THE INFINITE BEACH

THE ST. REGIS RESIDENCES, SUNNY ISLES BEACH, MIAMI

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THE ELLIPSE *of* HIGH STYLE

"The sun defines Miami. The Sunny Isles name is not accidental. The Earth's elliptical path is depicted in the towers' shapes. The monumental ever-changing curvature creates a form identifiable from afar against the open skies. It defines the project's skyline and the city with a form that has meaning."

~ Bernardo Fort-Brescia, Arquitectonica

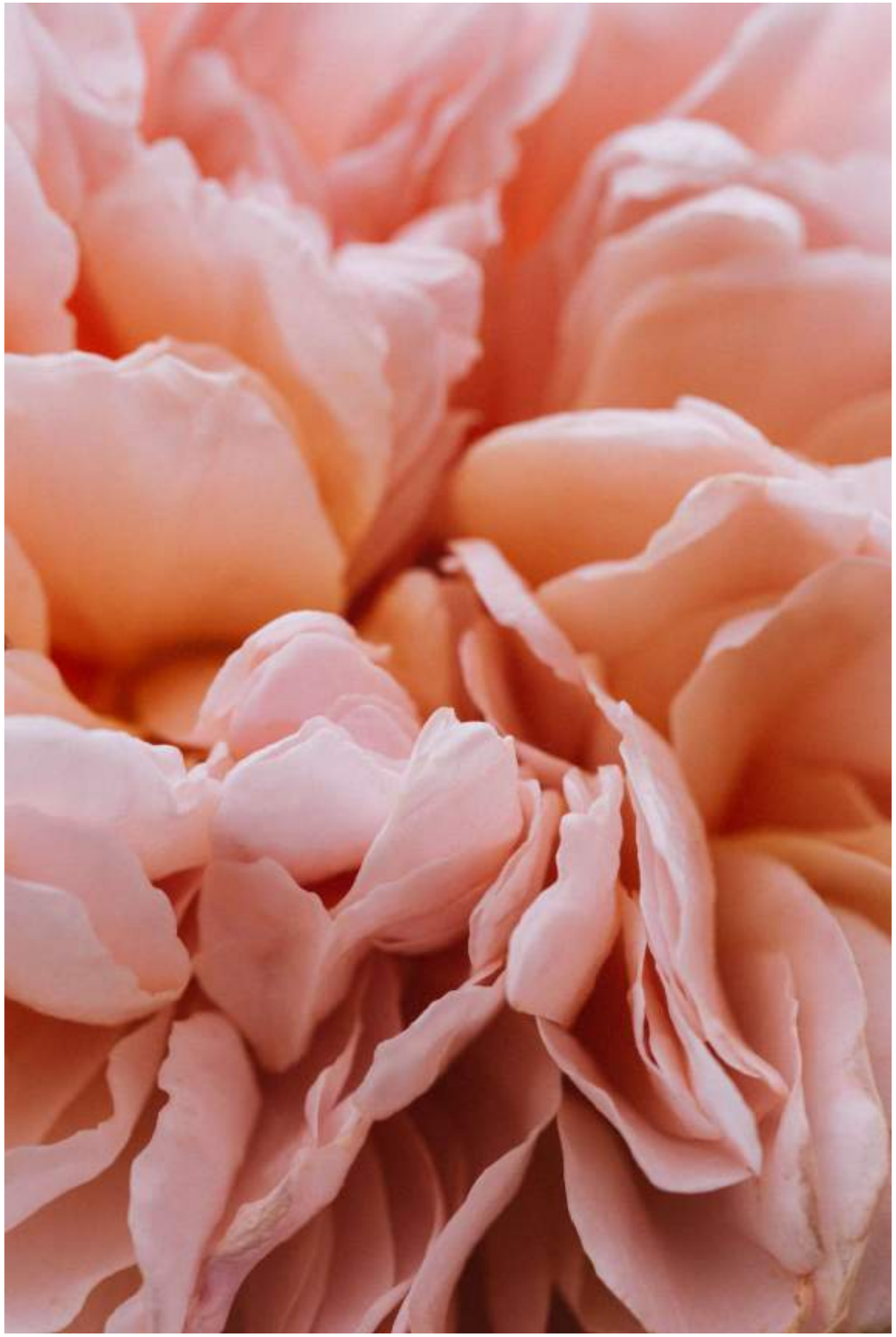
Ideally situated along 435 linear feet of pristine white sand beach and immersed in unforgettable ocean views, The St. Regis Residences, Sunny Isles Beach, Miami, represent the height of exquisite living—where skyline-defining architecture, visionary style, flawless craftsmanship, and signature St. Regis service and rituals create a singular experience of effortless luxury in a glamorous setting. The distinctive St. Regis service—informed by discerning expertise—seeks to inspire and enlighten while exceeding expectations with experiences beyond imagination.

