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Game Room with Designer Billiards Table, Lounge

 Separate Staff Quarters with Full Bathroom mətzy2 leuziV oibuA bnuo2 bnuoru2 dtiw ərteədT əivoM + Pendant Light Fixtures for Billiard Table and Dining Table Family Room with Custom Milwork Built-in and Custom

 Loggree Wrap-around Terrace FLOOR TWO - LEVEL FORTY-FOUR

 VT gnilieD nwob-qoro with Drop-down Ceiling TV Art Gallery Mezzanine Overlooking Great Room Private Spa with Steam Room, Sauna and Massage Beds

Land Master Bathroom Suite with Stone Flooring / Walls

 His and Hers Water Closet with Toilet and Bidet Body Jets and Hand-helds His and Hers Glass Showers with Rain Heads,

Air Treatment Jets Couples Jacuzzi Tub with Hydrotherapy and Walk-in His and Hers Closets with Secure Safes His and Hers Vanities and Her Make-up Area

 Guest Living Room with Custom Bar, Wine Cooler and Master Bedroom with Drop-down Ceiling TV & Midnight Bar

Enclosures and Built-in Closets Three Bedroom Suites with Stone Full Baths, Glass

FLOOR THREE - LEVEL FORTY-SIX

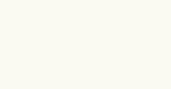
 Outdoor Summer BBQ Kitchen Private Pool with Stone Feature Wall 360 Degree Wrap-around Sun Terrace

 Retractable Canopy Louver Shading Structure Indoor Bar with Sink, Dishwasher and Ice

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305 405 3270 19575 COLLINS AVENUE SUNNY ISLES BEACH, FLORIDA 33160

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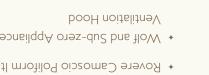


PENTHOUSE FEATURES

- стандаяр то але глоокз
- Interior Glass Elevator
- Blanco Sevilla Stone Flooring Large-plank Nikzad Wood Flooring
- Phillip Jeffries Wallpapers
- Lualdi Italian Zebrano Finish Interior Doors
- Custom Valli Valli Door Hardware
- Kreon Designer Lighting
- Creatron Programmable Controls for Lighting, Shades,
- Zemperature and Music and Building Amenities
- Custom Speakers and Audio Visual Amerities
- Dornbracht Plumbing Fixtures
- Custom Bathroom Vanity Cabinets
- Falma Italia Closets Leather and Lacquer
- Stone Portals
- Custom Millwork Panels
- Level 6 Drywall and Plaster Ceiling Finish
- Lustom Stone Wet Bars
- Staff Laundry Facilities
- Prewired for Security System Integration

ΓΕΛΕΓ ΕΛΕΓ ΕΟΚΤΥ-ΤΗREE

- 360 Degree Wrap-around Terrace
- Custom Glass Entry Doors
- Custom Millwork and Metal Paneled Entry Gallery
- Grand Double Height Great Room
- Custom Rain Light Fixture in Great Room
- mooA teend ni esecriet2 brend griteol7 +
- Twelve-person Stone Dining Room Table
- Light Smokey Quartz Countertop and Patinated
- Bronze Cabinet Bar
- Custom Stone and Glass Wine Cellar
- Oversized Stone Kitchen Countertops
- Rovere Camoscio Poliform Italian Cabinets
- Wolf and Sub-zero Appliances with Custom



Lounge Seating and Dining Area

+ Full Pool Bathroom Sundeck Lounge Chairs

ВООЕ ТОР SUN DECK

and Glass Enclosures:

and Midnight Bar

Toteval3 ssel0

Theatre and Bar

ni-tlin8 VT



Collage of Penthouse colors, textures, stones and fabrics.

PENTHOUSE FLOOR FORTY-THREE / LEVEL ONE



DISCREET. DIGNIFIED. REGALIA.

Inspired by the wind and waves organically sculpting the building, Regalia is the essence of the contemporary aesthetic - a unique form of powerful imagery in singular harmony with its environment. 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. Here, the carefully appraised, expertly trained staff is single-mined in its dedication to delivering, discreet, personalized service 24 hours a day. Regalia *is* Limited Edition Living in Refined Elegance.





