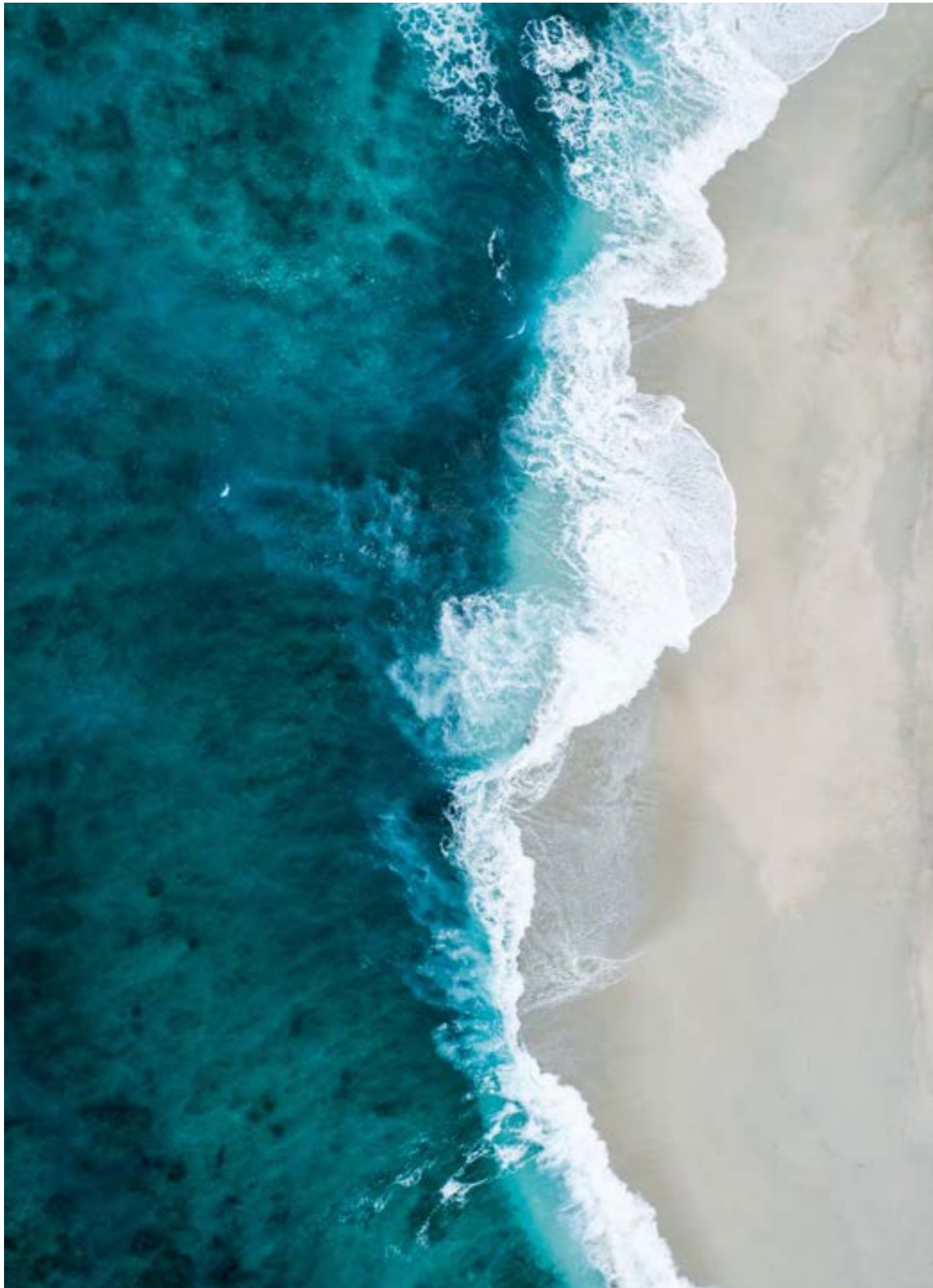




ST REGIS

COSTA MUJERES

THE RESIDENCES



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THE RESIDENCES

The Residences at The St. Regis Costa Mujeres Resort drives luxury hospitality, authenticity and uniqueness as a point of distinction on the Caribbean coast.

