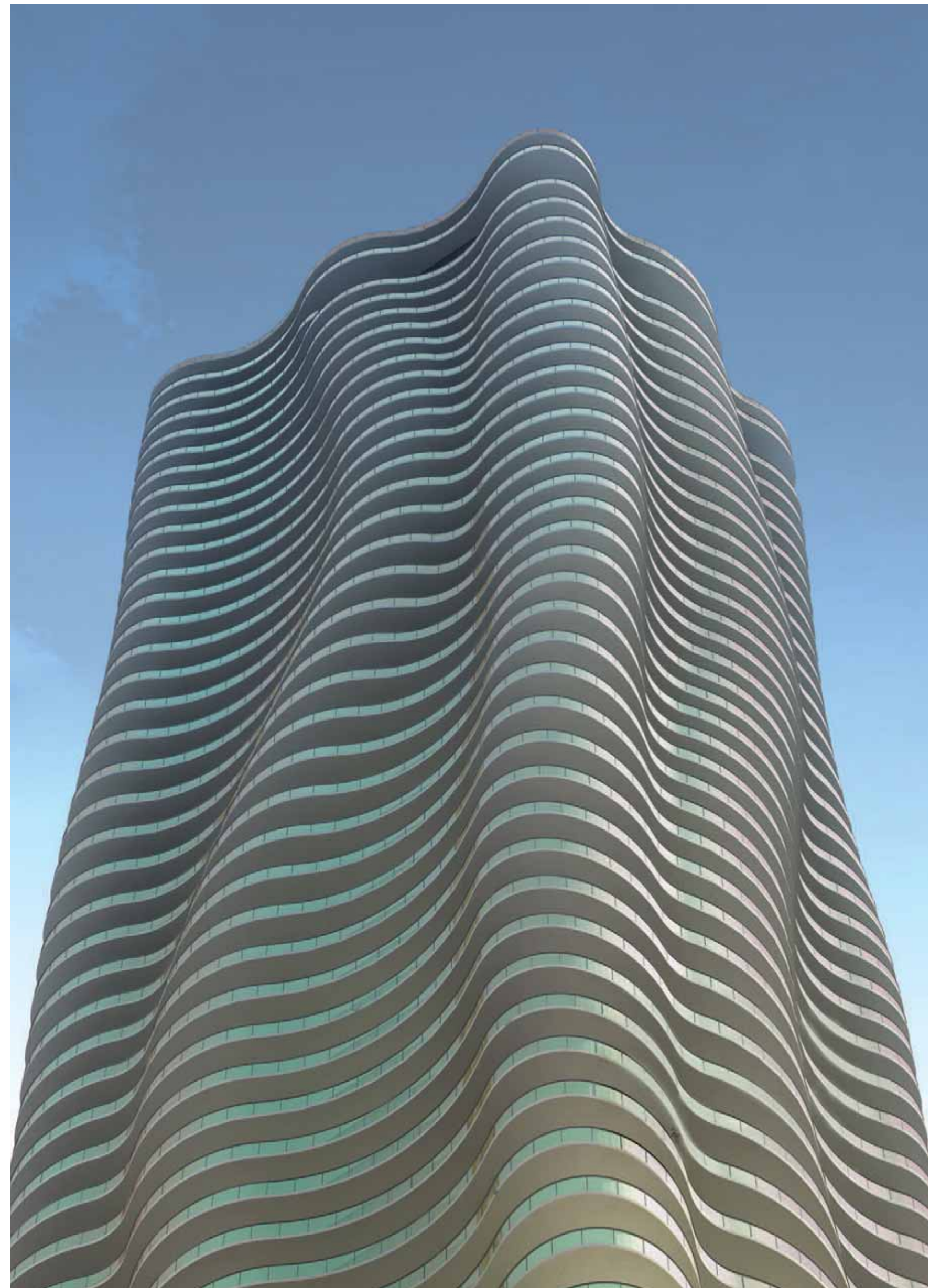


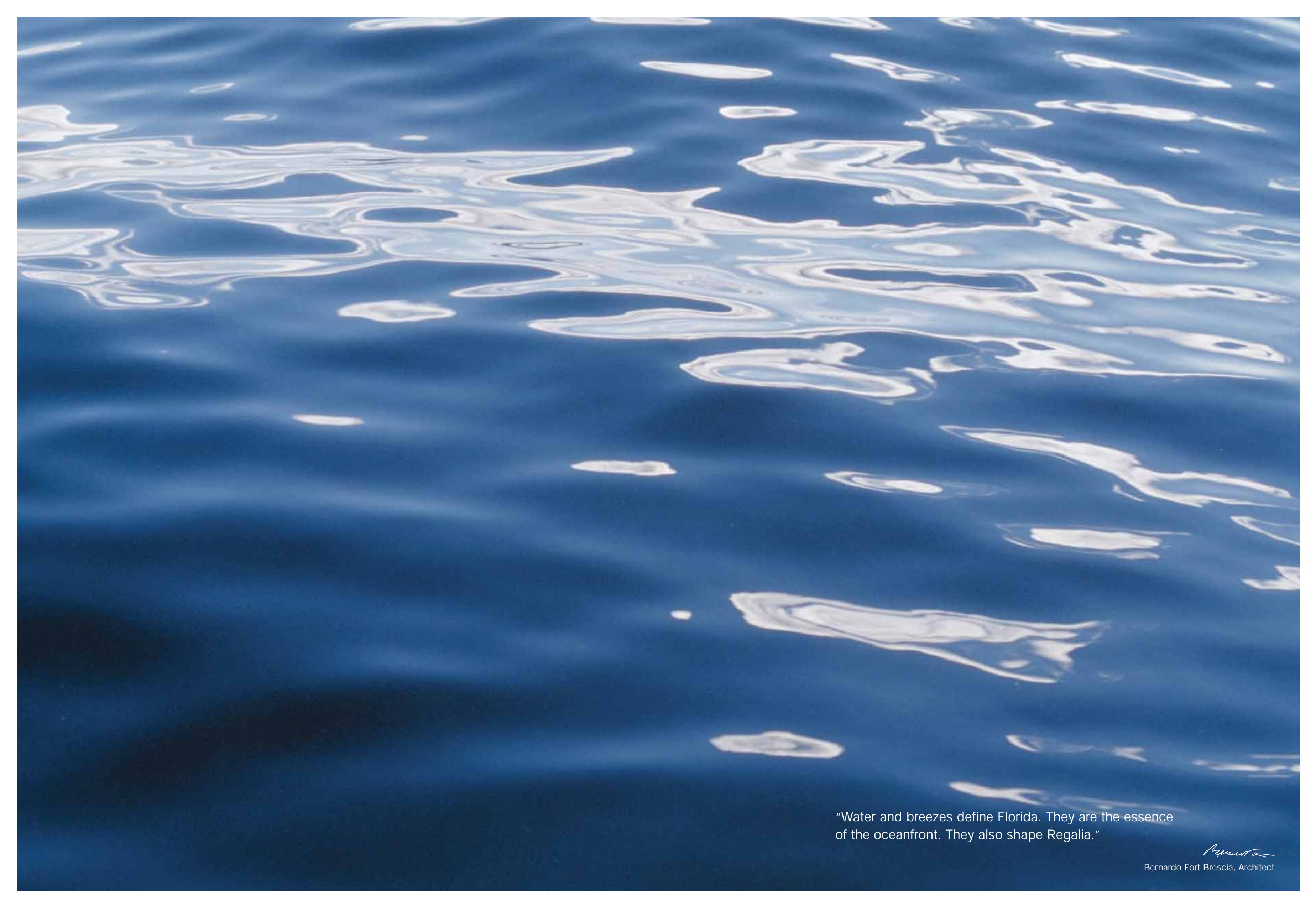


