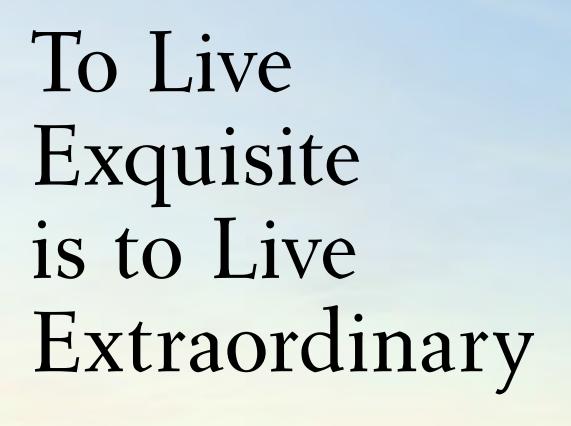


Live the Legacy



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



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,



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 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





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



The Residences

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 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

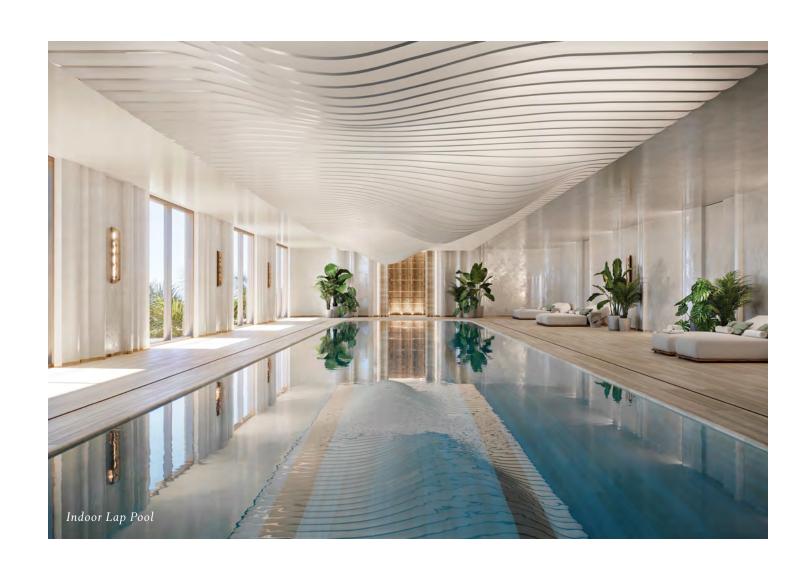
Private water closets with Toto toilets in primary bathrooms

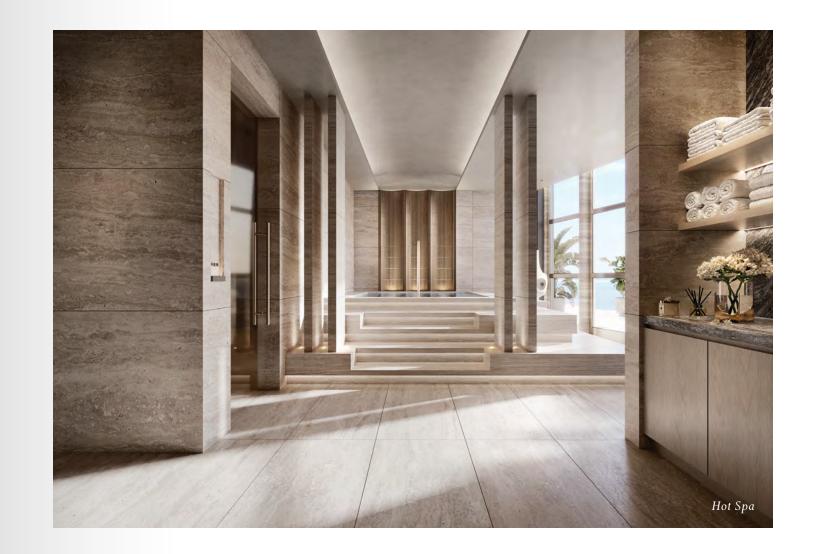


The Amenities

enable an exquisite lifestyle defined by wellness, ease, recreation, and connoisseurship.









