ST REGIS
MIAMI
THE RESIDENCES

Live the Legacy

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

"Remember the past.
Create the present.
Inspire the future."

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SEE DISCLAIMERS PAGE

To Live Exquisite is to Live Extraordinary

Situated along the beautiful coastline of South Brickell, with exquisite bayfront views, a 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.

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The Best of All Worlds

Designed by the renowned New York–based firm Robert A.M. Stern Architects (RAMSA), The St. Regis Residences, Miami blend the aesthetic of golden-age ocean liners with the rigor and appeal of modern-day architecture. Melding in effective yet surprising ways, those two sources of inspiration yield a design that is at once fluid, purposeful, and eminently livable.

The St. Regis Residences, Miami are precisely situated on the site to ensure that every residence has the most expansive views possible. The design of the building changes as it reaches skyward — the facade revealing artful setbacks with private terraces; undulating curves that echo the waves of the bay below.

"When you're talking about building a residence, you're talking about dreams."

Robert A.M. Stern
Design Architect

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Porte-Cochère

SEE DISCLAIMERS PAGE

Lobby

The Language of Materials

A thoughtful curation of materials speaks the language of exquisite living. Sensorial delights appear at every turn — colors and textures that combine in surprising ways to create a whole that is greater than the sum of its parts.

Full lives can be lived here. The scale and layout of each home leaves room for everything: family, friends, pets, parties, art, musical instruments, walls of books — and most importantly, peace of mind.

"My work is deeply rooted in place and memory."

David Rockwell
Interior Architect

SEE DISCLAIMERS PAGE

The Residences

SEE DISCLAIMERS PAGE

The St. Regis Residences, Miami epitomize the allure of timeless design. From the stone flooring to the seaside-inspired color scheme — of sand, coral, and sky — the interior palette is soothing, sophisticated, and naturally modern.

THE RESIDENCES

SEE DISCLAIMERS PAGE

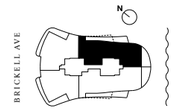
RESIDENCE

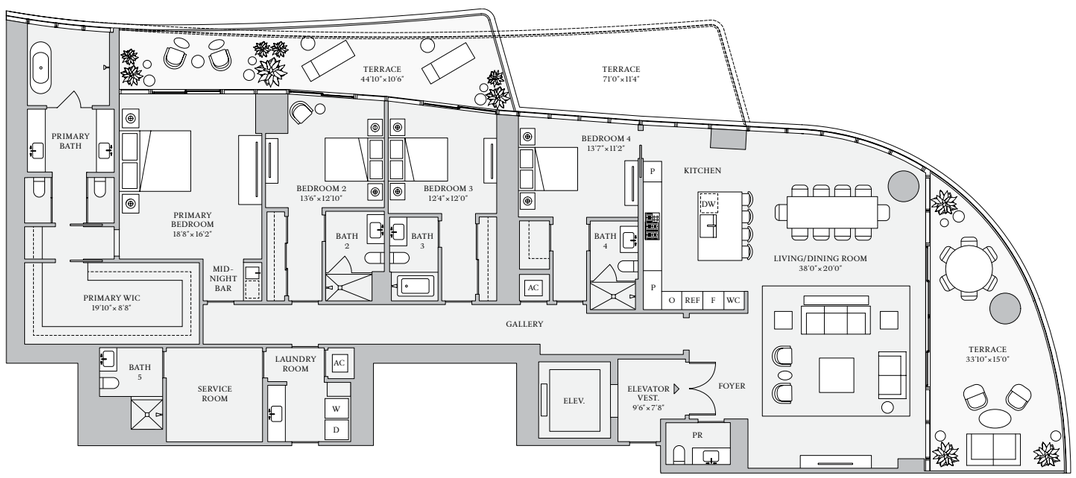
A

4 BEDROOMS
5 BATHROOMS
1 POWDER ROOM

FLOORS
8–18
INTERIOR
3,712 SF | 344.9 SQM
EXTERIOR
941 SF | 87.4 SQM

FLOORS
21–30, 33–41
INTERIOR
3,712 SF | 344.9 SQM
EXTERIOR
734 SF | 68.2 SQM





The dimensions stated for this unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Consult the Developer's prospectus for information on what is offered with the Unit and the calculation of the Unit square footage and dimensions. Dimensions and unit configuration may change during construction. Depictions of furnishings, fixtures and other items of personal property are not included with purchase.

