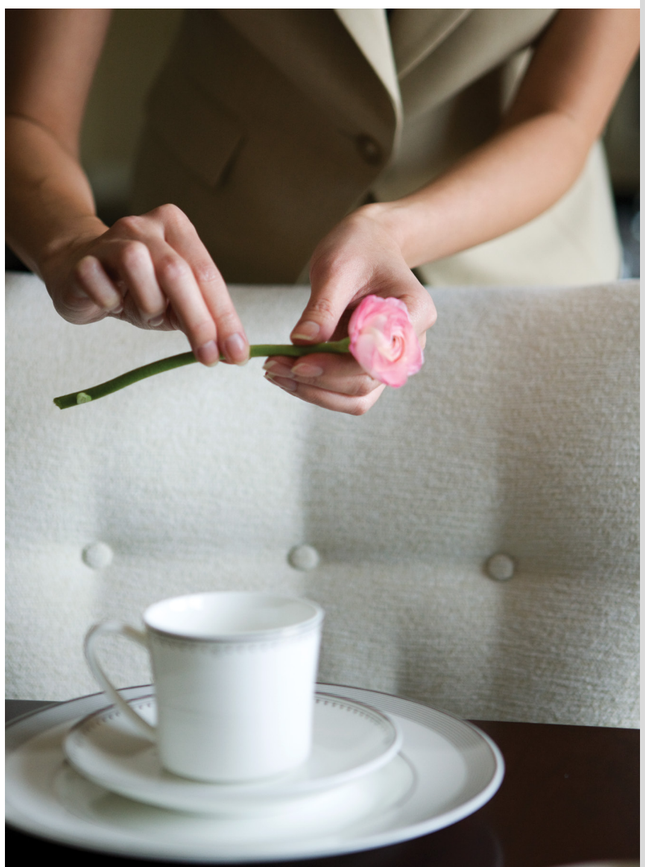
Midnight Supper
A most intimate and exclusive postevent experience

SEE DISCLAIMERS PAGE





SEE DISCLAIMERS PAGE



St. Regis Residences Services

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

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

Owners enjoy an elevated lifestyle globally with two years of complimentary Marriott Bonvoy Platinum Elite status across 30 distinctive brands. Residents can always access the absolute best service and unparalleled experiences.

Owner Benefits

Upgrade at check-in

Daily breakfast for two

4:00PM Late Checkout

Welcome amenity and note

Exclusive Member Rates

Earn up to 50% bonus points on stays

Enhanced high-speed Wi-Fi

Guaranteed room type

Special additional hotel amenity
(F&B or spa credit depending on location)

10% off regular room rate

SEE DISCLAIMERS PAGE



A True Miami Location

Centrally located on famed Brickell Avenue, The St. Regis Residences, Miami are an easy commute to downtown and top-tier local schools, with a wide variety of desirable shopping, dining, and entertainment destinations all within close proximity.













SEE DISCLAIMERS PAGE

OPA-LOCKA EXECUTIVE AIRPORT

NW 42 ST.

I-95

DESIGN DISTRICT

BUCKMINSTER DOME

DOMA

JULIA TUTTLE CSWY.

MIAMI BEACH

AIR FRANCE

MIAMI INTERNATIONAL AIRPORT

WYNWOOD WALLS

WYNWOOD

CERVECERIA LA TROPICAL

LA TROPICAL

ADRIENNE ARSHT CENTER

OASIS

TOWER BAR

ARTS + ENTMT DISTRICT

US-1

PÉREZ ART MUSEUM

VENETIAN CSWY.

DOLPHIN EXPRESSWAY

836

395

PHILLIP + PATRICIA FROST MUSEUM OF SCIENCE

JOE'S STONE CRAB RESTAURANT

DOWNTOWN

MACARTHUR CSWY

PORT MIAMI

CARBONE

BRICKELL CITY CENTRE

888

CIPRIANI

KOMODO

BRICKELL

BISCAYNE BAY

FISHER ISLAND

MIRACLE MILE

BILTMORE HOTEL

CORAL GABLES

VENETIAN POOLS

S. DIXIE HWY.

BRICKELL AVE

RICKENBACKER CSWY.

VIRGINIA KEY

COCONUT GROVE

S. MIAMI AVE

RELATED GROUP

VIZCAYA MUSEUM & GARDENS

S. BAYSHORE DR.

COCOWALK

MIAMI SEAQUARIUM

SW 42 ST.

ARIETE

CRANDON PARK

KEY BISCAYNE

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.

SEE DISCLAIMERS PAGE

An Internationally Acclaimed Team

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 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 condominium, rental and commercial units. The firm is one of the largest privately owned businesses in the U.S. with a development portfolio in excess of $40 billion in 40 years.

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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St. Regis Residences, Miami a/k/a 1809 Brickell Condominium

The St. Regis Residences, Miami is developed by 1809 Brickell Property Owner, LLC ("Developer"). 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 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 Developer is not incorporated in, located in, nor a resident of, New York. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units in New York or to residents of New York, or of any other jurisdiction were prohibited by law. 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 are 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 of the same 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 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. Memberships 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 same which may require the Developer to alter any design, floor plan, or layout depicted. The Developer 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, 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 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. 2022 © by 1809 Brickell Property Owner, LLC with all rights reserved.



ST REGIS
MIAMI
THE RESIDENCES

The Residences



An Extraordinary Home, An Exquisite Life

The St. Regis Residences, Miami are a design-driven escape.

The result is a supremely seamless and fluid series of spaces — indoor and outdoor, public and private — that share a common concept even as they display sheer variety in décor, materials, artwork, and furnishings.

When contemplating the design for The St. Regis Residences, Miami, Rockwell Group found its inspiration in the history of Miami's founding, the innovative spirit of the Brickell and Astor families, the aesthetics of 20th-century ocean liners, the specifics of the site, and the singular design ethos of Miami itself. The St. Regis Residences, Miami epitomize the allure of timeless design at its most elegant. Featuring handcrafted details enhanced by modern conveniences, these homes possess a "built-in history," from the 1930s and beyond.

Sky Villa – Great Room

SEE DISCLAIMERS PAGE

Great Room

SEE DISCLAIMERS PAGE

Balcony



SEE DISCLAIMERS PAGE

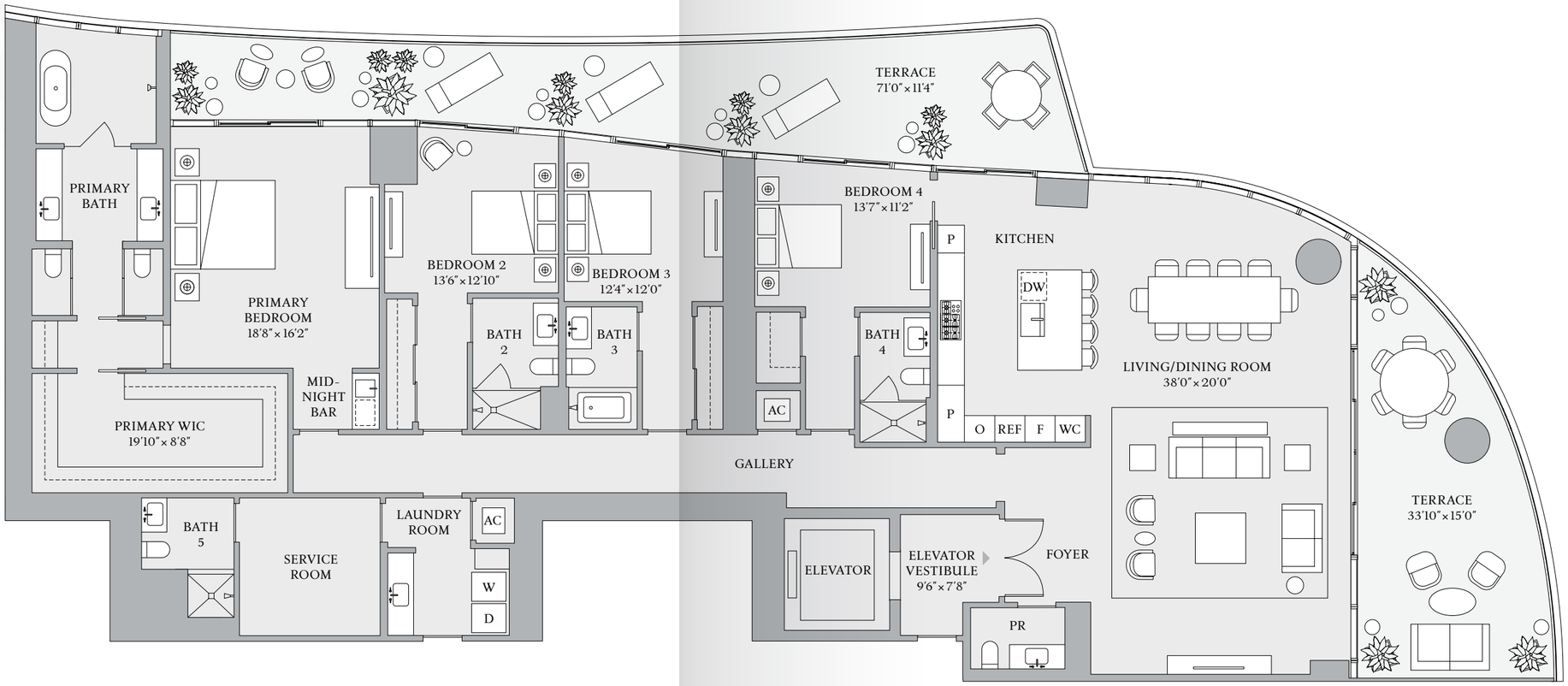
RESIDENCE

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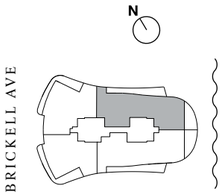
FLOORS 8–18

4 BEDROOMS
5 BATHROOMS
1 POWDER ROOM

INTERIOR
3,712 SF | 344.9 SQM
EXTERIOR
941 SF | 87.4 SQM



BISCAYNE BAY



The dimensions stated for this Unit floor plan are approximate because there are various recognized methods for calculating the square footage of a Unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Dimensions and Unit configuration may change during construction. The furniture illustrated is not included with purchase; the floorplan layout is not a guaranty on your use of space but is one example of uses of space. Consult the Developer's prospectus to understand the calculation of the Unit square footage and dimensions and what is included with purchase. Prices are not based on the square footage no matter the method of calculation of Unit dimensions and all prices are subject to change at any time.

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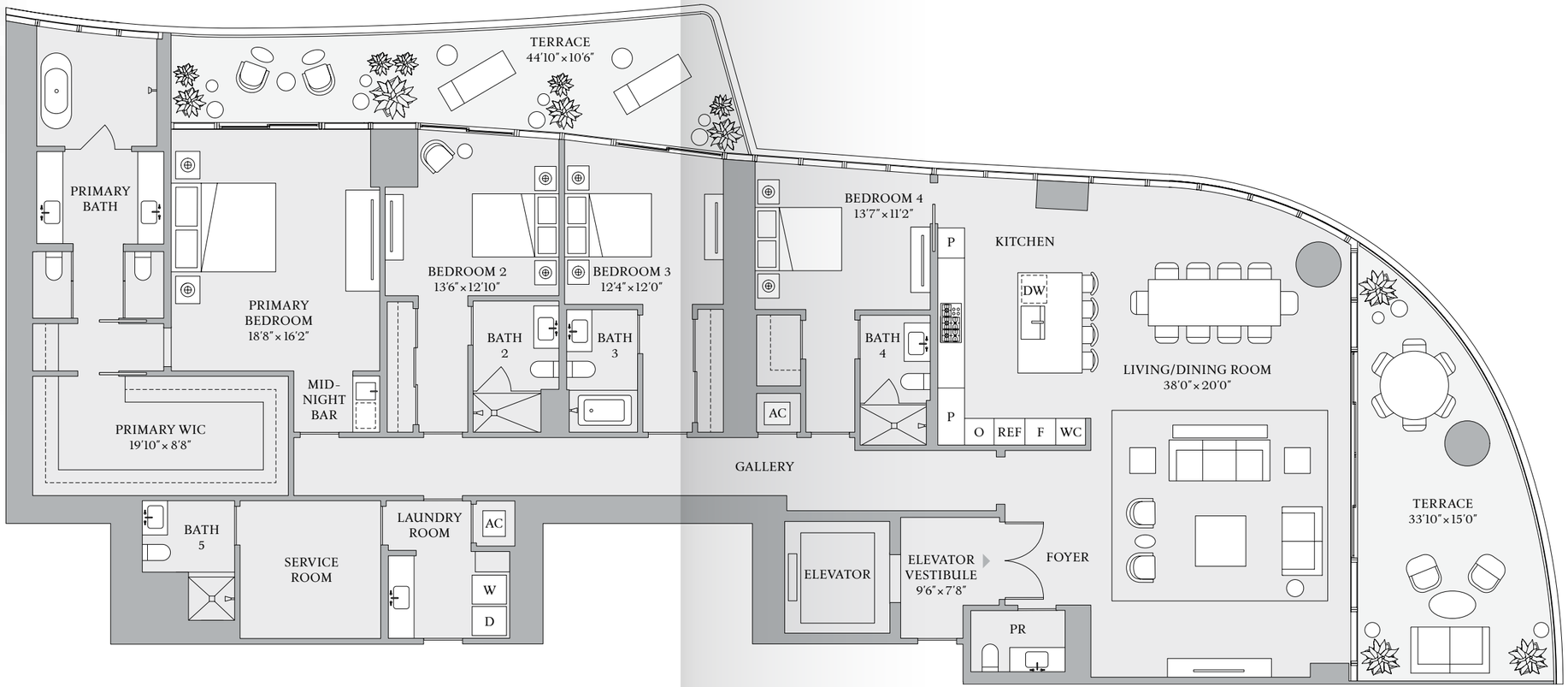
RESIDENCE

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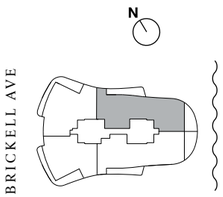
FLOORS 21–30, 33–41

4 BEDROOMS
5 BATHROOMS
1 POWDER ROOM

INTERIOR
3,712 SF | 344.9 SQM
EXTERIOR
734 SF | 68.2 SQM



BISCAYNE BAY



The dimensions stated for this Unit floor plan are approximate because there are various recognized methods for calculating the square footage of a Unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Dimensions and Unit configuration may change during construction. The furniture illustrated is not included with purchase; the floorplan layout is not a guaranty on your use of space but is one example of uses of space. Consult the Developer's prospectus to understand the calculation of the Unit square footage and dimensions and what is included with purchase. Prices are not based on the square footage no matter the method of calculation of Unit dimensions and all prices are subject to change at any time.

