RESIDENCE

4 BEDS - 5.5 BATHS INTERIOR 4496 SF

WEST BALCONY NORTH BALCONY

793 SF 354 SF 840 SF

OPTION 1

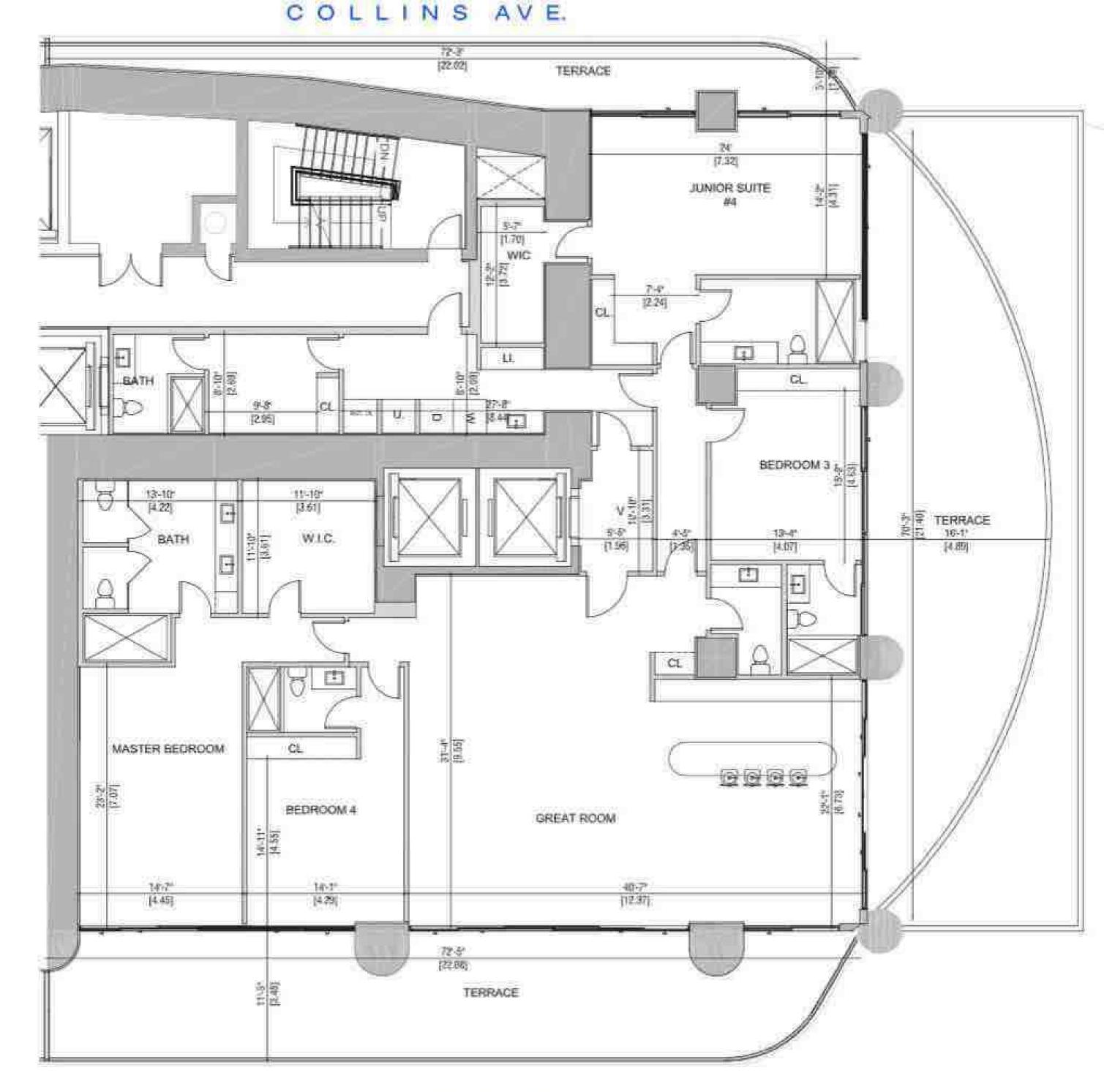


ST. REGIS RESIDENCES

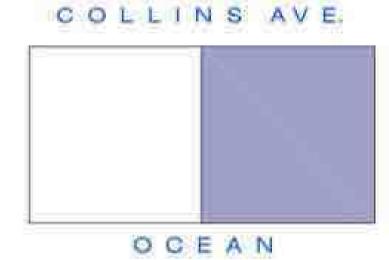
18801 Collins Ave. - Sunny Isles Beach 33160 - Florida











ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS COFFRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER TO A BUYER
OR LESSEE. THIS OFFERING IS MADE ONLY BY THE PROSPECTUS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE PROSPECTUS. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR
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RESIDENCE

3 BEDS - 4.5 BATHS INTERIOR 4496 SF

WEST BALCONY 354 SF NORTH BALCONY 840 SF

OPTION 2

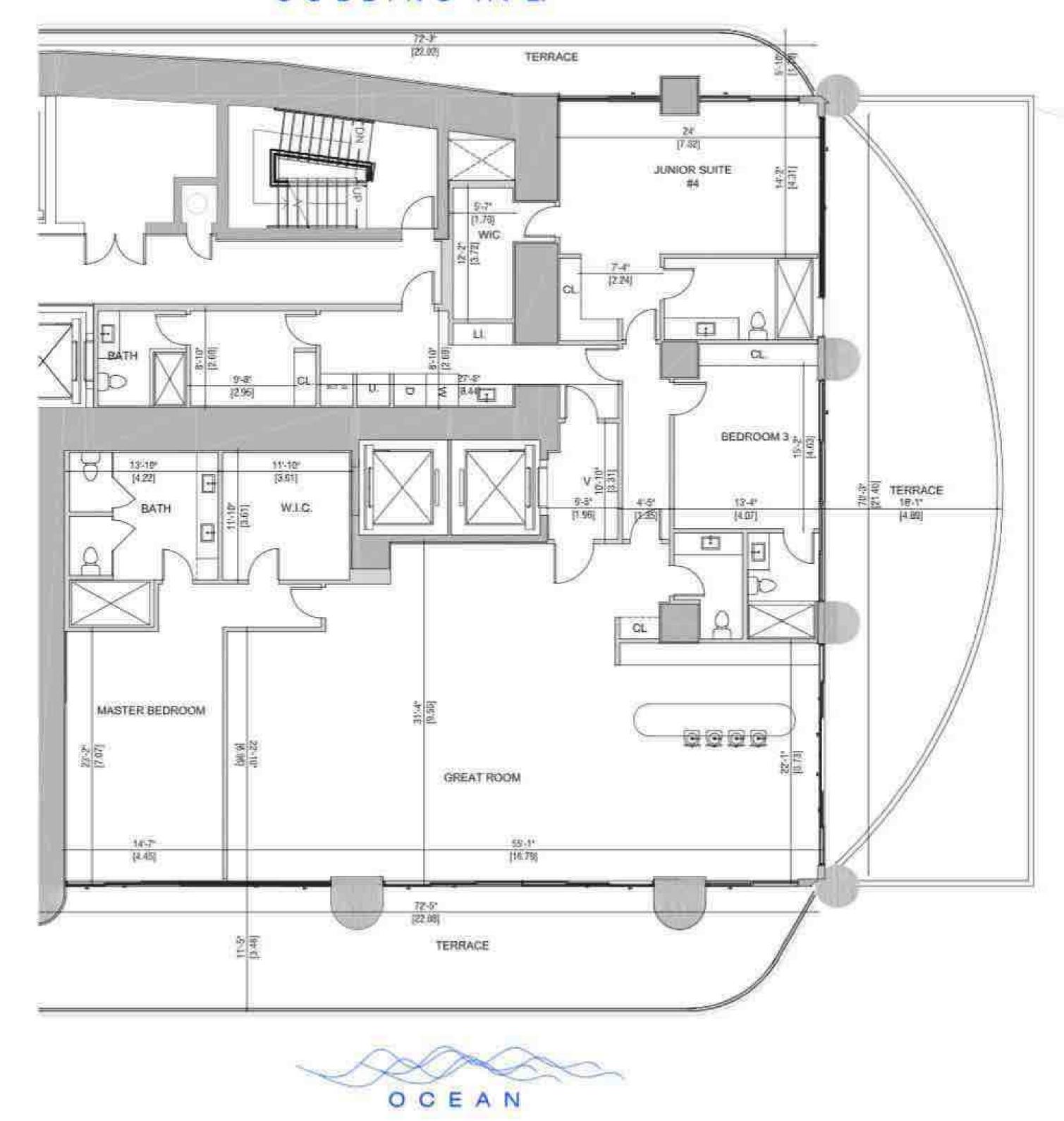
R. STREGIS

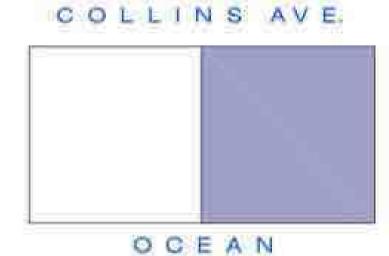
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RESIDENCE

4 BEDS - 5.5 BATHS INTERIOR 4690 SF

WEST BALCONY

829 SF 362 SF

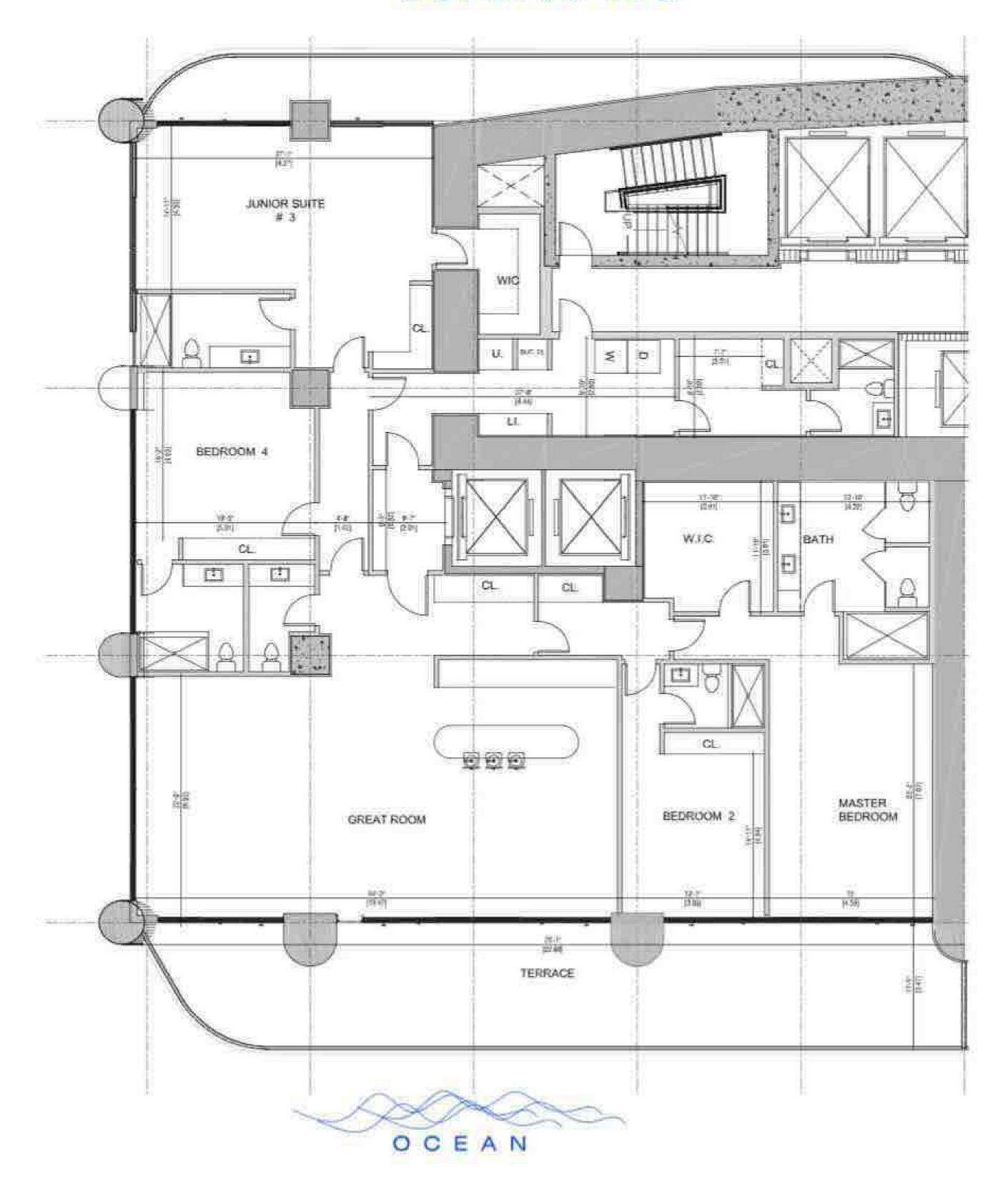


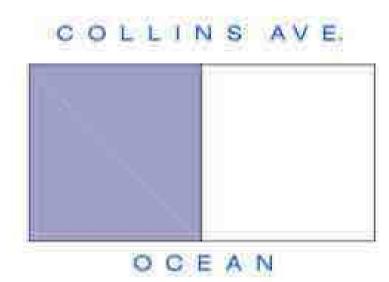
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RESIDENCE

