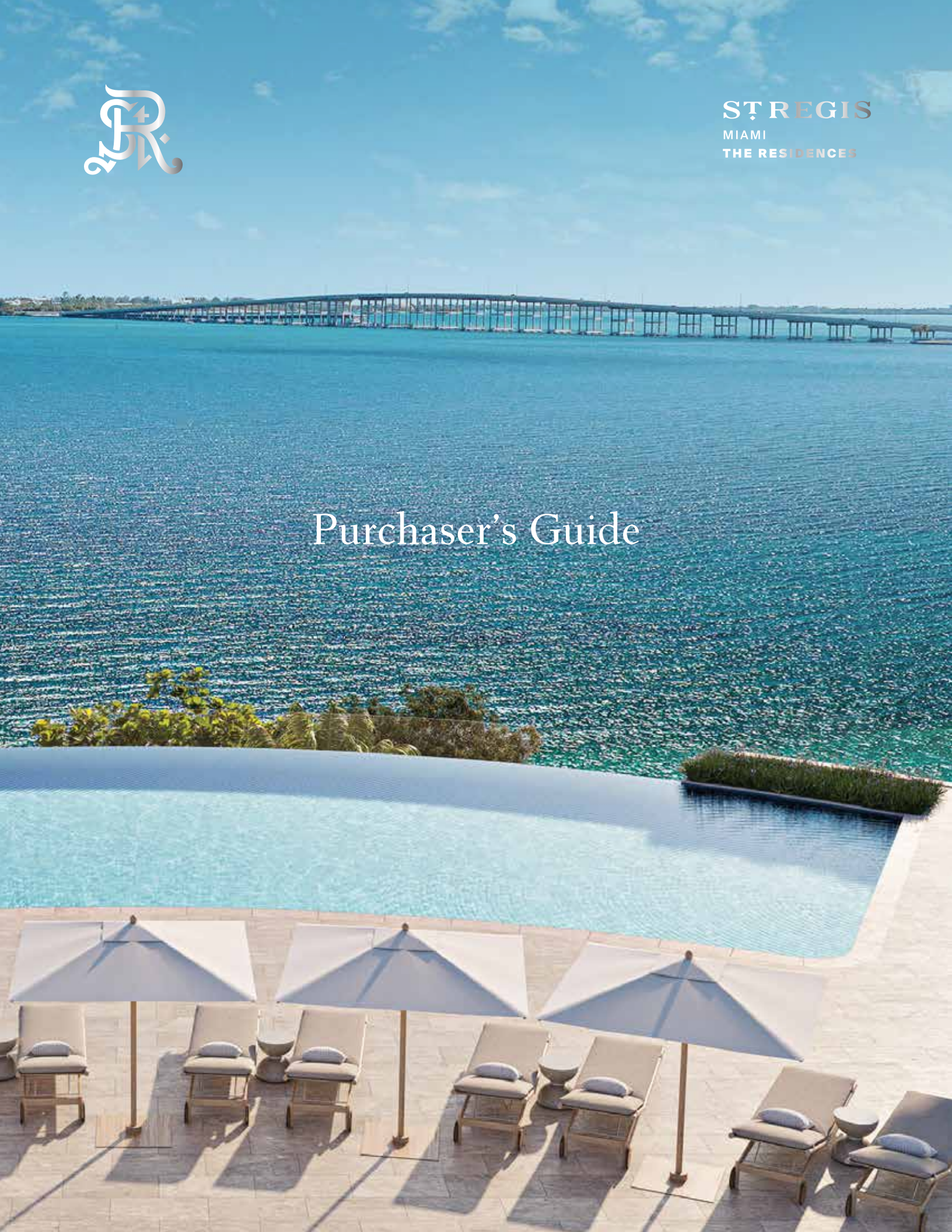




ST REGIS
MIAMI
THE RESIDENCES

Purchaser's Guide

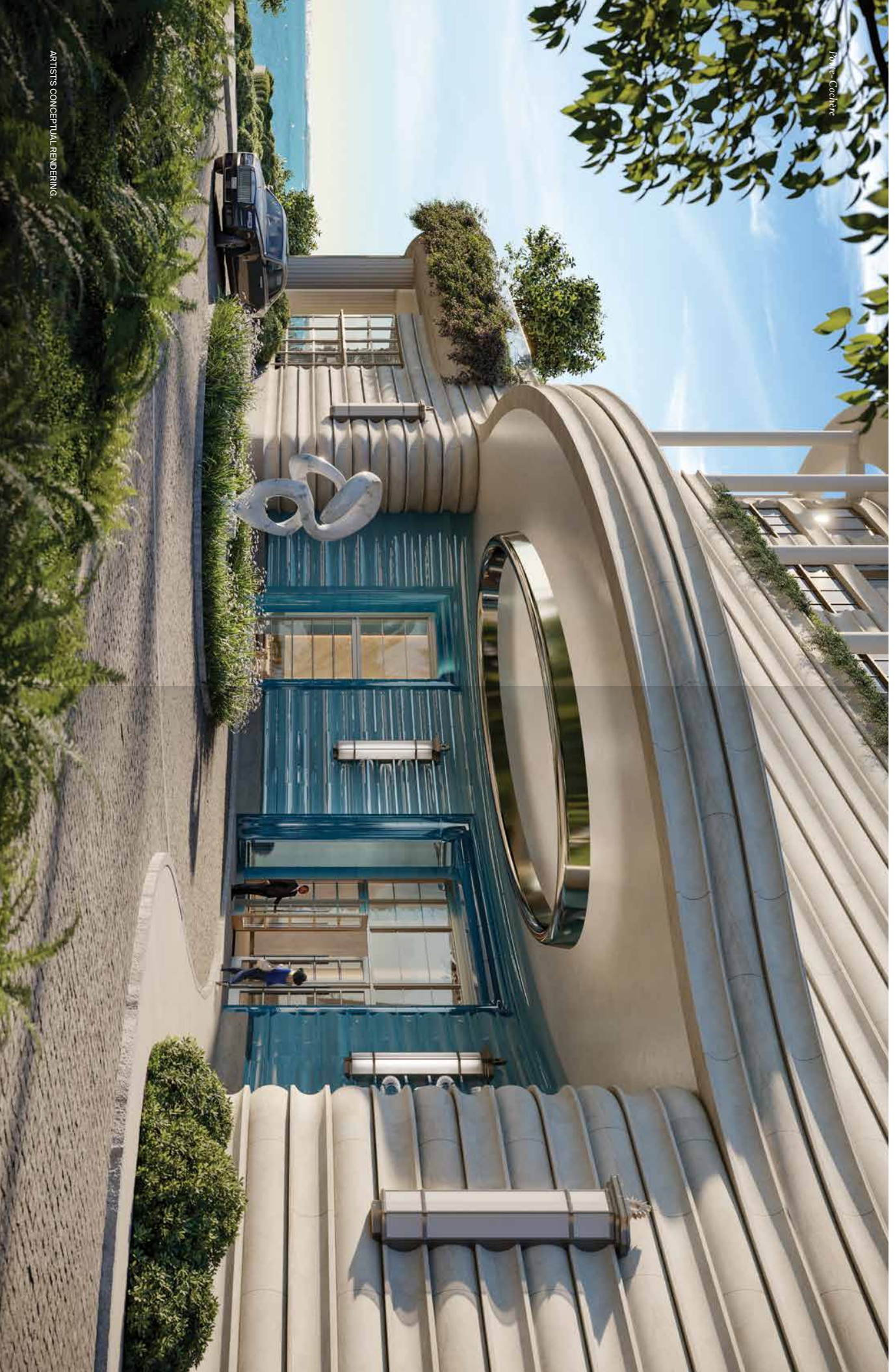


To Live Exquisite is to Live Extraordinary

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.





