



ST REGIS

BAHIA BEACH • PUERTO RICO
THE RESIDENCES

*Las Estancias
Beachfront Residence
12*

BAHIABEACHUERTORICO.COM

The Best Address in Puerto Rico

Beyond Expectation...

As a homeowner of The Residences at the St. Regis Bahia Beach Resort you will be rewarded with the Owner Benefits Program that includes all of the services and amenities of your hotel of residence. The St. Regis Bahia Beach is the Caribbean's first and only Certified Gold Audubon Signature Sanctuary, Puerto Rico's first AAA Five Diamond rated resort and a Forbes Travel Guide Five Star rated resort.

Broker: Heidi Souffront
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heidi@bahia.pr.com

LOCATION
Road 187, Km. 4.2 Río
Grande, Puerto Rico



*Las Estancias
Beachfront
Residence # 12*

The St. Regis Residences Las Estancias, Beachfront Residence # 12

Located in the most exclusive resort-residential enclave in the Caribbean.

The St. Regis Bahia Beach Resort & Residences, Puerto Rico.

This spectacular custom-design, custom-built residence is more than a place to live in, it's an architectural statement.

Conceived as a small housing compound consisting of a main residence with several casitas this one-of-a-kind residence was designed by internationally renowned SB Architects with offices in San Francisco, Miami and London and part of the Egis Group. Their inspiration, Bahias two miles of crescent beach and its lush natural tropical forest.

The main house is at the end of a winding driveway framed with lush vegetation not visible from the street but open to the ocean.

You access the main living area through a grand entry atrium with water features on both sides that leads you to a great room filled with natural light and impressive views of the Atlantic Ocean.

Land: 7, 227 sq meters

Acre: 1.7

Interior SF: 11, 880

Total SF: 13, 530

PRICE UPON REQUEST

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*Las Estancias
Beachfront
Residence # 2*

Residential Features:

First Floor- Main living area

- Oversized Great Room with magnificent ocean view
- Library office
- Two En-Suite Bedrooms or offices with ocean views
- Kitchen + Pantry
- Laundry
- Large beachfront terraces leading to the infinity-edge pool
- Elevator

Second Floor

- Master Suite with seating room
- His & Hers Master Bathrooms with ocean views and walk-in closets

Casitas I & II - Two Guest casitas

- 2BR/2B.
- Living/Dining area and kitchen

Spa + Fitness Pavilion

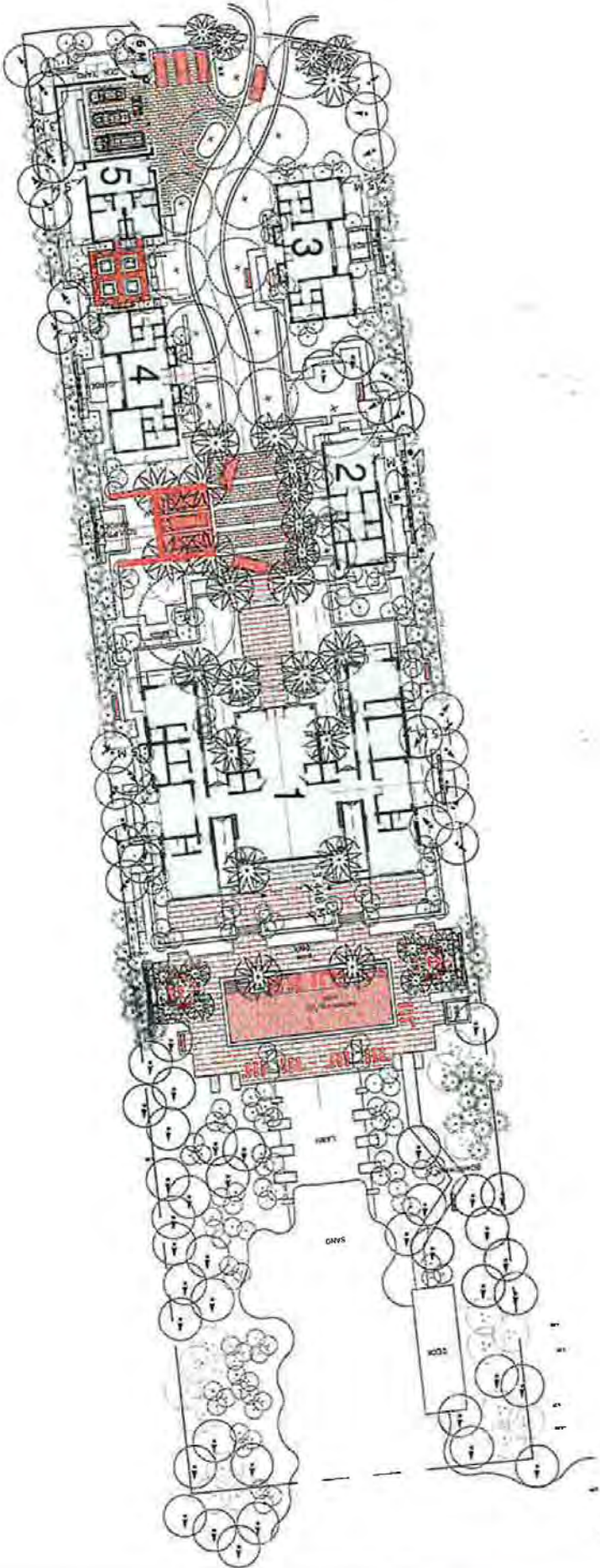
Three-car garage with annex with living quarters for household staff

