



REGALIA

39

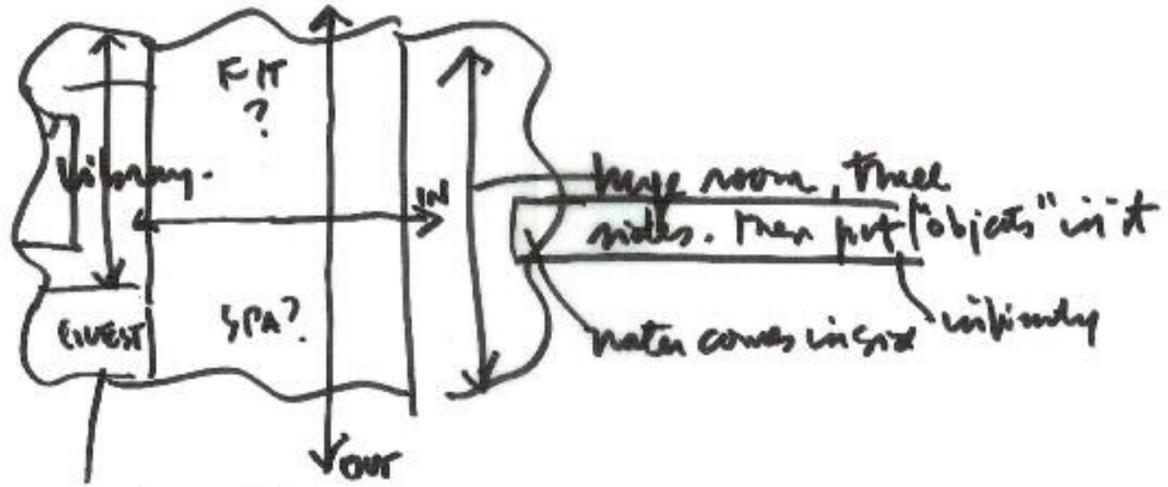
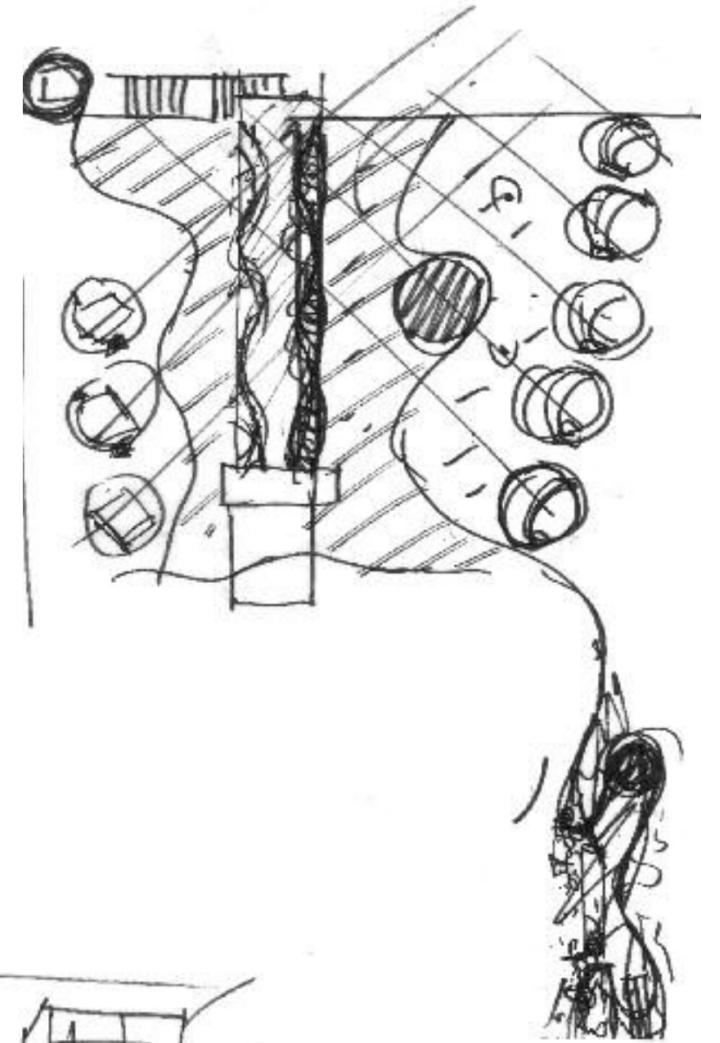
