



ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 603

South Tower / Level 6

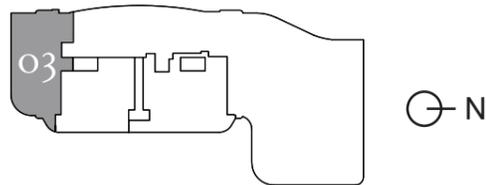
3 BEDROOMS

3 BATHROOMS

2,654 SF / 246.5 SM INTERIOR

207 SF / 19.2 SM EXTERIOR

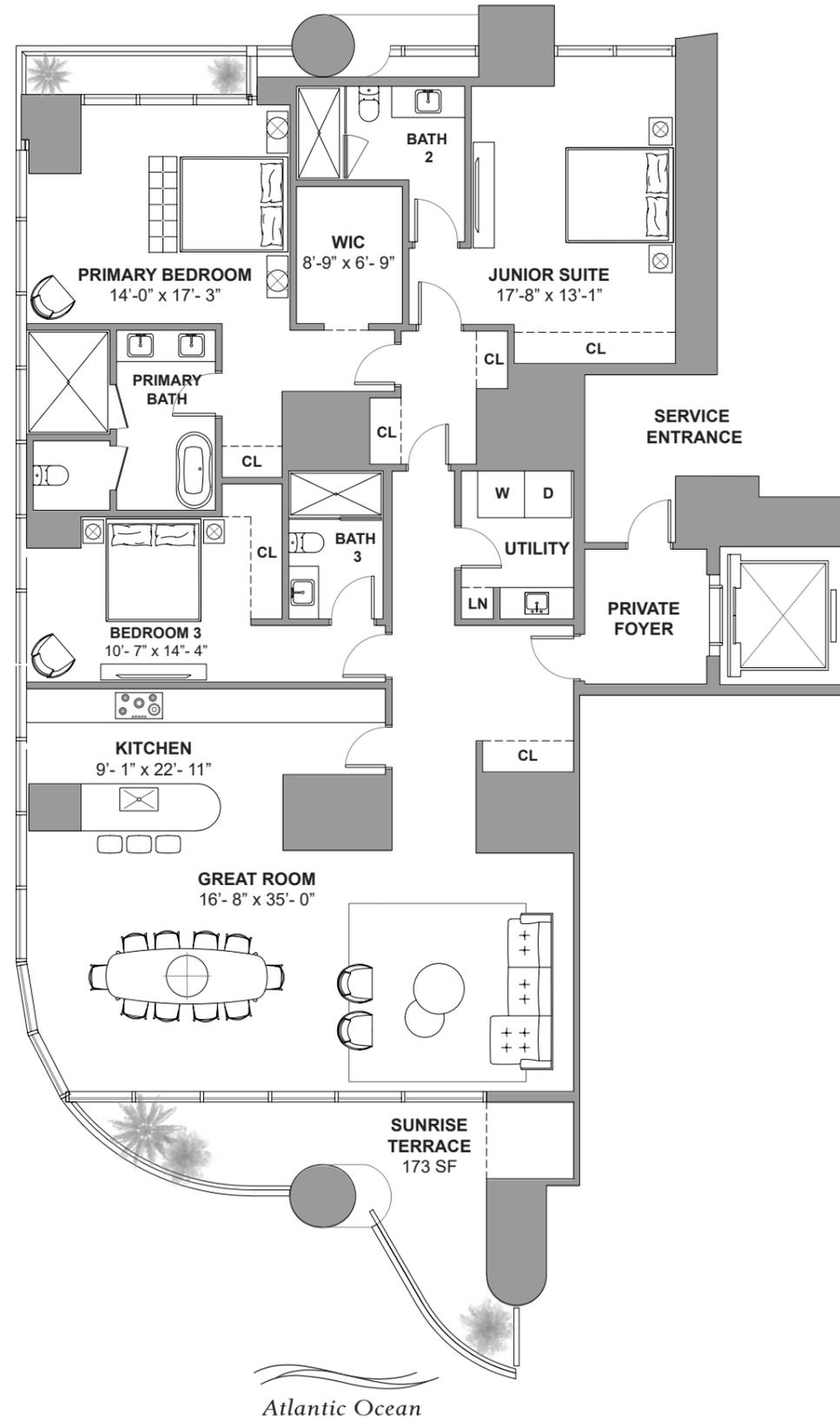
2,861 SF / 265.7 SM TOTAL



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160

Collins Ave / AIA



DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHÂTEAU
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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



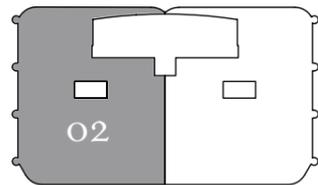
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 802

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES
FORTUNE INTERNATIONAL GROUP **CHATEAU 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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



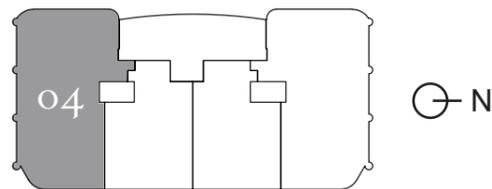
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 1204

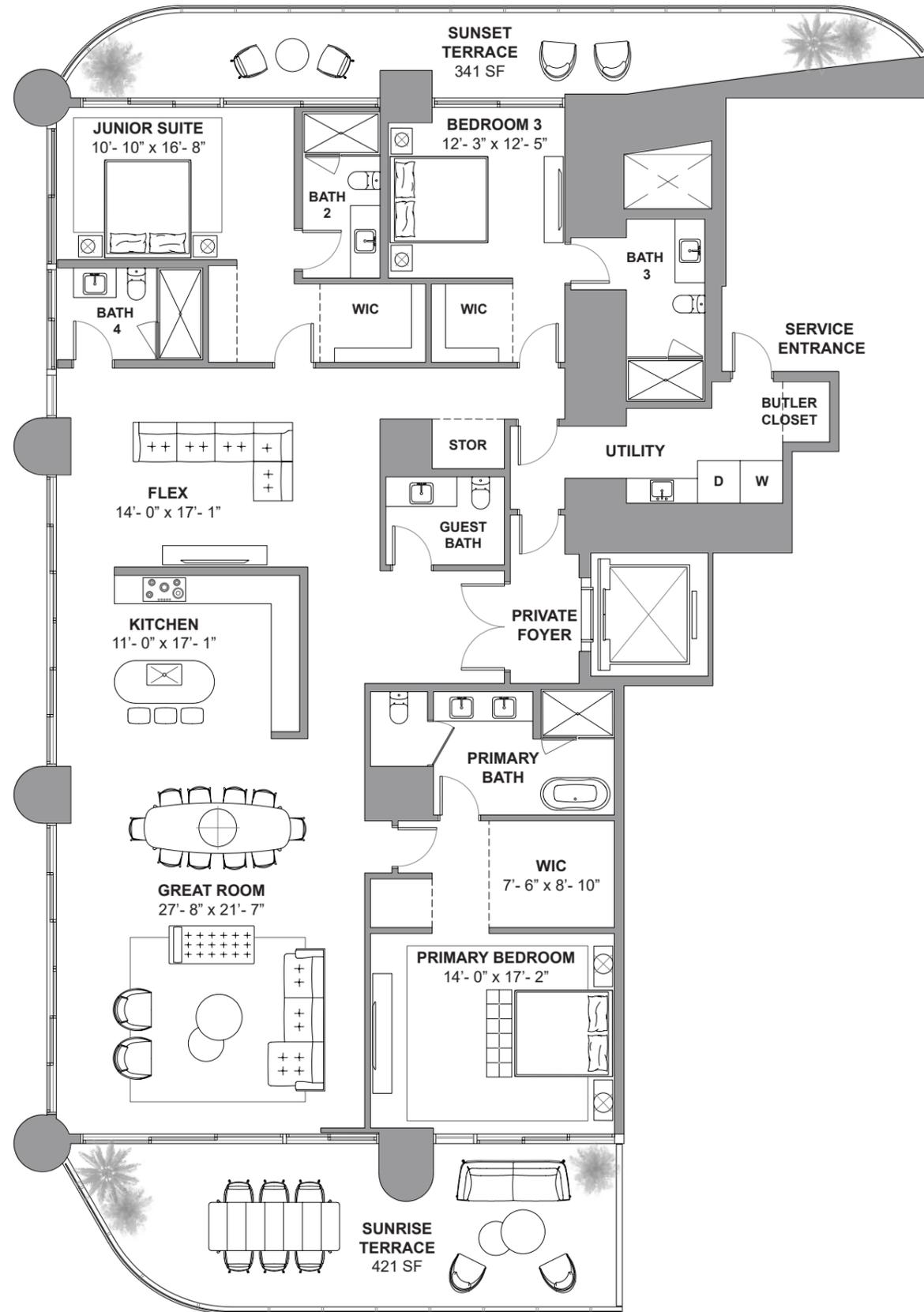
South Tower / Level 12

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE INTERNATIONAL GROUP

CHATEAU 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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



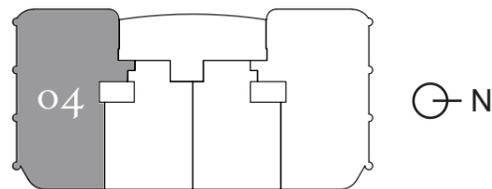
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 1504

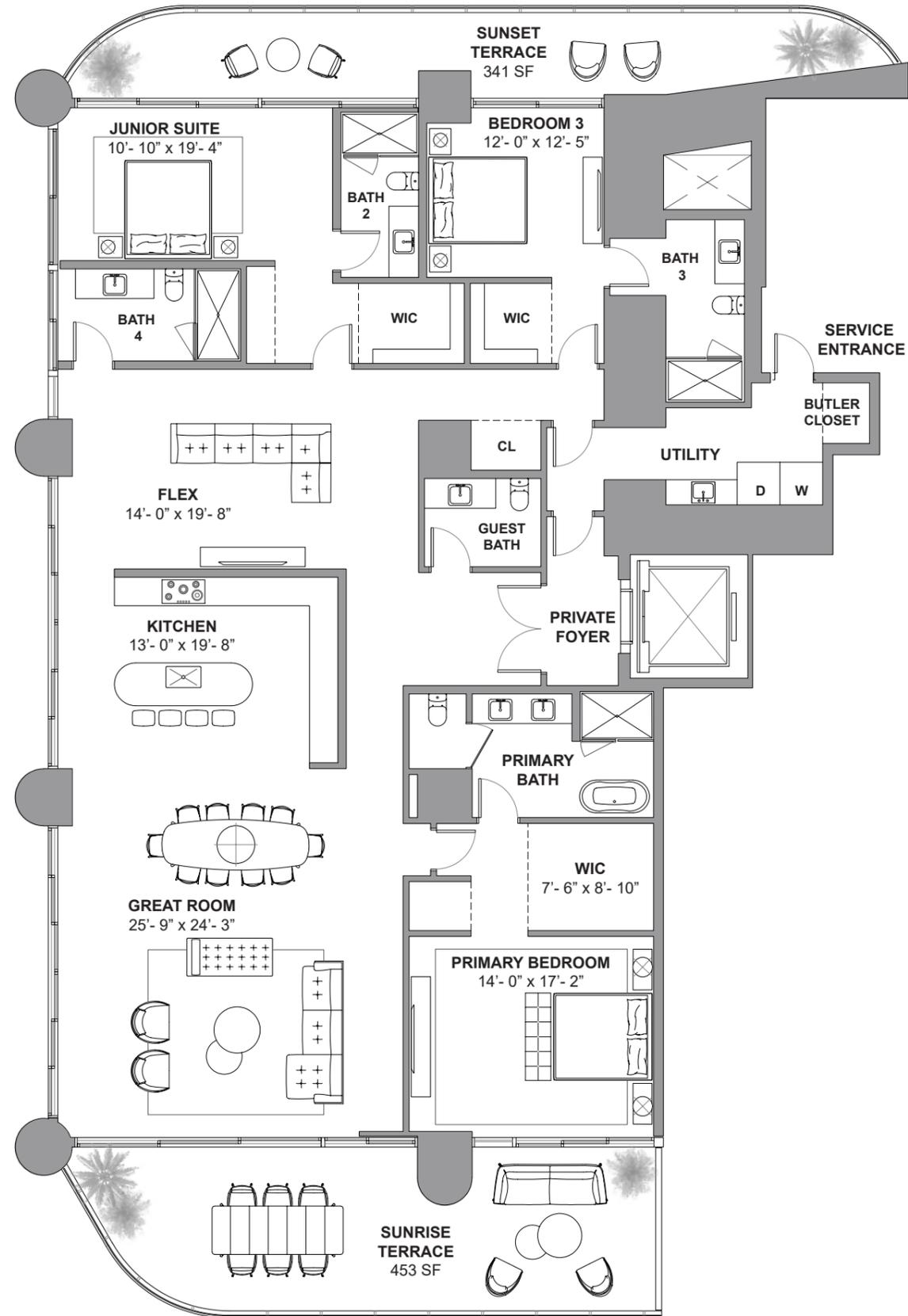
South Tower / Level 15

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHATEAU
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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



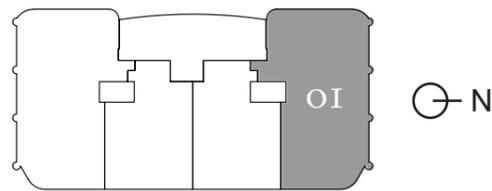
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 1701

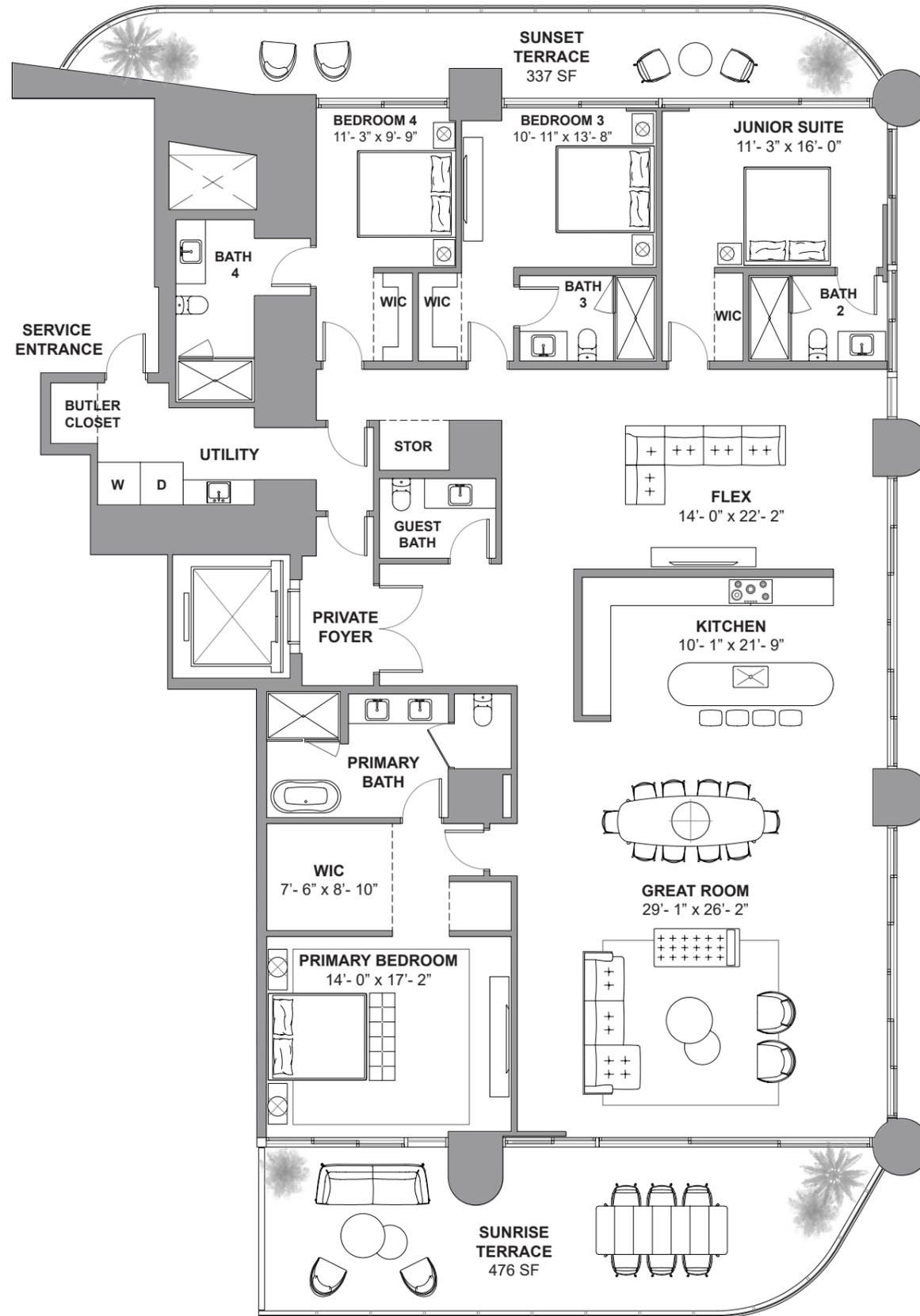
South Tower / Level 17

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHATEAU
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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



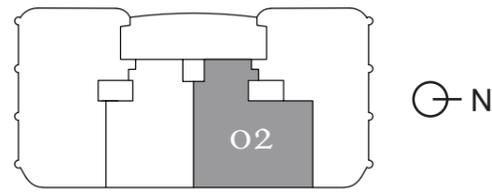
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 1902

