

An architectural rendering of a modern multi-story residential building named Villa 17 in Miami Beach. The building features a mix of brick, concrete, and glass, with greenery on the roof and balconies. Palm trees and other landscaping are in the foreground, and several people are walking on the sidewalk. The sky is blue with some clouds.

# Villa17

MIAMI BEACH





1. Villa17  
MIAMI BEACH

2. Lincoln Road

3. Miami Beach  
Botanical Garden

4. Miami Beach  
Convention Center

5. Future Hyatt  
Convention Hotel

6. Atlantic Ocean &  
South Beach



Comprised of just 10 meticulously designed townhomes, Villa17 will offer discerning buyers an unparalleled blend of sophistication and city living in the heart of Miami Beach, walking distance to Lincoln Road, the beach and Sunset Harbour.







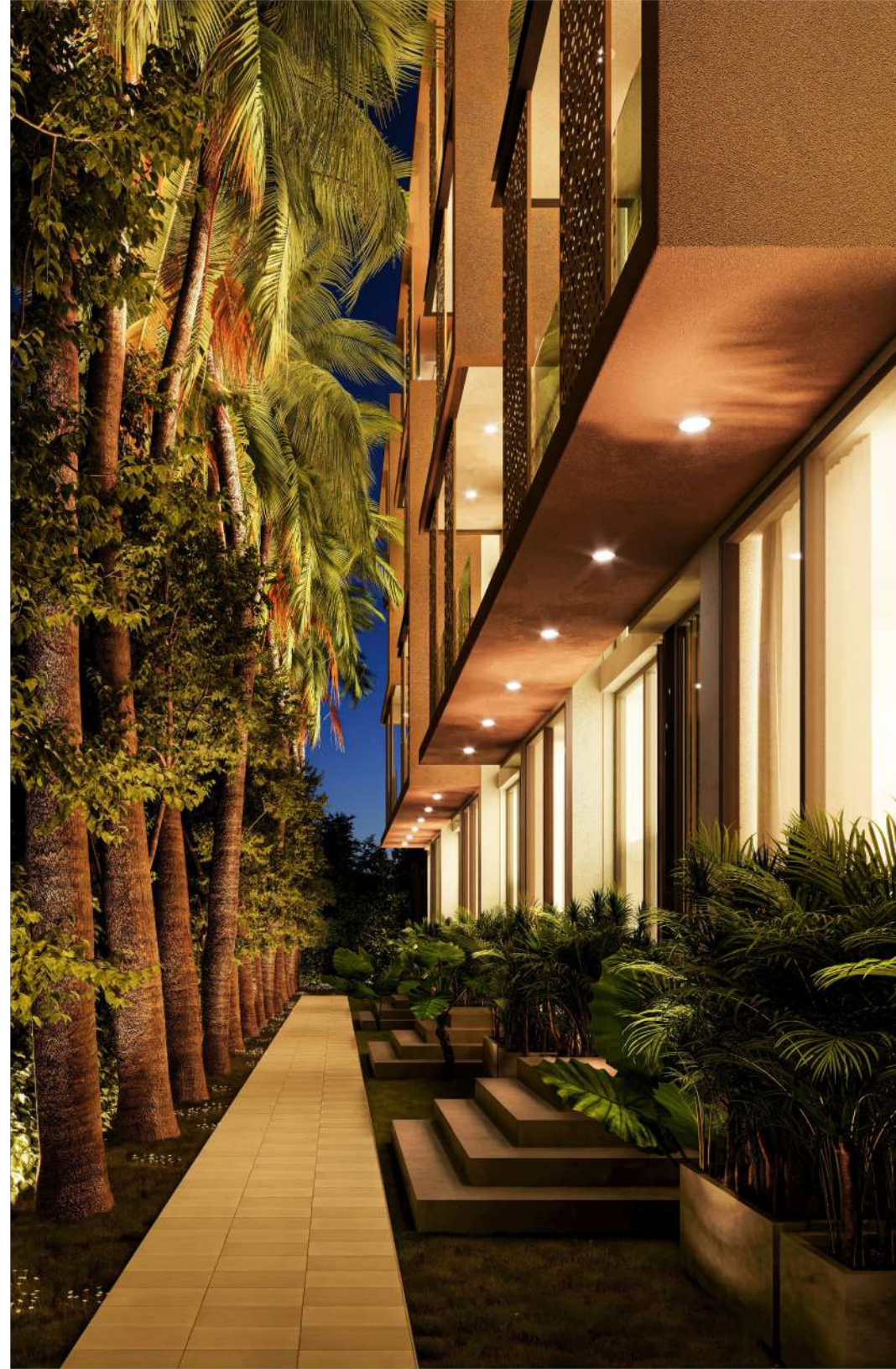
1. **Villa17**  
MIAMI BEACH

2. Lincoln Road   3. Sunset Harbour   4. Venetian Causeway & Venetian Islands   5. Wynwood & Design District  
6. Edgewater   7. Downtown   8. Brickell   9. Trader Joe's   10. Anatomy Gym



Villa17 will offer two distinct base design options, with a third available as an upgraded layout by request. Each residence features customizable elements and top-of-the-line finishes, embodying the epitome of turnkey luxury living.