Living exquisitely is to perfect every aspect of every moment, to find care and pleasure in the smallest detail, to create an atmosphere of great subtlety and refinement, to aspire to an ideal that transcends the ordinary in every way.

An Extraordinary Life

Genuine New Luxury

An elegant destination of peace and untouched nature transports residents at The Residences at The St. Regis Costa Mujeres Resort to an impressive experience, where exclusivity, innovation and heritage provide the most exquisite comforts. All of this is designed with an authentic taste that elevates every touchpoint, celebrating the quintessential, the rare and the impeccable.

Adventure, romance and history nurture the spirit of Costa Mujeres, a place especially known for its treasure trove of travel delights.

Finesse luxury, gastronomy, and leisure activities. The Residences at The St. Regis Costa Mujeres Resort radiates an atmosphere of true respite that surrounds its residents with aromas, scents and feelings that create a singular and crafted journey to ensure every stay is entirely unique.

The Essence





A Destination to be Unveiled

The Residences at The St. Regis Costa Mujeres Resort is a genuine expression of its location, Costa Mujeres, a tranquil landscape of great natural beauty, bathed in sunlight all year round, and transformed into a breathtaking starry sky at nightfall, accompanying the majesty of the Caribbean Sea.

The Scenery





Redefined Luxury, Exquisiteness and Prestige

The St. Regis was founded in the early 20th century by visionary tycoon Sir John Jacob Astor IV who started the world-class hotel chain with what was once considered his jewel, a resort that presided over New York's Fifth Avenue with a delicate combination of technology and splendour. A place to pursue your refined passions in the company of the city's luminaries: royalty, celebrities, artists, and politicians of the golden age.

Today, the brand has more than 60 exclusive properties around the world, which after a century have embraced and evolved the legacy that has redefined modern luxury, exquisiteness, and prestige.

While its original DNA drives experience as part of continuity, The Residences at The St. Regis Costa Mujeres Resort drives uniqueness and authenticity as a point of distinction in the Caribbean Coast.

The Legacy





Waking Up in St. Regis

Practice yoga by the sea, train in the state-of-the-art fitness rooms, start your adventure at sea on the private pier, dive through the most important coral reef in the northern hemisphere and challenge oneself to new sports. There are plans for all styles such as diving, kayaking, volleyball, dance, cycling or excursions for sports lovers, and fun activities for the little ones who can enjoy themselves while exploring nature.



Relaxing at Midday

Gift the mind, body and spirit the ultimate luxury, with a relaxing session, a massage, or a spa treatment, surrounded by an incomparable environment after having experienced a morning full of adventures.

Timeless Traditions



Bloody Mary Ritual

Enjoy the brand's signature cocktail served at Sunday Brunch and evening soir e, prepared with the original recipe invented at St. Regis New York and inspired by the exquisiteness of a place that has delighted its refined clientele for over one hundred years.



