

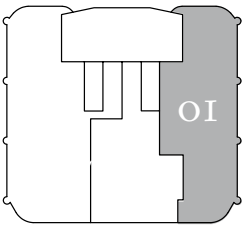


ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 01

North Tower / Levels 18 to 23

- 4 BEDROOMS + DEN
- 6.5 BATHROOMS
- 3,569 SF / 332 SM INTERIOR
- 573 SF / 53 SM EXTERIOR
- 4,142 SF / 385 SM TOTAL



Atlantic Ocean

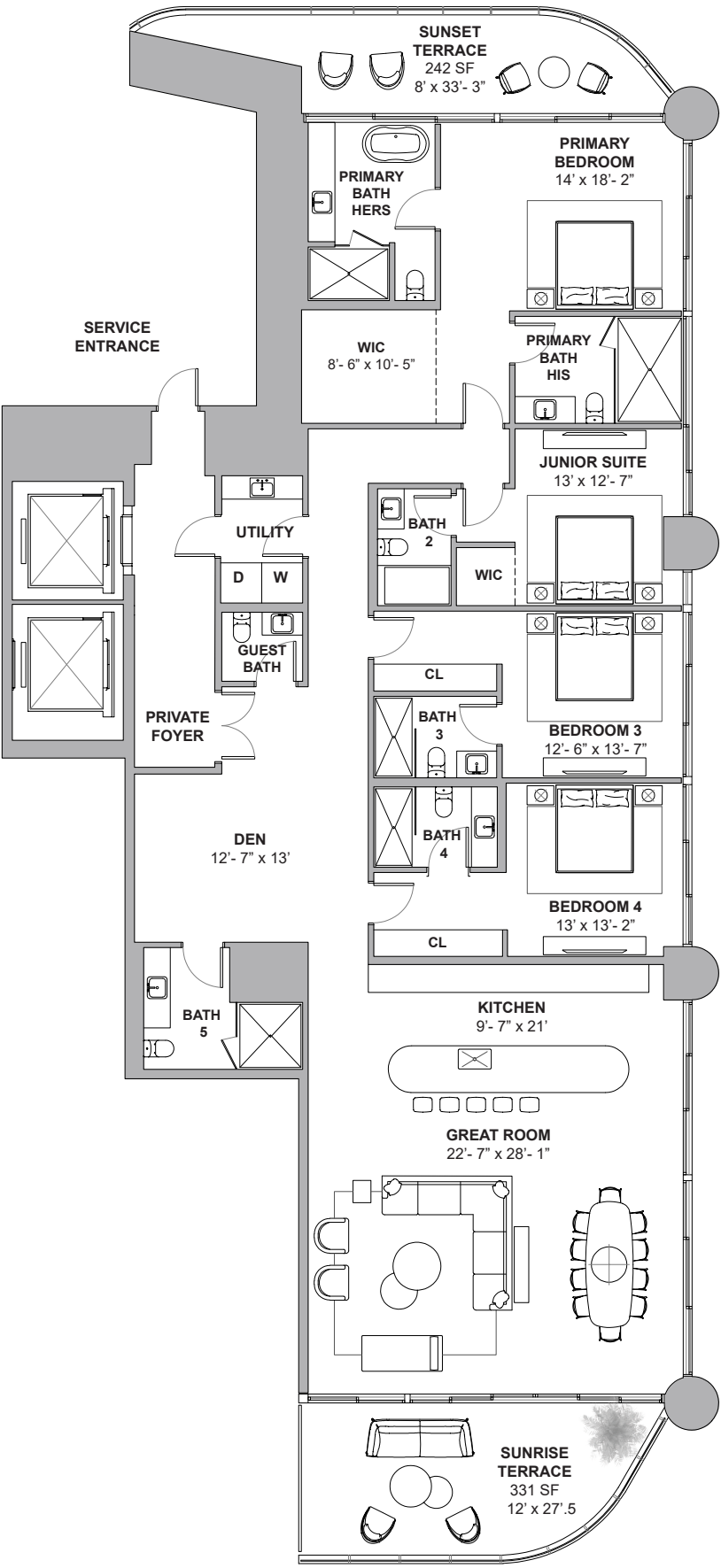
18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES



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Collins Ave / AIA



Atlantic Ocean

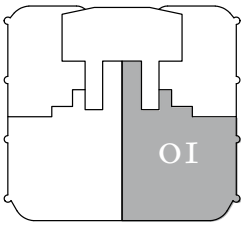


ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 01

North Tower / Levels 24 to 48

- 3 BEDROOMS + DEN
- 4.5 BATHROOMS
- 3,322 SF / 309 SM INTERIOR
- 682 SF / 63 SM EXTERIOR
- 4004 SF / 372 SM TOTAL



Atlantic Ocean

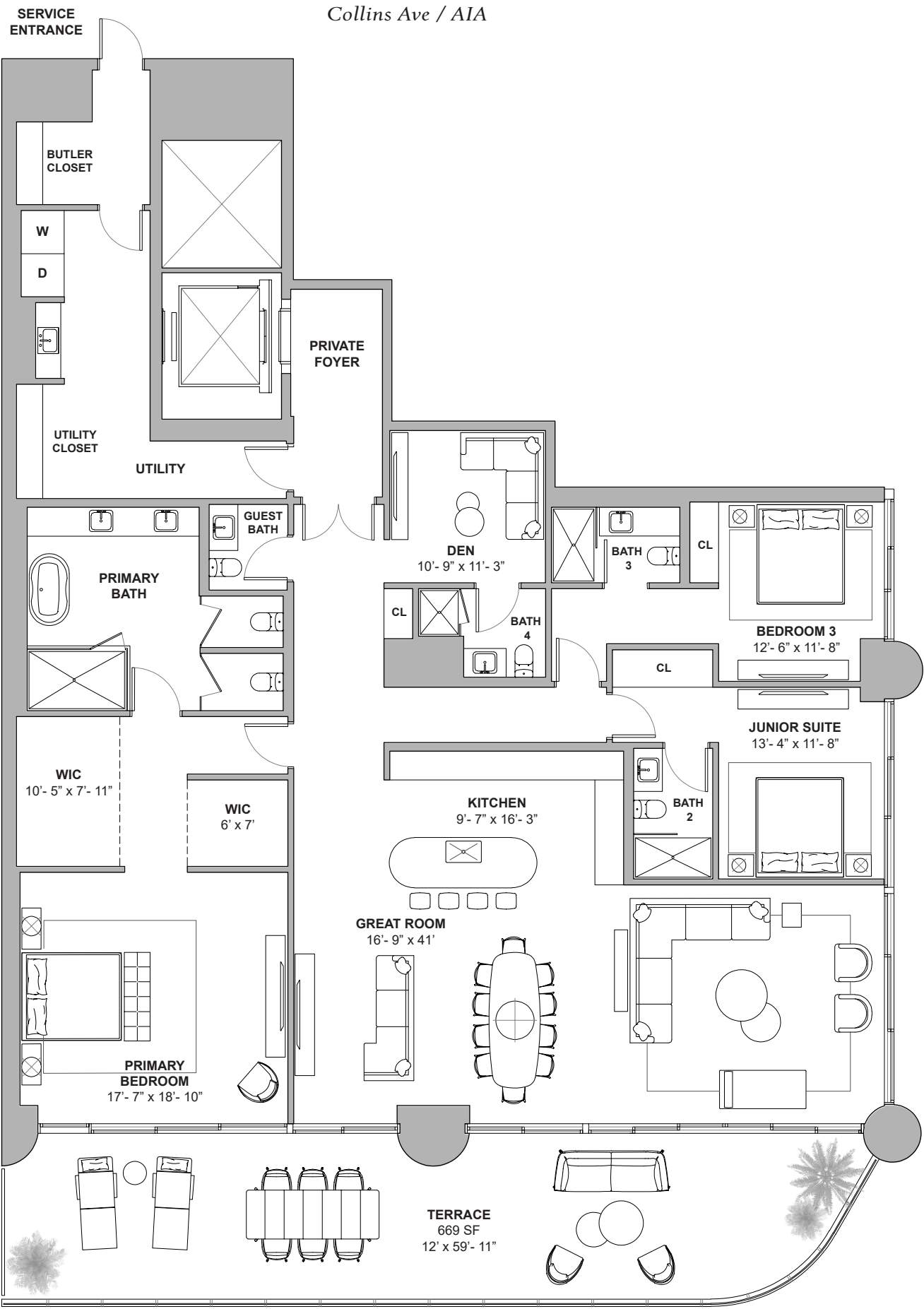
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DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP



Collins Ave / AIA



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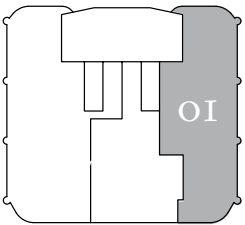
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 01

North Tower / Levels 49 to 51

- 4 BEDROOMS + DEN
- 6.5 BATHROOMS
- 3,570 SF / 332 SM INTERIOR
- 563 SF / 52 SM EXTERIOR
- 4,133 SF / 384 SM TOTAL

*Terraces on these levels range from 549 to 551 SF



Atlantic Ocean

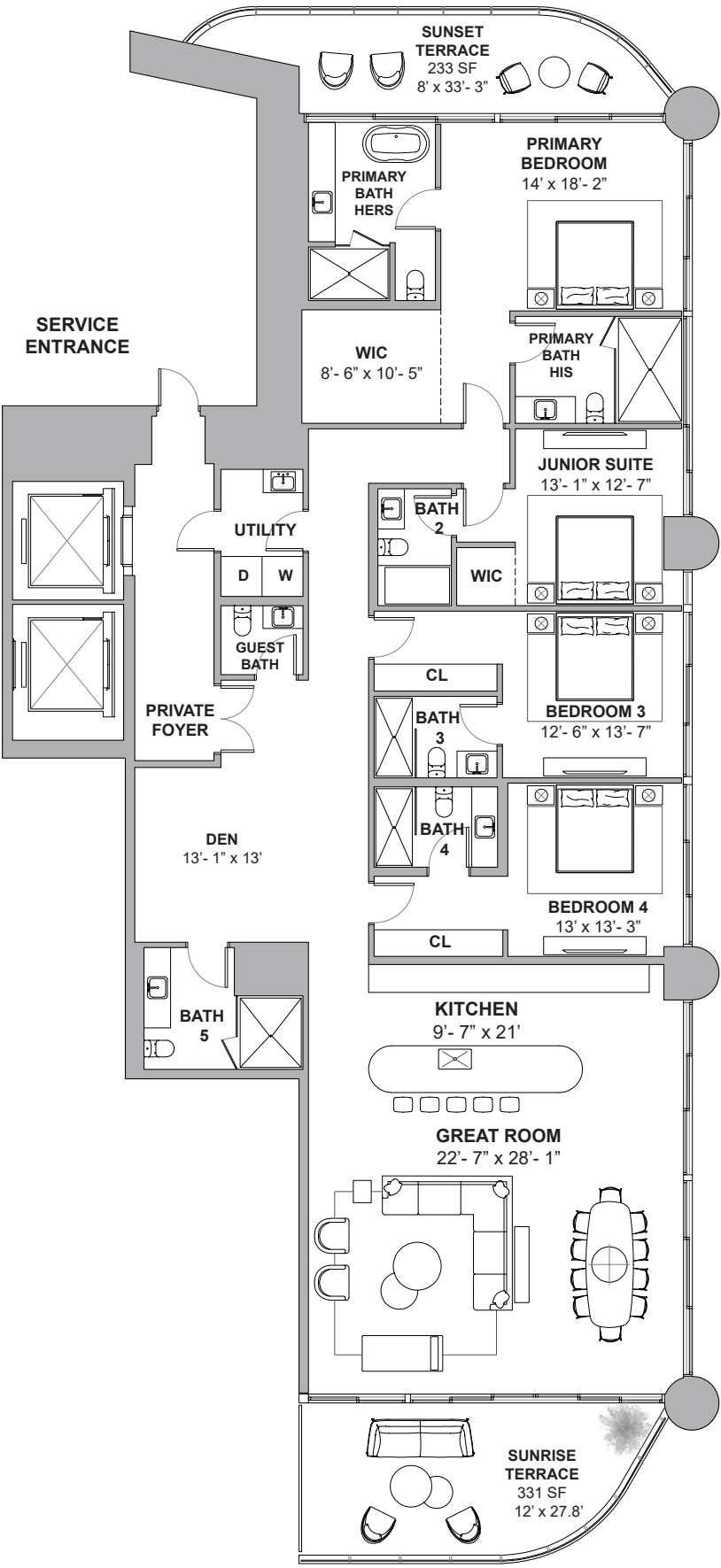
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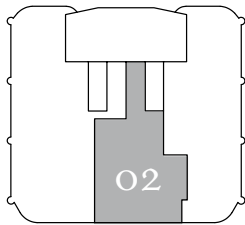


ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 02

North Tower / Levels 18 to 23

2 BEDROOMS + DEN
3.5 BATHROOMS
2,339 SF / 217 SM INTERIOR
549 SF / 51 SM EXTERIOR
2,888 SF / 268 SM TOTAL



Atlantic Ocean

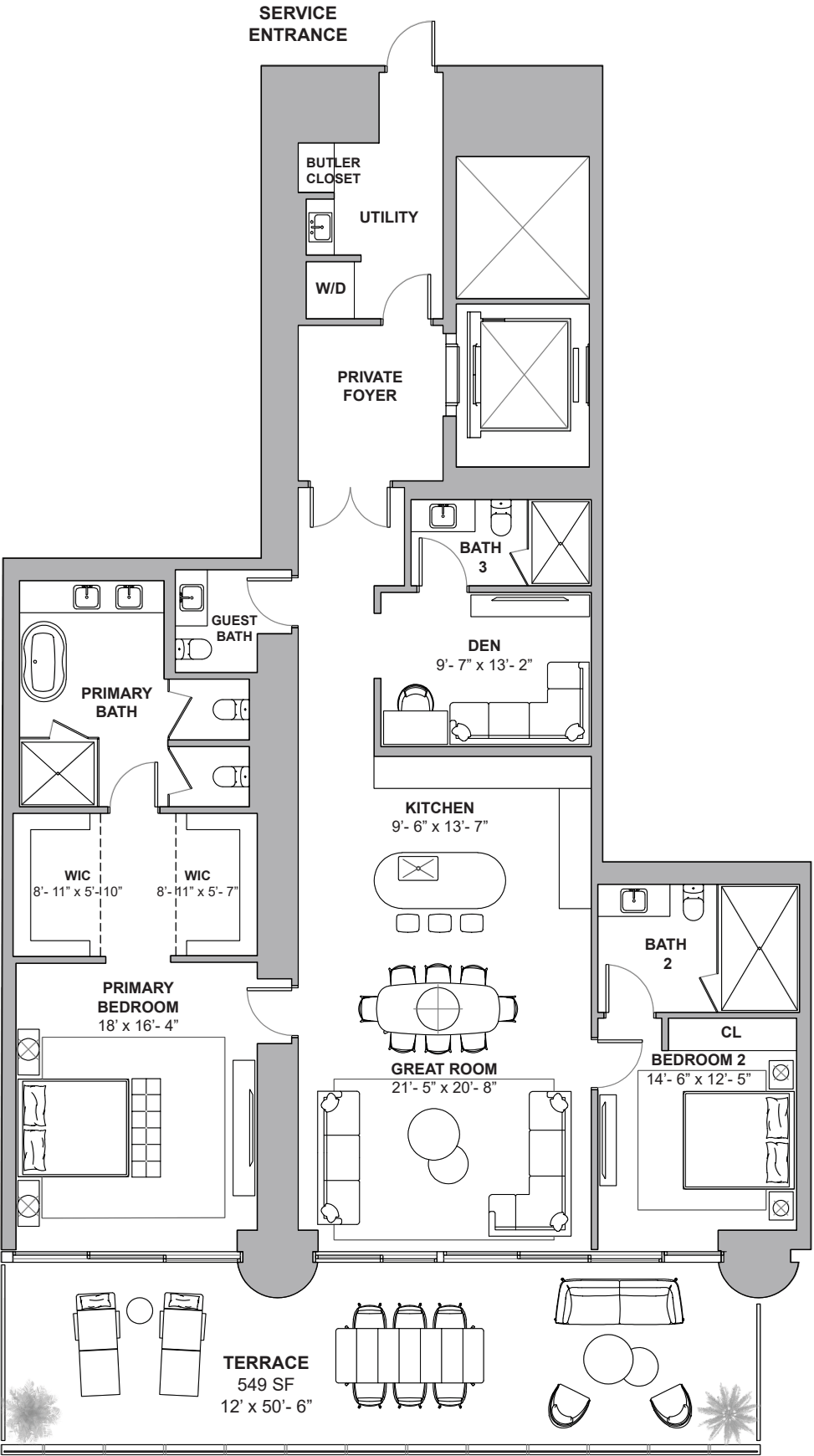
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SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

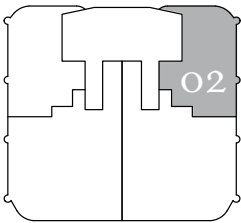
Collins Ave / AIA

Residence 02

North Tower / Levels 24 to 33 & 35 to 48

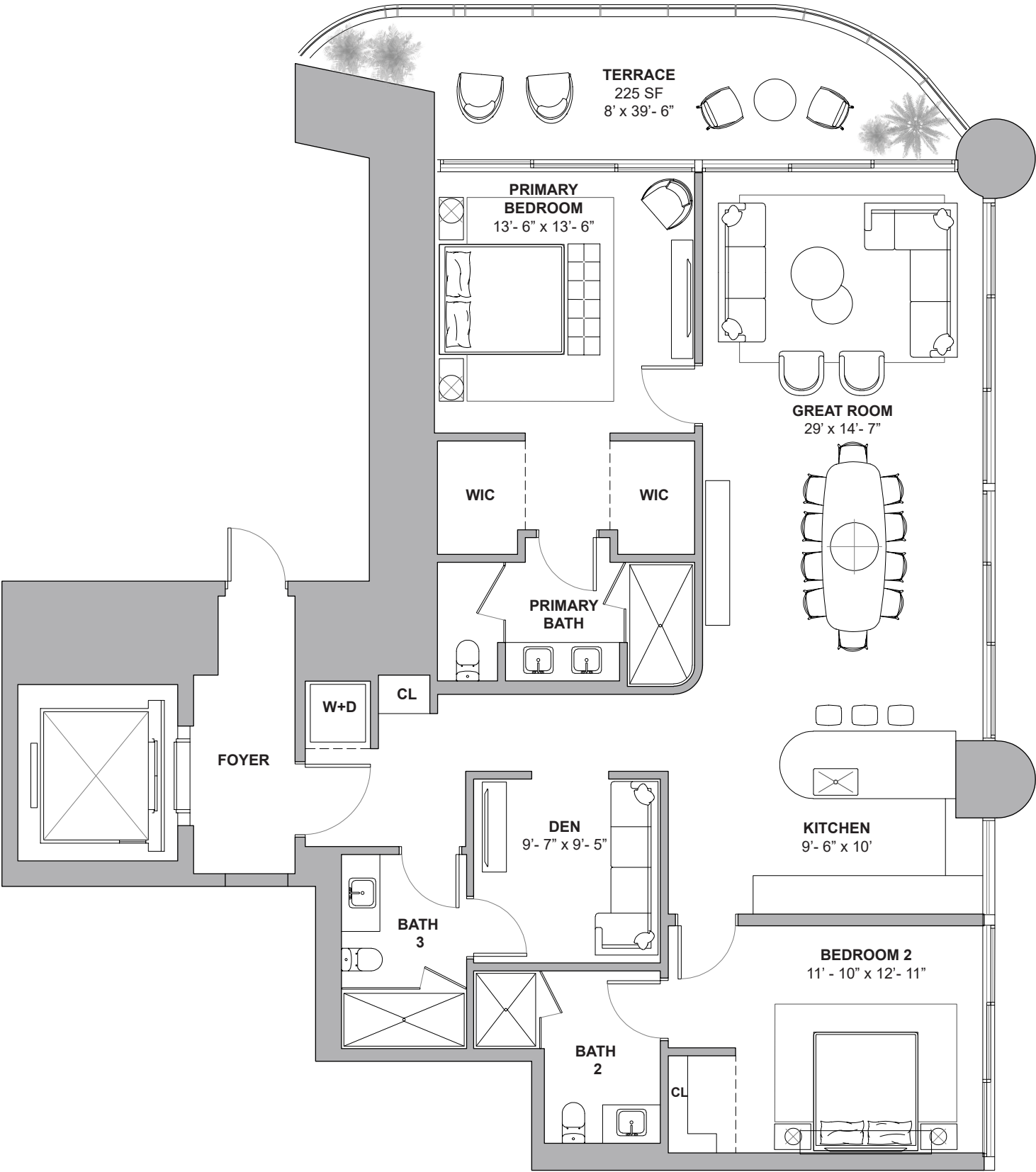
2 BEDROOMS + DEN
3 BATHROOMS
1,847 SF / 172 SM INTERIOR
231 SF / 21 SM EXTERIOR
2,078 SF / 193 SM TOTAL

*Terraces on these levels range from 217 to 231 SF



Atlantic Ocean

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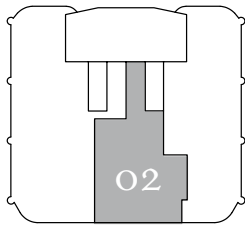


ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 02

North Tower / Levels 49 to 51

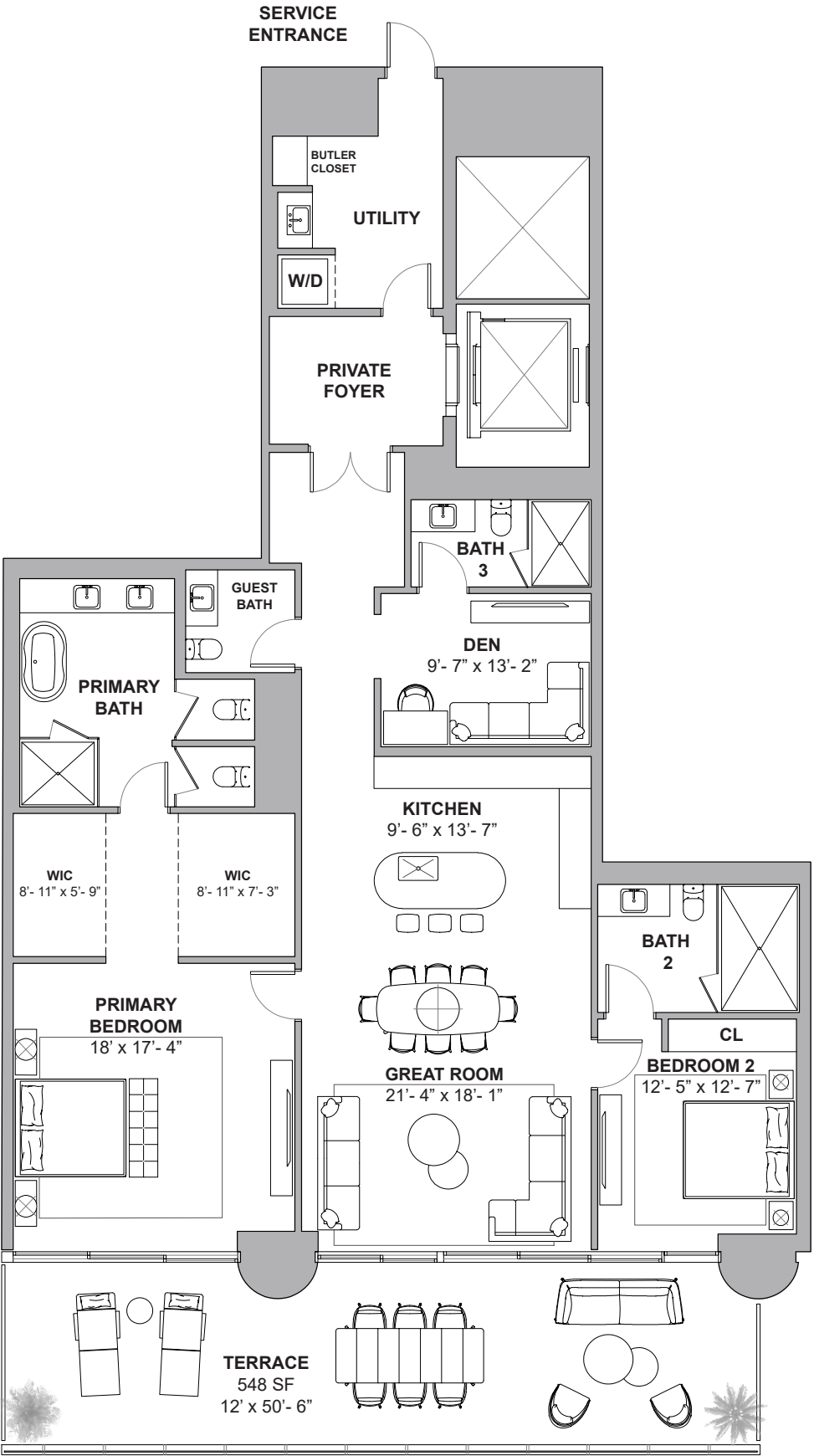
2 BEDROOMS + DEN
3.5 BATHROOMS
2,362 SF / 219 SM INTERIOR
548 SF / 51 SM EXTERIOR
2,910 SF / 270 SM TOTAL