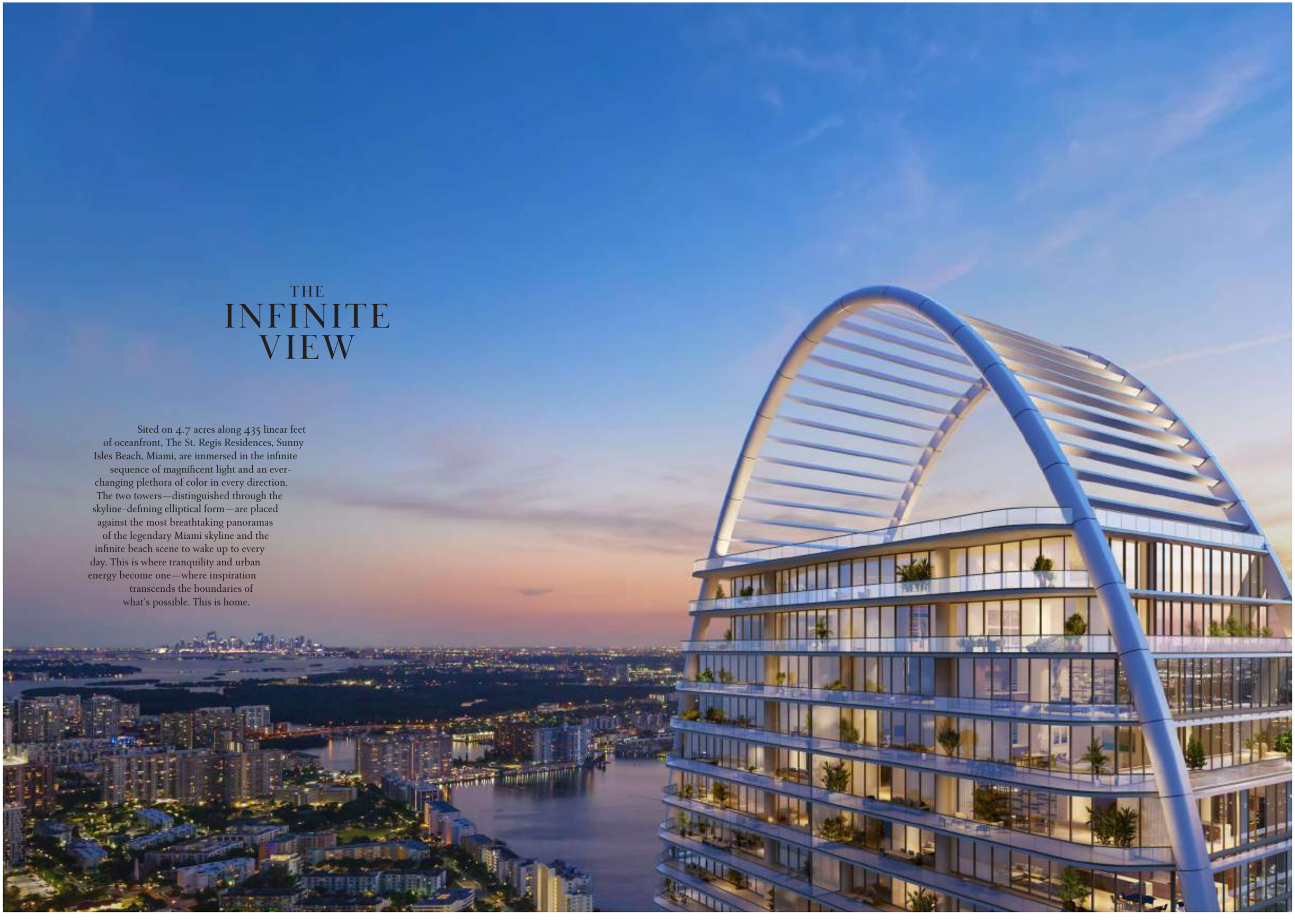
EXQUISITELY CRAFTED

The St. Regis Residences, Sunny Isles Beach, Miami, are designed to evoke a feeling of harmony with the majesty of nature in its purest forms. Feel the ocean breeze awaken you to welcome a new day, the soft white sand of the endless beach ground you, and the sound of the ocean connect you with the essential rhythm of life.

Crafted to evoke a feeling of sailing through the turquoise waters of the Atlantic, each residence is enveloped by the spellbinding ocean, city, and intracoastal views—experienced through floor-to-ceiling windows and voluminous ceiling heights. An homage to a perfect pied-à-mer, Arquitectonica and Anastassiadis took inspiration from the finest in private yacht design to introduce the sleek curvilinear form, couture-grade craftsmanship, and superb comfort throughout The St. Regis Residences, Sunny Isles Beach, Miami.

Each home—remarkable in its volume and scale—represents the next in modern luxury with expansive layouts, breathtaking proportions of master bedroom suites, and the exquisite selection of the finest materials and finishes.





THE INFINITE VIEW

Sited on 4.7 acres along 435 linear feet of oceanfront, The St. Regis Residences, Sunny Isles Beach, Miami, are immersed in the infinite sequence of magnificent light and an ever-changing plethora of color in every direction. The two towers—distinguished through the skyline-defining elliptical form—are placed against the most breathtaking panoramas of the legendary Miami skyline and the infinite beach scene to wake up to every day. This is where tranquility and urban energy become one—where inspiration transcends the boundaries of what's possible. This is home.

A PLACE *for* INFINITE POSSIBILITIES

Created by the makers of the most forward-thinking living experiences in Miami—*Fortune International Group* and *Château Group*—The St. Regis Residences, Sunny Isles Beach, Miami, stand apart with the distinctive silhouette and extraordinary lifestyle where anything and everything is possible.

The seminal property is conceived as a private residential resort with an unprecedented array of wellness, fitness, dining, and entertainment amenities spanning over 70,000 square feet. The breadth and variety of spaces and experiences seek to transcend the expected and introduce a new paradigm of luxury living in Miami—defined by the marquee services of St. Regis.

