ST REGIS

SUNNY ISLES BEACH ◆ MIAMI

THE RESIDENCES

North Tower Collection

THE INFINITE BEACH

Exquisite Oceanfront Residences

Ideally situated along 435 linear feet of pristine beach and immersed in unforgettable ocean views, The St. Regis Residences, Sunny Isles Beach, Miami, represent the height of exquisite living. Where skyline-defining architecture, visionary style, flawless craftsmanship, and signature St. Regis service and rituals create a singular experience of effortless luxury in a glamorous setting.

The distinctive St. Regis service—informed by discerning expertise—seeks to inspire and enlighten while exceeding expectations with experiences beyond imagination.

RIVCOE

PROPERTY & RESIDENCES OVERVIEW

Phase Two North Tower

- 750 ft. tall
- 62 stories
- 150 residences
- Residences feature two, three, and four bedrooms, ranging from 1,848 sq. ft. to 5,621 sq. ft.
- 5 Bedroom Penthouse range from 7,650 sq. ft. to over 10,000 sq. ft.

Property & Building Features

- 2 towers situated on 4.7 acres and 435 linear feet of oceanfront in Sunny Isles Beach, Miami, FL
- Visionary design team includes architecture by Arquitectonica, interiors design by Anastassiadis and landscape design by EDSA
- Majestic double-height lobby
- Over 70,000 sq. ft. of amenities
- Managed by The St. Regis Hotel Company
- Grand entry driveway and 2-story porte-cochere
- Completely private residential building with no hotel on-premises and no transient use
- Perfectly located between Aventura Mall, Bal Harbour Shops, Miami and Fort Lauderdale International Airports
- Elevator Shabbath mode
- Pet-friendly
- The business club featuring John Jacob Astor boardroom, private offices, lounge and co-working spaces

Residence Features

- Spacious floorplans boasting unobstructed ocean, city and intracoastal views
- Ceiling heights clearing 10'
- Fully finished with flooring and Ornare closet buildouts in secondary bedrooms
- Private elevator and entry foyer in all residences
- State-of-the art kitchen with Molteni&C custom Italian cabinetry
- Top-of-the-line Gaggenau appliances including built-in wine cooler
- Walk-in closets in all primary bedrooms
- Laundry rooms with full-size washer and dryer
- Service quarters in select residences
- Service elevators
- Butlers closet

Penthouse Features

- Entire floor with spacious floorplans
- Ceiling heights clearing 12'
- Spacious terraces with luxurious pool only on the highest PHs
- Summer kitchen
- Custom-designed European cabinetry
- Graciously appointed primary suites and separate service quarters with separate entrance
- Stunning, 360-degree views from the Atlantic Ocean to the Intracoastal Waterway
- Indoor/outdoor living space

AMENITIES

Beach Club

- Private beach amenities including cabanas, chaise lounges and umbrellas
- Beach bar and grill with indoor and outdoor covered seating, also offering beach service and in-residence dining
- Pool cabanas for residents' use
- Multi-purpose lawn space for entertaining and events
- Children and Teen's club
- Three pools facing the ocean
- Dog park and pet spa on-site

Wellness Center

- Spa concierge
- Juice and healthy nutrition bar
- His / hers full spa with locker rooms
- Relaxation lounge
- Revitalization spa
- Separate his / hers sauna and steam rooms
- Individual and couples treatment rooms
- Vitality pool with shower area
- Beauty salon and barbershop
- Outdoor wellness and relaxation terraces
- Hot and cold plunge pools

Athletic Club

- Oceanfront state-of-the-art fitness center
- Multipurpose training rooms
- Spinning room
- Yoga room
- Pilates room
- Virtual trainer room
- Outdoor fitness terrace

Lobby & Drop-Off

- Public signature restaurant with bar lounge and private dining room
- Oceanfront terrace dining and lounge
- 24/7 valet
- Lobby reception
- Great Hall with grand staircase not directly accesible from T2 lobby
- Outdoor covered oceanfront terrace
- Concierge
- Business center
- Library and breakfast lounge
- Covered oceanfront terrace

Ellipse Club

- Cognac Room
- Pool and billiard table
- Cards and poker tables
- Bar Lounge
- Golf simulator
- Ellipse Club terrace
- private movie theater

Residents Club

- Multi-purpose events space
- Bar and lounge
- Library
- Oceanfront terrace dining and lounge
- Guest suites with housekeeping service*
- Private dining room with chef's kitchen

West Pool Deck

- Cityscape deck with dining, bar and lounge
- Infinity edge style pool
- Sunset Pool bar
- Multi-purpose events lawn and pavilion
- Private secluded areas
- Sunset pool cabanas

SERVICES

Luxury Residence Privileges

Ownership includes the opportunity to participate in Marriott International's Luxury Residences Hotel Reservation Service, which provides exclusive status and amenities at hotel locations around the world.

Essential Services

- Dedicated residential leader
- Airline / Private air reservation / Ticket printing
- Shopping information
- Airport / Ground transportation arrangements
- Ordering floral arrangements
- Activity arrangements
- Coordinate delivery services
- Automobile rental reservations
- Business center
- Car service reservations
- Trash removal
- Hotel and guest suite reservations
- Reserving golf tee times
- Restaurant information and reservations
- Tour information and reservations
- Spa and salon reservations
- Services information
- Move-in coordination
- Notary public services
- 24/7 security and valet parking
- Pet Care / Kennel information and reservations
- Loss prevention
- Theater and entertainment information
- 24/7 Butler / Doorman / Porter services
- Common area housekeeping
- Common area maintenance
- Newspaper / Magazine / Package delivery / Storage
- Sanitizing deliveries
- Bike storage
- Owner storage
- Meeting set-up in boardroom / Function room with conferencing technology

**As part of the Common Amenities, Guest Suites will be offered to residence owners and their guests, at rates, terms and conditions established by the condominium association*

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Á La Carte* General Services

- Grocery shopping
- Laundry / Dry cleaning
- Alterations services
- Car washing / Detailing
- Travel and vacation planning
- Equipment rental
- Photocopies / Telegrams / Facsimiles
- Secretarial services
- Function / Event planning
- In-residence dining / Catering
- Mail packing and shipping
- Personal chef services
- Plant care maintenance
- Personal trainer
- Translation services
- In-home spa treatments services
- Nanny / Child care services
- Pet care / Grooming / Spa
- Dog walking
- Owners absentee program

Á La Carte* Housekeeping Services

- Vacuum and mop floors
- Clean mirrors
- Dust interior
- Oven / Cook top cleaning
- Strip beds and change sheets
- Refrigerator cleaning
- Clean bathrooms
- Wash dishes
- Clean patio / Summer kitchen / Cabana

Á La Carte* Engineering Services

- Light bulb 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 and plumbing
- HVAC filter change

**A La Carte Services may be arranged by the concierge team, and are typically provided by third parties not affiliated with St. Regis*

Butler Services

- Coordination and customization of welcome home and arrival for residence
- Delivery of incoming packages to the residence
- Unpacking of valet items or parcels
- Assistance with deliveries to residence
- Management of third-party vendors to residence in owner's absence
- Packing / unpacking services
- Delivery of groceries to residence and unpacking upon request
- Pick-up and delivery of laundry and dry cleaning
- Delivery of newspaper subscriptions
- Assistance with move-in coordination
- Coordination of utility set-up

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DEVELOPMENT AND SALES

FORTUNE INTERNATIONAL GROUP

CHÂTEAU GROUP

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