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Collins Ave / AIA



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ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 03

North Tower / Levels 18 to 23

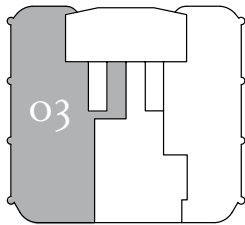
4 BEDROOMS

5.5 BATHROOMS

4,430 SF / 412 SM INTERIOR

726 SF / 67 SM EXTERIOR

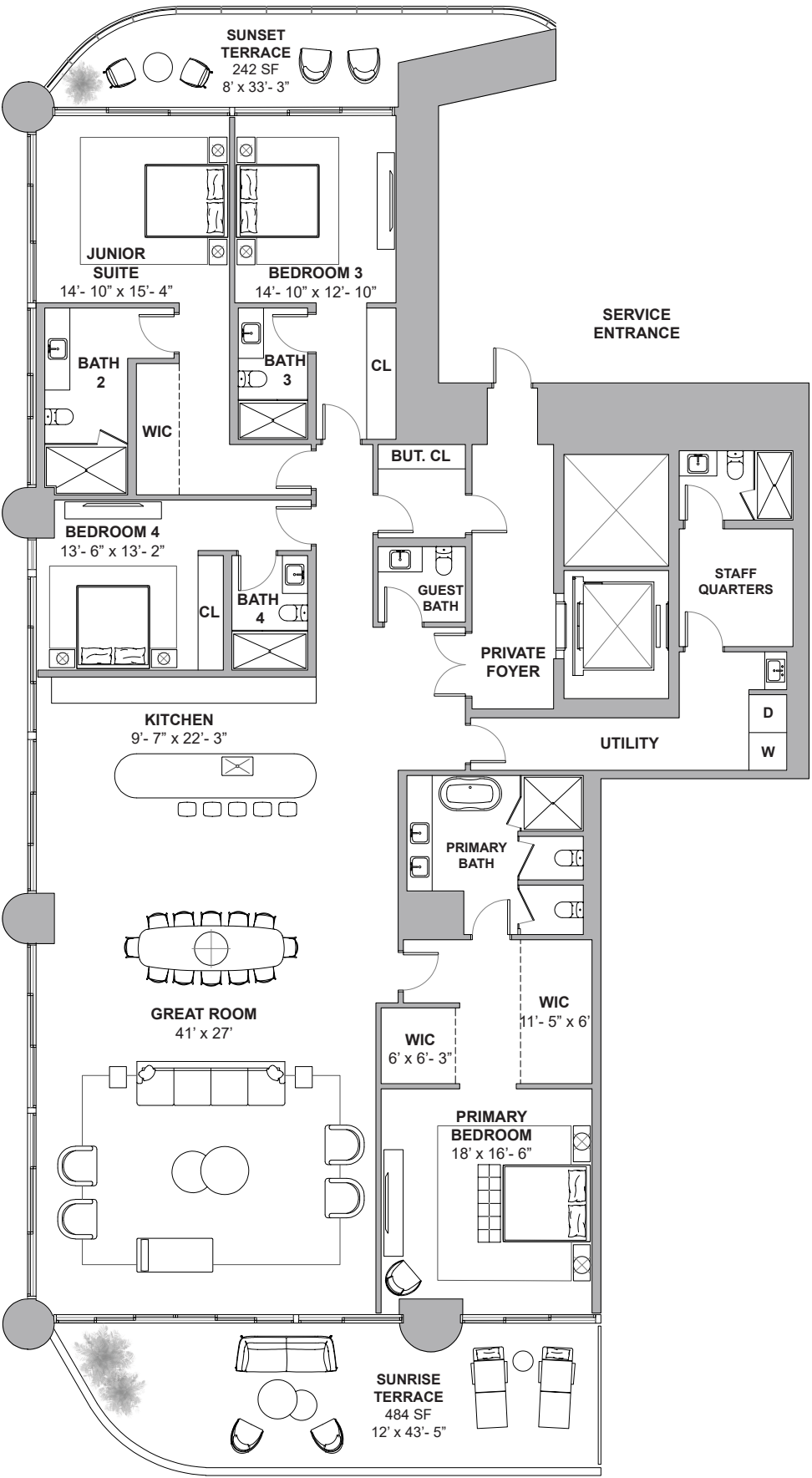
5,156 SF / 479 SM TOTAL



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ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

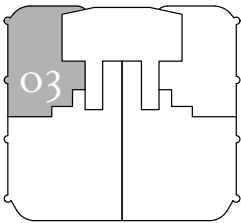
Collins Ave / AIA

Residence 03

North Tower / Levels 24 to 33 & 35 to 48

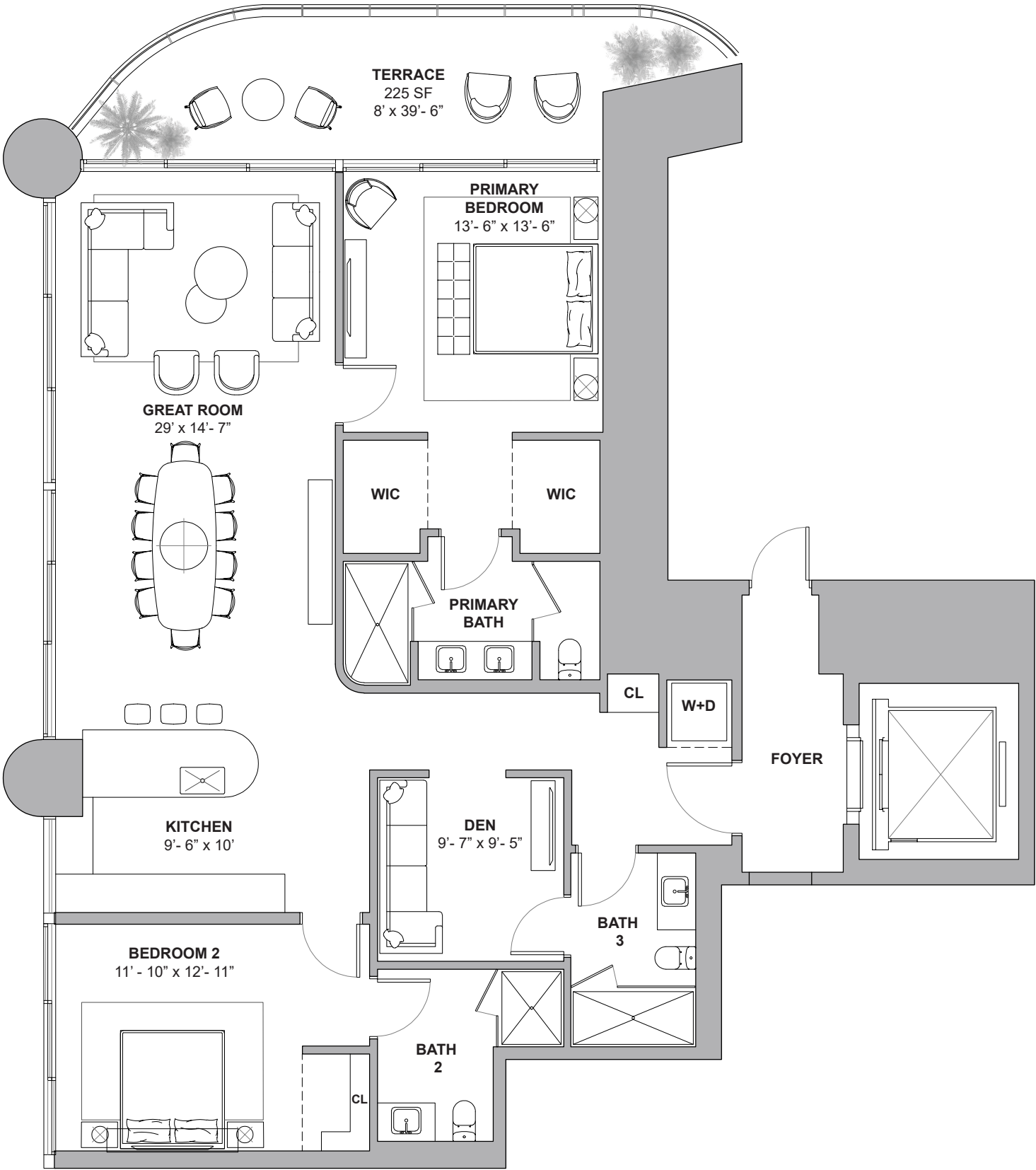
2 BEDROOMS + DEN
3 BATHROOMS
1,848 SF / 172 SM INTERIOR
225 SF / 21 SM EXTERIOR
2,073 SF / 193 SM TOTAL

*Terraces on these levels range from 217 to 231 SF



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ST REGIS
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THE RESIDENCES

Residence 03

North Tower / Levels 49 to 51

5 BEDROOMS

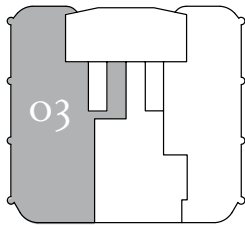
6.5 BATHROOMS

4,407 SF / 409 SM INTERIOR

719 SF / 67 SM EXTERIOR

5,125 SF / 476 SM TOTAL

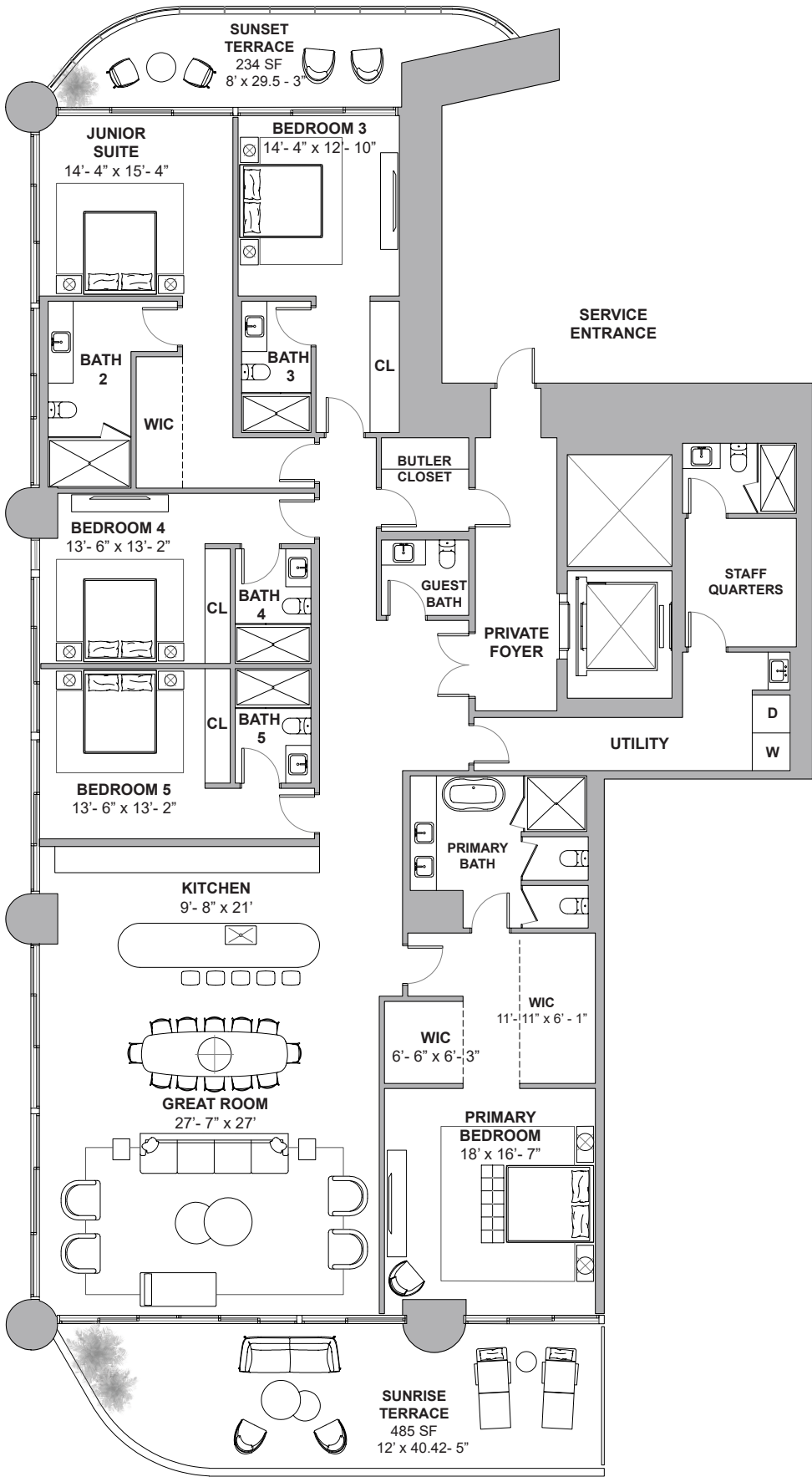
*Terraces on these levels range from 704 to 706 SF



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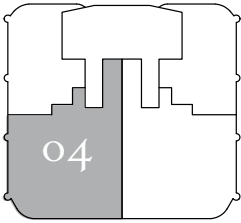
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 04

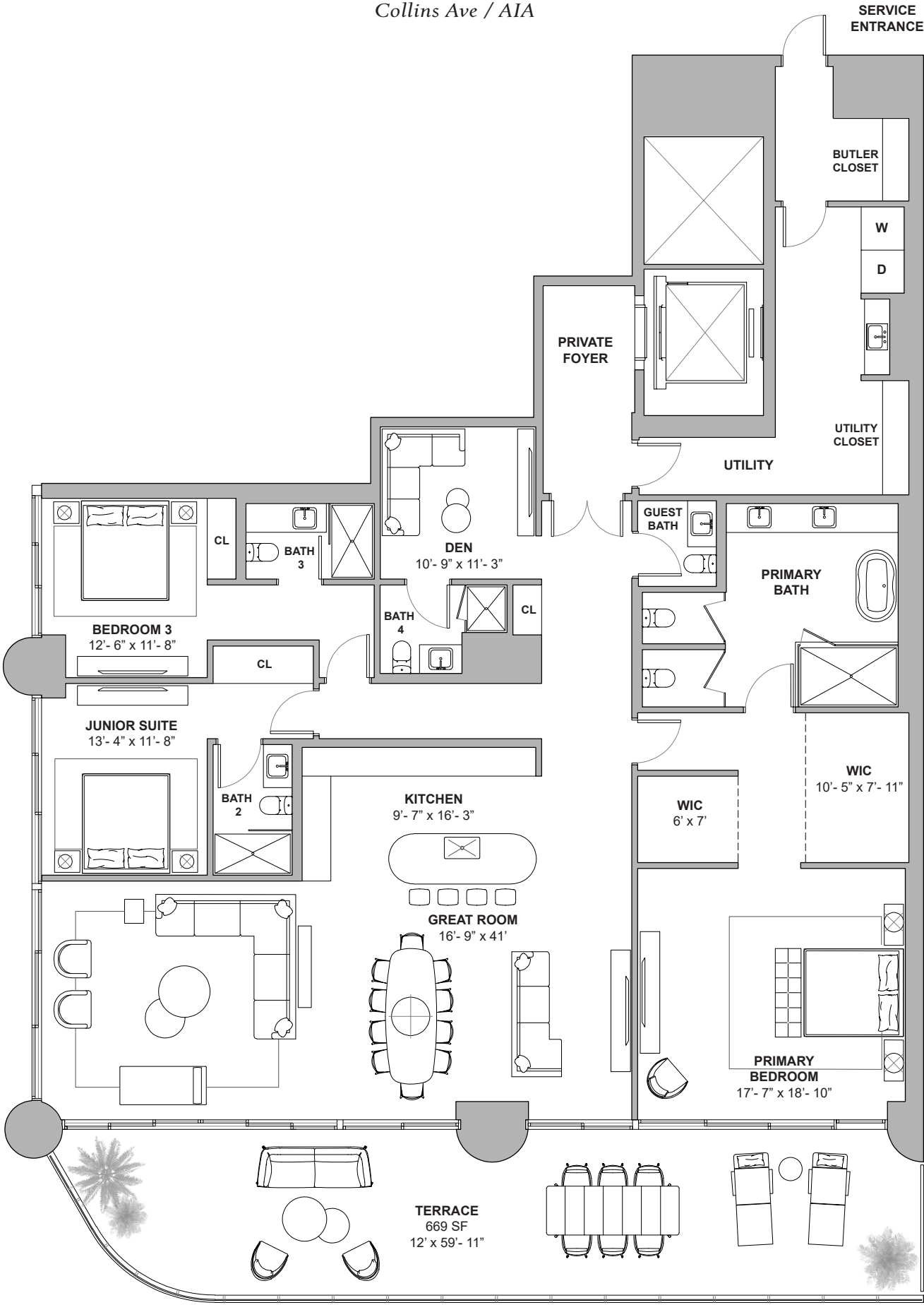
North Tower / Levels 24 to 48

3 BEDROOMS + DEN
4.5 BATHROOMS
3,322 SF / 309 SM INTERIOR
682 SF / 63 SM EXTERIOR
4004 SF / 372 SM TOTAL



Atlantic Ocean

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ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 01

North Tower / Level 7

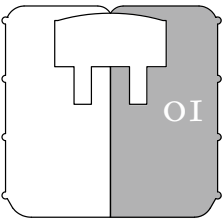
4 BEDROOMS

4.5 BATHROOMS

4,097 SF / 381 SM INTERIOR

1,376 SF / 128 SM EXTERIOR

5,473 SF / 508 SM TOTAL



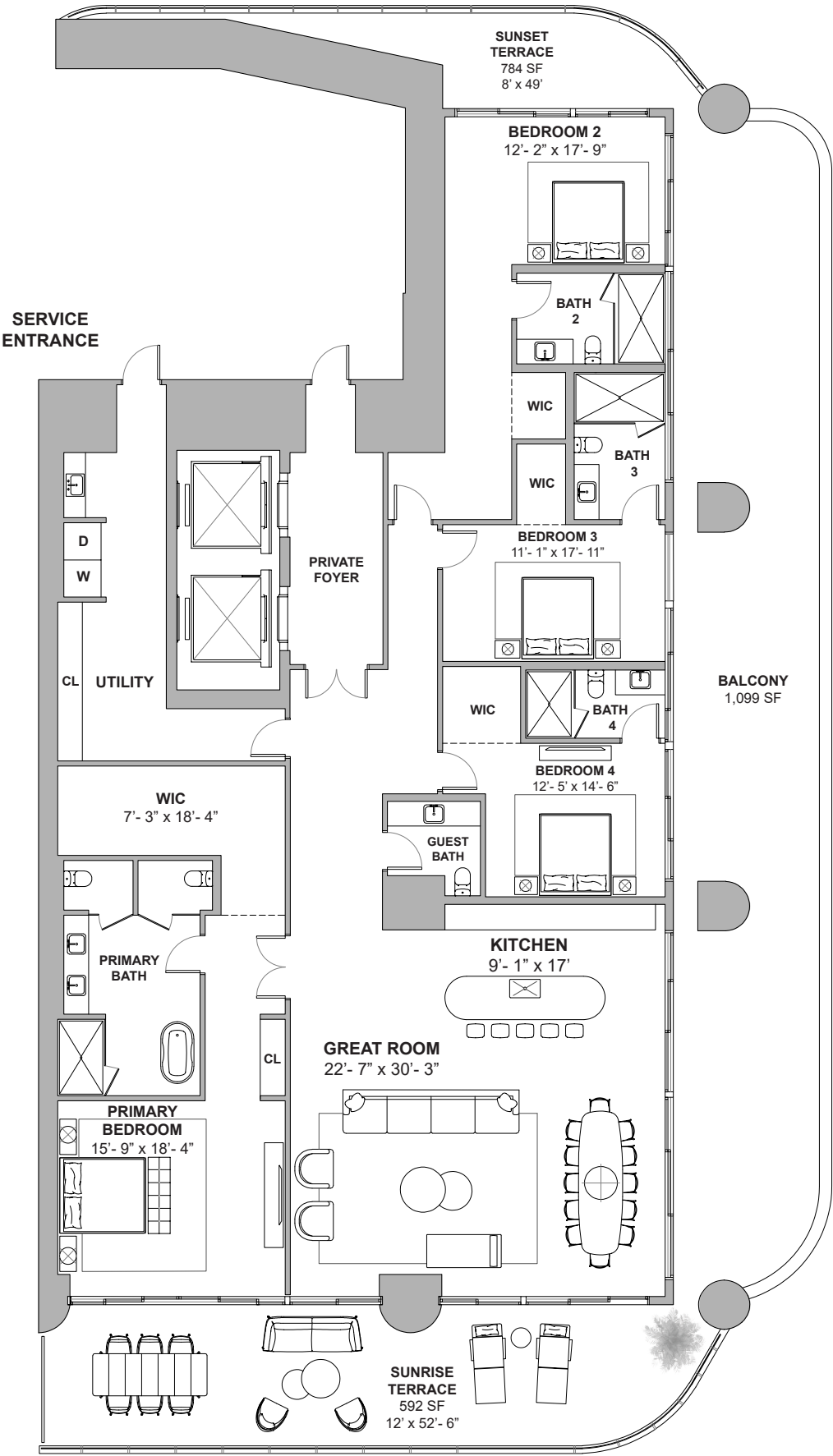
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Collins Ave / AIA



Atlantic Ocean

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ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 02

North Tower / Level 7

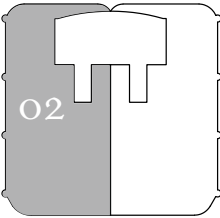
4 BEDROOMS

4.5 BATHROOMS

4,097 SF / 381 SM INTERIOR

1,443 SF / 134 SM EXTERIOR

5,540 SF / 515 SM TOTAL



Atlantic Ocean

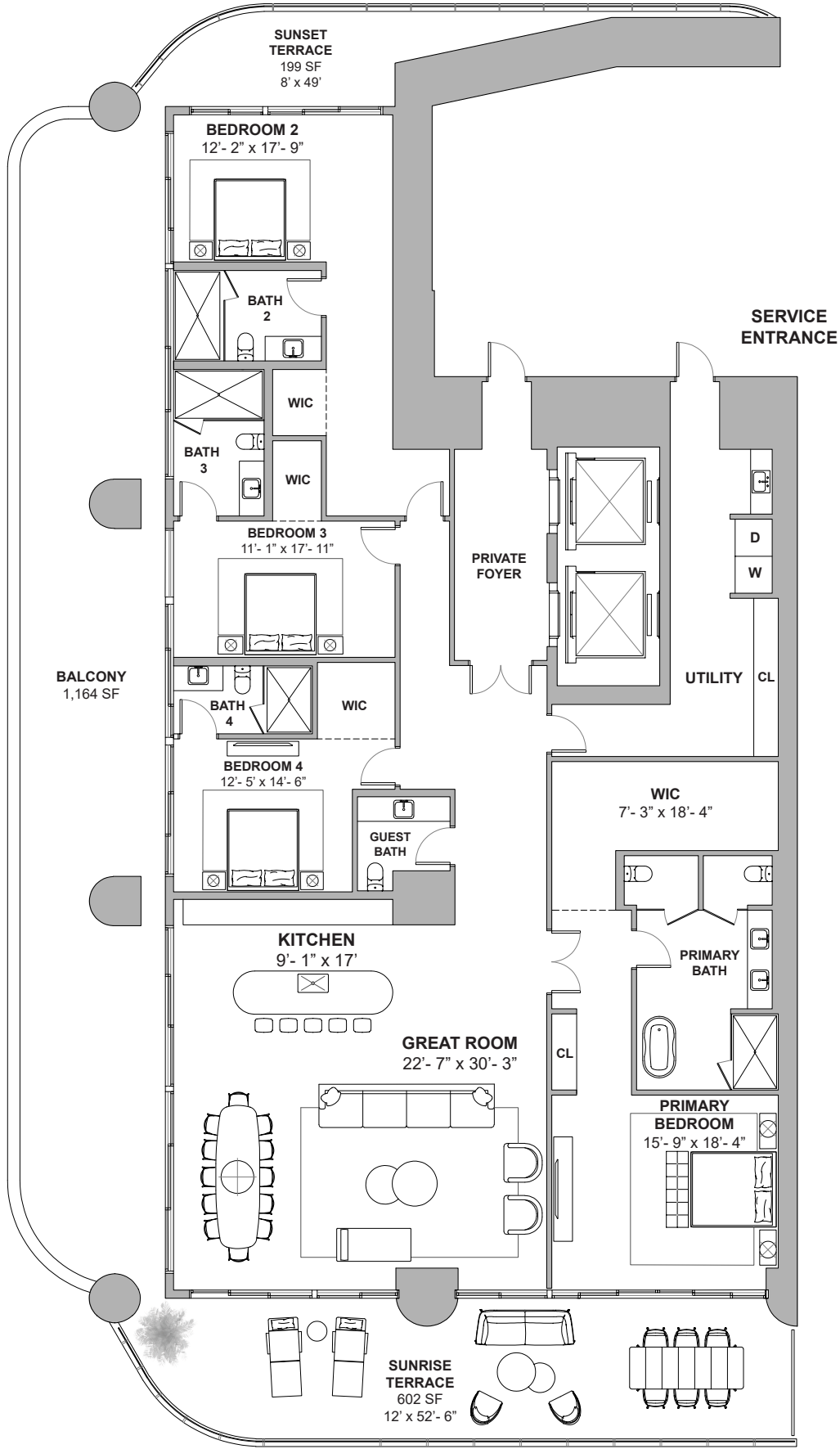
18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHÂTEAU
GROUP

