



ST REGIS
MIAMI
THE RESIDENCES

The Villas



An Extraordinary Home, An Exquisite Life

The Villas are the consummate expression of The St. Regis Residences, Miami. They exude discretion and unrivaled luxury, while offering the intimacy of a secluded seaside sanctuary alongside the service and amenities that St. Regis is known for. With only two Villas on the entirety of the vast property, these are true limited-edition homes.

Signature St. Regis Hospitality

Experience the privacy of your own remarkable bayfront retreat with the legendary hospitality of St. Regis.



Living Room

A Panoramic Perspective

Glass window walls showcasing sweeping views of luminous Biscayne Bay are an invitation to savor every moment of life by the shore. Opening onto the outdoor deck, the living room shares a breezy, loftlike space with the open chef's kitchen and dining room.

A Culinary Centerpiece

Elegantly designed for maximum functionality and versatility, the kitchen opens a world of possibilities—from bright coffee-fueled mornings, to cozy evenings gathered around the island, to catered dinner parties. Here in the heart of the home, modern appliances and millwork handcrafted in Italy establish an elevated aesthetic combining clean, contemporary lines and traditional touches.

Kitchen

Elegance Redefined

Step into single-family home living at The St. Regis Residences, Miami. Make your way up the grand staircase to the upper floor and continue to the roof terrace. Or meander through the main level with its extensive private quarters, entertaining areas, and outdoor deck. Both Villas, meticulously curated by renowned architecture firm Robert A.M. Stern Architects, offer an unparalleled sense of refinement and elegance.

Grand Staircase

The Best of Both Worlds

An immense roof deck reimagines indoor-outdoor living at its most magnificent. An immaculate family room welcomes residents and guests to bask in bird's-eye views of Biscayne Bay, regardless of the weather. Just steps away, thoughtfully landscaped outdoor lounges, a rooftop dining room with grilling kitchen, and a swimming pool with spa exemplify The St. Regis Residences, Miami at their most magical and exclusive.

Family Room

Rest & Recharge

Spacious, light-filled, and boasting enviable views of the bay, the bedrooms—each with their own en suite bath—are private havens designed to inspire the day or embrace the night. Promising the dreamiest of dreams, the tranquil primary bedroom has direct terrace access, two oversized walk-in closets, and a decadent midnight bar for late-night snacks or morning coffee.

Primary Bedroom



Primary Bathroom

Bathe in Bliss

The showpiece of the grand master bath, the freestanding tub certainly makes a splash. Pared down and sinuous, the sculptural piece aspires to the level of art. Positioned to capture views of the Miami horizon in multiple directions, it is the ideal place for personal renewal and spa-like relaxation.

The Tower

Stunning views of the Miami skyline, Biscayne Bay, and the Atlantic Ocean	On-site valet parking and self-parking spaces
Porte-cochère with commissioned art installation and signature water feature	EV charging stations
Private residential lobby attended 24/7	Luxury house car service
24-hour concierge and Butler	

The Villas

Private enclosed two-car garage with direct access to the residence	Private internal elevator connects all service and living levels within the residence
Double-door entry opens to foyer with grand staircase	
Up to 12’-6” high ceilings in living areas	Private roof deck with pool, spa, and summer kitchen
Stone flooring throughout	
European wood doors	
Service floor with laundry, storage, and windowed service suite	
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*
- *Gas cooktop*
- *Two convection ovens*
- *Steam oven*
- *Microwave*
- *Coffee maker*
- *Dornbracht fixtures*

Primary Suite

Oversized walk-in closets

Midnight bar

Stone top vanities with Dornbracht fixtures

Oversized natural stone showers and freestanding bathtub

Private water closets with Toto toilets

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
Parklike 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

The foregoing items are subject to the provisions of Section 14 and Section 15 of the Agreement. Additionally, Buyer understands and agrees that at this time, all features, building specs and Finishes are proposed only and that in new construction multi-story developments, appliances, materials and Finishes are not purchased until shortly before completion of the Building. As such, while the described features are representative of the types of items currently contemplated, actual items will only be determined as construction of the project progresses. As such, Buyer authorizes Seller, in its sole discretion: (i) to make changes of suppliers, manufacturers, brand names, or items and/or (ii) to modify the design concept and/or the list of standard features or make substitutions for equipment, material, appliances, brands, colors, models, etc., with items which in Seller’s opinion are of equal or better quality (regardless of cost). THE INFORMATION PROVIDED, INCLUDING SPECIFICATIONS, MODELS AND BRANDS, IS BASED UPON PRELIMINARY DEVELOPMENT PLANS AND IS SOLELY FOR INFORMATIONAL PURPOSES, AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

*A la carte services are performed by third parties

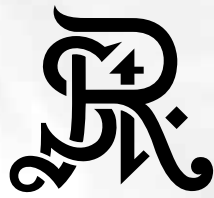
Unrivaled Service & Rituals

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.



