



**ST REGIS**  
MIAMI  
**THE RESIDENCES**

# The Villas



# An Extraordinary Home, An Exquisite Life

The Villas are the consummate expression of The St. Regis Residences, Miami. They exude discretion and unrivaled luxury, while offering the intimacy of a secluded seaside sanctuary alongside the service and amenities that St. Regis is known for. With only two Villas on the entirety of the vast property, these are true limited-edition homes.

## Signature St. Regis Hospitality

Experience the privacy of your own remarkable bayfront retreat with the legendary hospitality of St. Regis.



Living Room

## A Panoramic Perspective

Glass window walls showcasing sweeping views of luminous Biscayne Bay are an invitation to savor every moment of life by the shore. Opening onto the outdoor deck, the living room shares a breezy, loftlike space with the open chef's kitchen and dining room.

## A Culinary Centerpiece

Elegantly designed for maximum functionality and versatility, the kitchen opens a world of possibilities—from bright coffee-fueled mornings, to cozy evenings gathered around the island, to catered dinner parties. Here in the heart of the home, modern appliances and millwork handcrafted in Italy establish an elevated aesthetic combining clean, contemporary lines and traditional touches.

Kitchen

## Elegance Redefined

Step into single-family home living at The St. Regis Residences, Miami. Make your way up the grand staircase to the upper floor and continue to the roof terrace. Or meander through the main level with its extensive private quarters, entertaining areas, and outdoor deck. Both Villas, meticulously curated by renowned architecture firm Robert A.M. Stern Architects, offer an unparalleled sense of refinement and elegance.

*Grand Staircase*

## The Best of Both Worlds

An immense roof deck reimagines indoor-outdoor living at its most magnificent. An immaculate family room welcomes residents and guests to bask in bird's-eye views of Biscayne Bay, regardless of the weather. Just steps away, thoughtfully landscaped outdoor lounges, a rooftop dining room with grilling kitchen, and a swimming pool with spa exemplify The St. Regis Residences, Miami at their most magical and exclusive.

Family Room

## Rest & Recharge

Spacious, light-filled, and boasting enviable views of the bay, the bedrooms—each with their own en suite bath—are private havens designed to inspire the day or embrace the night. Promising the dreamiest of dreams, the tranquil primary bedroom has direct terrace access, two oversized walk-in closets, and a decadent midnight bar for late-night snacks or morning coffee.

Primary Bedroom



## Bathe in Bliss

The showpiece of the grand master bath, the freestanding tub certainly makes a splash. Pared down and sinuous, the sculptural piece aspires to the level of art. Positioned to capture views of the Miami horizon in multiple directions, it is the ideal place for personal renewal and spa-like relaxation.

# The Tower

|  |   |
|--|---|
| Stunning views of the Miami skyline, Biscayne Bay, and the Atlantic Ocean    | On-site valet parking and self-parking spaces |
| Porte-cochère with commissioned art installation and signature water feature | EV charging stations                          |
| Private residential lobby attended 24/7                                      | Luxury house car service                      |
| 24-hour concierge and Butler   |   |

# The Villas

|   |   |
|---|---|
| Private enclosed two-car garage with direct access to the residence | Private internal elevator connects all service and living levels within the residence |
| Double-door entry opens to foyer with grand staircase               |   |
| Up to 12’-6” high ceilings in living areas                          | Private roof deck with pool, spa, and summer kitchen                                  |
| Stone flooring throughout   |   |
| European wood doors   |   |
| Service floor with laundry, storage, and windowed service suite     |   |
| Integrated smart home technology                                    |   |

## 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

Oversized walk-in closets

Midnight bar

Stone top vanities with Dornbracht fixtures

Oversized natural stone showers and freestanding bathtub

Private water closets with Toto toilets

# The Amenities

|  |
|--|
| Approximately 50,000 SF of interior and exterior amenity space                       |
| On-premises fine-dining restaurant by MICHELIN-starred chef Fabio Trabocchi          |
| Exclusive beach club access  |
| Parklike grounds and lush terraces by Swiss landscape design firm Enea Garden Design |
| State-of-the-art media room  |
| Business center with coffee bar and conference rooms                                 |
| Children’s entertainment room  |
| Teen video game lounge   |
| Programmable multisport simulator  |
| Salon equipped for beauty services*  |
| Pet spa, grooming, and dog-walking services*   |
| Private, secure climate-controlled storage   |
| House bicycles   |
| Private marina   |
| Guest suites   |