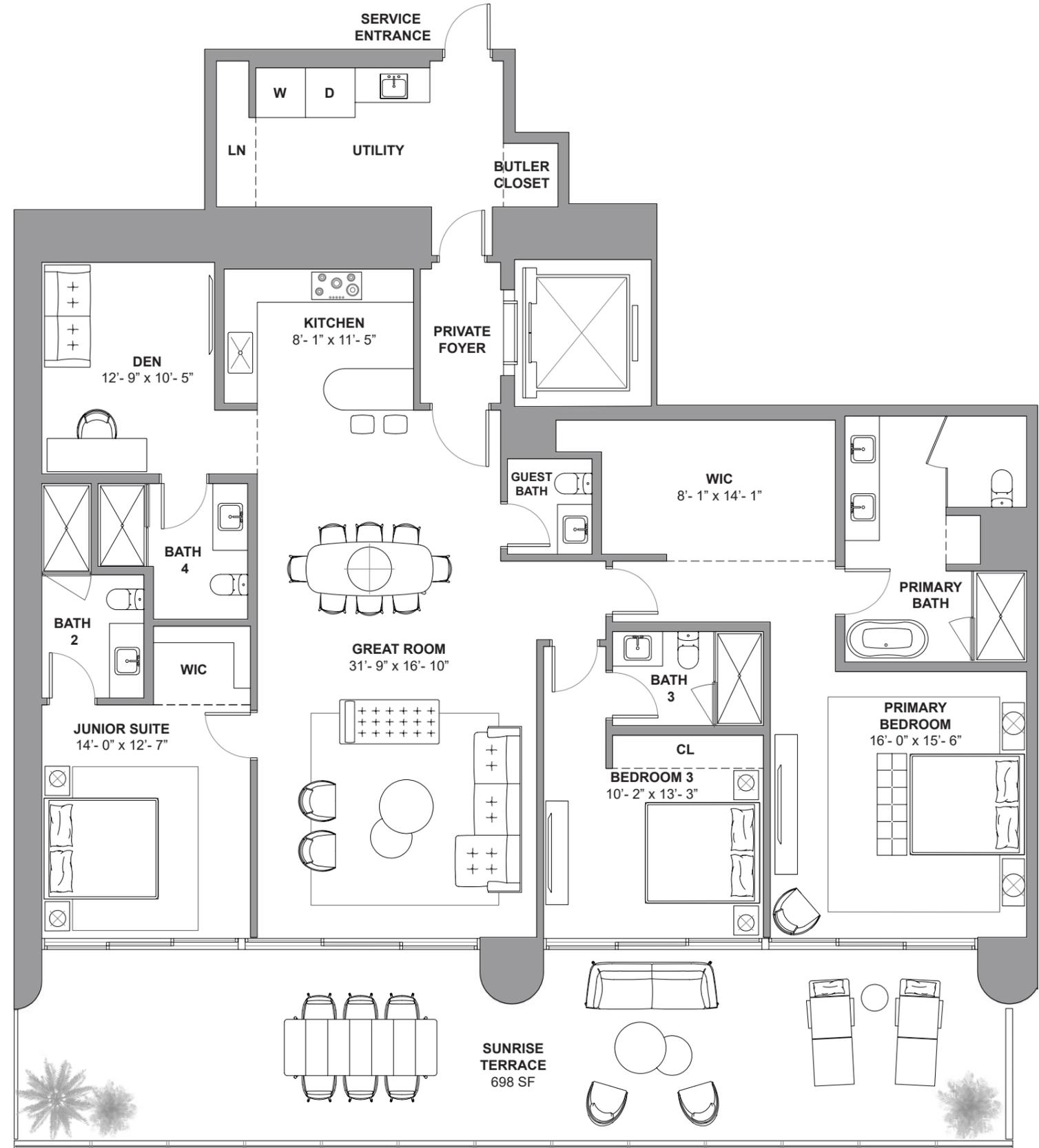
South Tower / Level 19

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES
FORTUNE INTERNATIONAL GROUP
CHÂTEAU 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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



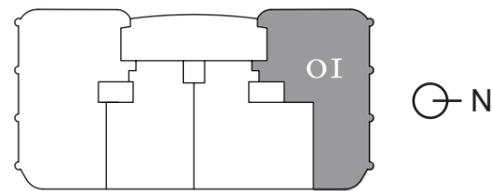
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 2001

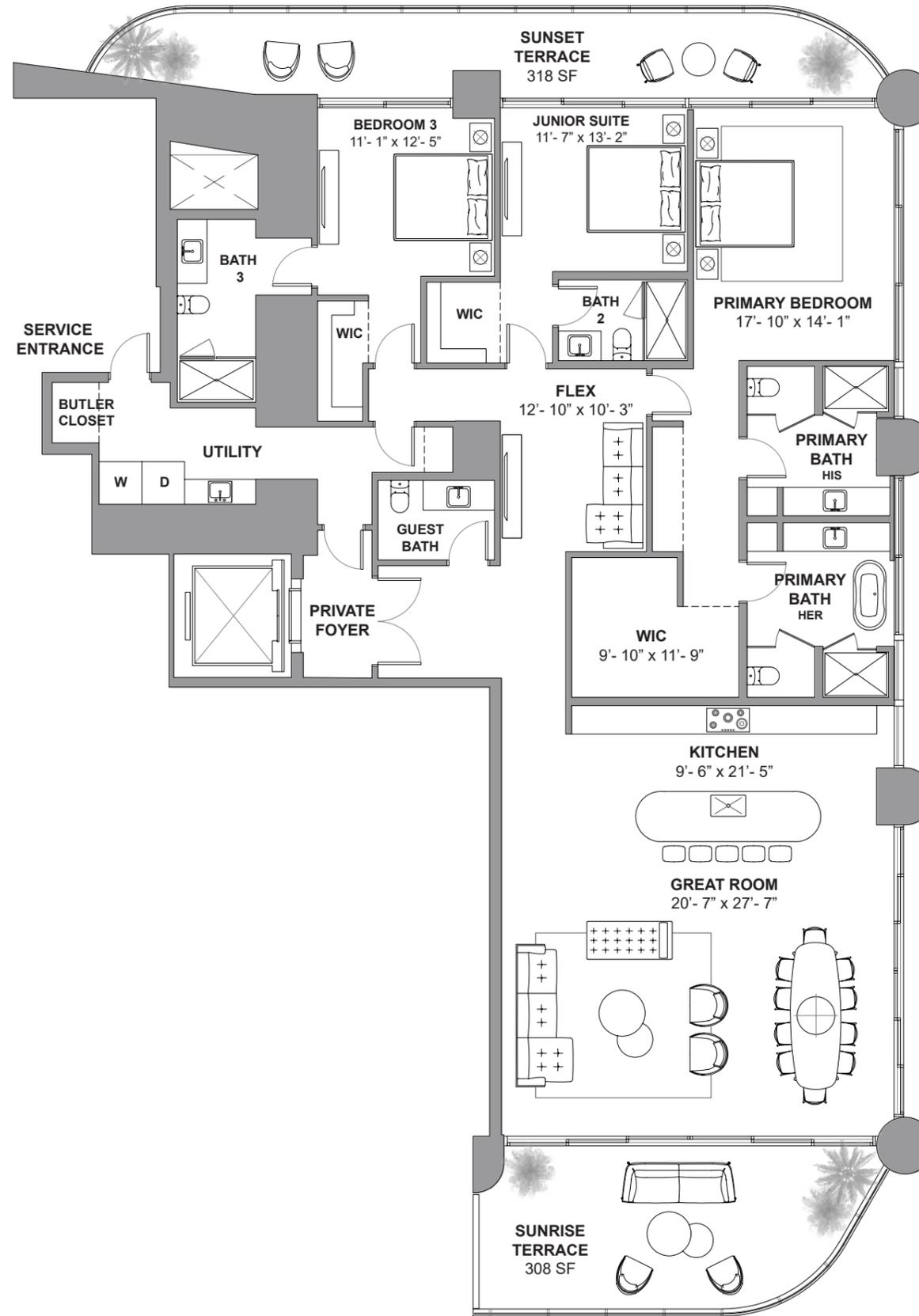
South Tower / Level 20

- 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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHATEAU
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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



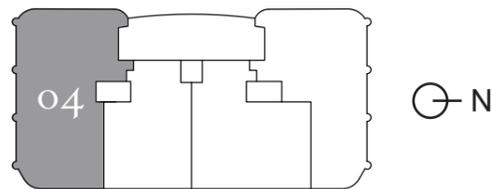
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 2304

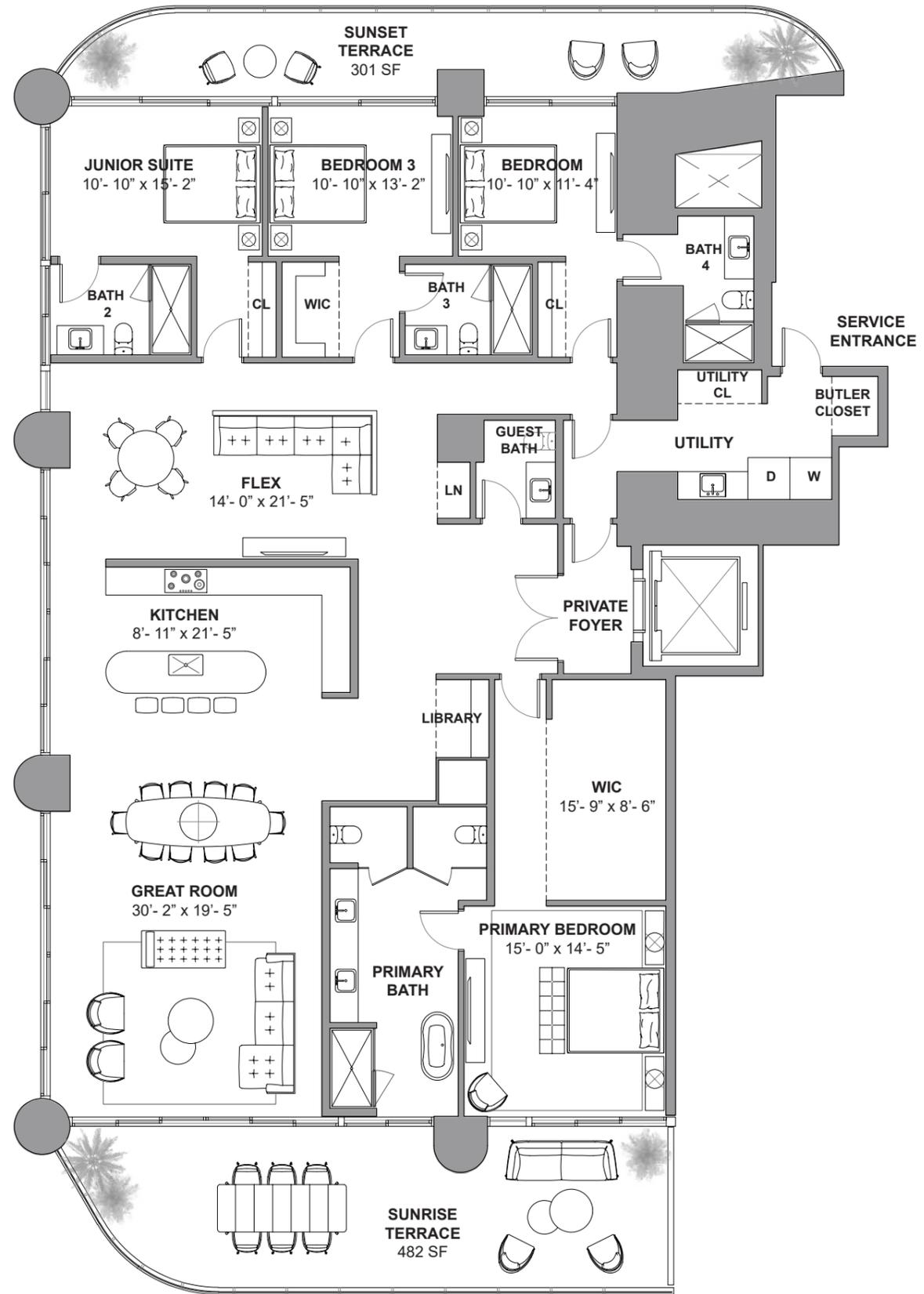
South Tower / Level 23

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES
FORTUNE INTERNATIONAL GROUP **CHÂTEAU 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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



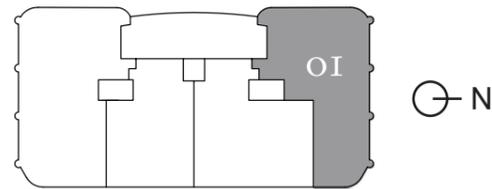
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 2901

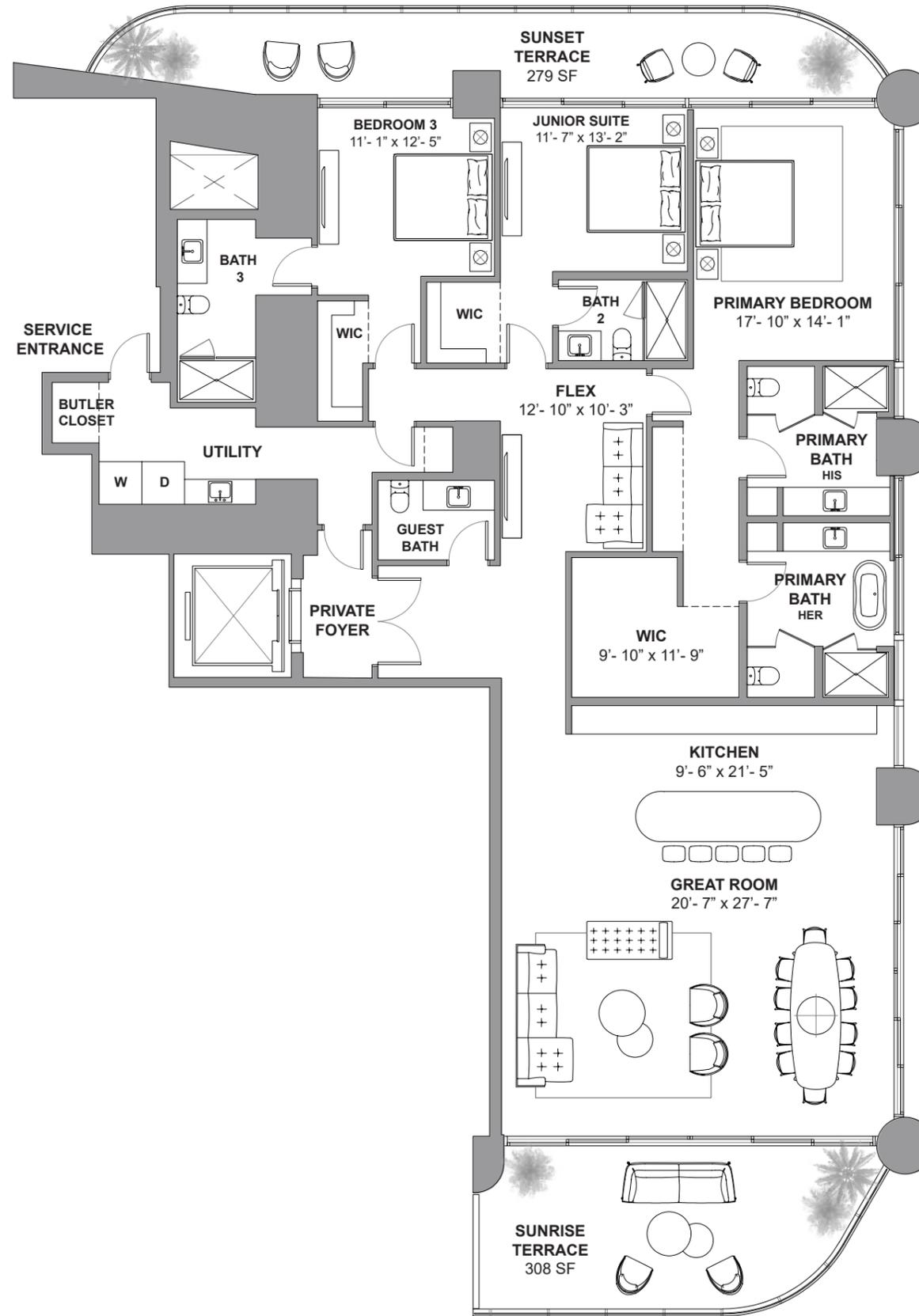
South Tower / Level 29

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHÂTEAU
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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 3303