Collins Ave / AIA



Atlantic Ocean

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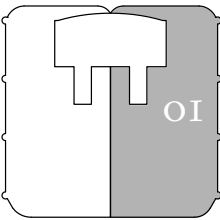


ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 01

North Tower / Level 8

4 BEDROOMS + DEN
6 BATHROOMS
4,428 SF / 411 SM INTERIOR
793 SF / 74 SM EXTERIOR
5,221 SF / 485 SM TOTAL



Atlantic Ocean

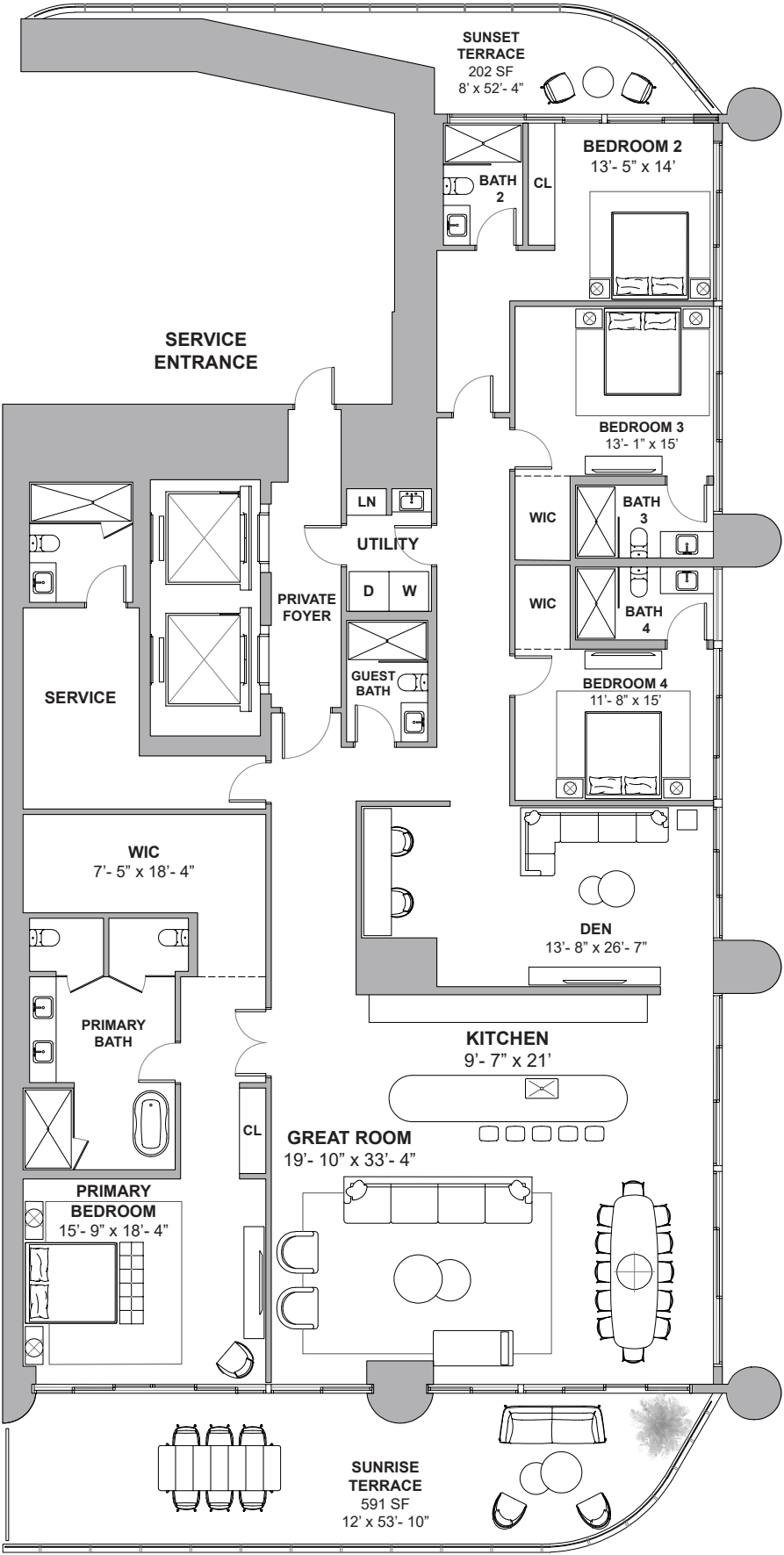
18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
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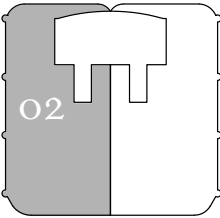


ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 02

North Tower / Level 8

4 BEDROOMS + DEN
6 BATHROOMS
4,434 SF / 412 SM INTERIOR
793 SF / 74 SM EXTERIOR
5,227 SF / 486 SM TOTAL



Atlantic Ocean

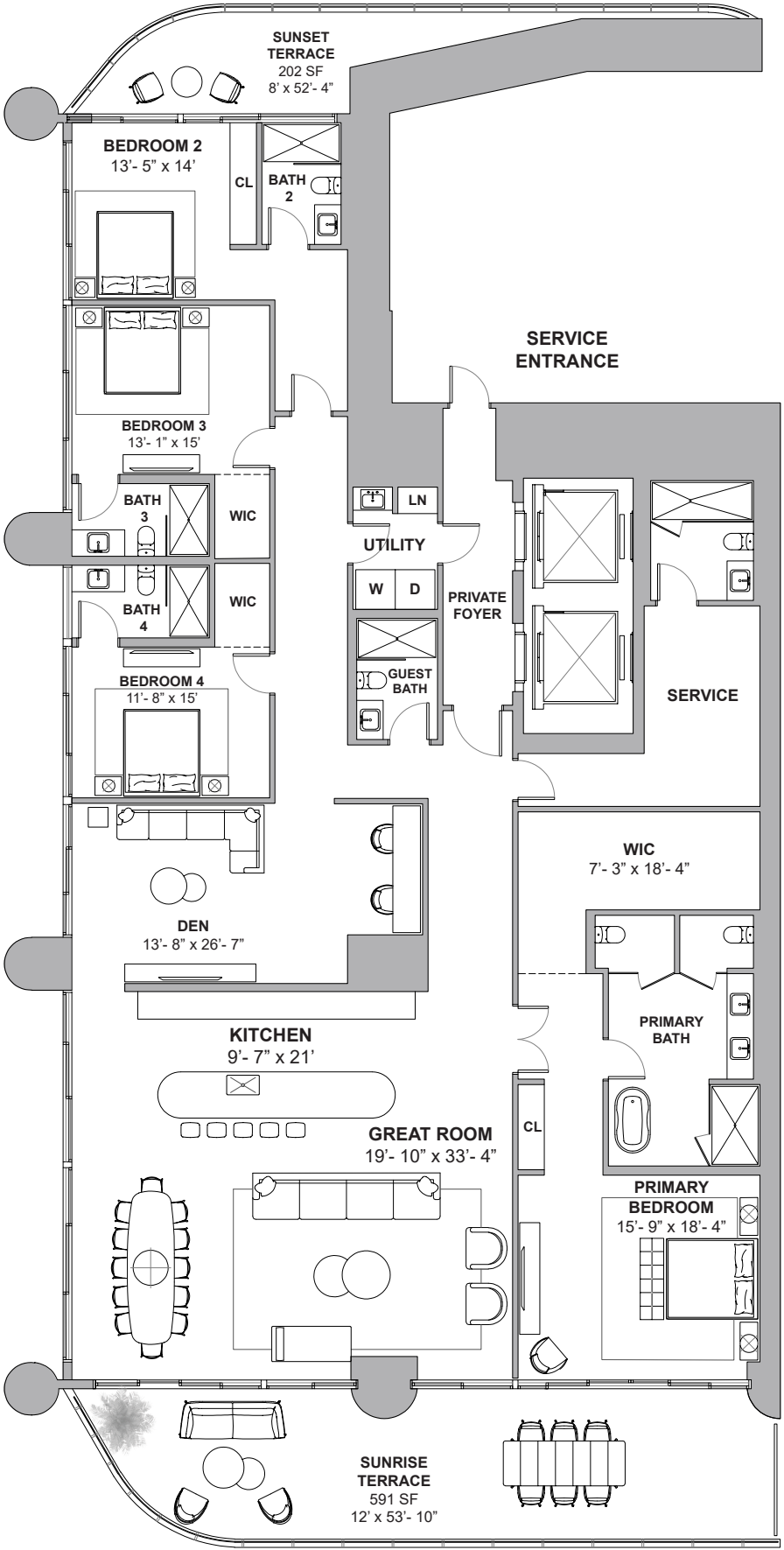
18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES

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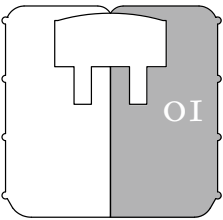


ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 01

North Tower / Level 9

4 BEDROOMS + DEN
6 BATHROOMS
4,647 SF / 432 SM INTERIOR
831 SF / 77 SM EXTERIOR
5,478 SF / 509 SM TOTAL



Atlantic Ocean

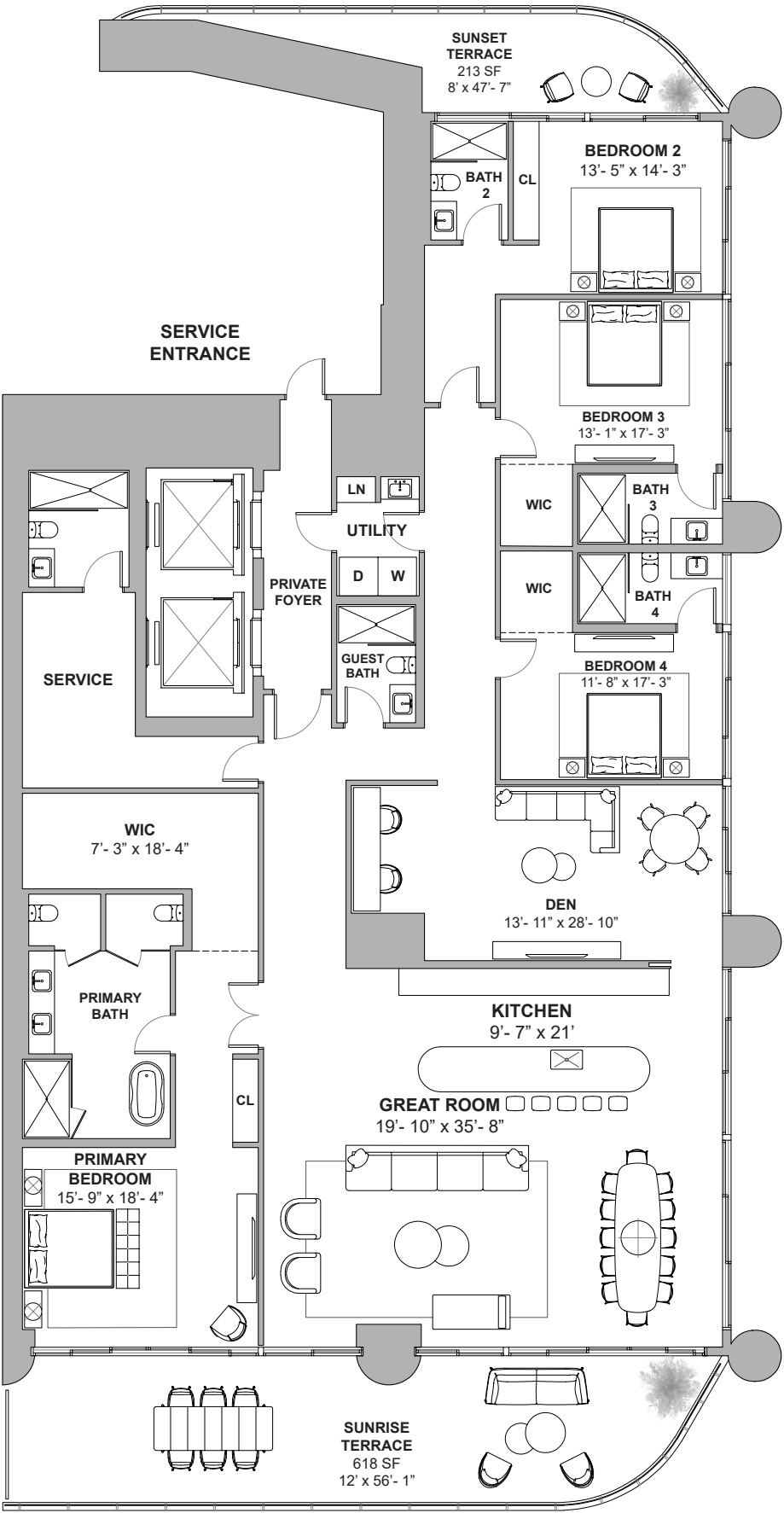
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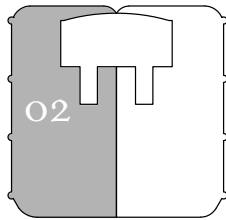


ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 02

North Tower / Level 9

4 BEDROOMS + DEN
6 BATHROOMS
4,653 SF / 432 SM INTERIOR
831 SF / 77 SM EXTERIOR
5,484 SF / 509 SM TOTAL



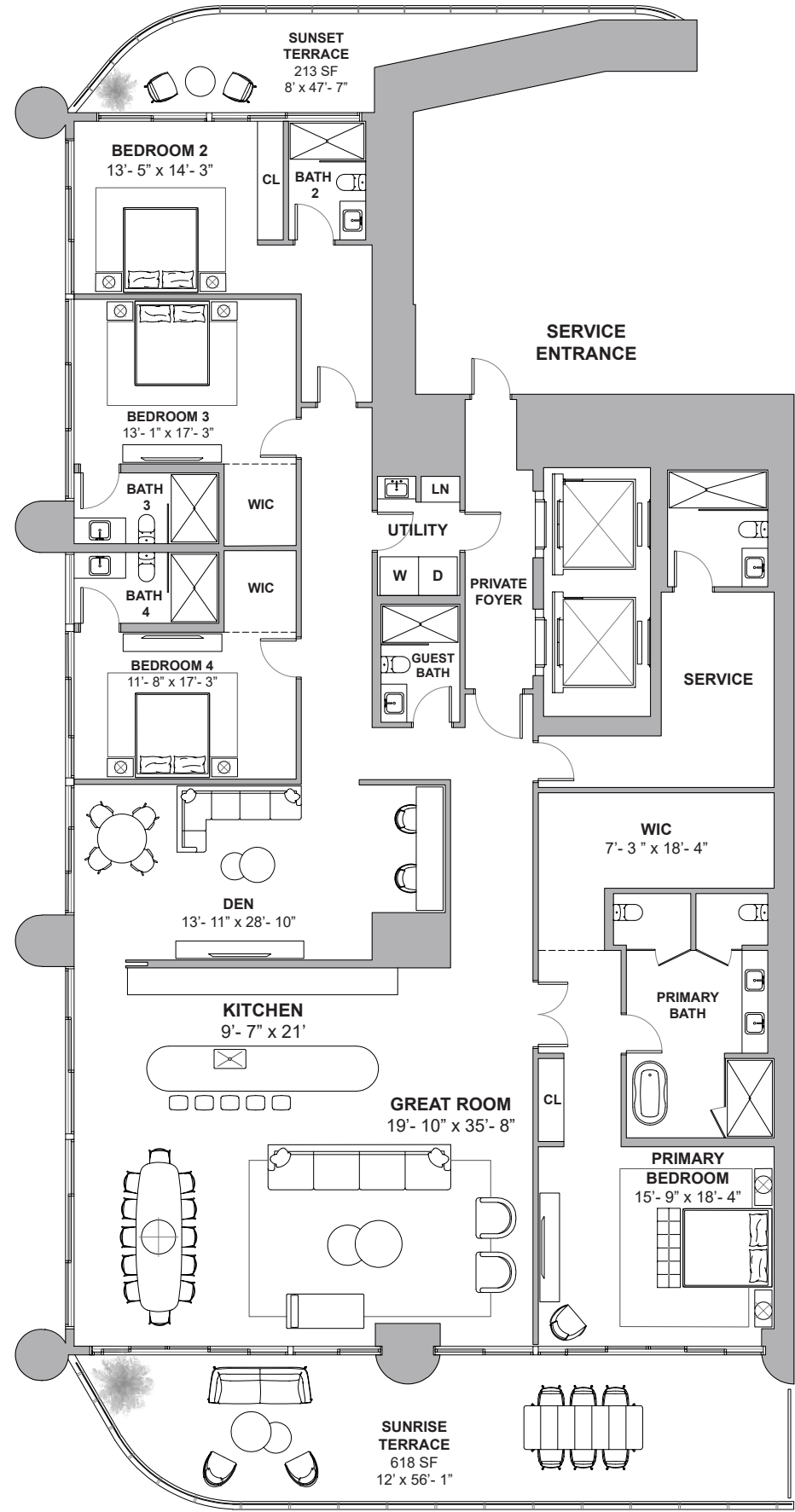
Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES



Collins Ave / AIA



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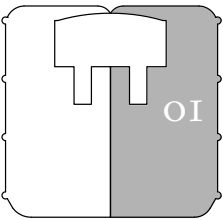


ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 01

North Tower / Level 10

4 BEDROOMS + DEN
6 BATHROOMS
4,908 SF / 456 SM INTERIOR
882 SF / 82 SM EXTERIOR
5,790 SF / 538 SM TOTAL



Atlantic Ocean

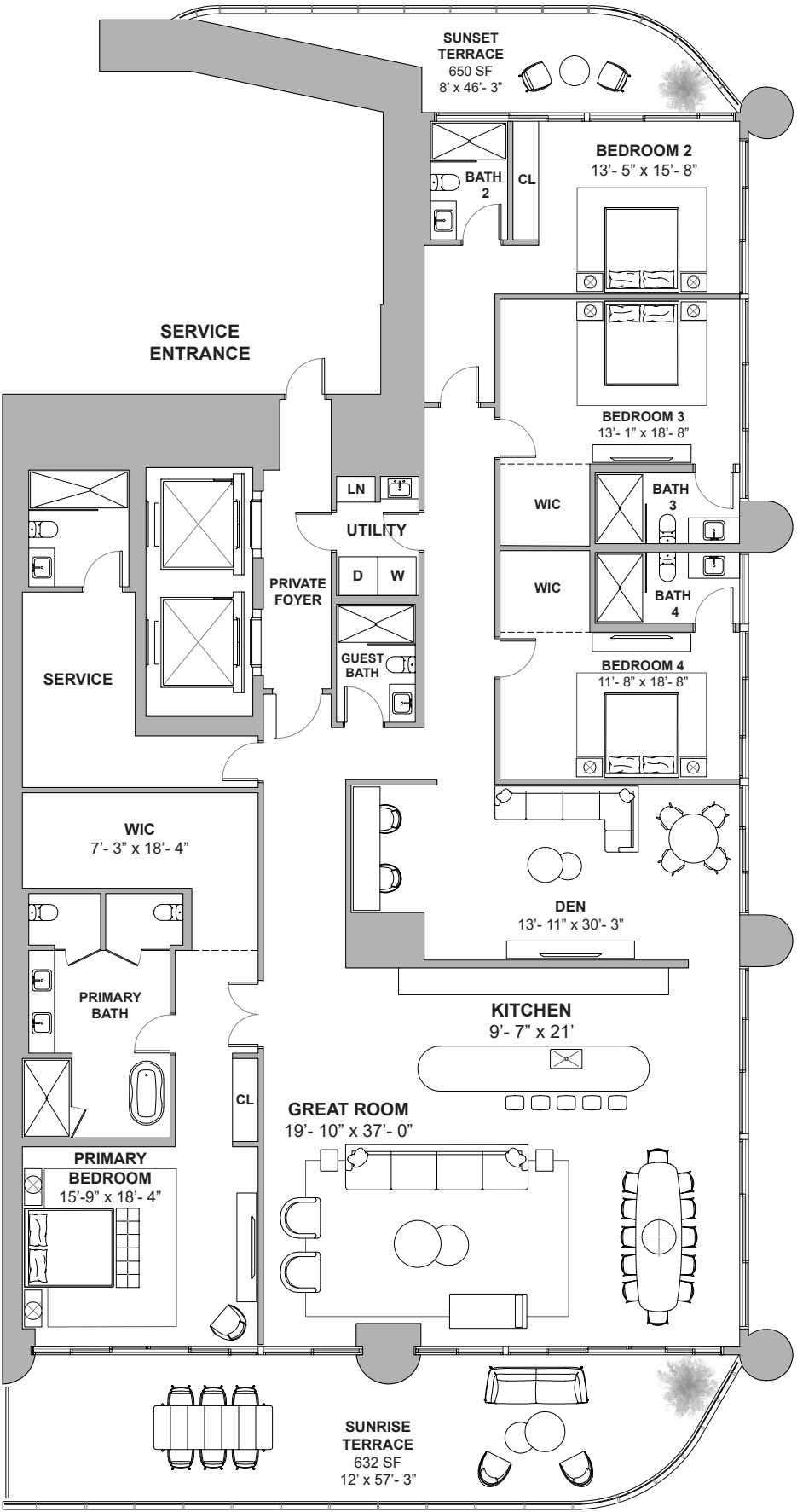
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INTERNATIONAL
GROUP

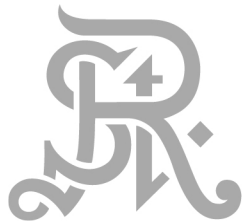
CHÂTEAU
GROUP

Collins Ave / AIA



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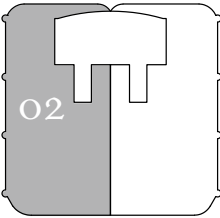


ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 02

North Tower / Level 10

4 BEDROOMS + DEN
6 BATHROOMS
4,892 SF / 454 SM INTERIOR
880 SF / 82 SM EXTERIOR
5,772 SF / 536 SM TOTAL



Atlantic Ocean

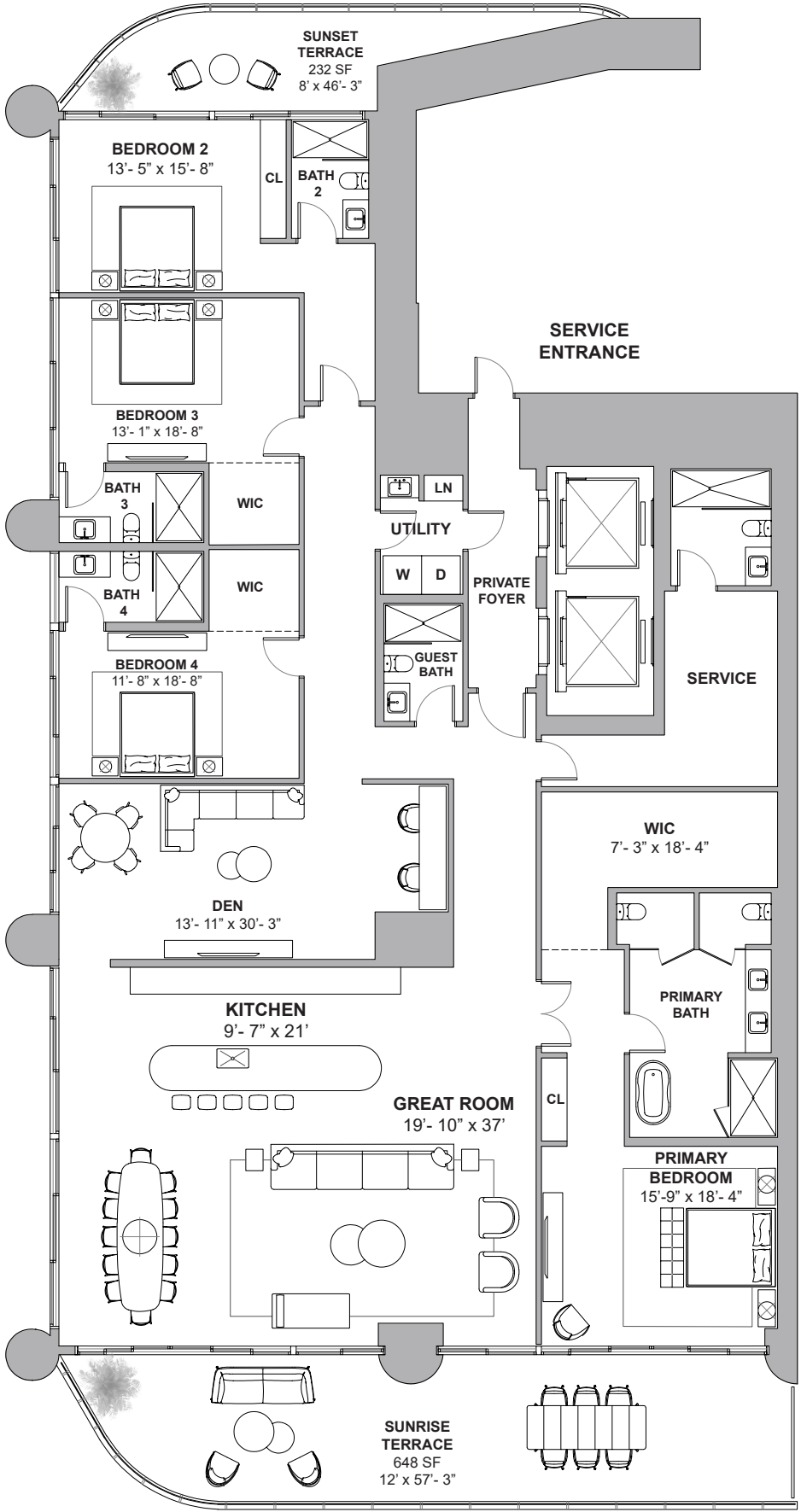
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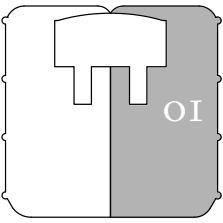


ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 01

North Tower / Level 11

4 BEDROOMS + DEN
6 BATHROOMS
4,956 SF / 460 SM INTERIOR
890 SF / 83 SM EXTERIOR
5,846 SF / 543 SM TOTAL



Atlantic Ocean

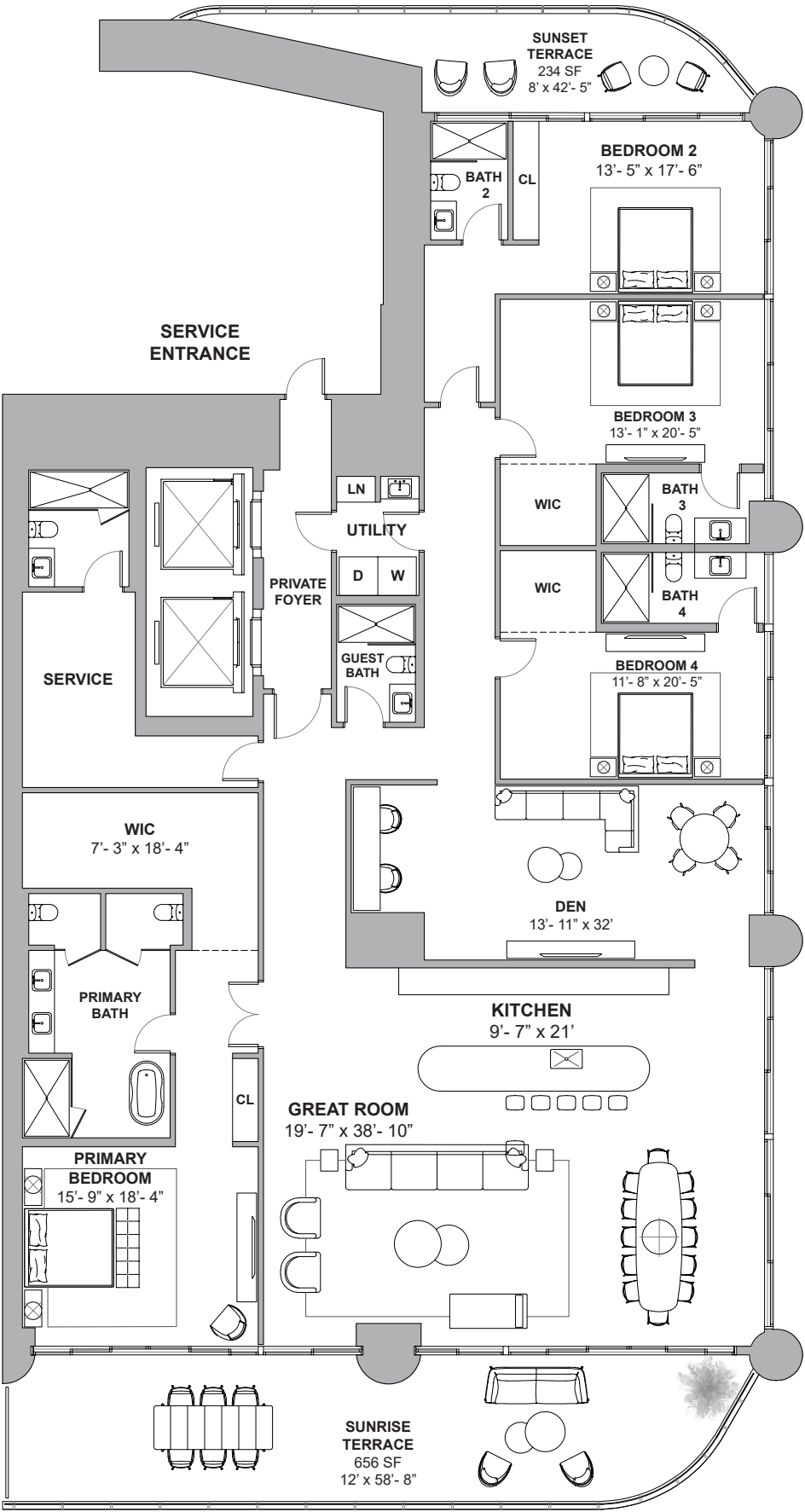
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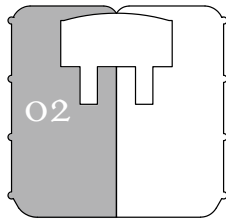


ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 02

North Tower / Level 11

4 BEDROOMS + DEN
6 BATHROOMS
4,962 SF / 460 SM INTERIOR
890 SF / 83 SM EXTERIOR
5,852 SF / 544 SM TOTAL



Atlantic Ocean

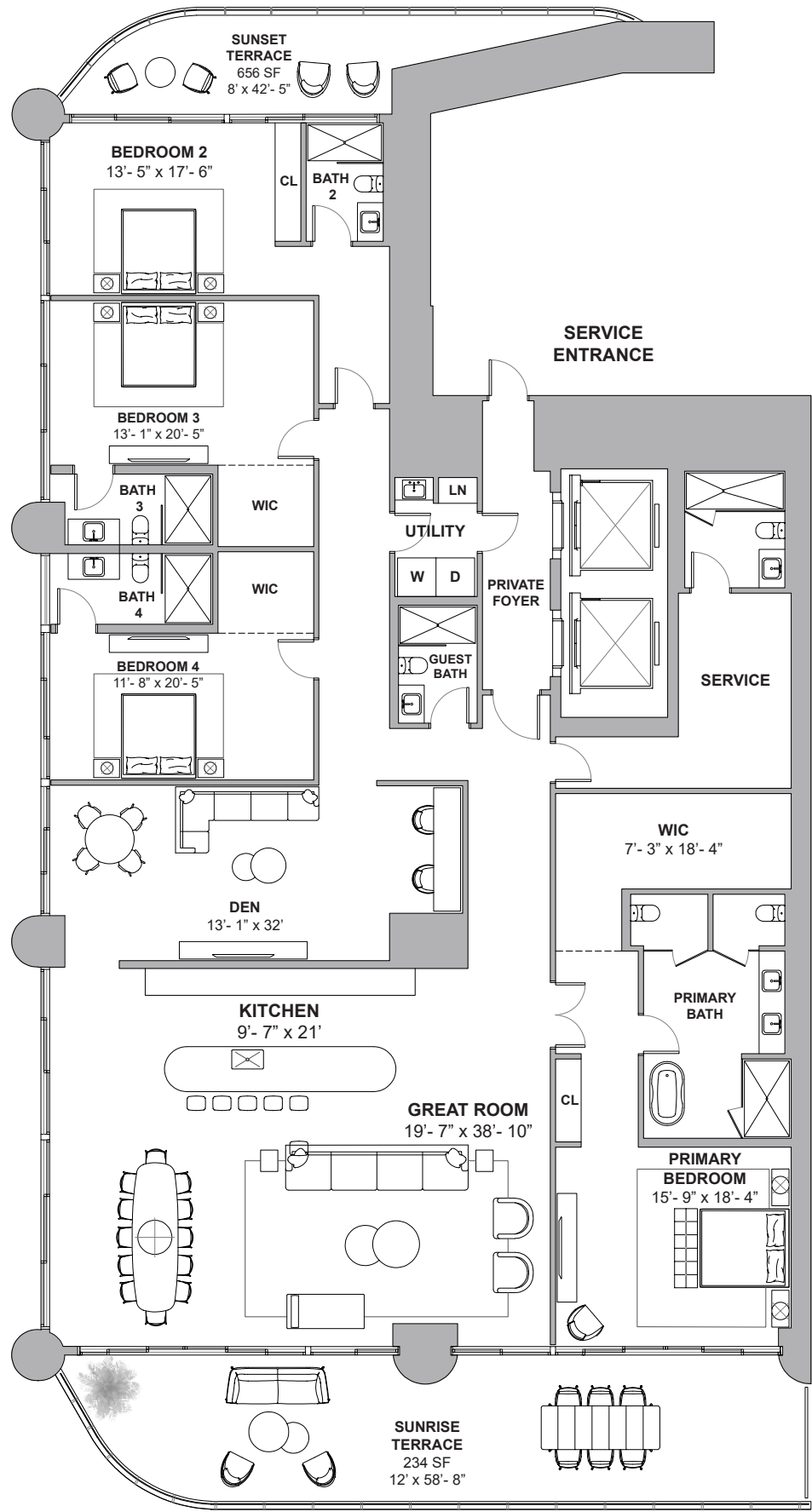
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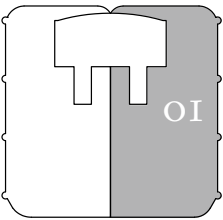


ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 01

North Tower / Level 12

4 BEDROOMS + DEN
6 BATHROOMS
5,040 SF / 468 SM INTERIOR
906 SF / 84 SM EXTERIOR
5,946 SF / 552 SM TOTAL



Atlantic Ocean

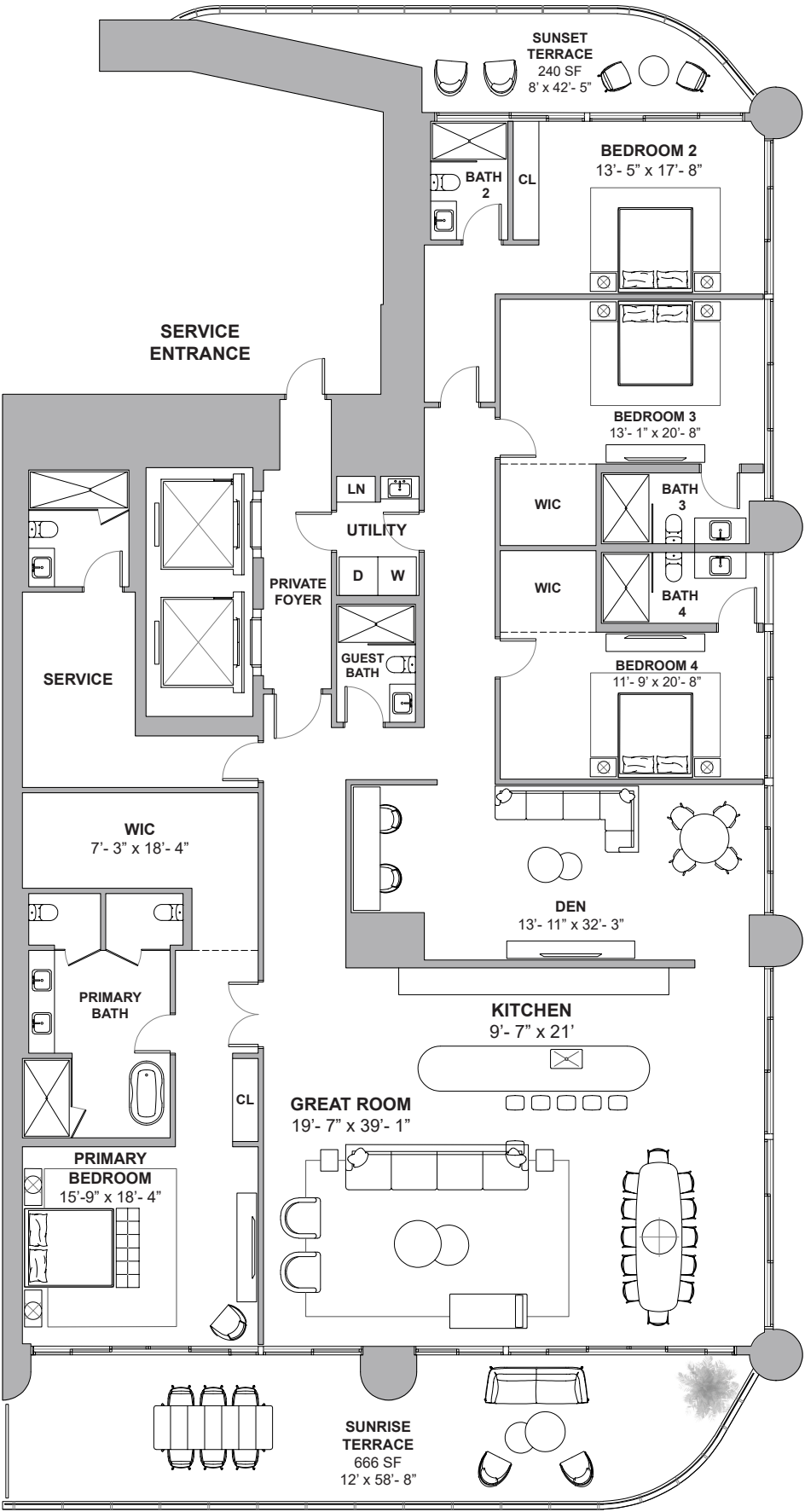
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DEVELOPMENT AND SALES

FORTUNE
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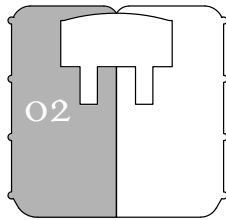


ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 02

North Tower / Level 12

4 BEDROOMS + DEN
6 BATHROOMS
5,040 SF / 468 SM INTERIOR
906 SF / 84 SM EXTERIOR
5,946 SF / 552 SM TOTAL



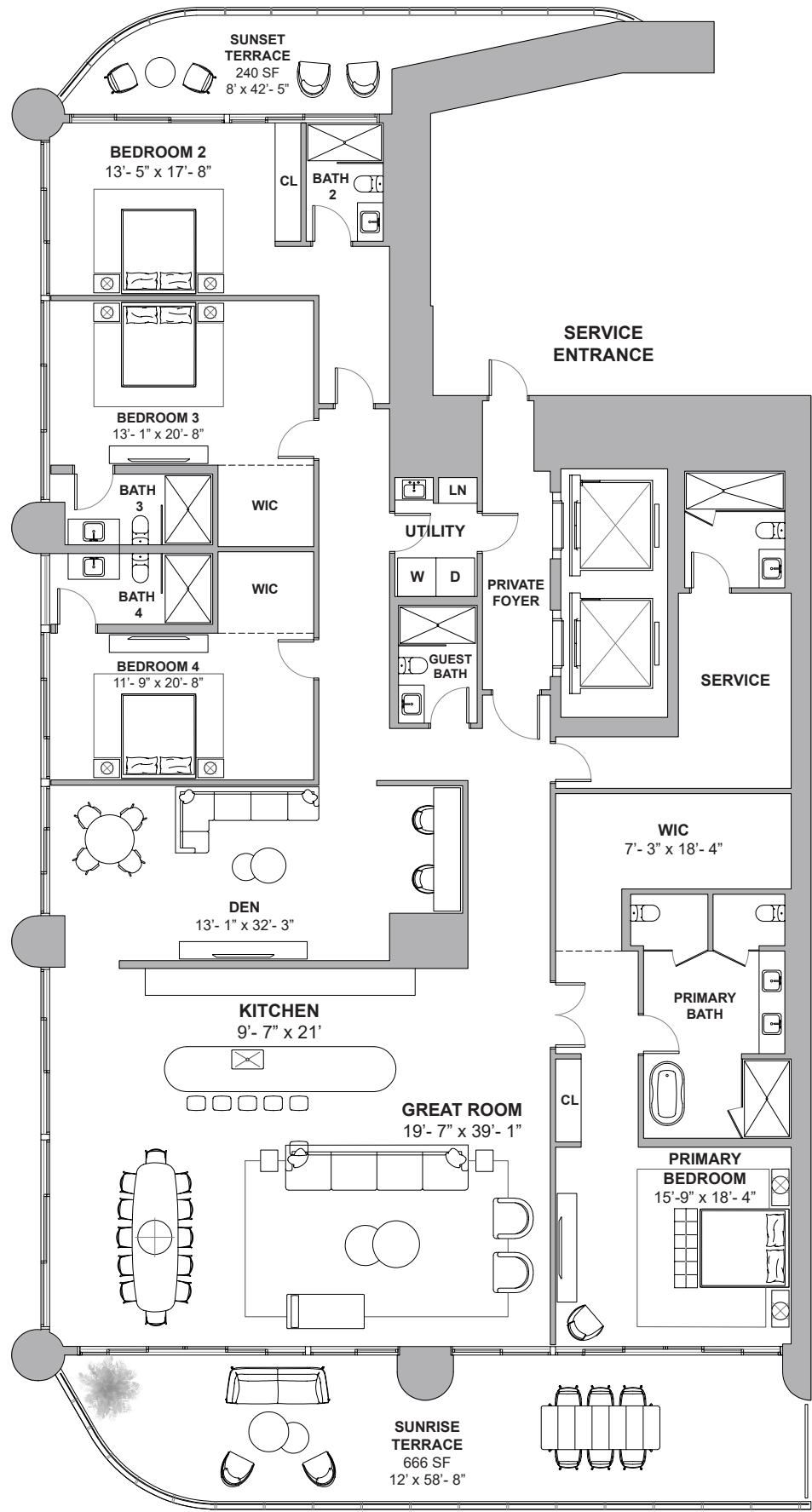
Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES



Collins Ave / AIA



Atlantic Ocean

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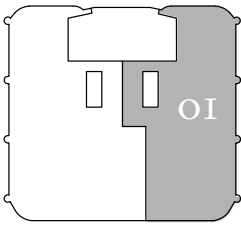


ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 01

North Tower / Level 14

- 4 BEDROOMS + DEN
- 5.5 BATHROOMS
- 4,610 SF / 428 SM INTERIOR
- 768 SF / 71 SM EXTERIOR
- 5,378 SF / 500 SM TOTAL



Atlantic Ocean

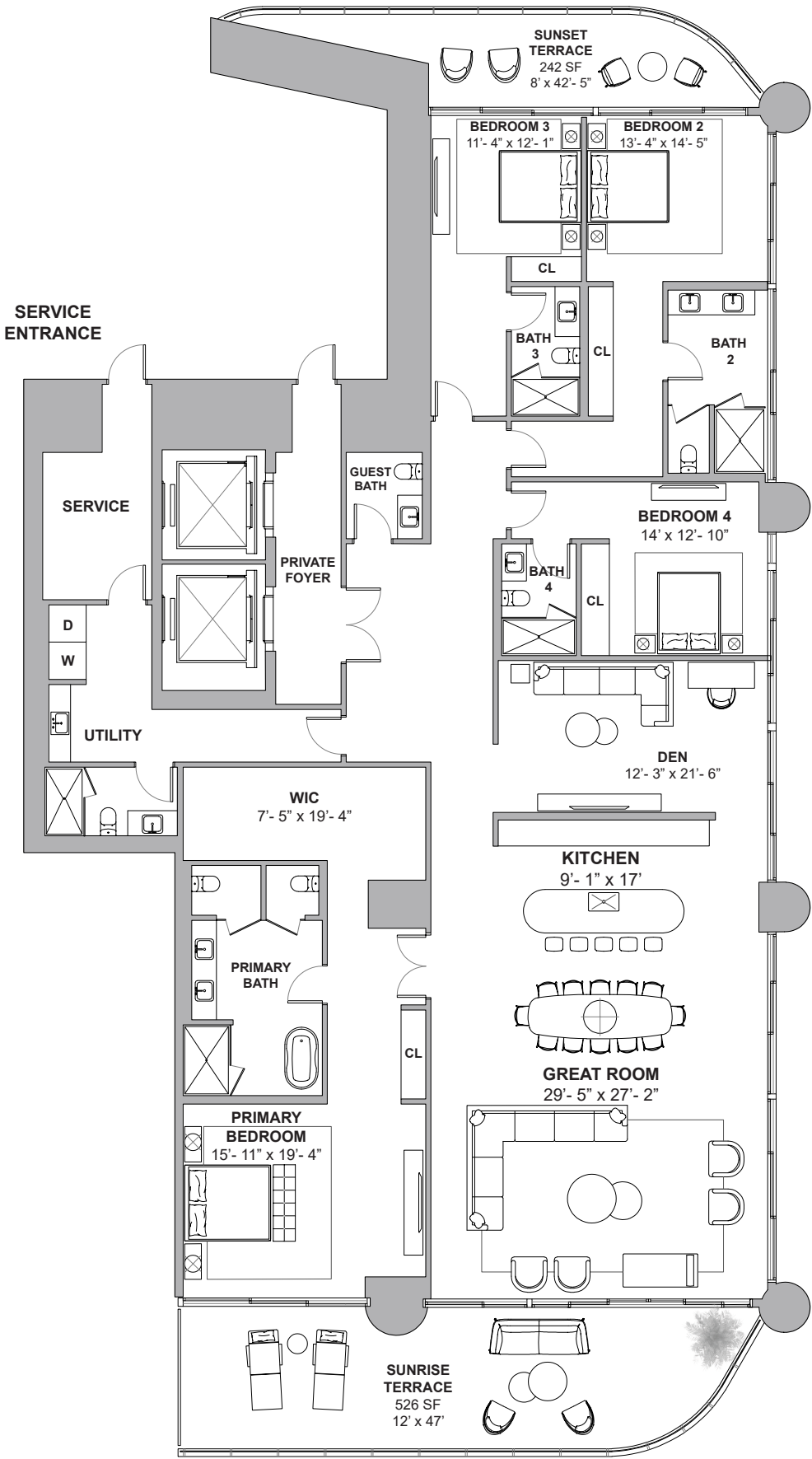
18801 Collins Ave, Sunny Isles Beach, FL 33160

