



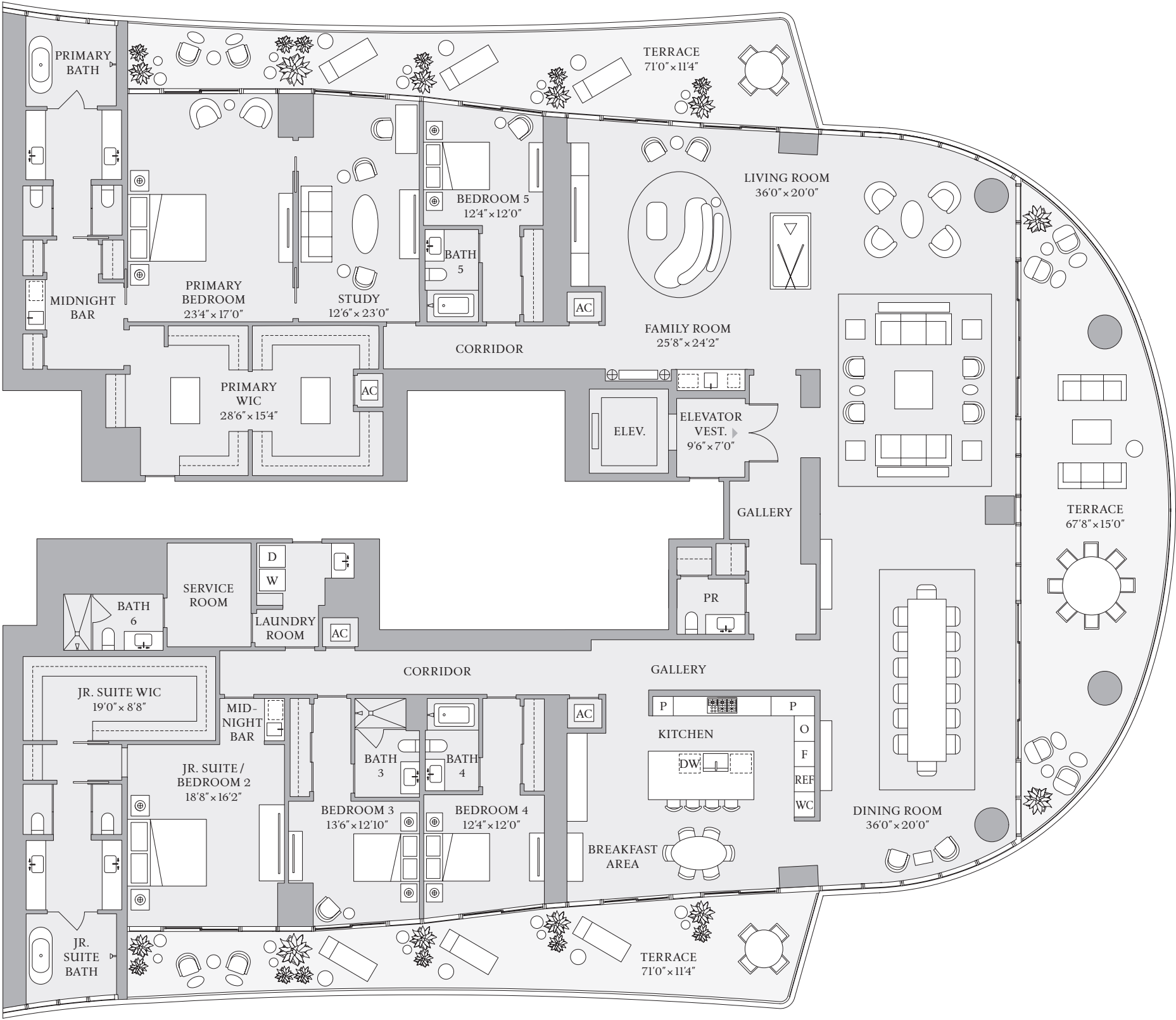
RESIDENCE

AB

FLOORS 8–18

5 BEDROOMS  
6 BATHROOMS  
1 POWDER ROOM

INTERIOR  
7,391 SF | 686.6 SQM  
EXTERIOR  
1,882 SF | 174.8 SQM



ST REGIS  
MIAMI  
THE RESIDENCES

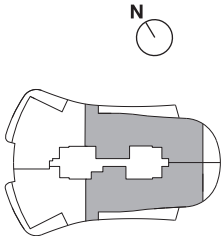
BISCAYNE BAY

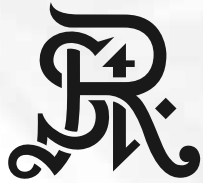


The dimensions stated for this Unit floor plan are approximate because there are various recognized methods for calculating the square footage of a Unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Dimensions and Unit configuration may change during construction. The furniture illustrated is not included with purchase; the floorplan layout is not a guaranty on your use of space but is one example of uses of space. Consult the Developer's prospectus to understand the calculation of the Unit square footage and dimensions and what is included with purchase. Prices are not based on the square footage no matter the method of calculation of Unit dimensions and all prices are subject to change at any time.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT 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. The St. Regis Residences, Miami are developed by 1809 Brickell Property Owner, LLC ("Developer"). The St. Regis Residences, Miami are not owned, developed, or sold by Marriott International, Inc. or its affiliates ("Marriott"). The Developer uses the St. Regis marks under a license from Marriott, which has not confirmed the accuracy of any of the statements or representations made about the project by Developer. Sketches, renderings, or photographs depicting a floor plan are proposed only and the Developer reserves the right to modify, revise, or withdraw any or all of the same in Developer's sole discretion without prior notice. Locations and layouts of windows, doors, closets, plumbing fixtures, and structural and architectural design elements may vary from concept to actual construction. All depictions of appliances, plumbing fixtures, counters, countertops, cabinets, soffits, floor coverings, and other matters of design and décor detail or floor plans are conceptual and such drawings shown should not be relied upon as representations, express or implied, of the final detail of The St. Regis Residences, Miami or any Unit. There is no guarantee that any proposed hotel brands will be involved as depicted or at all upon, or following, the completion of The St. Regis Residences, Miami. Consult the prospectus of the Developer to understand this offering, the amenities, the proposed budgets, terms, conditions, specifications, fees, Unit dimensions, site plans, and to learn what is included with purchase and by payment of regular assessments. All prices are subject to change at any time and without notice and do not include optional features, design packages, furniture packages, or premiums for upgrades to any Unit. © 1809 Brickell Property Owner, LLC 2023.

