ST REGIS
MIAMI
THE RESIDENCES

The Residences

An Extraordinary Home, An Exquisite Life

The St. Regis Residences, Miami are a design-driven escape.

The result is a supremely seamless and fluid series of spaces — indoor and outdoor, public and private — that share a common concept even as they display sheer variety in décor, materials, artwork, and furnishings.

When contemplating the design for The St. Regis Residences, Miami, Rockwell Group found its inspiration in the history of Miami's founding, the innovative spirit of the Brickell and Astor families, the aesthetics of 20th-century ocean liners, the specifics of the site, and the singular design ethos of Miami itself. The St. Regis Residences, Miami epitomize the allure of timeless design at its most elegant. Featuring handcrafted details enhanced by modern conveniences, these homes possess a "built-in history," from the 1930s and beyond.

Sky Villa – Great Room

SEE DISCLAIMERS PAGE

Great Room

SEE DISCLAIMERS PAGE

Balcony

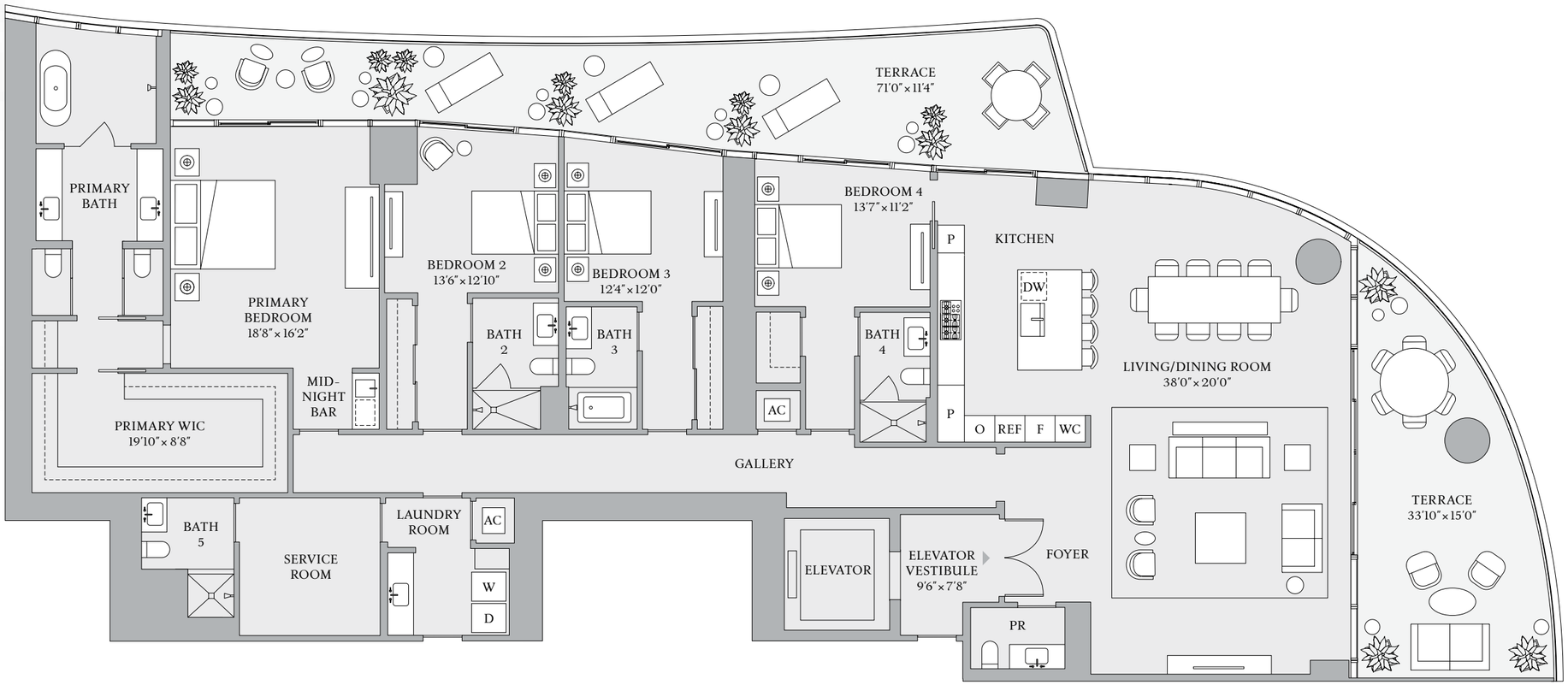
RESIDENCE

A

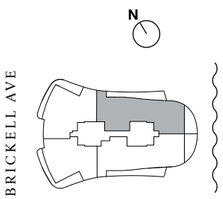
FLOORS 8–18

4 BEDROOMS
5 BATHROOMS
1 POWDER ROOM

INTERIOR
3,712 SF | 344.9 SQM
EXTERIOR
941 SF | 87.4 SQM



BISCAYNE BAY



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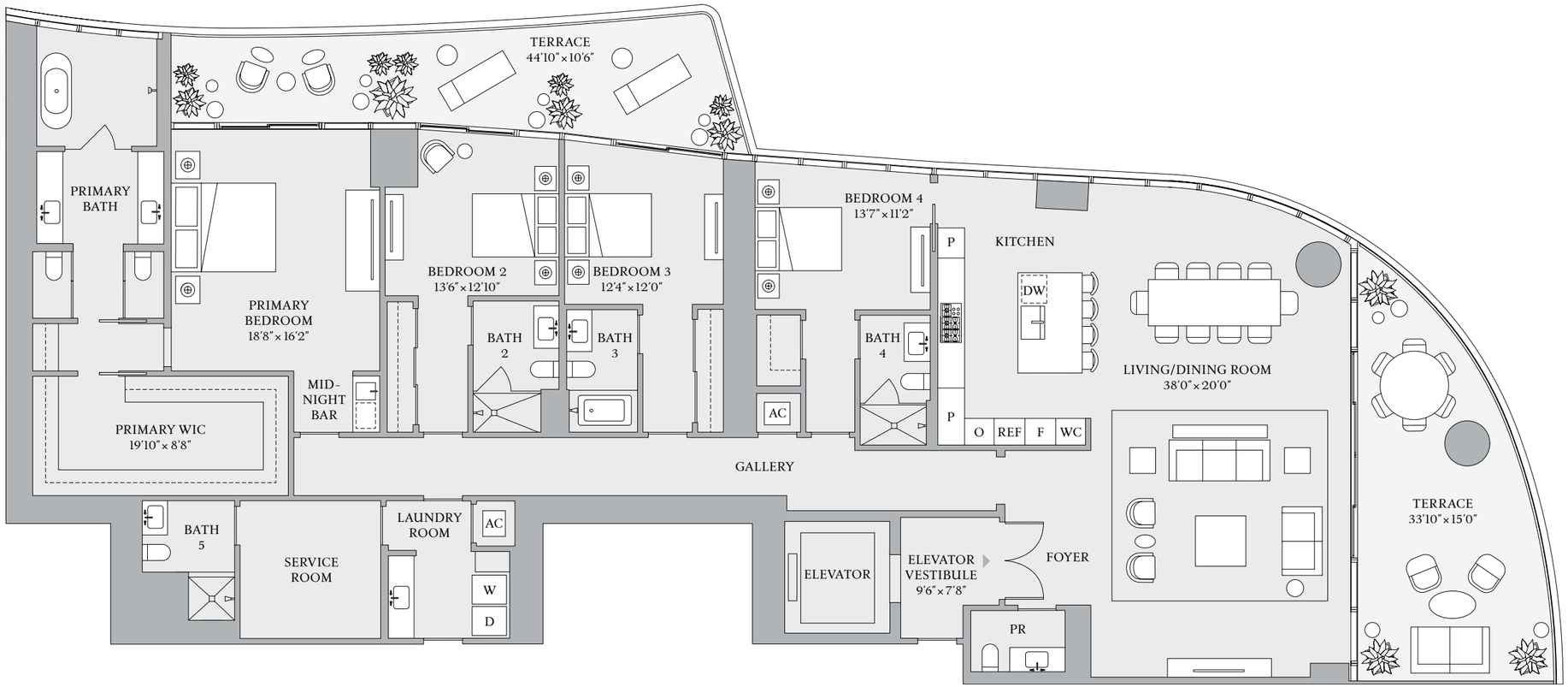
RESIDENCE