Floor Plans

Villa A



Villa A

LOWER LEVEL

LOWER LEVEL INTERIOR
1,714 SF | 160 SQM

TOTAL INTERIOR
7,657 SF | 713 SQM

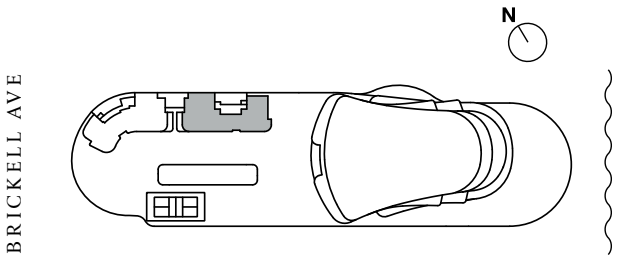
TOTAL EXTERIOR
2,718 SF | 253 SQM

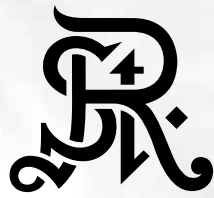
- 5 BEDROOMS
- 6 BATHROOMS
- 2 POWDER ROOMS
- PRIVATE GARAGE
- PRIVATE ROOF DECK
- PRIVATE POOL & SPA
- SUMMER KITCHEN
- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR



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 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. Dimensions and Unit configuration may change during construction. The furniture illustrated is not included with purchase; the floorplan layout is not a guaranty on your use of space but is one example of uses of space. Consult the Developer's prospectus to understand the calculation of the Unit square footage and dimensions and what is included with purchase. Prices are not based on the square footage no matter the method of calculation of Unit dimensions and all prices are subject to change at any time.

