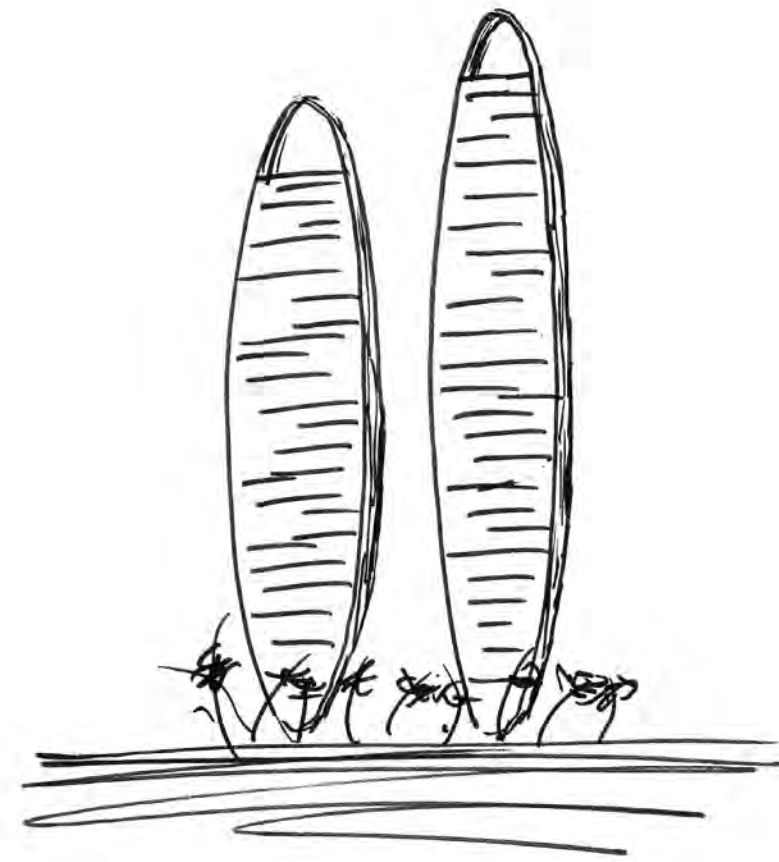


**ST REGIS**

SUNNY ISLES BEACH ♦ MIAMI

**THE RESIDENCES**





THE  
INFINITE  
BEACH



# THE ELLIPSE *of* HIGH STYLE

*“The sun defines Miami. The Sunny Isles name is not accidental.  
The Earth’s elliptical path is depicted in the towers’ shapes. The monumental  
ever-changing curvature creates a form identifiable from afar against the open skies.  
It defines the project’s skyline and the city with a form that has meaning.”*

~ Bernardo Fort-Brescia, Arquitectonica

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Ideally situated along 435 linear feet of pristine white sand 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.





# EXQUISITELY CRAFTED

The St. Regis Residences, Sunny Isles Beach, Miami, are designed to evoke a feeling of harmony with the majesty of nature in its purest forms. Feel the ocean breeze awaken you to welcome a new day, the soft white sand of the endless beach ground you, and the sound of the ocean connect you with the essential rhythm of life.

Crafted to evoke a feeling of sailing through the turquoise waters of the Atlantic, each residence is enveloped by the spellbinding ocean, city, and intracoastal views—experienced through floor-to-ceiling windows and voluminous ceiling heights.

An homage to a perfect pied-à-mer, Arquitectonica and Anastassiadis took inspiration from the finest in private yacht design to introduce the sleek curvilinear form, couture-grade craftsmanship, and superb comfort throughout The St. Regis Residences, Sunny Isles Beach, Miami.

Each home—remarkable in its volume and scale—represents the next in modern luxury with expansive layouts, breathtaking proportions of master bedroom suites, and the exquisite selection of the finest materials and finishes.





# THE INFINITE VIEW

Sited on 4.7 acres along 435 linear feet of oceanfront, The St. Regis Residences, Sunny Isles Beach, Miami, are immersed in the infinite sequence of magnificent light and an ever-changing plethora of color in every direction. The two towers—distinguished through the skyline-defining elliptical form—are placed against the most breathtaking panoramas of the legendary Miami skyline and the infinite beach scene to wake up to every day. This is where tranquility and urban energy become one—where inspiration transcends the boundaries of what's possible. This is home.





# 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 apart with the distinctive silhouette and 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.







