



ST REGIS
MIAMI
THE RESIDENCES

Live the Legacy



“Remember the past.
Create the present.
Inspire the future.”







To Live Exquisite is to Live Extraordinary

Situated along the beautiful coastline of South Brickell with exquisite bayfront views, The St. Regis Residences, Miami epitomizes 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 represents 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 Two Worlds

The St. Regis Residences, Miami evoke a pair of sister ships, related yet distinct in artistry.

Designed by the renowned New York–based firm Robert A.M. Stern Architects (RAMSA), The Astor and William Towers 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 two towers that form The St. Regis Residences, Miami are first among equals, and are precisely situated on the site to ensure every residence has the most expansive views possible. The design of the buildings changes as they reach 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







Porte Cochère





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 Language of Materials

Throughout both towers, 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
ASTOR
TOWER

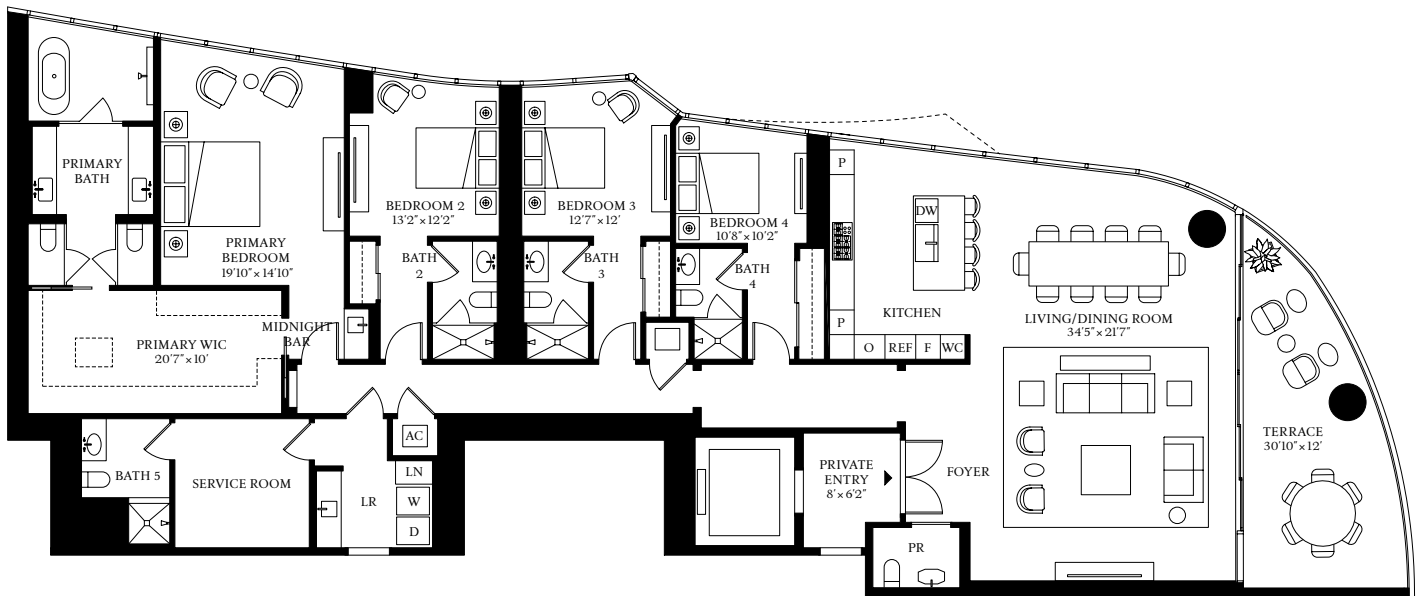
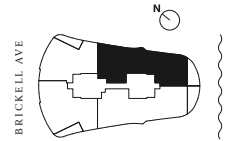
RESIDENCES

