



BAHIA MAR - MIXED USE

801 SEABREEZE BOULEVARD

OWNER:
RAHN BAHIA MAR, LLC
1175 NE 125 STREET
SUITE 102
NORTH MIAMI, FL 33161

ARQUITECTONICA
2900 OAK AVENUE
MIAMI, FL 33133
TEL: (305) 372-1812
WWW.ARQUITECTONICA.COM

CIVIL ENGINEER / LAND PLANNER:
FLYNN ENGINEERING SERVICES
241 COMMERCIAL BOULEVARD
LAUDERDALE-BY-THE-SEA, FL 33445
TEL: (954) 522-1004

STRUCTURAL ENGINEER:
B & J CONSULTING ENGINEERS, INC.
7955 NW 12TH STREET, SUITE 418
MIAMI, FL 33126
TEL: (786) 703-3833

MEP ENGINEER:
MG ENGINEERING
300 SOUTH PARK ROAD, SUITE 140
HOLLYWOOD, FL 33021
TEL: (305) 755-3833

LANDSCAPE ARCHITECT:
EDSA
1512 EAST BROWARD BOULEVARD
SUITE 110
FORT LAUDERDALE, FL 33301
TEL: (954) 524-3330

SEAL/SIGNATURE/DATE:

50% DD PROGRESS SET

11/04/2024

ISSUE #	DESCRIPTION	DATE
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PROJECT NUMBER:
1001.010859

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DRAWING NAME:
R1-UNIT 3 PLANS

A-748

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Office Registration # AA 0008779

SCALE: 1/4" = 1'-0"



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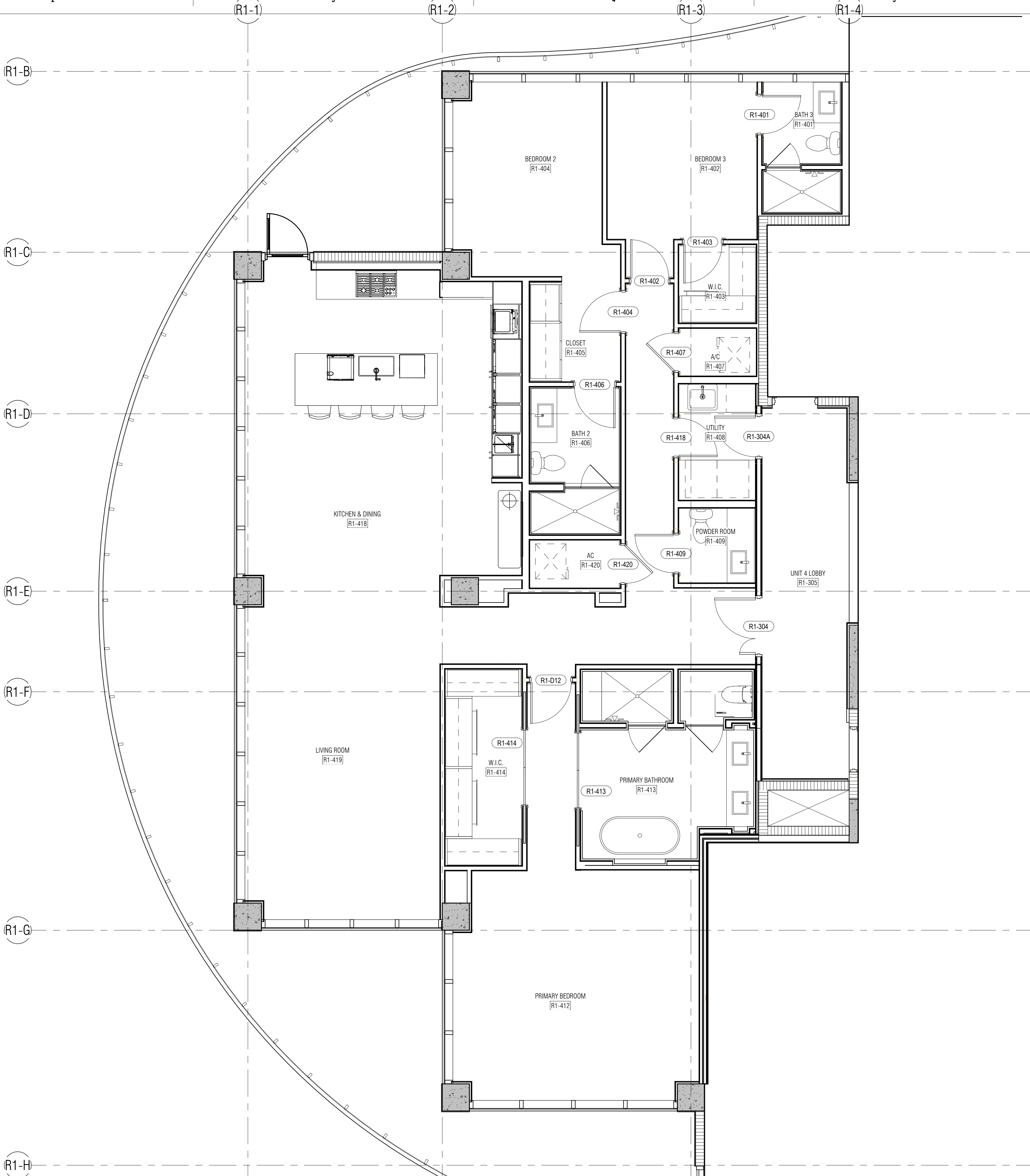
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DRAWING NAME:
R1-UNIT 4 PLANS

A-749

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Office Registration # AA 0008779
SCALE: 1/4" = 1'-0"



A3 | UNIT 4-R1-CONSTRUCTION PLAN
1/4" = 1'-0"



ST REGIS
BAHIA MAR ♦ FORT LAUDERDALE
THE RESIDENCES

**THE RESORT
COLLECTION**

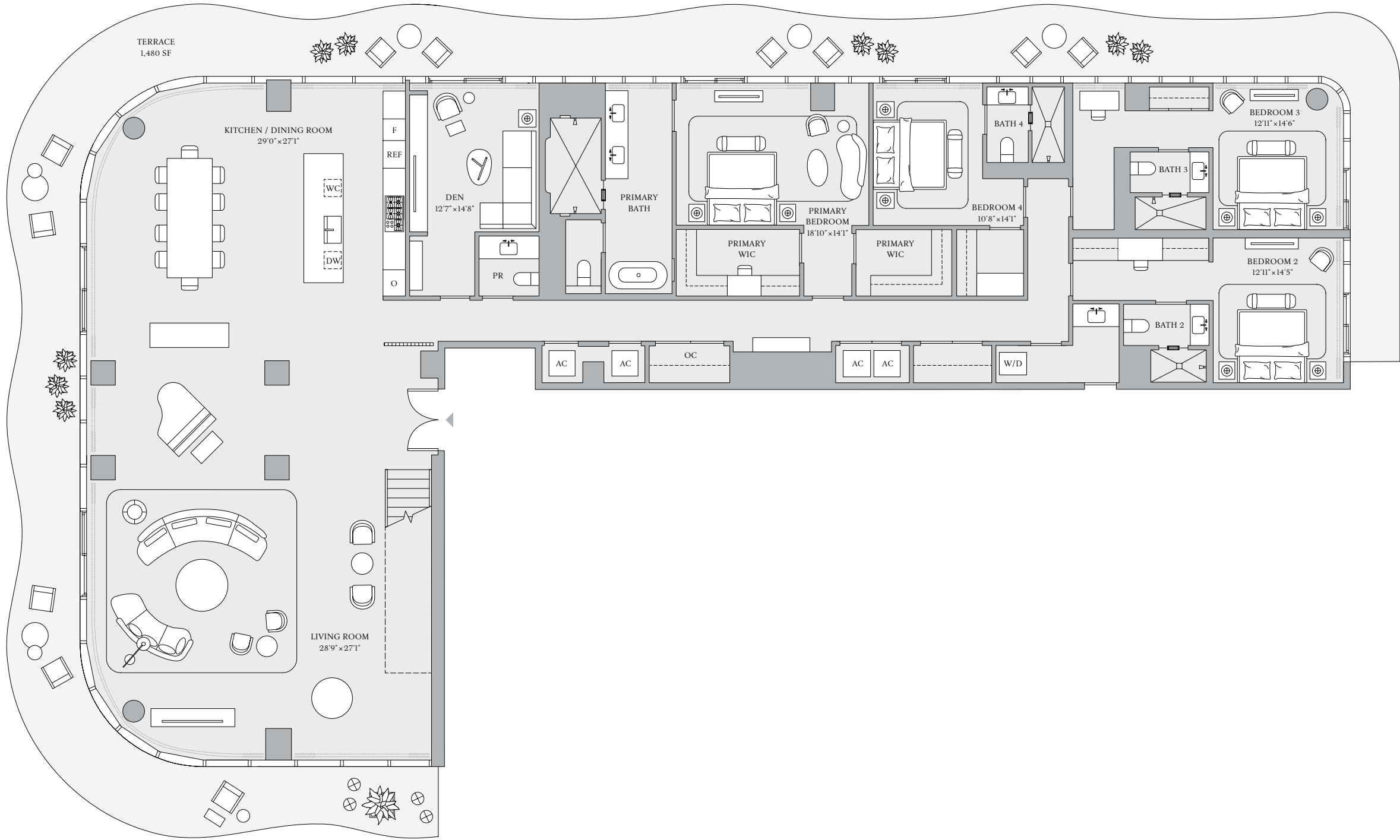
*PENTHOUSE 01
FLOOR 24*

4 BEDROOMS
4 BATHROOMS
POWDER ROOM
DEN

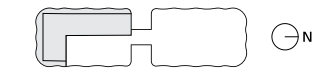
INTERIOR
4,970 SF | 462 SQM

EXTERIOR
1,480 SF | 137 SQM

TOTAL
6,450 SF | 599 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The St. Regis Residences Bahia Mar, Fort Lauderdale, referred to for ease of reference as St. Regis Residences is a community of three towers including Tower 1 of condominium residences developed by PRH/TRR BM Tower 1, LLC; Tower 2 of condominium residences developed by PRH/TRR BM Tower 2, LLC; and Resort Tower 3 which includes a condominium within a portion of a building or within a multiple parcel building developed by PRH/TRR BM Condo, LLC. For ease of reference, PRH/TRR BM Tower 1, LLC, PRH/TRR BM Tower 2, LLC, and PRH/TRR BM Condo, LLC are each a "Developer" and collectively the "Developers." St. Regis Residences are not owned, developed, or sold by Marriott International, Inc. or its affiliates ("Marriott"). The Developers use 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 projects by Developers. The Developers each also use the trade names, marks, and logos of the licensor, The Related Group®, which licensor is not a Developer of any tower. Artist's conceptual renderings of exterior or site plan and depicting water, marina, surrounding buildings, or landmarks are modified with some surrounding buildings and landmarks omitted. 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. 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 associations for each tower will be a part of a master association which will require payment of master association assessments. Some amenities described require payment of fees in addition to regular assessment payments. Consult the Developer's Prospectus for the tower in which you desire to purchase 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 the purchase and the payment of regular assessments. The Developers are not residents of the State of New York, and the offerings of Developers are not intended for residents of New York nor any other jurisdiction in which such an offering is prohibited. 2025 © by PRH/TRR BM Tower 1, LLC, PRH/TRR BM Tower 2, LLC, and PRH/TRR BM Condo, LLC, with all rights reserved. ®