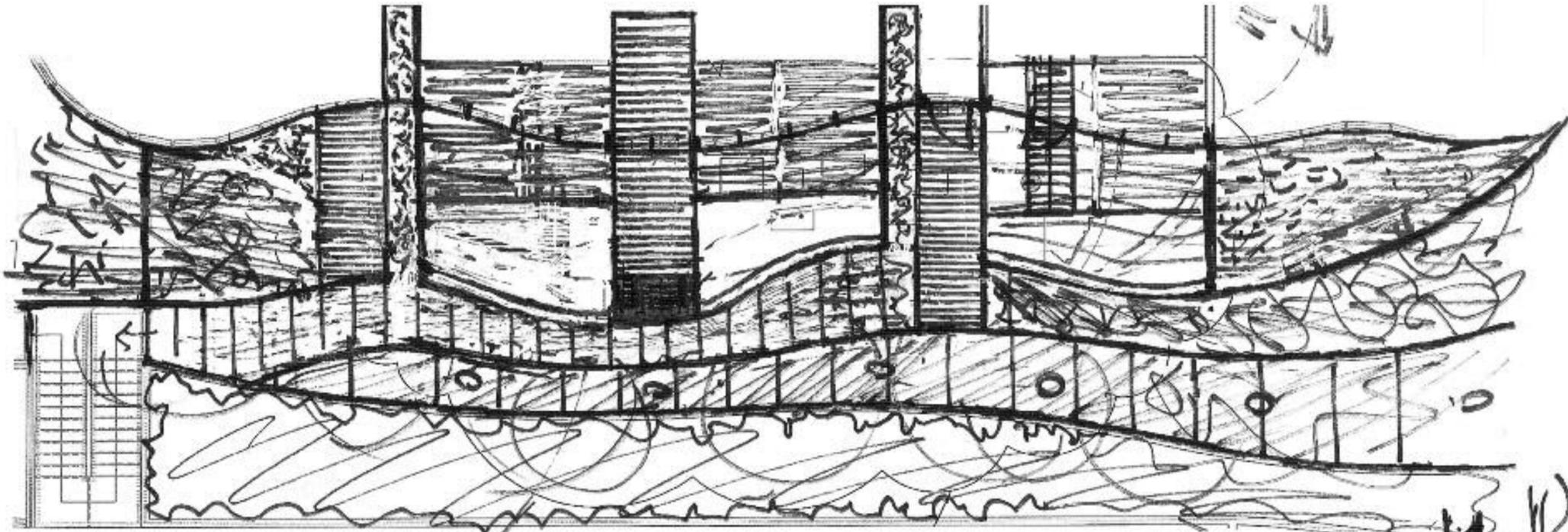
SINGLE FLOOR OCEAN FRONT RESIDENCES