BRICKELL AVE





RESIDENCE

7A

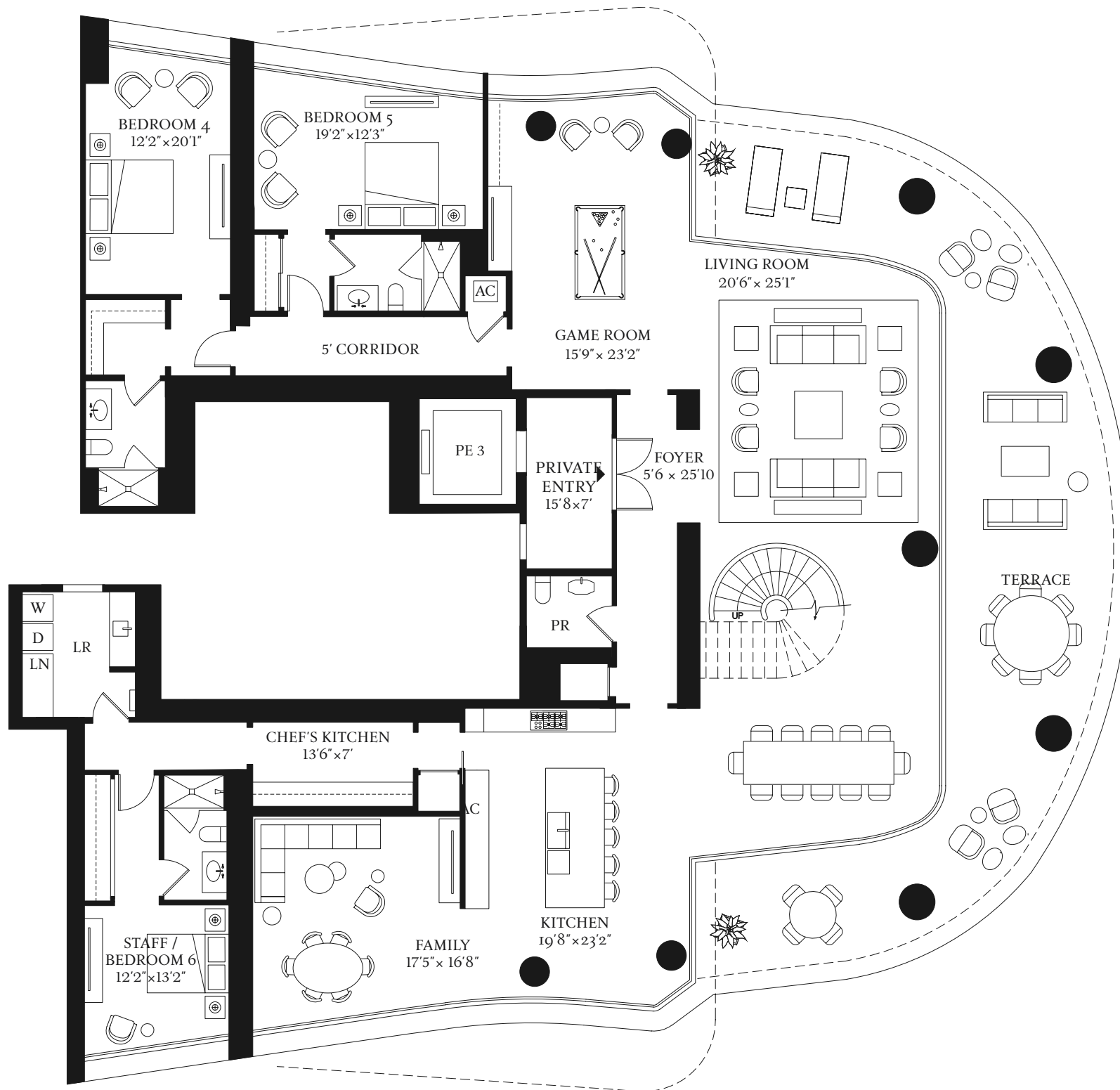
LOWER LEVEL

EAST TOWER  
5 BEDROOMS  
6 BATHROOMS  
1 POWDER ROOM

INTERIOR  
8,373 SF | 777 SQM  
EXTERIOR  
1,312 SF | 122 SQM

1809 Brickell Avenue  
Miami, FL 33129

ST REGIS  
MIAMI  
THE RESIDENCES

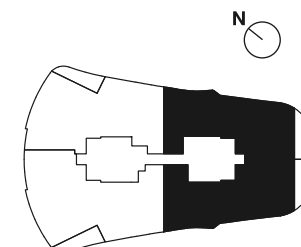


BISCAYNE BAY

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The St. Regis Residences, Miami East Tower a condominium within The St. Regis Residences, Miami (the "Condominium") is developed by 1809 Brickell Property Owner, LLC ("Developer") and this offering is made only by the Developer's Prospectus for the Condominium. Sketches, renderings, or photographs depicting lifestyle, amenities, food services, club services, rental services, hosting services, finishes, designs, materials, furnishings, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, specifications, or art are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion. No specific view is guaranteed. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction. Any art installed will be selected by the Developer at the Developer's sole discretion and shall be owned by Developer and not owned by the Condominium Association. Nearby attractions, shopping venues, restaurants, and activities referenced or depicted are off-site, are not controlled by the Developer, and are not guaranteed to exist upon completion of the Condominium. All statistics referenced are based on public information available as of the date of initial marketing of the Condominium. Pursuant to license agreements Developer has a right to use the trade names, marks, and logos of: (1) St Regis; (2) St. Regis Residences; (3) The Related Group; and (3) Integra Investments, LLC and the Developer shall continue to have to the right to use each respective name and logos affiliated with each name for so long as the license agreement governing use of a name is not terminated or expired. The Association for the Condominium is required to maintain a Residential Condominium Management Agreement with Marriott International, Inc., or its successors and assigns, in order to use the names St. Regis or St Regis Residences or the logos affiliated with these names. Marriott International, Inc. is not the Developer and is not responsible for the marketing, development, or sales of the Condominium. Marriott International, Inc., The Related Group, and Integra Investments, LLC are each licensor, and none is the Developer. Consult the Developer's Prospectus for the proposed budget, terms, conditions, specifications, fees, and Unit dimensions. The Developer is not incorporated in, located in, nor a resident of, New York. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units in New York or to residents of New York, or of any other jurisdiction were prohibited by law. 2022 © 1809 Brickell Property Owner, LLC, with all rights reserved.

