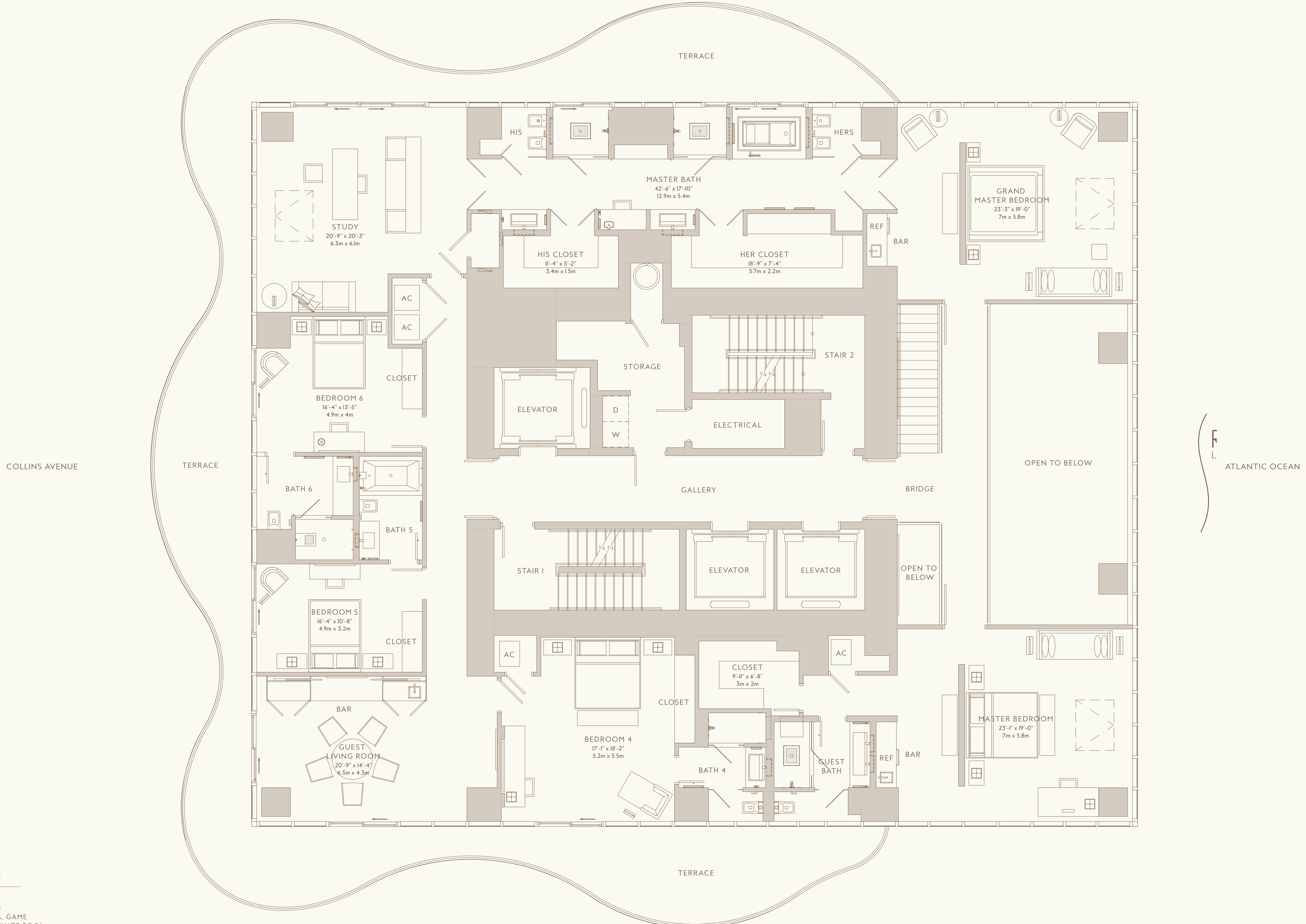


BEACH HOUSE
LEVEL THREE / LEVEL ONE

5 BEDROOMS, 6 FULL BATHS,
2 HALF BATHS AND POOL BATH
STAFF QUARTERS, PRIVATE SPA, GAME
ROOM AND TERRACE WITH PRIVATE POOL