## Holistic Wellness Living

Fully equipped fitness center with stunning views

Curated wellness programming by The Wright Fit

Relaxation area

Indoor lap pool with natural lighting

Pilates and yoga studio

Salt spa rooms

Sauna, cold plunge pool, and steam room

State-of-the-art treatment rooms

## Resort-Style Pool Decks

Two pools including bayfront and sunset views

Poolside bars and cafés

Bayfront garden with comfortable seating areas

Pickleball court

## Sky Bar & Lounges

Double-height sky bar and lounge with sweeping water views

Signature St. Regis Cognac Room

Traditional St. Regis Drawing Room

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 amenity spaces

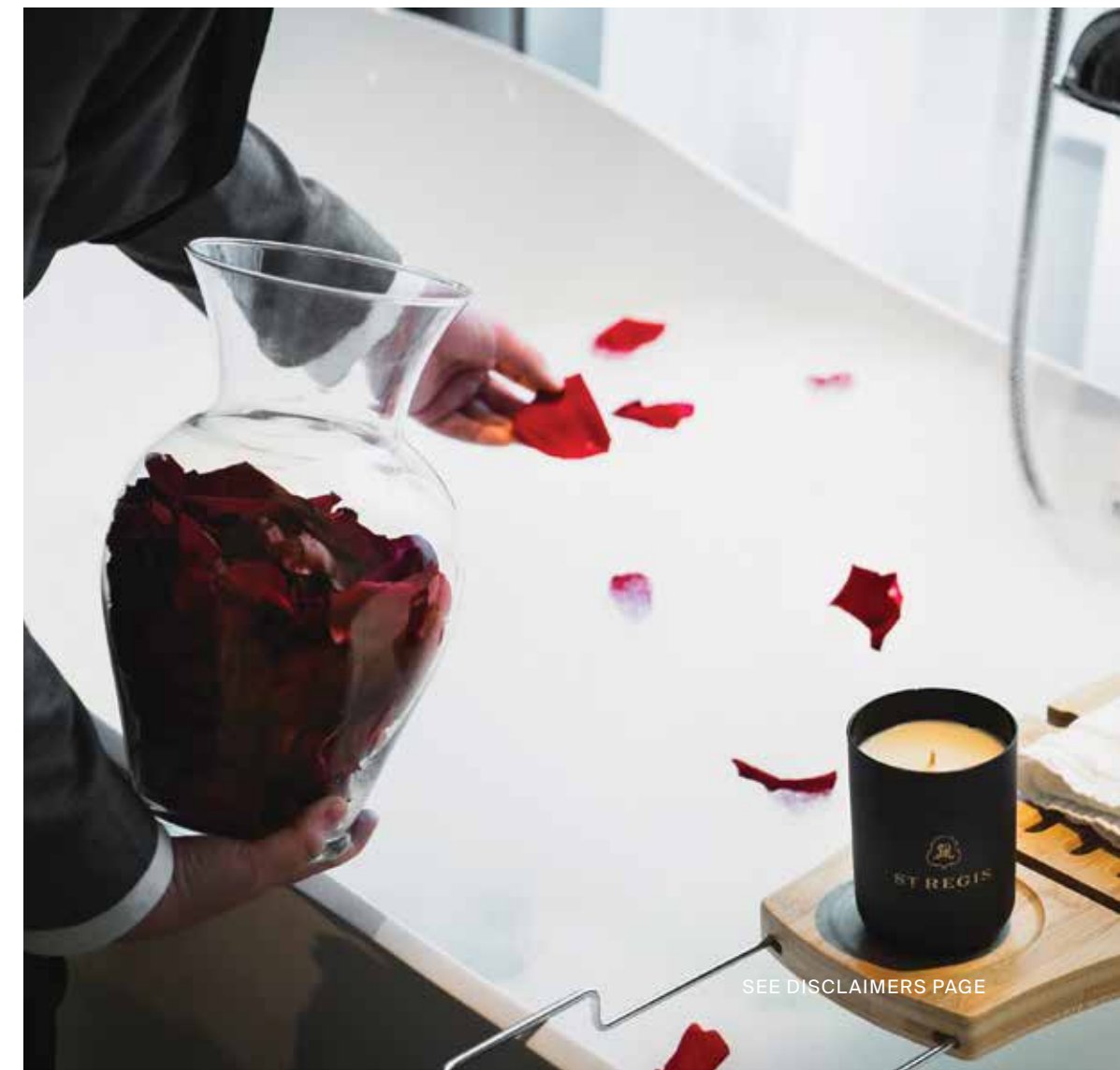
Easy-to-use St. Regis residents-only app

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.

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

# Unrivaled Service & Rituals

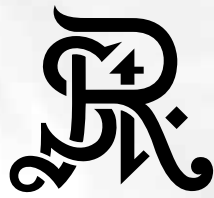
Since its founding nearly a century ago, the St. Regis has been renowned for its tradition of innovation and its commitment to impeccable service. From the signature Bloody Marys and legendary Butler Service to the afternoon teas and midnight suppers, The St. Regis Residences, Miami deliver an everyday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



SEE DISCLAIMERS PAGE

# Floor Plans

Villa A



# Villa A

LOWER LEVEL

LOWER LEVEL INTERIOR  
1,714 SF | 160 SQM

TOTAL INTERIOR  
7,657 SF | 713 SQM

TOTAL EXTERIOR  
2,718 SF | 253 SQM

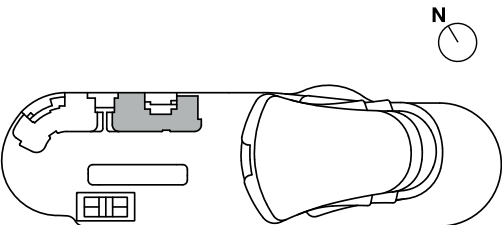
- 5 BEDROOMS
- 6 BATHROOMS
- 2 POWDER ROOMS
- PRIVATE GARAGE
- PRIVATE ROOF DECK
- PRIVATE POOL & SPA
- SUMMER KITCHEN
- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR

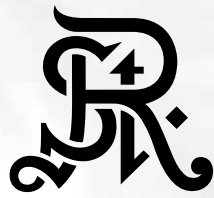


BISCAYNE BAY

The dimensions stated for this Unit floor plan are approximate because there are various recognized methods for calculating the square footage of a Unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Dimensions and Unit configuration may change during construction. The furniture illustrated is not included with purchase; the floorplan layout is not a guaranty on your use of space but is one example of uses of space. Consult the Developer's prospectus to understand the calculation of the Unit square footage and dimensions and what is included with purchase. Prices are not based on the square footage no matter the method of calculation of Unit dimensions and all prices are subject to change at any time.