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Collins Ave / AIA



Atlantic Ocean

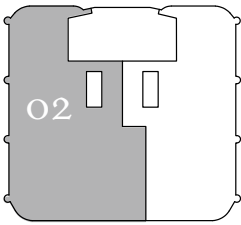


ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 02

North Tower / Level 14

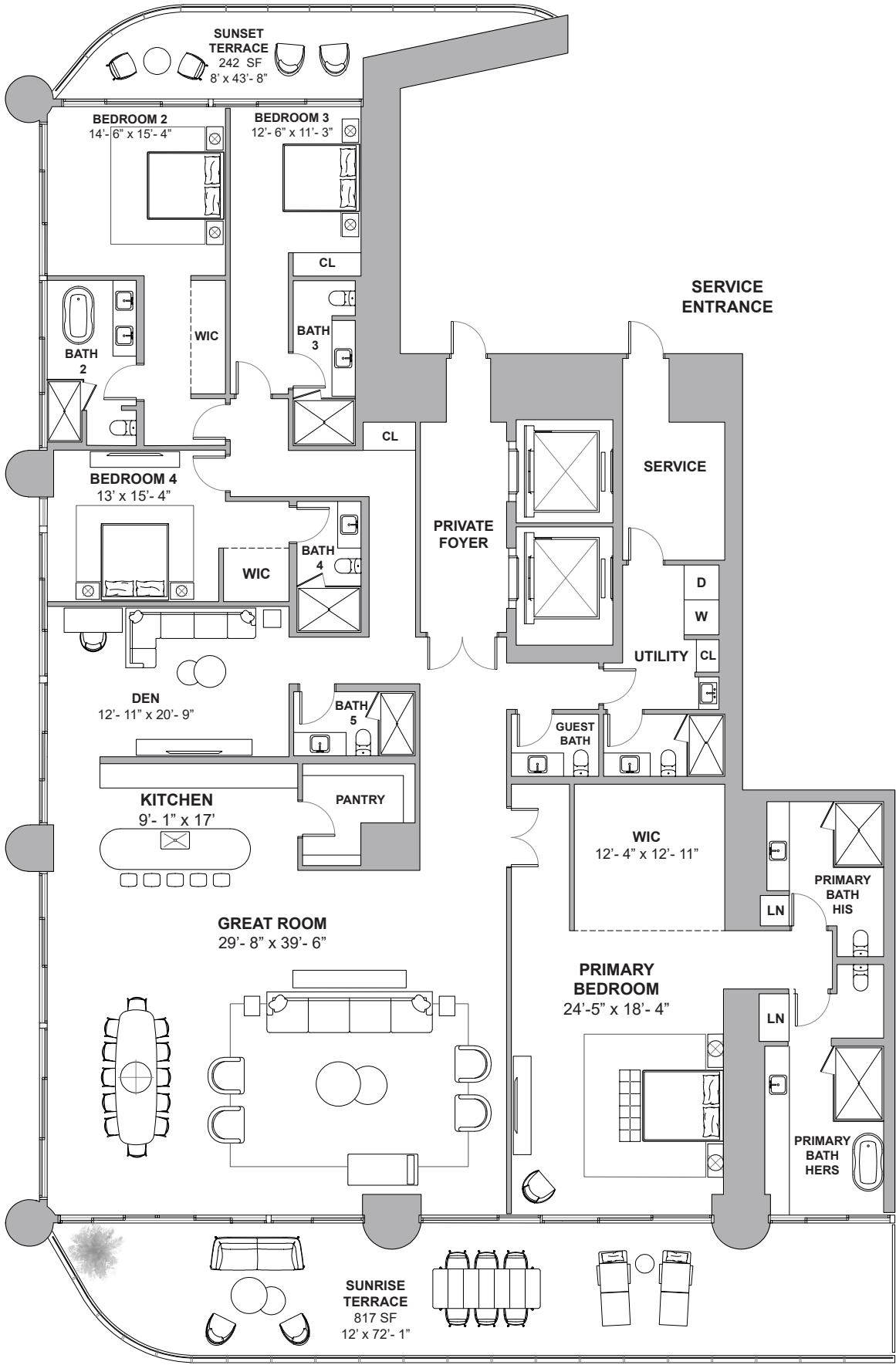
4 BEDROOMS + DEN
7.5 BATHROOMS
5,550 SF / 516 SM INTERIOR
1,059 SF / 98 SM EXTERIOR
6,609 SF / 614 SM TOTAL



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160

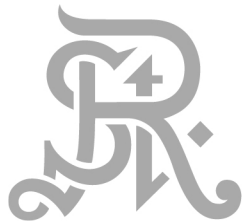
Collins Ave / AIA



Atlantic Ocean

DEVELOPMENT AND SALES
FORTUNE INTERNATIONAL GROUP
CHÂTEAU GROUP

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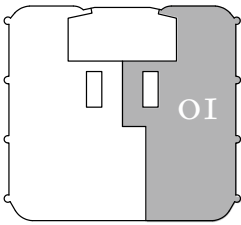


ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 01

North Tower / Level 15

4 BEDROOMS + DEN
5.5 BATHROOMS
4,651 SF / 432 SM INTERIOR
774 SF / 72 SM EXTERIOR
5,425 SF / 504 SM TOTAL



Atlantic Ocean

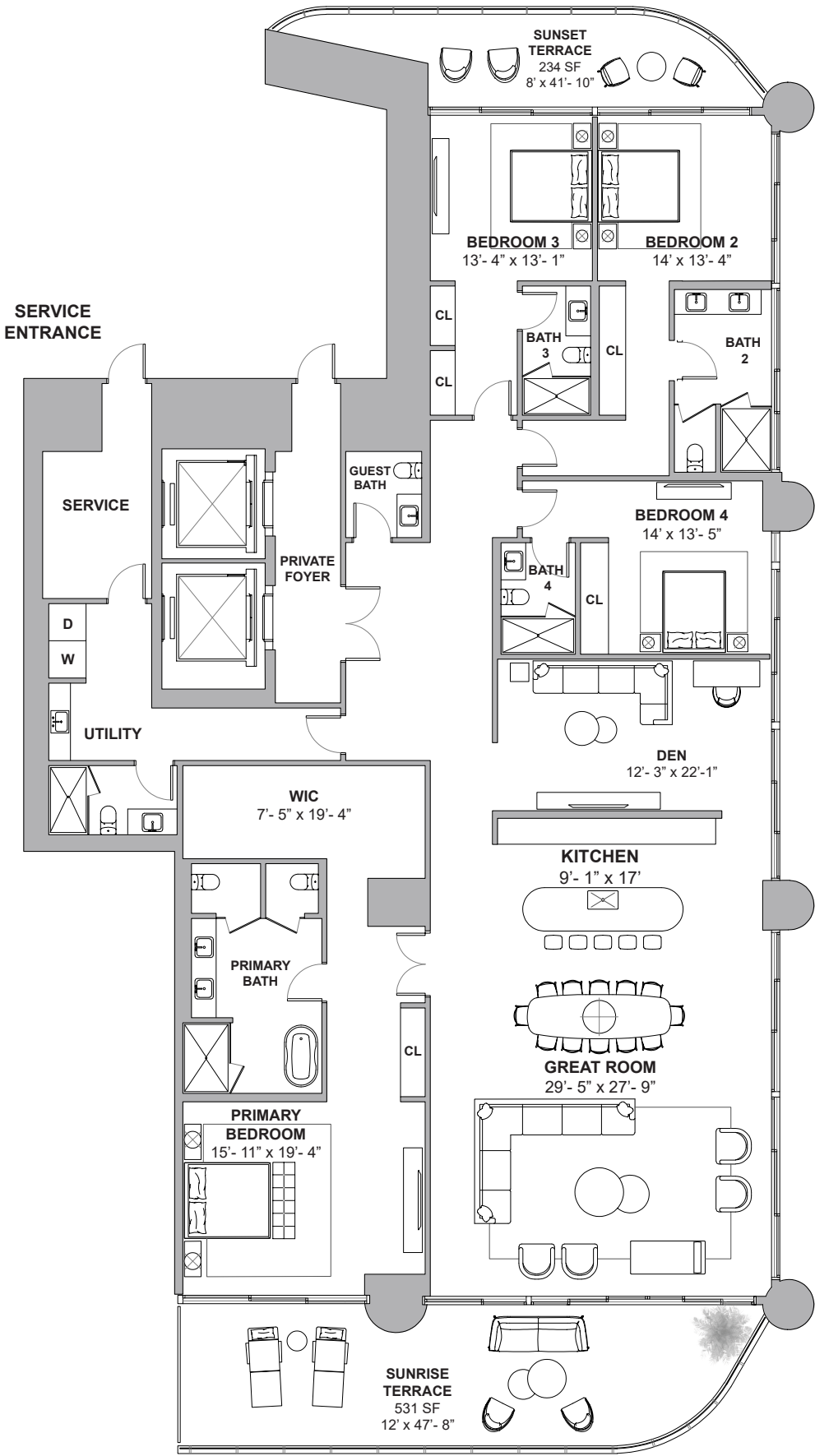
18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES

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INTERNATIONAL
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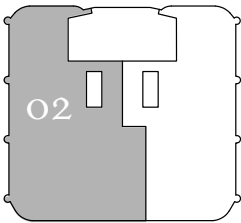
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 02

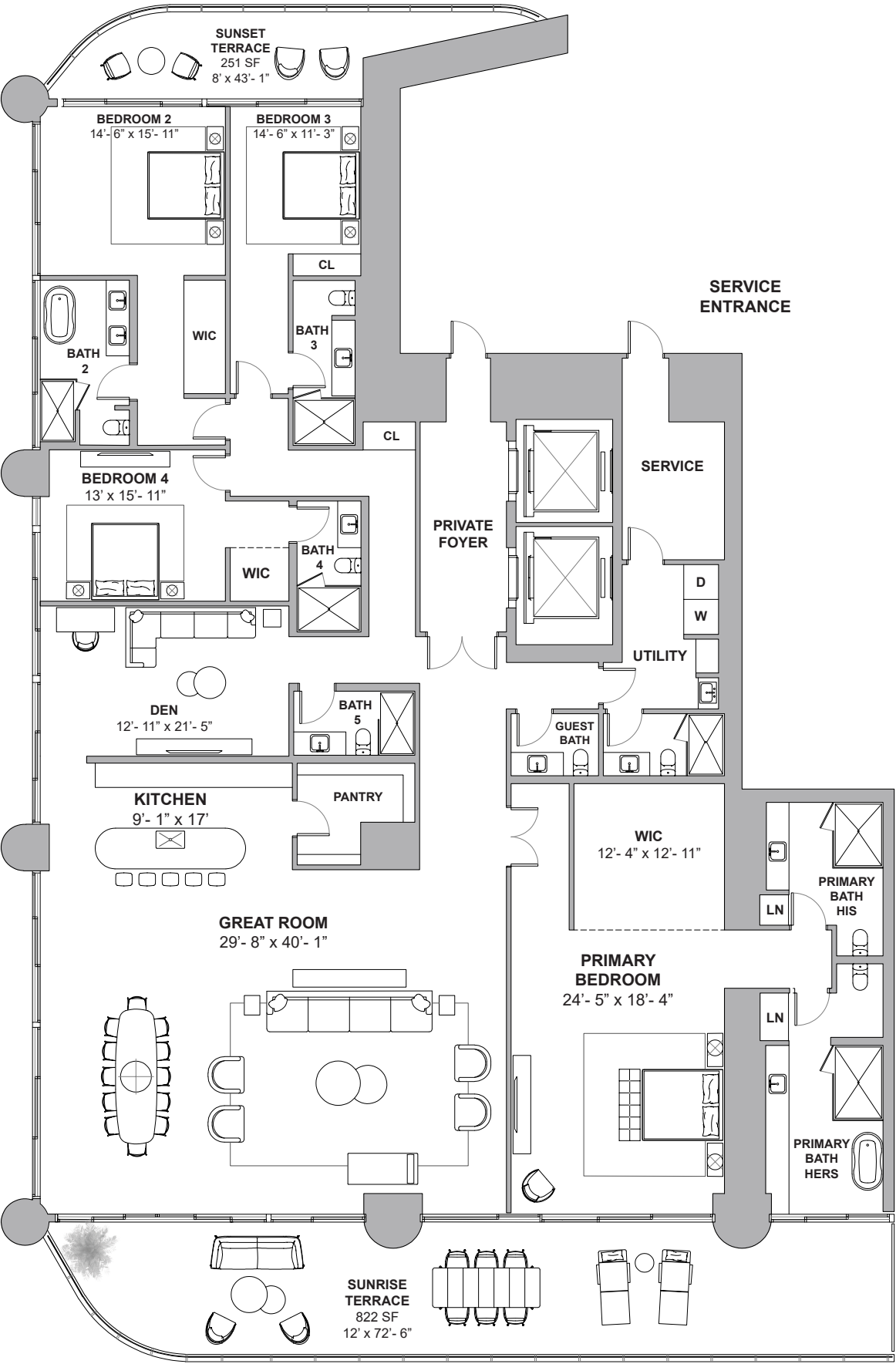
North Tower / Level 15

4 BEDROOMS + DEN
7.5 BATHROOMS
5,592 SF / 520 SM INTERIOR
1,073 SF / 100 SM EXTERIOR
6,665 SF / 619 SM TOTAL



Atlantic Ocean

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DEVELOPMENT AND SALES

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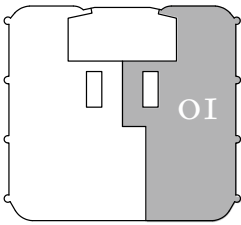


ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 01

North Tower / Level 16

4 BEDROOMS + DEN
5.5 BATHROOMS
4,649 SF / 432 SM INTERIOR
772 SF / 72 SM EXTERIOR
5,421 SF / 504 SM TOTAL



Atlantic Ocean

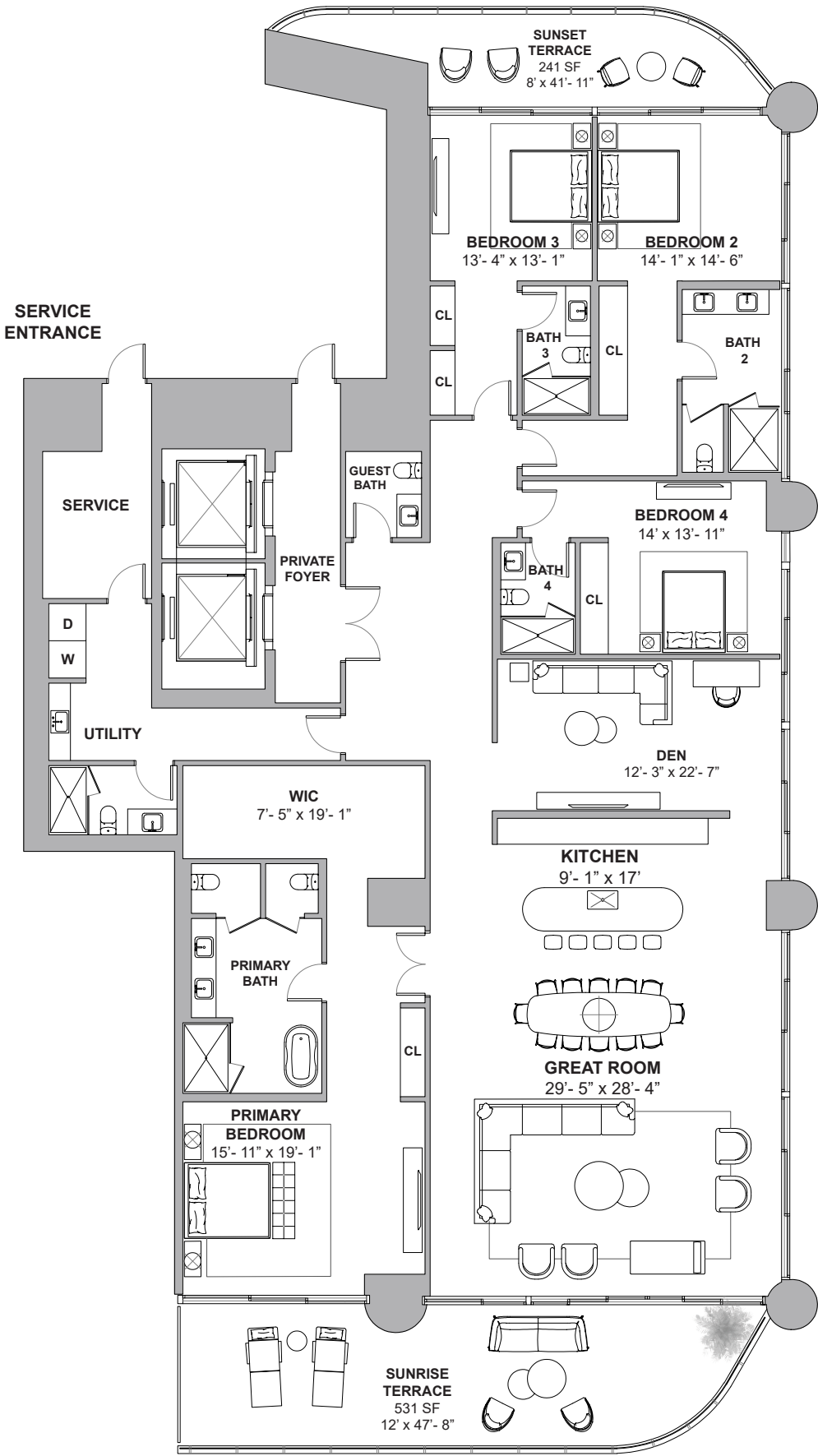
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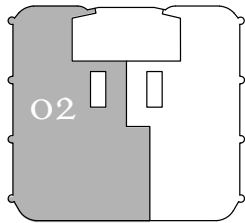
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 02

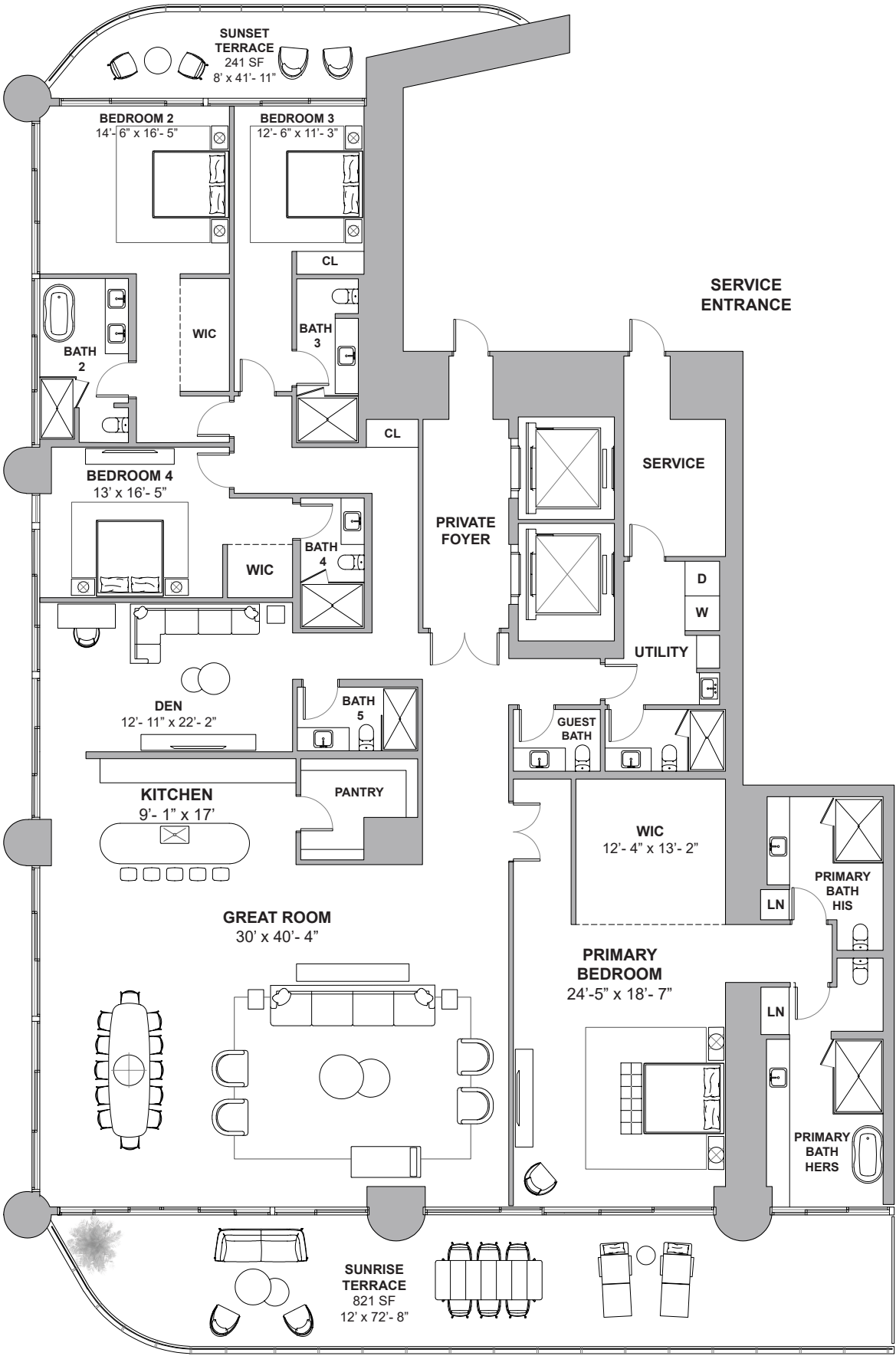
North Tower / Level 16

4 BEDROOMS + DEN
7.5 BATHROOMS
5,583 SF / 519 SM INTERIOR
1,062 SF / 99 SM EXTERIOR
6,645 SF / 617 SM TOTAL



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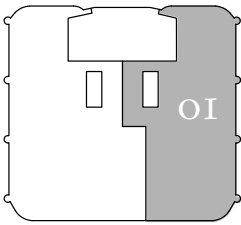


ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 01

North Tower / Level 17

4 BEDROOMS + DEN
5.5 BATHROOMS
4,683 SF / 435 SM INTERIOR
777 SF / 72 SM EXTERIOR
5,460 SF / 507 SM TOTAL



Atlantic Ocean

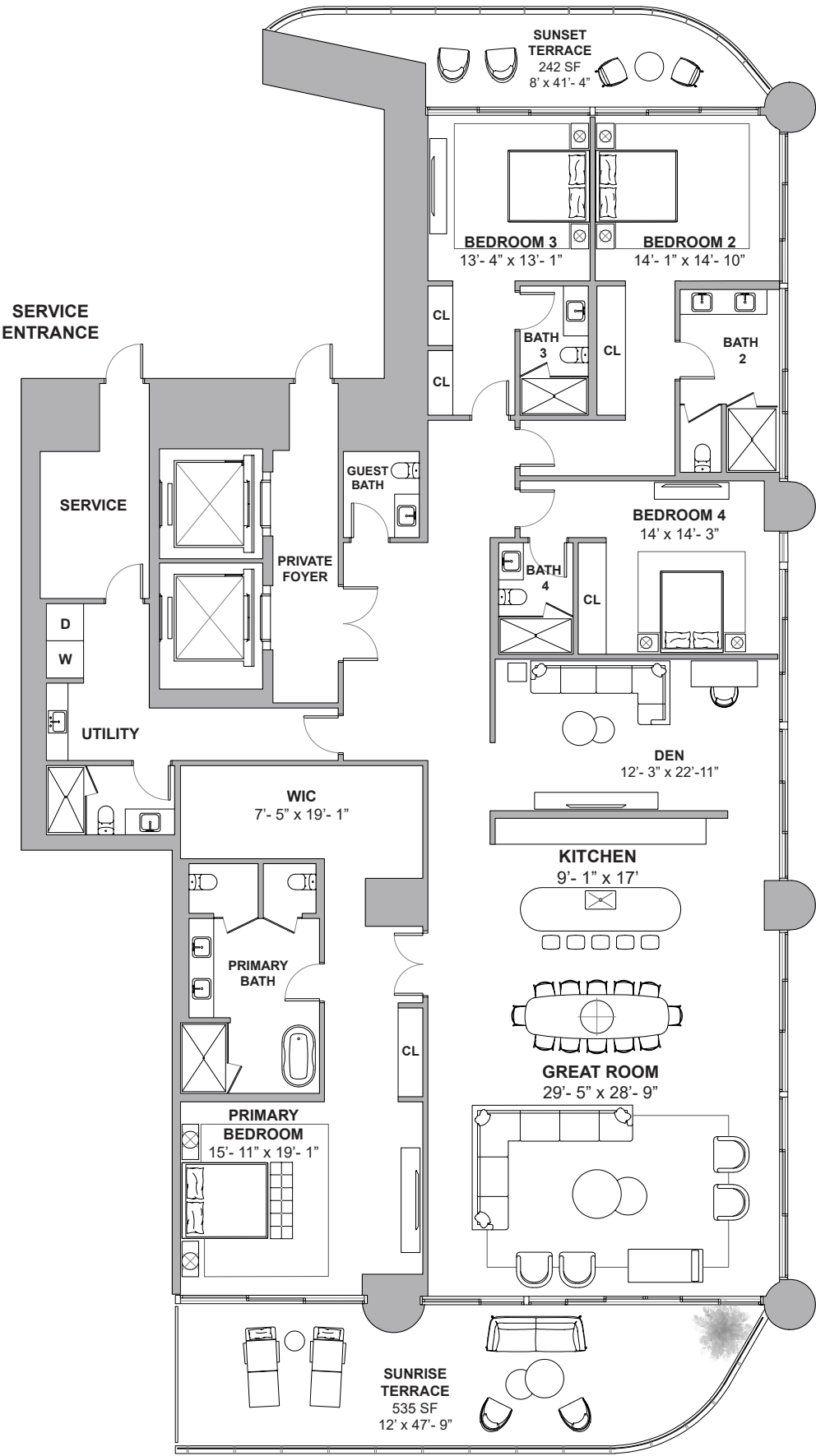
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Collins Ave / AIA



Atlantic Ocean



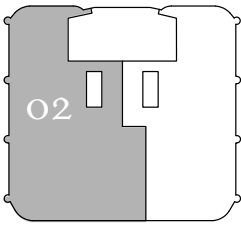
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 02

