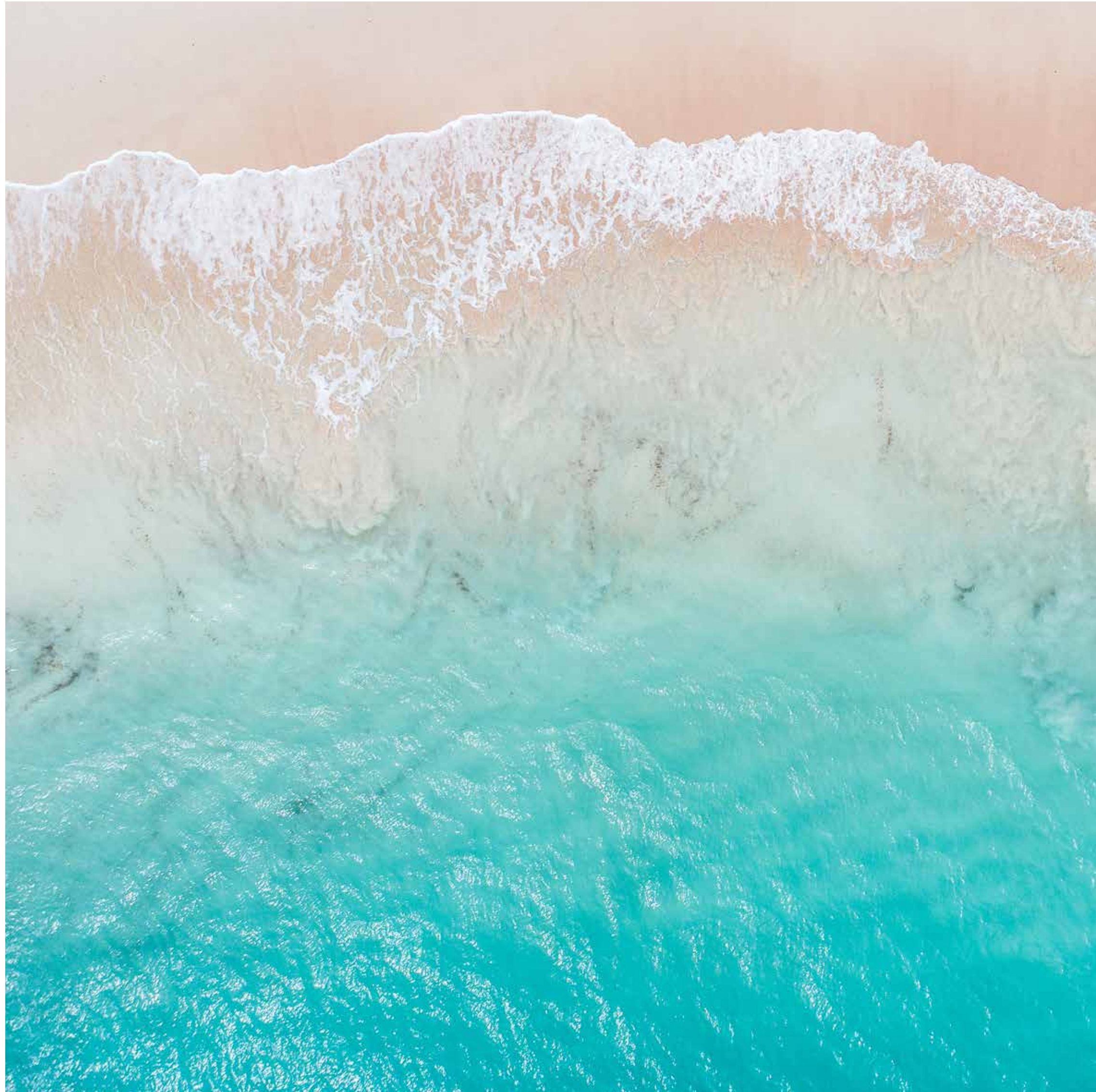


**ST REGIS**  
BERMUDA  
**THE RESIDENCES**



Welcome,  
Bermuda









## An Exquisite Atlantic Debut

The St. Regis Bermuda Resort will be situated in St. Catherine's Beach, St. George's. Once completed, St. Regis Bermuda Resort will be the most exclusive and luxurious development on the island.

Offering a privileged lifestyle experience, The Residences at The St. Regis Bermuda Resort will be managed to the brand's unsurpassed reputation for excellence and anticipatory service, just as St. Regis has stood as a symbol of uncompromising elegance for over a century.

This landmark resort will include 30 luxurious St. Regis branded residences ranging from 1,872 sqft up to 4,693 sqft.







