



ST REGIS

SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

SOUTH TOWER
CURATED AMENITIES & LIFESTYLE



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 singularly with 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.





THE RESIDENT'S CLUB - CLUB LEVEL

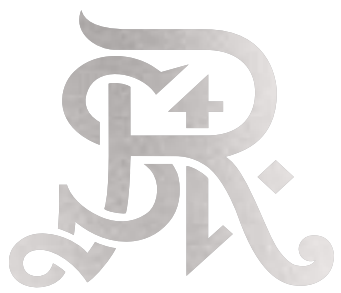
ELLIPSE CLUB - LEVEL 5

LOBBY & CONCIERGE - LEVEL 4

WELLNESS CENTER - LEVEL 3

POOL & BEACH LEVEL - LEVEL 2

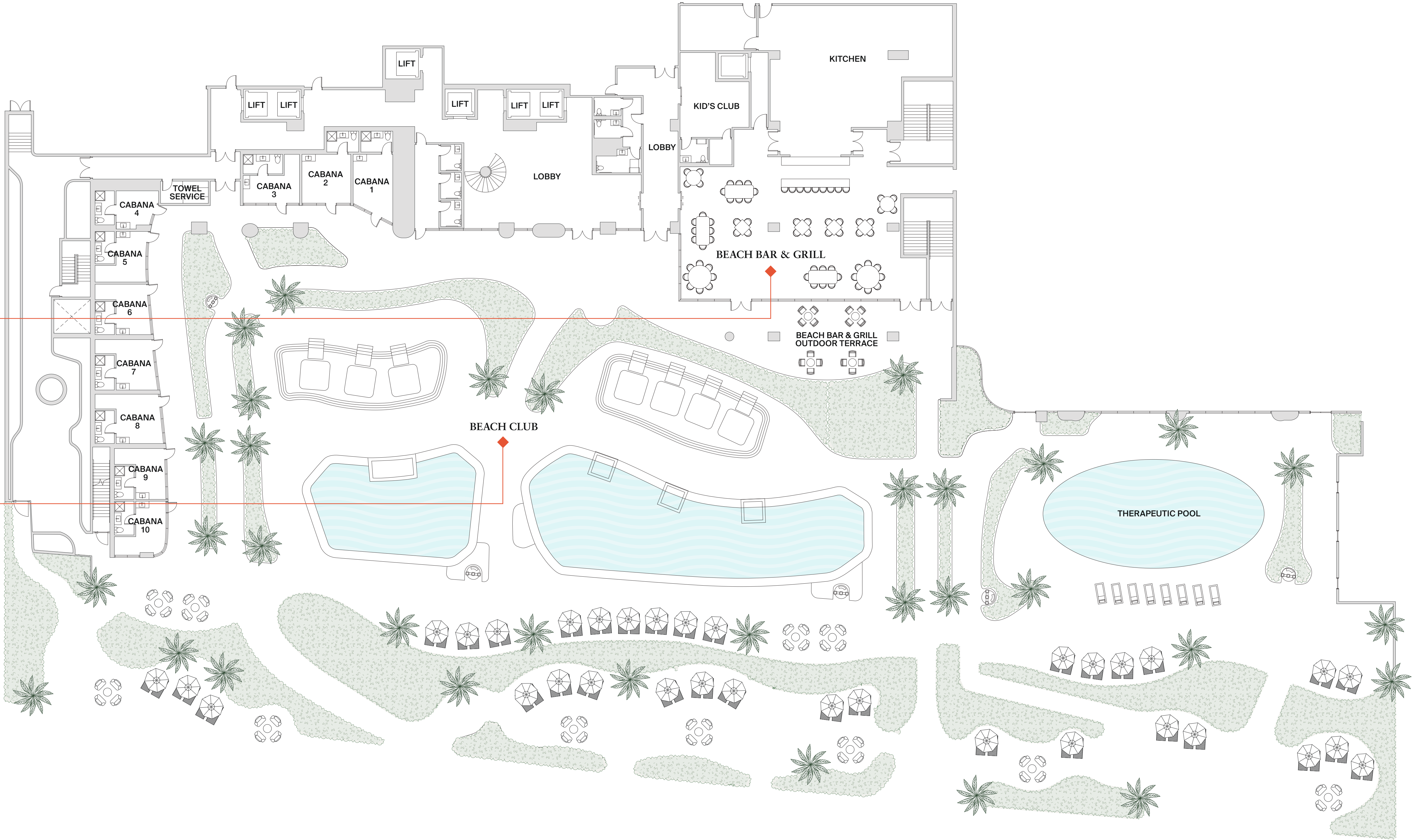
LEVEL 2:
POOL & BEACH LEVEL
SOUTH TOWER



Along the infinite beach, immerse yourself in the joy of poolside leisure at the Beach Club replete with a plethora of bespoke resort essentials including elegant cabanas and luxe chaise lounges, a private celebrations lawn.

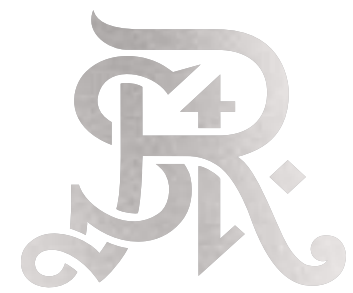
BEACH BAR & GRILL
Bar & grill with indoor and outdoor covered seating, also offering beach service and in-residence dining

BEACH CLUB
Private beach amenities with cabanas, chaise lounges and umbrellas
Beach Bar & Grill with indoor and outdoor covered seating
Pool cabanas for residents' use
Multi-purpose lawn space for entertaining and events
Pools - club members pool, tower pool, lap pool
Kids splash area





THE BEACH CLUB



BEACH BAR & GRILL

THE INFINITE BEACH

The beachside bistro—Beach Bar & Grill—offers sublime indoor and outdoor seating, and beach service. The oceanfront pools cater to every need and desire, including a lap pool for athletic endeavors and a separate aquatic haven for junior residents. The dedicated indoor Club for Children & Teens is a wondrous playspace to seek refuge from the midday sun while the Oceanfront Fitness Club provides an inspiring space for athletic pursuits against the endless views of the ocean.



ARTISTS CONCEPTUAL RENDERING

LEVEL 3:
WELLNESS

A true oceanfront sanctuary of well-being, The Wellness Center encompasses xx,xxx square feet of indoor & outdoor spaces for wellness, rejuvenation and personal grooming. Complete with thermal curcuit and spectacular oceanfront relaxation deck. (CP to clean up)

- WELLNESS CENTER

 - Spa concierge
 - Juice and healthy nutrition bar
 - His / her full spa with locker rooms
 - Relaxation lounge
 - Revitalization spa
 - His / her sauna and steam rooms
 - Individual and couples treatment rooms
 - Vitality pool with shower area
 - Beauty salon and barbershop
 - Outdoor wellness and relaxation terraces