RESIDENCE

A

4 BEDROOMS
5 BATHROOMS
1 POWDER ROOM

INTERIOR
3,408 SF | 316.6 SQM
EXTERIOR
311 SF | 28.8 SQM



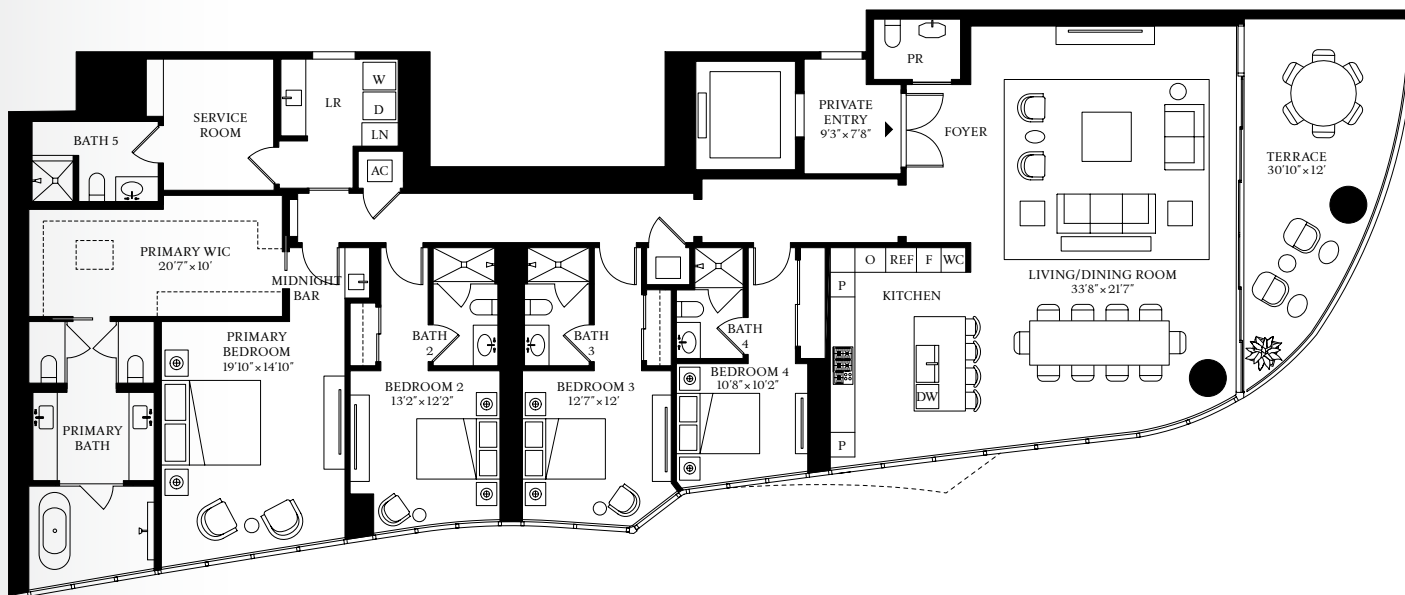
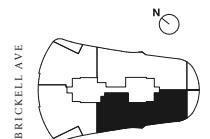
The dimensions stated for this unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is based on the most common method, which typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is not stated 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 are subject to change without notice.

RESIDENCE

B

4 BEDROOMS
5 BATHROOMS
1 POWDER ROOM

INTERIOR
3,390 SF | 314.9 SQM
EXTERIOR
311 SF | 28.8 SQM



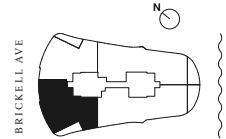
calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically is set forth by the Developer in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used may change during construction. 畧

RESIDENCE

D

2 BEDROOMS
2 BATHROOMS
1 POWDER ROOM

INTERIOR
2,375 SF | 220.6 SQM
EXTERIOR
238 SF | 22.1 SQM



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 typi-
cally 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
may change during construction. ④





