



**ST REGIS**

BAHIA BEACH ♦ PUERTO RICO  
**THE RESIDENCES**

---

*Owner Benefits*

Explore the privileges of ownership in Puerto Rico's most exclusive residential address



## Welcome Home

Welcome home to the new standard of extraordinary living, where ownership perks are second to none.

Lose yourself in unparalleled luxury among natural beauty. Bahia Beach Resort offers a 2-mile crescent beach and views of the El Yunque rainforest, all within a stunning 483-acre private nature reserve. With superb services and world-class amenities at every turn, you will transcend ordinary living here.

As a homeowner at The Residences at The St. Regis Bahia Beach Resort, you will be rewarded with an Owner Benefits Program that includes all of the services and amenities of your hotel of residence.





## Live Exquisite

As a homeowner, you will have access to many exciting owner privileges, at and around your hotel of residence.

- Marriott International's Luxury Residences Hotel Reservations service
  - Preferred pricing at your hotel of residence
  - Hotel venue discounts (e.g. Hotel Spa, Restaurants, Bar, Retail, etc)
  - Preferred hotel room rates for visiting friends and family
  - Hotel meeting room rental discount
  - Preferred pricing for housekeeping, in-residence maintenance and catering functions
- \*\* Max of (2) two rooms per night. Register guests must be St. Regis Residence Owner and Bonvoy Recognition card.

## Access Privileges

- Insider communications about the latest brand-specific or property-specific events and programs, such as:
  - The St. Regis Aficionado Program, which offers tailored and unique experiences at St. Regis hotels and Resorts worldwide. Learn more at [stregis.com/aficionado](http://stregis.com/aficionado).
  - Other brand-specific events

## The Hotel Reservation Service At-a-Glance

- VIP status with Guest Relations.
- Breakfast for two daily.
- Welcome amenity and note from General Manager.
- Special hotel amenities (varies by brand and or property).
- Upgrade at check-in\*
- 4 PM checkout\*
- 10% off Regular Room Rate\*\* at participating Marriott Hotels\*\*\*
- Complimentary basic high-speed wireless Internet access.
- Based upon availability.
- When hotel is not sold out; excludes time periods defined as "special events" (e.g Super Bowl, Mardi Grass, etc.).
- Marriott Hotels participating in the Service include the following brands: JW Marriott, The Ritz-Carlton, Ritz-Carlton Reserve, St. Regis, The Luxury Collection, EDITION, and W Hotels.

# Your perks at The Residences at The St. Regis Bahia Beach Resort

## *The St. Regis Bahia Beach Facility Discounts*

- 20% discount at Beach Club Restaurant.\*
- 20% discount at Cocoteros Grill Bar.\*
- 20% discount at Paros Restaurant.\*
- 20% discount at Seagrapes Restaurant.\*
- 20% discount at St. Regis Bar.\*
- 10% discount on Food & Beverages for Banquets and Catering functions held on hotel property\*.  
\*\*Discounts do not apply to special events such as Holiday Buffets and Tasting Menus.
- 10% discount on Cabana rentals at St. Regis Pool facility.
- 20% discount on Spa services\* and 10% on Spa products.\*
- 20% discount when using Bahia Beach Limo Transportation.\*  
\*ID and St. Regis Residence Owner Bonvoy Account number are required; members must be present to receive the discount. All discounts and services are exclusive to the St. Regis Residence Owners and are not transferable. Other restrictions to services and blackout dates may apply.

## *The St. Regis Bahia Beach Facility Day Pass Program. Available For Homeowners Only.*

- Receive eight (8) complimentary non-transferable Fitness/Spa facility day passes yearly per residence. Additional passes for the Fitness/Spa facility are available at \$45 per person per day\*\*.  
\*\*Iridium age policy requires guests to be over 16 years of age. Advance reservation is required for use of the facilities and is subject to availability.
- Receive eight (8) complimentary non-transferable St. Regis Pool facility day passes per residence. Additional passes are available at \$55 per person per day.  
\*Complimentary passes are for sole use by owner and are not transferable to rental guests or residents. ID and St. Regis Resident Owner Bonvoy Account number are required; the owner must be present at the moment of use.  
\*\* Spa age policy requires guests to be over 16 years of age. Advance reservation is needed for the use of the facilities and is subject to availability.