BRICKELL AVE





RESIDENCE

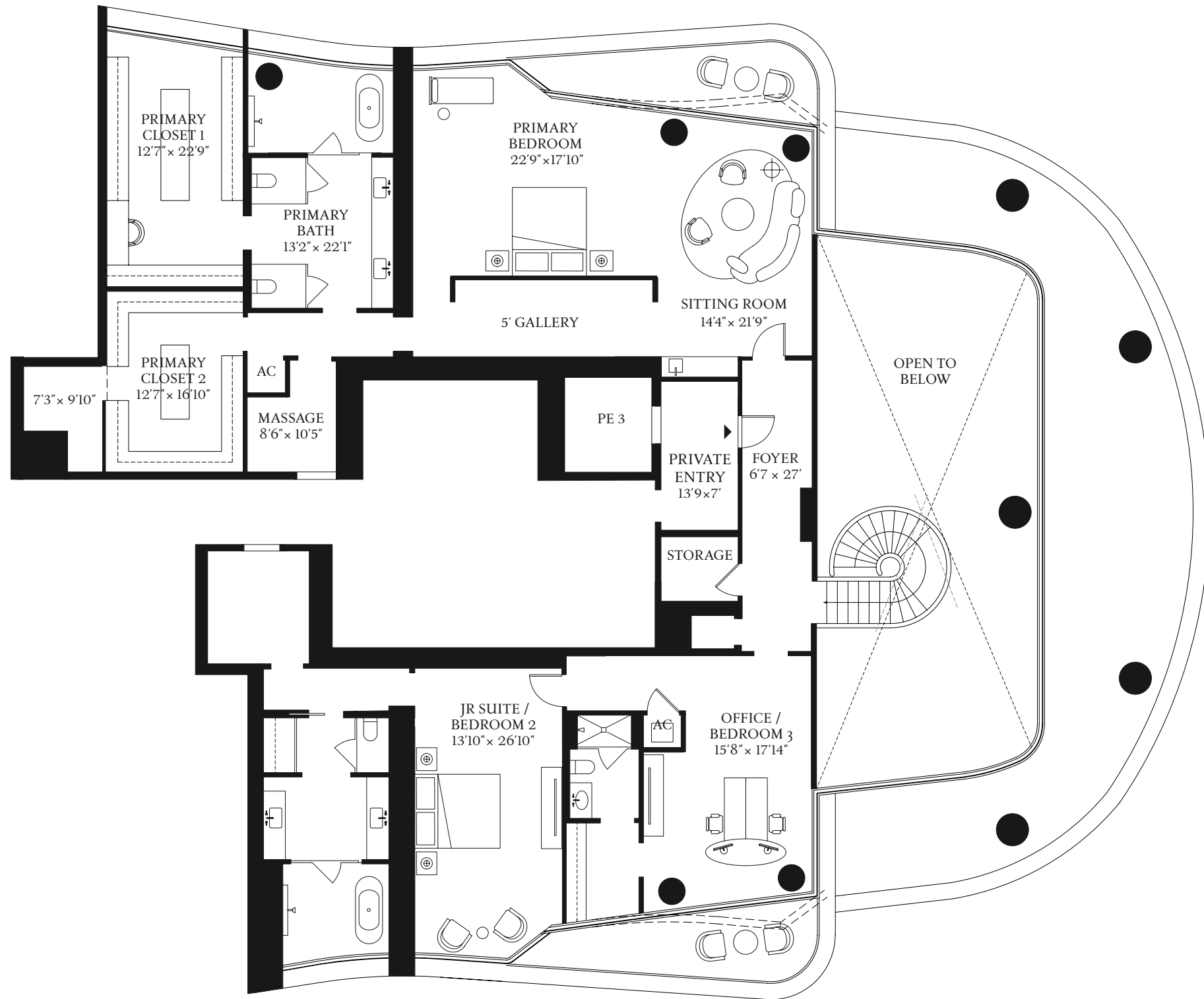
7A

UPPER LEVEL

EAST TOWER  
5 BEDROOMS  
6 BATHROOMS  
1 POWDER ROOM

INTERIOR  
8,373 SF | 777 SQM  
EXTERIOR  
1,312 SF | 122 SQM

1809 Brickell Avenue  
Miami, FL 33129

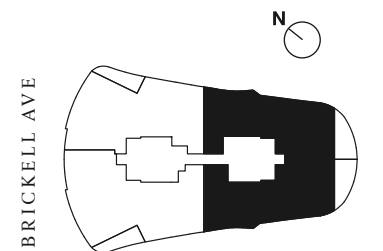


ST REGIS  
MIAMI  
THE RESIDENCES

BISCAYNE BAY

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RESIDENCE

AB

FLOORS 21–30, 33–41

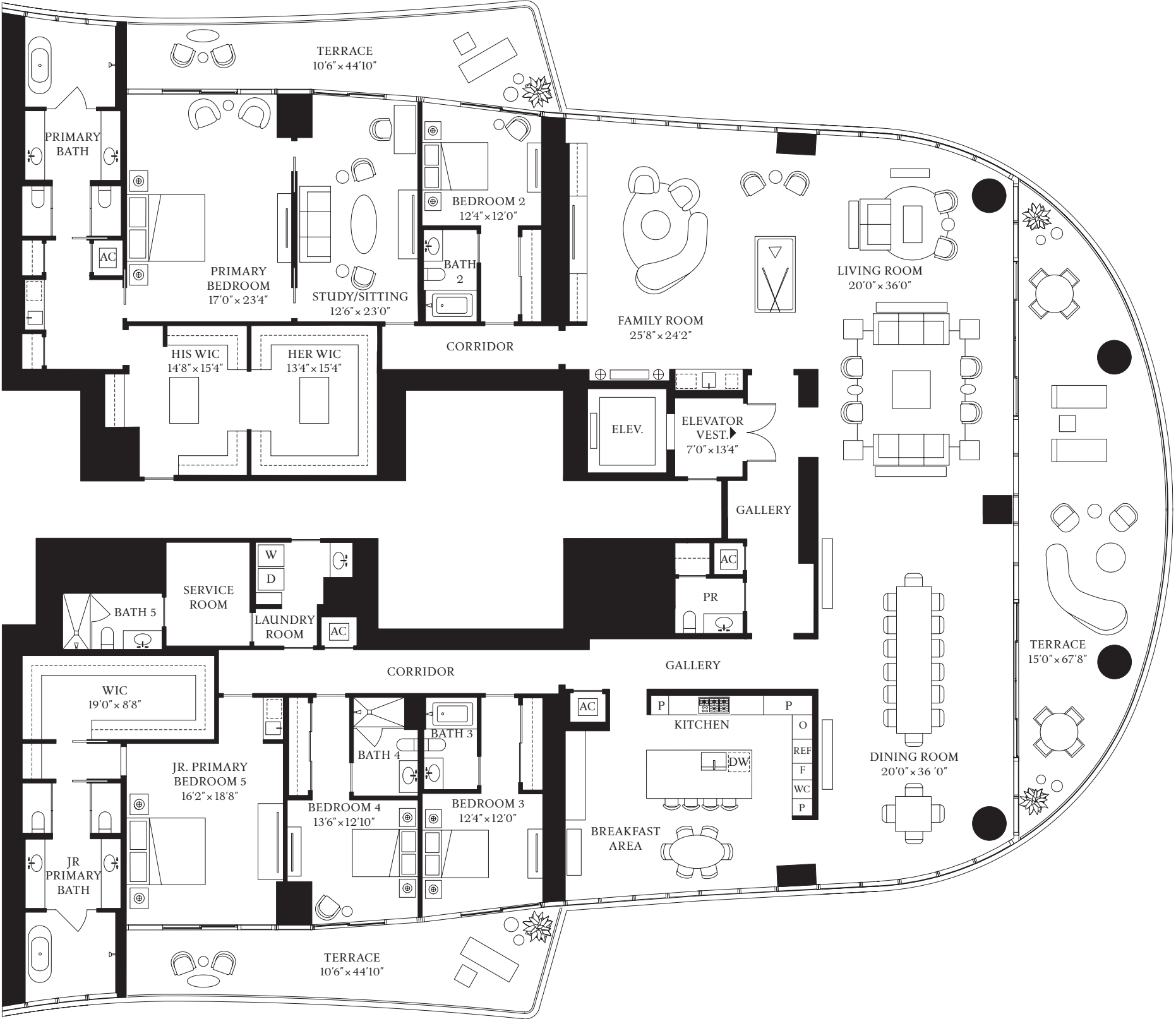
- 5 BEDROOMS
- 6 BATHROOMS
- 1 POWDER ROOM

INTERIOR

7,391 SF | 686.6 SQM

EXTERIOR

1,468 SF | 136.4 SQM

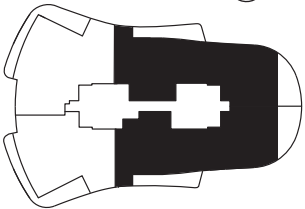


ST. REGIS  
MIAMI  
THE RESIDENCES

BISCAYNE BAY

The dimensions stated for this unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Dimensions and unit configuration may change during construction. Consult the Developer's prospectus to understand what is offered with purchase, the calculation of the Unit square footage and dimensions. Prices are not based on the square footage no matter the method of calculation of unit dimensions and all prices are subject to change at any time, The project graphics, renderings, photographs, and text provided herein are copyrighted works owned by 1809 Brickell Property Owner, LLC 2022.

BRICKELL AVE







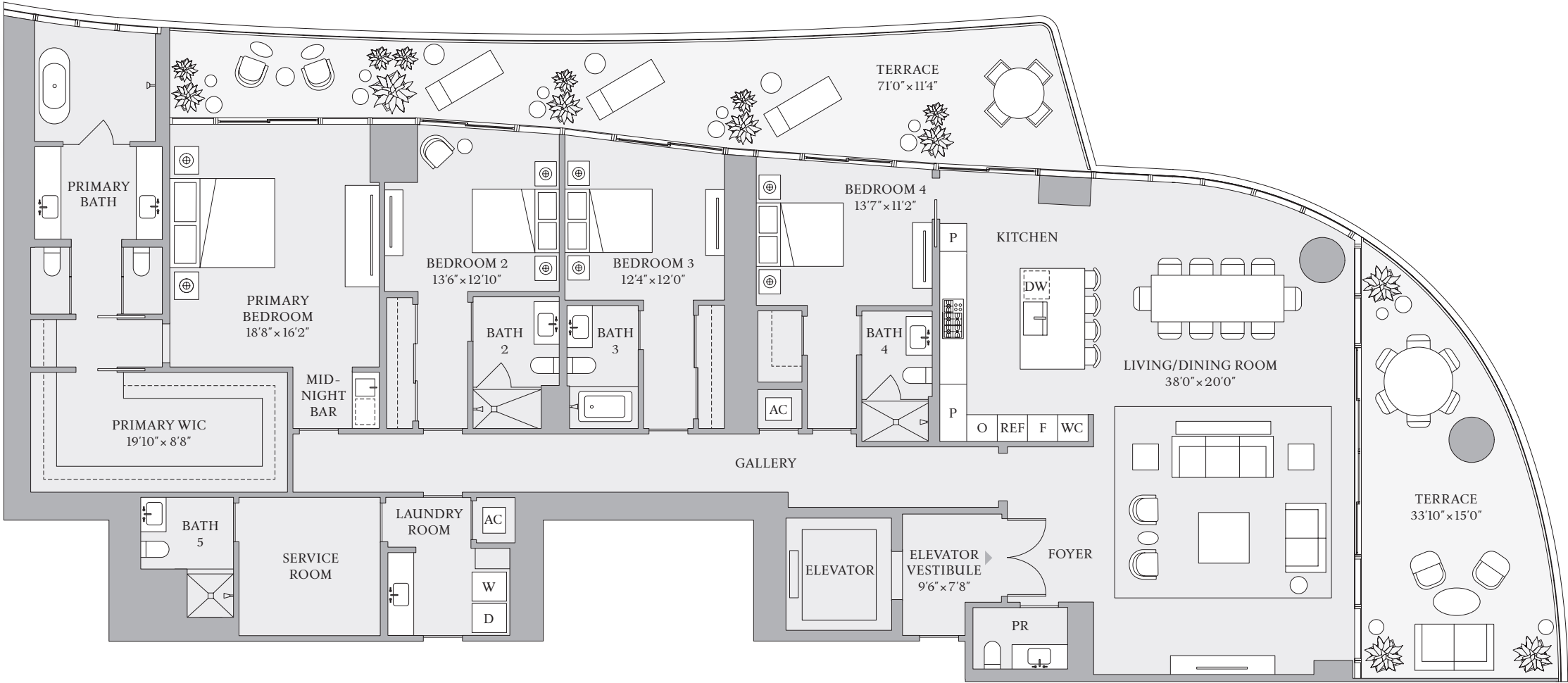
ST REGIS  
MIAMI  
THE RESIDENCES

RESIDENCE

A  
FLOORS 8–18

- 4 BEDROOMS
- 5 BATHROOMS
- 1 POWDER ROOM

INTERIOR  
3,712 SF | 344.9 SQM  
EXTERIOR  
941 SF | 87.4 SQM

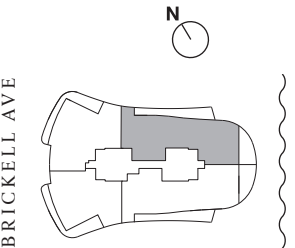


BISCAYNE BAY



The dimensions stated for this Unit floor plan are approximate because there are various recognized methods for calculating the square footage of a Unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Dimensions and Unit configuration may change during construction. The furniture illustrated is not included with purchase; the floorplan layout is not a guaranty on your use of space but is one example of uses of space. Consult the Developer's prospectus to understand the calculation of the Unit square footage and dimensions and what is included with purchase. Prices are not based on the square footage no matter the method of calculation of Unit dimensions and all prices are subject to change at any time.

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ST REGIS  
MIAMI  
THE RESIDENCES

