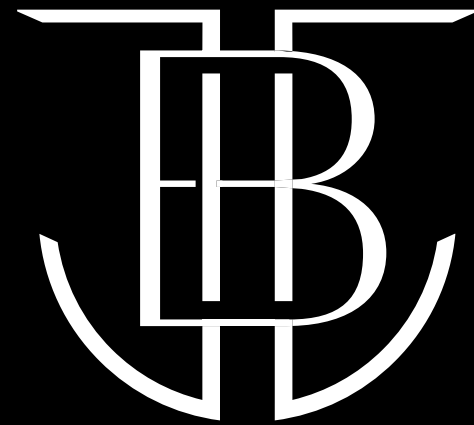




BAY HARBOR TOWERS

A collection of forty-four private residences,
marking the arrival of a new waterfront icon.





BAY HARBOR ISLANDS MOST COVETED WATERFRONT ADDRESS

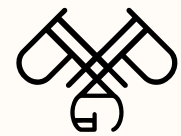
10141 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154



AN EXCEPTIONAL
TEAM



DEVELOPER



PPG DEVELOPMENT

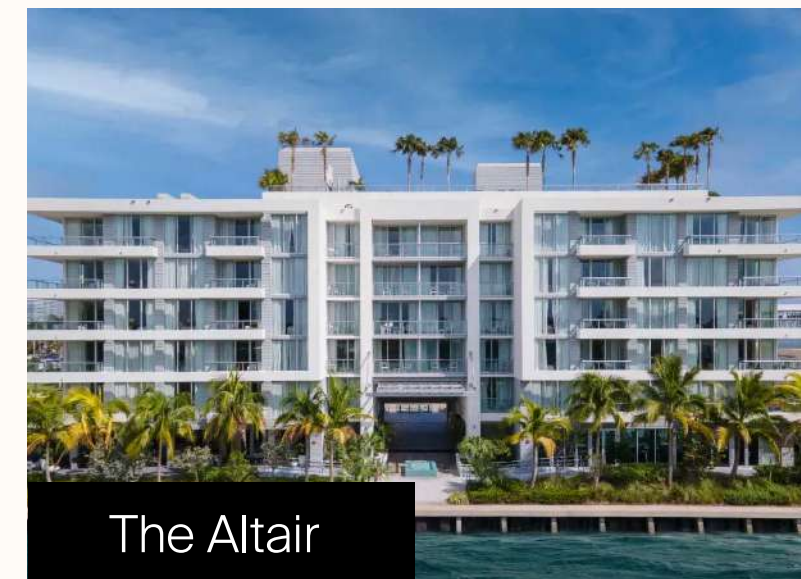
- » Founded by Ari Pearl, with over 20 years of experience
- » PPG portfolio has 2,500+ residential units and hospitality projects throughout South Florida
- » Recent success across condo, multi-family, hotel/resort, marina & golf courses
- » Bringing highly amenitized properties to market are their specialty
- » PPG has a proven track record of on-time delivery
- » Deep knowledge about the Bay Harbor Islands customer and strong relationship with local government



