

ST REGIS

SUNNY ISLES BEACH ♦ MIAMI

THE RESIDENCES





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THE

INFINITE BEACH

Exquisite Oceanfront Residences

PROPERTY & BUILDING FEATURES

- 2 towers situated on 4.7 acres and 435 linear feet of oceanfront in Sunny Isles Beach, Miami
- Majestic 10,000 sq. ft. Lobby
- 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, Miami and Fort Lauderdale International Airports
- Pet-friendly

PHASE ONE - SOUTH TOWER

- 750 ft. tall
- 62 stories
- 182 residences
- Residences feature two, three, four, and five bedrooms, ranging from 2,000 to 5,600 sq. ft.
- Sky Villas and Penthouses range from 6,600 to over 10,000 sq. ft.



LOCATION

Just twenty minutes north of South Beach, and right outside Aventura and Bal Harbour is the city of Sunny Isles Beach. Bordered by the Atlantic Ocean to the east and the Intracoastal Waterway to the west. This island ambient city is home to quaint cafés, fine dining, shopping, first-class entertainment, and much more. At the same time, professional sports, art, culture, Bal Harbour Shops and glamour of Miami and Fort Lauderdale are only a few minutes away.

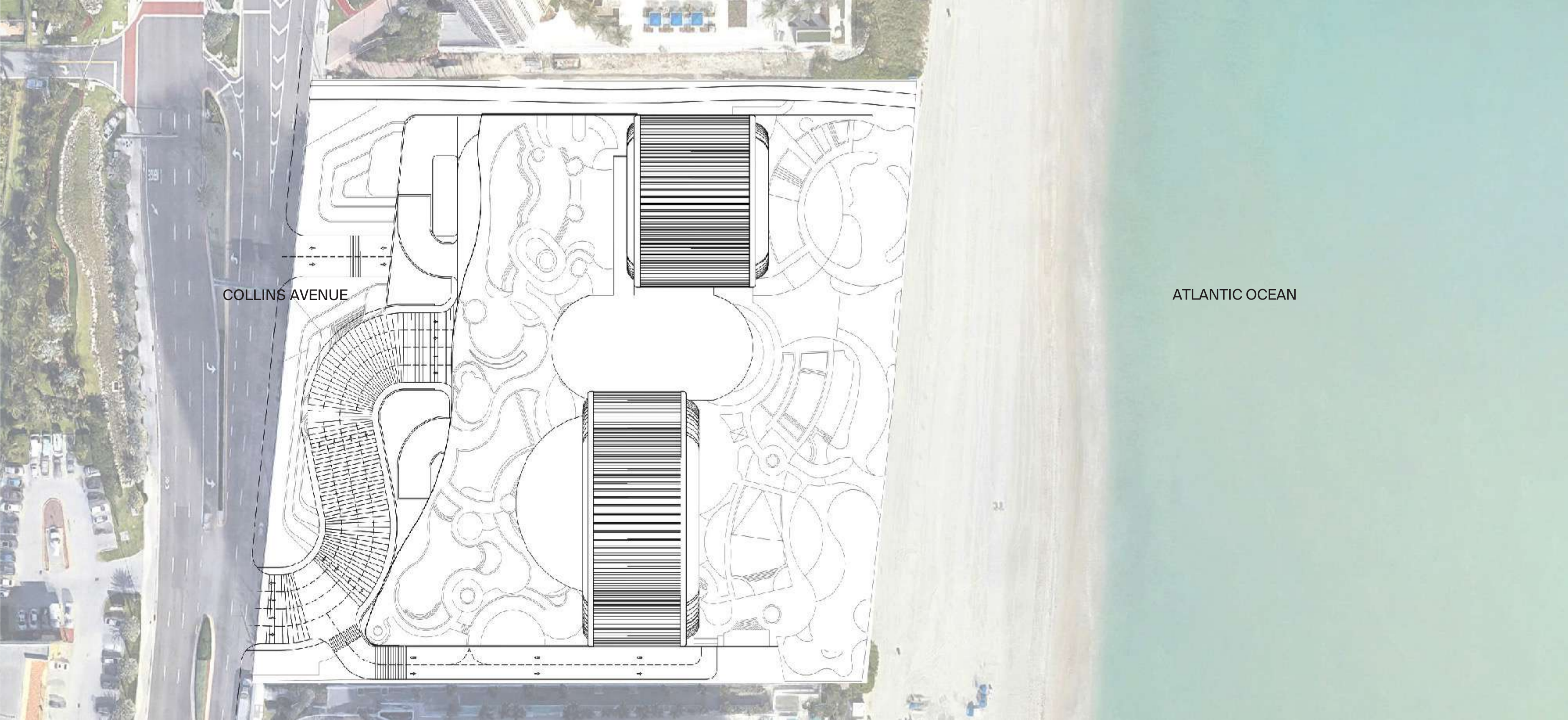






MASTER PLAN

4.7 acres & 435 linear feet of Oceanfront



FORTUNE INTERNATIONAL — GROUP —

DEVELOPER

Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales and marketing since 1983. With over 7,000 units and 9 million square feet of projects delivered, the company's prestigious development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences, Sunny Isles Beach, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell, Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.

Fortune Development Sales is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having sold more than 25,000 units and currently representing some of South Florida's most successful projects such as: Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, 1 Hotel & Homes South Beach, Brickell Flatiron, SLS Lux & Gran Paraiso, among others. Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris.