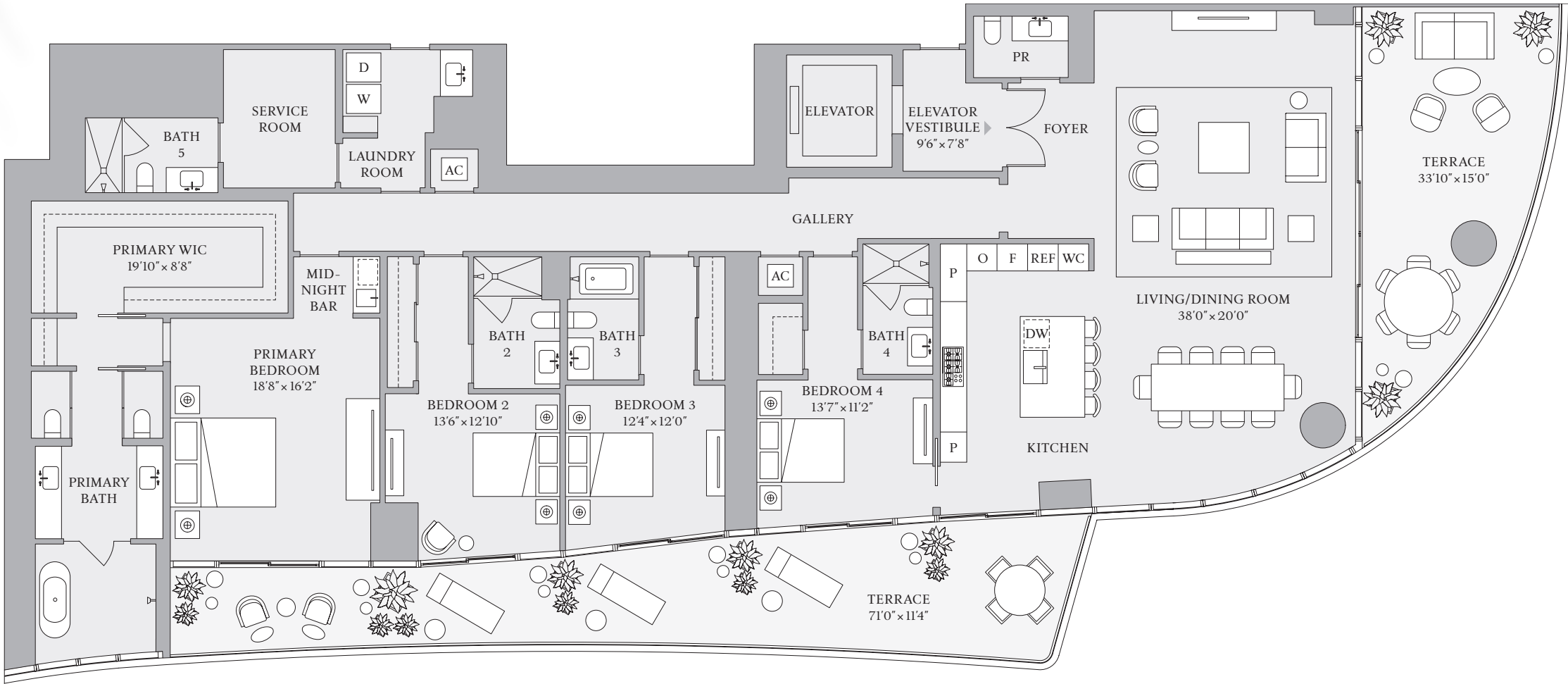
RESIDENCE

B

FLOORS 8–18

- 4 BEDROOMS
- 5 BATHROOMS
- 1 POWDER ROOM

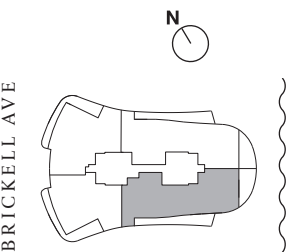
INTERIOR  
3,679 SF | 341.8 SQM  
EXTERIOR  
941 SF | 87.4 SQM



RELATED INTEGRA

The dimensions stated for this Unit floor plan are approximate because there are various recognized methods for calculating the square footage of a Unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Dimensions and Unit configuration may change during construction. The furniture illustrated is not included with purchase; the floorplan layout is not a guaranty on your use of space but is one example of uses of space. Consult the Developer's prospectus to understand the calculation of the Unit square footage and dimensions and what is included with purchase. Prices are not based on the square footage no matter the method of calculation of Unit dimensions and all prices are subject to change at any time.

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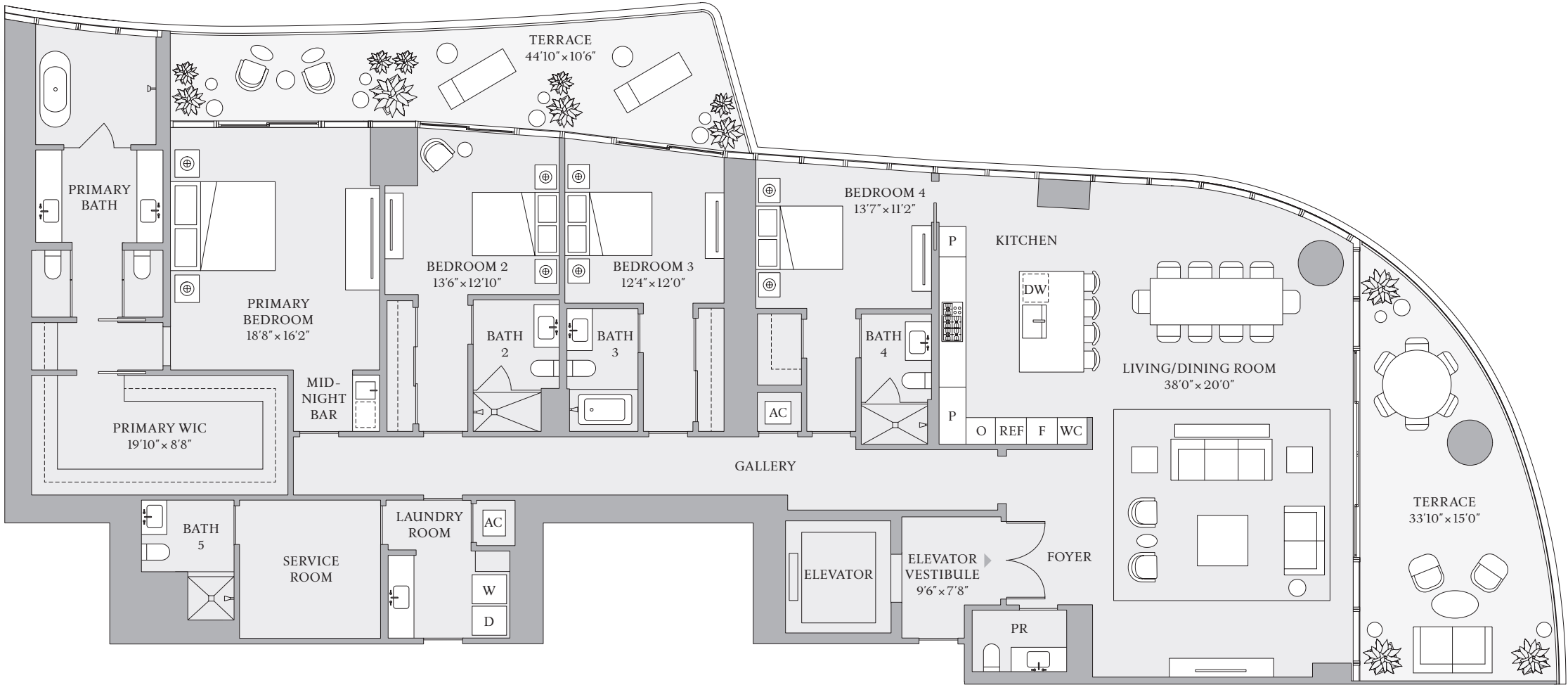
ST REGIS  
MIAMI  
THE RESIDENCES

RESIDENCE

A  
FLOORS 21–30, 33–41

4 BEDROOMS  
5 BATHROOMS  
1 POWDER ROOM

INTERIOR  
3,712 SF | 344.9 SQM  
EXTERIOR  
734 SF | 68.2 SQM

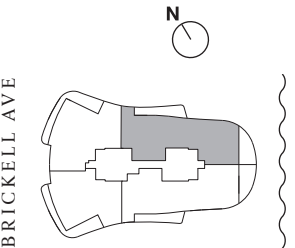


BISCAYNE BAY



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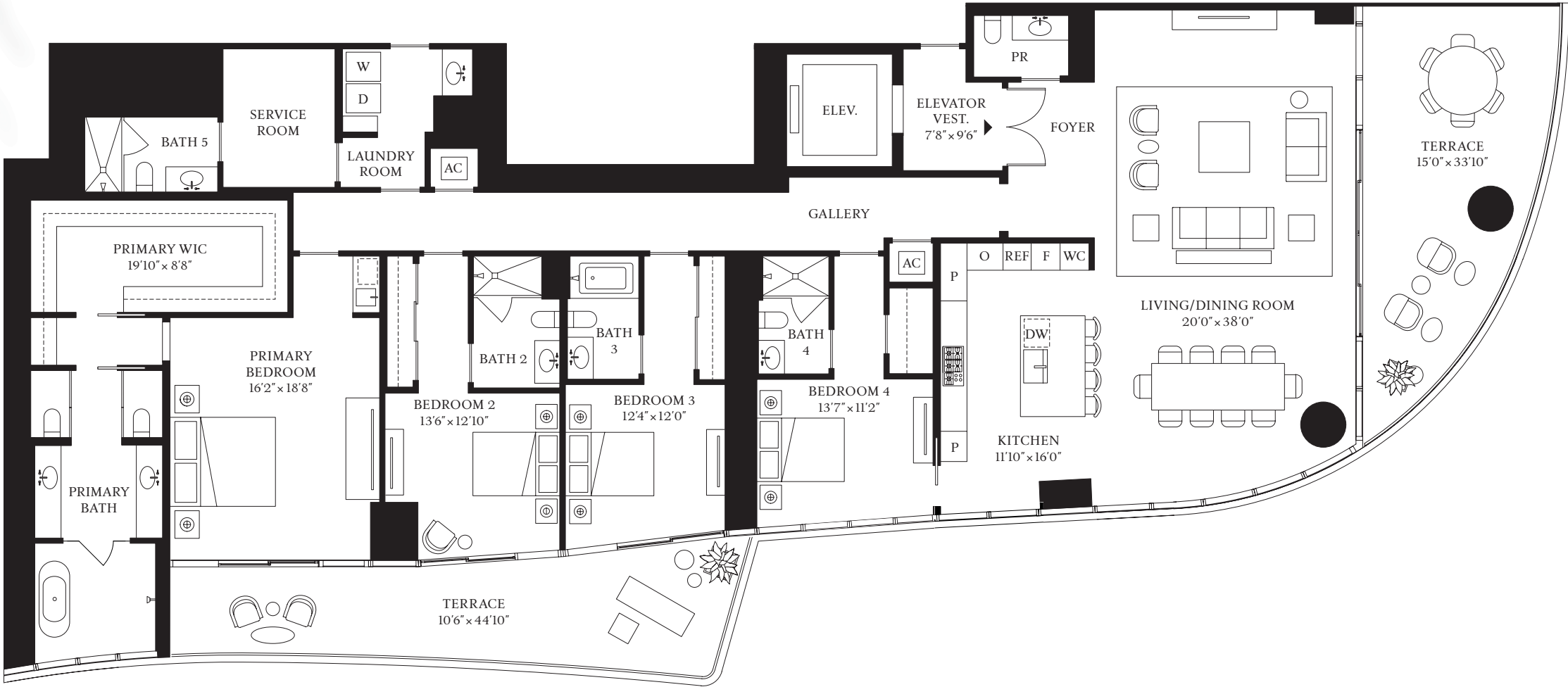
RESIDENCE