REGALIA

39

SINGLE FLOOR OCEAN FRONT RESIDENCES

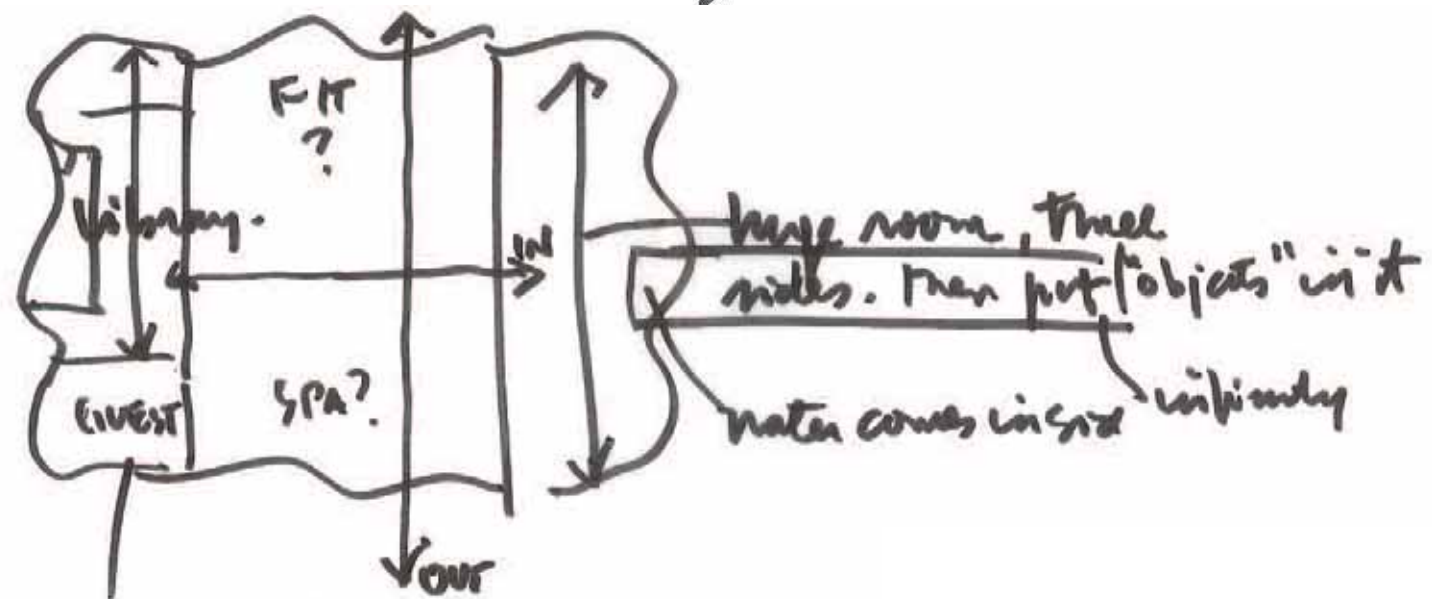