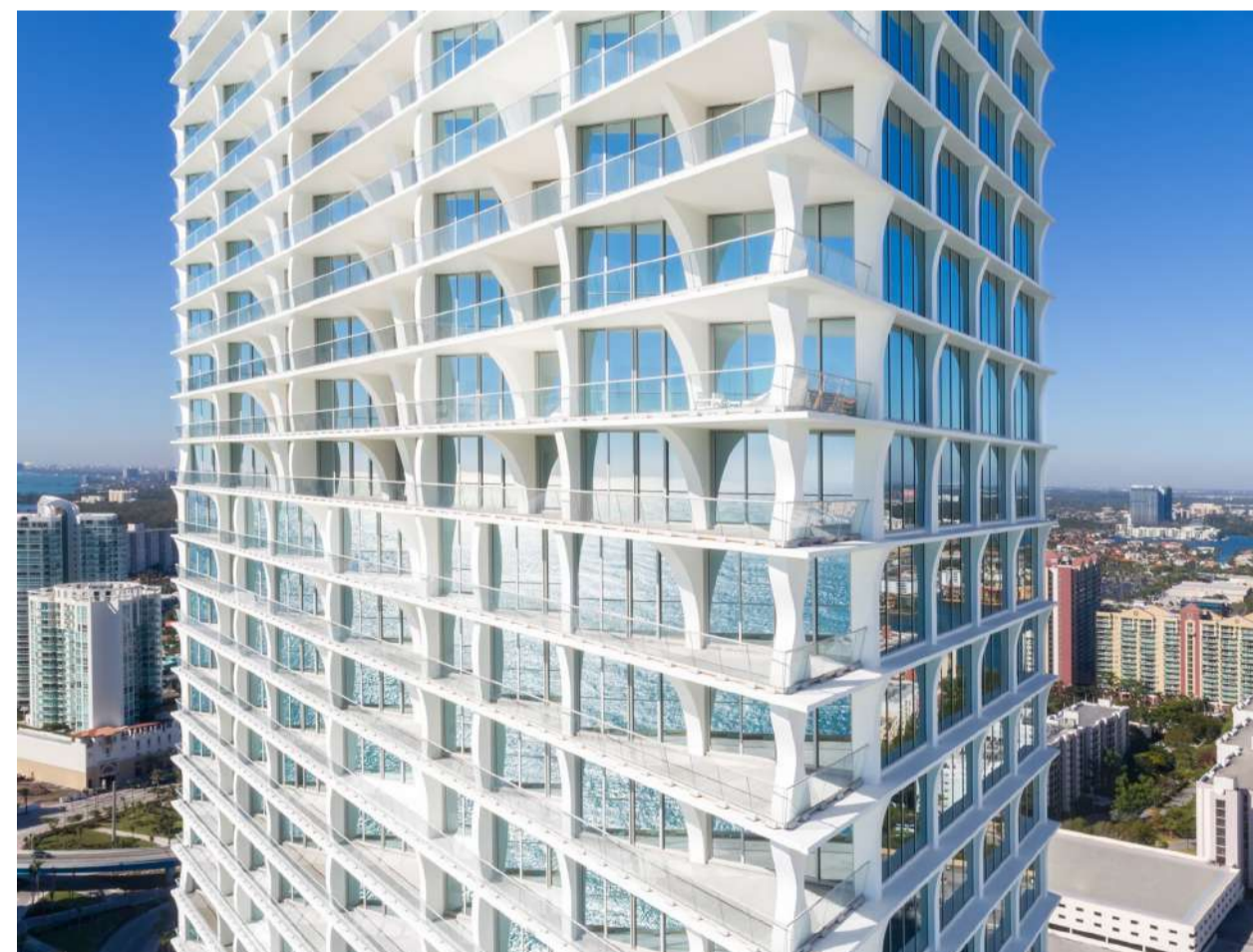
THE RITZ-CARLTON RESIDENCES, SUNNY ISLES BEACH