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Villa A

MAIN LEVEL

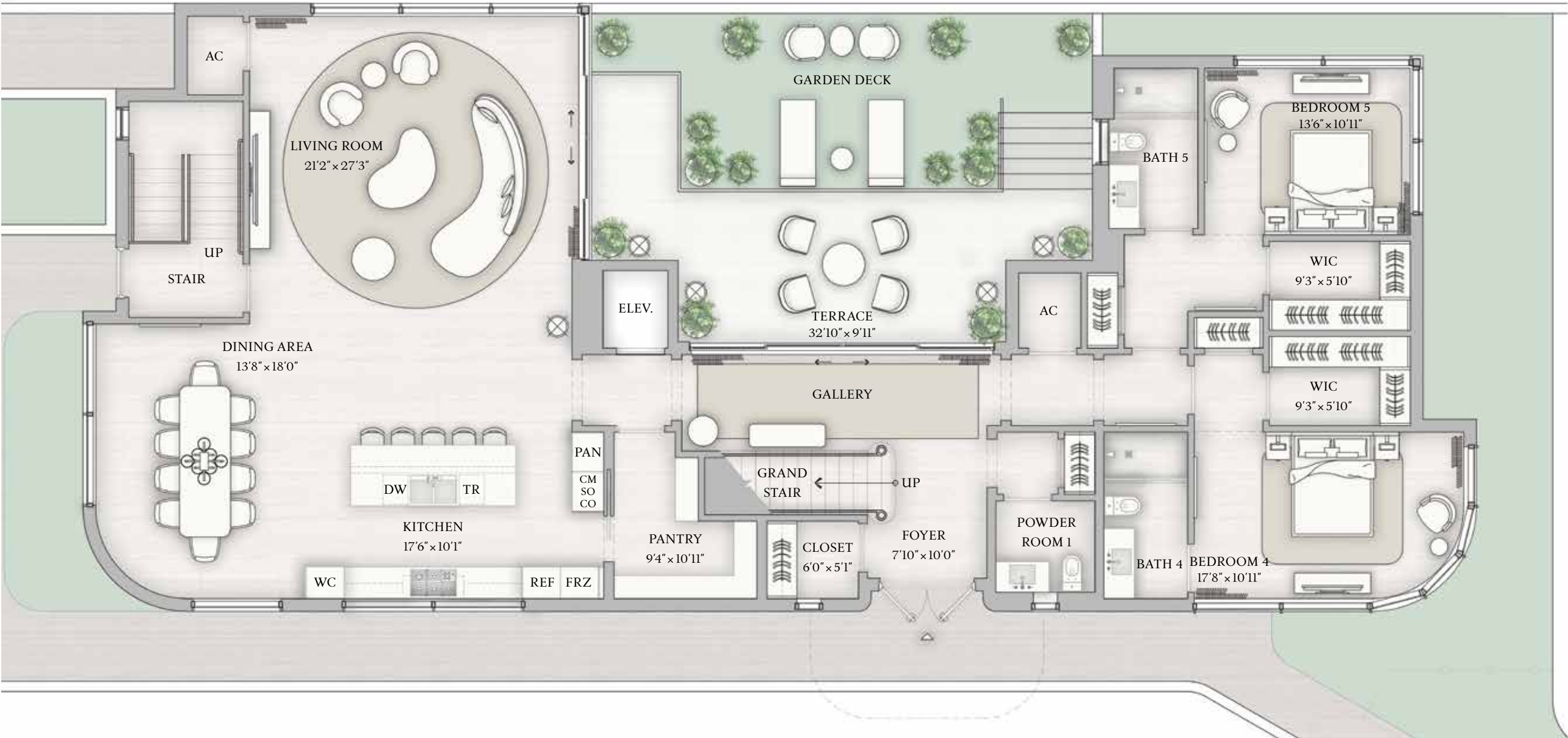
MAIN LEVEL INTERIOR
2,697 SF | 251 SQM

MAIN LEVEL EXTERIOR
635 SF | 59 SQM

TOTAL INTERIOR
7,657 SF | 713 SQM

TOTAL EXTERIOR
2,718 SF | 253 SQM

- 5 BEDROOMS
- 6 BATHROOMS
- 2 POWDER ROOMS
- PRIVATE GARAGE
- PRIVATE ROOF DECK
- PRIVATE POOL & SPA
- SUMMER KITCHEN
- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR

