

# To Live Exquisite is to Live Extraordinary.

Situated along the beautiful coastline of South Brickell, The St. Regis Residences, Miami epitomize elegant living. It mirrors the sensibilities of those who are driven by connoisseurship, demand excellence, respect tradition and value individuality above all else.

The St. Regis Residences, Miami represents a future propelled by a historic past. It's a place where new generations will create lifetimes of legendary moments, in one-of-a-kind homes for individuals who perceive their personal legacies innately intertwined with the rich heritage of Miami.



# The East 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
- Dornbracht fixtures

### PRIMARY SUITES AND BATHROOMS

Oversized walk-in closets

Midnight bar and butler's pantry

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

Salon equipped for all beauty services\*

Pet spa, grooming and dog-walking services\*

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

## SERVICES

St. Regis Butler service and in-residence dining

St. Regis Housekeeping services

St. Regis global membership privileges

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





# 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

1809 Brickell Avenue  
Miami, Florida 33129  
MiamiSRR.com



**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.**

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