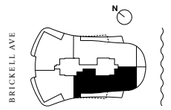
RESIDENCE

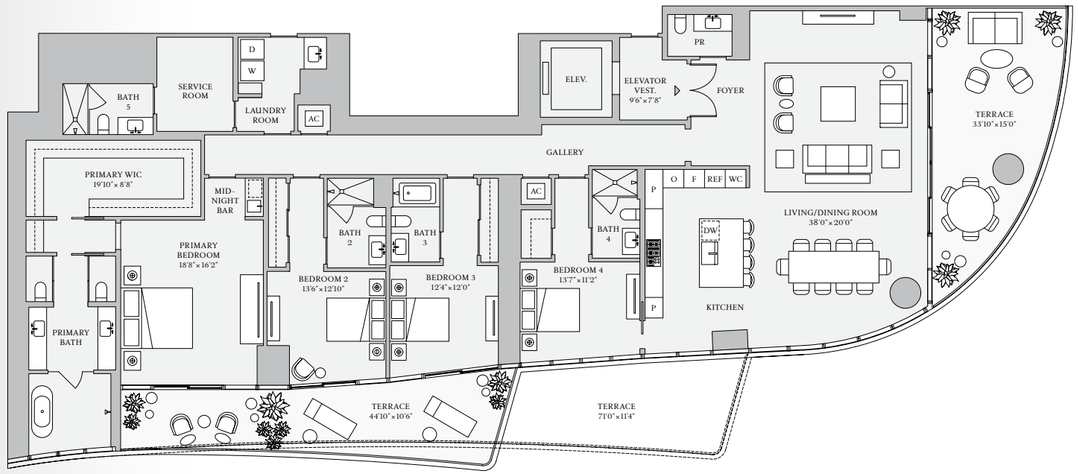
B

4 BEDROOMS
5 BATHROOMS
1 POWDER ROOM

FLOORS
8–18
INTERIOR
3,679 SF | 341.8 SQM
EXTERIOR
941 SF | 87.4 SQM

FLOORS
21–30, 33–41
INTERIOR
3,679 SF | 341.8 SQM
EXTERIOR
734 SF | 68.2 SQM





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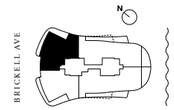
RESIDENCE

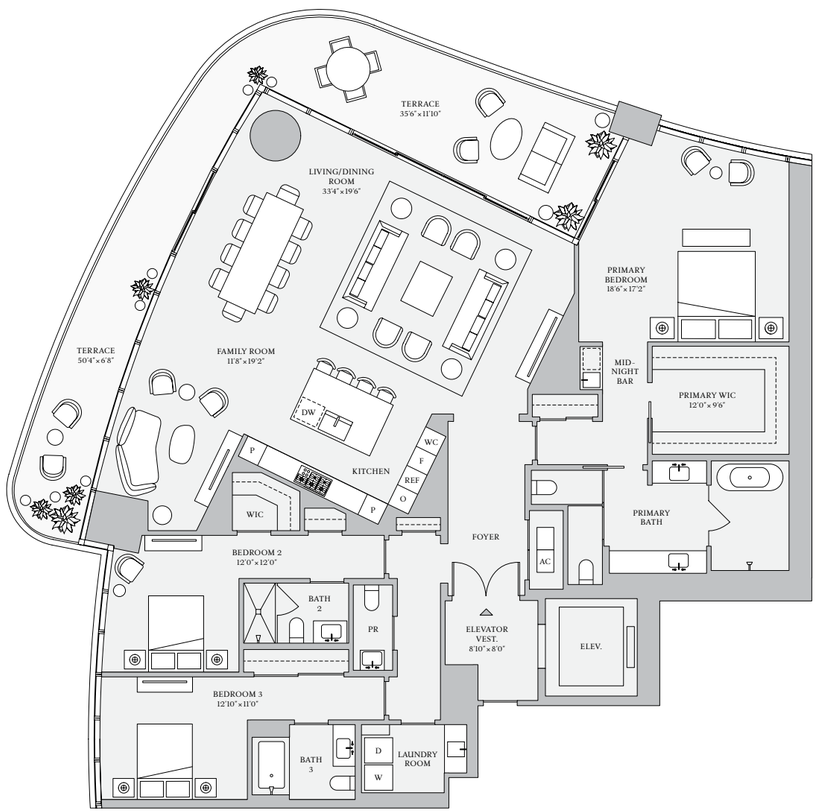
C

3 BEDROOMS
3 BATHROOMS
1 POWDER ROOM

FLOORS
8–18
21–30
33–41

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





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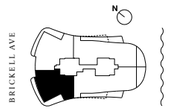
RESIDENCE

