



ST REGIS

SUNNY ISLES BEACH ♦ MIAMI

THE RESIDENCES

FACT SHEET

THE INFINITE BEACH

Exquisite Oceanfront Residences

Ideally situated along 435 linear feet of pristine 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.





DEVELOPER TEAM
Fortune International Group
& Château Group

DESIGN ARCHITECT
Arquitectonica

INTERIOR DESIGNER
Anastassiadis

LANDSCAPE ARCHITECT
EDSA

SALES
Fortune Development Sales
& Château International Realty

PRICE
Starting From Low \$4 Million

PROPERTY LOCATION
18801 Collins Avenue
Sunny Isles Beach, FL 33160

PHONE
305 704 4700

WEBSITE
srresidencessunnyislesbeach.com



PHASE ONE

SOUTH TOWER

- 750 ft. tall, 63 stories
- 184 residences feature two, three and four bedrooms, ranging in size from 1,994 to 4,670 sq. ft. Sky Villas & Penthouses starting from 7,000 sq. ft.

RESIDENCE DETAILS

- 2 Bedrooms | 3 to 3.5 Bathrooms
- 3 Bedrooms | 3.5 to 4.5 Bathrooms
- 4 Bedrooms | 4.5 to 5.5 Bathrooms

RESIDENCE FEATURES

- Spacious floorplans boasting unobstructed ocean, city and intracoastal views
- Ceiling heights clearing 10', and clearing 12' in penthouses
- Fully finished with flooring and closet built-out in secondary bedrooms
- Private elevator and entry foyer in all residences
- Service elevators
- European designed kitchens
- Top-of-the-line appliances including wine cooler
- Walk-in closets in all primary bedrooms
- Laundry rooms with full-size washer and dryer
- Smart home technology ready
- Service quarters in select residences

**Only primary bedroom closets will be finished*

PROPERTY & BUILDING FEATURES

- 2 towers situated on 4.7 acres and 435 linear feet of oceanfront in Sunny Isles Beach, Miami
- Over 70,000 sq. ft. of amenities
- Managed by The St. Regis Hotel Company
- Grand entry driveway and 2-story porte-cochere
- Impressive two-story lobby
- Completely private residential building with no hotel on premises and no transient use
- Perfectly located between Aventura Mall, Bal Harbour Shops and Miami and Fort Lauderdale International Airports
- Car wash
- Pet-friendly

SKY VILLAS & PENTHOUSE FEATURES

- Entire floor with spacious floorplans
- East and west terraces with pool
- Spacious terraces with luxurious private pool
- Summer kitchen
- Custom-designed European cabinetry
- Graciously appointed primary suites and separate service quarters with separate entrance
- Stunning, 360 degree views of the Atlantic Ocean and Intracoastal Waterway
- Indoor/outdoor living space

AMENITIES

BEACH CLUB

- Private beach amenities including cabanas, chaise lounges and umbrellas
- Beach bar & grill with indoor and outdoor covered seating, also offering beach service and in-residence dining
- Pool cabanas for residents' use
- Multi-purpose lawn space for entertaining and events
- Children / teen's club
- Pools - tower pool and lap pool
- Kids splash area
- BBQ area
- Dog park and pet spa on-site
- Cutting herb garden

WELLNESS & ATHLETIC CLUB LEVEL

WELLNESS CENTER

- Spa concierge
- Juice & healthy nutrition bar
- His & hers full spa with locker rooms
- Relaxation lounge
- Revitalization spa
- Separate his & hers sauna & steam rooms & Hammam
- Individual & couples treatment rooms
- Vitality pool with wet / shower area
- Beauty salon & barbershop
- Outdoor wellness & relaxation terrace with plunge pools

ATHLETIC CLUB FEATURING

- Oceanfront state-of-the-art fitness center
- Multipurpose training rooms
- Spinning room
- Yoga room
- Pilates room
- Virtual trainer room
- Outdoor fitness terrace

WEST POOL DECK

- Cityscape deck with dining, bar & lounge
- Infinity edge pool with sunken sitting lounge
- Dry lounges
- Pool bar
- Multi-purpose events lawn & pavilion
- Private secluded areas
- Guest suites

MEZZANINE

- Ellipse club events room for dining & lounging
- Private dining areas with chef's kitchen and prep area
- Covered outdoor seating area
- Cognac room
- Wine vault
- Golf & sports simulator
- Cigar lounge
- Guest suites

LOBBY & DROP-OFF

- 24/7 valet
- Lobby reception
- Club lobby with great hall and grand staircase
- Café, bar & lounge
- Outdoor covered oceanfront terrace
- Concierge
- Drawing room
- Signature restaurant (open to the public) with bar lounge & private dining room
- Oceanfront terrace dining & lounge
- Library & breakfast lounge
- Business club features John Jacob Astor boardroom, private offices, conference room, co-working space and wallstreet traders' room
- Event space

SERVICES

LUXURY RESIDENCE PRIVILEGES

Ownership includes the opportunity to participate in Marriott International's Luxury Residences Hotel Reservation Service, which provides exclusive status and amenities at hotel locations around the world.

ESSENTIAL SERVICES

- Limousine & car service reservations
- Hotel reservations
- Restaurant information/reservations
- Spa & salon reservations
- Move-in coordination
- Pet care/boarding information & reservations
- Theater & entertainment information
- Housekeeping services
- Valet parking – 24/7
- Personal shopping services
- Ordering floral arrangements
- Coordinate delivery services
- Doorman & porter services
- Loss prevention
- Travel arrangements

À LA CARTE* GENERAL SERVICES

- Reserving golf tee times
- Grocery shopping
- Alterations services
- Function & event planning
- Coordinate mail
- Packing & shipping
- Plant care maintenance
- Translation services
- Nanny & child care services
- Owner absentee program
- Laundry & dry cleaning
- Car washing & detailing
- In-residence private dining & catering
- Personal chef services
- Personal trainer
- Spa treatments & services
- Dog walking & pet grooming
- Storage services

À LA CARTE* HOUSEKEEPING SERVICES

- Vacuum & mop floors
- Dust interior
- Strip beds & change sheets
- Clean bathrooms
- Clean patio
- Clean mirrors
- Oven/cook top cleaning
- Refrigerator cleaning
- Storage services
- Wash dishes

BUTLER SERVICES

- Coordination & customization of welcome home and arrival for residence
- Delivery of incoming packages to the residence
- Unpacking of valet items or parcels
- Assistance with deliveries to residence
- Management of third party vendors to residence in owner's absence
- Packing & unpacking services
- Delivery of groceries to residence and unpacking upon request
- Pick-up and delivery of laundry and dry cleaning
- Delivery of newspaper subscriptions
- Assistance with move-in coordination
- Coordination of utility set up

* A La Carte Services may be arranged by the concierge team, and are typically provided by third parties not affiliated with The St. Regis



ST REGIS
SUNNY ISLES BEACH • MIAMI
THE RESIDENCES


18801 COLLINS AVENUE
SUNNY ISLES BEACH, FL 33160

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP



CHÂTEAU
GROUP

 The St Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International Inc., or its affiliates ("Marriott"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from Marriott, which has not confirmed the accuracy of any of the statements or representations made herein. 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 Château Group. This is not an offer to sell, or solicitation of offers to buy, in states where such offer or solicitation cannot be made.