

Exclusive Waterfront Condos With
Resort-Style Amenities

BAY HARBOR ISLANDS, FL

A Limited Collection of 57 Residences
2-4 Bedrooms

Resort-Style Amenities

- 20,000 sq ft of resort-style amenities including 8,500 sq ft of lush tropical landscaping
- Private boat slips exclusively for residents
- Direct waterfront access

Indoor Amenities

- Residents' club room overlooking the water, a movie theater and private bar
- State-of-the-art fitness center with the latest cardio & weight training equipment
- Private business offices, comfortably furnished, complete with Wi-Fi
- Covered bicycle storage

Waterfront

- Private boat slips exclusively for residents
- Designated dock-side pick-up and drop-off slip
- Water sports launch dock with paddleboards, kayaks & inflatables
- Dock-side lounge seating & daybeds

Rooftop Retreat

- 10,000 sq ft rooftop amenity deck with breathtaking views & central pool
- Dedicated kids' & adults' areas
- Pool with sun-shelf & immersed shallow sun loungers
- Expansive poolside sundeck with chaise loungers & shaded daybed nooks
- Hanging nest swings

Adults' Area

- Lounge seating with water views
- Summer kitchen & dining area
- Sunset lounge with firepit
- Heated soaking spa

Kids' Area

- Splash Pad
- Lawn with play tents
- Summer kitchen & dining area



Kids' Area



Adults' Area



Sunset Collection

Residence Features

- All residences delivered fully finished
- 9-ft ceilings in residences
- 10-ft ceilings in upper penthouses
- Private terraces with spectacular waterfront or sunset views
- Floor-to-ceiling, impact resistant sliding glass doors & windows
- Imported European wide-plank wood flooring
- Generously sized double-closet space, including walk-in closets in primary bedroom
- In-residence laundry room with energy-efficient, full-size, Miele® washer & dryer
- Additional private storage included with each residence

Kitchen

- Custom European cabinetry
- Miele® appliances including: electric cooktop, wall oven, dishwasher, refrigerator & microwave
- Quartz stone countertops
- Miele® wine cooler exclusively in penthouses

Primary Bathroom

- Custom European cabinetry
- Double-sink vanity
- Premium fixtures & fittings
- Imported marble stone flooring
- Glass-enclosed shower
- Dual rainfall shower heads

Building Features

- Pet-friendly
- Pre-wired for internet & cable TV
- Wi-Fi throughout all common areas
- Electronic fob-controlled access to elevators, common areas & amenities
- Emergency generator to power select residential comforts
- Interiors curated by New York-based Durukan Design

Services

- 24/7 front desk reception
- 24/7 full-service valet for residents and guests
- Full-time property manager with on-site office
- Dedicated mailroom with separate room for packages
- Electric vehicle charging stations for both residents & guests

The Team

- Envisioned by **Ian Bruce Eichner**, developer of the iconic Continuum South Beach
- Architecture by the internationally acclaimed **Luis Revuelta**
- Landscapes and Pool Design by the renowned **C. Right Studios**
- Interiors curated by **Durukan Design**
- Built by **Jacob Companies**
- Sales by **PGutman, LLC**