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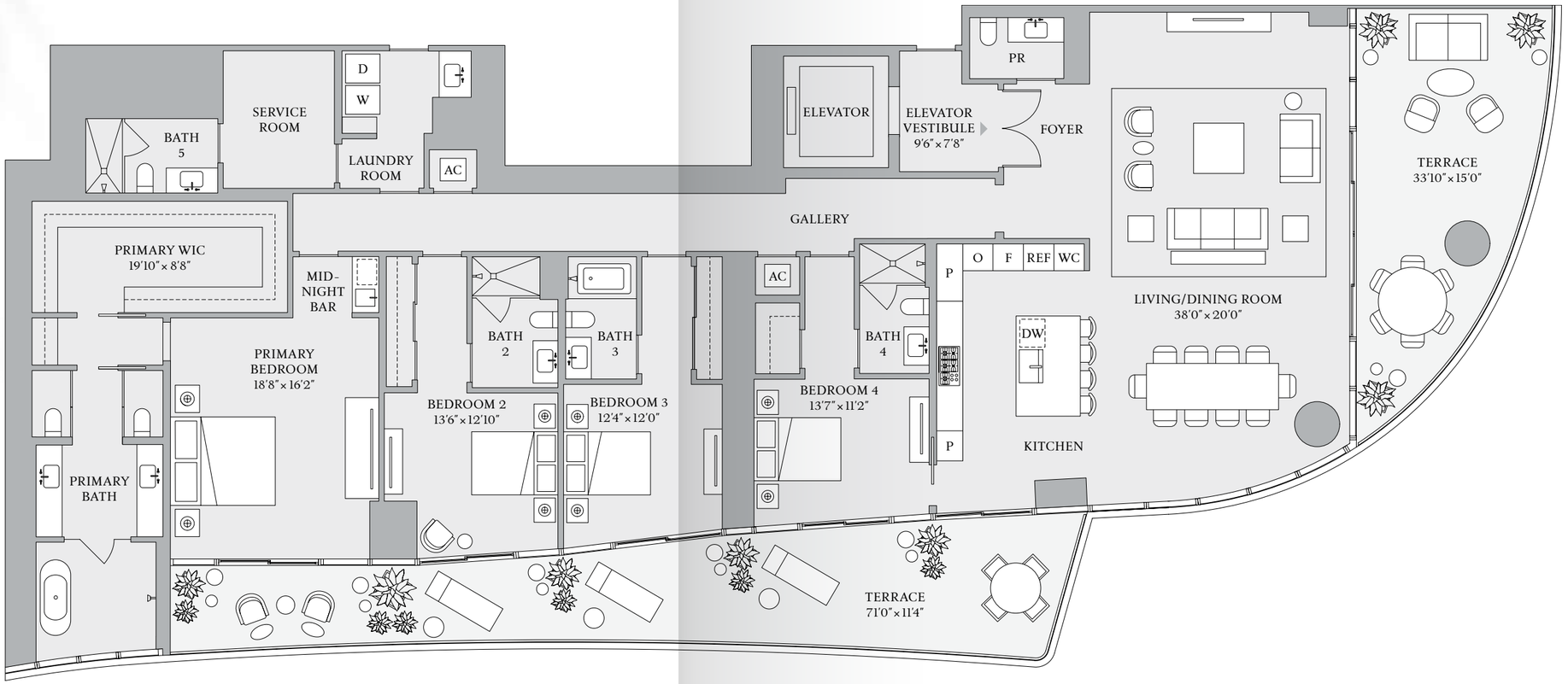
RESIDENCE

B

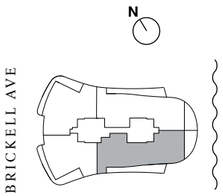
FLOORS 8–18

4 BEDROOMS
5 BATHROOMS
1 POWDER ROOM

INTERIOR
3,679 SF | 341.8 SQM
EXTERIOR
941 SF | 87.4 SQM



BISCAYNE BAY



The dimensions stated for this Unit floor plan are approximate because there are various recognized methods for calculating the square footage of a Unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Dimensions and Unit configuration may change during construction. The furniture illustrated is not included with purchase; the floorplan layout is not a guaranty on your use of space but is one example of uses of space. Consult the Developer's prospectus to understand the calculation of the Unit square footage and dimensions and what is included with purchase. Prices are not based on the square footage no matter the method of calculation of Unit dimensions and all prices are subject to change at any time.

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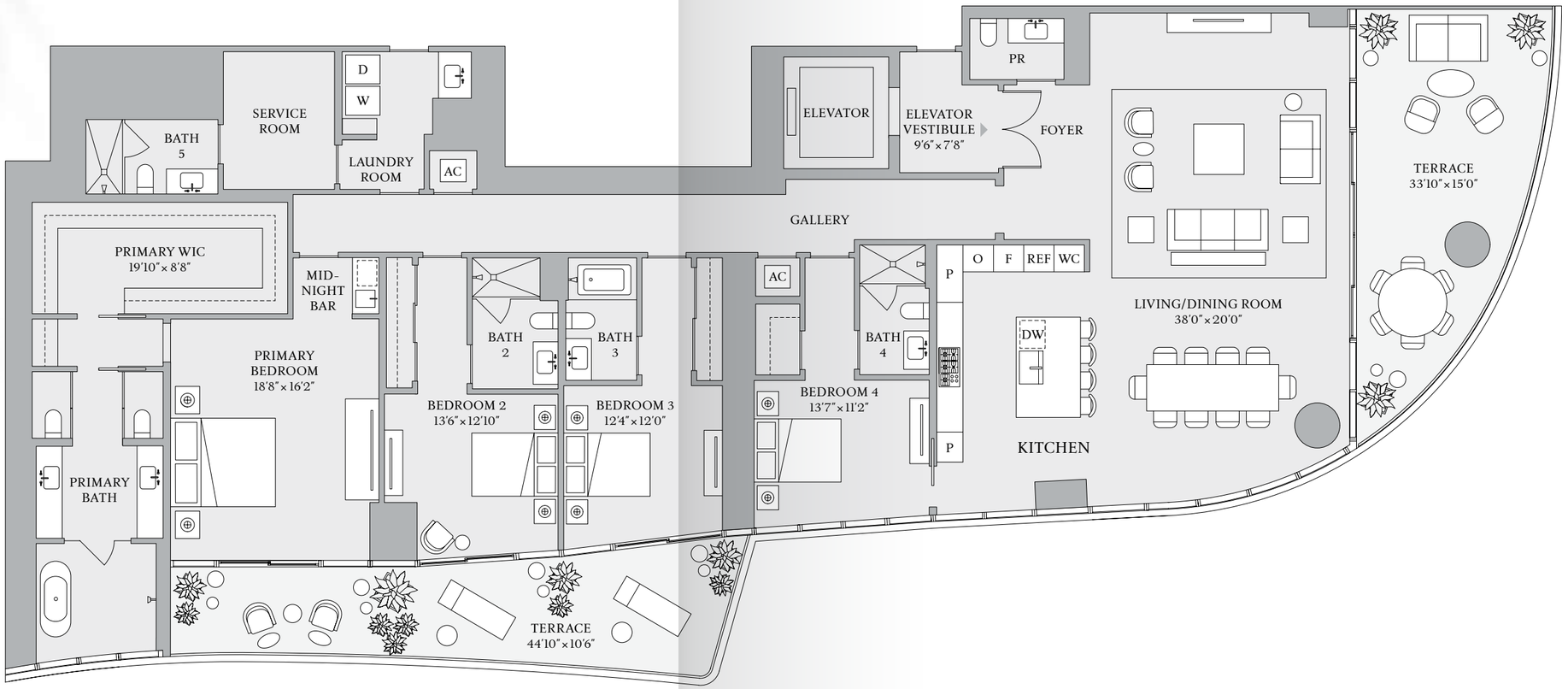
RESIDENCE

B

FLOORS 21–30, 33–41

4 BEDROOMS
5 BATHROOMS
1 POWDER ROOM

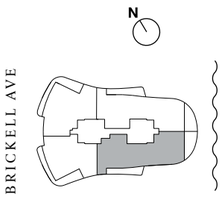
INTERIOR
3,679 SF | 341.8 SQM
EXTERIOR
734 SF | 68.2 SQM



BISCAYNE BAY

The dimensions stated for this Unit floor plan are approximate because there are various recognized methods for calculating the square footage of a Unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Dimensions and Unit configuration may change during construction. The furniture illustrated is not included with purchase; the floorplan layout is not a guaranty on your use of space but is one example of uses of space. Consult the Developer's prospectus to understand the calculation of the Unit square footage and dimensions and what is included with purchase. Prices are not based on the square footage no matter the method of calculation of Unit dimensions and all prices are subject to change at any time.

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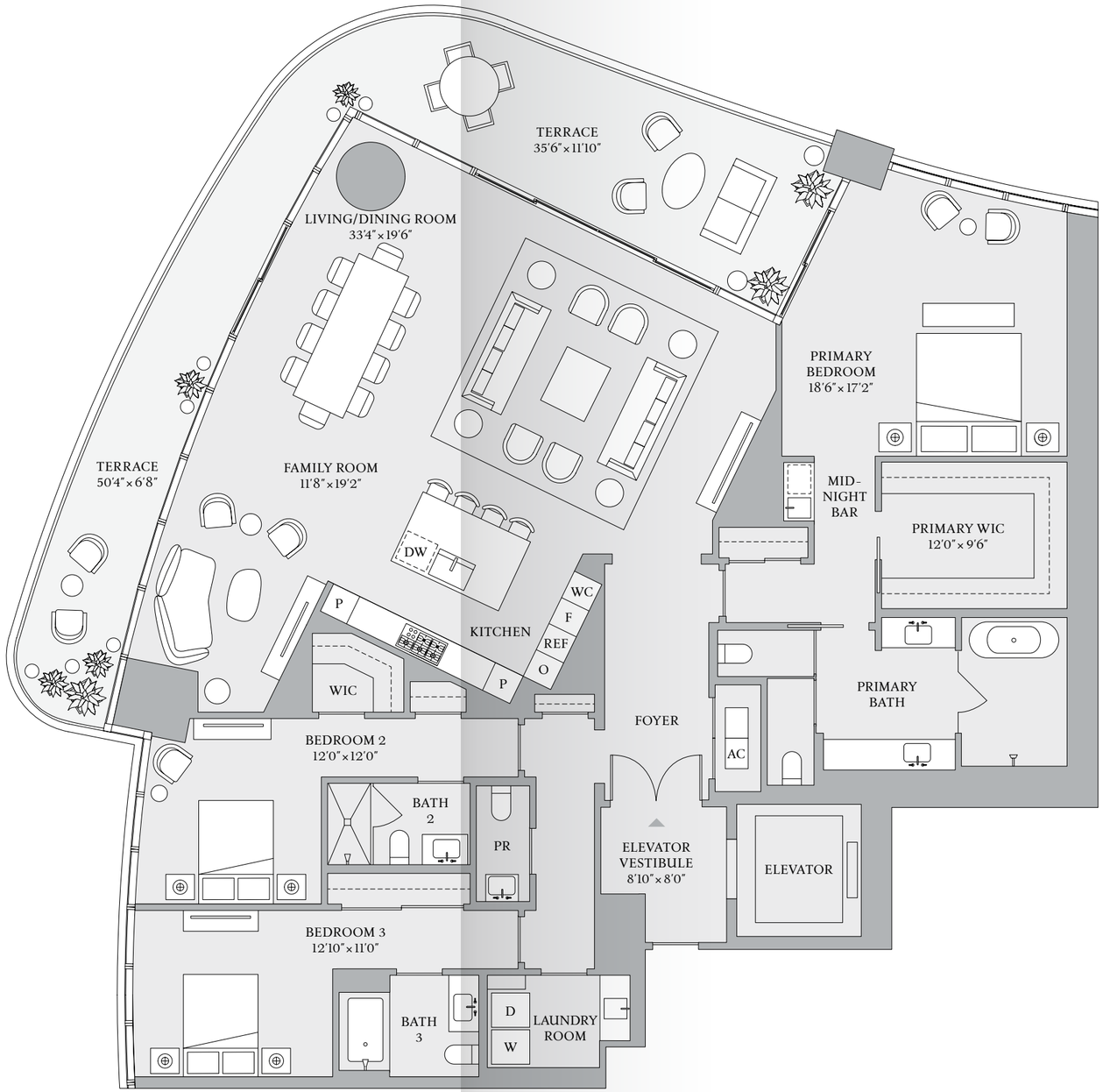
RESIDENCE

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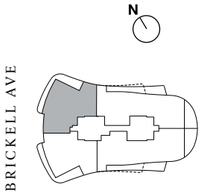
FLOORS 8–18, 21–30, 33–41

3 BEDROOMS
3 BATHROOMS
1 POWDER ROOM

INTERIOR
2,987 SF | 277.5 SQM
EXTERIOR
590 SF | 54.8 SQM



BISCAYNE BAY



The dimensions stated for this Unit floor plan are approximate because there are various recognized methods for calculating the square footage of a Unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Dimensions and Unit configuration may change during construction. The furniture illustrated is not included with purchase; the floorplan layout is not a guaranty on your use of space but is one example of uses of space. Consult the Developer's prospectus to understand the calculation of the Unit square footage and dimensions and what is included with purchase. Prices are not based on the square footage no matter the method of calculation of Unit dimensions and all prices are subject to change at any time.