	TOTAL SQ FT	TOTAL SQ M
RESIDENCE	10,515	976.9
TERRACE + POOL	6,500	604
TOTAL	17,015	1,580.7



BEACH HOUSE
FLOOR TWO / LEVEL FOUR

5 BEDROOMS, 6 FULL BATHS,
2 HALF BATHS AND POOL BATH
STAFF QUARTERS, PRIVATE SPA, GAME
ROOM AND TERRACE WITH PRIVATE POOL

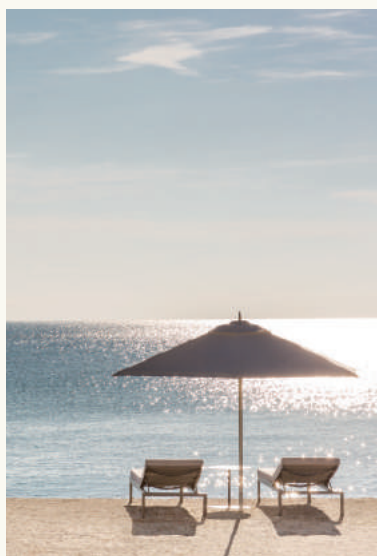
	TOTAL SQ FT	TOTAL SQ M
RESIDENCE	10,515	976.9
TERRACE + POOL	6,500	604
TOTAL	17,015	1,580.7



REGALIA
Limited Edition Living

PENTHOUSE

FLOOR FORTY-THREE / LEVEL ONE
FLOOR FORTY-FOUR / LEVEL TWO
ROOF TOP / LEVEL THREE



Regalia Beach Club

DISCREET. DIGNIFIED. REGALIA.

Inspired by the wind and waves organically sculpting the building, Regalia is the essence of the contemporary aesthetic - a unique form of powerful imagery in singular harmony with its environment. Purposefully composed as smaller, more intimate venues, the amenities at Regalia mirror in scope and presence the ambiance that encompasses the thirty-nine private residences rising above. Each amenity has the appearance and sensibility of a private home, logical extensions of residential living for all to enjoy. Here, the carefully appraised, expertly trained staff is single-minded in its dedication to delivering, discreet, personalized service 24 hours a day. Regalia is Limited Edition Living in Refined Elegance.



INSPIRATION

by CHARLES ALLEM
CAD INTERNATIONAL

The elegant design of the Penthouse and the entire Regalia property is the product of the uncompromising creative genius of Design Director Charles Allem, principal of CAD International. Named five times to the prestigious AD 100, Architectural Digest's list of the world's most gifted interior designers, Mr. Allem stands at the pinnacle of his profession, and his talents are showcased to perfection in the spectacular Regalia.

The Penthouse at Regalia would be as much at home in London's Mayfair or Knightsbridge neighborhoods or New York's fashionable Fifth Avenue as it is on the ocean in Sunny Isles Beach. It rises to the highest level of palatial sophistication and refined style. Selecting from the finest bespoke materials sourced from around the world and meticulously assembled by artisans into timeless mosaics of color and texture, the Penthouse is the crown jewel of Limited Edition Living. The palette is rich wood, hammered bronze, quartz, leather, turquoise and stone. The canvas is a timeless one-of-a-kind art masterpiece.



Collage of Penthouse colors, textures, stones and fabrics.

PENTHOUSE FEATURES

STANDARD TO ALL FLOORS

- ✦ Interior Glass Elevator
- ✦ Large-plank Nikzad Wood Flooring
- ✦ Blanco Sevilla Stone Flooring
- ✦ Phillip Jeffries Wallpapers
- ✦ Lualdi Italian Zebrano Finish Interior Doors
- ✦ Custom Valli Valli Door Hardware
- ✦ Kreon Designer Lighting
- ✦ Crestron Programmable Controls for Lighting, Shades, Temperature and Music and Building Amenities
- ✦ Custom Speakers and Audio Visual Amenities
- ✦ Dornbracht Plumbing Fixtures
- ✦ Custom Bathroom Vanity Cabinets
- ✦ Falma Italia Closets - Leather and Lacquer
- ✦ Stone Portals
- ✦ Custom Millwork Panels
- ✦ Level 6 Drywall and Plaster Ceiling Finish
- ✦ Custom Stone Wet Bars
- ✦ Staff Laundry Facilities
- ✦ Prewired for Security System Integration