South Tower / Level 33

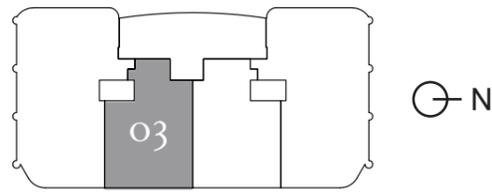
2 BEDROOMS + DEN

3.5 BATHROOMS

2,086 SF / 193.8 SM INTERIOR

523 SF / 48.5 SM EXTERIOR

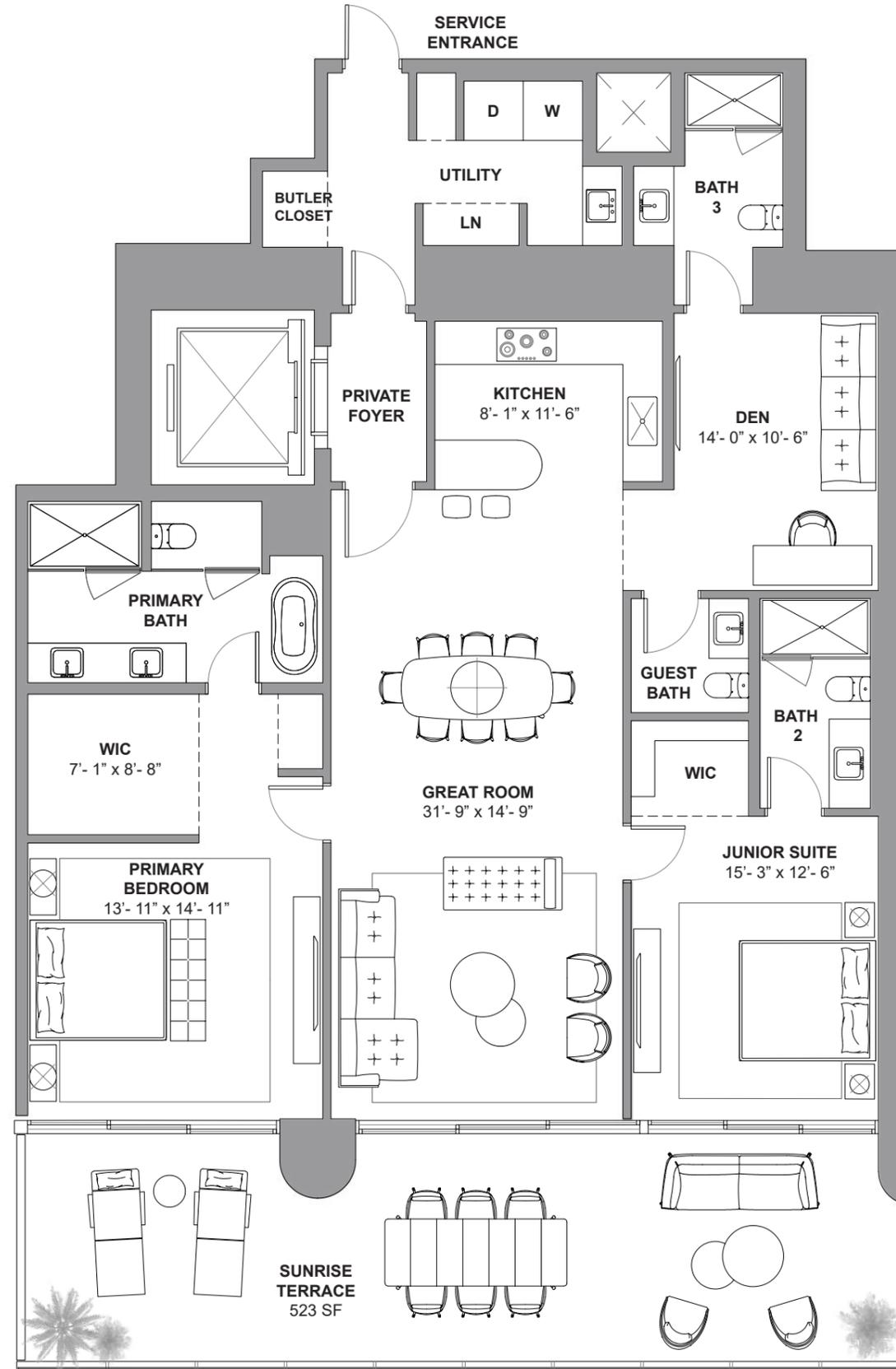
2,609 SF / 242.3 SM TOTAL



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160

Collins Ave / AIA



Atlantic Ocean

DEVELOPMENT AND SALES
FORTUNE INTERNATIONAL GROUP | **CHATEAU 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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



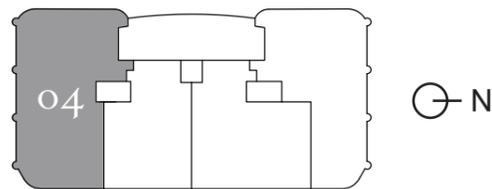
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 3304

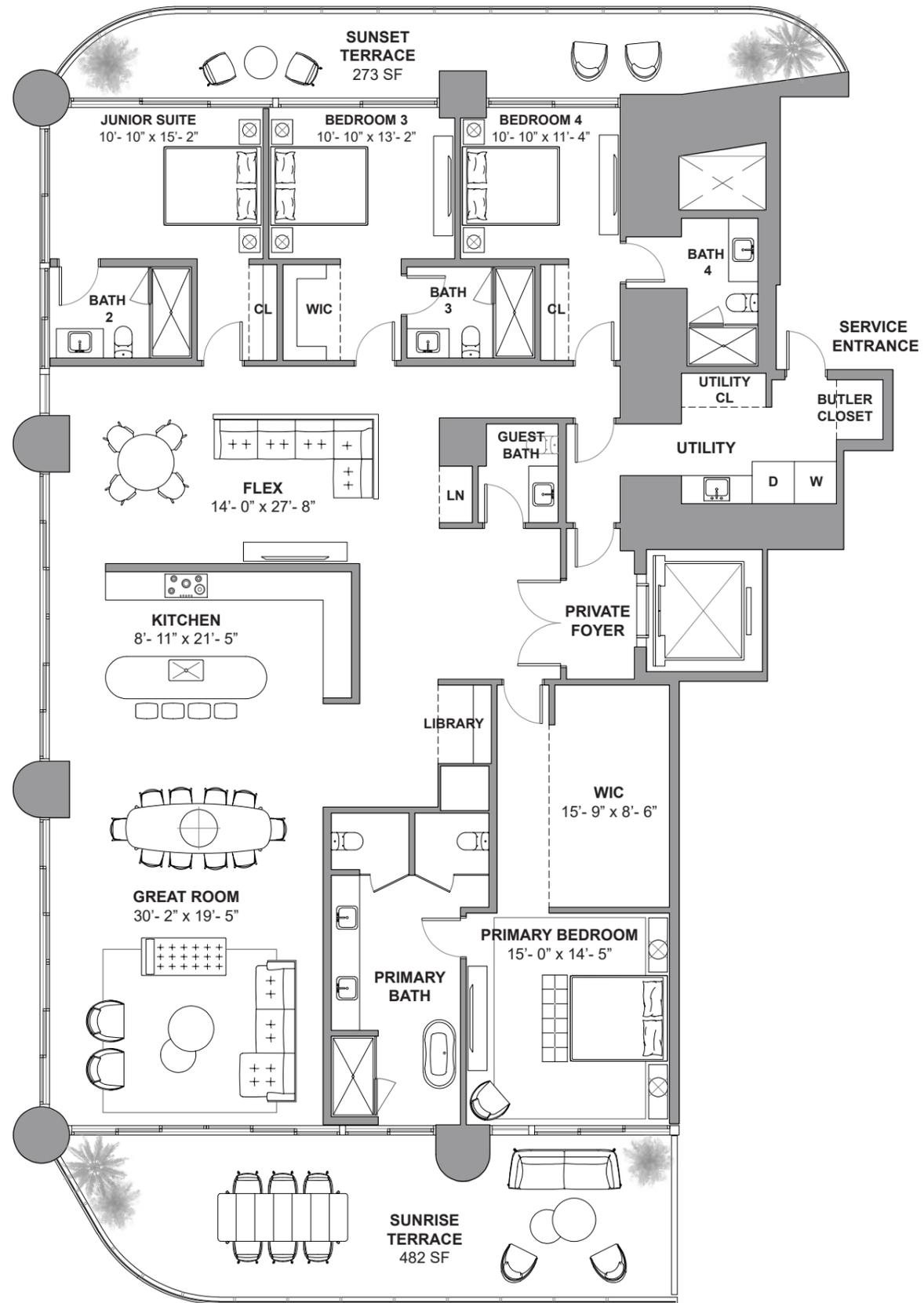
South Tower / Level 33

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHATEAU
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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



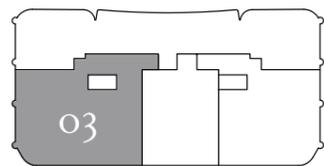
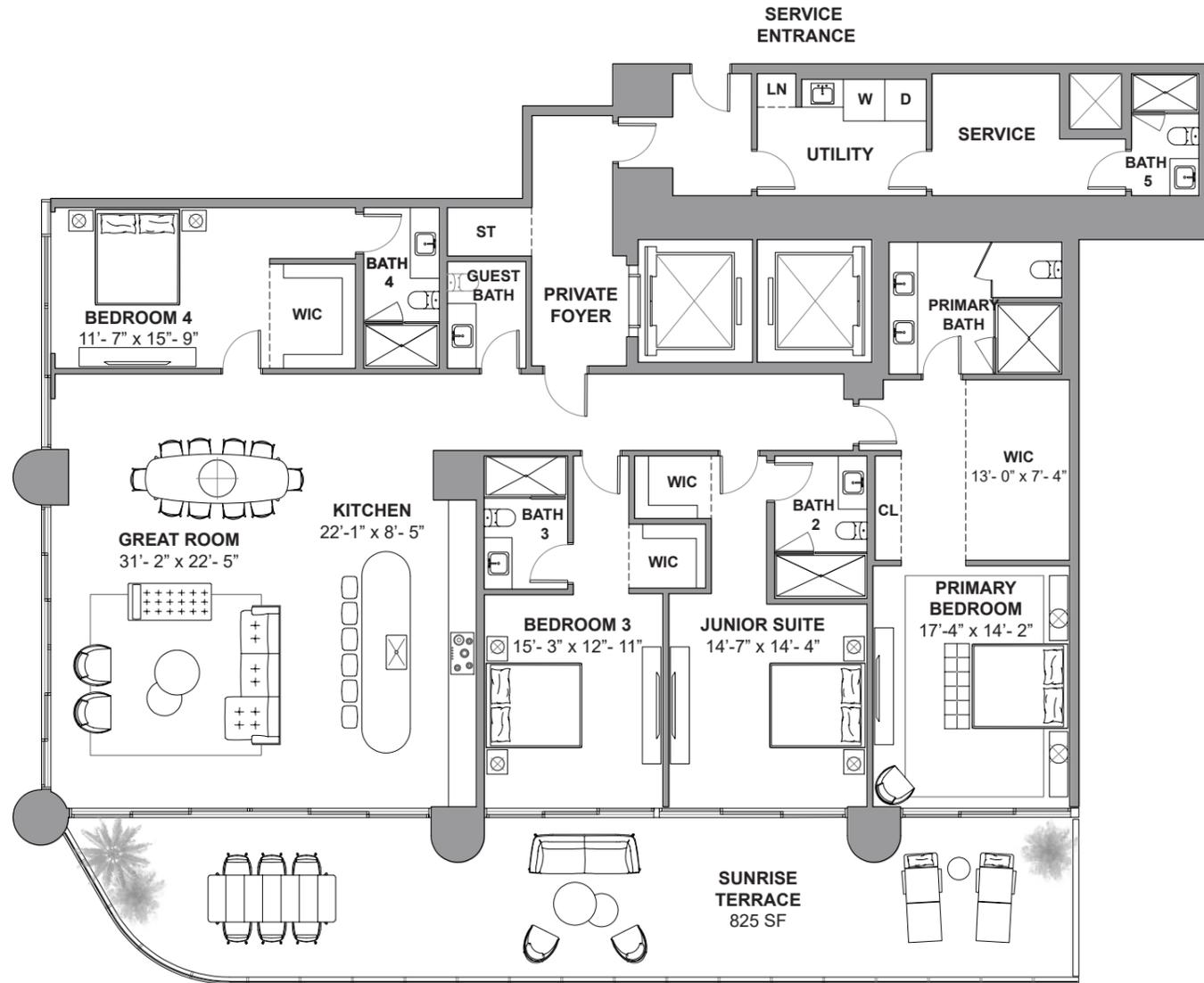
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 3403

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



DEVELOPMENT AND SALES
FORTUNE INTERNATIONAL GROUP
CHÂTEAU 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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



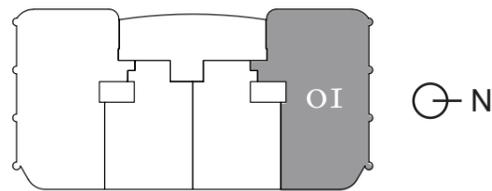
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 3501

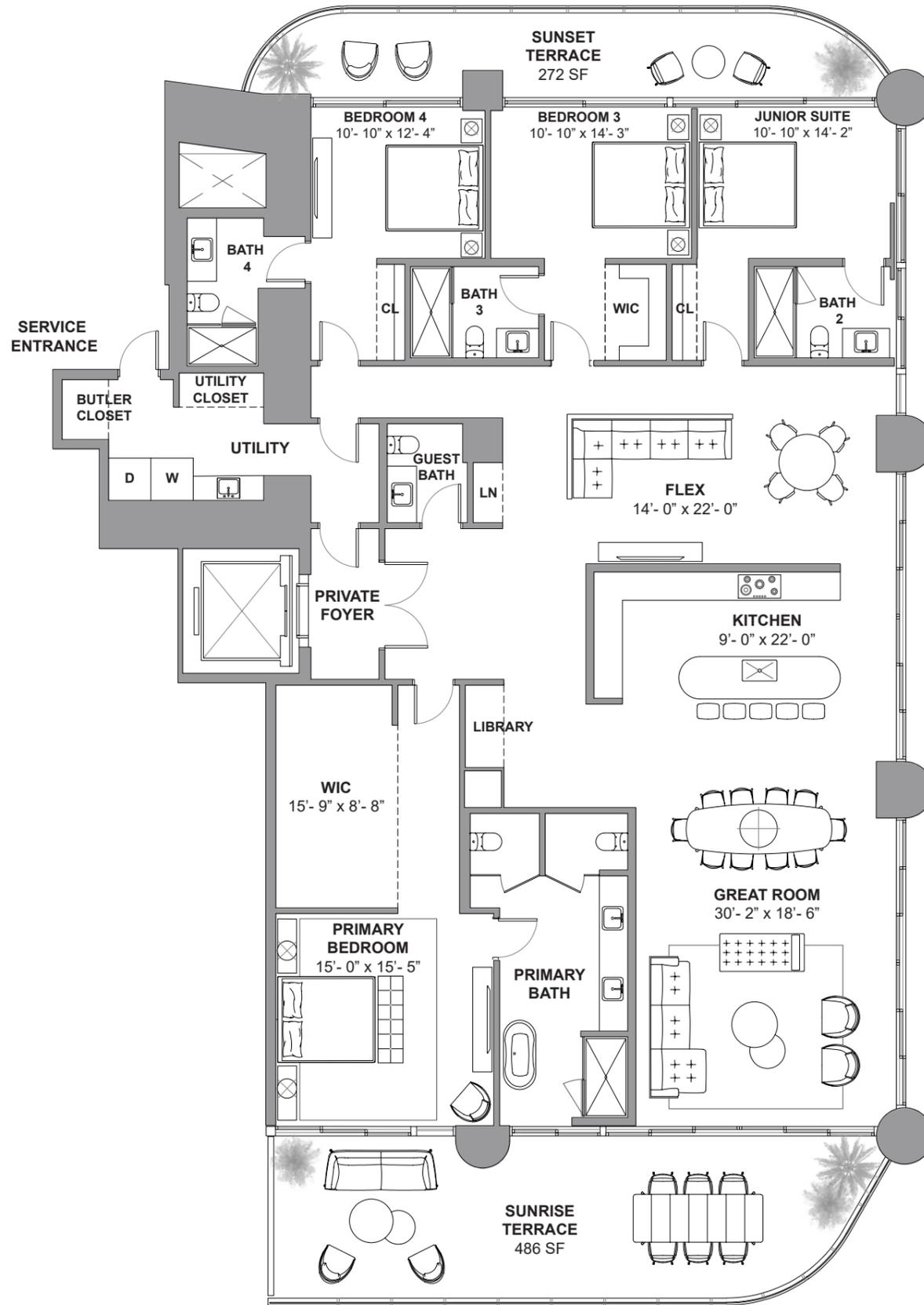
South Tower / Level 35

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHATEAU
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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



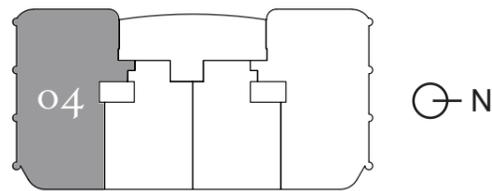
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 3704

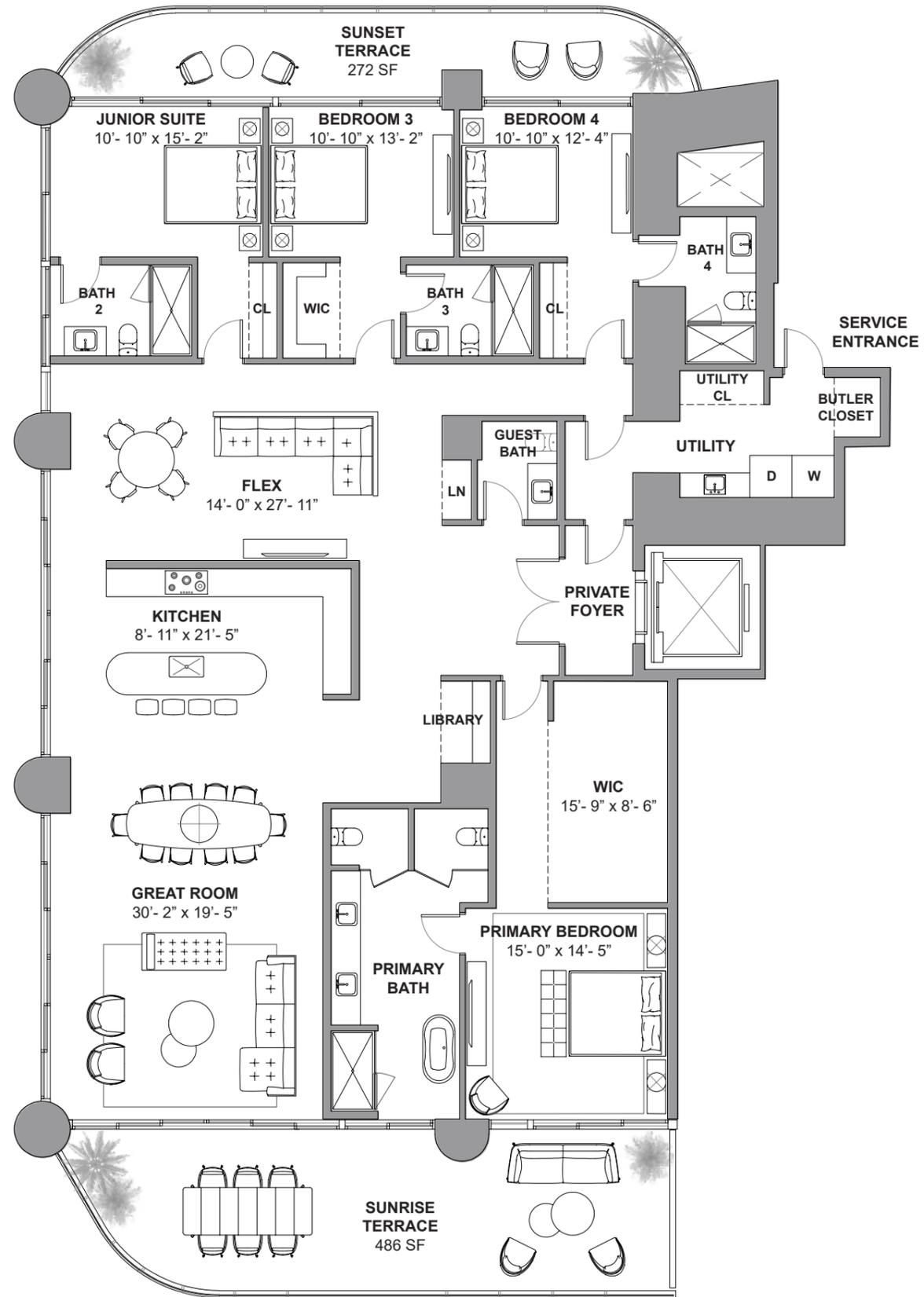
South Tower / Level 37

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHATEAU
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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