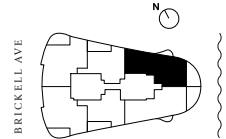
THE
WILLIAM
TOWER

RESIDENCES

RESIDENCE

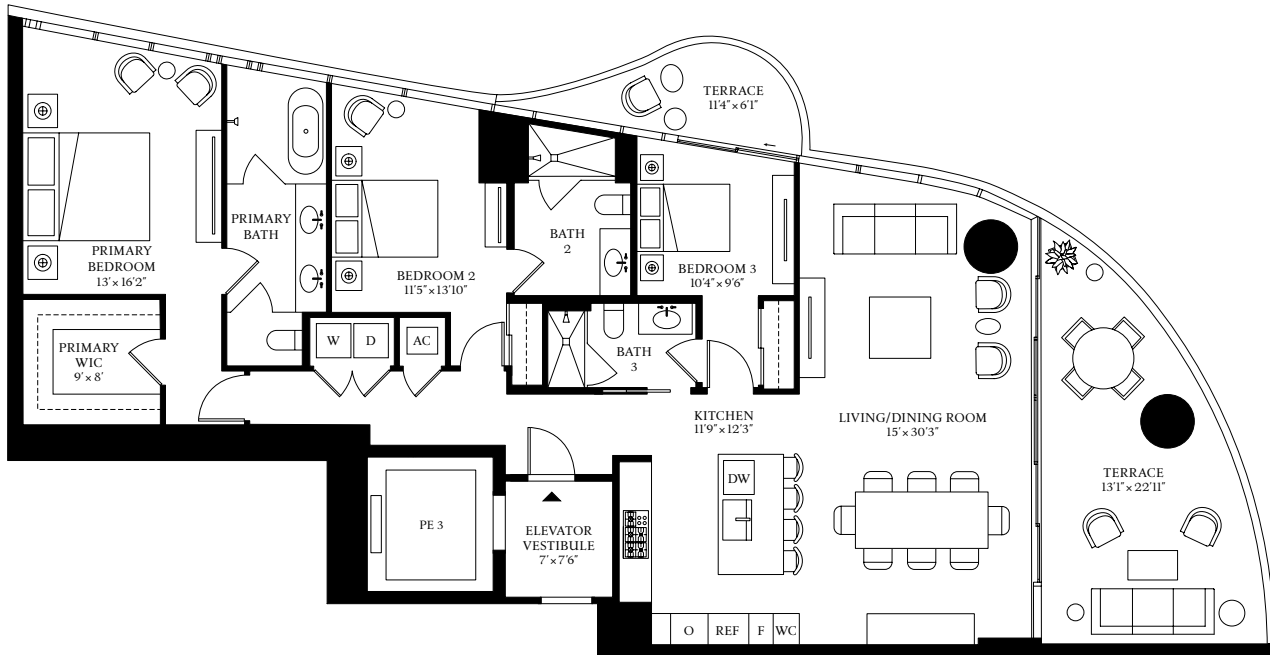
3 BEDROOMS
3 BATHROOMS

INTERIOR
1,911 SF | 177.5 SQM
EXTERIOR
369 SF | 34.3 SQM



01

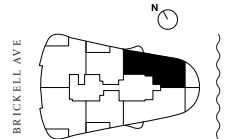
FLOORS 9-18



RESIDENCE

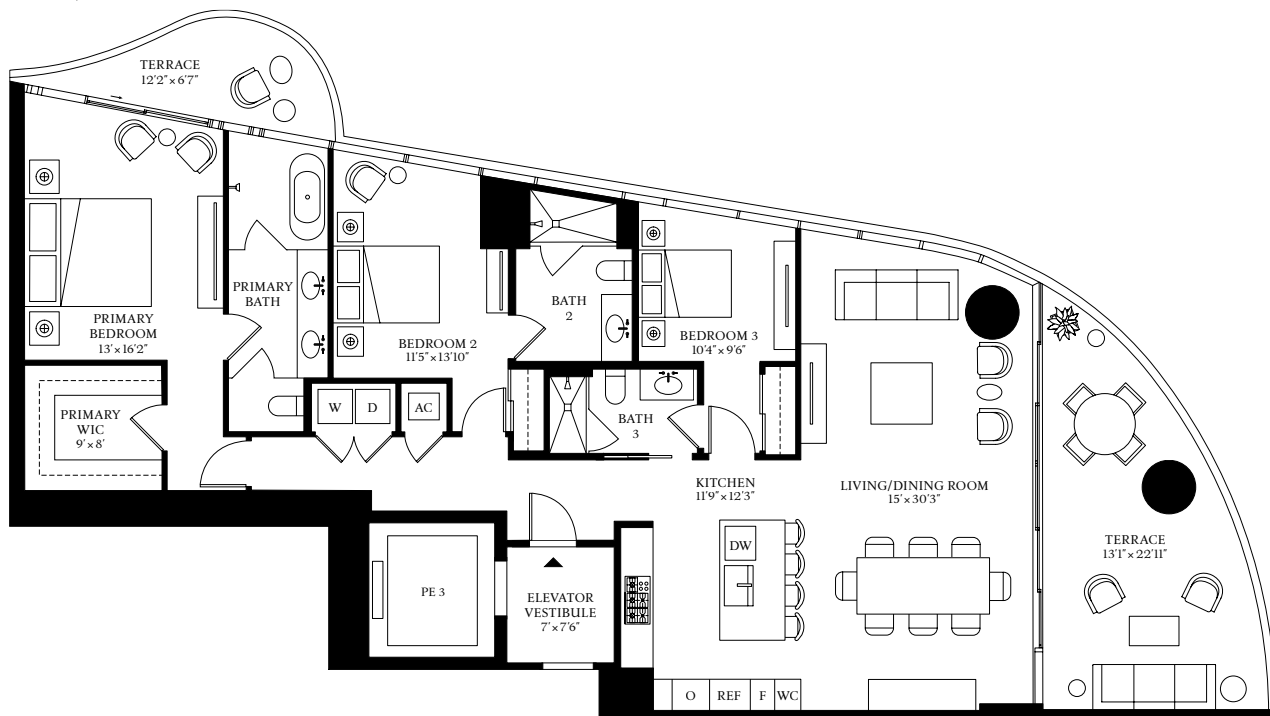
3 BEDROOMS
3 BATHROOMS

INTERIOR
1,911 SF | 177.5 SQM
EXTERIOR
385 SF | 35.8 SQM



01

FLOORS 21-30, 33-42



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 using the most conservative method, which 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 provided in 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 are subject to change without notice.