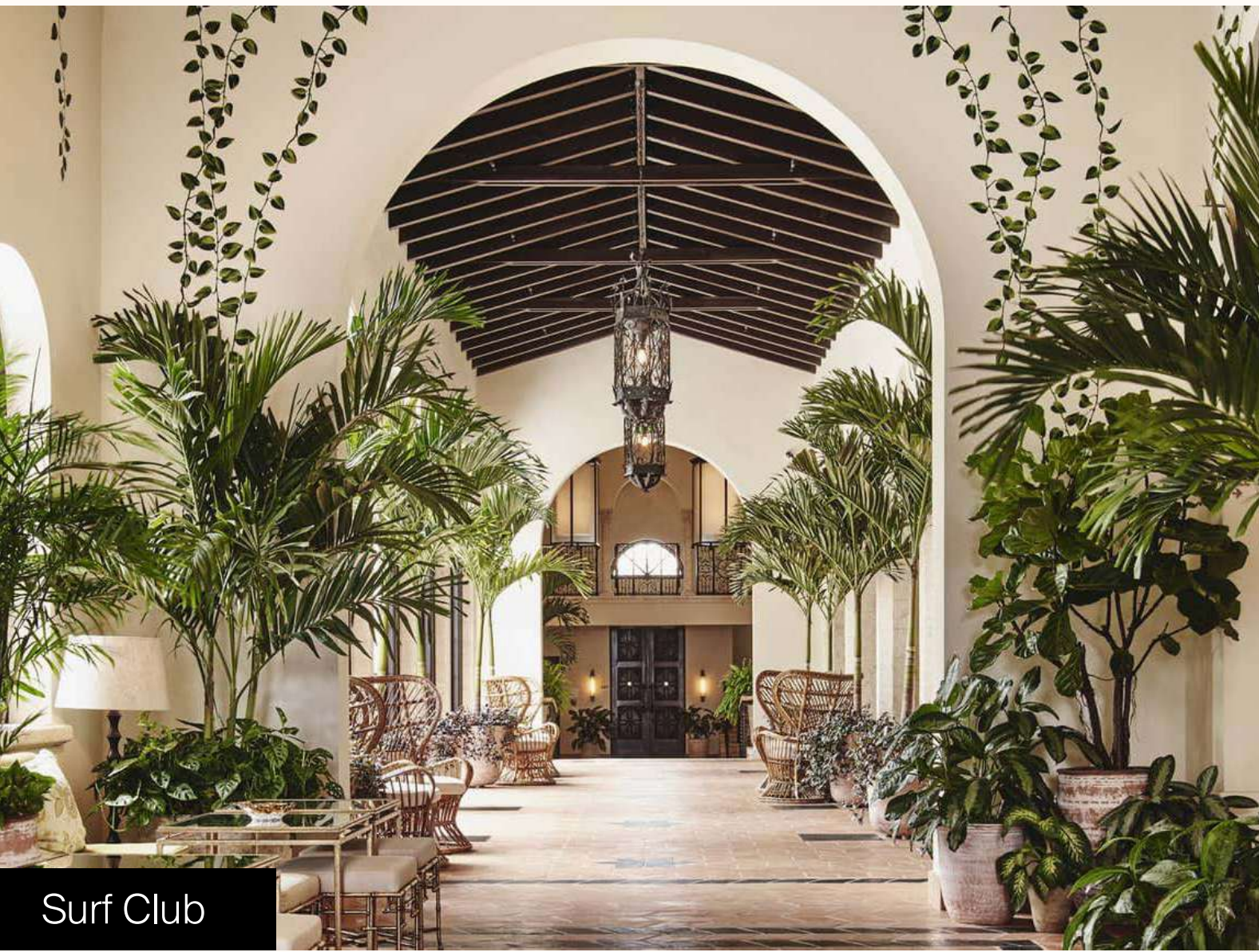
Shell Bay



Slate Tower



The Altair



Surf Club



Château Beach



Palazzo del Sol



ARCHITECT



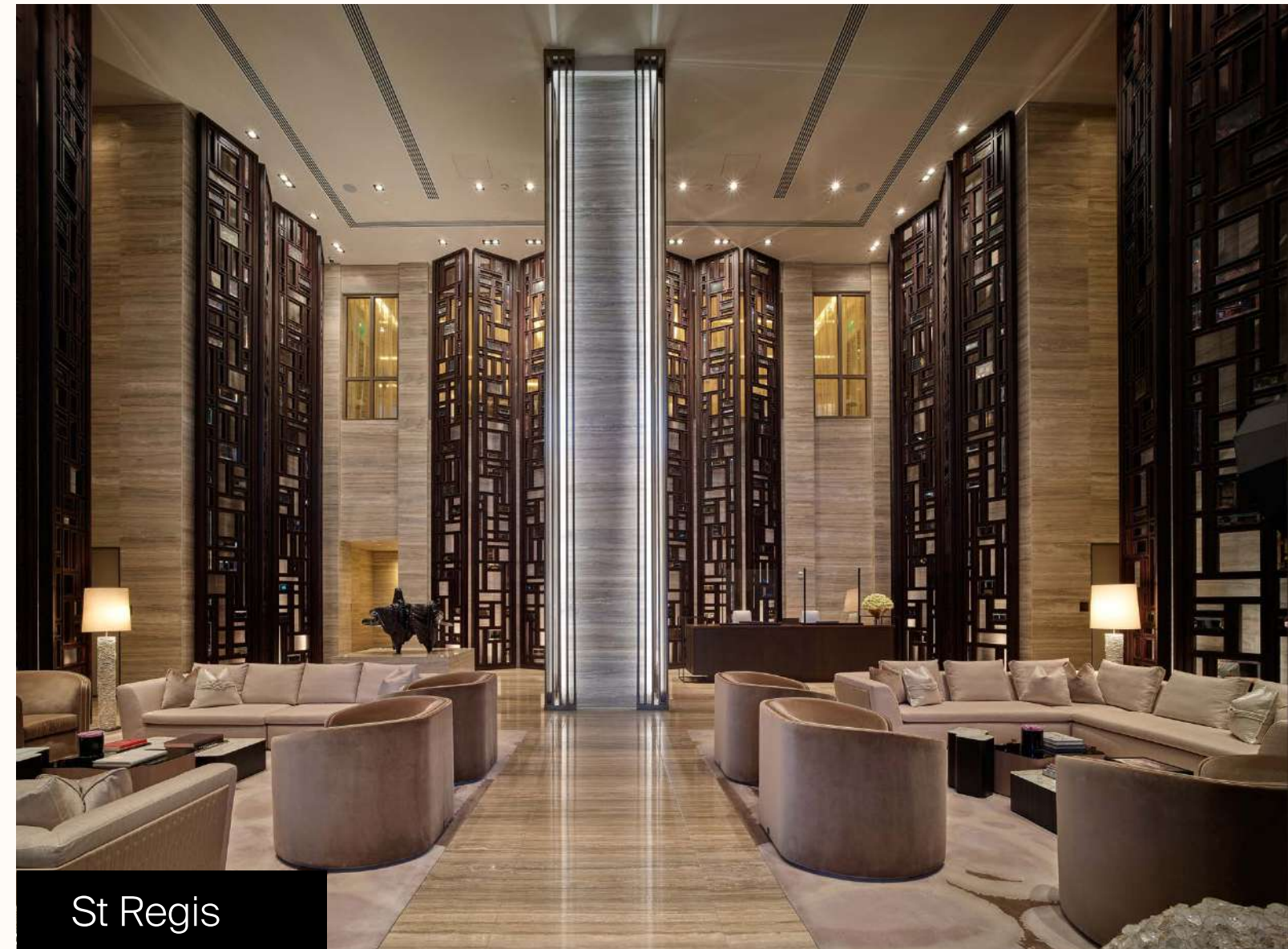
- » Kobi Karp has over 2 decades of hospitality, retail and high-rise residential development experience
- » They have designed over \$36B in mixed-use commercial, residential, and multi-family worldwide
- » Kobi Karp & Ari Pearl have collaborated with great success on multiple projects



INTERIOR DESIGN

Interiors by STEVEN G. INC.

- » Interiors by Steven G. has been in business for over 40 years, and is a full-service design firm helmed by Steven Gurowitz
- » They have designed notable luxury residential projects, restaurants, hotels, commercial spaces, condos, and private homes in South Florida





LANDSCAPING



- » Founded by Carolina Monteiro in 2017
- » Experience in boutique hotels, larger developments and private residences
- » Creates timeless outdoor spaces that seamlessly integrate indoor-outdoor living



S Hotel Jamaica



I+SW Residence



C+JE Residence



THE NEIGHBORHOOD



SUNNY ISLES

KEYSTONE
ISLANDS

NORTH MIAMI

BAL HARBOUR

BAY HARBOR
ISLANDS

SURFSIDE

INDIAN CREEK
ISLAND

BISCAYNE
BAY

BISCAYNE
POINT

NORMANDY
ISLES

MIAMI SHORES

NORTH BAY
VILLAGE

ATLANTIC
OCEAN



AREA KEY:

- | | |
|----------------------|-----------------------|
| 1 BAY HARBOR ISLANDS | 3 SUNNY ISLES |
| 2 AVENTURA | 4 BAL HARBOUR VILLAGE |



BAY HARBOR TOWERS



WALKABILITY

- » Cafe's
- » Restaurants
- » Schools
- » Parks
- » Shopping
- » Beaches





SHOP & EAT

- » Bal Harbour Shops
- » Carpaccio
- » Aba Mediterranean
- » Le Zoo
- » Makoto
- » Pura Vida