3 BEDS - 3.5 BATHS INTERIOR 3.128 SF

WEST BALCONY

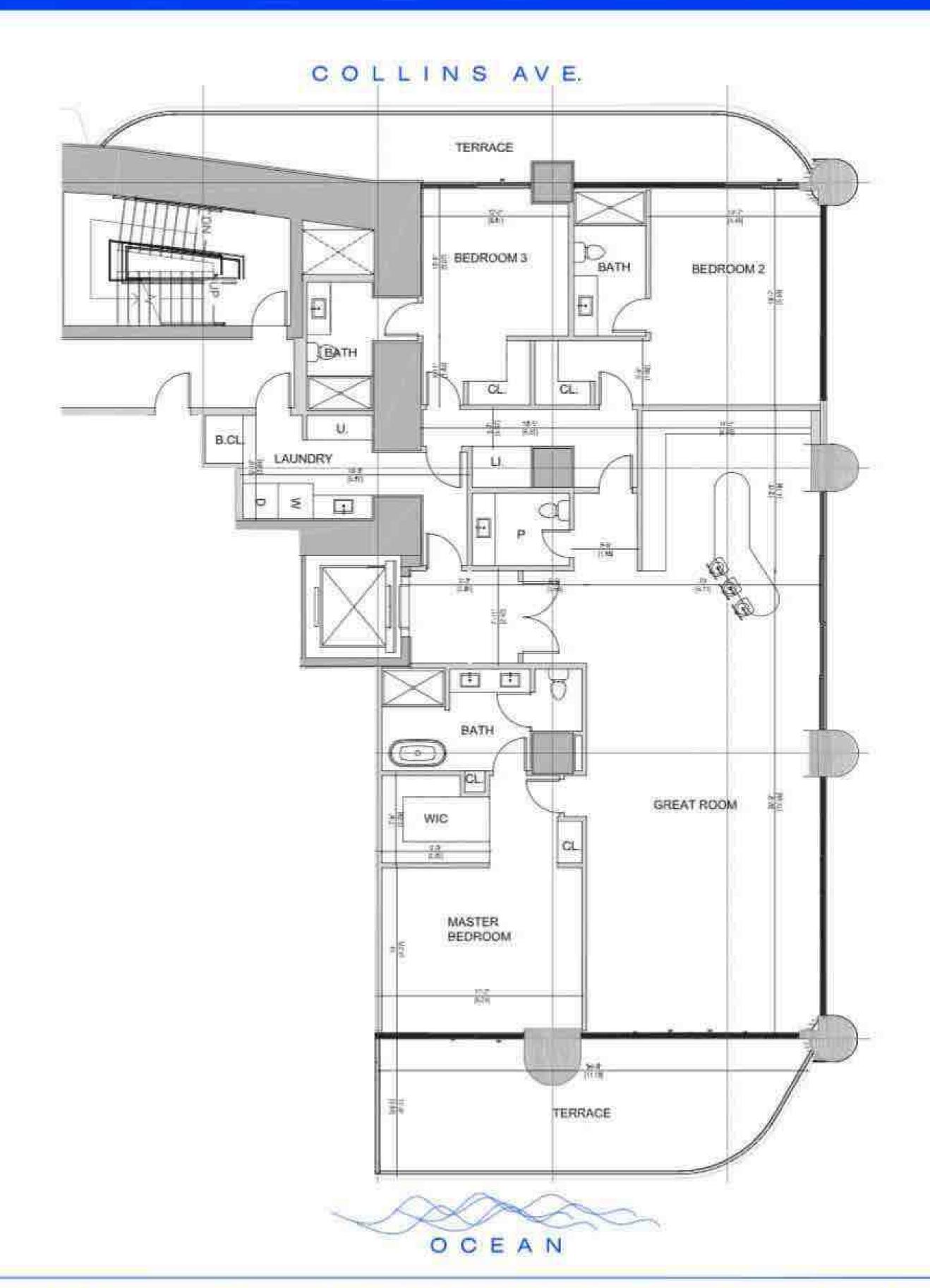
399 SF 343 SF

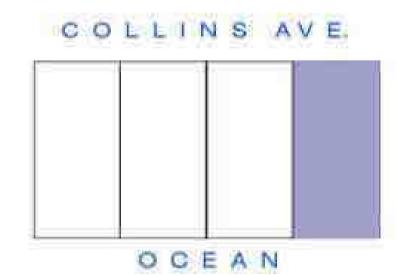


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RESIDENCE

2 BEDS + DEN - 3.5 BATHS INTERIOR 2.092 SF

EAST BALCONY

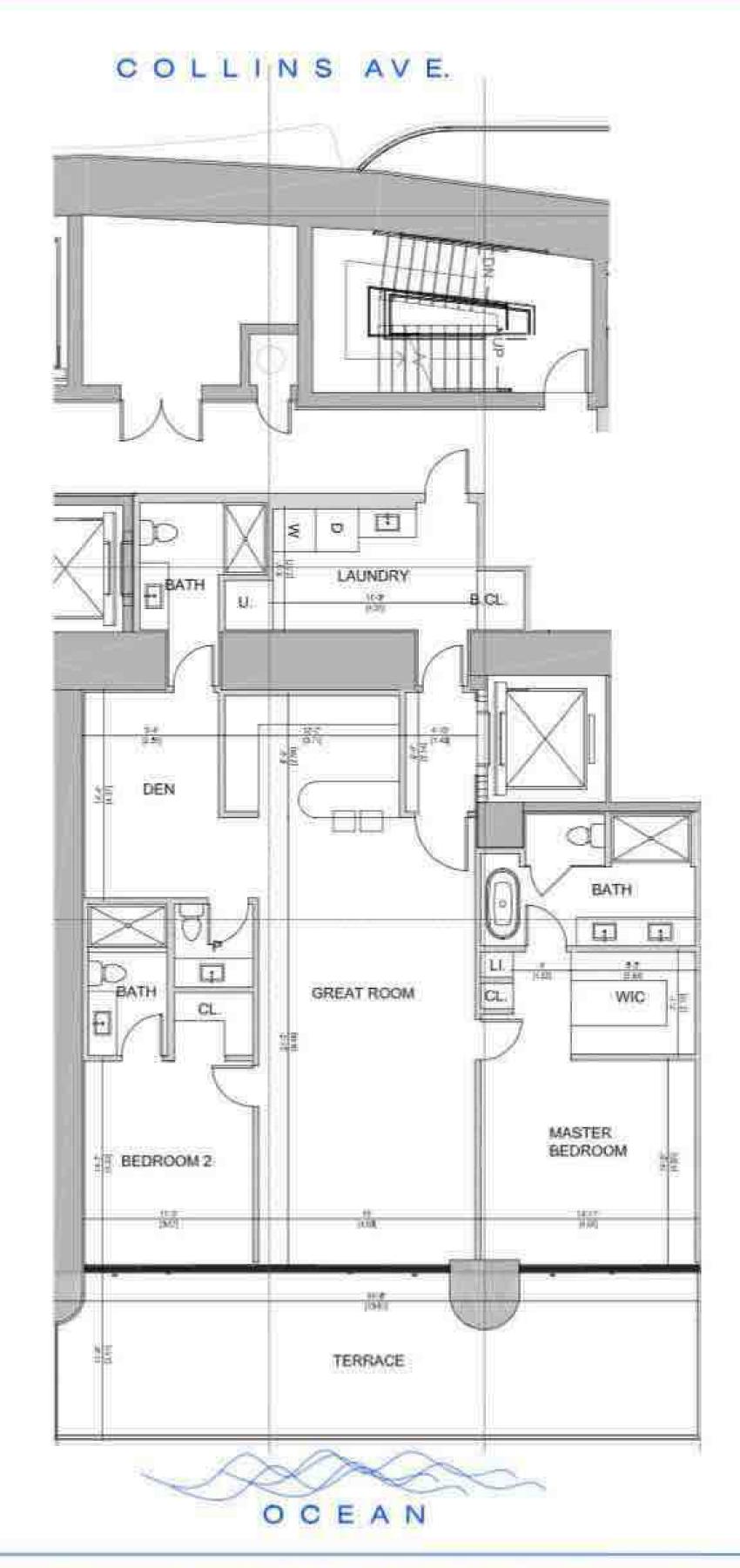
517 SF

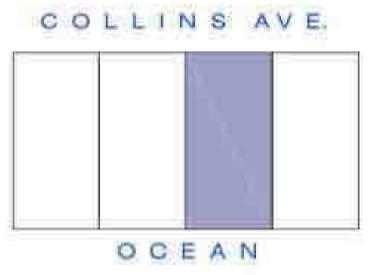


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RESIDENCE

2 BEDS + DEN - 3.5 BATHS INTERIOR 2.115 SF

EAST BALCONY

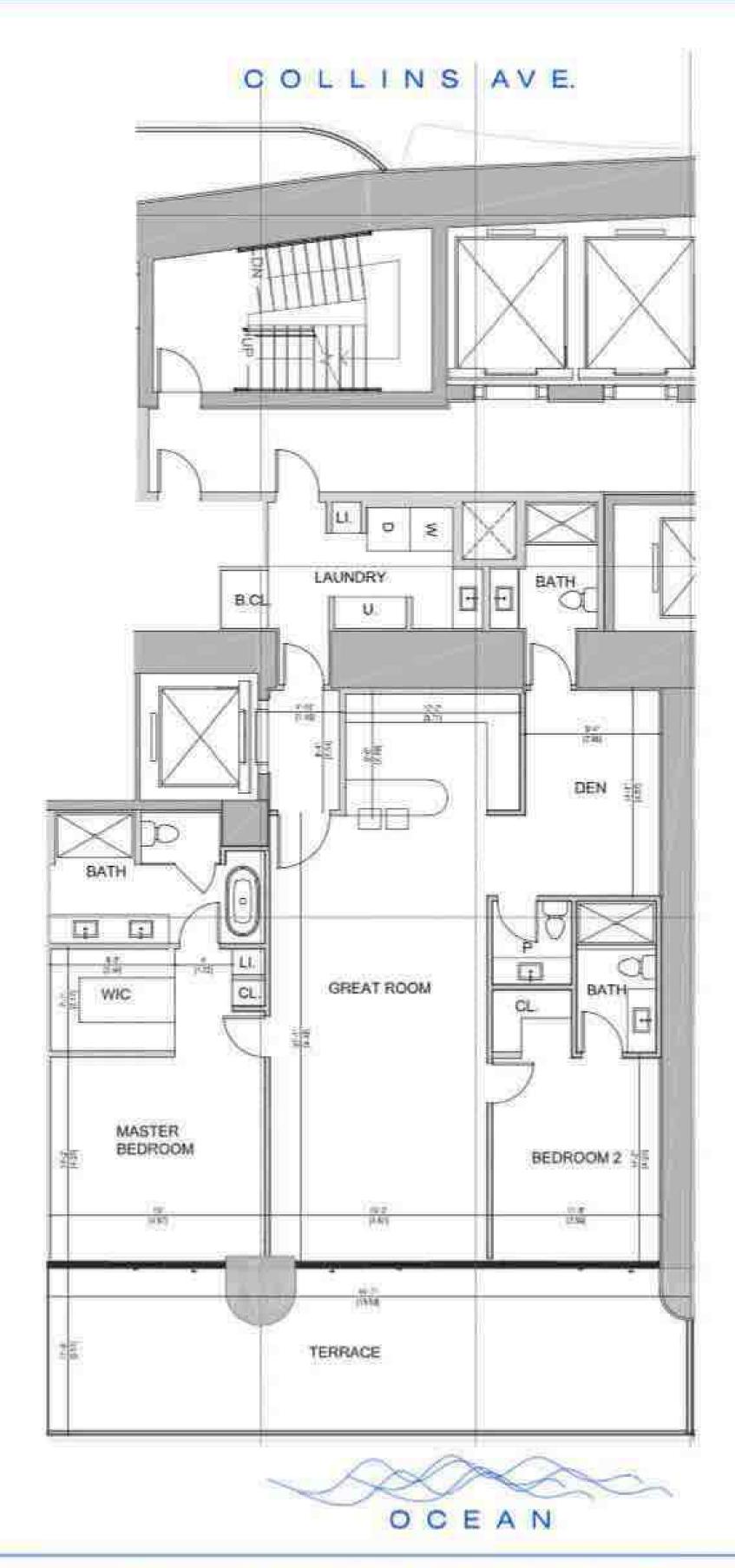
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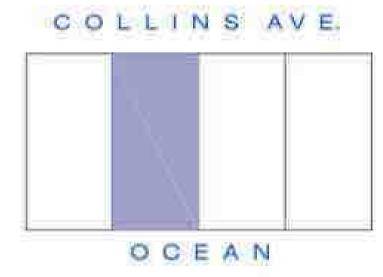


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Stated dimensions are measured to the exterior boundaries of the exterior boundaries of the exterior boundaries of the exterior between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries; is 5,768 sf. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product distained by multiplying the stated length times width. All depictions, if any, of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit, and all floor plans and development plans are subject to change.

RESIDENCE

3 BEDS - 3.5 BATHS INTERIOR 3.128 SF

EAST BALCONY 399 SF WEST BALCONY 343 SF

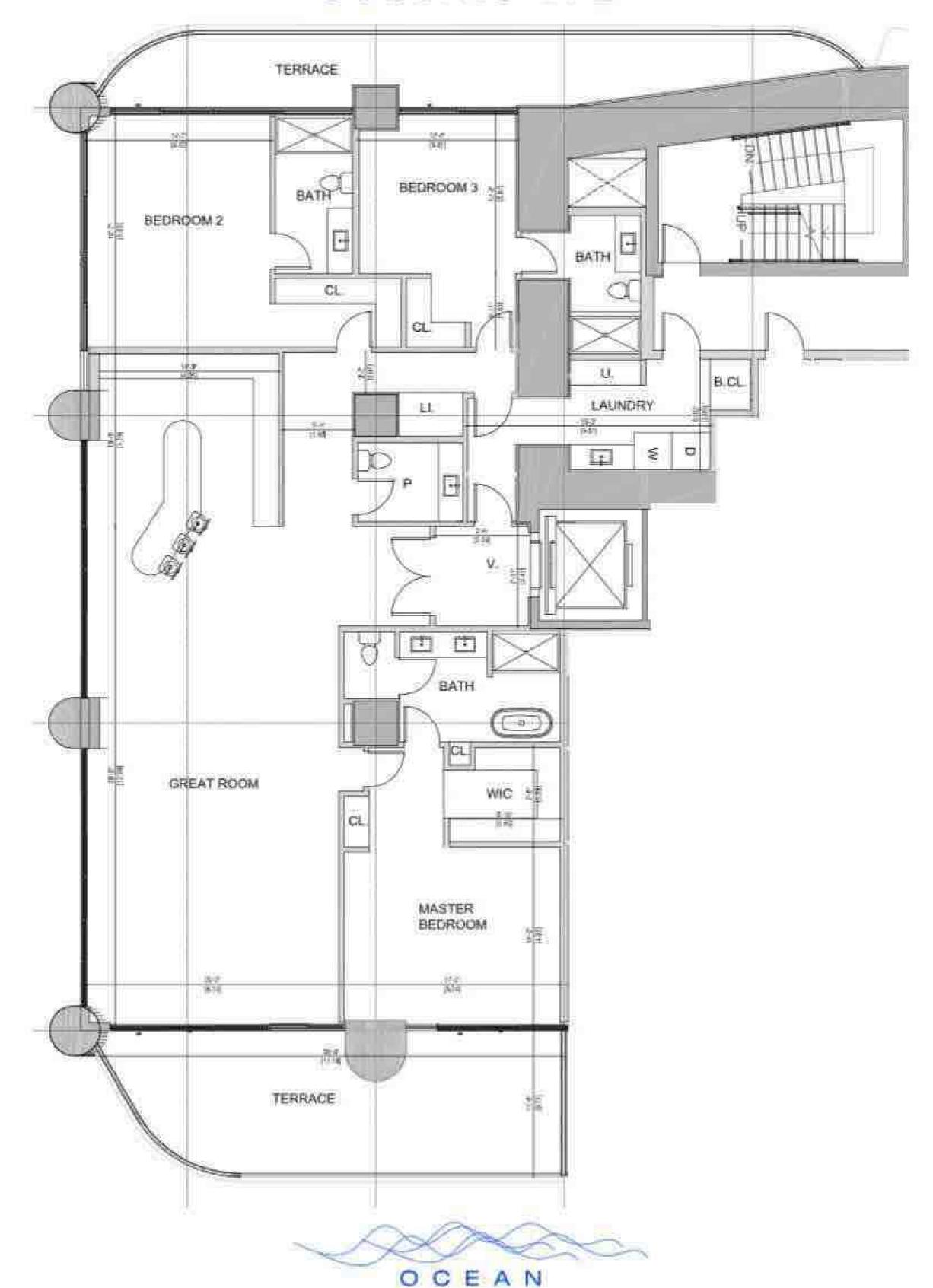


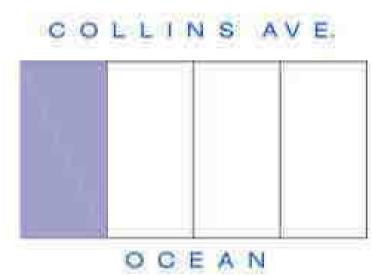
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RESIDENCE