B

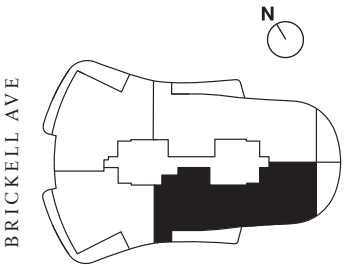
FLOORS 21–30, 33–41

- 4 BEDROOMS
- 5 BATHROOMS
- 1 POWDER ROOM

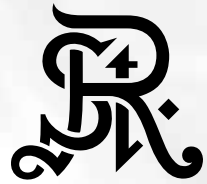
INTERIOR  
3,679 SF | 341.8 SQM  
EXTERIOR  
734 SF | 68.2 SQM



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RESIDENCE

# MPHC

EAST TOWER  
5 BEDROOMS  
6 BATHROOMS  
1 POWDER ROOM

INTERIOR  
5,817 SF | 540.4 SQM  
EXTERIOR  
779 SF | 72.4 SQM



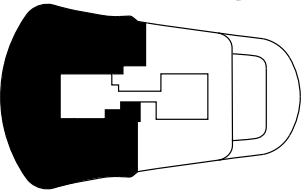
**ST REGIS**  
MIAMI  
THE RESIDENCES

BISCAYNE BAY

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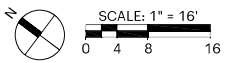
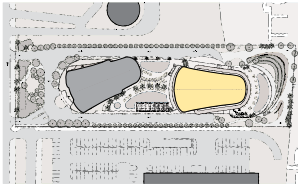
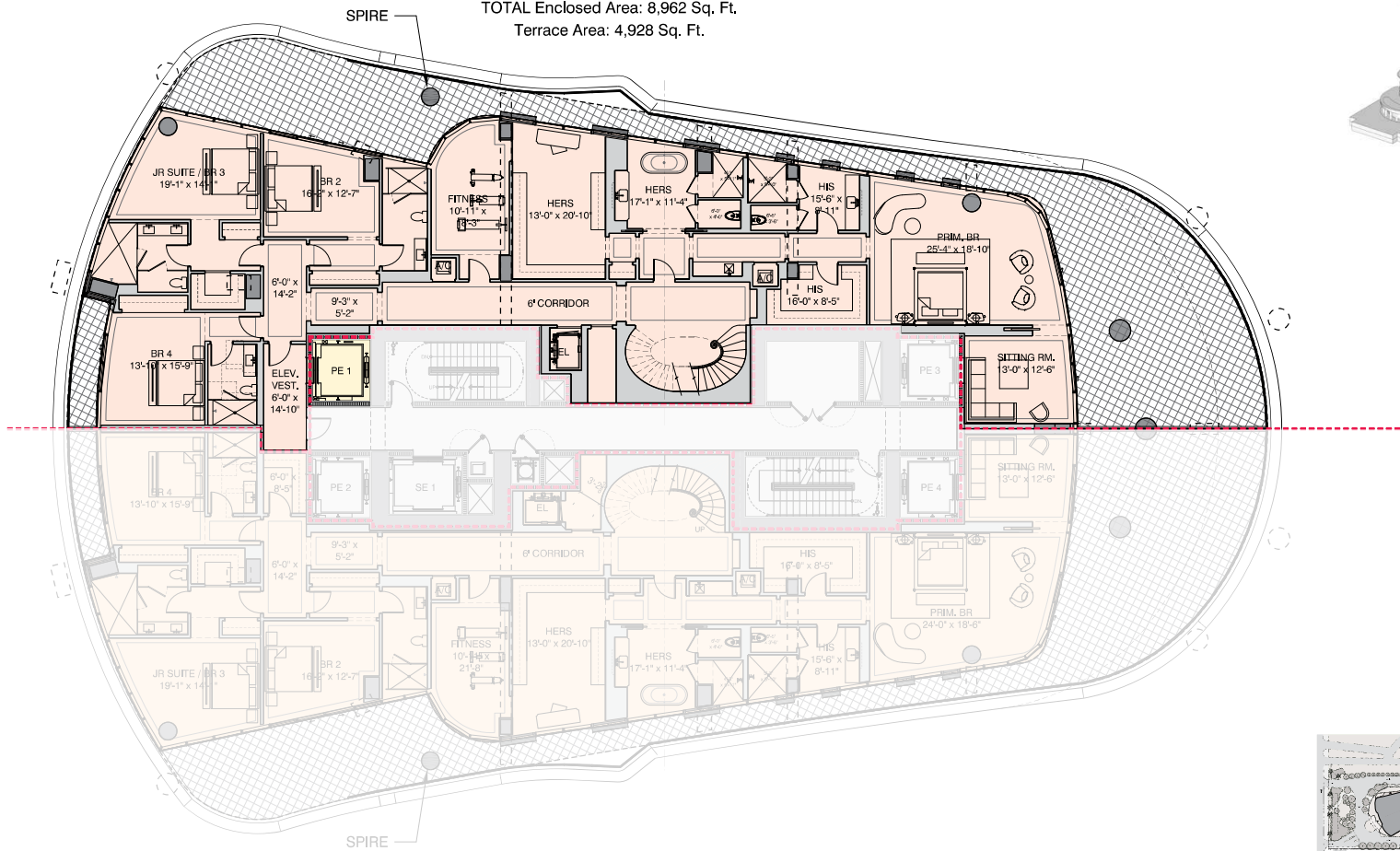
BRICKELL AVE



# EAST TOWER - LEVEL 47

## UNIT P - 6BR

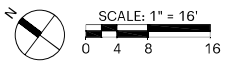
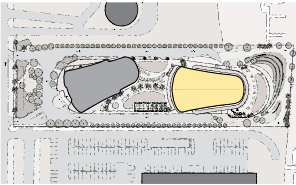
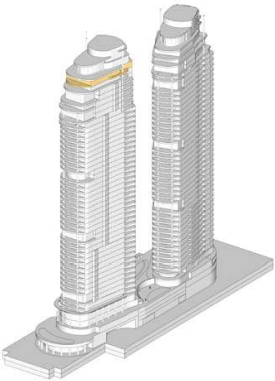
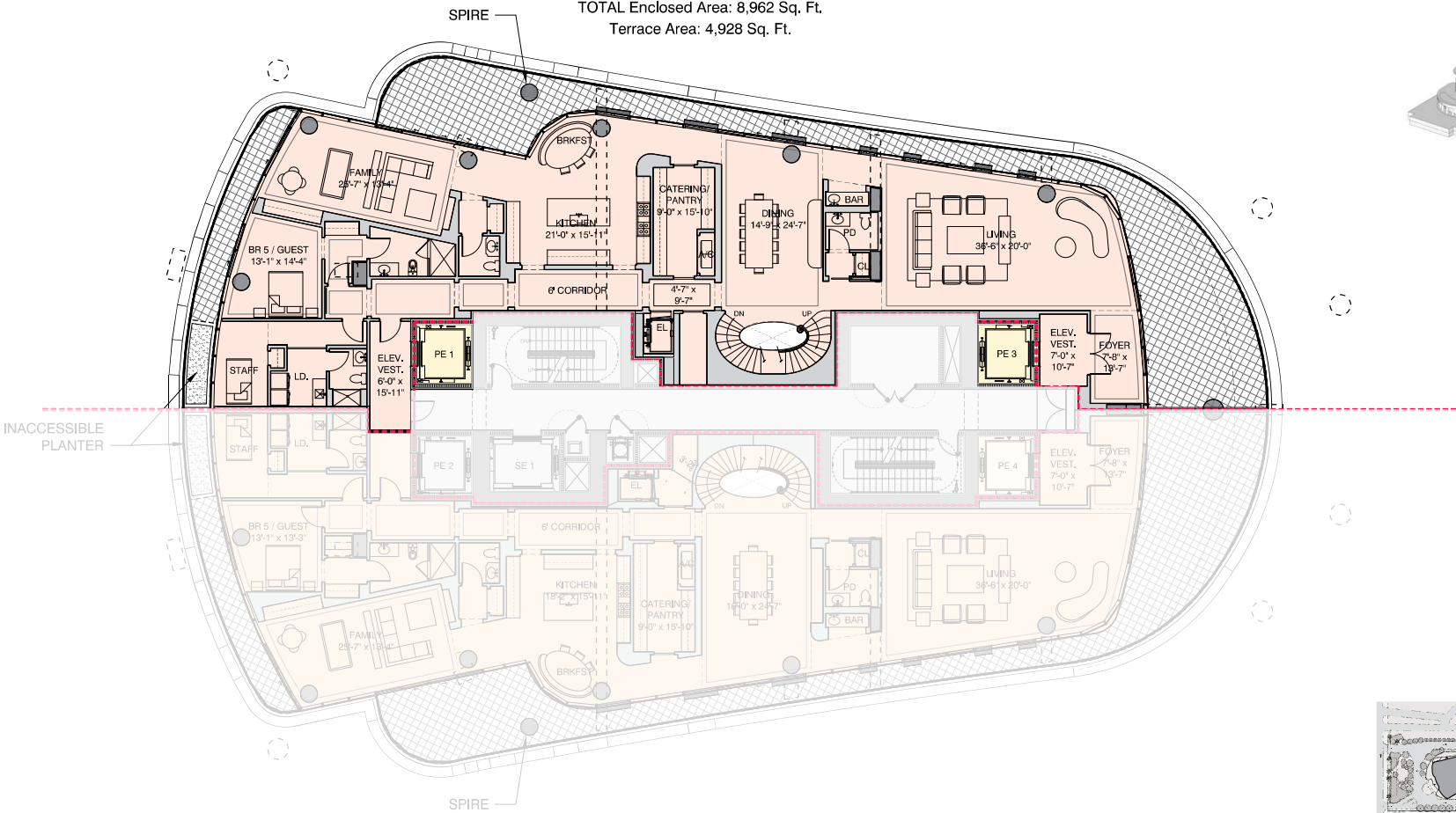
LOWER Enclosed Area: 4,327 Sq. Ft.  
UPPER Enclosed Area: 4,185 Sq. Ft.  
ROOF Enclosed Area: 450 Sq. Ft.  
TOTAL Enclosed Area: 8,962 Sq. Ft.  
Terrace Area: 4,928 Sq. Ft.