WATER ACTIVITIES

- » Boating
- » Ocean boardwalk
- » Marina
- » Sandy beaches
- » Beach club access





BUILDING OVERVIEW



-
- » Iconic 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-through layouts with bay views and indoor-outdoor living
 - » Bayhouse and Penthouse residences featuring private pools and terraces
 - » Florida Green Building Coalition certified
 - » Private marina with 13 boat slips
 - » Common areas featuring the exquisite Italian furniture brand Hessentia by Cornelio Cappellini





BAY HARBOR TOWERS



HESENTIA

- » Sophisticated design with unique bespoke furniture in the common areas by Hessentialia Cornelio Capellini
- » Steven G's white-glove interior design services

HESENTIA | CORNELIO CAPPELLINI





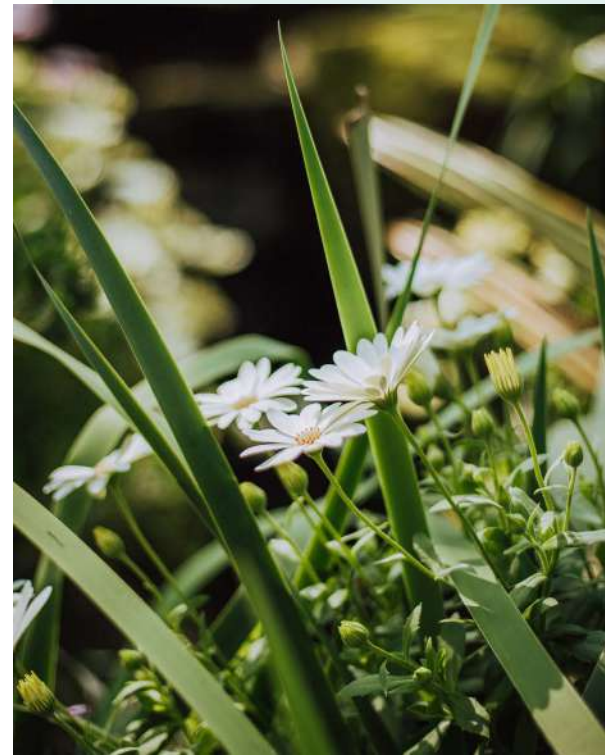
SERVICES

- » 24/7 front-desk concierge
- » Valet service
- » Beach club access
- » Covered Parking with EV charging
- » Bicycle and water sports storage





