



REGALIA  
Limited Edition Living

BEACH HOUSE  
*A Magnificent Palazzo by the Sea*

LIMITED EDITION LIVING

39

SINGLE FLOOR OCEANFRONT RESIDENCES





“WATER AND BREEZES DEFINE FLORIDA.  
THEY ARE THE ESSENCE OF THE OCEANFRONT.  
THEY ALSO SHAPE REGALIA.”

*Bernado Fort-Brescia*  
*Architect, Arquitectonica*

*North view of Golden Beach.*



*Regalia overlooking the Atlantic Ocean.  
Inset - Regalia Beach Club.*



## REGALIA

INSPIRED BY THE WIND AND WAVES organically sculpting the building, architect Bernado Fort-Brescia transformed his visionary concept into an award-winning reality. Regalia is the essence of contemporary aesthetic – a unique form of powerful imagery in singular harmony with its environment.

The sophisticated design that envelopes as you enter Regalia is the creative inspiration of Charles Allem, of CAD International. Using the finest materials and a demanding attention to detail, Mr. Allem has achieved a symphony of color, texture and fragrance which transcends time. From walls covered in hand-stitched leather panels, to bespoke area rugs, to intricately woven tweed upholstery, he skillfully combines stone, wood, crystal and fabric to engage the senses.

Purposefully composed as smaller, more intimate venues, the amenities at Regalia mirror in scope and presence the ambiance that encompasses the thirty-nine private residences rising above. Each amenity has the appearance and sensibility of a private home ... logical extensions of residential living for all to enjoy.

The carefully appraised, expertly trained staff at Regalia is single-minded in its dedication to delivering personalized service 24 hours a day. This devotion to maintaining the highest standards of hospitality gives added peace of mind to all Regalia residents that their wishes and needs will always be fulfilled, professionally and discreetly.

Regalia is thirty-nine single floor residences with 360-degree wrap-around terraces and unobstructed views of the Atlantic Ocean, Golden Beach, Intracoastal Waterway and the dramatic skylines of Miami, Miami Beach and Fort Lauderdale. This is Limited Edition Living.









“ITS ABOUT CREATING AN EXPERIENCE THROUGH WHICH THE LIFESTYLE IS ELEVATED TO AN ART FORM.”

*Charles Allem*  
Design Director, Principal, CAD International



AN EXTENSION OF HOME

*Amenities*

- LIVING ROOM
- CHAMPAGNE BAR
- WINE CELLAR
- CHEF'S KITCHEN
- CLUB ROOM
- BOARD ROOM
- PLAYHOUSE
- FITNESS CENTER
- YOGA
- SPA
- POOL
- CABANAS
- BEACH CLUB

















## THE BEACH HOUSE

*A Magnificent Palazzo by the Sea.*

THE BEACH HOUSE AT REGALIA is perfection by Design Director Charles Allem of CAD International, named five times to *Architectural Digest's* AD 100 top list. Here is the pinnacle of Limited Edition Living. The Beach House is a magnificent palazzo bathed in sunlight that belongs as much perched on the edge of the Mediterranean, as it does on the Atlantic Ocean in beautiful Miami.

This 17,015-square-foot / 1,580.7-square-meter, two-story beach residence is exquisitely furnished with the finest bespoke materials sourced from around the world and meticulously hand assembled with the riches of onyx, brushed limestone, woods, ocean blue and a sea of custom wall coverings. The double-height great room opens on to the expansive private terrace with glass-faced pool, integrated jacuzzi, raised terrace with dual sitting areas and fire pits, and a 360-degree wrap-around terrace that offers panoramic views of the picturesque beach and ocean.

The Beach House at Regalia, surrounded by blue ocean, in "The Best High-Rise Development in the US" as awarded by the International Property Awards.