A

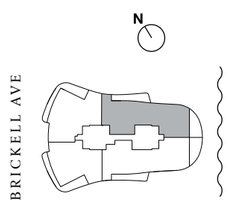
FLOORS 21–30, 33–41

4 BEDROOMS
5 BATHROOMS
1 POWDER ROOM

INTERIOR
3,712 SF | 344.9 SQM
EXTERIOR
734 SF | 68.2 SQM



BISCAYNE BAY



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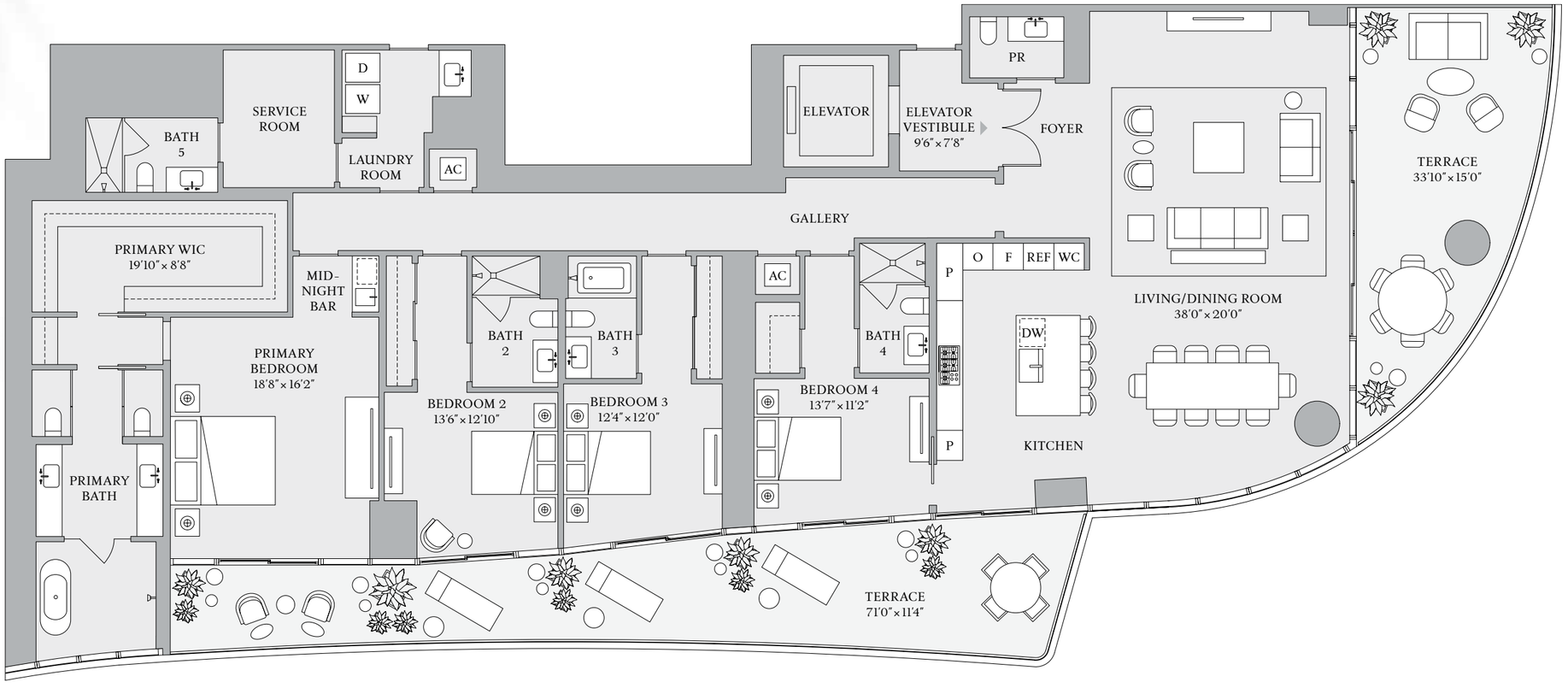
RESIDENCE