AUBERGE BEACH RESIDENCES & SPA, FT LAUDERDALE



THE RITZ-CARLTON RESIDENCES, POMPANO BEACH



JADE SIGNATURE, SUNNY ISLES BEACH



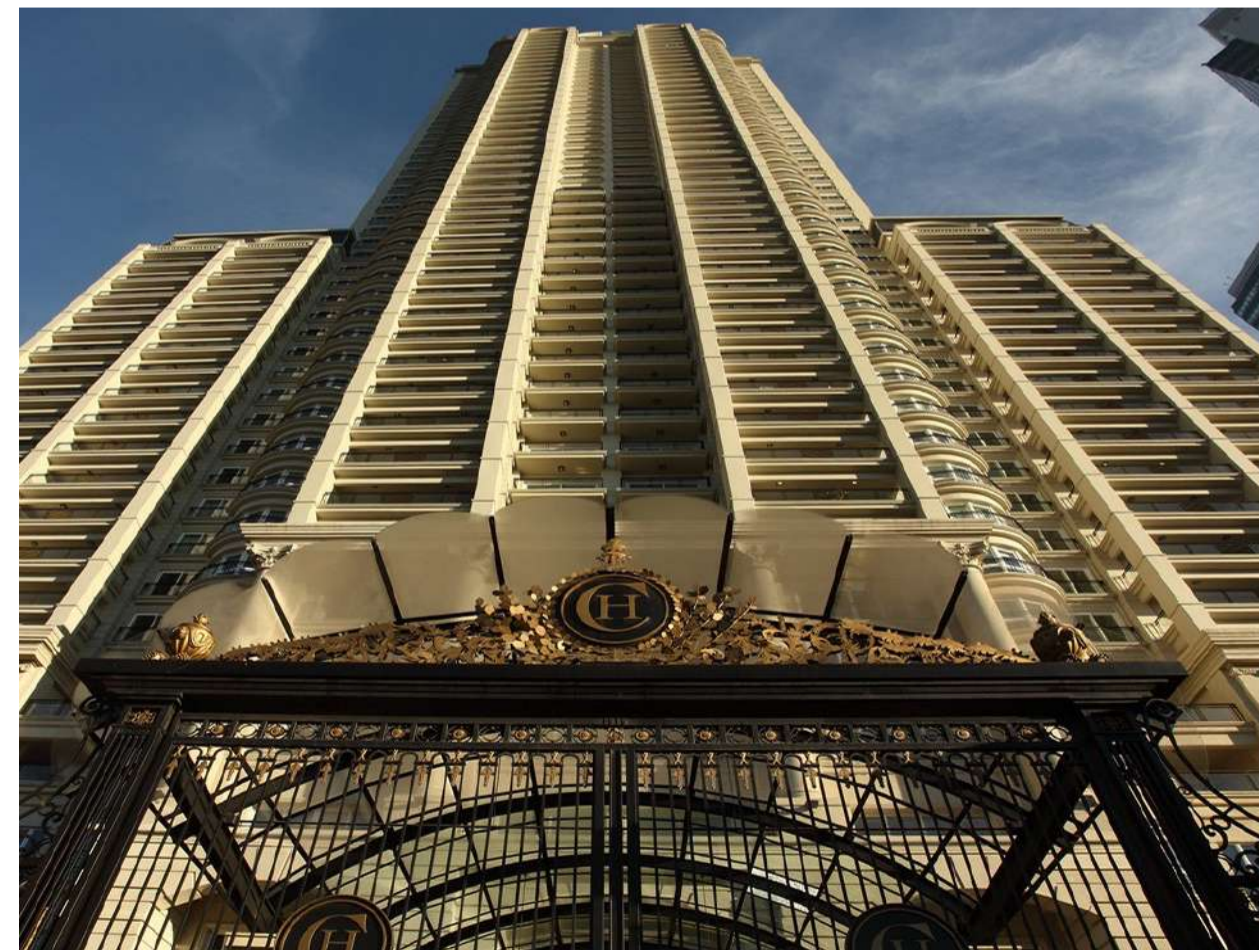
FENDI CHÂTEAU, PUNTA DEL ESTE, URUGUAY



FENDI CHÂTEAU RESIDENCES, SURFSIDE



THE RITZ-CARLTON RESIDENCES, SUNNY ISLES BEACH



CHÂTEAU LIBERTADOR, BUENOS AIRES



DEVELOPER

Château Group, founded under the leadership of Sergio and Manuel Grosskopf, has more than 35 years of experience in the development of real estate projects in South America and the United States. Château has participated in several major real estate endeavors over the last several years, Château introduced the concept of Mall in Argentina with the development of Alto Palermo and Alto Avellaneda Malls in Buenos Aires and the entry of Wal-mart and Zara to the Argentinian market. In the residential field, Château Group developed more than 1.6 million square feet distributed in the two most emblematic towers in Buenos Aires, Argentina: Château Libertador and Château Puerto Madero.

In the United States, Château Group developed Château Beach Residences, a luxury high-rise condominium in Sunny Isles, FENDI Château Residences in Surfside, the first real estate development branded by FENDI worldwide and most recently delivered The Ritz-Carlton Residences, Sunny Isles Beach, the most elegant oceanfront address in the area in combination with Fortune International Group. Other projects in the pipeline include 600 and 700 Biscayne (Miami, FL) and a mixed-use development in Hallandale Beach.

In addition, Château Group has positioned itself as a high-end residential market leader in the world-renowned city of Punta del Este, Uruguay through the development of the new FENDI Château Residences, Le Jardin Residences, Beverly Tower, Coral Tower and Millenium Tower.



INTERNATIONAL FINANCE CENTRE SEOUL, SOUTH KOREA



THE MAX | 606 WEST 57TH STREET, NYC



MOUNT PARKER RESIDENCES, HONG KONG



MICROSOFT EUROPE HEADQUARTERS, PARIS

ARQUITECTONICA

ARCHITECT

With offices in Miami, New York, Los Angeles, Paris, Hong Kong, Shanghai, Manila, Lima and Sao Paulo, Arquitectonica is a major presence on the international stage. From its inception in 1977, the firm received almost instant attention and acclaim from critics and the public alike, due to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Led by Principals Bernardo Fort-Brescia and Laurina Spear, Arquitectonica continues to push the limits of design with the innovative use of materials, geometry, pattern and color to introduce a new brand of humanistic modern design to the world.

Arquitectonica has received hundreds of design awards and its groundbreaking work has been the subject of exhibitions at numerous museums and institutions.

Arquitectonica is known as one of the pioneers of globalization in the architecture profession.

Fortune International Group and Chateau Group recently completed the successful The Ritz-Carlton Residences, Sunny Isles Beach designed by Arquitectonica. Additionally, both developers have worked with Arquitectonica on additional projects independently.