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PENTHOUSE 01

FLOOR 25

4 BEDROOMS

4 BATHROOMS

POWDER ROOM

DEN

INTERIOR

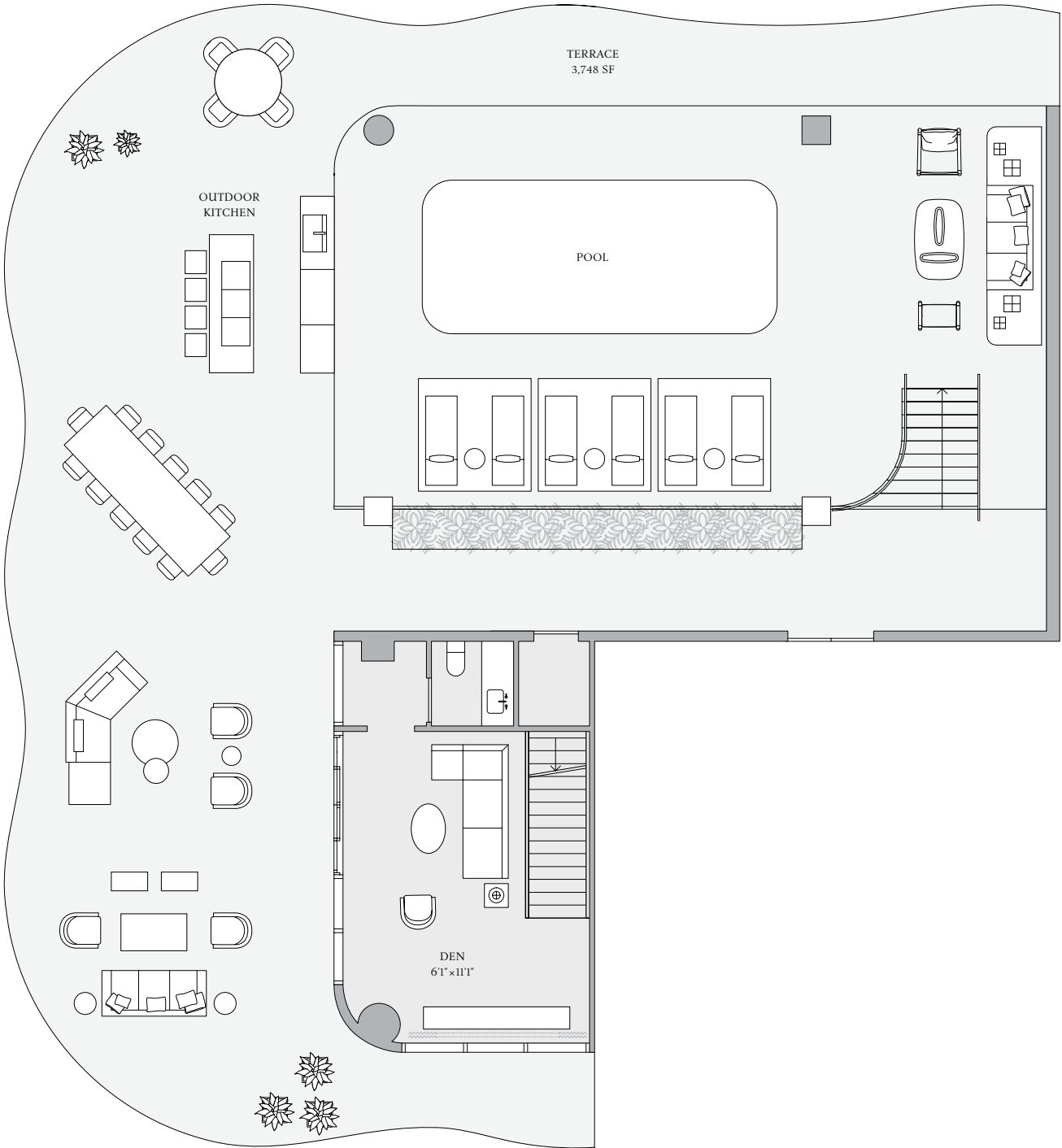
570 SF | 52 SQM

EXTERIOR

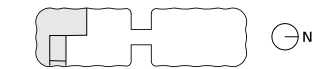
3,748 SF | 348 SQM

TOTAL

4,318 SF | 400 SQM



INTRACOASTAL WATERWAY



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THE RESIDENCES

THE RESORT
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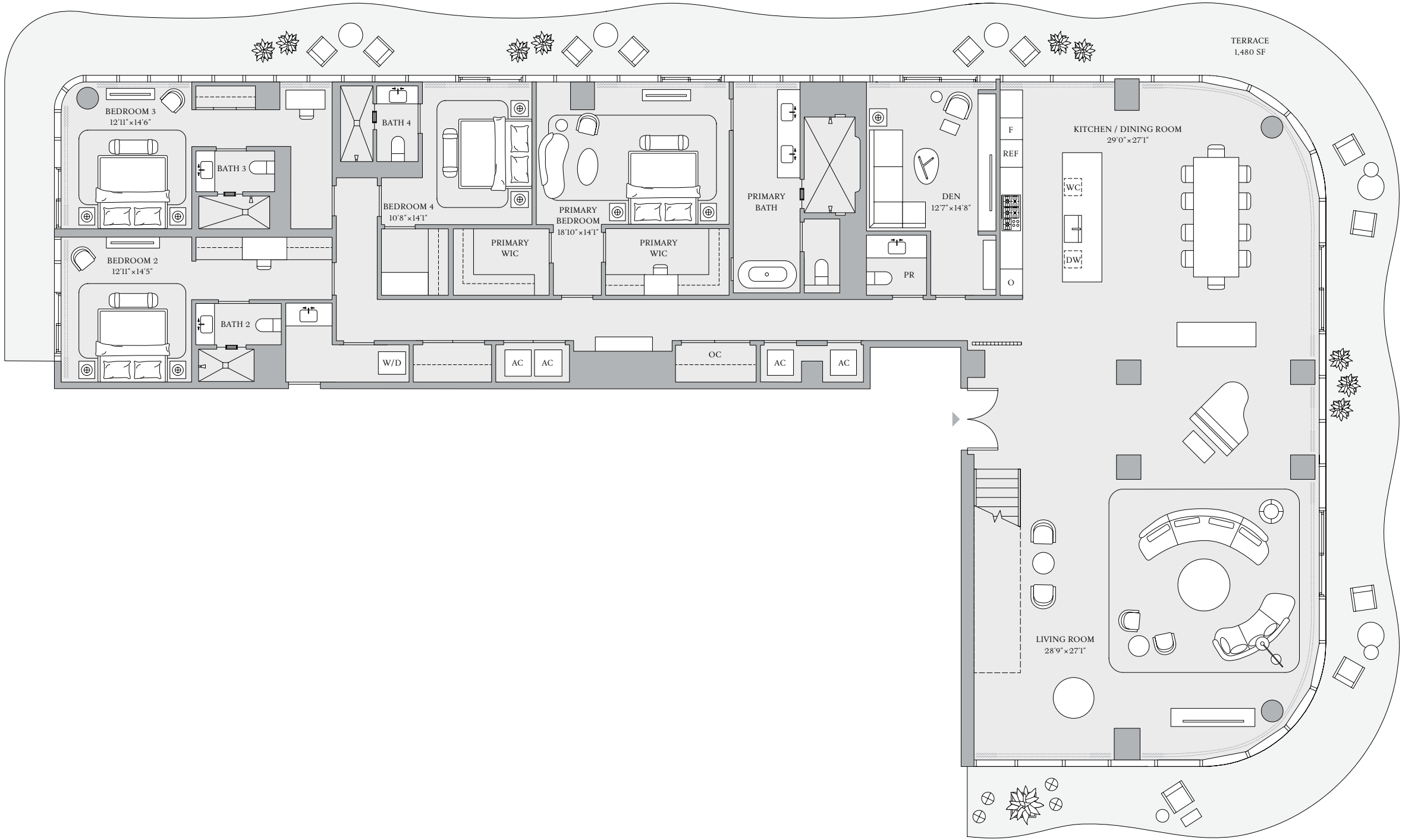
PENTHOUSE 02
FLOOR 24

4 BEDROOMS
4 BATHROOMS
POWDER ROOM
DEN

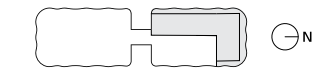
INTERIOR
4,982 SF | 463 SQM

EXTERIOR
1,480 SF | 137 SQM

TOTAL
6,462 SF | 600 SQM



INTRACOASTAL WATERWAY



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PENTHOUSE 02

FLOOR 25

4 BEDROOMS

4 BATHROOMS

POWDER ROOM

DEN

INTERIOR

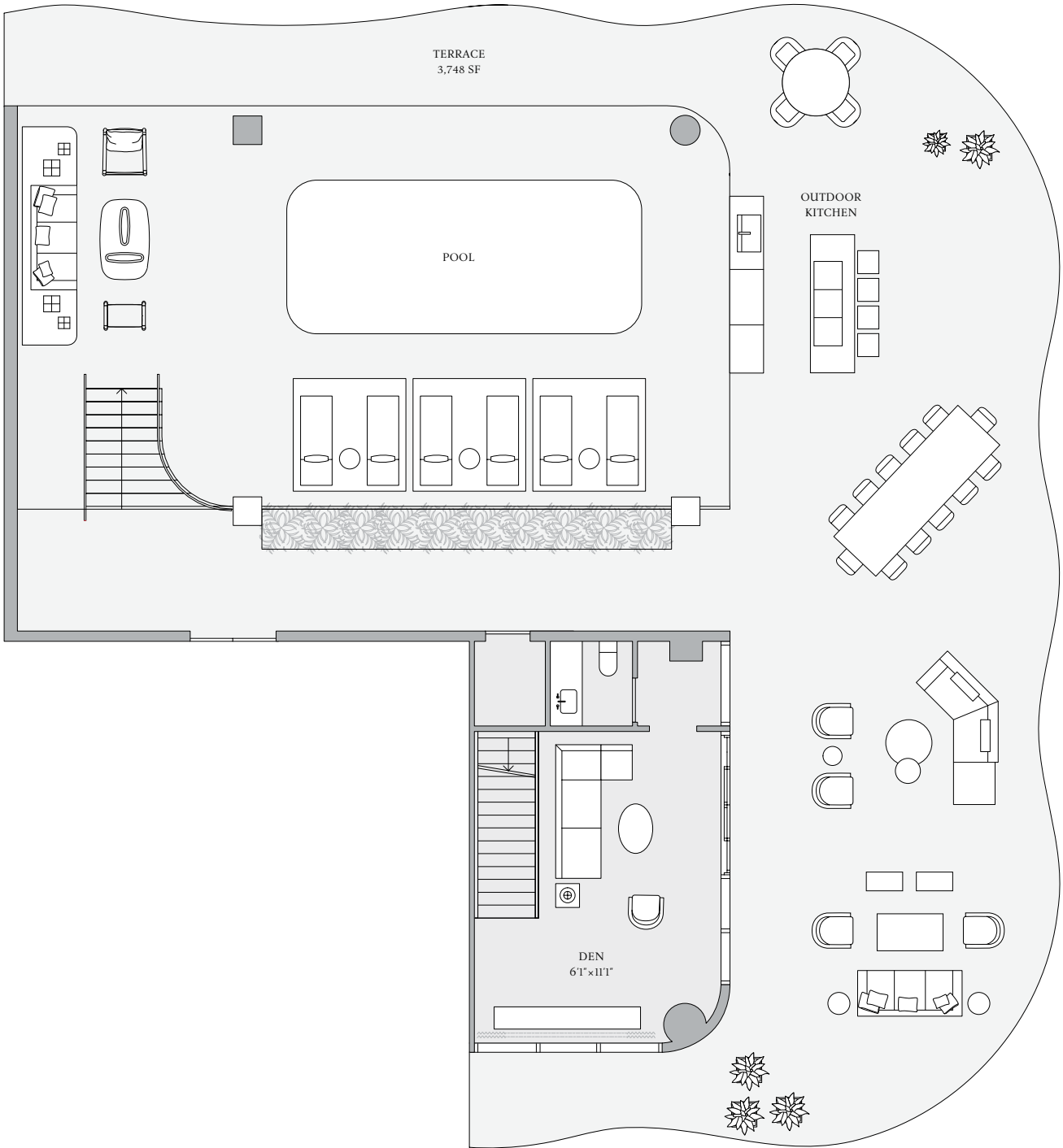
570 SF | 52 SQM

EXTERIOR

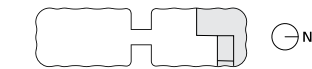
3,748 SF | 348 SQM

TOTAL

4,318 SF | 400 SQM



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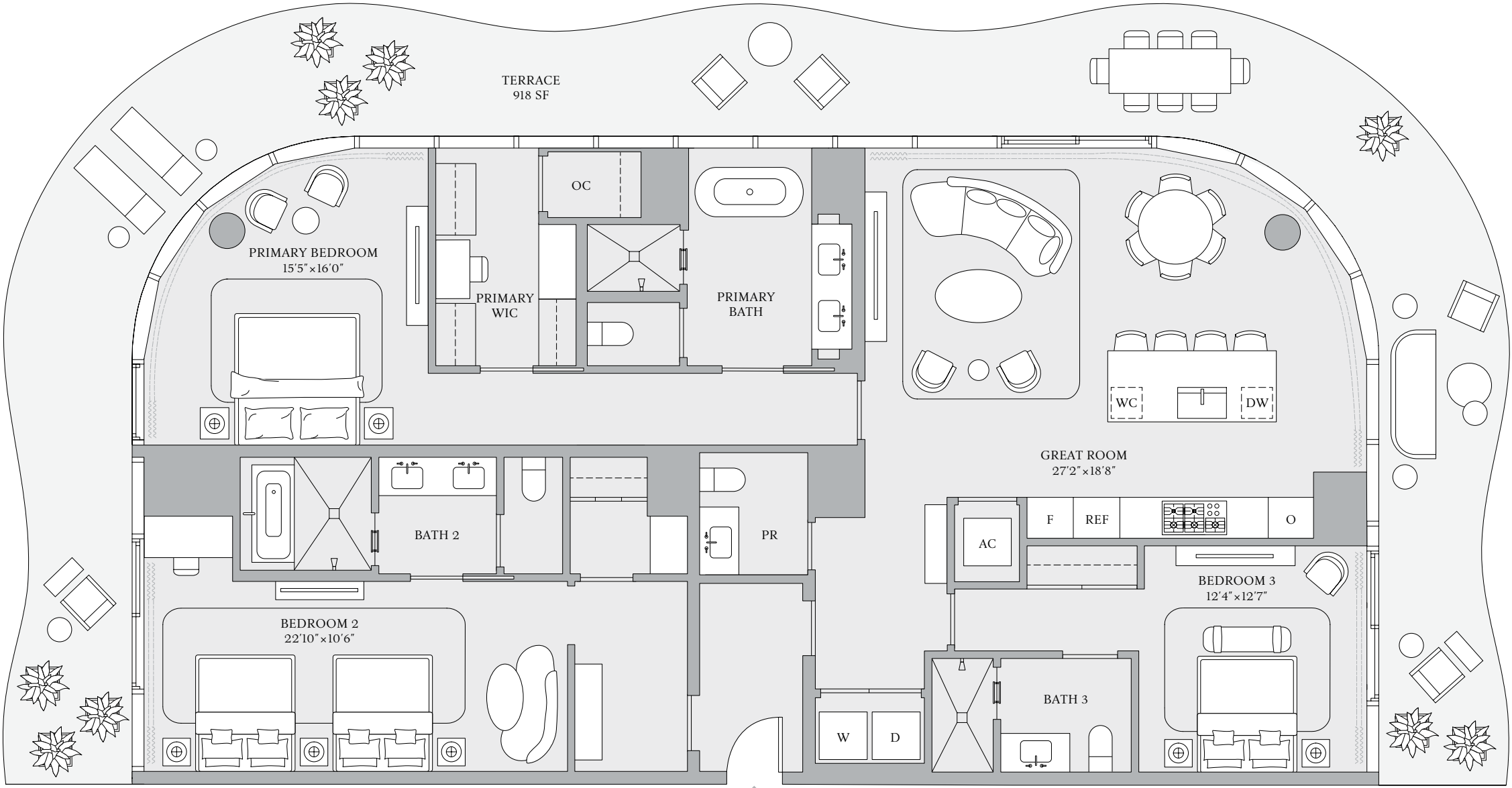
RESIDENCE 01
FLOORS 14–23