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-cochere 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:
 - Panelled refrigerator
 - Panelled freezer
 - Full-height wine refrigerator
 - Convection oven
 - Steam oven
 - Microwave
 - Coffee maker
 - Dorbracht fixtures

Primary Suites & Bathrooms

- Oversized walk-in closets
- Midnight bar
- Split stone top vanities with Dorbracht 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

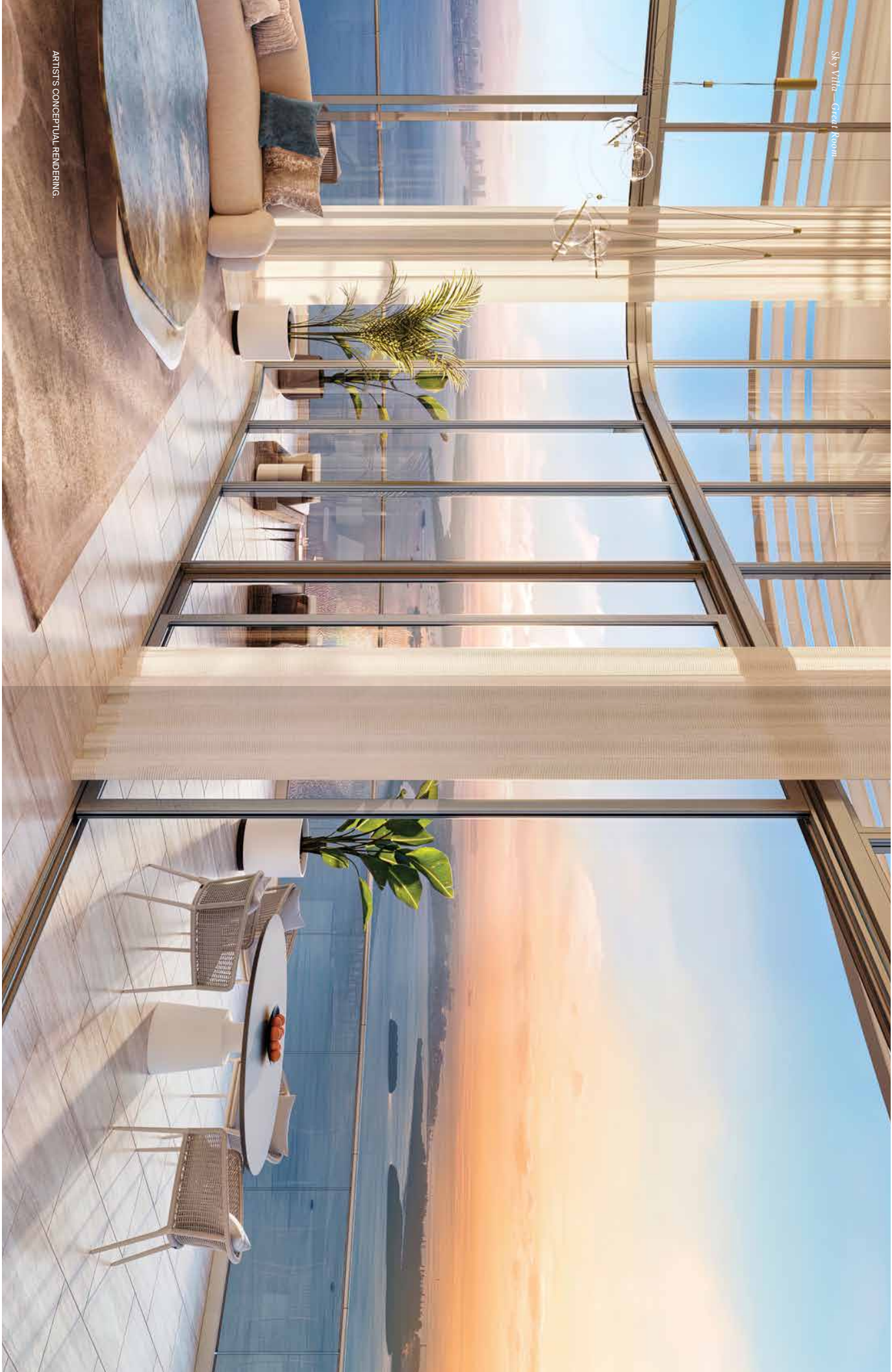
**All pet care services are performed by third parties.*