B

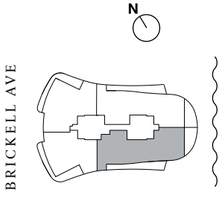
FLOORS 8–18

4 BEDROOMS
5 BATHROOMS
1 POWDER ROOM

INTERIOR
3,679 SF | 341.8 SQM
EXTERIOR
941 SF | 87.4 SQM



BISCAYNE BAY



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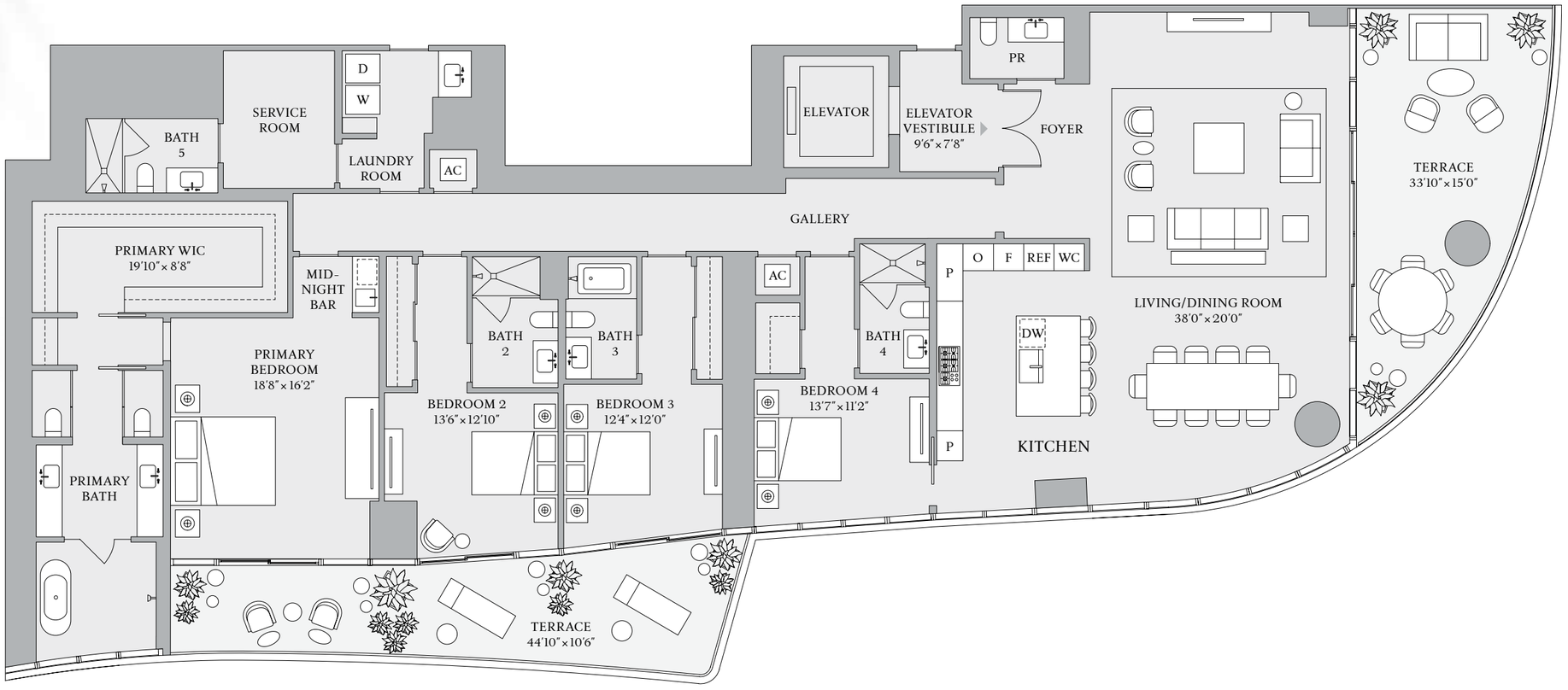
RESIDENCE

