



# The Vanguard Address

On 3.8 acres of secluded, bucolic land—cradled by Bayou Bend Collection and Gardens in the historic River Oaks neighborhood—The St. Regis Residences, Houston, debuts a new paradigm of residential experience. Here, seminal architecture, precise timeless craftsmanship, and legendary hospitality combine to create a singular address with over 40,000 square feet of private resort amenities—artfully curated and masterfully tended by The St. Regis Residences, Houston.

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## Property & Building

### FEATURES

- ◆ 38-story tower with direct frontage on The Buffalo Bayou
- ◆ Texas' only St. Regis branded residential condominium building
- ◆ 3.8-acre site with controlled access
- ◆ Managed, staffed, and serviced by The St. Regis Hotel Company
- ◆ Two St. Regis Guest Suites with housekeeping service
- ◆ Walking distance to Memorial Park and Buffalo Bayou Park
- ◆ Centrally located off Memorial Drive with connectivity to greater Houston (4 miles to Downtown, 6 miles to The Texas Medical Center, 4 miles to The Galleria, 11 miles to William P. Hobby Airport & Million Air Full-Service FBO)
- ◆ Valet and self-parking
- ◆ Pet-friendly
- ◆ Full building natural gas backup generator
- ◆ Private storage\*
- ◆ Auxiliary suites\*
- ◆ Spirit lockers\*

# The Tower Amenities

## LOBBY

- ◆ Stunning porte-cochère with 24/7 valet
- ◆ Double height lobby and reception with concierge desk and custom-designed chandelier
- ◆ Mailroom, secure package room and cold storage

## ARCADE & ENTERTAINMENT

- ◆ Grand Arcade with self service bar, billiards table and large screen TV
- ◆ Golf and Multi-Sports Simulator
- ◆ Card game room
- ◆ Children's Activity Room
- ◆ Exclusive resident event space for having private gatherings
- ◆ Pet spa and grooming space
- ◆ Direct owner access to Memorial Park and Buffalo Bayou hike and bike trails
- ◆ Bike storage with charging capabilities with dedicated motor cycle parking

## LEVEL 8

- ◆ Private Cinema
- ◆ Library with co-working space and conference room
- ◆ Two dedicated St. Regis Guest Suites available for resident guests\*\*

*\*Available for purchase*

*\*\*Available at an additional cost*

*\*\*\*Food & Beverage Services offering and programming including scheduling to be determined and approved by HOA. Will be additional cost to owners.*

## LEVEL 9

- ◆ Well-Being Center
- ◆ Separate men's and women's saunas and locker rooms
- ◆ Massage, treatment rooms, steam room and indoor spa plunge pool
- ◆ Athletic Center equipped with precision-engineered cardio and weight systems, and an adjoining movement studio
- ◆ Outdoor Lawn for yoga and meditation
- ◆ Relaxation Patio with Serenity Plunge Pools (hot & cold)
- ◆ Skyline Resort Pool with sun deck, private cabanas, towel service, and charging stations
- ◆ Food and beverage services available poolside at peak times\*\*\*
- ◆ Butterfly Garden
- ◆ Outdoor grills and dining
- ◆ Private commercial kitchen
- ◆ Legacy Lounge with bar

## LEVEL 20

- ◆ Astor Dining Room (outfitted with catering kitchen)
- ◆ Sky Lounge with Cognac Bar and terrace with panoramic skyline views

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Development Marketing

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