



ST REGIS  
MIAMI  
THE RESIDENCES

# Purchaser's Guide



# To Live Exquisite is to Live Extraordinary

Situated along the beautiful coastline of South Brickell, with exquisite bayfront views, an on-property private marina, and an exclusive fine-dining restaurant by Michelin-starred chef Fabio Trabocchi, 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 represent a future propelled by a historic past. A place where new generations will create a lifetime of legendary moments, in one-of-a-kind homes for individuals who perceive their personal legacies innately intertwined with the rich heritage of Miami.

ARTIST'S CONCEPTUAL RENDERING.





# The Tower

50 stories featuring 154 residences, including penthouses, sky villas and townhomes

A collection of two-to-six-bedroom homes

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

# The Residences

Private elevator and entry foyer for each residence

Double-door entry in residences

Approximately 10'-6" ceilings with integrated linear diffusers in living areas

Custom European stone flooring throughout

European wood doorways

A powder room and laundry room in each home

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
- Convection oven
- Steam oven
- Microwave
- Coffee maker
- Dornbracht fixtures

## Primary Suites & Bathrooms

Oversized walk-in closets

Midnight bar and butler's pantry

Split stone top vanities with Dornbracht fixtures

Oversized natural stone showers and freestanding bathtubs

Private water closets with Toto toilets in primary bathrooms

# 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

Park-like 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 all 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 centers 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

Dual saunas, cold plunge pools, and steam rooms

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

\*A la carte services are performed by third parties

## 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 Signature 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 discreetly 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

House Car Available

Personal Errands\*

\*A la carte services are performed by third parties

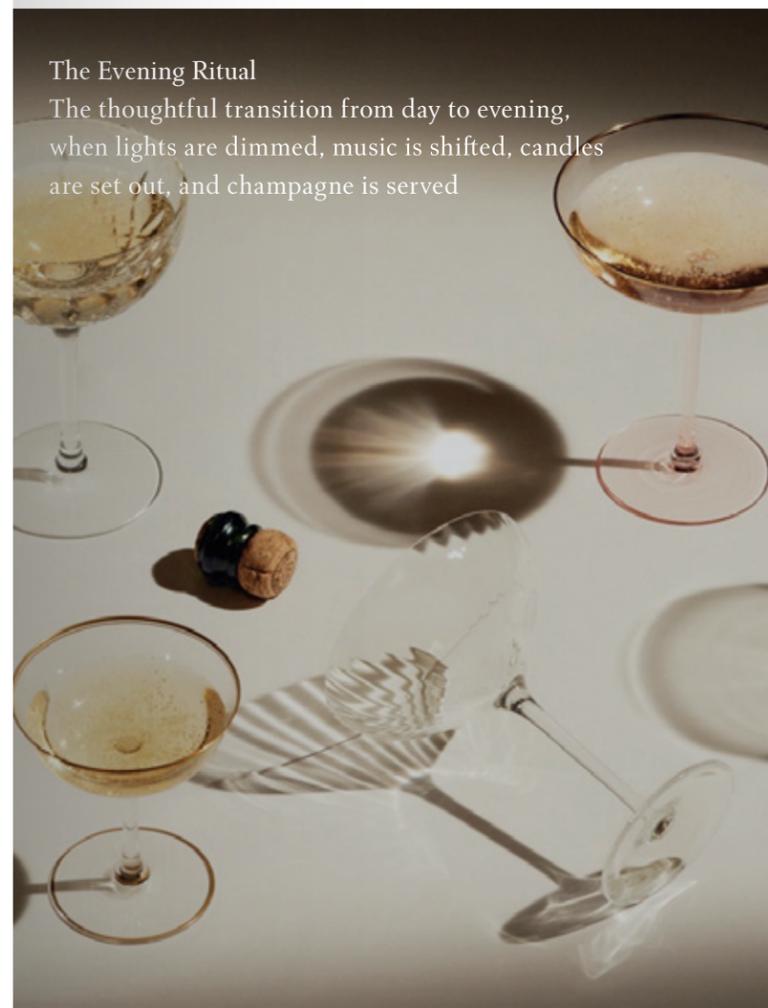
The Bloody Mary  
The signature cocktail of the brand,  
invented at St. Regis New York



Afternoon Tea  
A time to host intimate gatherings  
with closest friends



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  
postevent 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 Reservations & 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  
Reservations for 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 Setup in Boardroom/Function Room with Conferencing/Technology

### \*A La Carte Services

Alteration 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 & 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/Cooktop & Refrigerator Cleaning  
Strip Beds & Change Sheets  
Clean Bathrooms & Wash Dishes  
Clean Patio / Summer Kitchen / Cabana

\*A la carte services are performed by third parties

# 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	Earn up to 50% bonus points on stays
Daily breakfast for two	Enhanced high-speed Wi-Fi
4:00PM Late Checkout	Guaranteed room type
Welcome amenity and note	Special additional hotel amenity (F&B or spa credit depending on location)
Exclusive Member Rates	10% off regular room rate

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND 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 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 Marriott, which has not confirmed the accuracy of any of the statements or representations made about the project by Developer. 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 Developer is not incorporated in, located in, nor 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. 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 are not necessarily included in each Unit and such drawings, images, 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. 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 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 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. Consult the Prospectus of the Developer to understand this offering, the amenities specific to each tower, the proposed budgets, terms, conditions, specifications, fees, Unit dimensions, site plans, and to learn what is included with purchase and by payment of regular assessments. 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 upgrades to any Unit. The project graphics, renderings, photographs, and text provided herein are copyrighted works owned by 1809 Brickell Property Owner, LLC 2022. ©





# AN INTERNATIONALLY ACCLAIMED TEAM

Robert A.M. Stern Architects

Design Architect

Rockwell Group

Interior Architect

Enea Garden Design

Landscape Architect

Related Group & Integra Investments

Developer