3 BEDROOMS
3 BATHROOMS
POWDER ROOM

INTERIOR
2,278 SF | 212 SQM

EXTERIOR
918 SF | 85 SQM

TOTAL
3,196 SF | 297 SQM



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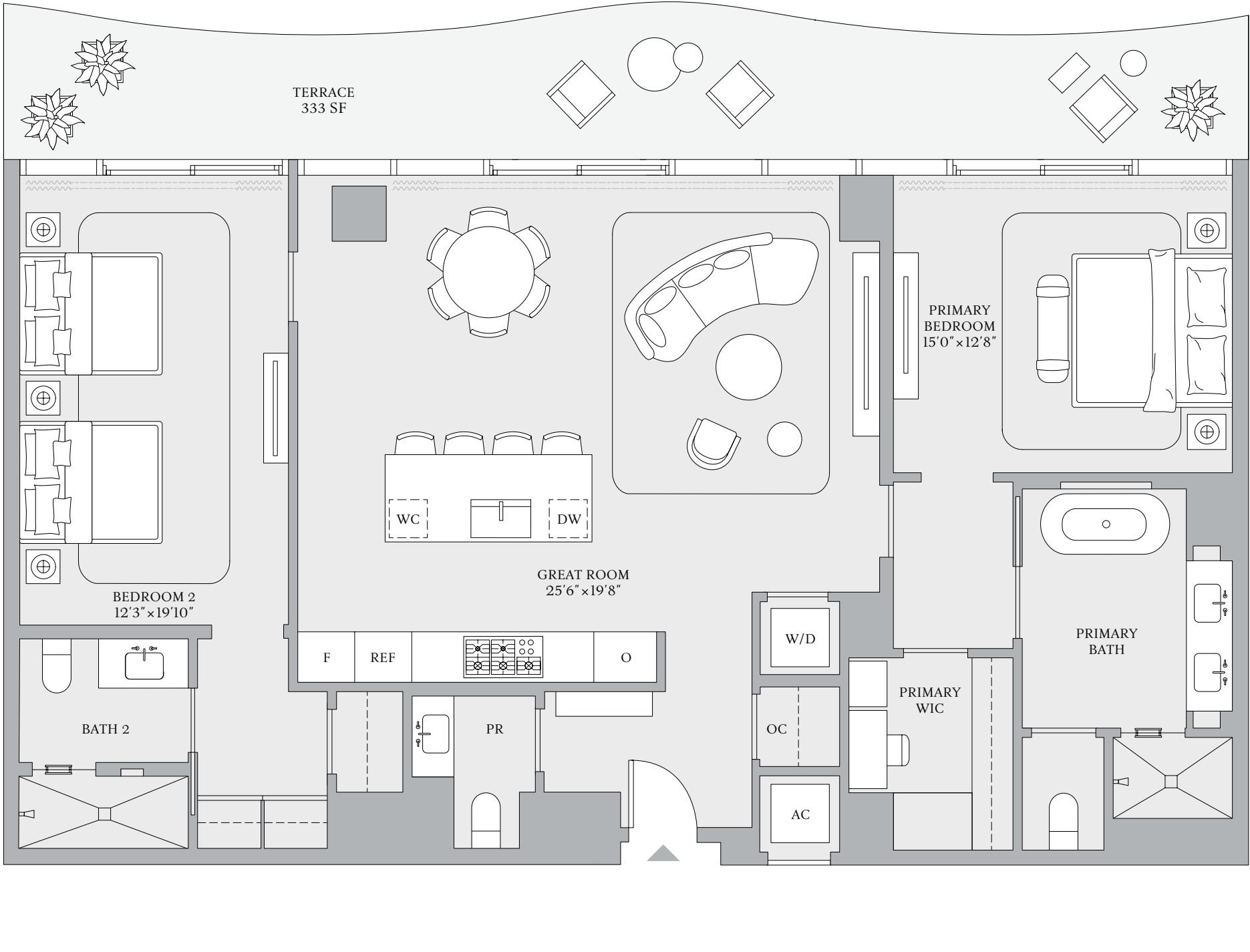
RESIDENCE 02
FLOORS 14–18

2 BEDROOMS
2 BATHROOMS
POWDER ROOM

INTERIOR
1,647 SF | 153 SQM

EXTERIOR
333 SF | 31 SQM

TOTAL
1,980 SF | 184 SQM



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RESIDENCE 02

FLOOR 19

3 BEDROOMS

3 BATHROOMS

POWDER ROOM

INTERIOR

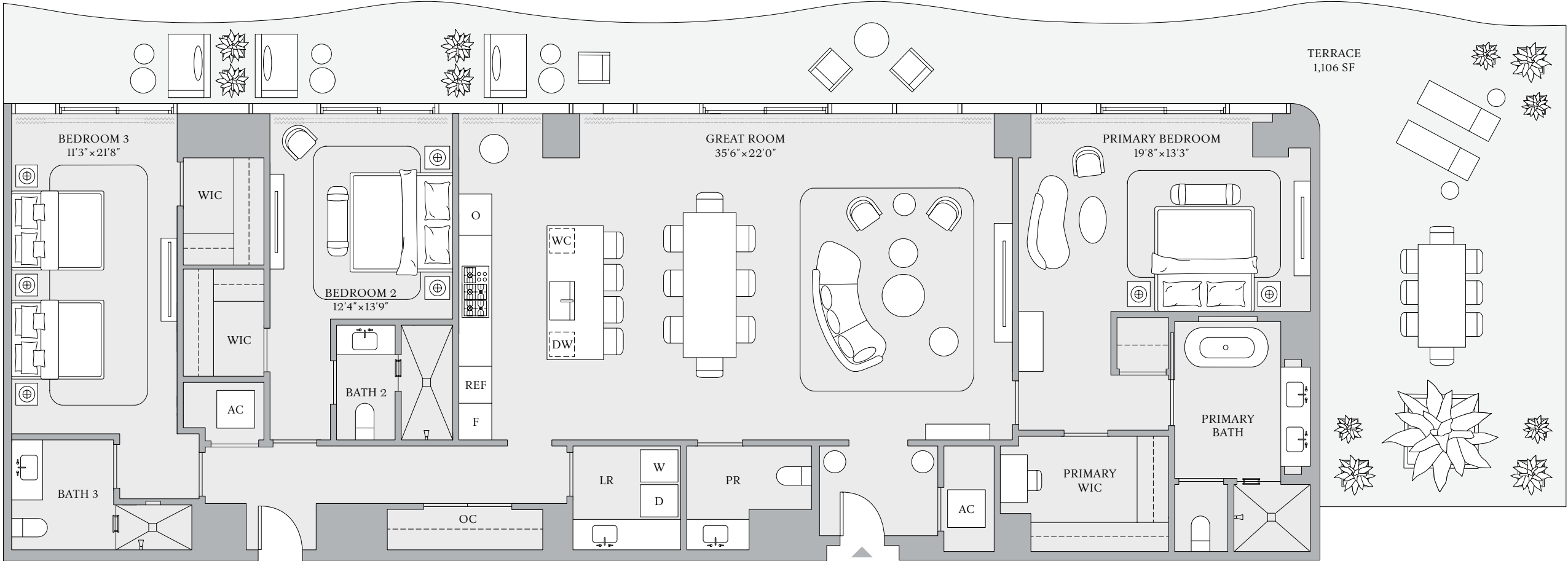
2,718 SF | 253 SQM

EXTERIOR

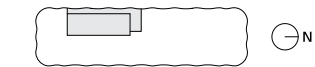
1,106 SF | 103 SQM

TOTAL

3,824 SF | 356 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

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ST REGIS
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THE RESIDENCES

THE RESORT
COLLECTION

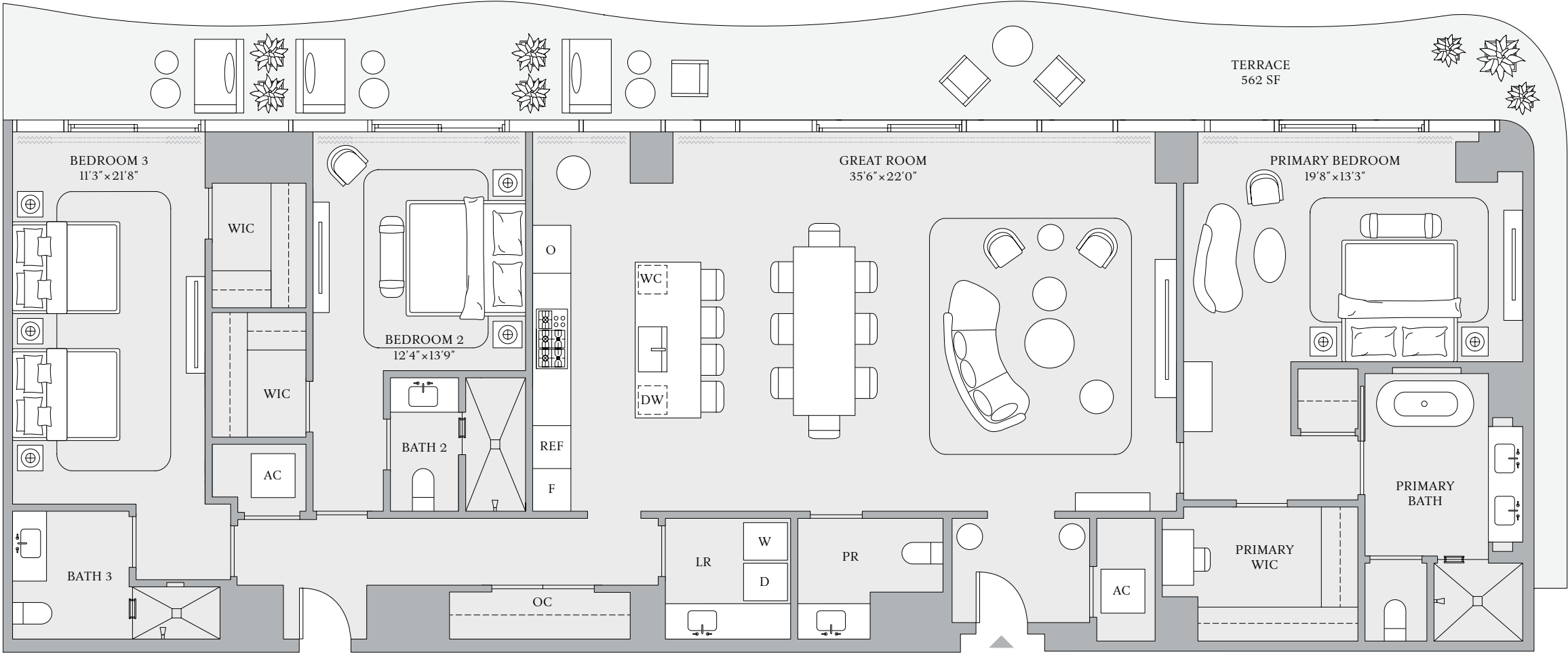
RESIDENCE 02
FLOORS 20–23

3 BEDROOMS
3 BATHROOMS
POWDER ROOM

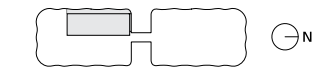
INTERIOR
2,718 SF | 253 SQM

EXTERIOR
562 SF | 52 SQM

TOTAL
3,280 SF | 305 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

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ST REGIS
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THE RESIDENCES

THE RESORT COLLECTION

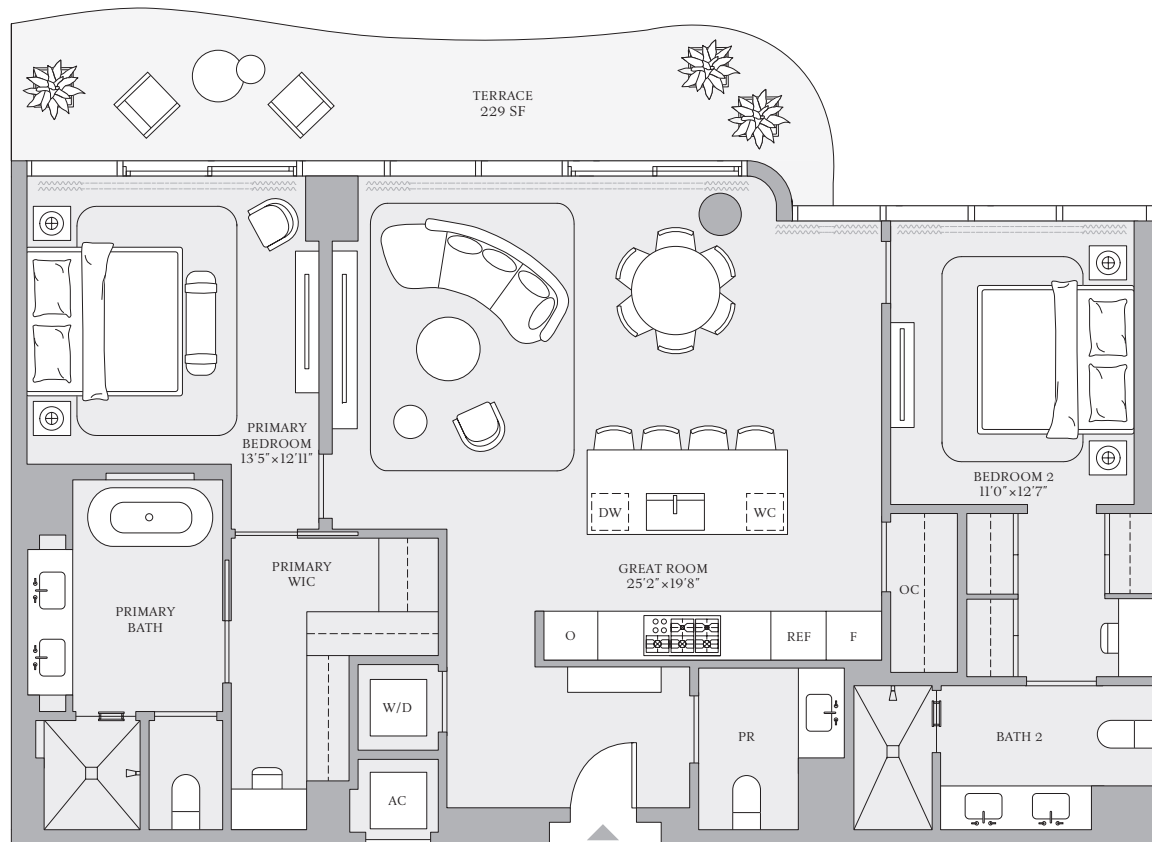
RESIDENCE 03 FLOORS 15, 16

2 BEDROOMS
2 BATHROOMS
POWDER ROOM

INTERIOR
1,551 SF | 144 SQM

EXTERIOR
229 SF | 21 SQM

TOTAL
1,780 SF | 165 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

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THE RESIDENCES

**THE RESORT
COLLECTION**

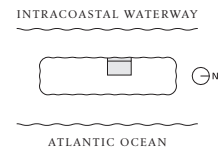
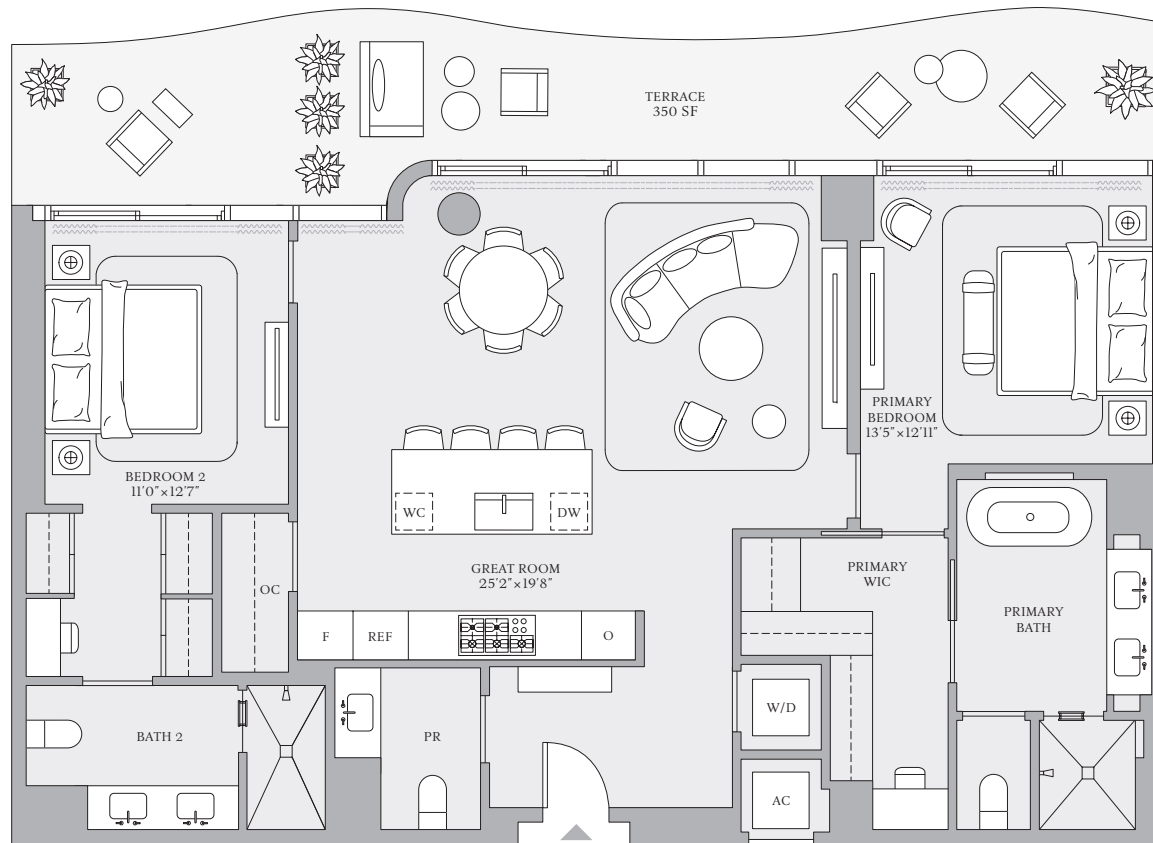
*RESIDENCE 04
FLOORS 14, 17, 18*