ANDAZ MAYAKOBA RESORT RIVIERA MAYA



1 HOTEL & HOMES SOUTH BEACH

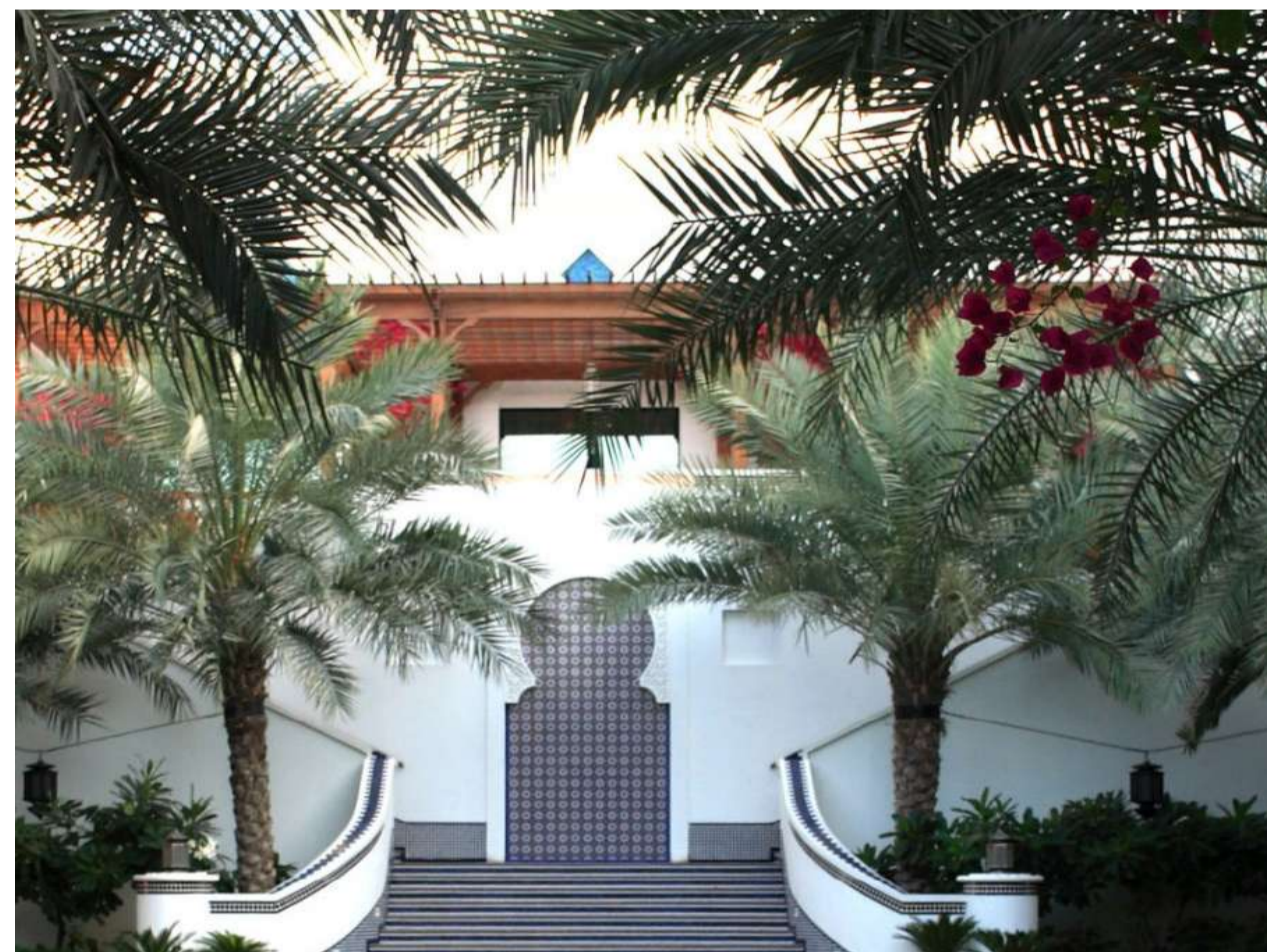


LANDSCAPE ARCHITECT

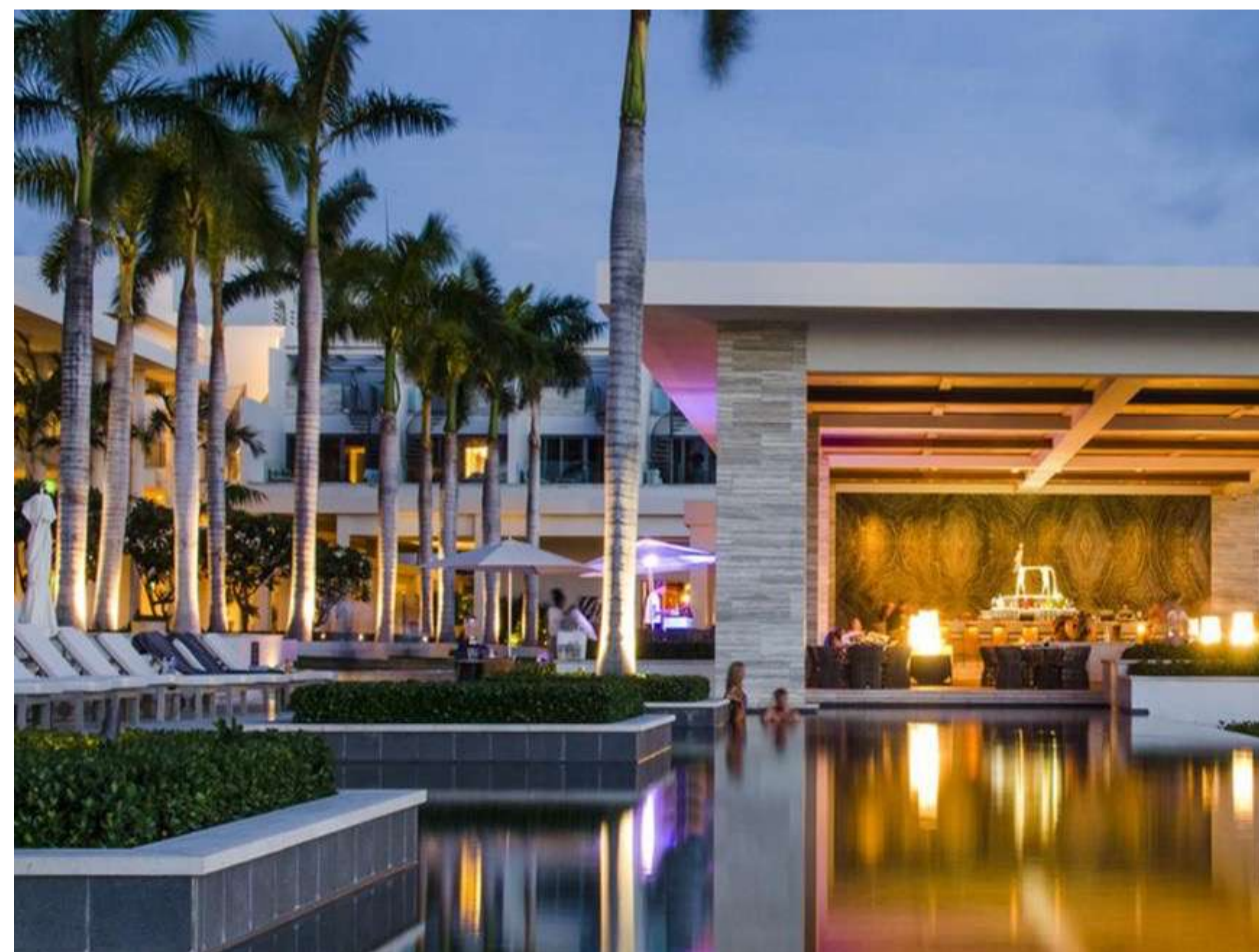
For more than 60 years, EDSA has been successfully delivering global leading-edge planning and design solutions to their valued clients- helping them to expand their ideas of what is possible, while at the same time portraying an instinctive understanding of the end user experience.