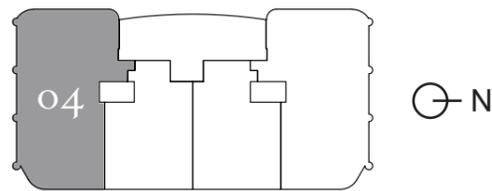
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 3804

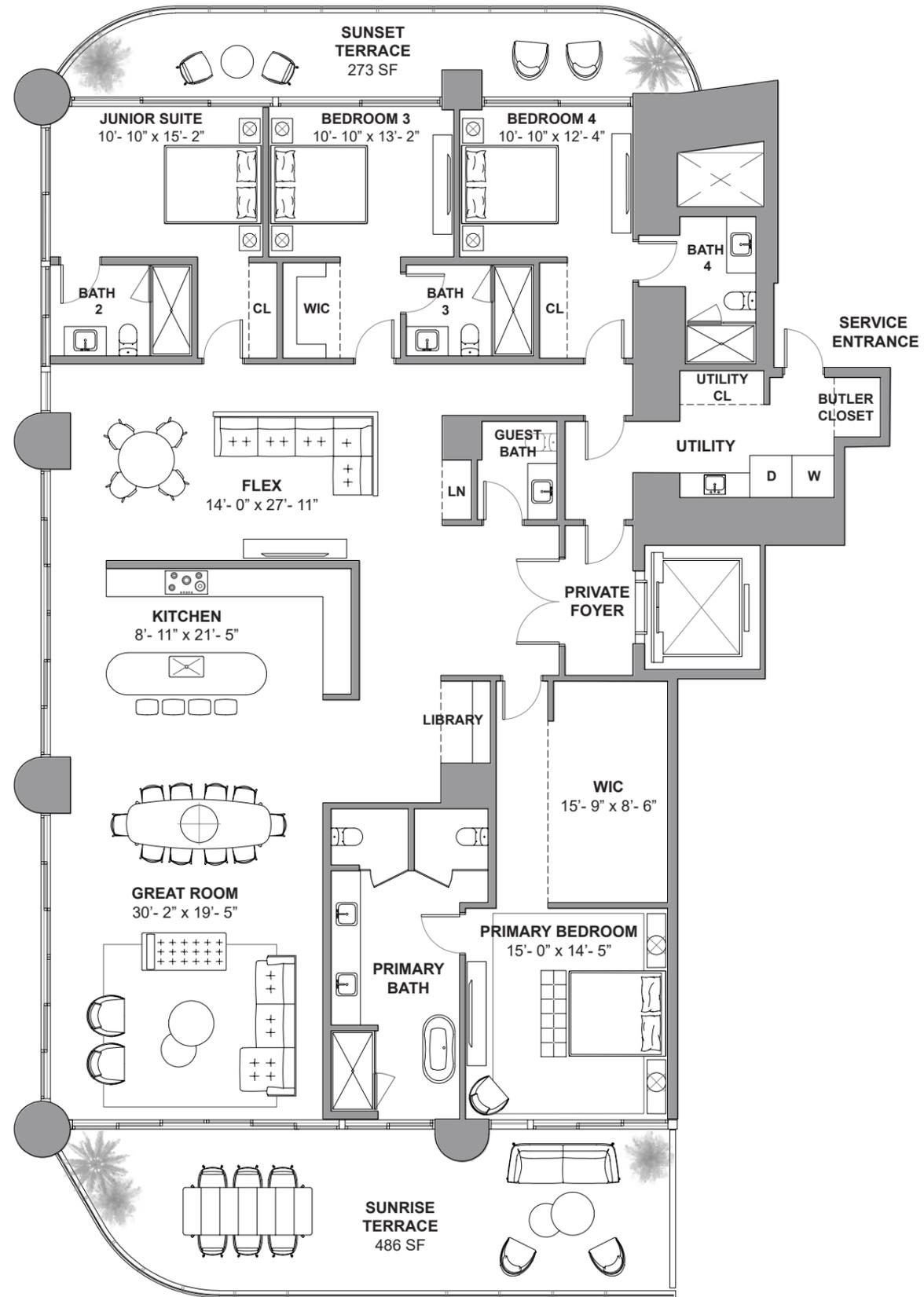
South Tower / Level 38

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHÂTEAU
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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



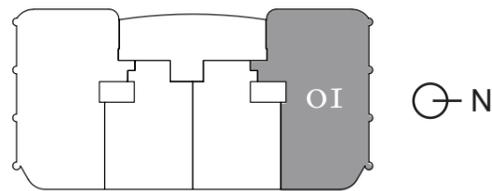
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 4001

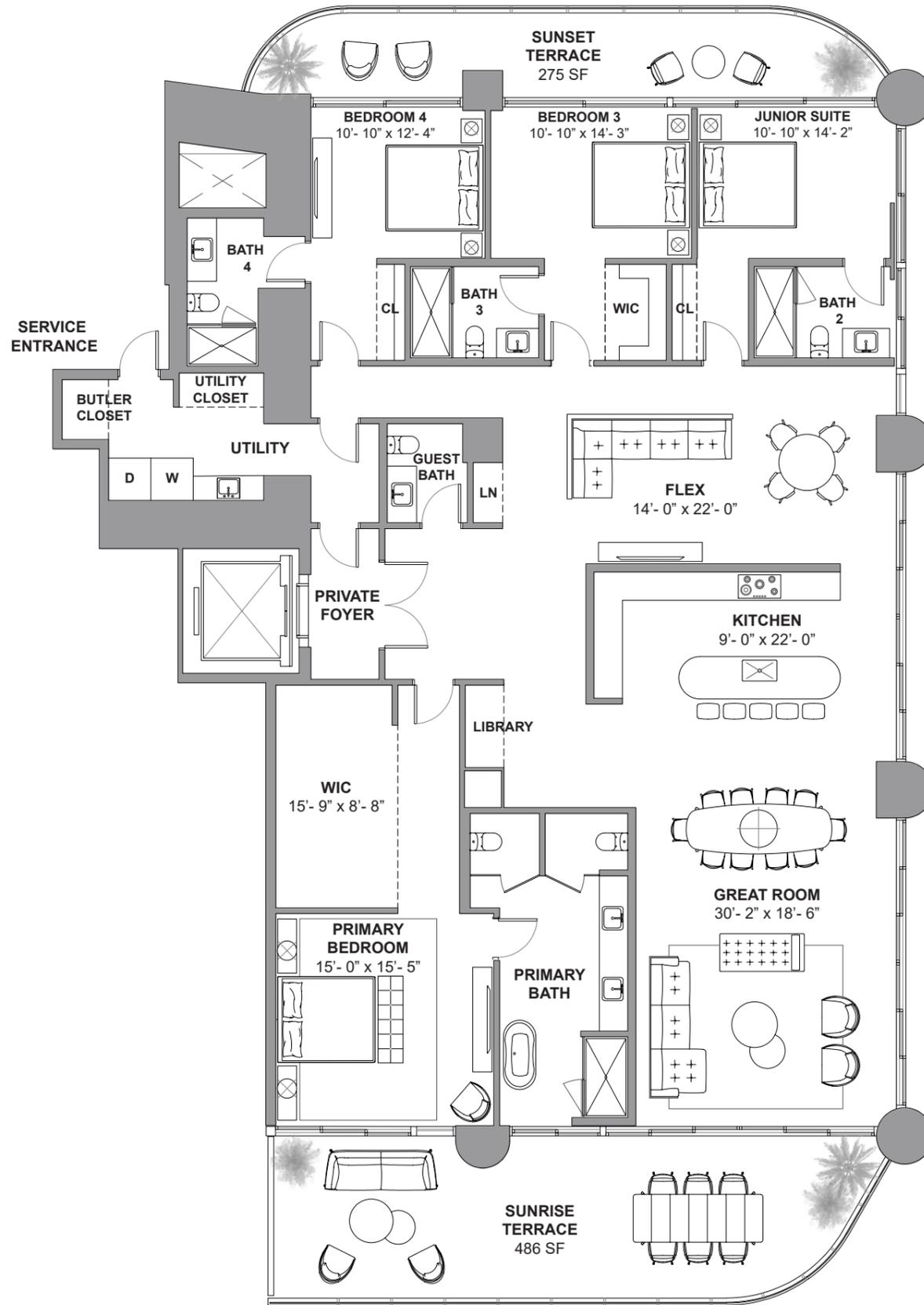
South Tower / Level 40

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHATEAU
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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



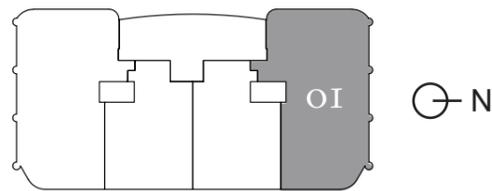
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 4101

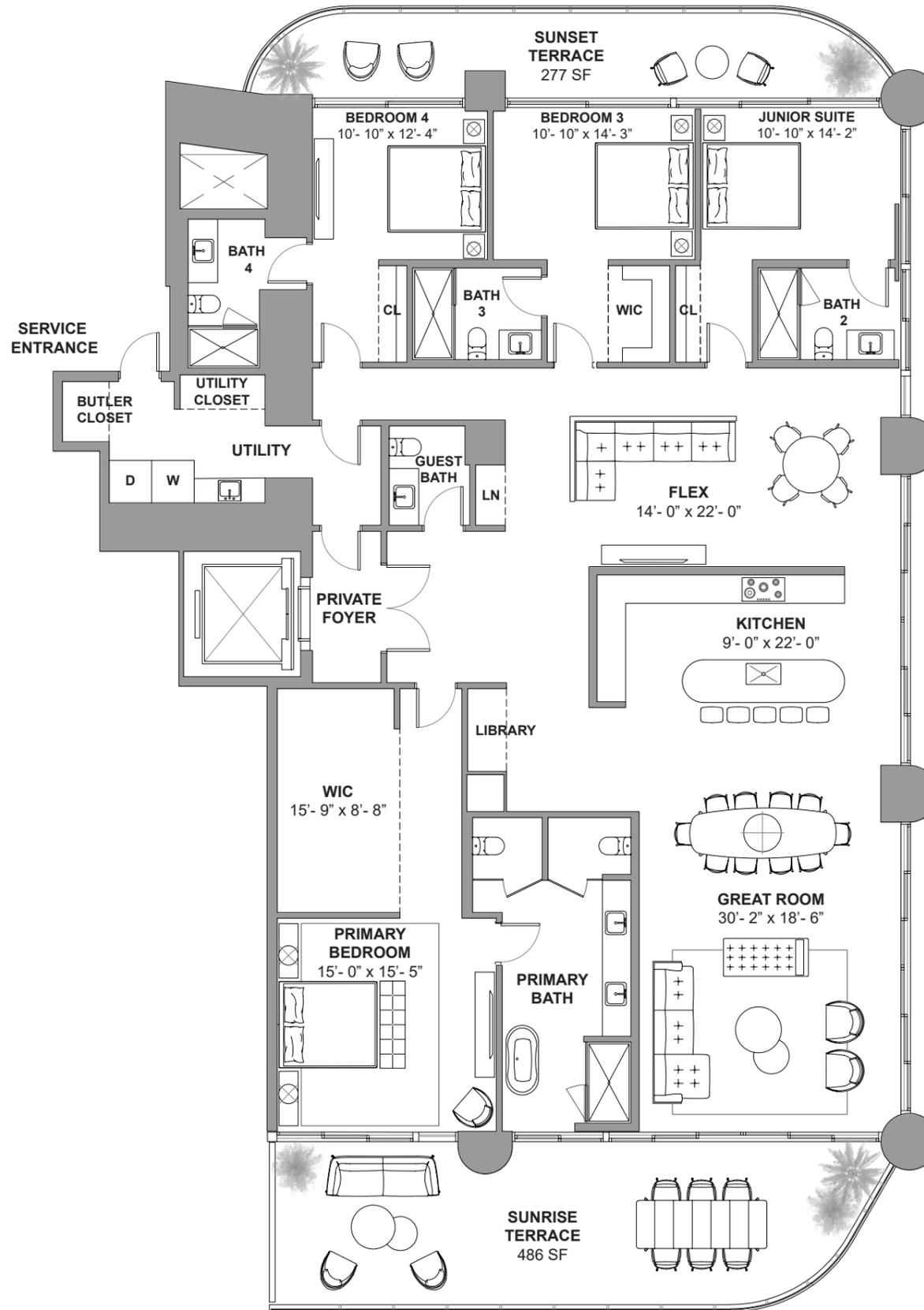
South Tower / Level 41

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHATEAU
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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



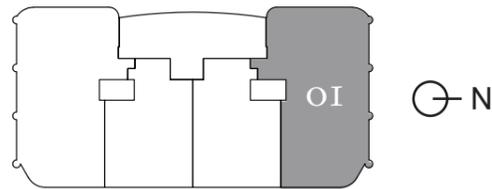
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 4301

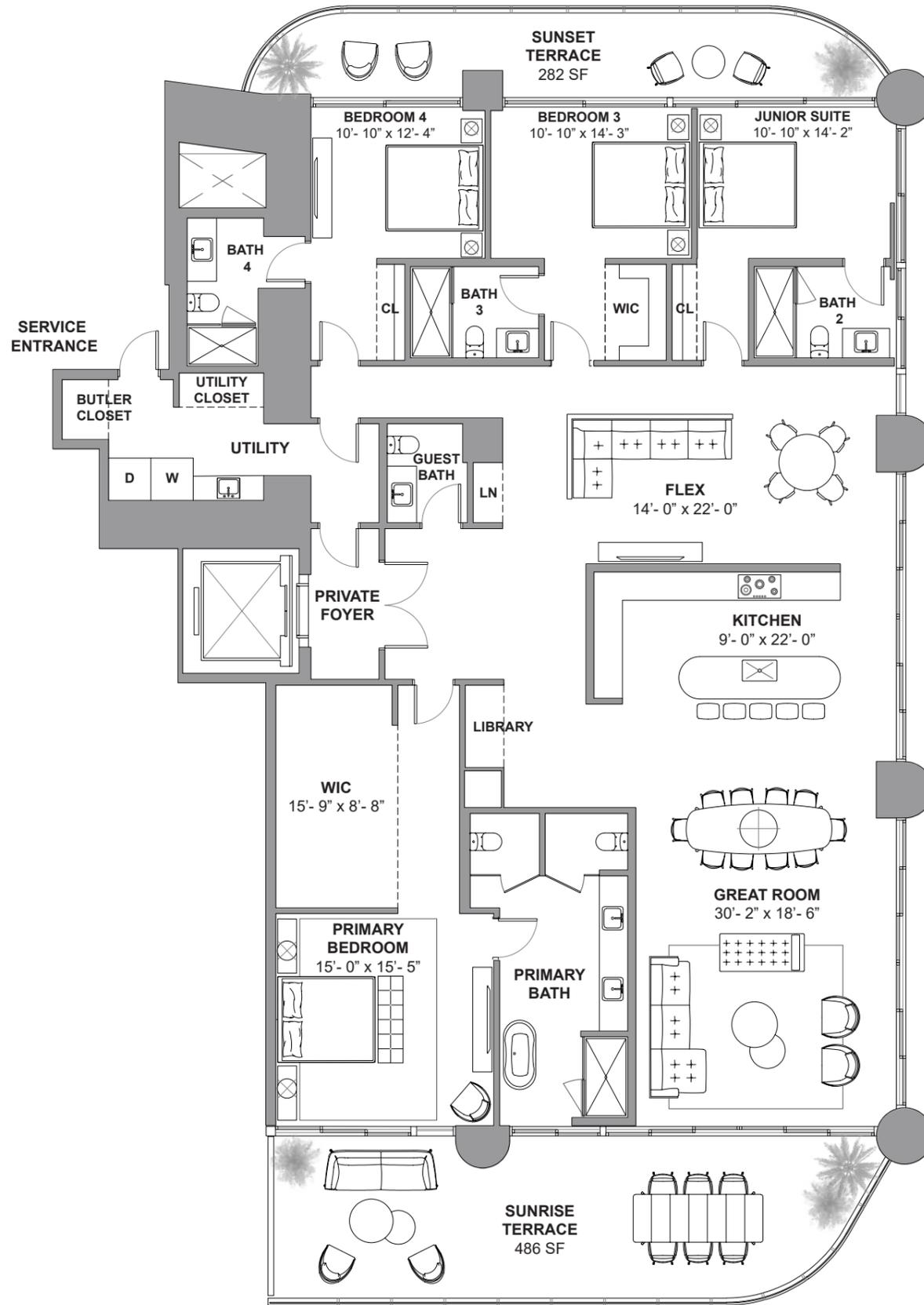
South Tower / Level 43

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHATEAU
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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



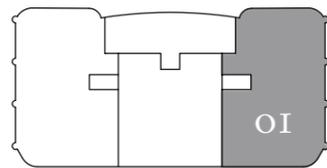
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 4501