2 BEDROOMS
2 BATHROOMS
POWDER ROOM

INTERIOR
1,551 SF | 144 SQM

EXTERIOR
350 SF | 33 SQM

TOTAL
1,901 SF | 177 SQM



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THE RESIDENCES

THE RESORT COLLECTION

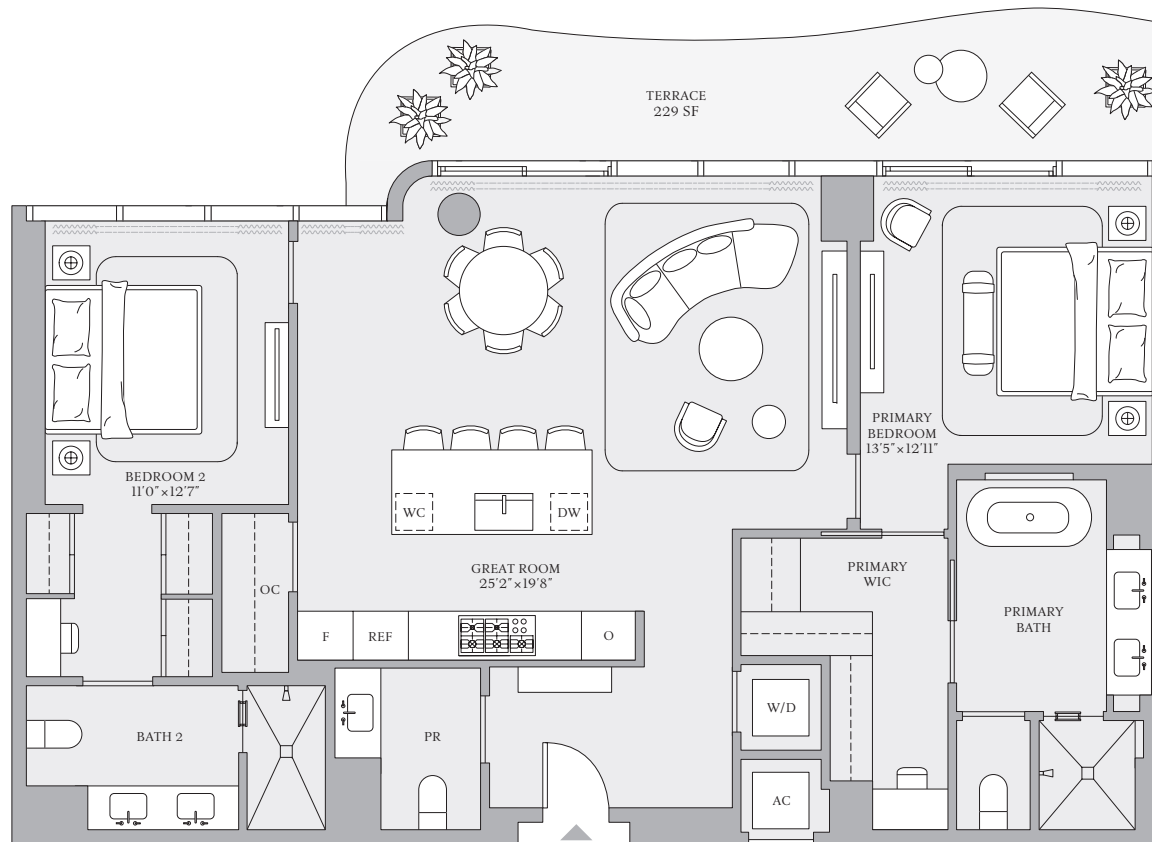
RESIDENCE 04 FLOORS 15, 16

2 BEDROOMS
2 BATHROOMS
POWDER ROOM

INTERIOR
1,551 SF | 144 SQM

EXTERIOR
229 SF | 21 SQM

TOTAL
1,780 SF | 165 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

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THE RESIDENCES

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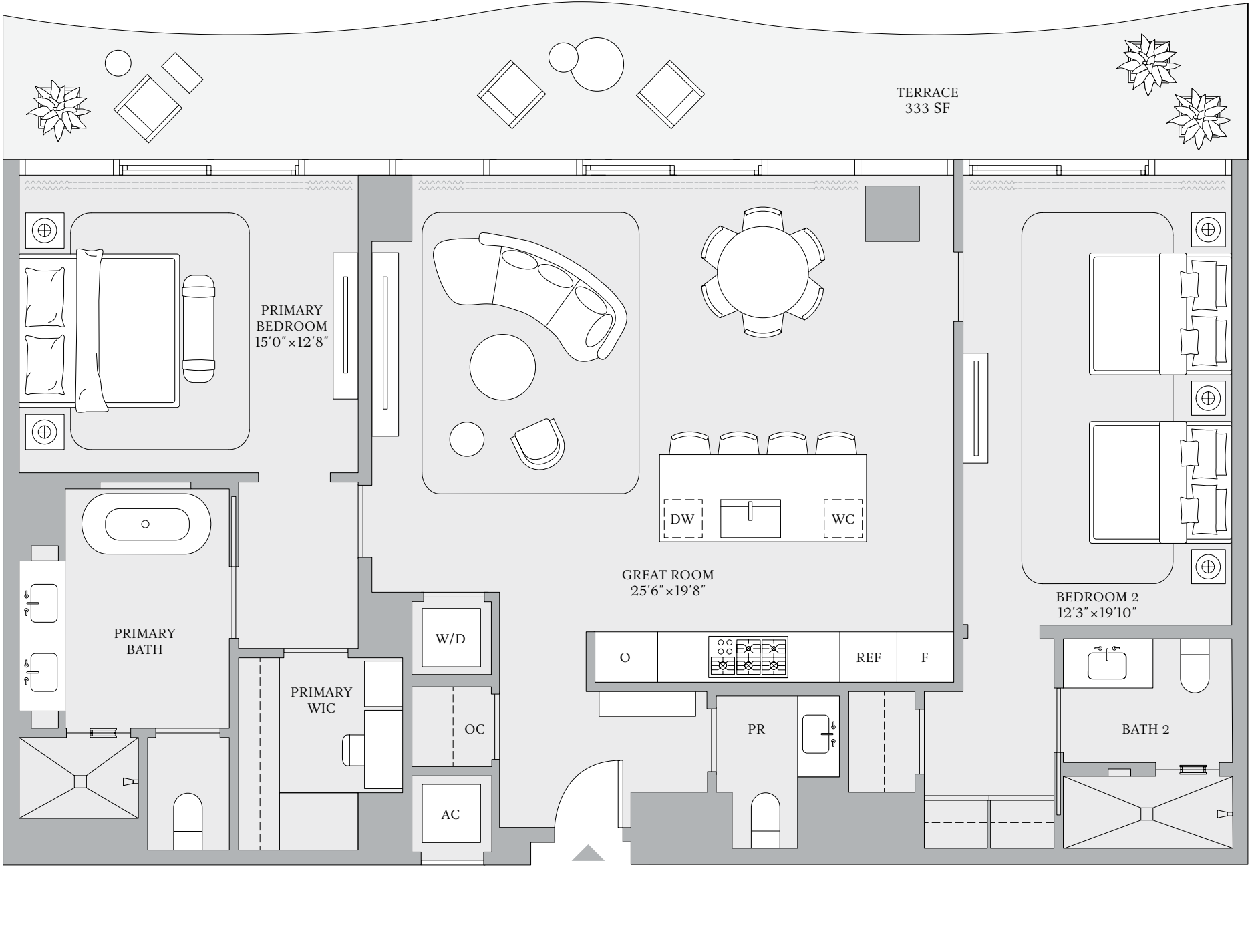
RESIDENCE 05
FLOORS 14–18

2 BEDROOMS
2 BATHROOMS
POWDER ROOM

INTERIOR
1,647 SF | 153 SQM

EXTERIOR
333 SF | 31 SQM

TOTAL
1,980 SF | 184 SQM



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RESIDENCE 05

FLOOR 19

3 BEDROOMS

3 BATHROOMS

POWDER ROOM

INTERIOR

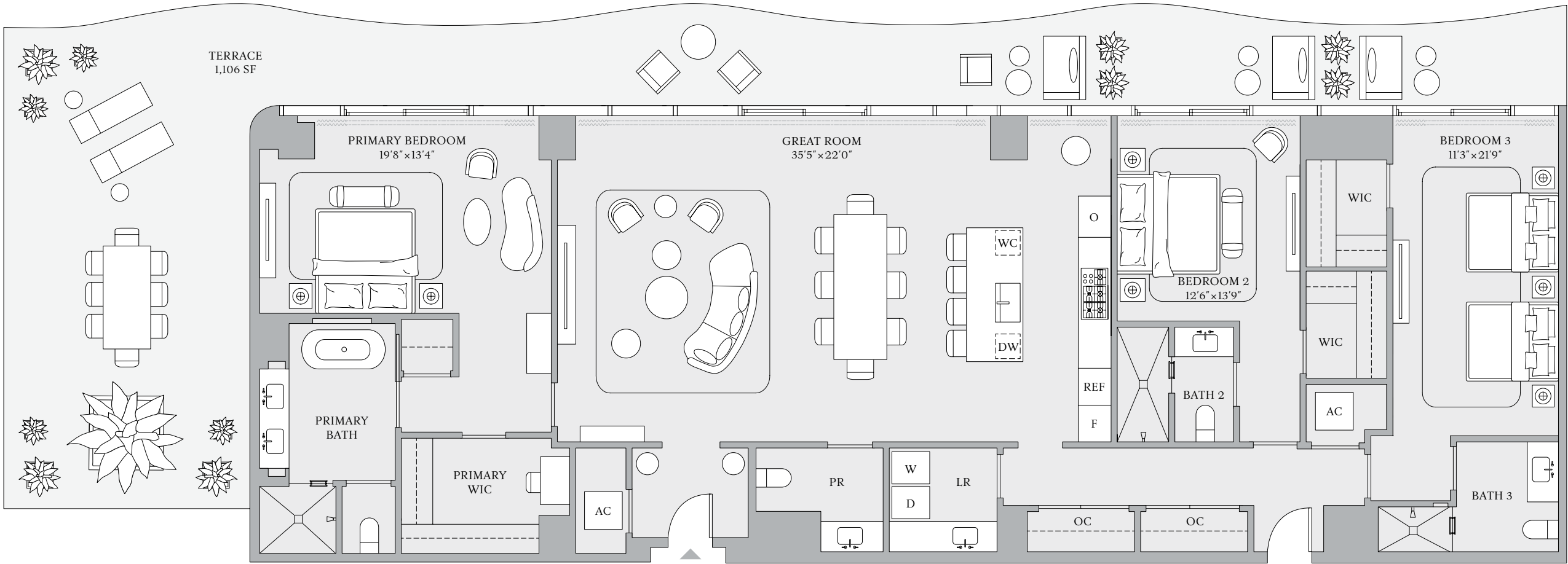
2,737 SF | 254 SQM

EXTERIOR

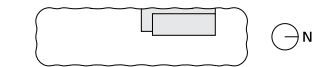
1,106 SF | 103 SQM

TOTAL

3,843 SF | 357 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

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THE RESIDENCES

THE RESORT
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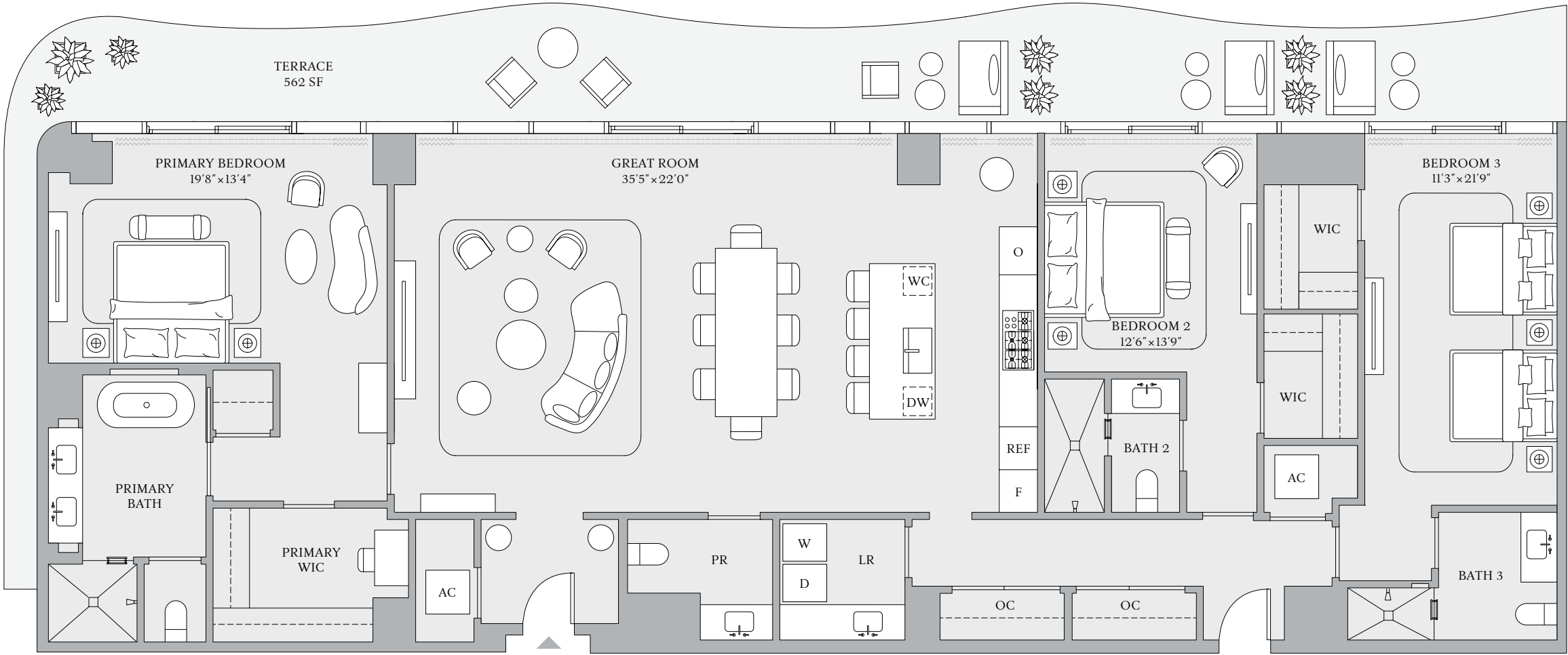
RESIDENCE 05
FLOORS 20–23