3 BEDS + FLEX - 4.5 BATHS INTERIOR 3.238 SF

EAST BALCONY WEST BALCONY 420 SF 346 SF

OPTION 1

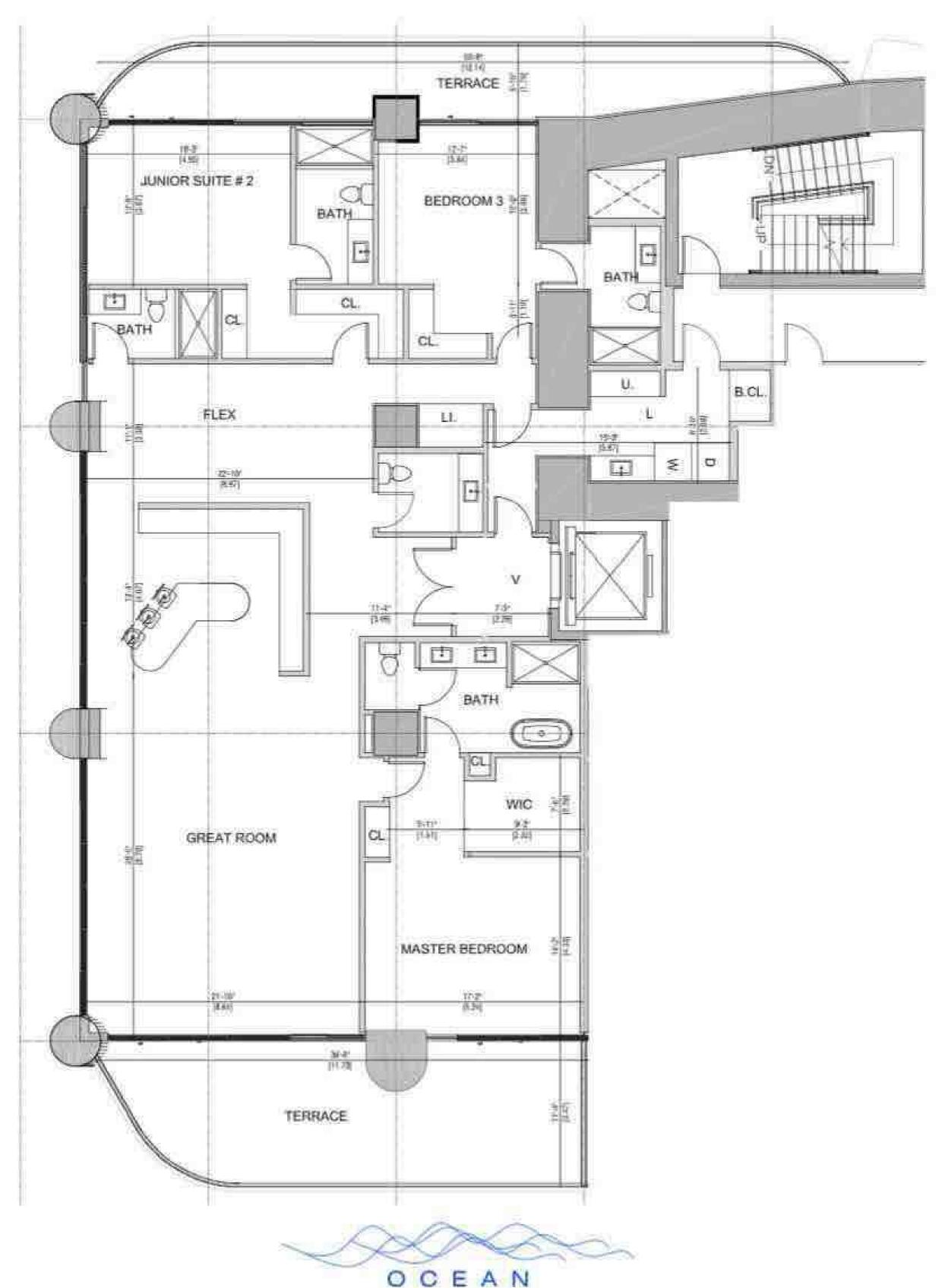


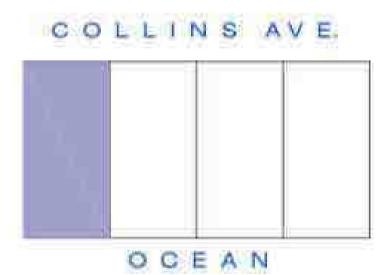
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RESIDENCE

4 BEDS - 4.5 BATHS
INTERIOR 3.238 SF

EAST BALCONY WEST BALCONY 420 SF 346 SF

OPTION 2

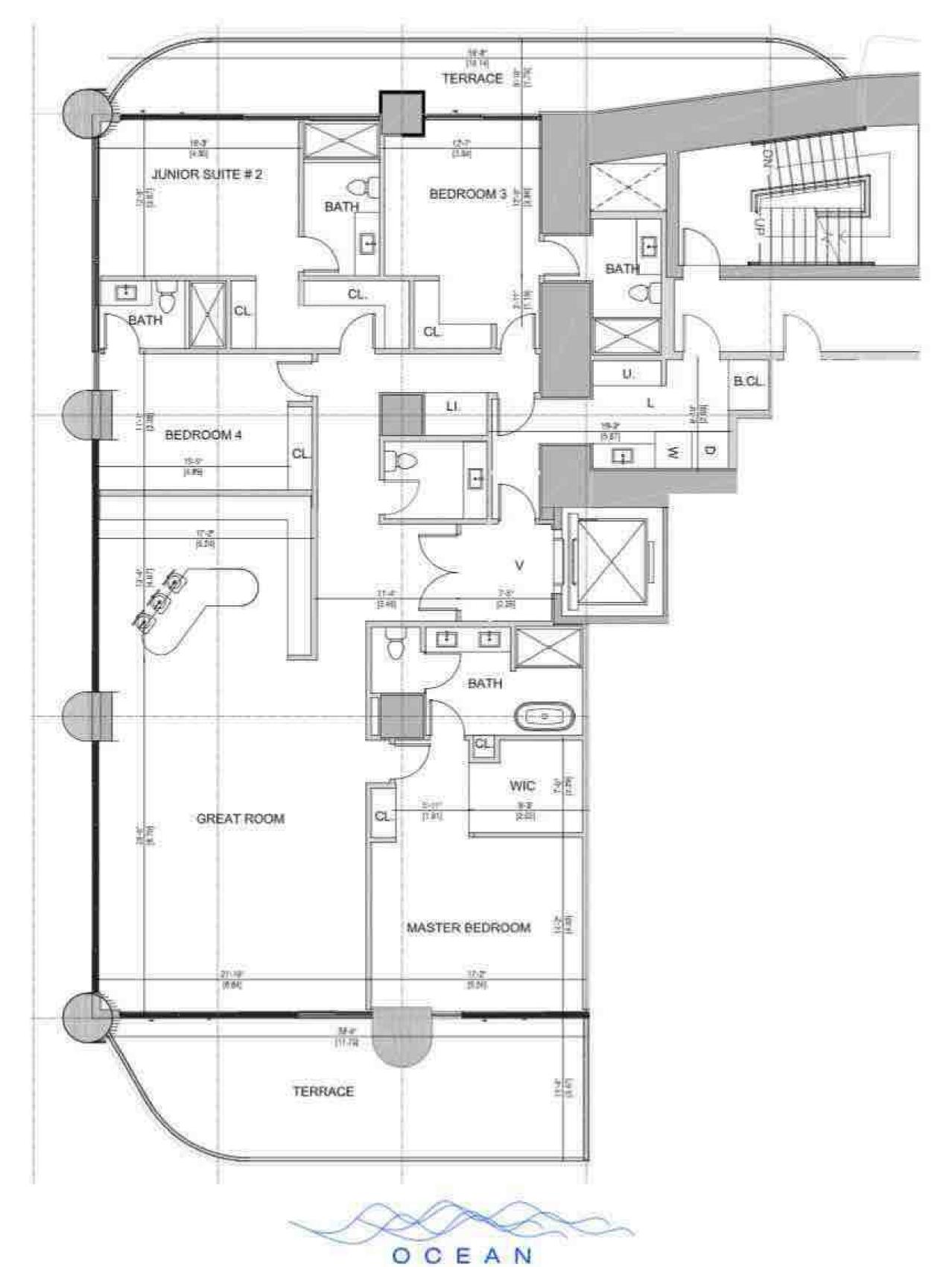


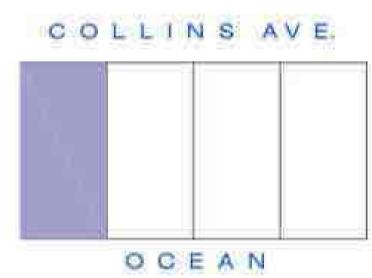
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RESIDENCE

3 BEDS 4.5 BATHS
INTERIOR 3.346 SF

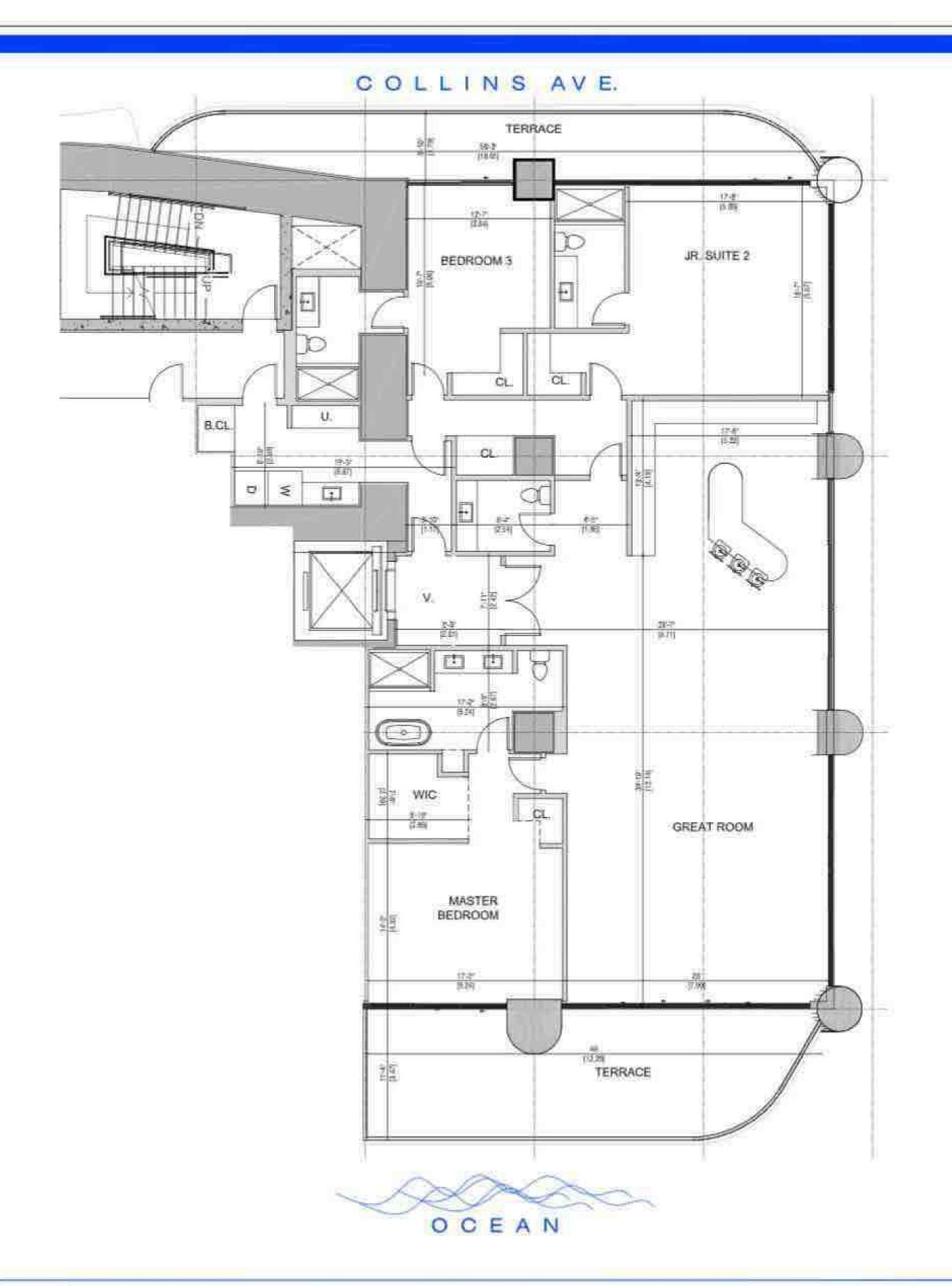
EAST BALCONY 436 SF WEST BALCONY 344 SF

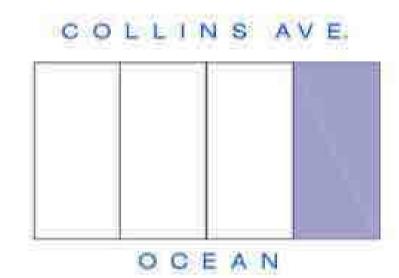


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RESIDENCE

2 BEDS + DEN - 3.5 BATHS INTERIOR 2.115 SF

EAST BALCONY

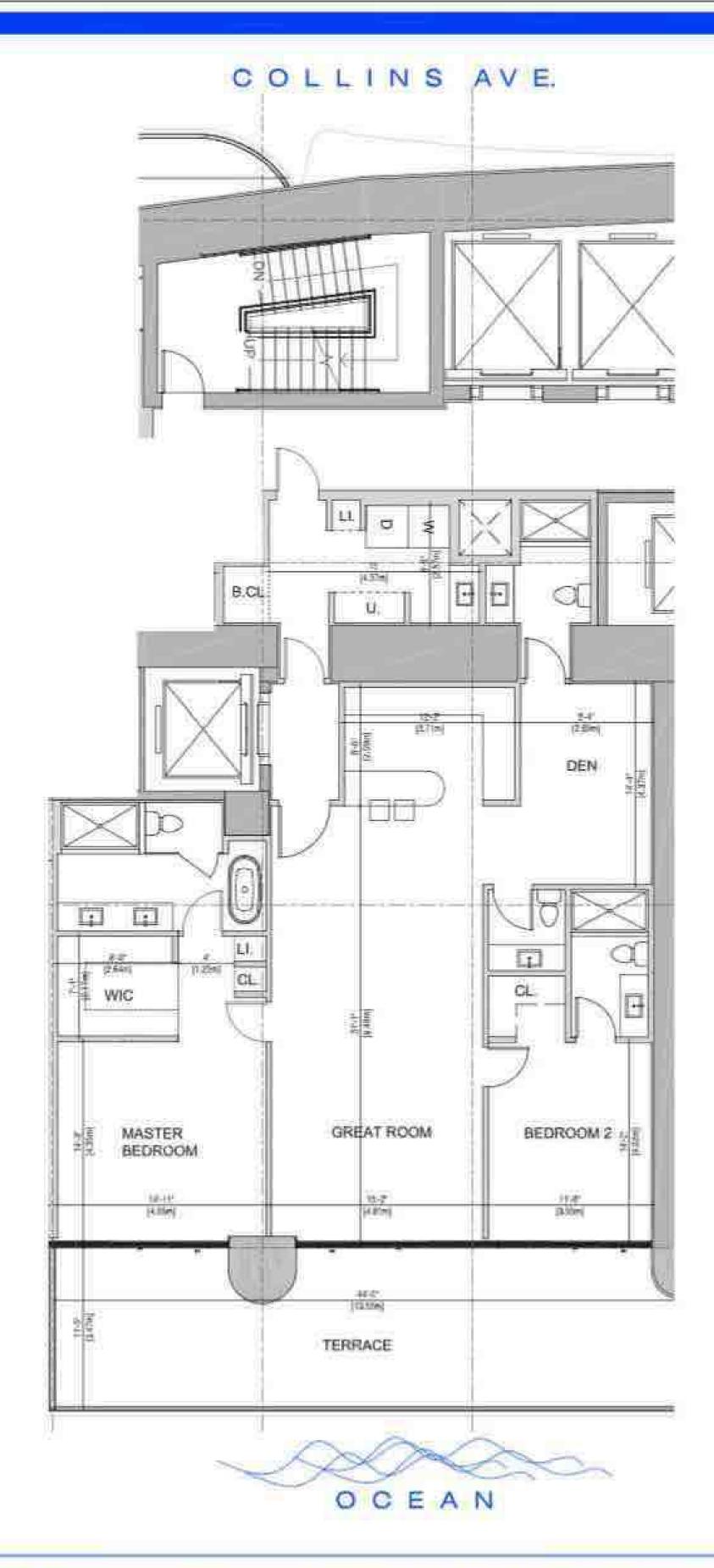
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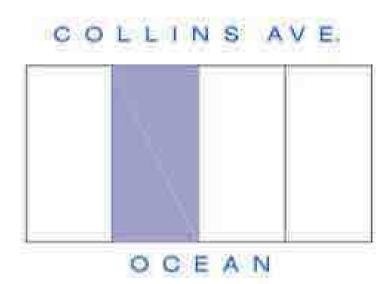