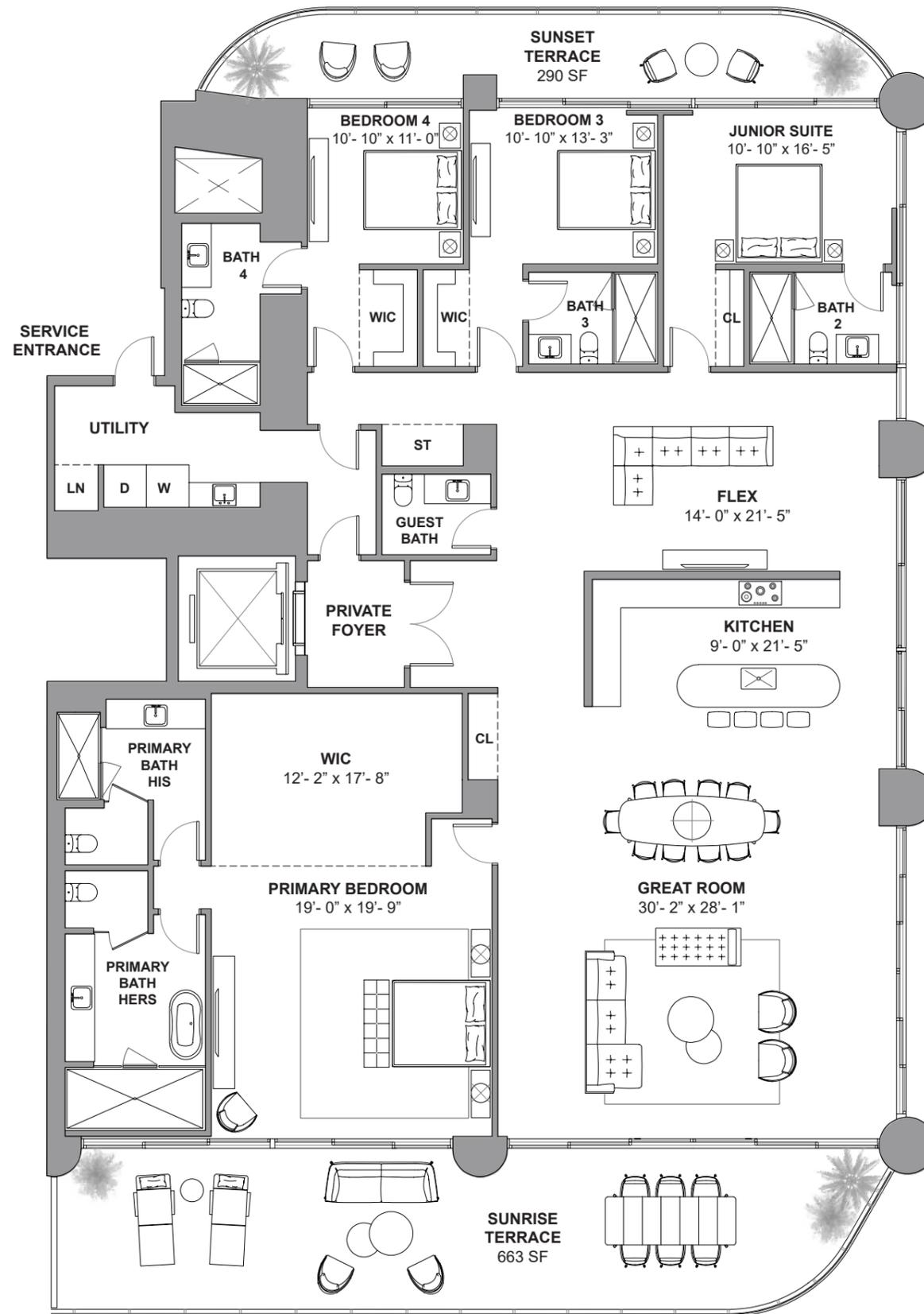
South Tower / Level 45

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHATEAU
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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



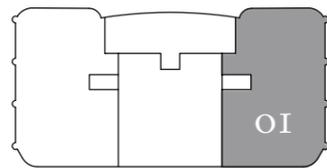
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 4601

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE
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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



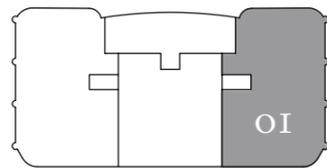
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 4701

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHATEAU
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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



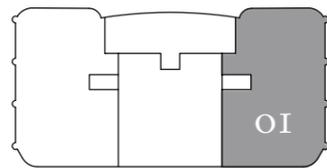
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 4801

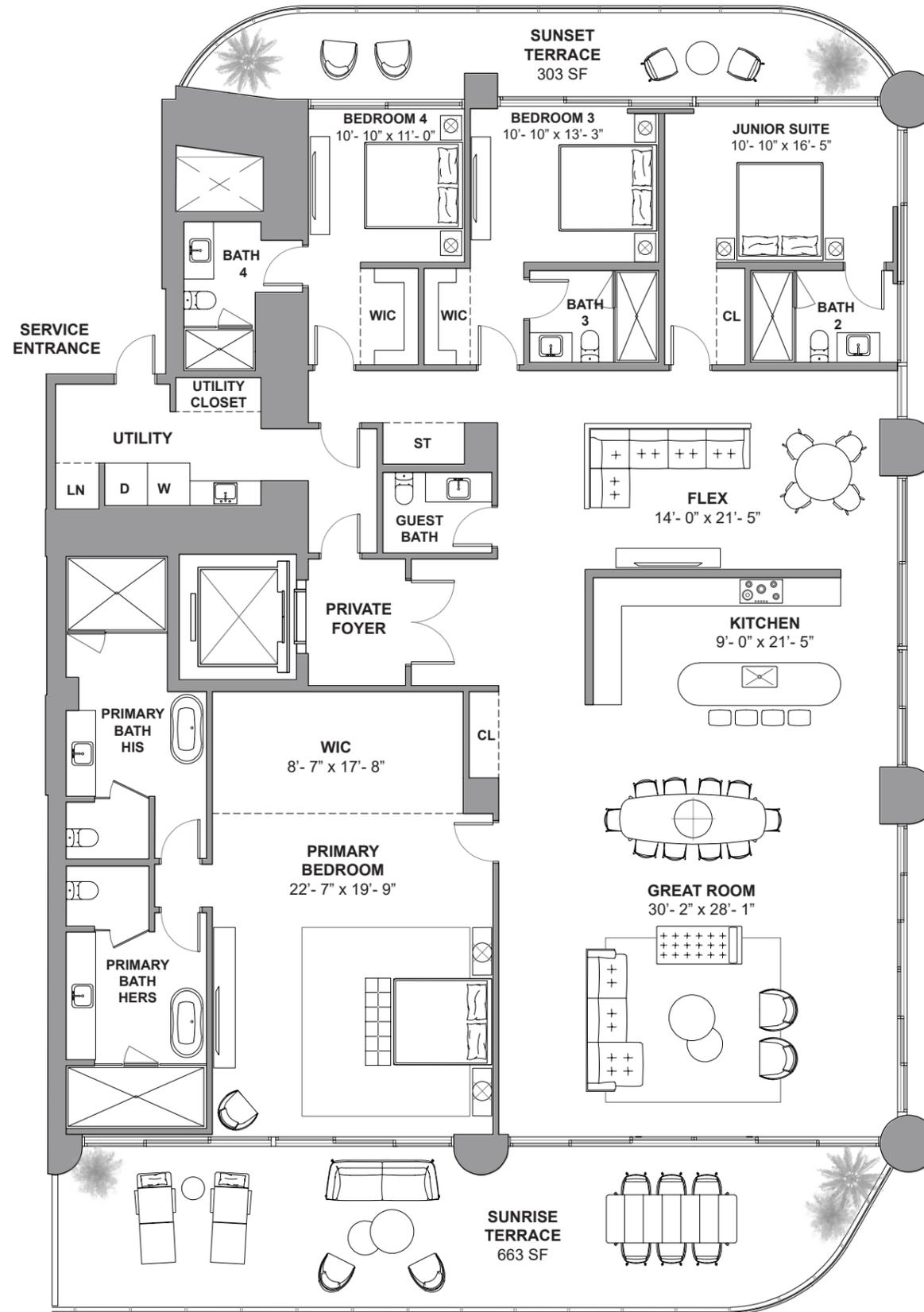
South Tower / Level 48

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE INTERNATIONAL GROUP

CHATEAU 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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



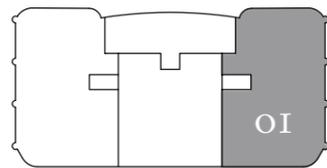
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 4901

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHÂTEAU
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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 5001

South Tower / Level 50

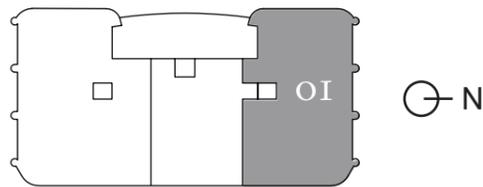
4 BEDROOMS + FLEX

4.5 BATHROOMS

3,530 SF / 327.9 SM INTERIOR

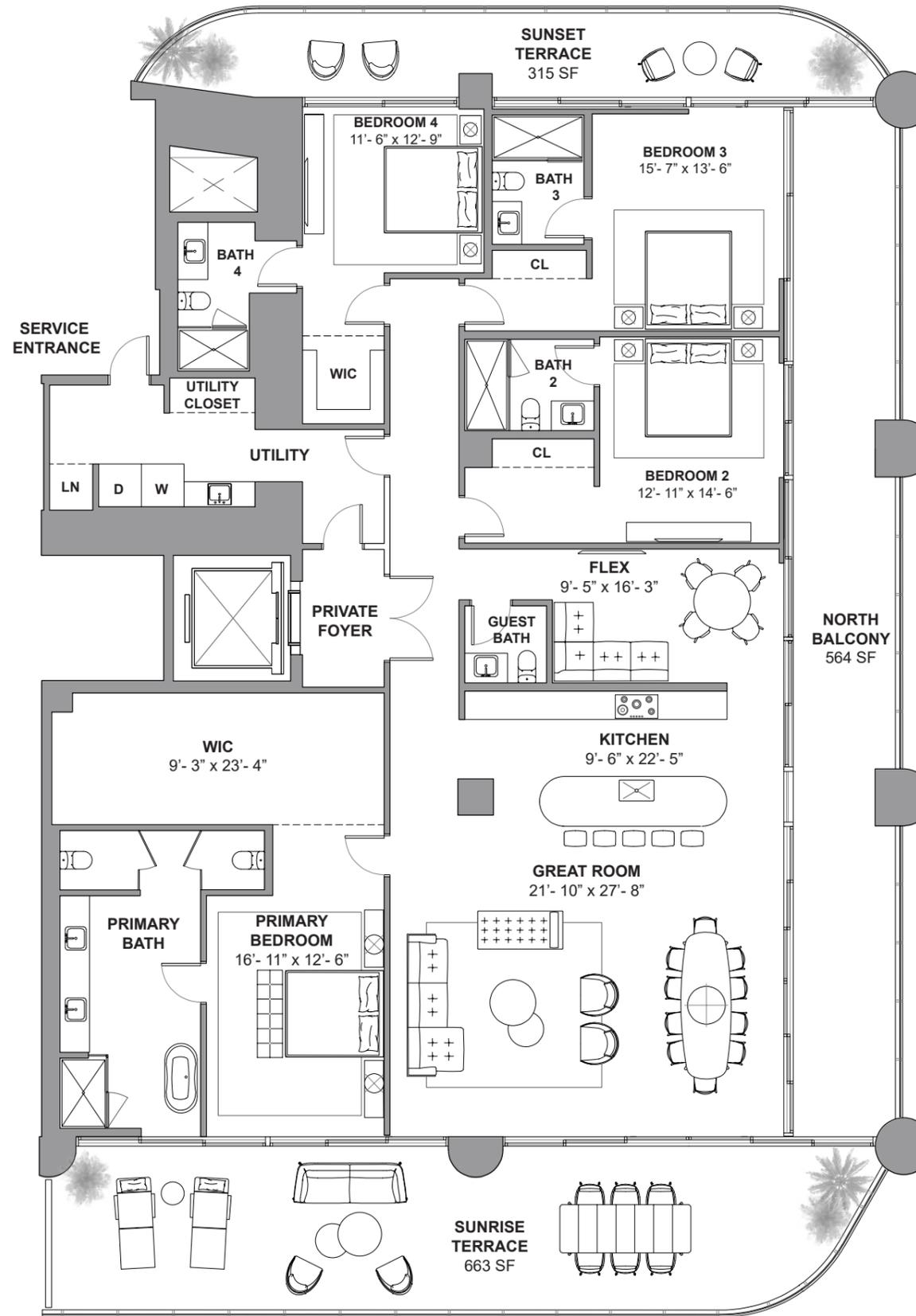
1,542 SF / 143.2 SM EXTERIOR

5,072 SF / 471.2 SM TOTAL



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHATEAU
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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



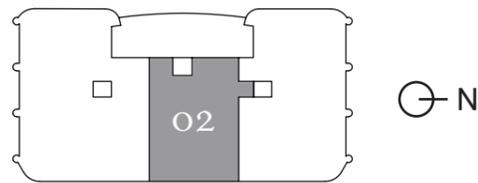
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 5002

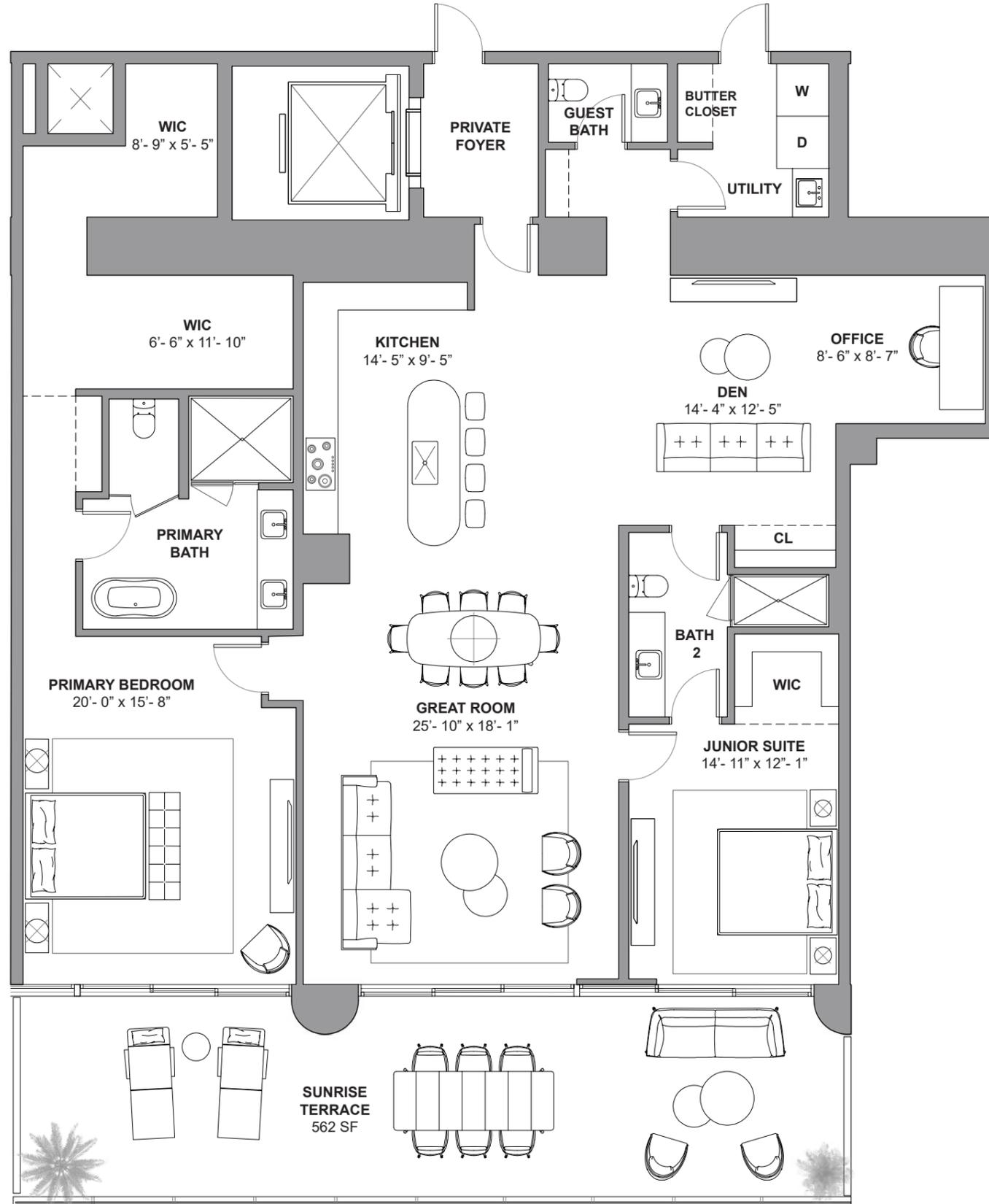
South Tower / Level 50

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



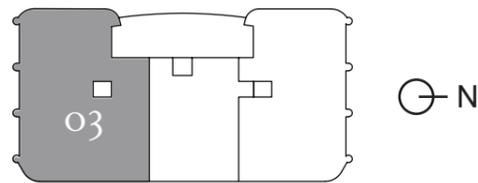
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 5003