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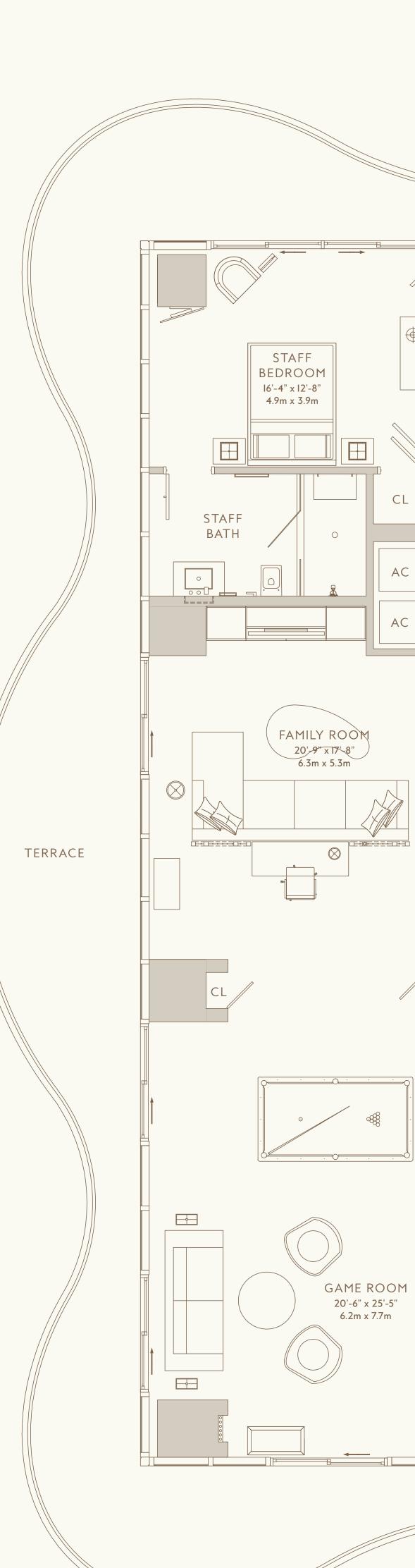
CAD INTERNATIONAL *by* CHARLES ALLEM

and his talents are showcased to perfection in the spectacular Regalia. world's most gifted interior designers, Mr. Allem stands at the pinnacle of his profession, International. Named five times to the prestigious AD 100, Architectural Digest's list of the the uncompromising creative genius of Design Director Charles Allem, principal of CAD The elegant design of the Penthouse and the entire Regalia property is the product of

leather, turquoise and stone. The canvas is a timeless one-of-a-kind art masterpiece. crown jewel of Limited Edition Living. The palette is rich wood, hammered bronze, quartz, assembled by artisans into timeless mosaics of color and texture, the Penthouse is the from the finest bespoke materials sourced from around the world and meticulously Beach. It rises to the highest level of palatial sophistication and refined style. Selecting reighborhoods or New York's fashionable Fifth Avenue as it is on the ocean in Sunny Isles The Penthouse at Regalia would be as much at home in London's Mayfair or Knightsbridge