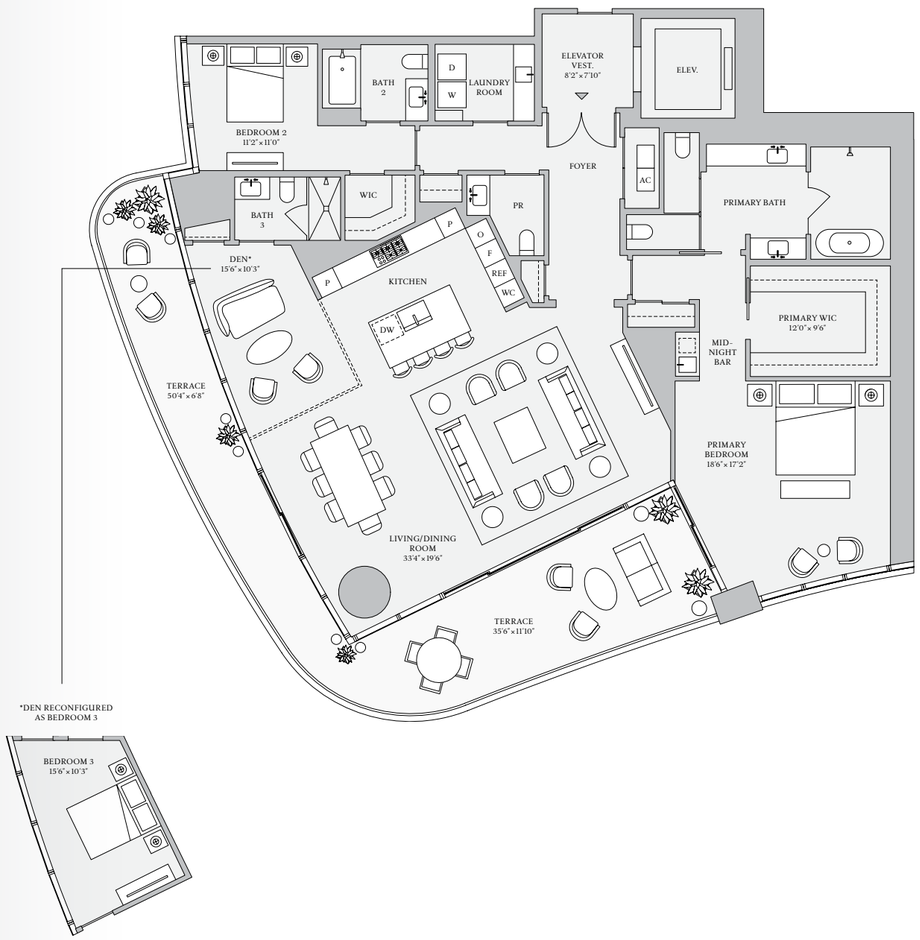
D

2 BEDROOMS
3 BATHROOMS
1 POWDER ROOM

FLOORS
8–18
21–30
33–41

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





*DEN RECONFIGURED AS BEDROOM 3

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Sky Villa — Great Room

SEE DISCLAIMERS PAGE

SEE DISCLAIMERS PAGE

Primary Bathroom

SEE DISCLAIMERS PAGE

Balcony

SEE DISCLAIMERS PAGE

Primary Bathroom

Primary Bedroom

SEE DISCLAIMERS PAGE

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 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

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

The St. Regis Residences, Miami are designed to enable an exquisite lifestyle defined by wellness, ease, recreation, and connoisseurship.