On projects of every scale, EDSA is known for delivering smart, authentic, viable and artfully conceived design solutions that reflect the contemporary attitudes of their globally connected, multicultural world. EDSA is sustained by creative partnerships, next generation thinking towards resourcefulness and commitment to design excellence.

Throughout EDSA's history, their award-winning design, environmental ethics, and proven track record - across multiple project types and geographies, has intuitively influenced what is possible in land development and project revitalization. Along the way, EDSA's earned a reputation for high integrity, a commitment to purposeful design and level of dedication to our clients matched only by our team's depth of talent.



DUBAI CREEK GOLF & YACHT CLUB



FOUR SEASONS RESORT & RESIDENCES ANGUILLA



JUMBO BAY ISLAND



HOTEL DU CAP-EDEN-ROC



57 OCEAN



PÁLACIO TANGARÁ

Anastassiadis

INTERIOR DESIGN

Founded in 1993, Anastassiadis is specialized both in interior design and architecture. The rich international scene of Sao Paulo, combined with a team of experienced architects, provides a unique cultural melting pot which is the trademark of Anastassiadis' work process. Constantly engaged in creating timeless projects, unique experiences, and emotions that showcase identity and purpose through a sophisticated lens.

The expertise and attention to detail, combined with an interest in art, history and anthropology, are only some of the features that make Anastassiadis stand out. A coherent design narrative shines through the accurate design, sense of place, as well as the use of sophisticated materials and handmade elements. Thanks to the constant search for new materials and innovative textures. Anastassiadis has been celebrated in Brazil and worldwide for the past two decades. As well as interiors and architecture. Anastassiadis has developed a number of bespoke design products, including three authorial furniture collections.

Throughout the years, Anastassiadis has developed and completed globally recognized projects that stood out for the impeccable attention in architecture and interior design for a roster of brands. Projects by Anastassiadis can be seen in various locations around the globe including Brazil, in the United States, Greece, France, Spain, Portugal, and the Caribbean. Anastassiadis recently completed work in the Hotel Du-Cap Eden Roc in France.

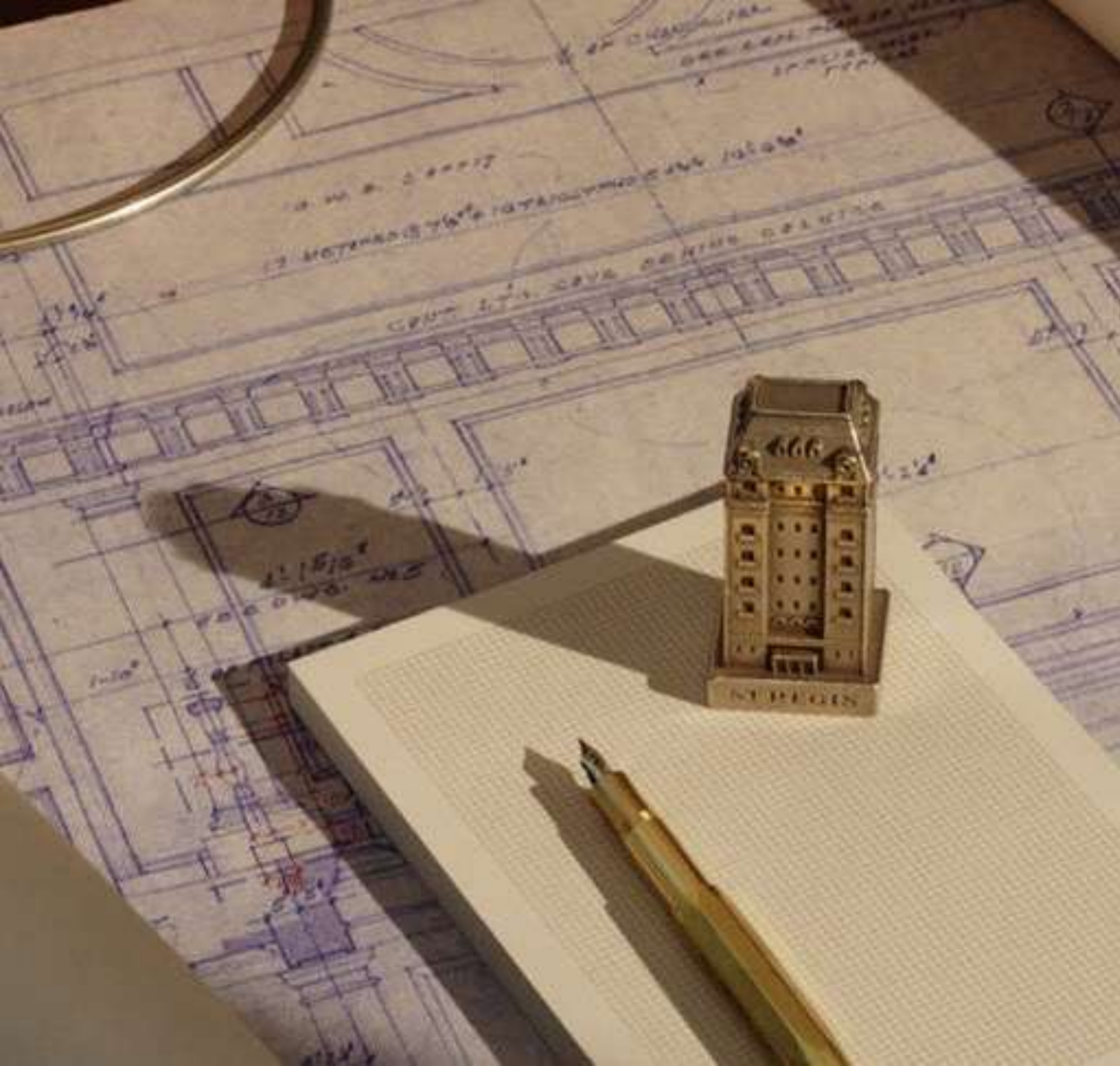
INTERIOR DESIGN VIDEO



ST. REGIS RESIDENCES BRAND VIDEO

Live Exquisite at St. Regis Residences Worldwide





THE BRAND



HISTORY & HERITAGE

A born inventor and change maker, John Jacob Astor IV founded The St. Regis New York in 1904 as a place to pursue his passions in the company of the city's luminaries. More than a century later, the St. Regis brand is renowned for its tradition of innovation and commitment to impeccable taste and exceptional service delivered right in the comfort of your own home.