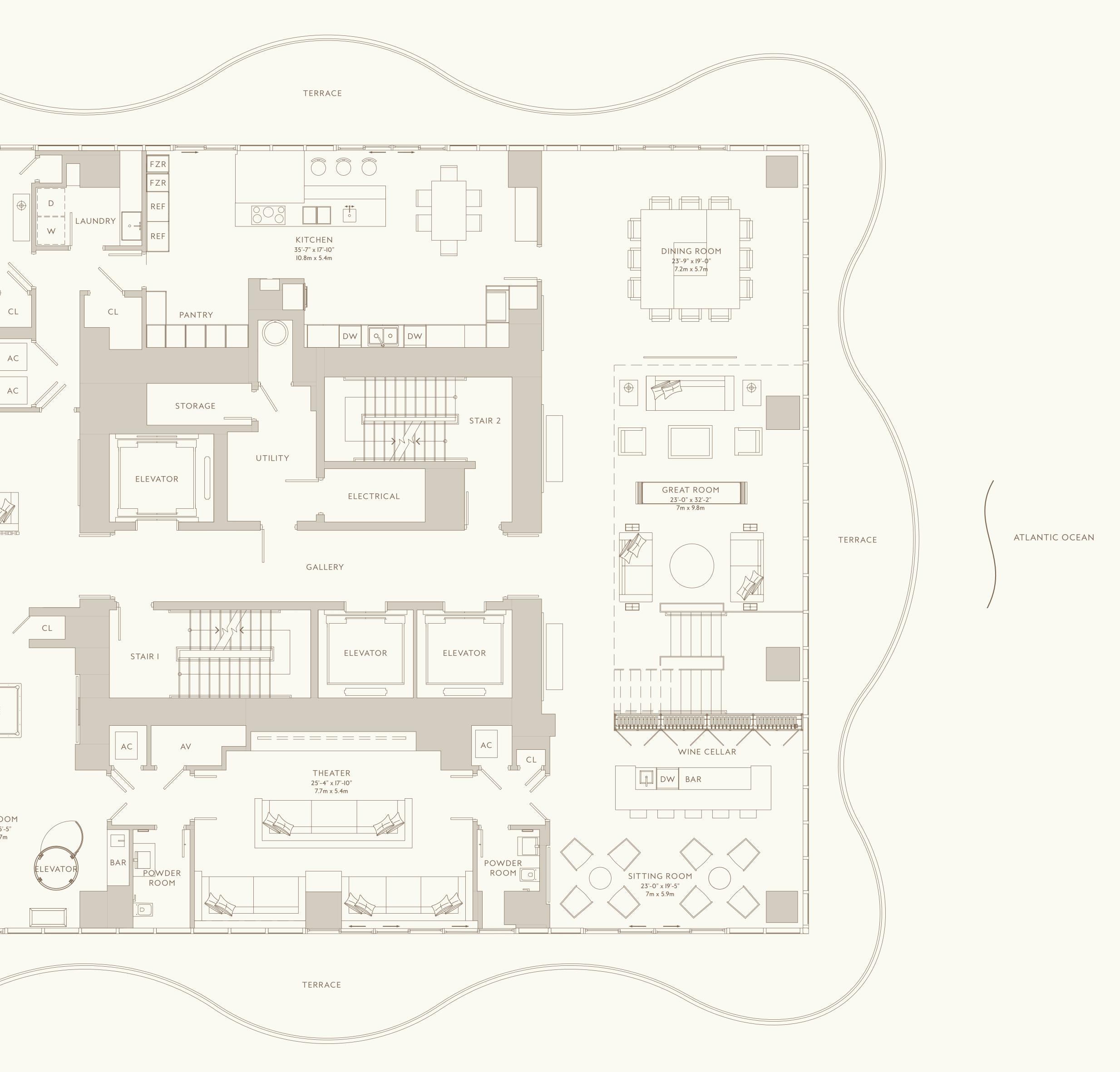
COLLINS AVENUE



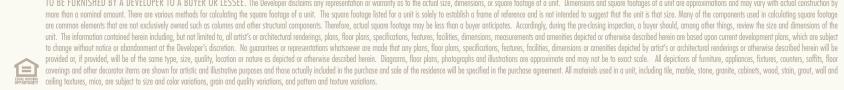
PENTHOUSE FLOOR FOURTY-THREE / LEVEL ONE

5 BEDROOMS, 6 FULL BATHS, 2 HALF BATHS AND POOL BATH STAFF QUARTERS, PRIVATE SPA, GAME ROOM, MOVIE THEATRE AND ROOF TERRACE POOL DECK

	TOTAL SQ FT	TOTAL SQ M
RESIDENCE	10,755	999.2
TERRACE + ROOF TOP	6,050	562
TOTAL	16,805	1,561.2









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ΓΙΟΟR ΤΗREE - LEVEL FORTY-SIX

 Outdoor Summer BBQ Kitchen Private Pool with Stone Feature Wall 360 Degree Wrap-around Sun Terrace

 Retractable Canopy Louver Shading Structure Indoor Bar with Sink, Dishwasher and Ice

Lounge Seating and Dining Area

+ Full Pool Bathroom

Sundeck Lounge Chairs

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ni-tlin8 VT

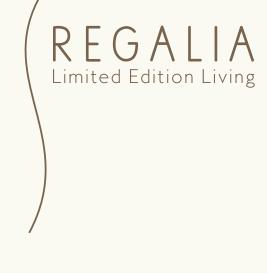
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PENTHOUSE FEATURES

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- Large-plank Nikzad Wood Flooring
- Blanco Sevilla Stone Flooring
- Phillip Jeffries Wallpapers
- Lualdi Italian Zebrano Finish Interior Doors
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- Creatron Programmable Controls for Lighting, Shades,
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- Custom Speakers and Audio Visual Amerities
- Dornbracht Plumbing Fixtures
- Custom Bathroom Vanity Cabinets
- Falma Italia Closets Leather and Lacquer
- Stone Portals
- Custom Millwork Panels
- Level 6 Drywall and Plaster Ceiling Finish
- Lustom Stone Wet Bars
- Staff Laundry Facilities
- Prewired for Security System Integration

ΓΕΛΕΓ ΕΛΕΓ ΕΟΚΤΥ-ΤΗREE

- 360 Degree Wrap-around Terrace
- Custom Glass Entry Doors
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- Rovere Camoscio Poliform Italian Cabinets

