



ST REGIS
MIAMI
THE RESIDENCES

Penthouse Collection



An Extraordinary Home, An Exquisite Life

The Penthouse residences epitomize The St. Regis Residences, Miami.

Floating atop the most exceptional residential tower in Miami, these spacious homes hover in the sky. Their vast indoor and outdoor spaces showcase incomparable views of Biscayne Bay and beautiful Brickell below.

Robert A.M. Stern Architects, whose penthouse residences are known for their remarkable features and attention to detail, fashioned a collection of flawless homes that epitomize luxurious bayfront living. Rockwell Group imagined immaculate interiors that infuse the grandeur of the Brickell and Astor families with the lightness and ease of the coast. Together with the legendary service of St. Regis and the amenities within this one-of-a-kind tower, the penthouse collection offers a lifestyle that is the pinnacle of Miami.



“When you’re talking about building a residence, you’re talking about dreams.”

Robert A.M. Stern
Design Architect







Lobby

SEE DISCLAIMERS PAGE



“My work is deeply rooted
in place and memory.”

David Rockwell
Interior Architect











The Tower

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

Porte-cochère with commissioned art installation and signature water feature

Private residential lobby attended 24/7

24-hour concierge and butler

On-site valet parking and self-parking spaces

EV charging stations

Luxury house car service

Penthouse Collection

Private elevator and entry foyer

Double-door entry in residences

11'-6" ceilings in living areas

Custom European stone flooring throughout

European wood doorways

Powder room and laundry room

Integrated smart home technology

Private internal elevator

Private roof deck with pool, spa, and summer kitchen

Kitchens

Gourmet kitchen with custom Italian cabinetry designed by Rockwell Group

Natural stone countertops and backsplashes

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

- *Paneled refrigerator*
- *Paneled freezer*
- *Full-height wine refrigerator*
- *Gas cooktop*
- *Two convection ovens*
- *Steam oven*
- *Microwave*
- *Coffee maker*
- *Dornbracht fixtures*

Primary Suite

His and hers bathrooms with oversized natural stone showers, freestanding tub and private water closets with Toto toilets

Stone top vanities with Dornbracht fixtures

Oversized walk-in closets

Midnight bar

Sitting room

The foregoing items are subject to the provisions of Section 14 and Section 15 of the Agreement. Additionally, Buyer understands and agrees that at this time, all features, building specs and Finishes are proposed only and that in new construction multi-story developments, appliances, materials and Finishes are not purchased until shortly before completion of the Building. As such, while the described features are representative of the types of items currently contemplated, actual items will only be determined as construction of the project progresses. As such, Buyer authorizes Seller, in its sole discretion: (i) to make changes of suppliers, manufacturers, brand names, or items and/or (ii) to modify the design concept and/or the list of standard features or make substitutions for equipment, material, appliances, brands, colors, models, etc., with items which in Seller's opinion are of equal or better quality (regardless of cost). THE INFORMATION PROVIDED, INCLUDING SPECIFICATIONS, MODELS AND BRANDS, IS BASED UPON PRELIMINARY DEVELOPMENT PLANS AND IS SOLELY FOR INFORMATIONAL PURPOSES, AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

Unrivaled Service & Rituals

Since its founding nearly a century ago, The St. Regis has been renowned for its tradition of innovation and its commitment to impeccable service. From the signature Bloody Marys and legendary Butler Service to the afternoon teas and midnight suppers, The St. Regis Residences, Miami deliver an everyday residential only lifestyle that is generous, professional, anticipatory, and personal.



