

Frequently Asked Questions

- Can anyone build a high rise next door to the north? **No, we are the last parcel in Sunny Isles Beach, FL which is zoned for residential towers. Adjacent to the north of us is the residential community of Golden Beach, which is only zoned for single family homes.**
- How tall and what distance is the existing building located to the south? **The existing building to the south is located more than 350 ft. away and is approximately 300 ft. high (shorter by approximately 190 ft. than Regalia).**
- TYPICAL UNIT
Square Footage (interior): **5515 Square Feet**
Square Footage (exterior): **2100 Square Feet**
TYPICAL UNIT
Square Footage (TOTAL): **7615 Square Feet**
- How many floors / How many units: **46 floors / 39 units**
- Exact name of windows / glass we are using: **Low E / Hurricane Impact (up to 180 mph winds) / blue-green glass**
- Explanation of Wet Walls: **Wet Walls = plumbing walls (i.e plumbing provided). This gives every unit owner some flexibility to redesign the unit if he or she would like.**
- Developer: **Regalia Beach Developers, LLC**
- Deposit Schedule:
 - a. **20% paid upon execution of contract;**
 - b. **20% paid the later of (1) 90 days after execution of contract; and (2) completion of foundations;**
 - c. **20% paid at completion of pouring top-floor (i.e. building top off);**
 - d. **Balance paid at closing.**
- Construction Commenced: **November 15, 2011**
- Expected Completion: **Winter 2013**