- 2 BR/2B and kitchen area

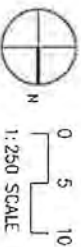








Building Name	Area (Sq. Ft.)		
1 Main House	6,210 sf	1,650 sf	7,860 sf
2 Spa / Fitness	1,015 sf	N/A	1,015 sf
3 Casita - 1	1,340 sf	N/A	1,340 sf
4 Casita - 2	1,340 sf	N/A	1,340 sf
5 Garage	1,975 sf	N/A	1,975 sf
Total	11,880 sf	1,650 sf	13,530 sf



SB ARCHITECTS

One Paseo Plaza, Suite 201
San Juan, Puerto Rico 00910
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Fax: (787) 412-1235
www.sbsb.com



Environmental Design Development

Residence

LAS ESTANCIAS ESTATES, LOT 12
BAHIA BEACH, PUERTO RICO

Owner: Tennenbaum
Architect: SB Architects
Date: 06/08/2015
Drawing: 001

Sheet 001

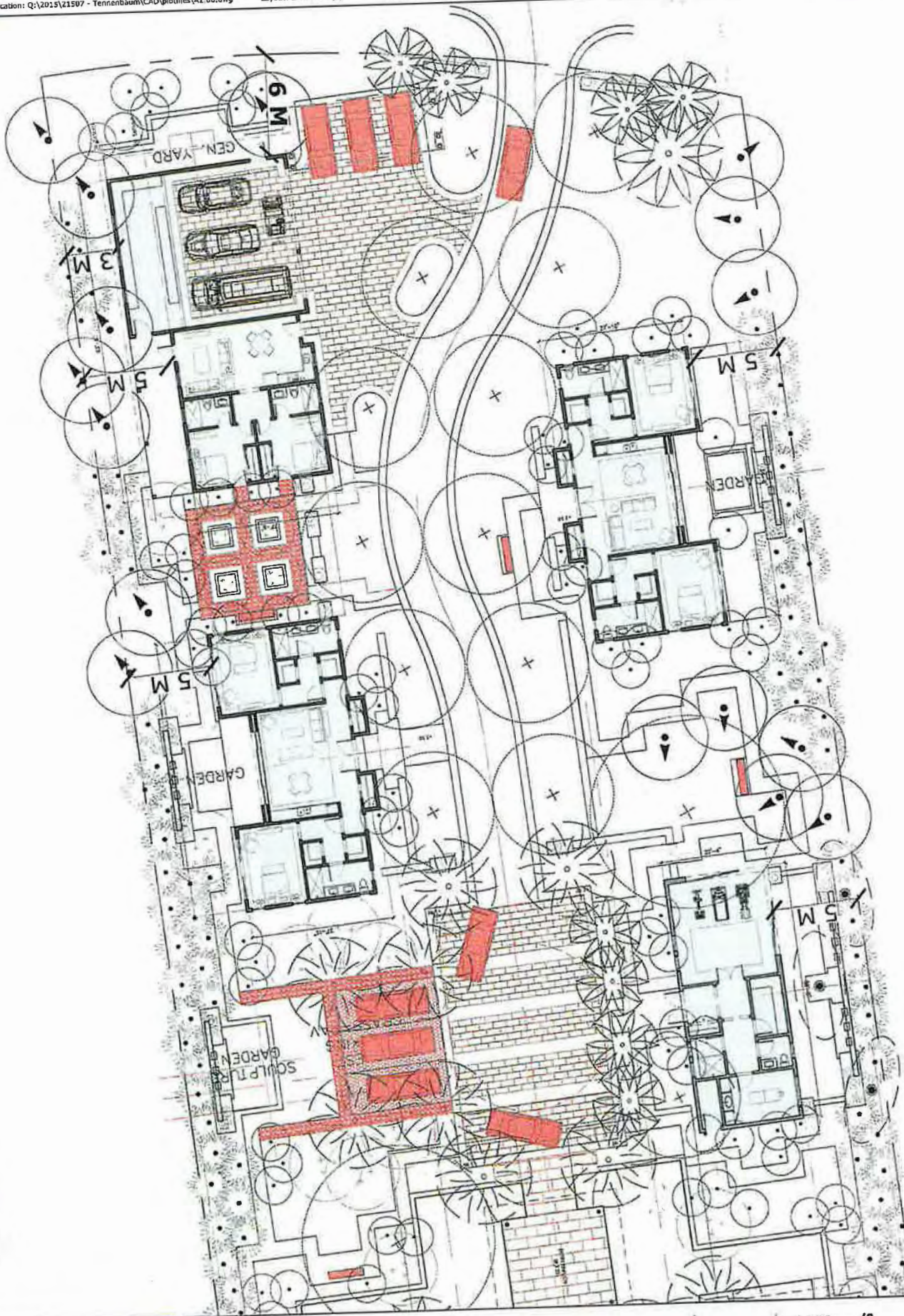
Architect: SB Architects

NOT ISSUED FOR CONSTRUCTION

Overall Siteplan