IN A REALM OF ITS OWN

The arrival through a grand entry driveway—complete with a double-height porte-cochère—sets the tone for a truly extraordinary experience to unfold. Carefully crafted to match the beauty of the infinite beach, the majestic ~10,000-square-foot lobby is an illusory progression of art-filled indoor and outdoor spaces that connect with the ocean and welcome you home. The design of the lobby is a true expression of the Anastassiadis signature haute-couture-inspired Modernist style. Located on this level, the signature five-star restaurant encompasses a bar lounge, a private dining room with an oceanfront terrace and secluded areas for intimate gatherings.

The Mezzanine serves as a backdrop for a rarefied lifestyle—offering impeccable places for entertainment, fine dining, and epicurean pursuits with a private Ellipse Club, a cognac room, a wine vault, a golf simulator, and a cigar lounge, among numerous other unexpected experiences and indulgences.

INFINITE POOLS

Beyond the infinite beach, immerse yourself in the boundless possibilities of poolside leisure with two distinct experiences—the Beach Club and the Sunset Pool Deck.

The private Beach Club amenities include cabanas and chaise lounges, while the Beach Bar & Grill offers indoor and outdoor covered seating, beach service, private events lawn, and in-residence dining. The beachside pools have been designed to cater to every need and desire, including a lap pool for athletic pursuits and a children's pool. On this level, you will find such exquisite conveniences as the Pet Spa.

The sixth floor of The St. Regis Residences, Sunny Isles Beach, Miami, is the pièce de résistance of this private resort. It offers the splendor of private outdoor amenities at an unprecedented scale.

Placed at a perfect vantage point, the Sunset Pool Deck houses the longest infinity-edge pool in South Florida—flanked by the sunken sitting lounge, a dining terrace, the Sunset Pool Bar, dry lounges, and an expansive and artfully landscaped events lawn and pavilion to celebrate life's most momentous moments.

THE SIGNATURE ST. REGIS BUTLER SERVICE

Discover a world where every day
is an extraordinary experience.

Introduced at The St. Regis New York
by John Jacob Astor IV, St. Regis Butler Service
has been a signature offering for over a century.
The anticipatory, personalized service of St. Regis
Butler ensures that each resident's preferences
are addressed and realized.

THE SIGNATURE COCKTAIL

In 1934, famed barman Fernand Petiot perfected the recipe for a vodka-and-tomato-juice cocktail, known as the Bloody Mary, at The St. Regis New York's King Cole Bar. After nearly 90 years, the iconic Bloody Mary remains the signature cocktail of St. Regis—uniquely crafted to reflect the flavor of each locale.

THE BLOODY MARY

Ingredients:

1 oz / 30 ml premium vodka
11 oz / 325 ml Bloody Mary mix
1 lemon wedge, for garnish

The Signature Bloody Mary Mix:

Juice of 3 lemons
2 ½ #10 cans /2 ½ large tomato juice
5oz / 150ml Worcestershire sauce
10 dashes / 3ml Tabasco sauce
2tbsp / 30g freshly ground black pepper
2tbsp / 30g ground cayenne pepper
1tbsp / 15g ground celery salt
2tbsp / 30g whole black peppercorns

Christofle

THE PERFECTLY SERVICED LIFE

In the new age of luxury, the timeless rituals of St. Regis are ever more coveted today—presenting unexpected moments and surprises for an unforgettable life.

End your day at the beach with the perfect bottle of Champagne—curated by the St. Regis sommelier-in-residence—to indulge in our signature art of sabrage. Cherish the perfect sunset to toast one of life's milestones or the dawn of a new day.

THE ART OF SABRAGE RITUAL

Dating to the battles of Napoleon Bonaparte, who famously opened Champagne with his saber in both victory and defeat, the art of sabrage is the signature ceremony of the St. Regis Rituals series. Handcrafted in Christofle's Haute Orfèvrerie workshop in Yainville, Normandy, the saber bears an exquisite design rendered by Christofle's master silversmiths.