Upper Penthouse A Panoramic Views

West, North, East, South Facing Views

DAY TIME



TWILIGHT



Penthouse Collection Floor Plans



PENTHOUSE
UPH A
LOWER LEVEL

LOWER LEVEL INTERIOR

4,735 SF | 440 SQM

LOWER LEVEL EXTERIOR

1,845 SF | 172 SQM

TOTAL INTERIOR

10,003 SF | 930 SQM

TOTAL EXTERIOR

5,465 SF | 509 SQM

5 BEDROOMS

7 BATHROOMS

2 POWDER ROOMS

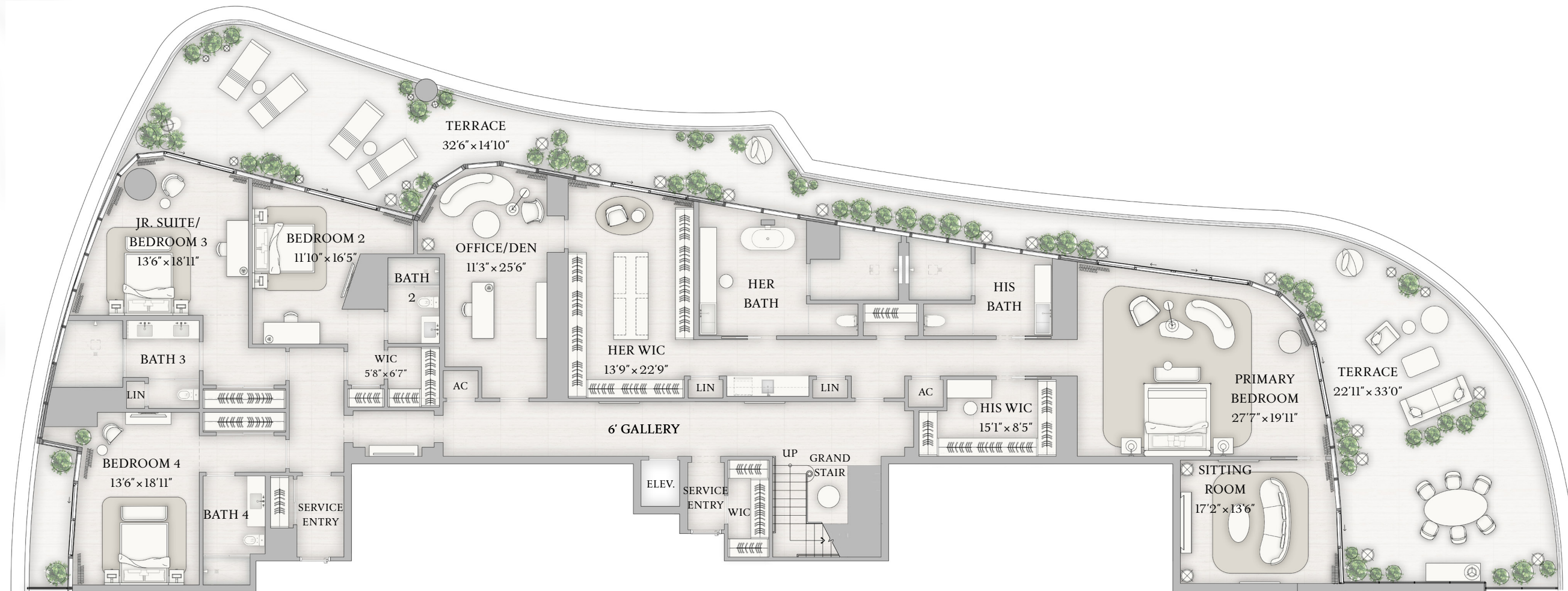
PRIVATE ROOF DECK

PRIVATE POOL & SPA

SUMMER KITCHEN

WINDOWED SERVICE SUITE

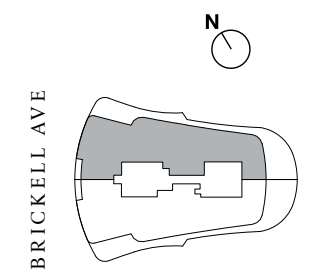
INTERNAL ELEVATOR



BISCAYNE BAY