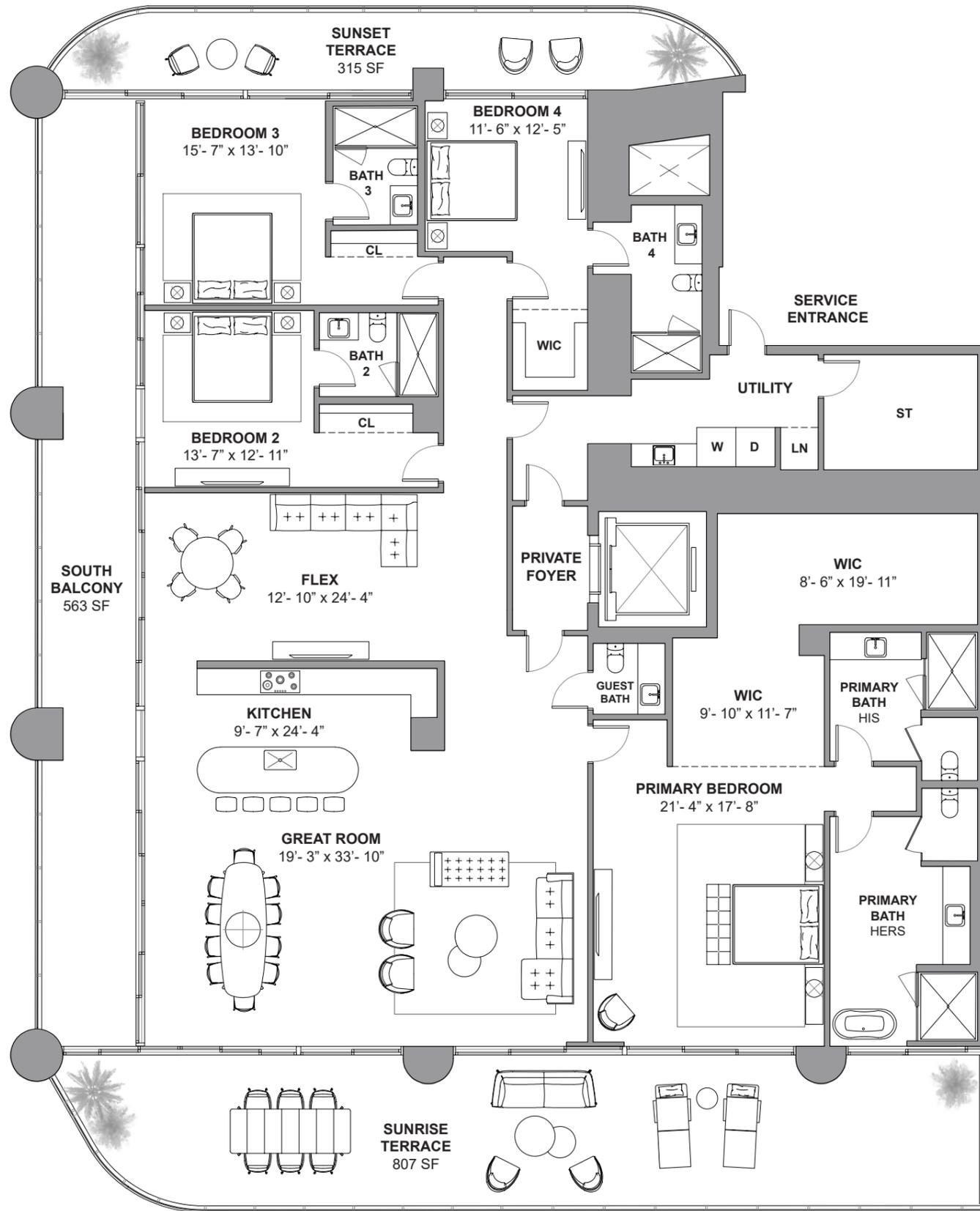
South Tower / Level 50

- 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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHATEAU
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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 5101

South Tower / Level 51

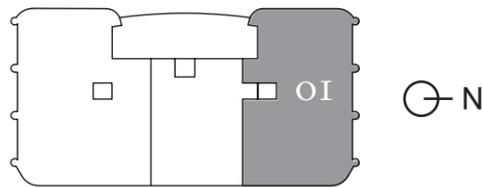
4 BEDROOMS + FLEX

4.5 BATHROOMS

3,960 SF / 367.9 SM INTERIOR

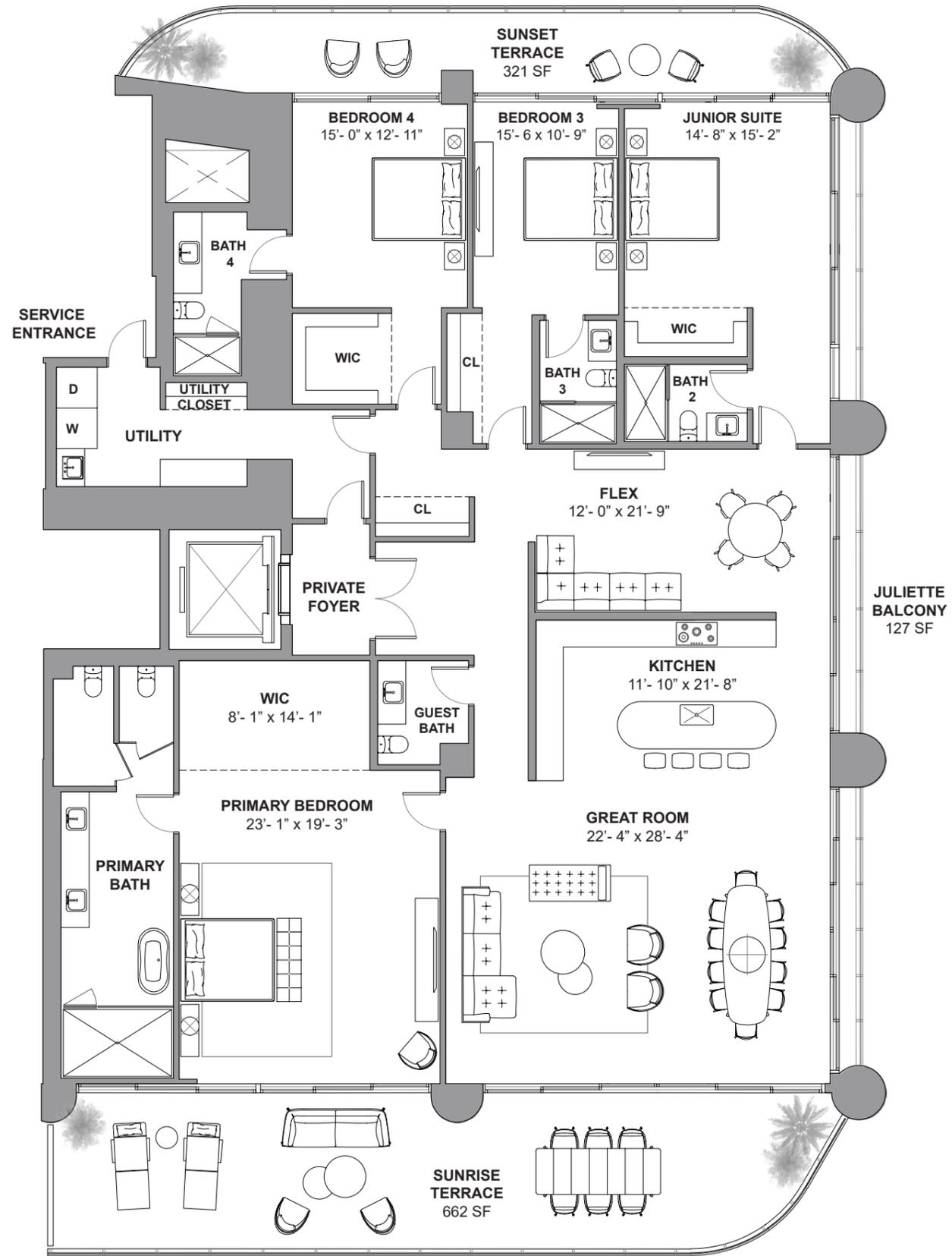
1,110 SF / 103.1 SM EXTERIOR

5,070 SF / 471 SM TOTAL



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHATEAU
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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 5301

South Tower / Level 53

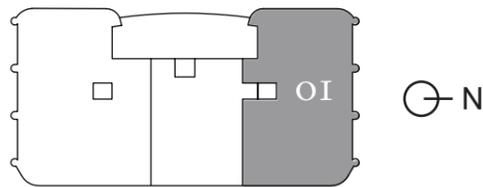
4 BEDROOMS + FLEX

4.5 BATHROOMS

3,730 SF / 346.5 SM INTERIOR

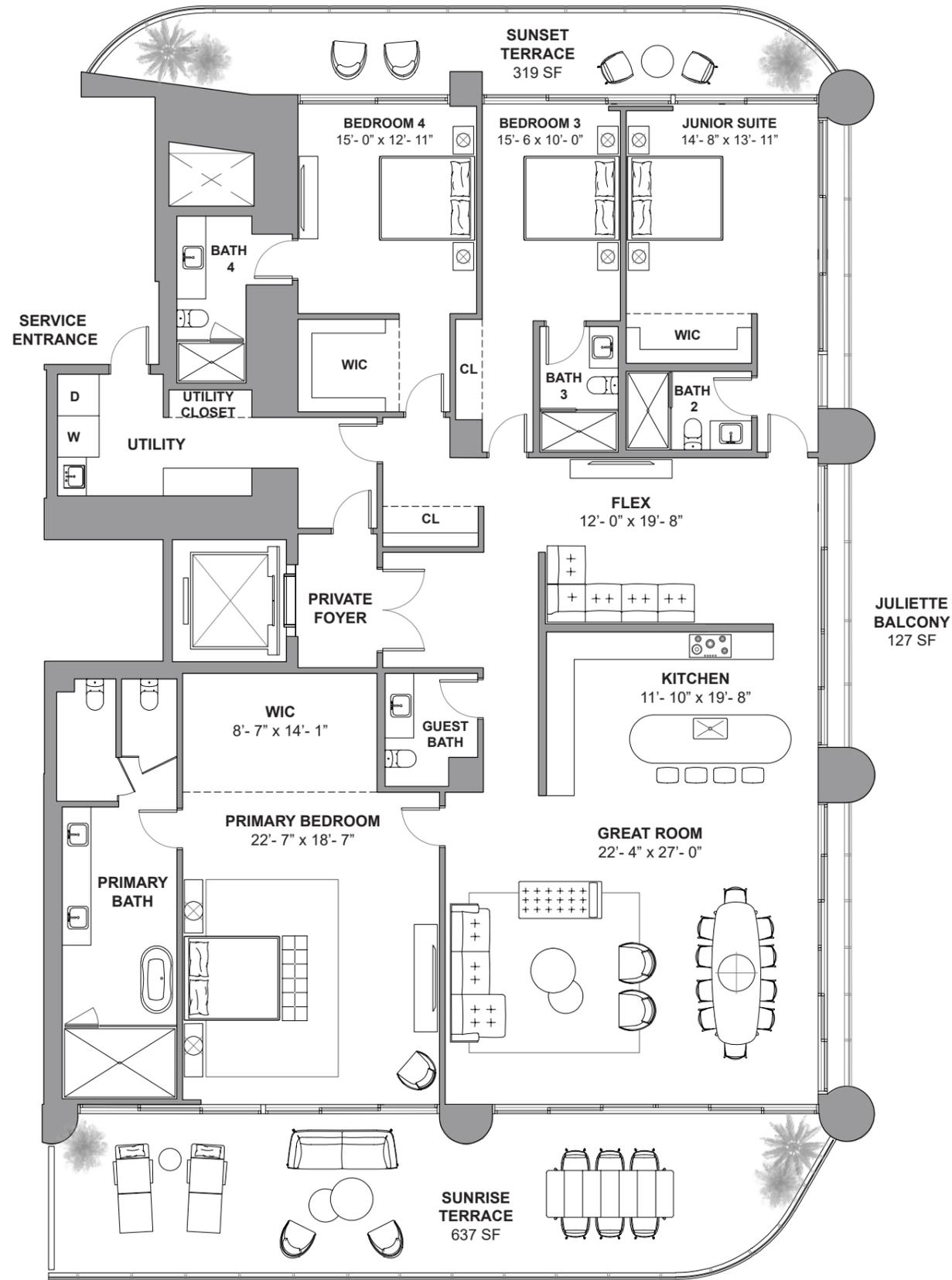
1,083 SF / 100.6 SM EXTERIOR

4,813 SF / 447.1 SM TOTAL



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHATEAU
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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 5302

South Tower / Level 53

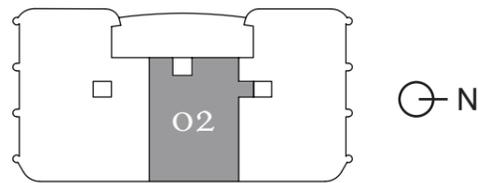
2 BEDROOMS + DEN

2.5 BATHROOMS

2,562 SF / 238 SM INTERIOR

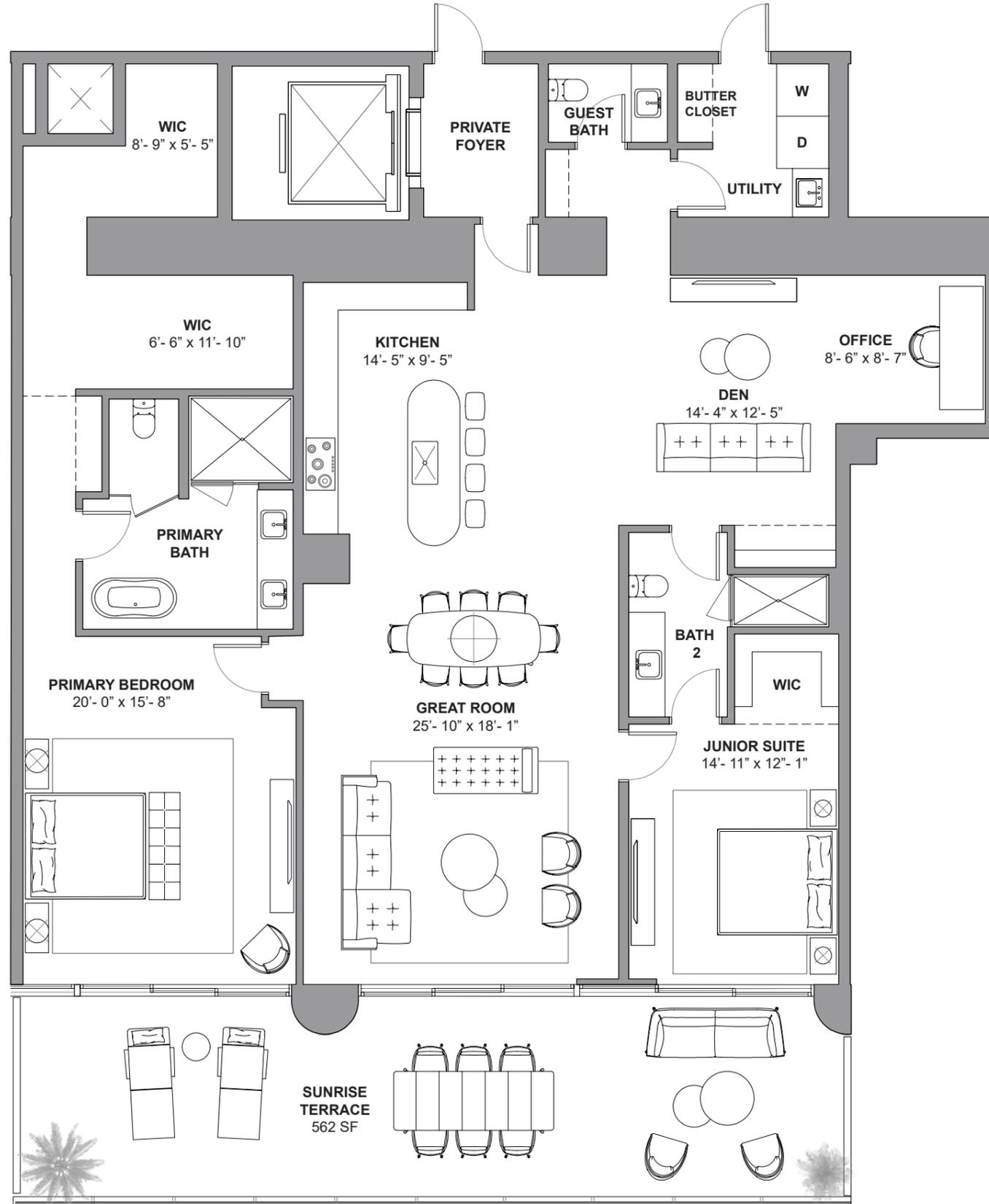
562 SF / 52.2 SM EXTERIOR

3,124 SF / 290.2 SM TOTAL



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES
FORTUNE INTERNATIONAL GROUP **CHATEAU 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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 5303

