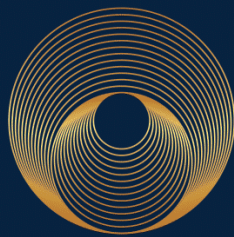


AN EXCLUSIVE COLLECTION OF  
27 WATERFRONT LUXURY RESIDENCES  
IN BAY HARBOR ISLANDS



ORIGIN  
RESIDENCES  
Bay Harbor

## BUILDING

- / 27 Unique Residences / 7 Floors - ranging from 2 bedroom to 4 bedroom residences
- / Panoramic rooftop pool with poolside summer kitchens and bar
- / Gym with state-of-the-art equipment
- / Personalized services, 24 hour security and advanced technology
- / Designated self parking for all residences
- / EV charging stations
- / FTTH (Fiber to the Home) for video and high speed internet
- / Storage units conveniently located on every residential floor

### PRIVATE MARINA PROPOSED

ORIGIN Residences is proposing to offer a Marina, pending city permitting and approvals. This will include the following features:

- / 8 Boat slips ranging from 25 to 40 feet
- / Direct Atlantic Ocean access through Haulover inlet as well as direct access to Miami and Fort Lauderdale Intracoastal Waterways
- / Private waterfront cabanas
- / Water sports launch dock for kayaks and paddle boards



DEVELOPED BY  
**VDA** MIAMI

INTERIORS BY  
**CVH**

ARCHITECTURE BY  
**revuelta**

EXCLUSIVE SALES  
**CERVERA**  
REAL ESTATE • 1969

ⓘ All images, designs and views depicted herein are artist's conceptual renderings, are proposed only and based upon preliminary development plans, are illustrative and are subject to change without notice. All improvements, facilities, features, amenities, services, renderings, finishes, furnishings, appliances, materials, sizes, square footages, ceiling heights and measurements depicted or described herein are proposed only, preliminary and subject to change without notice. All are preliminary and proposed only and may vary. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. No guarantees or representations are made with respect to any views depicted, or that any improvement, facilities, features, amenities, services, finishes, furnishings, appliances or materials depicted or described will be provided or built, or, if provided or built, will be of the same type, size, location, brand or nature as depicted or described. This condominium is being developed by Origin Bay Harbor Islands, a Condominium. These materials are not intended to be an offer to sell, or solicitation of an offer to buy, a unit in the condominium. Such an offering may only be made pursuant to the prospectus (offering circular) for the condominium, and no statements should be relied upon unless made in the prospectus provided to you by the developer or the purchase agreement executed between you and the developer. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. This is an offer to sell nor a solicitation of offers to buy the condominium units to residents of CT, ID, NJ, NY or OR, or in any other jurisdiction where such offer or solicitation cannot be made or are otherwise prohibited by law, and your eligibility for purchase will depend upon your state of residency.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.

## RESIDENCE FEATURES

- / Floor-to-ceiling, impact-resistant sliding glass doors and windows
- / Energy - efficient air conditioning and heating system - Featuring **Nest** Thermostats
- / Expansive floor layouts with up to 9-foot grand ceiling heights
- / PH residences feature 11- foot ceilings
- / Fully-accessorized imported Italian kitchens with state-of-the-art appliances
- / Modern bathrooms with Italian marble and European cabinetry
- / Italian porcelain flooring throughout
- / Panoramic private balconies on every residence
- / Oversized walk-in closets
- / Spacious (fully built out) walk-in master closet
- / Front load full-size washer and dryer
- / FTTH (Fiber to the Home) for video and high-speed internet

### RESIDENCES

**2 Bedrooms / 2.5 Bath**  
1,367 sq.ft

**2 Bedrooms + Den / 3.5 Bath**  
1,302.25

**3 Bedrooms / 3.5 Bath**  
From 1,491.75 to 1,549.50 sq.ft

**3 Bedrooms + Den / 4.5 Bath**  
2,187.75 sq.ft

**4 Bedrooms / 4 Bath**  
From 2,049.50 to 2,135 sq.ft

### PH COLLECTION

**2 Bedrooms + Den / 3.5 Bath**  
From 1,663.25 to 1,659.50 sq.ft

**4 Bedrooms / 4.5 Bath**  
2,200 sq.ft

**4 Bedrooms + Den / 4.5 Bath**  
(5th bedroom model available)  
2,328 sq.ft

9760 West Bay Harbor Drive,  
Bay Harbor Islands, FL 33154