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BRICKELL AVE



PENTHOUSE
UPH A
UPPER LEVEL

UPPER LEVEL INTERIOR

4,735 SF | 440 SQM

UPPER LEVEL EXTERIOR

1,311 SF | 122 SQM

TOTAL INTERIOR

10,003 SF | 930 SQM

TOTAL EXTERIOR

5,465 SF | 509 SQM

5 BEDROOMS

7 BATHROOMS

2 POWDER ROOMS

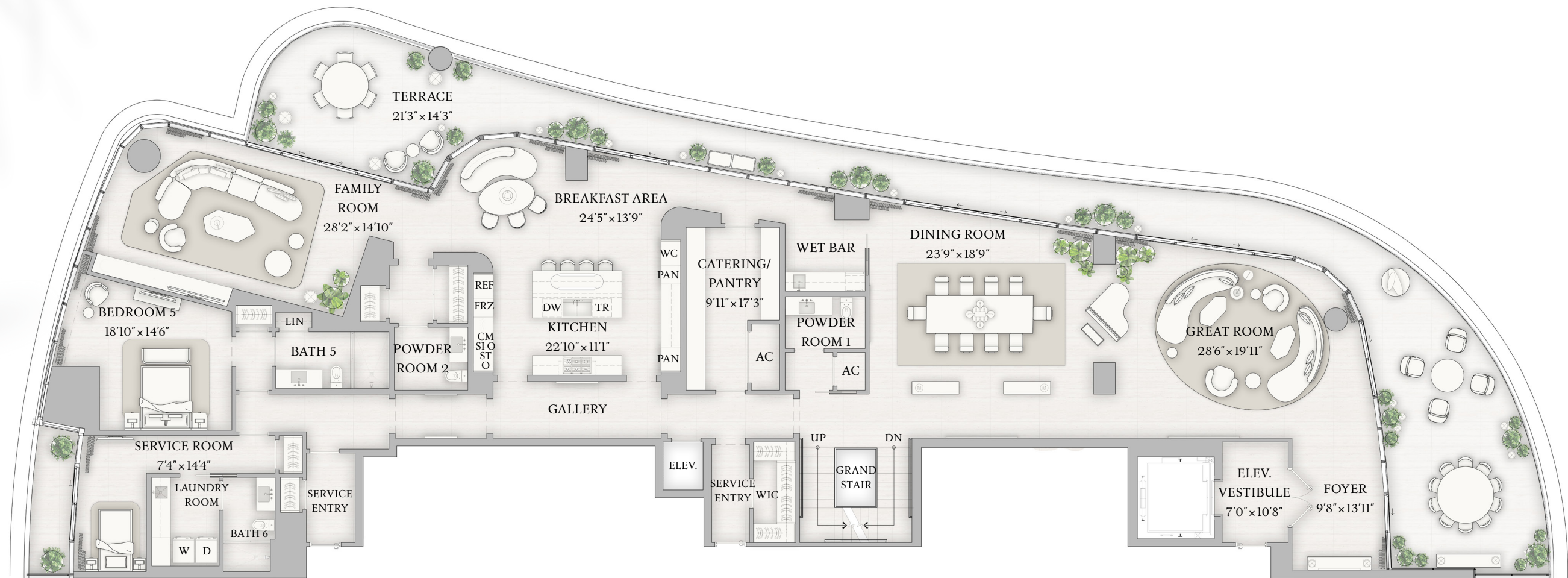
PRIVATE ROOF DECK

PRIVATE POOL & SPA

SUMMER KITCHEN

WINDOWED SERVICE SUITE

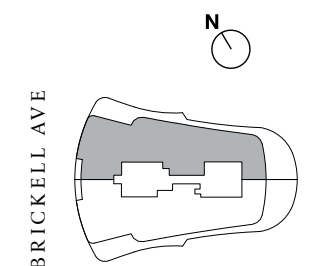
INTERNAL ELEVATOR



BISCAYNE BAY

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PENTHOUSE
UPH A
ROOF TERRACE