South Tower / Level 53

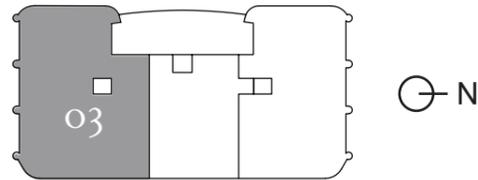
4 BEDROOMS + FLEX

5.5 BATHROOMS

4,553 SF / 423 SM INTERIOR

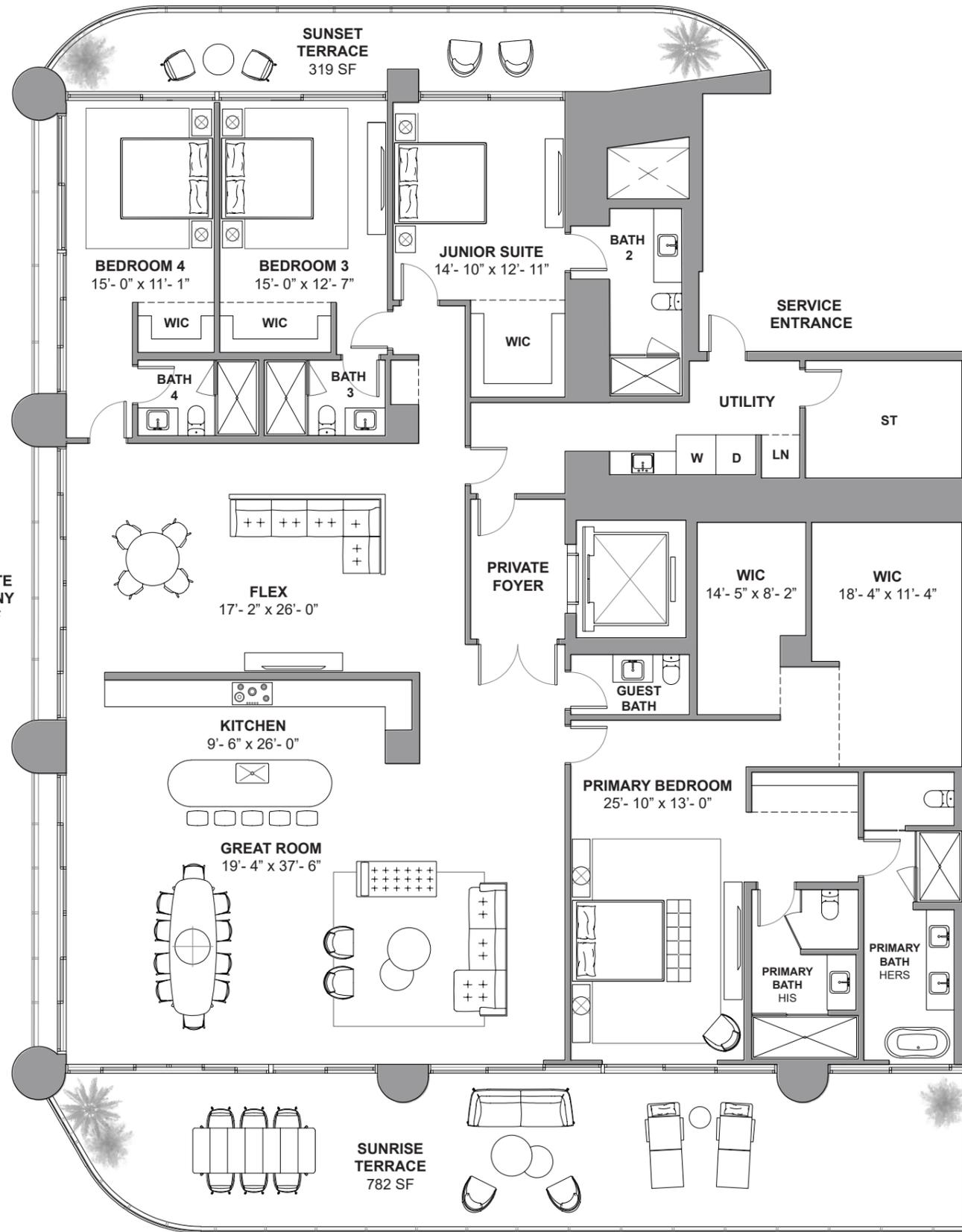
1,242 SF / 115.4 SM EXTERIOR

5,795 SF / 538.4 SM TOTAL



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHATEAU
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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 5401

South Tower / Level 54

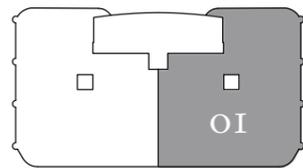
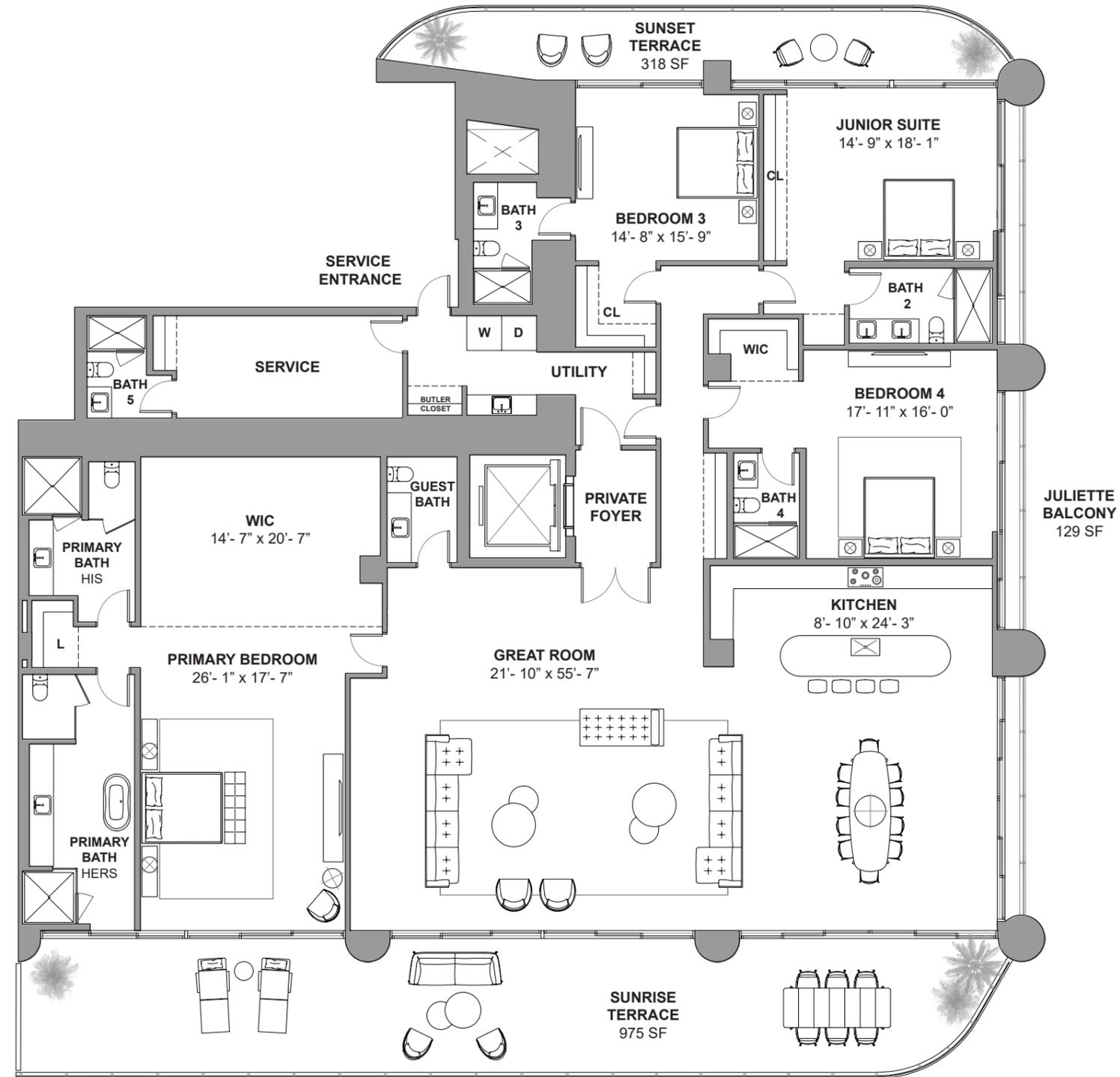
4 BEDROOMS

6.5 BATHROOMS

5,373 SF / 499.1 SM INTERIOR

1,422 SF / 132.1 SM EXTERIOR

6,795 SF / 631.2 SM TOTAL



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160

Atlantic Ocean

DEVELOPMENT AND SALES
FORTUNE INTERNATIONAL GROUP **CHATEAU 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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



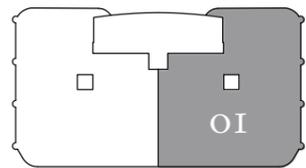
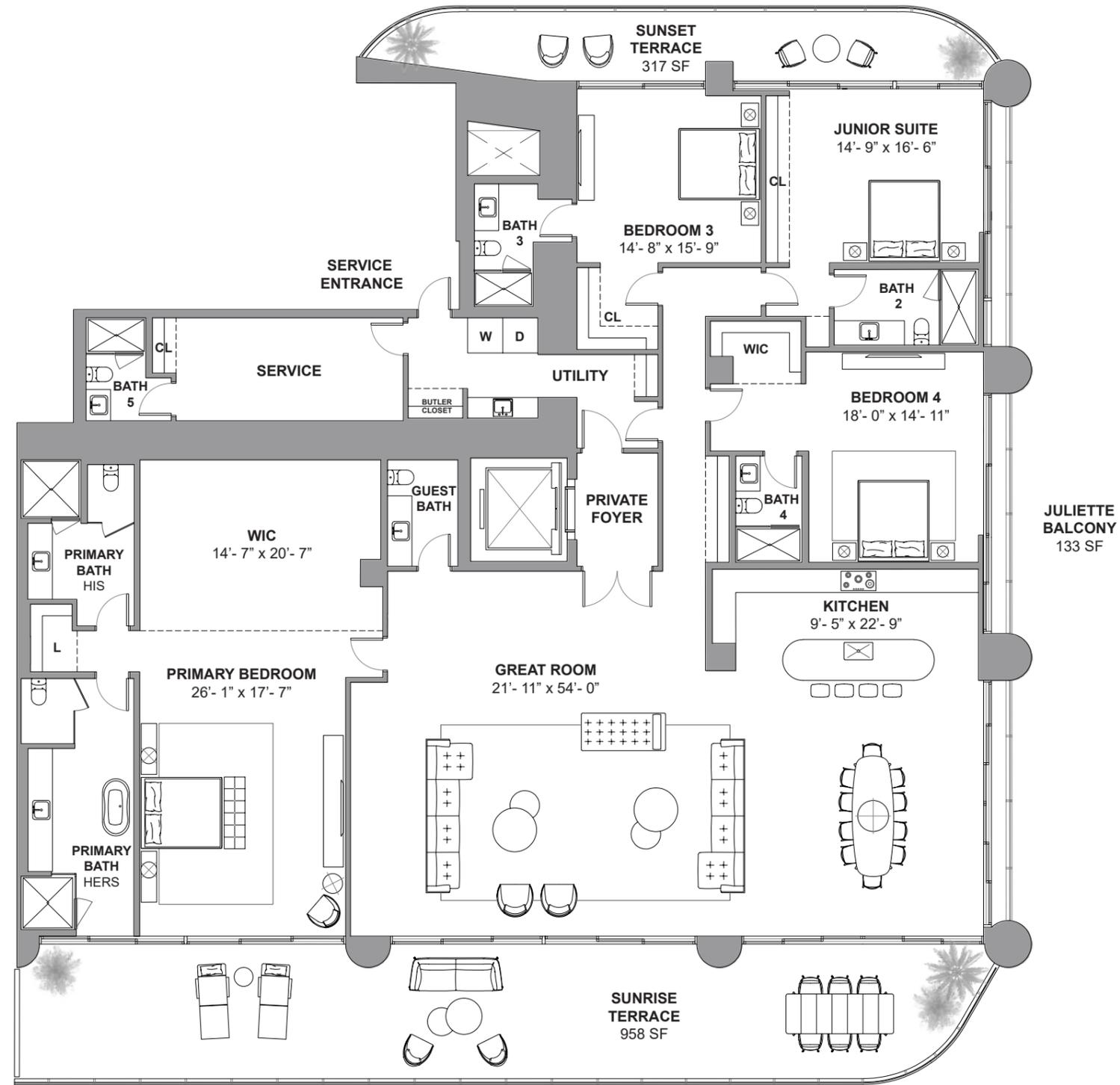
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 5501

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160

Atlantic Ocean

DEVELOPMENT AND SALES
FORTUNE INTERNATIONAL GROUP
CHATEAU 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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



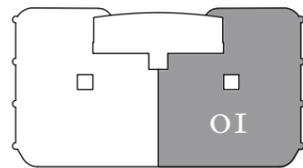
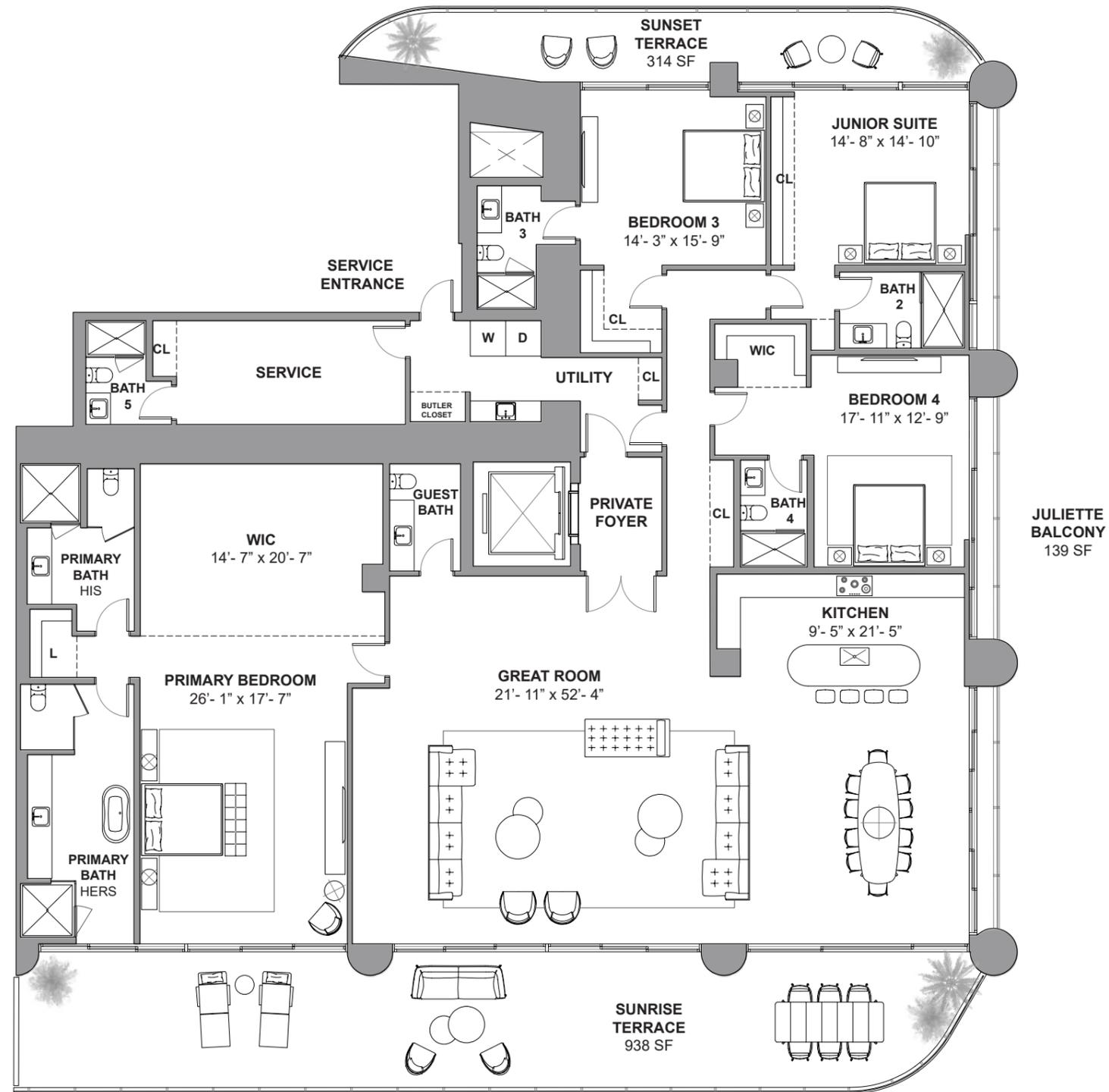
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 5601

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160

Atlantic Ocean

DEVELOPMENT AND SALES
FORTUNE INTERNATIONAL GROUP
CHATEAU 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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



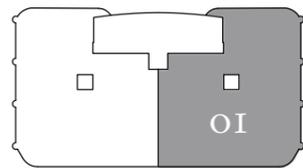
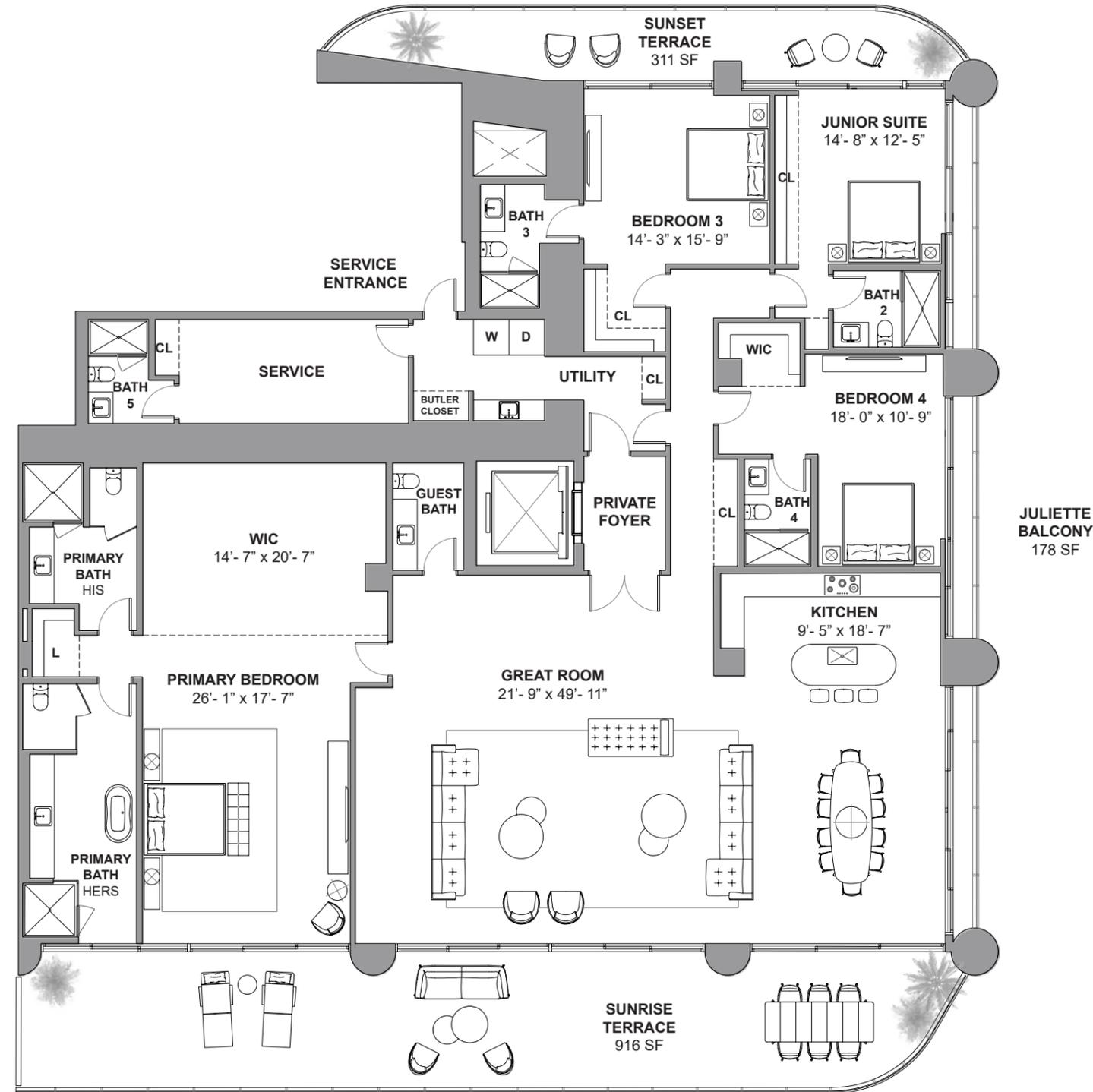
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 5701