Schematic Design

A1.00



SB ARCHITECTS

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EDSA
Design Development

Residence

LAS ESTANCIAS ESTATES, LOT 12
BAHIA BEACH, PUERTO RICO

Plot & Site Preparation
Main House, 70, 00785
11/06/15-08/15

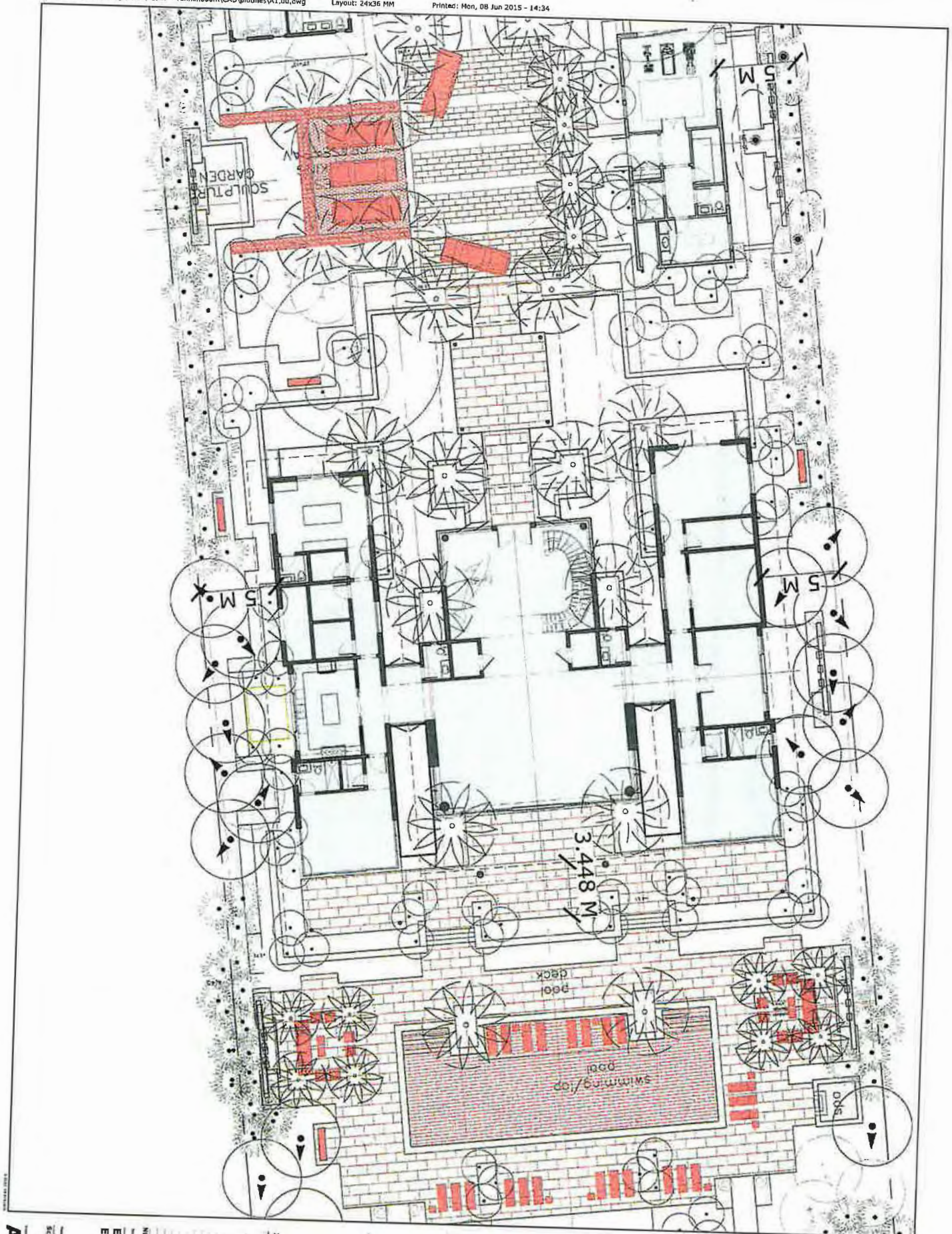
Issued
Main House, 70, 00785
11/06/15-08/15

NOT ISSUED FOR CONSTRUCTION

**Enlarged Site Plan
Main House**

Automatic Design

A1.01



SB ARCHITECTS

One Beach Street, Suite 201
San Juan, Puerto Rico 00912
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www.sbarchitects.com



EDSA
Design Development

Residence

LAS ESTANCIAS ESTATES, LOT 12
BAHIA BEACH, PUERTO RICO

Owner: Mr. & Mrs. Tennenbaum
Las Estancias Estates
21507-12, San Juan, P.R. 00912

Issued
21507-12, San Juan, P.R. 00912

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Enlarged Site Plan
Entry

Architectural Design

A1.02



Bahia Beach Resort & Golf Club
where an exciting array of adventures awaits you...

Home of the St. Regis Bahia Beach Resort

St. Regis Bahia Beach Resort a Five-Star, Five-Diamond Resort in Puerto Rico

Private gated community

The most exclusive residential Resort in the Caribbean

2 miles of sandy beach

Gold Signature Sanctuary by Audubon International

Beach Club with two beachfront pools

Surfing and Water Sports

Fitness & Wellness Center

Tennis Courts

Robert Trent Jones Jr. 18 hole golf course

Iridium Spa

The Boathouse for lake sports and fishing

4.5 miles of hiking and bicycle trails

Enjoy our culinary experience which offers a mosaic of tempting options