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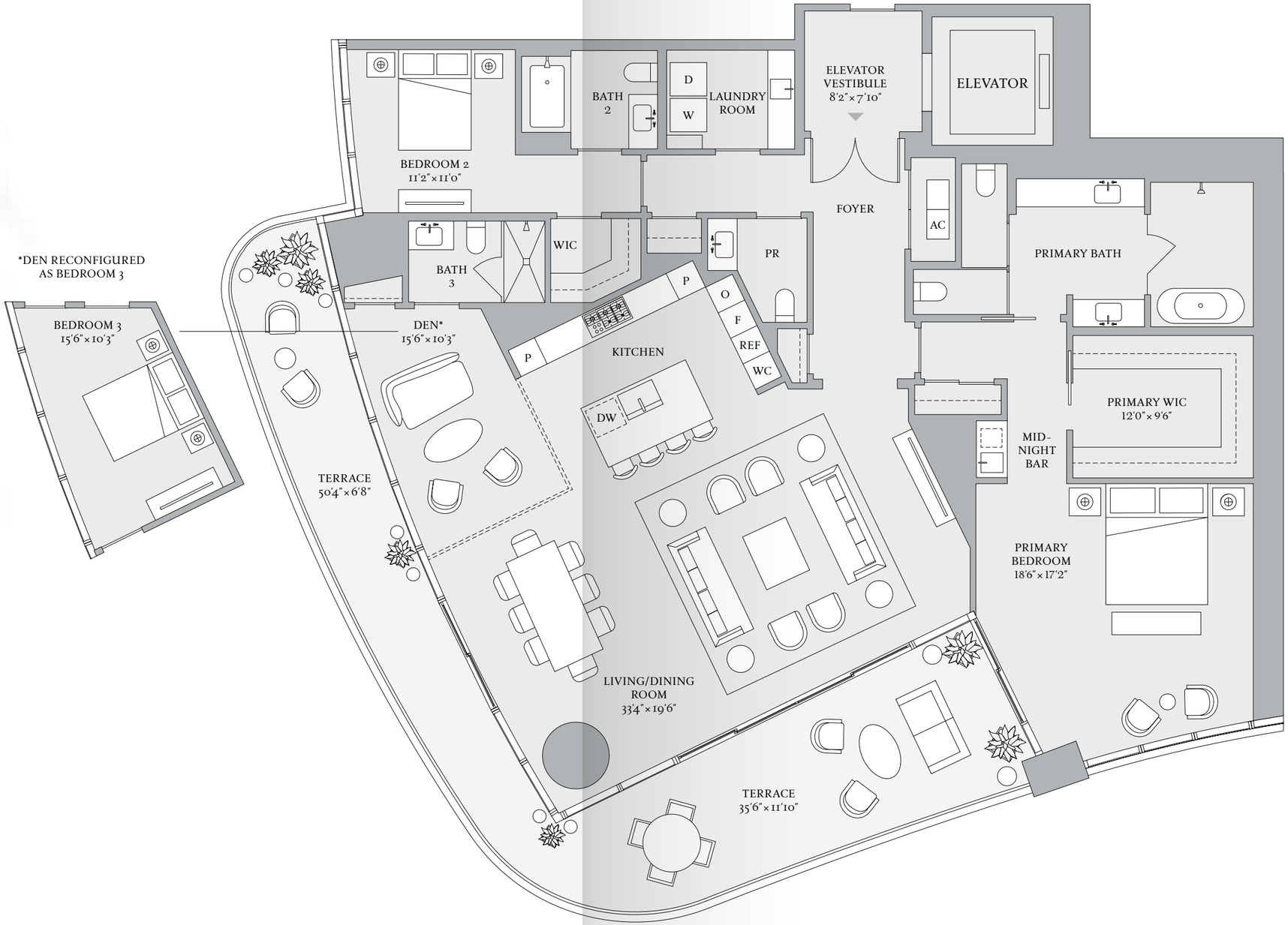
RESIDENCE

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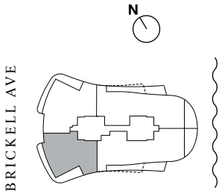
FLOORS 8–18, 21–30, 33–41

2 BEDROOMS
3 BATHROOMS
1 POWDER ROOM

INTERIOR
2,616 SF | 243 SQM
EXTERIOR
590 SF | 54.8 SQM



BISCAYNE BAY



The dimensions stated for this Unit floor plan are approximate because there are various recognized methods for calculating the square footage of a Unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Dimensions and Unit configuration may change during construction. The furniture illustrated is not included with purchase; the floorplan layout is not a guaranty on your use of space but is one example of uses of space. Consult the Developer's prospectus to understand the calculation of the Unit square footage and dimensions and what is included with purchase. Prices are not based on the square footage no matter the method of calculation of Unit dimensions and all prices are subject to change at any time.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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. The St. Regis Residences, Miami are developed by 1809 Brickell Property Owner, LLC ("Developer"). The St. Regis Residences, Miami are not owned, developed, or sold by Marriott International, Inc. or its affiliates ("Marriott"). The Developer uses the St. Regis marks under a license from Marriott, which has not confirmed the accuracy of any of the statements or representations made about the project by Developer. Sketches, renderings, or photographs depicting a floor plan are proposed only and the Developer reserves the right to modify, revise, or withdraw any or all of the same in Developer's sole discretion without prior notice. 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 or floor plans are conceptual and such drawings shown should not be relied upon as representations, express or implied, of the final detail of The St. Regis Residences, Miami or any Unit. There is no guarantee that any proposed hotel brands will be involved as depicted or at all upon, or following, the completion of The St. Regis Residences, Miami. Consult the prospectus of the Developer to understand this offering, the amenities, the proposed budgets, terms, conditions, specifications, fees, Unit dimensions, site plans, and to learn what is included with purchase and by payment of regular assessments. 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 upgrades to any Unit. © 1809 Brickell Property Owner, LLC 2024.

Residence
Flooring Options

Ivory Matte 24" x 48" Porcelain Tile

White Matte 24" x 48" Porcelain Tile

Sand Marfil Matte 24" x 48" Porcelain Tile

Bianco Lasa Matte 24" x 48" Porcelain Tile



TR White 10" x 72" Porcelain Plank Flooring



Almond 10" x 72" Porcelain Plank Flooring

Artful Kitchens

As one of the most central elements of the home, the kitchen in each residence aspires to the level of art. A seamless blend of traditional millwork elements (handcrafted in Italy) and modern appliances, the kitchen works for novices and chefs alike, while providing ample space for family gatherings and elegant entertaining.



Kitchen

Palette Options

Counters & Backsplash



Travertine Stone



Perpetua Calacatta Stratos Quartz

Santa Margherita Liberty Quartz



Soho White Stone

Cabinets



White Oak, Rift Sawn Cabinetry

White Lacquer Cabinetry

Fittings & Fixtures



Custom Appliance Handles, Brushed Bronze Finish



Brushed Durabrass Finish Dornbracht Faucet

Kitchen

Equipment & Fittings



Wolf 30″ M Series Contemporary
Built-In Single Oven



Wolf 30″ M Series Steam Oven*



Wolf 30″ M Series Speed Oven**



Wolf 24″ Built-In Transitional
Drawer Microwave*



24″ Dishwasher with Water
Softener — Panel Ready



Wolf 30″ Series Contemporary
Coffee System



Wolf 36″ Transitional Gas Cooktop
with Five Burners

** Not included in C & D Residences*
***C & D Residences only*



Sub-Zero 30″ Designer Column
Refrigerator — Panel Ready



Sub-Zero 24″ Designer Column
Freezer with Ice Maker — Panel Ready



Sub-Zero 24″ Designer
Wine Storage — Panel Ready



Dornbracht Single-Lever
Faucet with Side Spray



Dornbracht Soap Dispenser
in a Brushed Durabrass Finish



Franke 30″ Stainless Steel Kitchen Sink

Bathe in Luxury

As one of the most important rooms in the home, the bathroom in each residence inspires the best forms of self-indulgence — endless hot showers and sensual soaks — and includes separate vanities, one designed especially for hair and makeup. Select bathrooms include windows, allowing you to bathe in natural light.



Primary Bathroom

SEE DISCLAIMERS PAGE

Primary Bathroom

Palette Options



Travertine Counters & Shower Wall, 24" x 48" Flooring



White Oak, Rift Sawn Vanity

Primary Bathroom

Fixtures & Hardware Selections



Brushed Durabrass Finish
Dornbracht Hand Shower Set



Brushed Durabrass Finish
Dornbracht Shower Head



Brushed Durabrass Finish
Dornbracht Shower Valves



Brushed Durabrass Finish
Dornbracht Faucet Set



Brushed Durabrass Finish
Dornbracht Water Sheet Cascade Spout



Brushed Durabrass Finish
Dornbracht Bath Valves with
Volume Control



66″ Freestanding Tub



Toto Washlet



Secondary Bathroom & Powder Room



Ivory Matte Porcelain Tile Flooring & Accent Walls



Travertine Stone Counter

The Suite Life

Spacious and filled with natural light through expansive floor-to-ceiling windows, the elegantly designed primary suites bring luxury and comfort to the most intimate room in the home. With five-fixture en suite baths, oversized walk-in closets, and the convenience of a Midnight Bar for late-night drinks or morning coffee, these bedrooms are a world unto themselves.

Primary Bedroom

SEE DISCLAIMERS PAGE



Midnight Bar



Travertine Stone Counter



White Oak Cabinetry



Brushed Durabrass Finish
Dornbracht Faucet

The Tower

50 stories featuring 152 residences, including penthouses, sky villas and townhomes

A collection of two- to six-bedroom homes

Stunning views of the Miami skyline, Biscayne Bay and the Atlantic Ocean

Porte-cochère with commissioned art installation and signature water feature

Private residential lobby attended 24/7

24-hour concierge and butler

On-site valet parking and self-parking spaces

EV charging stations

Luxury house car service

The Residences

Private elevator and entry foyer for each residence

Double-door entry in residences

Approximately 10′6″ ceilings with integrated linear diffusers in living areas

Custom European flooring throughout

European wood doorways

A powder room and a laundry room in each home

Integrated smart home technology

Kitchens

Gourmet kitchen with custom Italian cabinetry, designed by Rockwell Group

Natural stone countertops and backsplashes

Fully integrated Sub-Zero and Wolf appliance packages, including:

- *Paneled refrigerator*
- *Paneled freezer*
- *Full-height wine refrigerator*
- *Convection oven*
- *Steam oven*
- *Microwave*
- *Coffee maker*
- *Dornbracht fixtures*

Primary Suites & Bathrooms

Oversized walk-in closets

Midnight bar

Split stone top vanities with Dornbracht fixtures

Oversized natural stone showers and freestanding bathtubs

Private water closets with Toto toilets in primary bathrooms

The foregoing items are subject to the provisions of Section 14 and Section 15 of the Agreement. Additionally, Buyer understands and agrees that at this time, all features, building specs and Finishes are proposed only and that in new construction multi-story developments, appliances, materials and Finishes are not purchased until shortly before completion of the Building. As such, while the described features are representative of the types of items currently contemplated, actual items will only be determined as construction of the project progresses. As such, Buyer authorizes Seller, in its sole discretion: (i) to make changes of suppliers, manufacturers, brand names, or items and/or (ii) to modify the design concept and/or the list of standard features or make substitutions for equipment, material, appliances, brands, colors, models, etc., with items which in Seller's opinion are of equal or better quality (regardless of cost). THE INFORMATION PROVIDED, INCLUDING SPECIFICATIONS, MODELS AND BRANDS, IS BASED UPON PRELIMINARY DEVELOPMENT PLANS AND IS SOLELY FOR INFORMATIONAL PURPOSES, AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

Future residences located at:
1809 Brickell Avenue
Miami, Florida 33129
MiamiSRR.com
786 713 3556

