

Fact Sheet

St. Regis Residences, Sunny Isles Beach

is a landmark, pure-residential development (no hotel on-site) located on 4.7 acres with 435 linear feet of oceanfront.

- **Address:** [18801 Collins Avenue, Sunny Isles Beach, FL 33160](#)
- **Developers:** Fortune International Group and Château Group
- **Architect:** Arquitectonica
- **Interior Designer:** [Patricia Anastassiadis](#)
- **Estimated Completion:** South Tower (Q4 2028), North Tower (Q4 2029)

Pricing & Residence Types

Prices are reflective of current pre-construction and remaining inventory as of early 2026.

Residence Type	Approx. Square Footage	Starting Price	Price per Sq Ft (Avg)
2-Bedroom + Den	1,847 – 2,534 sq ft	\$5.0M – \$6.4M	~\$2,700 – \$2,751
3-Bedroom	2,734 – 3,322 sq ft	\$7.1M – \$9.5M	~\$2,650
4-Bedroom	3,543 – 4,790 sq ft	\$9.6M – \$15.6M	~\$2,700+
5-Bedroom	4,430 – 5,481 sq ft	\$12.4M – \$15.8M	~\$2,800+
Sky Villas & Penthouses	6,600 – 10,000+ sq ft	\$29M – \$55M+	Custom upon request

Financials & Fees

- **HOA/Maintenance Fees:** Estimated at **\$2.62 per sq ft** per month. (Some initial estimates cited \$1.75/sq ft, but most current 2026 data reflects the higher \$2.62 rate).
- **Property Taxes:** Estimated at approximately **1.8% – 2.0%** of the assessed value.

Building & Residence Features

- **The Towers:** Two 62-story towers (750 ft tall) containing a total of approximately 340–357 units.
- **Interiors:** 10-foot ceilings (12 feet in penthouses), private elevators, and entry foyers for all residences.

- **Kitchens:** Molteni & C | Dada Kitchens with top-of-the-line Miele or Sub-Zero appliances.
- **Amenities (70,000+ sq ft):**
 - **Wellness:** [Full-service spa](#), oceanfront fitness center, and multiple training rooms (yoga, pilates, spinning).
 - **Pools:** Three ocean-facing pools, including the longest infinity pool in South Florida.
 - **Social:** Signature restaurant (open to public), private cognac room, wine vault, and golf simulator.
 - **Service:** 24/7 St. Regis Butler service, valet, and a dedicated concierge.