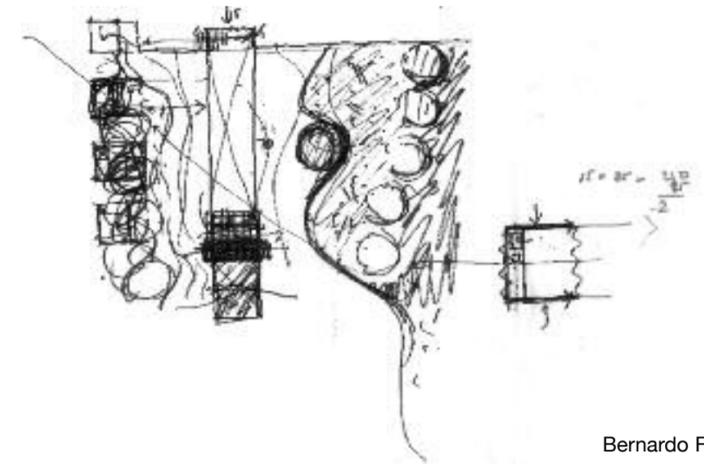
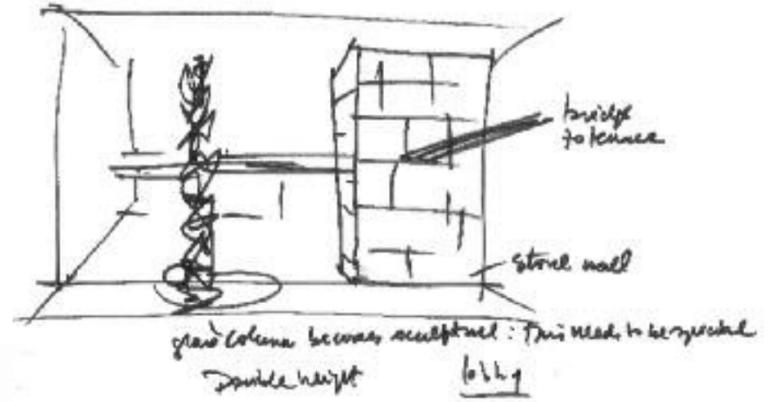
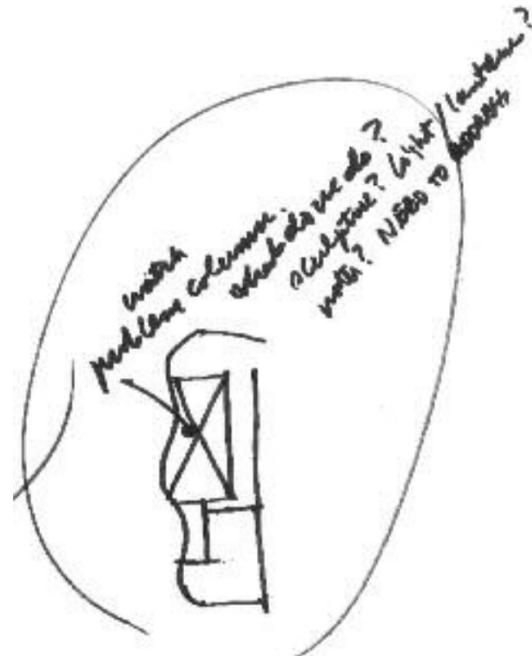
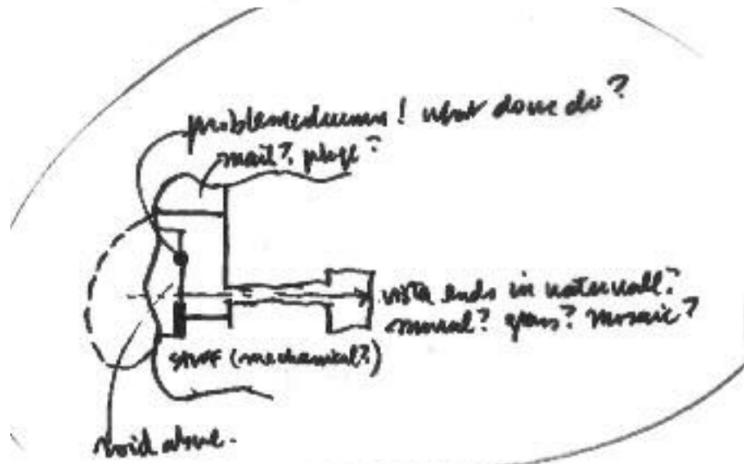


