

New building complex - Very high standard - Sunny Isles Beach

For sale United States

Sole agent

Price on request

Discover an exceptional project combining modern architecture and refined services. Located in an idyllic setting, this complex offers a luxurious lifestyle combining comfort, elegance and top-of-the-range services, designed to meet the needs of the most demanding residents.

A unique opportunity to invest in an exceptional residence on the famous Florida coast.

Product type	Apartment	Num rooms	4
Total area	377 m ²	Num bedrooms	3
Living area	314 m ²	Num parking	2
Terrace area	63 m ²	City	Miami
View	Sea and city	Country	United States
Exposure	360° panoramic	Condition	Luxurious amenities
Release date	Livraison 2028		

CHARACTERISTICS OF THE PROPERTY AND BUILDINGS: This exceptional development consists of two majestic towers rising 228.6 metres (62 storeys) each, set in 1.9 hectares with 132 linear metres of ocean shoreline. A spectacular 929 m² double-height lobby welcomes residents. The complex offers over 6,503 m² of diverse facilities and is managed by the renowned St. Regis Hotel Company. It is an entirely private residence, with no on-site hotels or transient uses.

TOWER DETAILS:

• South Tower:

- 228,6 metres high, 62 storeys
- 170 residences offering configurations of 2 to 5 bedrooms, ranging from 185 to 520 m².
- Sky Villas and Penthouses ranging from 613 to over 929 m².

• North Tower:

- 228,6 metres high, 62 floors
- 150 residences with 2 to 5 bedrooms, ranging from 165 to 527 m².

LOCATION: Located just twenty minutes north of South Beach, the complex is ideally situated close to Aventura Mall and the shops of Bal Harbour. Bordered by the Atlantic Ocean to the east and the Intracoastal Waterway to the west, it is just minutes from Miami and Fort Lauderdale.

DEVELOPMENT TEAM: Developed by Fortune International Group and Chateau Group, with architecture by Arquitectonica, landscape design by Edsa and interior design by Anastasiadis.

THE BRAND - ST. REGIS: John Jacob Astor IV founded The St. Regis New York in 1904. More than a century later the St. Regis name is renowned for its tradition of innovation and commitment to impeccable taste and

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exceptional service delivered right in the comfort of your own home.

HOTEL RESERVATION SERVICES: Owners benefit from several luxury services, such as :

- VIP status with client relations
- Daily breakfast for two
- Check-in bonus
- 24-hour concierge, valet and valet parking services available on request

WELLNESS CENTRE: Offering a full range of services including spa, saunas, beauty salon and outdoor wellness terrace.

ATHLETIC CLUB: Equipped with a modern fitness centre, a variety of training areas and an outdoor exercise terrace.

COMMON AREAS: Includes a restaurant with ocean views, a spacious lobby and multi-purpose event rooms.

POOL AND RELAXATION AREA: The resort has a pool located on the Sunset Pool Deck (level 6) which includes sunken lounges, lounges and a pool bar. There is also a lawn and pavilion for multifunctional events, as well as a private area for moments of tranquillity.

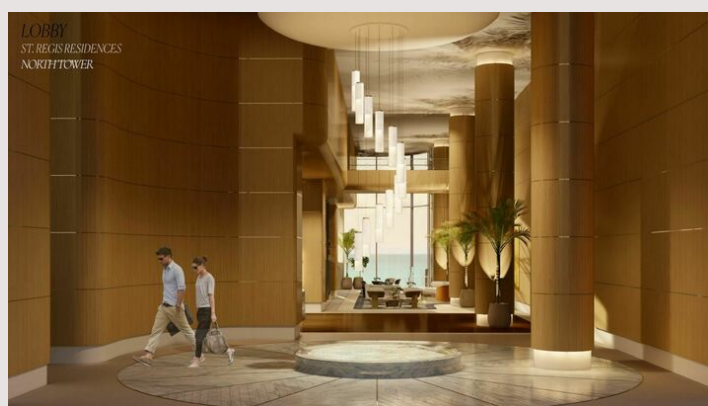
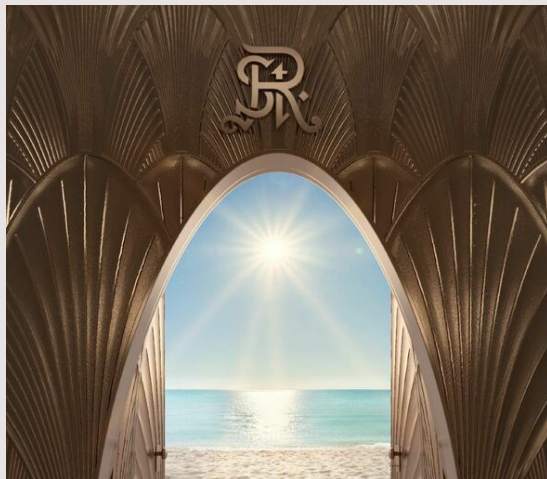
RESIDENCE FEATURES: The residences feature large floor plans with panoramic views, high-end Italian kitchens, and an exclusive concierge service.