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.





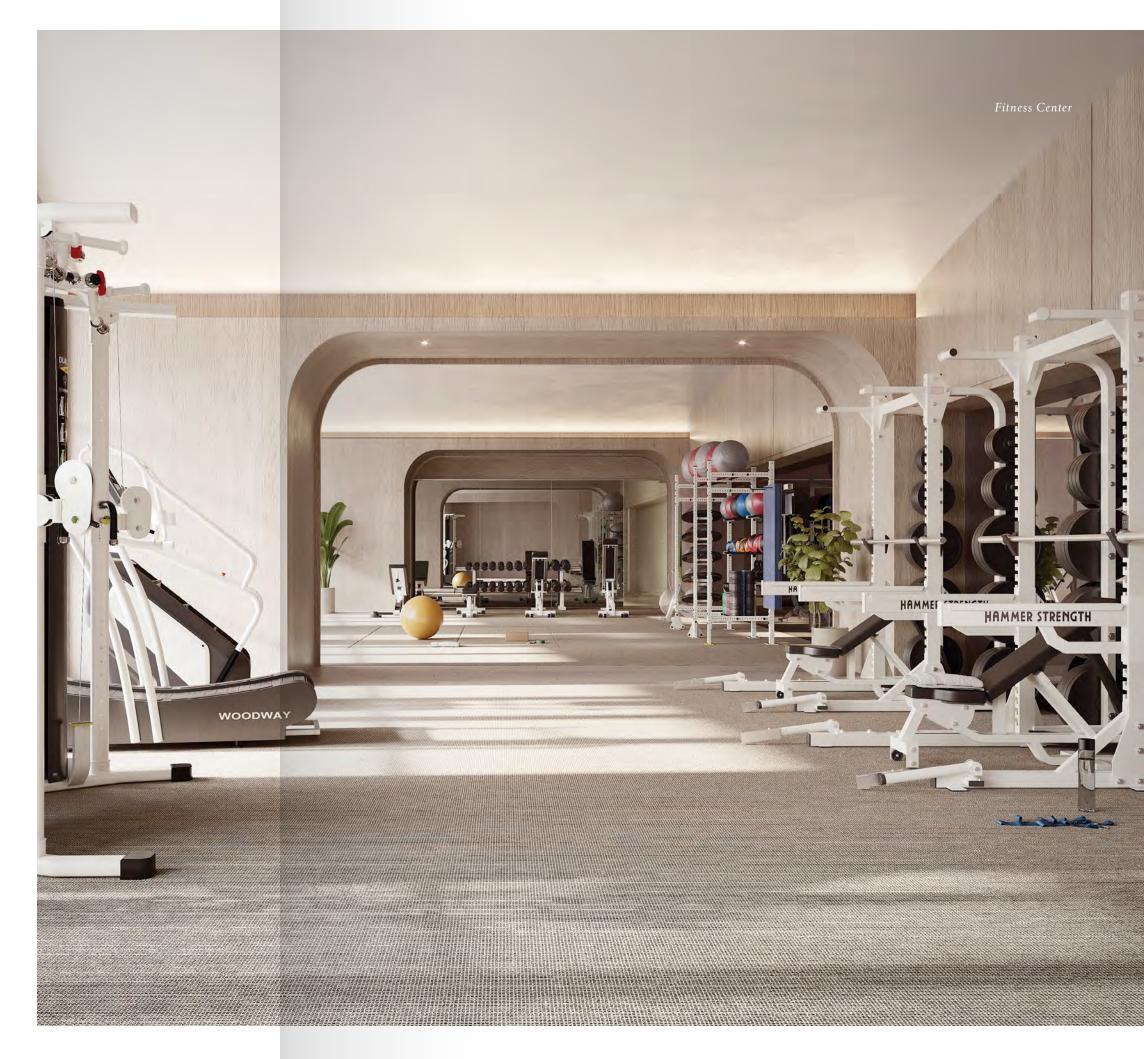






A Day of Beauty

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 treatments, offer a welcome counterpoint to the rigors of cardio and equipment-driven exercises.





