

St. Regis Residences, Miami (Brickell)

Fact Sheet

For **2026**, the St. Regis brand is developing two distinct landmark residential projects in the Miami area: one on the waterfront of **Brickell** and another on the oceanfront of **Sunny Isles Beach**. Neither property includes a hotel on-site, ensuring 100% residential privacy with signature St. Regis white-glove service.

Address: [1809 Brickell Ave, Miami, FL 33129](#)

- **Developer:** Related Group & Integra Investments
- **Architect:** Robert A.M. Stern Architects (RAMSA)
- **Interior Designer:** Rockwell Group
- **Estimated Completion:** Q4 2027 (Currently under construction)

Pricing & Residence Types

- **2-Bedroom:** Starting from **\$4.3M**
- **3-Bedroom:** Starting from **\$6M+**
- **4-Bedroom:** Starting from **\$8.5M - \$11.3M+**
- **Penthouses & Sky Villas:** **\$15M – \$25M+**
- **Average Price per Sq Ft:** Approximately **\$2,500 - \$2,584/sq ft**

Pertinent Details

- **HOA/Maintenance:** Estimated **\$1.60 per sq ft**
- **Residence Sizes:** **2,100 – 10,000 sq ft**
- **Taxes:** Approx. **1.8% – 2.0%** of assessed value (standard for Miami-Dade)
- **Amenities:** St. Regis Tea Room, over **60,000 sq ft** of indoor/outdoor amenities including a private marina, fine-dining restaurant, salt spa room, and Butler service.

[**The St. Regis Residences, Sunny Isles Beach**](#)

Address: [18801 Collins Ave, Sunny Isles Beach, FL 33160](#)

- **Developer:** Fortune International Group & Château Group
- **Architect:** Arquitectonica
- **Interior Designer:** Anastassiadis
- **Estimated Completion:** South Tower Q4 2028; North Tower Q4 2029

Pricing & Residence Types

- **2-Bedroom + Den:** Starting from **\$4.3M+**
- **3-Bedroom:** From **\$5M - \$6M+**
- **4-Bedroom:** Starting at **\$6.4M - \$12.4M** (Always corner units)
- **Sky Villas & Penthouses:** Starting from **\$15M - \$55M+**
- **Average Price per Sq Ft:** Approximately **\$2,500/sq ft**

Pertinent Details

- **HOA/Maintenance:** Estimated **\$2.62 per sq ft**
- **Residence Sizes:** **1,950 – 4,680 sq ft** (Penthouses up to **10,000+ sq ft**)
- **Taxes:** Estimated at roughly **2.0%** of assessed market value
- **Amenities:** **70,000+ sq ft** of amenities featuring the longest infinity-edge pool in South Florida, 435 linear feet of private beach, a private cognac room, wine vault, and dog park.