THE SIGNATURE TEA SERVICE

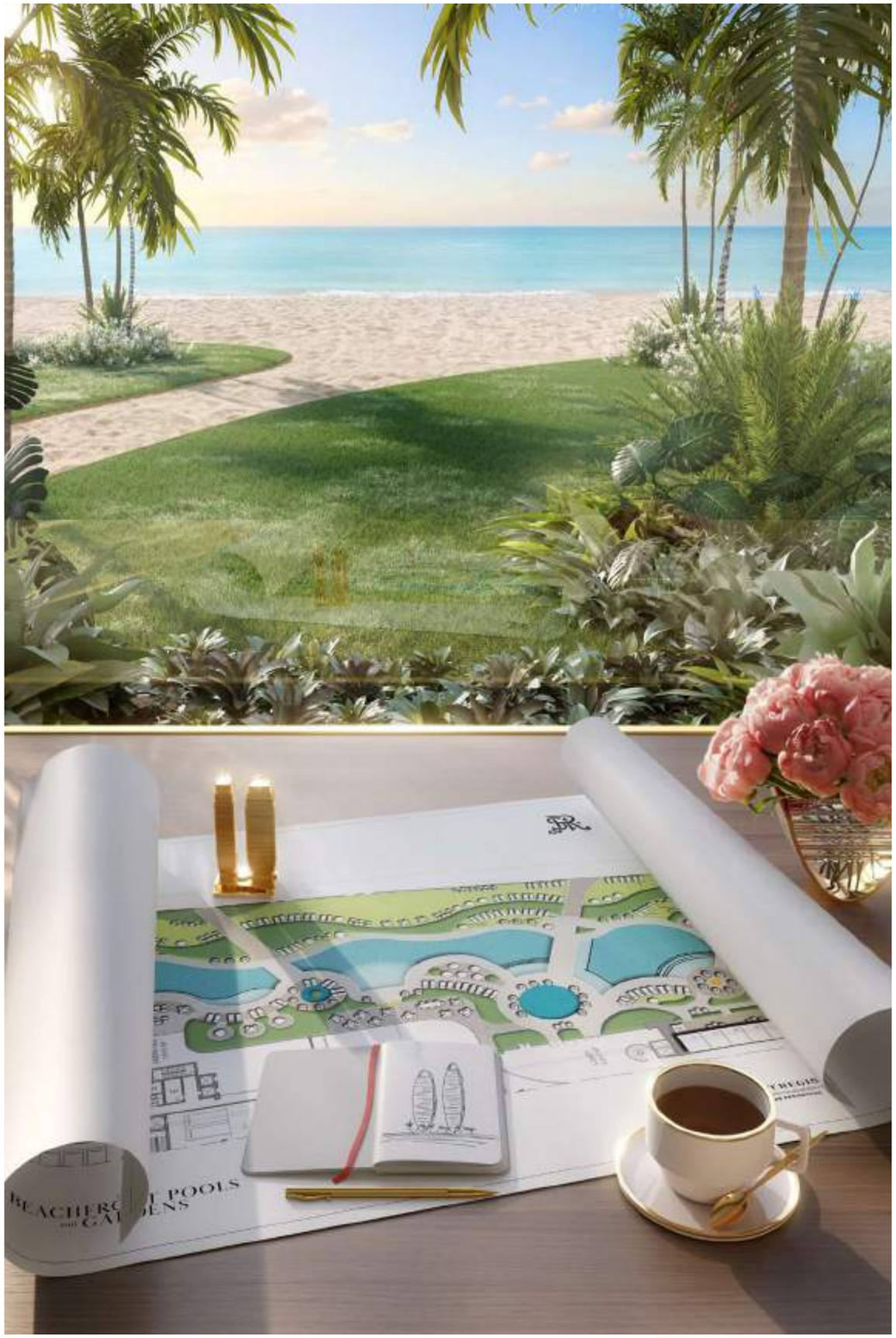
A contemporary take on the traditional high tea, The St. Regis Residences, Sunny Isles Beach, Miami, Tea Ritual is to be enjoyed at the beach, on the Oceanfront Terrace, or in the comfort of your home. Indulge in the artfully prepared delights, libations, and aperitifs by the in-house chef and served by the butler.

SUNNY ISLES BEACH

Flanked by the Atlantic Ocean on the east and the Intracoastal Waterway on the west, Sunny Isles Beach is perfectly placed to be at the center of it all, yet a world apart.

It is at once a peaceful resort sanctuary, a vibrant cultural scene, and a cinematic community to savor and call home.

Situated in close proximity to Miami Beach, Bal Harbour Shops, Aventura Mall, and the Miami Design District, The St. Regis Residences, Sunny Isles Beach, Miami, are poised to become one of the most exclusive addresses in South Florida and beyond.



THE MAKING OF AN ICON

A seminal commission like The St. Regis Residences, Sunny Isles Beach, Miami, is a result of the tireless work by the singular mix of talent in every aspect of real estate development, architecture, hospitality, and interior design—carefully assembled to respond to the needs of contemporary luxury lifestyle.

Pictured (clockwise from top left):
Fortune International Projects: Jade Signature; Auberge Beach Residences & Spa, Ft. Lauderdale; Jade Ocean & Jade Beach; Artech;
Fortune International & Château Group: The Ritz-Carlton Residences, Sunny Isles Beach, Miami;
Château Group Projects: Château Libertador, Buenos Aires; Château Beach Residences, Sunny Isles Beach;
FENDI Château Residences, Surfside; FENDI Château Residences, Punta del Este

FORTUNE INTERNATIONAL GROUP

Synonymous with excellence, quality, customer service, and an unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales, and marketing since 1983. The company's prestigious portfolio includes many of the most prominent residential, mixed-use, condo-hotel, and office-condo projects in South Florida including Jade Signature, Jade Ocean, Jade Beach, Jade Residences at Brickell Bay, Auberge Beach Residences and Spa Fort Lauderdale, Hyde Resort & Residences Hollywood and The Ritz-Carlton Residences, Sunny Isles Beach, just to name a few. Led by visionary founder Edgardo Defortuna, Fortune International Group has 21 offices around the world representing both its own projects and the exclusive sales and marketing of others throughout South Florida. With nearly 1,000 associates connected to South Florida, Buenos Aires, Hong Kong, Sao Paolo, Manhattan, Paris, and beyond, the company's ability to shape the industry is a driving force behind this landmark residential address.

CHÂTEAU GROUP

Château Group, founded under the leadership of Sergio and Manuel Grosskopf, has more than 35 years of experience in the development of real estate projects in South America and the United States. Château has participated in several major real estate endeavors over the last several years, Château introduced the concept of Mall in Argentina with the development of Alto Palermo and Alto Avellaneda Malls in Buenos Aires and the entry of Wal-mart and Zara to the Argentinian market. In the residential field, Château Group developed more than 1.6 million square feet distributed in the two most emblematic towers in Buenos Aires, Argentina: Château Libertador and Château Puerto Madero. In the United States, Château Group developed Château Beach Residences, a luxury high-rise condominium in Sunny Isles, FENDI Château Residences in Surfside, the first real estate development branded by FENDI worldwide and most recently delivered The Ritz-Carlton Residences, Sunny Isles Beach, the most elegant oceanfront address in the area in combination with Fortune International Group. Other projects in the pipeline include 600 and 700 Biscayne (Miami, FL) and a mixed-use development in Hallandale Beach.
In addition, Château Group has positioned itself as a high-end residential market leader in the world-renowned city of Punta del Este, Uruguay through the development of the new FENDI Château Residences, Le Jardin Residences, Beverly Tower, Coral Tower and Millenium Tower.