Magic at Evening

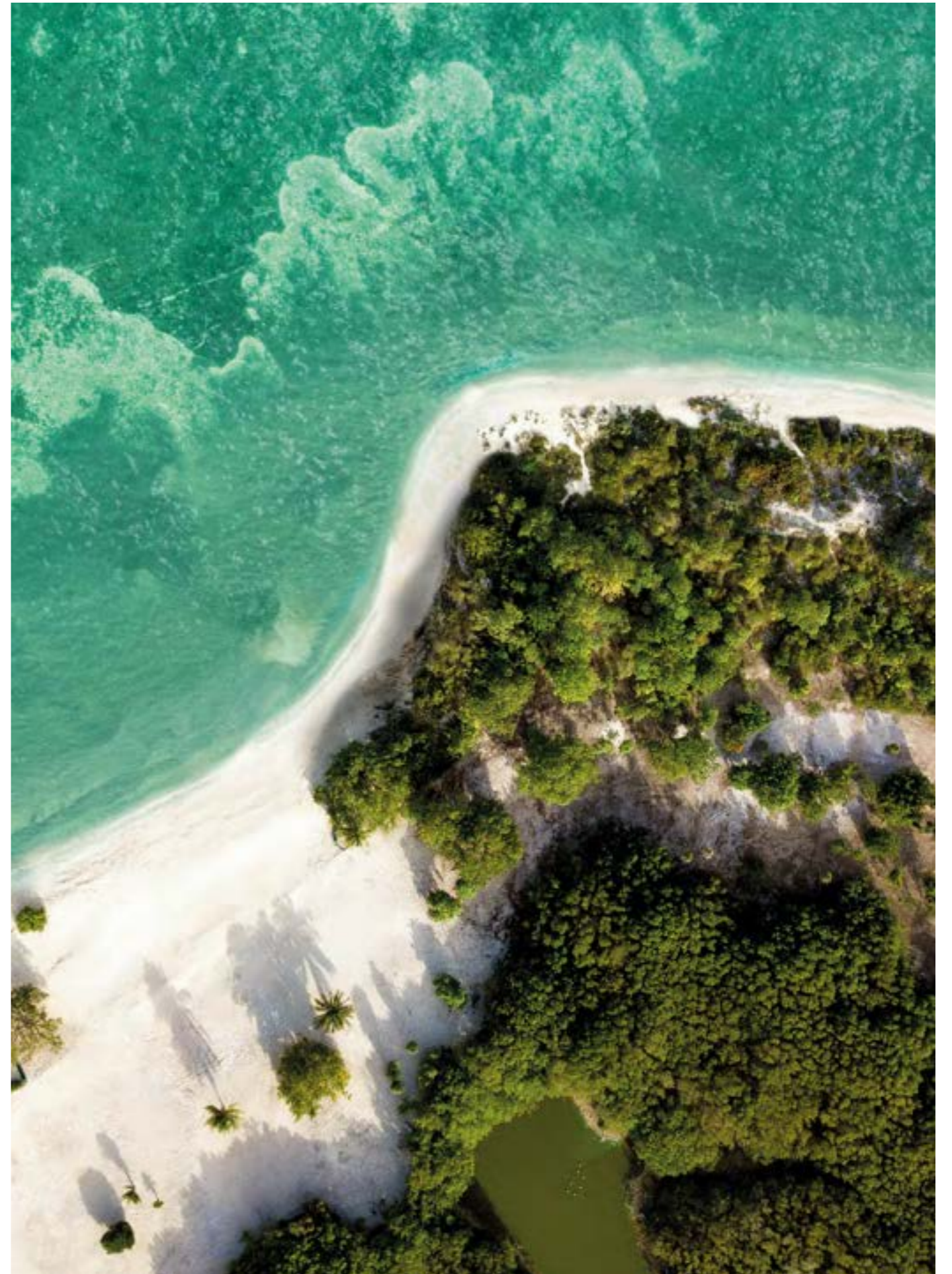
When the sun sets, the transition changes into a sensual atmosphere and gives way to a dazzling starry sky that accompanies our residents on delicious evenings where there is no lack of fine cuisine, candles, music, champagne and entertainment.



An Astonishing Enclave Surrounded by Unspoilt Nature

North of the Riviera Maya, on Costa Mujeres (in front of Isla Mujeres), lies an untouched paradise, a gem of native wilderness and a third-of-a-mile stretch of virgin beach with white sand and turquoise Caribbean water, where The Residences at The St. Regis Costa Mujeres Resort will blend seamlessly into the lush jungle, a wilderness that will be preserved and enhanced; the property is even home to its own cenote, a natural wonder found exclusively in the region.

The Location



A Natural Paradise

An extraordinary landscape surrounded by an abundance of nature and protected by a warm tropical climate that cradles the vegetation harmoniously. Its white sandy beaches and azure blue water invite the residents of the The Residences at The St. Regis Costa Mujeres Resort to discover the marine orchard that inhabits the surroundings.

Just over a mile off the beach lies the northern hemisphere's largest coral reef, a marine ecosystem where a vast population of protected species live.





Sustainability, the New Luxury

Respecting the environment, promoting the local economy and preserving culture, diversity and heritage. The Residences at The St. Regis Costa Mujeres Resort offers unique experiences and celebrates life in all its senses, taking care of the environment and enhancing its natural wealth.

