

# REGALIA

ARCHITECTURE



REGALIA  
Limited Edition Living

## THE LAST OCEANFRONT PARCEL IN SUNNY ISLES

Regalia is set in more than one acre of oceanfront property in a broad enclave adjoining the villas of upscale Golden Beach.

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## 40 SINGLE FLOOR OCEAN FRONT RESIDENCES

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

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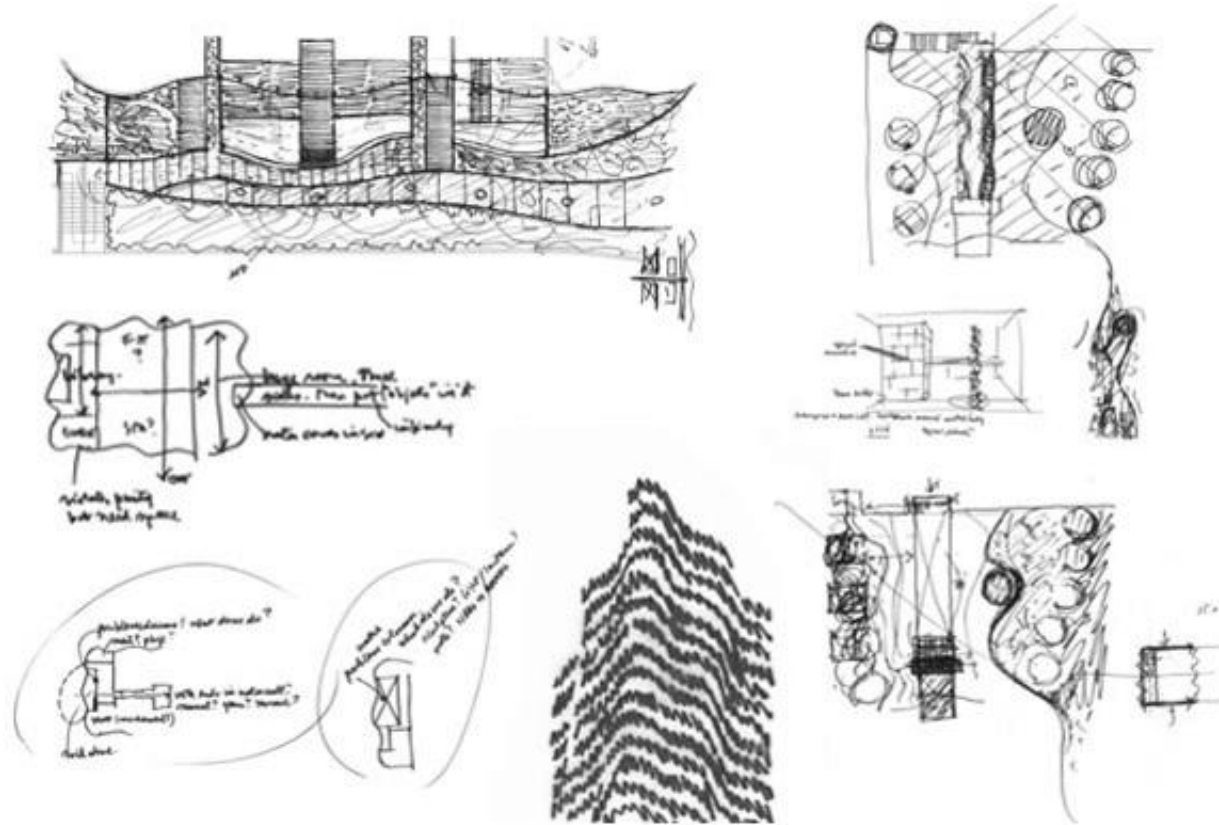


Bernardo Fort Brescia is founding principal of Arquitectonica. His designs have won many American Institute of Architects Designs Awards and Progressive Architecture Design Awards such as 1996 AIA Florida Honor for Design awards and 1998 AIA Silver metal for Design Excellence amongst many others.

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## ARCHITECTURE

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



JUANMIAMI.COM  
FLORIDA REAL ESTATE



# REGALIA

AERIALS



NE View (ocean view)

# REGALIA

AERIALS

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Dusk View (city view)

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RESIDENCES

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## SCULPTURAL MASTERPIECE

The tower rises slender and sculptural, its geometry creating classical, serene and elegant Zen-like spaces.