# In the Right Location

The St. Regis Bermuda and The Residences at The St. Regis Bermuda are located in the town of St. George's, a UNESCO World Heritage Site, set near the majestic Fort St. Catherine.

St. George's – the East End to locals – is a perfectly preserved town, filled with colorful British colonial architecture, charming streetscapes, and authentic Bermuda culture. It has recently transformed into one of Bermuda's most creative art districts with museums, art galleries and much more to experience.

This 30-unit whole-ownership condominium" boasts five-star luxury beachfronts with contemporary designs, spanning 688 linear feet of ocean front property and breathtaking views.



The St. Regis  
Bermuda

Exceptional,  
Exclusive,  
Timeless





*Exceptional,  
Exclusive,  
Timeless*

## The World of St. Regis

The story of St. Regis begins at the forefront of New York's Gilded Age, where an elite group of cultured families rose to form the country's first aristocracy. The leaders of this new social class were the Astors, America's first multi-millionaires.

Redefining luxury hospitality with destinations such as the Astor House and Waldorf-Astoria, none meant more to matriarch Caroline Astor and her son, John Jacob Astor IV, than St. Regis. Personally engineered by John Jacob Astor IV himself, he envisioned a hotel where a new style of luxury and comfort was afforded to gentlemen and their families.

The first St. Regis opened in 1904 on 55th Street and Fifth Avenue, the most exclusive section of the city at the time, and was declared "The finest hotel in America" by The New York Times.



*Exceptional,  
Exclusive,  
Timeless*

## The St. Regis Rituals

### Afternoon Tea

A cherished tradition that comes to life each afternoon around the world. An homage to Mrs. Astor's tradition and legacy. The tea is served in the traditional style, with exquisitely prepared delicacies that provide a one-of-a-kind sensory experience.





## Evening Rituals

The transition from day to evening is marked by a ceremony where lights dim, candles glow and music fills the air. The celebrated Champagne Ritual is another signature way to welcome the evening.

## The Bloody Mary

Originally called Red Snapper, the Bloody Mary has been the signature cocktail of the St. Regis brand since it was invented by Fernand Petiot in 1936 at the King Cole Bar. 2010 saw the celebration of the Bloody Mary's 75th birthday.





The Residences  
at The St. Regis  
Bermuda

Live Exquisite







## The Finest Address

The Residences at St. Regis Bermuda invites you to chart your own course as an owner of the most exclusive development on this 21 square-mile island set apart in the Atlantic. Explore Bermuda's legendary pink-sand beaches, play the outstanding golf course, and enjoy every manner of on-the water adventure, from yachting to scuba diving. The Bermuda lifestyle is elegantly relaxed and genuinely warm, celebrating culture, reveling in nature and staying open to whatever is around the bend.

The experience begins at the dedicated private entrance of the residences, where you are greeted by the St. Regis porter. As your bags are taken to your apartment, and your vehicle is parked for you, you soon see that your every need will be attended to. After all, why check-in when you can move in?







## The Ultimate Abode of Luxury and Elegance

From its inception, St. Regis has embodied a tradition of elegance while embracing a progressive spirit of innovation. At The Residences at The St. Regis Bermuda, the finest in style is once more matched with extraordinary service, where each request is discreetly met with enthusiasm and commitment. It is a place where modern technology meets comfortable luxury, where a life of unique pleasures and memorable experiences await.