3 BEDROOMS
3 BATHROOMS
POWDER ROOM

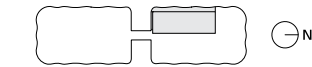
INTERIOR
2,737 SF | 254 SQM

EXTERIOR
562 SF | 52 SQM

TOTAL
3,299 SF | 306 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

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THE RESIDENCES

THE RESORT
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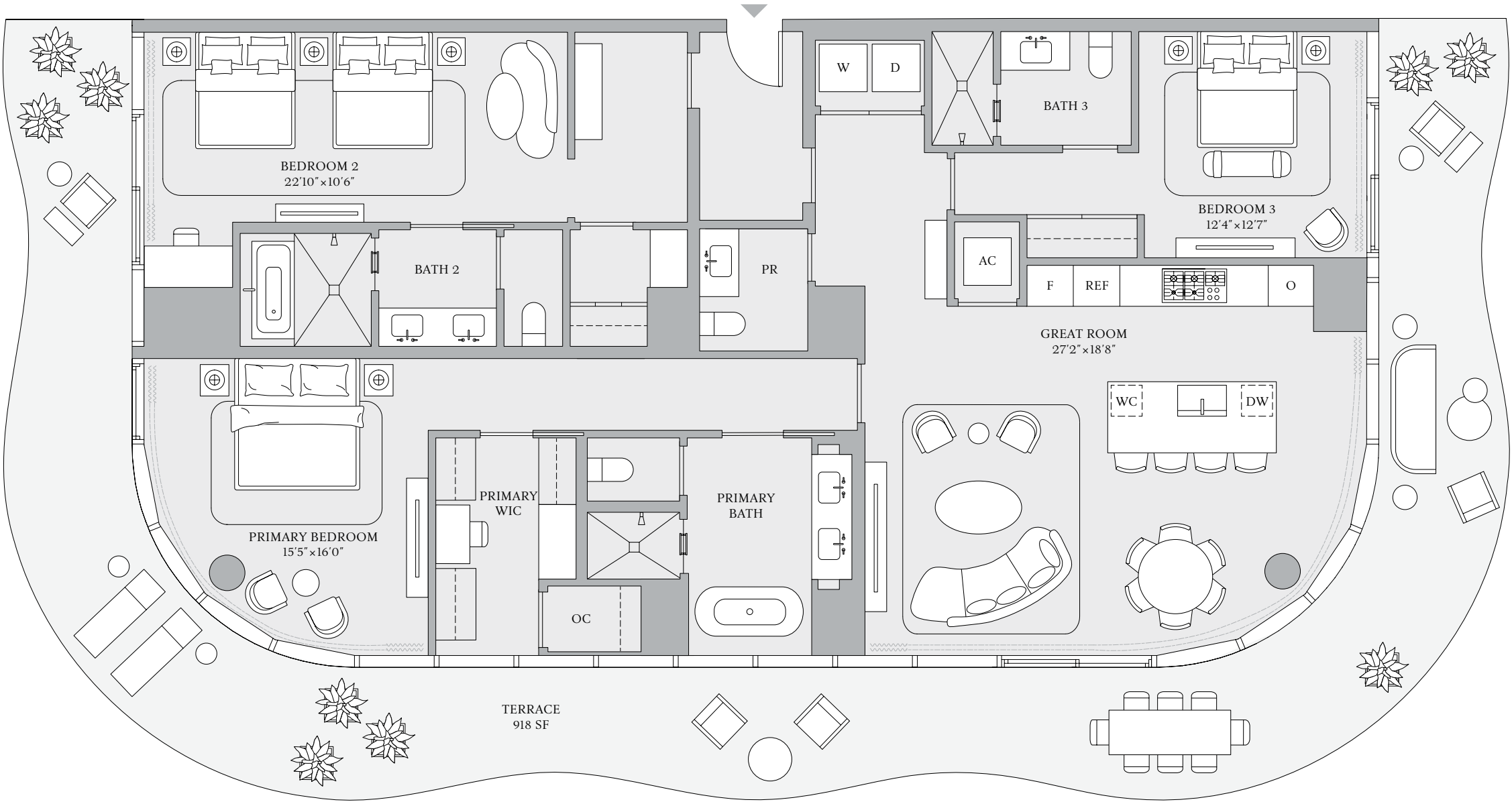
RESIDENCE 06
FLOORS 14–23

3 BEDROOMS
3 BATHROOMS
POWDER ROOM

INTERIOR
2,278 SF | 212 SQM

EXTERIOR
918 SF | 85 SQM

TOTAL
3,196 SF | 297 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

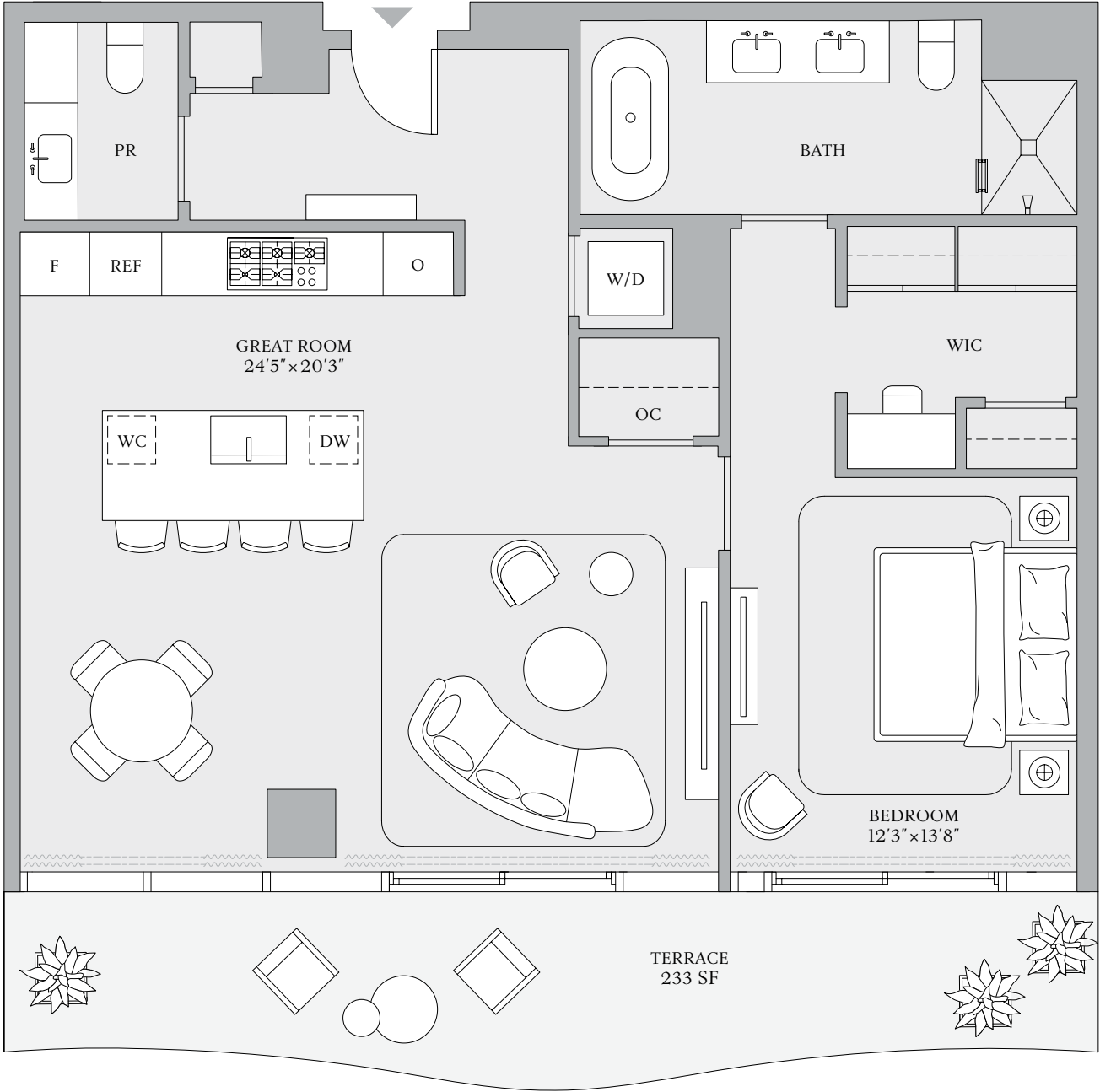
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RESIDENCE 07

FLOORS 14–16

- 1 BEDROOM
- 1 BATHROOM
- POWDER ROOM
- INTERIOR
- 1,160 SF | 108 SQM
- EXTERIOR
- 233 SF | 22 SQM
- TOTAL
- 1,393 SF | 130 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

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RESIDENCE 07

FLOORS 17–18

- 1 BEDROOM

1 DEN

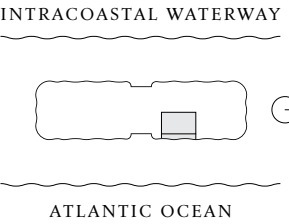
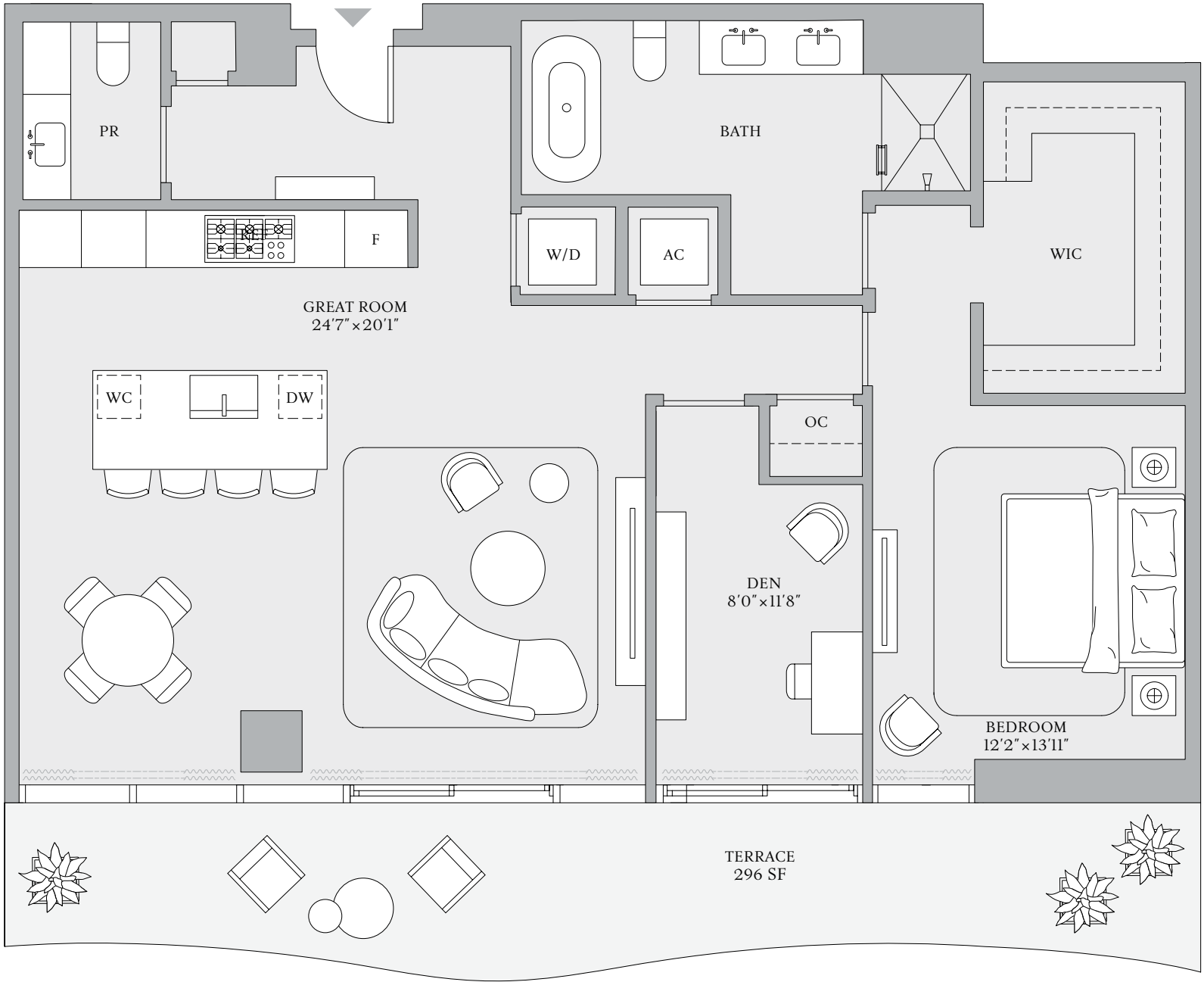
1 BATHROOM