Waterfront Collection

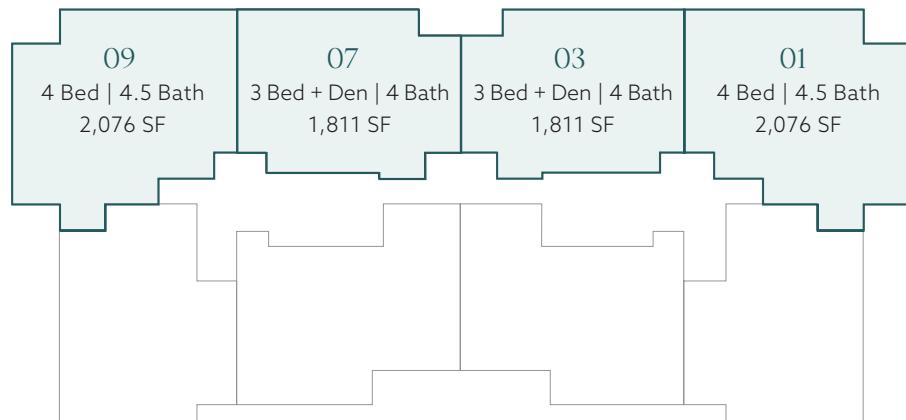


2-4 Bedroom Residences & Penthouses

UPPER & LOWER

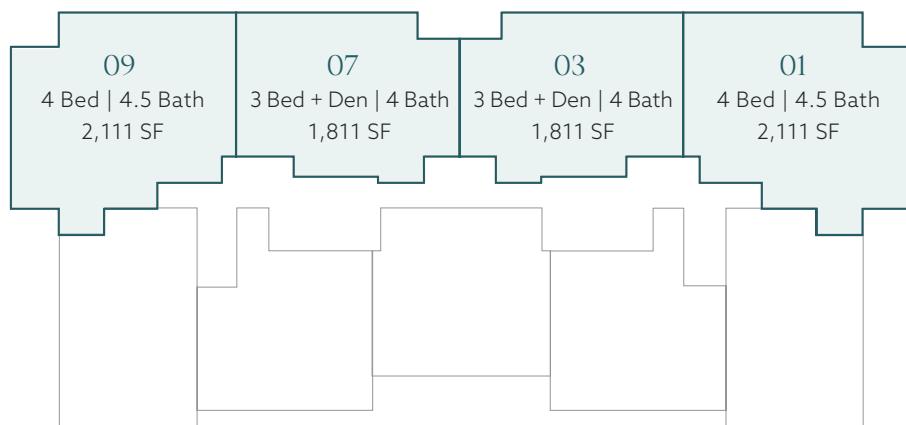
PENTHOUSES

LEVELS 7-8



RESIDENCES

LEVELS 4-6



RESIDENCES

LEVELS 2-3



Level 2 Residences have private staircases.

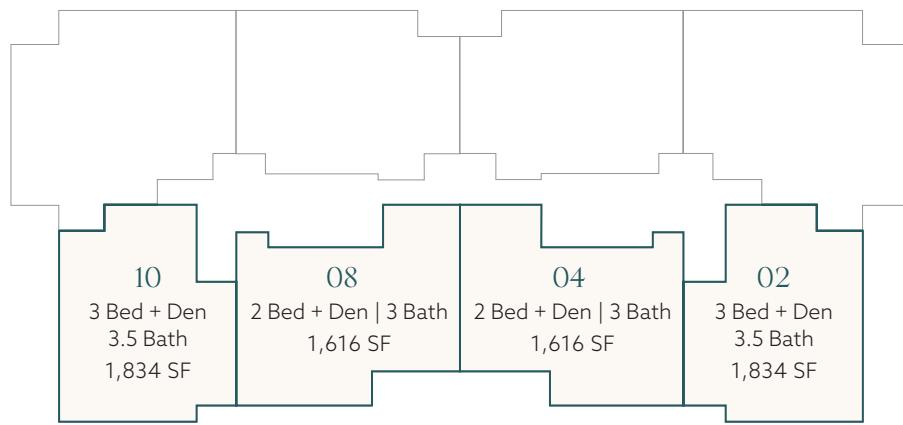


Sunset Collection

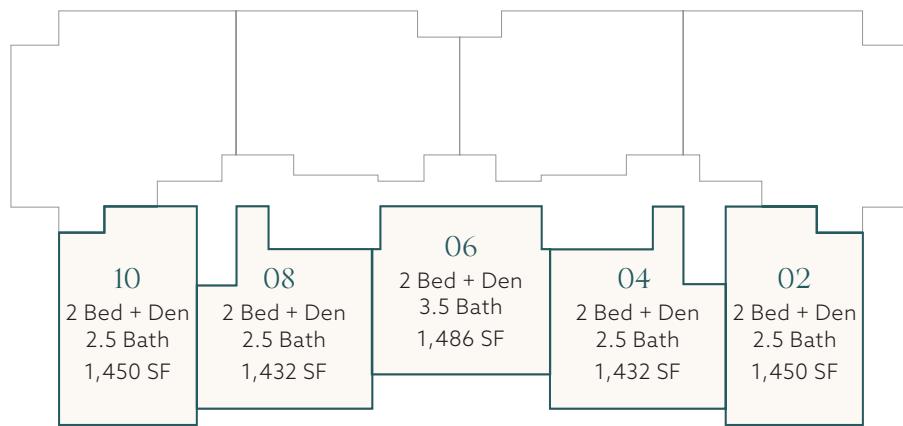


2-3 Bedroom Residences & Penthouses

UPPER & LOWER PENTHOUSES LEVELS 7-8



RESIDENCES LEVELS 4-6



RESIDENCES LEVELS 2-3



Residences 02 & 10 have 1,000 SF balcony on Level 2.

Residences 04 & 08 are only available on Level 3.



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