



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

Collins Ave / AIA



# Residence 3704

South Tower / Level 37

- 4 BEDROOMS + FLEX
- 4.5 BATHROOMS
- 3,587 SF / 333.2 SM INTERIOR
- 758 SF / 70.4 SM EXTERIOR
- 4,345 SF / 403.6 SM TOTAL



*Atlantic Ocean*

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