



ST REGIS
MIAMI
THE RESIDENCES

Guía del comprador

Vivir de manera exquisita es vivir de manera extraordinaria

Las Residencias St. Regis, situadas en la bella costa de South Brickell de Miami, representan la vida elegante. Reflejan la sensibilidad de los conocedores, los que exigen excelencia, los que respetan la tradición y los que valoran la individualidad por encima de todas las cosas.

St. Regis representa un futuro impulsado por un pasado memorable. Es un lugar donde las nuevas generaciones crearán momentos legendarios, en hogares únicos para personas que perciben su legado personal como algo naturalmente interrelacionado con el rico patrimonio de Miami.



La Torre Este

- 48 pisos con 149 residencias, que incluyen penthouses y sky villas
- Residencias de dos a siete habitaciones con superficies de 2300 a 8900 pies cuadrados
- Vistas despejadas de la ciudad de Miami, de la bahía de Biscayne y del océano Atlántico
- Entrada de autos con instalación de arte exclusiva y fuentes de agua únicas
- Lobby residencial privado con servicio de atención 24/7
- Servicio de conserjería las 24 horas
- Estacionamiento con servicio de valet en el lugar y espacios de estacionamiento sin valet con entrada privada
- Estaciones de recarga para vehículos eléctricos
- Servicio de vehículos de lujo

Las Residencias

- Ascensor privado y entrada con vestíbulo en cada residencia
- Entrada de doble puerta en ciertas residencias
- Cielos rasos a 11 pies de altura con difusores lineales integrados en las áreas de estar
- Pisos de mármol europeo personalizado
- Puertas sólidas de madera europea
- Todas las viviendas cuentan con tocador y lavandería
- Tecnología integrada de casa inteligente

COCINAS

- Cocina gourmet con gabinetes italianos personalizados diseñados por Rockwell Group
- Encimeras y protectores contra salpicaduras de mármol
- Electrodomésticos Sub-Zero y Wolf totalmente integrados, que incluyen:
 - Refrigerador panelable
 - Freezer panelable
 - Refrigerador de vino alto
 - Horno de convección
 - Horno de vapor
 - Horno microondas
 - Accesorios Dornbracht

SUITES Y BAÑOS PRINCIPALES

- Vestidores de grandes dimensiones
- Bar y despensa
- Tocadores con encimera de losas de mármol y accesorios Dornbracht
- Espacio grande para ducha recubierto de mármol y bañeras independientes
- Inodoros separados con tecnología TOTO

Comodidades y servicios

- Espacio interior de 60 000 pies cuadrados para comodidades y servicios
- Restaurante de gastronomía exquisita en la planta baja de la residencia
- Acceso exclusivo al club de playa
- Áreas parqueizadas y patios exuberantes diseñados por el paisajista Enzo Enea
- Salón multimedia de última generación
- Centro de negocios con cafetería y salones para conferencias
- Sala de entretenimiento infantil
- Sala de videojuegos para adolescentes
- Simulador de golf programable
- Salón de belleza con todo tipo de servicios*
- Servicios de spa para mascotas, peluquería y paseo para perros*
- Almacenamiento privado, seguro y climatizado
- Bicicletas para ejercicio
- Puerto deportivo privado

CENTRO DE BIENESTAR HOLÍSTICO

- Gimnasio completamente equipado con vistas majestuosas de la bahía
- Programa de bienestar organizado por The Wright Fit
- Área para relajarse y barra de jugos
- Piscina de entrenamiento y piscina terapéutica interior con luz natural
- Sala de pilates y yoga
- Sala de spa para terapia de sal
- Saunas dobles y salas de vapor
- Salas de tratamiento con tecnología de vanguardia

ÁREA DE PISCINA ESTILO RESORT

- Piscina infinita frente a la bahía e hidromasajes con gazebos privados
- Bar y cafetería junto a la piscina
- Jardín frente a la bahía con cómodas áreas para sentarse

SKY LOUNGE EN EL PISO 31

- Bar y lounge de doble altura, con increíbles vistas al mar
- El exclusivo salón St. Regis Cognac
- El tradicional salón de té St. Regis
- Salón de billar
- Cocina con servicio de catering

TECNOLOGÍAS

- Entrada sin llave a las residencias
- Sistemas de control de iluminación y climatización inteligentes
- Servicio de wi-fi de fibra óptica de última generación en todas las residencias, y comodidades y servicios
- Aplicaciones fáciles de usar solo para residentes de St. Regis

SERVICIOS

- Servicio de mayordomo de St. Regis y restaurante en la residencia
- Servicios de ama de llaves de St. Regis
- Privilegios de membresía global de St. Regis

**Los servicios a la carta son brindados por terceros*



ARTIST'S CONCEPTUAL RENDERING.