The St. Regis  
Bermuda

Luxury a  
World Apart



*The Residences at  
The St. Regis Bermuda*

# The Journey to Your Apartment Begins Here







## The Best of Both Worlds

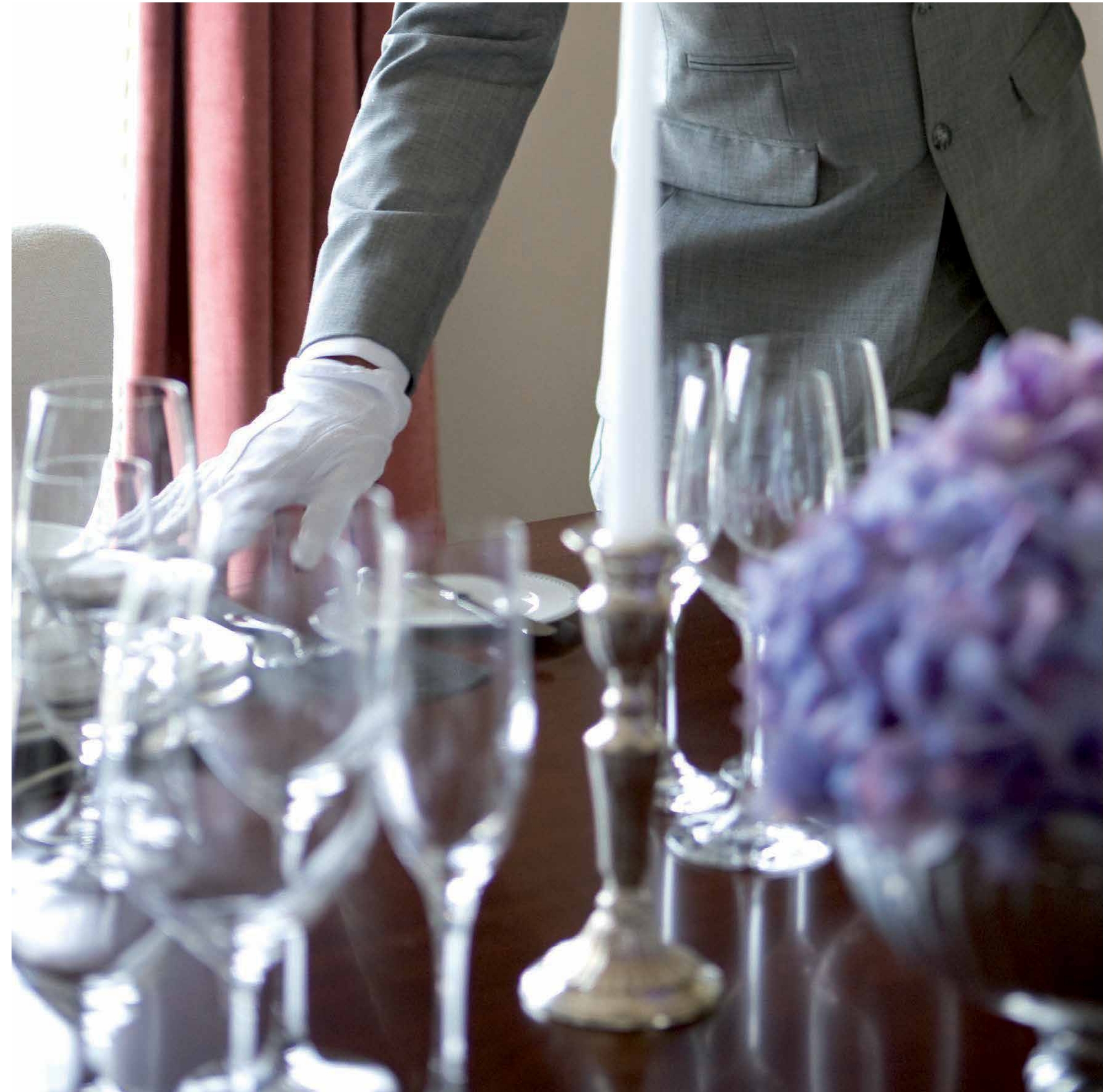
From its enviable perch above the hotel, The Residences at The St. Regis Bermuda extends full access to all the hotel's amenities and services with signing privileges from the privacy of your own home. Live at home with the luxuries of a hotel, and be served to a par of excellence to that of a St. Regis hotel. A full complement of staff, distinguished by their capacity to offer St. Regis trademark service, see to your every need – from housekeeping and laundry services to gourmet dining.\*

*\*Fee-based services*



## A Treasured Hallmark: The St. Regis Butler

Lives of privilege demand the most personalized expressions of luxury and attention, and nothing addresses this more assuredly than the celebrated St. Regis Butler Service, where no request is too small or unattainable no matter what the hour of the day. All speak to a one-hundred-year tradition of excellence and an enduring commitment to experiences that go beyond expectations.