ST. REGIS PRIVILEGES

The St. Regis difference extends beyond service at your own residence to include exclusive perks and privileges at all St. Regis and Marriott properties around the world. Here, you are more than a resident – you are a member of the St. Regis family.

EXQUISITE ATTENTION TO EVERY DETAIL

At The St. Regis Residences, our signature butler service carry on a timeless tradition of graciousness, care and consideration. What ever your needs are The St. Regis Residences butler is at your service.

SERVICES:

- Property managed by St. Regis Hotel Company
- Full-time St. Regis administrative staff, including General Manager
- Comprehensive condominium association management
- Full 24/7 concierge access and services
- Doorman
- Valet parking
- 24/7 property access control
- St. Regis butler service
- Onsite facilities maintenance and engineering
- Common area housekeeping
- Package and mail delivery
- Temporary grocery cold storage
- Guest Suite reservations
- Owners absentee program



The Beauty in the Unexpected



ST. REGIS RESIDENCES LIST OF SERVICES

The dedicated staff at The St. Regis Residences can assist with a variety of personal arrangements at an owner's request. Following are examples of offered services, some of which are included in the association or strata assessments paid by owners to their condominium or homeowners' association; some are a la carte.

ESSENTIAL SERVICES

- Dedicated Residential Leader
- Airline/Private Air Reservation/Ticket Printing
- Shopping Information
- Airport/Ground Transportation Arrangements
- Ordering Floral Arrangements
- Activity Arrangements
- Coordinate Delivery Services
- Automobile Rental
- 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
- Pet Care/Kennel Information & Reservation
- Loss Prevention

- Theater & Entertainment Information
- 24-hour Butler/Doorman/ Porter Services
- Mail Packing & Shipping
- Personal Chef Services
- Plant Care Maintenance
- Personal Trainer
- Translation Services
- Touch-Up Painting
- Electronics Hook-Up
- Picture Hanging
- Clean Bathrooms

- Wash Dishes
- Common Area Housekeeping
- Common Area Maintenance
- Newspaper/Magazine/ Package Delivery/ Storage
- Sanitizing Deliveries
- Bike Storage
- Owner Storage
- Meeting Set-up in Boardroom/Function Room with Conferencing/Technology

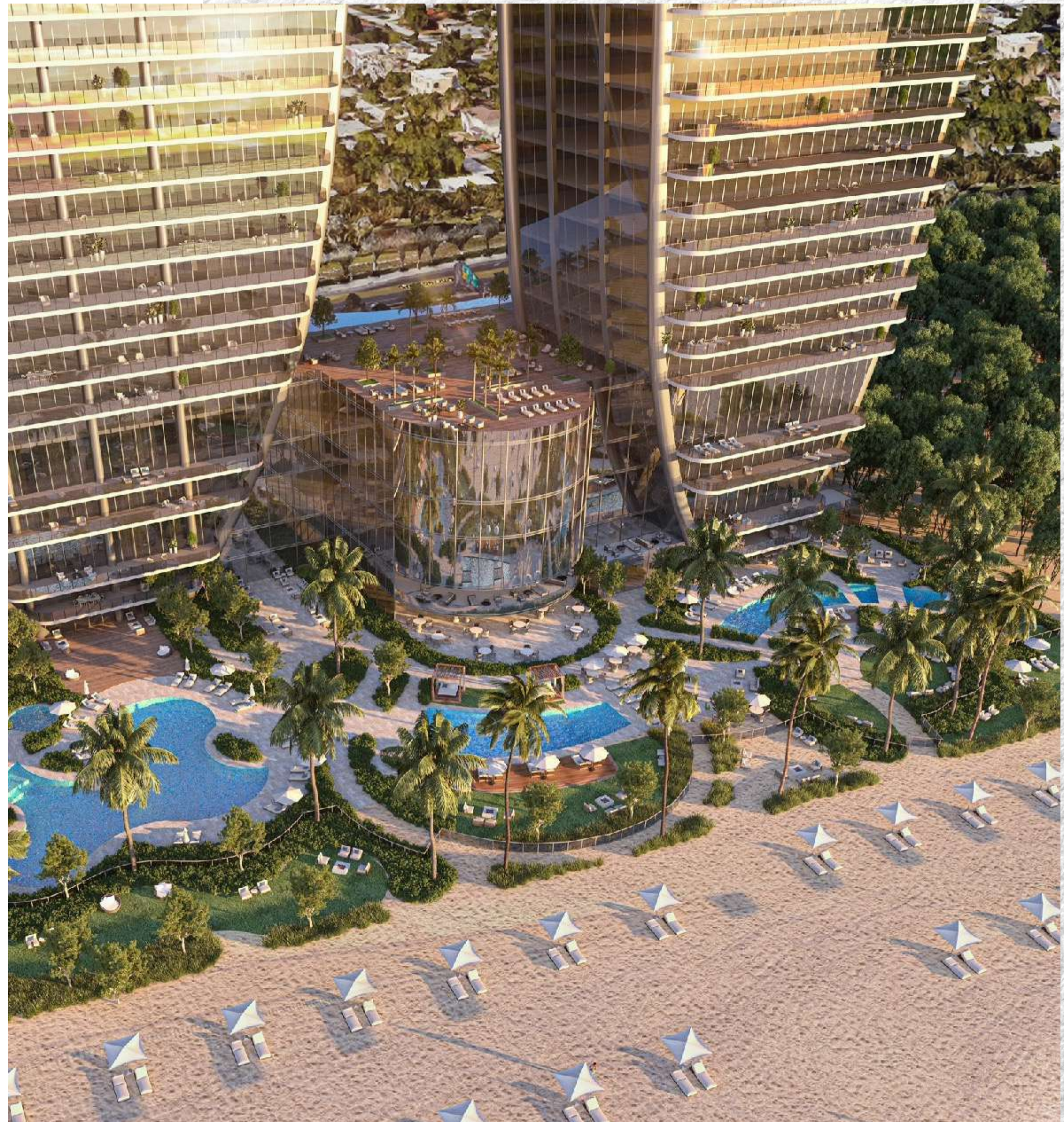
Signature Rituals



SUNRISE POOL DECK & BEACH CLUB

BEACH LEVEL

- 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
- Three pools facing the ocean
- Kids splash area
- Dog park and pet spa on-site