POWDER ROOM
- INTERIOR

1,413 SF | 131 SQM
- EXTERIOR

296 SF | 27 SQM
- TOTAL

1,709 SF | 158 SQM



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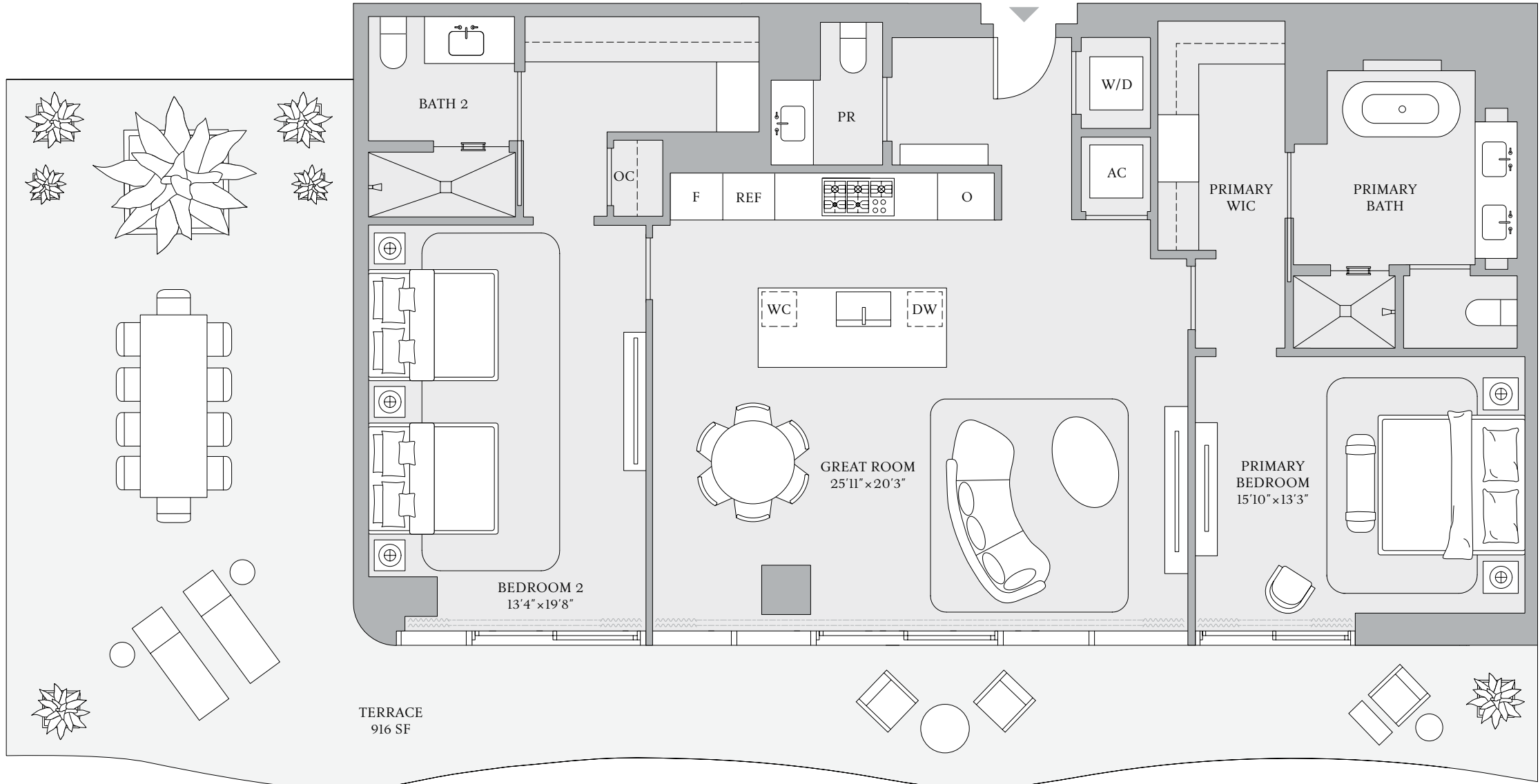
RESIDENCE 07
FLOOR 19

2 BEDROOMS
2 BATHROOMS
POWDER ROOM

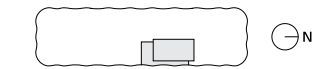
INTERIOR
1,737 SF | 161 SQM

EXTERIOR
916 SF | 85 SQM

TOTAL
2,653 SF | 246 SQM



INTRACOASTAL WATERWAY



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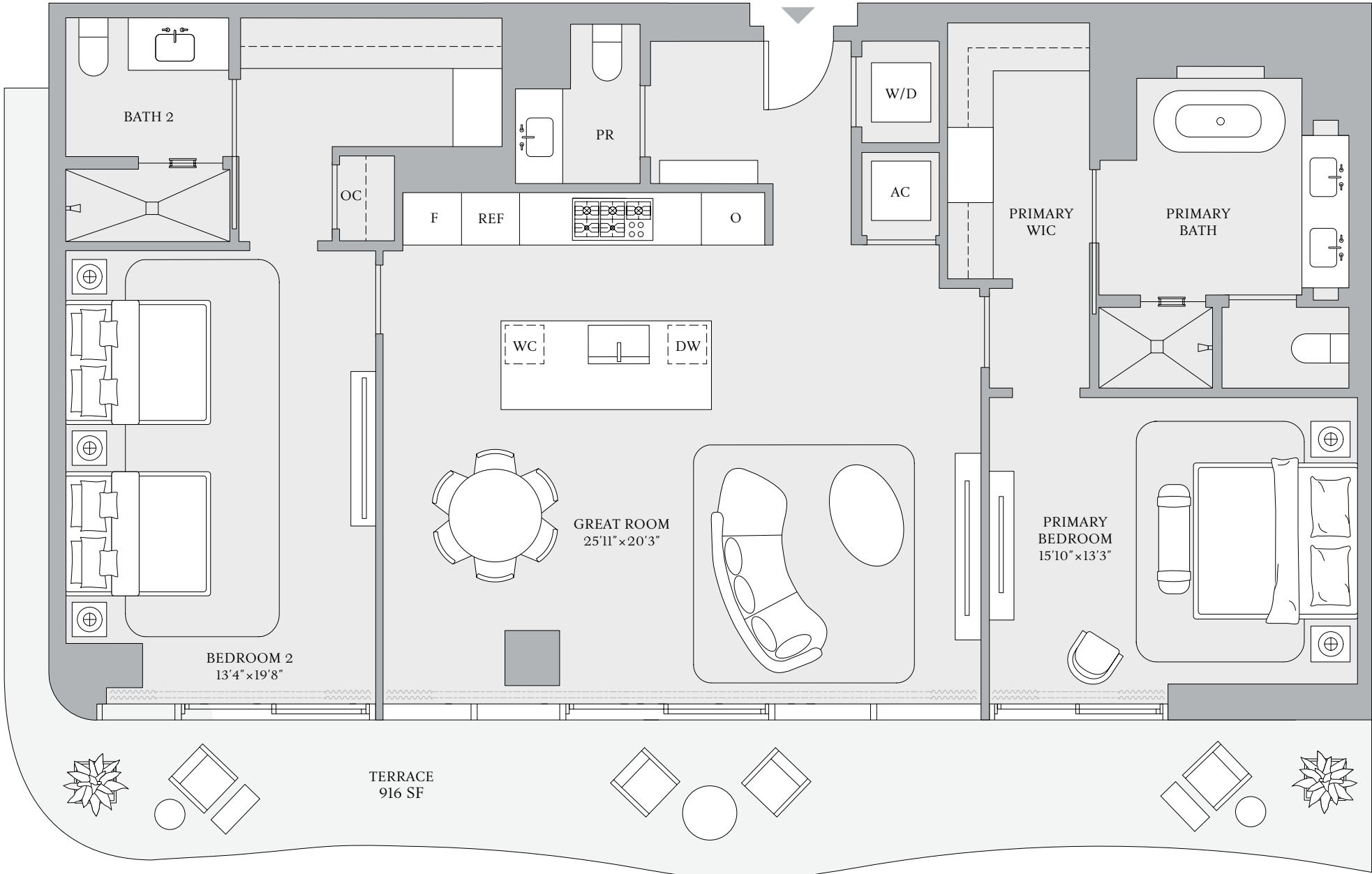
RESIDENCE 07
FLOORS 20–24

2 BEDROOMS
2 BATHROOMS
POWDER ROOM

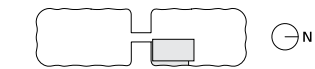
INTERIOR
1,737 SF | 161 SQM

EXTERIOR
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TOTAL
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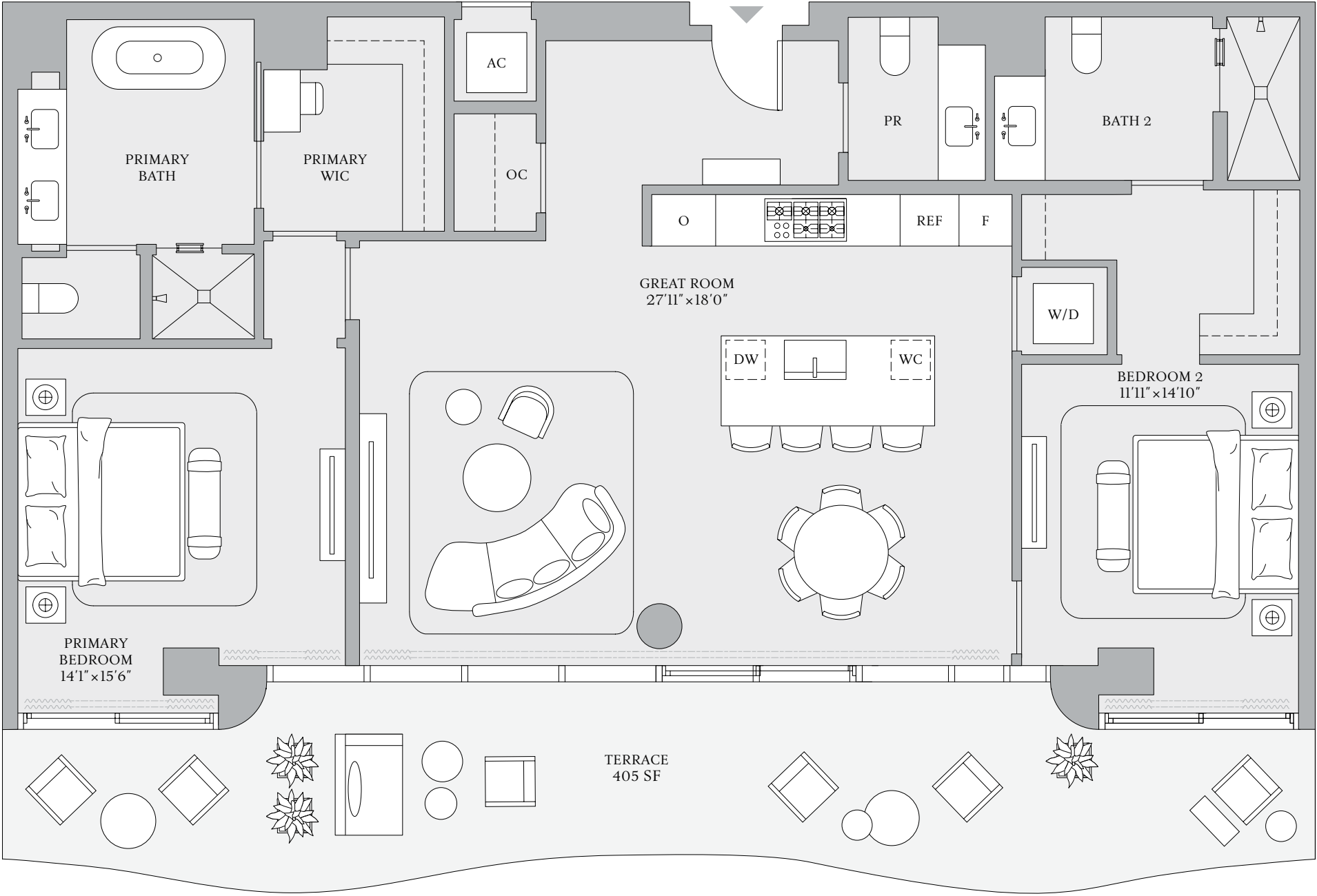
RESIDENCE 08
FLOORS 14, 17, 18