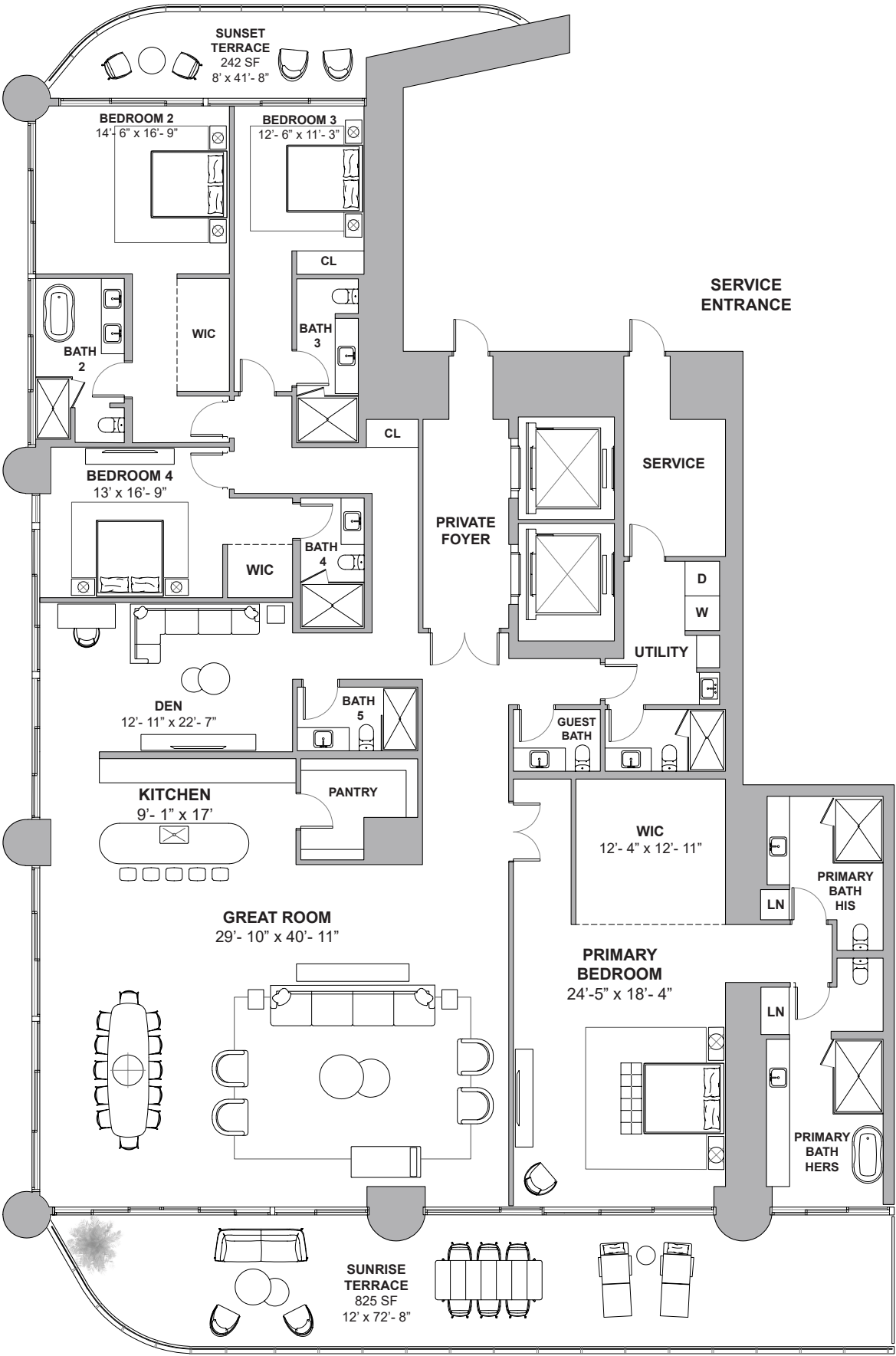
North Tower / Level 17

4 BEDROOMS + DEN
7.5 BATHROOMS
5,617 SF / 522 SM INTERIOR
1,067 SF / 99 SM EXTERIOR
6,684 SF / 621 SM TOTAL



Atlantic Ocean

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DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
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ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 01

North Tower / Level 52

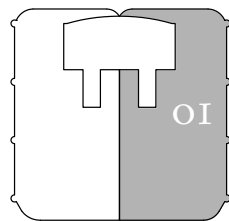
4 BEDROOMS + DEN

5.5 BATHROOMS

4,428 SF / 411 SM INTERIOR

1,645 SF / 153 SM EXTERIOR

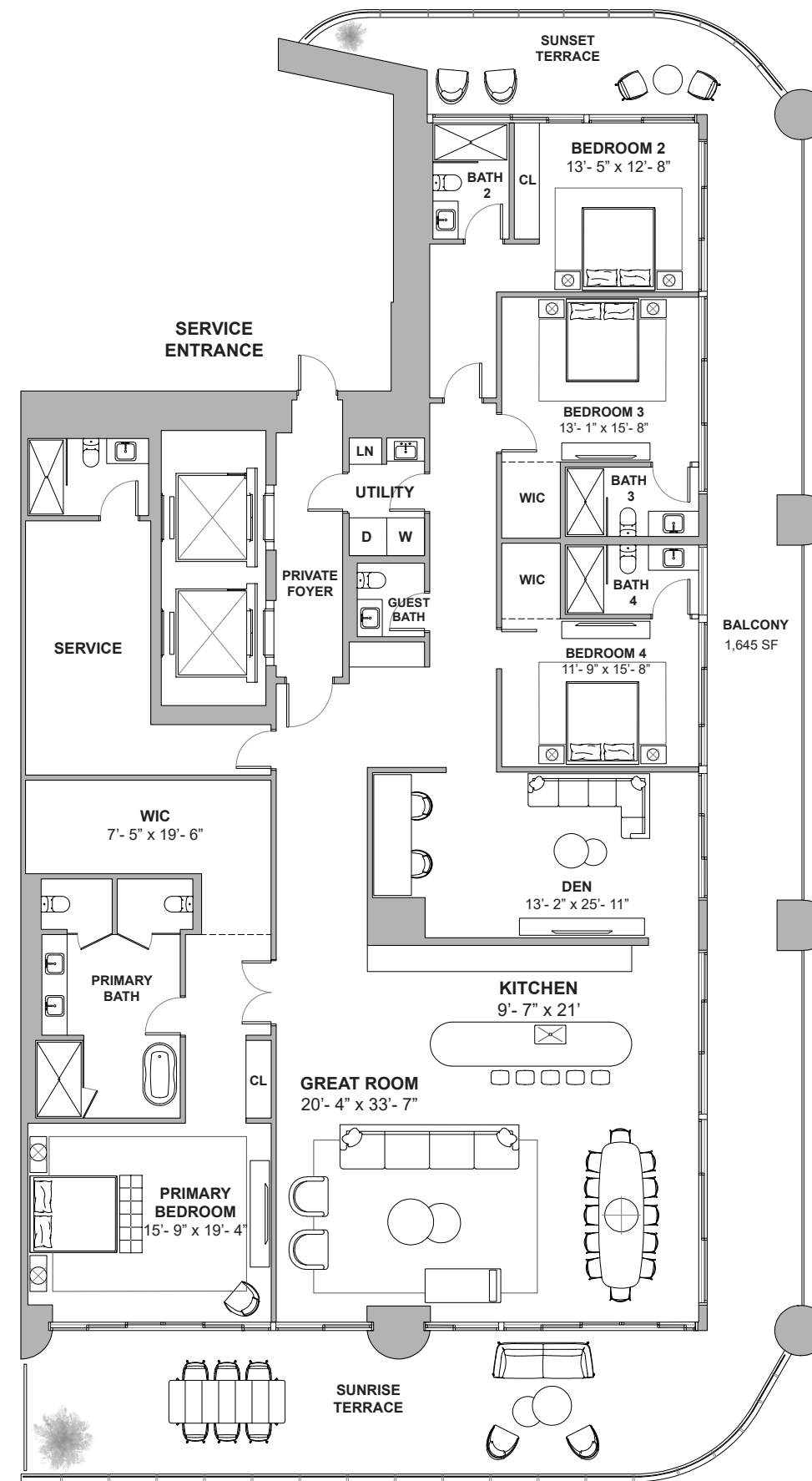
6,072 SF / 564 SM TOTAL



Atlantic Ocean

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Collins Ave / AIA



Atlantic Ocean

DEVELOPMENT AND SALES
FORTUNE
INTERNATIONAL
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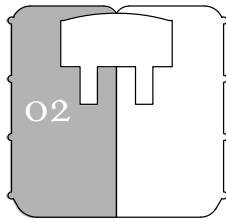


ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 02

North Tower / Level 52

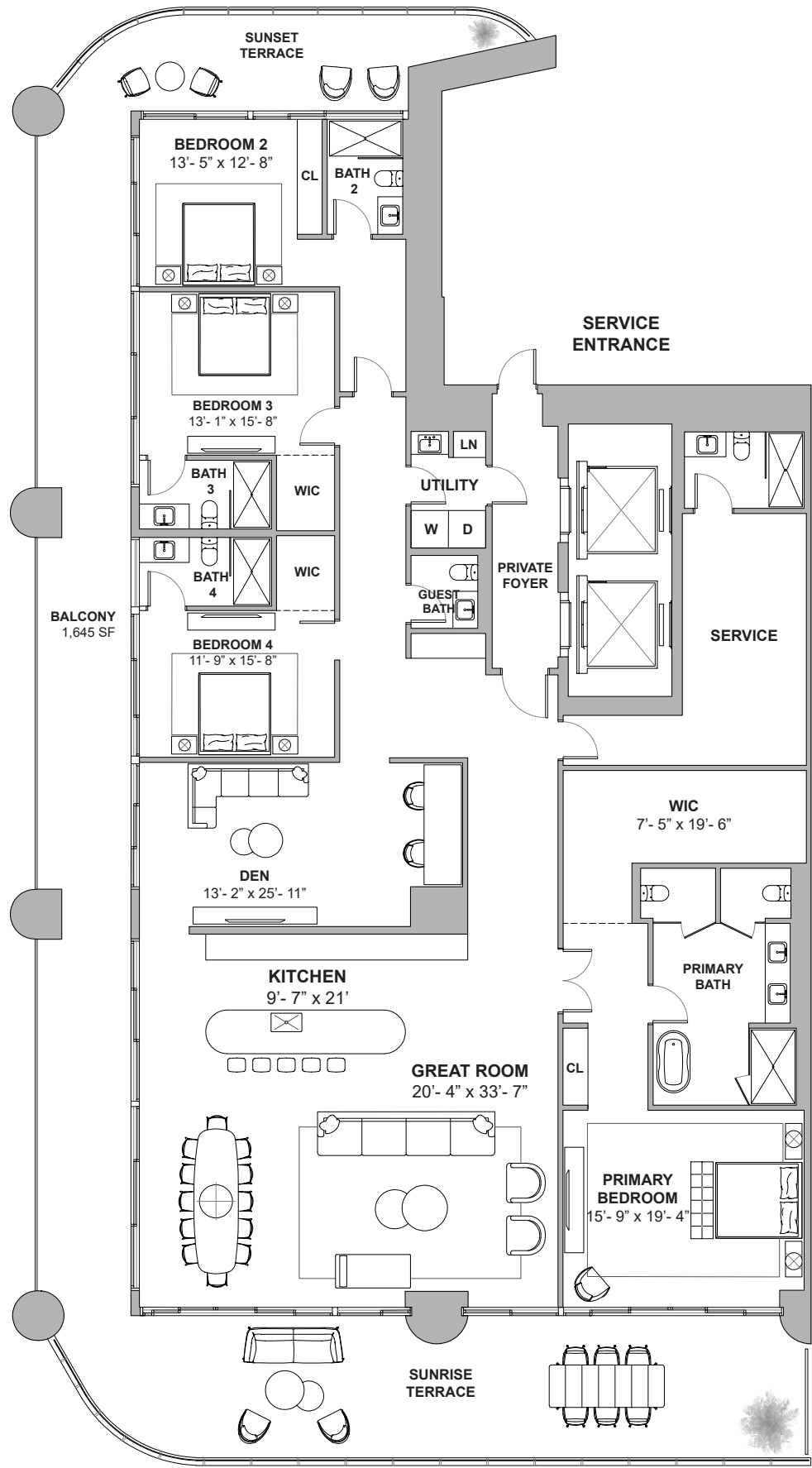
4 BEDROOMS + DEN
5.5 BATHROOMS
4,428 SF / 411 SM INTERIOR
1,645 SF / 153 SM EXTERIOR
6,073 SF / 564 SM TOTAL



Atlantic Ocean

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Collins Ave / AIA



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DEVELOPMENT AND SALES

FORTUNE
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CHÂTEAU
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ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 01

North Tower / Level 53

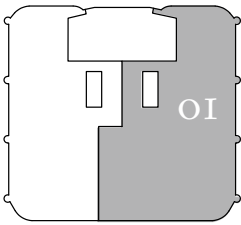
5 BEDROOMS

6.5 BATHROOMS

5,522 SF / 513 SM INTERIOR

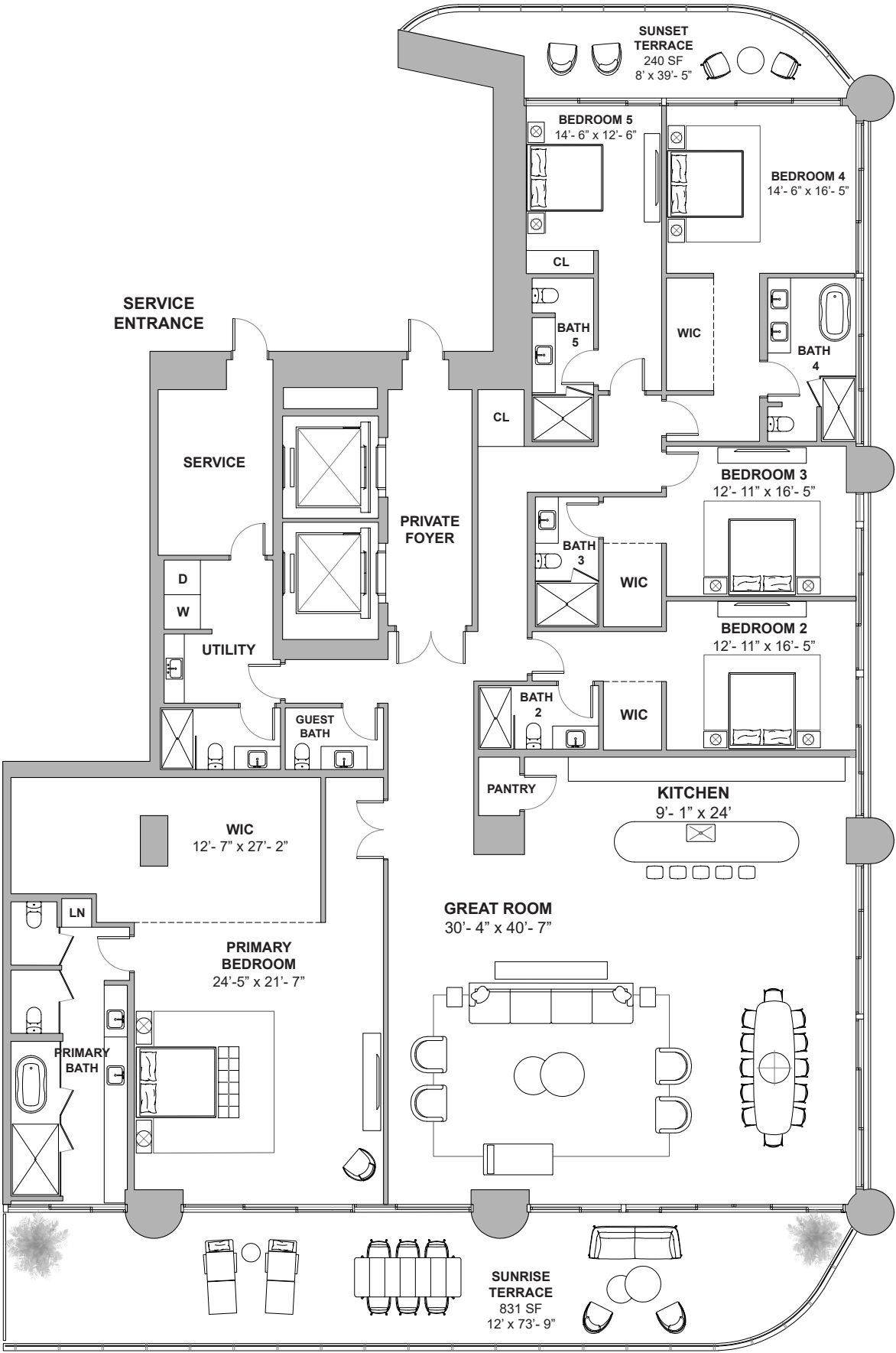
1,071 SF / 99 SM EXTERIOR

6,593 SF / 613 SM TOTAL



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



Atlantic Ocean

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHÂTEAU
GROUP

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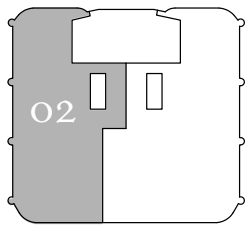


ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 02

North Tower / Level 53

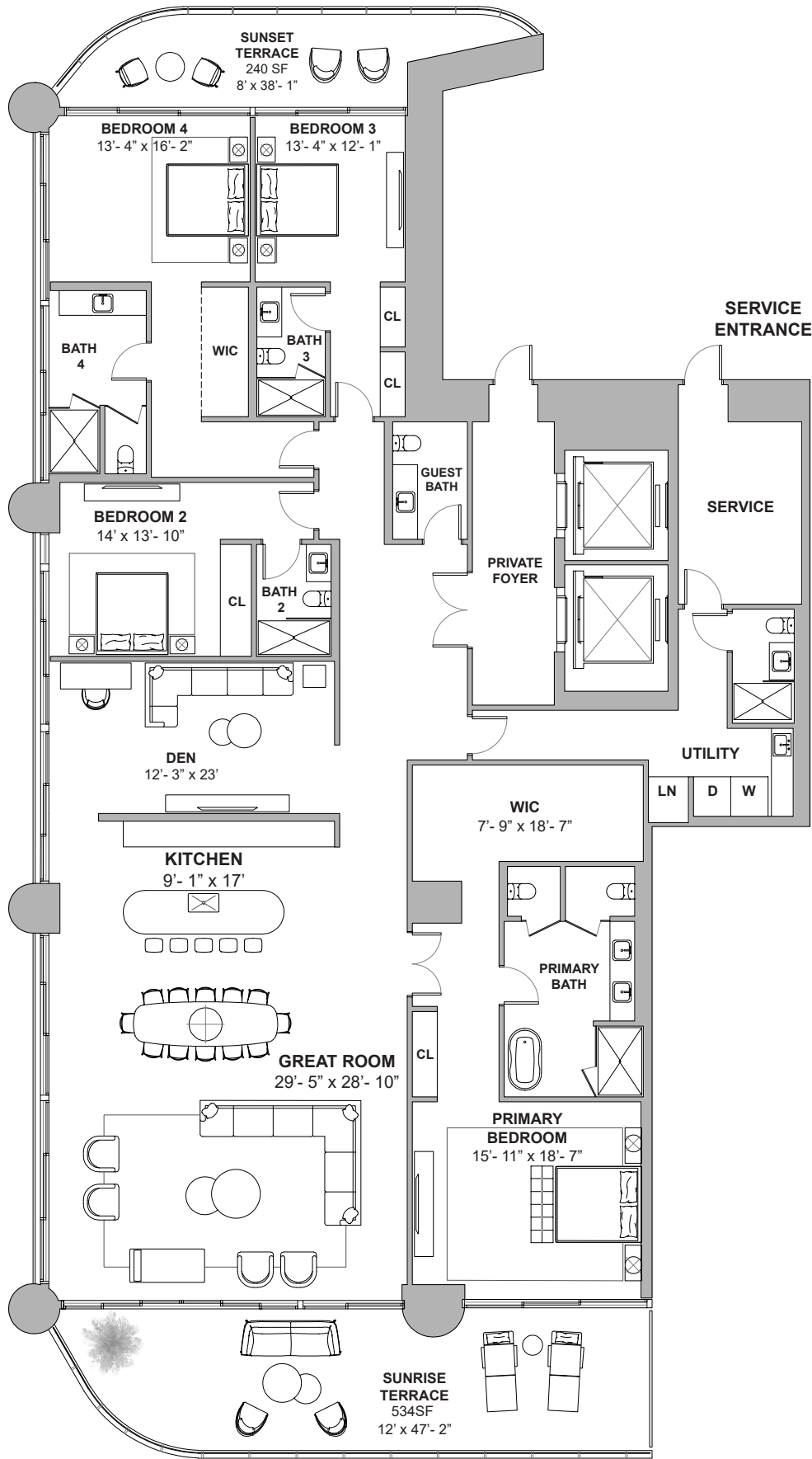
4 BEDROOMS + DEN
5.5 BATHROOMS
4,526 SF / 420 SM INTERIOR
774 SF / 72 SM EXTERIOR
5,300 SF / 492 SM TOTAL



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Collins Ave / AIA



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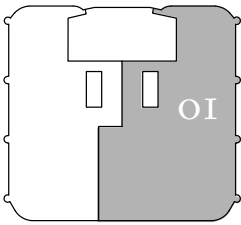
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 01

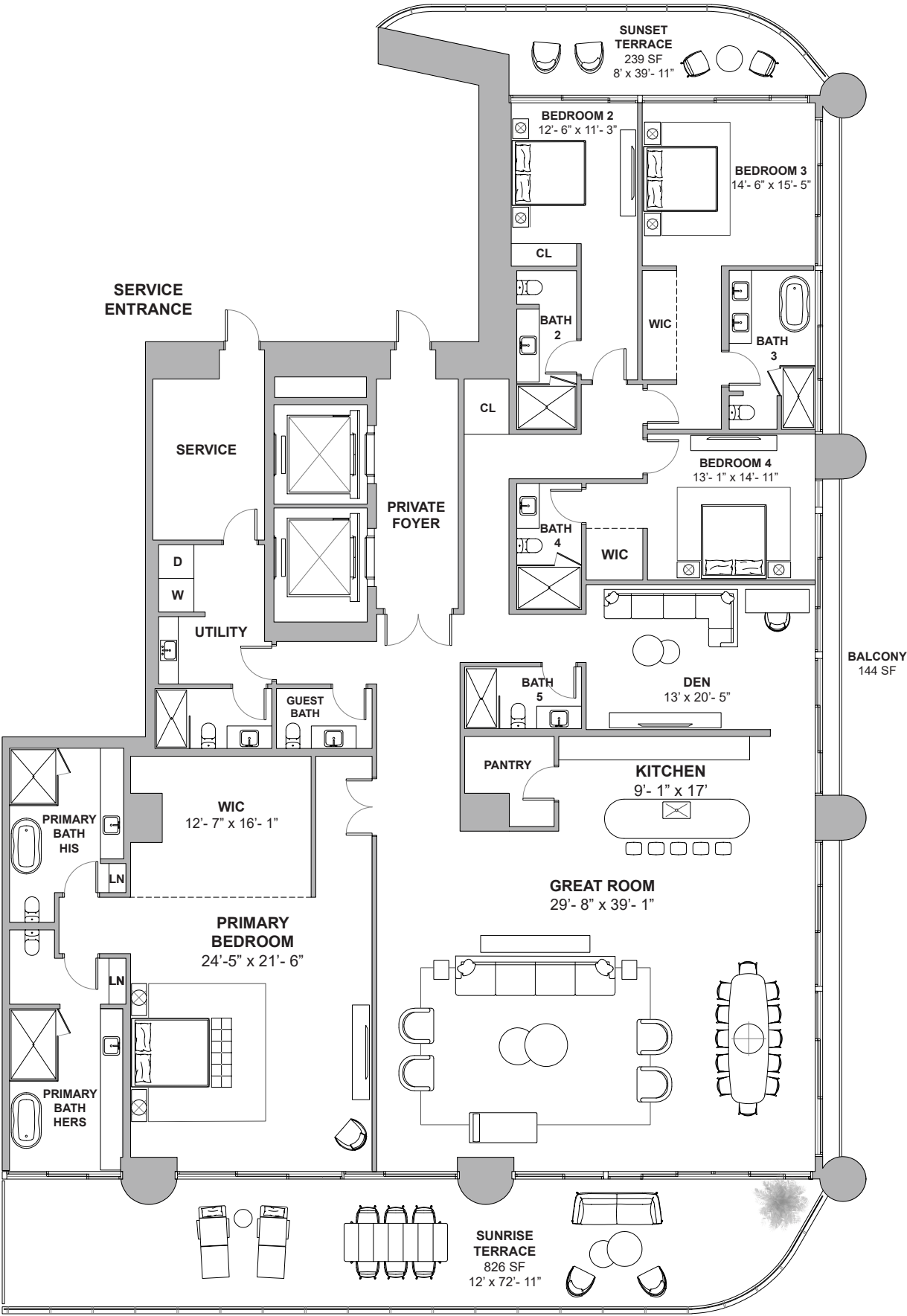
North Tower / Level 54

4 BEDROOMS + DEN
7.5 BATHROOMS
5,481 SF / 509 SM INTERIOR
1,065 SF / 99 SM EXTERIOR
6,546 SF / 608 SM TOTAL



Atlantic Ocean

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FORTUNE INTERNATIONAL GROUP
CHÂTEAU GROUP

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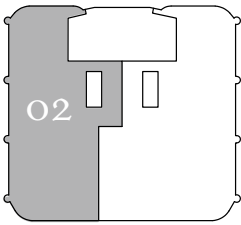
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 02