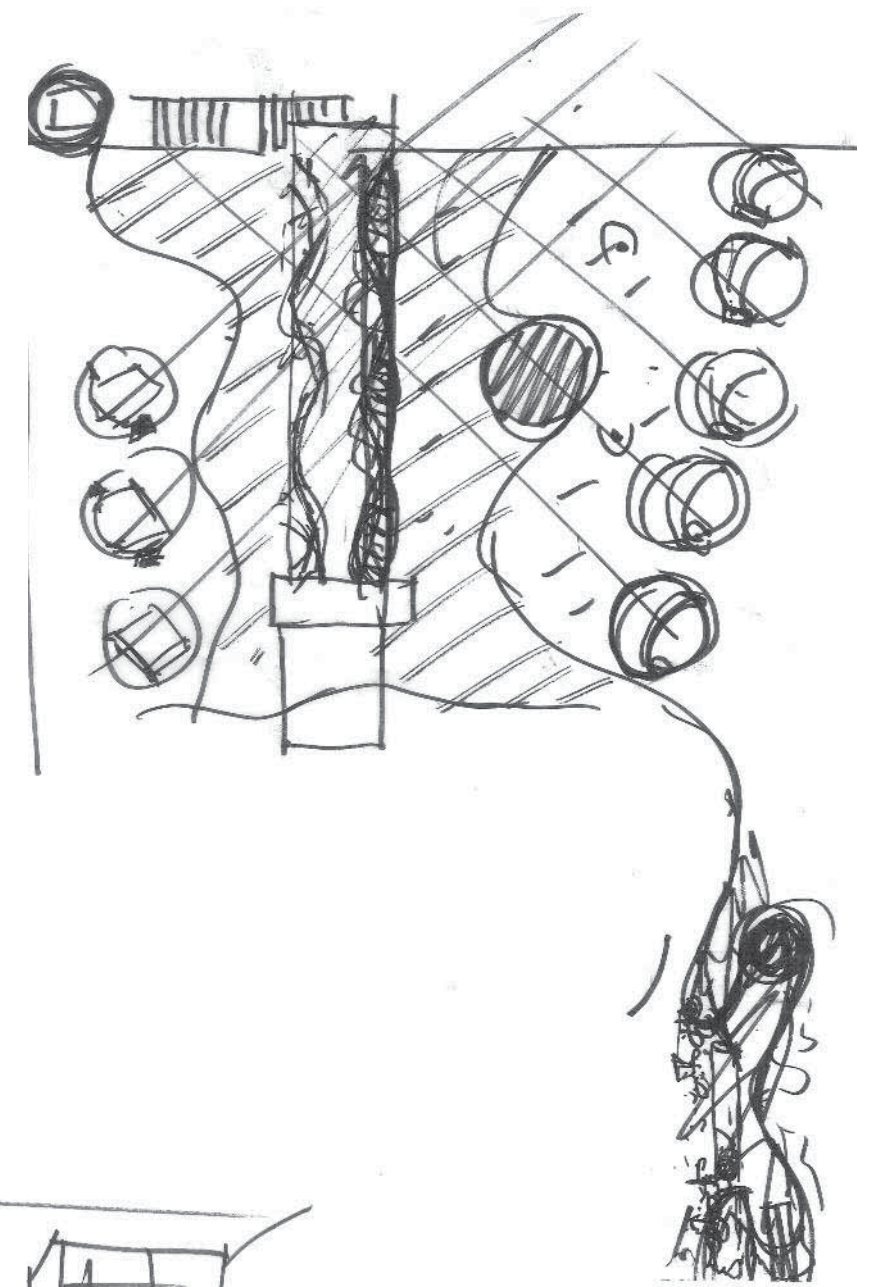
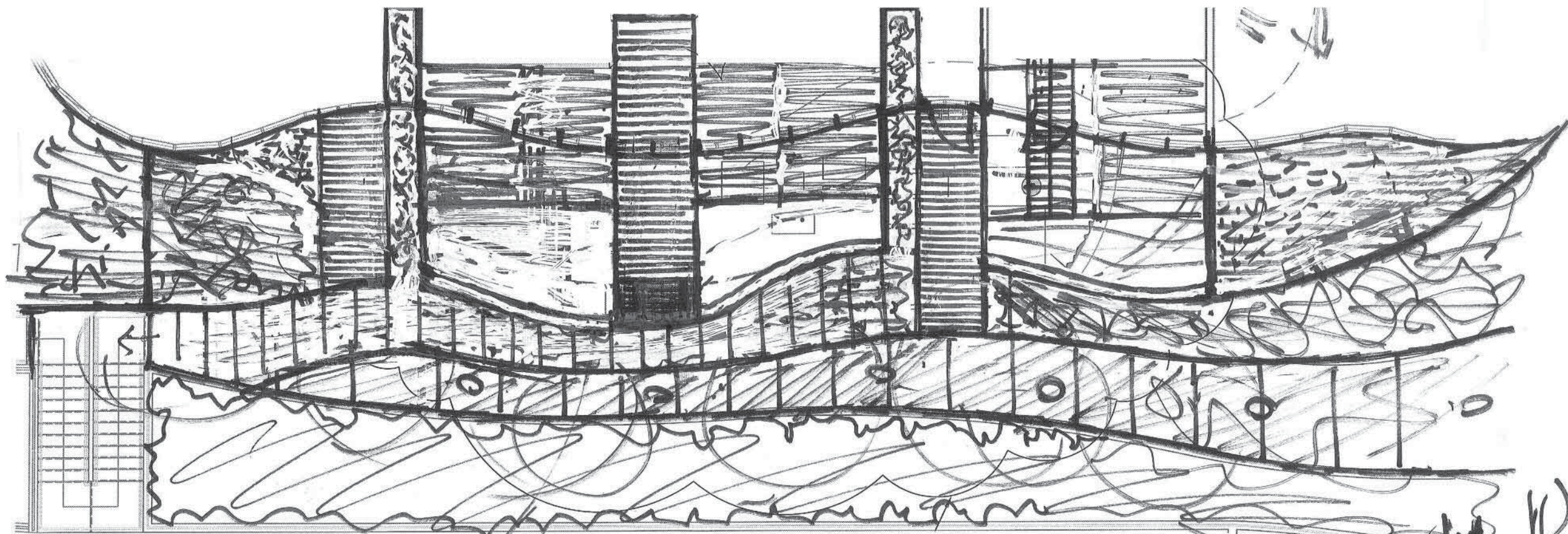