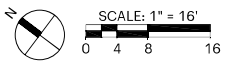
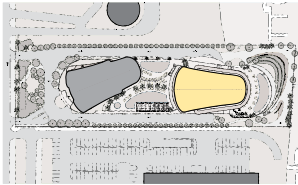
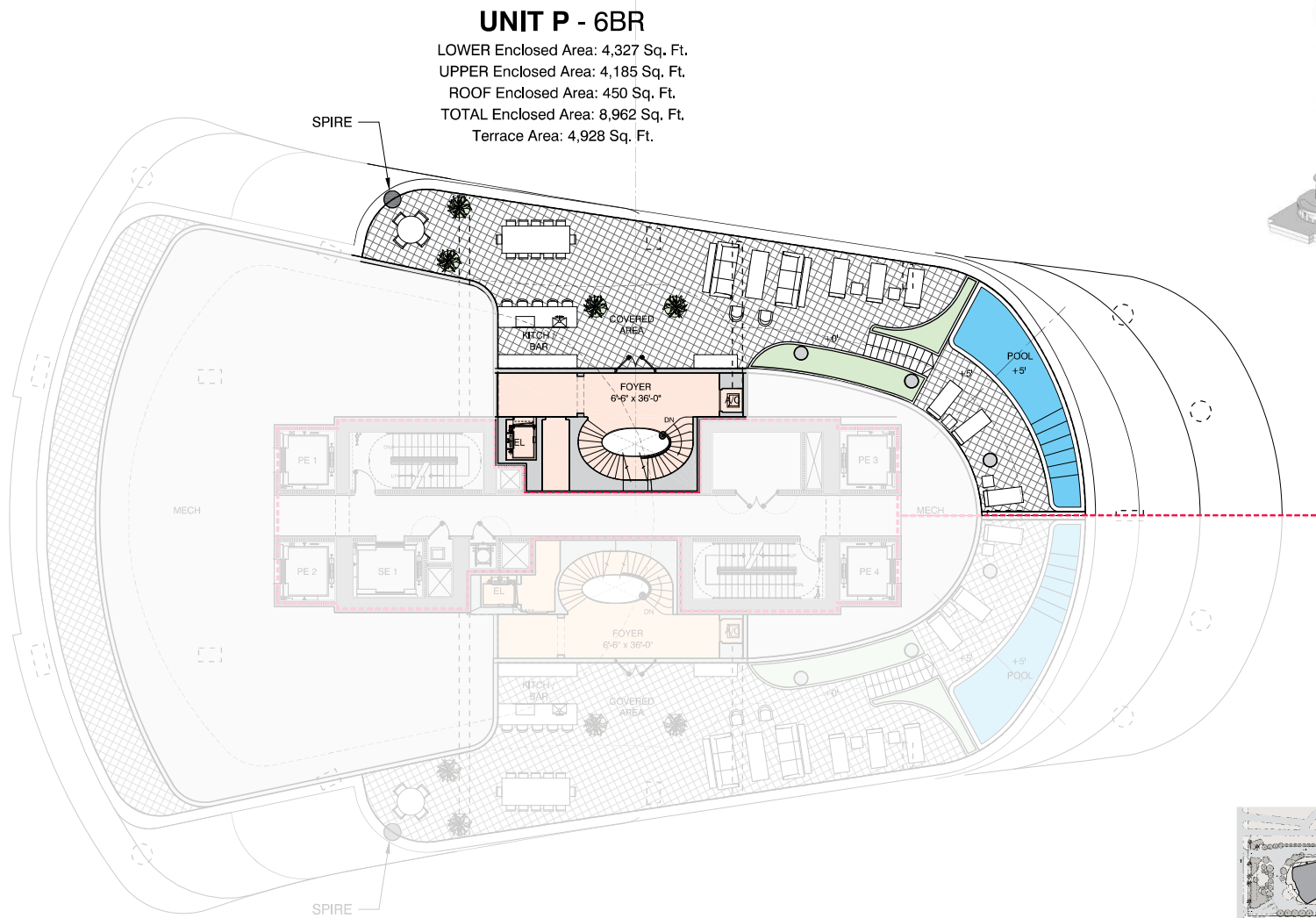
# EAST TOWER - LEVEL 48

## UNIT P - 6BR

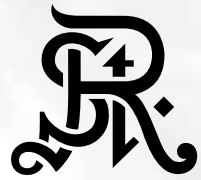
LOWER Enclosed Area: 4,327 Sq. Ft.  
UPPER Enclosed Area: 4,185 Sq. Ft.  
ROOF Enclosed Area: 450 Sq. Ft.  
TOTAL Enclosed Area: 8,962 Sq. Ft.  
Terrace Area: 4,928 Sq. Ft.



# EAST TOWER - LEVEL 49 - ROOF DECK







RESIDENCE

# LPHA

UPPER LEVEL

EAST TOWER

6 BEDROOMS

6 BATHROOMS

1 POWDER ROOM

COMBINED

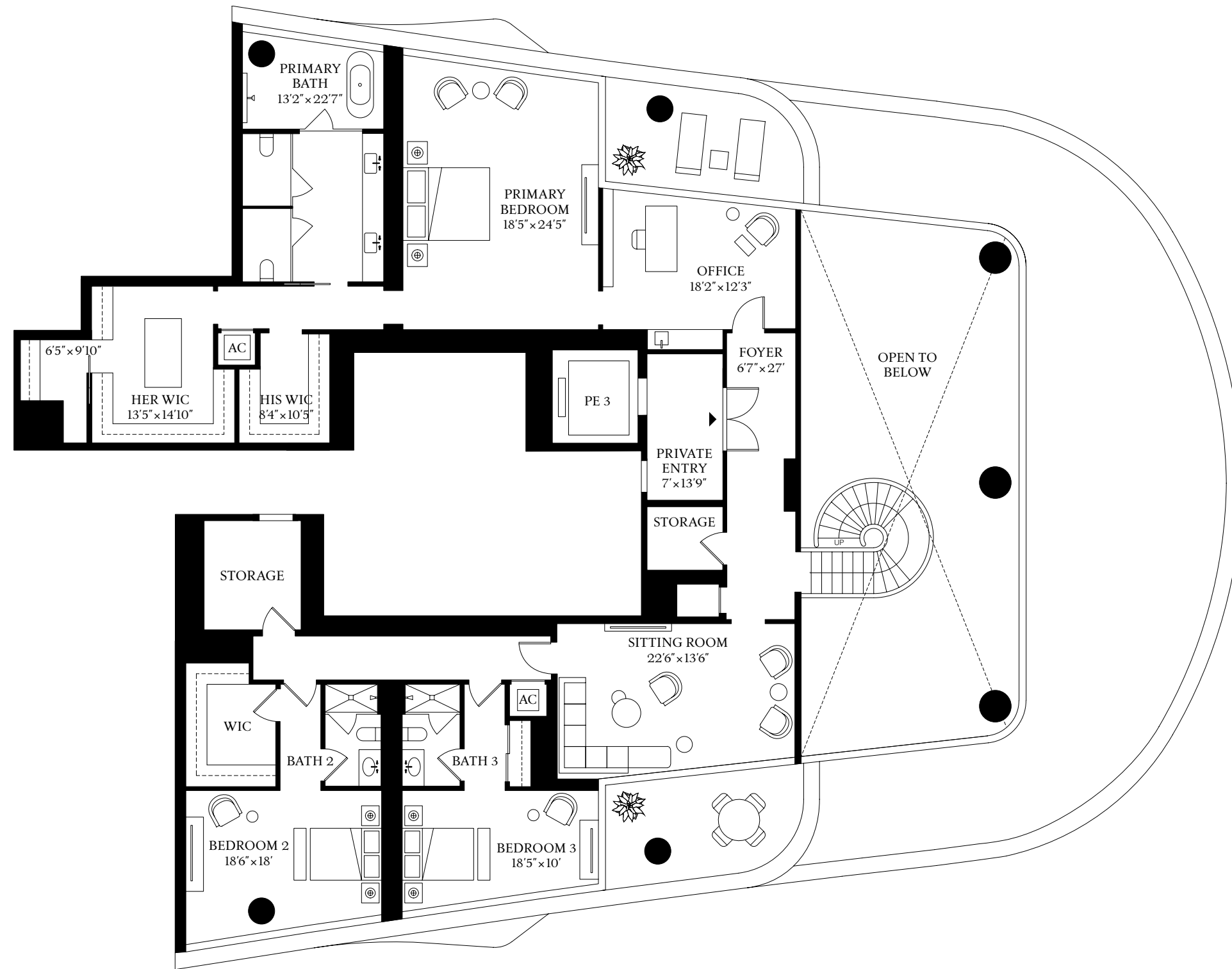
INTERIOR: 8,286 SF | 769 SQM

EXTERIOR: 1,688 SF | 156 SQM

UPPER LEVEL

INTERIOR: 3,445 SF | 320 SQM

EXTERIOR: 346 SF | 32 SQM



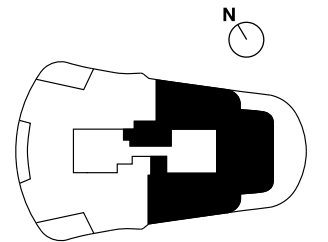
**ST REGIS**  
MIAMI  
THE RESIDENCES

BISCAYNE BAY

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The St. Regis Residences, Miami East Tower a condominium within The St. Regis Residences, Miami (the "East" condominium) is developed by 1809 Brickell Property Owner, LLC whereas The St. Regis Residences, Miami West Tower (the "West" condominium) is developed by 1809 Brickell Phase II, LLC. The West is not available yet but will be soon. No specific view is guaranteed. The St. Regis Residences, Miami is not owned, developed, or sold by Marriott International, Inc. or its affiliates ("Marriott"), which has not confirmed the accuracy of any of the statements or representations made about the project by either developer. Pursuant to license agreements, each developer has a right to use the trade names, marks, and logos of Marriott's St Regis, The Related Group, and Integra Investments, LLC, each of which are licensors. Consult the respective developer's Prospectus for the proposed budget, terms, conditions, specifications, fees, and Unit dimensions.

