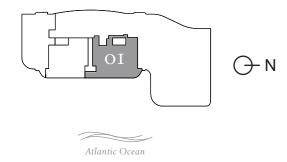


Collins Ave / AIA

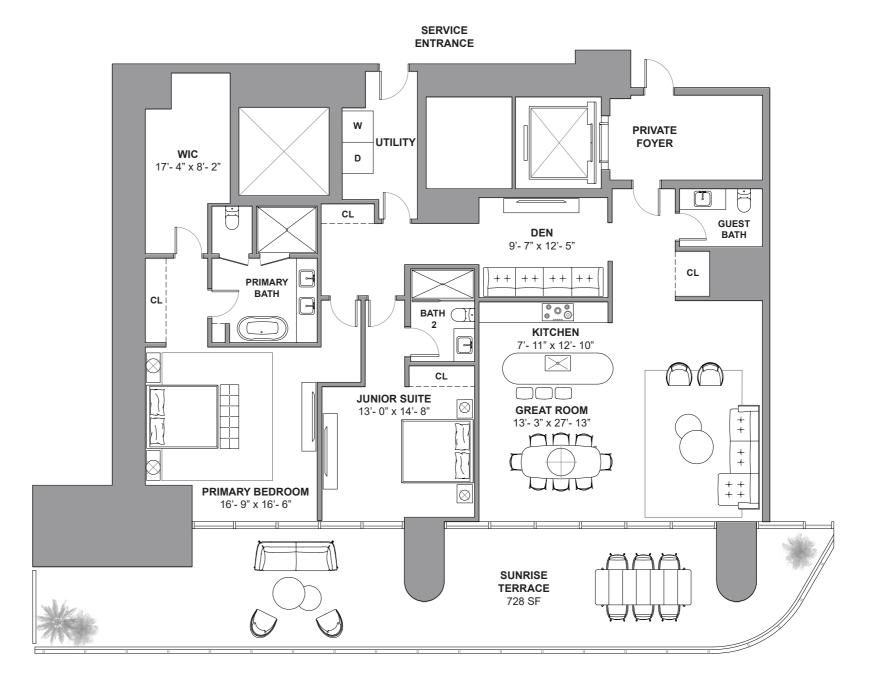
Residence 601

South Tower / Level 6

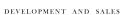
2 BEDROOMS + FLEX
2.5 BATHROOMS
2.373 SF / 220.4 SM INTERIOR
728 SF / 67.6 SM EXTERIOR
3,101 SF / 288 SM TOTAL



18801 Collins Ave, Sunny Isles Beach, FL 33160













The St. Regis Residences, Sunny Islas Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has the right to use the trademark names and logos of Fortune International from the machine international from the Declaration State of the St. Regis marks under a license from MI, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates, LLC uses the St. Regis marks under a license from MI, which has the right to use the trademark names and logos of Fortune International from Play Beach Associates, LLC uses the St. Regis marks under the Declaration State of the Units of the Units of the St. Regis marks under the Declaration State of th

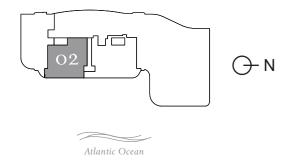


Collins Ave / AIA

Residence 602

South Tower / Level 6

2 BEDROOMS + DEN
3 BATHROOMS
2,164 SF / 201 SM INTERIOR
556 SF / 51.6 SM EXTERIOR
2,720 SF / 252.6 SM TOTAL



18801 Collins Ave, Sunny Isles Beach, FL 33160

PRIVATE FOYER DEN BATH 15'- 2" x 13'- 2" D UTILITY PRIMARY BATH 000 CL **KITCHEN** 7'- 11" x 12'- 7" BATH [WIC 6'- 10" x 7'- 9" CL **GREAT ROOM** 16'- 9" x 23'- 10" PRIMARY BEDROOM 13'- 9" x 14'- 8" JUNIOR SUITE 13'- 8" x 13'- 2" SUNRISE **TERRACE** 556 SF



DEVELOPMENT AND SALES

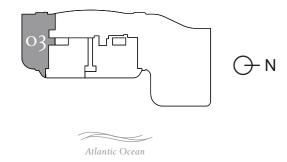






South Tower / Level 6

3 BEDROOMS
3 BATHROOMS
2,654 SF / 246.5 SM INTERIOR
207 SF / 19.2 SM EXTERIOR
2,861 SF / 265.7 SM TOTAL



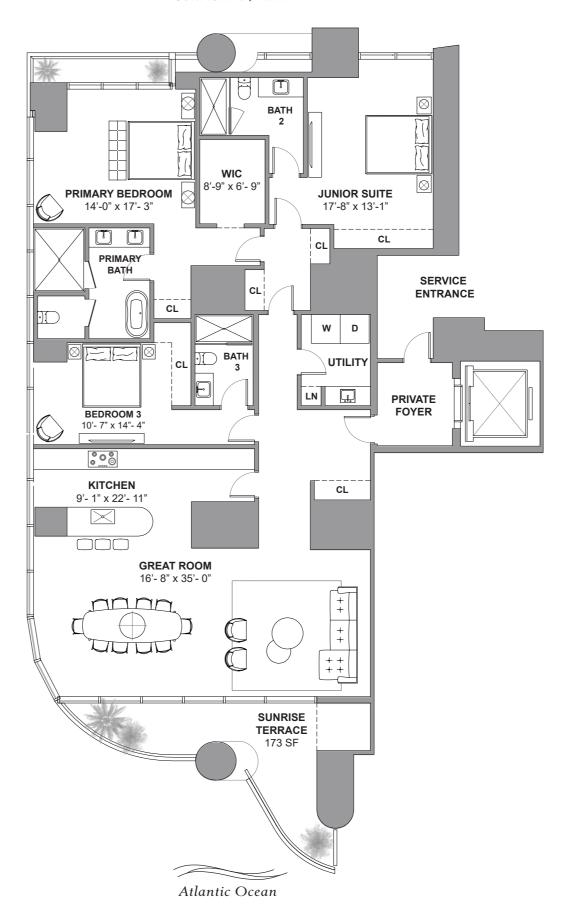
18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES





Collins Ave / AIA



The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. TO A BUYER OR LESSEE.

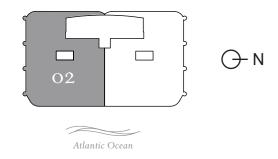
This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration, where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior boundaries of the exterior boundaries, is enterior structural components). For your reference, the area of the on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the post of the post of



South Tower / Level 8

4 BEDROOMS + FLEX
5.5 BATHROOMS
4,696 SF / 436.3 SM INTERIOR
1,190 SF / 110.5 SM EXTERIOR
5,886 SF / 546.8 SM TOTAL

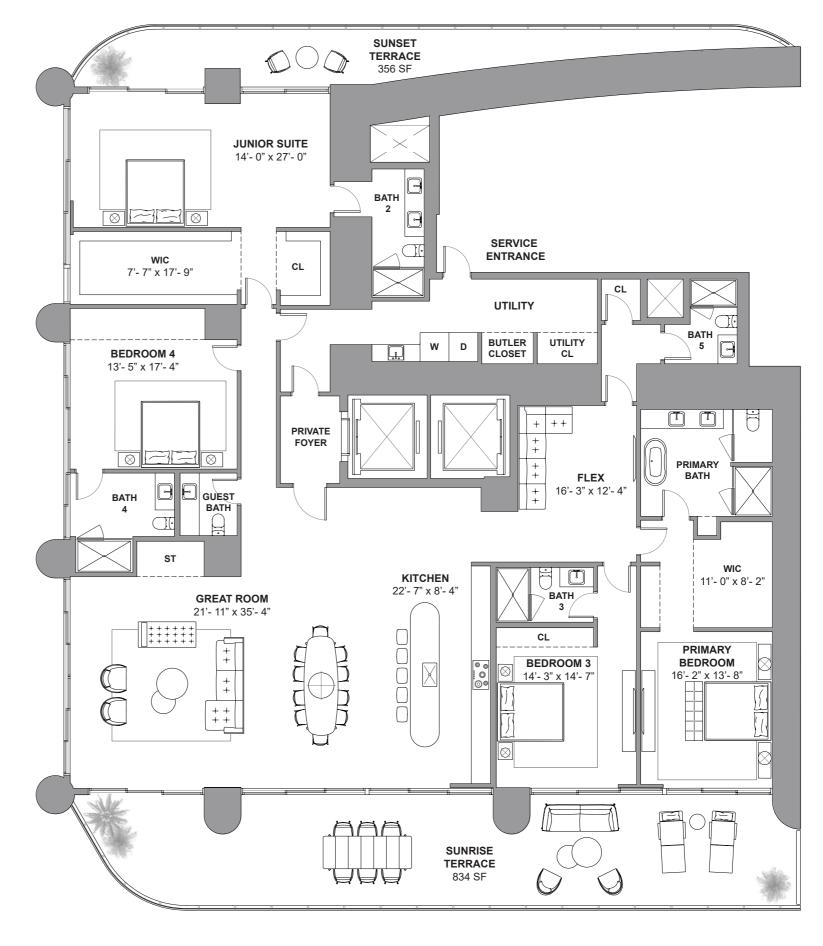


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES







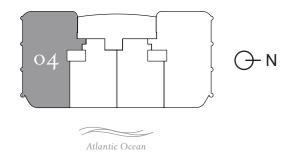


The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Residence of the St. Regis marks under a logos of Fortune International Residence of the St. Regis marks under a logos of Fortune International Residence of the St. Regis marks under a logos of Fortune International Residence of the St. Regis marks under a logos of Fortune International Residence of the St. Regis marks under a logos of Fortune International Residence of the St. Regis marks under a logos of Fortune International Residence of the St. Regis marks under a logos of Fortune International Residence of the St. Regis marks under a logos of Fortune International Residence of the St. Regis marks un



South Tower / Level 12

3 BEDROOMS + FLEX
4.5 BATHROOMS
3,243 SF / 301.2 SM INTERIOR
762 SF / 70.8 SM EXTERIOR
4,005 SF / 372 SM TOTAL

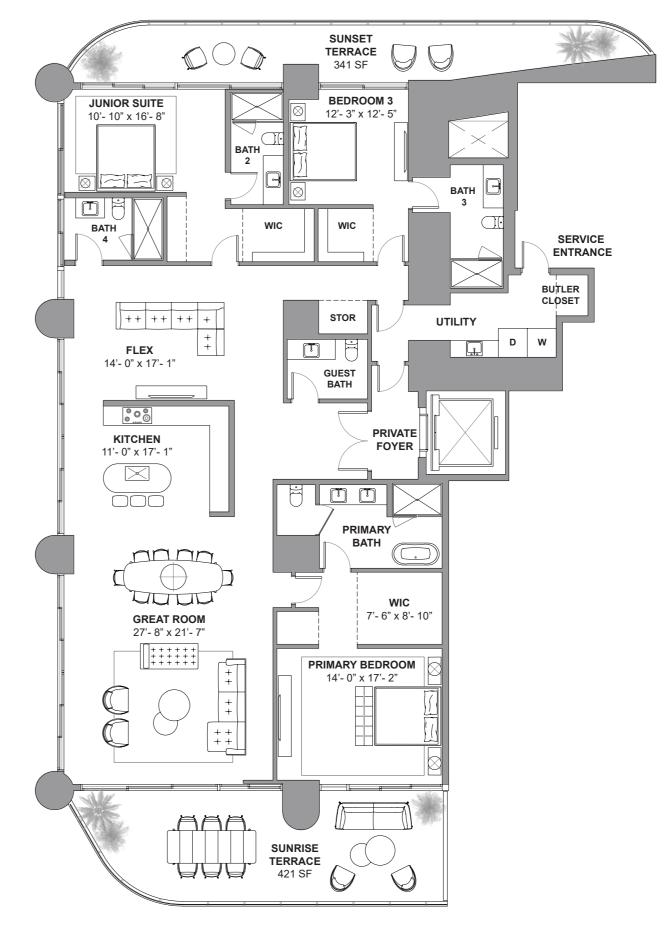


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









The St. Regis Residences, Sunny Isles Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.

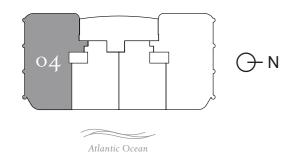
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. TO RESIDENT ON the dimensions are measured to the exterior walls and the centerine of interior demissing walls and the centerine of interior demissing walls and the centerine of interior demissing walls and the description and definition of the "Unit" set forth in the Declaration (which generally only includes the

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only included interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the actual room will typically be smaller than the obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans are development plans are subject to change. Furniture is not included with the sale of the Units.



South Tower / Level 15

3 BEDROOMS + FLEX
4.5 BATHROOMS
3,436 SF / 319.2 SM INTERIOR
794 SF / 73.7 SM EXTERIOR
4,230 SF / 392.9 SM TOTAL

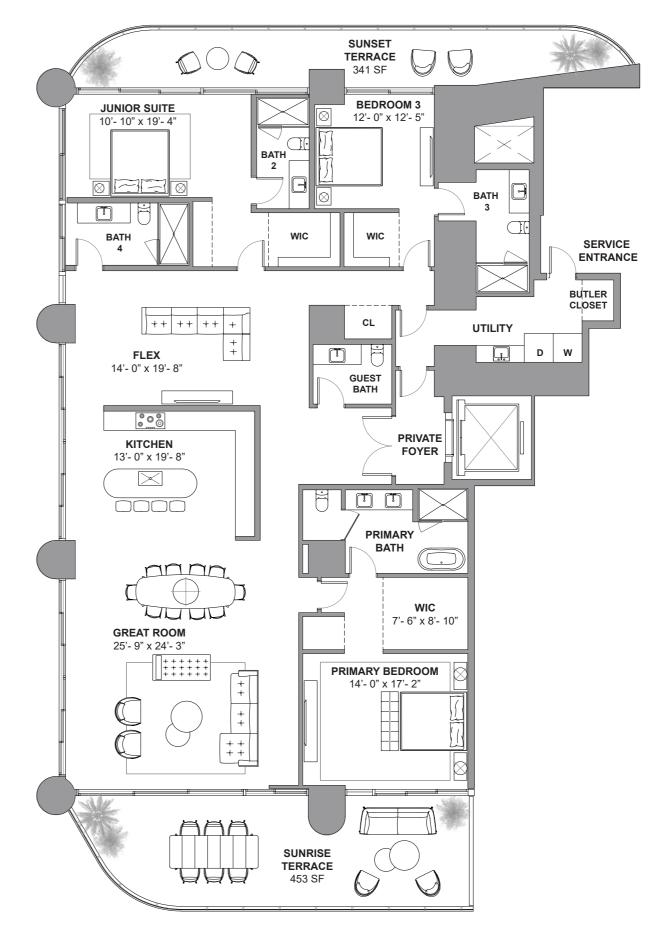


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









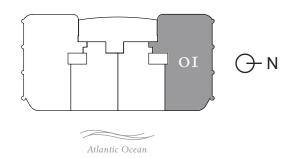
The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECT LY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTIONS, MAKE REFERENCE TO THIS BROCHUMENTS REQUIRED BY SECTIONS, MAKE REFERENCE TO THIS STATUTE AND AUTOMATE AND TO THE DOCUMENT OF the Unit of the "Unit" set forth in the Declaration (which desendation on vous state of residency. Status and the centerior walls and in fact the vaterior boundaries of the "Unit" set forth in the Declaration (which desendation on vous state of residency. Status and the centerior walls and in fact the vaterior boundaries of the "Unit" set forth in the Declaration (which desendation on vous state of residency. Status and the centerior walls and in fact the vaterior boundaries of the "Unit" set forth in the Declaration (which desendation on vous state of residency. Status and the centerior walls and in fact the vaterior boundaries of the "Unit" set forth in the Declaration (which desendation on vous state of residency. Status and the centerior walls and in fact the vaterior boundaries of the "Unit" set forth in the Declaration (which desendation on vous state of residency.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior boundaries of the exter



South Tower / Level 17

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,577 SF / 332.3 SM INTERIOR
813 SF / 75.5 SM EXTERIOR
4,390 SF / 407.8 SM TOTAL

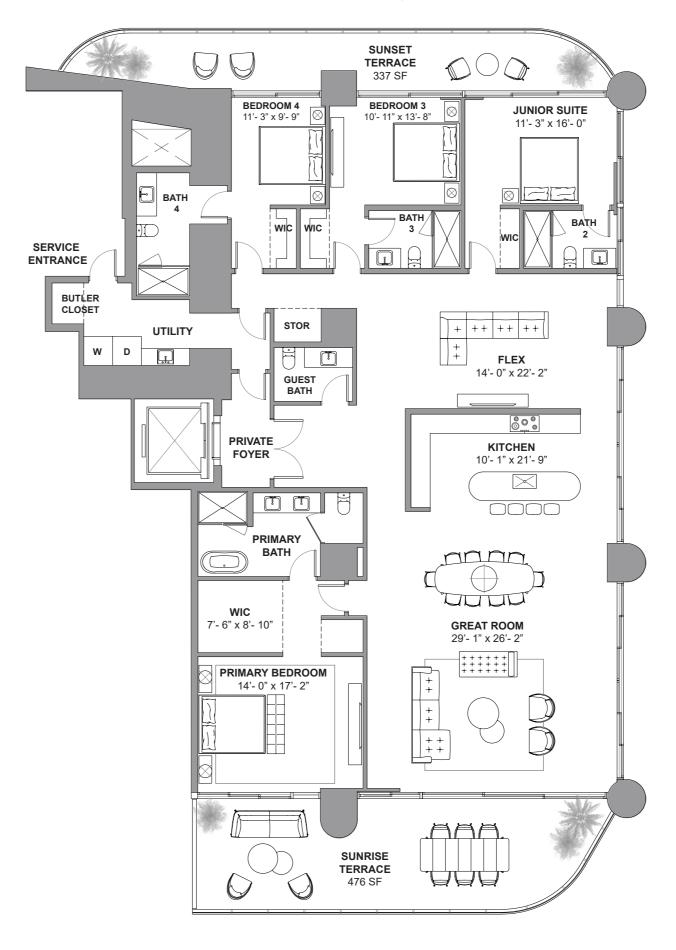


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES







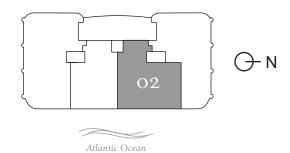


The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations. CANNOT BE RELIEB UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DOCUMENTS REQUIRED BY SECTIONS, MAKE REPRESENTATIONS OF THE DOCUMENTS REQUIRED BY SECTIONS, MAKE AND ASSOCIATION OF THE DOCUMENTS REQUIRED BY SECTION OF THE DOCUMENTS REQUIRED BY SECTION OF THE DOCUMENTS REQUIRED BY SECTION OF THE DOCUMENT OF THE DOCUMENTS REQUIRED BY SECTION OF THE DOCUMENT OF THE D