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



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 Assessment: 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

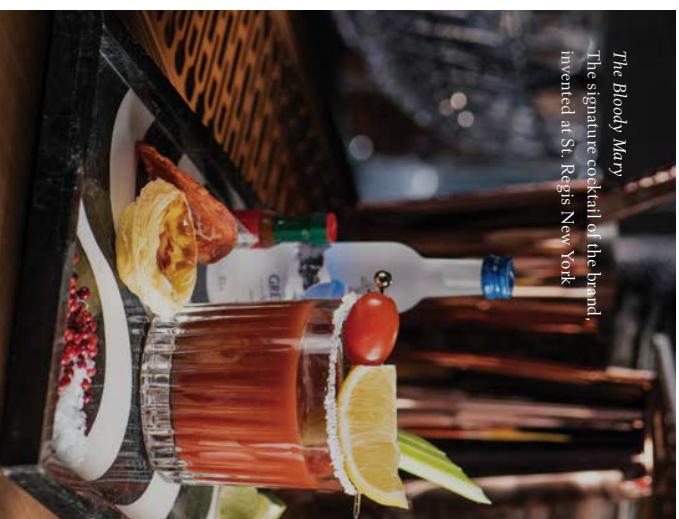
Shoeshine Service

House Car Available

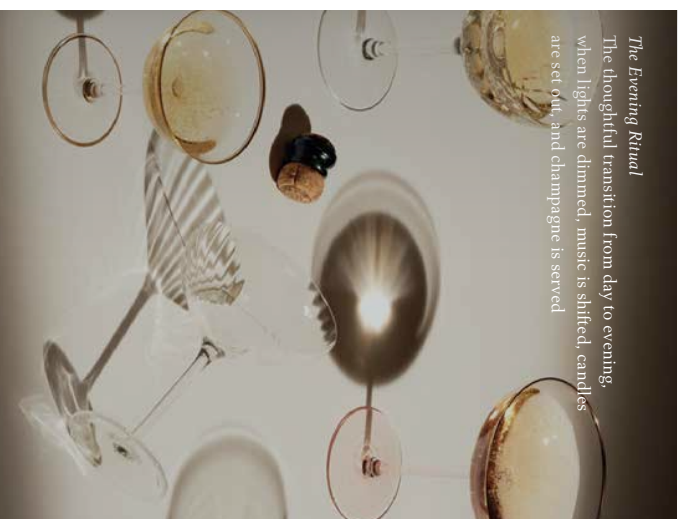
Personal Errands*

*A la carte services are performed by third parties

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



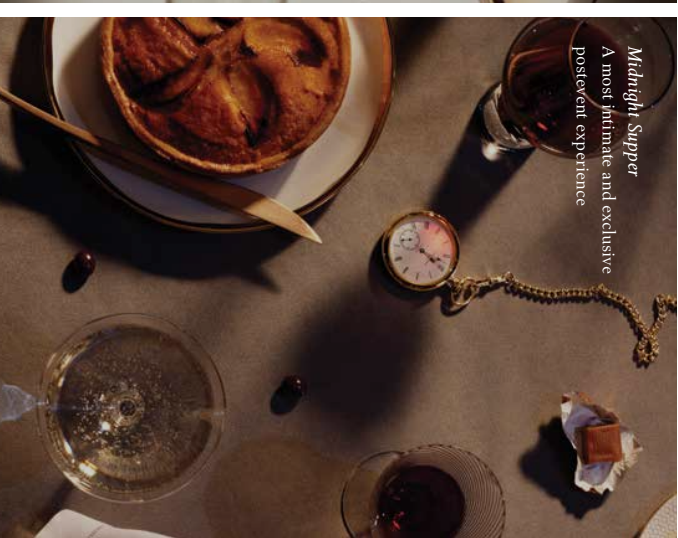
The Evening Ritual
The thoughtful transition from day to evening,
when lights are dimmed, music is shifted, candles
are set out, and champagne is served



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/Dorman/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*



