



**ST REGIS**  
MIAMI  
**THE RESIDENCES**

Purchaser's Guide



# To Live Exquisite is to Live Extraordinary.

Situated along the beautiful coastline of South Brickell, The St. Regis Residences, Miami epitomizes elegant living. It mirrors the sensibilities of those who are driven by connoisseurship, demand excellence, respect tradition and value individuality above all else.

St. Regis represents a future propelled by a historic past. It's a place where new generations will create lifetimes of legendary moments, in one-of-a-kind homes for individuals who perceive their personal legacies innately intertwined with the rich heritage of Miami.







ARTIST'S CONCEPTUAL RENDERING.



# The Astor Tower

48 stories featuring 149 residences, including penthouses and sky villas

A collection of two-to-seven-bedroom homes measuring from 2,300-to-8,900 SF

Unobstructed views of the Miami skyline, Biscayne Bay and the Atlantic Ocean

Porte-cochere with commissioned art installation and signature water feature

Private residential lobby attended 24/7

24-hour Concierge

On-site valet parking and self-parking spaces with private entry

EV charging stations

Luxury house car service

# The Residences

Private elevator and entry foyer for each residence

Double-door entry in select residences

11-foot ceilings with integrated linear diffusers in living areas

Custom European marble flooring throughout

European solid wood doorways

All homes feature a powder room and laundry room

Integrated smart home technology

## KITCHENS

Gourmet kitchen with custom Italian cabinetry designed by Rockwell Group

Marble 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 AND BATHROOMS

Oversized walk-in closets

Midnight bar

Split marble top vanities with Dornbracht fixtures

Oversized marble showers and free-standing bathtubs

Private water closets with Toto toilets

# The Amenities

60,000 SF of interior amenity space

On-premises ground floor, fine dining restaurant

Exclusive beach club access

Park-like grounds and lush terraces by landscape designer Enzo Enea

State-of-the-art media room

Business center with coffee bar and conference rooms

Children's entertainment room

Teen video game lounge

Programmable golf simulator

Private, secure climate-controlled storage

House bicycles

Private marina

## HOLISTIC WELLNESS CENTER

Fully-equipped fitness center with sweeping bay views

Curated wellness programming by The Wright Fit

Relaxation area and juice bar

Indoor lap pool and cold plunge pool with natural lighting

Pilates and yoga studio

Salt spa room

Dual saunas and steam rooms

State-of-the-art treatment rooms

## RESORT STYLE POOL DECK

Bayfront infinity pool and whirlpool with private cabanas

Poolside bar and café

Bayfront garden with comfortable seating areas

## 31ST FLOOR SKY LOUNGE

Double-height bar and lounge with sweeping water views

Signature St. Regis Cognac room

Traditional St. Regis tearoom

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 amenities

Easy-to-use St. Regis residents-only app



# The William Tower

46 stories featuring 183 residences, including penthouses and sky villas

A collection of one-to-seven-bedroom homes measuring from 1,400-to-8,000 SF

Unobstructed views of the Miami skyline, Biscayne Bay and the Atlantic Ocean

Porte-cochere with commissioned art installation and signature water feature

Private residential lobby attended 24/7

24-hour Concierge

On-site valet parking and self-parking spaces with private entry

EV charging stations

Luxury house car service

# The Residences

Private elevator and entry foyer for most residences

Double-door entry in select residences

11-foot ceilings with integrated linear diffusers in living areas

Custom European marble flooring throughout

European solid wood doorways

Integrated smart home technology

## KITCHENS

Gourmet kitchen with custom Italian cabinetry designed by Rockwell Group

Marble countertops and backsplashes

Fully-integrated Sub-Zero and Wolf appliance packages, including:

- Paneled Refrigerator
- Paneled Freezer
- Full-height wine refrigerator in select units
- Convection oven
- Coffee maker
- Microwave
- Dornbracht fixtures