## *The St. Regis Bahia Beach Rooms Reservation Program*

- Special St. Regis Residence Owner rates and amenities are available with the use of St. Regis Owner Bonvoy account, based on availability.
- Special rates for St. Regis Residence Owner friends & family based on availability.
- To benefit from this program, you may contact St. Regis Reservation by dialing +1 787.809.8000 for details on special rates or email at [reservations.bahiabeach@stregishotels.com](mailto:reservations.bahiabeach@stregishotels.com).  
\*\* Max of (2) two rooms per night. Register guest must be St. Regis Residence Owner, and valid Photo ID must be presented at the moment of check-in.

## *The St. Regis Bahia Beach A-La-Carte Services. Housekeeping Services (Standard and Deep Cleaning)*

- Cost is \$55 per hour with a four (4) hour minimum. Per attendant rate.
- Service hours are between 8:00am to 5:00pm.
- 48-hour advance notification is required, based upon availability.

## *Dry Clean Laundry Services*

- In-residence pickup and delivery- \$5 fee (includes one (1) pickup and delivery).
- Subject to the same Rates and Restrictions as hotel guest.
- Expected 48-hour turnaround.
- Items are serviced by third party vendors. St. Regis Residence Owner recognizes the hotel does not perform these services and are provided by third party vendors for the benefit of the St. Regis Residence Owner. Furthermore the St. Regis Residence Owner releases the hotel of any financial responsibility in relation to the quality of the services or damages to garments and/or other items.



#### *Maintenance Services (Basic Handyman Services)*

- Cost is \$75 per hour with a two (2) hour minimum. Per engineer rate.
- Per hour fee does not include cost of parts and/or equipment to repair, or specialized rental of equipment and tools. A quote will be presented to the resident for pre-approval.
- Service hours are between 8:00am to 5:00pm.
- 48-hour advance notification is required.
- After hours' emergency service is available, with an additional fee of \$125 per hour with a two (2) hour minimum.

#### *Butler Services (Beverage Service, Packing and Unpacking)*

- Cost is \$55 per hour with a two (2) hour minimum. Per butler rate.
- Service hours are between 8:00 AM to 5:00 PM.
- 48-hour advance notification is required based on availability.

#### *Food & Beverage Special Events (In-Residence Catering Functions)*

- Five (5) business days advance notice is required.
- 10% discount off of retail catering menu prices.
- Personal Chef is available at \$150 per hour with a four (4) hour minimum and each additional hour at \$150.
- All labor cost associated with set-up and breakdown will be additionally invoiced.
- 50% deposit is required at the time of booking and the deposit will be forfeited if the event is canceled with less than 72 hours' notice.

#### *In-Room Dining Services*

- Subject to the exact pricing and restrictions as hotel guests.
- \$20 delivery and pick-up services fee will be added to each order.
- All In-Room Dining orders are prepared at the moment; please allow up to 90-minutes for service delivery.
- Order limit for up to eight (8) guests, more than eight (8) guests is considered IN-RESIDENCE CATERING FUNCTIONS (please see above).
- All serving utensils, such as, but not limited to, plates, silverware, glassware, linens, and others must be returned and in the same condition as delivered. Missing or broken items will be charged accordingly. An inventory sheet will be provided with delivery.

#### *Hotel Valet Services*

- Valet services are complimentary if dining in hotel restaurants or using Spa services. Includes golf carts for Branded St. Regis Residents.
- Self-parking is not available. Please do not leave vehicles unattended at the Valet area or hotel premises. Unattended vehicles will be towed at owner's expense.