The Astor Tower

48 stories featuring 149 residences, including penthouses and sky villas

A collection of two-to-seven-bedroom homes measuring from 2,300-to-8,900 SF

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

Porte-cochere with commissioned art installation and signature water feature

Private residential lobby attended 24/7

24-hour Concierge

On-site valet parking and self-parking spaces with private entry

EV charging stations

Luxury house car service

The Residences

Private elevator and entry foyer for each residence

Double-door entry in select residences

11-foot ceilings with integrated linear diffusers in living areas

Custom European marble flooring throughout

European solid wood doorways

All homes feature a powder room and laundry room

Integrated smart home technology

KITCHENS

Gourmet kitchen with custom Italian cabinetry designed by Rockwell Group

Marble countertops and backsplashes

Fully-integrated Sub-Zero and Wolf appliance packages, including:

- Paneled Refrigerator
- Paneled Freezer
- Full-height wine refrigerator
- Convection oven
- Steam oven
- Microwave
- Coffee maker
- Dornbracht fixtures

PRIMARY SUITES AND BATHROOMS

Oversized walk-in closets

Midnight bar

Split marble top vanities with Dornbracht fixtures

Oversized marble showers and free-standing bathtubs

Private water closets with Toto toilets

The Amenities

60,000 SF of interior amenity space

On-premises ground floor, fine dining restaurant

Exclusive beach club access

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

State-of-the-art media room

Business center with coffee bar and conference rooms

Children's entertainment room

Teen video game lounge

Programmable golf simulator

Private, secure climate-controlled storage

House bicycles

Private marina

HOLISTIC WELLNESS CENTER

Fully-equipped fitness center with sweeping bay views

Curated wellness programming by The Wright Fit

Relaxation area and juice bar

Indoor lap pool and cold plunge pool with natural lighting

Pilates and yoga studio

Salt spa room

Dual saunas and steam rooms

State-of-the-art treatment rooms

RESORT STYLE POOL DECK

Bayfront infinity pool and whirlpool with private cabanas

Poolside bar and café

Bayfront garden with comfortable seating areas

31ST FLOOR SKY LOUNGE

Double-height bar and lounge with sweeping water views

Signature St. Regis Cognac room

Traditional St. Regis tearoom

Billiards room

Catering kitchen

TECHNOLOGIES

Keyless residential entry

Smart home climate and lighting control systems

State-of-the-art fiber-optic Wi-Fi service throughout residences and amenities

Easy-to-use St. Regis residents-only app

The William Tower

- 46 stories featuring 183 residences, including penthouses and sky villas
- A collection of one-to-seven-bedroom homes measuring from 1,400-to-8,000 SF
- Unobstructed views of the Miami skyline, Biscayne Bay and the Atlantic Ocean
- Porte-cochere with commissioned art installation and signature water feature
- Private residential lobby attended 24/7
- 24-hour Concierge
- On-site valet parking and self-parking spaces with private entry
- EV charging stations
- Luxury house car service

The Residences

- Private elevator and entry foyer for most residences
- Double-door entry in select residences
- 11-foot ceilings with integrated linear diffusers in living areas
- Custom European marble flooring throughout
- European solid wood doorways
- Integrated smart home technology

KITCHENS

- Gourmet kitchen with custom Italian cabinetry designed by Rockwell Group
- Marble countertops and backsplashes
- Fully-integrated Sub-Zero and Wolf appliance packages, including:
 - Paneled Refrigerator
 - Paneled Freezer
 - Full-height wine refrigerator in select units
 - Convection oven
 - Coffee maker
 - Microwave
 - Dornbracht fixtures