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RESIDENCE

3 BEDS + FLEX - 4.5 BATHS
INTERIOR 3.438 SF

WEST BALCONY

451 SF 344 SF

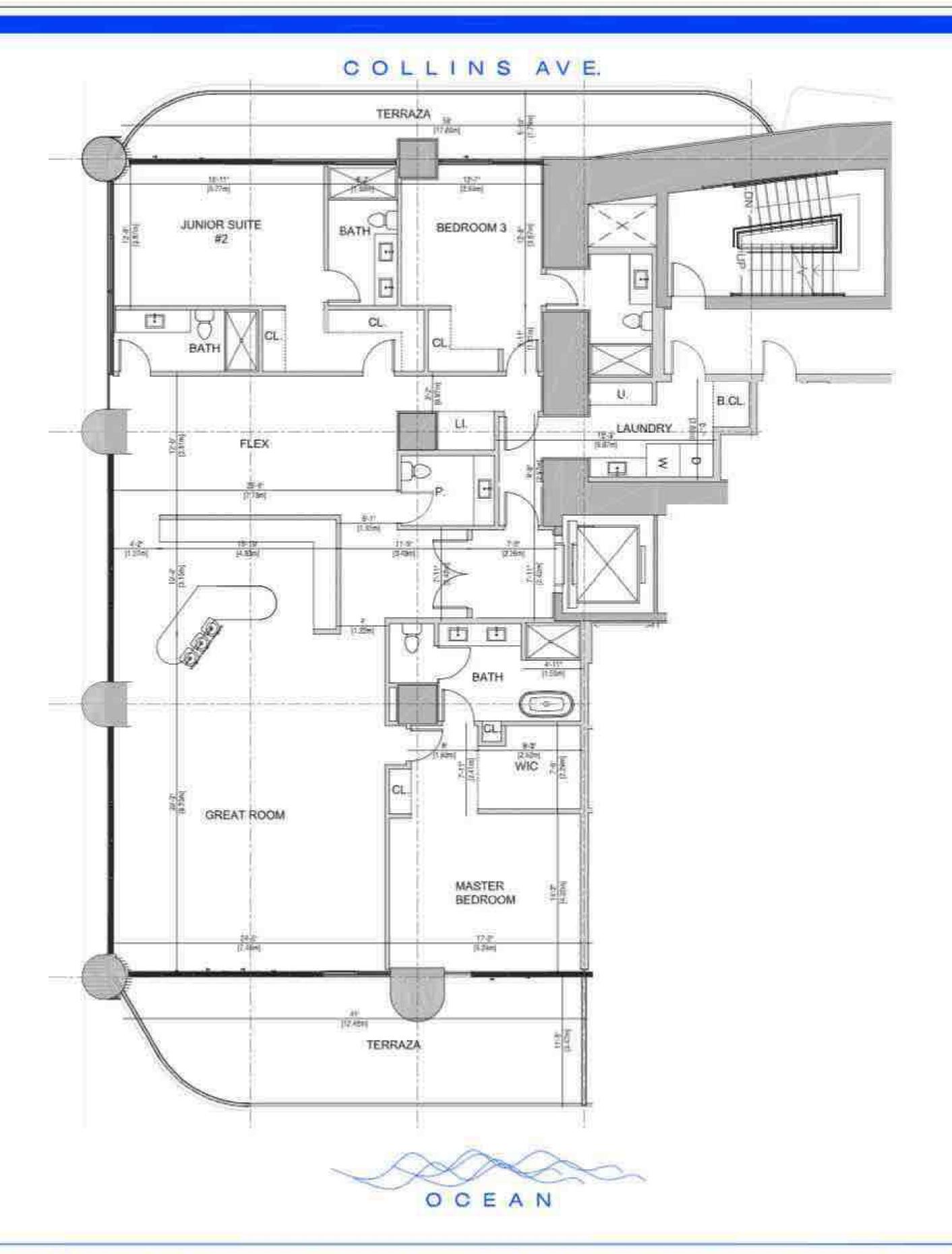
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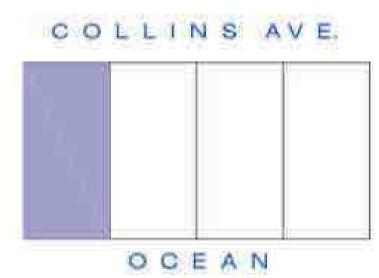


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RESIDENCE

4 BEDS - 4.5 BATHS
INTERIOR 3.438 SF

EAST BALCONY 451 SF WEST BALCONY 344 SF

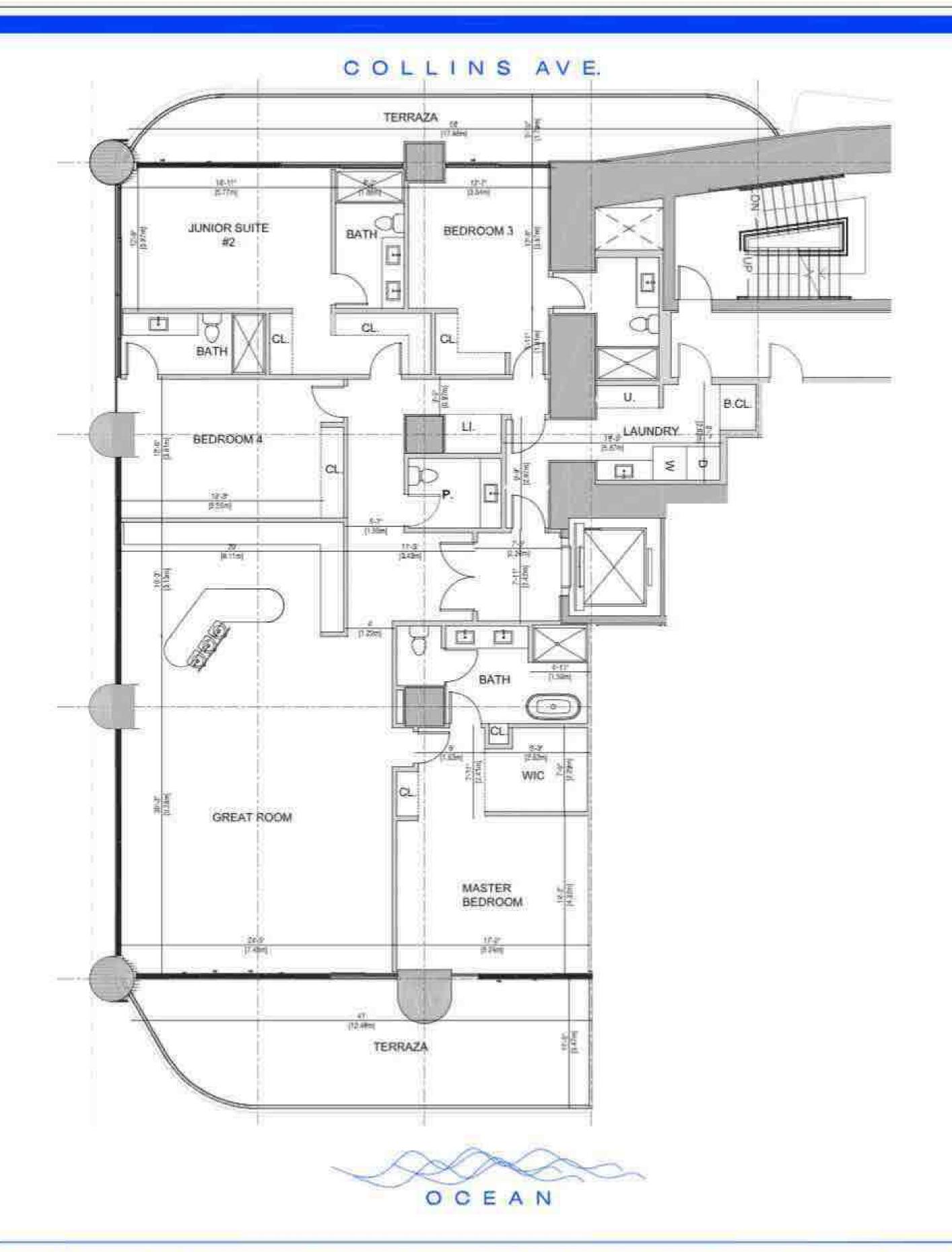
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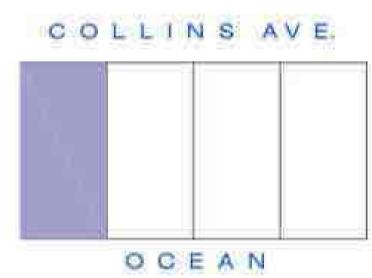


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RESIDENCE

4 BEDS 4.5 BATHS
INTERIOR 3.579 SF

EAST BALCONY WEST BALCONY 473 SF 337 SF

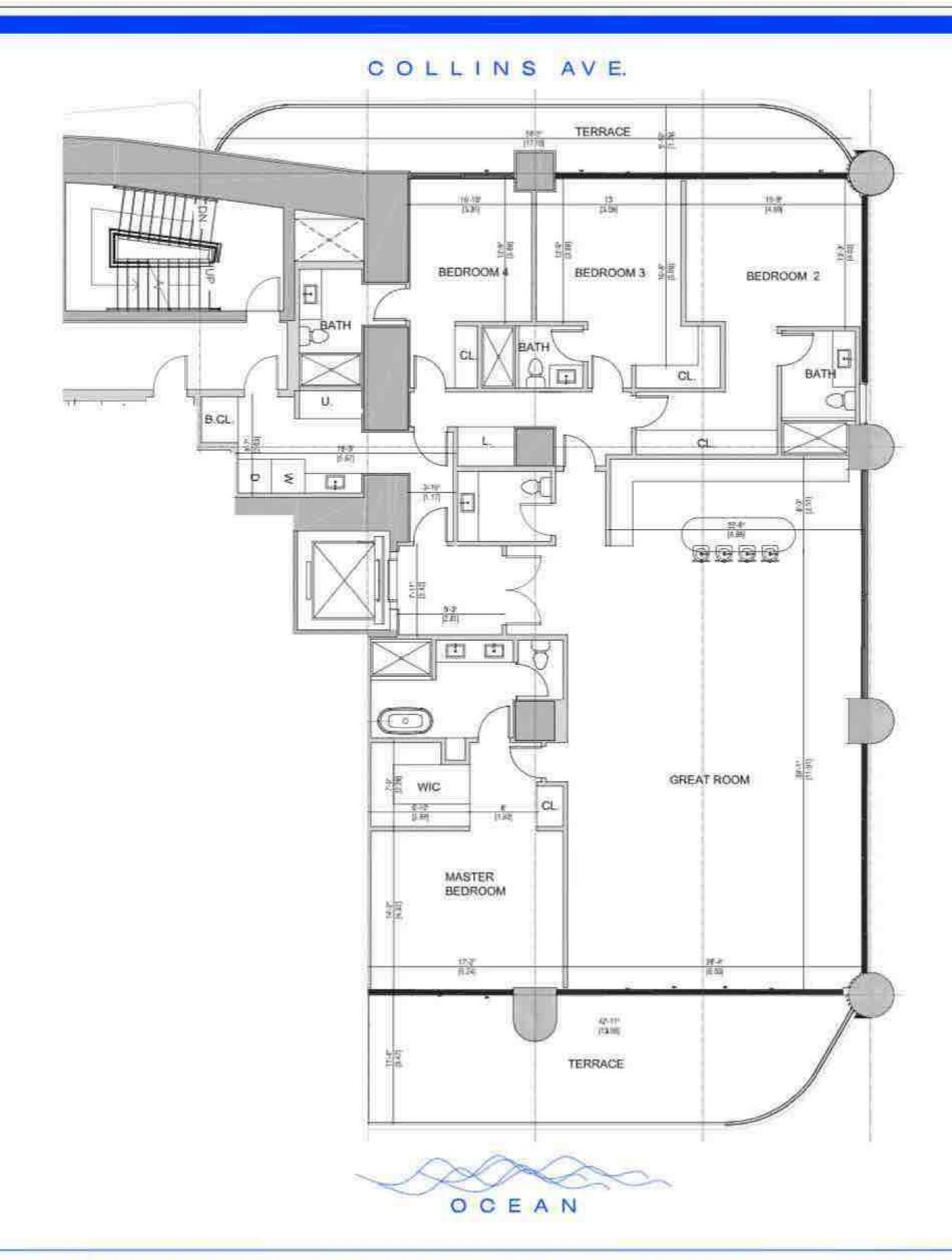


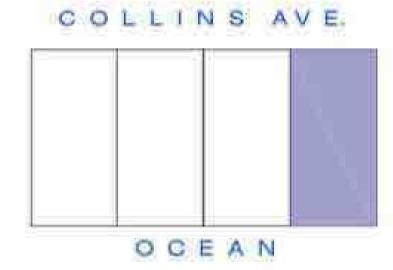
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RESIDENCE