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# Villa A

MAIN LEVEL

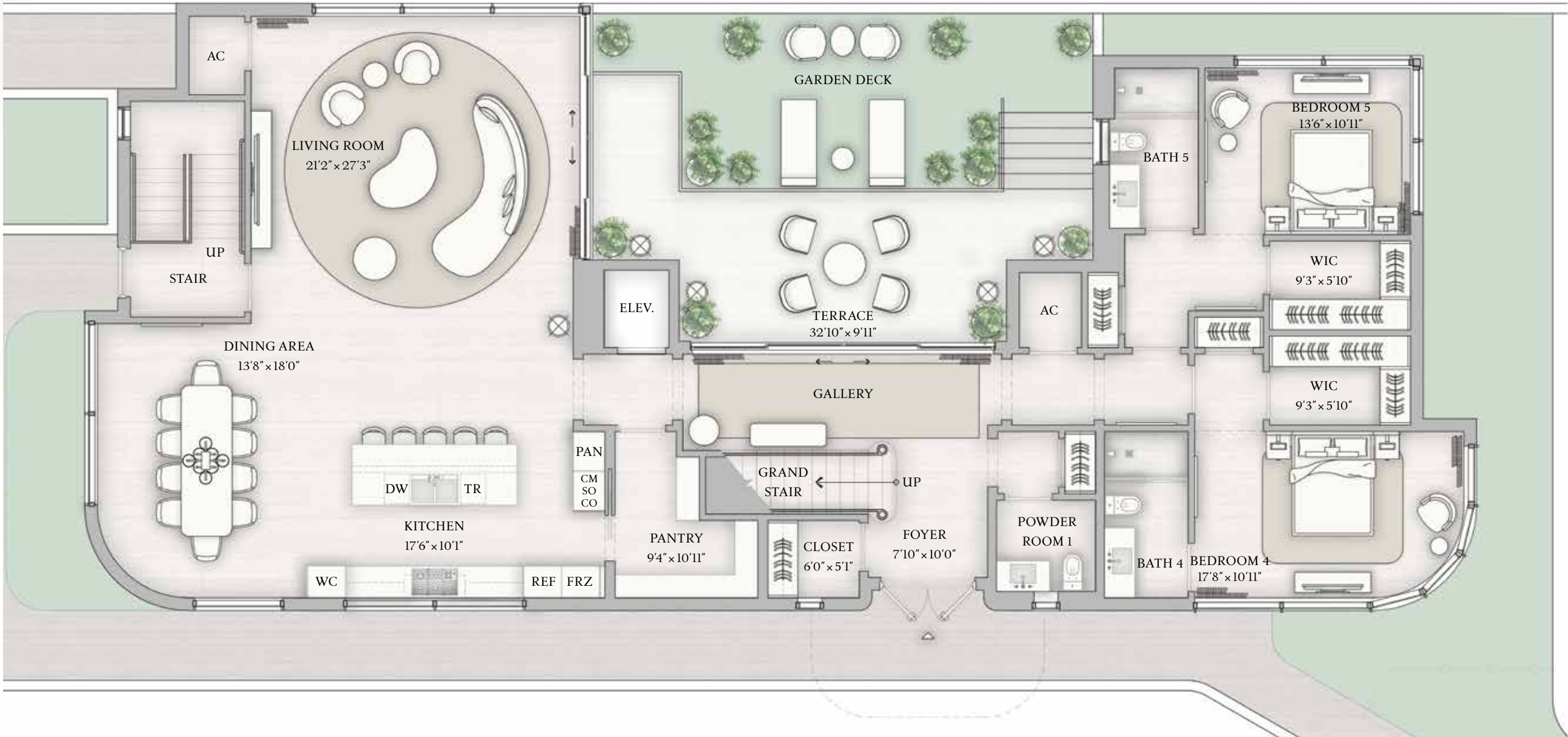
MAIN LEVEL INTERIOR  
2,697 SF | 251 SQM

MAIN LEVEL EXTERIOR  
635 SF | 59 SQM

TOTAL INTERIOR  
7,657 SF | 713 SQM

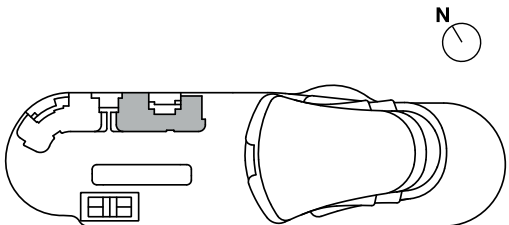
TOTAL EXTERIOR  
2,718 SF | 253 SQM

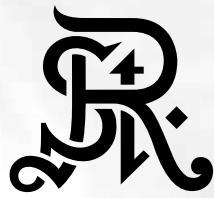
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# Villa A