Caring for the surrounding gardens, mangroves and natural cenotes that are part of the landscape, it is a priority for The Residences to use renewable and locally sourced materials and to adhere to high standards of energy and water efficiency.

The Ideal Destination For Those Who Love Finesse

Passionate, elegant, powerful, and gentle at the same time. The Caribbean Sea is synonymous with happiness and adventure, the perfect refuge for lovers of experiences, exclusivity, and leisure.

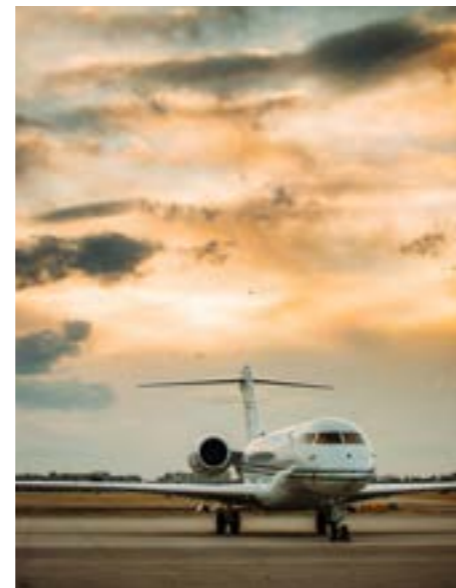
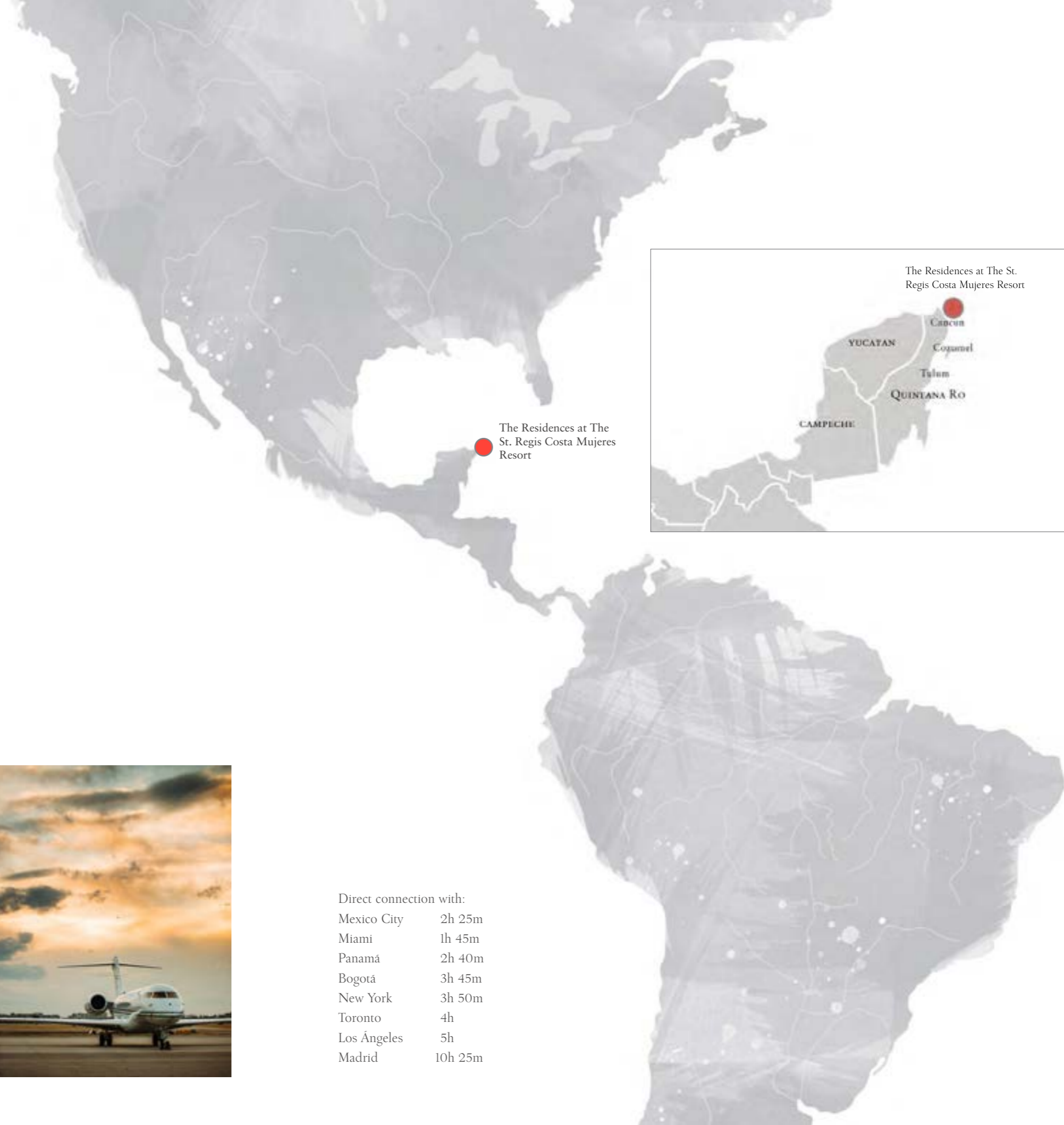
Just 10 minutes away from the unspoilt natural environment in which it is located, residents find an exceptional range of services: sports harbours, multiple golf courses, shopping Centres and a wide range of amenities and gastronomy.



