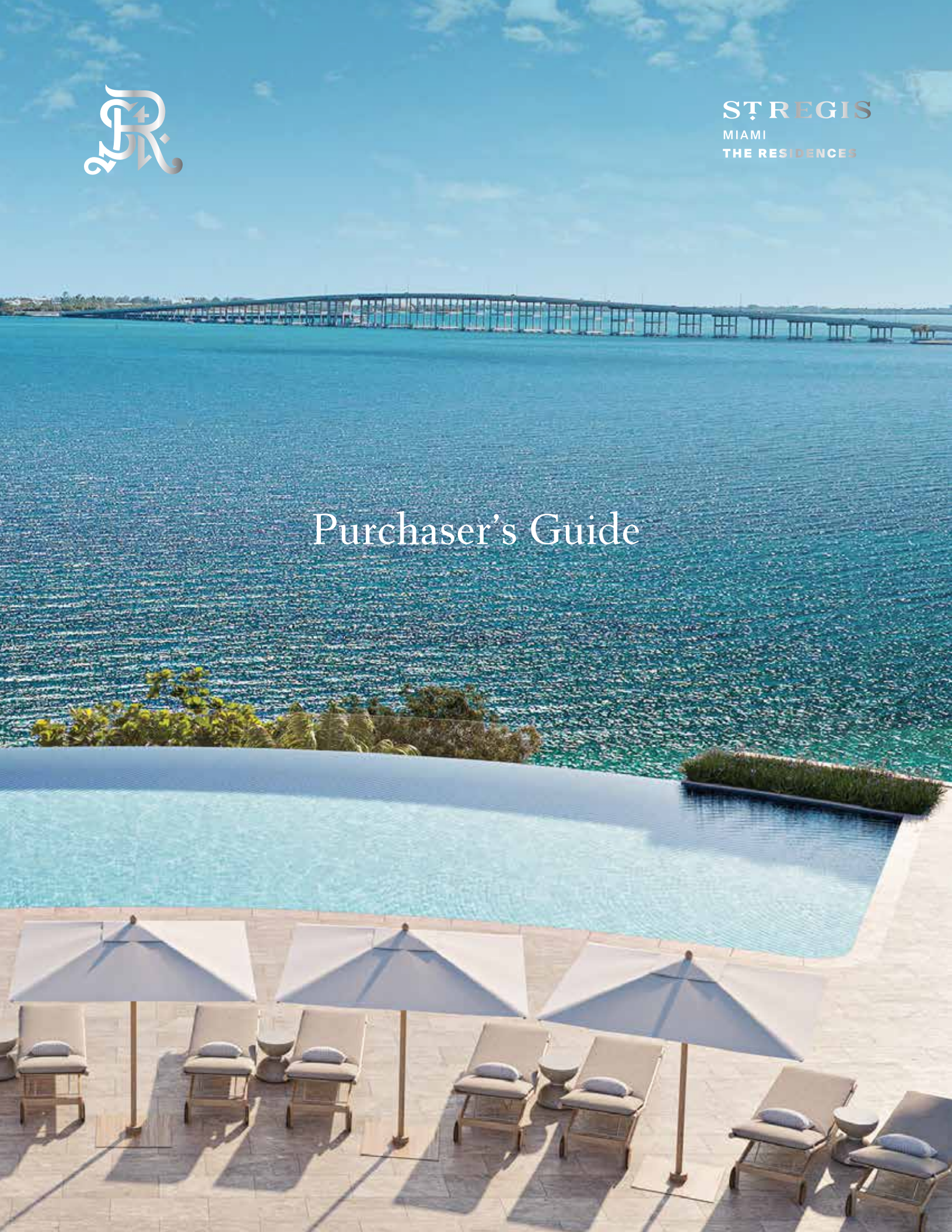




ST REGIS
MIAMI
THE RESIDENCES

Purchaser's Guide



To Live Exquisite is to Live Extraordinary

Situated along the beautiful coastline of South Brickell, with exquisite bayfront views, an on-property 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.

ARTIST'S CONCEPTUAL RENDERING.



Porte-Cochère



ARTIST'S CONCEPTUAL RENDERING.