## IN A REALM OF ITS OWN

The arrival through a grand entry driveway—complete with a double-height porte-cochère—sets the tone for a truly extraordinary experience to unfold. Carefully crafted to match the beauty of the infinite beach, the majestic ~10,000-square-foot lobby is an illusory progression of art-filled indoor and outdoor spaces that connect with the ocean and welcome you home. The design of the lobby is a true expression of the Anastasiadis signature haute-couture-inspired Modernist style. Located on this level, the signature five-star restaurant encompasses a bar lounge, a private dining room with an oceanfront terrace and secluded areas for intimate gatherings.

The Mezzanine serves as a backdrop for a rarefied lifestyle—offering impeccable places for entertainment, fine dining, and epicurean pursuits with a private Ellipse Club, a cognac room, a wine vault, a golf simulator, and a cigar lounge, among numerous other unexpected experiences and indulgences.



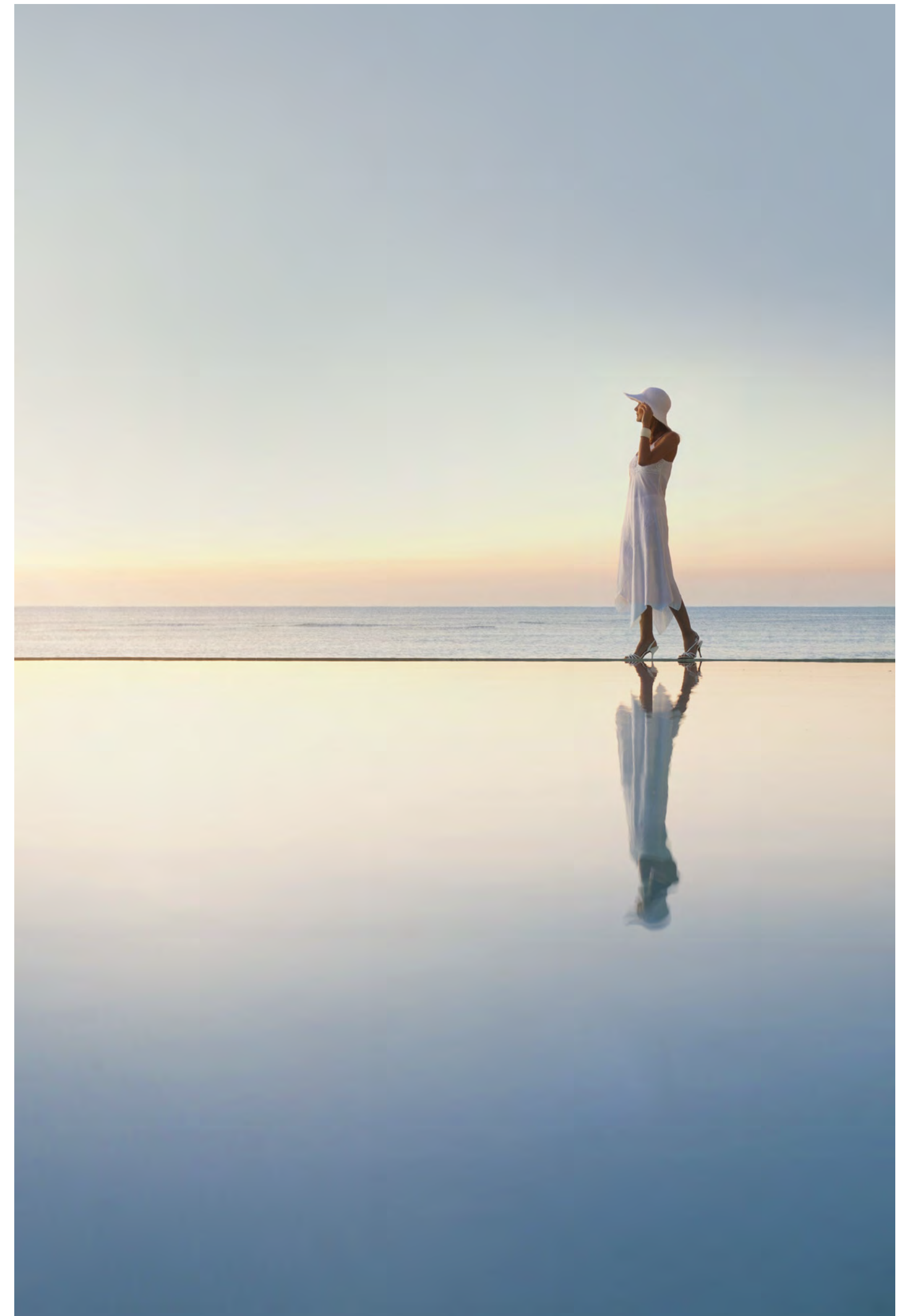
# INFINITE POOLS

Beyond the infinite beach, immerse yourself in the boundless possibilities of poolside leisure with two distinct experiences—the Beach Club and the Sunset Pool Deck.