2 BEDS - 3.5 BATHS + DEN INTERIOR 2.092 SF

EAST BALCONY

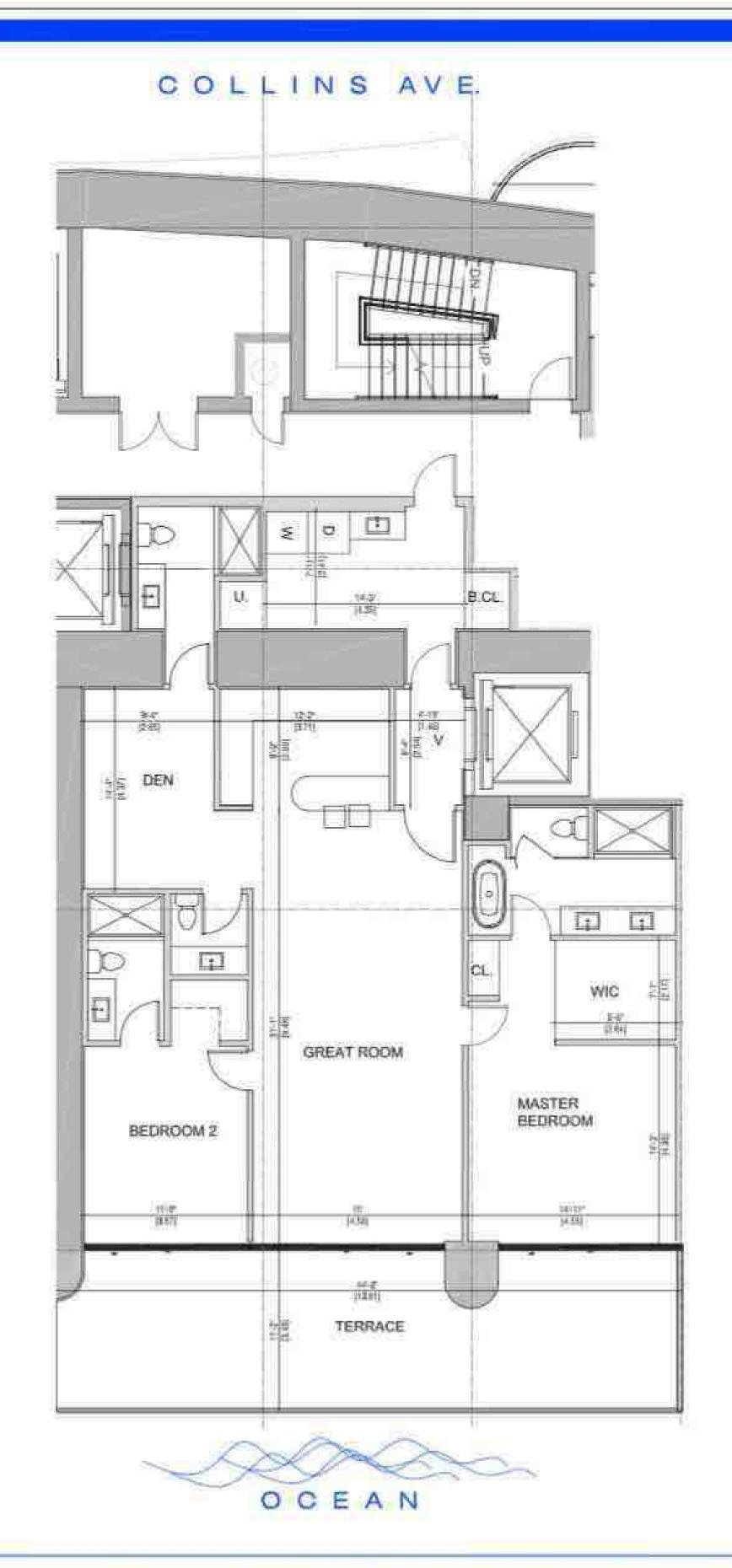
517 SF

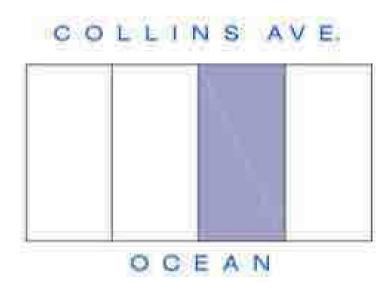


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RESIDENCE

3 BEDS - 4.5 BATHS INTERIOR 3.056 SF

EAST BALCONY WEST BALCONY

307 SF 335 SF

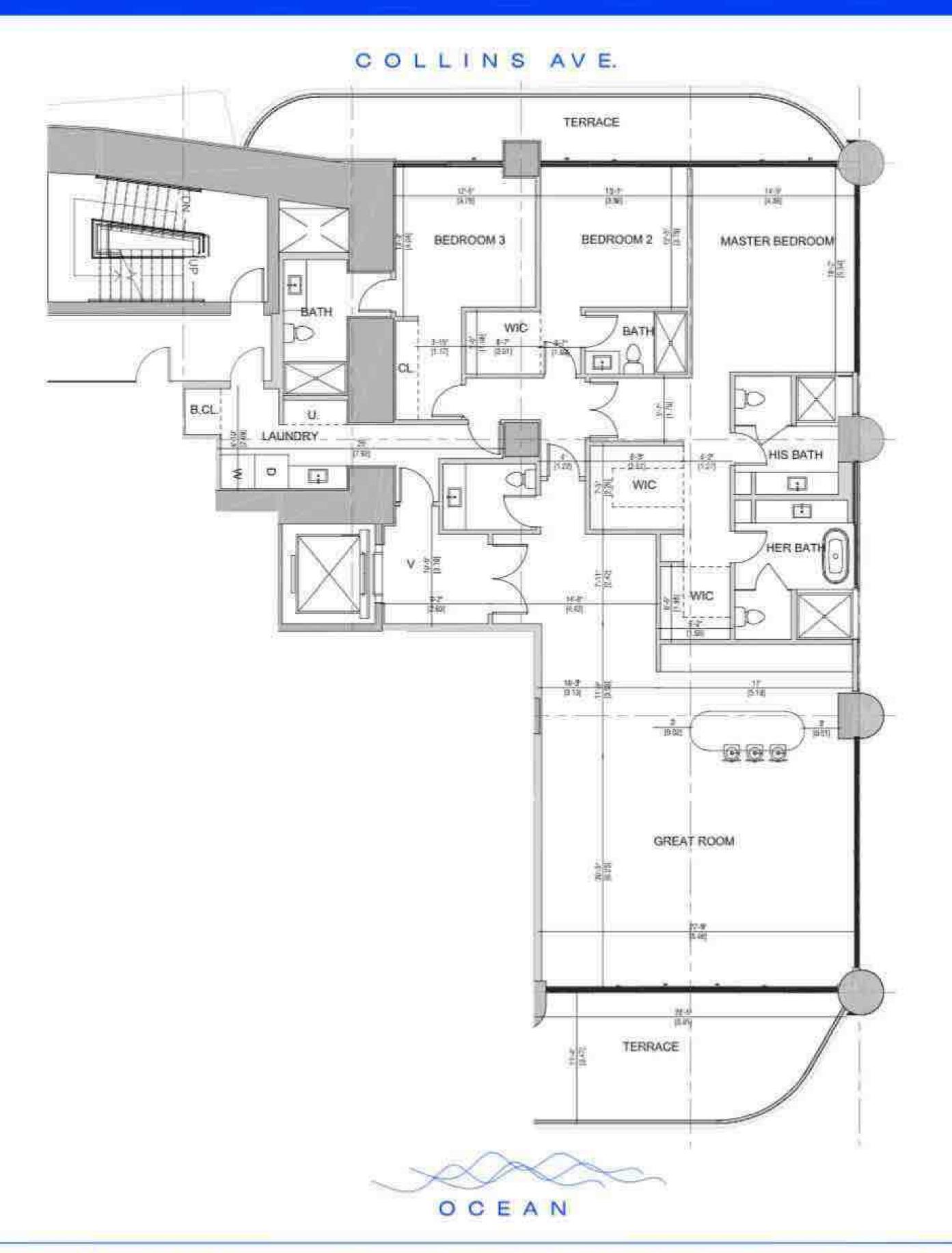
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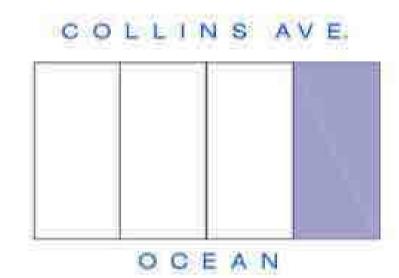


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RESIDENCE

4 BEDS - 4.5 BATHS
INTERIOR 3.056 SF

EAST BALCONY WEST BALCONY 307 SF 335 SF

OPTION 2

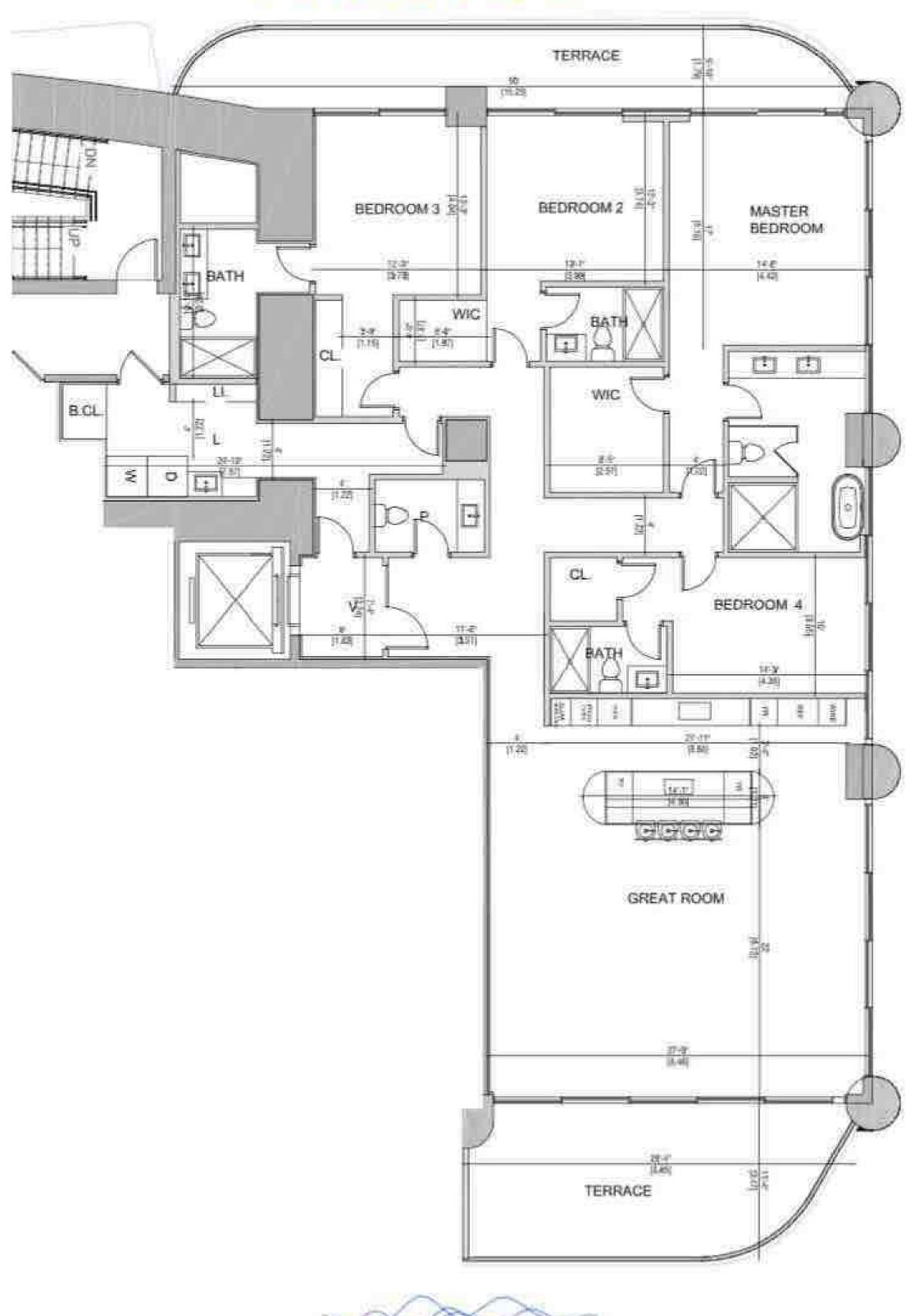


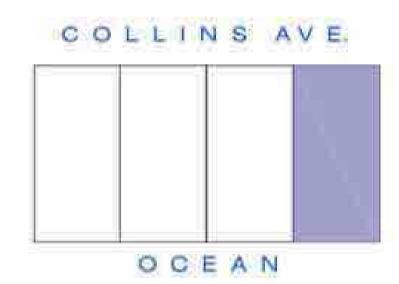
ST. REGIS RESIDENCES

18801 Collins Ave. - Sunny Isles Beach 33160 - Florida



COLLINS AVE.





OCEAN

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS COFFRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER TO A BUYER
OR LESSEE. THIS OFFERING IS MADE ONLY BY THE PROSPECTUS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE PROSPECTUS. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR
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RESIDENCE

3 BEDS - 4.5 BATHS INTERIOR 3.056 SF

EAST BALCONY WEST BALCONY 307 SF 335 SF

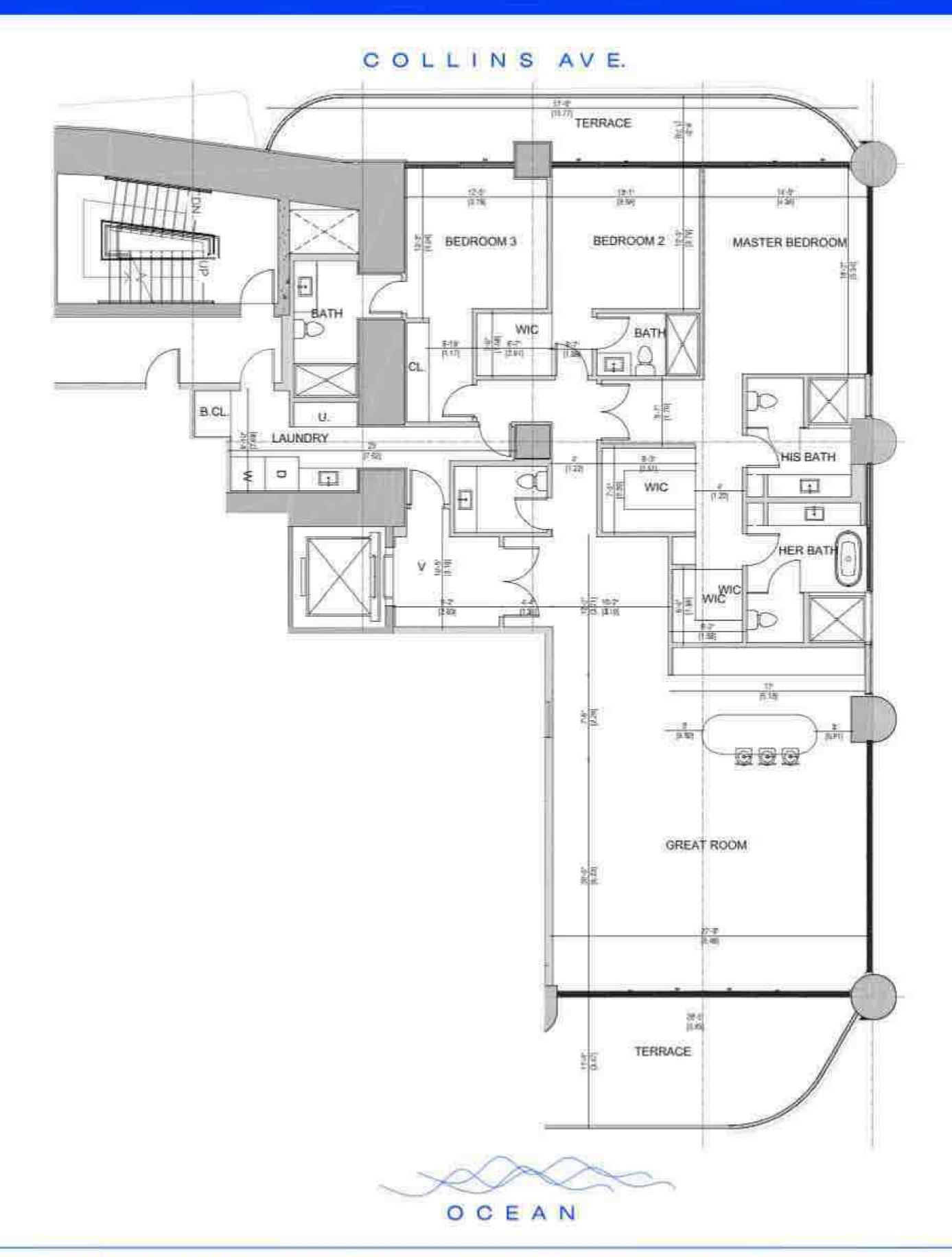
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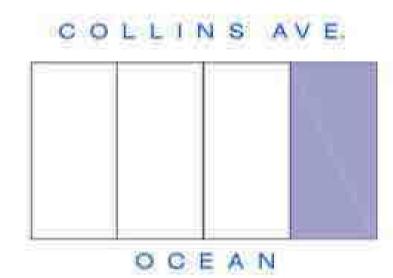