THE ST. REGIS RESIDENCES, SUNNY ISLES BEACH, MIAMI

WITH

EDGARDO DEFORTUNA & ANA CRISTINA DEFORTUNA

FORTUNE INTERNATIONAL GROUP

For over three decades, Mr. and Mrs. Defortuna—the tour-de-force couple behind South Florida residential real estate—have been working on the internationalization of Miami and cementing the city's reputation as a global destination for business, culture, and luxury lifestyle.

Q: Fortune International Group has been at the vanguard of South Florida high-end residential development for over four decades. Over the past ten years, Miami has become a global destination with the third most prolific skyline in the U.S. after New York and Chicago. Paint a picture of Miami today and how you see the city's evolution over the years to come.

ED: We have seen Miami mature and develop as a major capital of the world. The city's unique geography, weather, and natural beauty are now compounded by the remarkable activity in culture, sports, entertainment, and gastronomy. Everything that you can ask for is in Miami today. In my view, we are only seeing the very beginning of it. It used to be the city of the future, and now it's something that will become even more important in the years to come.

Q: Your firm has had some remarkable successes in crafting some of the finest residential experiences in Miami—powered by the world's most revered hospitality brands. Please share your vision behind your latest collaboration with St. Regis within the context of Sunny Isles Beach, Miami.

ACD: We feel very fortunate to be able to visit some of the world's most extraordinary places and bring that spirit to Miami. We design with purpose, as it is our belief that great design improves the quality of life. Combined with the anticipatory service of St. Regis for this project, we are able to take the residential lifestyle to a new level.

ED: We have selected St. Regis because of the rare combination of culture and flavor of the Old-World tradition and modern services—uniquely tailored for Miami. The St. Regis team genuinely understands luxury living from both the resort point of view and residential management. In the context of our site—the combination of these factors is extremely unique.

Q: You have assembled an illustrious team of world-class collaborators to design the project. What was your thought process behind the selection of partners?

ED: We worked very hard on making this building an icon—unlike anything you have seen in Miami. If somebody knows the Miami lifestyle, it's Bernardo Fort-Brescia of Arquitectonica. He has an intrinsic understanding that, in addition to being beautiful, the product needs to be functional. Patricia Anastassiadis lives and breathes luxury. Her use of organic materials, luxurious fabrics, and bespoke furniture creates distinctly stylish yet livable living environments.

Q: If you were to live at The St. Regis Residences, Sunny Isles Beach, Miami, what would be one experience you would look forward to every day?

ACD: From sunrise to sunset—it is not just a particular moment of the day. ... It is about how I start and end my day. St. Regis service is all about nuance and delivering an extraordinary experience. It's the very definition of luxury today.

THE ST. REGIS RESIDENCES, SUNNY ISLES BEACH, MIAMI

WITH

MANUEL GROSSKOPF

CHAIRMAN & CHIEF EXECUTIVE OFFICER
CHÂTEAU GROUP

Mr. Grosskopf is the visionary mind behind Château Group—a preeminent developer of ultra-high-end projects in Florida and key urban markets in South America. Following in the steps of his father—Sergio Grosskopf—a globally recognized leader in crafting successful residential, commercial, and mixed-use projects, Manuel brings the family's legacy and a discerning global perspective to The St. Regis Residences, Sunny Isles Beach, Miami.

Q: Château Group is known as a purveyor of luxury lifestyle with its critically acclaimed global real estate portfolio. How does your firm's expertise in the high-end residential sector guide your work on The St. Regis Residences, Sunny Isles Beach, Miami?

MG: Our design philosophy is rooted in the intrinsic understanding of our clients' lifestyles. All our projects are inspired by extensive global travels aimed at discovering extraordinary locations, living experiences, and collaborators and sourcing the finest materials and finishes. Luxury is very personal to us—we take pride in every detail and own residences in most of our developments. Our motto is to under-promise and over-deliver, always. When we build, reality supersedes the dream. We work hard to ensure superb results for our clients.

Q: Miami real estate has been widely publicized as the city that pushes the boundaries of luxury lifestyle. Where do you see The St. Regis Residences, Sunny Isles Beach, Miami, in this new era of luxury?