2 BEDROOMS
2 BATHROOMS
POWDER ROOM

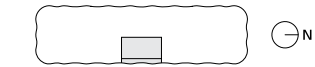
INTERIOR
1,627 SF | 151 SQM

EXTERIOR
405 SF | 38 SQM

TOTAL
2,032 SF | 189 SQM



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ATLANTIC OCEAN

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ST REGIS
BAHIA MAR ♦ FORT LAUDERDALE
THE RESIDENCES

THE RESORT
COLLECTION

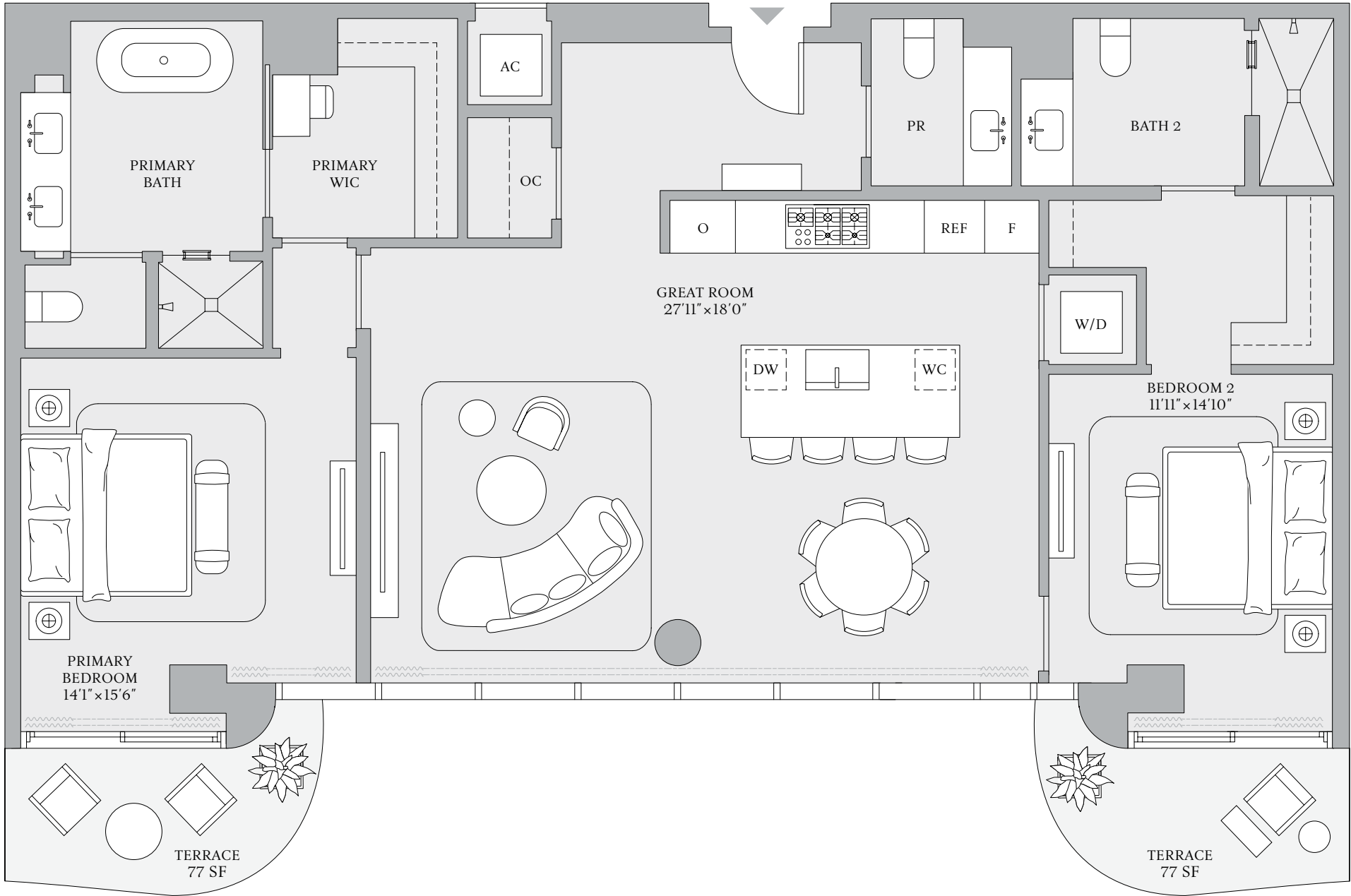
RESIDENCE 08
FLOORS 15, 16

2 BEDROOMS
2 BATHROOMS
POWDER ROOM

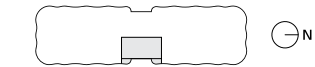
INTERIOR
1,627 SF | 151 SQM

EXTERIOR
154 SF | 14 SQM

TOTAL
1,781 SF | 165 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

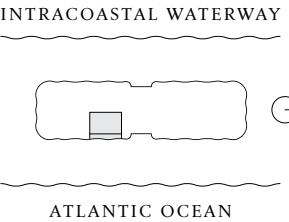
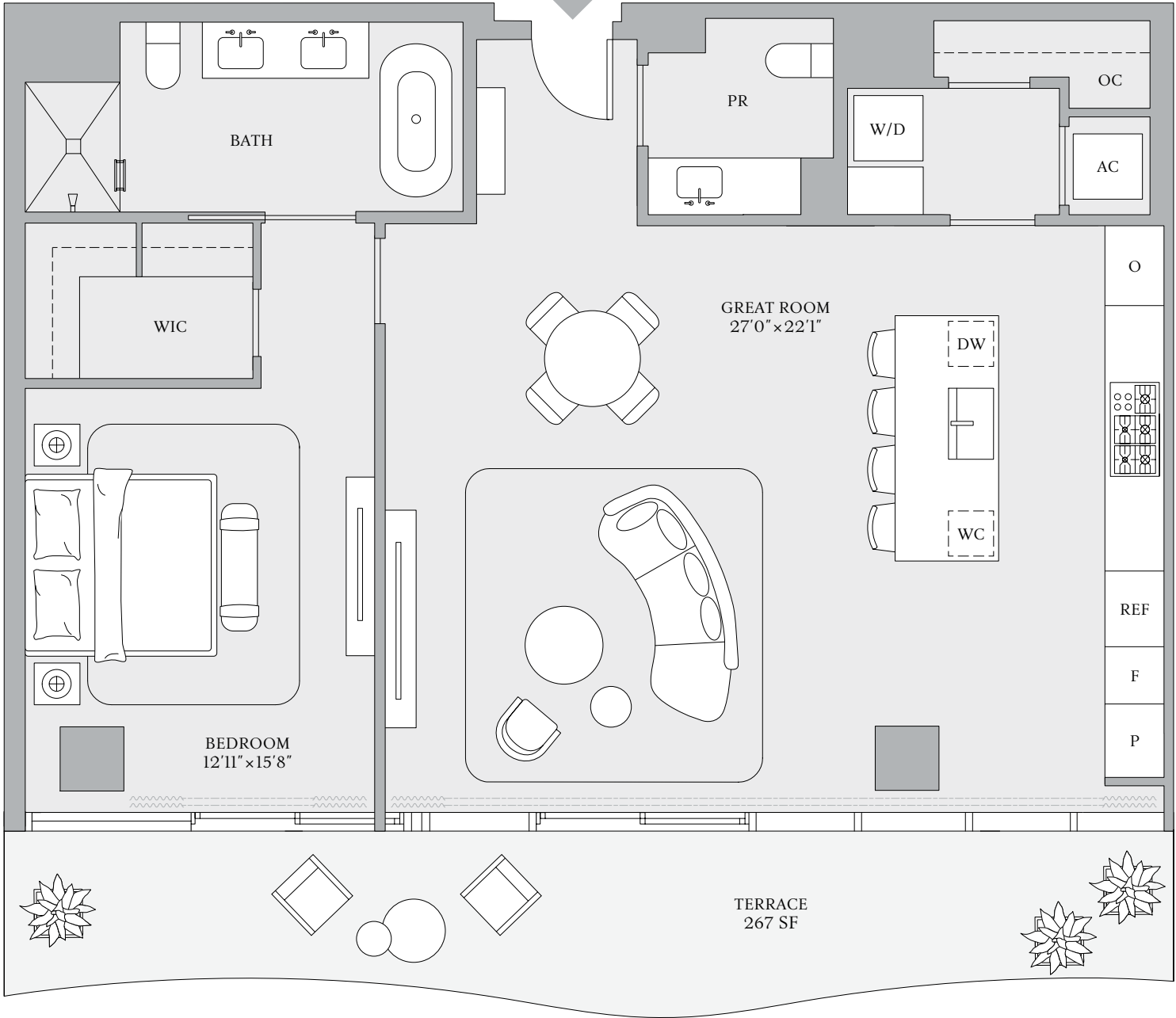
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RESIDENCE 09

FLOORS 14–18

- 1 BEDROOM
- 1 BATHROOM
- POWDER ROOM
- INTERIOR
- 1,343 SF | 125 SQM
- EXTERIOR
- 267 SF | 25 SQM
- TOTAL
- 1,610 SF | 150 SQM



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THE RESIDENCES

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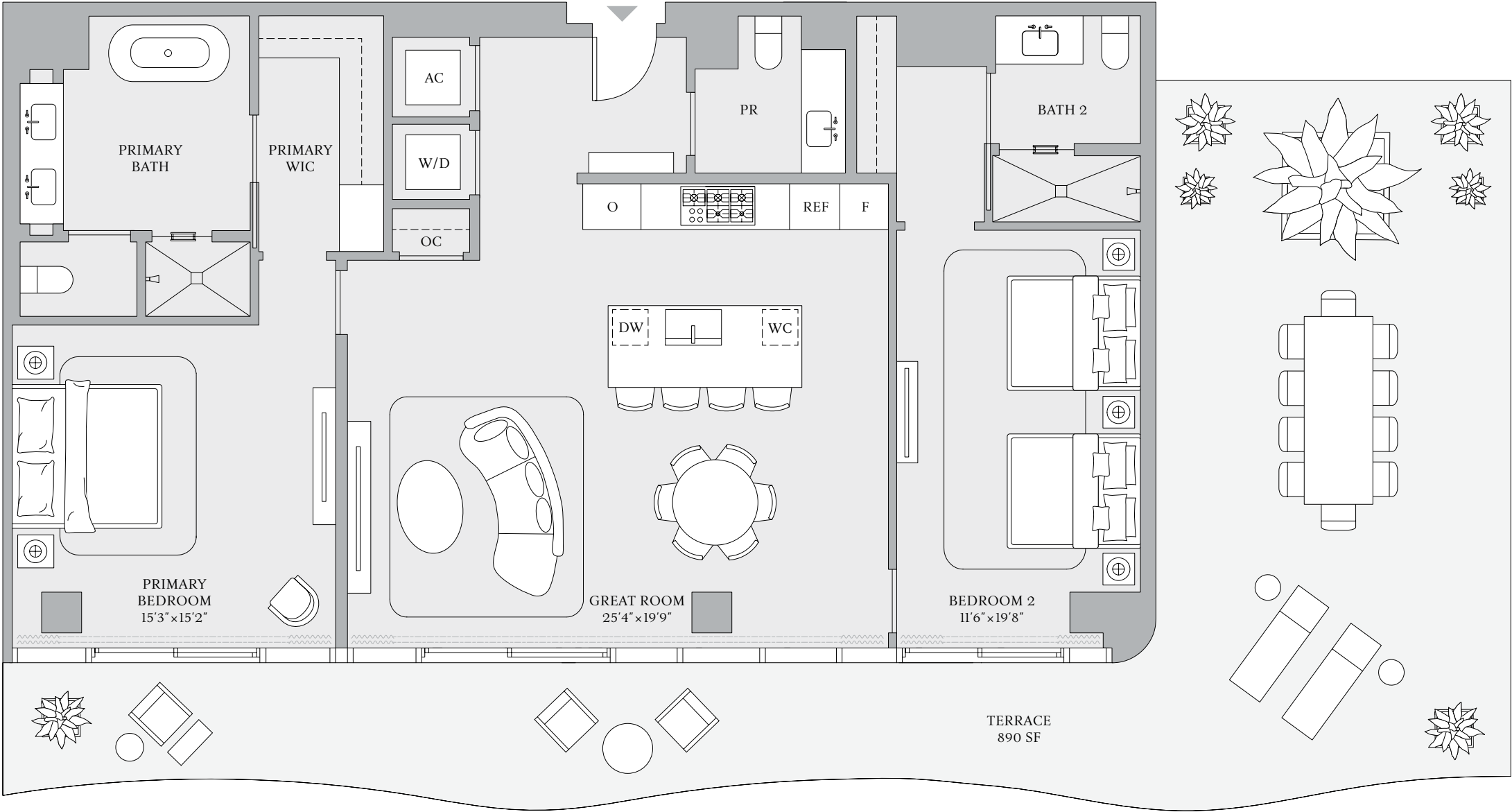
RESIDENCE 09
FLOOR 19

2 BEDROOMS
2 BATHROOMS
POWDER ROOM

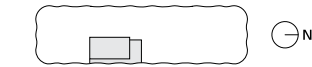
INTERIOR
1,678 SF | 156 SQM

EXTERIOR
890 SF | 83 SQM

TOTAL
2,568 SF | 239 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

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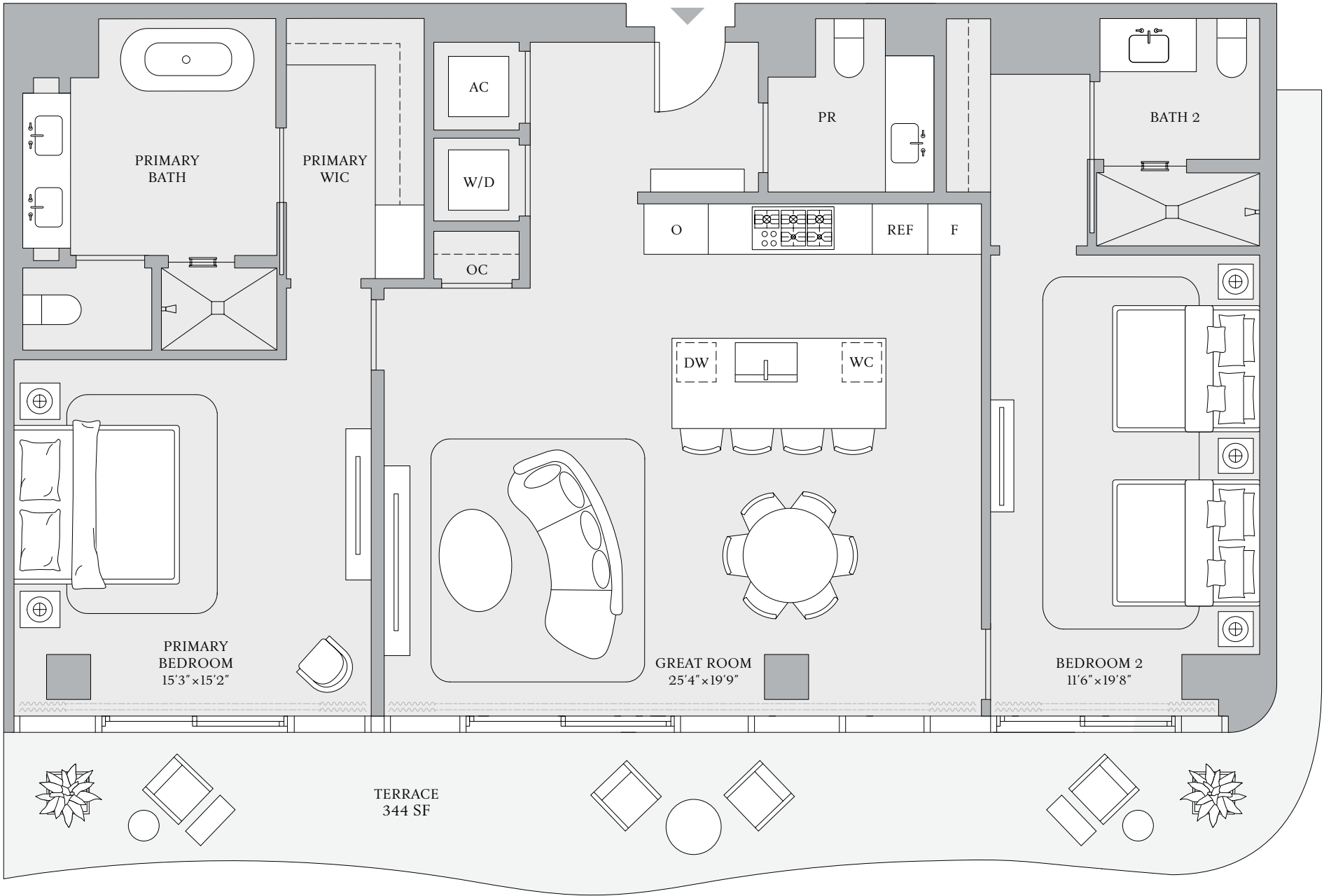
RESIDENCE 09
FLOORS 20–24

2 BEDROOMS
2 BATHROOMS
POWDER ROOM

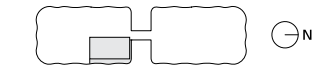
INTERIOR
1,678 SF | 156 SQM

EXTERIOR
344 SF | 32 SQM

TOTAL
2,022 SF | 188 SQM



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

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PENTHOUSE 1

Future residences:
801 Seabreeze Blvd.
Fort Lauderdale, FL 33316

Sales Gallery:
611 Seabreeze Blvd.
Fort Lauderdale, FL 33316

954 282 7300
SRRBahiaMar.com



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4 BEDROOMS | 4 BATHROOMS | POWDER ROOM | DEN
INTERIOR: 6,161 SF | 572 SQM EXTERIOR: 1,570 SF | 146 SQM TOTAL: 7,731 SF | 718 SQM



ST REGIS
BAHIA MAR ♦ FORT LAUDERDALE
THE RESIDENCES



PENTHOUSE 1

FLOOR 23

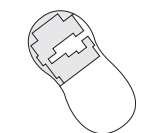
4 BEDROOMS
4 BATHROOMS
POWDER ROOM
DEN

INTERIOR
6,161 SF | 572 SQM

EXTERIOR
1,570 SF | 146 SQM

TOTAL
7,731 SF | 718 SQM

INTRACOASTAL WATERWAY



ATLANTIC OCEAN

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ST REGIS
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THE RESIDENCES

PENTHOUSE 2

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801 Seabreeze Blvd.
Fort Lauderdale, FL 33316