B

FLOORS 21–30, 33–41

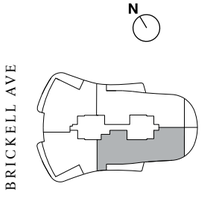
4 BEDROOMS
5 BATHROOMS
1 POWDER ROOM

INTERIOR
3,679 SF | 341.8 SQM
EXTERIOR
734 SF | 68.2 SQM



BISCAYNE BAY

BRICKELL AVE



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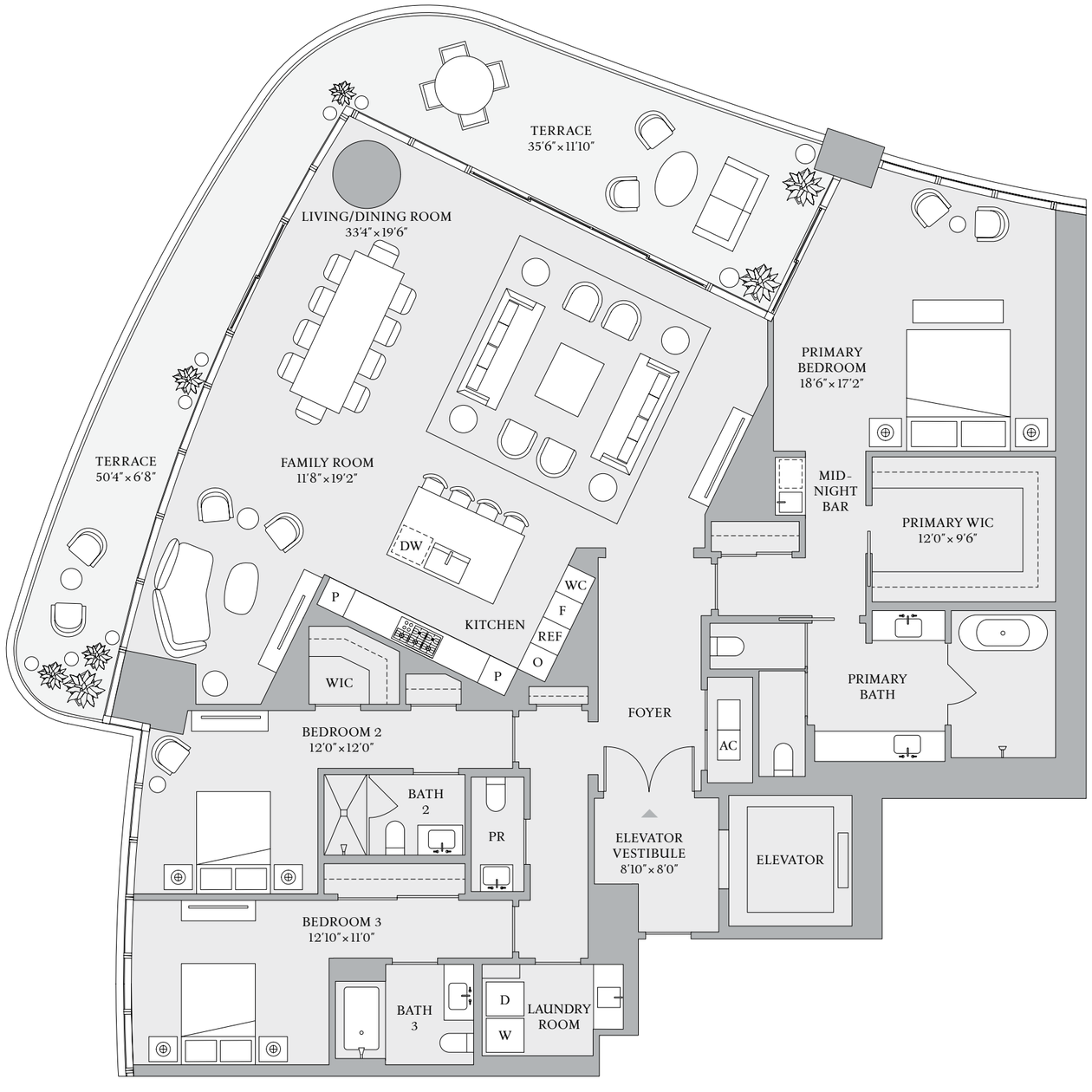
RESIDENCE