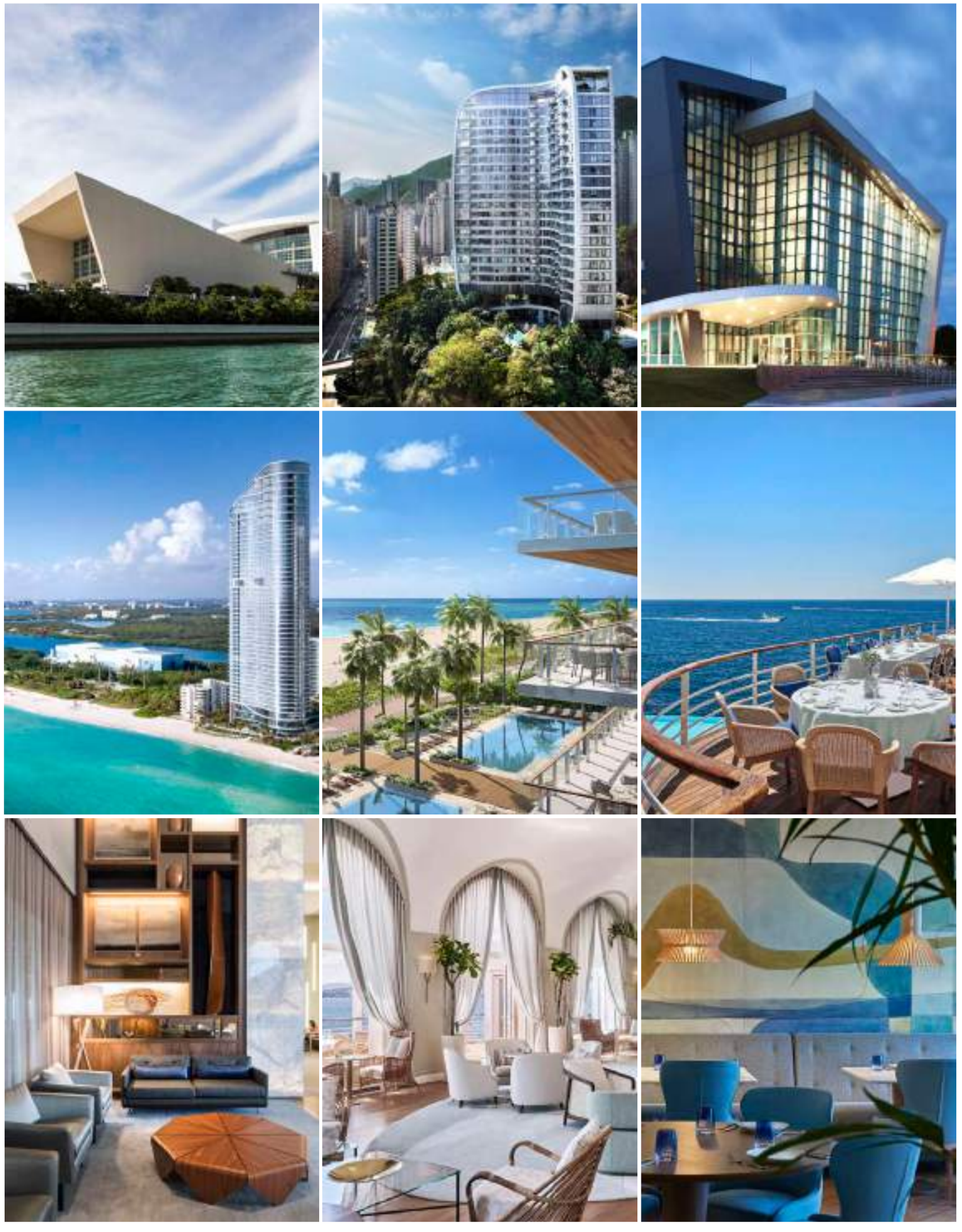
MG: Each project brings new challenges as the market and the needs of our clients constantly evolve. In a way, we are always reinventing ourselves to introduce new ideas and to take luxury to a new level. At The St. Regis Residences, Sunny Isles Beach, Miami, we were drawn to the concept of the Private Club—a place to socialize, connect with friends and family, and celebrate every moment in life. From the moment you wake up and go through your day—from the late afternoon tea ritual to midnight supper—it is a haven where you can have everything in one place. Another extraordinary feature is going to be the infinity-edge West Pool—a perfect vantage point to greet the magnificent golden sunset over the city and the bay—designed to bring the residents together and have a marvelous time.

Q: In the past several years, branded residential properties without a hotel component have become some of the most sought-after assets around the globe. Your firm has been at the forefront of this trend with many successful collaborations with world-renowned brands. What makes The St. Regis Residences, Sunny Isles Beach, Miami, so coveted for those drawn to the Miami market?

MG: Our goal was to bring St. Regis's legendary hospitality, rich history, and tradition of excellence into a stand-alone residential setting. We were drawn to the narrative of New York glamour and its avant-garde spirit—reinterpreted for contemporary life. In a way, the project is an exciting new chapter we are creating together.

Q: If you lived at The St. Regis Residences, Sunny Isles Beach, Miami, what would be one experience you would look forward to every day?

MG: The level of amenities and programming in the building is unprecedented. If I had to select one experience, it would be the St. Regis Signature Butler Service—which is the gold standard and the expression of the St. Regis commitment to excellence. Anticipatory and highly personalized at its core, the Butler Service will provide our residents with the luxury of knowing their needs are understood, met, and exceeded.