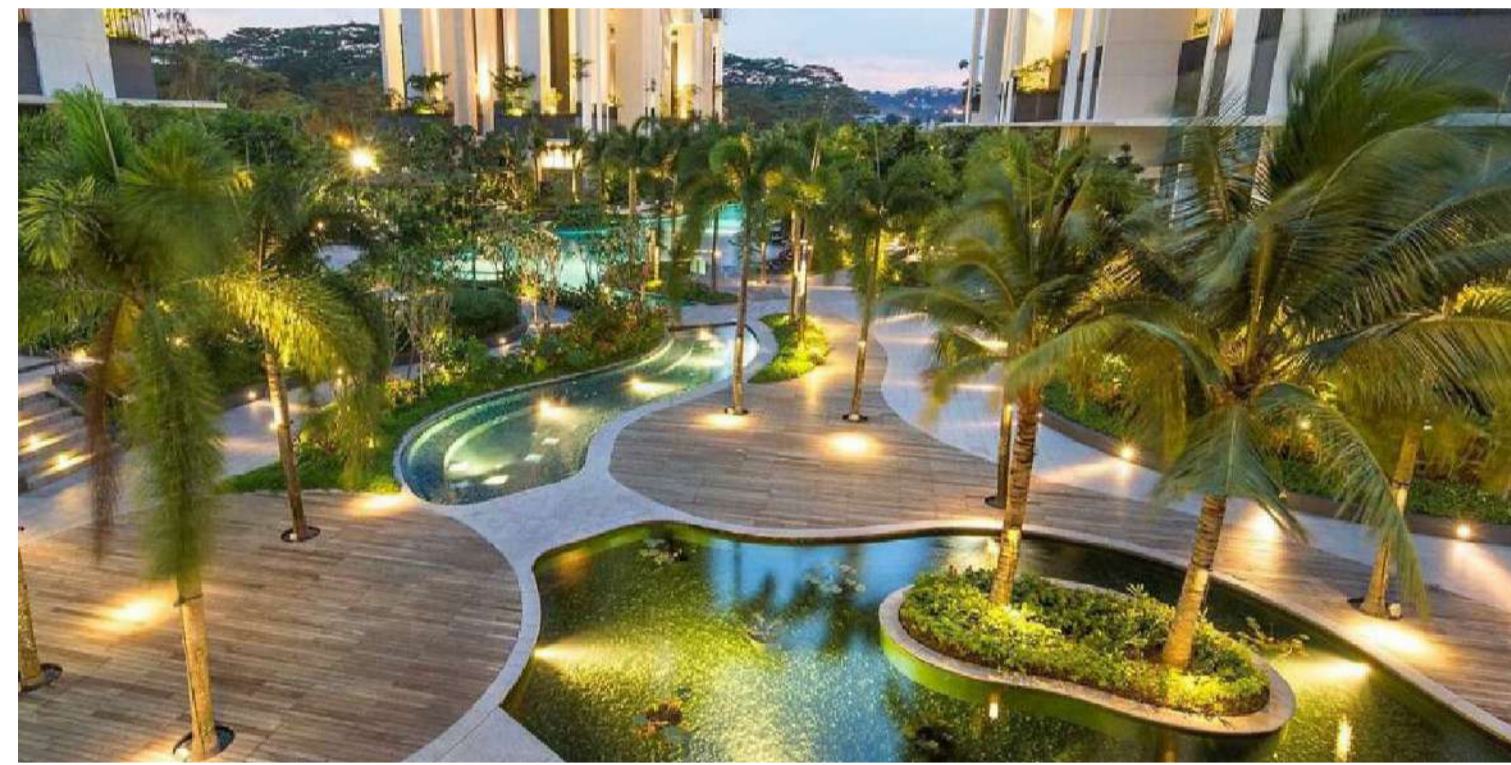






LANDSCAPE CONCEPT

East Pool Deck & Beach Club



KIDS & TEENS
ST. REGIS RESIDENCES



KIDS & TEENS
ST. REGIS RESIDENCES



WELLNESS CENTER

Level 3

WELLNESS CENTER FEATURING

- Spa concierge
- Juice & healthy nutrition bar
- His & hers full spa with locker rooms
- Relaxation lounge
- Revitalization spa
- Separate his & hers sauna & steam rooms
- 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