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RESIDENCE

4 BEDS - 4.5 BATHS
INTERIOR 3.056 SF

WEST BALCONY

307 SF 335 SF

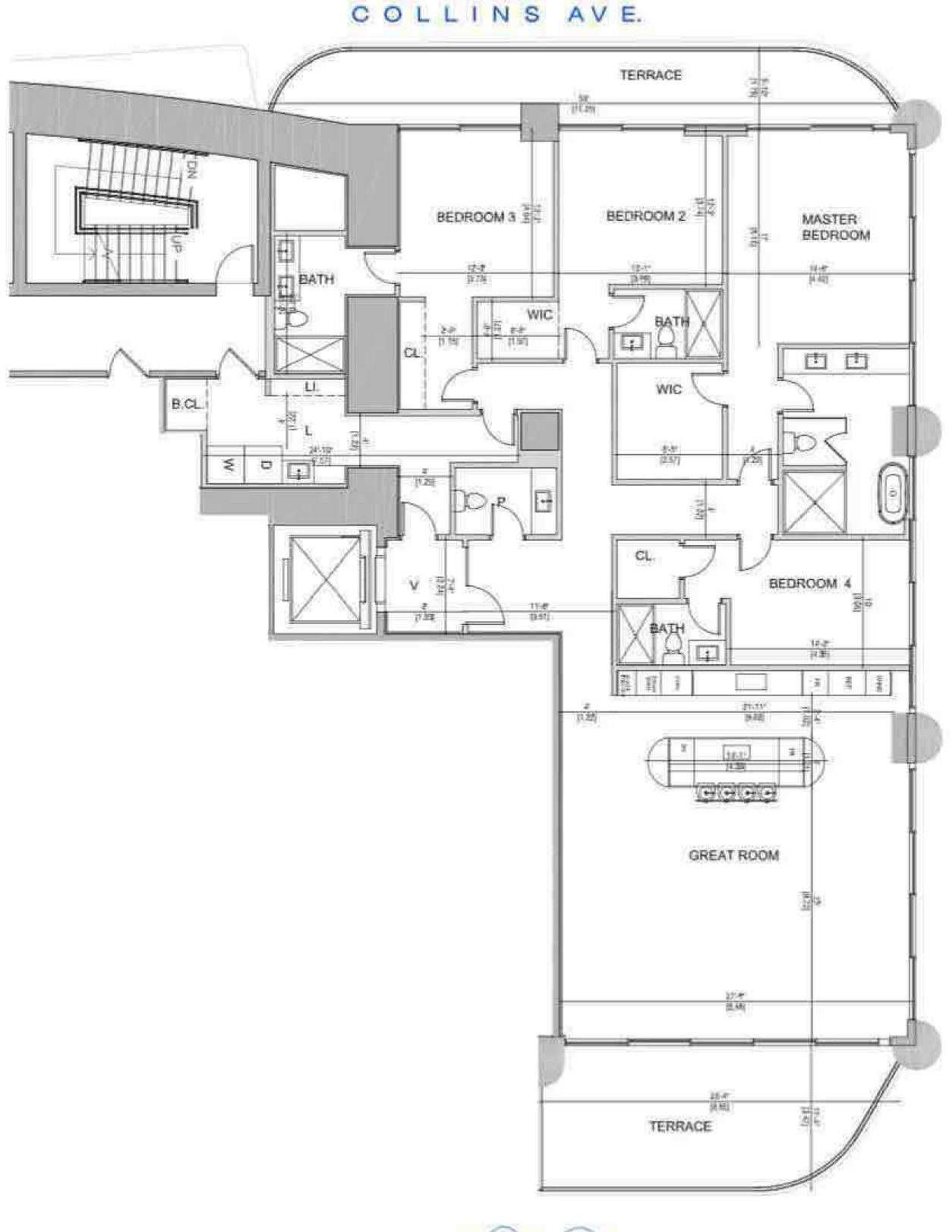
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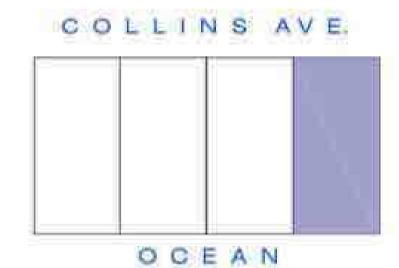
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RESIDENCE

3 BEDS - 3.5 BATHS + DEN INTERIOR 2.584 SF

EAST BALCONY

695 SF

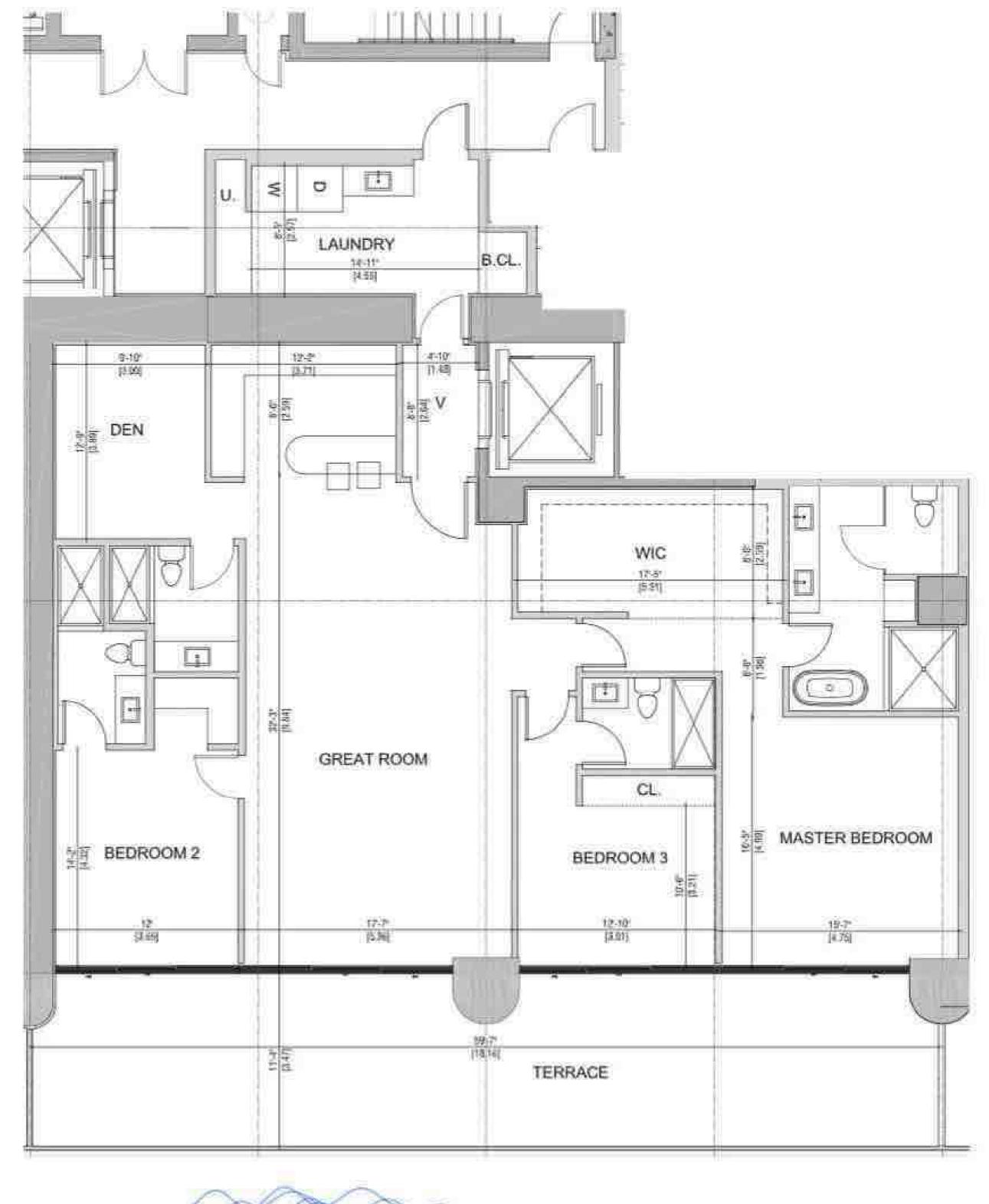


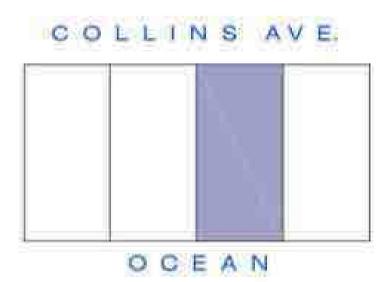
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COLLINS AVE.





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RESIDENCE

481 SF

334 SF

4 BEDS + F.ROOM - 4.5 BATHS
INTERIOR 3.594 SF

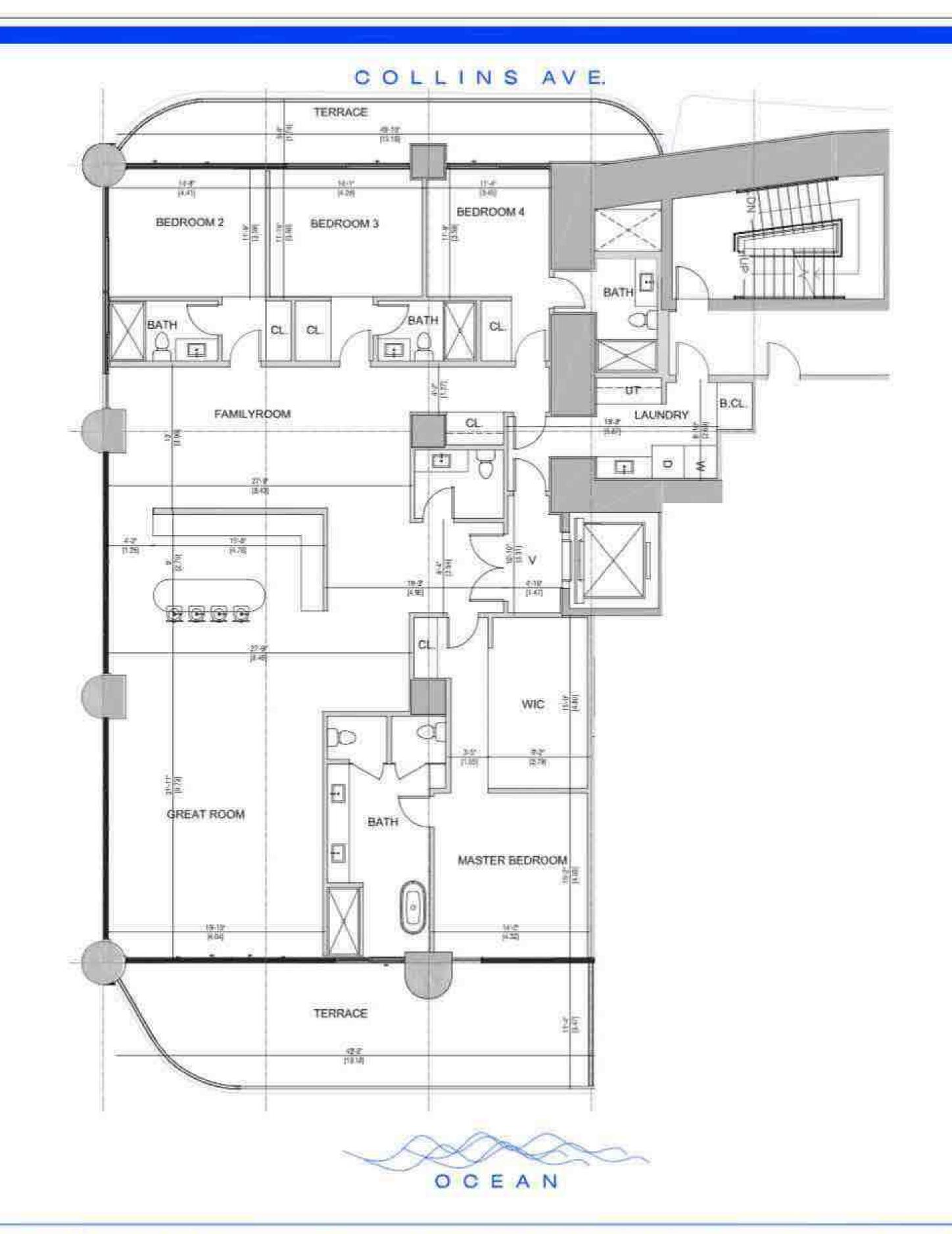
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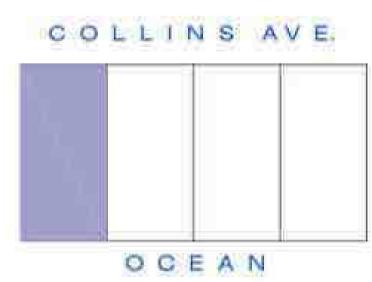


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RESIDENCE

3 BEDS - 4.5 BATHS INTERIOR 3.056 SF

WEST BALCONY

307 SF 335 SF

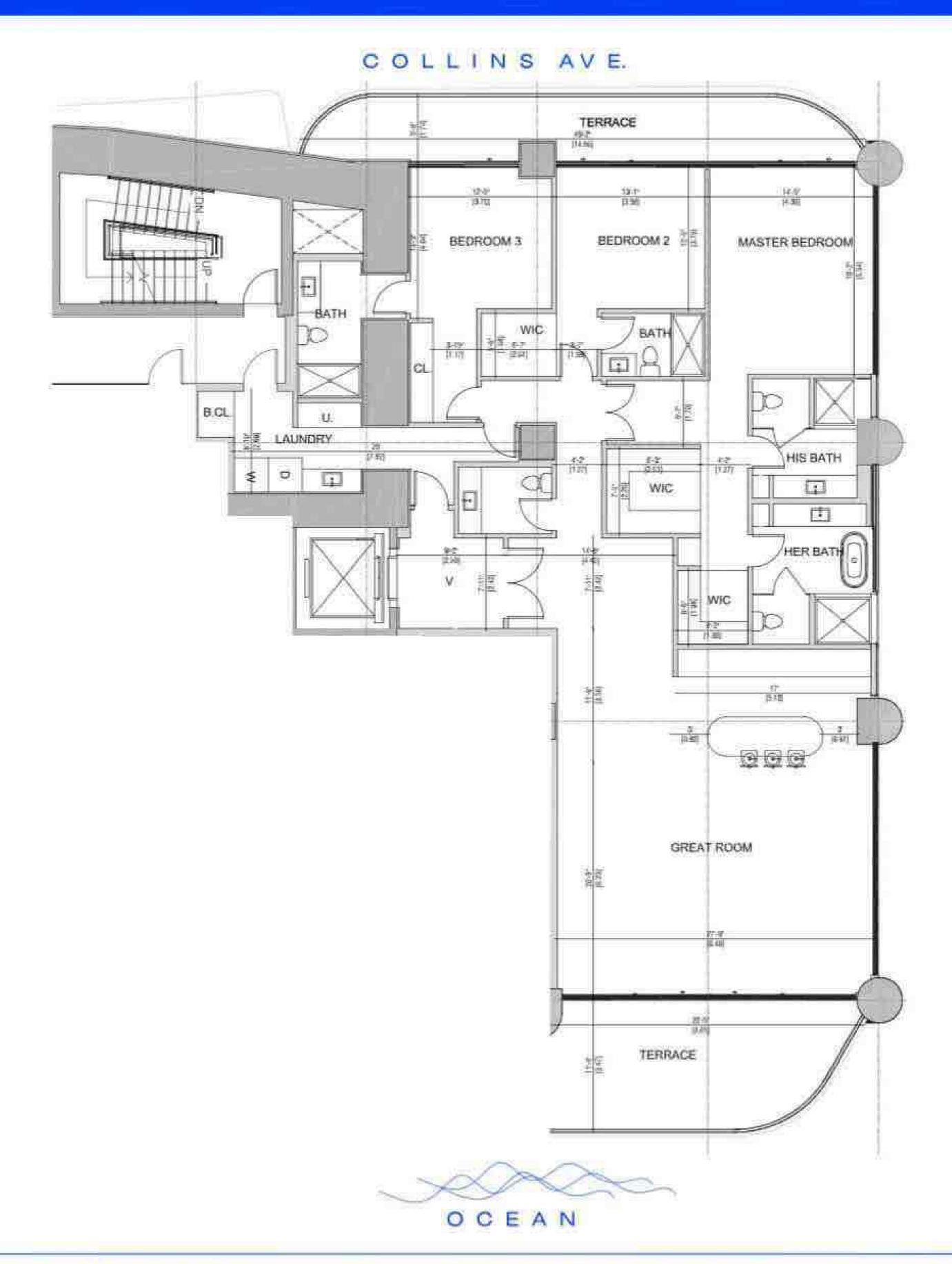
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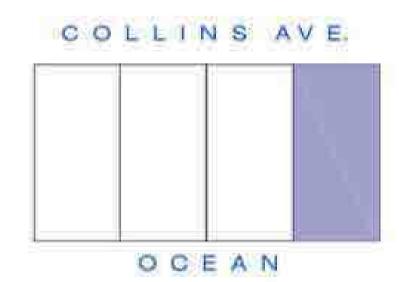