South Tower / Level 19

3 BEDROOMS + DEN
4.5 BATHROOMS
2,581 SF / 239.8 SM INTERIOR
698 SF / 64.8 SM EXTERIOR
3,279 SF / 304.6 SM TOTAL

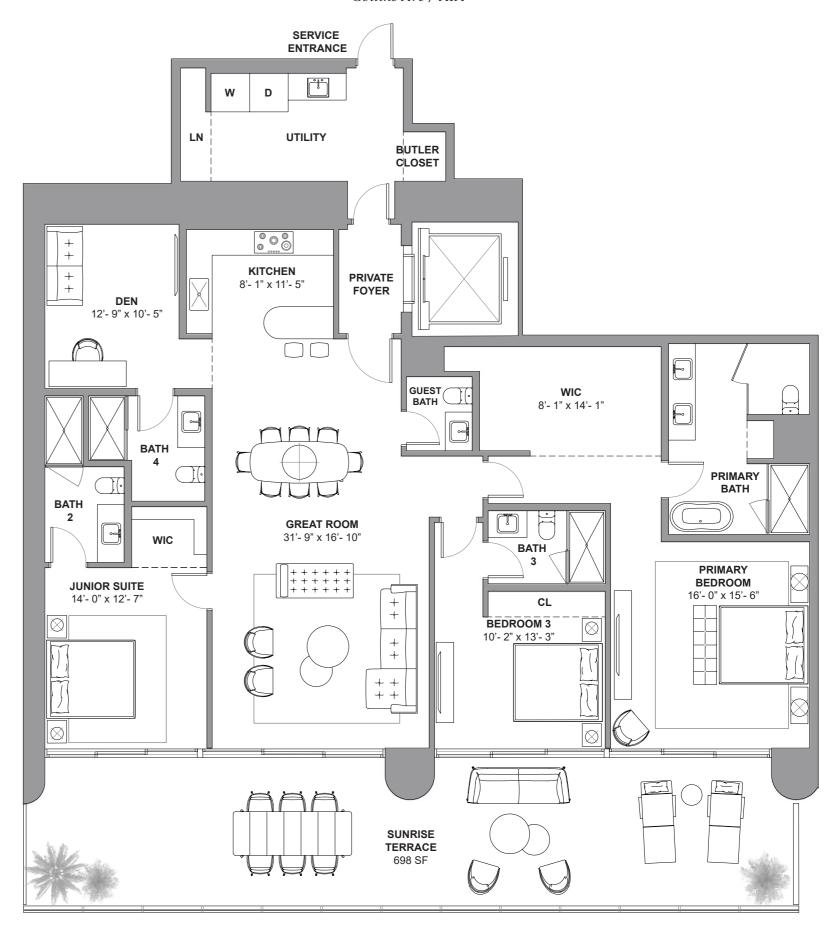


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









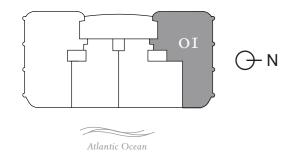
The St. Regis Residences, Sunny Isles Beach associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO HIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.035, AND THE DOCUMENTS REQUIRED BY SECTION 718.035, The Development of the statements or representations of the statements or representations of the statements or representations. MAKE REFERENCE TO HIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.035, and the capter of the statement of



South Tower / Level 20

3 BEDROOMS + FLEX
4.5 BATHROOMS
3,056 SF / 283.9 SM INTERIOR
626 SF / 58.1 SM EXTERIOR
3,682 SF / 342 SM TOTAL

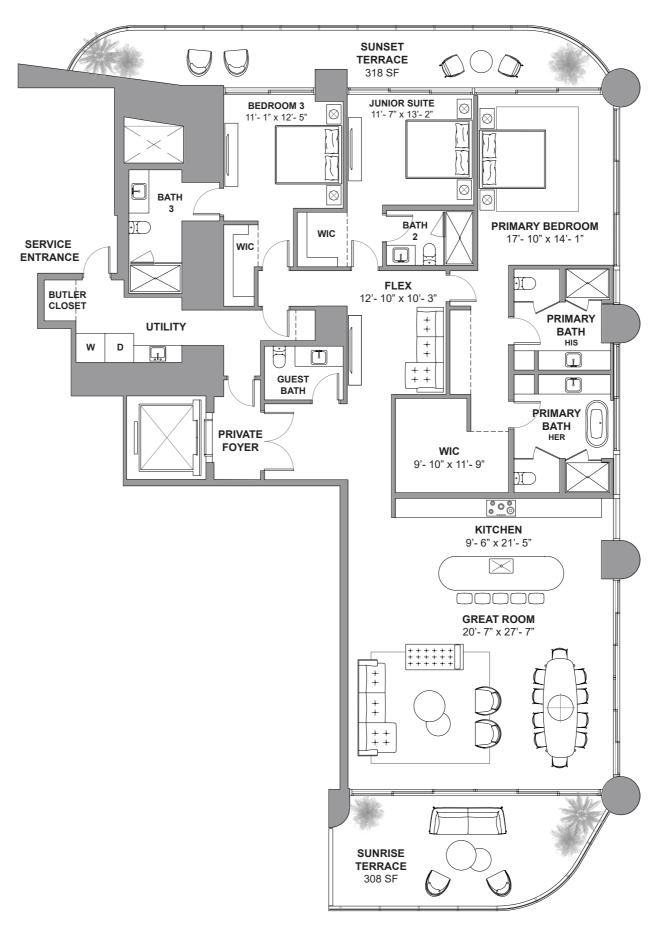


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.

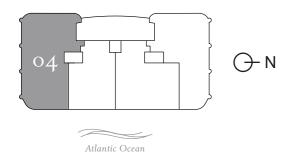
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. TO A BUYER OR LESSEE.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the



South Tower / Level 23

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,592 SF / 333.7 SM INTERIOR
783 SF / 72.7 SM EXTERIOR
4,375 SF / 406.4 SM TOTAL

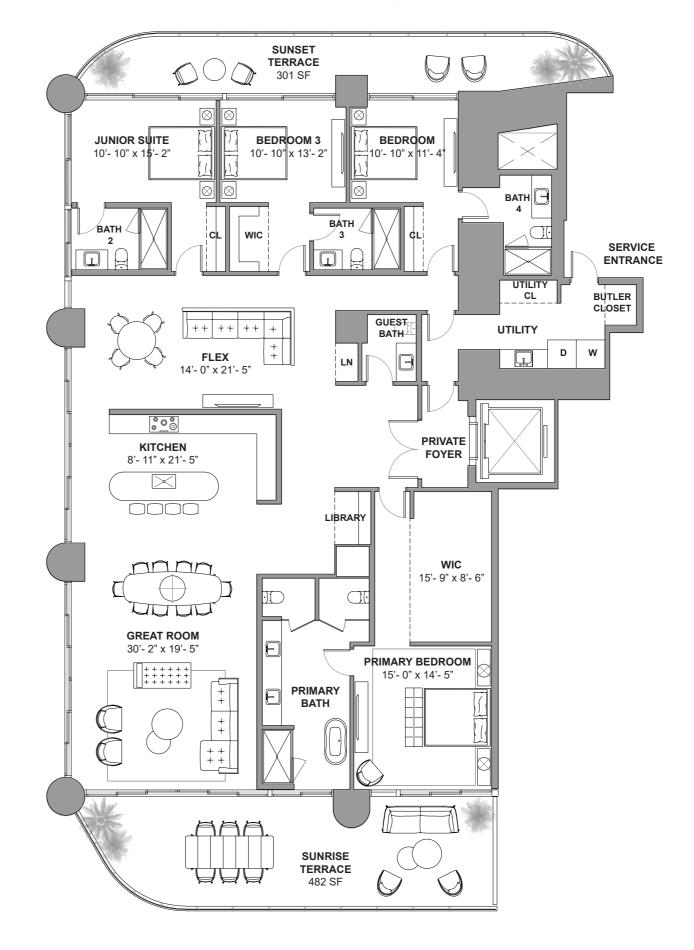


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES







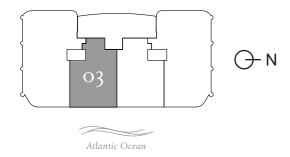


The St. Regis Residences, Sunny Isles Beach Associates, LLC, which has not confirmed the accuracy of any of the statements on a properties being developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements on a properties being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements on The DOCUMENTS RECIPION ASSOCIATED ASSOCIATED



South Tower / Level 27

2 BEDROOMS + DEN
3.5 BATHROOMS
2,086 SF / 193.8 SM INTERIOR
523 SF / 48.5 SM EXTERIOR
2,609 SF / 242.3 SM TOTAL

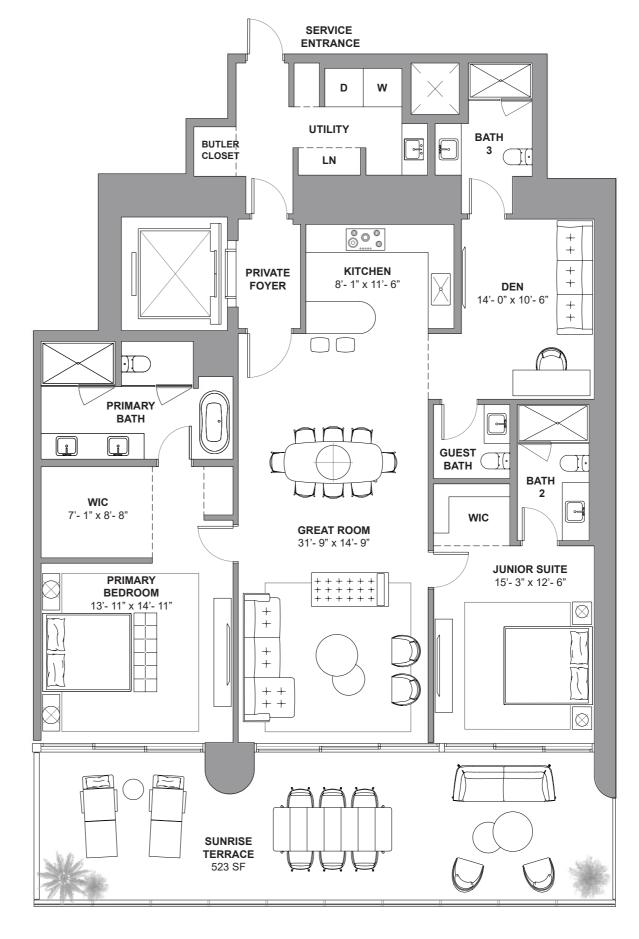


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









The St. Regis Residences, Sunny Isles Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.

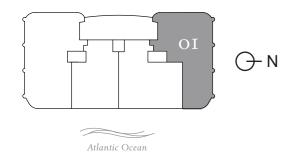
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. To a BUYER OR LESSEE.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the



South Tower / Level 29

3 BEDROOMS + FLEX
4.5 BATHROOMS
3,056 SF / 283.9 SM INTERIOR
587 SF / 54.5 SM EXTERIOR
3,643 SF / 338.4 SM TOTAL

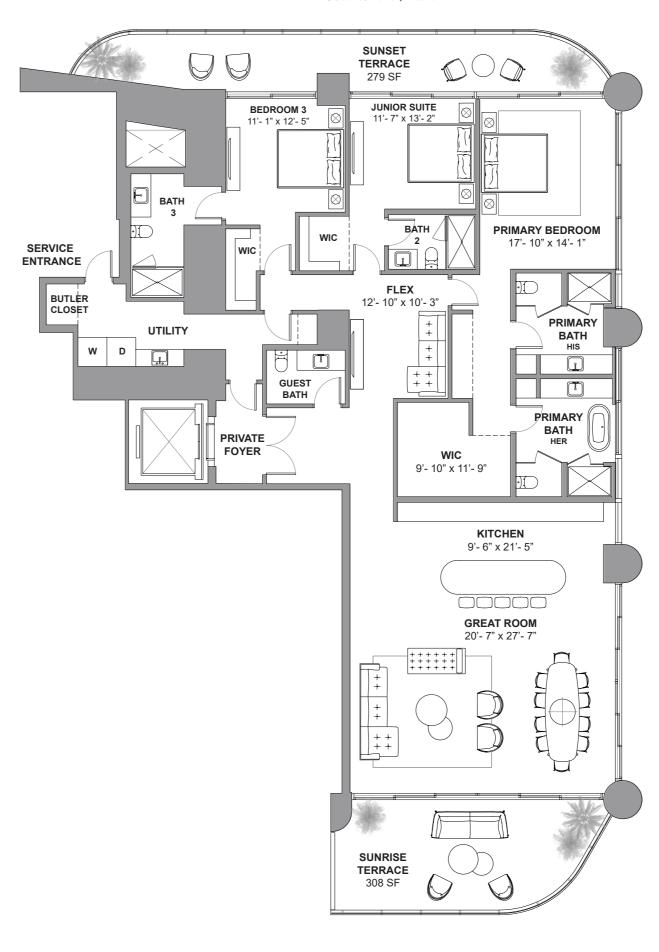


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









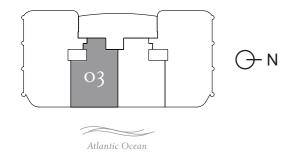
The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements of the statements

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior boundaries of the exterior walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only included interior are measured to the exterior walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only included in the case of the exterior walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only included in the case of the exterior boundaries of the exterior boun



South Tower / Level 31

2 BEDROOMS + DEN
3.5 BATHROOMS
2,086 SF / 193.8 SM INTERIOR
523 SF / 48.5 SM EXTERIOR
2,609 SF / 242.3 SM TOTAL

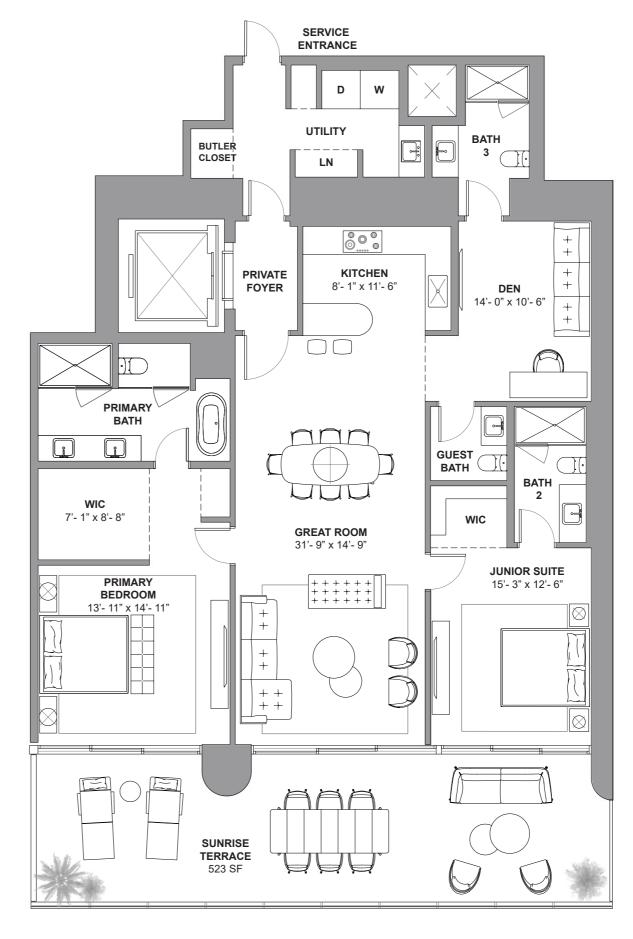


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









The St. Regis Residences, Sunny Isles Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

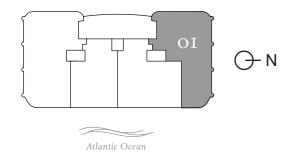
This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only included interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the actual room will typically be smaller than the obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans are development plans are subject to change. Furniture is not included with the sale of the Units.