- Ventilation Hood



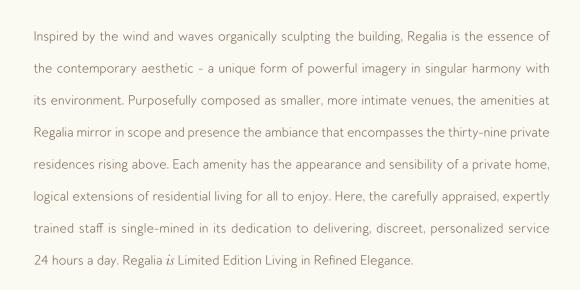


PENTHOUSE FLOOR FOURTY-FOUR / LEVEL TWO





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CAD INTERNATIONAL

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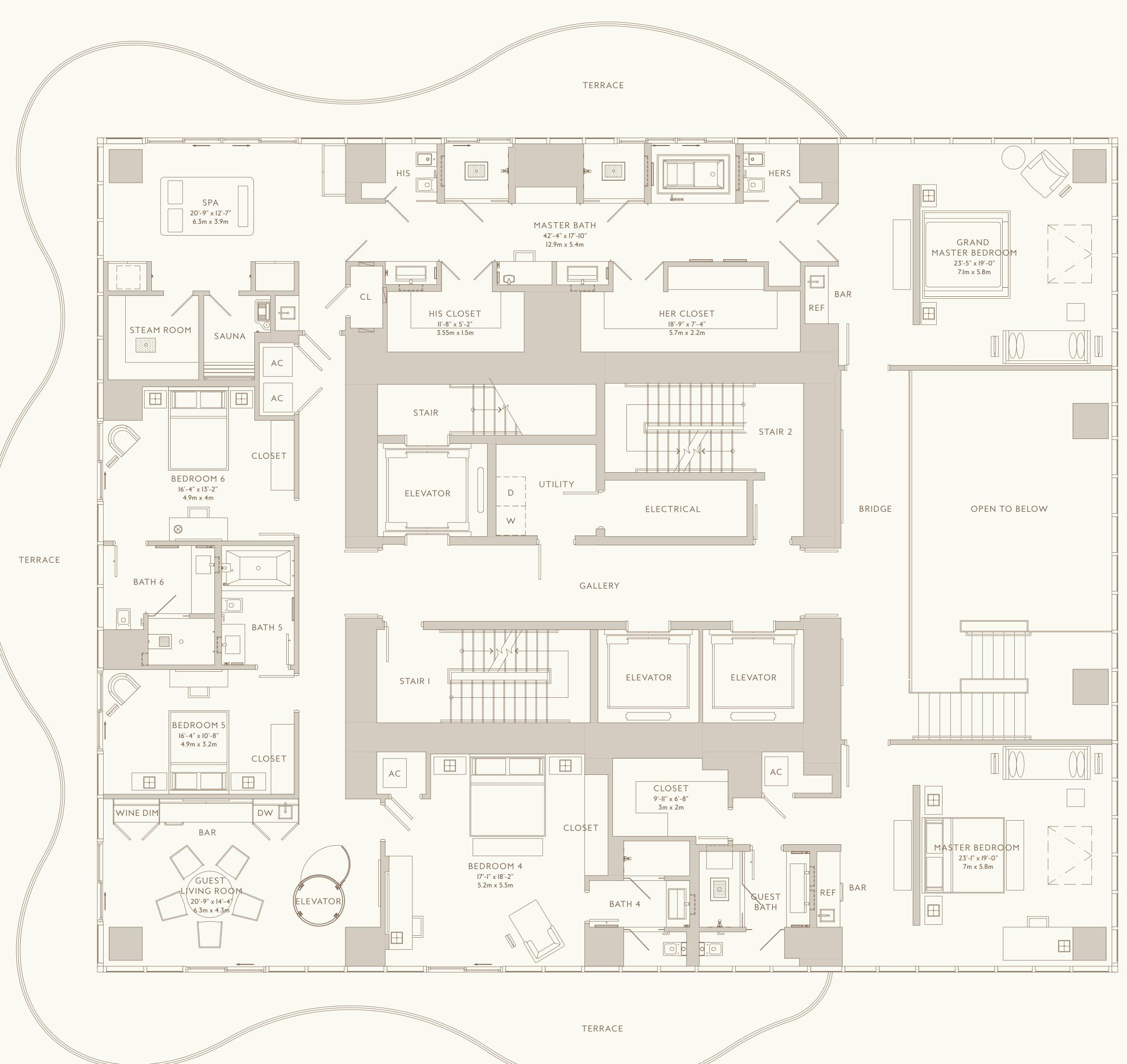