PRIMARY SUITES AND BATHROOMS

- Oversized walk-in closets
- Midnight bar in select units
- Dornbracht fixtures
- Oversized marble showers and free-standing bathtubs in most units
- Private water closets with Toto toilets

The Amenities

- 60,000 SF of interior amenity space
- On-premises ground floor, fine dining restaurant
- Exclusive beach club access
- Park-like grounds and lush terraces by landscape designer Enzo Enea
- State-of-the-art media room
- Business center with coffee bar and conference rooms
- Children's entertainment room
- Teen video game lounge
- Programmable golf simulator
- Private, secure climate-controlled storage
- House bicycles
- Private marina

HOLISTIC WELLNESS CENTER

- Fully-equipped fitness center with sweeping bay views
- Curated wellness programming by The Wright Fit
- Relaxation area and juice bar
- Indoor lap pool and cold plunge pool with natural lighting
- Pilates and yoga studio
- Salt spa room
- Dual saunas and steam rooms
- State-of-the-art treatment rooms

RESORT STYLE POOL DECK

- Bayside infinity pool and whirlpool with private cabanas
- Poolside bar and café
- Bayside garden with comfortable seating areas

31ST FLOOR SKY LOUNGE

- Double-height bar and lounge with sweeping water views
- Signature St. Regis Cognac room
- Traditional St. Regis tearoom
- Billiards room
- Catering kitchen

TECHNOLOGIES

- Keyless residential entry
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- State-of-the-art fiber-optic Wi-Fi service throughout residences and amenities
- Easy-to-use St. Regis residents-only app

Butler Services

Butler Service is available to Owners as part of the lifestyle experience at all St. Regis Residences. Three sets of exclusive Butler Services are included as part of Common Area Assessments: Signature Services, St. Regis Rituals, and Special Occasions Planning.

The Residences Butler is the primary point of contact for personalized service requests taking place inside the Residence. Unique to The Residences at The St. Regis, Butler Closets may be available to discretely make deliveries without interrupting the Owners.



SIGNATURE SERVICES

St. Regis Signature Send Off and Welcome Home

Deliveries to Residence:

- Dry Cleaning / Laundry
- Packages
- Groceries
- Flowers
- Food Deliveries

In Residence Services Coordination:

- Personal Chef
- Spa Treatment
- Housekeeping Services
- Engineering
- Repair Services