South Tower / Level 33

3 BEDROOMS + FLEX
4.5 BATHROOMS
3,056 SF / 283.9 SM INTERIOR
581 SF / 54 SM EXTERIOR
3,637 SF / 337.9 SM TOTAL

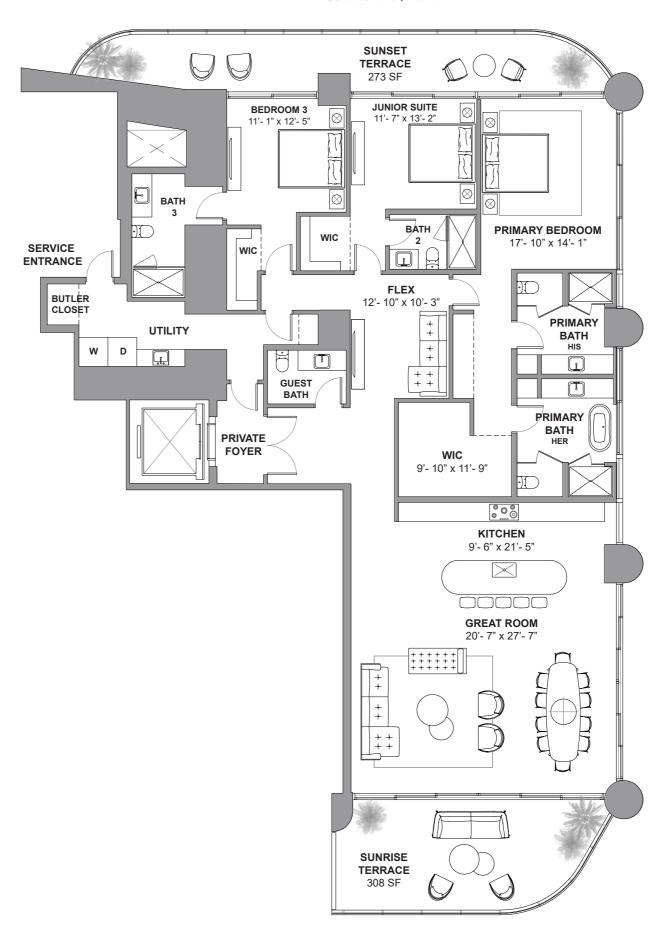


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









The St. Regis Residences, Sunny Isles Beach associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO HIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.035, AND THE DOCUMENTS REQUIRED BY SECTION 718.035, The Development of the statements or representations of the statements or representations of the statements or representations. MAKE REFERENCE TO HIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.035, and the capter of the statement of



South Tower / Level 33

2 BEDROOMS + DEN
3.5 BATHROOMS
2,086 SF / 193.8 SM INTERIOR
523 SF / 48.5 SM EXTERIOR
2,609 SF / 242.3 SM TOTAL

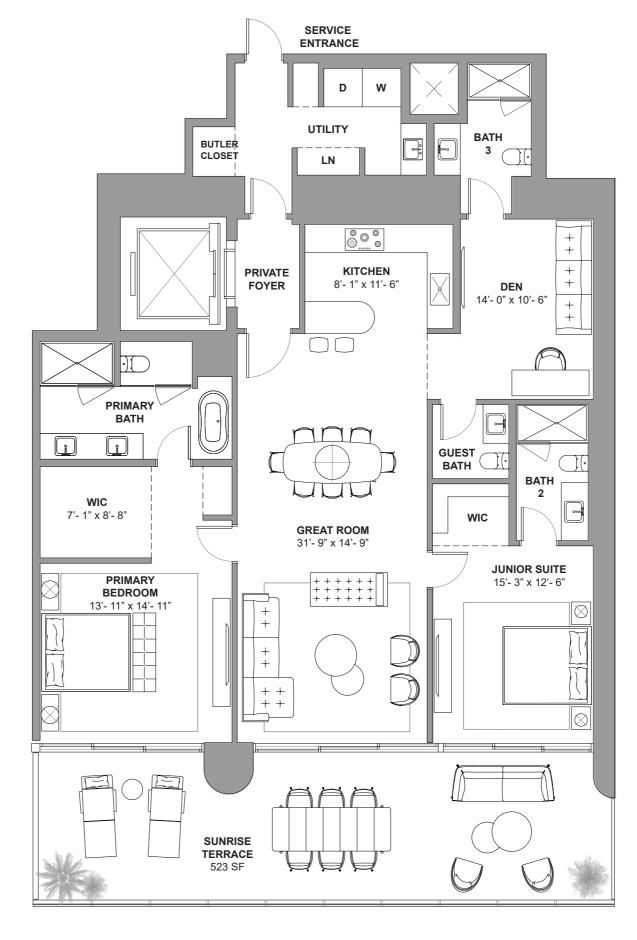


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









The St. Regis Residences, Sunny Isles Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. To a BUYER OR LESSEE.

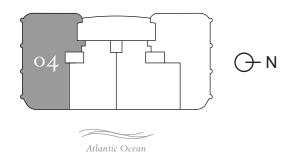
This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior boundaries of the exterior walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only include interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the unit, determined in accordance with those defined unit boundaries, is set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the poblatined by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Furniture is not included with the sale of the Units.



South Tower / Level 33

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,592 SF / 333.7 SM INTERIOR
755 SF / 70.1 SM EXTERIOR
4,347 SF / 403.8 SM TOTAL

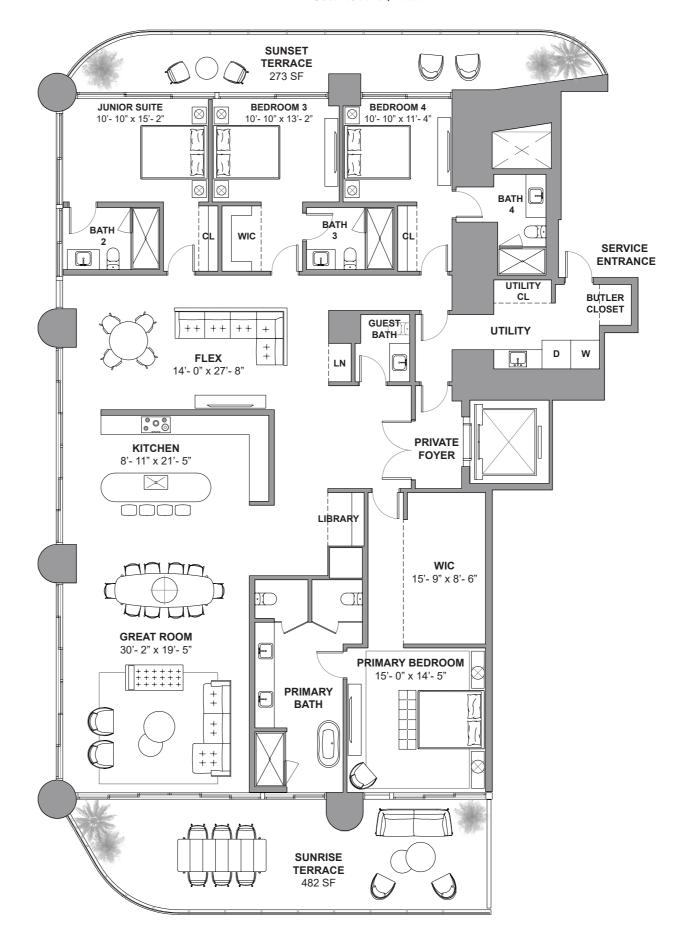


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









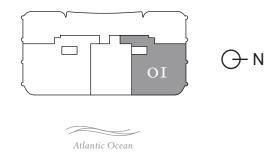
The St. Regis Residences, Sunny Isles Beach associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO HIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.035, AND THE DOCUMENTS REQUIRED BY SECTION 718.035, The Development of the statements or representations of the statements or representations of the statements or representations. MAKE REFERENCE TO HIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.035, and the capter of the statement of



South Tower / Level 34

3 BEDROOMS
3.5 BATHROOMS
2,899 SF / 269.3 SM INTERIOR
656 SF / 60.9 SM EXTERIOR
3,555 SF / 330.2 SM TOTAL



18801 Collins Ave, Sunny Isles Beach, FL 33160



INTERNATIONAL
— GROUP—







The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.

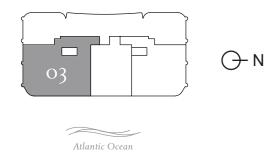
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. TO A BUYER OR LESSEE.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the

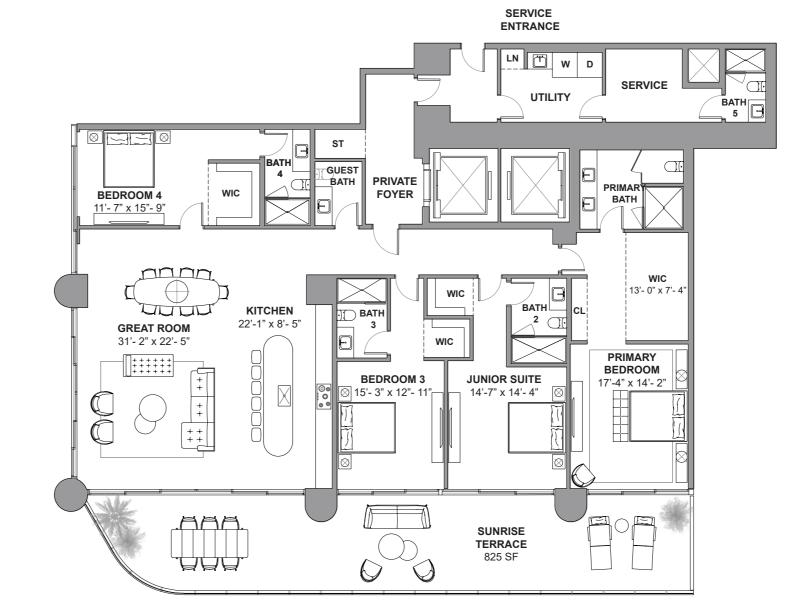


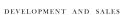
South Tower / Level 34

4 BEDROOMS 5.5 BATHROOMS 3,641 SF / 338.2 SM INTERIOR 825 SF / 76.6 SM EXTERIOR 4,466 SF / 414.9 SM TOTAL



18801 Collins Ave, Sunny Isles Beach, FL 33160











The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.

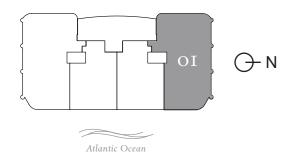
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. TO A BUYER OR LESSEE.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the



South Tower / Level 35

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,587 SF / 333.2 SM INTERIOR
758 SF / 70.4 SM EXTERIOR
4,345 SF / 403.6 SM TOTAL

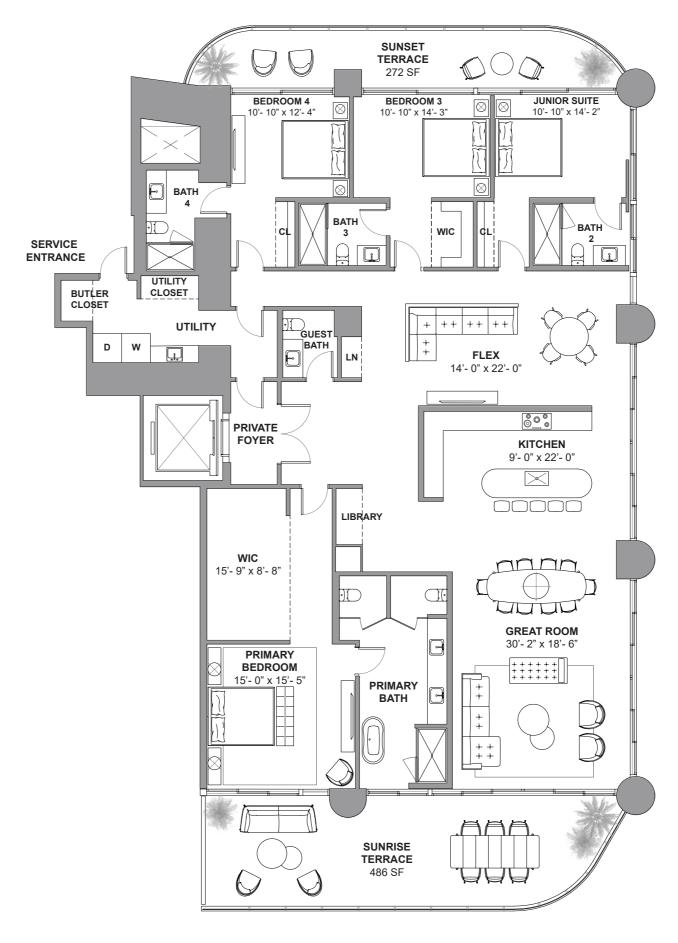


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









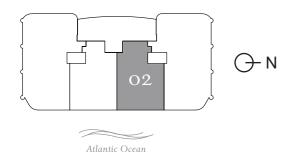
The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations. CANNOT BE RELIEB UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DOCUMENTS REQUIRED BY SECTIONS, MAKE REPRESENTATIONS OF THE DOCUMENTS REQUIRED BY SECTIONS, MAKE AND ASSOCIATION OF THE DOCUMENTS REQUIRED BY SECTION OF THE DOCUMENTS REQUIRED BY SECTION OF THE DOCUMENTS REQUIRED BY SECTION OF THE DOCUMENT OF THE DOCUMENTS REQUIRED BY SECTION OF THE DOCUMENT OF THE D

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior boundaries of the exter



South Tower / Level 35

2 BEDROOMS + DEN
3.5 BATHROOMS
2,105 SF / 195.5 SM INTERIOR
527 SF / 49 SM EXTERIOR
2,632 SF / 244.5 SM TOTAL

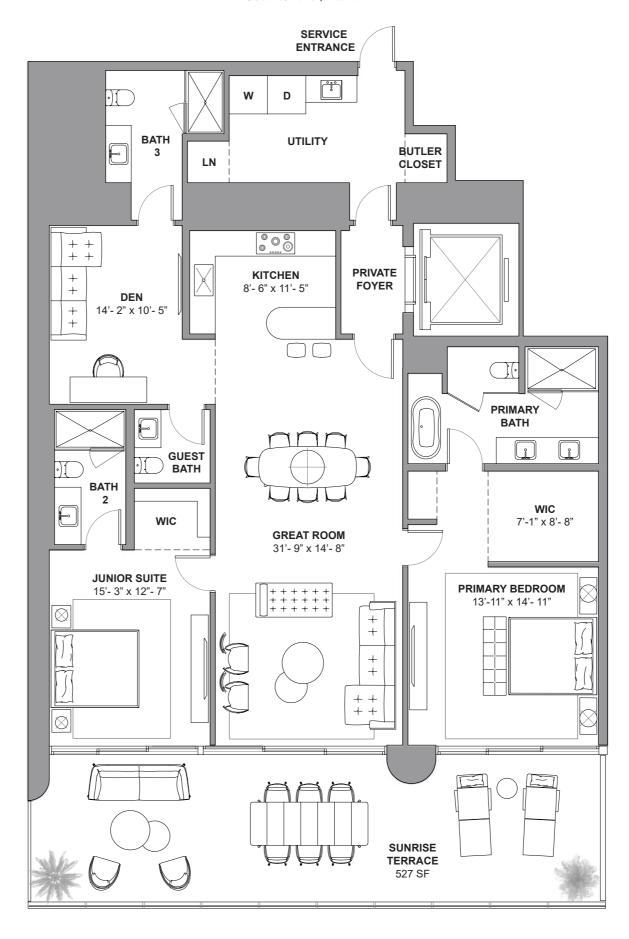


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.

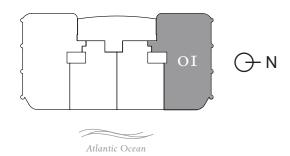
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. TO A BUYER OR LESSEE.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the



South Tower / Level 37

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,587 SF / 333.2 SM INTERIOR
758 SF / 70.4 SM EXTERIOR
4,345 SF / 403.6 SM TOTAL

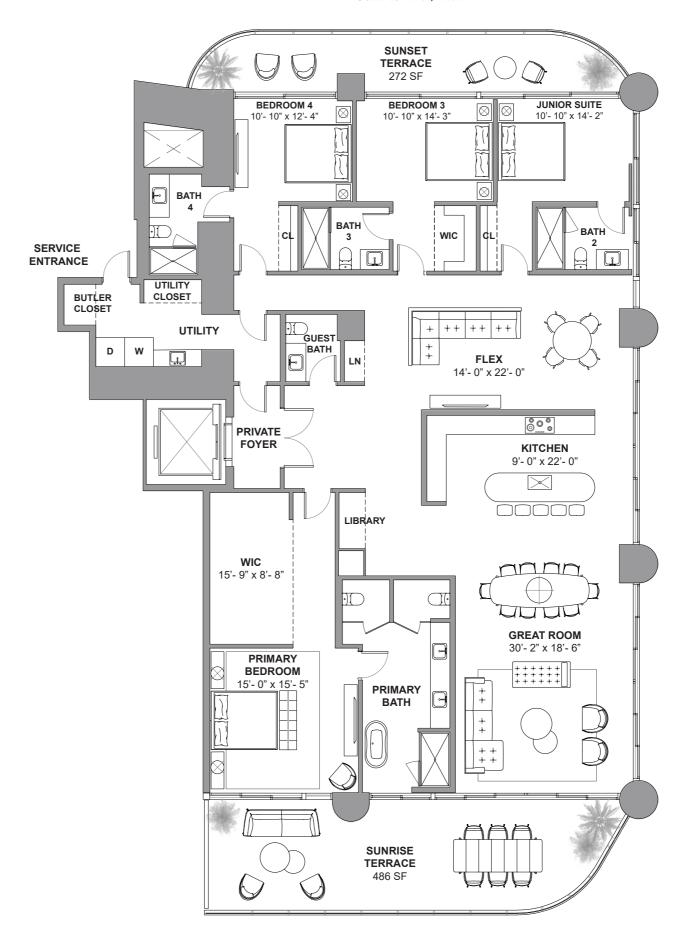


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









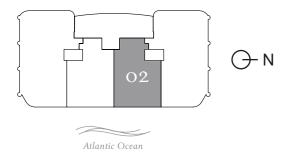
The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.
ORAL REPRESENTATIONS CANNOT BE RELIEB UPON AS CORRECT LY STATING THE DOCUMENTS REQUIRED BY SECTIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENT AND THE

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the unit, determined in accordance with those defined unit boundaries, is set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Furniture is not included with the sale of the Units.