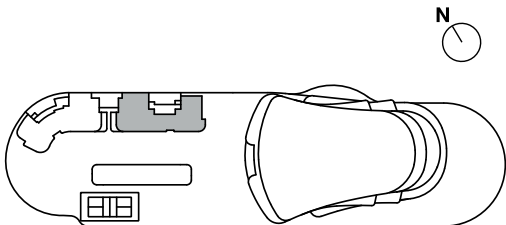


BISCAYNE BAY

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BRICKELL AVE





Villa A

UPPER LEVEL

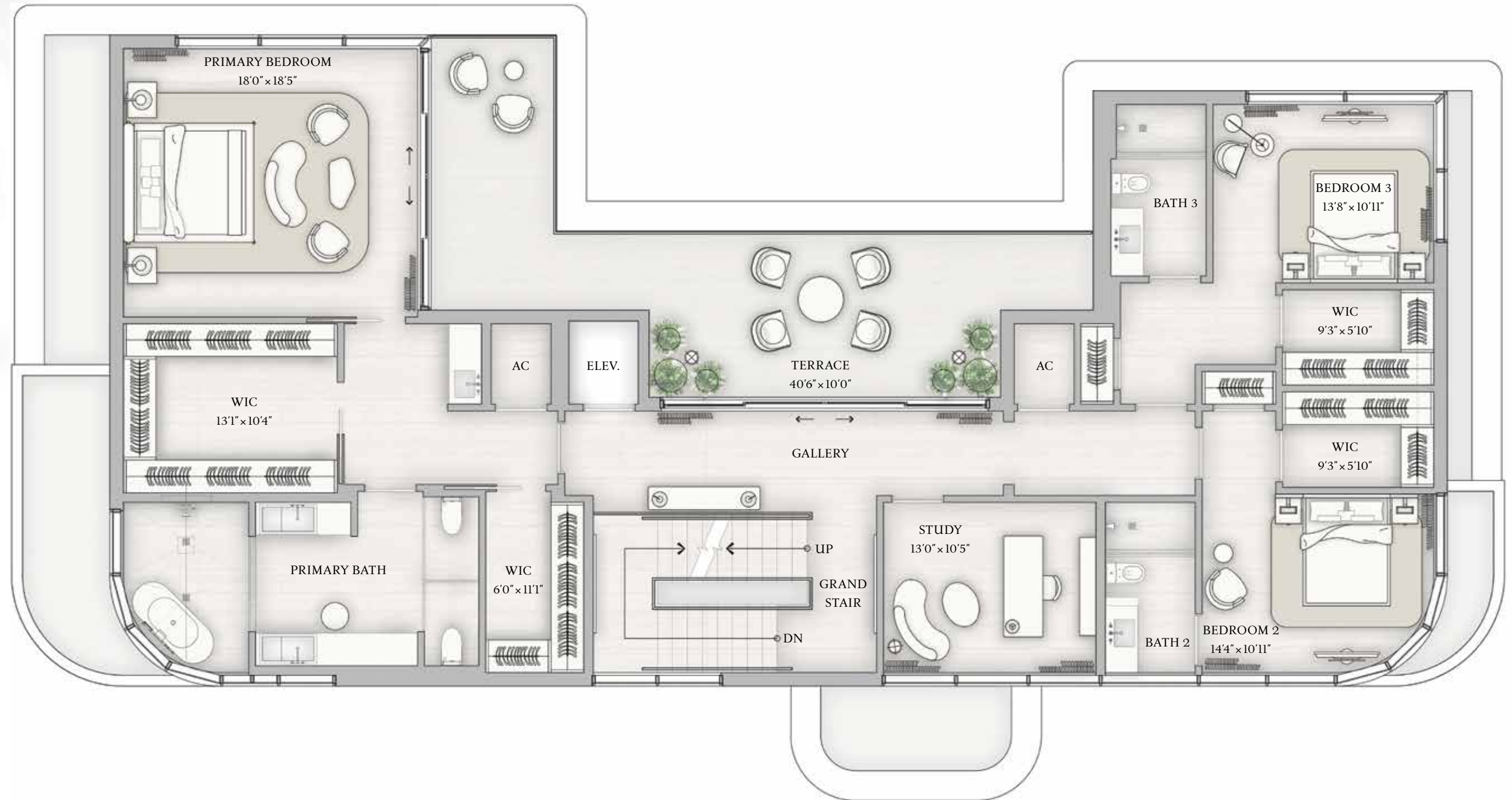
UPPER LEVEL INTERIOR
2,378 SF | 221 SQM

UPPER LEVEL EXTERIOR
525 SF | 49 SQM

TOTAL INTERIOR
7,657 SF | 713 SQM

TOTAL EXTERIOR
2,718 SF | 253 SQM

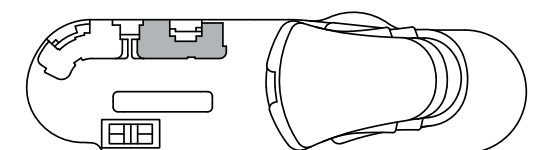
5 BEDROOMS
6 BATHROOMS
2 POWDER ROOMS
PRIVATE GARAGE
PRIVATE ROOF DECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR



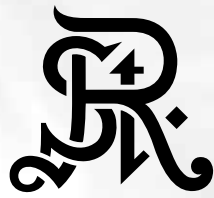
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BRICKELL AVE