FLOOR ONE - LEVEL FORTY-THREE

- ✦ 360 Degree Wrap-around Terrace
- ✦ Custom Glass Entry Doors
- ✦ Custom Millwork and Metal Paneled Entry Gallery
- ✦ Grand Double Height Great Room
- ✦ Custom Rain Light Fixture in Great Room
- ✦ Floating Grand Staircase in Great Room
- ✦ Twelve-person Stone Dining Room Table
- ✦ Light Smokey Quartz Countertop and Patinated Bronze Cabinet Bar
- ✦ Custom Stone and Glass Wine Cellar
- ✦ Oversized Stone Kitchen Countertops
- ✦ Rovere Camoscio Poliform Italian Cabinets
- ✦ Wolf and Sub-zero Appliances with Custom Ventilation Hood

- ✦ Game Room with Designer Billiards Table, Lounge Theatre and Bar
- ✦ Family Room with Custom Millwork Built-in and Custom Pendant Light Fixtures for Billiard Table and Dining Table
- ✦ Movie Theatre with Surround Sound Audio Visual System
- ✦ Separate Staff Quarters with Full Bathroom

FLOOR TWO - LEVEL FORTY-FOUR

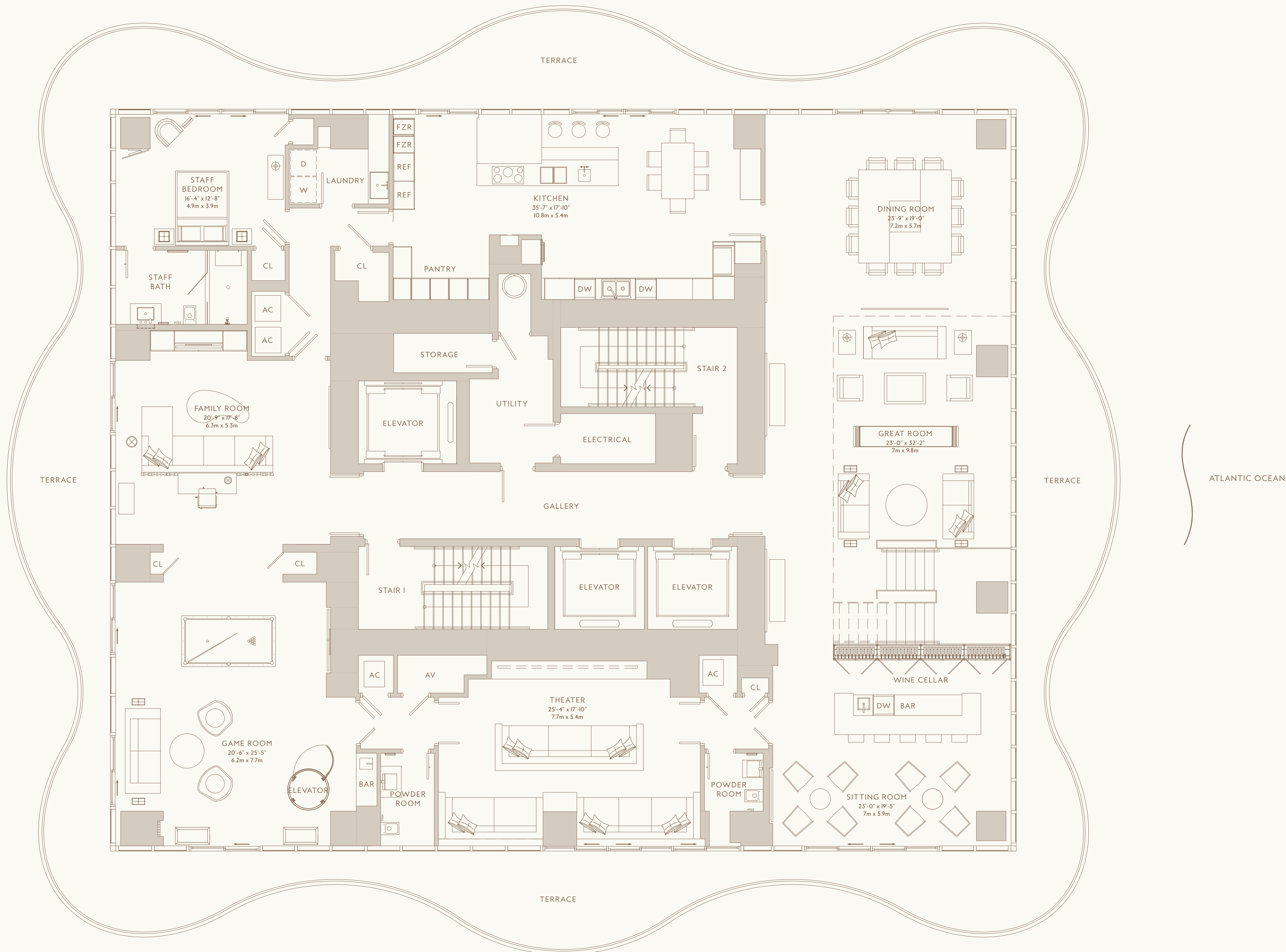
- ✦ 270 Degree Wrap-around Terrace
- ✦ Glass Elevator
- ✦ Private Spa with Steam Room, Sauna and Massage Beds
- ✦ Art Gallery Mezzanine Overlooking Great Room
- ✦ Grand Master Bedroom with Drop-down Ceiling TV and Midnight Bar
- ✦ Grand Master Bathroom Suite with Stone Flooring / Walls and Glass Enclosures:
 - ✦ His and Hers Glass Showers with Rain Heads, Body Jets and Hand-helds
 - ✦ His and Hers Water Closet with Toilet and Bidet
 - ✦ His and Hers Vanities and Her Make-up Area
 - ✦ Walk-in His and Hers Closets with Secure Safes
 - ✦ Couples Jacuzzi Tub with Hydrotherapy and Air Treatment Jets