Each townhome's standard features are inclusive of a two-car climate controlled garage, elevator to all five living levels, move-in ready finishes and rooftops prepared for outdoor living.











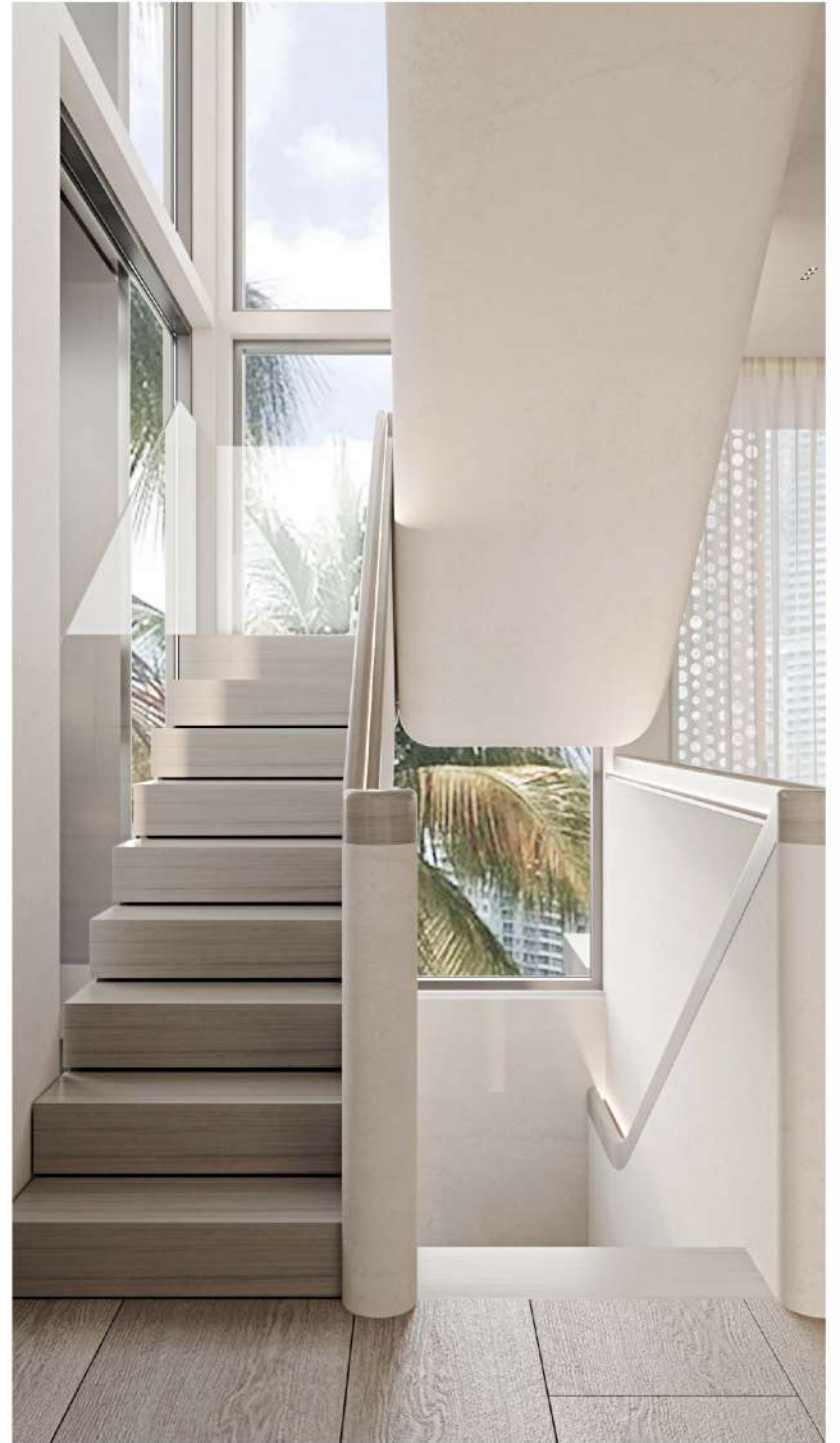


















## INTERIOR FEATURES

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- Four levels of interior living + rooftop terrace
- Approximately 2770 - 2812 SF of interior space
- 4 bedrooms + 4.5 bathrooms
- 10-ft ceilings with exquisite finishes
- Interior elevator from garage to rooftop
- Molteni&C kitchens as a base option, custom Yodezeen kitchens available as an upgrade
- Stone countertops in kitchen & bathrooms
- Miele appliance package & coffee system
- Integrated wine refrigerator
- Indirect lighting in kitchen & primary bathroom
- Smart dimmer switches
- Pre-wired for smart home automation
- Base security, camera & Ring system
- Bathrooms designed by Antonio Lupi
- Toto toilet in primary bathroom
- Premium plumbing fixtures
- Wood or porcelain flooring selections

## UPGRADES AVAILABLE FOR PURCHASE

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- Bespoke turn-key furniture package
- Premium, fully-custom turn-key option by Yodezeen
- Interior customization options
- Rooftop design options
- Amenity package options
- Smart home automation
- Smart controlled shades & blackouts

## NEIGHBORHOOD FEATURES

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- Located in Miami Beach, on the corner of 17th Street & Jefferson Avenue