## Culinary Theatre

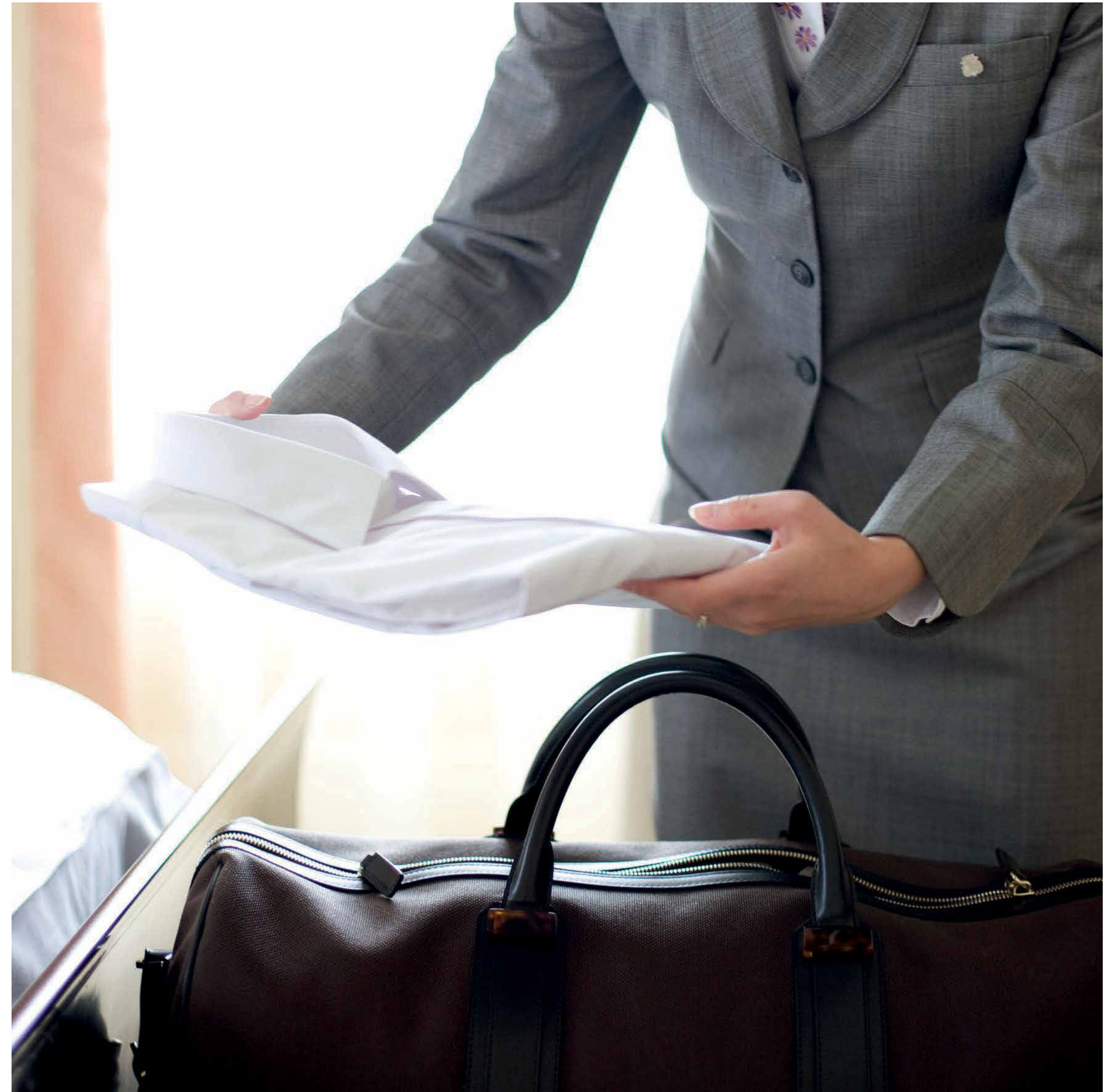
Every meal becomes noteworthy with in-residence dining or with your in-residence personal chef. Your home is turned into a culinary theatre. The thoughtful touches of your impeccable St. Regis Butler make it a feast for all your senses.



# The Privilege of Ownership

A privileged lifestyle and unrivaled luxury, uncompromisingly delivered to the residents of The Residences at The St. Regis Bermuda.

In addition to a wide spectrum of services and amenities offered to residents, additional services may be arranged through the Concierge or the Director of Residences as required, at an additional cost per service.





The St. Regis  
Bermuda

The Affluent  
Lifestyle



Raise your  
Status

## Enviably Interiors

From the flooring in the living areas to the marble tiling in the bathroom, every tile, tap, light, and color within each apartment has been hand-selected by designers to ensure you are surrounded in contemporary comfort and enviable quality.





## A Unique Feeling

Each of the residences offers a stunning view across the Atlantic through floor-to-ceiling glass windows.

The immaculate interior design, the grand view, the clean air, the sense of prestige and freedom: the elevated apartments offer a unique residential experience in Bermuda's most desirable waterfront location.







# Step into Style

Every bedroom includes an en-suite bathroom with magnificent style and abundant light to flood in.

Every inch has been carefully planned so you can feel relaxed at home.





## Equipped to Impress

Both the discreet, modern kitchen and plush bathroom come equipped with sleek and advanced fixtures, including bespoke cabinets, stone counters and backsplash.