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160

Atlantic Ocean

DEVELOPMENT AND SALES
FORTUNE INTERNATIONAL GROUP | **CHATEAU 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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



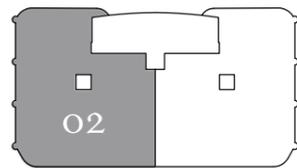
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 5702

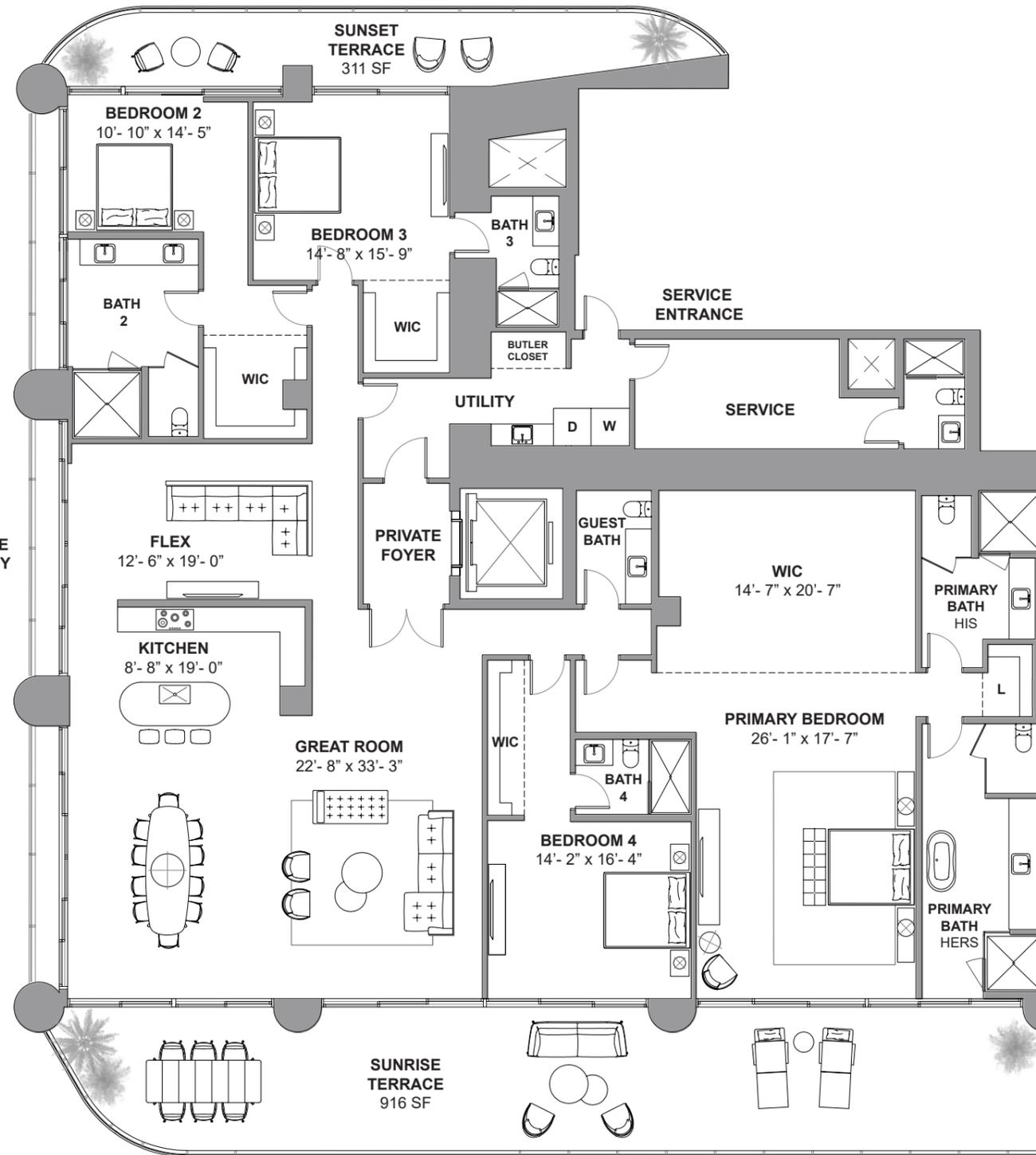
South Tower / Level 57

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES
FORTUNE INTERNATIONAL GROUP
CHÂTEAU 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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



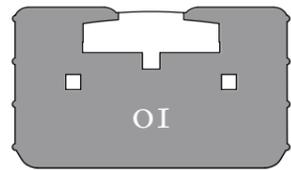
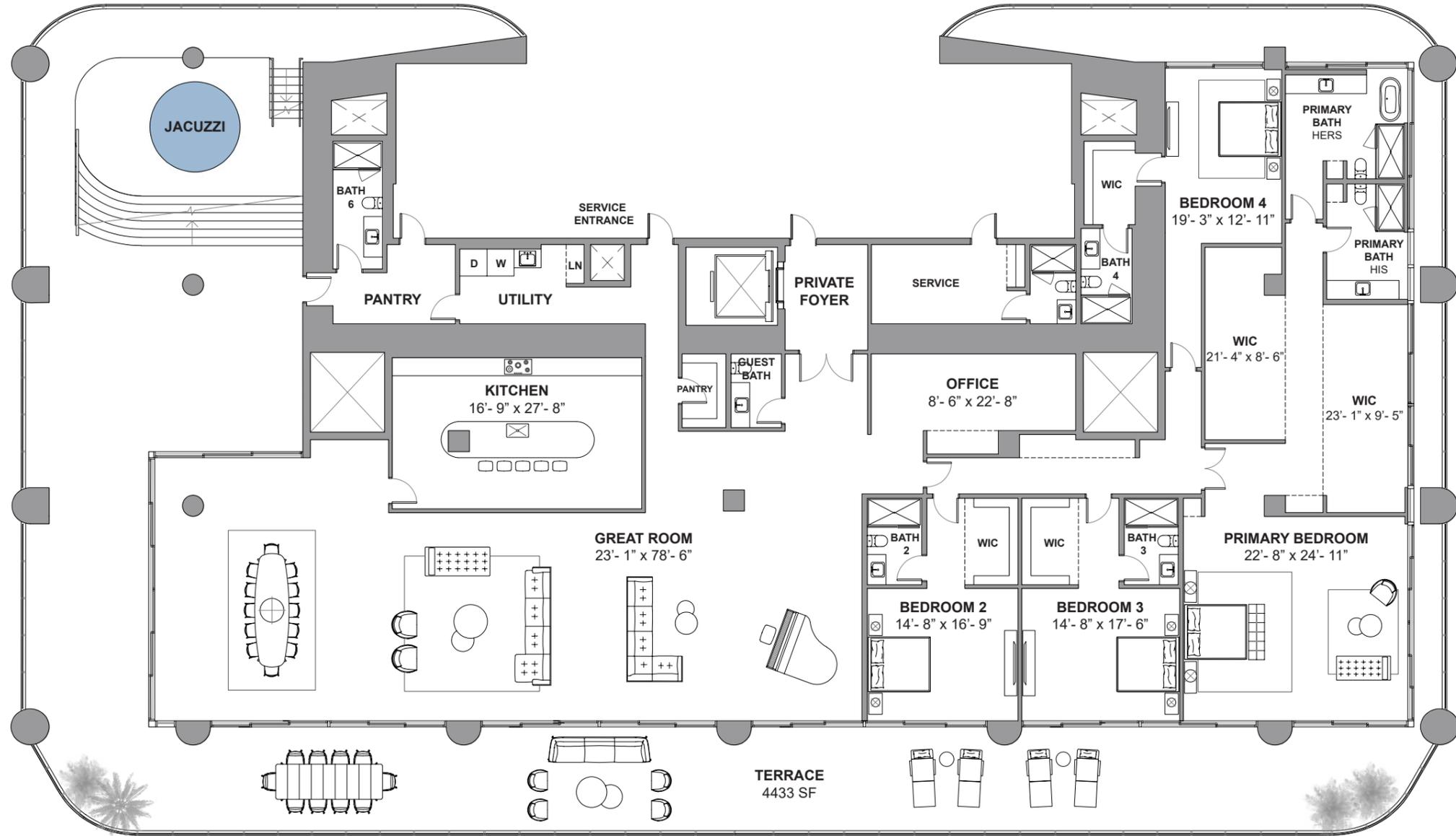
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160

Atlantic Ocean

DEVELOPMENT AND SALES
FORTUNE INTERNATIONAL GROUP
CHÂTEAU 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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



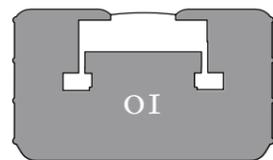
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 5901

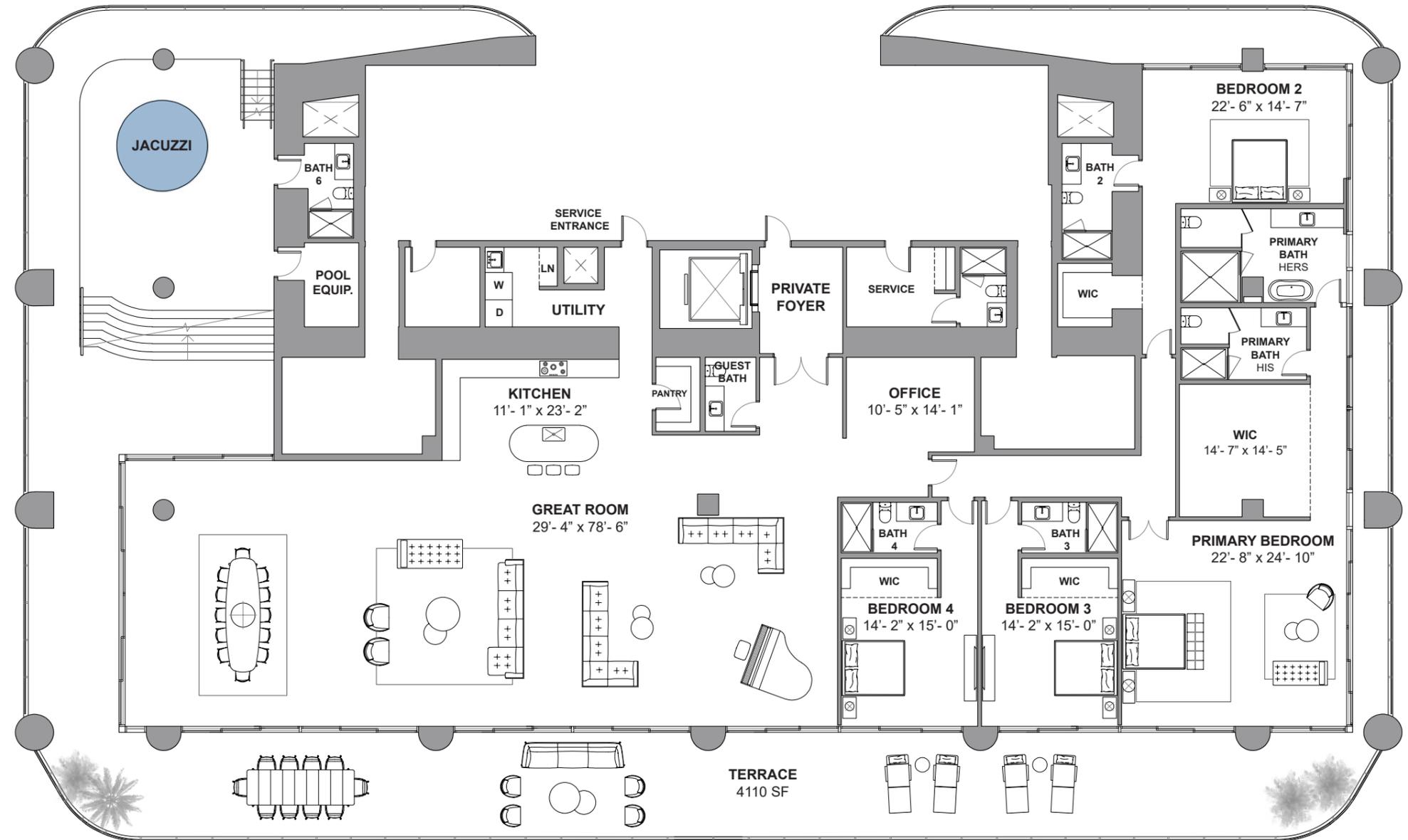
South Tower / Level 59

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE
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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.



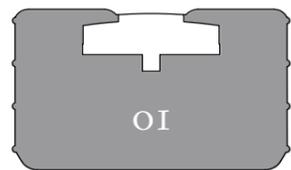
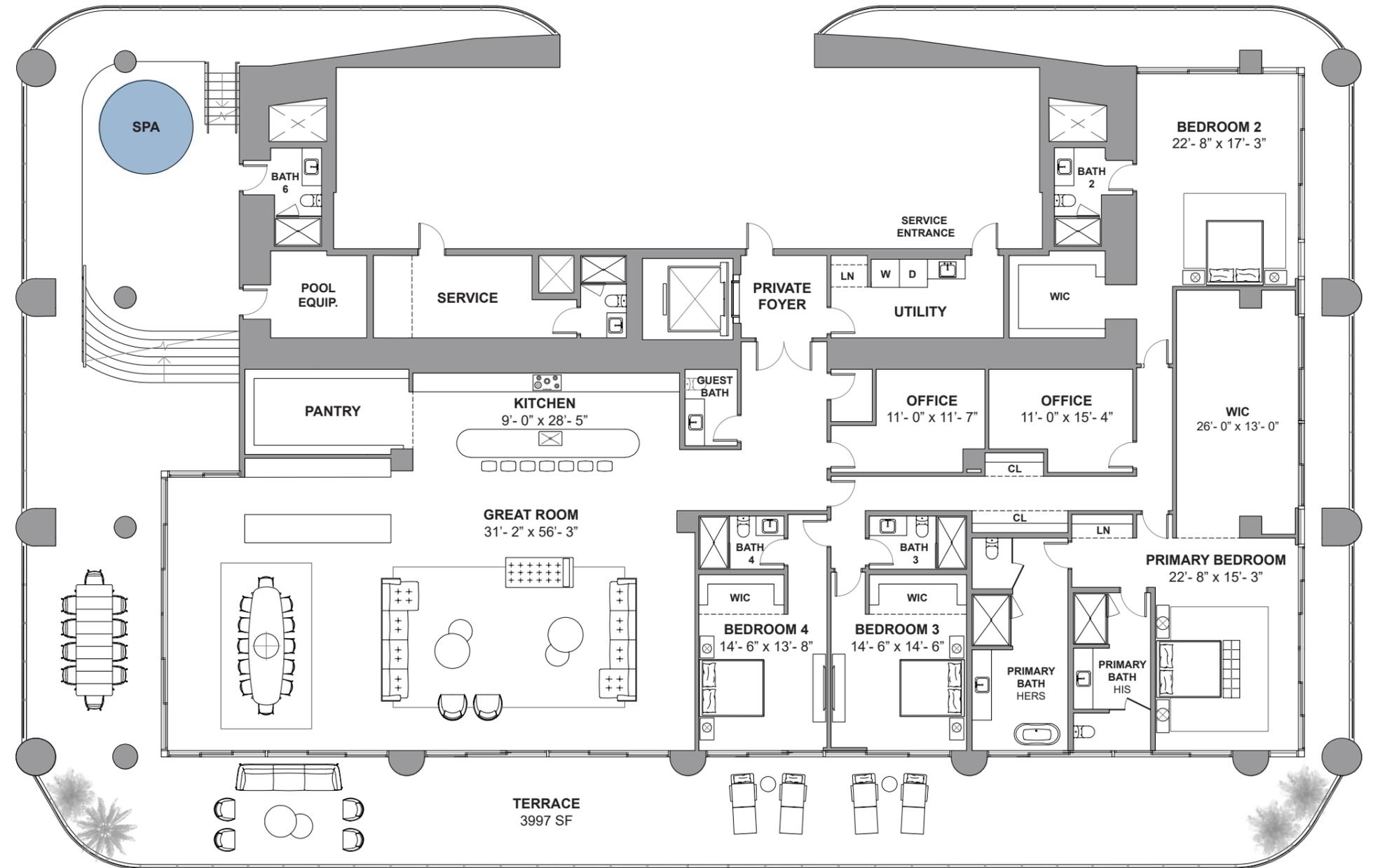
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

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



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160

Atlantic Ocean

DEVELOPMENT AND SALES
FORTUNE INTERNATIONAL GROUP
CHÂTEAU 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 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 CORRECTLY STATING THE 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. 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 demising 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 Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms 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.