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RELATED REALTY

BRANDING AND ADVERTISING BY AND PARTNERS NY I LA

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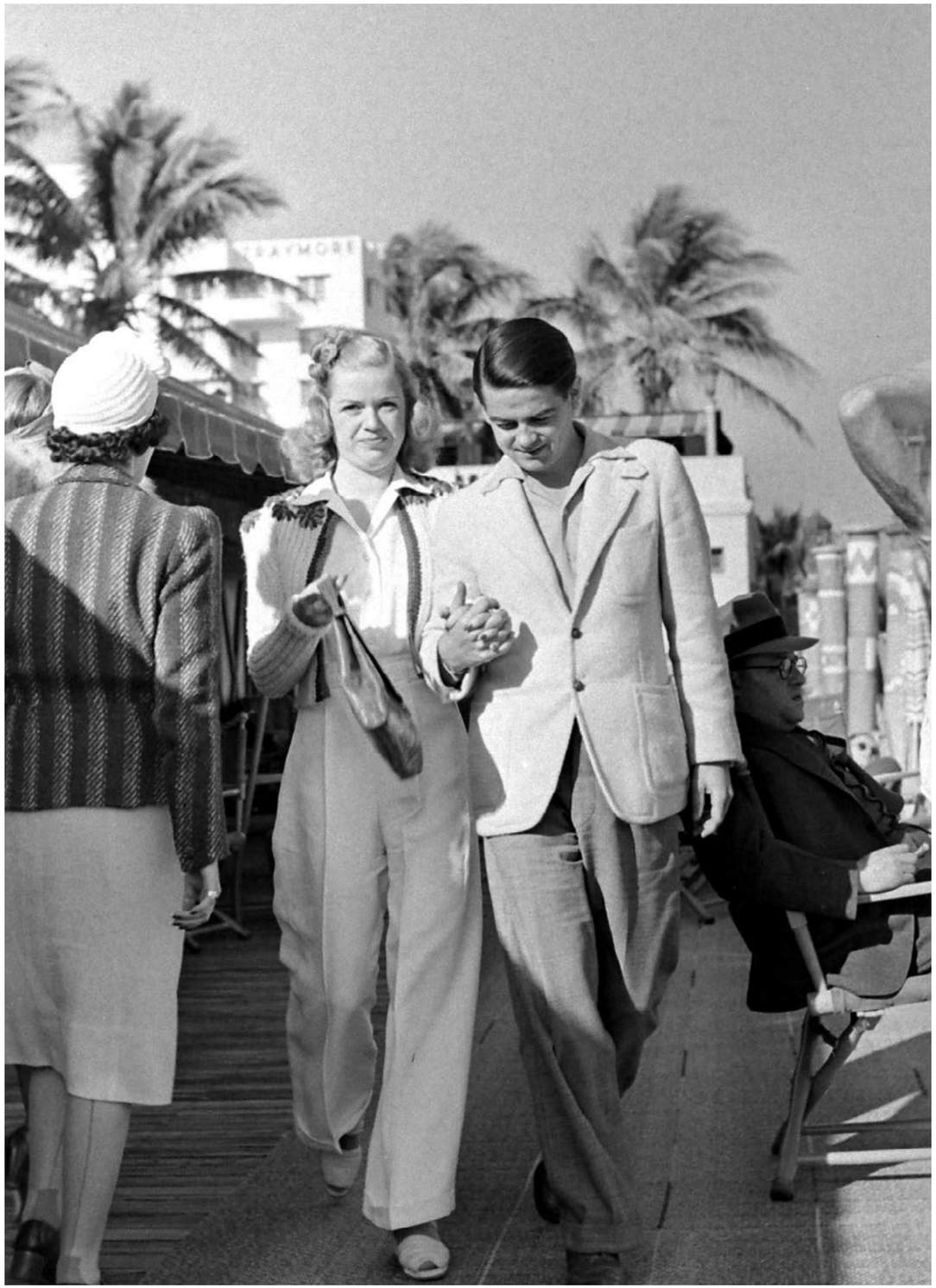
St. Regis Residences, Miami a/k/a 1809 Brickell Condominium

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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 Developer is not incorporated in, located in, nor a resident of, New York. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units in New York or to residents of New York, or of any other jurisdiction were prohibited by law. 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 are 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 of the same 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 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. Memberships are non-transferable and cannot be redeemed for cash. 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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, 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 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. 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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

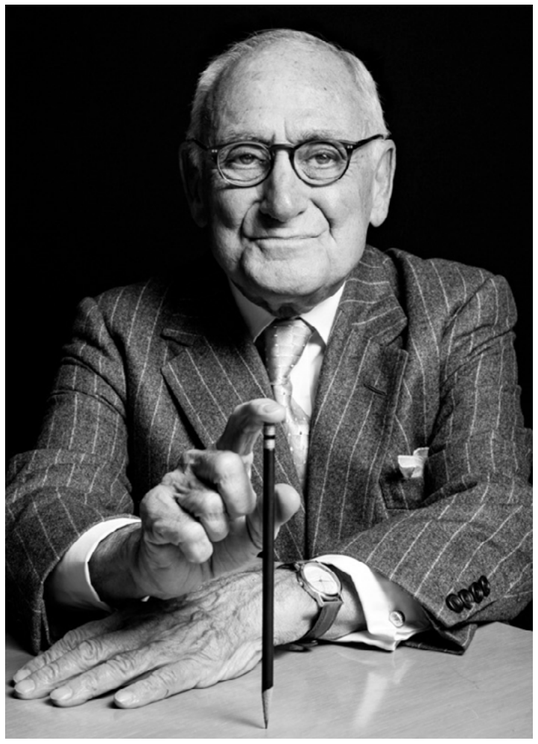
The Charles

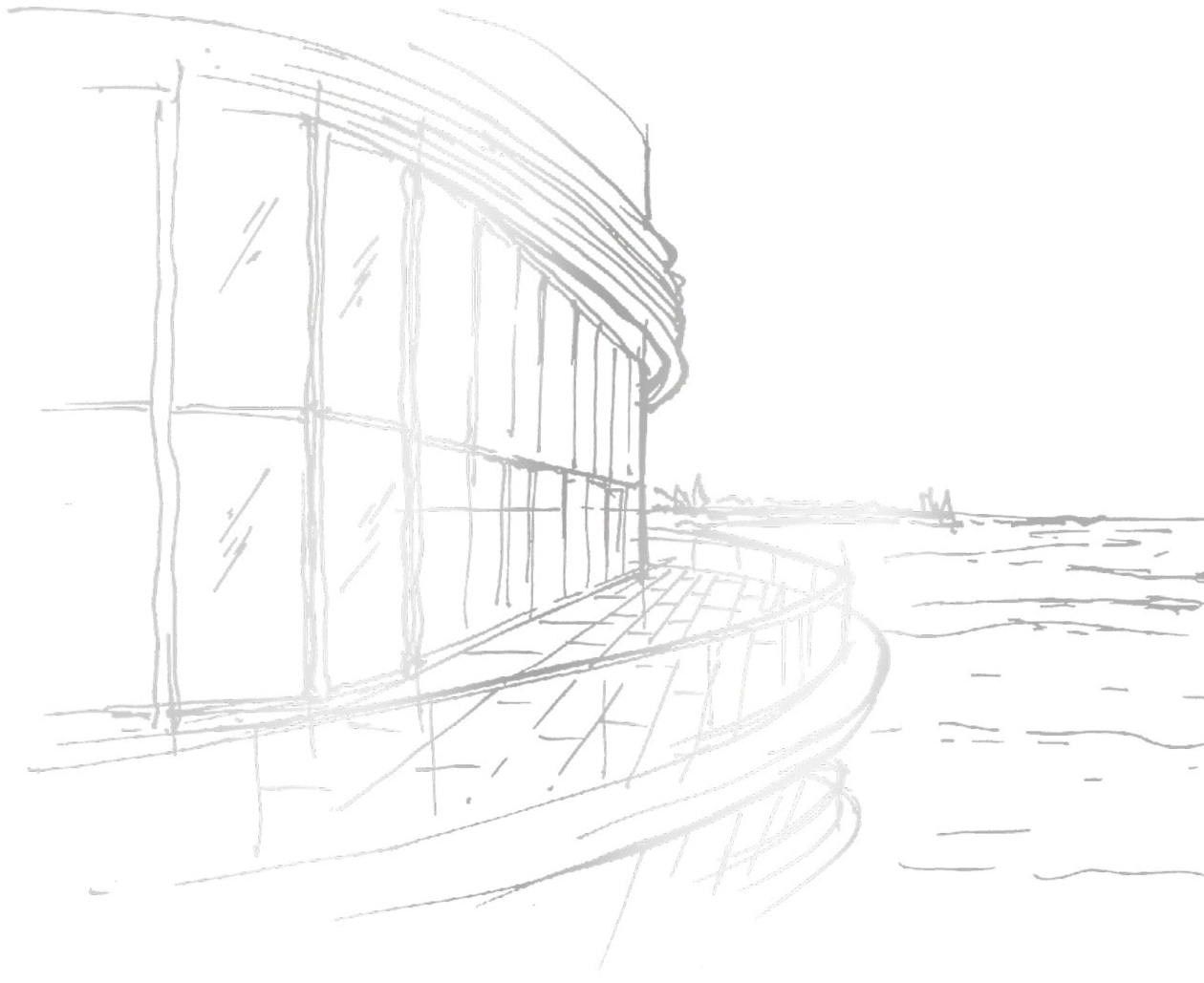
The Julia



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

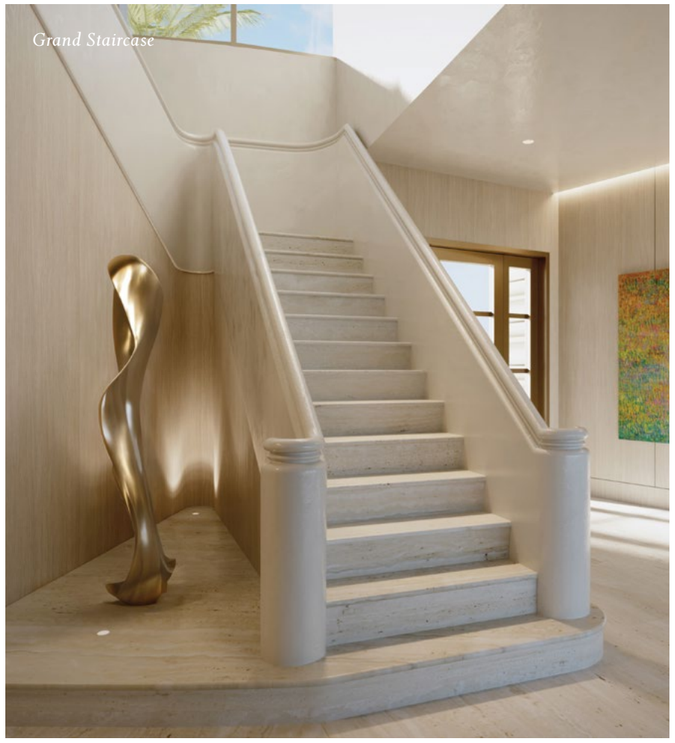
Service floor with laundry, storage, and windowed service suite

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.