The private Beach Club amenities include cabanas and chaise lounges, while the Beach Bar & Grill offers indoor and outdoor covered seating, beach service, private events lawn, and in-residence dining. The beachside pools have been designed to cater to every need and desire, including a lap pool for athletic pursuits and a children's pool. On this level, you will find such exquisite conveniences as the Pet Spa.

The sixth floor of The St. Regis Residences, Sunny Isles Beach, Miami, is the pièce de résistance of this private resort. It offers the splendor of private outdoor amenities at an unprecedented scale.

Placed at a perfect vantage point, the Sunset Pool Deck houses the longest infinity-edge 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 to celebrate life's most momentous moments.







# THE SIGNATURE ST. REGIS BUTLER SERVICE

Discover a world where every day  
is an extraordinary experience.

Introduced at The St. Regis New York  
by John Jacob Astor IV, St. Regis Butler Service  
has been a signature offering for over a century.  
The anticipatory, personalized service of St. Regis  
Butler ensures that each resident's preferences  
are addressed and realized.





THE ST. REGIS RESIDENCES, SUNNY ISLES BEACH, MIAMI





## THE SIGNATURE COCKTAIL

In 1934, famed barman Fernand Petiot perfected the recipe for a vodka-and-tomato-juice cocktail, known as the Bloody Mary, at The St. Regis New York's King Cole Bar. After nearly 90 years, the iconic Bloody Mary remains the signature cocktail of St. Regis—uniquely crafted to reflect the flavor of each locale.

### THE BLOODY MARY

#### *Ingredients:*

1 oz / 30 ml premium vodka  
11 oz / 325 ml Bloody Mary mix  
1 lemon wedge, for garnish

#### *The Signature Bloody Mary Mix:*

Juice of 3 lemons  
2 ½ #10 cans / 2 ½ large tomato juice  
5oz / 150ml Worcestershire sauce  
10 dashes / 3ml Tabasco sauce  
2tbsp / 30g freshly ground black pepper  
2tbsp / 30g ground cayenne pepper  
1tbsp / 15g ground celery salt  
2tbsp / 30g whole black peppercorns





THE ST. REGIS RESIDENCES, SUNNY ISLES BEACH, MIAMI





## THE PERFECTLY SERVICED LIFE

In the new age of luxury, the timeless rituals of St. Regis are ever more coveted today—presenting unexpected moments and surprises for an unforgettable life.

End your day at the beach with the perfect bottle of Champagne—curated by the St. Regis sommelier-in-residence—to indulge in our signature art of sabrage. Cherish the perfect sunset to toast one of life's milestones or the dawn of a new day.

### THE ART OF SABRAGE RITUAL

Dating to the battles of Napoleon Bonaparte, who famously opened Champagne with his saber in both victory and defeat, the art of sabrage is the signature ceremony of the St. Regis Rituals series. Handcrafted in Christoffle's Haute Orfèvrerie workshop in Yainville, Normandy, the saber bears an exquisite design rendered by Christoffle's master silversmiths.









## THE SIGNATURE TEA SERVICE

A contemporary take on the traditional high tea, The St. Regis Residences, Sunny Isles Beach, Miami, Tea Ritual is to be enjoyed at the beach, on the Oceanfront Terrace, or in the comfort of your home. Indulge in the artfully prepared delights, libations, and aperitifs by the in-house chef and served by the butler.



# SUNNY ISLES BEACH

Flanked by the Atlantic Ocean on the east and the Intracoastal Waterway on the west, Sunny Isles Beach is perfectly placed to be at the center of it all, yet a world apart.

It is at once a peaceful resort sanctuary, a vibrant cultural scene, and a cinematic community to savor and call home.

Situated in close proximity to Miami Beach, Bal Harbour Shops, Aventura Mall, and the Miami Design District, The St. Regis Residences, Sunny Isles Beach, Miami, are poised to become one of the most exclusive addresses in South Florida and beyond.







# THE MAKING OF AN ICON

A seminal commission like The St. Regis Residences, Sunny Isles Beach, Miami, is a result of the tireless work by the singular mix of talent in every aspect of real estate development, architecture, hospitality, and interior design—carefully assembled to respond to the needs of contemporary luxury lifestyle.