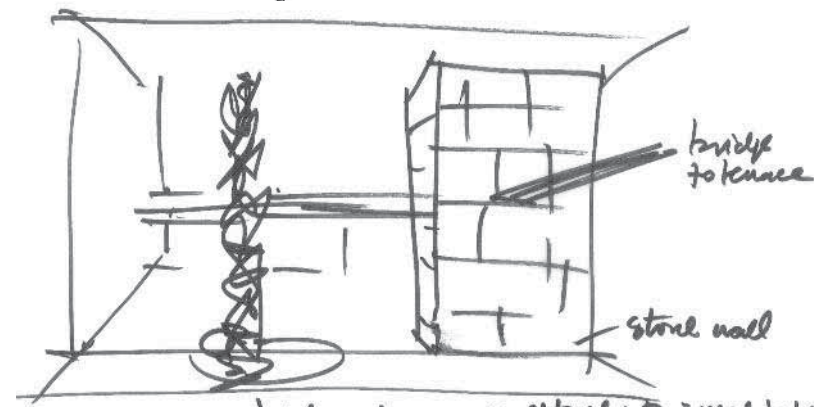
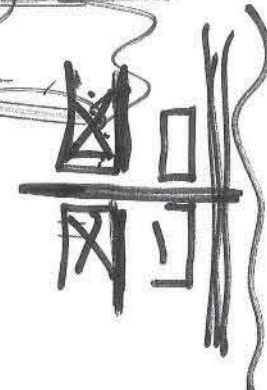
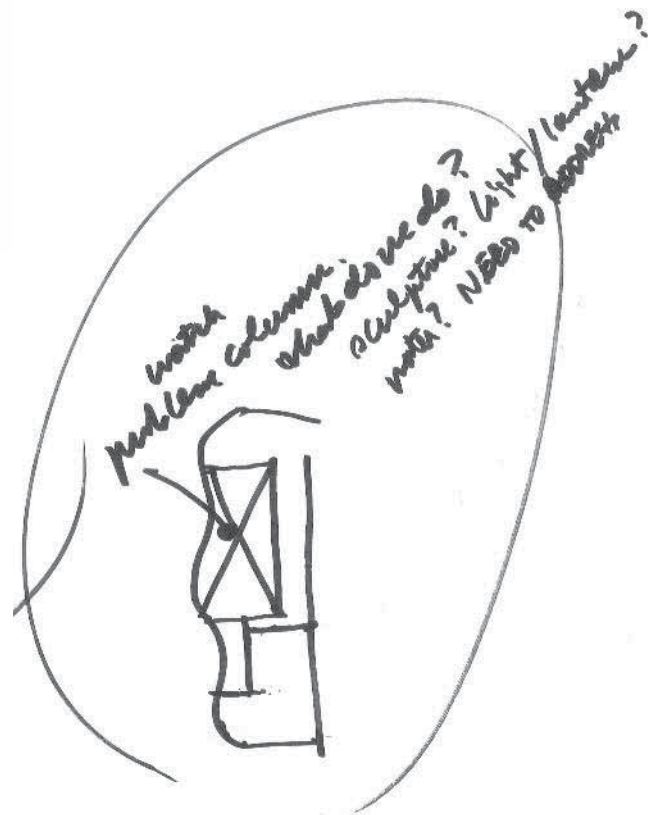
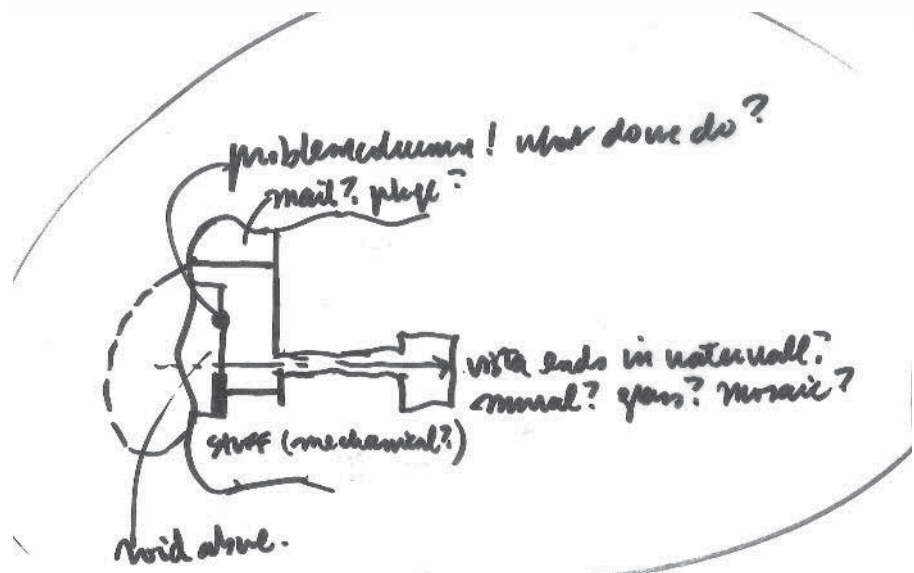
"Water and breezes define Florida. They are the essence of the oceanfront. They also shape Regalia."