BISCAYNE BAY



Villa A

ROOF LIVING & TERRACE

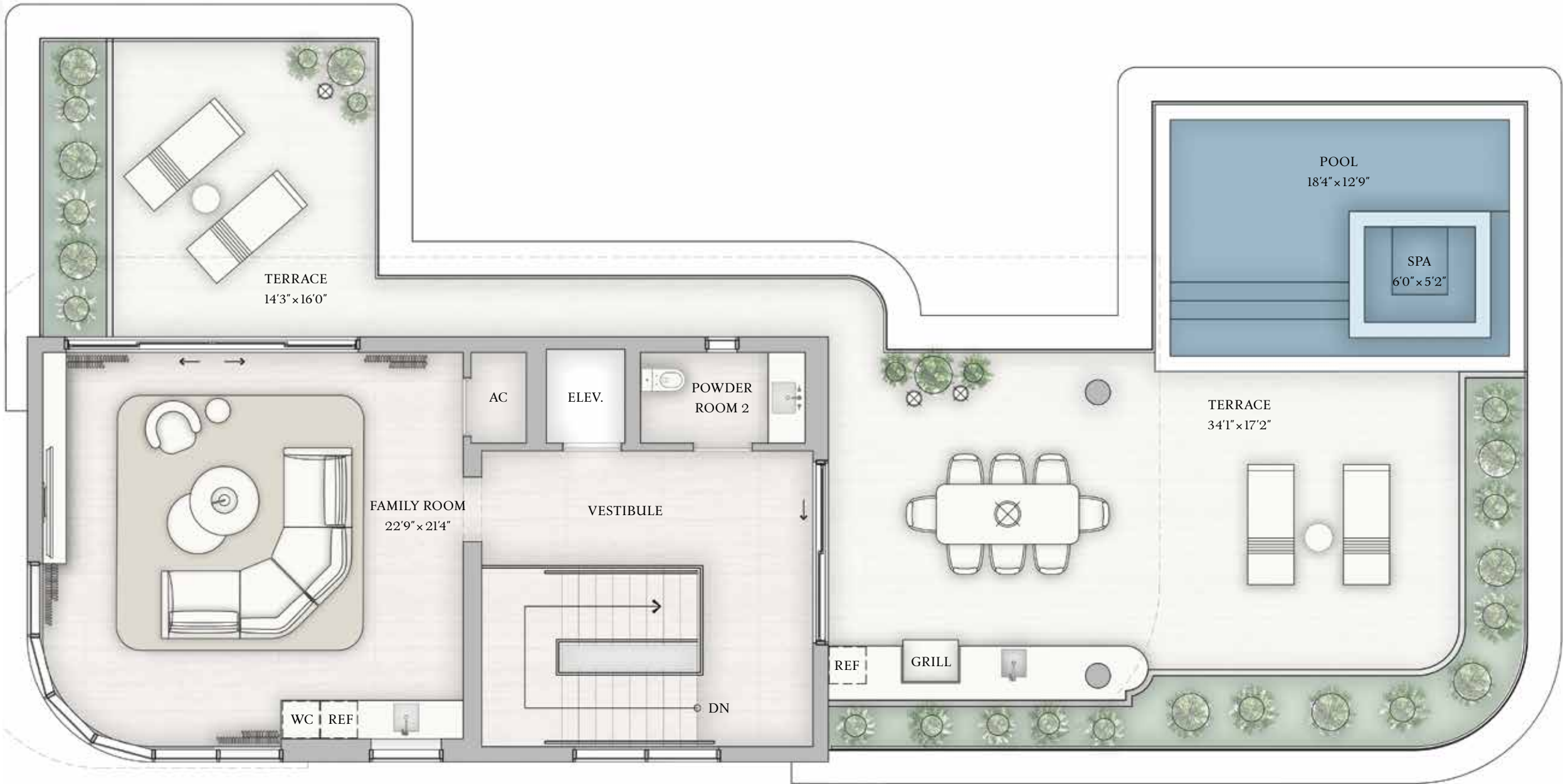
ROOF INTERIOR
868 SF | 81 SQM

ROOF EXTERIOR
1,558 SF | 145 SQM

TOTAL INTERIOR
7,657 SF | 713 SQM

TOTAL EXTERIOR
2,718 SF | 253 SQM

- 5 BEDROOMS
- 6 BATHROOMS
- 2 POWDER ROOMS
- PRIVATE GARAGE
- PRIVATE ROOF DECK
- PRIVATE POOL & SPA
- SUMMER KITCHEN
- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR

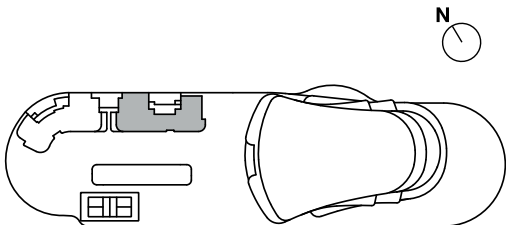


BISCAYNE BAY

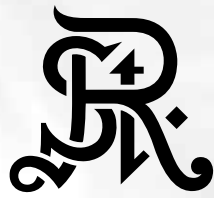
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BRICKELL AVE



