

Joy of Ownership

For decades, Houston's skyline has been a testament to the relentless pursuit of oil and gas riches. Yet Sunny Bathija, a leading figure in the city's real estate scene, has a new vision for the nation's fourth largest city. His unlikely muse? A sleek, oceanfront condo in Miami.

Like many others, Bathija and his wife, Latika, were attracted to Miami during the pandemic as a tropical escape and invested in a vacation home at **The Ritz-Carlton Residences, Sunny Isles Beach**. The 52-story tower became a flagship for Marriott International's portfolio of luxury branded residences when it was completed in 2020.

Initially drawn to the property for its stunning views, modern design and impeccable service, Sunny found himself captivated by the building's vibrant social scene and sense of community.

"When we walked into The Ritz-Carlton Residences and saw what they were doing, it was something we wanted to be part of," says Sunny, the founder and CEO of Houston-based real estate development company Satya. "The pride of ownership of being part of The Ritz-Carlton definitely appealed to us."

Bathija's acquisition of a coveted condo in the curvilinear-shaped glass-clad tower wasn't just a personal indulgence. It became a chance to immerse himself in the world of branded luxury high-rise living. A seed was planted. Could Houston, a city traditionally dominated by sprawling single-family homes, embrace a similar lifestyle?

Seeing a growing desire for luxury living experiences that transcended the traditional, Bathija made a bold decision to bring a taste of Miami's condo culture to the Bayou City with a distinctly regal address, the first branded residence in Houston for St. Regis.

It's a brand Bathija is certainly familiar with, having also purchased a condo at The St. Regis Residences, Sunny Isles Beach, Miami, slated to be the tallest residential ocean-front tower in the neighborhood upon completion sometime in 2027.

Initially thinking he and Latika would spend the winters in Miami, "we were using it much more than we thought we would," Bathija says, traveling to Miami on weekends.

Shedding its spring break reputation, Miami has undergone a metamorphosis over the past two decades. Once known for neon lights and raucous energy, it now boasts a sophisticated sheen.

"Miami is not what Florida used to be," says Latika, who helps market Satya's developments. "It's become a city where people go to live."

The Bathijas were among the first Owners to move into The Ritz-Carlton Residences in Sunny Isles Beach. There was just one problem: It was during the height of the pandemic and furniture orders were severely delayed. "I had a beautiful balcony, I had beautiful views, but I didn't have a place to sit and enjoy it," Sunny says. The General Manager moved quickly



to help make it more liveable. "We were blown away by the experience and the graciousness. They really went way beyond what they needed to do for us."

Filled with light and accented by luxe finishes and materials, the two- to four-bedroom homes and four top-floor penthouses offer spacious floorplans with ocean, city and Intracoastal views, well-appointed Italian kitchens outfitted with Caesarstone quartz countertops and Gaggenau appliances.

For the interior of their own three-bedroom, four-bathroom home, Sunny and Latika turned to Artefacto, a renowned Brazilian furniture maker whose designs reflect the contemporary flair of northern Italy, the sensuality of southern France, the simplicity of Asian design, and the casual and spicy vibes of Brazil.

Upgrades included a new powder room, closet, wood paneling, ceiling fans, drapes and blinds, and dimmers to warm up the space. To complement the views and not distract, materials in rich neutral-toned tones like beiges, blues and grays, white marble floors, and layered organic textures were chosen to foster an overall sense of calmness.

"We wanted it to become more of a space we could enjoy and lounge around," Sunny says. "We were not going to entertain a lot of people in Miami, so we made it more homely."

The design of the St. Regis and Ritz-Carlton Residences "absolutely changed my way of thinking," he says. "There were things I didn't think we could do in condos. Bringing in some of the influences

from Miami has definitely improved what I'm able to do in Houston today."

In 2027, Houston's Inner Loop will welcome **The St. Regis Residences, Houston**, a 35-story triangular-shaped high-rise development by Satya and managed by St. Regis in Asbury Place. Owners will enjoy unobstructed views of River Oaks, Memorial Park, and downtown, and have private access to the Buffalo Bayou Trail, a pool, fitness center, cognac room, golf simulator, boardroom, butler assistance, a concierge, and valet parking.

The Bathijas plan to downsize from their current 7,000 square-foot home and move into one of the 95 planned homes at the St. Regis Residences. The property is expected to attract empty nesters — "people who like to travel, but don't want a big house to maintain," he says.

Privacy will be a major selling point. With no hotel on site, amenities will be exclusive to Owners and not shared. Private elevators will lead directly to each residence. "The people who are going to live here are going to be from a tier of life that is very private," Sunny says.

Born in Chennai, India, Sunny built a portfolio of commercial centers, hotels and apartments worth nearly a billion dollars across Houston, a fortune which started with gas stations and retail centers.

He was inspired to move to Houston after an uncle promoted the potential for success in the United States. "It turned out to be the land of opportunity for me," he has said. Now it's an opportunity for Houston's luxury housing market, as well.



THE ST. REGIS RESIDENCES WILL MAKE ITS DEBUT IN HOUSTON IN 2027.