

Exclusive Waterfront Condos Bay Harbor Islands

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

Kids' Area

Rooftop Retreat

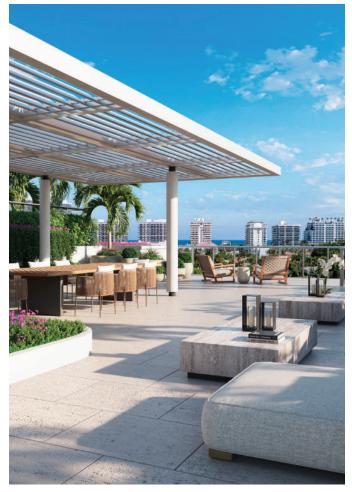
- 10,000 sq ft rooftop amenity deck with breathtaking views & central pool
- · Dedicated kids' & adults' areas
- Pool with sun-shelf & immersed shallow sun loungers
- Expansive poolside sundeck with chaise loungers & shaded daybed nooks
- · Hanging nest swings

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



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 Suffolk Construction
- · Sales by PGutman, LLC

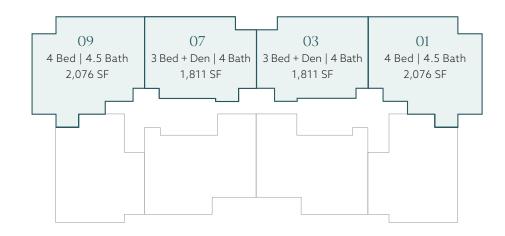
Waterfront Collection





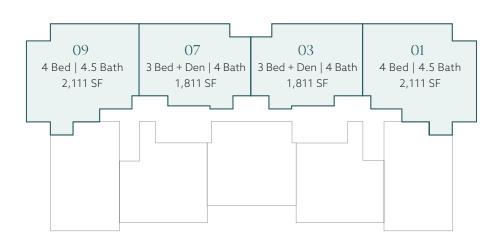
UPPER & LOWER PENTHOUSES

LEVELS 7-8



RESIDENCES

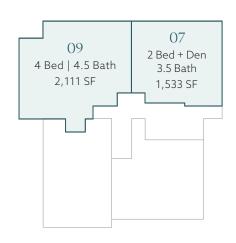
LEVELS 4-6

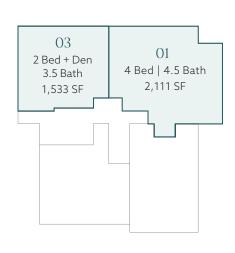


RESIDENCES

LEVELS 2-3

Level 2 Residences have private staircases.





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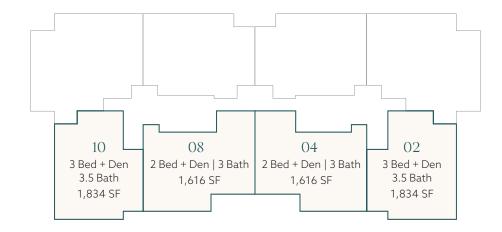
Sunset Collection





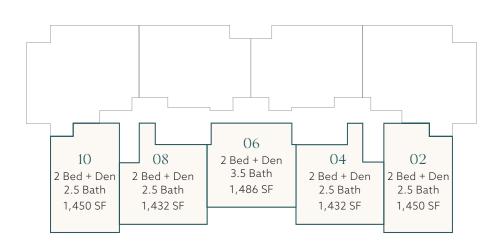
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LEVELS 4-6

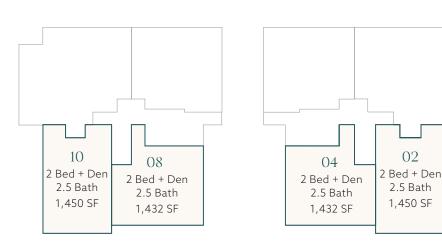


RESIDENCES

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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