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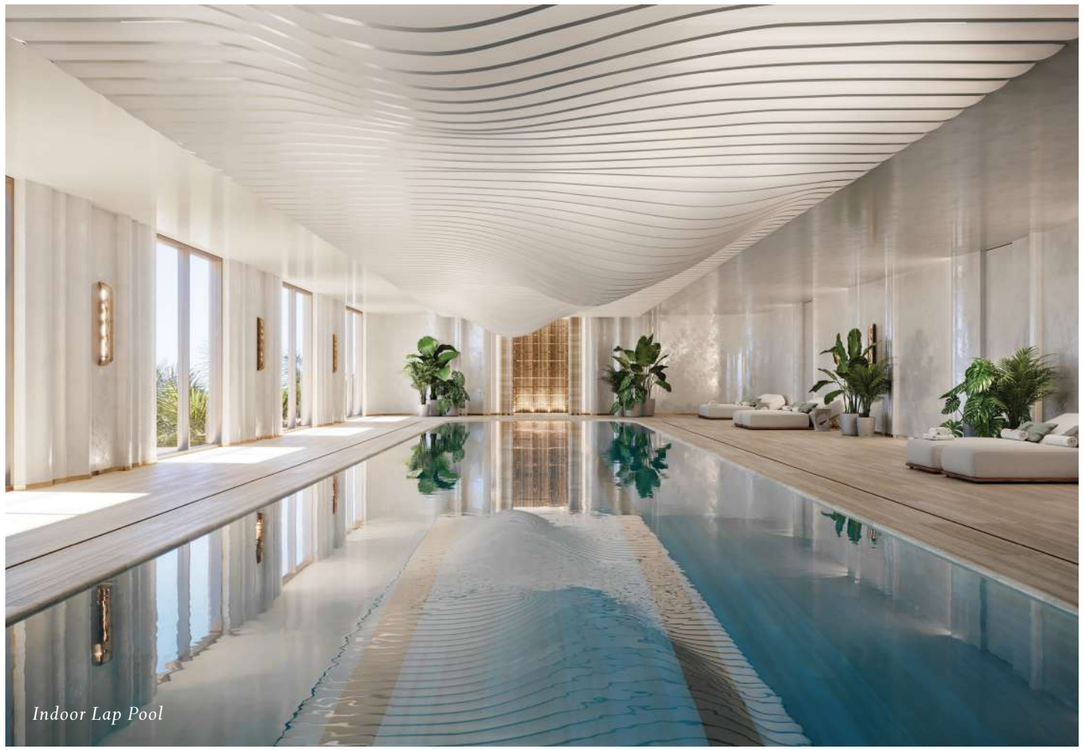

Indoor Lap Pool

Hot Spa

Fabio Trabocchi's Restaurant

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The Art of Socializing

The sky bar and lounge are truly the jewels in The St. Regis Residences, Miami crown. With the double-height ceiling, panoramic views and welcoming verandas, residents can unwind in style while musing upon the sun-dappled Biscayne Bay.

31st Floor Sky Bar & Lounge

SEE DISCLAIMERS PAGE

Drawing Room

Cognac Room

A Day of Beauty

Healthy living is encouraged at The St. Regis Residences, Miami. The menu of wellness choices, curated by The Wright Fit, runs the gamut: from total body workouts in the innovatively equipped gym to stretching in the yoga and Pilates studio. The salt spa room, saunas, and steam rooms, as well as massage treatment rooms, offer a welcome counterpoint to the rigors of cardio and equipment-driven exercises.

SEE DISCLAIMERS PAGE

A Beach
Within Reach

Among the many benefits offered to the residents of The St. Regis Residences, Miami are a dedicated private marina, yachts available for charter, and exclusive beach club access.

SEE DISCLAIMERS PAGE

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 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 center 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

Sauna, cold plunge pool, and steam room

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

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

**A la carte services are performed by third parties*

An Unrivaled Service Experience

Since its founding nearly a century ago, The St. Regis has been renowned for its tradition of innovation and its commitment to impeccable service. From the signature Bloody Marys and legendary Butler Service to the afternoon teas and midnight suppers, The St. Regis Residences, Miami deliver an everyday residential only lifestyle that is generous, professional, anticipatory, and personal.

SEE DISCLAIMERS PAGE

The Signature Butler Service

St. Regis provides a modern interpretation of the Gilded Age butler service offered at the original hotel in New York City. St. Regis butlers take care of any need to the most minute details — everything from packing and unpacking to arranging outings and assisting with pets. The butlers are universally beloved, and quickly become like extended family members.

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*

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A World of Rituals

Known for its refined tastemaking, The St. Regis Residences, Miami continue the cherished traditions and innovative offerings of John Jacob Astor IV and Caroline Astor.

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

SEE DISCLAIMERS PAGE

SEE DISCLAIMERS PAGE

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 & 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 Privacy & 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

Daily breakfast for two

4:00PM Late Checkout

Welcome amenity and note

Exclusive Member Rates

Earn up to 50% bonus points on stays

Enhanced high-speed Wi-Fi

Guaranteed room type

Special additional hotel amenity
(F&B or spa credit depending on location)