SIX BEDROOMS  
DUAL MASTER BEDROOMS  
SEVEN-AND-A-HALF BATHROOMS  
PRIVATE SPA  
WINE CELLAR  
GAME ROOM  
TERRACE WITH PRIVATE POOL

## FEATURES

### STANDARD TO ALL FLOORS

- ✦ Interior Glass Elevator
- ✦ Large-plank Oscar Ono Wood Flooring
- ✦ Shell Reef Brushed Limestone Flooring
- ✦ Phillip Jeffries Wallpapers
- ✦ Lualdi Italian Lati Finish Interior Doors
- ✦ Custom Valli Valli Door Hardware
- ✦ Kreon Designer Lighting
- ✦ Crestron Programmable Controls for Lighting, Shades, Temperature and Music and Building Amenities
- ✦ Custom Speakers and Audio Visual Amenities
- ✦ Dornbracht Plumbing Fixtures
- ✦ Custom Bathroom Vanity Cabinets
- ✦ Falma Italia Closets - Leather and Lacquer
- ✦ Stone Slab Portals
- ✦ Custom Millwork Panels
- ✦ Level 6 Drywall and Plaster Ceiling Finish
- ✦ Custom Stone Wet Bars
- ✦ Staff Laundry Facilities
- ✦ Prewired for Security System Integration

### FLOOR ONE - LEVEL THREE

- ✦ 360 Degree Wrap-around Terrace
- ✦ Custom Glass Entry Doors
- ✦ Custom Millwork and Metal Paneled Entry Gallery
- ✦ Grand Double Height Great Room
- ✦ Floating Cantilevered Grand Staircase in Great Room
- ✦ Sixteen-person Twin Stone Dining Room Tables
- ✦ Light Smokey Quartz Countertop and Patinated Bronze Cabinet Bar
- ✦ Game Room with Designer Billiard Table, Lounge Theatre and Bar
- ✦ Family Room with Custom Millwork Built-in and Custom Pendant Light Fixtures for Billiard Table and Dining Table
- ✦ Private Pool with Glass Face and Integrated Jacuzzi
- ✦ Raised Terrace Lounge with Lush Landscaped Planters
- ✦ Sundeck Lounge Chairs with Canopy Privacy
- ✦ Lounge Seating and Dining Area
- ✦ Custom Stone and Glass Wine Cellar
- ✦ Oversized Stone Kitchen Countertops
- ✦ Stainless Steel Poliform Italian Cabinets

- ✦ Wolf and Sub-zero Appliances with Custom Stainless Hood
- ✦ Outdoor Summer BBQ Kitchen
- ✦ Separate Staff Quarters with Full Bathroom
- ✦ Private Resident Spa off the Pool Terrace including:
  - ✦ Large Steam and Hamam Room
  - ✦ Oversized Couples Shower with Custom Rain Head, Body Jets and Hand-helds
  - ✦ Couples Massage Beds
  - ✦ Couples Jacuzzi Tub with Hydrotherapy and Air Treatment Jets
  - ✦ Pool Bathroom

### FLOOR TWO - LEVEL FOUR

- ✦ 270 Degree Wrap-around Terrace
- ✦ Art Gallery Mezzanine Overlooking Great Room
- ✦ Grand Master Bedroom with Drop-down Ceiling TV and Midnight Bar
- ✦ Grand Master Bathroom Suite with Stone Flooring / Walls and Glass Enclosures:
  - ✦ His and Hers Glass Showers with Rain Heads, Body Jets and Hand-helds
  - ✦ His and Hers Water Closet with Toilet and Bidet
  - ✦ His and Hers Vanities and Her Make-up Area
  - ✦ Walk-in His and Hers Closets with Secure Safes
  - ✦ Couples Jacuzzi Tub with Hydro Therapy and Air Treatment Jets
- ✦ Master Bedroom with Drop-down Ceiling TV & Midnight Bar
- ✦ Guest Living Room with Custom Bar, Wine Cooler and TV Built-in
- ✦ Three Bedroom Suites with Stone Full Baths, Glass Enclosures and Built-in Closets

















Master Bedroom





Master Bathroom





*Terrace Pool Deck*