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## RESIDENCES

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### 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.

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RESIDENCES

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## INDOOR/OUTDOOR LIVING

A rectangular glass prism houses the functional requirements — transparent surfaces connect inside and outside linking the occupants with the surrounding environment.

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RESIDENCES

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## ATTENTION TO DETAIL

Superb craftsmanship, quality and style define the interiors. Top-of-the-line materials are used to create a symphony of color, texture and fine design throughout the residences. Full-size gourmet kitchens boast European cabinetry and the latest technology in appliances



## SPA-LIKE AMBIENCE

Sumptuous master baths, feature soaking tubs and designer fixtures. Attention to detail creates a sophisticated and uncompromising world for those who expect the best.



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## AMENITIES

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### ONE ACRE OF OCEAN FRONT

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.

# REGALIA

AMENITIES



## STEPS TO THE BEACH

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

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#### 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.



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## AMENITIES





# REGALIA

## AMENITIES

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Regalia will provide the very latest in gym technology and equipment. The innovative equipment allows for an infinite variety of exercises and movements that improves balance, flexibility and strength. Professional in-house personal trainers may be contracted, to assist with personal workouts.

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AMENITIES

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UNDERSTATED ELEGANCE

# REGALIA

AMENITIES

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JANUS et Cie®



# REGALIA

ARTWORK

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## A SURREAL GLASS FANTASY

Dale Chihuly's artwork conveys a rhythm and energy that embodies the essence of the artist: his boldness and dedication to exploring new ground, his passionate love of color, his seemingly endless creative energy and his fascinating engagement with the creative process. As a showcase for Chihuly's artwork, Regalia promises to convey a similar dynamic energy and excitement.



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ARTWORK

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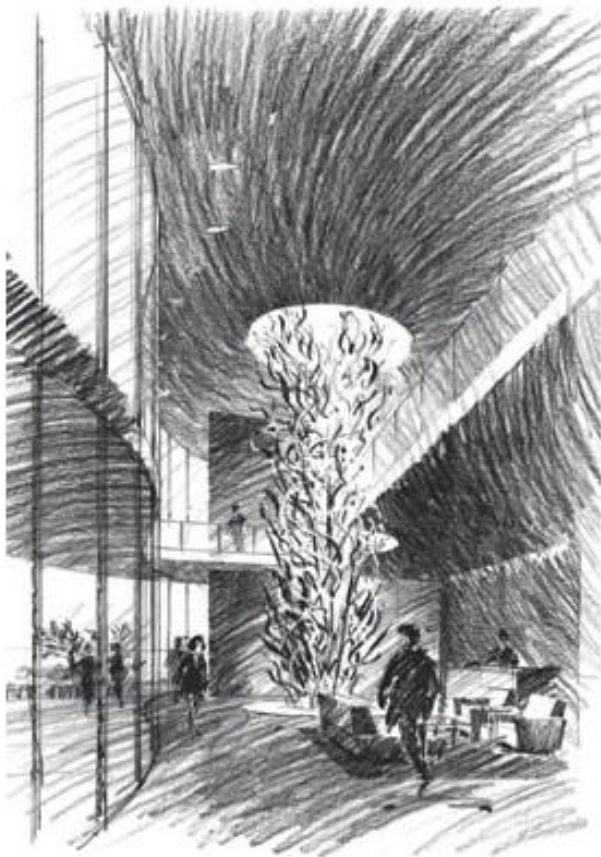


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## AMENITIES PLAN

The amenities, services and technology surpass all expectations to achieve the ultimate in luxury living.