“Water and breezes define Florida. They are the essence of the oceanfront. They also shape Regalia.”

Bernardo Fort Brescia, Architect



violates purity but need space

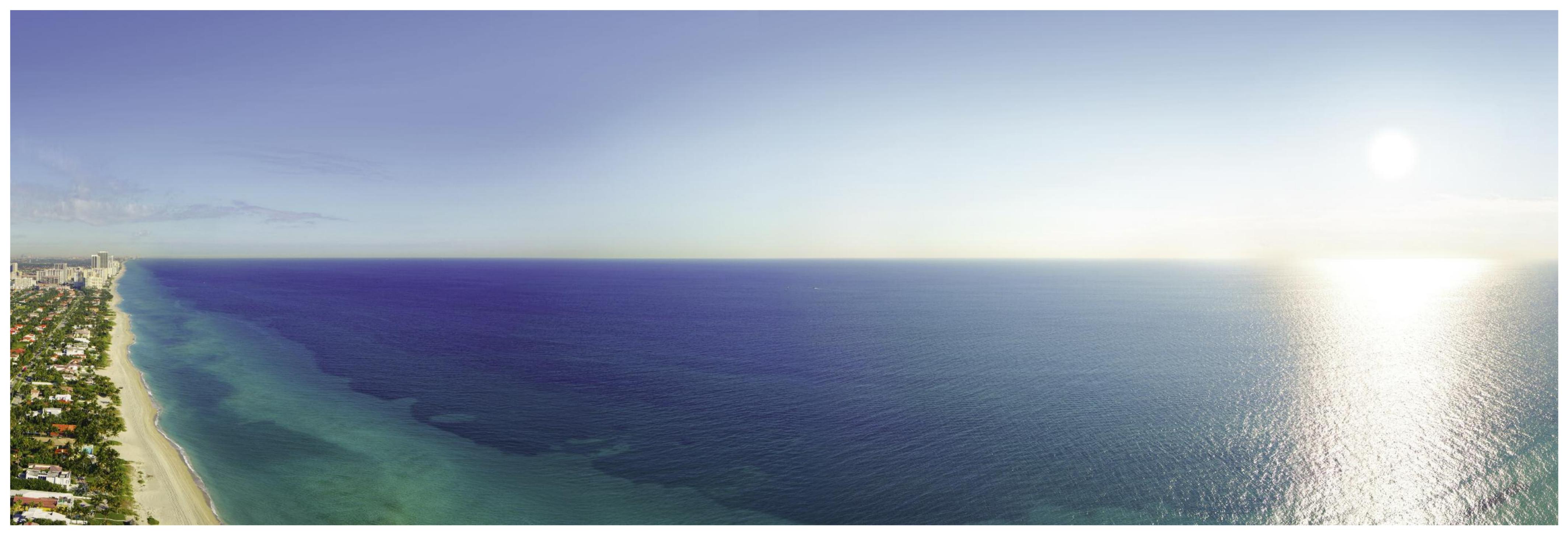






## LIMITED EDITION LIVING

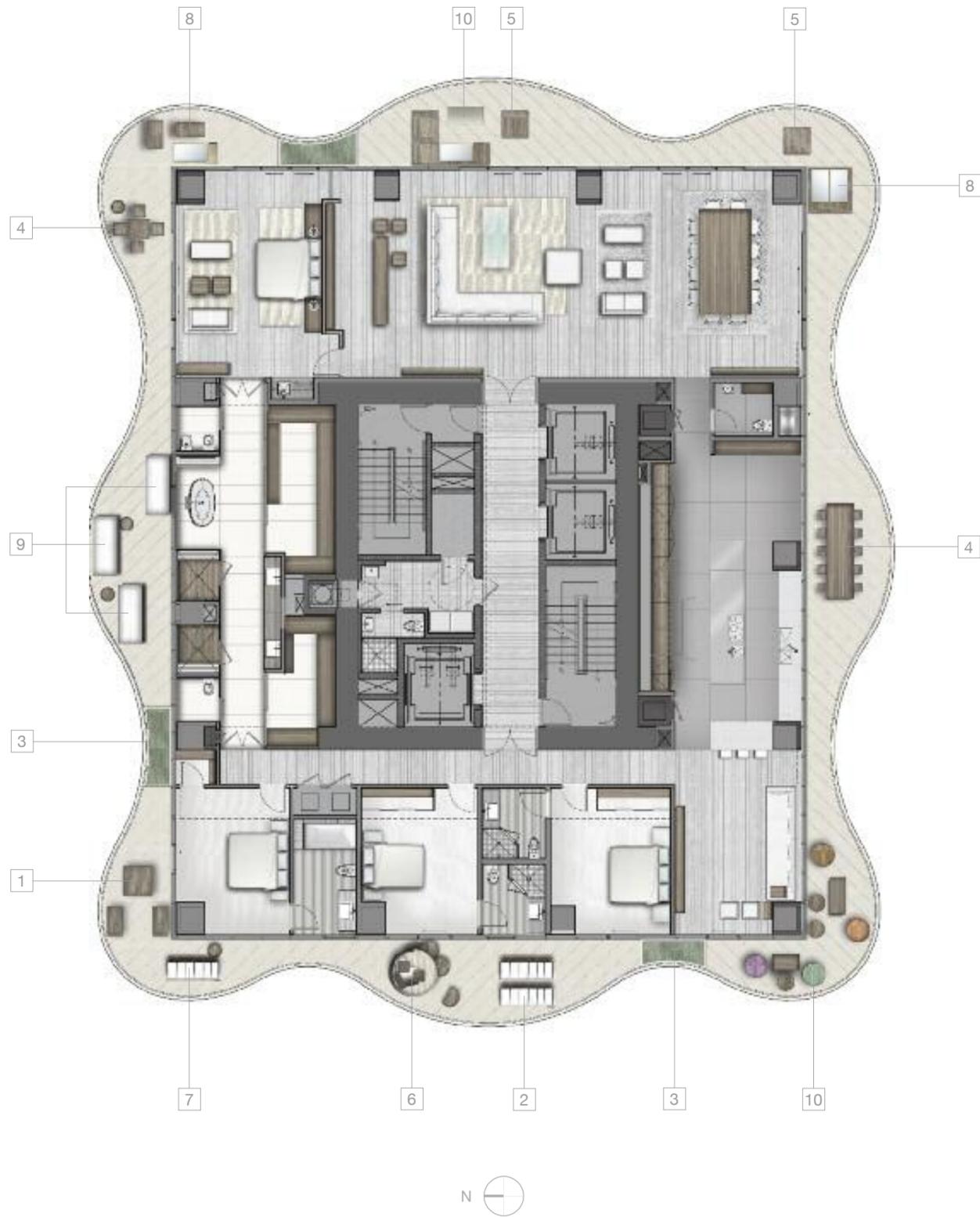
Spacious residences with more than 7,600 square feet of livable space, 5,515 interior square feet, 2,100 exterior square feet, feature floor-to-ceiling glass walls framing the dramatic ocean and 360 degrees of unobstructed views. Living spaces are flooded with light and air from sunrise to sunset.