UPPER LEVEL

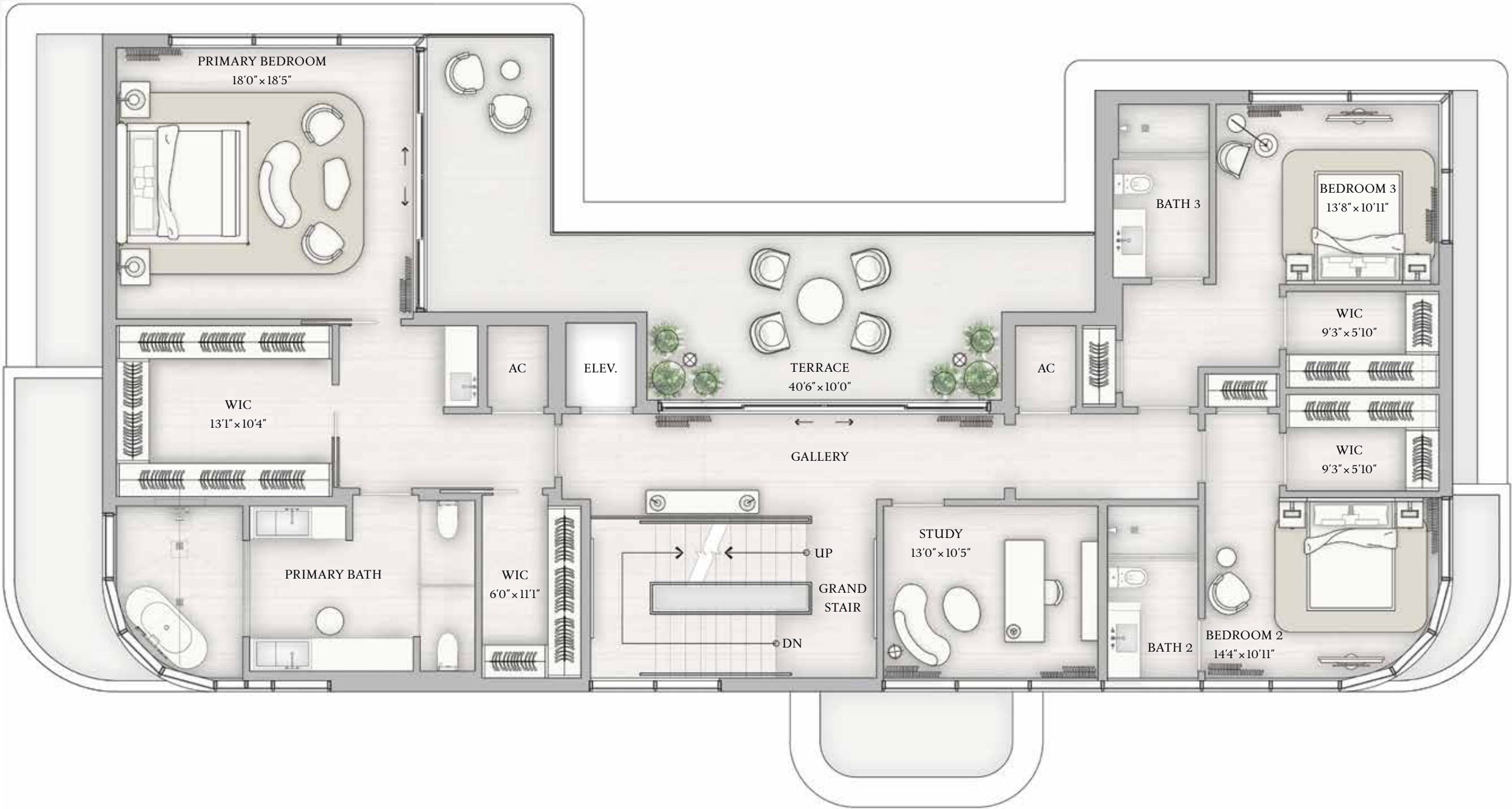
UPPER LEVEL INTERIOR  
2,378 SF | 221 SQM

UPPER LEVEL EXTERIOR  
525 SF | 49 SQM

TOTAL INTERIOR  
7,657 SF | 713 SQM

TOTAL EXTERIOR  
2,718 SF | 253 SQM

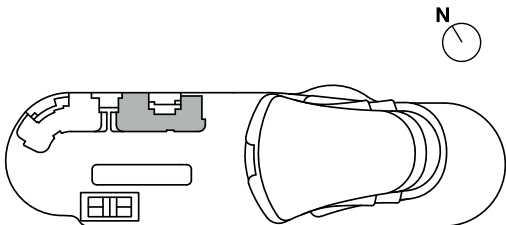
- 5 BEDROOMS
- 6 BATHROOMS
- 2 POWDER ROOMS
- PRIVATE GARAGE
- PRIVATE ROOF DECK
- PRIVATE POOL & SPA
- SUMMER KITCHEN
- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR

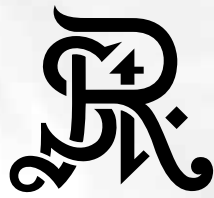


BISCAYNE BAY

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# Villa A

ROOF LIVING & TERRACE

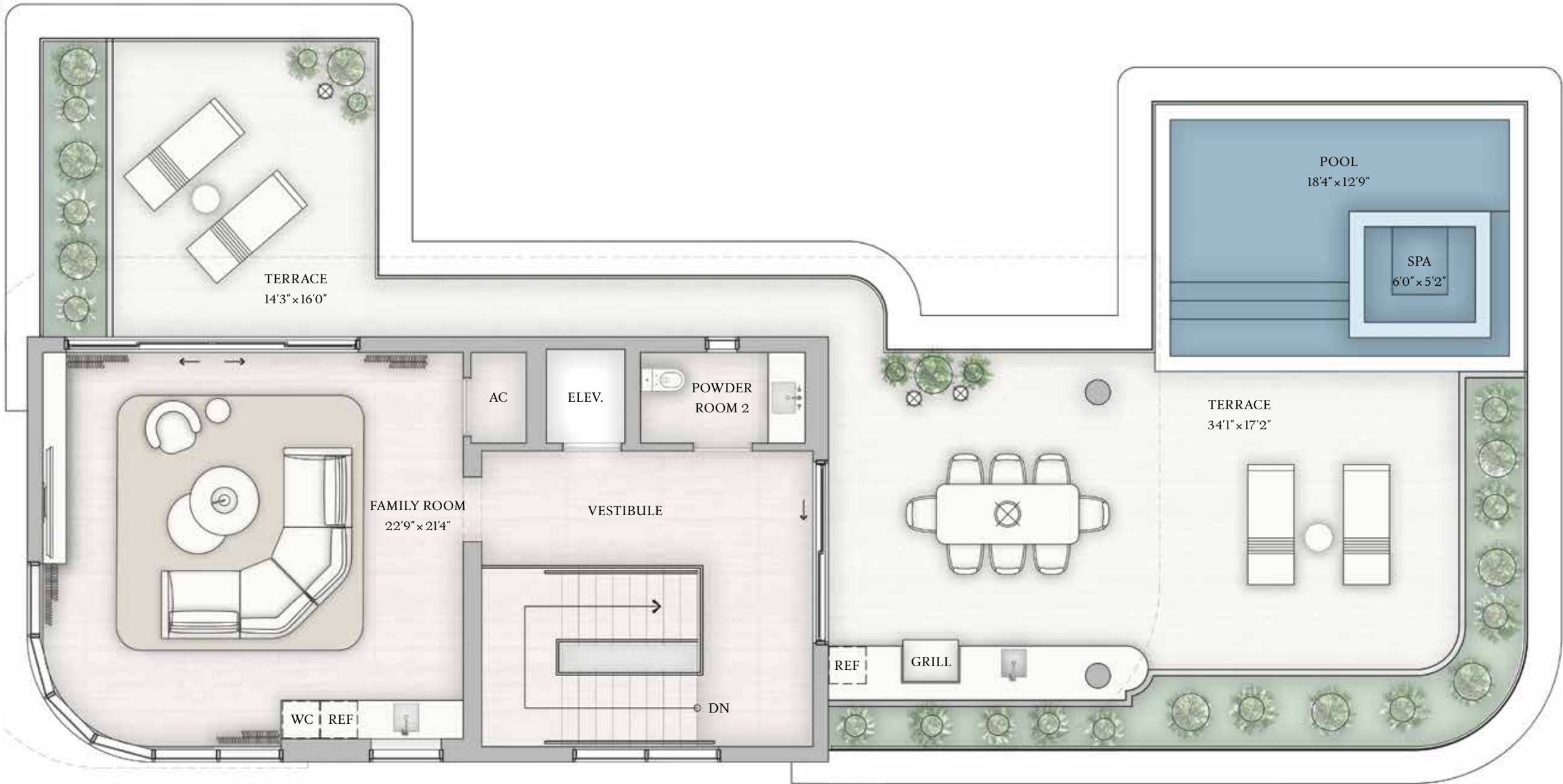
ROOF INTERIOR  
868 SF | 81 SQM

ROOF EXTERIOR  
1,558 SF | 145 SQM

TOTAL INTERIOR  
7,657 SF | 713 SQM

TOTAL EXTERIOR  
2,718 SF | 253 SQM

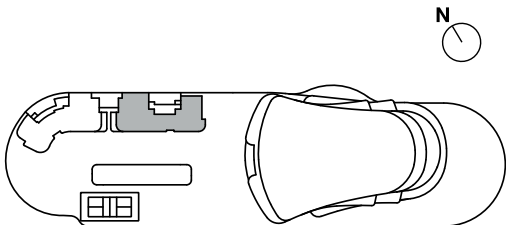
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- 2 POWDER ROOMS
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- SUMMER KITCHEN
- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR



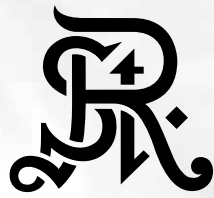
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Villa B