Villa B



Villa B

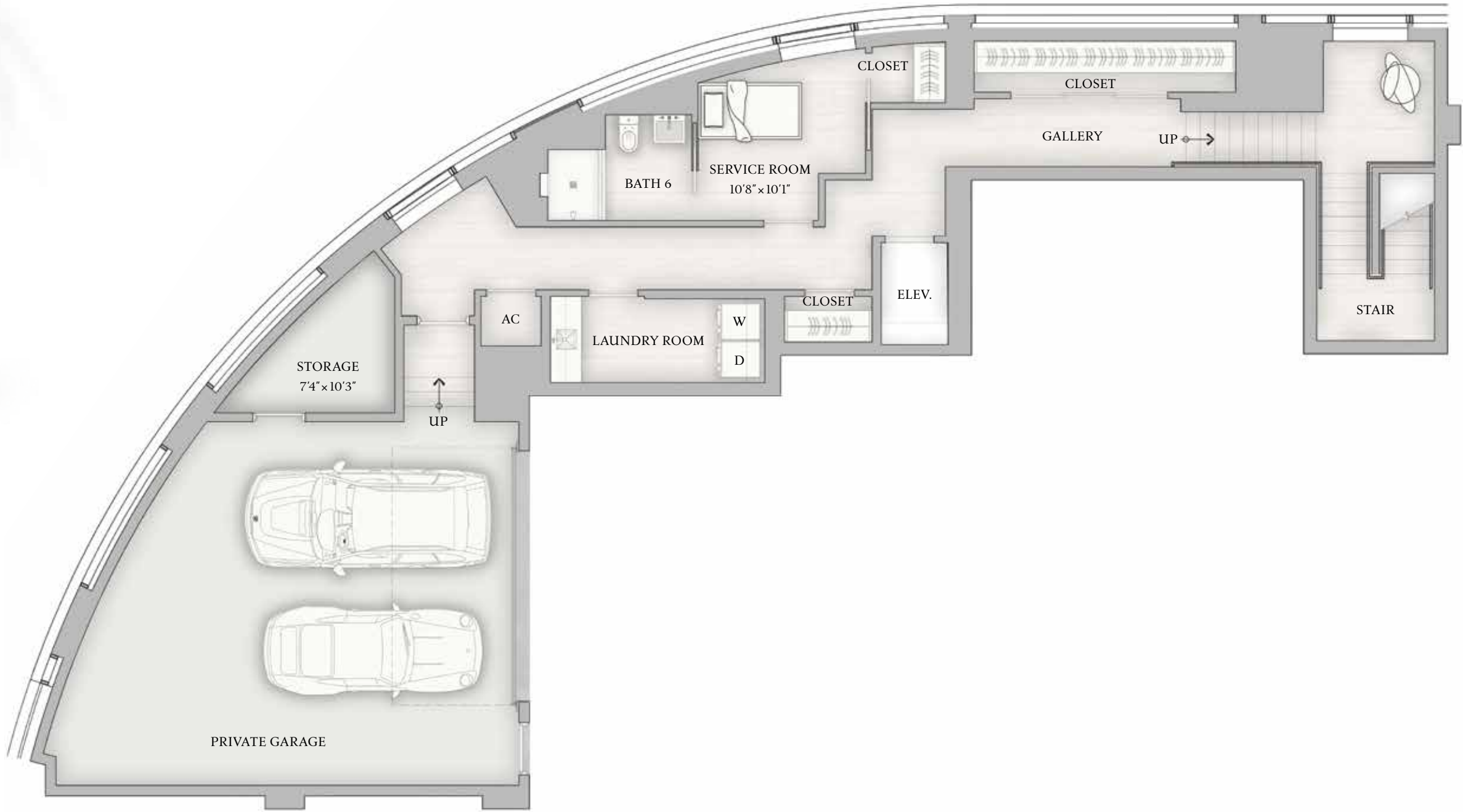
LOWER LEVEL

LOWER LEVEL INTERIOR
1,800 SF | 168 SQM

TOTAL INTERIOR
7,617 SF | 710 SQM

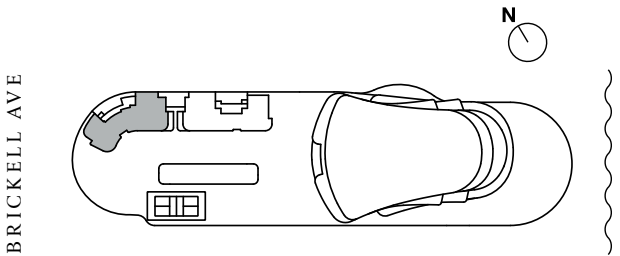
TOTAL EXTERIOR
2,726 SF | 255 SQM

- 5 BEDROOMS
- 6 BATHROOMS
- 2 POWDER ROOMS
- PRIVATE GARAGE
- PRIVATE ROOF DECK
- PRIVATE POOL & SPA
- SUMMER KITCHEN
- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR



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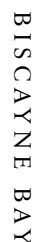




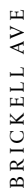
MAIN LEVEL EXTERIOR
650 SF | 61 SQM

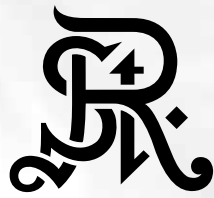
TOTAL EXTERIOR
2,726 SF | 255 SQM

5 BEDROOMS
6 BATHROOMS
2 POWDER ROOMS
PRIVATE GARAGE
PRIVATE ROOF DECK
PRIVATE POOL & SPA
SUMMER KITCHEN
WINDOWED SERVICE SUITE
INTERNAL ELEVATOR