South Tower / Level 37

2 BEDROOMS + DEN
3 BATHROOMS
2,040 SF / 189.5 SM INTERIOR
527 SF / 48.9 SM EXTERIOR
2,567 SF / 238.4 SM TOTAL

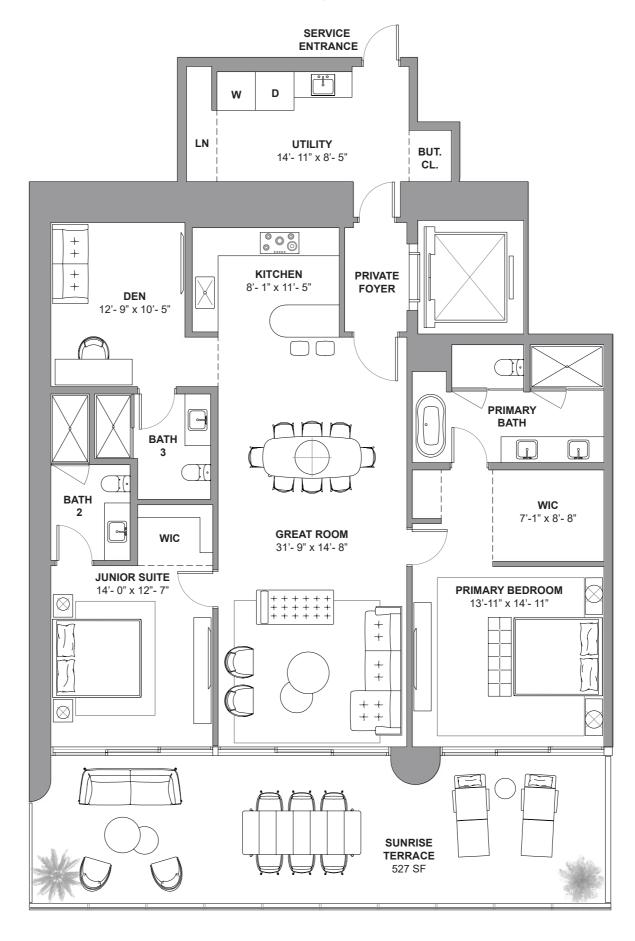


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









The St. Regis Residences, Sunny Isles Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.

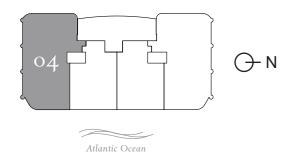
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. To a BUYER OR LESSEE.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the



South Tower / Level 37

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,587 SF / 333.2 SM INTERIOR
758 SF / 70.4 SM EXTERIOR
4,345 SF / 403.6 SM TOTAL

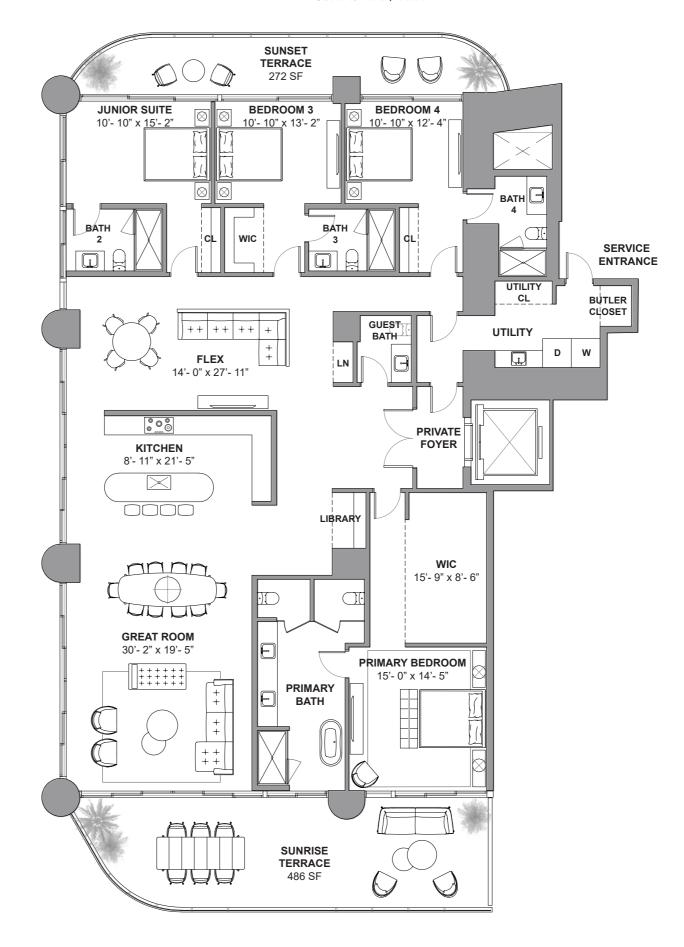


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









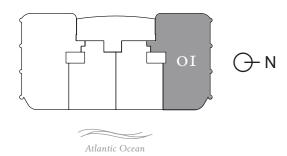
The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations. CANNOT BE RELIEB UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DOCUMENTS REQUIRED BY SECTIONS, MAKE REPRESENTATIONS OF THE DOCUMENTS REQUIRED BY SECTIONS, MAKE AND ASSOCIATION OF THE DOCUMENTS REQUIRED BY SECTION OF THE DOCUMENTS REQUIRED BY SECTION OF THE DOCUMENTS REQUIRED BY SECTION OF THE DOCUMENT OF THE DOCUMENTS REQUIRED BY SECTION OF THE DOCUMENT OF THE D

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the unit, determined in accordance with those defined unit boundaries, is set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Furniture is not included with the sale of the Units.



South Tower / Level 38

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,587 SF / 333.2 SM INTERIOR
759 SF / 70.5 SM EXTERIOR
4,346 SF / 403.7 SM TOTAL

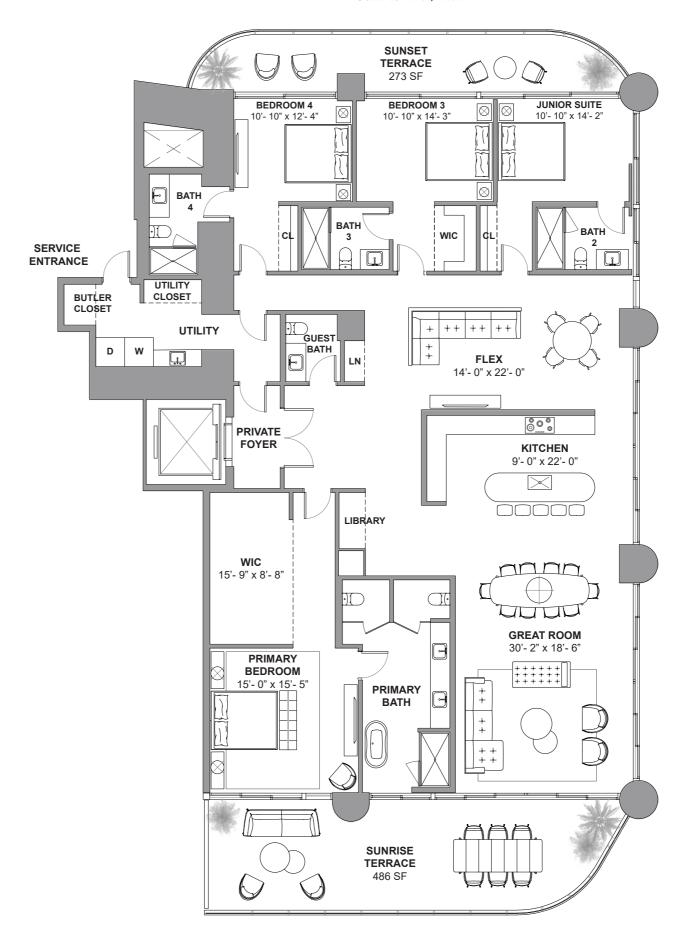


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES







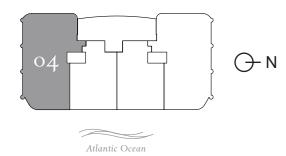


The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"), La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements on The DecUment of the statements of the



South Tower / Level 38

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,587 SF / 333.2 SM INTERIOR
759 SF / 70.5 SM EXTERIOR
4,346 SF / 403.7 SM TOTAL

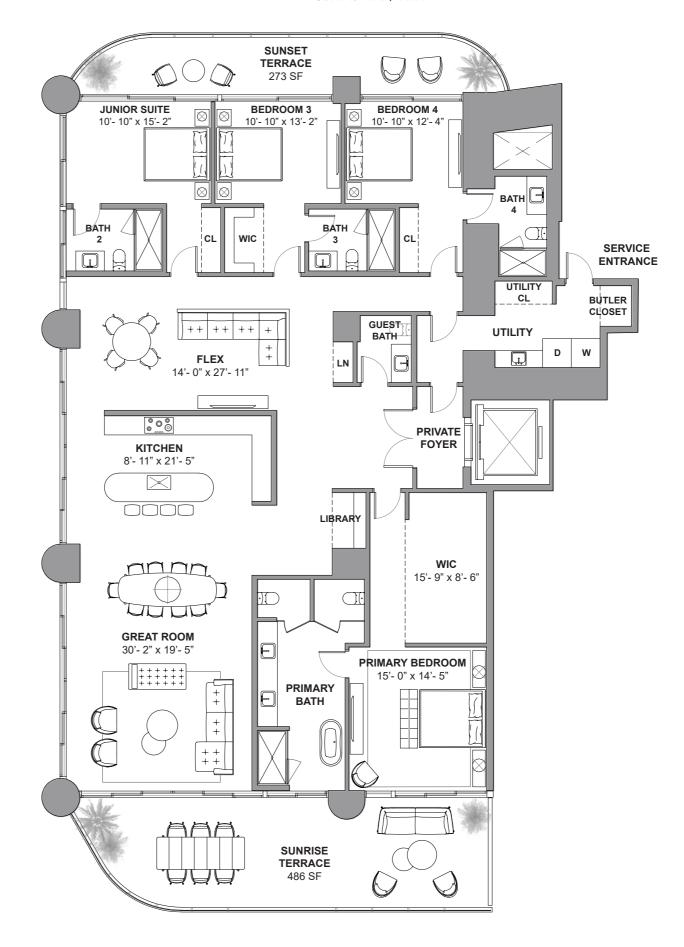


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









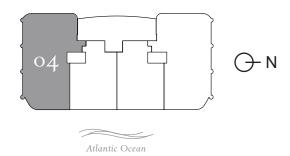
The St. Regis Residences, Sunny Isles Beach Associates, LLC, which has not confirmed the accuracy of any of the statements on a properties being developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements on a properties being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements on The DOCUMENTS RECIPION ASSOCIATED ASSOCIATED

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans are development plans are subject to change. Furniture is not included with the sale of the Units.



South Tower / Level 39

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,587 SF / 333.2 SM INTERIOR
760 SF / 70.6 SM EXTERIOR
4,347 SF / 403.8 SM TOTAL

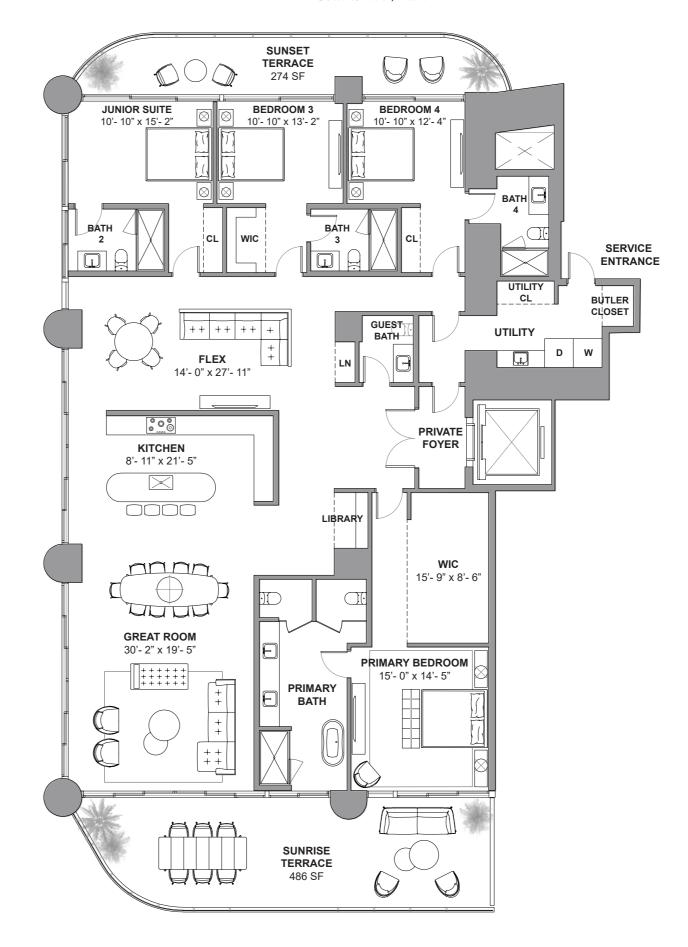


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









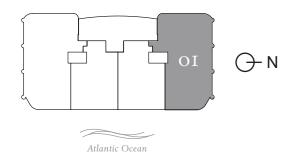
The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"), La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements on The DecUment of the statements of the

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior boundaries of the exter



South Tower / Level 40

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,587 SF / 333.2 SM INTERIOR
761 SF / 70.7 SM EXTERIOR
4,348 SF / 403.9 SM TOTAL

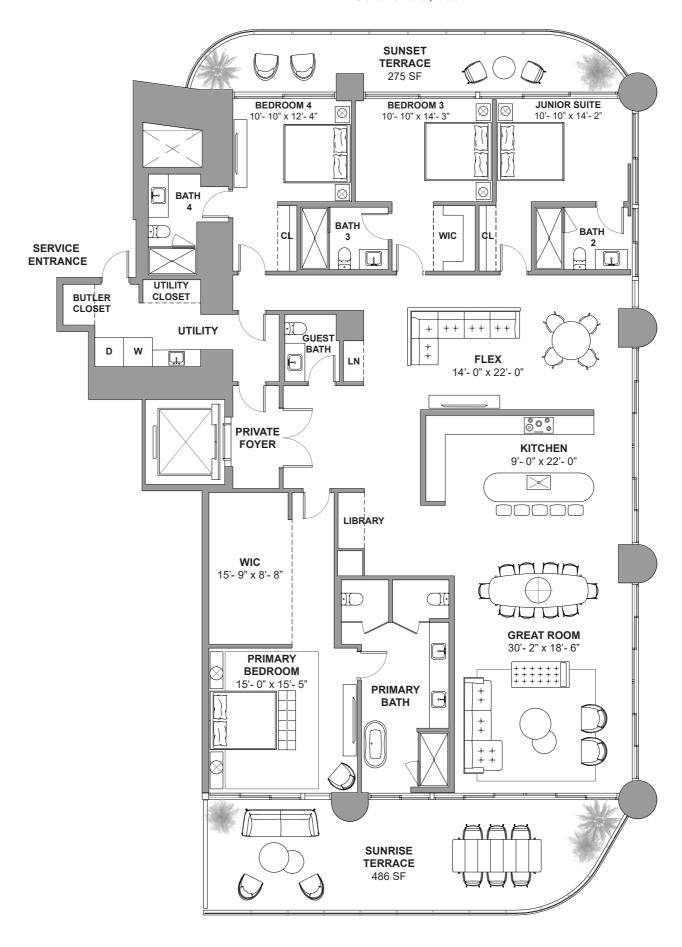


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES







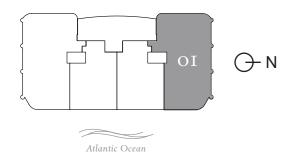


The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations. CANNOT BE RELIEB UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DOCUMENTS REQUIRED BY SECTIONS, MAKE REPRESENTATIONS OF THE DOCUMENTS REQUIRED BY SECTIONS, MAKE AND ASSOCIATION OF THE DOCUMENTS REQUIRED BY SECTION OF THE DOCUMENTS REQUIRED BY SECTION OF THE DOCUMENTS REQUIRED BY SECTION OF THE DOCUMENT OF THE DOCUMENTS REQUIRED BY SECTION OF THE DOCUMENT OF THE D



South Tower / Level 41

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,587 SF / 333.2 SM INTERIOR
763 SF / 70.8 SM EXTERIOR
4,350 SF / 404.1 SM TOTAL