Accessibility

The path to happiness has never been so comfortable, The Residences at The St. Regis Costa Mujeres Resort is located 20 minutes from Cancun International Airport, a benchmark in direct international connections throughout South America.

In addition, its magnificent communication with the city of Cancun and the access facilities to the area, as well as the availability of all kinds of services, together with the beauty of the surroundings, make The Residences at The St. Regis Costa Mujeres Resort an ideal location to enjoy to the max with every comfort imaginable.



Direct connection with:

Mexico City	2h 25m
Miami	1h 45m
Panamá	2h 40m
Bogotá	3h 45m
New York	3h 50m
Toronto	4h
Los Ángeles	5h
Madrid	10h 25m



Lobby

Ultimate sophistication and the most innovative architecture give rise to dreamlike indoor and outdoor spaces where every moment is precious while always feeling in touch with the incredible surroundings.

Amenities



Welcome Lounge



The Drawing Room

St. Regis Signature Amenities

- Lounge & Library
- The Drawing Room
- Wine Vault
- St. Regis King Cole Bar
- Tequila Room

For your Meetings & Events

- John Jacob Astor boardroom
- Meeting spaces
- Co-working space
- Events & conference spaces
- The Astor Ballroom



Reception



Tequila Room



The Astor Ballroom



The St. Regis King Cole Bar

For your Leisure

- Outdoor and indoor Beach Club & Grill
- Private beach amenities including cabanas, chaise lounges and umbrellas
- Marina and private dock
- Oceanfront infinity Swimming Pool
- Oceanfront jacuzzi
- Firepit outdoor lounge
- Tropical Gardens
- Archaeological Ruin
- Movie theatre
- Boutique



For the Little Ones

- Kids pool & kids splash area
- Kids club
- Teens centre

Gastronomy, romanticism and fun with tropical overtones take place in this unique meeting point integrated into the surrounding vegetation and the endless sea horizon