LEVEL 4:
ARRIVAL & LOBBY

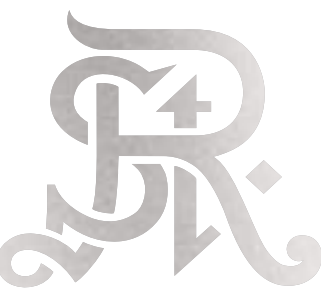
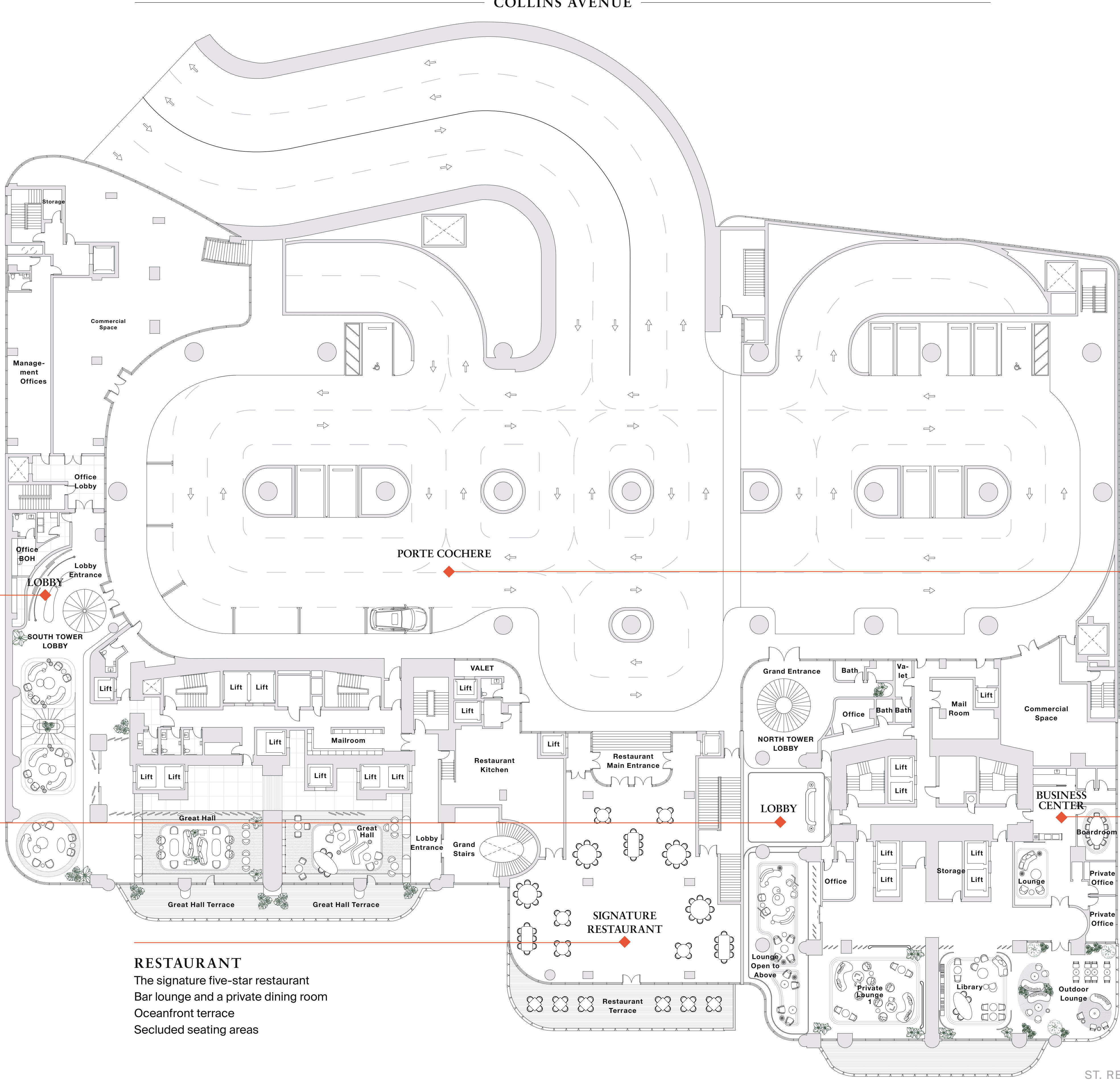
At The St. Regis Residences, Sunny Isles Beach, Miami, an extraordinary experience begins at the arrival via a grand entry driveway—complete with a double-height porte-cochère—setting the tone for a life of infinite inspiration.

THE LOBBIES
Lobby design is a true expression of Patricia Anastassiadis’ signature couture-inspired Modernism, which placed her boutique São Paulo-based studio in the league of the world’s most in-demand experts in hospitality design.

RESTAURANT
The signature five-star restaurant
Bar lounge and a private dining room
Oceanfront terrace
Secluded seating areas

PORTE-COCHÈRE
4 lanes for arrival & departure
24/7 valet service
Butler service

BUSINESS CENTER
John Jacob Astor Boardroom
Private offices and co-working salon
Great hall, a drawing room, a library & breakfast lounge





ST REGIS
SUNNY ISLES BEACH + MIAMI
THE RESIDENCES



EXTRAORDINARY ARRIVAL

Lobby design is a true expression of Patricia Anastassiadis' signature couture-inspired Modernism, which placed her boutique São Paulo-based studio in the league of the world's most in-demand experts in hospitality design.

