# LA BAIA North

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# Exclusive Waterfront Condos Bay Harbor Islands

A Limited Collection of 57 2-4 Bedroom Residences

# Building & Residence Features

### Resort-Style Amenities

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

#### INDOOR

- 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

#### **ROOFTOP RETREAT**

- 10,000 sq ft rooftop amenity deck with breathtaking bay 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 adult's soaking spa

#### Kids' Area

- Splash Pad
- Play Lawn
- Play Tents
- Summer kitchen & dining area

#### 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

### Services & Features

- 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
- Tesla® house car available for resident's use

### **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

### **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<sup>®</sup> wine cooler exclusively in penthouses

#### PRIMARY BATHROOM

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

# Bay to Beach

#### **10-MINUTE WALK TO...**

World-class shopping at Bal Harbour Shops, specialty markets, casual and fine dining restaurants, parks and beaches. Bay Harbor Islands has become one the most-desired residential waterfront areas throughout Miami and Fort Lauderdale.

La Baia North, at the center of the Bay to Beach district (from Bay Harbor Islands to Surfside Beach) is a rare destination. This is where boutique living, privacy, and neighborhood charm go hand in hand with breathtaking design, luxurious 2-4 bedrooms, resort-style amenities, and private boat slips.



#### BAY HARBOR ISLANDS NEIGHBORHOOD SERVICES

Ruth K. Broad Bay Harbor K-8 Center

#### **BAY HARBOR ISLANDS PARKS**

2 Bay Harbor Islands Tot Lot

(1)

3

10

- 4 92nd St Park
- 5 95th St Tennis Courts & Park

#### BAY HARBOR ISLANDS DINING

Bay Harbor Islands Park

- 6 Bistro Bakery
- 11 Mestizo Gastro Fusion

13 Pura Vida

14 Mister 01 Pizza

- 12 The Palm
- 8 Emilio's Trattoria

Coffee Break

- 9 Foozoo Artizan Pizza
  - Meat Bar Restaurant

#### BEACH ACCESS (.6 MI /.97 KM)

15 Surfside Beach

#### 16 BAL HARBOUR SHOPS (.8 MI/.13 KM)

466,000 square foot open-air dining & luxury shopping destination. Notable luxury retailers and fine-dining restaurants include:

#### Fine Dining Restaurants

Bianco Gelato	Carpaccio	Le Zoo
Café en 3 at	Hillstone	Makoto
Neiman Marcus		

#### Luxury Retailers

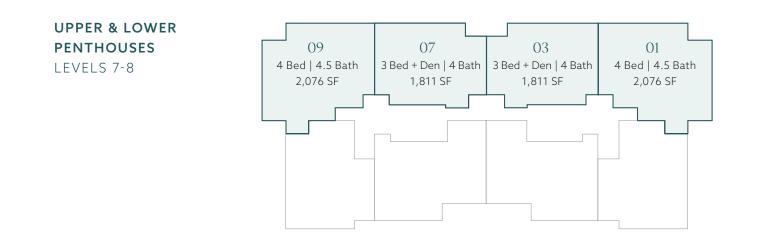
Audemars Piguet	Gucci	Saint Laurent
Bottega Veneta	Lalique	Salvatore Ferragamo Tom Ford Versace
Chopard	Louis Vuitton	
Christofle	Neiman Marcus	
Fendi	Prada	
Harry Winston	Saks Fifth Avenue	

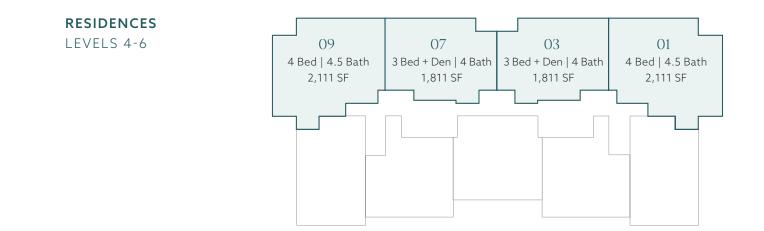
#### DESTINATIONS

Miami International Airport	15.7 miles
Fort Lauderdale-Hollywood International Airport	17.9 miles
Wynwood Art District	9.6 miles
Aventura	6.7 miles
Miami Design District	8.4 miles

# Waterfront Collection

2-4 Bedroom Residences & Penthouses





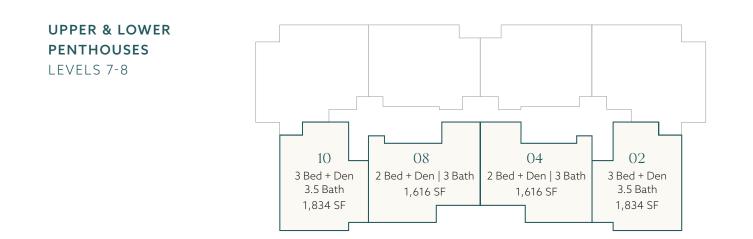


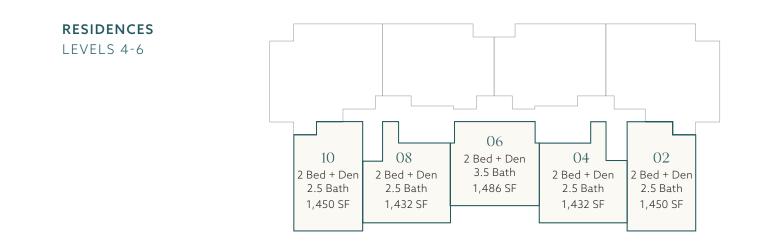
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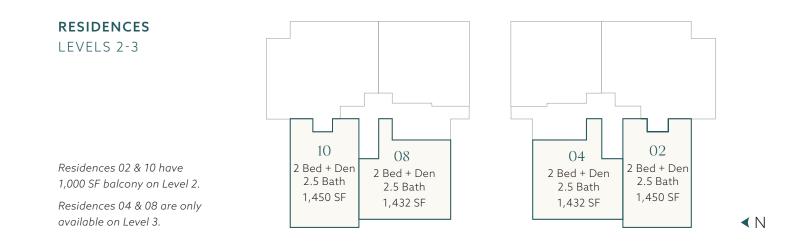
## Sunset Collection

2-3 Bedroom Residences & Penthouses











### The Team

Envisioned by **Ian Bruce Eichner**, developer of the iconic Continuum South Beach

Architecture by the internationally acclaimed

Landscapes and Pool Design by the renowned **C. Right Studios** 

Interiors curated by **Durukan Design** 

Built by Suffolk Construction

Sales by **PGutman**, **LLC** 

#### **PROPERTY ADDRESS**

9481 East Bay Harbor Drive, Bay Harbor Islands, FL 33154

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