Cevicheria

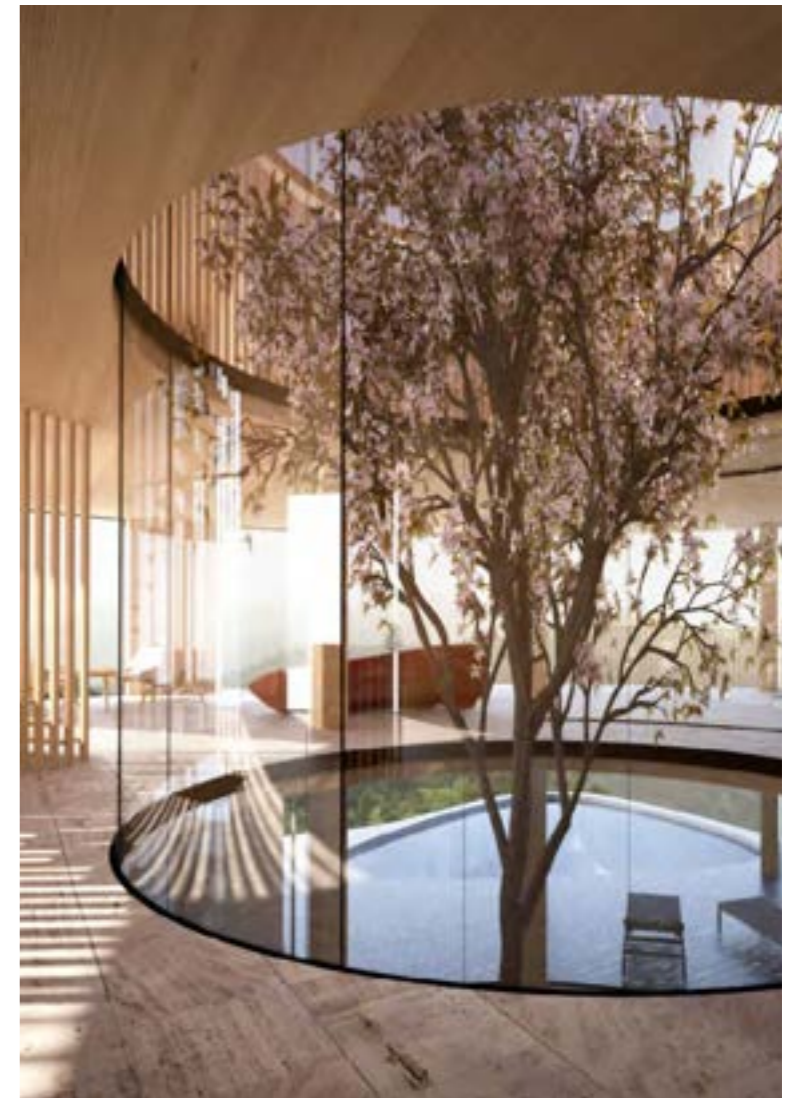


All-day Restaurant

Restaurants

Temples of gastronomy, in its different cultures, that give way to the surrounding nature through large semi-open spaces that allow the enjoyment of the wonderful climate. Each one recreates in its decoration different culinary concepts, turning your stay into an authentic sensory journey.

- Signature Restaurant
- All-day Restaurant
- Cevicheria



For your Wellbeing

The Residences aim is to bring about a positive, meaningful, and lasting change in people's well-being through a unique approach that prioritises excellence, design and care and integration with the environment.

- St. Regis Spa
- Spa Concierge
- Hydrotherapy circuit & vitality pool
- Individual & couples treatment rooms
- Beauty salon & barbershop
- Juice & healthy nutrition bar
- His and hers full spa with locker rooms
- Relaxation lounge
- Separate his & hers sauna, steam rooms and hammam
- Cutting edge Fitness Centre on the seafront
- Yoga, pilates and meditation room
- Multipurpose training rooms
- Spinning room
- Virtual Trainer room
- Outdoor fitness terrace



Spa



Hotel Gym

*Exclusive Amenities
for Owners & Residents*

- Owners' lounge
- Owners' concierge
- Private oceanfront outdoor seating area
- Private fitness room
- Private oceanfront infinity pool
- Pool cabanas for residents' use
- Preferential access subject to availability to the world-leading wellness clinic and healthy restaurant, in the neighboring SHA Wellness property
- Owners' co-working space
- Owners' offices
- Owners' private cinema



Indoor Lounge



Oceanfront Infinity Pool & Terrace - The Club at 5th Floor



Private Fitness Room



Outdoor Cinema

*Impeccable service in relaxed,
unpretentious settings remains the
hallmark of St. Regis brand*

Signature Services



Essential Services

- Limousine & car service reservations
- Hotel reservations
- Restaurant information/ reservations
- Spa & salon reservations
- Move-in coordination
- Pet care information & reservations
- Theatre & entertainment information
- Housekeeping services
- Valet parking – 24/7
- Personal shopping services
- Ordering floral arrangements
- Coordinate delivery services
- Doorman & porter services
- Loss prevention
- Travel arrangements