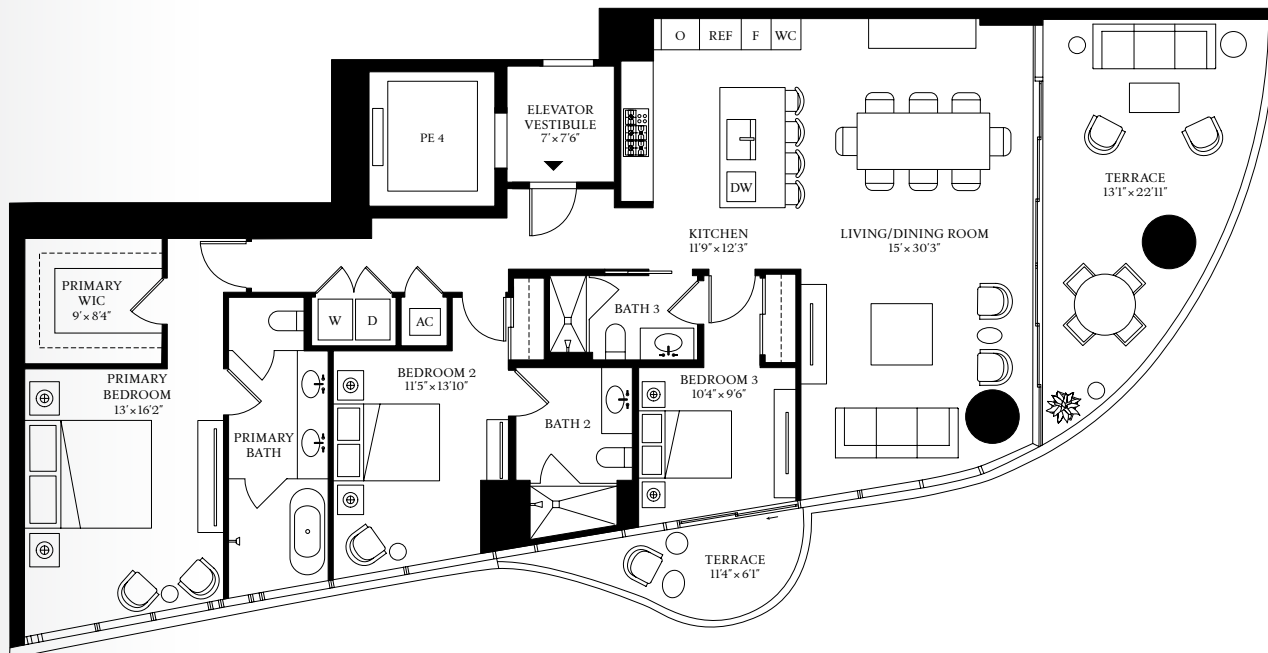
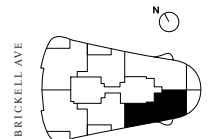
RESIDENCE

02

FLOORS 9-18

FLOORS 9-18
3 BEDROOMS
3 BATHROOMS

INTERIOR
1,914 SF | 177.8 SQM
EXTERIOR
369 SF | 34.3 SQM



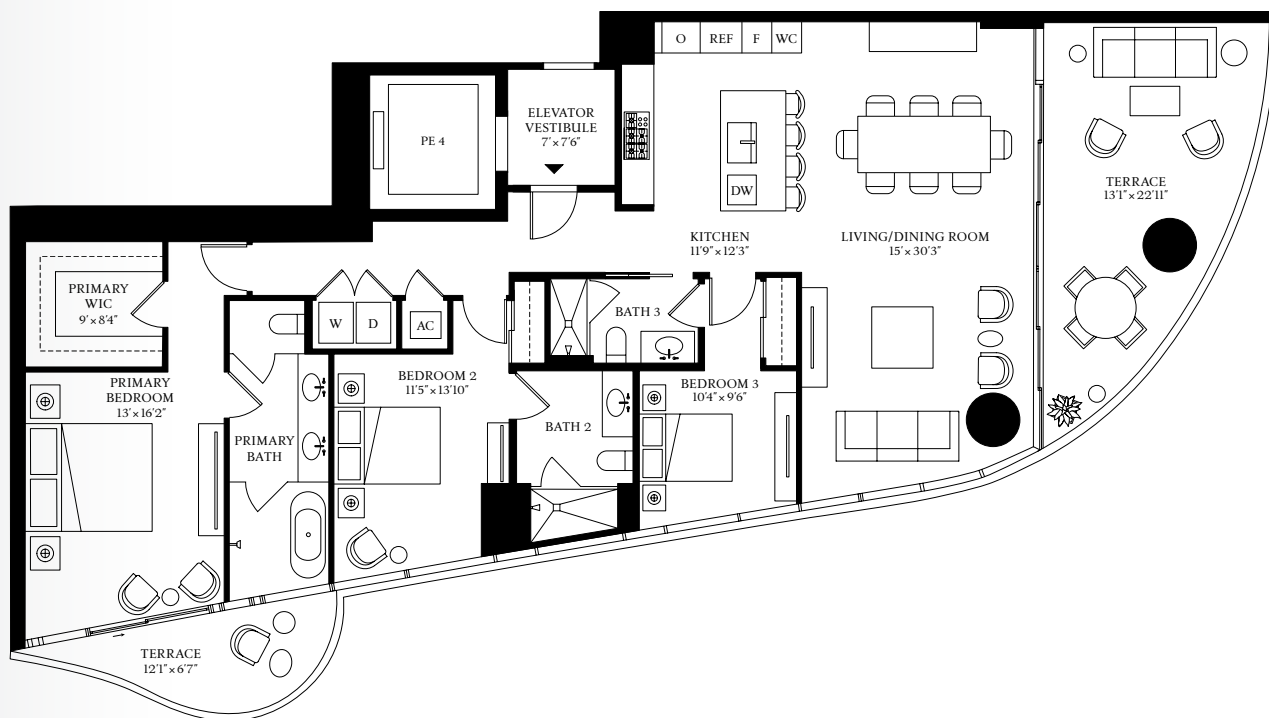
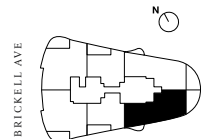
RESIDENCE