## PRIMARY SUITES AND BATHROOMS

Oversized walk-in closets

Midnight bar in select units

Dornbracht fixtures

Oversized marble showers and free-standing bathtubs in most units

Private water closets with Toto toilets

# The Amenities

60,000 SF of interior amenity space

On-premises ground floor, fine dining restaurant

Exclusive beach club access

Park-like grounds and lush terraces by landscape designer Enzo Enea

State-of-the-art media room

Business center with coffee bar and conference rooms

Children's entertainment room

Teen video game lounge

Programmable golf simulator

Private, secure climate-controlled storage

House bicycles

Private marina

## HOLISTIC WELLNESS CENTER

Fully-equipped fitness center with sweeping bay views

Curated wellness programming by The Wright Fit

Relaxation area and juice bar

Indoor lap pool and cold plunge pool with natural lighting

Pilates and yoga studio

Salt spa room

Dual saunas and steam rooms

State-of-the-art treatment rooms

## RESORT STYLE POOL DECK

Bayside infinity pool and whirlpool with private cabanas

Poolside bar and café

Bayside garden with comfortable seating areas

## 31ST FLOOR SKY LOUNGE

Double-height bar and lounge with sweeping water views

Signature St. Regis Cognac room

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## TECHNOLOGIES

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# Butler Services

Butler Service is available to Owners as part of the lifestyle experience at all St. Regis Residences. Three sets of exclusive Butler Services are included as part of Common Area Assessments: Signature Services, St. Regis Rituals, and Special Occasions Planning.

The Residences Butler is the primary point of contact for personalized service requests taking place inside the Residence. Unique to The Residences at The St. Regis, Butler Closets may be available to discretely make deliveries without interrupting the Owners.



## 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\*

Personal Errands\*

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

*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 post-event experience







# 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 Reservation/Ticket Printing
- Shopping Information
- Airport/Ground Transportation Arrangements
- Activity Arrangements
- Automobile Rental Reservations
- Business Center
- Car Service Reservations
- Trash Removal
- Hotel and Guest Suite Reservations
- Reserving Golf Tee Times
- Restaurant Information/Reservations
- Tour Information & Reservations
- Spa & Salon Reservations
- Services Information
- Move-in Coordination
- Notary Public Services
- 24-hour Security & 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 Set-up in Boardroom/Function Room w/Conferencing/Technology

## \*A LA CARTE SERVICES

- Alterations 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 and 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/Cook Top & 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 WiFi

Guaranteed room type

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

10% off regular room rate







# Development Team

Robert A.M. Stern Architects  
Design Architect

Rockwell Group  
Interior Architect

Enzo Enea Group  
Landscape Architect

Related Group & Integra Investments  
Developer

ONE Sotheby's International Realty  
Sales and Marketing

Future residences located  
1809 Brickell Avenue  
Miami, Florida 33129



ONE | Sotheby's  
INTERNATIONAL REALTY

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

The St. Regis Residences, Miami is not owned, developed, or sold by Marriott International, Inc. or its affiliates ("Marriott"). The East Tower is developed by 1809 Brickell Property Owner, LLC and the West Tower is developed by 1809 Brickell Phase II, LLC, each of which use the St. Regis marks under a license from Marriott, which has not confirmed the accuracy of any of the statements or representations made about the project by either developer. The two developers each also have a right to use the trade names, marks, and logos of licensors: (1) The Related Group; and (2) Integra Investments, LLC. Artist's conceptual renderings; surrounding buildings and landmarks modified or omitted. The completed St Regis Residences and site plan are subject to change. Images depicting the St Regis Residences and the St Regis lifestyle are proposed only. No specific view is guaranteed. The Associations governing the East Tower and the West Tower 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 hotel brand is subject to change at discretion of the developers. Some amenities and hotel style services are available only at an additional cost to unit owners and are not included with purchase or ownership. Consult the separate Prospectuses of each developer for their respective proposed budgets, terms, conditions, specifications, fees, Unit dimensions, site plans, and to learn what is included with purchase and by payment of regular assessments. The developers are not incorporated in, located in, nor residents 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. 2022 © 1809 Brickell Property Owner, LLC, and 1809 Brickell Phase II, LLC, with all rights reserved. ☺