# Villa B

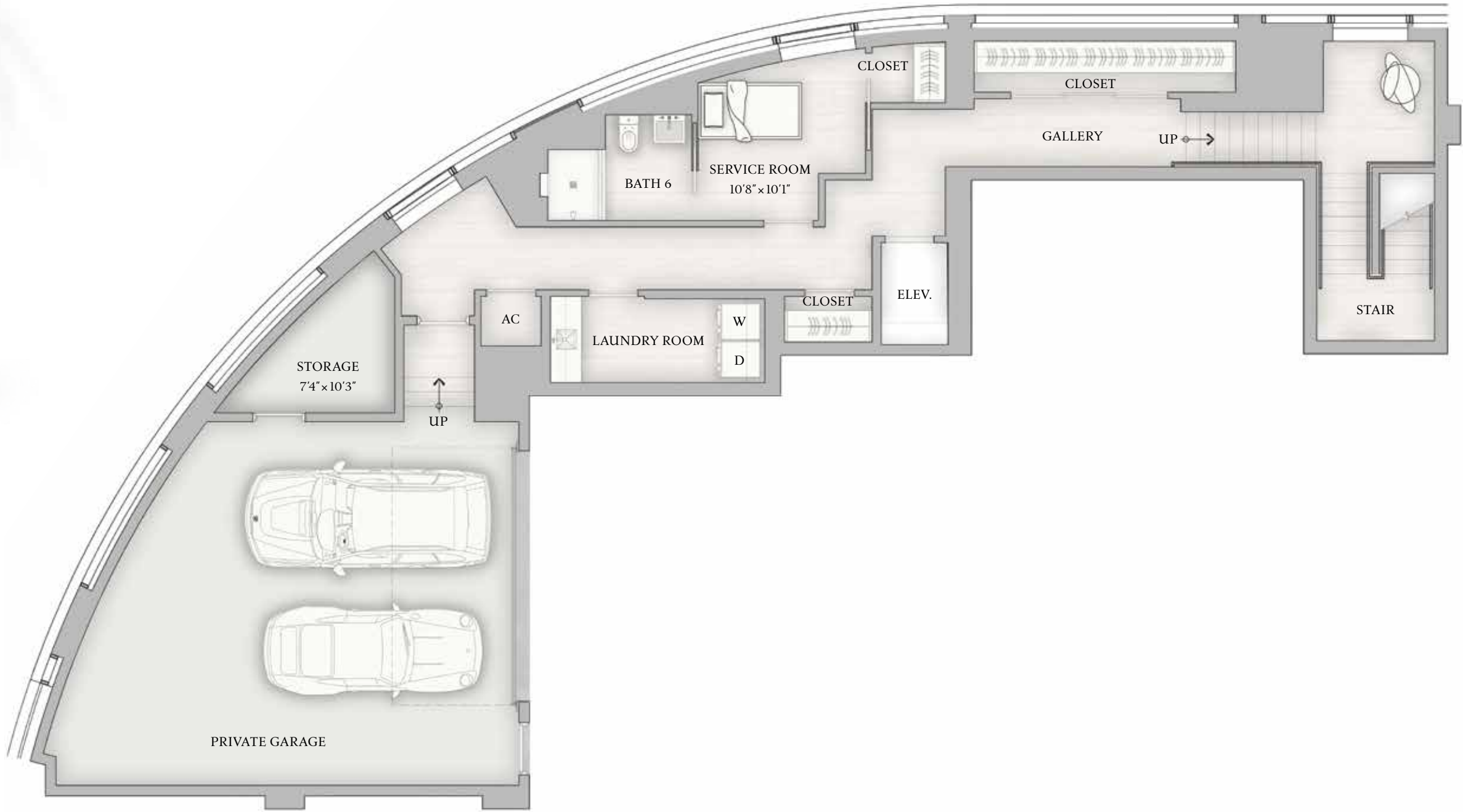
LOWER LEVEL

LOWER LEVEL INTERIOR  
1,800 SF | 168 SQM

TOTAL INTERIOR  
7,617 SF | 710 SQM

TOTAL EXTERIOR  
2,726 SF | 255 SQM

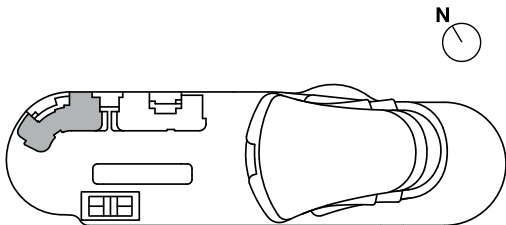
- 5 BEDROOMS
- 6 BATHROOMS
- 2 POWDER ROOMS
- PRIVATE GARAGE
- PRIVATE ROOF DECK
- PRIVATE POOL & SPA
- SUMMER KITCHEN
- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR

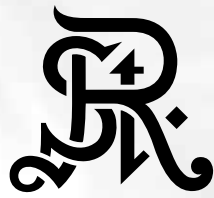


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# Villa B

MAIN LEVEL

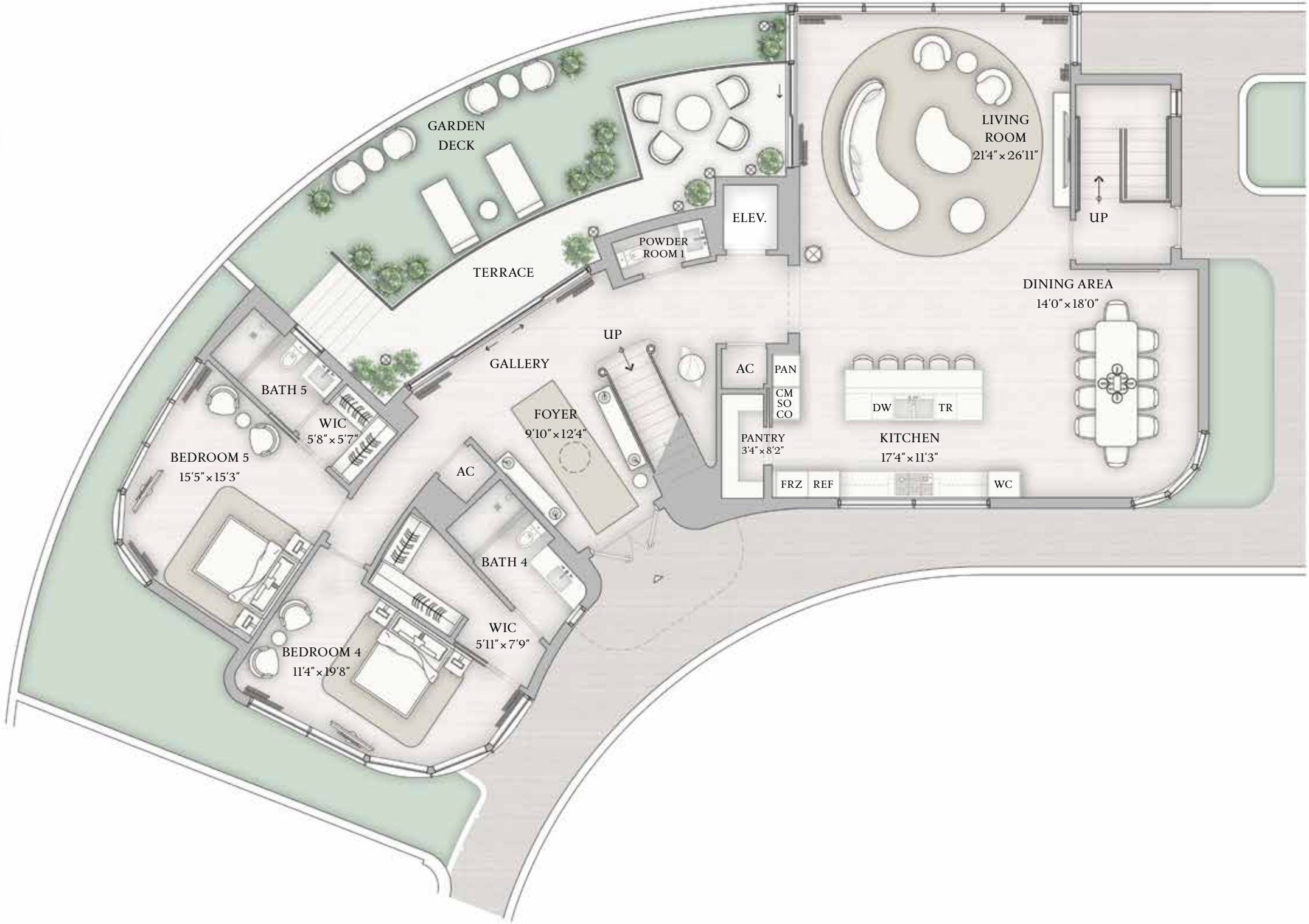
MAIN LEVEL INTERIOR  
2,652 SF | 247 SQM