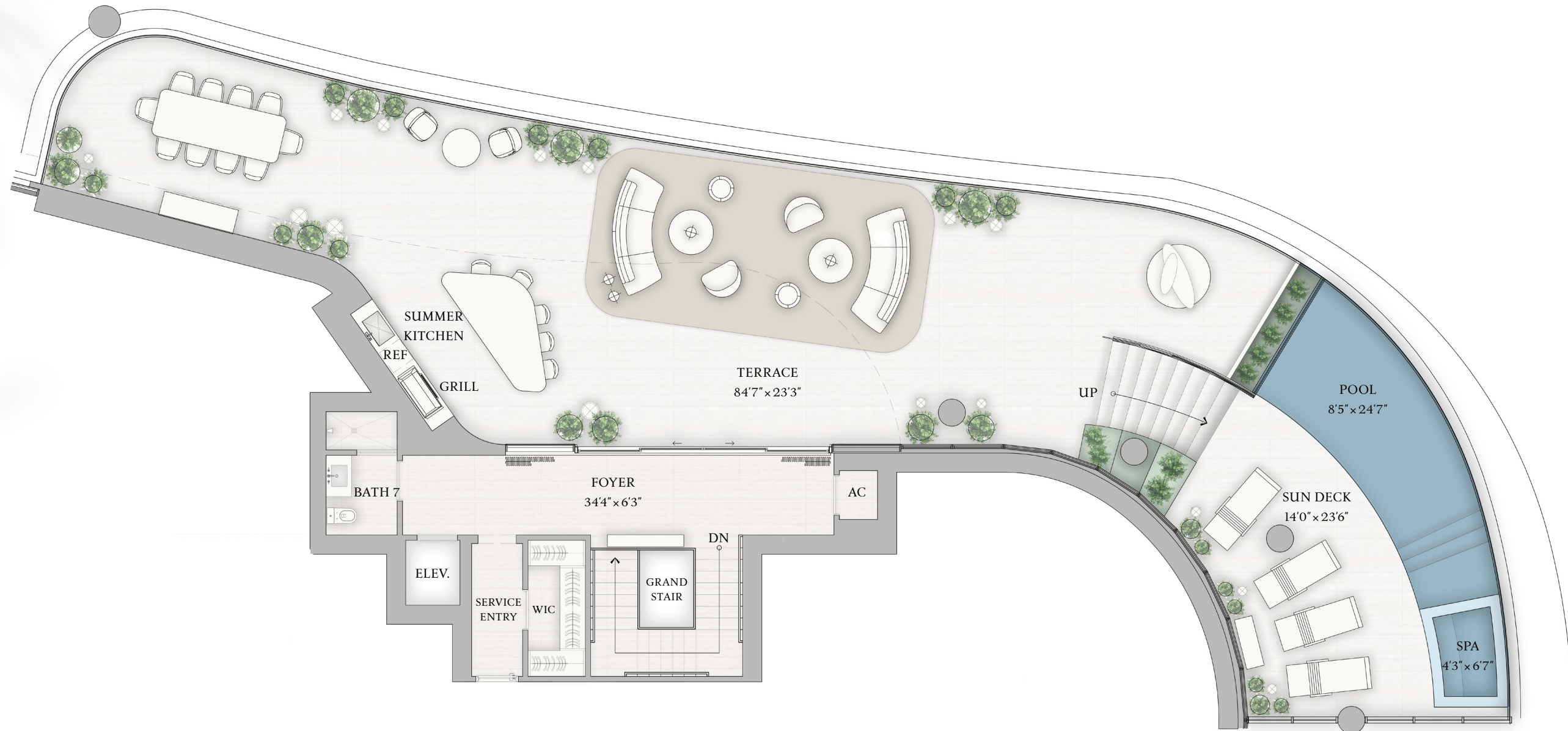
ROOF TERRACE INTERIOR
533 SF | 50 SQM

ROOF TERRACE EXTERIOR
2,309 SF | 215 SQM

TOTAL INTERIOR
10,003 SF | 930 SQM

TOTAL EXTERIOR
5,465 SF | 509 SQM

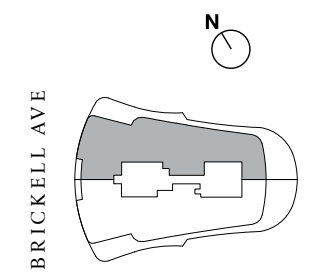
- 5 BEDROOMS
- 7 BATHROOMS
- 2 POWDER ROOMS
- PRIVATE ROOF DECK
- PRIVATE POOL & SPA
- SUMMER KITCHEN
- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR