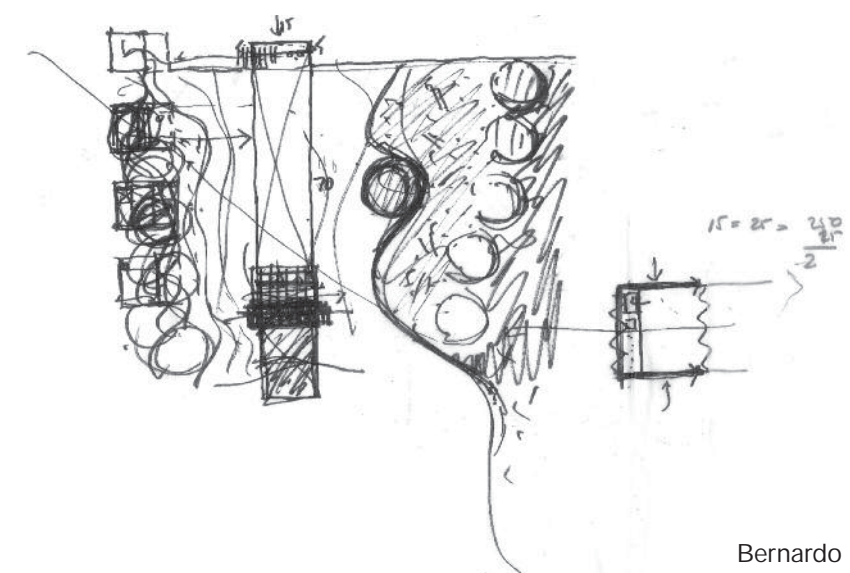
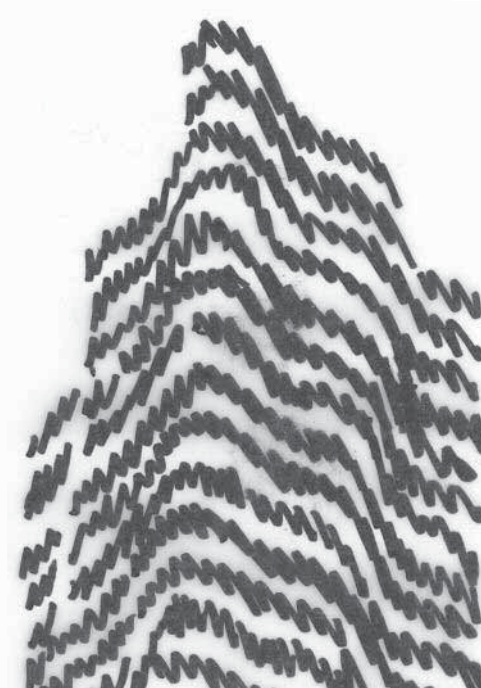
Bernardo Fort Brescia, Architect