- ✦ Master Bedroom with Drop-down Ceiling TV & Midnight Bar
- ✦ Guest Living Room with Custom Bar, Wine Cooler and TV Built-in
- ✦ Three Bedroom Suites with Stone Full Baths, Glass Enclosures and Built-in Closets

FLOOR THREE - LEVEL FORTY-SIX ROOF TOP SUN DECK

- ✦ 360 Degree Wrap-around Sun Terrace
- ✦ Private Pool with Stone Feature Wall
- ✦ Outdoor Summer BBQ Kitchen
- ✦ Indoor Bar with Sink, Dishwasher and Ice
- ✦ Retractable Canopy Louver Shading Structure
- ✦ Lounge Seating and Dining Area
- ✦ Sundeck Lounge Chairs
- ✦ Full Pool Bathroom

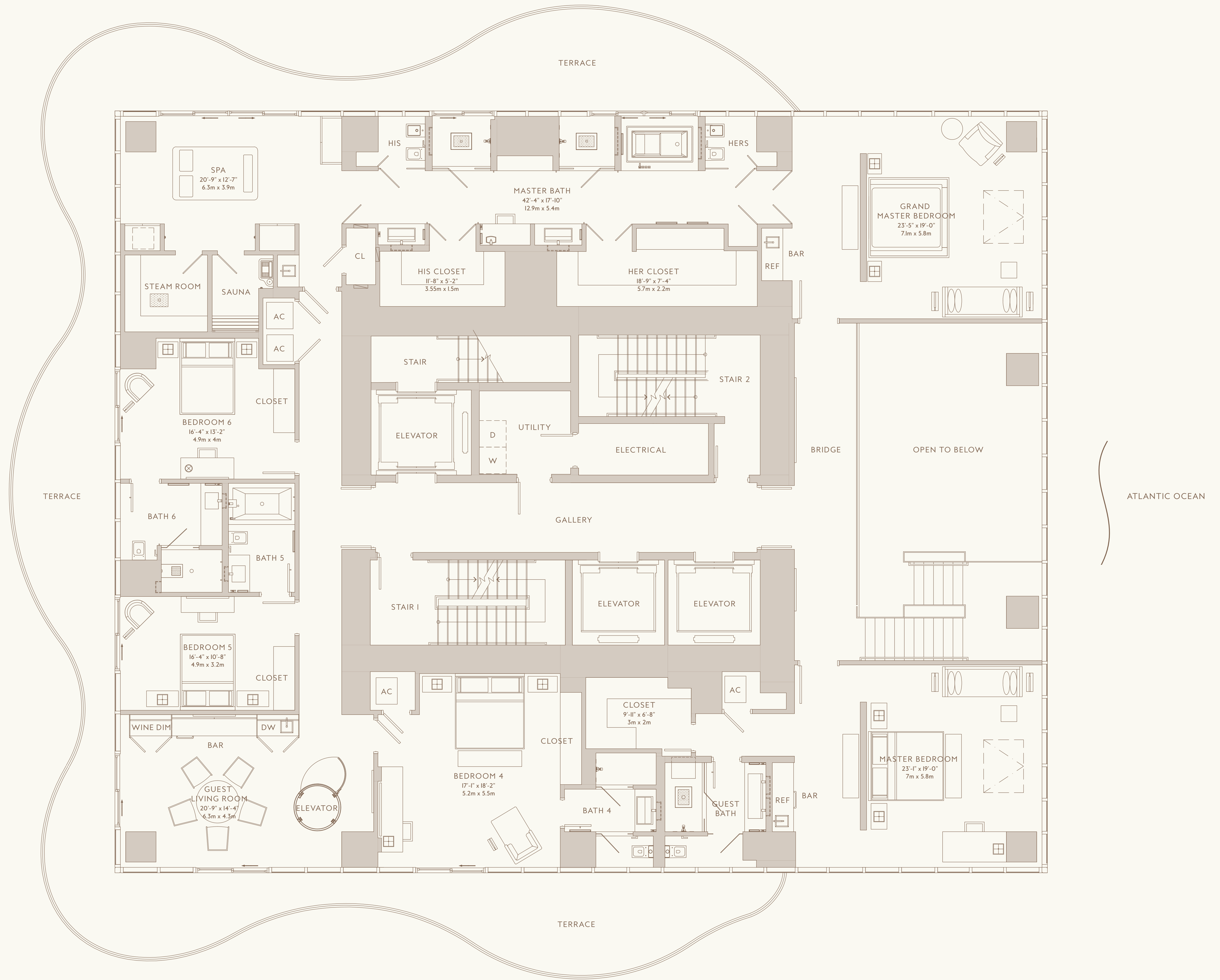




PENTHOUSE
FLOOR FOURTY-THREE / LEVEL ONE

5 BEDROOMS, 6 FULL BATHS,
2 HALF BATHS AND POOL BATH
STAFF QUARTERS, PRIVATE SPA, GAME ROOM,
MOVIE THEATRE AND ROOF TERRACE POOL DECK

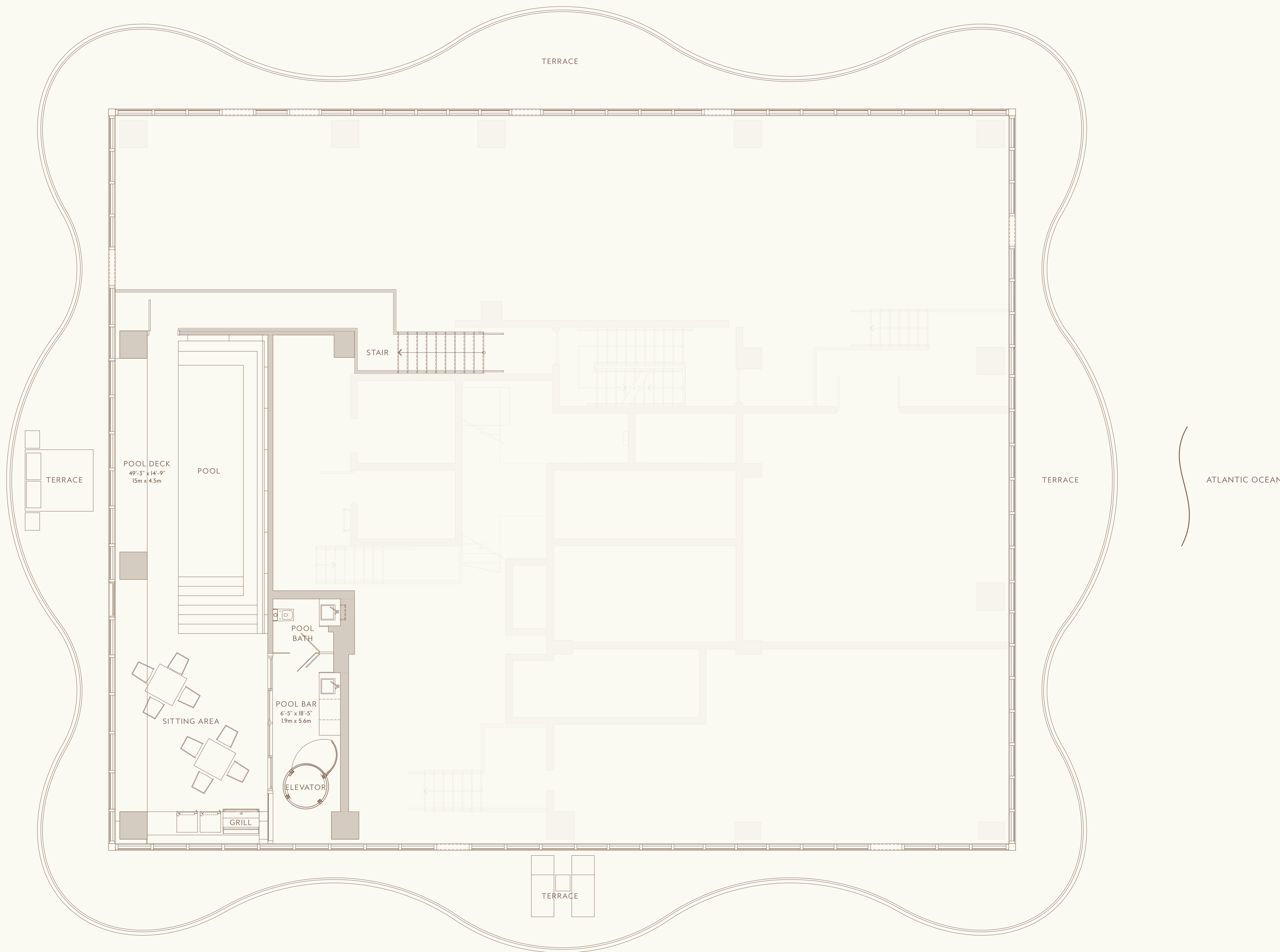
	TOTAL SQ FT	TOTAL SQ M
RESIDENCE	10,755	999.2
TERRACE + ROOF TOP	6,050	562
TOTAL	16,805	1,561.2