BISCAYNE BAY

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PENTHOUSE

UPH B

LOWER LEVEL

LOWER LEVEL INTERIOR

4,744 SF | 441 SQM

LOWER LEVEL EXTERIOR

1,845 SF | 172 SQM

TOTAL INTERIOR

9,968 SF | 927 SQM

TOTAL EXTERIOR

5,546 SF | 517 SQM

5 BEDROOMS

7 BATHROOMS

2 POWDER ROOMS

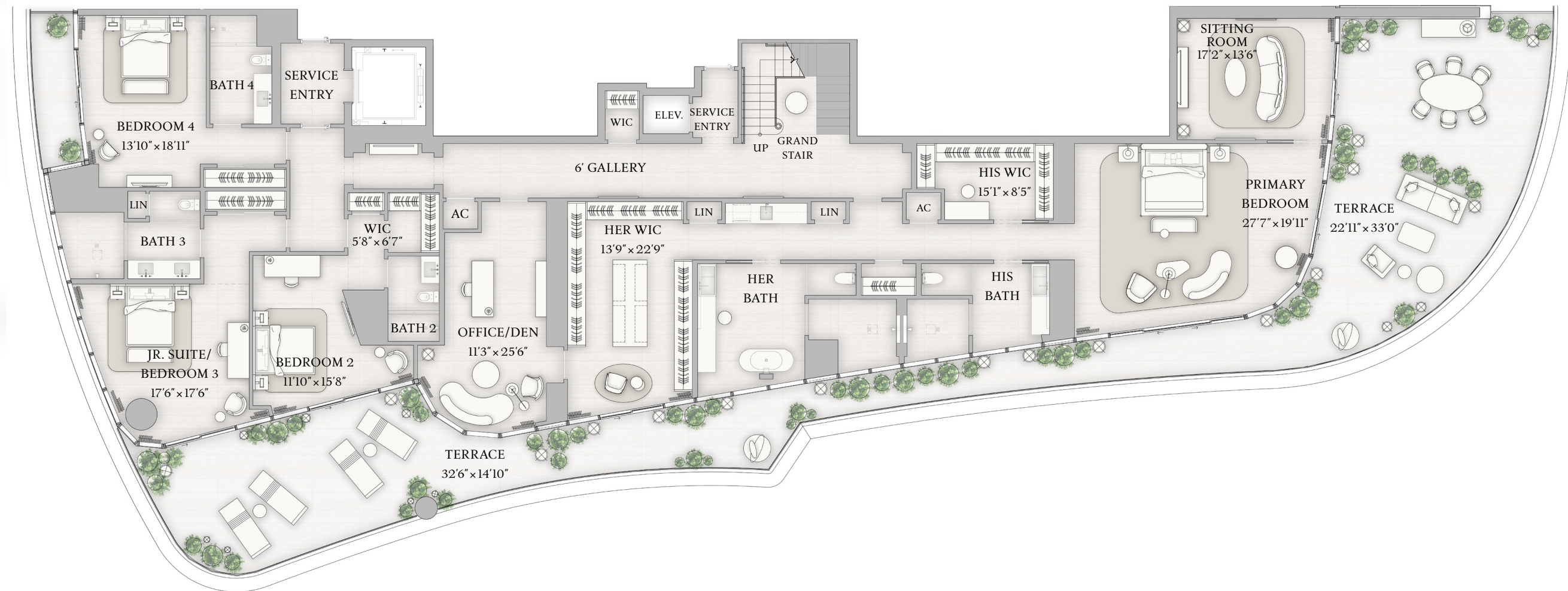
PRIVATE ROOF DECK

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SUMMER KITCHEN

WINDOWED SERVICE SUITE

