



UNIQUE BAY HARBOR LIVING

PROPERTY LOCATION  
1135 103RD STREET  
BAY HARBOR ISLANDS, FL 33154

The contents of this document are purely illustrative  
and do not constitute a contractual obligation.



## Overview

- ≈ NUMBER OF RESIDENCES: 41
- ≈ NUMBER OF STORIES: 7 FLOORS + PARKING
- ≈ UNIT MIX: 2–4 BEDROOMS RESIDENCES

## Building features

- ≈ EXPANSIVE WATERFRONT VIEWS
- ≈ PRIVATE MARINA
- ≈ GYM AND SPA
- ≈ ROOFTOP POOL
- ≈ PERSONALIZED SERVICES, SECURITY AND ADVANCED TECHNOLOGY

## Residences features

- ≈ FLOOR-TO-CEILING, IMPACT-RESISTANT SLIDING GLASS DOORS AND WINDOWS
- ≈ SPACIOUS TILED TERRACES OR PRIVATE GARDENS FOR MOST UNITS
- ≈ PRIVATE AND SEMI-PRIVATE RESIDENTIAL ELEVATORS
- ≈ OPEN FLOOR LAYOUTS AND UP TO 9-FOOT GRAND CEILING HEIGHT
- ≈ FULLY-ACCESSORIZED SNAIDERO KITCHENS WITH TOP-OF-THE-LINE MIELE APPLIANCES
- ≈ BATHROOMS WITH ITALIAN MARBLE AND WOOD CABINETRY
- ≈ EXQUISITE ITALIAN FLOORING THROUGHOUT
- ≈ ENERGY-EFFICIENT AIR CONDITIONING AND HEATING SYSTEM WITH ULTRA-QUIET TECHNOLOGY
- ≈ AIR AND WATER FILTRATION SYSTEM

## Roof deck & Pool

- ≈ LUSH LANDSCAPE DESIGN BY AWARD WINNING DESIGNER ENZO ENEA
- ≈ SUMMER KITCHEN & BAR
- ≈ POOLSIDE SUNDECK WITH 'RELAX AND LOUNGE' AREA

## Private Marina

- ≈ 15 SLIPS FOR BOATS RANGING FROM 36 TO 60 FEET
- ≈ DIRECT OCEAN ACCESS THROUGH HAULOVER INLET
- ≈ WATER SPORTS LAUNCH DOCK WITH AVAILABLE KAYAKS, PADDLE BOARDS AND INFLATABLES

## Personalized Services, Security and Technology

- ≈ PERSONALIZED SERVICES, SECURITY AND TECHNOLOGY
- ≈ COVERED VALET DROP-OFF
- ≈ PERSONAL PARKING SPACES IN FULLY ENCLOSED GARAGE
- ≈ ELECTRIC VEHICLE CHARGING STATIONS AND BICYCLE STORAGE
- ≈ SECURED INDIVIDUAL RESIDENTIAL STORAGE SPACE
- ≈ FRONT DESK RECEPTION
- ≈ 24-HOUR SECURITY VIDEO SURVEILLANCE
- ≈ 24-HOUR VALET
- ≈ WI-FI AVAILABLE THROUGHOUT ALL PUBLIC SPACES
- ≈ FTTH (FIBER TO THE HOME) FOR VOICE, VIDEO, AND HIGH-SPEED INTERNET
- ≈ INTEGRATED DIGITAL CONCIERGE