



ST REGIS
SUNNY ISLES BEACH + MIAMI
THE RESIDENCES

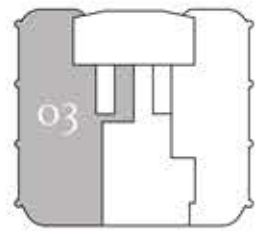
Collins Ave / AIA

Residence 03

North Tower / Levels 49 to 51

- 5 BEDROOMS
- 6.5 BATHROOMS
- 4,407 SF / 409 SM INTERIOR
- 705 SF / 65 SM EXTERIOR
- 5,112 SF / 474 SM TOTAL

*Terraces on these levels range from 704 to 706 SF



Atlantic Ocean



The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("M"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from M, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark name and logos of Fortune International Group and Chessa Group. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.501, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior opening walls and in fact vary from the dimensions that would be determined by using the description and definition of the "GWT" set forth in the Declaration (which generally only includes the interior air-space 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 set forth on Exhibit "3" to the Declaration. 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 floor will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Furniture is not included with the sale of the Unit.