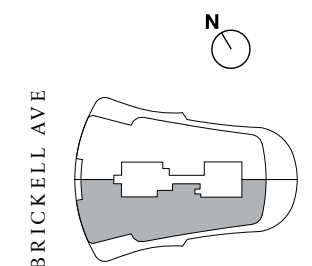
INTERNAL ELEVATOR



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BRICKELL AVE



PENTHOUSE
UPH B
UPPER LEVEL

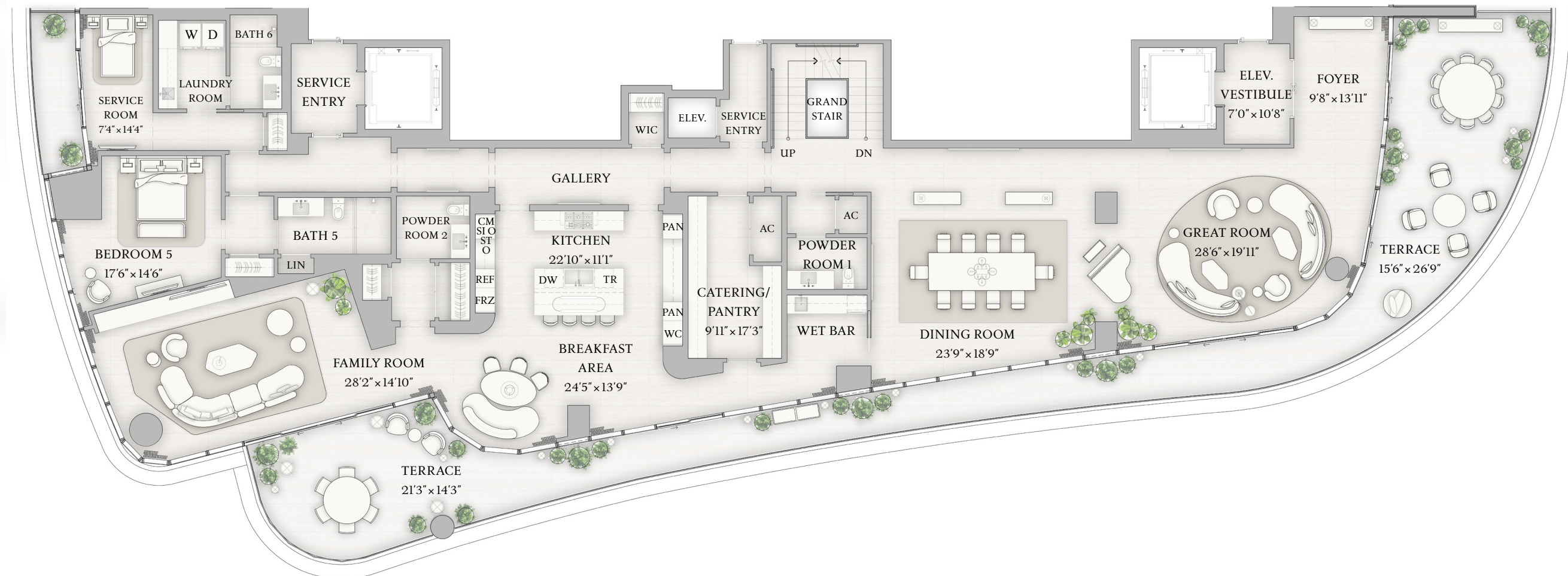
UPPER LEVEL INTERIOR
4,744 SF | 441 SQM

UPPER LEVEL EXTERIOR
1,311 SF | 122 SQM

TOTAL INTERIOR
9,968 SF | 927 SQM

TOTAL EXTERIOR
5,546 SF | 517 SQM

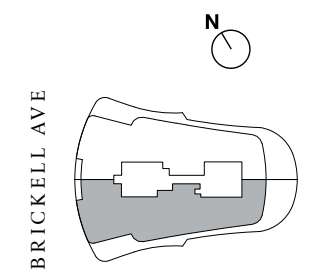
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PENTHOUSE