THE AMENITIES



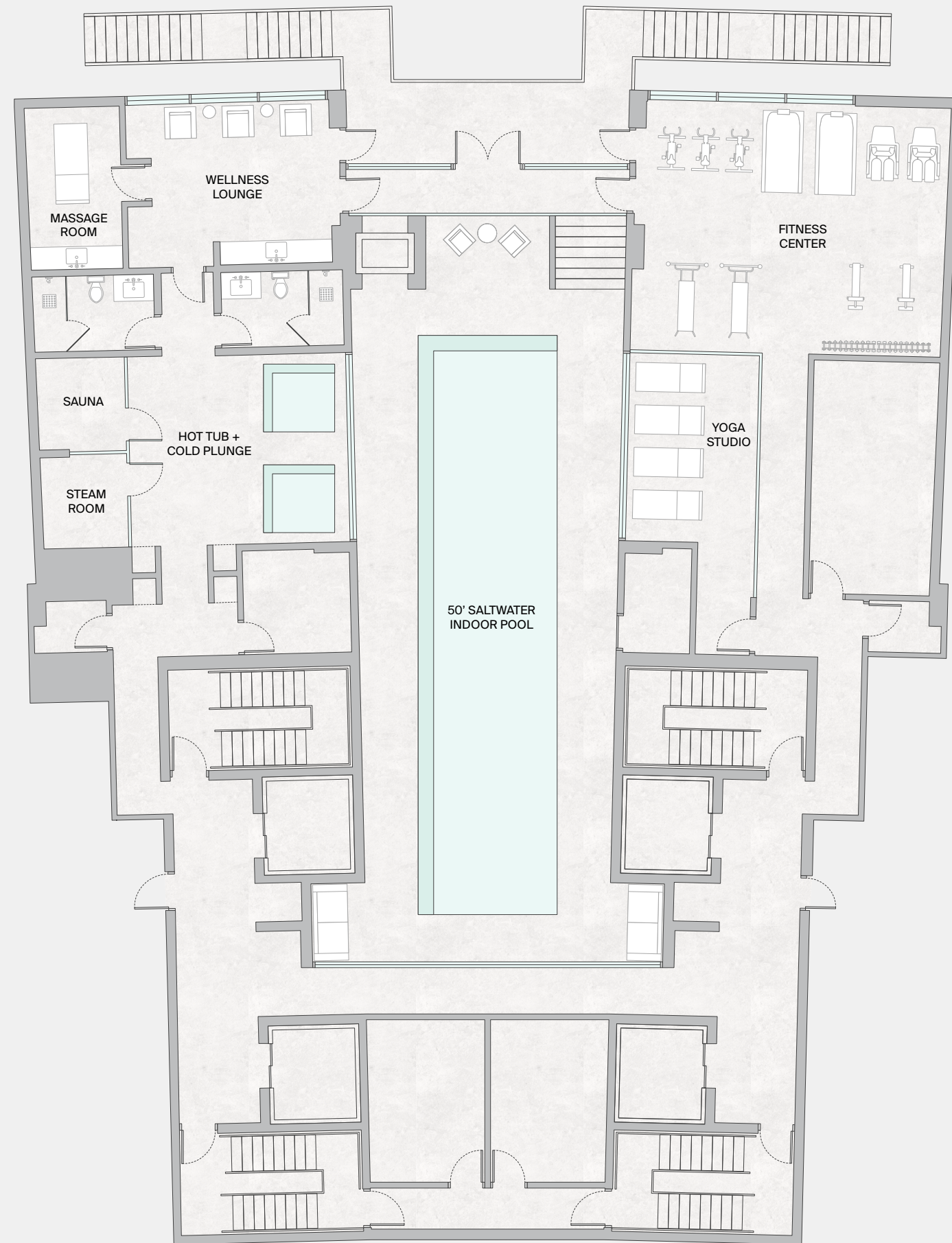
AMENITIES

- » Owners lounge with news cafe
- » Private marina with 13 boat slips
- » Relaxing hammock garden
- » Outdoor garden terrace



HEALTH & WELLNESS

- » 50' Saltwater Indoor Pool
- » Massage Room
- » Fitness Center
- » Sauna & Steam Room
- » Hot & Cold Plunge
- » Yoga Studio
- » Wellness Lounge