BRICKELL AVE





RESIDENCE

# LPHA

LOWER LEVEL

EAST TOWER

6 BEDROOMS

6 BATHROOMS

1 POWDER ROOM

COMBINED

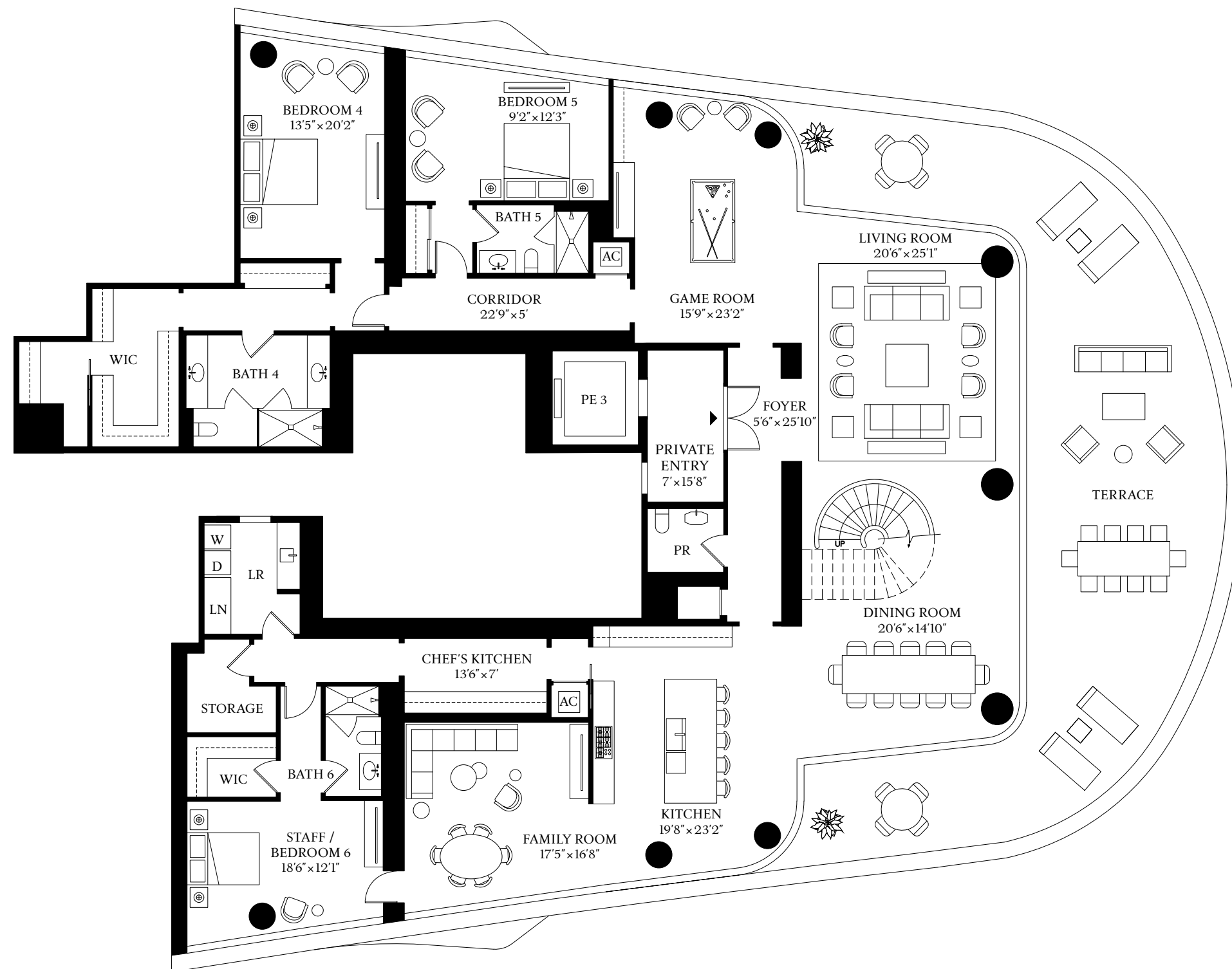
INTERIOR: 8,286 SF | 769 SQM

EXTERIOR: 1,688 SF | 156 SQM

LOWER LEVEL

INTERIOR: 4,841 SF | 449 SQM

EXTERIOR: 1,342 SF | 124 SQM



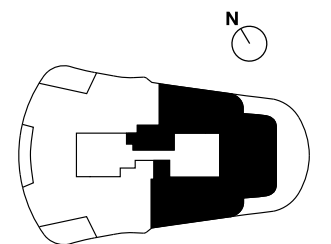
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BRICKELL AVE





ST REGIS  
MIAMI  
THE RESIDENCES

# LPHC

Future residences located at  
1809 Brickell Avenue  
Miami, Florida 33129



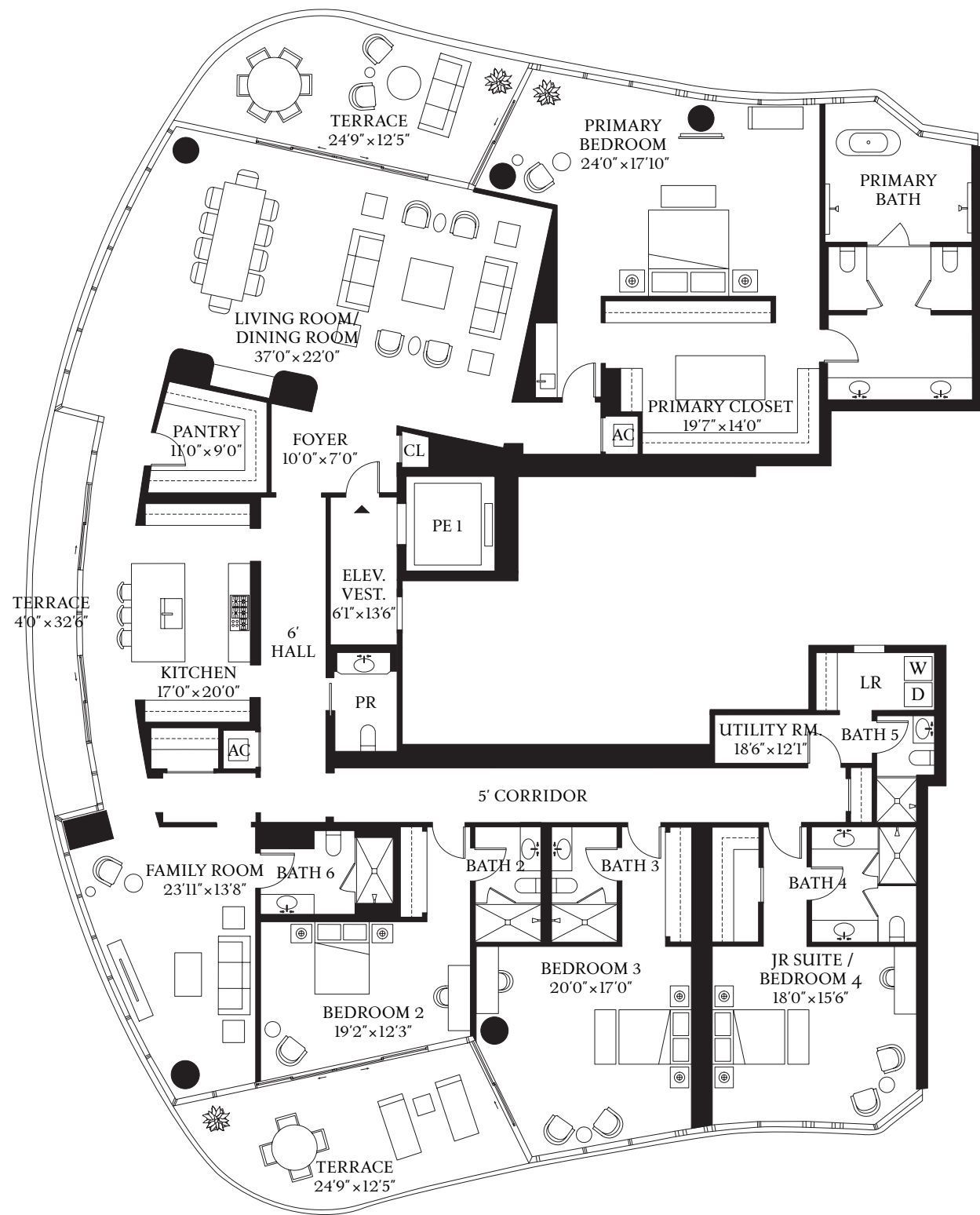
## THE ASTOR TOWER

5 BEDROOMS | 6 BATHROOMS | 1 POWDER ROOM  
INTERIOR: 5,817 SF | 540.4 SQM   EXTERIOR: 779 SF | 72.4 SQM



EAST TOWER  
5 BEDROOMS  
6 BATHROOMS  
1 POWDER ROOM

INTERIOR  
5,817 SF | 540.4 SQM  
EXTERIOR  
779 SF | 72.4 SQM



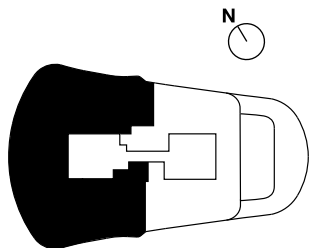
**ST REGIS**  
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BRICKELL AVE