MAIN LEVEL EXTERIOR  
650 SF | 61 SQM

TOTAL INTERIOR  
7,617 SF | 710 SQM

TOTAL EXTERIOR  
2,726 SF | 255 SQM

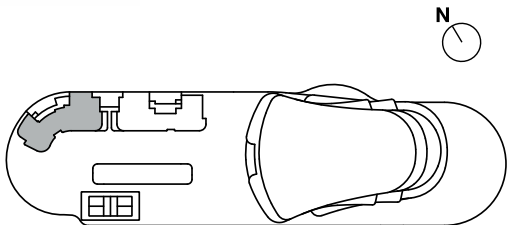
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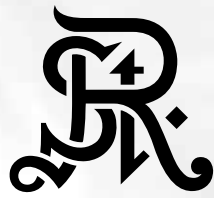


BISCAYNE BAY

The dimensions stated for this Unit floor plan are approximate because there are various recognized methods for calculating the square footage of a Unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Dimensions and Unit configuration may change during construction. The furniture illustrated is not included with purchase; the floorplan layout is not a guaranty on your use of space but is one example of uses of space. Consult the Developer's prospectus to understand the calculation of the Unit square footage and dimensions and what is included with purchase. Prices are not based on the square footage no matter the method of calculation of Unit dimensions and all prices are subject to change at any time.

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# Villa B

UPPER LEVEL

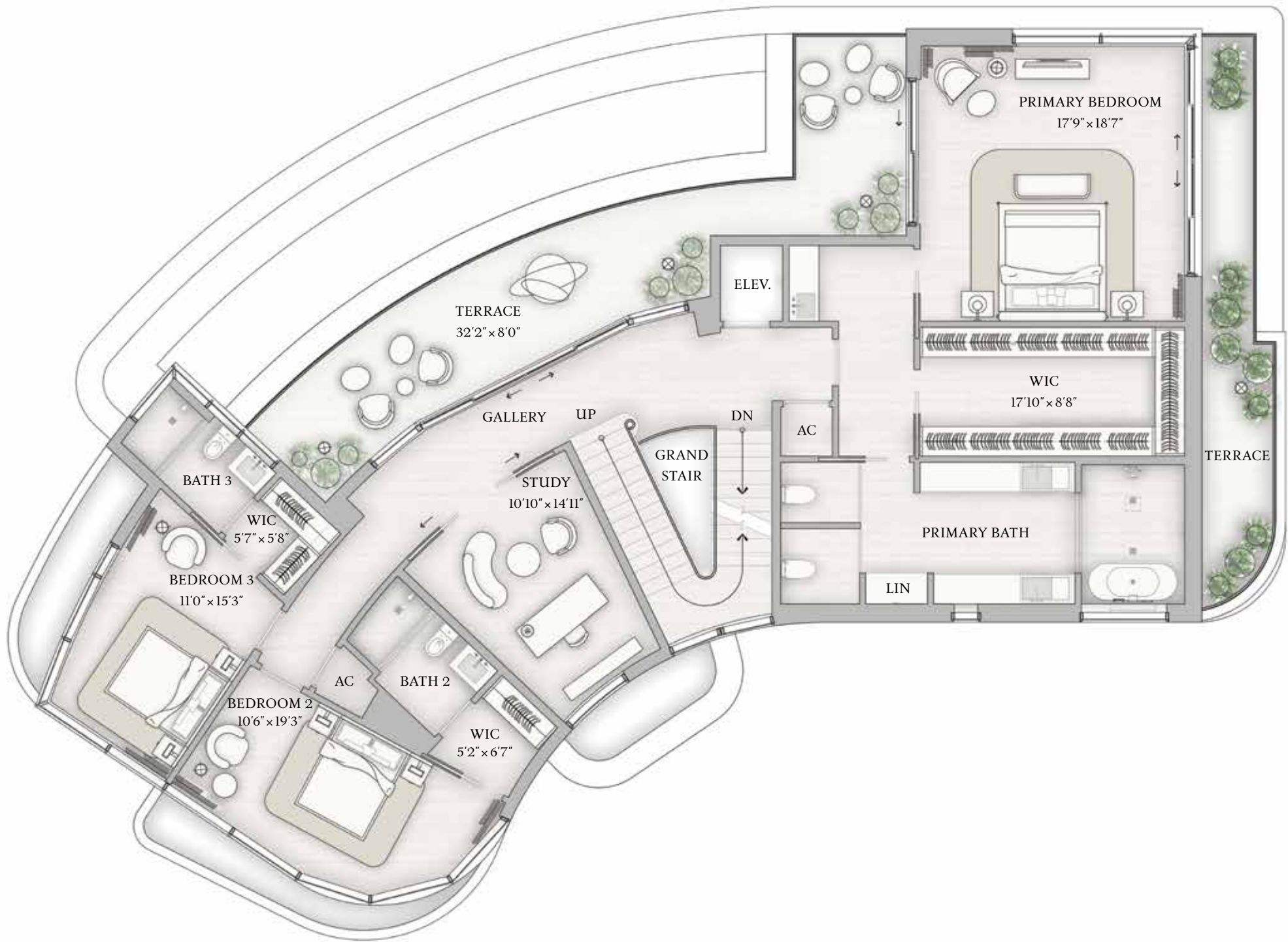
UPPER LEVEL INTERIOR  
2,311 SF | 215 SQM