BAY HARBOR TOWERS



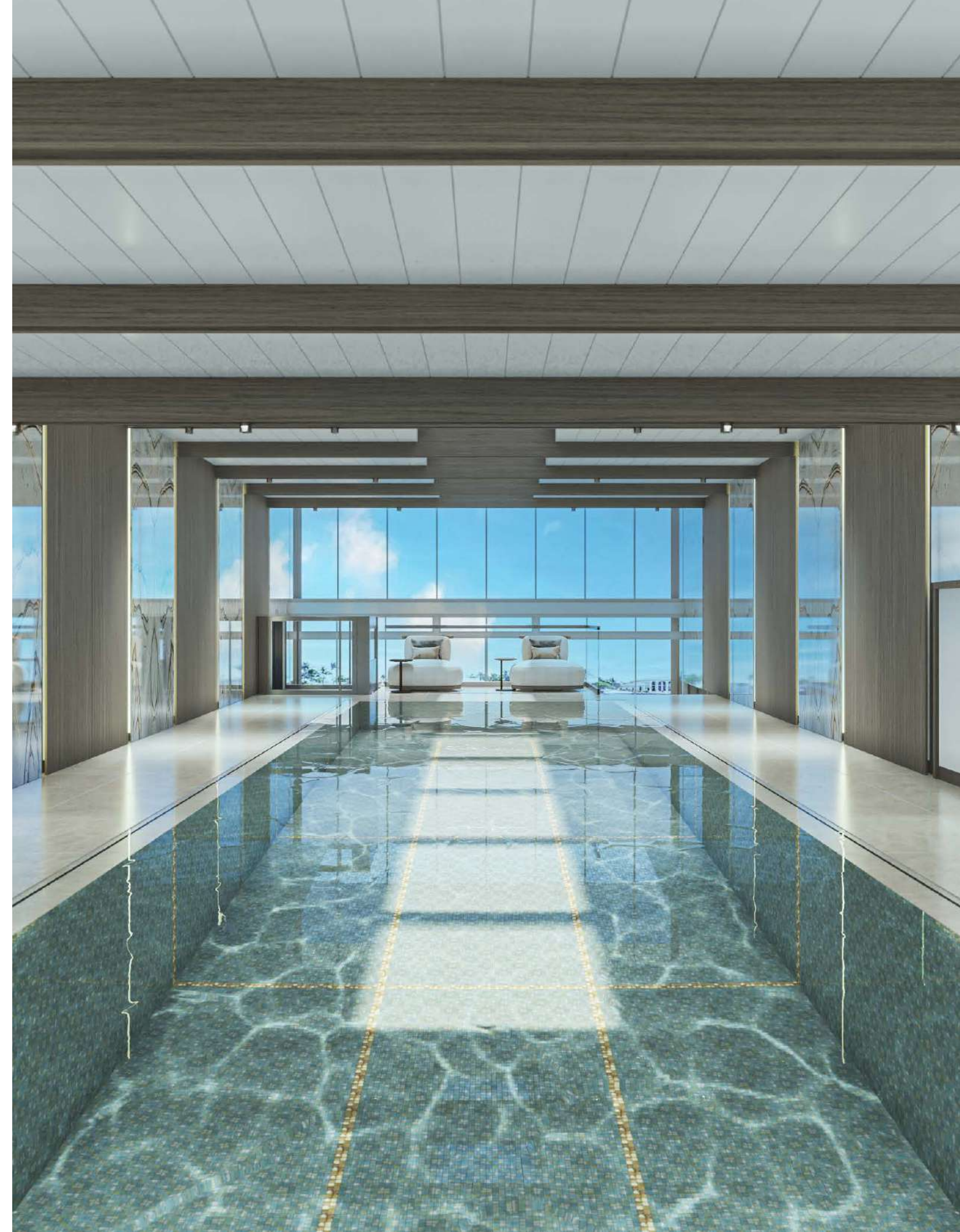
AMENITIES

- » State-of-the-art fitness center with bespoke Paragon® equipment
- » Yoga studio