The Tower

50 stories featuring 154 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

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 all 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 centers 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

Dual saunas, cold plunge pools, and steam rooms

State-of-the-art treatment rooms

Resort-Style Pool Decks

Two pools including bayfront and sunset views

Poolside bars and cafes

Bayfront garden with comfortable seating areas

Pickleball court

*A la carte services are performed by third parties

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

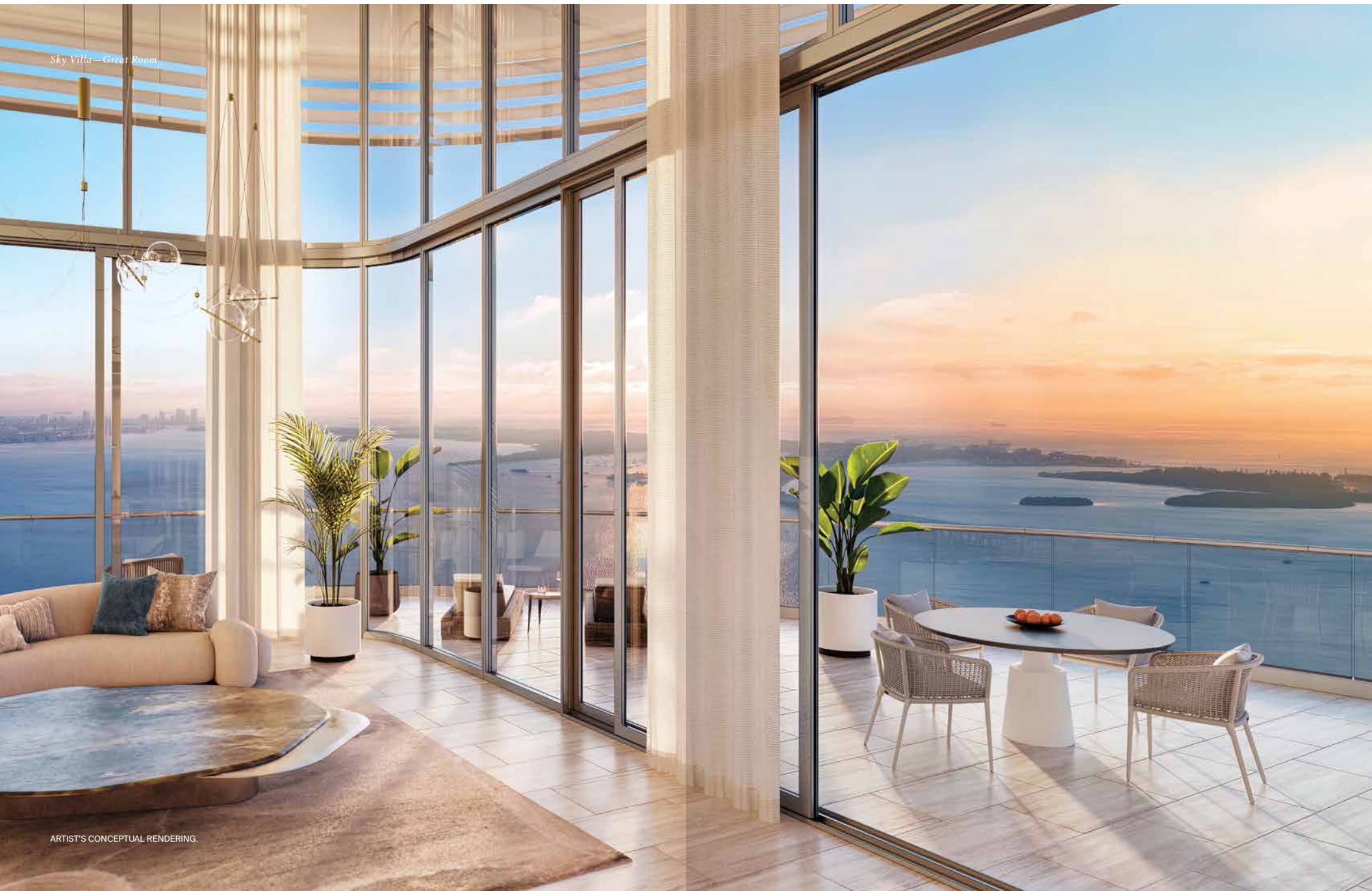
Keyless residential entry

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

Sky Villa—Great Room



ARTIST'S CONCEPTUAL RENDERING.