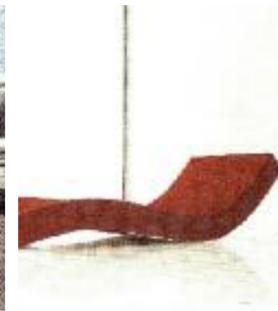




ATLANTIC OCEAN



1



2



3



4



5



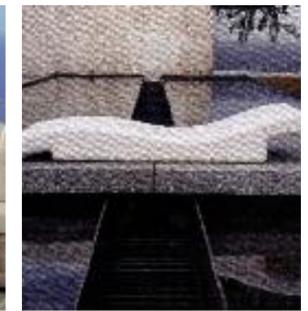
6



7



8



9



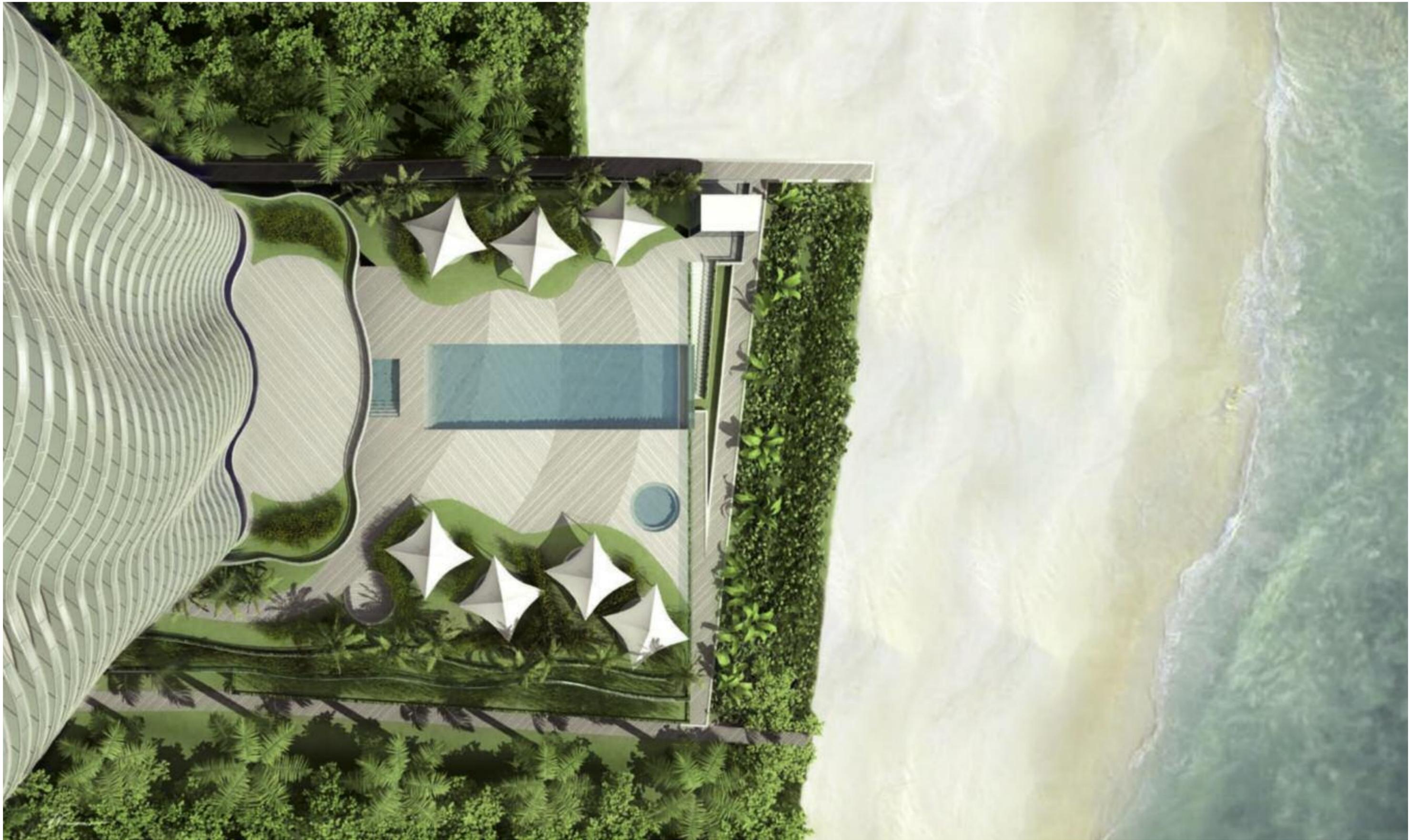
10

## ACTIVATE YOUR OUTDOOR LIVING

A sensuous undulating 2,100 square feet of terrace wraps each floor in a shady walk-around veranda that protects the glass from the sun as in traditional Florida homes. This veranda shapes the architecture. Glass balustrades form horizontal bands which change from floor to floor thus creating the sculpture that is Regalia.







## OVER AN ACRE OF OCEANFRONT

Regalia's landscape is an expression of its seaside location as it captures the rhythm and form of the beach in long sweeping curves parallel to the shore. The beach forms a scenic and natural boundary to the pool deck overlooking the ocean. The pool itself is framed by a margin of stone in soft natural colors. The cabanas, nestled among the dunes, are framed by low privacy walls of stone with clear views of the sea.







JANUS et Cie

## STEPS TO THE BEACH CLUB

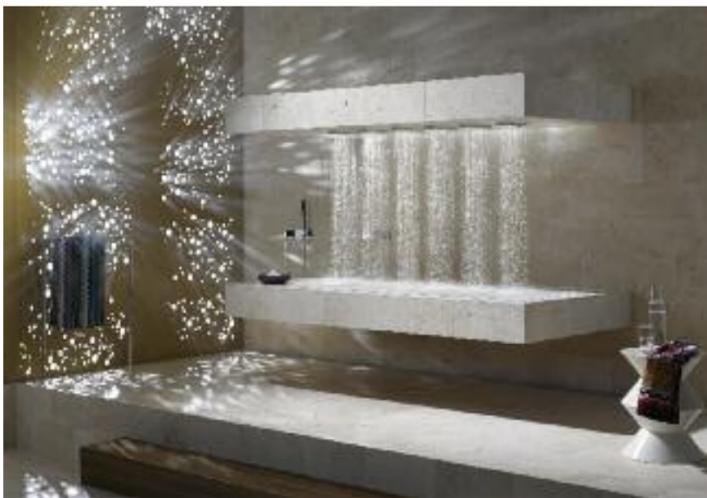
Regalia's tropical pool deck merges effortlessly into the broad beach washed by blue-green ocean waters. Steps away, the Beach Club awaits, anticipating the luxury of hours spent relaxing on sculptured lounges shaded from the sun. Attendants serve a selection of refreshments throughout the day together with all the services that make this a perfect beach haven.