#### *Pet Policy*

- Only registered hotel guests are permitted to bring pets onto hotel premises.
- Pets are not permitted at the St. Regis pool, Seagrapes Restaurant, Paros Restaurant, including a terrace, Spa, inside Casa Grande, Tortuga Kids Club or Conference Center.
- Approved pets are to be leashed at all times throughout the Bahia Beach community and the hotel for the comfort of other guests.

All discounts and services are exclusive for The St Regis Residence Owners and are not transferable.

ID is required; owner must be present in order to receive the discount or service. Other restriction to services and blackout dates may



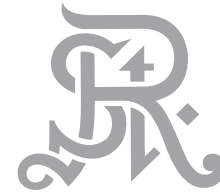


## Extraordinary Living

The St. Regis extends its timeless dedication to uncompromising standard of services with the The Residences at The St. Regis Bahia Beach's unprecedented display of natural elegance. Be part of the Caribbean's finest residential resort living in an exclusive collection of beachfront model homes, the Atlantic Drive Estates. Located in a prime location just west of the Resort, these homes are surrounded by Bahia's natural sanctuary and two miles of pristine beach.

As a homeowner of The Residences, you will be rewarded with the Owner Benefits program, which includes bespoke services and amenities provided by The St. Regis.





# ST REGIS

BAHIA BEACH ♦ PUERTO RICO  
THE RESIDENCES



#### Contact Information

Toll-free +1 866 529 3996  
Office +1 787 809 8890  
Mobile +1 787 533 9191  
Mobile +1 787 322 7313

#### Mailing Address

Residential Sales Gallery  
7000 Bahia Beach Boulevard  
Rio Grande, P.R. 00745

#### Residential Sales Gallery

**Monday to Saturday**  
from 8:30 AM to 5:30 PM

#### Location

Road 187, Km. 4.2  
Rio Grande, Puerto Rico

©2019 Ocean Drive Development Developer and ©2019 Marriott International, Inc. All Rights Reserved. The St. Regis logos are the trademarks of Marriott International, Inc., or its affiliates. An Ocean Drive Development project. The Residences at The St. Regis Bahia Beach Resort are not owned, developed or sold by Sheraton Puerto Rico Management LLC or its affiliates. Ocean Drive Development uses the St. Regis marks under a license from Sheraton Puerto Rico Management LLC, which has not confirmed the accuracy of any of the statements or representations made about the project. If this license is terminated or expires without renewal, the residential project will no longer be associated with, or have any right to use, the St. Regis tradenames or trademarks.



This is neither an offer to sell nor a solicitation to buy to residents of any state or jurisdiction in which registration requirements have not been fulfilled. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. Sponsor: BBP Partners, LLC and its affiliates 7000 Bahia Beach Boulevard Rio Grande, P.R. 00745. Obtain the Property Report required by federal law and read it before signing anything. No federal agency has judged the merits or value, if any of this property. The complete offering terms are contained in an offering plan available from the Sponsor H-070039.

DACO DISCLAIMER: RENDERINGS AND ILLUSTRATIONS ARE ARTISTIC REPRESENTATIONS. FOR SPECIFICATIONS, REFER TO CONSTRUCTION AND DEVELOPMENT PLANS; WHICH PREVAIL OVER THIS INSERT. THE DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE ANY MATERIALS FOR OTHERS SIMILAR IN QUALITY, IF THESE ARE NOT AVAILABLE WHEN REQUIRED FOR CONSTRUCTION, AND TO MODIFY PLANS WHEN CONSIDERED NECESSARY. NOTICE FROM DACO: SUBMITTAL OF THIS OFFER IN THE DEPARTMENT OF CONSUMER AFFAIRS (DACO) DOES NOT NECESSARILY CONSTITUTE AN APPROVAL OF SAID TERMS, NOR A GUARANTEE THAT THE INFORMATION CONTAINED HERE IS TRUE.