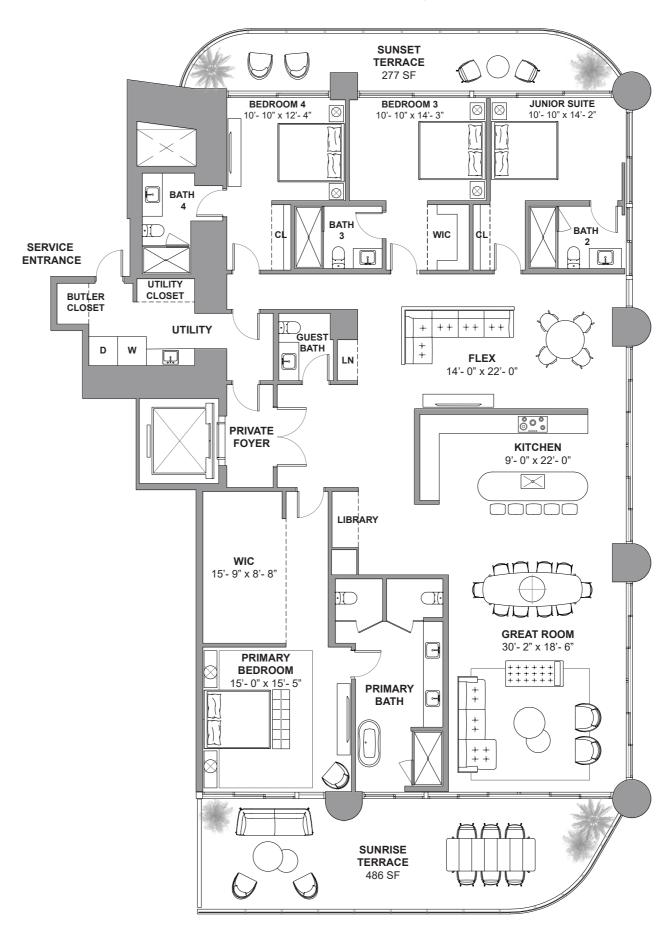


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









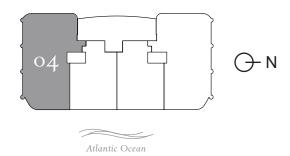
The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"), La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements on The DecUment of the statements of the

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior boundaries of the exterior walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only included interior are measured to the exterior walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only included in the case of the exterior walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only included in the case of the exterior boundaries of the exterior boun



South Tower / Level 41

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,587 SF / 333.2 SM INTERIOR
763 SF / 70.9 SM EXTERIOR
4,350 SF / 404.1 SM TOTAL

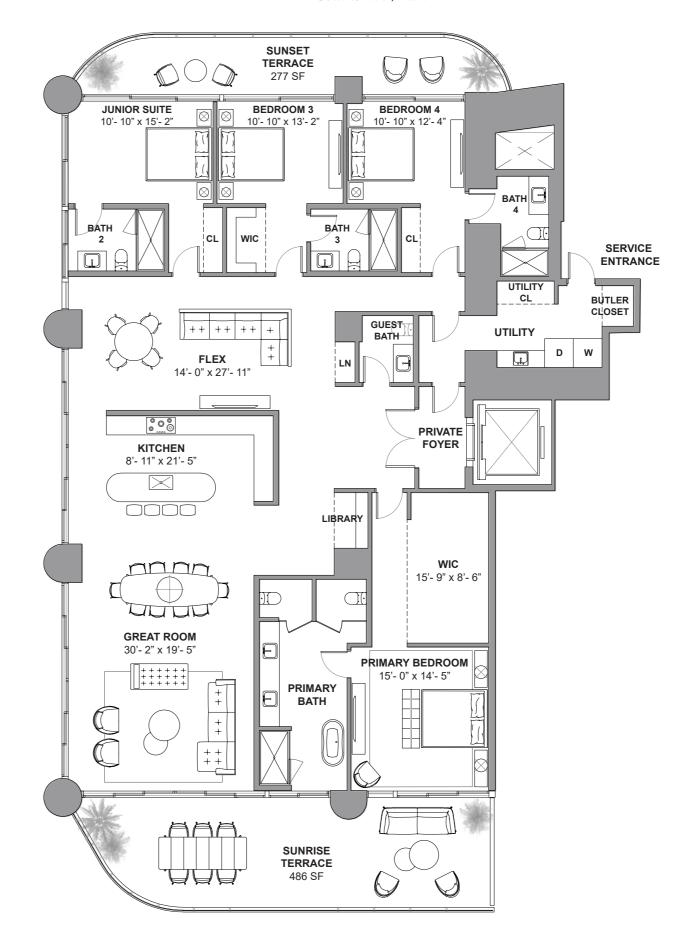


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









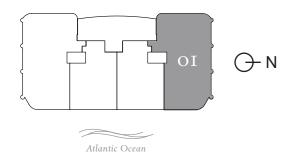
The St. Regis Residences, Sunny Isles Beach associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO HIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.035, AND THE DOCUMENTS REQUIRED BY SECTION 718.035, The Development of the statements or representations of the statements or representations of the statements or representations. MAKE REFERENCE TO HIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.035, and the capter of the statement of



South Tower / Level 43

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,587 SF / 333.2 SM INTERIOR
768 SF / 71.3 SM EXTERIOR
4,355 SF / 404.6 SM TOTAL

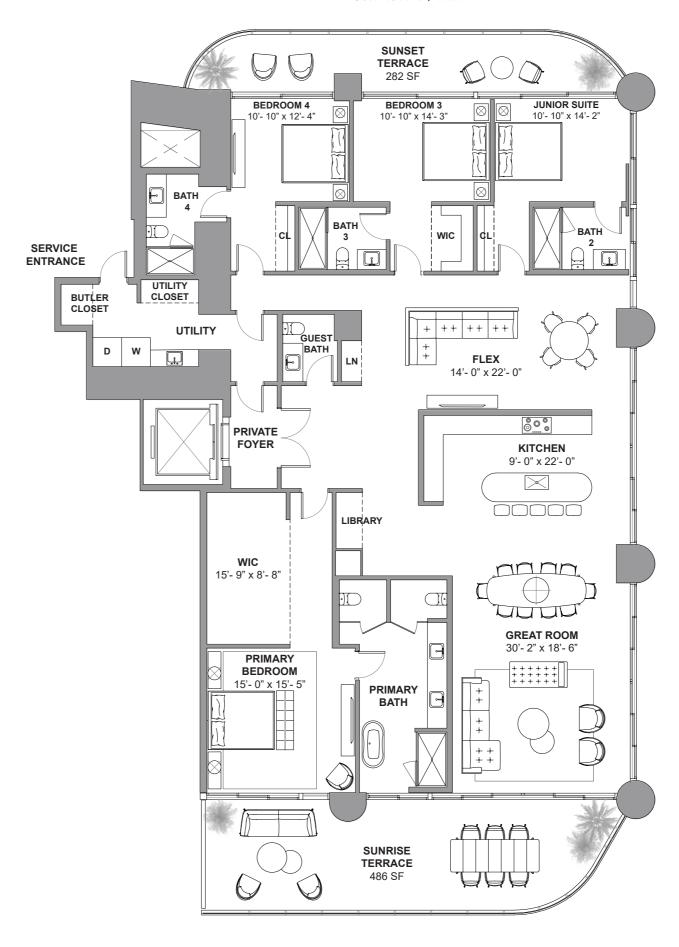


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









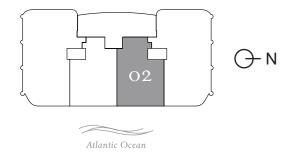
The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"), La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements on The DecUment of the statements of the

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior boundaries of the exterior walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only included interior are measured to the exterior walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only included in the case of the exterior walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only included in the case of the exterior boundaries of the exterior boun



South Tower / Level 43

2 BEDROOMS + DEN
3 BATHROOMS
2,040 SF / 189.5 SM INTERIOR
527 SF / 48.9 SM EXTERIOR
2,567 SF / 238.4 SM TOTAL

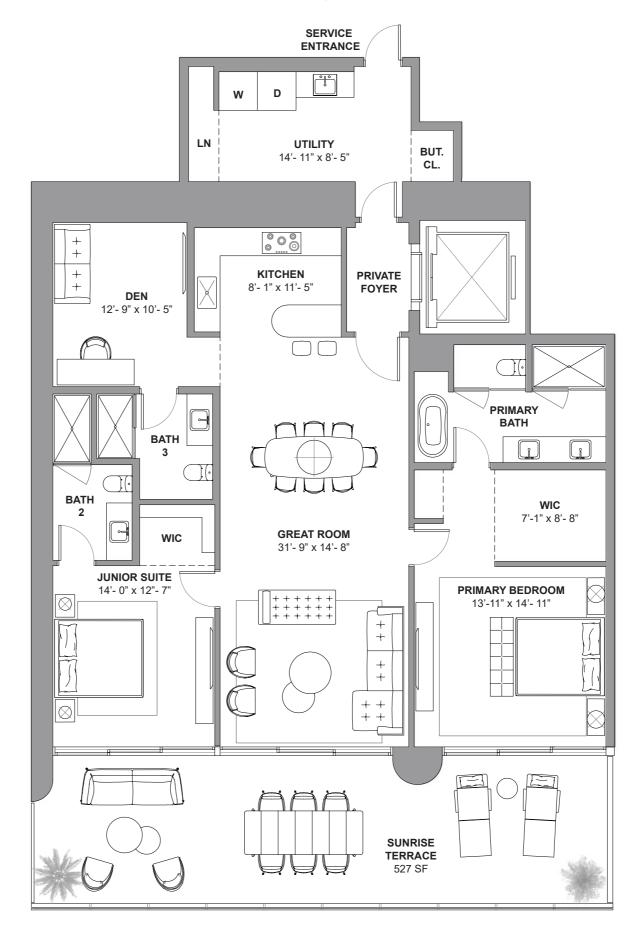


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









The St. Regis Residences, Sunny Isles Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.

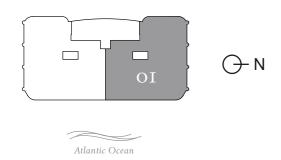
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. To a BUYER OR LESSEE.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the

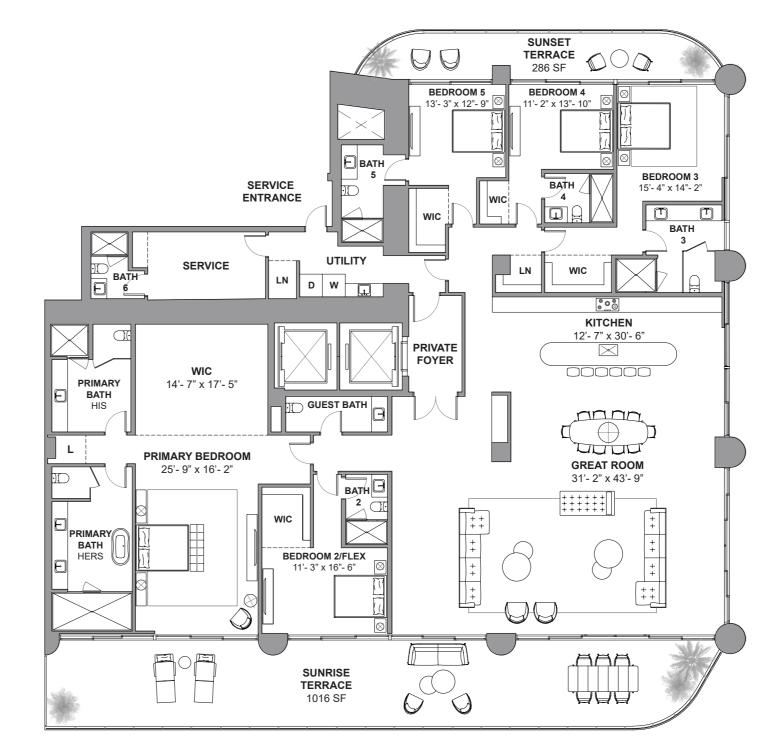


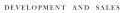
South Tower / Level 44

5 BEDROOMS
7.5 BATHROOMS
5,688 SF / 528.4 SM INTERIOR
1,302 SF / 120.9 SM EXTERIOR
6,990 SF / 649.3 SM TOTAL



18801 Collins Ave, Sunny Isles Beach, FL 33160











The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("Mi"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.

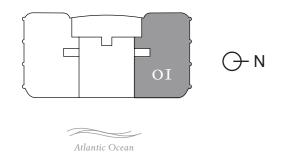
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the



South Tower / Level 45

4 BEDROOMS + FLEX
5.5 BATHROOMS
4,113 SF / 382.1 SM INTERIOR
953 SF / 88.5 SM EXTERIOR
5,066 SF / 470.6 SM TOTAL

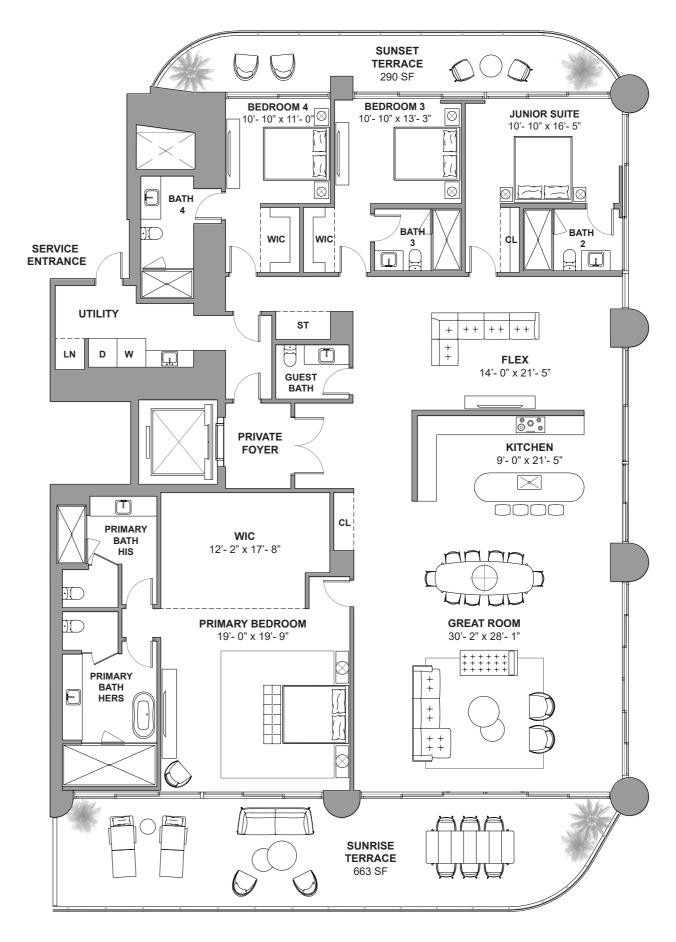


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES







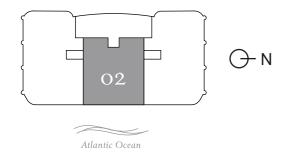


The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a licensor from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a licensor from MI, which has not confirmed the accuracy of any of the statements or representations. SANNOT BE RELIED UPON AS CORRECTLY STATIONS CANNOT BE RELIED UPON AS CORRECTLY STATIONS OF THE DEVELOPER. FOR CORRECT NOTHIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENT SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENT SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENT SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENT SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENT SECTION 71



South Tower / Level 45

3 BEDROOMS + DEN
4 BATHROOMS
2,954 SF / 274.4 SM INTERIOR
707 SF / 65.7 SM EXTERIOR
3,661 SF / 340.1 SM TOTAL

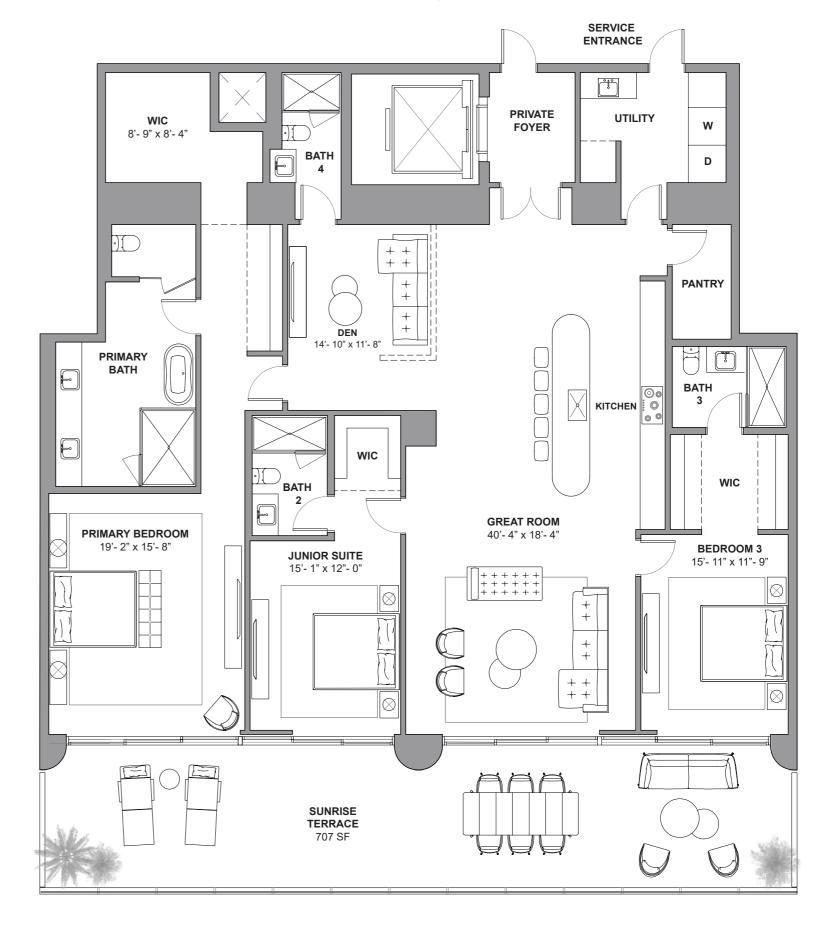


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









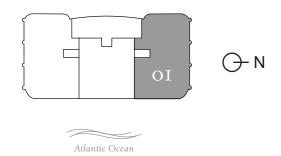
The St. Regis Residences, Sunny Isles Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. TO RESIDENT ON the dimensions are measured to the exterior walls and the centerine of interior demissing walls and the centerine of interior demissing walls and the centerine of interior demissing walls and the description and definition of the "Unit" set forth in the Declaration (which generally only includes the