## FORTUNE INTERNATIONAL GROUP

Synonymous with excellence, quality, customer service, and an unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, and marketing since 1983. The company's prestigious portfolio includes many of the most prominent residential, mixed-use, condo-hotel, and office-condo projects in South Florida including Jade Signature, Jade Ocean, Jade Beach, Jade Residences at Brickell Bay, Auberge Beach Residences and Spa Fort Lauderdale, Hyde Resort & Residences Hollywood and The Ritz-Carlton Residences, Sunny Isles Beach, just to name a few. Led by visionary founder Edgardo Defortuna, Fortune International Group has 21 offices around the world representing both its own projects and the exclusive sales and marketing of others throughout South Florida. With nearly 1,000 associates connected to South Florida, Buenos Aires, Hong Kong, Sao Paolo, Manhattan, Paris, and beyond, the company's ability to shape the industry is a driving force behind this landmark residential address.

## CHÂTEAU GROUP

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.

*Pictured (clockwise from top left):*

Fortune International Projects: Jade Signature; Auberge Beach Residences & Spa, Ft. Lauderdale; Jade Ocean & Jade Beach; Artech;

Fortune International & Château Group: The Ritz-Carlton Residences, Sunny Isles Beach, Miami;

Château Group Projects: Château Libertador, Buenos Aires; Château Beach Residences, Sunny Isles Beach;

FENDI Château Residences, Surfside; FENDI Château Residences, Punta del Este





## ARQUITECTONICA

Arquitectonica is comprised of a group of more than 650 architects, urban designers, planners, interior and landscape designers, that collectively work out of a network of nine offices around the world. Headquartered in Miami, Florida, Arquitectonica has offices in New York, Los Angeles, Paris, Hong Kong, Shanghai, Manila, Lima and Sao Paulo. Founded in 1977, by Bernardo Fort-Brescia, FAIA and Laurinda Spear, FAIA, ASLA, LEED AP, the firm immediately received acclaim for its bold modernism which identified with a renaissance in Miami's urban landscape. Today the firm's work spans the globe, with projects in 59 countries on five continents. Recognized globally for its signature designs the firm has received hundreds of design awards, and the firm's groundbreaking work has been the subject of exhibitions at numerous museums and institutions. Well-known projects by the firm include the Microsoft Europe Headquarters in Paris, the Bronx Museum, Festival Walk and the Cyberport Technology Campus in Hong Kong, the International Finance Center in Seoul, the Banco Santander Headquarters and W Torre Plaza in Sao Paulo, the U.S. Embassy in Lima, the Hilton Americas in Houston, Brickell City Centre, the FTX Arena and Virgin Voyages Cruise Terminal V in Miami.

## Anastassiadis

Anastassiadis is a global studio for architecture, interior design, and product design founded by Patricia Anastassiadis. The rich international scene of São Paulo and a team of experienced architects and designers with different backgrounds provide a unique cultural melting pot that is the trademark of Anastassiadis' work process. The constant search for new materials and innovative textures, the attention to detail combined with an engagement in developing timeless projects and expertise in creating a coherent design narrative have made Anastassiadis' work celebrated in Brazil and worldwide for the past three decades.

Throughout the years, Anastassiadis has designed and completed globally-recognized projects for a roster of luxury brands, such as Four Seasons, Oetker Collection, Fairmont, The Ritz-Carlton, Hilton, Grand Hyatt, Club Med, Banque Edmond de Rothschild, Sisley, Jean Georges Vongerichten, Banyan Tree Spa. Projects by Anastassiadis Arquitetos can be seen in various locations including Brazil, the United States, Greece, France, Spain, Portugal, and the Caribbean.

*Pictured (clockwise from top left):*

Arquitectonica: FTX Arena, Miami, Florida; Mount Parker Residences, Hong Kong; South Miami-Dade Cultural Arts Center; The Ritz-Carlton Residences, Sunny Isles Beach, Miami; Arquitectonica & Anastassiadis: 57 Ocean, Miami Beach, Florida; Anastassiadis: Eden-Roc Restaurant, Cote d'Azur, France; Jumby Bay Island, Antigua, Caribbean; Bar La Rotonde, Hotel du Cap-Eden-Roc, France; Fairmont Copacabana - Rio de Janeiro, Brazil





**ST REGIS**  
SUNNY ISLES BEACH • MIAMI  
**THE RESIDENCES**

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