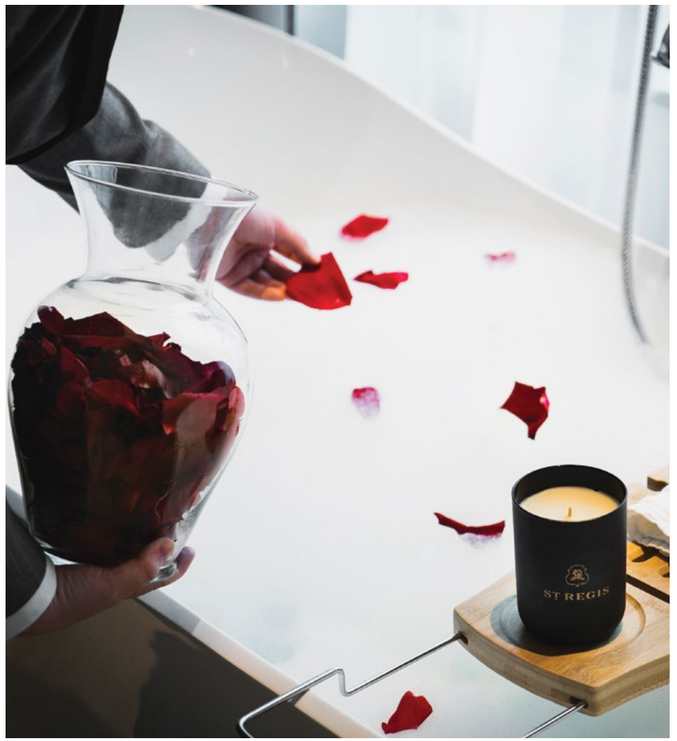


Living Room

SEE DISCLAIMERS PAGE

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

SEE DISCLAIMERS PAGE



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

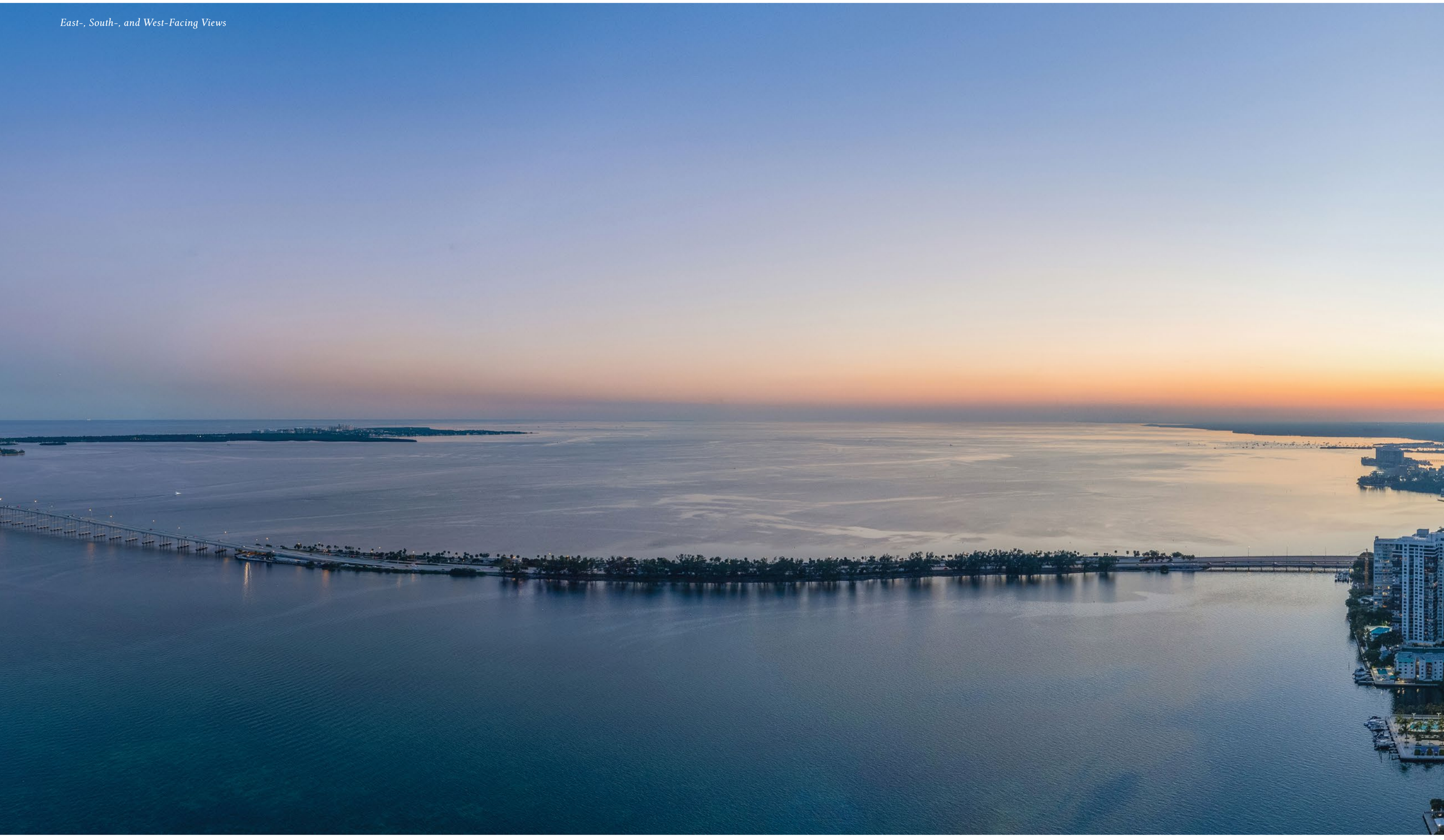
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Great Room

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

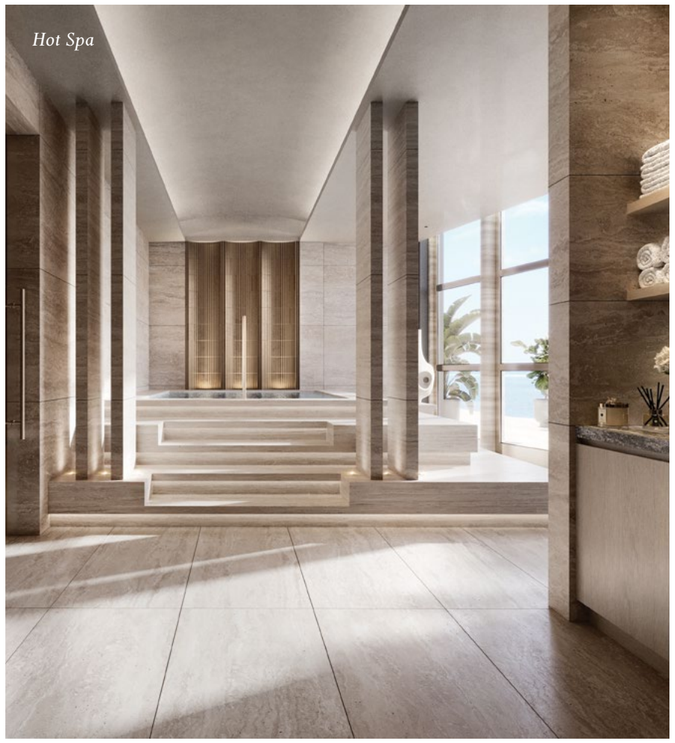


Experience the privacy of your own remarkable bayfront retreat enhanced by the legendary hospitality of St. Regis.

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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.

SEE DISCLAIMERS PAGE

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.

SEE DISCLAIMERS PAGE

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

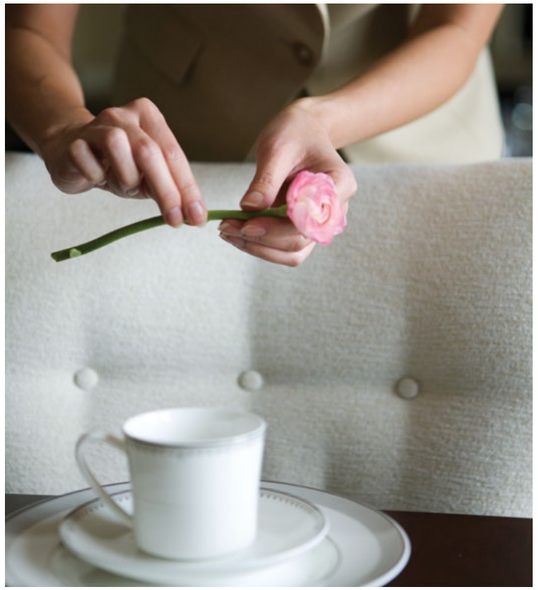
Shoeshine Service

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

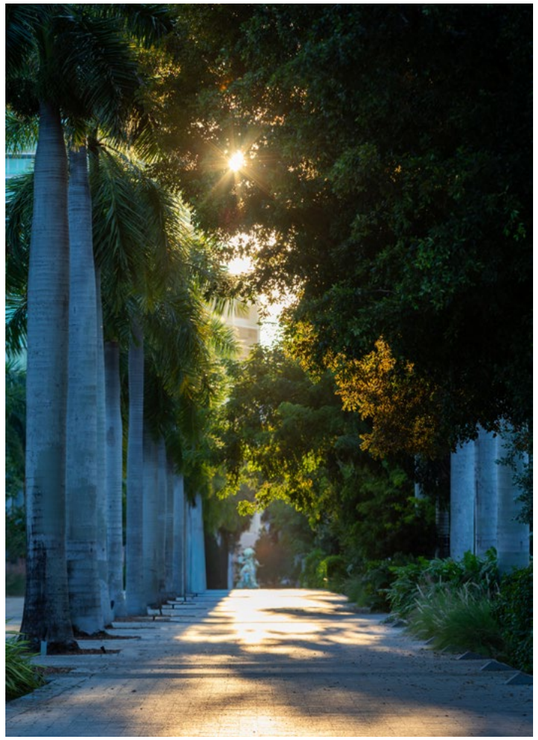
**Platinum Elite Status will be extended to one Owner per Unit. If there are multiple Owners, it may transfer to a different Owner no more than once per year. **Based on availability. ***Participating brands.*

SEE DISCLAIMERS PAGE



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.

SEE DISCLAIMERS PAGE

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

1809 Brickell Avenue
Miami, Florida 33129
MiamiSRR.com
786 713 3556

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.



ST REGIS
MIAMI
THE RESIDENCES

ST REGIS
MIAMI
THE RESIDENCES

The Villas

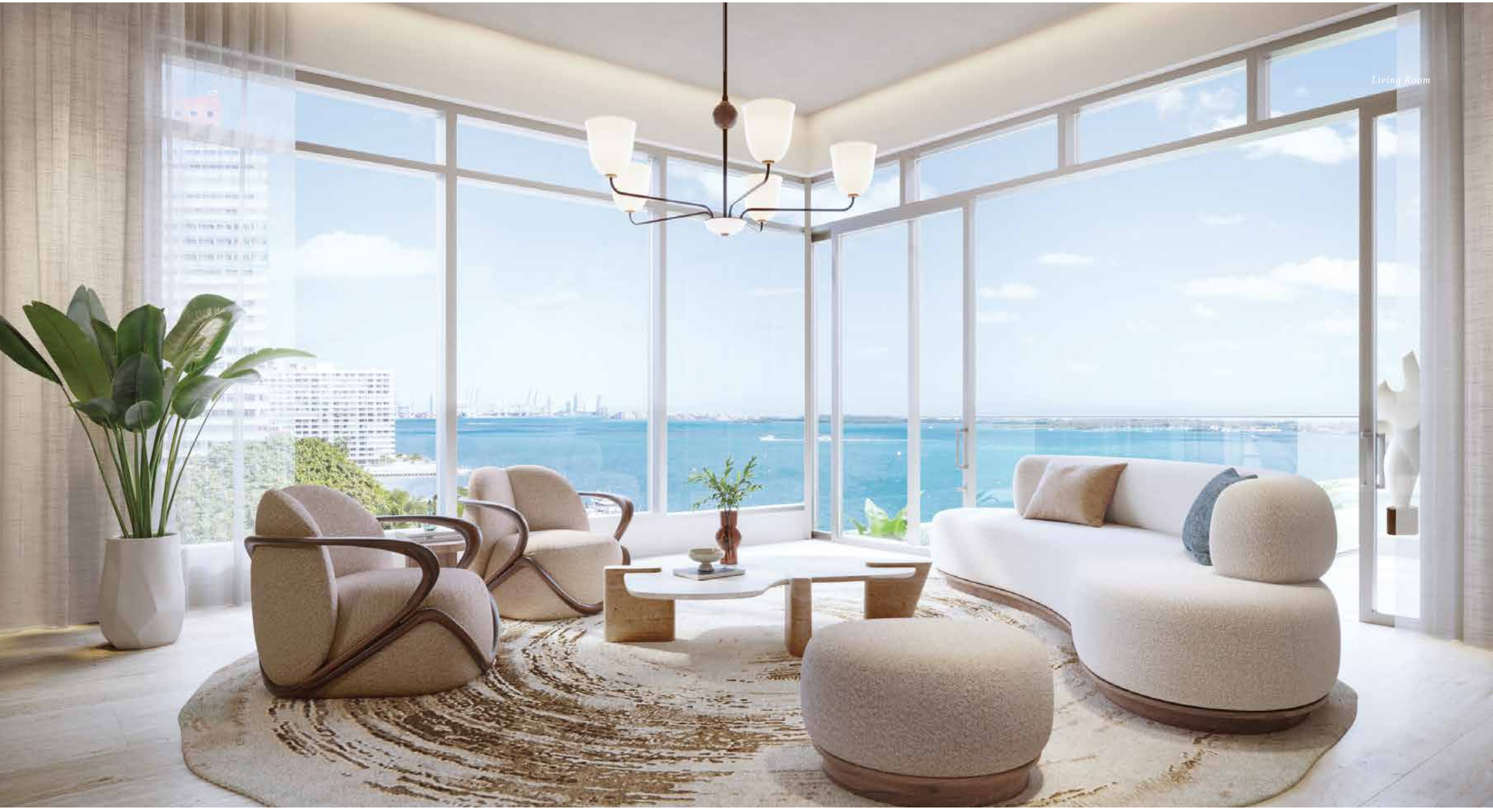
An Extraordinary Home, An Exquisite Life

The Villas are the consummate expression of The St. Regis Residences, Miami. They exude discretion and unrivaled luxury, while offering the intimacy of a secluded seaside sanctuary alongside the service and amenities that St. Regis is known for. With only two Villas on the entirety of the vast property, these are true limited-edition homes.

SEE DISCLAIMERS PAGE

Signature St. Regis Hospitality

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



Living Room

A Panoramic Perspective

Glass window walls showcasing sweeping views of luminous Biscayne Bay are an invitation to savor every moment of life by the shore. Opening onto the outdoor deck, the living room shares a breezy, loftlike space with the open chef's kitchen and dining room.

SEE DISCLAIMERS PAGE

A Culinary Centerpiece

Elegantly designed for maximum functionality and versatility, the kitchen opens a world of possibilities—from bright coffee-fueled mornings, to cozy evenings gathered around the island, to catered dinner parties. Here in the heart of the home, modern appliances and millwork handcrafted in Italy establish an elevated aesthetic combining clean, contemporary lines and traditional touches.



SEE DISCLAIMERS PAGE

Elegance Redefined

Step into single-family home living at The St. Regis Residences, Miami. Make your way up the grand staircase to the upper floor and continue to the roof terrace. Or meander through the main level with its extensive private quarters, entertaining areas, and outdoor deck. Both Villas, meticulously curated by renowned architecture firm Robert A.M. Stern Architects, offer an unparalleled sense of refinement and elegance.

Grand Staircase

SEE DISCLAIMERS PAGE

The Best of Both Worlds

An immense roof deck reimagines indoor-outdoor living at its most magnificent. An immaculate family room welcomes residents and guests to bask in bird's-eye views of Biscayne Bay, regardless of the weather. Just steps away, thoughtfully landscaped outdoor lounges, a rooftop dining room with grilling kitchen, and a swimming pool with spa exemplify The St. Regis Residences, Miami at their most magical and exclusive.

Family Room

SEE DISCLAIMERS PAGE

Rest & Recharge

Primary Bedroom

Spacious, light-filled, and boasting enviable views of the bay, the bedrooms—each with their own en suite bath—are private havens designed to inspire the day or embrace the night. Promising the dreamiest of dreams, the tranquil primary bedroom has direct terrace access, two oversized walk-in closets, and a decadent midnight bar for late-night snacks or morning coffee.