C

FLOORS 8–18, 21–30, 33–41

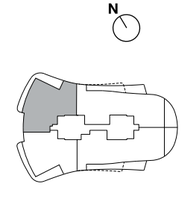
3 BEDROOMS
3 BATHROOMS
1 POWDER ROOM

INTERIOR
2,987 SF | 277.5 SQM
EXTERIOR
590 SF | 54.8 SQM



BISCAYNE BAY

BRICKELL AVE



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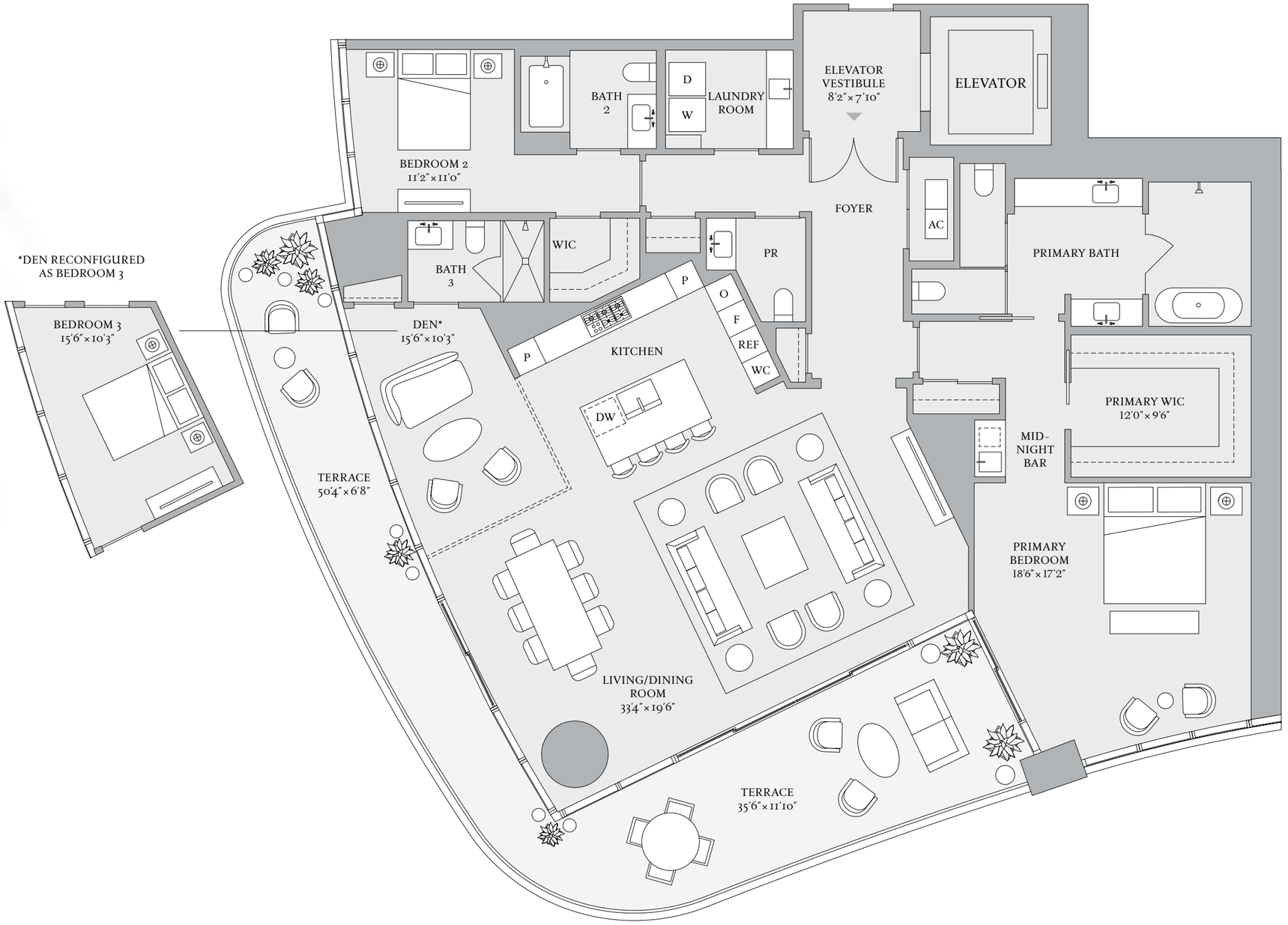
RESIDENCE