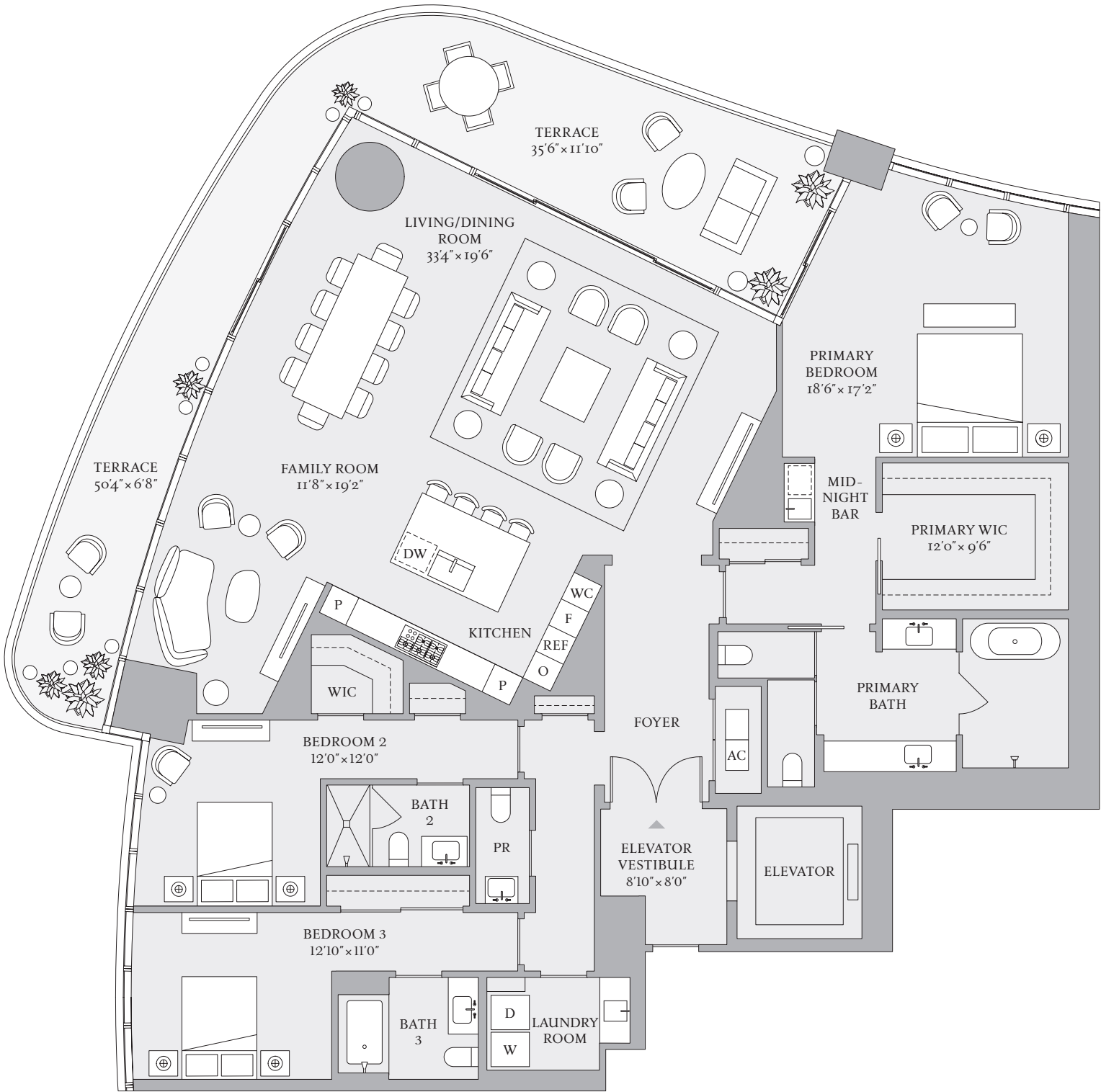
RESIDENCE

C

FLOORS 8–18, 21–30, 33–41

- 3 BEDROOMS
- 3 BATHROOMS
- 1 POWDER ROOM

INTERIOR  
2,987 SF | 277.5 SQM  
EXTERIOR  
590 SF | 54.8 SQM



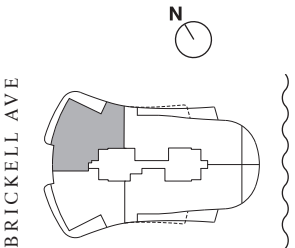
ST REGIS  
MIAMI  
THE RESIDENCES

BISCAYNE BAY



The dimensions stated for this Unit floor plan are approximate because there are various recognized methods for calculating the square footage of a Unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Dimensions and Unit configuration may change during construction. The furniture illustrated is not included with purchase; the floorplan layout is not a guaranty on your use of space but is one example of uses of space. Consult the Developer's prospectus to understand the calculation of the Unit square footage and dimensions and what is included with purchase. Prices are not based on the square footage no matter the method of calculation of Unit dimensions and all prices are subject to change at any time.

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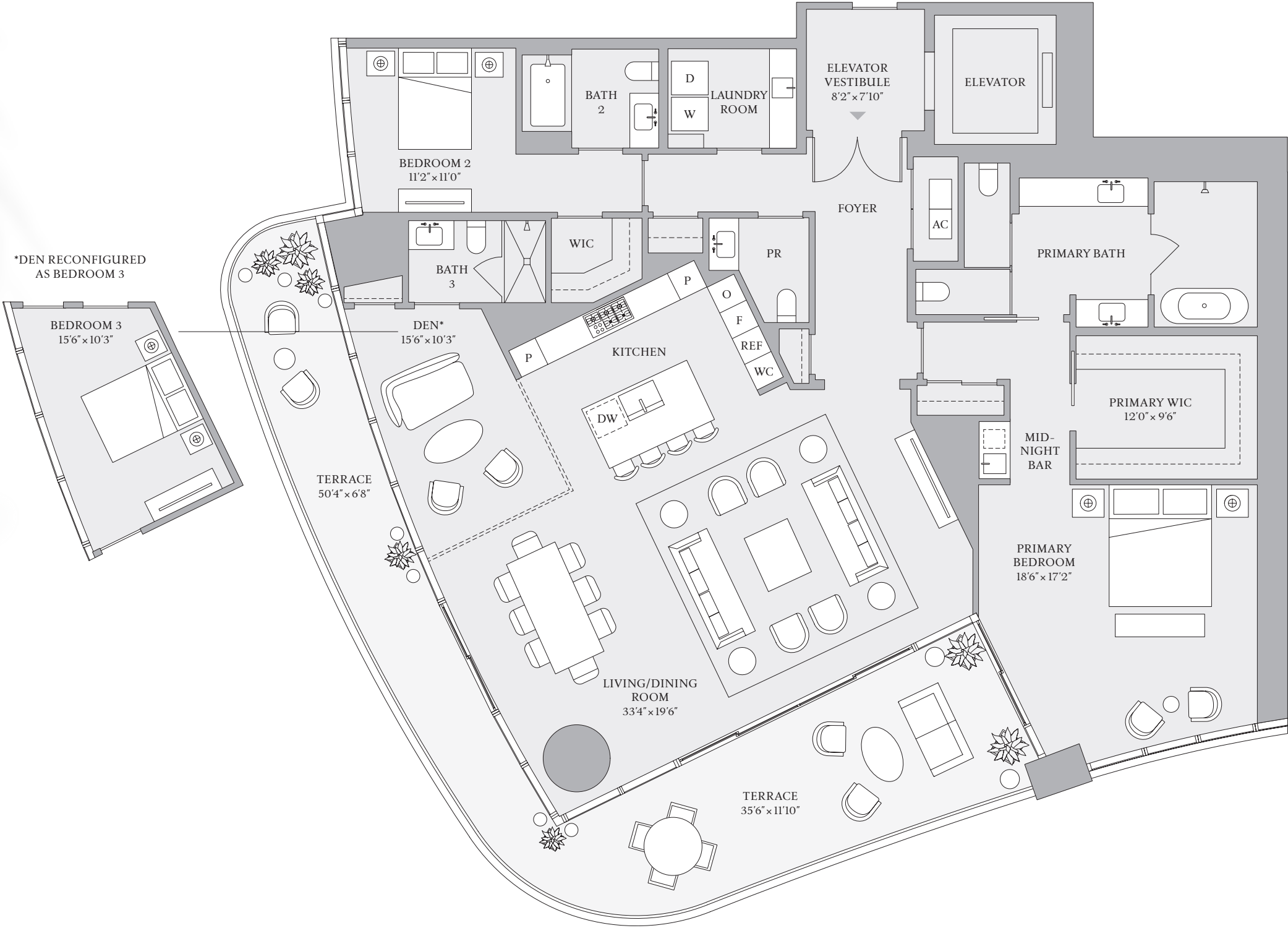
RESIDENCE

D

FLOORS 8–18, 21–30, 33–41

- 2 BEDROOMS
- 3 BATHROOMS
- 1 POWDER ROOM

INTERIOR  
2,616 SF | 243 SQM  
EXTERIOR  
590 SF | 54.8 SQM



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BISCAYNE BAY



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