## NATIVE FLORIDA LANDSCAPE

"As a continuation to the natural environment, soft cropped turf of seashore grass surrounds the area in a lawn that gives way to gentle dunes covered with tall native grasses in sage and lavender" - Dick Rogers, Landscape Architect



## THE LATEST IN FITNESS TECHNOLOGY

Regalia will provide the very latest in fitness technology and equipment. The innovative equipment allows for an infinite variety of exercise and movements that improves balance, flexibility and strength. Professional in-house personnel may be contacted to assist with personal workouts and training techniques.



## SERENE SPACE TO REJUVENATE

With unparalleled comfort, the opulent Regalia Spa offers a visionary space to rejuvenate your body and relax your mind. Form, materials and filtered light calm the senses in a secluded, sophisticated space that evokes a Turkish-style hamam. State-of-the-art fitness facilities, couples' sauna and individual treatment rooms complete the environment. A menu of private spa services, either within the spa or in the privacy of your home, is offered to residents. Regalia's concierge will assist with arrangements for services tailored to fit your needs.





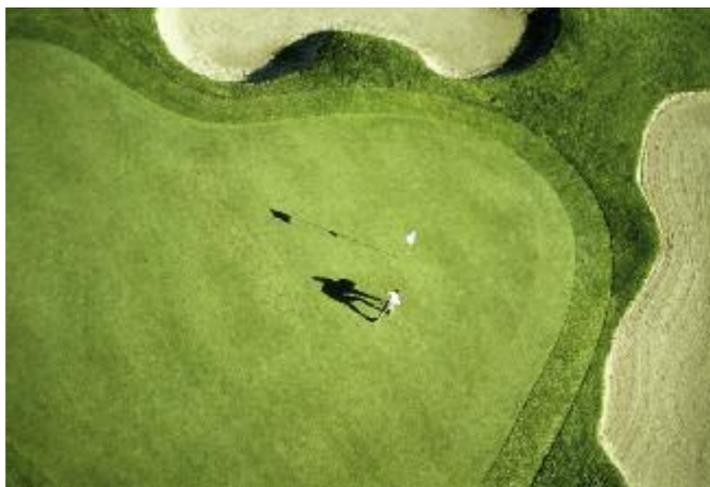
## UNDERSTATED ELEGANCE IN COMMON AREAS

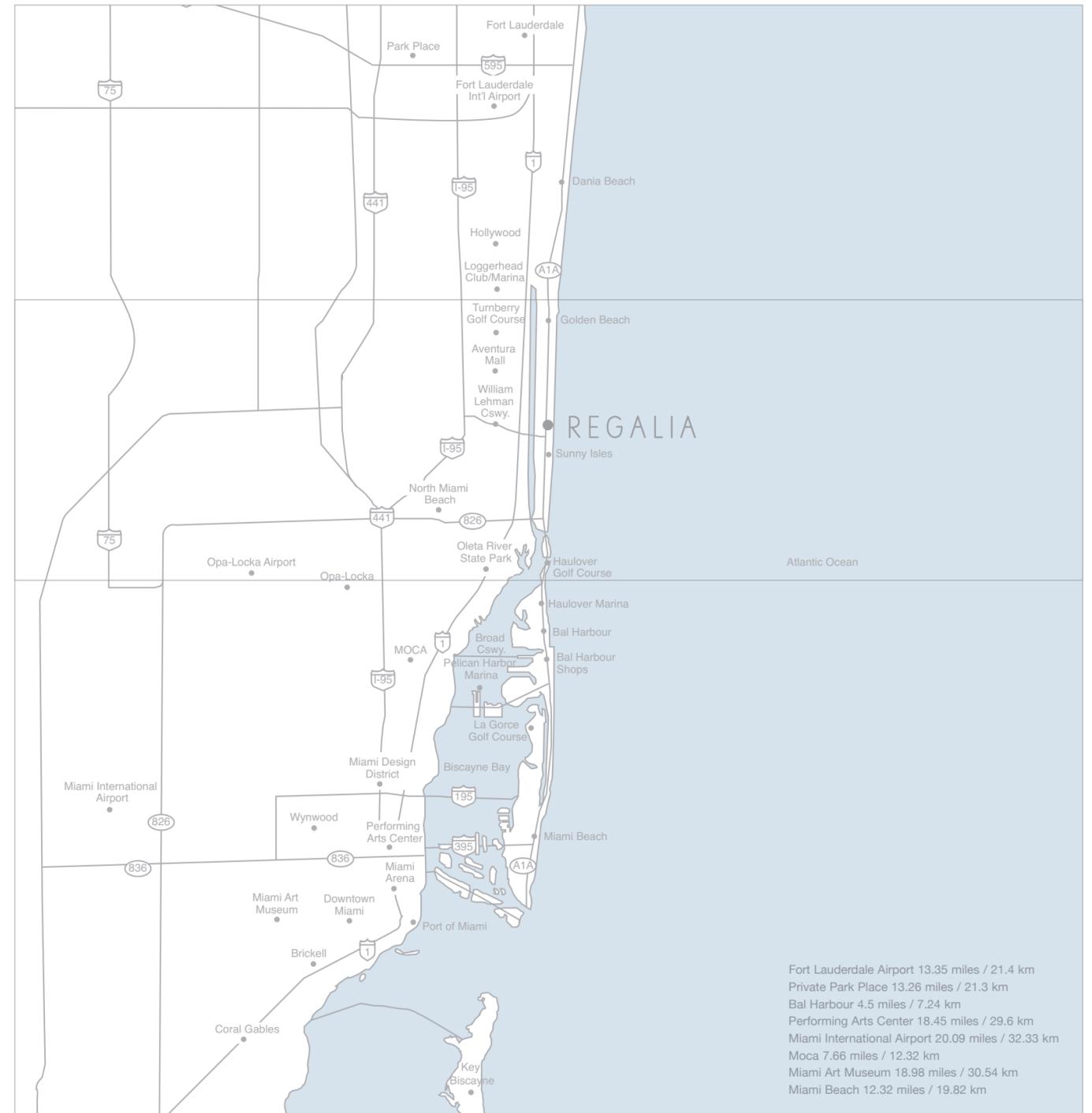
The intimate design of the public spaces highlights privacy in a serene setting that reflects Regalia's overall organic form. Hand-crafted furnishings, such as Poltrona Frau and other designer brands, widely acclaimed for their comfort, design and quality, mix classic and contemporary style. Stone, wood, crystal and fabric delineate a new, crisp space of stunning contrasts, creating a design that will transcend time.