COLLINS AVENUE

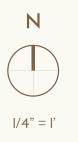


5 BEDROOMS, 6 FULL BATHS, 2 HALF BATHS AND POOL BATH STAFF QUARTERS, PRIVATE SPA, GAME ROOM, MOVIE THEATRE AND ROOF TERRACE POOL DECK

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 Guest Living Room with Custom Bar, Wine Cooler and Master Bedroom with Drop-down Ceiling TV & Midnight Bar Air Treatment Jets

Enclosures and Built-in Closets Three Bedroom Suites with Stone Full Baths, Glass

Couples Jacuzzi Tub with Hydrotherapy and

FLOOR THREE - LEVEL FORTY-SIX

+ Private Pool with Stone Feature Wall + 360 Degree Wrap-around Sun Terrace

 Indoor Bar with Sink, Dishwasher and Ice Outdoor Summer BBQ Kitchen

Retractable Canopy Louver Shading Structure

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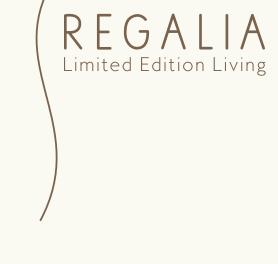
19575 COLLINS AVENUE SUNNY ISLES BEACH, FLORIDA 33160

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- Ventilation Hood



- Lounge Seating and Dining Area

ВООЕ ТОР SUN DECK

and Glass Enclosures:

and Midnight Bar

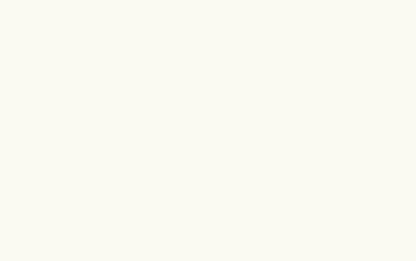
Glass Elevator

Theatre and Bar

ni-tlin8 VT

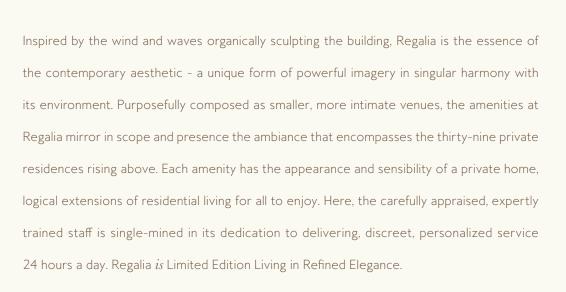
- Sundeck Lounge Chairs
- + Full Pool Bathroom

PENTHOUSE ROOF TOP / LEVEL THREE

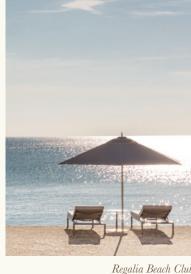




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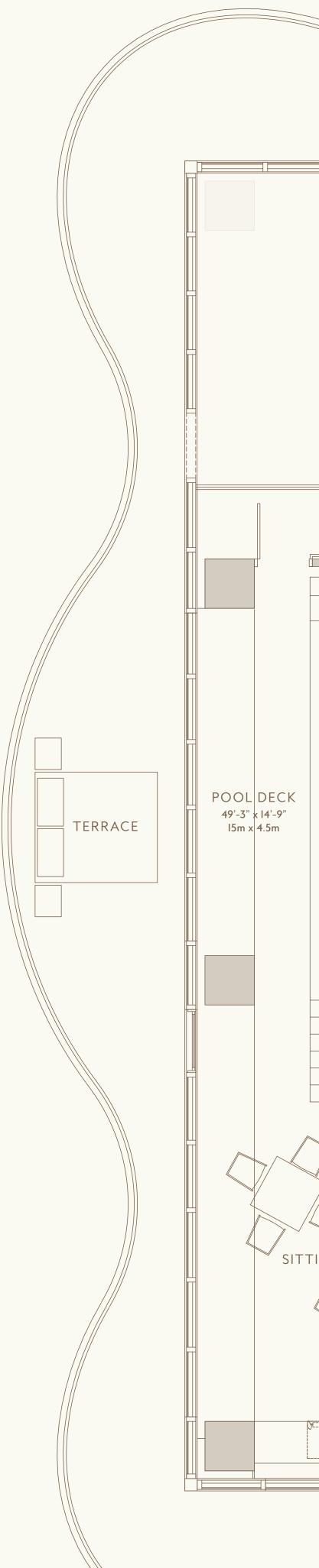
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COLLINS AVENUE



PENTHOUSE **ROOF TOP** / LEVEL THREE

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