UPH B

ROOF TERRACE

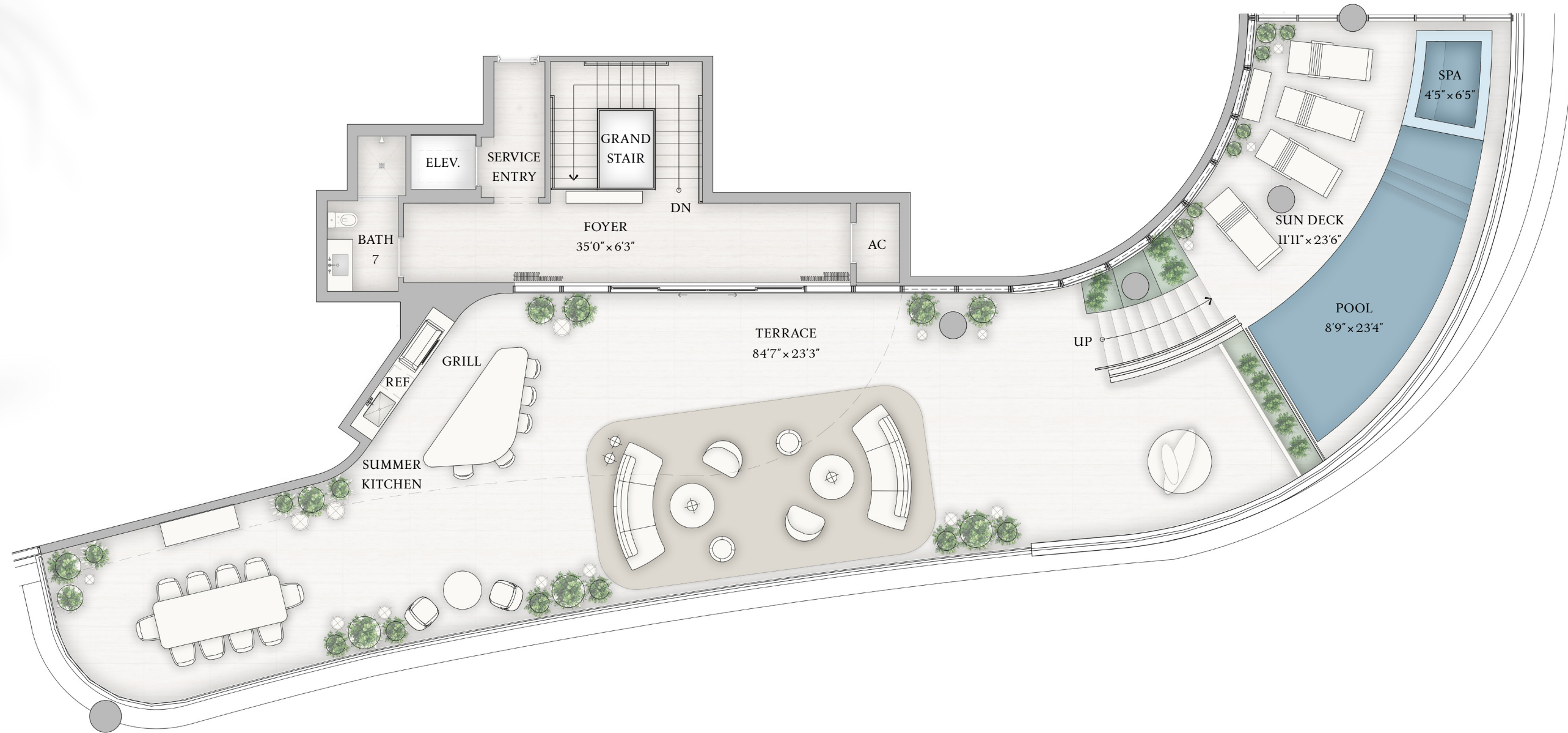
ROOF TERRACE INTERIOR
480 SF | 45 SQM

ROOF TERRACE EXTERIOR
2,390 SF | 223 SQM

TOTAL INTERIOR
9,968 SF | 927 SQM

TOTAL EXTERIOR
5,546 SF | 517 SQM

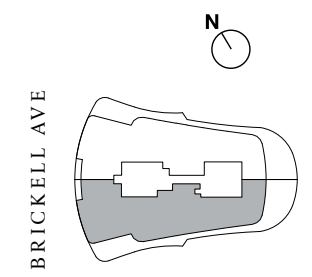
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An Internationally Acclaimed Team

Related Group

Founded in 1979, Related Group has enhanced skylines with iconic development characterized by innovative design, enduring quality and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers and artists, Related redefines urban environments on a global scale, fostering distinctive dynamic communities and symbolic landmarks that have become local sources of pride. Since its inception, the company has built, rehabilitated and managed over 100,000 condominium, rental and commercial units. The firm is one of the largest privately owned businesses in the U.S. with a development portfolio in excess of \$40 billion in 40 years.

Robert A.M. Stern Architects

RAMSA's signature style — known as modern classicism — epitomizes timeless design at its most elegant. Enhanced by opulent amenities and modern conveniences, RAMSA buildings possess a “built-in history” that transcends their cornerstone dates, and have a track record of selling at a premium to the market.

Enea Garden Design

Founded on the belief that everyone should be able to experience the beauty and value of nature daily, Enea has grown to become one of the leading landscape architecture firms in the world. The company's hallmark is its success at achieving architectural synergy between home and garden, where all details — materials, artwork, furniture, and plantings — complement and support one another.

Integra Investments

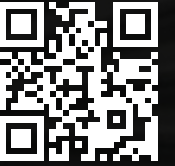
Founded in 2009, Integra Investments is a Miami-based, multi-disciplinary real estate investment and development firm dedicated to creating value, fostering growth, and positively impacting the communities it serves. The firm's creative approach to real estate, supported by a diverse team of best-in-class professionals with specialized expertise, has allowed Integra to successfully invest across several asset classes. With its focus being on the residential, office, mixed-use, hotel and marina asset classes, Integra targets opportunistic investments in niche markets with high barriers to entry. Since its inception, Integra has managed over 6.3 million square feet of real estate developments across 20 different markets.

Rockwell Group

David Rockwell has consistently expanded the parameters of interior design. His firm's work has transformed hospitality and residential spaces into experiential environments that are among the most creative, desirable, and talked-about places in the world.



Future residences located at
1809 Brickell Avenue
Miami, Florida 33129
MiamiSRR.com
786 713 3556



BRANDING AND ADVERTISING BY AND PARTNERS NY | LA

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP23-0071. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING.

