



BAY HARBOR
TOWERS

BAY HARBOR ISLANDS MOST COVETED WATERFRONT ADDRESS

BUILDING OVERVIEW

- » 8-story waterfront property featuring 44 exclusive residences located on Indian Creek waterway
- » Spacious 2-4 bedroom + den homes ranging from 1,870 – 3,393 SF
- » Flow-thru units with bay views and large sunrise and sunset terraces
- » Bayhouse and Penthouse residences featuring private pools ranging from 3,327– 4,912 SF
- » Florida Green Building Coalition certified
- » Private marina with 13 boat slips
- » Common areas featuring the exquisite Italian furniture brand Hessentia by Cornelio Cappellini
- » 24/7 receptionist, concierge and valet
- » Delivered fully finished with large format Italian porcelain flooring, kitchens and bathrooms
- » Beach club access
- » Pet friendly
- » Covered parking and EV charging
- » Bicycle and water sports storage

DESIGN TEAM

- » Architecture by Kobi Karp
- » Interior design by Interiors by Steven G.
- » Landscape design by CLAD



LOCATION

- » Prime location in the heart of Miami
- » Less than 35 minutes to Fort Lauderdale or Miami International airports
- » Access to world-class luxury shopping and dining at Bal Harbour Shops within 5 minutes
- » Numerous nearby parks, green spaces, and water activities within walking distance
- » White sandy beaches just minutes away

AMENITIES

- » Rooftop oasis featuring 55' infinity edge pool and sunset jacuzzi, sundeck with chaise loungers, daybeds and cabanas, open-air summer kitchen with grills and dining areas
- » Wellness spa with hot and cold plunge pools, steam room and sauna
- » 50' indoor heated saltwater lap pool
- » Massage treatment room, relaxation area, towel-service
- » State-of-the-art fitness center and yoga studio with bespoke Paragon® equipment
- » Private marina and boat slips for boats ranging from 35' to 50' linear feet, direct ocean access through Haulover Inlet
- » Owners lounge with news cafe
- » Outdoor community greenspaces with relaxing hammock garden and lounge seating areas
- » Water sports launch dock



CHEF'S KITCHEN

- » European made oak wood cabinetry with fluted detailing and brushed brass fittings
- » Honed marble countertops and backsplashes
- » Wolf® appliance suite boasting a 5-burner gas cooktop with brass knobs
- » Premium Sub-Zero® refrigerator-freezer, and wine cooler
- » Dornbracht® faucets and pot filler
- » Large workstation with 44" undermount sink

PRIMARY BATHROOM

- » European made custom double vanities
- » Marble countertops
- » Over-sized 65" soaking tub for deep relaxation
- » Full-height glass enclosed luxury shower system including adjustable height hand shower and oversized rainfall showerhead

RESIDENCE FEATURES

- » Private and semi-private elevator foyers
- » Expansive, open-concept kitchen, dining and living areas perfect for family gatherings or entertaining guests
- » Floor-to-ceiling windows, designed to provide abundant natural light
- » Deep sunrise and sunset terraces
- » Over-sized primary bedrooms with ensuite, spa-inspired private baths and expansive walk-in closet space
- » Separate laundry rooms with full size washer and dryer
- » Pre-wired for high-speed Wi-Fi
- » Smart home system controls for lighting, thermostat, and provisions for window shades
- » Bayhouse & Penthouse residences feature private pools, summer kitchens and outdoor lounge areas with firepits



BAY HARBOR TOWERS

 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The features, plans and specifications described or depicted herein are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Without limiting the generality of the foregoing, Developer reserves the right to omit certain items or substitute any of the items described herein with alternate items of similar or better utility, in Developer's opinion. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. PPG DEVELOPMENT ("Named Party") is not the project Developer. This Condominium is being developed by PPG BHT Owner LLC ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Named Party and any purchaser agrees to look solely to Developer (and not to Named Party and/or any of its affiliates or principals) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.