PENTHOUSE
FLOOR FORTY-FOUR / LEVEL TWO

5 BEDROOMS, 6 FULL BATHS,
2 HALF BATHS AND POOL BATH
STAFF QUARTERS, PRIVATE SPA, GAME ROOM,
MOVIE THEATRE AND ROOF TERRACE POOL DECK

	TOTAL SQ FT	TOTAL SQ M
RESIDENCE	10,755	999.2
TERRACE + ROOF TOP	6,050	562
TOTAL	16,805	1,561.2



PENTHOUSE
ROOF TOP / LEVEL THREE

5 BEDROOMS, 6 FULL BATHS,
2 HALF BATHS AND POOL BATH
STAFF QUARTERS, PRIVATE SPA, GAME ROOM,
MOVIE THEATRE AND ROOF TERRACE POOL DECK

	TOTAL SQ FT	TOTAL SQ M
RESIDENCE	10,755	999.2
TERRACE + ROOF TOP	6,050	562
TOTAL	16,805	1,561.2



REGALIA

Limited Edition Living

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 Developer disclaims any representation or warranty as to the actual size, dimensions, or square footage of a unit. Dimensions and square footages of a unit are approximations and may vary with actual construction by more than a nominal amount. There are various methods for calculating the square footage of a unit. The square footage listed for a unit is solely to establish a frame of reference and is not intended to suggest that the unit is that size. Many of the components used in calculating square footage are common elements that are not exclusively owned such as columns and other structural components. Therefore, actual square footage may be less than a buyer anticipates. Accordingly, during the pre-closing inspection, a buyer should, among other things, review the size and dimensions of the unit. The information contained herein including, but not limited to, all artist's or architectural renderings, plans, floor plans, specifications, features, facilities, dimensions, measurements and amenities depicted or otherwise described herein are based upon current development plans, which are subject to change without notice or abandonment at the Developer's discretion. No guarantees or representations whatsoever are made that any plans, floor plans, specifications, features, facilities, dimensions or amenities depicted by artist's or architectural renderings or otherwise described herein will be provided or, if provided, will be of the same type, size, quality, location or nature as depicted or otherwise described herein. Diagrams, floor plans, photographs and illustrations are approximate and may not be to exact scale. All depictions of furniture, appliances, fixtures, counters, soffits, floor coverings and other decorator items are shown for artistic and illustrative purposes and those actually included in the purchase and sale of the residence will be specified in the purchase agreement. All materials used in a unit, including tile, marble, stone, granite, cabinets, wood, stain, grout, wall and ceiling textures, mica, are subject to size and color variations, grain and quality variations, and pattern and texture variations.