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RESIDENCE

4 BEDS - 4.5 BATHS
INTERIOR 3.056 SF

EAST BALCONY WEST BALCONY 307 SF 335 SF

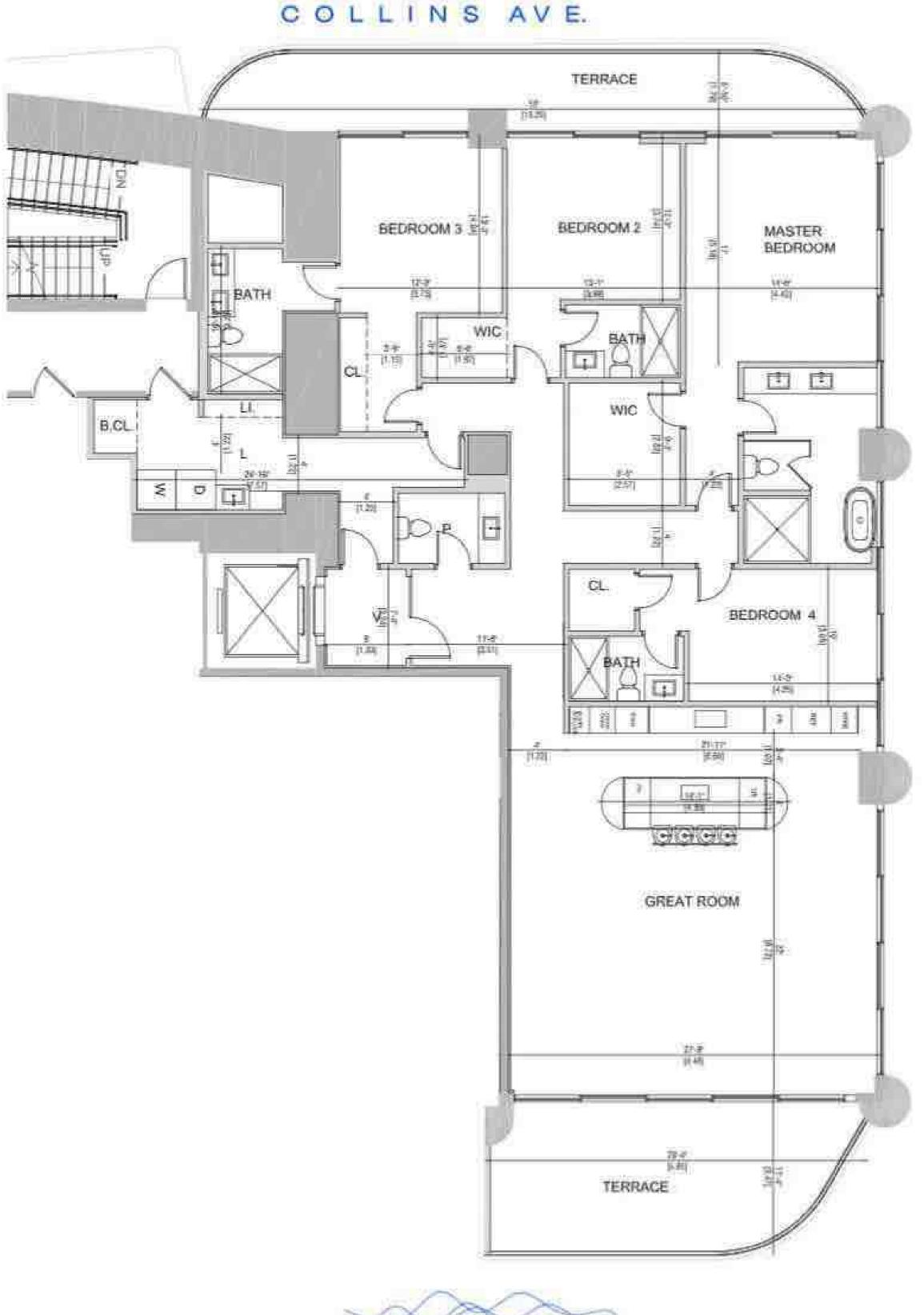
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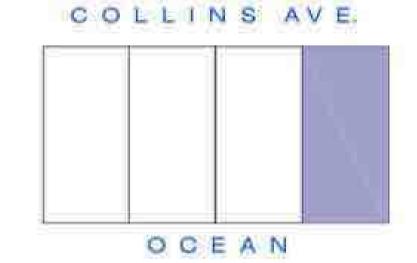


ST. REGIS RESIDENCES

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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE DOCUMENTS REQUIRED BY SECTION 715 503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE PROSPECTUS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. PRICES, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

RESIDENCE

3 BEDS - 4.5 BATHS INTERIOR 3.056 SF

EAST BALCONY WEST BALCONY 307 SF 335 SF

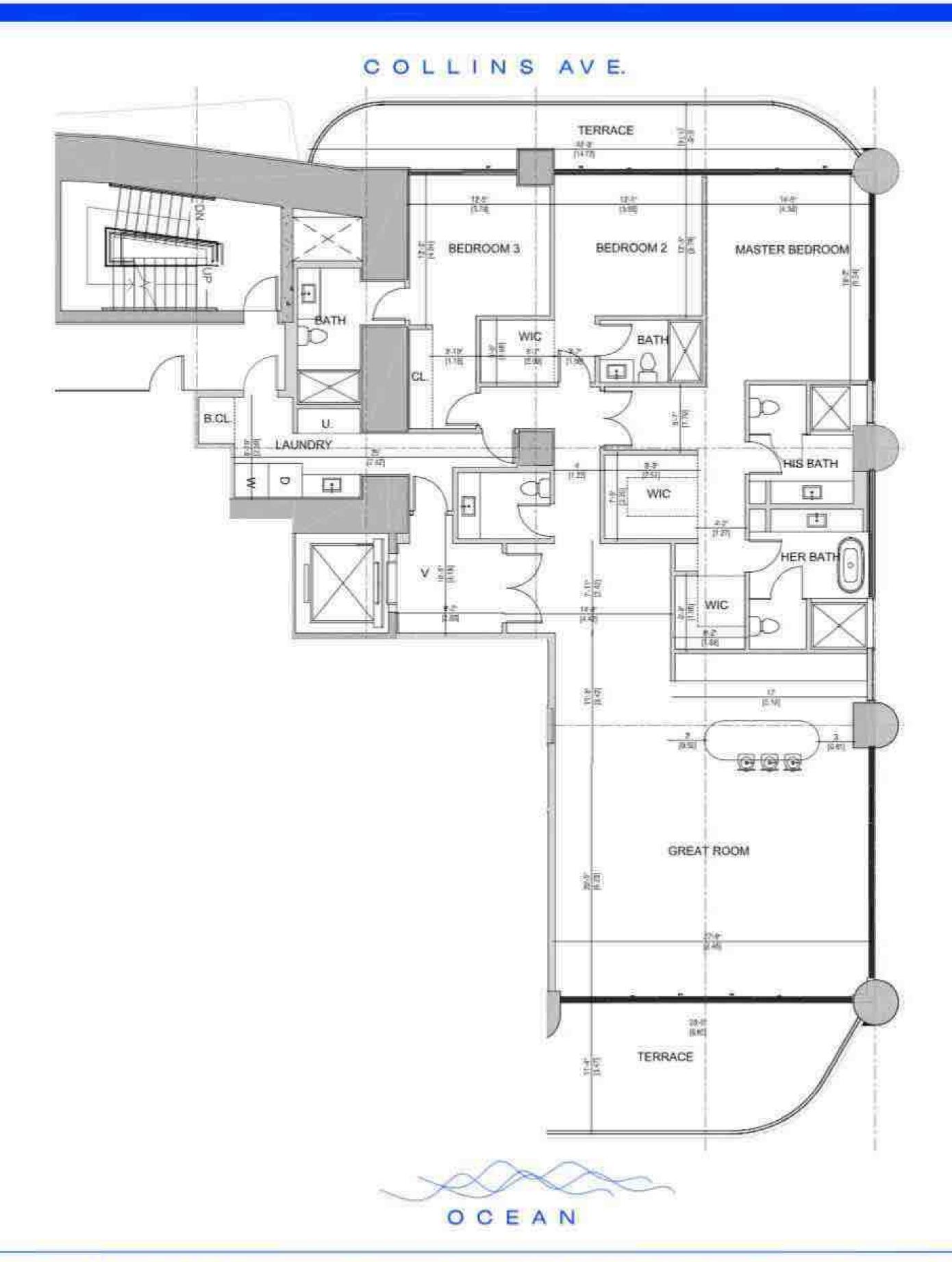
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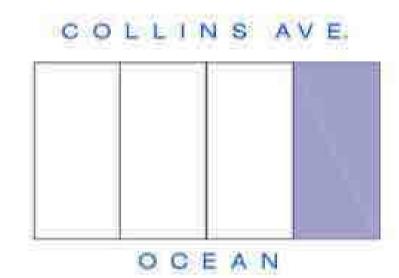


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RESIDENCE

4 BEDS - 4.5 BATHS
INTERIOR 3.056 SF

WEST BALCONY 307 SF 335 SF

OPTION 2

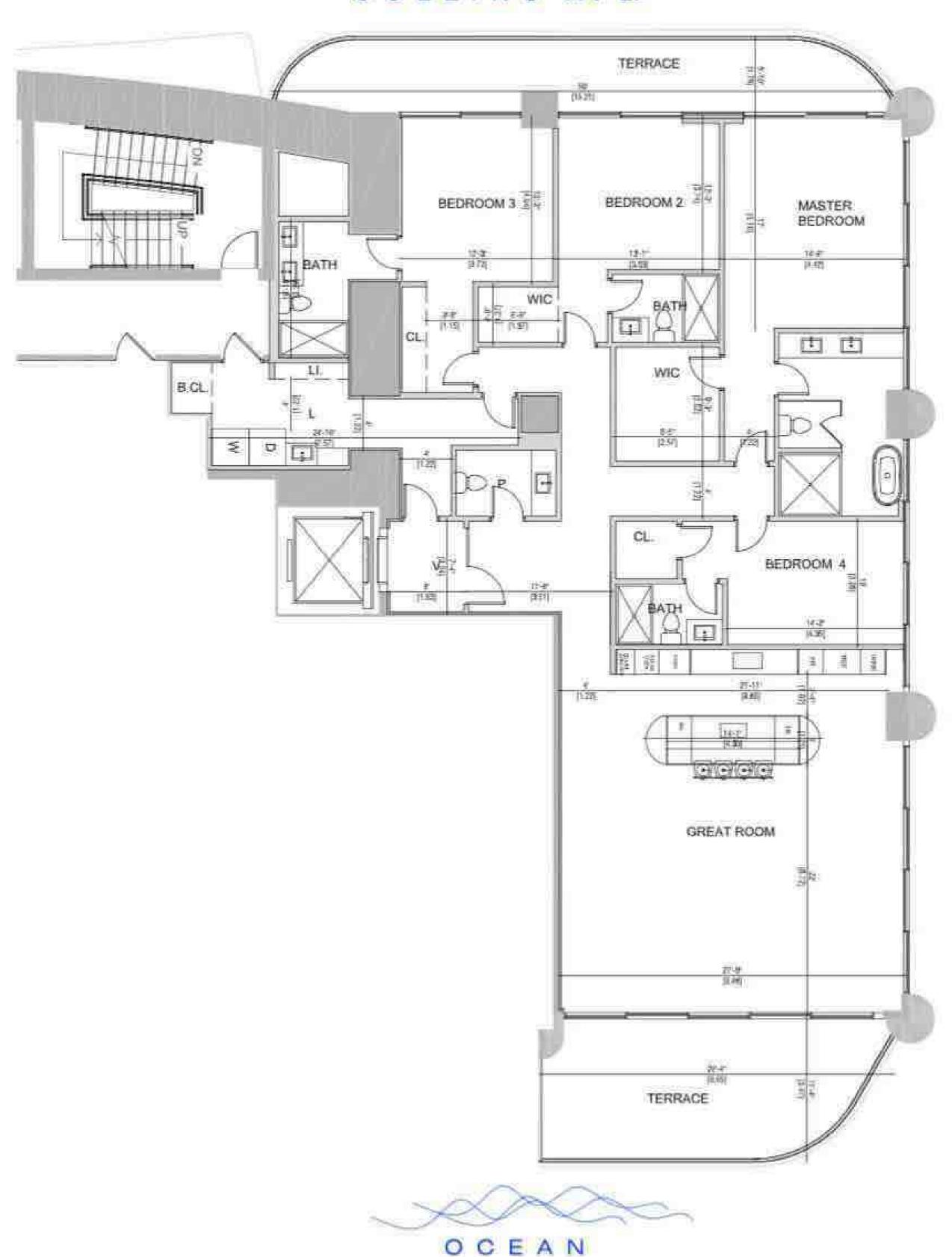


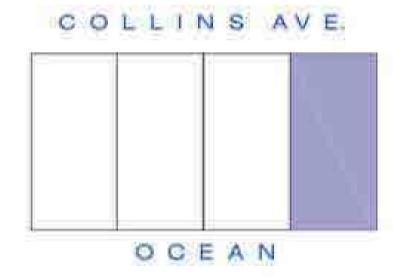
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Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerine of interior airspace between the perimeter walls and excludes interior atructural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 5,768 st. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a period rectangle), without regard for any outputs. Accordingly, the area of the actual room will typically be smaller than the product distained by multiplying the stated length times width. All depictions, if any, of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit, and all are subject to change. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