Every inch of the apartments is built to the highest and most exacting specifications.





## Services Tailored to Your Refined Demands

- Director of Residences
- 24-hour front desk
- 24-hour Concierge
- Doorman and Porters

Services described are to be provided by the The St. Regis Bermuda hotel and included in the building service charges. The list is subject to change.

Additional services provided by the hotel will be available on demand and will be fee-based.



# An Eagerly Awaited Occasion

The St.Regis Bermuda is proceeding according to schedule.  
The residences will be completed in 2021 and are available for purchase today.

To schedule your visit, please contact our Sales Office.

[www.TheResidencesBermuda.com](http://www.TheResidencesBermuda.com)  
[sales@TheResidencesBermuda.com](mailto:sales@TheResidencesBermuda.com)





## Purchase Procedure

Once your decision is made to purchase, the purchaser supplies required documentation and details for the drafting of a formal Sales & Purchase Agreement.

Required from Purchaser:

- Notarized copy of government identification (for each purchaser)
- Client Verification Form (one per purchaser)
- Completion of Anti-Money Laundering / Anti-Terrorism Financing Documentation (one per purchaser)
- Name of local attorney representing purchaser (your agent can help recommend one)

1. Once all required details are provided, they are added to the Sales & Purchase Agreement, which is then sent to the vendor's attorney for review. The vendor's attorney then forwards it to the purchaser's attorney for review.
2. The purchaser's attorney collects fees (application fee for the land license: \$1,625) and documentation for the alien license application including bankers' reference, 2 personal references (Bermudian preferred).
3. Once agreed by both parties, the final version of the Sales & Purchase Agreement is engrossed (printed) in triplicate and sent to the purchaser's attorney for signature.
4. Once signed, the purchaser should arrange for the deposit to be paid to his or her attorney who will pass it on to the vendor's attorney (acting as stakeholder).

Payment Plan:

- 10% required on the date of the Sales & Purchase Agreement
- The cost of Chattels (if applicable) on the date the Property is wind and watertight
- 90% on the date of Closing

5. The purchaser signed Sales & Purchase Agreements are forwarded to the vendor's attorney for signature.
6. Once signed by all parties, the Sales & Purchase Agreements are sent to the agent for signature, stamping and dating. Each party receives one copy of the executed Sales & Purchase Agreement for their records.
7. Once the special conditions are satisfied, the sale will move to completion with the remaining balance of funds due prior to closing.



# What you need to know when buying in Bermuda

## Acquisition of Bermuda Property by Non-Bermudians

- Non-Bermudians are not permitted to acquire undeveloped land.
- A Non-Bermudian is permitted to own up to 2 properties.
- The license fees for a property within a hotel development is at 6.5% and the license application fee is currently \$1,625 (refundable upon license approval).
- Acquisition of a property by Non-Bermudians requires a land holding license which must be applied for through a local attorney.

## Purchase and Sale Agreement

The Purchase and Sale Agreement, describes the property, defines price and terms and lists other conditions particular to the transaction. Facsimile signatures are acceptable. The procedure may be handled by phone, courier and wire transfer. It is not necessary for either party to be present for closing as your Attorney may represent you.

## Real Estate Fees

The Purchaser pays 100% of the conveyance fee and the stamp duty.

Stamp Duty Bermuda government stamp duty is calculated on purchase price:

### Percentage

- |                            |   |
|----------------------------|---|
| • First \$100,000 is at 2% | • Next \$500,000 (\$1,000,000 but not exceeding \$1,500,000) is at 6% |
| • Next \$400,000 is at 3%  | • Thereafter: 7%  |
| • Next \$500,000 is at 4%  |   |

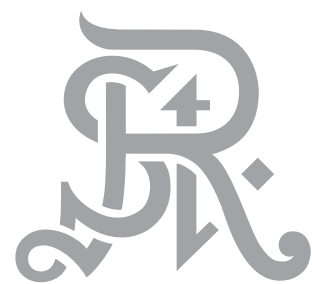
## Conveyance Fee

Conveyance fee is subject to standard Bermuda Bar Association fee scale rates:

### Base Fee

- |                            |       |                                 |        |
|----------------------------|-------|---------------------------------|--------|
| • First \$250,000          | 1.25% | • \$1 million to \$2 million    | 0.50%  |
| • \$250,000 to \$500,000   | 1.00% | • Over \$2 million Rate Applied | 0.250% |
| • \$500,000 to \$1 million | 0.75% |                                 |        |





ST REGIS

BERMUDA

THE RESIDENCES

[www.TheResidencesBermuda.com](http://www.TheResidencesBermuda.com)