A Beach Within Reach

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





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 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 enowned for its tradition of innovation and its commitment to impeccable service. From its signature Bloody Marys and egendary Butler Service to its afternoon teas and midnight uppers, The St. Regis Residences, Miami deliver an everyday esidential only lifestyle that is generous, professional, anticipatory, and personal.



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

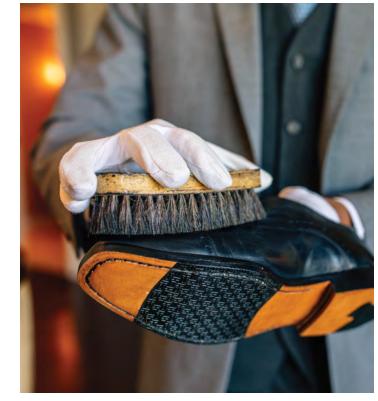
Welcome and Escort Guests

Owner Preference Cultivation

Shoeshine Service

House Car Available

Personal Errands*





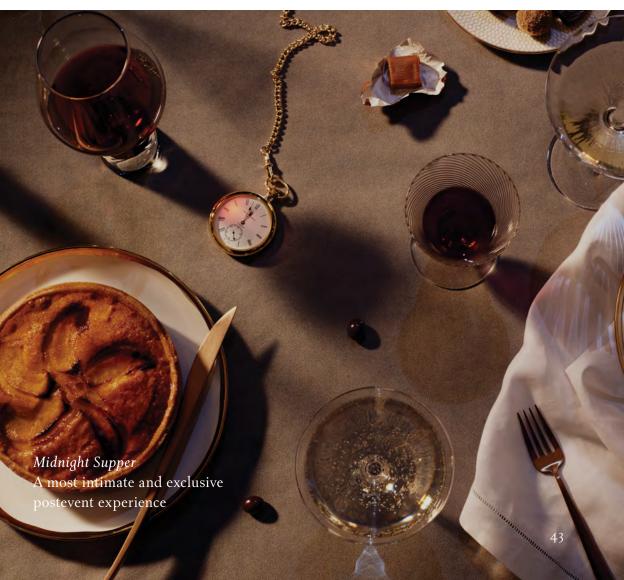
A World of Rituals

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



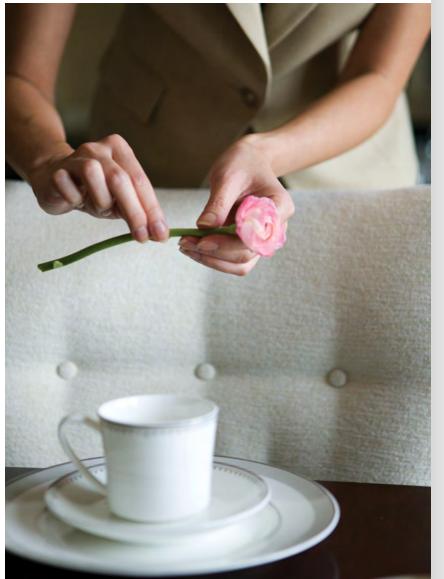












St. Regis Residences Services

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 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

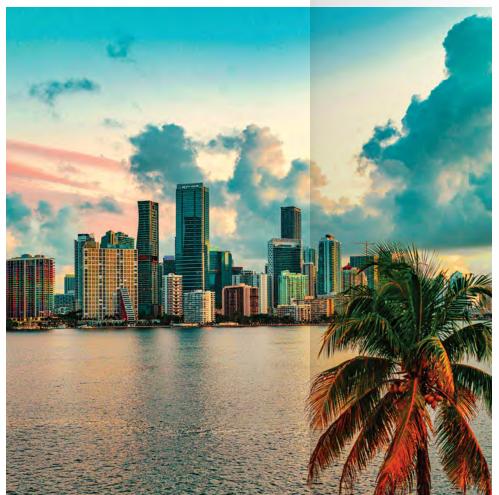
Special additional hotel amenity (F&B or spa credit depending on location)

10% off regular room rate



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.















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.

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.

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.

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.

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 talkedabout places in the world.



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DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS

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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 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. 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