South Tower / Level 46

4 BEDROOMS + FLEX
5.5 BATHROOMS
4,187 SF / 389 SM INTERIOR
957 SF / 88.9 SM EXTERIOR
5,144 SF / 477.9 SM TOTAL

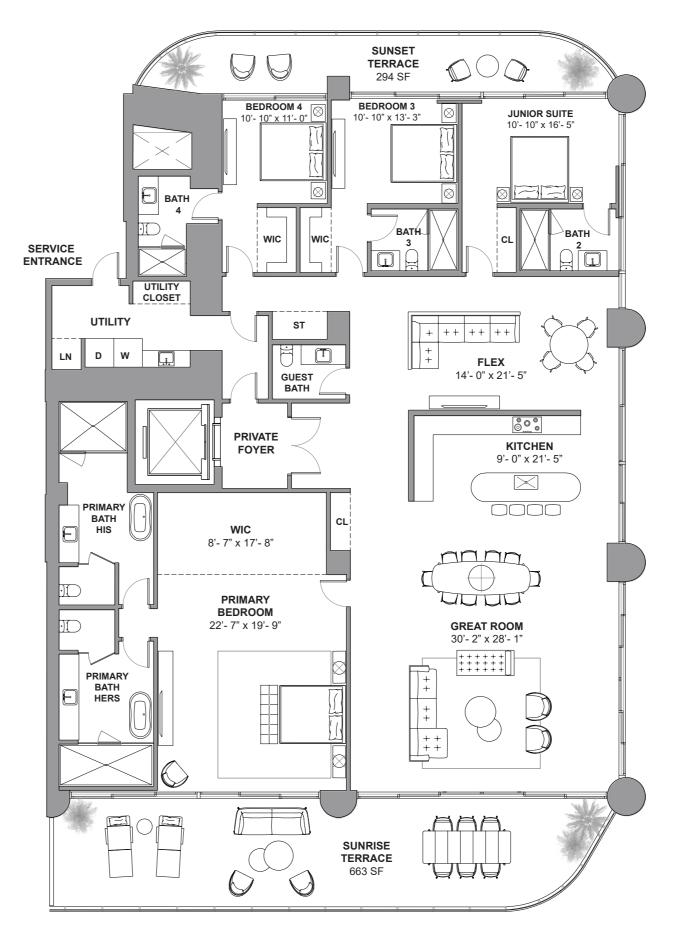


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









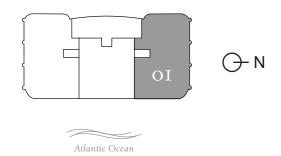
The St. Regis Residences, Sunny Isles Beach associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO HIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.035, AND THE DOCUMENTS REQUIRED BY SECTION 718.035, The Development of the statements or representations of the statements or representations of the statements or representations. MAKE REFERENCE TO HIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.035, and the capter of the statement of



South Tower / Level 47

4 BEDROOMS + FLEX
5.5 BATHROOMS
4,187 SF / 389 SM INTERIOR
962 SF / 89.3 SM EXTERIOR
5,149 SF / 478.3 SM TOTAL

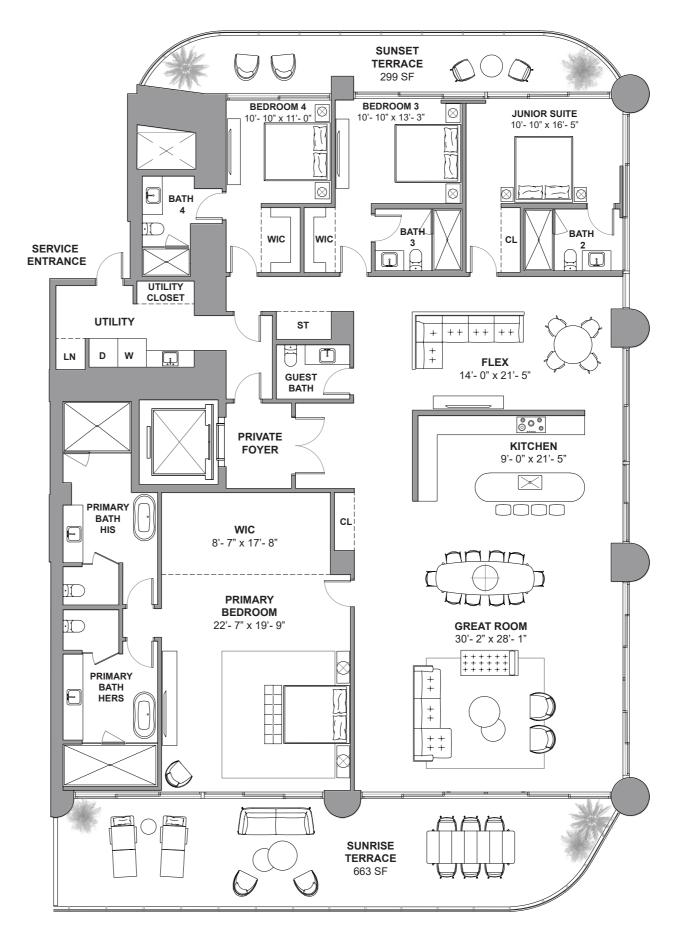


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES







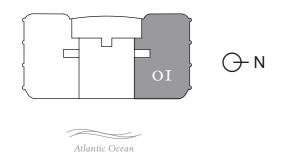


The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a licensor from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a licensor from MI, which has not confirmed the accuracy of any of the statements or representations. SANNOT BE RELIED UPON AS CORRECTLY STATIONS CANNOT BE RELIED UPON AS CORRECTLY STATIONS OF THE DEVELOPER. FOR CORRECT NOTHIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENTS REQUIRED BY SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENT SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENT SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENT SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENT SECTION 718.03, AND ADVELOPED AS A TABLET OF THE DOCUMENT SECTION 71



South Tower / Level 48

4 BEDROOMS + FLEX
5.5 BATHROOMS
4,187 SF / 389 SM INTERIOR
966 SF / 89.7 SM EXTERIOR
5,153 SF / 478.7 SM TOTAL

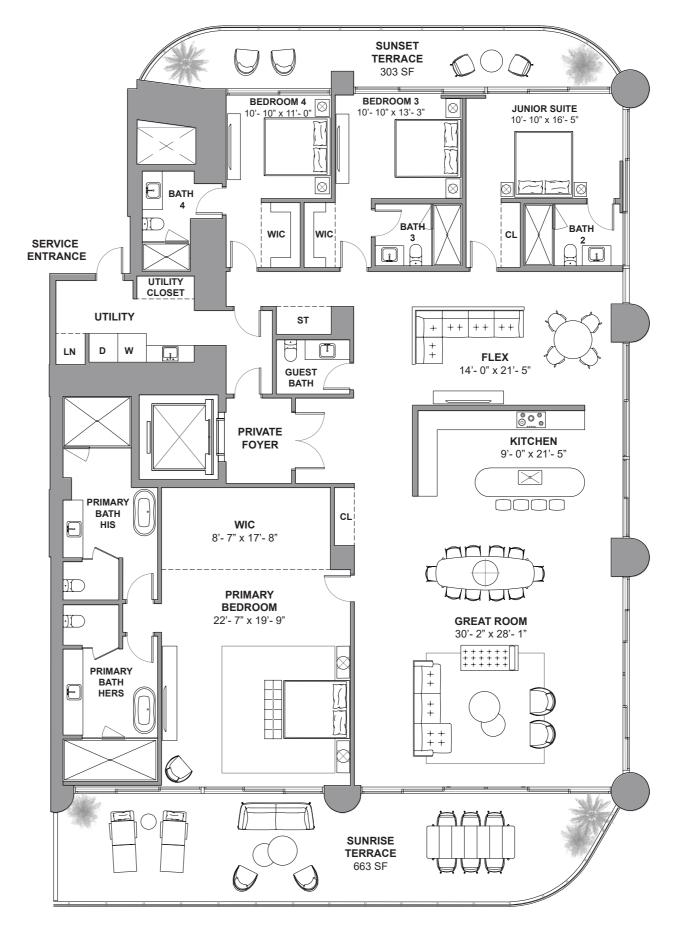


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES







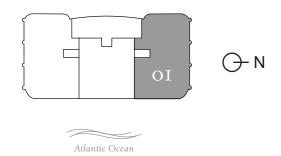


The St. Regis Residences, Sunny Isles Beach Associates, LLC, which has not confirmed the accuracy of any of the statements on a properties being developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements on a properties being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements of any of the statements of any of any of the statements of any of any of any of any of any of the statements of any of the statements of any of an



South Tower / Level 49

4 BEDROOMS + FLEX
5.5 BATHROOMS
4,187 SF / 389 SM INTERIOR
971 SF / 90.2 SM EXTERIOR
5,158 SF / 479.2 SM TOTAL

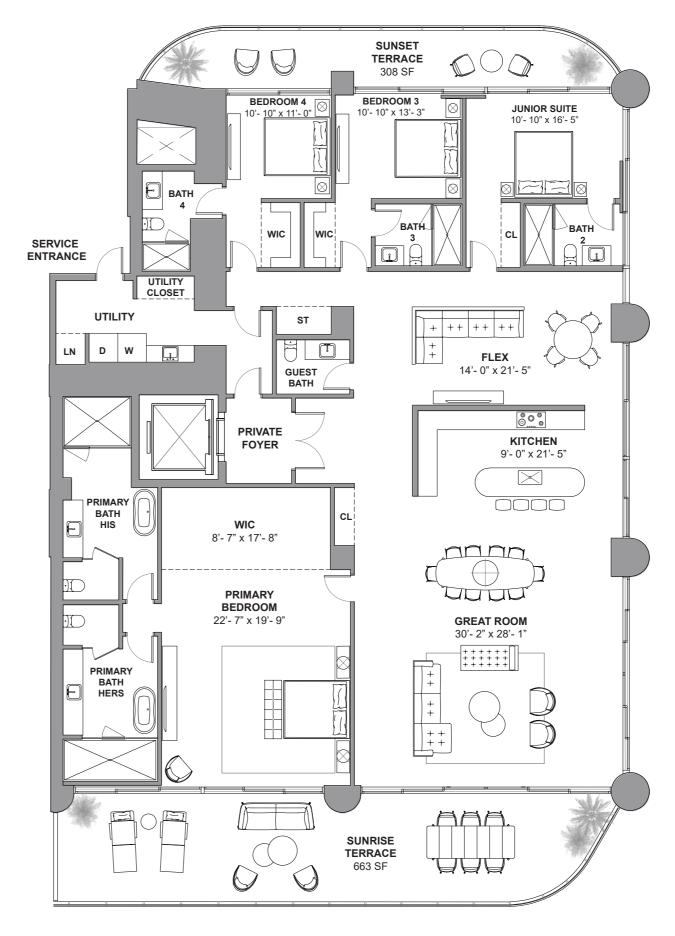


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









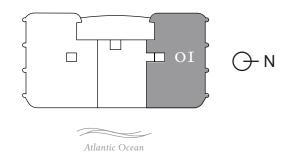
The St. Regis Residences, Sunny Isles Beach associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO HIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.035, AND THE DOCUMENTS REQUIRED BY SECTION 718.035, The Development of the statements or representations of the statements or representations of the statements or representations. MAKE REFERENCE TO HIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.035, and the capter of the statements of the statement



South Tower / Level 50

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,530 SF / 327.9 SM INTERIOR
1.542 SF / 143.2 SM EXTERIOR
5,072 SF / 471.2 SM TOTAL

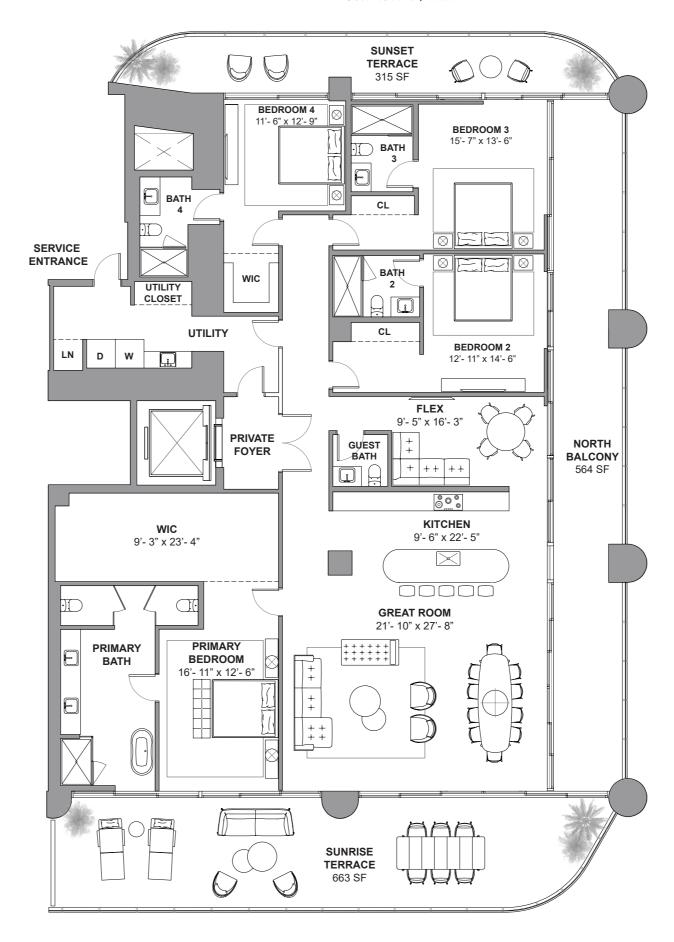


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









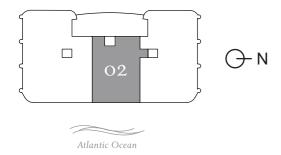
The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"), La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements on The DecUment of the statements of the

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only included interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the actual room will typically be smaller than the obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans are development plans are subject to change. Furniture is not included with the sale of the Units.



South Tower / Level 50

2 BEDROOMS + DEN
2.5 BATHROOMS
2,562 SF / 238 SM INTERIOR
562 SF / 52.2 SM EXTERIOR
3,124 SF / 290.2 SM TOTAL

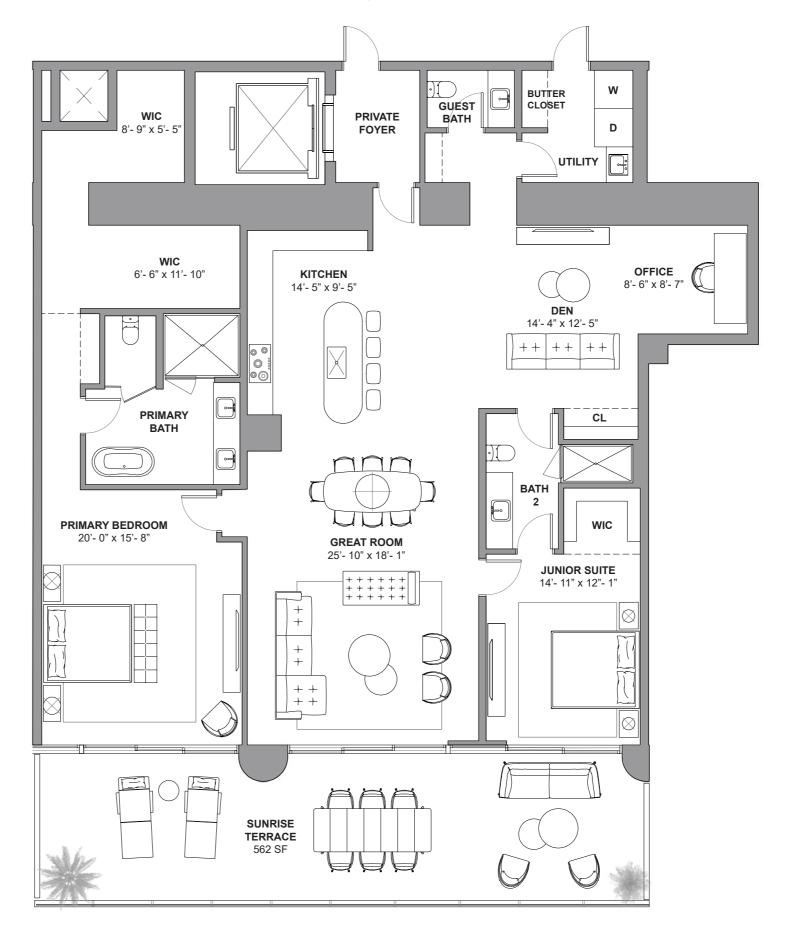


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









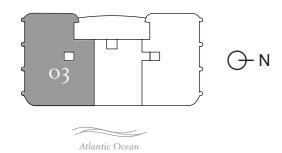
The St. Regis Residences, Sunny Isles Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. To an office to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the



South Tower / Level 50

4 BEDROOMS + FLEX
5.5 BATHROOMS
4,255 SF / 395.3 SM INTERIOR
1.685 SF / 156.5 SM EXTERIOR
5,940 SF / 551.8 SM TOTAL

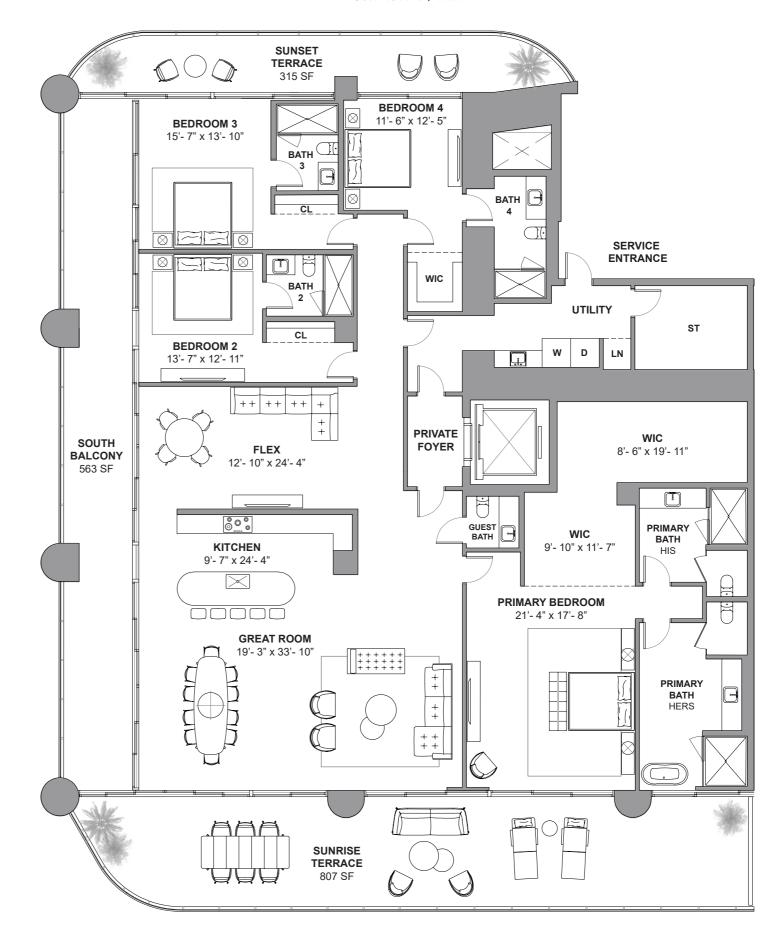


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









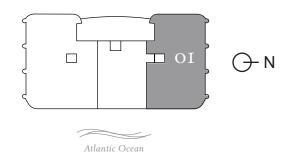
The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations. CANNOT BE RELIEB UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DOCUMENTS REQUIRED BY SECTIONS, MAKE REPRESENTATIONS OF THE DOCUMENTS REQUIRED BY SECTIONS, MAKE AND ASSOCIATION OF THE DOCUMENTS REQUIRED BY SECTION OF THE DOCUMENTS REQUIRED BY SECTION OF THE DOCUMENTS REQUIRED BY SECTION OF THE DOCUMENT OF THE DOCUMENTS REQUIRED BY SECTION OF THE DOCUMENT OF THE D

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans are development plans are subject to change. Furniture is not included with the sale of the Units.