**A la Carte General Services*

- Reserving golf tee times
- Grocery shopping
- Alterations services
- Function & event planning
- Coordinate mail
- Packing & shipping
- Plant care maintenance
- Translation services
- Nanny & childcare services
- Owner absentee program
- Laundry & dry cleaning
- Car washing & detailing
- In-residence private dining & catering
- Personal chef services
- Personal trainer
- Spa treatments & services
- Dog walking & pet grooming
- Storage Services



**A la Carte Housekeeping Services*

- Vacuum & mop floors
- Dust interior
- Strip beds & change sheets
- Clean bathrooms
- Clean terraces
- Clean mirrors
- Oven/cook top cleaning
- Refrigerator cleaning
- Storage services
- Wash dishes



Butler Service

Anticipatory, personalized and genuine service on the St. Regis Butler ensures that each resident's preferences are fulfilled.

- Coordination & customisation of welcome home and arrival for residence
- Delivery of incoming packages to the residence
- Unpacking of valet items or parcels
- Assistance with deliveries to residence
- Management of third-party vendors to residence in owner's absence
- Packing & unpacking services
- Delivery of groceries to residence and unpacking upon request
- Pick-up and delivery of laundry and dry cleaning
- Delivery of newspaper subscriptions
- Assistance with move in coordination
- Coordination of utility set up

*A La Carte Services may be arranged by the concierge team, and are typically provided by third parties not affiliated with The St. Regis

A World of Benefits

As a residence owner, enjoy an enhanced hotel reservation service and VIP status at luxury hotels around the world. Preferential room rates, upgrade based on availability, special hotel amenities or late check out are some of the many benefits at your disposal.



Making a Home Out of a Feeling

The Residences at The St. Regis Costa Mujeres Resort offers residents the opportunity to make home what makes them happiest, connecting with their passion for life, combining the privacy of your home with an unbeatable offer at your doorstep.



The Residences

Design & Architecture

Elegance and quality design to offer maximum comfort, every detail of the residences is designed in an innovative style where luxury and beauty come together in their full expression.

Their spectacular sea views flood the spacious rooms with light and nature, tracing bridges through their impressive terraces that connect the indoors and outdoors.

The warm Caribbean climate can be enjoyed, with a breathtaking front view of the Caribbean Sea, Isla Mujeres and the bay of Cancun.



Facilities

All residences are equipped with:

- Integrated contemporary kitchen
- Kitchen with high-end appliances
- High-end design bathrooms
- Generous terraces
- Spacious dressing rooms
- Owners' closet
- Utility room
- Master bedroom with integrated dressing room and bathroom
- Laundry area
- Pantry
- Wine Cellar
- Integrated wardrobes
- Parking
- Private access for owners inside the building



*A Home With All the Amenities of
Luxury Accommodation*

The Residences at The St. Regis Costa Mujeres offers its Owners access to the common areas, restaurants, Beach Club, activities and a whole range of services typical of an exclusive establishment.

Simplicity and Sophistication

The Residences offer you, with the help of renowned interior design team following St. Regis' redefined standards, the full furniture package with a refined, natural and harmonious aesthetic, as well as all the necessary equipment (bed linen, cutlery, crockery, etc.) to start enjoying your residence from day one.



Laidback Living

The goal of the residences is the happiness of their owners. To achieve this, it has the best qualified staff who oversee property management, maintenance, gardening, cleaning and always ensuring maximum excellence for your enjoyment.

Some of the services included:

- Porte-cochère
- Bellman
- Grand hall
- Long gallery
- Concierge
- Residence manager
- Offices





Types of Residences

The residences have different formats to suit every lifestyle, from 235 m² to 900 m² designed to suit different requirements and always taking meticulous care of the privacy and comfort of its inhabitants.

2 bedroom | 235 m²

3 bedroom | From 322 m² to 363 m²

4 bedroom | From 409 m² to 764 m²

5 bedroom | 590 m²

Two story penthouses | From 462 m² to 901 m²



Residence 1 - Kitchen



Residence 1 - Dining & Living Room



Residence 1 - Master Bedroom



Residence 1 - Master Bathroom



Residence 5 - Terrace



Residence 5 - Master Bathroom



Residence 5 - Great Room



Residence 5 - Master Bedroom



Residence 7 - Master Bedroom



Residence 7 - Living Room



Residence 7 - Master Bathroom



Residence 7 - Dining Room & Open Kitchen

World Talents United for Excellence

A unique project and a passion for quality and exquisite design have attracted great professionals in the fields of architecture, innovation and hospitality who have been able to interpret the legacy of St. Regis and adapt it to a destination of great natural wealth.