Sales Gallery:
611 Seabreeze Blvd.
Fort Lauderdale, FL 33316

954 282 7300
SRRBahiaMar.com



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4 BEDROOMS | 4 BATHROOMS | POWDER ROOM | DEN
INTERIOR: 5,777 SF | 537 SQM EXTERIOR: 1,304 SF | 121 SQM TOTAL: 7,081 SF | 658 SQM



ST REGIS
BAHIA MAR ♦ FORT LAUDERDALE
THE RESIDENCES



PENTHOUSE 2

FLOOR 23

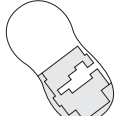
4 BEDROOMS
4 BATHROOMS
POWDER ROOM
DEN

INTERIOR
5,777 SF | 537 SQM

EXTERIOR
1,304 SF | 121 SQM

TOTAL
7,081 SF | 658 SQM

INTRACOASTAL WATERWAY



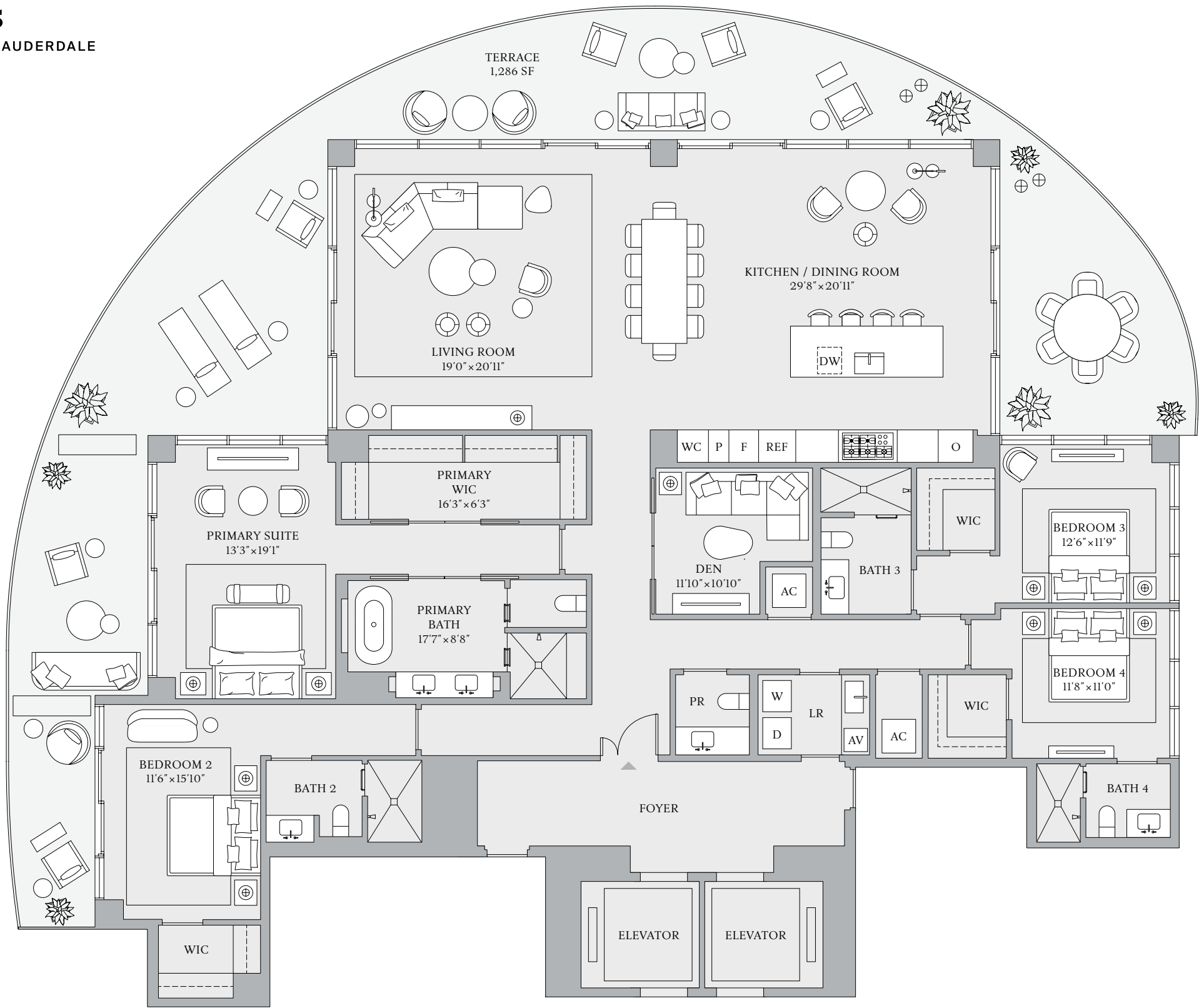
TOWER 1

ATLANTIC OCEAN

The dimensions stated for any depicted unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated herein 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 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 the Developer's Prospectus. The method set forth in the Developer's Prospectus is another commonly accepted method of calculation, but it will result in a square footage calculation that is less than the method used here. The illustrated layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural elements, and the uses, configurations, and entries to rooms are conceptual and may change based on final approved plans, permitting, and completed construction. The illustrated furniture and the uses of space are suggested uses only and are not intended to represent or guarantee any specific use of space or accommodation of specific furnishings. Furnishings, design features, fixtures, and décor illustrated are not included with a unit purchase. Consult the Developer's Prospectus to understand what is offered with the purchase and the calculation of the unit square footage and dimensions to be relied upon. 2026 © by PRH/TRR BM Tower 1, LLC, with all rights reserved.



ST REGIS
BAHIA MAR ♦ FORT LAUDERDALE
THE RESIDENCES



**TOWER 1
RESIDENCE 01**

FLOORS 3–23

4 BEDROOMS
4 BATHROOMS
POWDER ROOM
DEN

INTERIOR
3,550 SF | 330 SQM

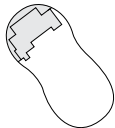
EXTERIOR
1,286 SF | 119 SQM

TOTAL
4,836 SF | 449 SQM

INTRACOASTAL WATERWAY



HOTEL



TOWER 1

ATLANTIC OCEAN



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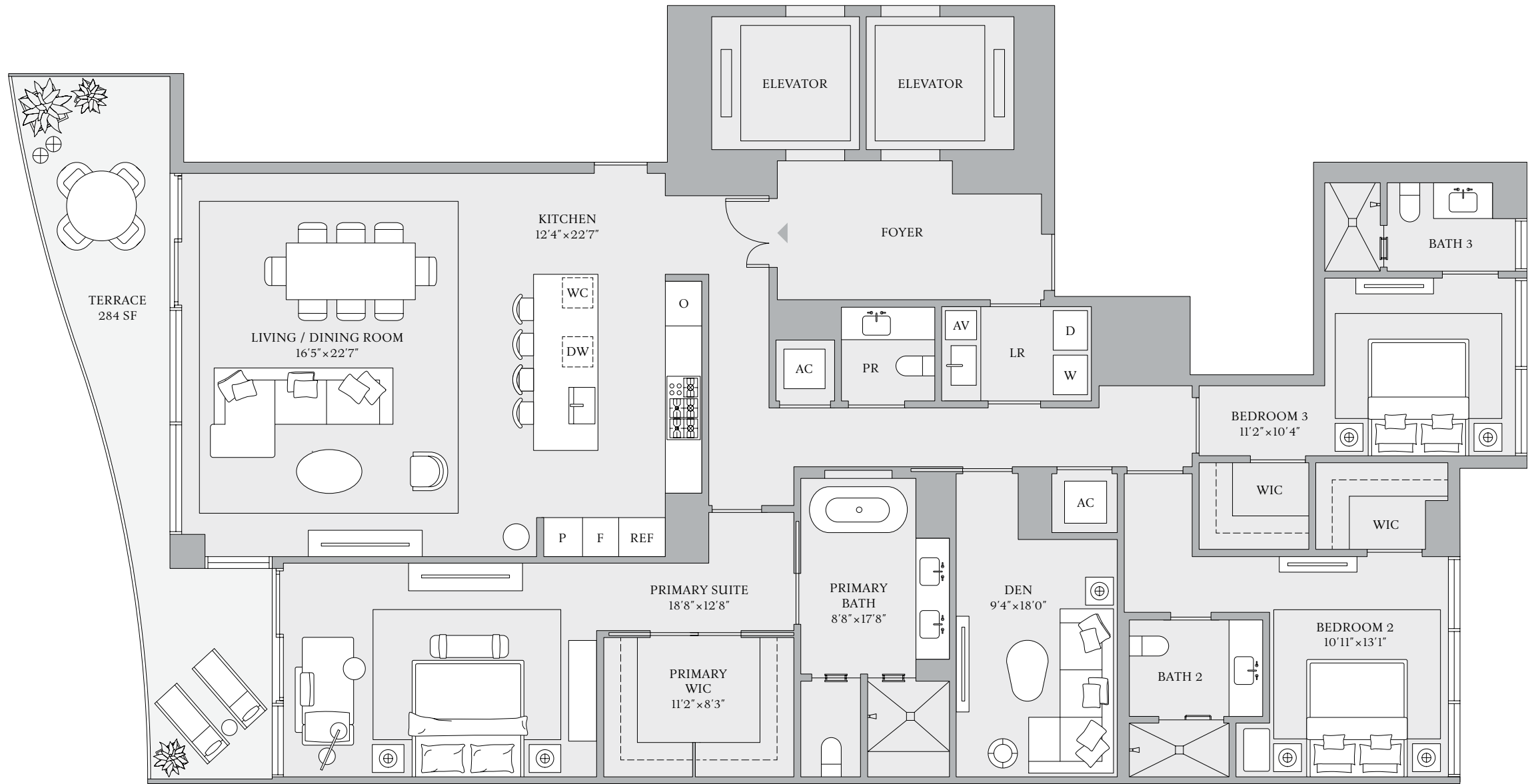
FLOORS 3–23

3 BEDROOMS
3 BATHROOMS
POWDER ROOM
DEN

INTERIOR
2,611 SF | 242 SQM

EXTERIOR
284 SF | 26 SQM

TOTAL
2,895 SF | 268 SQM



INTRACOASTAL WATERWAY



TOWER 1

ATLANTIC OCEAN

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ST REGIS
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THE RESIDENCES

**TOWER 1
RESIDENCE 03**

FLOORS 3–23

4 BEDROOMS
4 BATHROOMS
POWDER ROOM

INTERIOR
3,001 SF | 279 SQM

EXTERIOR
397 SF | 37 SQM

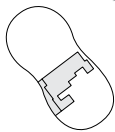
TOTAL
3,398 SF | 316 SQM



INTRACOASTAL WATERWAY



HOTEL



TOWER 1



ATLANTIC OCEAN

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THE RESIDENCES

**TOWER 1
RESIDENCE 04**

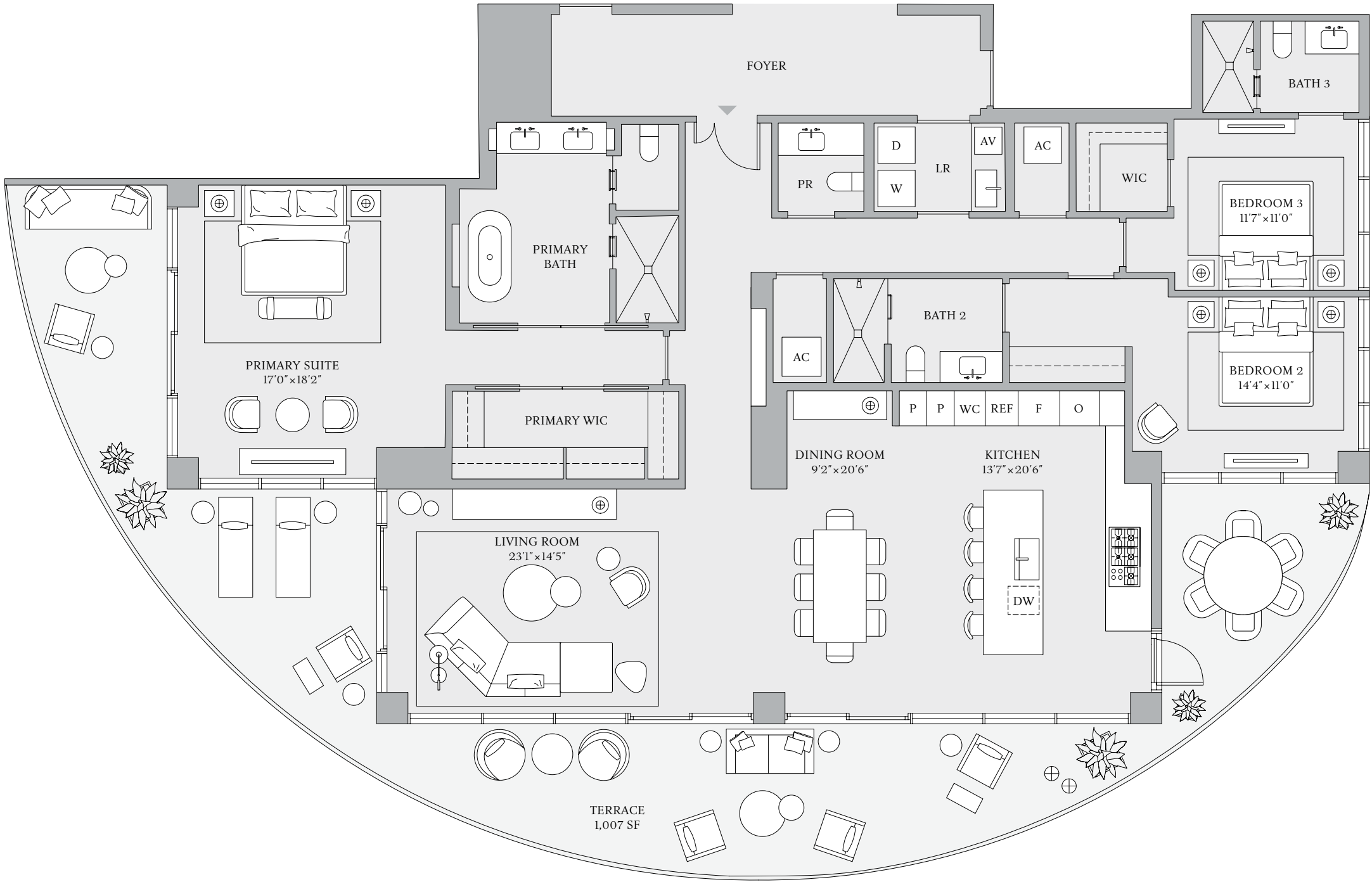
FLOORS 3–23

3 BEDROOMS
3 BATHROOMS
POWDER ROOM

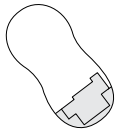
INTERIOR
2,766 SF | 257 SQM

EXTERIOR
1,007 SF | 94 SQM

TOTAL
3,773 SF | 351 SQM



INTRACOASTAL WATERWAY



TOWER 1

ATLANTIC OCEAN



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