South Tower / Level 51

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,960 SF / 367.9 SM INTERIOR
1.110 SF / 103.1 SM EXTERIOR
5,070 SF / 471 SM TOTAL

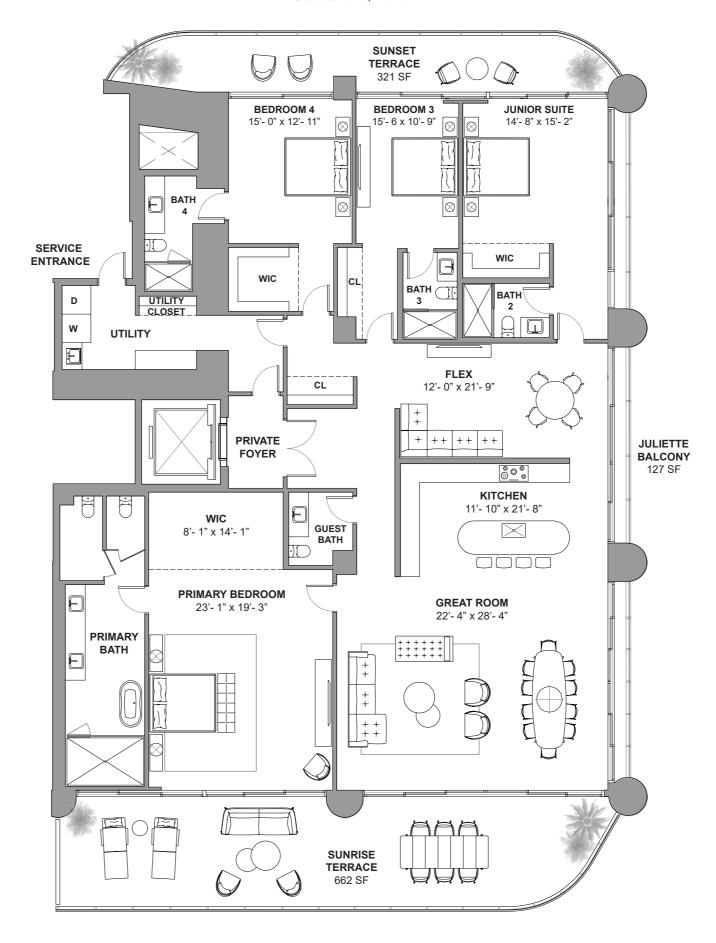


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









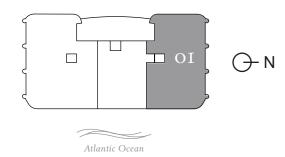
The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"), La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements on The DecUment of the statements of the

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the unit, determined in accordance with those defined unit boundaries, is set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the probability of the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Furniture is not included with the sale of the Units.



South Tower / Level 53

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,730 SF / 346.5 SM INTERIOR
1.083 SF / 100.6 SM EXTERIOR
4,813 SF / 447.1 SM TOTAL

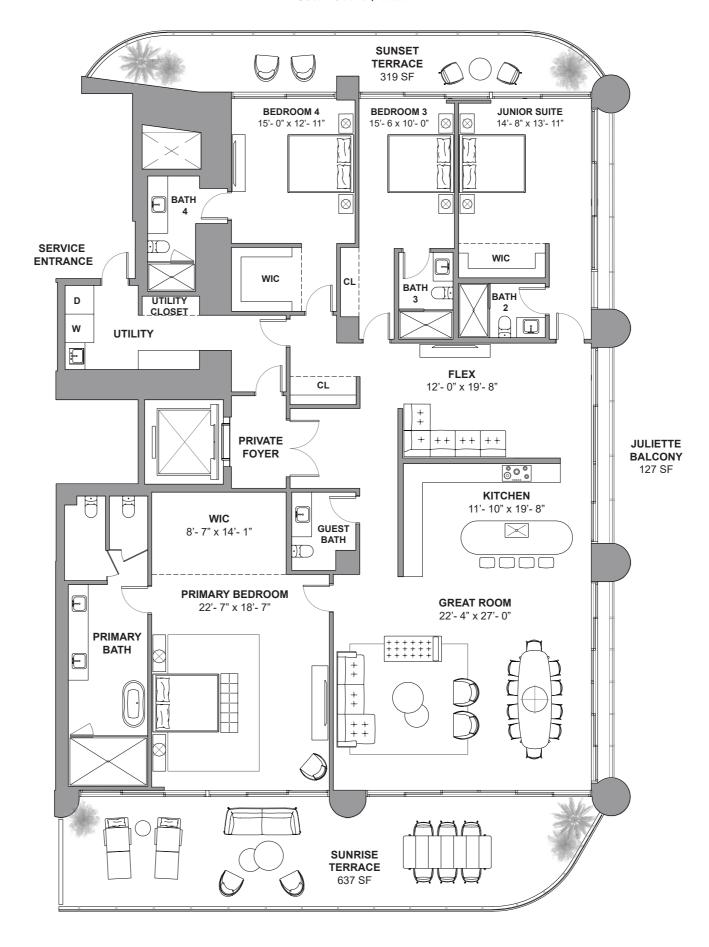


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









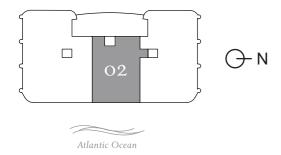
The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.
ORAL REPRESENTATIONS CANNOT BE RELIEB UPON AS CORRECT LY STATING THE DOCUMENTS REQUIRED BY SECTIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENT AND THE

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the unit, determined in accordance with those defined unit boundaries, is set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Furniture is not included with the sale of the Units.



South Tower / Level 53

2 BEDROOMS + DEN
2.5 BATHROOMS
2,562 SF / 238 SM INTERIOR
562 SF / 52.2 SM EXTERIOR
3,124 SF / 290.2 SM TOTAL

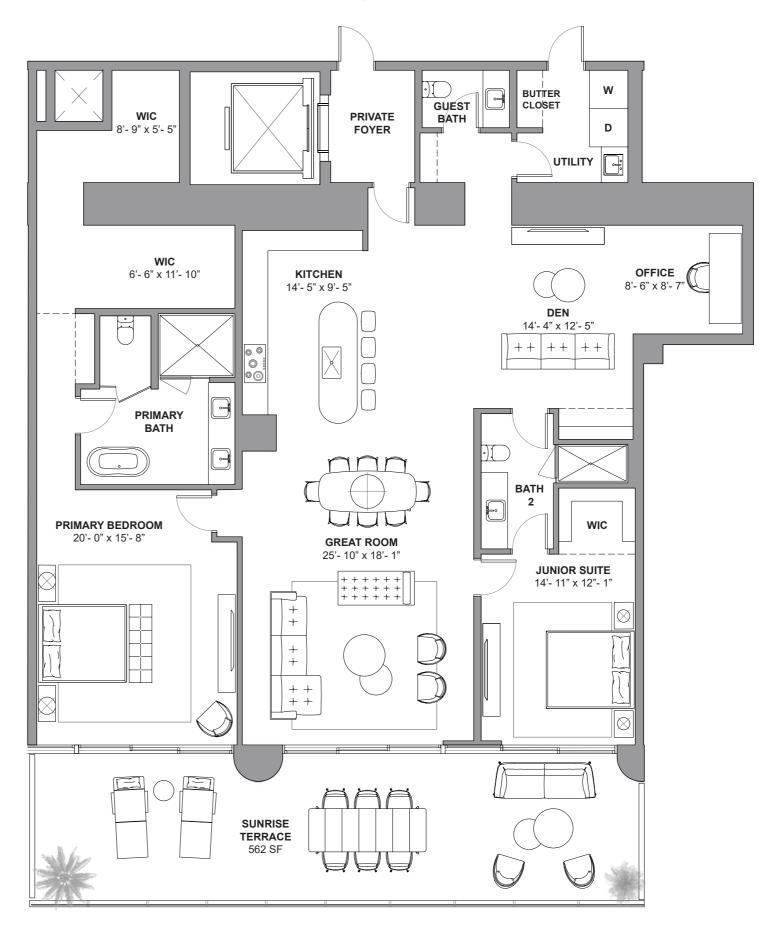


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









The St. Regis Residences, Sunny Isles Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. To an office to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the

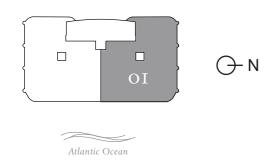
This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior boundaries of the exterior walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only include interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the actual room will typically be smaller than the poblained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Furniture is not included with the sale of the Units.



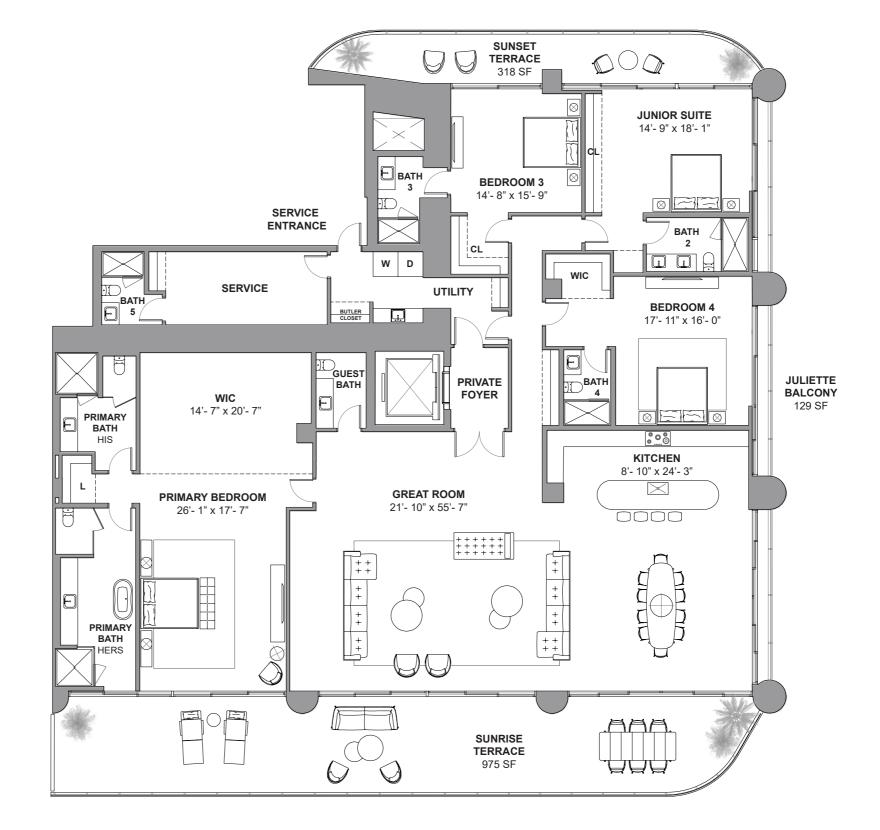


South Tower / Level 54

4 BEDROOMS
6.5 BATHROOMS
5,373 SF / 499.1 SM INTERIOR
1.422 SF / 132.1 SM EXTERIOR
6,795 SF / 631.2 SM TOTAL



18801 Collins Ave, Sunny Isles Beach, FL 33160





DEVELOPMENT AND SALES



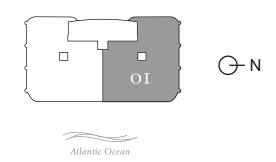




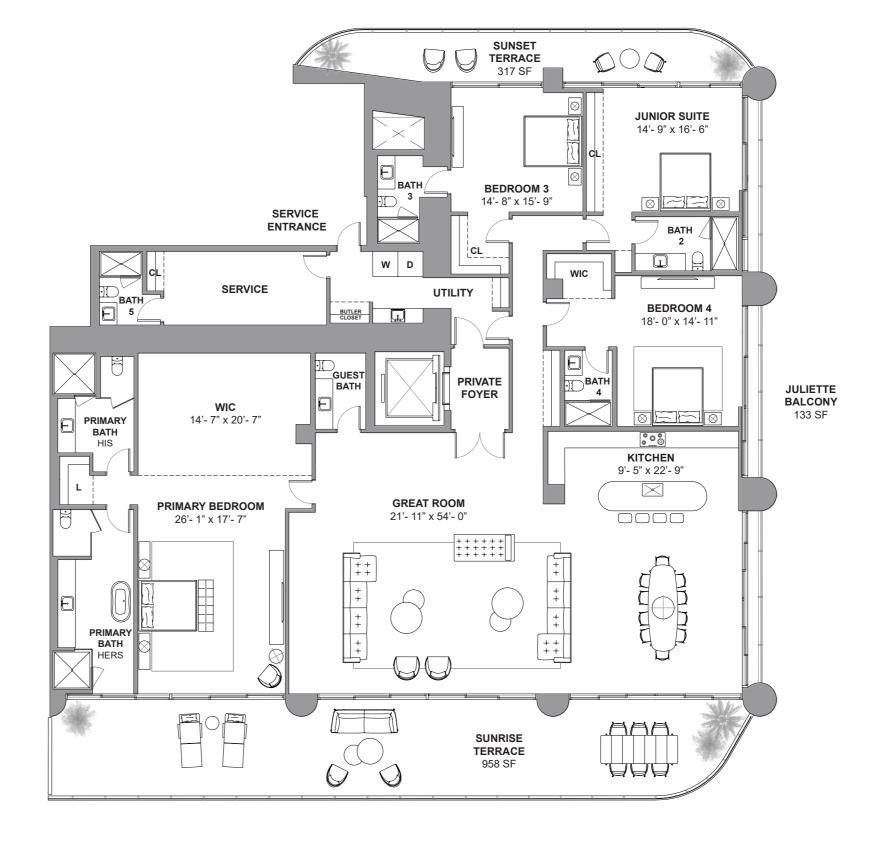


South Tower / Level 55

4 BEDROOMS
6.5 BATHROOMS
5,262 SF / 488.8 SM INTERIOR
1.408 SF / 130.8 SM EXTERIOR
6,670 SF / 619.6 SM TOTAL



18801 Collins Ave, Sunny Isles Beach, FL 33160





DEVELOPMENT AND SALES





The St. Regis Residences, Sunny Islas Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations made nerein. This project is being developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations made nerein. This project is being developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations made nerein. This project is being developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations made nerein. This project is being developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations made nerein. This project is being developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations made nerein. This project is being developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements of the Developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements of the Developed or SANNOT BE RELED UPON AS CORRECTIC STATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY ACCURENCE AND TO THE DEVELOPER TO A BUYER OR LESSEE.