## THE LAST OCEANFRONT PARCEL IN SUNNY ISLES BEACH

Regalia is set in more than one acre of oceanfront property in a broad enclave adjoining the villas of upscale Golden Beach. At Regalia, the best of beachfront living merges with all things exciting about city life -- from nearby shopping at the luxury Shops of Bal Harbour and Aventura Mall, to South Florida's scintillating arts and cultural scene, fine restaurants and exhilarating nightlife. The global gateways of Fort Lauderdale and Miami International Airports are easily accessible.





Site: 19505 Collins Avenue, Sunny Isles Beach, FL 33160, USA

NOTE: PLANS, MATERIALS AND SPECIFICATIONS ARE SUBJECT TO ARCHITECTURAL AND OTHER REVISIONS AT THE SOLE DISCRETION OF THE DEVELOPER, BUILDER OR ARCHITECT, OR AS MAY BE REQUESTED BY LAW. FLOOR PLANS SHOWN ARE NOT TO ANY PARTICULAR SCALE. ALL DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS, CORRIDOR WALLS AND TO THE CENTERLINE OF INTERIOR DEMISING WALLS AND MAY VARY FROM THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION. ALL DIMENSIONS ARE APPROXIMATE, AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. EQUAL HOUSING OPPORTUNITY. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503 FLORIDA STATUTES, TO BE FURNISHED BY THE DEVELOPER TO A BUYER OR LESSEE. NOT AN OFFER OR SOLICITATION WHERE PROHIBITED BY STATE STATUTES. ALL OTHERS ARE SUBJECT TO THE TERMS AND CONDITIONS OF ANY SALES OR RESERVATION AGREEMENT WITH THE DEVELOPER. AVAILABILITY AND PRICES OF RESIDENCES ARE SUBJECT TO CHANGE WITHOUT NOTICE. WE ARE PLEDGED TO THE LETTER AND SPIRIT OF U.S. POLICY FOR THE 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. PLAN DRAW NOT TO SCALE.