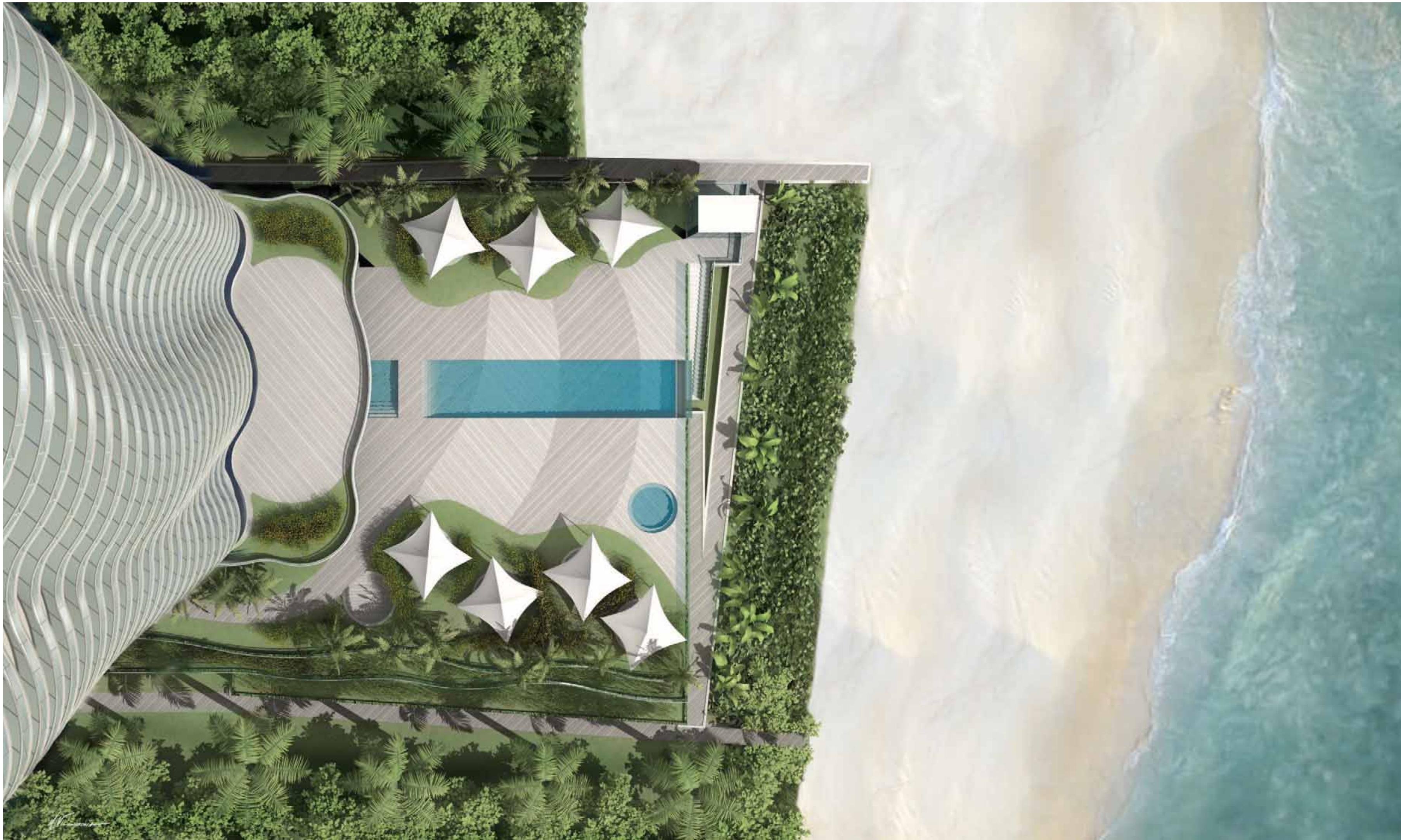
violates purity
but need space



grand column becomes sculptural: this needs to be special
double height lobby







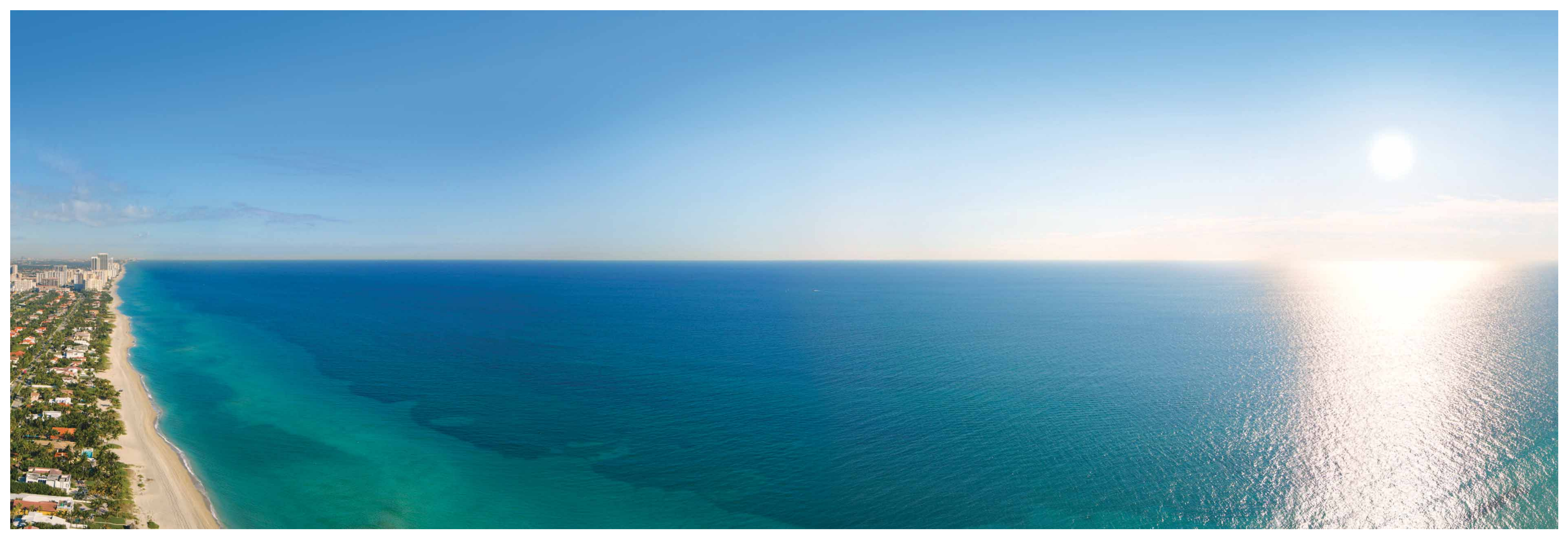
OVER AN ACRE OF OCEAN FRONT

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. 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.



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.