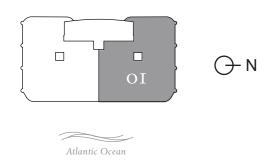
This is not included the statements of the Statements of th



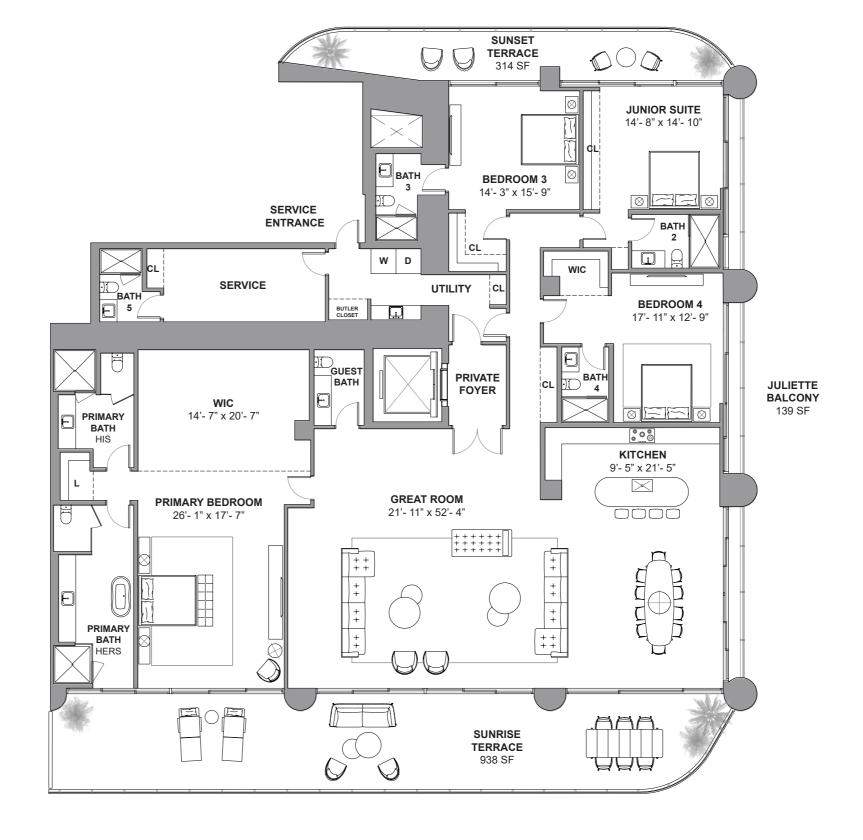


South Tower / Level 56

4 BEDROOMS
6.5 BATHROOMS
5,135 SF / 477 SM INTERIOR
1.391 SF / 129.2 SM EXTERIOR
6,526 SF / 606.2 SM TOTAL



18801 Collins Ave, Sunny Isles Beach, FL 33160





DEVELOPMENT AND SALES



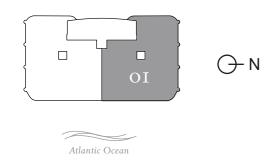




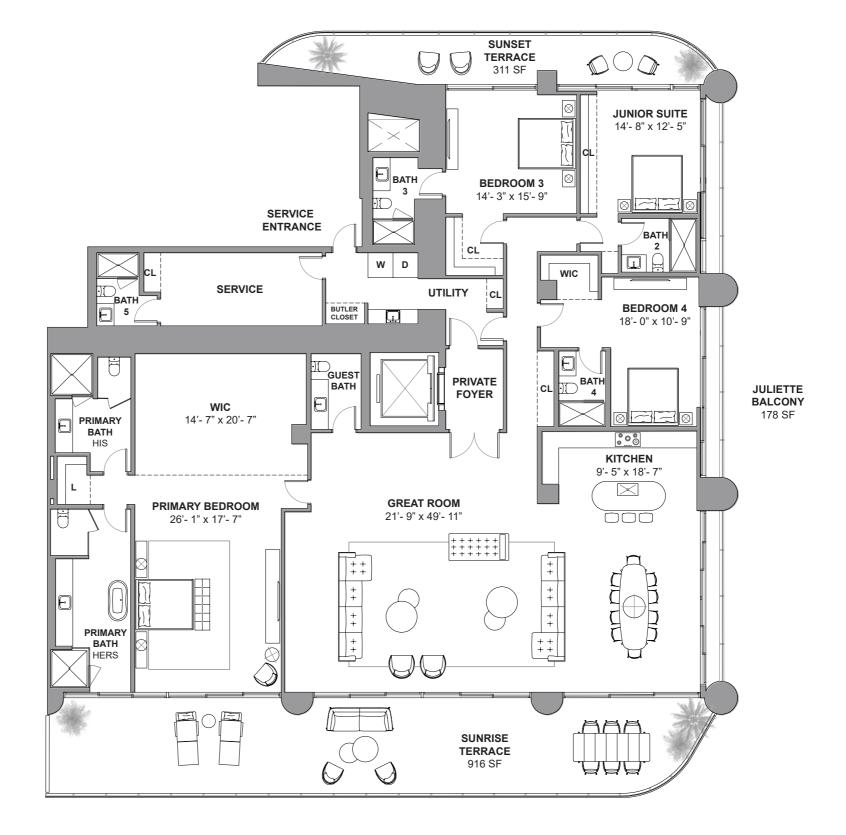


South Tower / Level 57

4 BEDROOMS
6.5 BATHROOMS
4,960 SF / 460.8 SM INTERIOR
1.405 SF / 130.5 SM EXTERIOR
6,365 SF / 591.3 SM TOTAL



18801 Collins Ave, Sunny Isles Beach, FL 33160





DEVELOPMENT AND SALES





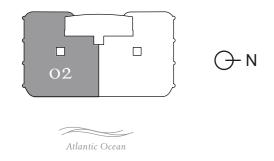
The St. Regis Residences, Sunny Islas Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has the right to use the trademark names and logos of Fortune International from the machine international from the Declaration State of the St. Regis marks under a license from MI, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates, LLC uses the St. Regis marks under a license from MI, which has the right to use the trademark names and logos of Fortune International from Playa Beach Associates, LLC uses the St. Regis marks under the Declaration State of the Units of the St. Regis marks under the Declaration State of the Unit is be



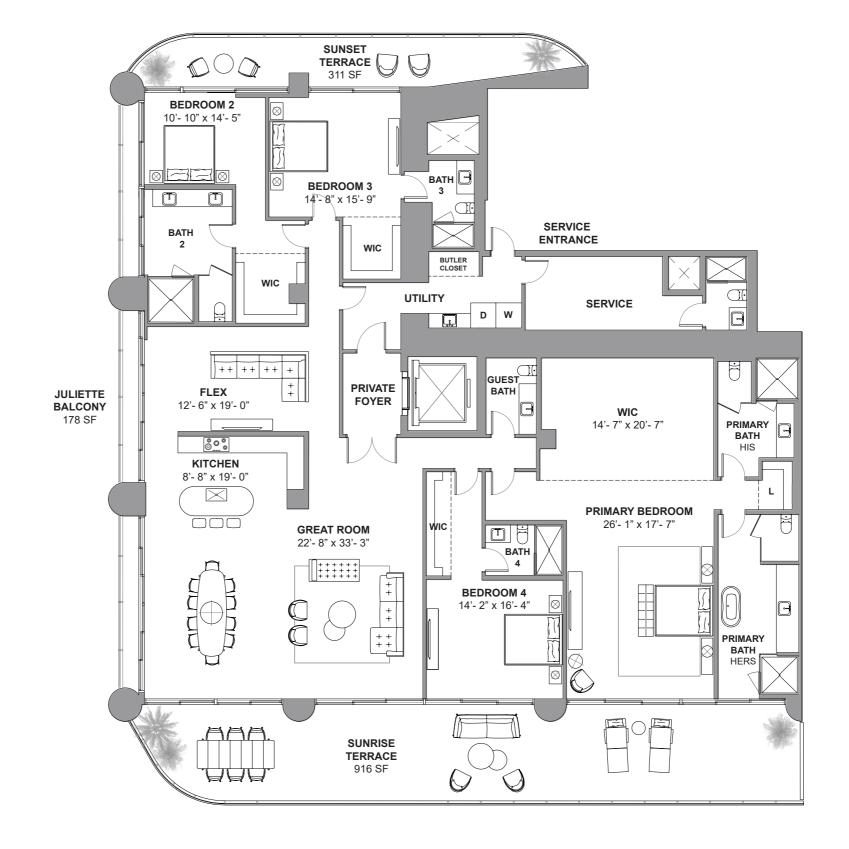


South Tower / Level 57

4 BEDROOMS + FLEX
6.5 BATHROOMS
4.937 SF / 458.6 SM INTERIOR
1.405 SF / 130.5 SM EXTERIOR
6,342 SF / 589.1 SM TOTAL



18801 Collins Ave, Sunny Isles Beach, FL 33160





DEVELOPMENT AND SALES





The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATINGS THE DEVELOPER. FOR CORRECTLY STATINGS THE DEVELOPER TO A BUYER OR LESSEE.

This is not intended to be an offer vision of the "Unit" set forth in the Declaration (which generally only includes the masurements of residency, a single of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Furniture is not included with the sale of the Units.

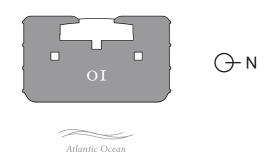


Collins Ave / AIA

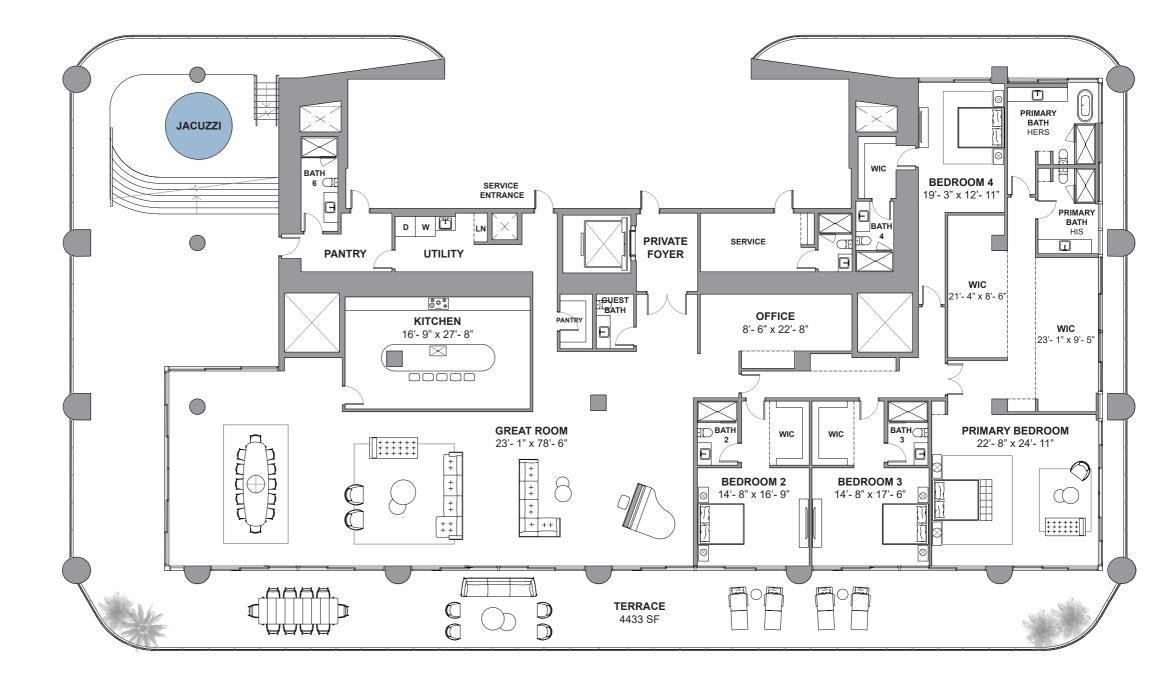
Residence 5801

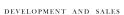
South Tower / Level 58

4 BEDROOMS + OFFICE + STAFF
QUARTERS + JACUZZI + 7.5 BATHROOMS
7,761 SF / 721 SM INTERIOR
4.433 SF / 411.8 SM EXTERIOR
12,194 SF / 1132.8 SM TOTAL



18801 Collins Ave, Sunny Isles Beach, FL 33160











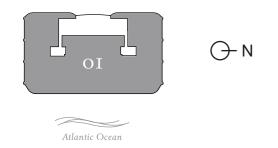


Collins Ave / AIA

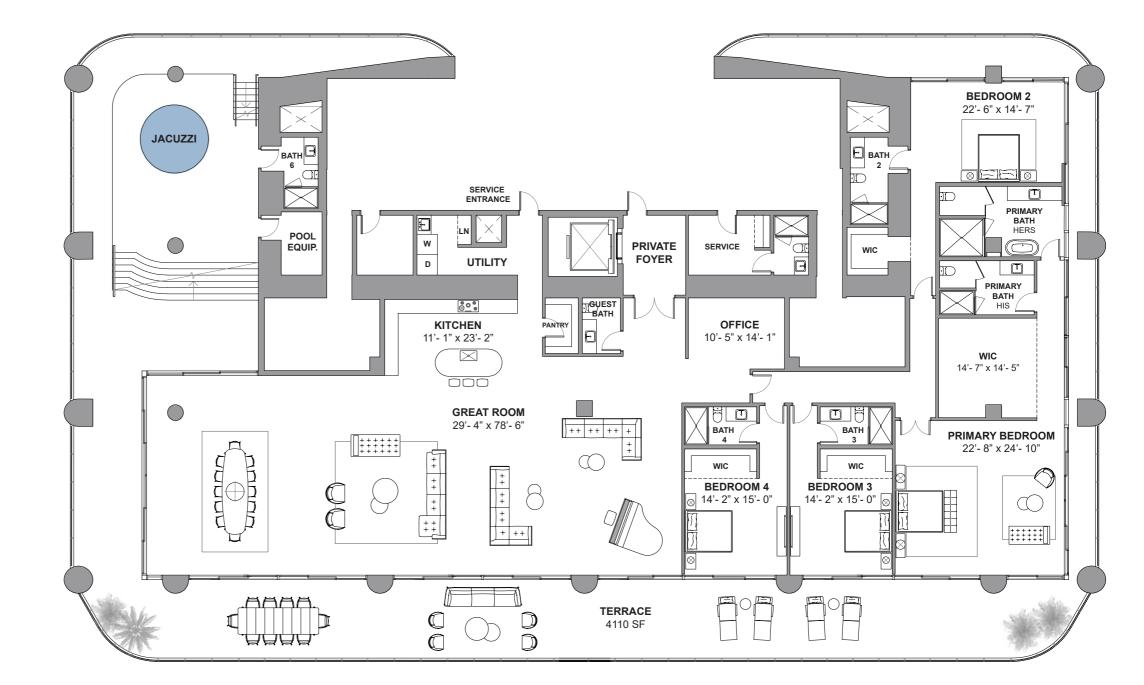
Residence 5901

South Tower / Level 59

4 BEDROOMS + OFFICE + STAFF
QUARTERS + JACUZZI + 7.5 BATHROOMS
7,143 SF / 663.6 SM INTERIOR
4.110 SF / 381.8 SM EXTERIOR
11,253 SF / 1045.4 SM TOTAL



18801 Collins Ave, Sunny Isles Beach, FL 33160











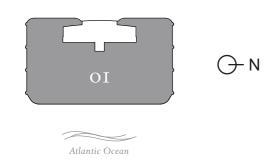


Collins Ave / AIA

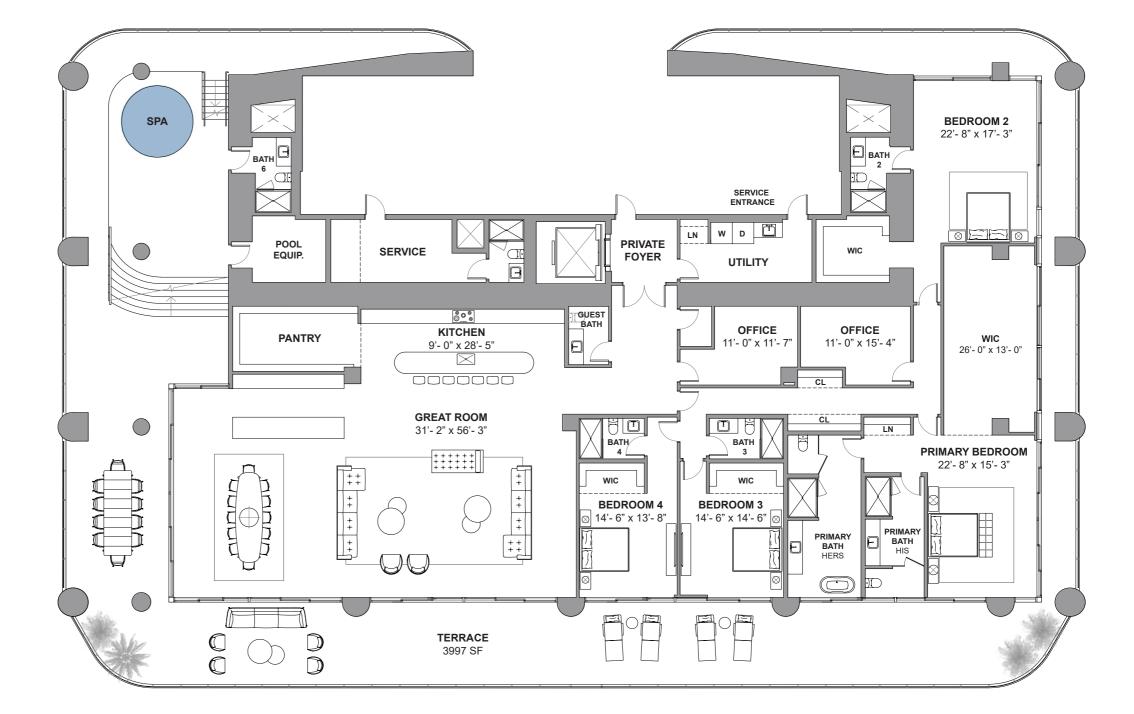
Residence 6001

South Tower / Level 60

4 BEDROOMS + OFFICE + STAFF QUARTERS + SPA + 7.5 BATHROOMS 6,778 SF / 629.6 SM INTERIOR 3.997 SF / 371.3 SM EXTERIOR 10,775 SF / 1001 SM TOTAL



18801 Collins Ave, Sunny Isles Beach, FL 33160











The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not contirmed the accuracy or any or the statements or representations or representations or representations. CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 18.503, FLORIDA STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS OF THE DEVE