The Team



St. Regis Hotels & Resorts

Combining timeless glamour with a vanguard spirit, St. Regis Hotels & Resorts is committed to delivering exquisite experiences at nearly 60 luxury hotels and resorts in the best addresses around the world. Beginning with the debut of The St. Regis hotel in New York by John Jacob Astor IV at the dawn of the twentieth century, the brand has remained committed to an uncompromising level of bespoke and anticipatory service for all of its residents, delivered flawlessly by the signature St. Regis Butler Service.



AB Living Group

The driving force of The Residences at The St. Regis Costa Mujeres Resort. With more than 30 years of experience, AB Living Group has positioned itself as a benchmark in Luxury Hospitality, Health and Wellbeing and Premium Properties, prioritising excellence, design, and sustainability in every single one of its projects .

AB Living mission is to generate a positive impact by creating inspiring places, places with soul. Places that make it possible to enjoy life more, to make our free time more meaningful. Places that invite us to evolve as human beings: to take better care of our health and our environment.

In AB Living Group track record, it is worth highlighting the creation of SHA Wellness, undisputed world leader in health and well-being, with more than 100 awards in its nearly 15 years of experience as a brand.

After a solid track record on the Spanish Mediterranean coast, AB Living Group is expanding demographically counting with ambitious projects in regions as Madrid, the Mexican Caribbean, United Arab Emirates and Saudi Arabia.



They are initiating an unprecedented revolution creating a new high end destination in north of Riviera Maya, bringing to the heart of Caribbean the highest standards on luxury hospitality and branded residences.

Sordo Madaleno

Sordo Madaleno is an interdisciplinary architecture and design firm built on a rich 85-year foundation of experience and dedicated to the pursuit of design excellence with deep focus on sustainability and human connection. Leadership flows from three generations of the Sordo Madaleno family, who are intimately involved in shaping every project. The studio is a lab of transformation, the birthplace of new ideas, and the workbench where unique concepts become tangible outcomes.

As a House of Design, their vision is informed by history and ignited by the spirit of innovation. They are on a passionate quest to craft designs as timeless as they are timely. Their methodology is pragmatic and rigorous and they are fearless in questioning assumptions and relentless in challenging the status quo. They embrace risk as a vital and necessary tool of their trade and begin again as often as it takes to discover game-changing solutions.

In the studio, dreams are manifested into reality and new possibilities for community life unfold in delightful ways. They are inspired by humanity and cultivate designs with the power to enrich human experiences and transform the urban landscape. They reimagine the full context of spaces from the human perspective, opening the door to ever more meaningful and valuable interactions among people, places, and the planet.



Founded in Mexico City and engaged with clients worldwide, Sordo Madaleno inhabits the global mindset and taps into the richness of the local context in an increasingly interconnected world.

SORDO MADALENO

Maat Handasa

Maat Handasa is considered by its founder, architect Pedro Pablo Velasco and its members, as a multidisciplinary lab specialized in planning, landscape architecture and sustainability. The word "Maat" means "what you believe in" and "Handasa" means "architecture".

Together, the team executes these principles along with efficiency and creativity, selecting regional species for the landscape, games of light and geometries and the integration of natural existing resources in site.

One relevant characteristic of the firm is the ingenious and creative implementation of bioclimatic and sustainable criteria for the outdoors architecture, seeking to implement comfortable and innovative spaces. This pursuit is the foundation and philosophy of all work created by Maat Handasa.

The firm has collaborated on projects for hotel chains around the world, and has also contributed to various distinguished tourist and residential developments in diverse destinations along Mexico, the Caribbean Islands and South America. In all of them, the Firm has created outstanding projects with unique qualities and concepts, being truly respectful to the natural context of the site.



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Development & Sales:



Design & Architecture:



Landscape:



LEGAL NOTICE

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