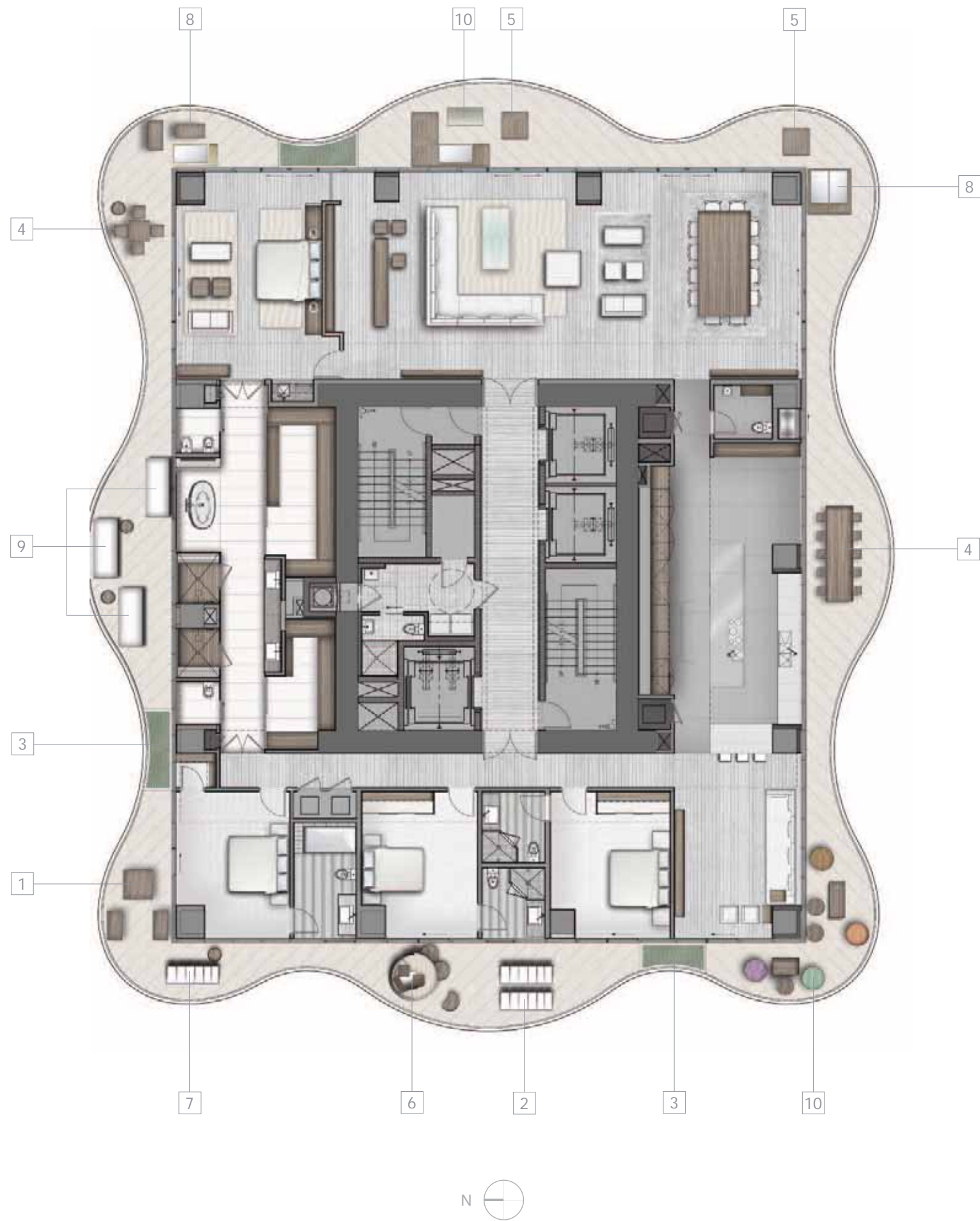




ATTENTION TO DETAIL

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 while sumptuous master baths, feature soaking tubs, designer fixtures and a spa-like ambience. Attention to detail creates a sophisticated and uncompromising world for those who expect the best.

ATLANTIC OCEAN



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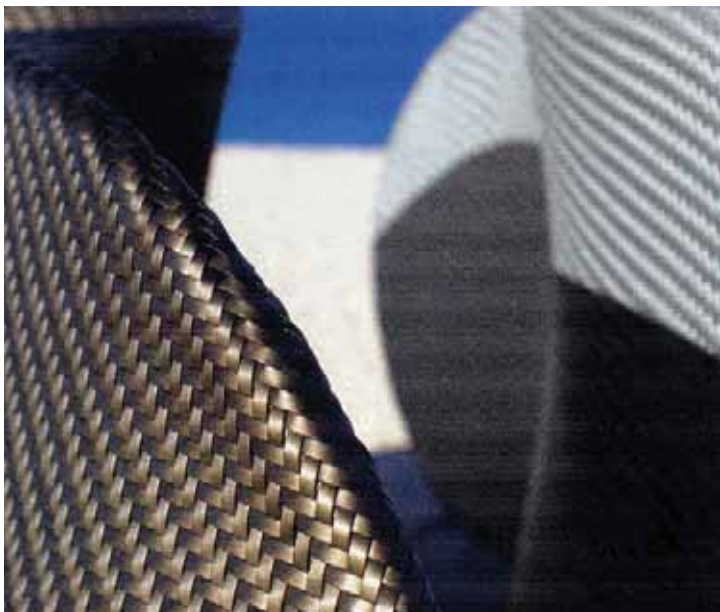
ACTIVATE YOUR OUTDOOR LIVING

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.









IANUS 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.