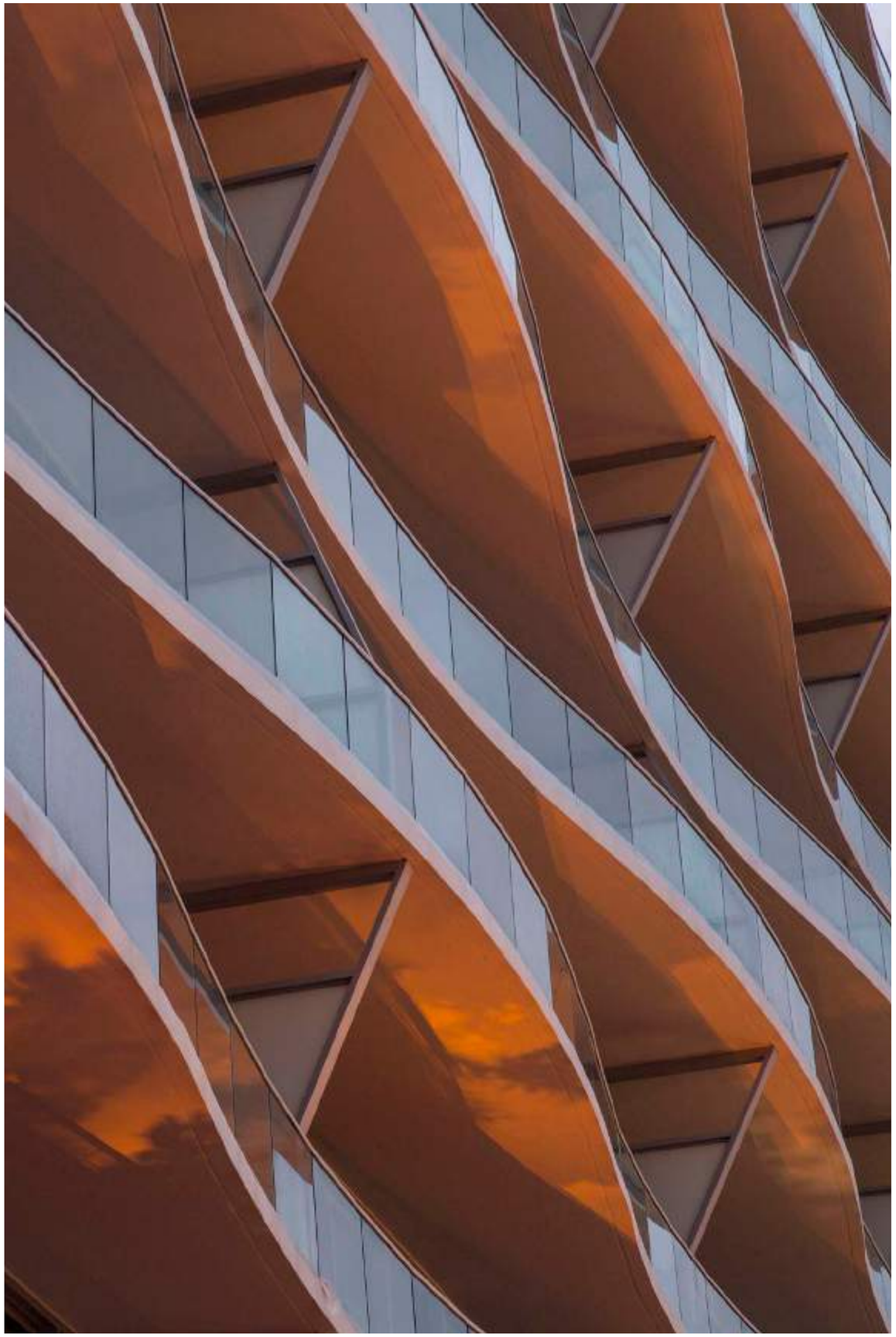
Pictured (clockwise from top left):
Arquitectonica: FTX Arena, Miami, Florida; Mount Parker Residences, Hong Kong; South Miami-Dade Cultural Arts Center; The Ritz-Carlton Residences, Sunny Isles Beach, Miami; Arquitectonica & Anastassiadis: 57 Ocean, Miami Beach, Florida: Anastassiadis: Eden-Roc Restaurant, Cote d'Azur, France; Jumby Bay Island, Antigua, Caribbean; Bar La Rotonde, Hotel du Cap-Eden-Roc, France; Fairmont Copacabana - Rio de Janeiro, Brazil

ARQUITECTONICA

Arquitectonica is comprised of a group of more than 650 architects, urban designers, planners, interior and landscape designers, that collectively work out of a network of nine offices around the world. Headquartered in Miami, Florida, Arquitectonica has offices in New York, Los Angeles, Paris, Hong Kong, Shanghai, Manila, Lima and Sao Paulo. Founded in 1977, by Bernardo Fort-Brescia, FAIA and Laurinda Spear, FAIA, ASLA, LEED AP, the firm immediately received acclaim for its bold modernism which identified with a renaissance in Miami's urban landscape. Today the firm's work spans the globe, with projects in 59 countries on five continents. Recognized globally for its signature designs the firm has received hundreds of design awards, and the firm's groundbreaking work has been the subject of exhibitions at numerous museums and institutions. Well-known projects by the firm include the Microsoft Europe Headquarters in Paris, the Bronx Museum, Festival Walk and the Cyberport Technology Campus in Hong Kong, the International Finance Center in Seoul, the Banco Santander Headquarters and W Torre Plaza in Sao Paulo, the U.S. Embassy in Lima, the Hilton Americas in Houston, Brickell City Centre, the FTX Arena and Virgin Voyages Cruise Terminal V in Miami.

Anastassiadis

Anastassiadis is a global studio for architecture, interior design, and product design founded by Patricia Anastassiadis. The rich international scene of São Paulo and a team of experienced architects and designers with different backgrounds provide a unique cultural melting pot that is the trademark of Anastassiadis' work process. The constant search for new materials and innovative textures, the attention to detail combined with an engagement in developing timeless projects and expertise in creating a coherent design narrative have made Anastassiadis' work celebrated in Brazil and worldwide for the past three decades. Throughout the years, Anastassiadis has designed and completed globally-recognized projects for a roster of luxury brands, such as Four Seasons, Oetker Collection, Fairmont, The Ritz-Carlton, Hilton, Grand Hyatt, Club Med, Banque Edmond de Rothschild, Sisley, Jean Georges Vongerichten, Banyan Tree Spa. Projects by Anastassiadis Arquitetos can be seen in various locations including Brazil, the United States, Greece, France, Spain, Portugal, and the Caribbean.