SEE DISCLAIMERS PAGE



Primary Bathroom

Bathe in Bliss

The showpiece of the grand master bath, the freestanding tub certainly makes a splash. Pared down and sinuous, the sculptural piece aspires to the level of art. Positioned to capture views of the Miami horizon in multiple directions, it is the ideal place for personal renewal and spa-like relaxation.

SEE DISCLAIMERS PAGE

The Tower

Stunning views of the Miami skyline, Biscayne Bay, and the Atlantic Ocean

Porte-cochère with commissioned art installation and signature water feature

Private residential lobby attended 24/7

24-hour concierge and Butler

On-site valet parking and self-parking spaces

EV charging stations

Luxury house car service

The Villas

Private 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

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

Private roof deck with pool, spa, and summer kitchen

Kitchens

Gourmet kitchen with custom Italian cabinetry designed by Rockwell Group

Natural stone countertops and backsplashes

Fully integrated Sub-Zero and Wolf appliance packages, including:

- *Paneled refrigerator*
- *Paneled freezer*
- *Full-height wine refrigerator*
- *Gas cooktop*
- *Two convection ovens*
- *Steam oven*
- *Microwave*
- *Coffee maker*
- *Dornbracht fixtures*

Primary Suite

Oversized walk-in closets

Midnight bar

Stone top vanities with Dornbracht fixtures

Oversized natural stone showers and freestanding bathtub

Private water closets with Toto toilets

The foregoing items are subject to the provisions of Section 14 and Section 15 of the Agreement. Additionally, Buyer understands and agrees that at this time, all features, building specs and Finishes are proposed only and that in new construction multi-story developments, appliances, materials and Finishes are not purchased until shortly before completion of the Building. As such, while the described features are representative of the types of items currently contemplated, actual items will only be determined as construction of the project progresses. As such, Buyer authorizes Seller, in its sole discretion: (i) to make changes of suppliers, manufacturers, brand names, or items and/or (ii) to modify the design concept and/or the list of standard features or make substitutions for equipment, material, appliances, brands, colors, models, etc., with items which in Seller's opinion are of equal or better quality (regardless of cost). THE INFORMATION PROVIDED, INCLUDING SPECIFICATIONS, MODELS AND BRANDS, IS BASED UPON PRELIMINARY DEVELOPMENT PLANS AND IS SOLELY FOR INFORMATIONAL PURPOSES, AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

The 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

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

State-of-the-art media room

Business center with coffee bar and conference rooms

Children's entertainment room

Teen video game lounge

Programmable multisport simulator

Salon equipped for beauty services*

Pet spa, grooming, and dog-walking services*

Private, secure climate-controlled storage

House bicycles

Private marina

Guest suites

Holistic Wellness Living

Fully equipped fitness center with stunning views

Curated wellness programming by The Wright Fit

Relaxation area

Indoor lap pool with natural lighting

Pilates and yoga studio

Salt spa rooms

Sauna, cold plunge pool, and steam room

State-of-the-art treatment rooms

Resort-Style Pool Decks

Two pools including bayfront and sunset views

Poolside bars and cafés

Bayfront garden with comfortable seating areas

Pickleball court

Sky Bar & Lounges

Double-height sky bar and lounge with sweeping water views

Signature St. Regis Cognac Room

Traditional St. Regis Drawing Room

Billiards room

Catering kitchen

Technologies

Keyless residential entry

Smart home climate and lighting control systems

State-of-the-art fiber-optic Wi-Fi service throughout residences and amenity spaces

Easy-to-use St. Regis residents-only app

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

Unrivaled Service & Rituals

Since its founding nearly a century ago, the St. Regis has been renowned for its tradition of innovation and its commitment to impeccable service. From the signature Bloody Marys and legendary Butler Service to the afternoon teas and midnight suppers, The St. Regis Residences, Miami deliver an everyday residential only lifestyle that is generous, professional, anticipatory, and personal.









SEE DISCLAIMERS PAGE

Floor Plans

SEE DISCLAIMERS PAGE

Villa A

SEE DISCLAIMERS PAGE

Villa A

LOWER LEVEL

LOWER LEVEL INTERIOR
1,714 SF | 160 SQM

TOTAL INTERIOR
7,657 SF | 713 SQM

TOTAL EXTERIOR
2,718 SF | 253 SQM

5 BEDROOMS
6 BATHROOMS
2 POWDER ROOMS
PRIVATE GARAGE
PRIVATE ROOF DECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR

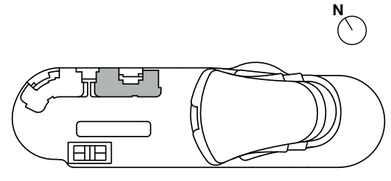


BISCAYNE BAY

The dimensions stated for this Unit floor plan are approximate because there are various recognized methods for calculating the square footage of a Unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Dimensions and Unit configuration may change during construction. The furniture illustrated is not included with purchase; the floorplan layout is not a guaranty on your use of space but is one example of uses of space. Consult the Developer's prospectus to understand the calculation of the Unit square footage and dimensions and what is included with purchase. Prices are not based on the square footage no matter the method of calculation of Unit dimensions and all prices are subject to change at any time.

ORALREPRESENTATIONSCANNOTBERELIEDUPONASCORRECTLYSTATINGREPRESENTATIONSOFTHEDEVELOPER.FORCORRECTREPRESENTATIONS,MAKEREFERENCETOTHISBROCHUREANDTOTHEDOCUMENTSREQUIREDBYSECTION718.503,FLORIDASTATUTES,TOBEFURNISHEDBYADEVELOPERTOABUYERORLESSEE. The St. Regis Residences, Miami are developed by 1809 Brickell Property Owner, LLC ("Developer"). The St. Regis Residences, Miami are not owned, developed, or sold by Marriott International, Inc. or its affiliates ("Marriott"). The Developer uses the St. Regis marks under a license from Marriott, which has not confirmed the accuracy of any of the statements or representations made about the project by Developer. Sketches, renderings, or photographs depicting a floor plan are proposed only and the Developer reserves the right to modify, revise, or withdraw any or all of the same in Developer's sole discretion without prior notice. 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 or floor plans are conceptual and such drawings shown should not be relied upon as representations, express or implied, of the final detail of The St. Regis Residences, Miami or any Unit. There is no guarantee that any proposed hotel brands will be involved as depicted or at all upon, or following, the completion of The St. Regis Residences, Miami. Consult the prospectus of the Developer to understand this offering, the amenities, the proposed budgets, terms, conditions, specifications, fees, Unit dimensions, site plans, and to learn what is included with purchase and by payment of regular assessments. 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 upgrades to any Unit. © 1809 Brickell Property Owner, LLC 2024.

BRICKELL AVE



Villa A

MAIN LEVEL

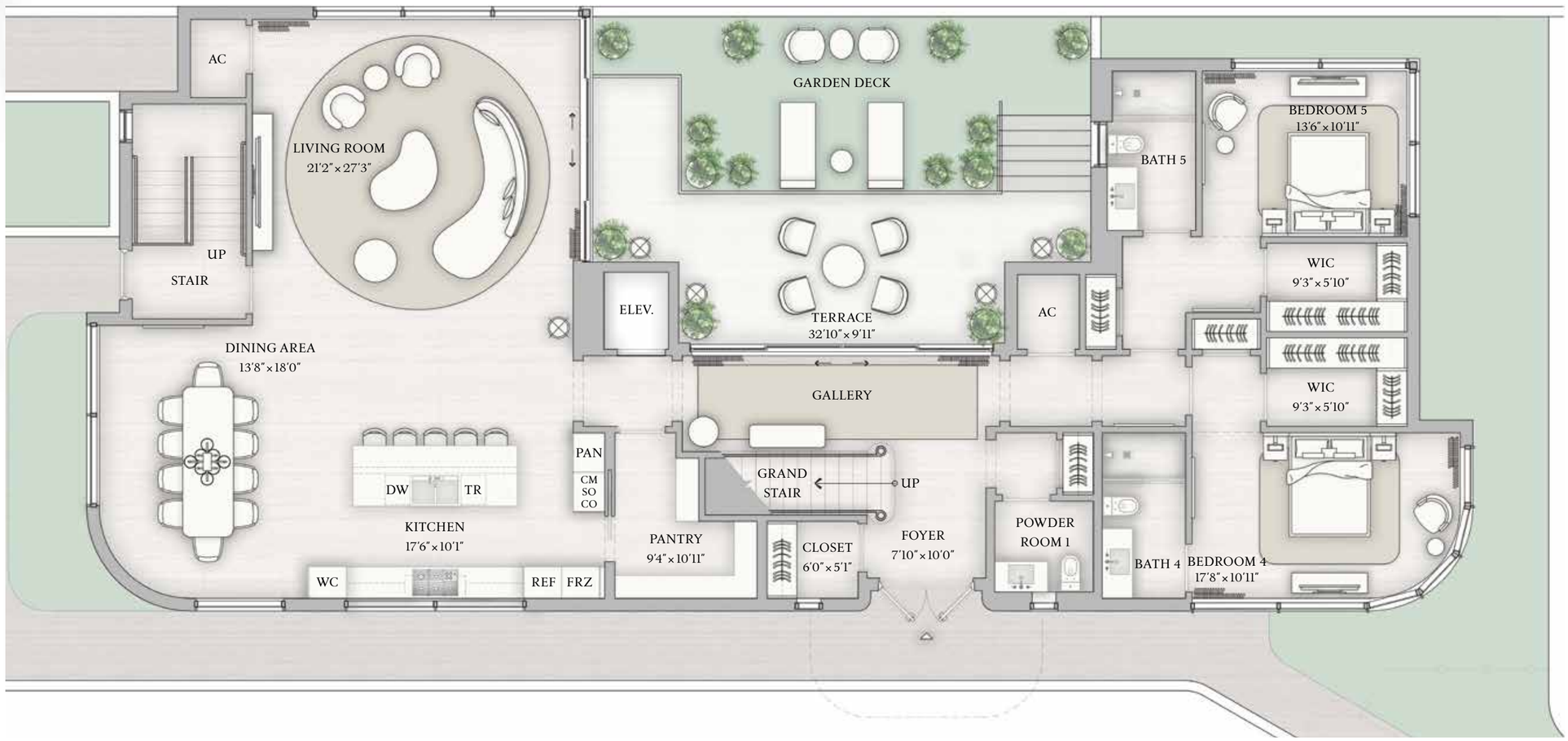
MAIN LEVEL INTERIOR
2,697 SF | 251 SQM

MAIN LEVEL EXTERIOR
635 SF | 59 SQM

TOTAL INTERIOR
7,657 SF | 713 SQM

TOTAL EXTERIOR
2,718 SF | 253 SQM

5 BEDROOMS
6 BATHROOMS
2 POWDER ROOMS
PRIVATE GARAGE
PRIVATE ROOF DECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR

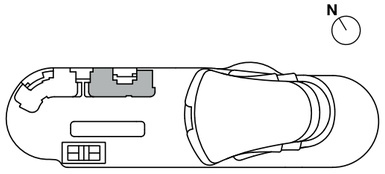


BISCAYNE BAY

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ORALREPRESENTATIONSCANNOTBERELIEDUPONASCORRECTLYSTATINGREPRESENTATIONSOFTHEDEVELOPER.FORCORRECTREPRESENTATIONS,MAKEREFERENCETOTHISBROCHUREANDTOTHEDOCUMENTSREQUIREDBYSECTION718.503,FLORIDASTATUTES,TOBEFURNISHEDBYADEVELOPERTOABUYERORLESSEE. The St. Regis Residences, Miami are developed by 1809 Brickell Property Owner, LLC ("Developer"). The St. Regis Residences, Miami are not owned, developed, or sold by Marriott International, Inc. or its affiliates ("Marriott"). The Developer uses the St. Regis marks under a license from Marriott, which has not confirmed the accuracy of any of the statements or representations made about the project by Developer. Sketches, renderings, or photographs depicting a floor plan are proposed only and the Developer reserves the right to modify, revise, or withdraw any or all of the same in Developer's sole discretion without prior notice. 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 or floor plans are conceptual and such drawings shown should not be relied upon as representations, express or implied, of the final detail of The St. Regis Residences, Miami or any Unit. There is no guarantee that any proposed hotel brands will be involved as depicted or at all upon, or following, the completion of The St. Regis Residences, Miami. Consult the prospectus of the Developer to understand this offering, the amenities, the proposed budgets, terms, conditions, specifications, fees, Unit dimensions, site plans, and to learn what is included with purchase and by payment of regular assessments. 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 upgrades to any Unit. © 1809 Brickell Property Owner, LLC 2024.