02

FLOORS 21-30, 33-42

3 BEDROOMS
3 BATHROOMS

INTERIOR
1,914 SF | 177.8 SQM
EXTERIOR
385 SF | 35.8 SQM



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 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 may change during construction. 02

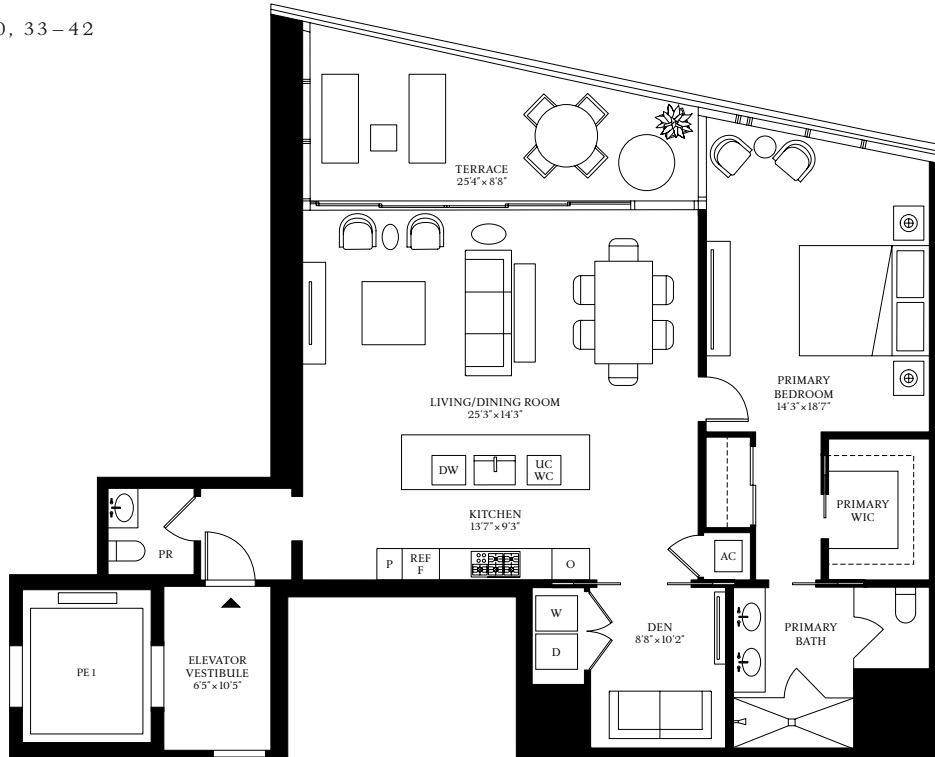
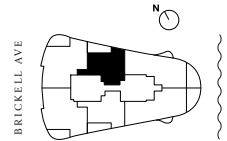
RESIDENCE

03

FLOORS 9-18, 21-30, 33-42

1 BEDROOM
1 BATHROOM
1 POWDER ROOM

INTERIOR
1,503 SF | 139.6 SQM
EXTERIOR
220 SF | 20.4 SQM



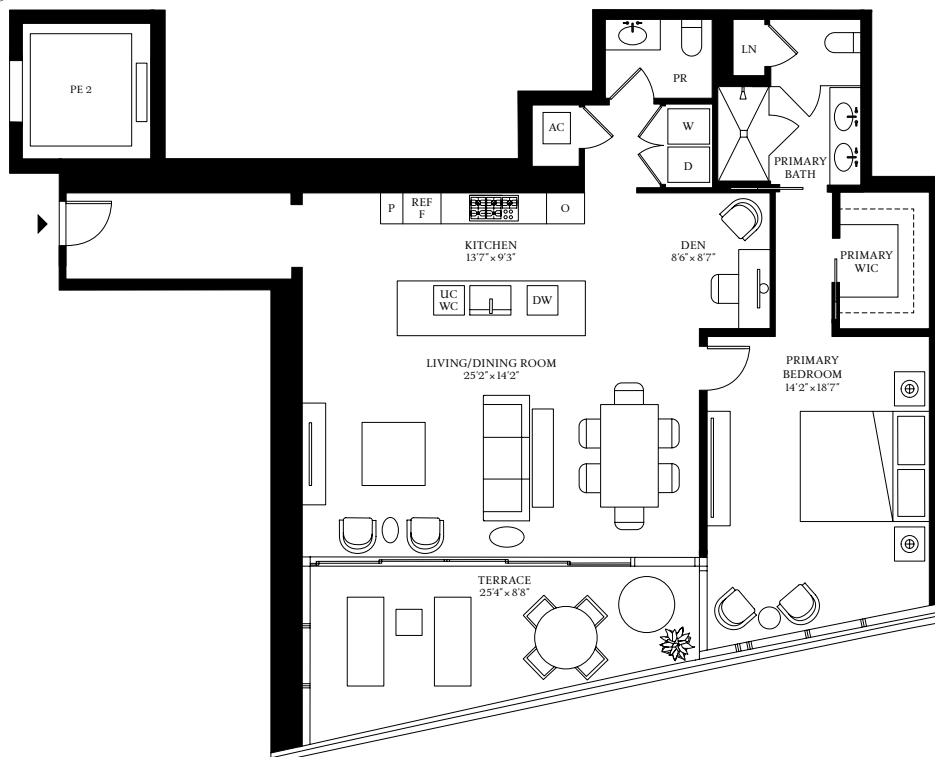
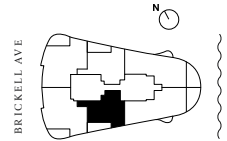
RESIDENCE