THE ST. REGIS RESIDENCES, SUNNY ISLES BEACH, MIAMI

WITH

BERNARDO FORT-BRESCIA, FAIA

FOUNDING PRINCIPAL
ARQUITECTONICA

A native of Lima, Bernardo Fort-Brescia did his early studies in Peru and Europe. He studied architecture and urban planning at Princeton University and received a Master of Architecture from Harvard University, where he later taught. In 1977, he founded Arquitectonica with a group of young architects. Today, the firm is known as a pioneer of globalization in the architecture profession.

Q: Arquitectonica's Bold Modernism has become synonymous with the Miami skyline. How did Miami inspire your architectural vision from the inception of your firm till now?

BFB: Geography, culture, and the moment in history are the most powerful sources of inspiration for an architect. Water and land are uniquely intertwined in Miami, resulting in organic and manmade forms. They inspire us to think of forms that are sinuous or nautical. The tropical weather and soft breezes of the trade winds inspire us to create interior spaces that engage the exterior, promoting outdoor living. The young, multicultural worldly city inspires us to open our minds to new ideas and think of the future.

Q: The duo of The St. Regis Residences, Sunny Isles Beach, Miami, towers is the ultimate skyline-defining moment from nearly every vantage point. What was your vision behind the iconic elliptical shape of the buildings in the context of the pristine locale of Sunny Isles?

BFB: The sun defines Miami. The Sunny Isles name is not accidental. The Earth's elliptical path is depicted in the tower shapes. The monumental, ever-changing curvature creates a form identifiable from afar against the open skies. It defines the project's skyline and the city with a form that has meaning.

Q: Your work extends across the globe with a great many projects in every aspect of humanistic modern design. Over the past decade, Miami has become a significant global hub for art, design, and living and the stage for some of the world's most sought-after sporting and cultural events and activities. How do you see Miami in the years to come?

BFB: Miami is still a young city. Its birth coincided with the birth of the modern movement, where there were no boundaries to creativity. The city is now seen by the world as a place where anything can happen, where everything is happening, including art, sports, and, of course, architecture. It is the newest metropolis in the making where the bold meet.

Q: Every successful project is about the dialogue and the clarity of the vision. Please describe the creative process between the partners on the project through the lens of previous rewarding collaborations with the team.

BFB: Great projects are those that evolve from an idea to a sketch to a model to a building to life within. To get there, there are architects that test ideas with market gurus, interact with financiers, transform form and space into feasible propositions with engineers, and materialize the idea into buildings with a contractor. The project is the product of a convergence of minds with a purpose. It is called passion.

THE ST. REGIS RESIDENCES, SUNNY ISLES BEACH, MIAMI

WITH

PATRICIA ANASTASSIADIS

FOUNDER
ANASTASSIADIS

Architect, interior decorator, and product designer Patricia Anastassiadis founded her eponymous office in São Paulo, Brazil, in 1993. Throughout her career, Patricia has assembled a remarkable portfolio of marquee projects in Brasil and abroad, standing out on many fronts that relate to the universe of architecture and design. Her work is striking for its contemporary aesthetics combined with effortless elegance and sophistication.

Q: Your design for The St. Regis Residences, Sunny Isles Beach, Miami interior is striking in the simplicity of form, the interplay of indoor and outdoor, and the richness of materials. What was your primary inspiration behind your vision?

PA: Miami is an iconic spot that has a very distinct energy and style and brings together luxury and well-being in the most relaxed of ways. Architecture and landscape design are always a source of inspiration for us. It sets the tone for the project. With our interiors, we sought to bring all the freshness and lightness of water as a reference to the ocean—creating a connection to the project's seaside location.

Q: Anastassiadis is known for its groundbreaking work in luxury hospitality, including your recent and ongoing collaborations with some of the world's most revered hotel brands. How does this unique expertise inform your work on The St. Regis Residences, Sunny Isles Beach, Miami, through the prism of ownership without a hotel component?

PA: With every project, we think about connecting our signature approach to design with the soul of the locale while considering the unique identity of each brand. With The St. Regis Residences, Sunny Isles Beach, Miami, we sought to deliver spaces that would accurately reflect St. Regis deep commitment to personalized service while staying true to the quintessential visual language of Miami.

Q: Among the many themes of your design is the extraordinary art narrative. Walk us through your thinking about integrating art into the project.

PA: Our work reflects the rich melting pot of inspirations and cultures. Accurate design, sense of place, the use of sophisticated materials, handmade elements, and art are all tied together in a linear design narrative. After the installment of Art Basel in Miami, the city became a focal point for the art and design world. Through the careful selection of art and design pieces, alongside an enticing project of interiors, The St. Regis Residences, Sunny Isles Beach, Miami, will naturally become a reference in the area.

Q: The St. Regis Residences, Sunny Isles Beach, Miami, feature an unprecedented selection of indoor and outdoor amenities. Walk us through your vision of crafting this extraordinary lifestyle experience that will undoubtedly establish the new standard of luxury living in Miami and beyond.

PA: From a design point of view, the selection of materials, furnishings, and art brings not only beauty to the environment but also it complements the relaxing atmosphere created for this space. It also creates a strong outdoor-indoor connection, which is a trademark for this project. We always think about the quality of experience and value authenticity above all. The St. Regis Residences, Sunny Isles Beach, Miami are the true expression of this belief.