FITNESS - PILATES
ST. REGIS RESIDENCES



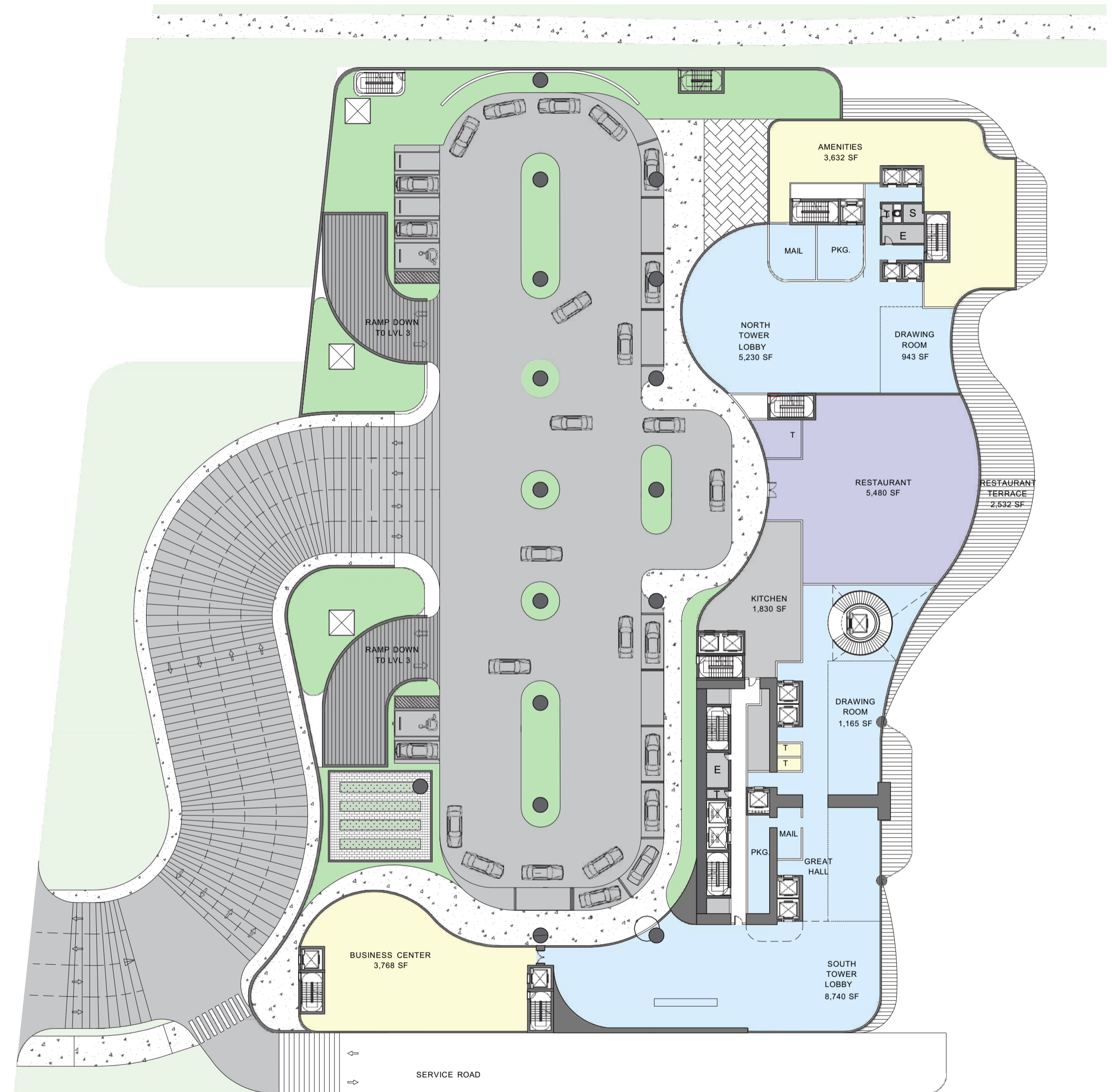
FITNESS - SPINNING
ST. REGIS RESIDENCES



LOBBY & DROP-OFF

Level 4

- Signature restaurant (open to the public) with bar lounge & private dining room
- Oceanfront terrace dining & lounge
- 24/7 valet
- Lobby reception
- Great Hall with Grand Staircase
- Outdoor covered oceanfront terrace
- Concierge
- Drawing room
- Library & breakfast lounge
- Covered oceanfront terrace
- The business Club featuring John Jacob Astor boardroom, private offices, lounge and co-working spaces
- Herb garden



LOBBY
ST. REGIS RESIDENCES



ELLIPSE CLUB

Level 5

- Cognac room
- Lounge with 20' x 9 LED screen
- Pool and billiards tables
- Cards and poker tables
- Wine vault/wall and wine bar
- Private dining Room with chef's kitchen
- Golf simulator with lounge
- Workshop & art room
- Ellipse Club terrace



ELLIPSE CLUB
ST. REGIS RESIDENCES



RESIDENTS CLUB & SUNSET POOL DECK

Level 6

RESIDENTS CLUB

- Multipurpose events space
- Bar & Lounge
- VIP Room (conference room)
- 9 Guest Suites with housekeeping service*
- Library
- Oceanfront terrace dining & lounge

SUNSET POOL DECK

- Infinity edge pool with sunken sitting lounges
- Dry Lounges
- Sunset Pool Bar
- Multi-purpose events lawn and pavilion
- Private secluded Area



LANDSCAPE CONCEPT

West Pool Deck - Level 6



THE RESIDENCES

RESIDENCE FEATURES:

- Spacious floorplans boasting unobstructed ocean, city and Intracoastal views
- Ceiling heights clearing 10'
- Fully finished with flooring and closet build-outs in secondary bedrooms
- Private elevator and entry foyer in all residences
- Molteni & C | Dada Kitchens
- Top-of-the-line appliances including wine cooler
- Walk-in closets in all primary bedrooms
- Laundry rooms with full-size washer and dryer
- Service quarters in select residences
- Service elevators

SKY VILLAS & PENTHOUSE FEATURES

- Entire floor with spacious floorplans
- Ceiling heights clearing 12'
- 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









Views at 350 Feet Level

North-East View



South-East View



East View



West View





UNIT 1804-3304
4 BED + FLEX
3,550 SF

UNIT 1803-3303
2 BED + DEN
2,062 SF

UNIT 1802-3302
3 BED + DEN
2,567 SF

UNIT 1801-3301
3 BED + FAM
3,044 SF

PROJECT TIMELINE

Estimated Dates - Phase One

- Reservations
- Purchase Agreement – End of 2022
- Groundbreaking - Summer 2023
- Top Off - Summer 2025
- Delivery - Fall 2026

DEPOSIT STRUCTURE

Reservations

2 BEDROOM RESIDENCES | \$200,000

3 BEDROOM RESIDENCES | \$300,000

4 BEDROOM RESIDENCES | \$400,000

- Balance of 15% due 30 days after signature of Purchase Agreement
 - 15% April 2023
 - 10% November 2023
 - 10% Pouring of 40th Floor
 - Balance due at closing



ST REGIS

SUNNY ISLES BEACH ♦ MIAMI

THE RESIDENCES

LIVE EXQUISITELY