- Situated a block from Lincoln Road and minutes from Sunset Harbour and the ocean

This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Prices, plans and specifications are subject to change without notice. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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.



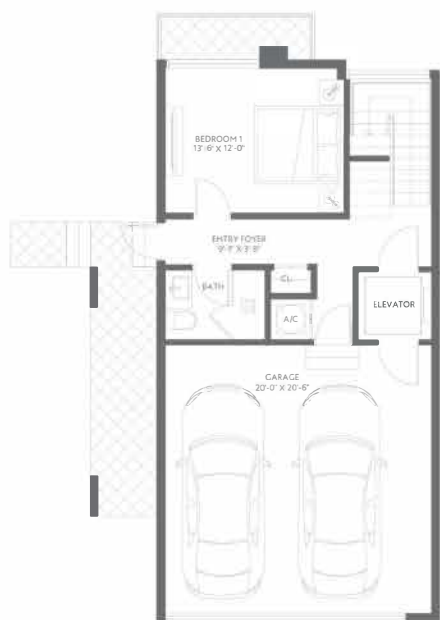




# Villa17

MIAMI BEACH

Level 1



Level 2



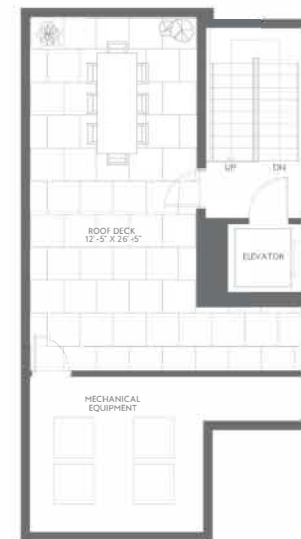
Level 3



Level 4



Level 5



Villa A

4 Bedrooms  
4.5 Bathrooms

Interior: 2812 SF  
Roof: 185 SF  
Garage: 464 SF

Elevator to All Levels  
2-Car Garage  
Balconies on Various Levels  
Rooftop Deck

Walk-In Closets in All En-Suites  
Walk-In Pantry  
Laundry Room  
Wet Bar in Primary Suite

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# Villa17

MIAMI BEACH

Level 1



Level 2



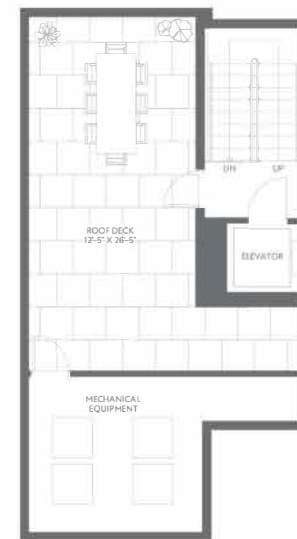
Level 3



Level 4



Level 5



Villa B

4 Bedrooms  
4.5 Bathrooms

Interior: 2770 SF  
Roof: 185 SF  
Garage: 464 SF

Elevator to All Levels  
2-Car Garage  
Balconies on Various Levels  
Rooftop Deck

Walk-In Closets in All En-Suites  
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Wet Bar in Primary Suite

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Four spacious bedrooms, three with en-suite bathrooms, offer ultimate comfort and privacy. The master suite features a grande glass-enclosed shower + soaking tub, a generous walk-in closet, and a private balcony.