St. Regis Residences, Miami a/k/a 1809 Brickell Condominium

The St. Regis Residences, Miami is developed by 1809 Brickell Property Owner, LLC (“Developer”). The St. Regis Residences, Miami is not owned, developed, or sold by Marriott International, Inc. or its affiliates (“Marriott”). The Developer uses the St. Regis marks under a license from licensor Marriott, which has not confirmed the accuracy of any of the statements or representations made about the project by Developer. The Developer also uses the trade names, marks, and logos of licensors: (1) The Related Group; and (2) Integra Investments, LLC. None of the licensors is the Developer. Artist's conceptual renderings of exterior or site plan and depicting water, surrounding buildings, or landmarks are modified and some surrounding buildings and landmarks or omitted. The completed St Regis Residences and site plan is subject to change. Images depicting the St Regis Residences and the St Regis lifestyle are proposed only. The St. Regis Residences are developed on a site that is near water, but water access is not guaranteed. No specific view is guaranteed. The Association will be required to maintain a Residential Condominium Management Agreement with Marriott, or its successor, to use the names and logos of St. Regis and to offer the St Regis hotel amenities. The St. Regis and Marriott services and benefits described in this Brochure are conditioned on such Management Agreement being entered into and in place. There is no guarantee of same. The hotel brand is subject to change at the discretion of the Developer and use of the St Regis name is permissible until the license expires or is terminated. Some amenities and hotel style services are available only at an additional cost to unit owners and are not included with purchase or ownership. The Condominium is developed by and offered only by the prospectus of the Developer and no representation about the Condominium shall be relied upon unless made in the Developer's Prospectus. The Developer is not incorporated in, located in, nor a resident of, New York. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units in New York or to residents of New York, or of any other jurisdiction were prohibited by law. The floorplan designs, fixtures, furnishings, Finishes, and décor depicted include creations and selections which may not be included with the purchase of a Unit. There may be Finishes are available to purchase as an upgrade to your Unit. Consult the Developer's Prospectus to understand the offering, the amenities, the proposed budgets, terms, conditions, specifications, fees, Unit dimensions and size calculation method, site plans, and to learn what is included with purchase and by payment of regular assessments. Sketches, renderings, or photographs depicting lifestyle, amenities, food services, resort services, Finishes, designs, materials, furnishings, plans, specifications, or art contained in this brochure are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in Developer's sole discretion or without prior notice. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction. Also, locations and layouts of windows, doors, closets, plumbing fixtures, and structural and architectural design elements may vary from concept to actual construction. All depictions of appliances, plumbing fixtures, counters, countertops, cabinets, soffits, floor coverings and other matters of design and décor detail are conceptual, and depictions shown should not be relied upon as representations, express or implied, of the final detail of the St. Regis Residences or any Unit. The beach club referenced in this brochure is not located onsite at The St. Regis Residences, Miami. It is to be located off-site on Miami Beach and is anticipated to be provided through a separate agreement with a third party and may be for a limited term. The St. Regis Residences Yacht Membership is not owned nor operated by Developer or Marriott, but rather, by a third party and is available for so long as the third party provides the charter services contemplated. A single one year Membership fee is provided by Developer for each Unit, but all fees charged for vessel use, chartering, food, entertainment, and all services associated with, or acquired in conjunction with vessel chartering, are the responsibility of the Unit owner. Memberships are non-transferable and cannot be redeemed for cash. All improvements, designs and construction are subject to first obtaining the appropriate federal, state, and local permits and approvals for same which may require the Developer to alter any design, floor plan, or layout depicted. The Developer is not an offering of securities. No statements or representations made by Developer, or any of their respective agents, employees, or representatives with respect to any potential for future profit, future appreciation in value, investment opportunity potential, rental income potential, or other benefits to be derived from ownership of the Unit should be relied upon in your decision to purchase a Unit. The Developer and its agents, employees, and representatives are not investment advisors and they are also not tax advisors and statement(s) that may have been made with respect to any benefits of ownership including tax benefits should not be relied upon in your decision to purchase a Unit and all questions you may have regarding investment and tax considerations with regard to your Unit purchase should be discussed with professional licensed tax and or investment advisors. Certain nearby attractions, shopping venues, restaurants, and activities referenced or identified in this publication are off-site and may not be controlled by Developer. Information regarding off-site attractions, developments, and venues, whether existing at the time of this publication or proposed, have been obtained from public records and other sources of public information and there is no guarantee that any, or all such off-site attractions, shopping venues, restaurants, and activities will exist as depicted, or that there would not be changes or substitutions of the attractions and venues nearby. There is no guarantee that the any proposed hotel brands, hotel amenities, condominium amenities, artwork, designers, contributing artists, interior designers, fitness facilities, or restaurants will be involved as depicted or at all upon, or following, the completion of the St. Regis Residences. The art depicted or described may be exchanged for comparable art at the sole discretion of Developer. Art may be loaned to, rather than owned by the Association; art installed at the time of completion of either tower or common areas may be removed prior to turnover to the Condominium Association or may or may not be replaced. No real estate broker or sales agent (whether engaged by Developer or not) is authorized to make any representations or other statements (verbal or written) regarding the St. Regis Residences, and no agreements with, deposits paid to, or other arrangements made with, any real estate broker or agents are binding on Developer. All prices are subject to change at any time and without notice, and do not include optional features, design packages, furniture packages, or premiums for upgraded Units. The project graphics, renderings, photographs, and text provided herein are copyrighted works owned by the Developer unless otherwise credited. 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