D

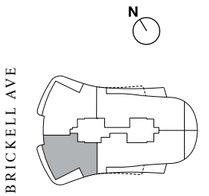
FLOORS 8–18, 21–30, 33–41

2 BEDROOMS
3 BATHROOMS
1 POWDER ROOM

INTERIOR
2,616 SF | 243 SQM
EXTERIOR
590 SF | 54.8 SQM



BISCAYNE BAY



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Residence
Flooring Options

Ivory Matte 24" x 48" Porcelain Tile

White Matte 24" x 48" Porcelain Tile

TR White 10" x 72" Porcelain Plank Flooring

Almond 10" x 72" Porcelain Plank Flooring

Sand Marfil Matte 24" x 48" Porcelain Tile

Bianco Lasa Matte 24" x 48" Porcelain Tile

Artful Kitchens

As one of the most central elements of the home, the kitchen in each residence aspires to the level of art. A seamless blend of traditional millwork elements (handcrafted in Italy) and modern appliances, the kitchen works for novices and chefs alike, while providing ample space for family gatherings and elegant entertaining.

Kitchen

Kitchen

Palette Options

Counters & Backsplash

Travertine Stone

Perpetua Calacatta Stratos Quartz

Santa Margherita Liberty Quartz

Soho White Stone

Cabinets

White Oak, Rift Sawn Cabinetry

White Lacquer Cabinetry

Fittings & Fixtures

Custom Appliance Handles, Brushed Bronze Finish

Brushed Durabrass Finish Dornbracht Faucet

Kitchen

Equipment & Fittings

Wolf 30″ M Series Contemporary
Built-In Single Oven

Wolf 30″ M Series Steam Oven*

Wolf 30″ M Series Speed Oven**

Wolf 24″ Built-In Transitional
Drawer Microwave*

24″ Dishwasher with Water
Softener — Panel Ready

Wolf 30″ Series Contemporary
Coffee System

Sub-Zero 30″ Designer Column
Refrigerator — Panel Ready

Sub-Zero 24″ Designer Column
Freezer with Ice Maker — Panel Ready

Sub-Zero 24″ Designer
Wine Storage — Panel Ready

Wolf 36″ Transitional Gas Cooktop
with Five Burners

Dornbracht Single-Lever
Faucet with Side Spray

Dornbracht Soap Dispenser
in a Brushed Durabrass Finish

Franke 30″ Stainless Steel Kitchen Sink

** Not included in C & D Residences*
***C & D Residences only*

Bathe in Luxury

As one of the most important rooms in the home, the bathroom in each residence inspires the best forms of self-indulgence — endless hot showers and sensual soaks — and includes separate vanities, one designed especially for hair and makeup. Select bathrooms include windows, allowing you to bathe in natural light.