04

FLOORS 9-18, 21-30

1 BEDROOM
1 BATHROOM
1 POWDER ROOM

INTERIOR
1,401 SF | 130.2 SQM
EXTERIOR
220 SF | 20.4 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 a result of a specific calculation method that 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 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

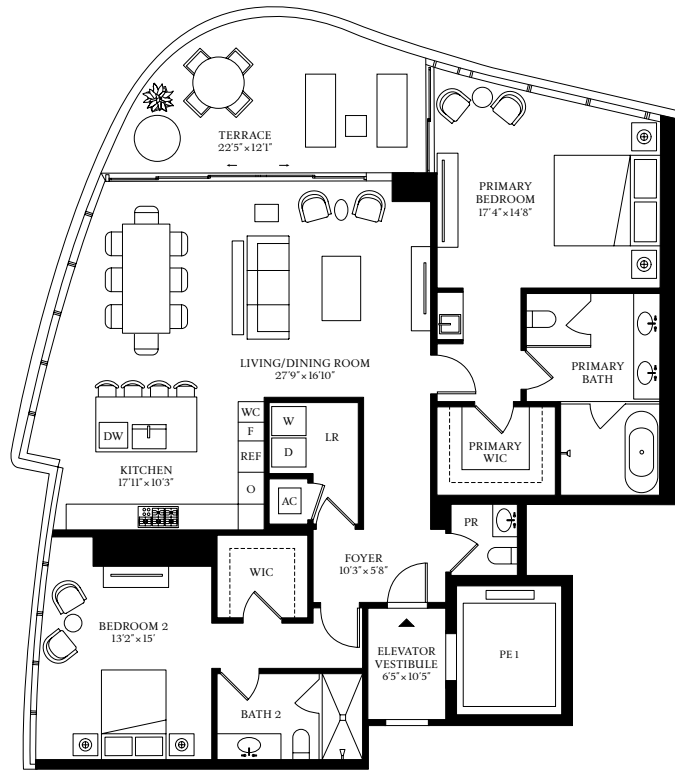
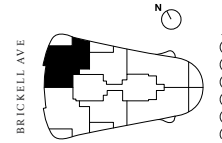
RESIDENCE

05

FLOORS 9-18, 21-30, 33-42

2 BEDROOMS
2 BATHROOMS
1 POWDER ROOM

INTERIOR
2,023 SF | 187.9 SQM
EXTERIOR
245 SF | 22.8 SQM



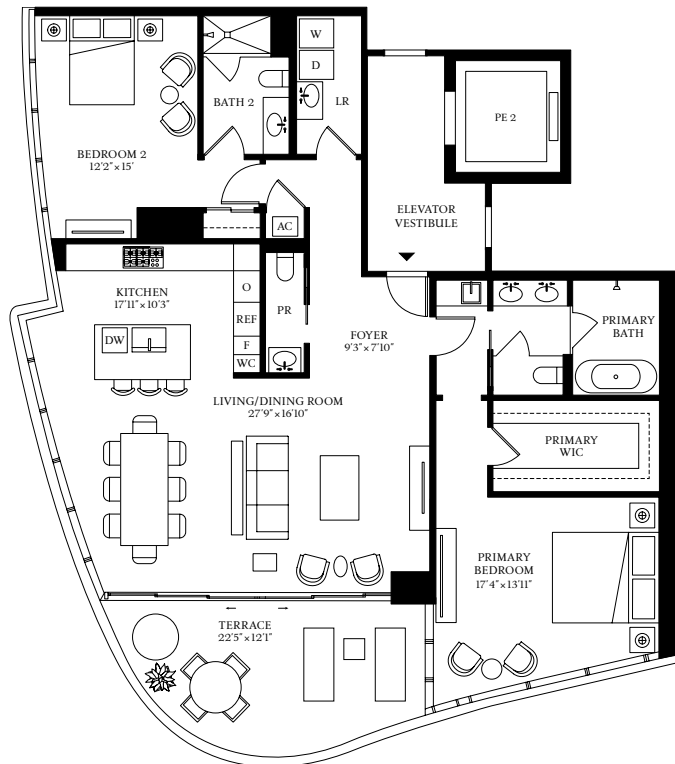
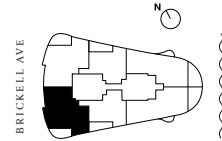
RESIDENCE