UPPER LEVEL EXTERIOR  
518 SF | 49 SQM

TOTAL INTERIOR  
7,617 SF | 710 SQM

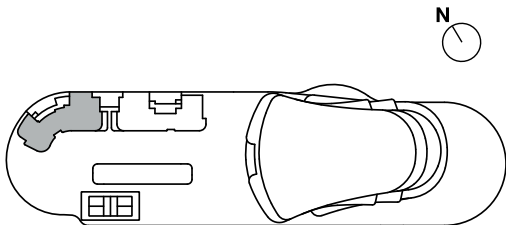
TOTAL EXTERIOR  
2,726 SF | 255 SQM

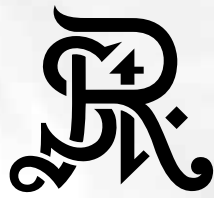
- 5 BEDROOMS
- 6 BATHROOMS
- 2 POWDER ROOMS
- PRIVATE GARAGE
- PRIVATE ROOF DECK
- PRIVATE POOL & SPA
- SUMMER KITCHEN
- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR



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# Villa B

ROOF LIVING & TERRACE

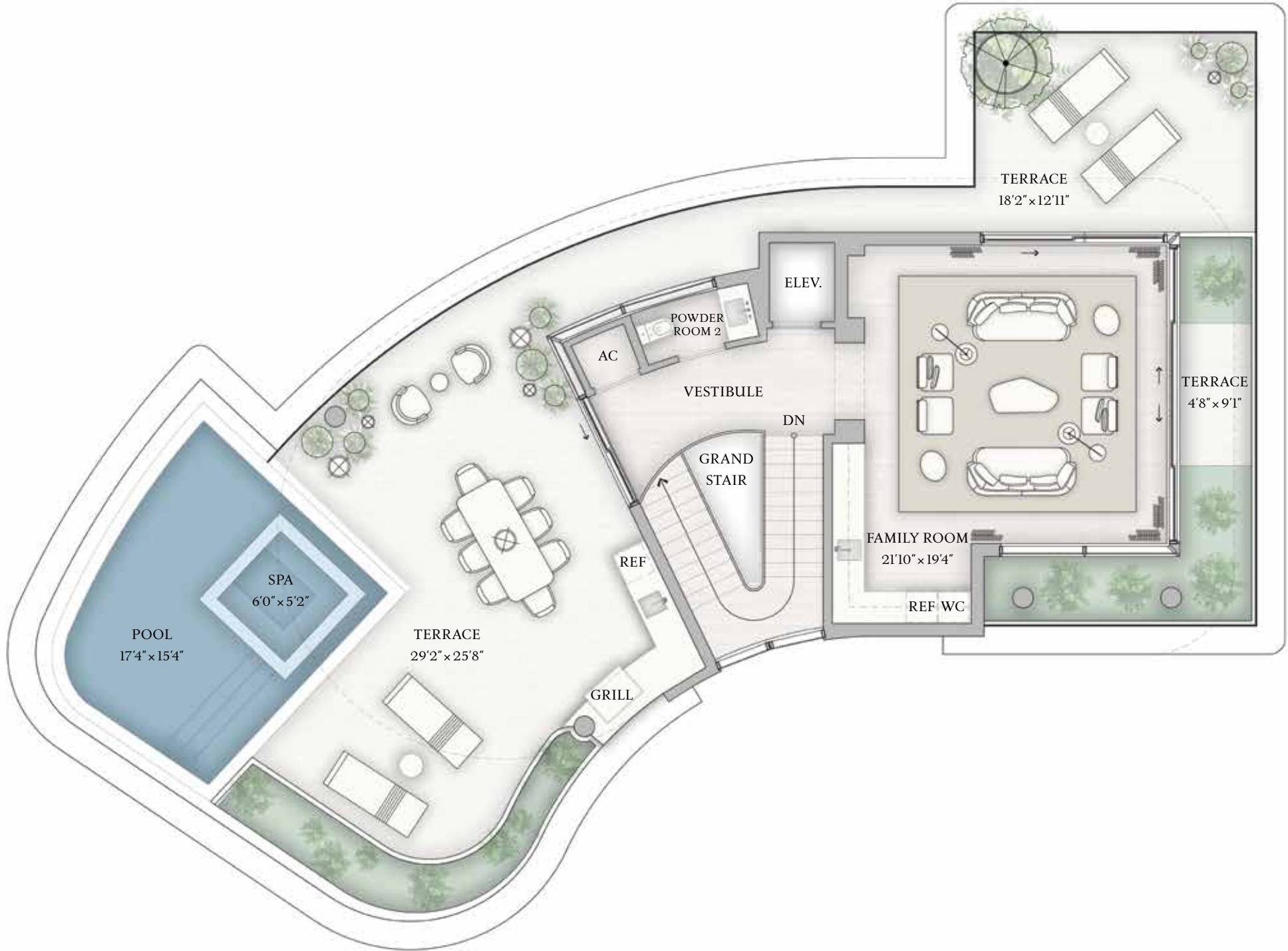
ROOF INTERIOR  
854 SF | 80 SQM

ROOF EXTERIOR  
1,558 SF | 145 SQM

TOTAL INTERIOR  
7,617 SF | 710 SQM

TOTAL EXTERIOR  
2,726 SF | 255 SQM

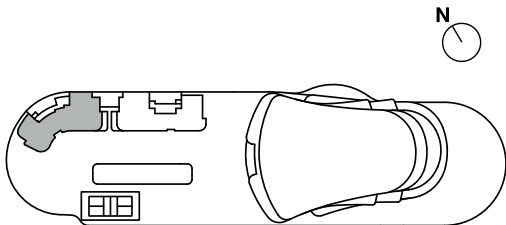
- 5 BEDROOMS
- 6 BATHROOMS
- 2 POWDER ROOMS
- PRIVATE GARAGE
- PRIVATE ROOF DECK
- PRIVATE POOL & SPA
- SUMMER KITCHEN
- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR



BISCAYNE BAY

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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, multidisciplinary 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.

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

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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. The development and operation of the Marina described in this Brochure is subject to receipt of the requisite authorizations from the applicable governing agencies. There is no guarantee that same will be obtained. 2024 © by 1809 Brickell Property Owner, LLC with all rights reserved. ☛