RESIDENCE

2 BEDS - 3.5 BATHS + DEN INTERIOR 2.090 SF

EAST BALCONY

519 SF

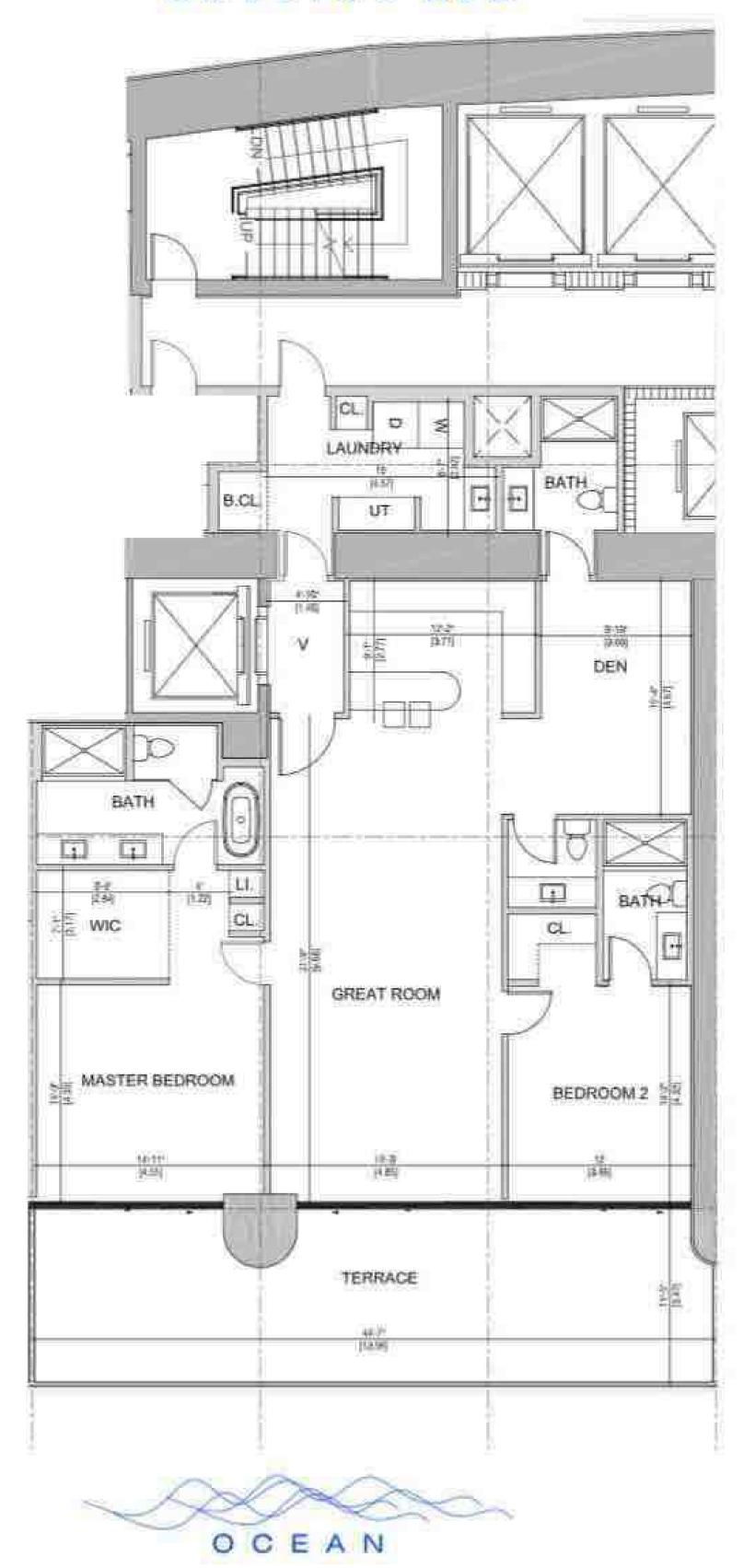


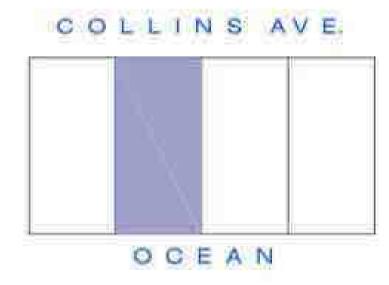
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RESIDENCE

3 BEDS - 4.5 BATHS INTERIOR 3.056 SF

EAST BALCONY WEST BALCONY 307 SF 335 SF

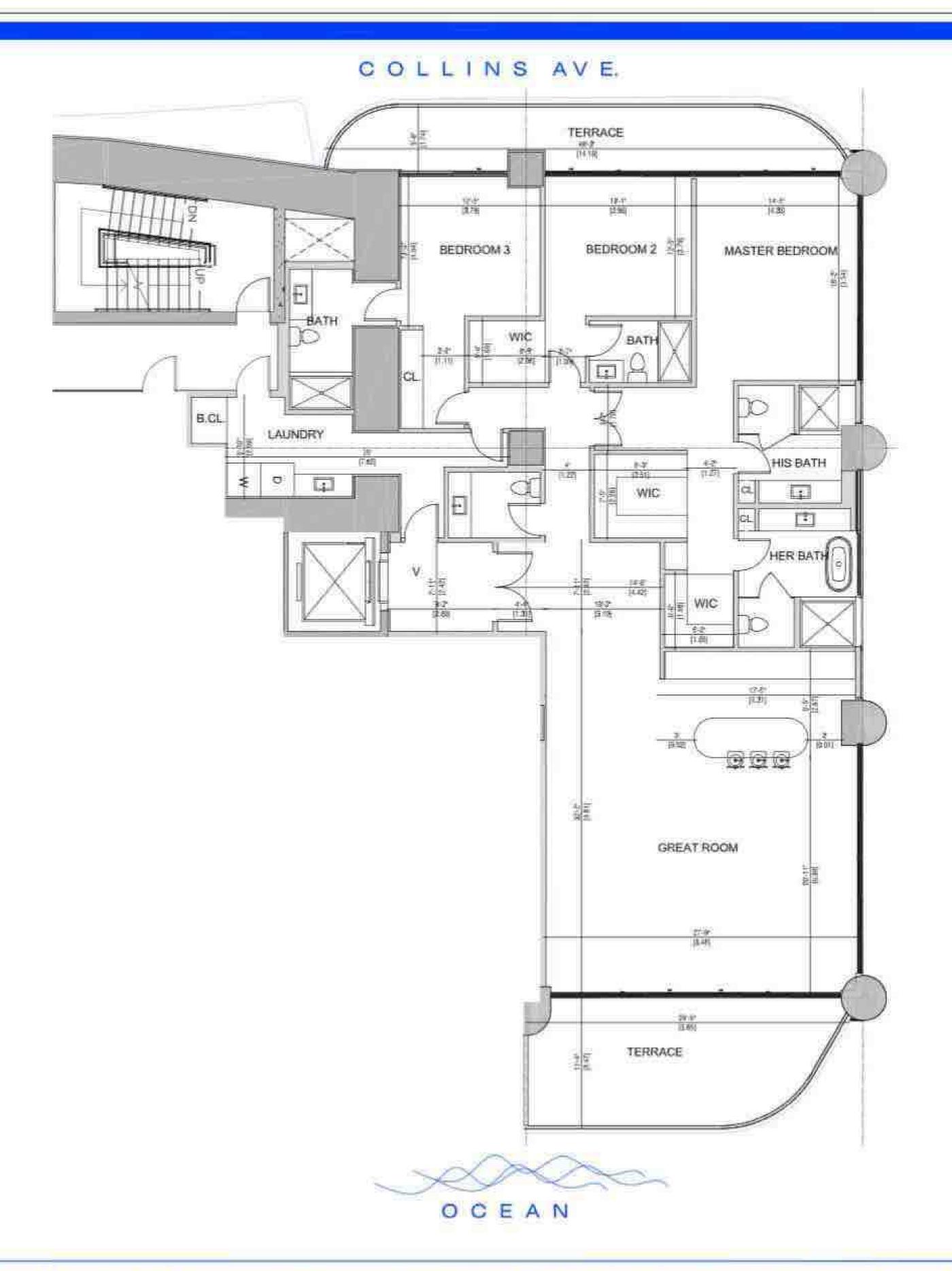
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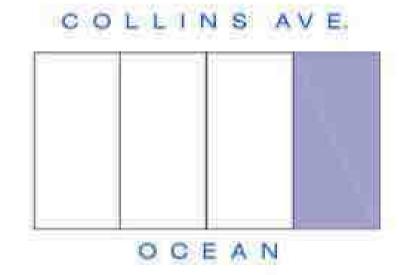


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RESIDENCE

4 BEDS - 4.5 BATHS
INTERIOR 3.056 SF

WEST BALCONY

307 SF 335 SF

OPTION 2

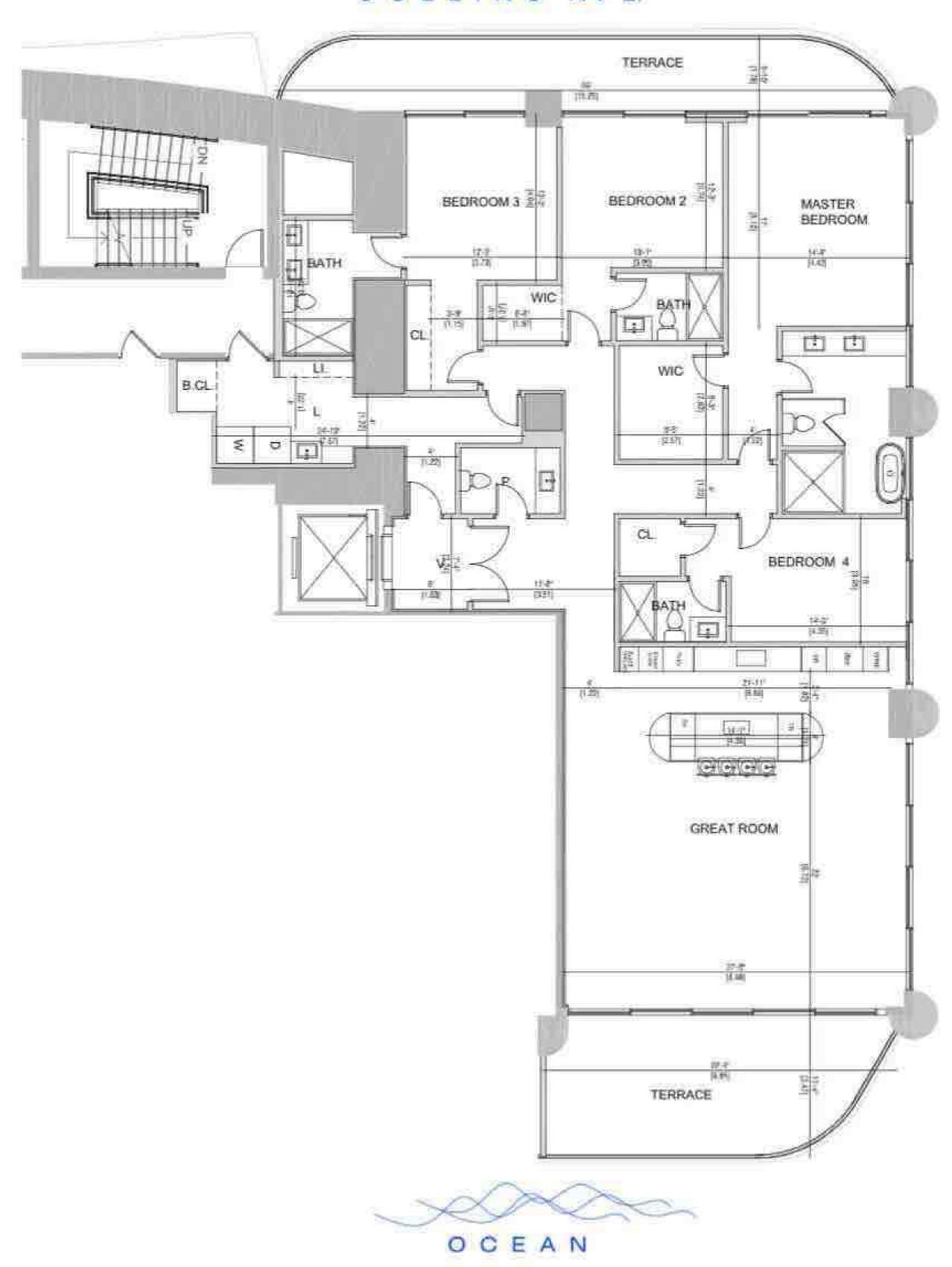


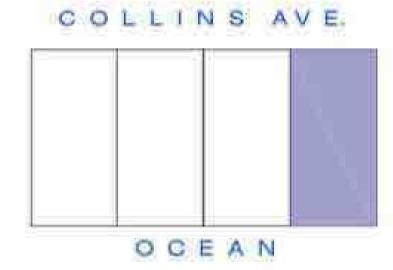
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RESIDENCE

3 BEDS - 4.5 BATHS INTERIOR 3.056 SF

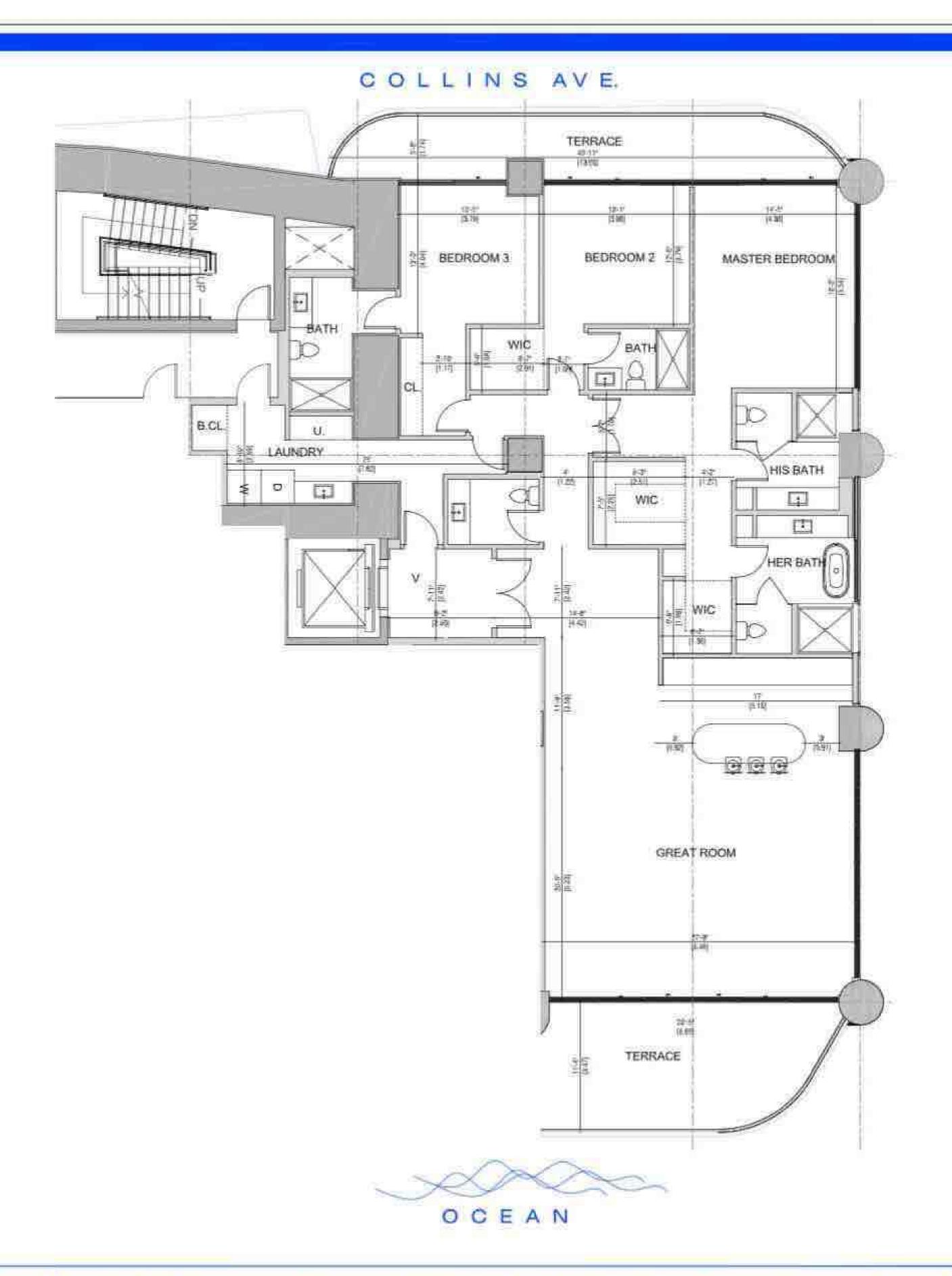
EAST BALCONY 307 SF WEST BALCONY 335 SF OPTION 1

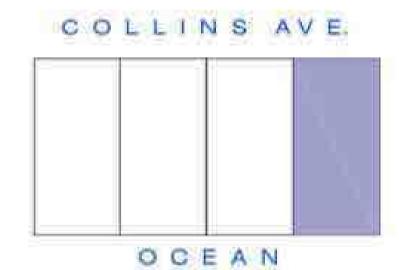


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