06

FLOORS 9-18, 21-30

2 BEDROOM
2 BATHROOM
1 POWDER ROOM

INTERIOR
1,872 SF | 187.9 SQM
EXTERIOR
245 SF | 22.8 SQM



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 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 may change during construction. ④









Balcony





Primary Bathroom



Primary Bedroom



The Astor and William Towers

The Astor Tower has 48 stories featuring 149 residences, and The William Tower hosts 48 stories featuring 193 residences, both towers including penthouses and sky villas

A collection of one-to-seven-bedroom homes measuring from 1,400-to-8,900 SF

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

Porte-cochère with commissioned art installation and signature water feature

Private residential lobbies attended 24/7

24-hour concierge and butler

On-site valet and self-parking spaces

EV charging stations

Luxury house car service

The Residences

Private elevator and entry foyer for most residences

Double-door entry in select residences

10.5-foot ceilings with integrated linear diffusers in living areas

European solid wood doorways

Powder room and laundry room*

Integrated smart home technology

Gourmet kitchen with custom Italian cabinetry designed by Rockwell Group

Natural stone flooring, countertops, and showers

Fully-integrated Sub-Zero and Wolf appliance packages

Oversized walk-in closets

Midnight bar and butler's pantry*

Dornbracht fixtures

Oversized marble showers and free-standing bathtubs*

Private water closets with Toto toilets

* Only featured in select units in The William Tower





THE AMENITIES

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







Indoor Lap Pool



Plunge Pool



Fabio Trabocchi's Restaurant



The Art of Socializing

In both The Astor and William Towers, the sky bars and lounges truly are 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.







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 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 is a dedicated on-property private marina, yacht(s) available for charter, and exclusive beach club access.





The Amenities

60,000 SF of interior amenity space

On-premises ground floor, fine dining restaurant by Fabio Trabocchi

Exclusive beach club access

Park-like grounds and lush terraces by Swiss landscape designer Enzo Enea

State-of-the-art media room

Business center with coffee bar and conference rooms

Children's entertainment room

Teen video game lounge

Programmable multi-sport 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 studios

Salt spa rooms

Dual saunas, cold plunge pools, and steam rooms

State-of-the-art treatment rooms

Resort Style Pool Decks

Three bayfront pools

Multiple poolside bars and cafés

Bayfront garden with comfortable seating areas

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 amenities

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 its signature Bloody Marys and legendary Butler Service to its afternoon teas and midnight suppers, The St. Regis Residences, Miami delivers an everyday residential 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 taste making, The St. Regis Residences, Miami continues the cherished traditions and innovative offerings of John Jacob and Caroline Astor.