Mariott Bonvoy Elite Status Membership Benefits

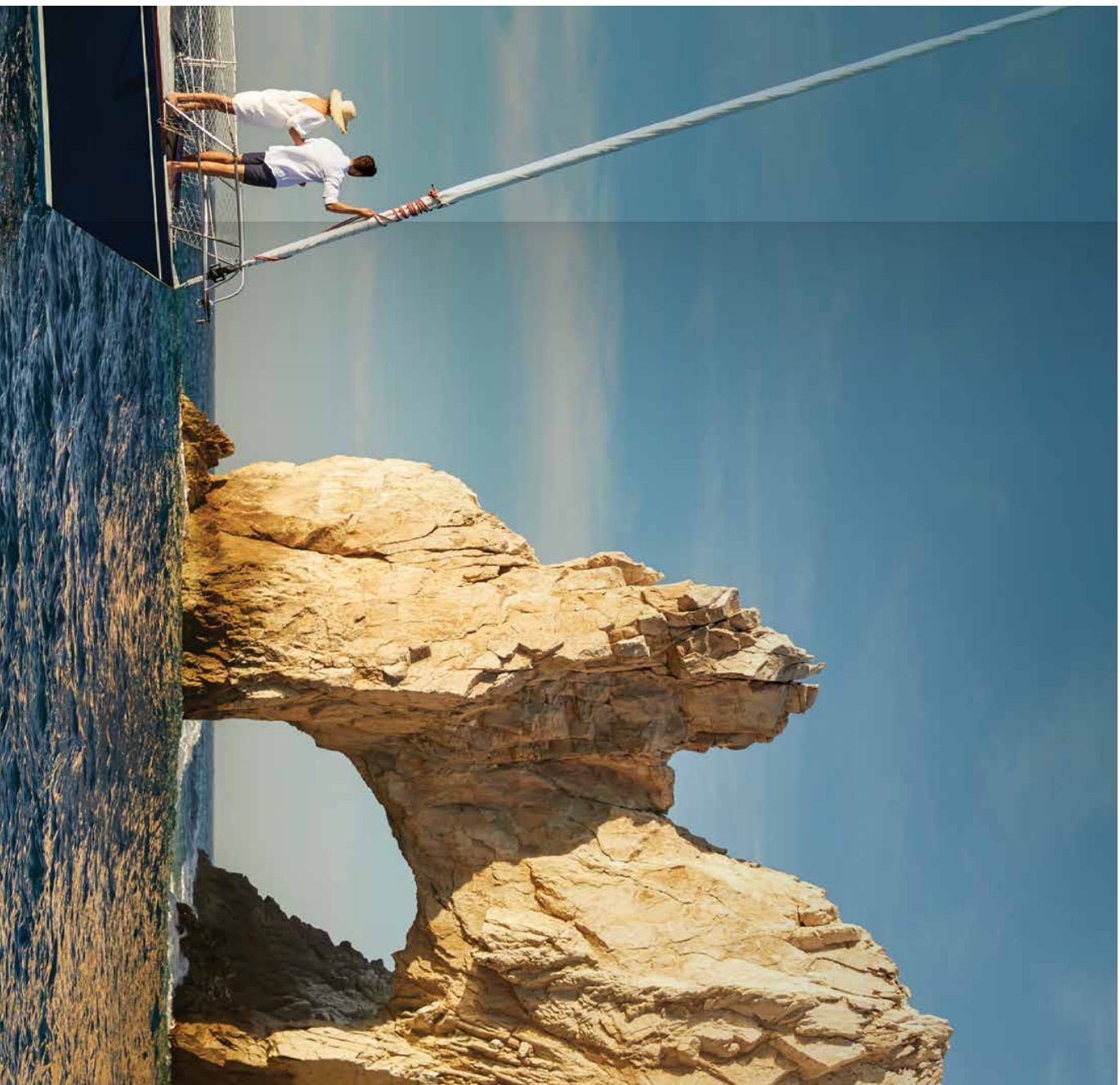
Owners enjoy an elevated lifestyle globally with two years of complimentary Marriott Bonvoy Platinum Elite status across 30 distinctive brands. Residents can always access the absolute best service and unparalleled experiences.

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

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



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