Atlantic Ocean



Collins Avenue

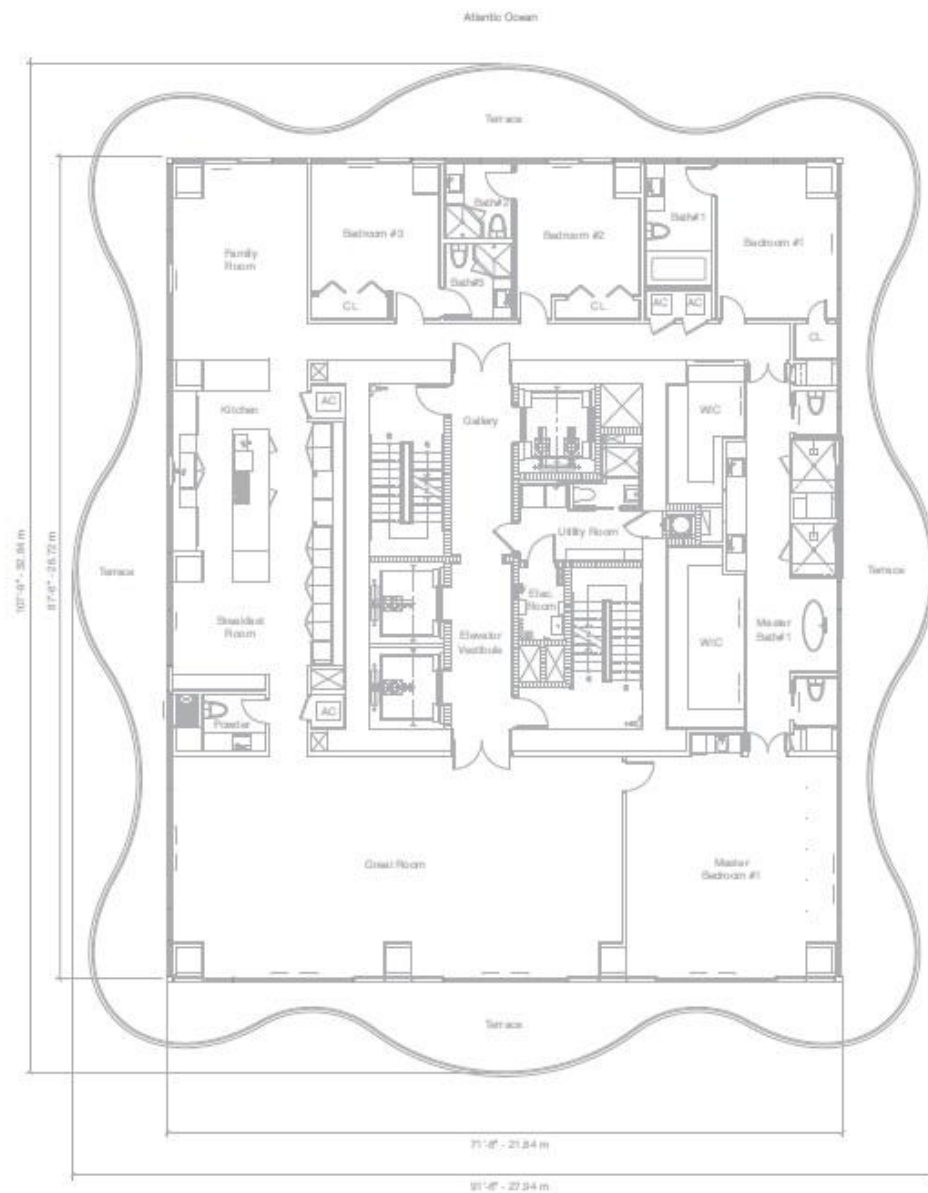
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# LIMITED EDITION LIVING

Spacious residences with over 7,800 square feet of livable space, 5,515 interior square feet, feature floor-to-ceiling glass walls which frame the dramatic ocean and 360 degrees of unobstructed views. Living spaces are flooded with light and air from sunrise to sunset.