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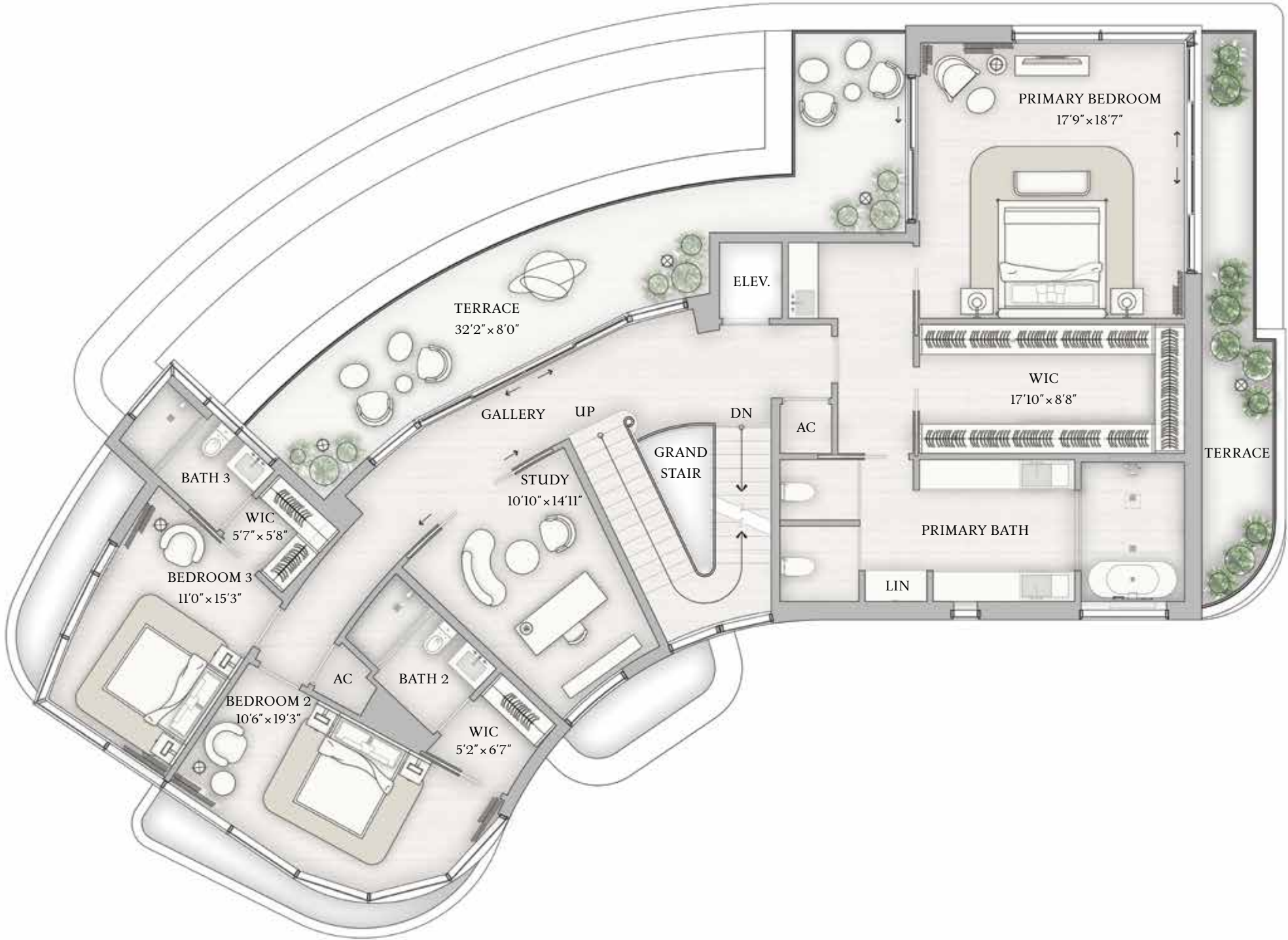
Villa B

UPPER LEVEL

UPPER LEVEL INTERIOR
2,311 SF | 215 SQM
UPPER LEVEL EXTERIOR
518 SF | 49 SQM

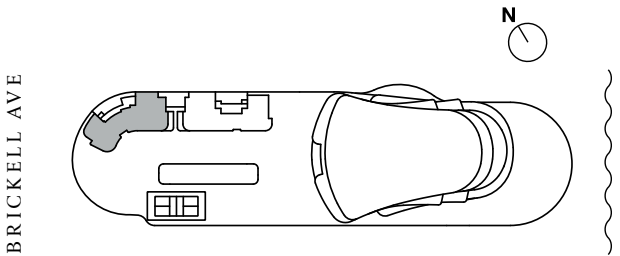
TOTAL INTERIOR
7,617 SF | 710 SQM
TOTAL EXTERIOR
2,726 SF | 255 SQM

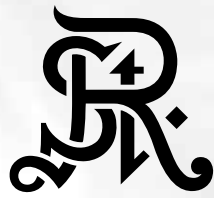
- 5 BEDROOMS
- 6 BATHROOMS
- 2 POWDER ROOMS
- PRIVATE GARAGE
- PRIVATE ROOF DECK
- PRIVATE POOL & SPA
- SUMMER KITCHEN
- WINDOWED SERVICE SUITE
- INTERNAL ELEVATOR



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 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. Dimensions and Unit configuration may change during construction. The furniture illustrated is not included with purchase; the floorplan layout is not a guaranty on your use of space but is one example of uses of space. Consult the Developer's prospectus to understand the calculation of the Unit square footage and dimensions and what is included with purchase. Prices are not based on the square footage no matter the method of calculation of Unit dimensions and all prices are subject to change at any time.