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



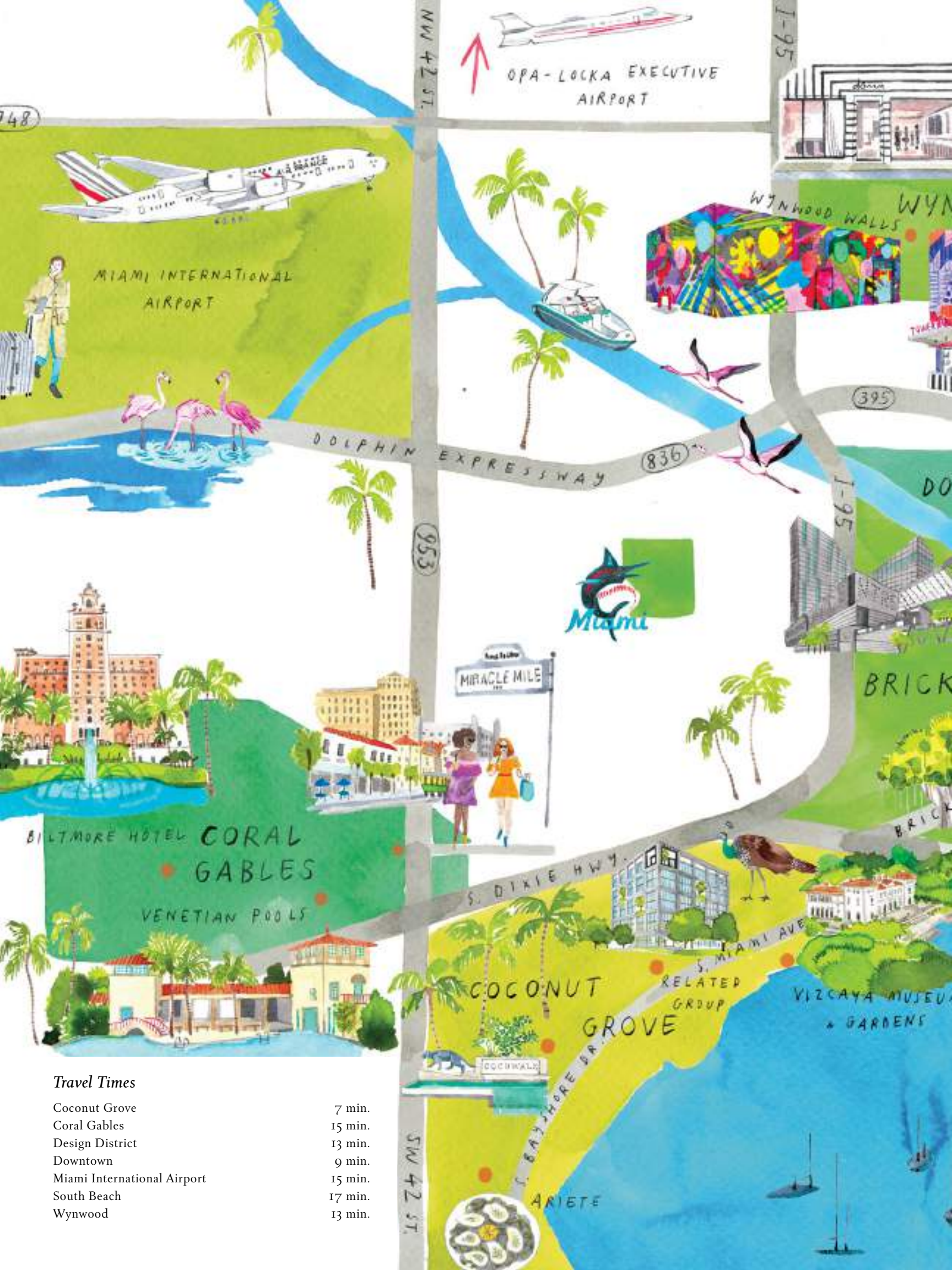
Midnight Supper
A most intimate and exclusive
post-event experience

A TRUE MIAMI LOCATION

Centrally located on famed Brickell Avenue, The St. Regis Residences, Miami is 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.







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.

DESIGN DISTRICT

BUCKMINSTER DOME



DOMA

195

WOOD

CERUBICERIA
LA TROPICAL



ADRIENNE ARSHT CENTER

US-1

JULIA TUTTLE (SWY)



PÉREZ ART MUSEUM

VENETIAN (SWY)

MIAMI BEACH



OASIS
ARTS + ENTMT DISTRICT



PHILLIP + PATRICIA FROIT MUSEUM OF SCIENCE

JOE'S STONE CRAB RESTAURANT

WNTOWN



MALARTHUR (SWY)
PORT MIAMI



CARBONE

BRICKELL CITY CENTRE



VIA CIPRIANI
KOMODO

BISCAYNE BAY

FISHER ISLAND

ELL



RICKENBACKER (SWY)

VIRGINIA KEY

MIAMI SEAQUARIUM



GRANDON PARK

KEY BISCAYNE



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 talked-about places in the world.



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

BRANDING AND ADVERTISING BY AND PARTNERS NY | LA

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.

The St. Regis Residences, Miami East Tower within The St. Regis Residences, Miami (the "East Condominium") is developed by 1809 Brickell Property Owner, LLC ("East Developer"). The St. Regis Residences, Miami West Tower within The St. Regis Residences, Miami (the "West Condominium") is developed by 1809 Brickell Phase II, LLC ("West Developer"). Any offering including this one is made by the East Developer for the East Condominium and by the West Developer for the West Condominium. Images depicting the East and or the West Condominium and lifestyle offered are proposed only and renderings are intended to offer examples of living at either East or West. No specific view is guaranteed. The St. Regis Residences, Miami is not owned, developed, or sold by Marriott International, Inc. or its affiliates ("Marriott"). The East Developer and the West Developer each use the St. Regis marks under separate licenses from Marriott, which has not confirmed the accuracy of any of the statements or representations made about the project by either developer. Pursuant to license agreements, each developer also has a right to use the trade names, marks, and logos of: (1) The Related Group; and (2) Integra Investments, LLC, each of which are licensors. The Associations of each condominium will be required to maintain a Residential Condominium Management Agreement with Marriott, or its successor, to use the names and logos of St. Regis. The respective developers and Condominium Association may use St. Regis for so long as the Marriott license is not terminated or expired. The West may not be available for sale until units are no longer available in the East. For either condominium consult the respective developer's Prospectus of for the proposed budget, terms, conditions, specifications, fees, estimated costs, and unit dimensions. Neither developer is incorporated in, located in, or 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. 2022 © 1809 Brickell Property Owner, LLC and by 1809 Brickell Phase II, LLC, with all rights reserved. ☑