EXAMPLES OF RESIDENCES:

- **Residence 01 (North Tower):** 3 bedrooms + library/office area, 4 bathrooms, 313 m² of interior space.
- **Residence 02 (North Tower):** 2 bedrooms + library/office area, 3 bathrooms, 167 m² of interior space.
- **Residence 03 (North Tower):** 2 bedrooms + library/study area, 3 bathrooms, 167 m² of interior space.
- **Residence 04 (North Tower):** 3 bedrooms + library/office area, 4 bathrooms, 313 m² of interior space.

This unique real estate project at Sunny Isles Beach promises to offer an incomparable lifestyle, characterised by luxury, comfort and world-class services.

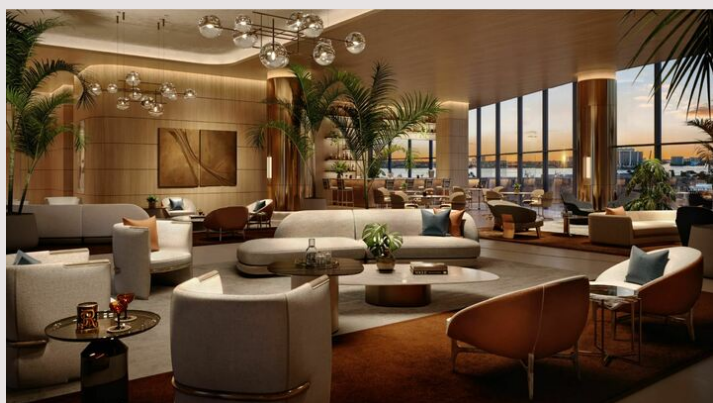
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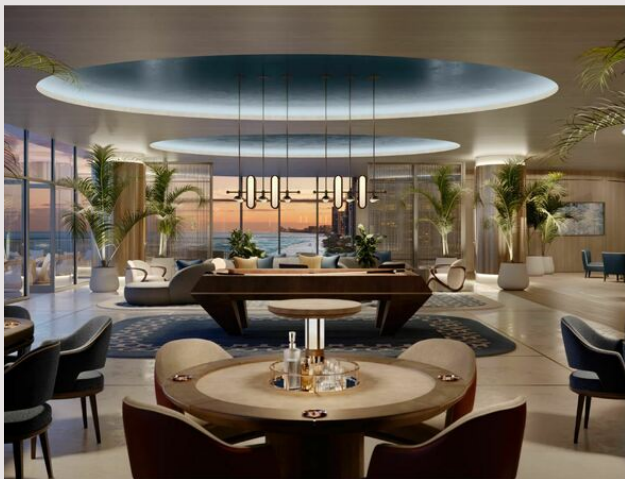
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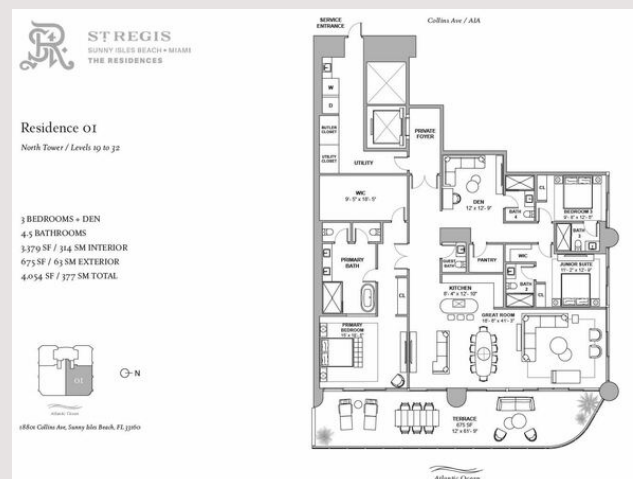
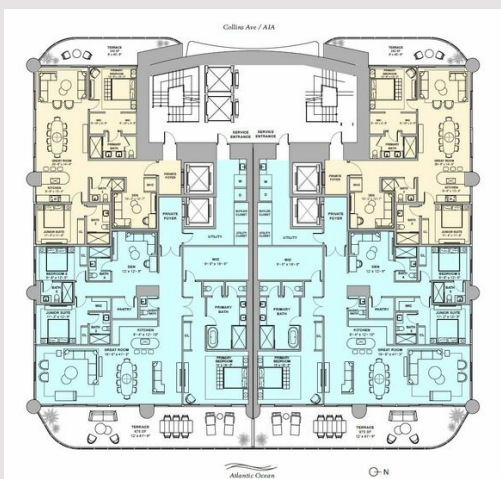
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