10% off regular room rate

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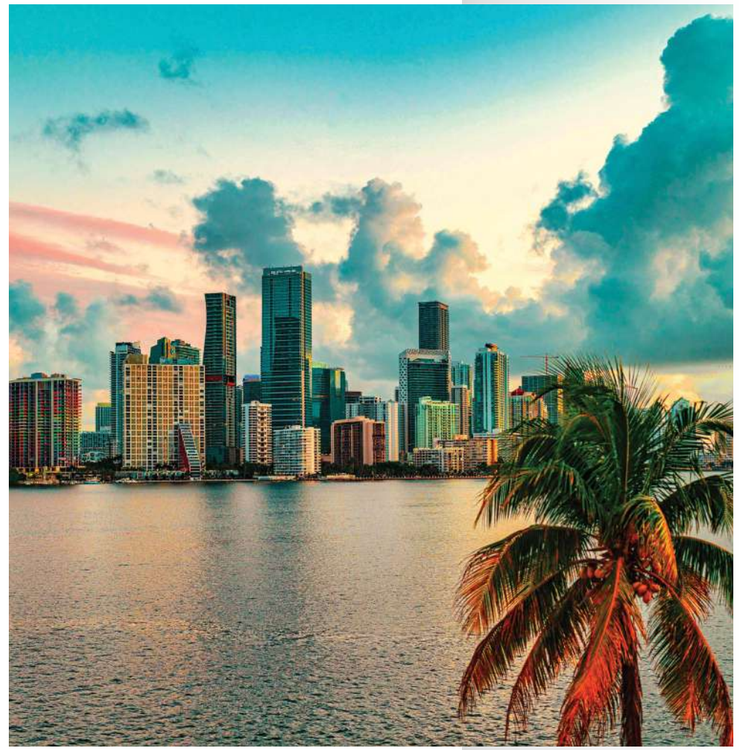
A True Miami Location

Centrally located on famed Brickell Avenue, The St. Regis Residences, Miami are an easy commute to downtown and top-tier local schools, with a wide variety of desirable shopping, dining, and entertainment destinations all within close proximity.



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Travel Times

Coconut Grove	7 min.
Coral Gables	15 min.
Design District	13 min.
Downtown	9 min.
Miami International Airport	15 min.
South Beach	17 min.
Wynwood	13 min.

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An Internationally Acclaimed Team

Related Group

Founded in 1979, Related Group has enhanced skylines with iconic development characterized by innovative design, enduring quality and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers and artists, Related redefines urban environments on a global scale, fostering distinctive dynamic communities and symbolic landmarks that have become local sources of pride. Since its inception, the company has built, rehabilitated and managed over 100,000 condominium, rental and commercial units. The firm is one of the largest privately owned businesses in the U.S. with a development portfolio in excess of $40 billion in 40 years.

Robert A.M. Stern Architects

RAMSA's signature style — known as modern classicism — epitomizes timeless design at its most elegant. Enhanced by opulent amenities and modern conveniences, RAMSA buildings possess a "built-in history" that transcends their cornerstone dates, and have a track record of selling at a premium to the market.

Enea Garden Design

Founded on the belief that everyone should be able to experience the beauty and value of nature daily, Enea has grown to become one of the leading landscape architecture firms in the world. The company's hallmark is its success at achieving architectural synergy between home and garden, where all details — materials, artwork, furniture, and plantings — complement and support one another.

Integra Investments

Founded in 2009, Integra Investments is a Miami-based, multi-disciplinary real estate investment and development firm dedicated to creating value, fostering growth, and positively impacting the communities it serves. The firm's creative approach to real estate, supported by a diverse team of best-in-class professionals with specialized expertise, has allowed Integra to successfully invest across several asset classes. With its focus being on the residential, office, mixed-use, hotel and marina asset classes, Integra targets opportunistic investments in niche markets with high barriers to entry. Since its inception, Integra has managed over 6.3 million square feet of real estate developments across 20 different markets.

Rockwell Group

David Rockwell has consistently expanded the parameters of interior design. His firm's work has transformed hospitality and residential spaces into experiential environments that are among the most creative, desirable, and talked-about places in the world.

RELATED INTEGRA ONE | Sotheby's INTERNATIONAL REALTY

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Miami, Florida 33129
MiamiSRR.com
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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. 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, or all 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 the 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. The art depicted or described may be exchanged for comparable art at the sole discretion of Developer. Art may be loaned to, rather than owned by the Association; art installed at the time of completion of either tower or common areas may be removed prior to turnover to the Condominium Association or may or may not be replaced. No real estate broker or sales agent (whether engaged by Developer or not) is authorized to make any representations or other statements (verbal or written) regarding the St. Regis Residences, and no agreements with, deposits paid to, or other arrangements made with, any real estate broker or agents are binding on Developer. 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 upgraded Units. The project graphics, renderings, photographs, and text provided herein are copyrighted works owned by the Developer unless otherwise credited. 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