BRICKELL AVE



ST REGIS
MIAMI
THE RESIDENCES

Villa A

UPPER LEVEL

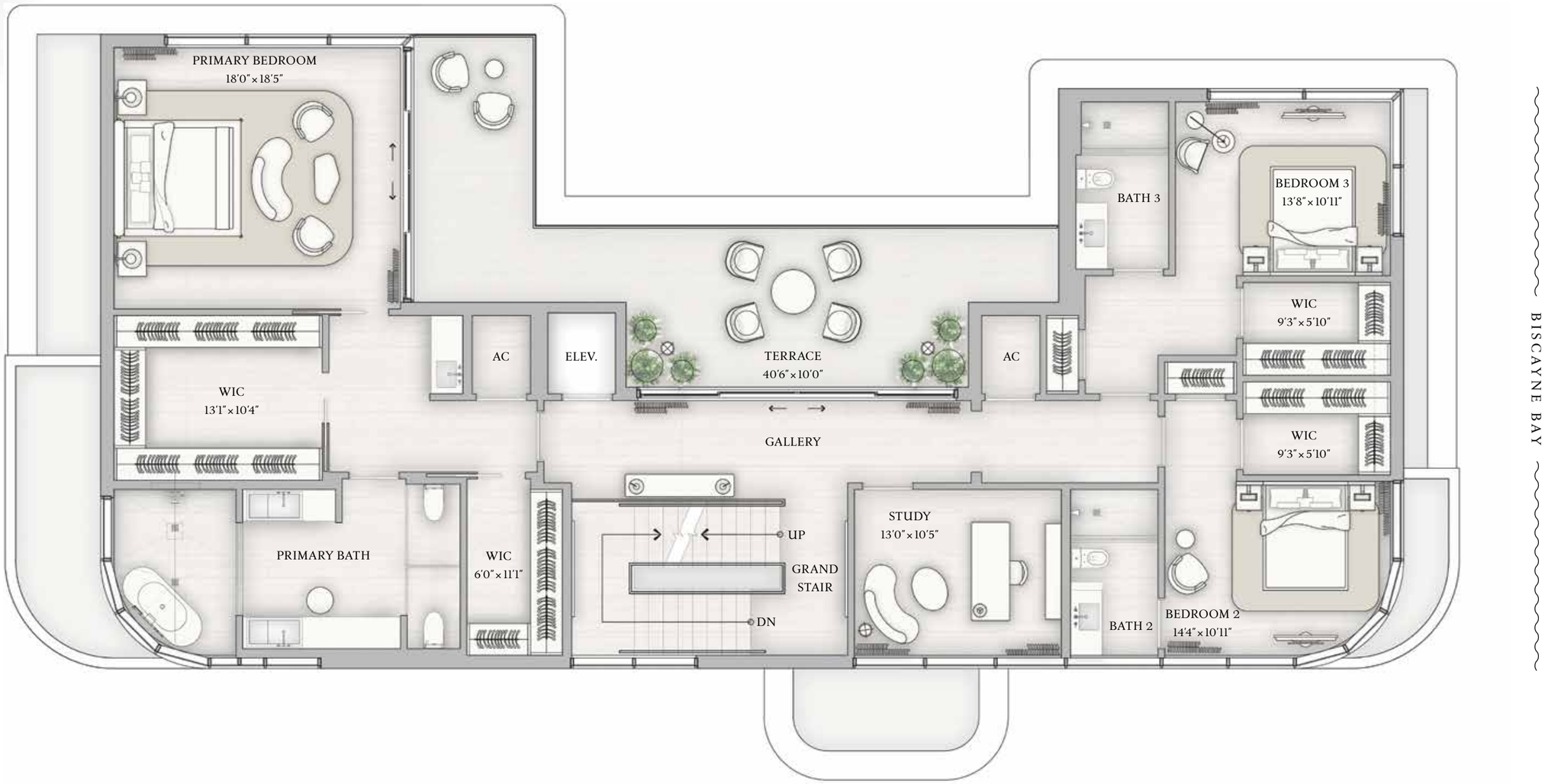
UPPER LEVEL INTERIOR
2,378 SF | 221 SQM

UPPER LEVEL EXTERIOR
525 SF | 49 SQM

TOTAL INTERIOR
7,657 SF | 713 SQM

TOTAL EXTERIOR
2,718 SF | 253 SQM

5 BEDROOMS
6 BATHROOMS
2 POWDER ROOMS
PRIVATE GARAGE
PRIVATE ROOF DECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR

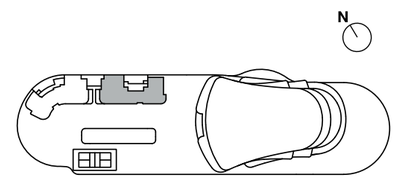


BISCAYNE BAY

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BRICKELL AVE



Villa A

ROOF LIVING & TERRACE

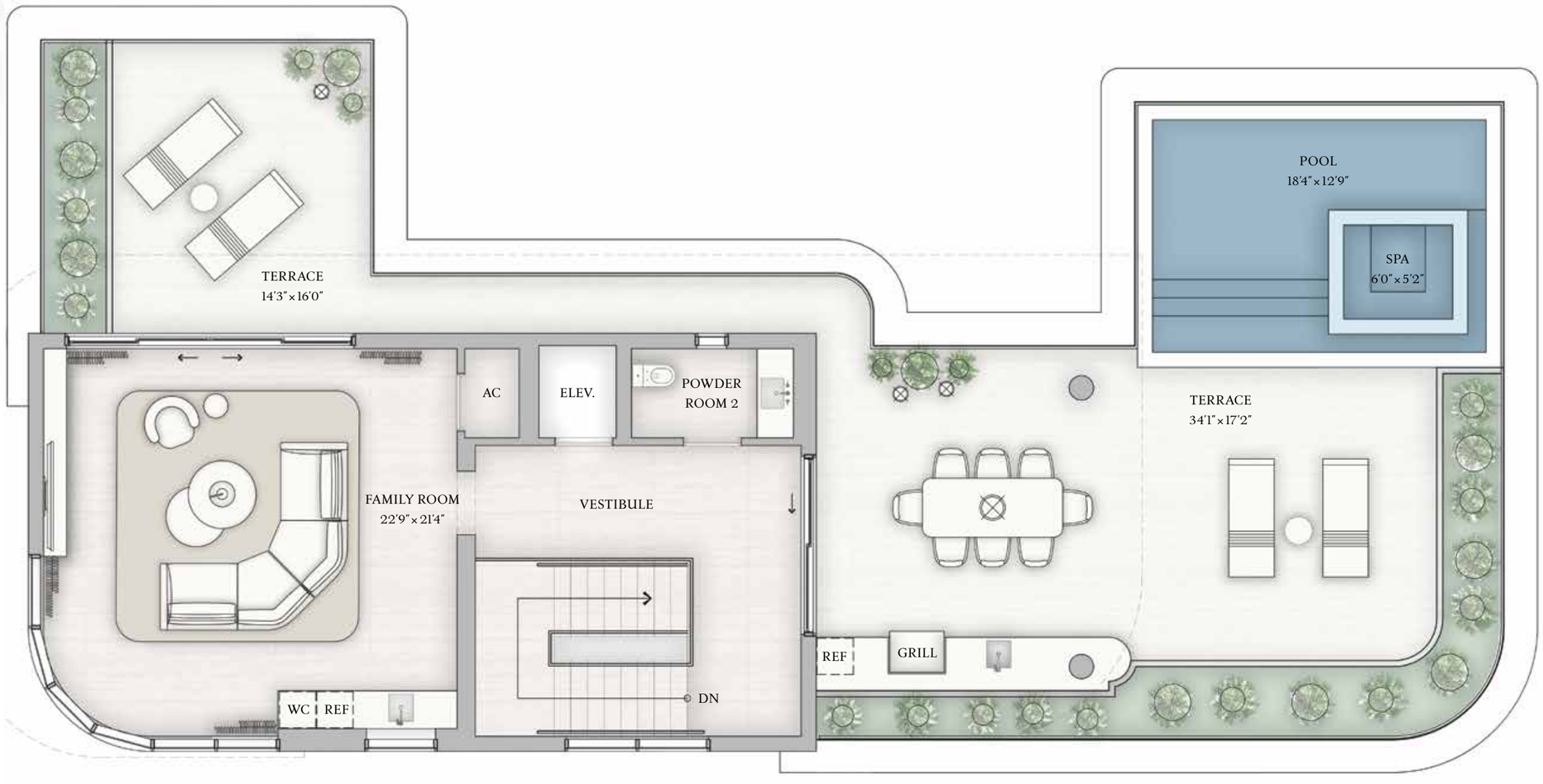
ROOF INTERIOR
868 SF | 81 SQM

ROOF EXTERIOR
1,558 SF | 145 SQM

TOTAL INTERIOR
7,657 SF | 713 SQM

TOTAL EXTERIOR
2,718 SF | 253 SQM

5 BEDROOMS
6 BATHROOMS
2 POWDER ROOMS
PRIVATE GARAGE
PRIVATE ROOF DECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR

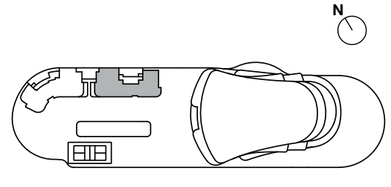


BISCAYNE BAY

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BRICKELL AVE



Villa B

SEE DISCLAIMERS PAGE

Villa B

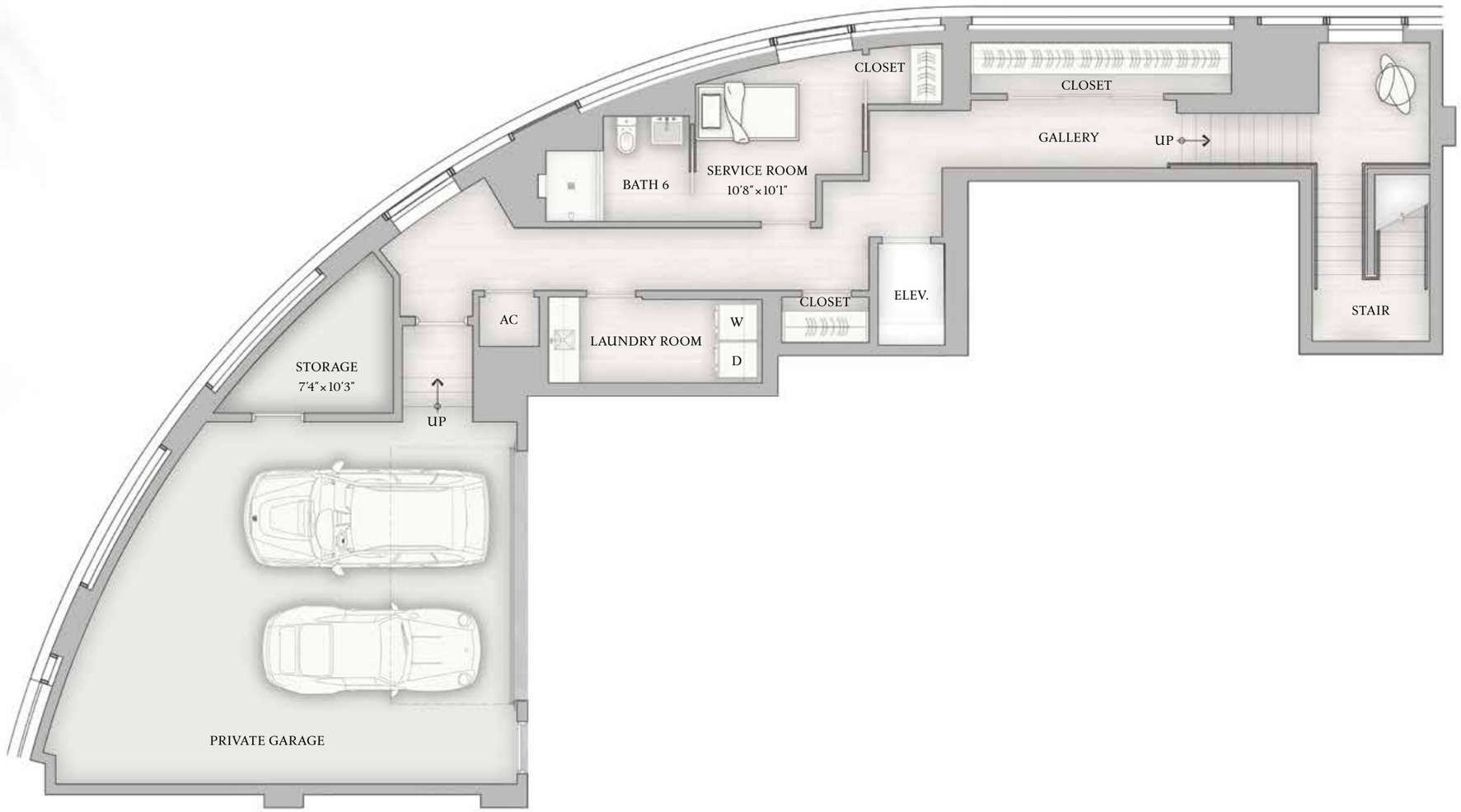
LOWER LEVEL

LOWER LEVEL INTERIOR
1,800 SF | 168 SQM

TOTAL INTERIOR
7,617 SF | 710 SQM

TOTAL EXTERIOR
2,726 SF | 255 SQM

5 BEDROOMS
6 BATHROOMS
2 POWDER ROOMS
PRIVATE GARAGE
PRIVATE ROOF DECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR

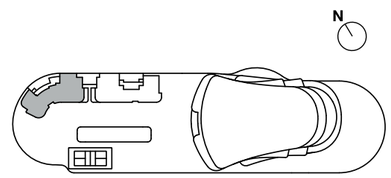


BISCAYNE BAY

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BRICKELL AVE



Villa B

MAIN LEVEL

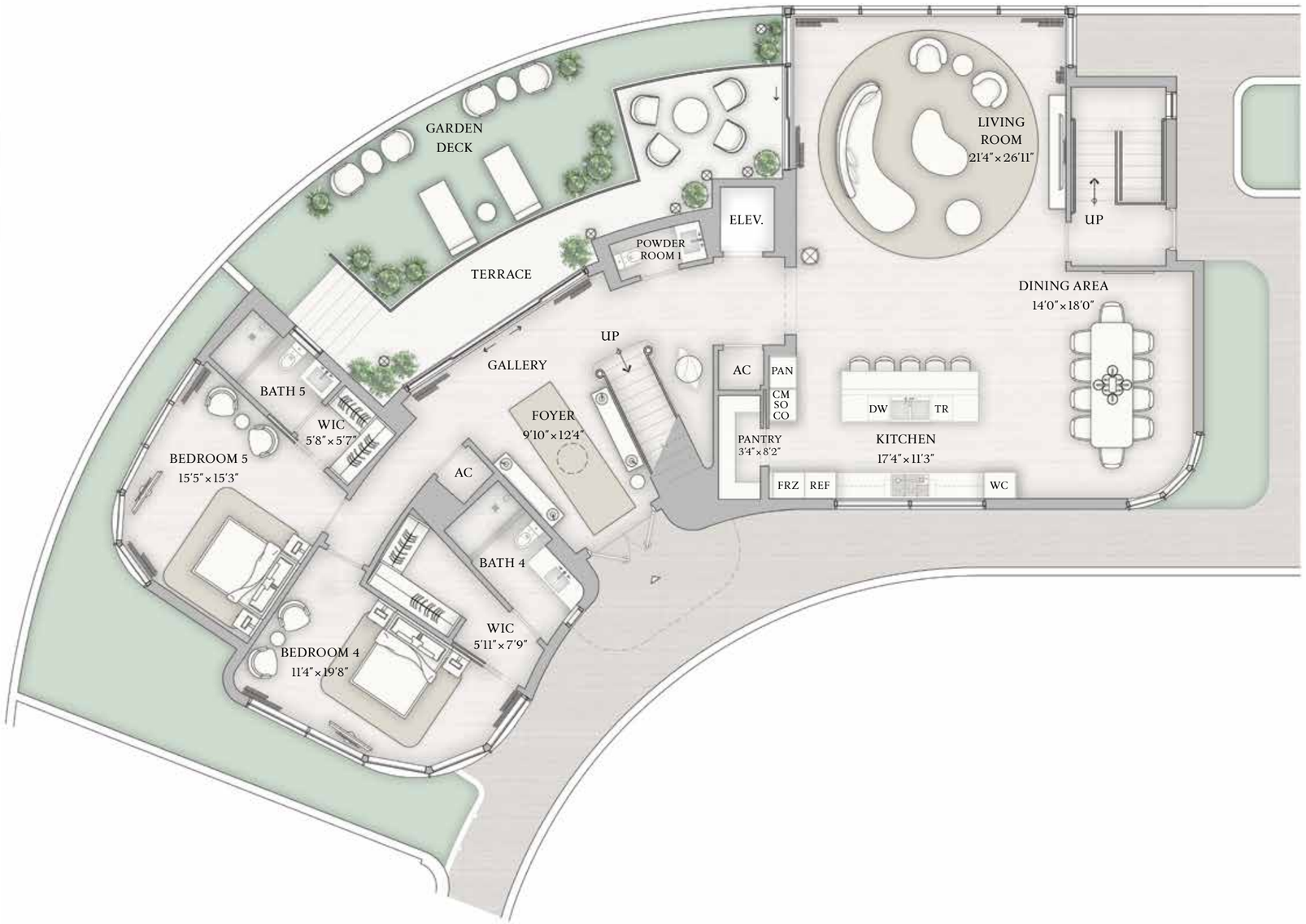
MAIN LEVEL INTERIOR
2,652 SF | 247 SQM

MAIN LEVEL EXTERIOR
650 SF | 61 SQM

TOTAL INTERIOR
7,617 SF | 710 SQM

TOTAL EXTERIOR
2,726 SF | 255 SQM

5 BEDROOMS
6 BATHROOMS
2 POWDER ROOMS
PRIVATE GARAGE
PRIVATE ROOF DECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR

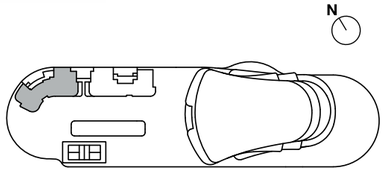


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BISCAYNE BAY

BRICKELL AVE



Villa B

UPPER LEVEL

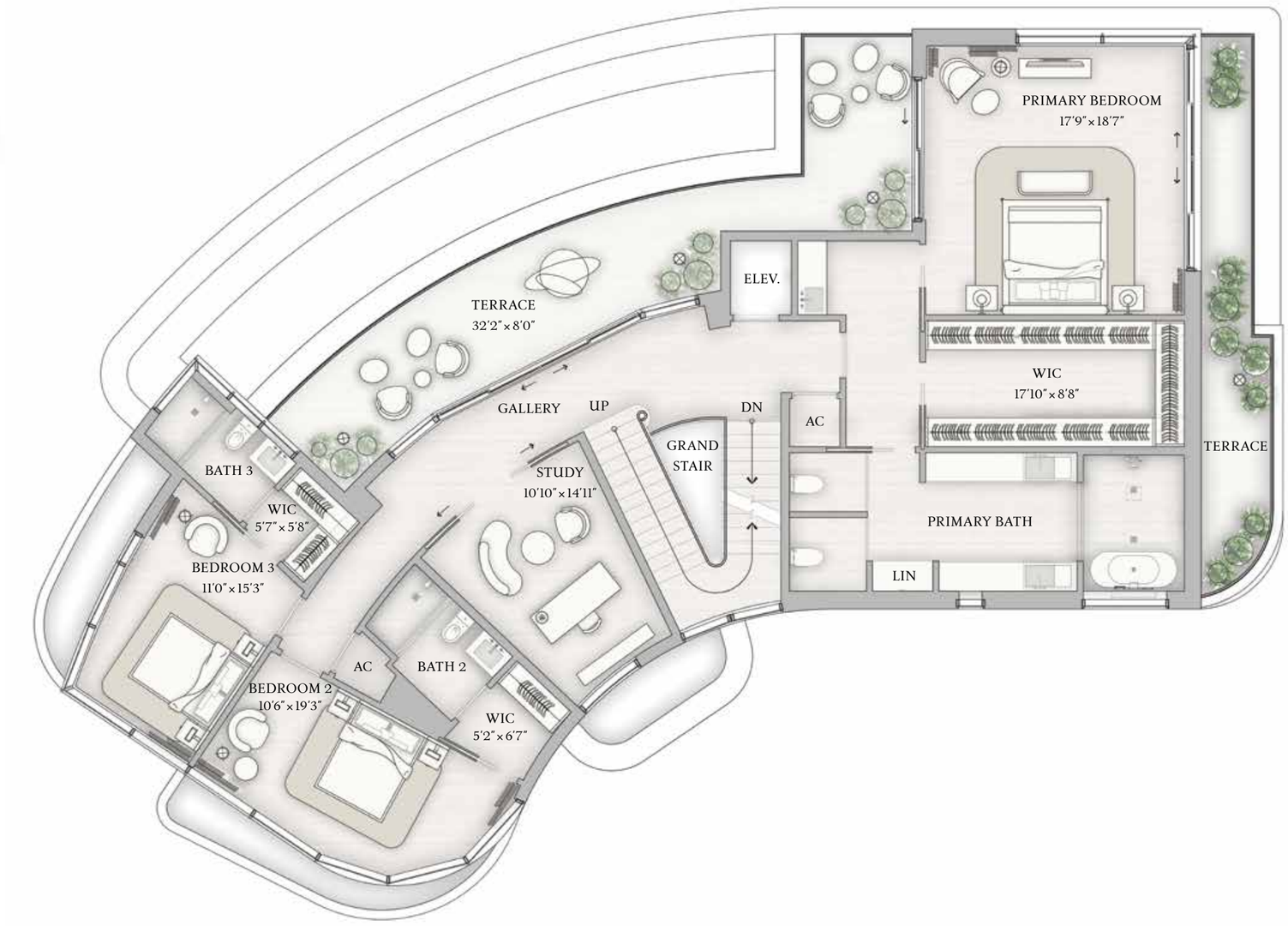
UPPER LEVEL INTERIOR
2,311 SF | 215 SQM

UPPER LEVEL EXTERIOR
518 SF | 49 SQM

TOTAL INTERIOR
7,617 SF | 710 SQM

TOTAL EXTERIOR
2,726 SF | 255 SQM

5 BEDROOMS
6 BATHROOMS
2 POWDER ROOMS
PRIVATE GARAGE
PRIVATE ROOF DECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR

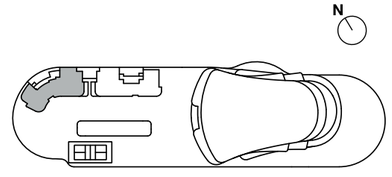


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BRICKELL AVE



Villa B

ROOF LIVING & TERRACE

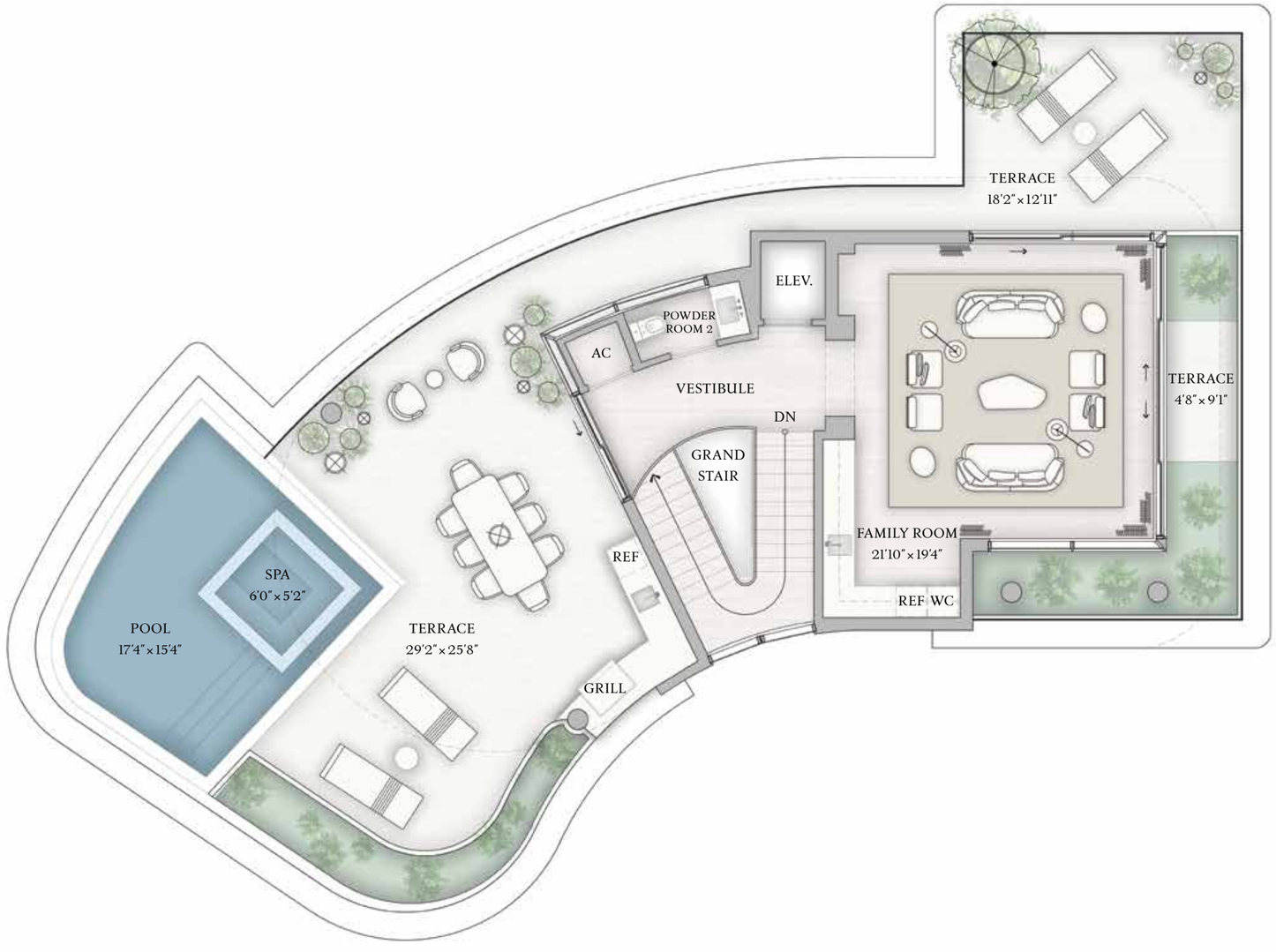
ROOF INTERIOR
854 SF | 80 SQM

ROOF EXTERIOR
1,558 SF | 145 SQM

TOTAL INTERIOR
7,617 SF | 710 SQM

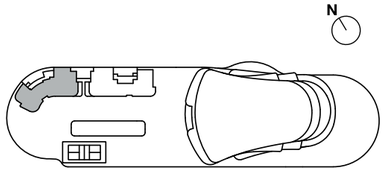
TOTAL EXTERIOR
2,726 SF | 255 SQM

5 BEDROOMS
6 BATHROOMS
2 POWDER ROOMS
PRIVATE GARAGE
PRIVATE ROOF DECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR



BISCAYNE BAY

BRICKELL AVE



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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 Developer is not incorporated in, located in, nor a resident of, New York. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units in New York or to residents of New York, or of any other jurisdiction were prohibited by law. 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 are 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 of the same 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 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. Memberships 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 same which may require the Developer to alter any design, floor plan, or layout depicted. The Developer 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, 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 Developer. 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