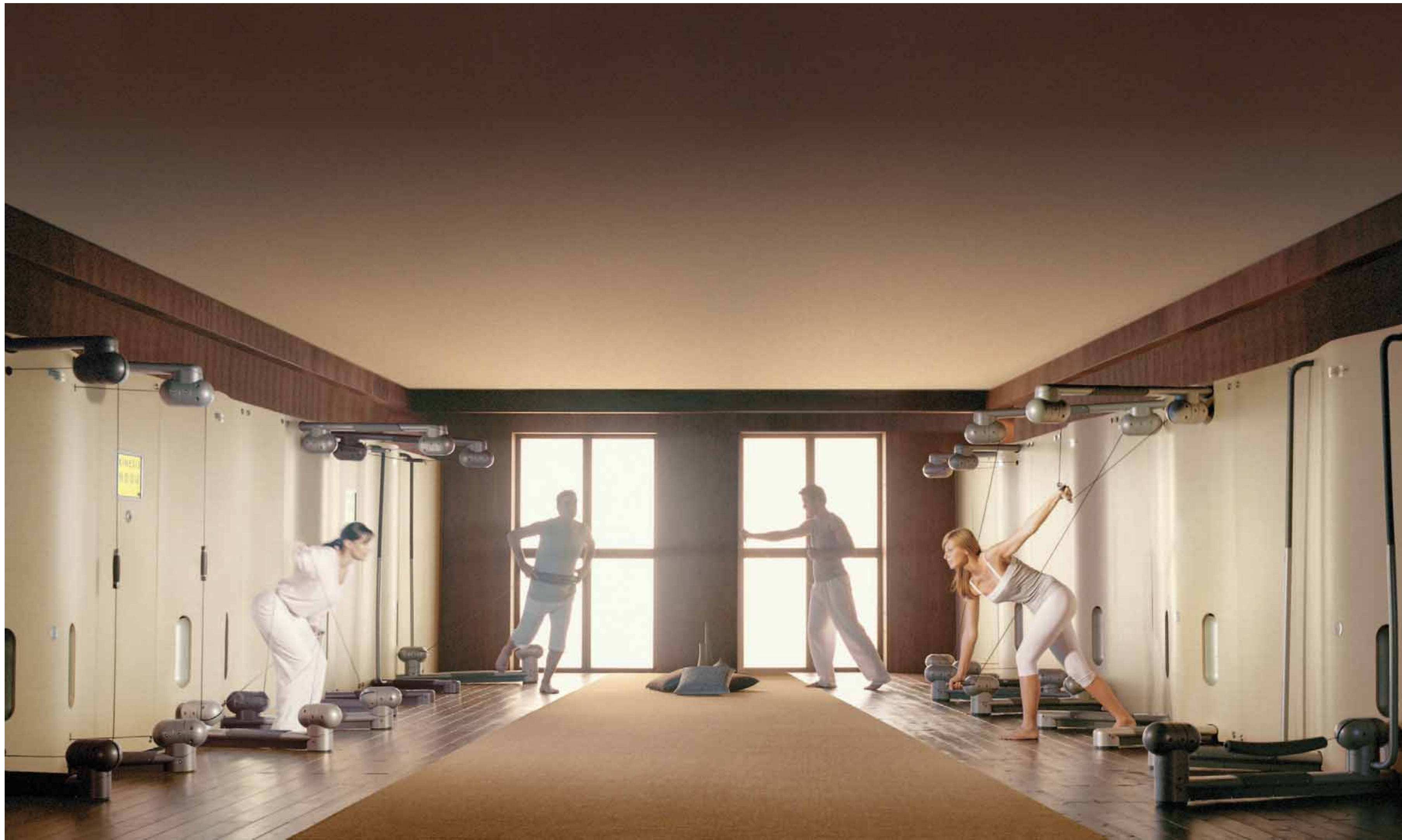
NATIVE FLORIDA LANDSCAPE

"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

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.





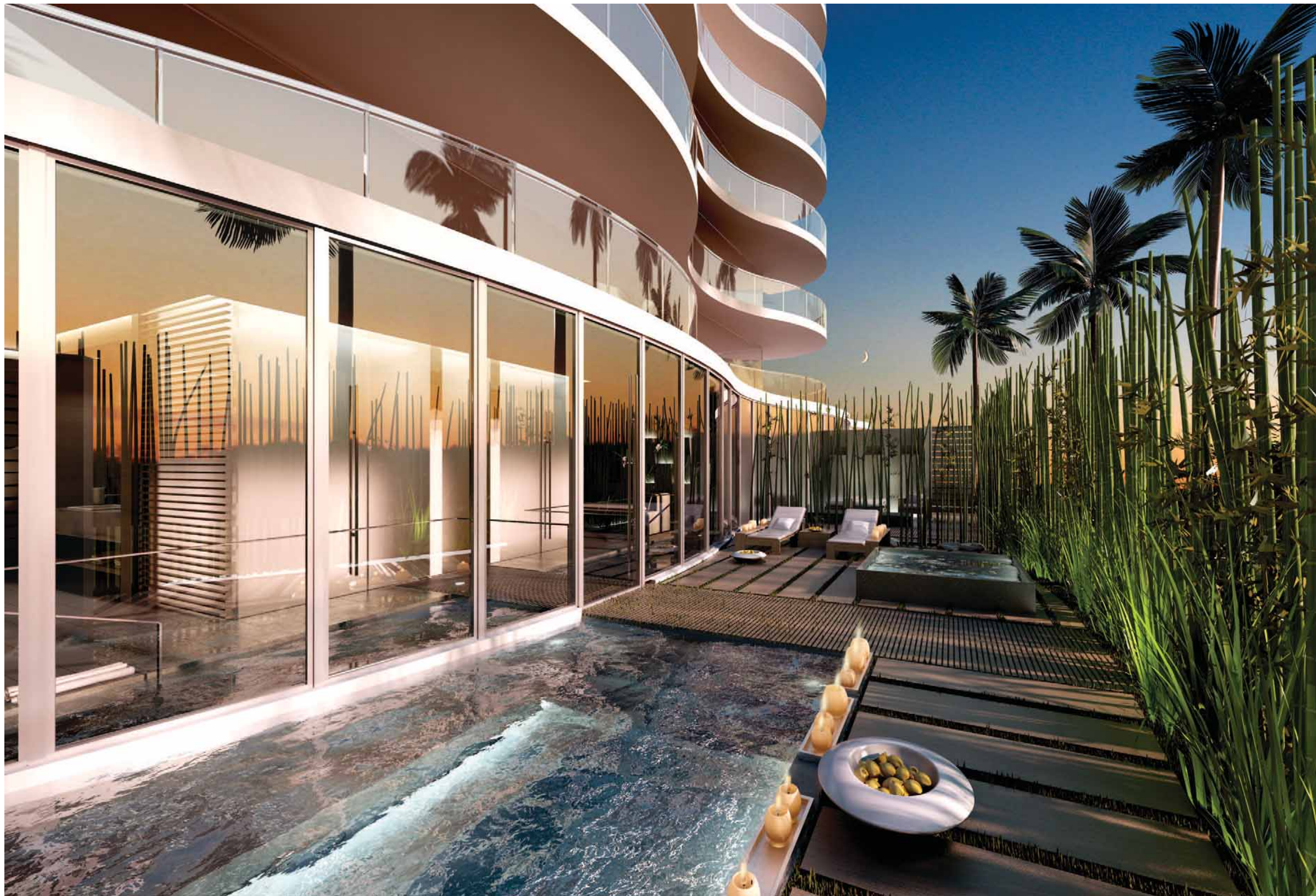
THE LATEST IN GYM TECHNOLOGY

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.



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.





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 exiting nightlife. The global gateways of Fort Lauderdale and Miami International Airports are easily accessible.