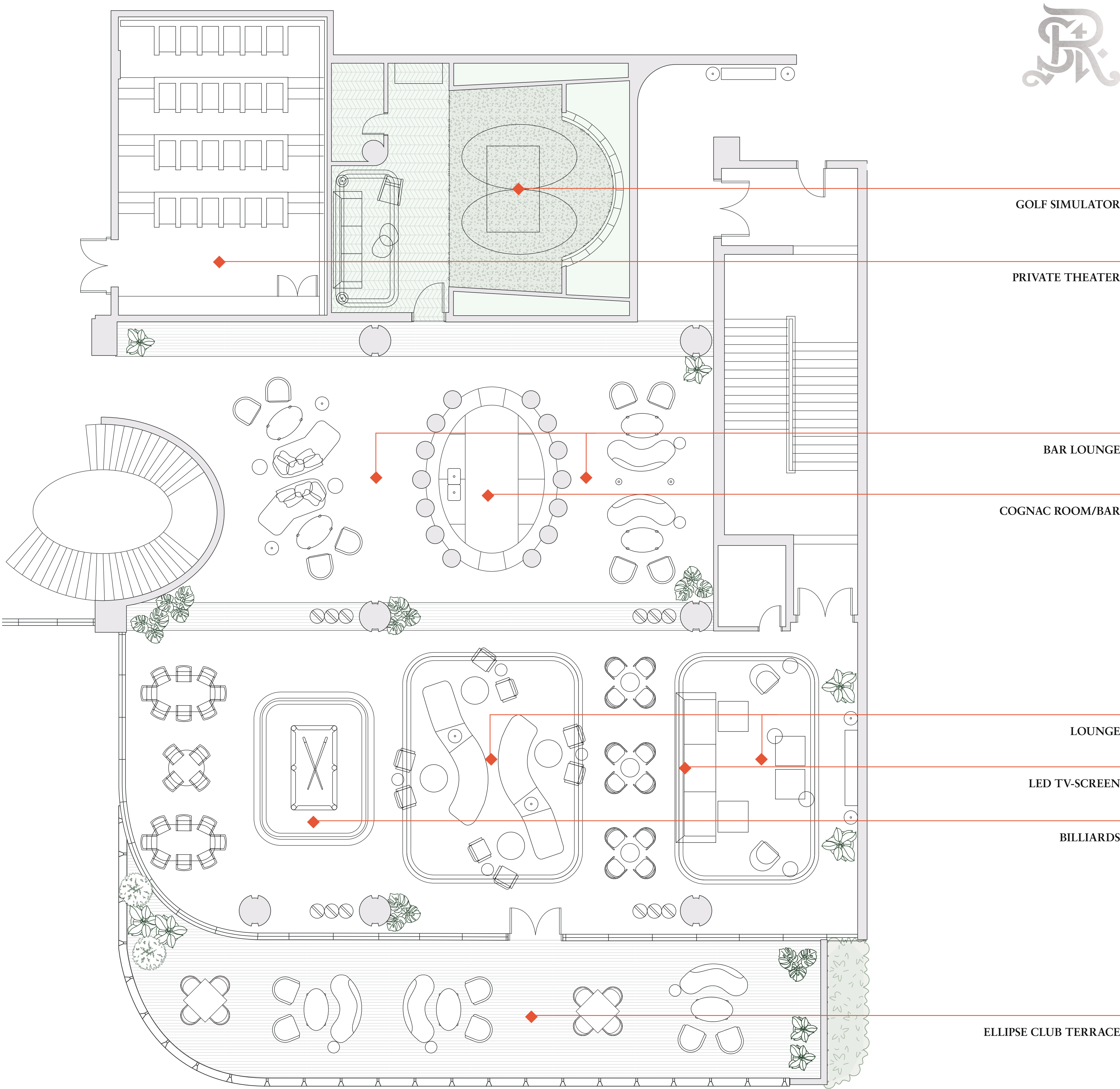


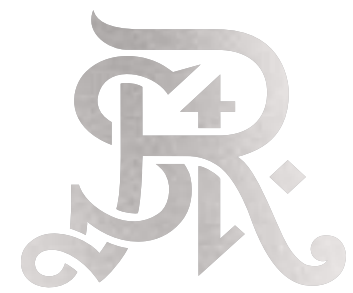
LEVEL 5:
ELLIPSE CLUB

The union of classic New York and
irresistible Miami glamour in a private
oceanfront setting