Primary Bathroom

SEE DISCLAIMERS PAGE

Primary Bathroom

Palette Options

Travertine Counters & Shower Wall, 24" x 48" Flooring

White Oak, Rift Sawn Vanity

Primary Bathroom

Fixtures & Hardware Selections

Brushed Durabrass Finish
Dornbracht Hand Shower Set

Brushed Durabrass Finish
Dornbracht Shower Head

Brushed Durabrass Finish
Dornbracht Shower Valves

Brushed Durabrass Finish
Dornbracht Faucet Set

Brushed Durabrass Finish
Dornbracht Water Sheet Cascade Spout

Brushed Durabrass Finish
Dornbracht Bath Valves with
Volume Control

66″ Freestanding Tub

Toto Washlet

Secondary Bathroom & Powder Room

Ivory Matte Porcelain Tile Flooring & Accent Walls

Travertine Stone Counter

The Suite Life

Spacious and filled with natural light through expansive floor-to-ceiling windows, the elegantly designed primary suites bring luxury and comfort to the most intimate room in the home. With five-fixture en suite baths, oversized walk-in closets, and the convenience of a Midnight Bar for late-night drinks or morning coffee, these bedrooms are a world unto themselves.

Primary Bedroom

SEE DISCLAIMERS PAGE

Midnight Bar

Travertine Stone Counter

White Oak Cabinetry

Brushed Durabrass Finish
Dornbracht Faucet

The Tower

50 stories featuring 152 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 flooring throughout

European wood doorways

A powder room and a 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

Split stone top vanities with Dornbracht fixtures

Oversized natural stone showers and freestanding bathtubs

Private water closets with Toto toilets in primary bathrooms

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.

Future residences located at:
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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP23-0071. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING.

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

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 licensor Marriott, which has not confirmed the accuracy of any of the statements or representations made about the project by Developer. The Developer also uses the trade names, marks, and logos of licensors: (1) The Related Group; and (2) Integra Investments, LLC. None of the licensors is the Developer. Artist's conceptual renderings of exterior or site plan and depicting water, surrounding buildings, or landmarks are modified and some surrounding buildings and landmarks or omitted. The completed St Regis Residences and site plan is subject to change. Images depicting the St Regis Residences and the St Regis lifestyle are proposed only. The St. Regis Residences are developed on a site that is near water, but water access is not guaranteed. No specific view is guaranteed. The Association will be required to maintain a Residential Condominium Management Agreement with Marriott, or its successor, to use the names and logos of St. Regis and to offer the St Regis hotel amenities. The St. Regis and Marriott services and benefits described in this Brochure are conditioned on such Management Agreement being entered into and in place. There is no guarantee of same. The hotel brand is subject to change at the discretion of the Developer and use of the St Regis name is permissible until the license expires or is terminated. 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 Condominium is developed by and offered only by the prospectus of the Developer and no representation about the Condominium shall be relied upon unless made in the Developer's Prospectus. 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. The floorplan designs, fixtures, furnishings, Finishes, and décor depicted include creations and selections which may not be included with the purchase of a Unit. There may be Finishes are available to purchase as an upgrade to your Unit. Consult the Developer's Prospectus to understand the offering, the amenities, the proposed budgets, terms, conditions, specifications, fees, Unit dimensions and size calculation method, site plans, and to learn what is included with purchase and by payment of regular assessments. 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 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. The St. Regis Residences Yacht Membership is not owned nor operated by Developer or Marriott, but rather, by a third party and is available for so long as the third party provides the charter services contemplated. A single one year Membership fee is provided by Developer for each Unit, but all fees charged for vessel use, chartering, food, entertainment, and all services 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. 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