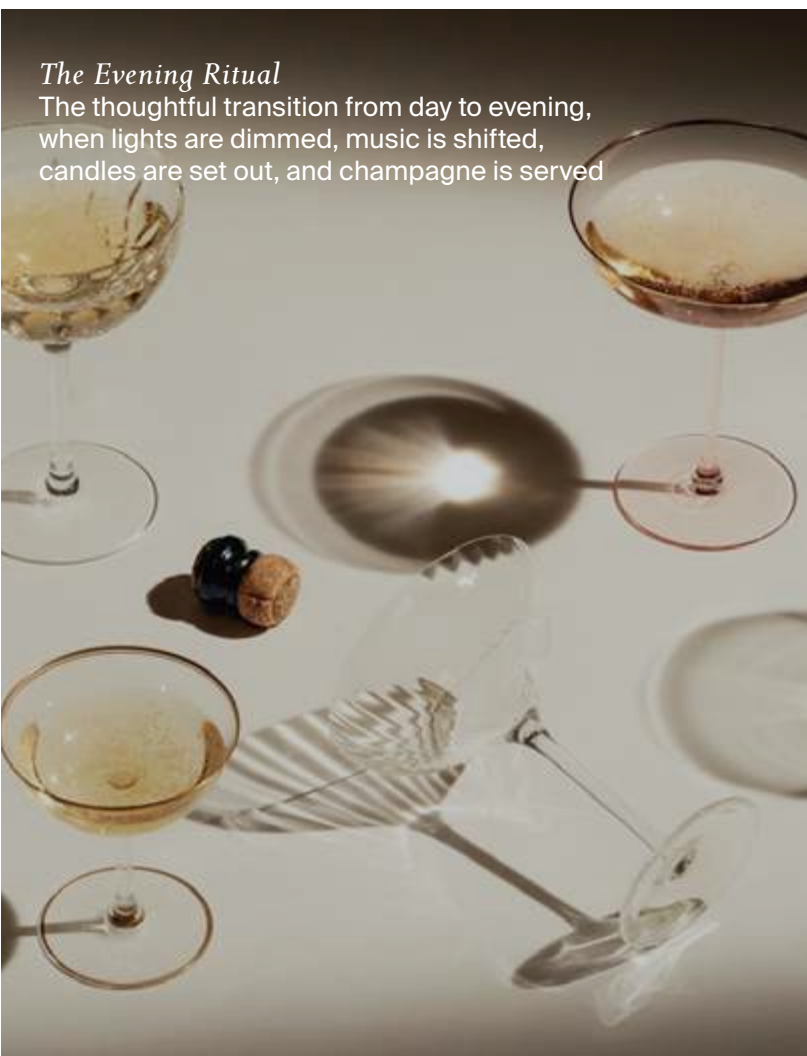
Welcome and Escort Guests

Owner Preference Cultivation

Shoeshine Service*

Personal Errands*

**A la carte services are performed by third parties*



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



Midnight Supper
A most intimate and exclusive post-event experience



St. Regis Residences Services

The dedicated staff at The St. Regis Residences can assist with a variety of personal arrangements at an owner's request.

ESSENTIAL SERVICES

- Dedicated Residential Leader
- Airline/Private Air Reservation/Ticket Printing
- Shopping Information
- Airport/Ground Transportation Arrangements
- Activity Arrangements
- Automobile Rental Reservations
- Business Center
- Car Service Reservations
- Trash Removal
- Hotel and Guest Suite Reservations
- Reserving Golf Tee Times
- Restaurant Information/Reservations
- Tour Information & Reservations
- Spa & Salon Reservations
- Services Information
- Move-in Coordination
- Notary Public Services
- 24-hour Security & Valet Parking
- Pet Care/Kennel Information & Reservations
- Loss Prevention
- Theater & Entertainment Information
- 24-hour Butler/Doorman/Porter Services
- Storage
- Sanitizing Deliveries
- Bike Storage
- Owner Storage
- Meeting Set-up in Boardroom/Function Room w/Conferencing/Technology

*A LA CARTE SERVICES

- Alterations Services
- Car Washing/Detailing
- Travel & Vacation Planning
- Equipment Rental
- Photocopies/Telegrams/Facsimiles
- Secretarial Services
- Function/Event Planning
- Mail Packing & Shipping
- Personal Chef Services
- Plant Care Maintenance
- Personal Trainer
- Translation Services
- Nanny/Child Care Services
- Pet Care/Grooming/Spa/Dog Walking
- Light Bulb/Fluorescent Tube Replacement
- Vendor and Scheduled Maintenance Coordination
- Furniture Assembly/Cleaning/Repair
- Bulk/Move-in Trash Removal
- Touch-Up Painting
- Electronics Hook-Up
- Picture Hanging
- Minor Electrical & Plumbing
- HVAC Filter Change
- Vacuum & Mop Floors
- Clean Mirrors & Dust Interior
- Oven/Cook Top & Refrigerator Cleaning
- Strip Beds & Change Sheets
- Clean Bathrooms & Wash Dishes
- Clean Patio / Summer Kitchen/ Cabana

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Marriott Bonvoy Elite Status Membership Benefits

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

OWNER BENEFITS

Upgrade at check-in

Daily breakfast for two

4:00PM Late Checkout

Welcome amenity and note

Exclusive Member Rates

Earn up to 50% bonus points on stays

Enhanced high-speed WiFi

Guaranteed room type

Special additional hotel amenity
(F&B or spa credit depending on location)

10% off regular room rate





Development Team

Robert A.M. Stern Architects
Design Architect

Rockwell Group
Interior Architect

Enzo Enea Group
Landscape Architect

Related Group & Integra Investments
Developer

ONE Sotheby's International Realty
Sales and Marketing

Future residences located
1809 Brickell Avenue
Miami, Florida 33129



ONE | Sotheby's
INTERNATIONAL REALTY

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

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