ELLIPSE CLUB
Ellipse Club Terrace
Lounge with HD LED Screen
Pool and billiards tables
Bar Lounge, wine vault, & cognac room
Private theater screening room
Golf simulator & lounge

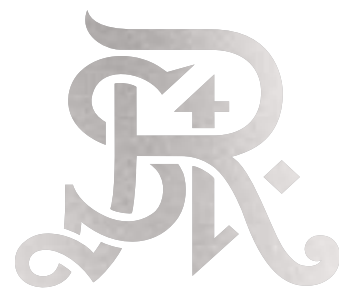




BEYOND IMAGINATION

Escape to the breezy oceanfront terrace for an afternoon aperitif. Elevate your senses through decadent evening rituals such as rare spirits degustation at the Cognac Room, wine tasting at the Vault & Wine Bar, the art of cigar at the outdoor Cigar Lounge, and high culinary arts at the private Dining Room and Demonstration Kitchen.





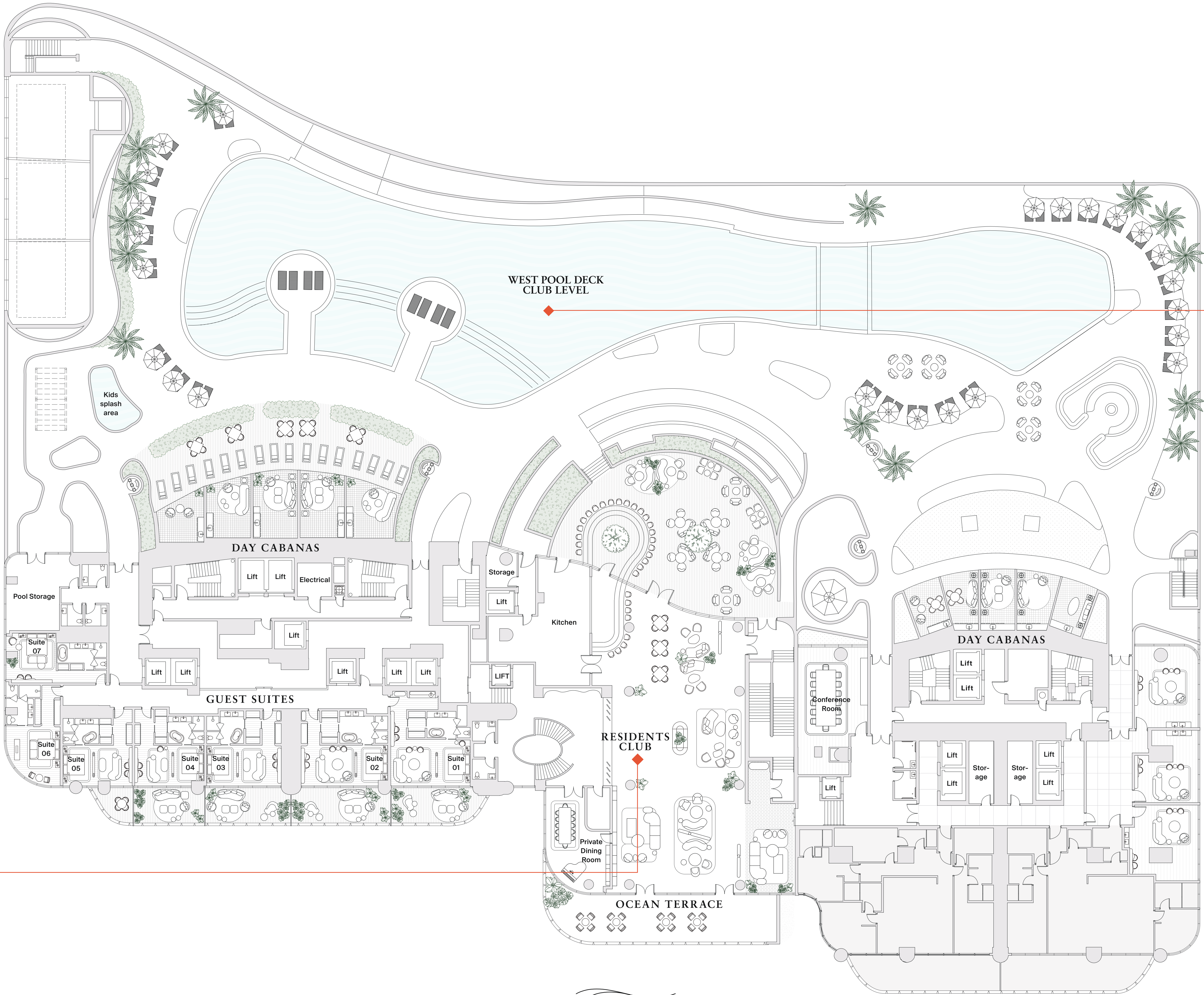
BEYOND
IMAGINATION

For social affairs and play, head over to the immersive Golf Simulator Lounge and the oceanfront game room with cards, poker, and billiards tables. Enjoy a curated film screening or sports broadcast at the Cinema Lounge—equipped with an expansive 20 x 9 ft. LED screen and lush seating.



LEVEL 6:
THE RESIDENTS CLUB

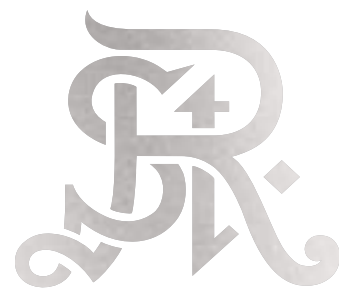
Claiming the top floor of the six-story amenity podium, The Residents Club is designed for multi-generational enjoyment, special celebrations, and everyday indulgences.



- SUNSET POOL DECK**
- Dry lounges
 - Sunset pool bar
 - Multi-purpose events lawn & pavilion
 - Private secluded area
 - Infinity edge-style pool

- RESIDENTS CLUB**
- Multi-functional events space
 - Bar & lounge with oceanfront terrace
 - Private dining room with chef's kitchen
 - Semi-enclosed outdoor cabanas

Atlantic Ocean



OCEANSIDE LOUNGE & TERRACE

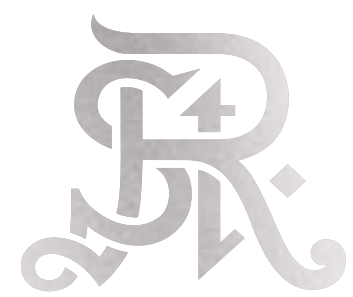
OCEANSIDE

The elegant, light-infused dining room and piano lounge—flanked by an ocean terrace—is an ideal setting for a morning meal, lunch and the St. Regis signature afternoon tea ritual, while the private event space presents a perfect canvas for inspired gatherings—complete with a separate catering kitchen.



OCEANSIDE DINING ROOM





THE SUNSET POOL



BAYFRONT

The expansive Bar & Lounge segues into the breathtaking bayfront terrace to reveal the astonishing infinity-edge Sunset Pool. Placed at a perfect vantage point, the Sunset Pool Deck houses the longest infinity-edge style 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.



CLUB BAR & LOUNGE

LIVE EXQUISITE

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

The Developer La Playa Beach Associates, LLC which has a right to use the trademark names and logos of Fortune International Group and Chateau Group. This is not an offer to sell, or solicitation of offers to buy, in states where such offer or solicitation cannot be made. The rendering contained herein is an artist impression, conceptual interpretation, proposed only and merely intended as illustration. All artist renderings are for illustrative purposes only and are subject to change without notification. No guarantee is made that the described features, services, amenities or facilities will be available or built. Developer reserves the right to make any modifications, revisions or withdrawals in its sole discretion and without prior notice. All improvements, design and construction are subject to first obtaining permits and approvals for same by the relevant authorities.