



ST REGIS

SUNNY ISLES BEACH ♦ MIAMI

THE RESIDENCES



THE
ELLIPSE
of HIGH
STYLE

Flanked by the Atlantic Ocean on the east and the Intracoastal Waterway on the west, Sunny Isles Beach is perfectly placed to be at the center of it all, yet a world apart. It is at once a peaceful resort sanctuary, a vibrant cultural scene, and a cinematic community to savor and call home.

Ideally situated along 435 linear feet of pristine white sand beach and immersed in unforgettable ocean views, The St. Regis Residences, Sunny Isles Beach, Miami, represent the height of exquisite living—where skyline-defining architecture, visionary style, flawless craftsmanship, and signature St. Regis service and rituals create a singular experience of effortless luxury in a glamorous setting. The distinctive St. Regis service— informed by discerning expertise—seeks to inspire and enlighten while exceeding expectations with experiences beyond imagination.



PROPERTY & RESIDENCES OVERVIEW

Phase One South Tower

- 750 ft. tall
- 62 stories, 170 residences
- Residences feature 2-5 bedrooms, ranging from 2,000 to 5,600 sq. ft.
- Sky Villas & Penthouses range from 6,600 to over 10,000 sq. ft.

Property & Building Features

- 2 towers situated on 4.7 acres & 435 linear feet of oceanfront
- Majestic 10,000 sq. ft. double-height Lobby
- Over 70,000 sq. ft. of amenities
- Managed by The St. Regis Hotel Company
- Grand entry driveway & 2-story porte-cochere
- Completely private residential building with no hotel on-premises & no transient use
- Perfectly located between Aventura Mall, Bal Harbour Shops, Miami & Fort Lauderdale International Airports
- Powered by the sun with state-of-the-art solar glass panels on the west façade

Residence Features

- Spacious floorplans boasting unobstructed ocean, city & Intracoastal views
- Ceiling heights clearing 10'
- Fully finished with flooring & closet buildouts in secondary bedrooms
- Private elevator & entry foyer in all residences
- Italian kitchens
- Top-of-the-line appliances including wine cooler
- Walk-in closets in all primary bedrooms
- Laundry rooms with full-size washer & dryer
- Service quarters in select residences
- Service elevators

Sky Villas & Penthouse Features

- Entire floor with spacious floorplans
- Ceiling heights clearing 12'
- Spacious terraces with luxurious private pool
- Summer kitchen
- Custom-designed European cabinetry graciously appointed primary suites & separate service quarters with separate entrance
- Stunning, 360-degree views from the Atlantic Ocean to the Intracoastal Waterway
- Indoor/outdoor living space

VISIONARIES

Development – Fortune International Group & Château Group Design
Architect – Arquitectonica | Interior Designer – Anastassiadis
Landscape Architect – EDSA | Creative – DBOX





THE
ST. REGIS
BUTLER SERVICE
& RITUALS

Discover a world where every day
is an extraordinary experience.

Introduced at The St. Regis New York by
John Jacob Astor IV, St. Regis Butler Service has been
a signature offering for over a century. The anticipatory,
personalized service of St. Regis Butler ensures that each
resident's preferences are addressed and realized.

In the new age of luxury, the timeless rituals of St. Regis
are ever more coveted today—presenting unexpected
moments and surprises for an unforgettable life. Toast
the dawn of a new day poolside with an iconic Bloody
Mary, the signature cocktail of St. Regis for nearly 90
years, or end your day at the beach with the perfect bottle
of Champagne—curated by the St. Regis sommelier-in-
residence—to indulge in our signature art of sabrage.



AMENITIES

Beach Club

- Private beach amenities including cabanas, chaise lounges & umbrellas
- Beach bar & grill with indoor & outdoor covered seating, also offering beach service & in-residence dining
- Pool cabanas for residents' use
- Children/teen's club
- Three pools facing the ocean
- Dog park & pet spa on-site

Wellness Center

- Spa concierge
- Juice & healthy nutrition bar
- His & hers full spa with locker rooms
- Revitalization spa with relaxation lounge
- Separate his & hers sauna & steam rooms
- Individual & couples treatment rooms
- Vitality pool with wet/shower area
- Beauty salon & barbershop
- Outdoor wellness & relaxation terrace

Lobby & Drop-Off

- Signature restaurant (open to the public) with bar lounge & private dining room
- Oceanfront terrace dining & lounge
- 24/7 valet & lobby reception
- Outdoor covered oceanfront terrace
- Concierge
- Drawing room
- Library & breakfast lounge
- The business club featuring boardroom, private offices, lounge & co-working spaces
- Orchid sanctuary

Athletic Club

- Oceanfront state-of-the-art fitness center
- Multipurpose training rooms featuring spinning, yoga, pilates, & virtual trainer
- Outdoor fitness terrace
- Padel/pickleball court

Ellipse Club

- Cognac room
- Lounge with 20' x 9' LED screen
- Pool & billiards tables
- Cards & poker tables
- Wine vault/wall & wine bar
- Private dining room with chef's kitchen
- Golf simulator with lounge

Residents Club

- Multipurpose events space
- Bar & lounge
- VIP room (conference room)
- Oceanfront terrace dining & lounge
- Guest suites with housekeeping service*

West Pool Deck

- Cityscape deck with dining, bar & lounge
- Infinity edge style pool with sunken sitting lounge
- Multi-purpose events lawn & pavilion
- Private secluded areas

**As part of the Common Amenities, Guest Suites will be offered to residence owners & their guests, at rates, terms & conditions established by the condominium association.*