The Signature Butler Services

Butler Service is available to Owners as part of the lifestyle experience at all St. Regis Residences. Three sets of exclusive Butler Services are included as part of Common Area Assessments: Signature Services, St. Regis Rituals, and Special Occasions Planning.

The Residences Butler is the primary point of contact for personalized service requests taking place inside the Residence. Unique to The Residences at The St. Regis, Butler Closets may be available to discreetly make deliveries without interrupting the Owners.



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

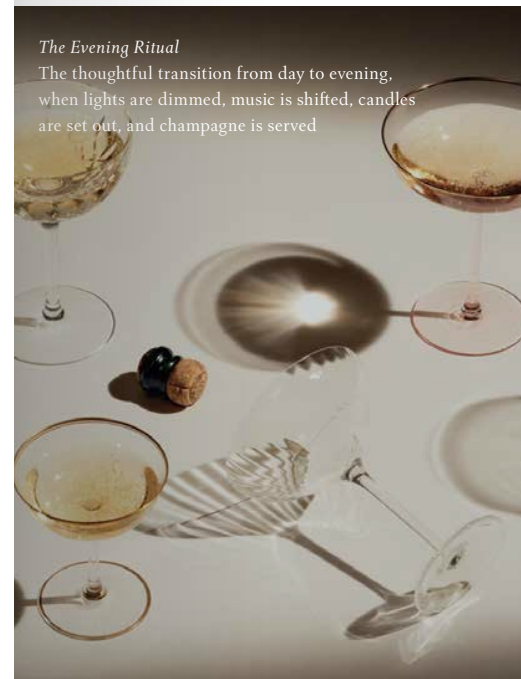
Personal Errands*

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



The Bloody Mary

The signature cocktail of the brand, invented at St. Regis New York



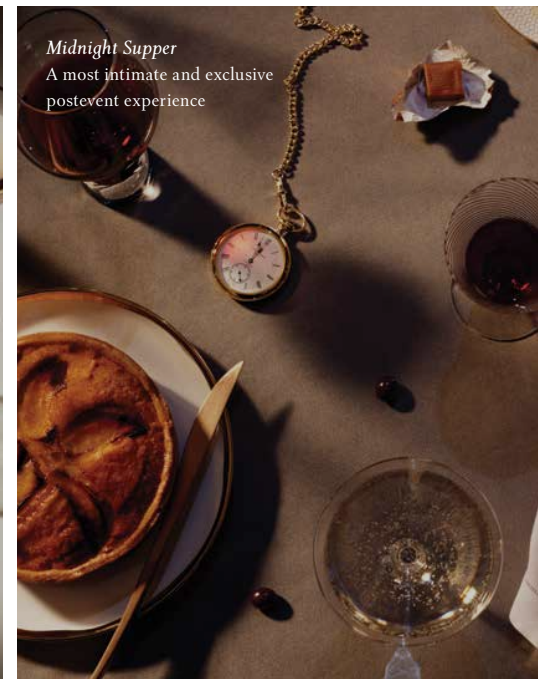
The Evening Ritual

The thoughtful transition from day to evening, when lights are dimmed, music is shifted, candles are set out, and champagne is served



Afternoon Tea

A time to host intimate gatherings with closest friends



Midnight Supper

A most intimate and exclusive postevent experience



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 and 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 Security & 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	Earn up to 50% bonus points on stays
Daily breakfast for two	Enhanced high-speed Wi-Fi
4:00PM Late Checkout	Guaranteed room type
Welcome amenity and note	Special additional hotel amenity (F&B or spa credit depending on location)
Exclusive Member Rates	10% off regular room rate

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.

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AN INTERNATIONALLY ACCLAIMED TEAM

Robert A.M. Stern Architects

Design Architect

Rockwell Group

Interior Architect

Enea Garden Design

Landscape Architect

Related Group & Integra Investments

Developer

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