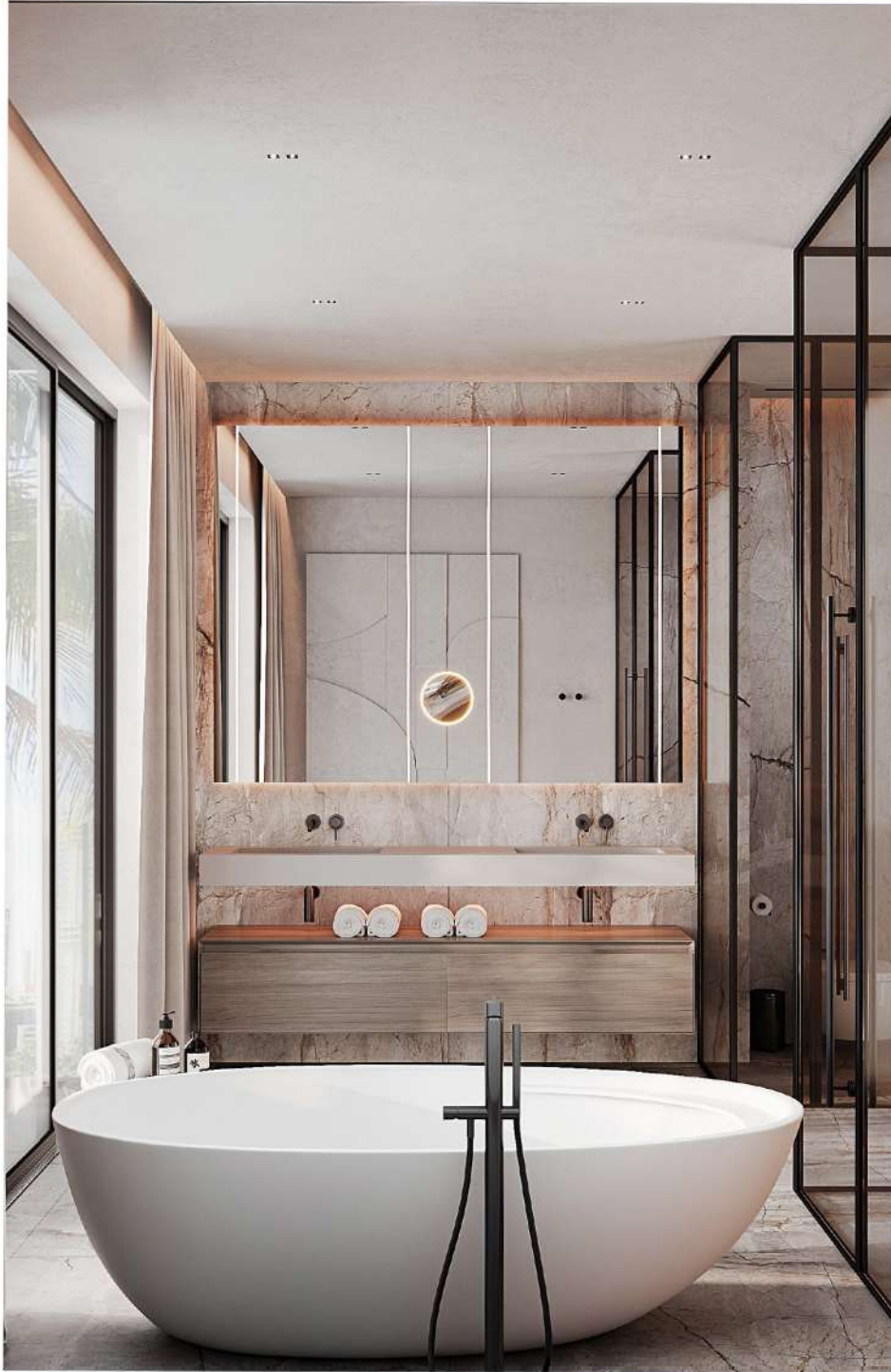


































# MEET THE TEAM



Regency Development Group is a family-run, international company founded in Chicago, Illinois. Since launching in 2004, Regency has dedicated nearly two decades to planning and building a diverse range of quality properties. Regency works with top architects and industry professionals to ensure that every property is not only fresh and innovative, but a place worth calling home.



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Founder



IGOR MICHIN

Managing Partner &  
President



MICHAEL TROYANOVSKY

Managing Partner & Vice President



ALICE TROYANOVSKY

Executive Director, New Development Sales




# Villa17

MIAMI BEACH

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