North Tower / Level 54

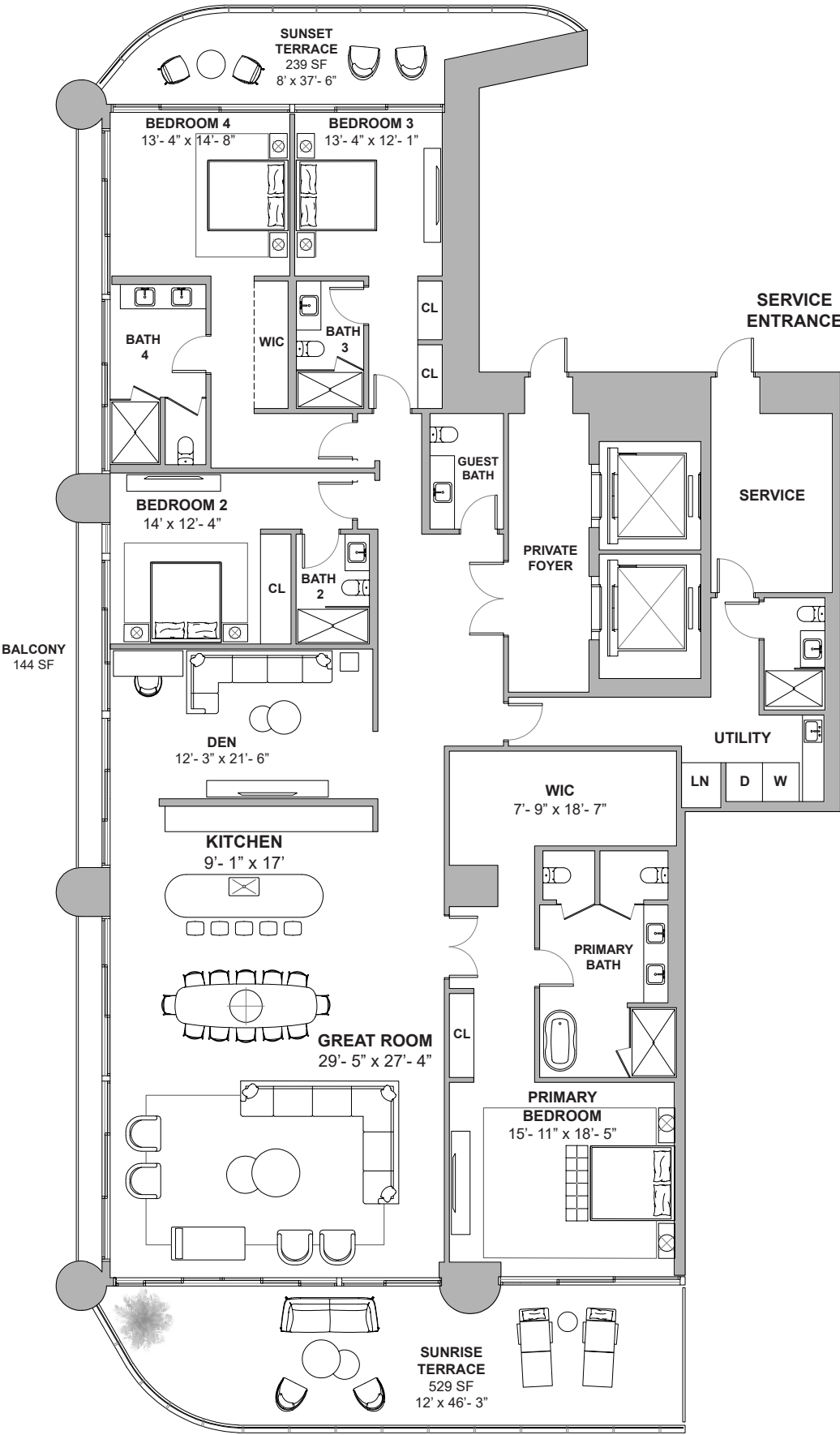
4 BEDROOMS + DEN
5.5 BATHROOMS
4,481 SF / 416 SM INTERIOR
786 SF / 71 SM EXTERIOR
5,249 SF / 488 SM TOTAL



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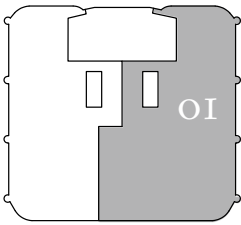
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 01

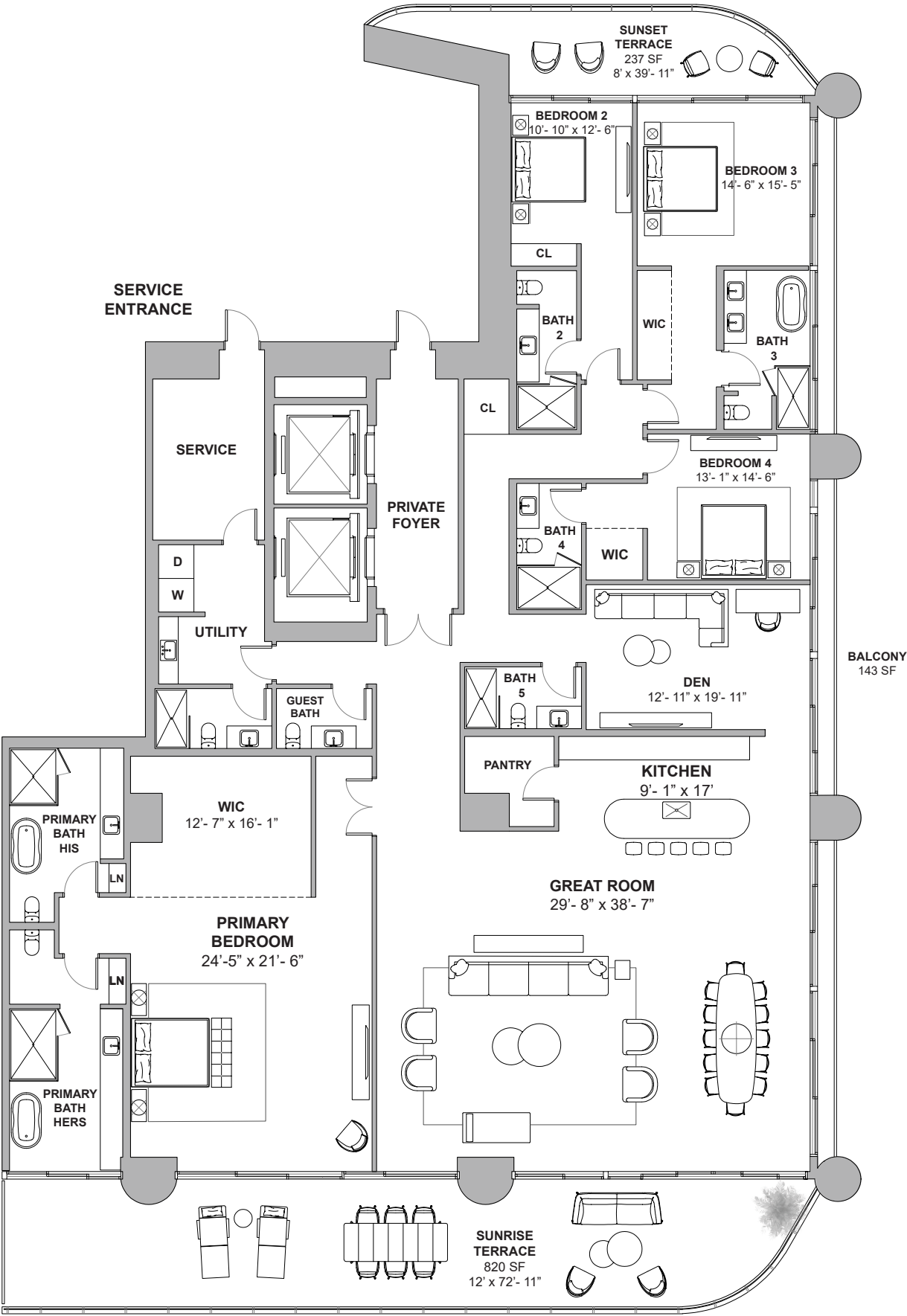
North Tower / Level 55

4 BEDROOMS + DEN
7.5 BATHROOMS
5,438 SF / 505 SM INTERIOR
1,057 SF / 98 SM EXTERIOR
6,495 SF / 603 SM TOTAL



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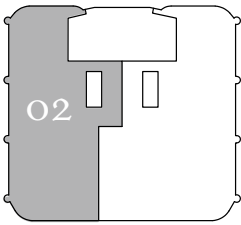
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 02

North Tower / Level 55

4 BEDROOMS + DEN
5.5 BATHROOMS
4,437 SF / 412 SM INTERIOR
760 SF / 71 SM EXTERIOR
5,197 SF / 483 SM TOTAL



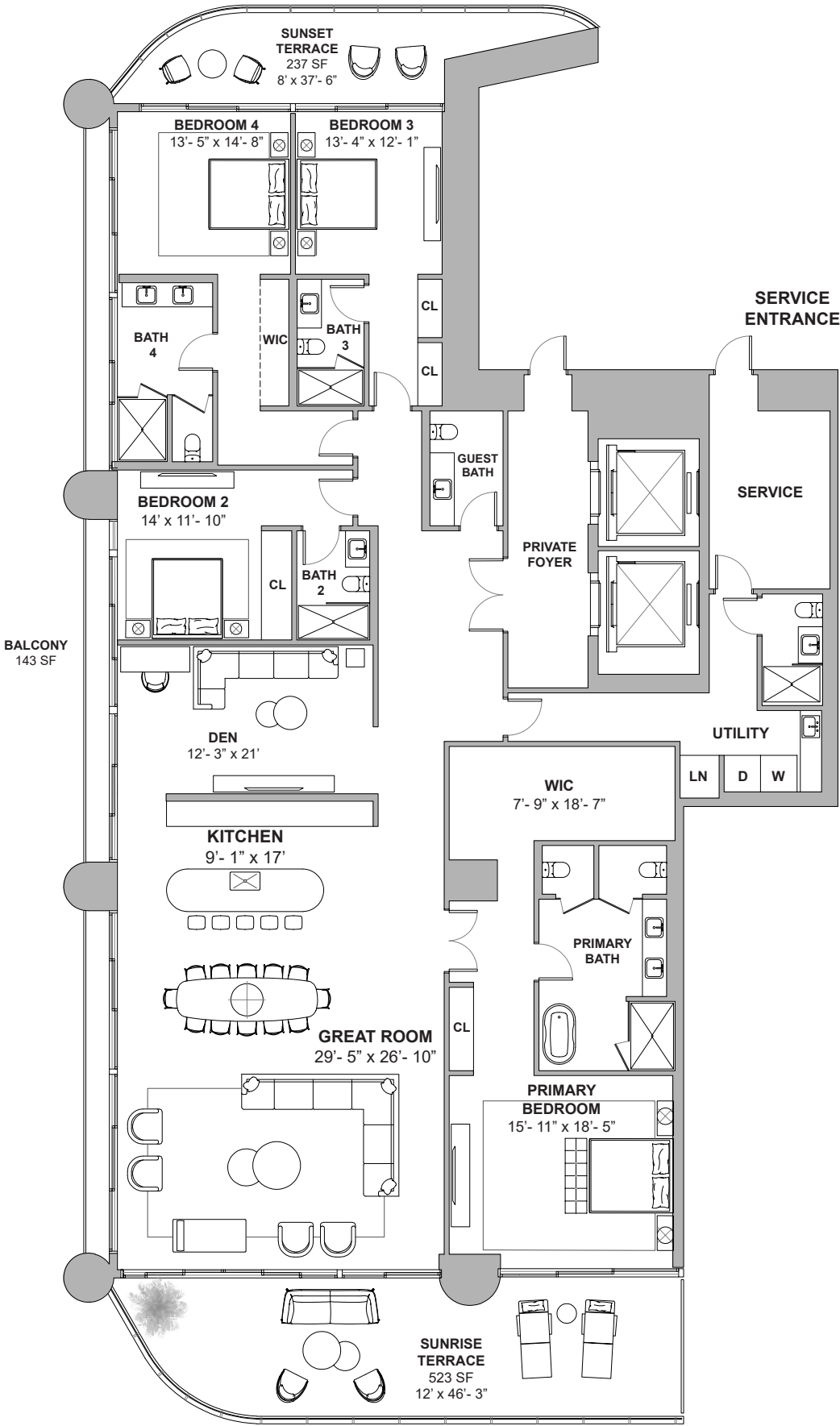
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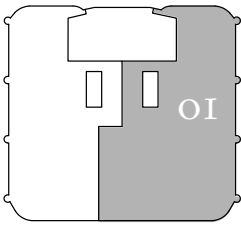
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 01

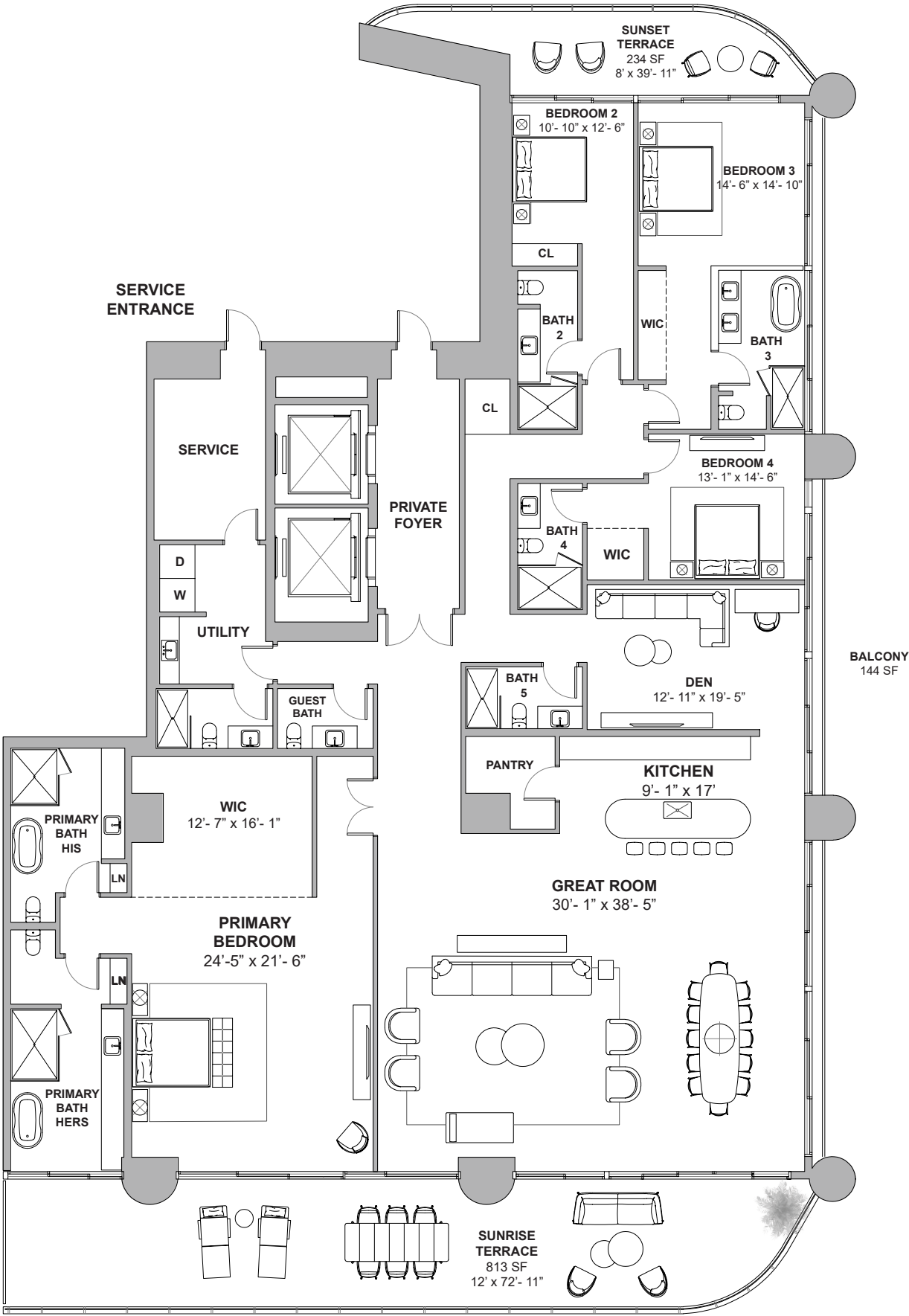
North Tower / Level 56

4 BEDROOMS + DEN
7.5 BATHROOMS
5,383 SF / 500 SM INTERIOR
1,047 SF / 97 SM EXTERIOR
6,430 SF / 597 SM TOTAL



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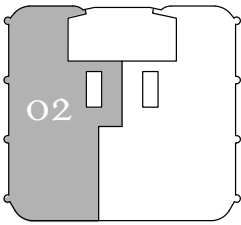
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 02

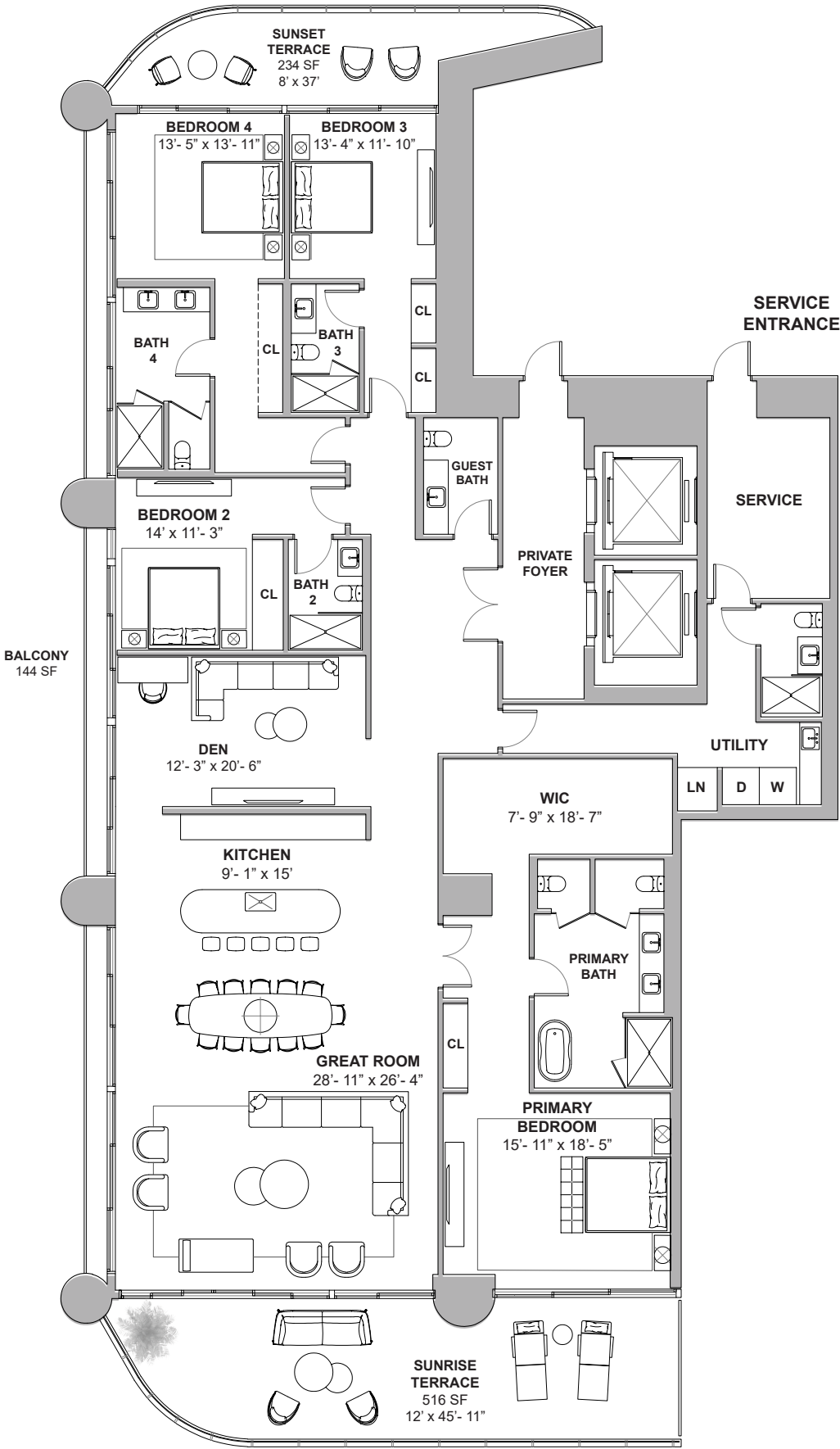
North Tower / Level 56

4 BEDROOMS + DEN
5.5 BATHROOMS
4,384 SF / 407 SM INTERIOR
750 SF / 70 SM EXTERIOR
5,134 SF / 477 SM TOTAL



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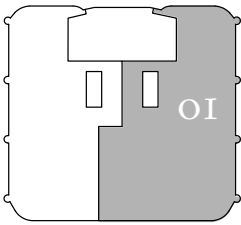
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 01

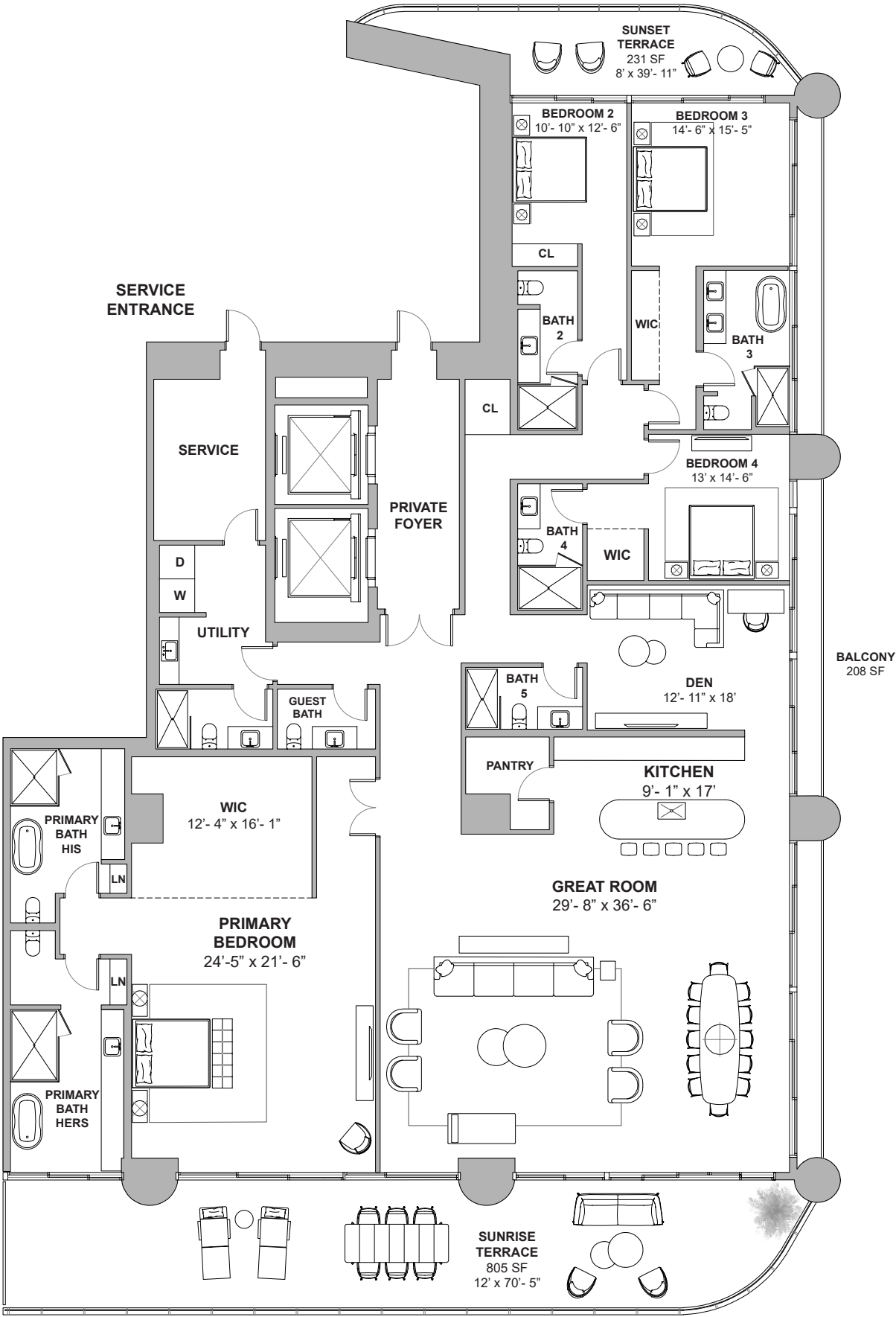
North Tower / Level 57

4 BEDROOMS + DEN
7.5 BATHROOMS
5,253 SF / 488 SM INTERIOR
1,036 SF / 96 SM EXTERIOR
6,289 SF / 584 SM TOTAL



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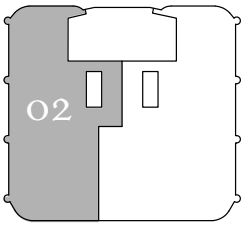


ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Residence 02

North Tower / Level 57

4 BEDROOMS + DEN
5.5 BATHROOMS
4,244 SF / 394 SM INTERIOR
738 SF / 69 SM EXTERIOR
4,982 SF / 463 SM TOTAL



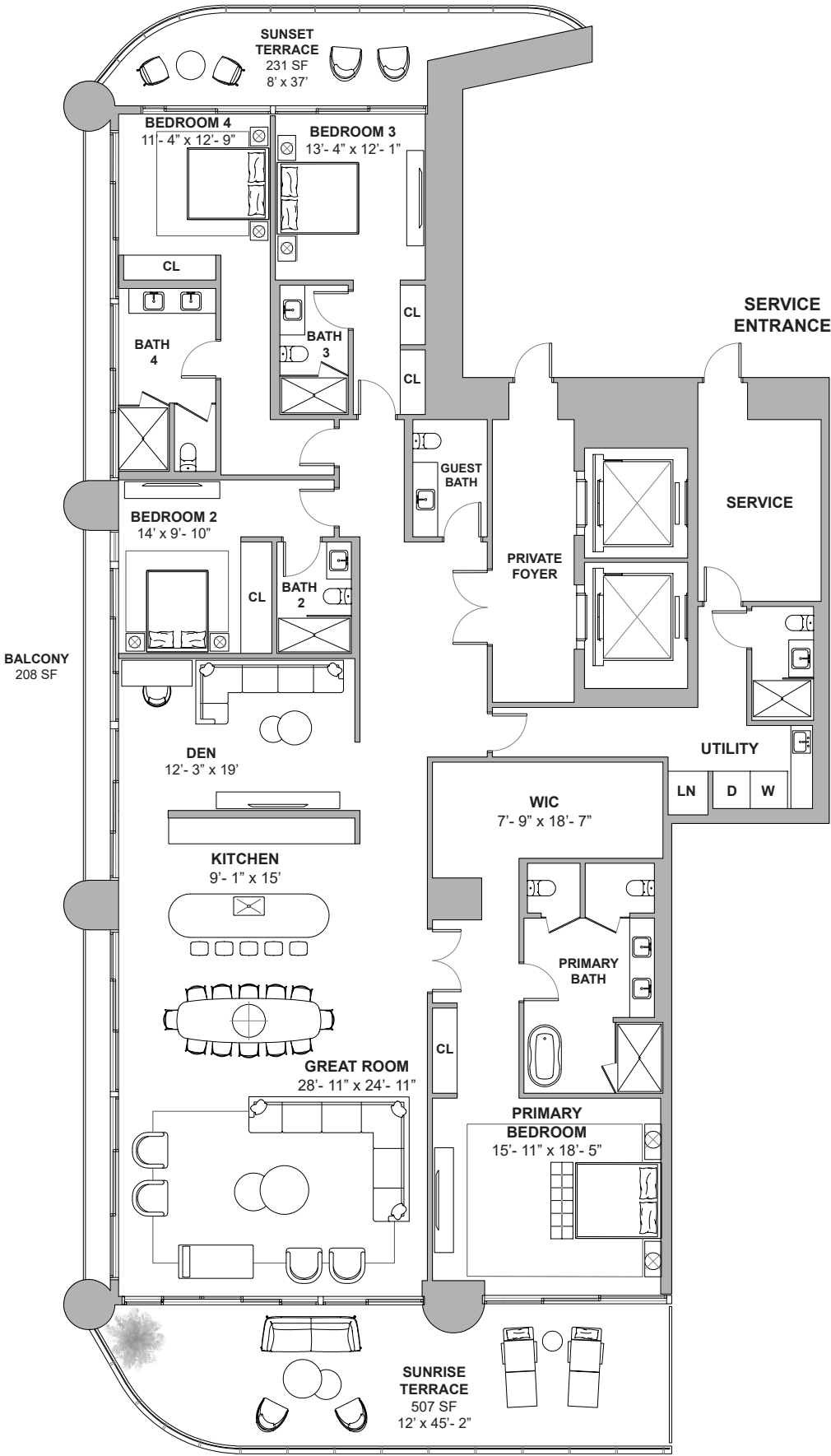
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DEVELOPMENT AND SALES



Collins Ave / AIA



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THE RESIDENCES

Collins Ave / AIA

Residence 01

North Tower / Level 58

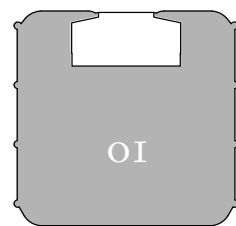
5 BEDROOMS | 8.5 BATHROOMS

STAFF QUARTERS

8,218 SF / 763 SM INTERIOR

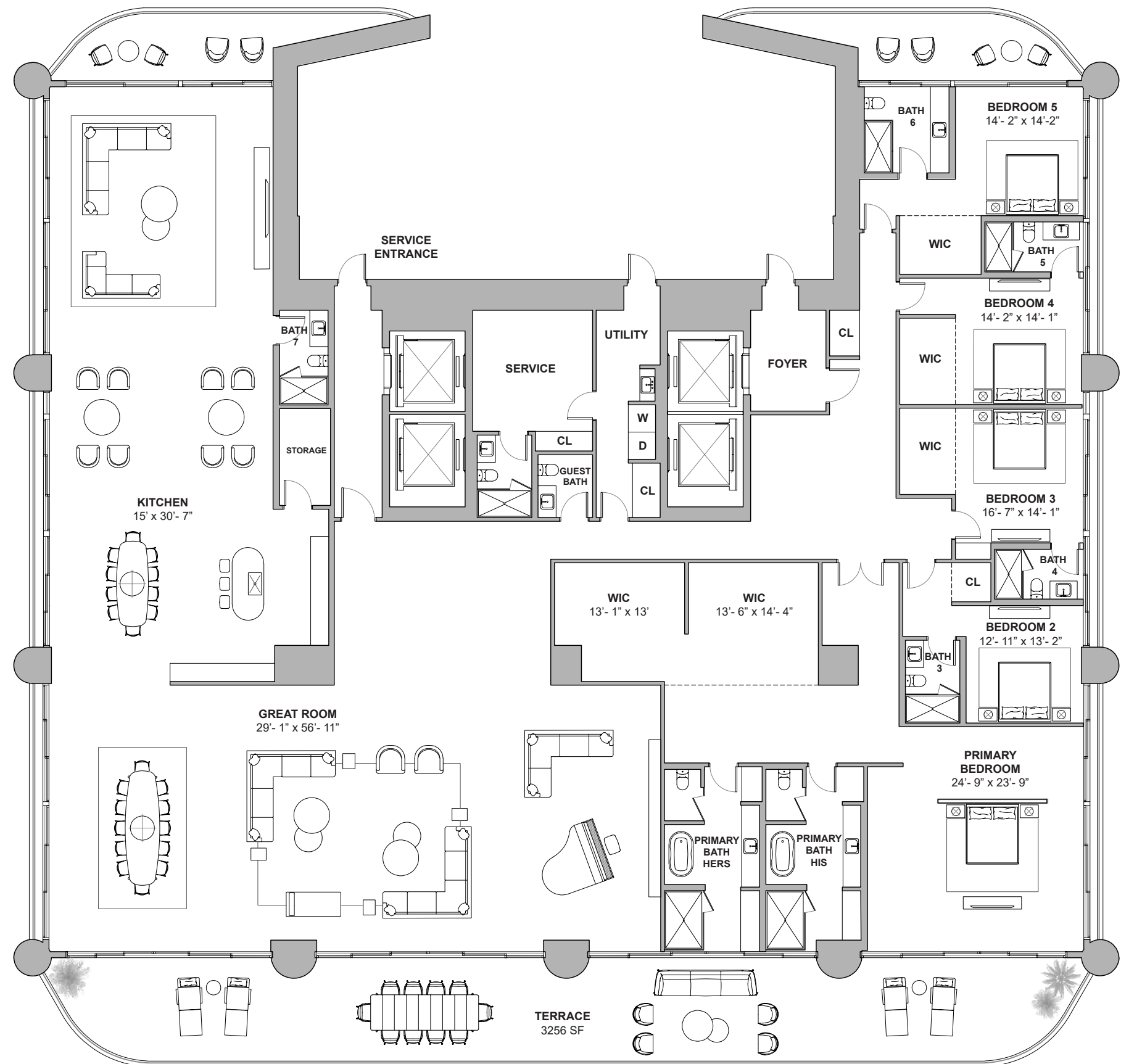
3,256 SF / 302 SM EXTERIOR

11,474 SF / 1,066 SM TOTAL



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Atlantic Ocean

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ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 01

North Tower / Level 59

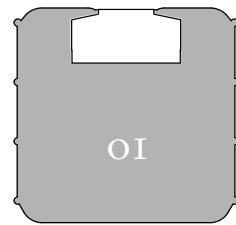
5 BEDROOMS | 8.5 BATHROOMS

STAFF QUARTERS

7,651 SF / 711 SM INTERIOR

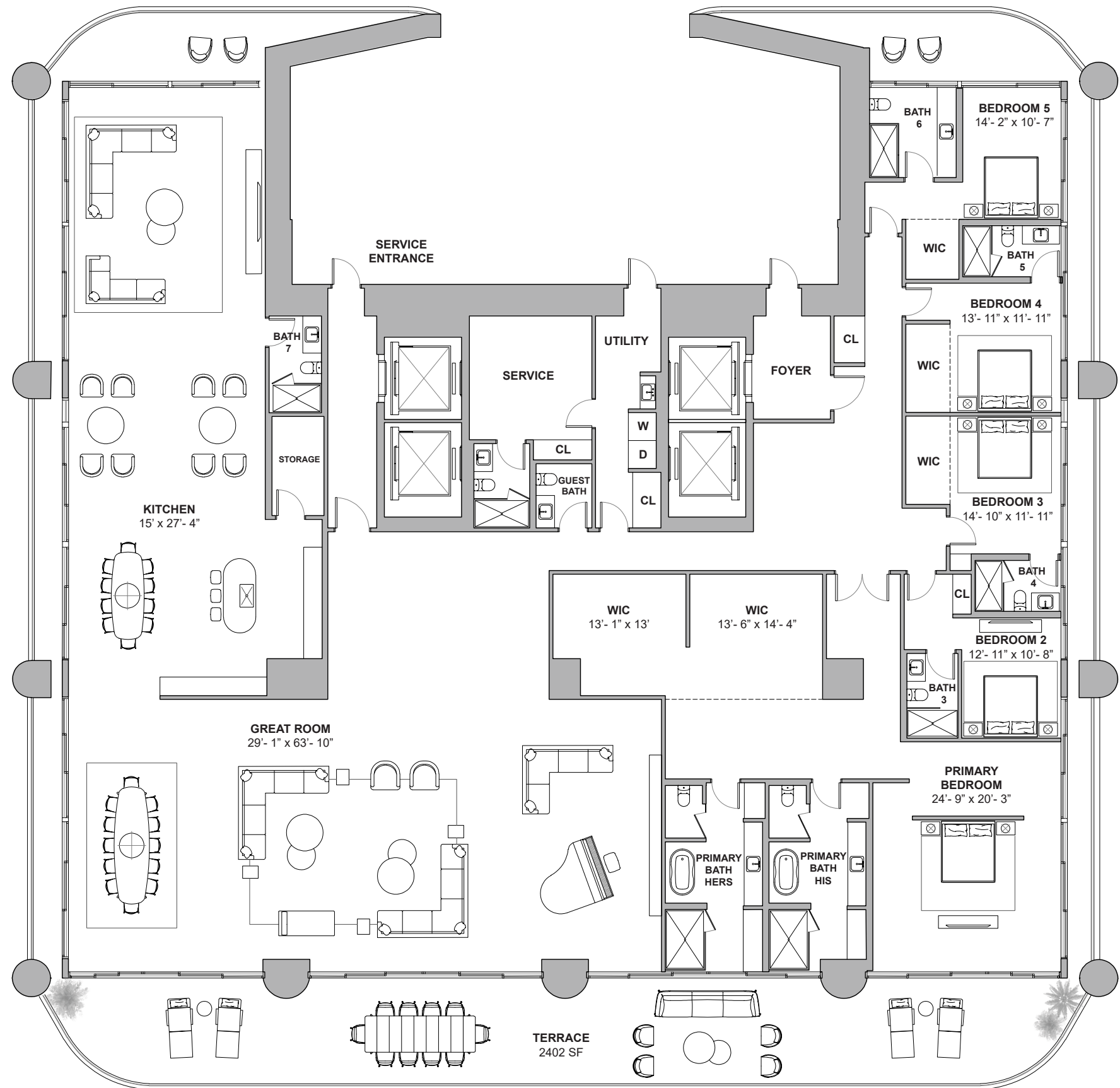
5,214 SF / 484 SM EXTERIOR

12,865 SF / 1,195 SM TOTAL



Atlantic Ocean

18801 Collins Ave, Sunny Isles Beach, FL 33160



DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
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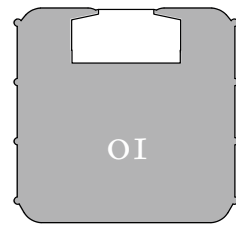
ST REGIS
SUNNY ISLES BEACH ♦ MIAMI
THE RESIDENCES

Collins Ave / AIA

Residence 01

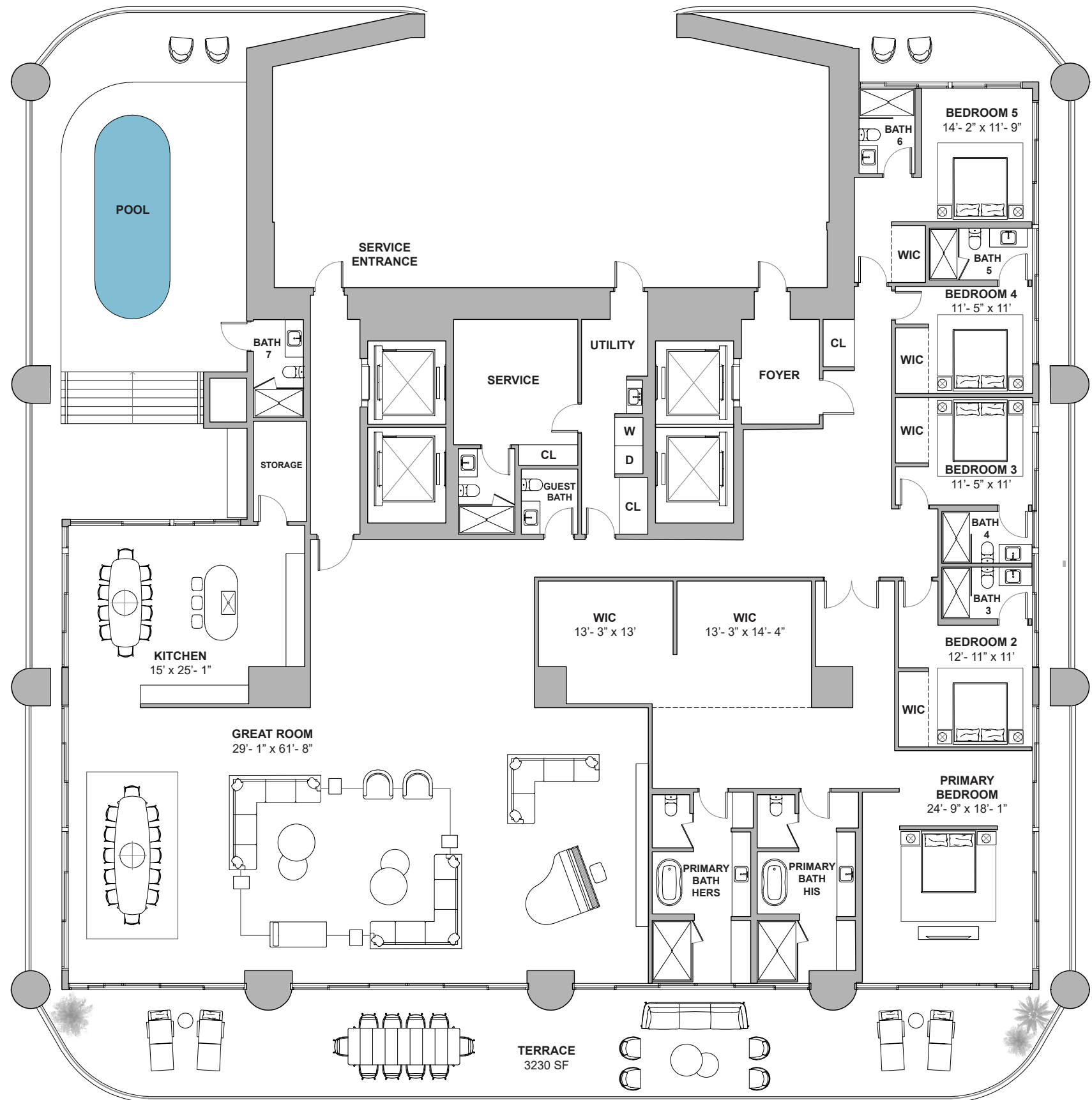
North Tower / Level 60

5 BEDROOMS | 8.5 BATHROOMS
STAFF QUARTERS | POOL
7,356 SF / 683 SM INTERIOR
3,230 SF / 300 SM EXTERIOR
10,586 SF / 983 SM TOTAL



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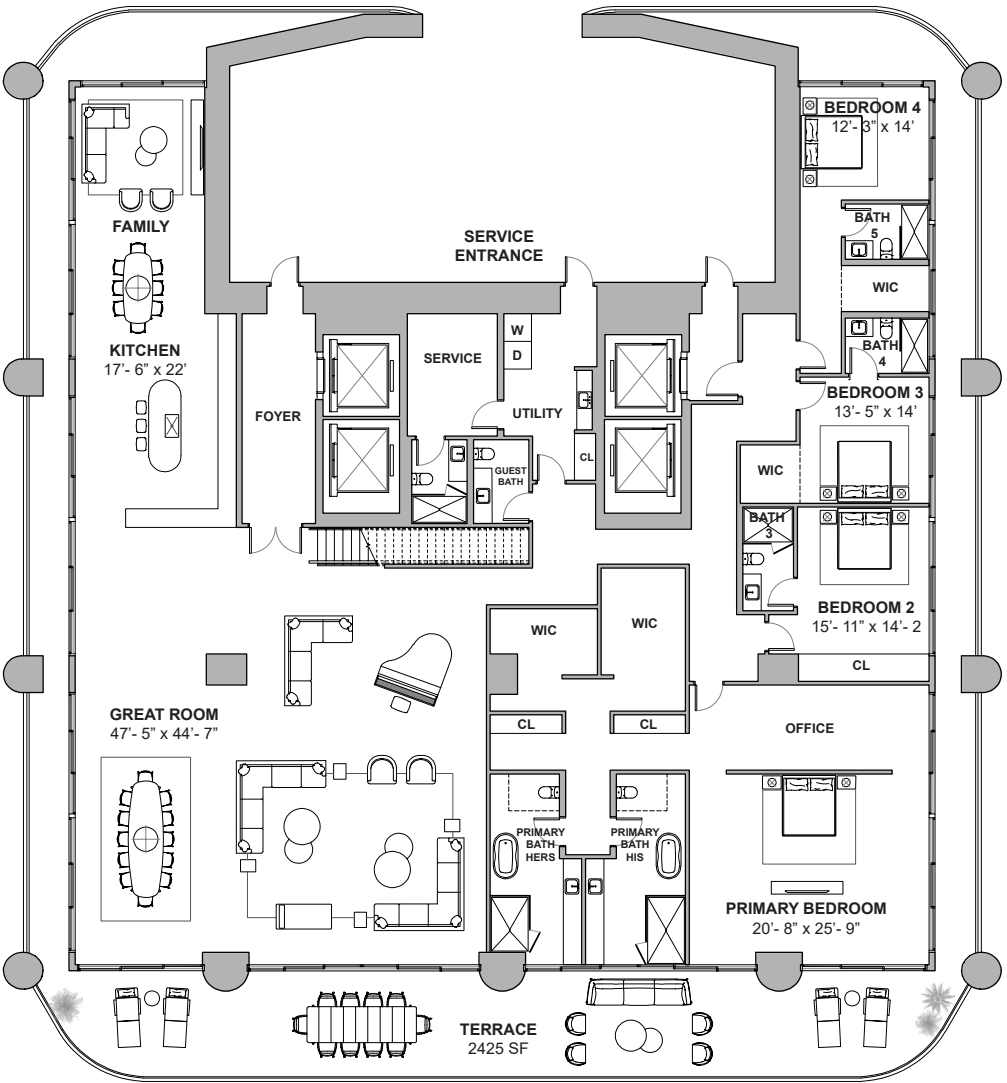
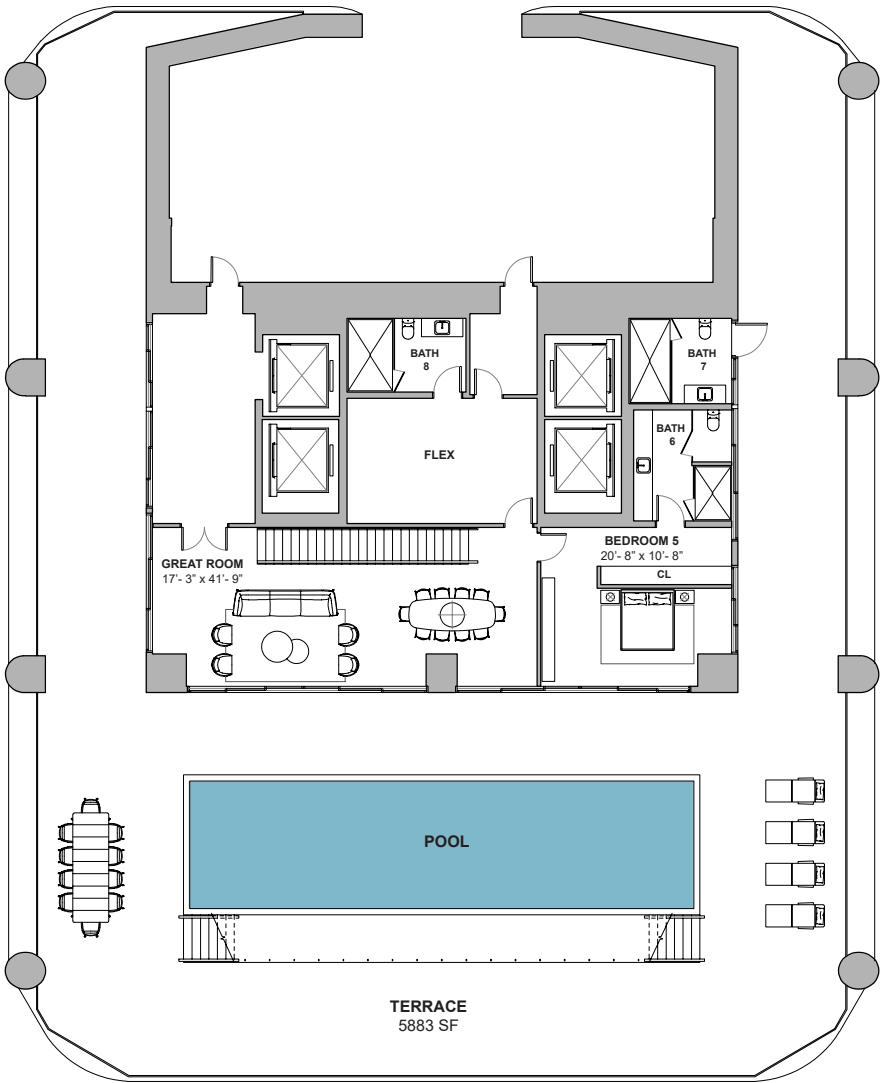
Residence 01

North Tower / Levels 61 & 62

5 BEDROOMS | 9.5 BATHROOMS
STAFF QUARTERS | POOL
9,817 SF / 912 SM INTERIOR
8,308 SF / 771 SM EXTERIOR
18,125 SF / 1683 SM TOTAL



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