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Villa B

ROOF LIVING & TERRACE

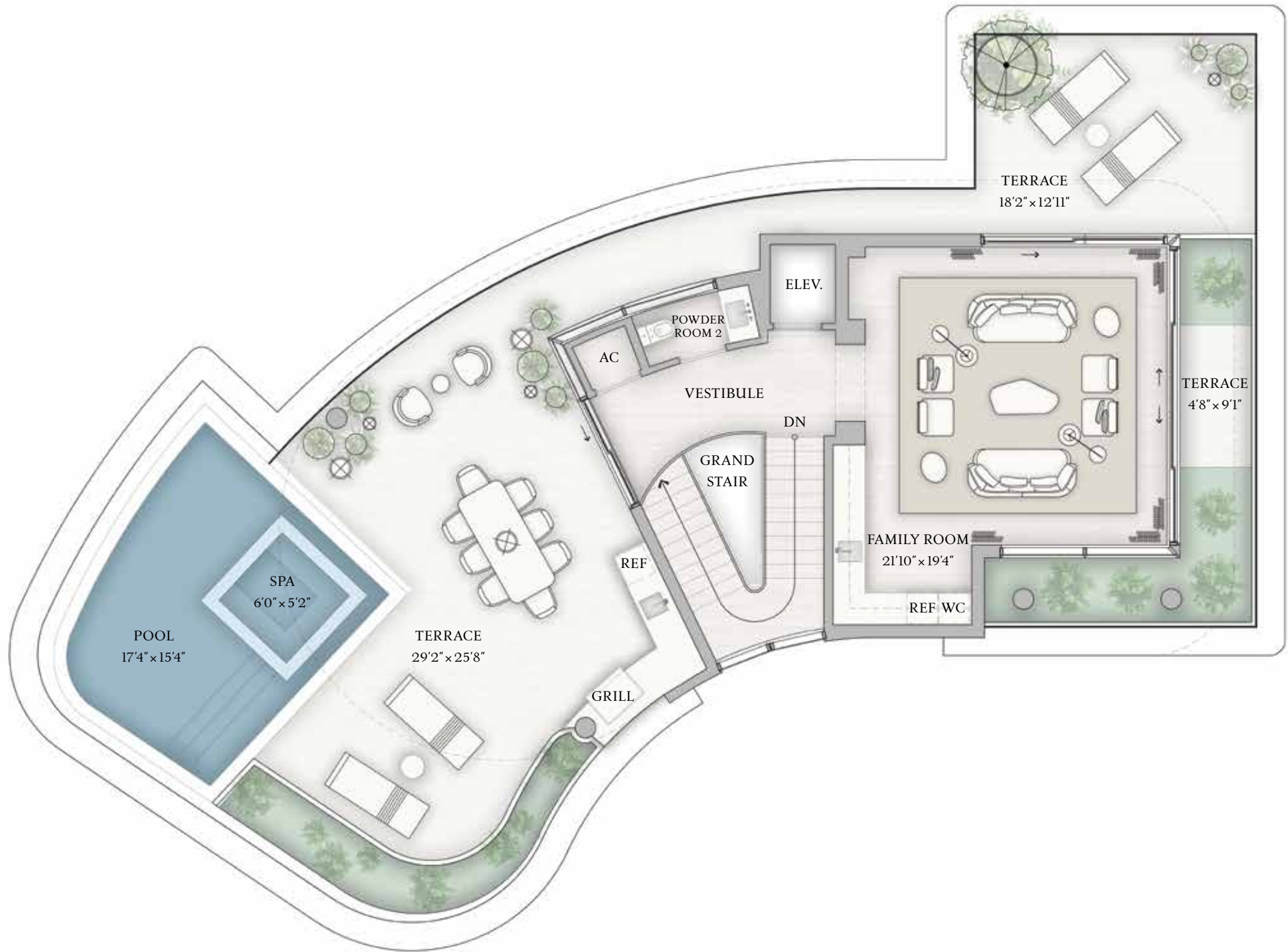
ROOF INTERIOR
854 SF | 80 SQM

ROOF EXTERIOR
1,558 SF | 145 SQM

TOTAL INTERIOR
7,617 SF | 710 SQM

TOTAL EXTERIOR
2,726 SF | 255 SQM

- 5 BEDROOMS
- 6 BATHROOMS
- 2 POWDER ROOMS
- PRIVATE GARAGE
- PRIVATE ROOF DECK
- PRIVATE POOL & SPA
- SUMMER KITCHEN
- WINDOWED SERVICE SUITE
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BRICKELL AVE