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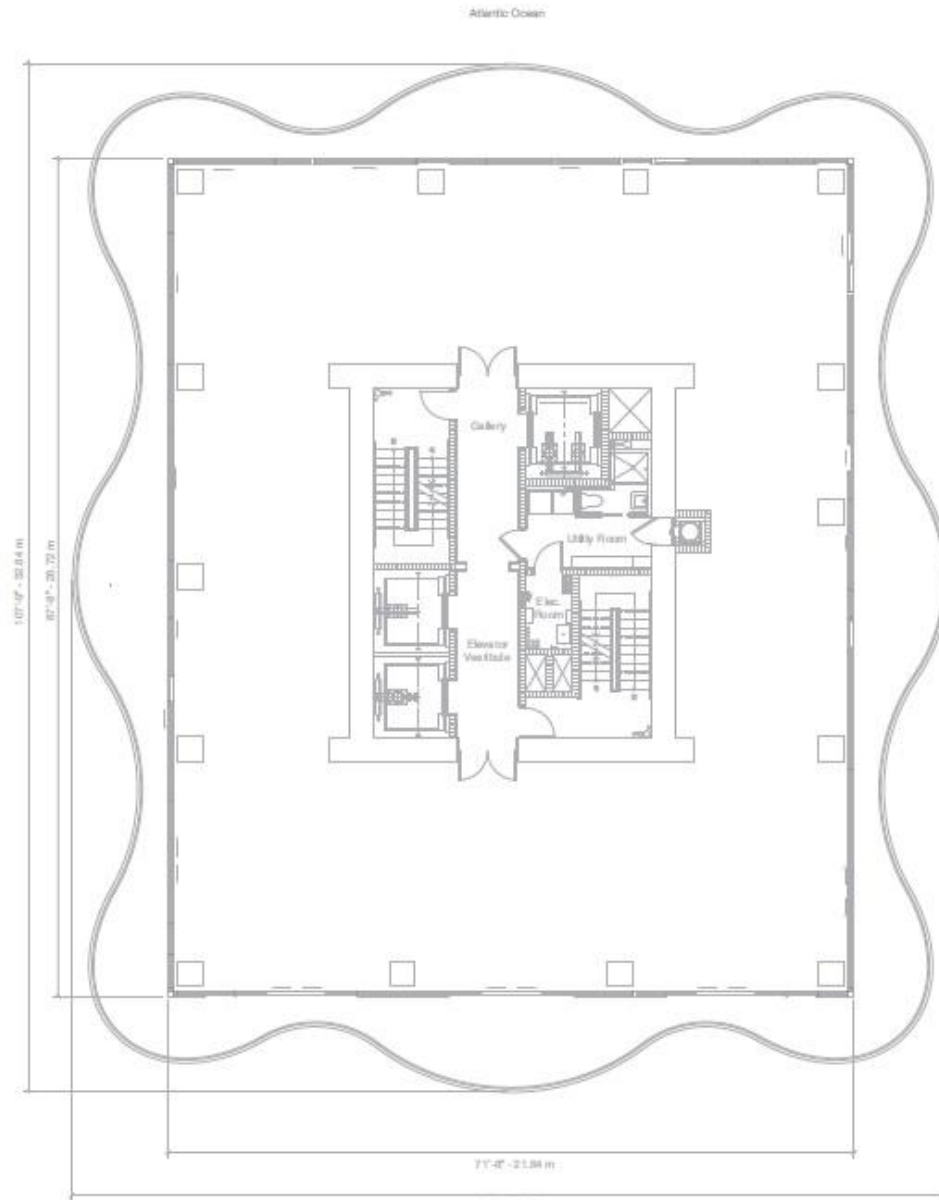


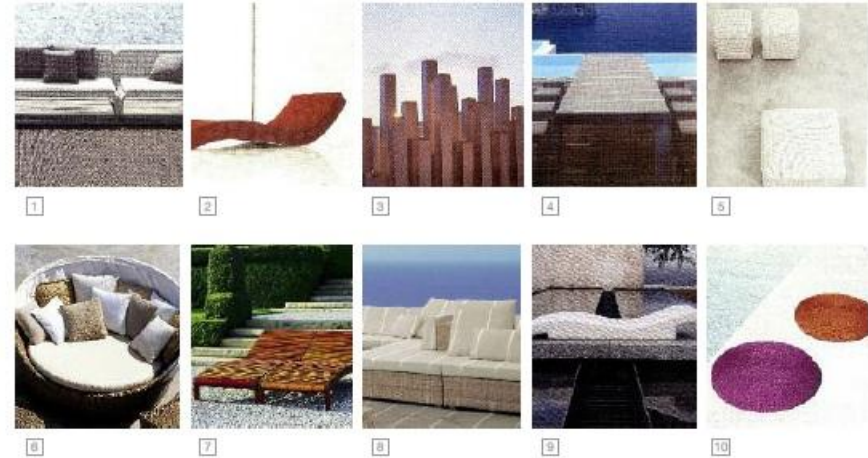


## CREATE YOUR OWN SPACE

Each residence's full floor of living space offers a clean slate that may be configured to suit personal taste and preferences. In addition, a wrap around terrace of 2,100 square feet becomes the perfect outdoor sanctuary for entertaining and relaxation.

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## ACTIVATE YOUR OUTDOOR LIVING

A sensuous undulating 2100 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. The walk-around veranda shapes the architecture. Glass balustrades form horizontal bands which change from floor to floor thus creating the sculpture that is Regalia.

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MAP

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