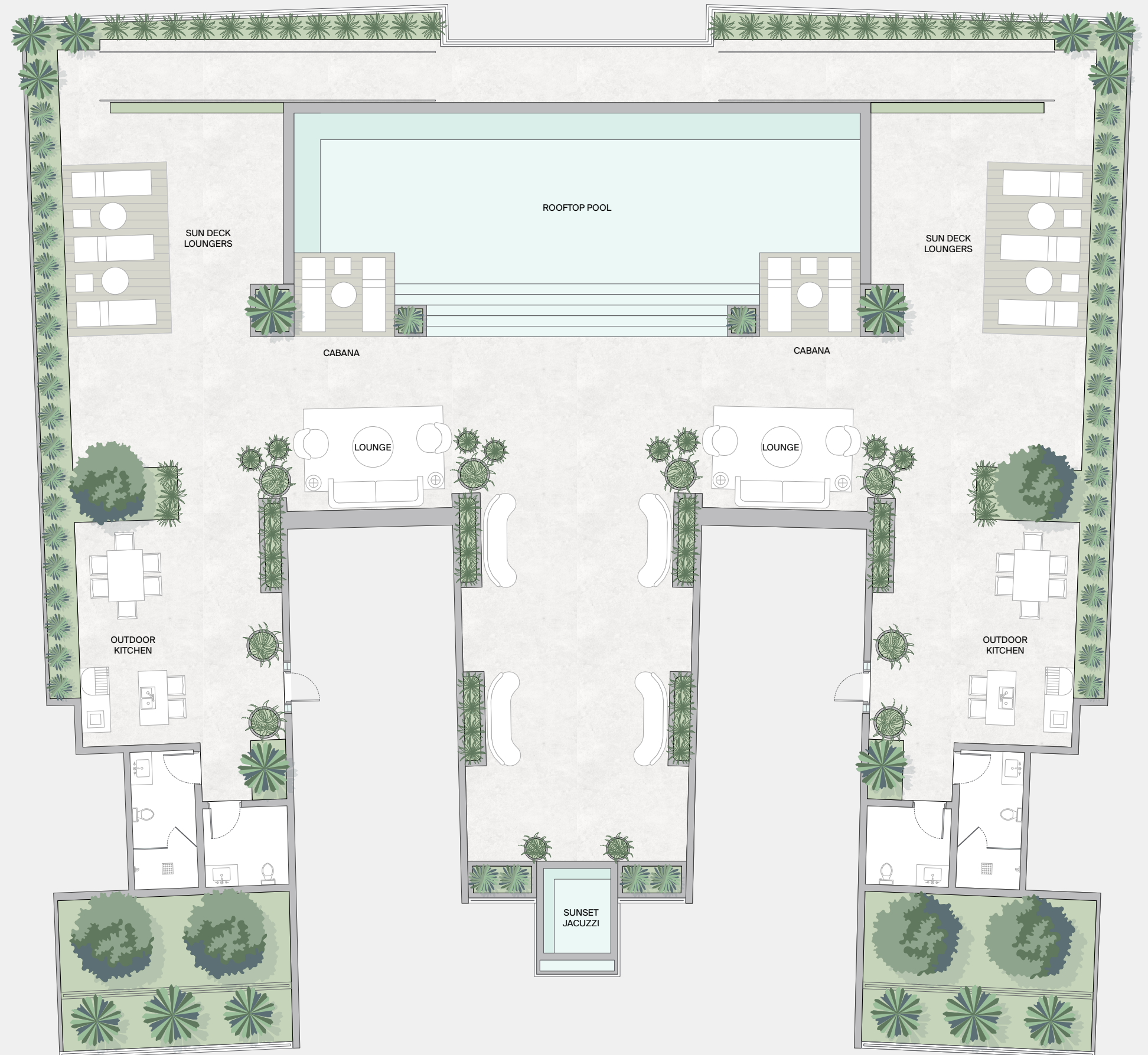
WELLNESS

- » 50' heated saltwater indoor lap pool and hot/cold plunge
- » Wellness spa with sauna, steam, massage treatment rooms



ROOFTOP RETREAT

- » Rooftop Pool
- » Cabanas
- » Sun Deck Loungers
- » Lounge
- » Outdoor Kitchens
- » Sunset Jacuzzi



BAY HARBOR TOWERS



ROOFTOP RETREAT

- » Rooftop pool sundeck with sun-loungers, daybeds and cabanas
- » Open-air summer kitchen with barbeque grills and dining areas
- » Sunset rooftop jacuzzi











THE RESIDENCES



RESIDENCE FEATURES



-
- » Private and semi-private elevator entry access to private residence foyers
 - » Expansive, open-concept kitchen, dining and living areas
 - » Floor-to-ceiling, hurricane-impact glass windows provide abundant natural light
 - » Deep, wrap-around sunrise and sunset terraces
 - » Private pools, summer kitchens with dining and outdoor lounge areas with firepits in Penthouse residences







CHEF'S KITCHEN

- » Honed marble countertops
- » Beautiful wood fluted custom cabinets with brass pulls

Premium appliance package:

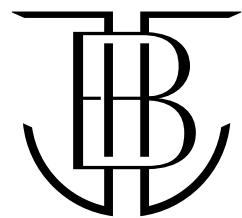
- » Wolf® 5-burner gas stove and cooktop
- » Subzero® fridge/freezer and separate wine fridge
- » 44" sink workstation
- » Dornbracht® faucets and pot filler



PRIMARY BATHROOMS

- » Custom oak wood double-vanity with honed marble countertops and brushed bronze accents
- » Ultra-luxurious porcelain flooring throughout
- » Over-sized, sculptural soaking tub intentionally designed for deep relaxation
- » Full-height glass enclosed shower





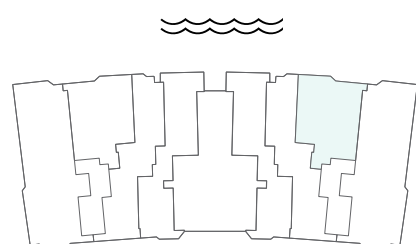
BAY HARBOR
TOWERS

Residence 302

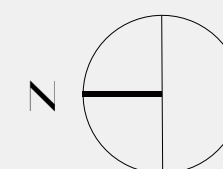
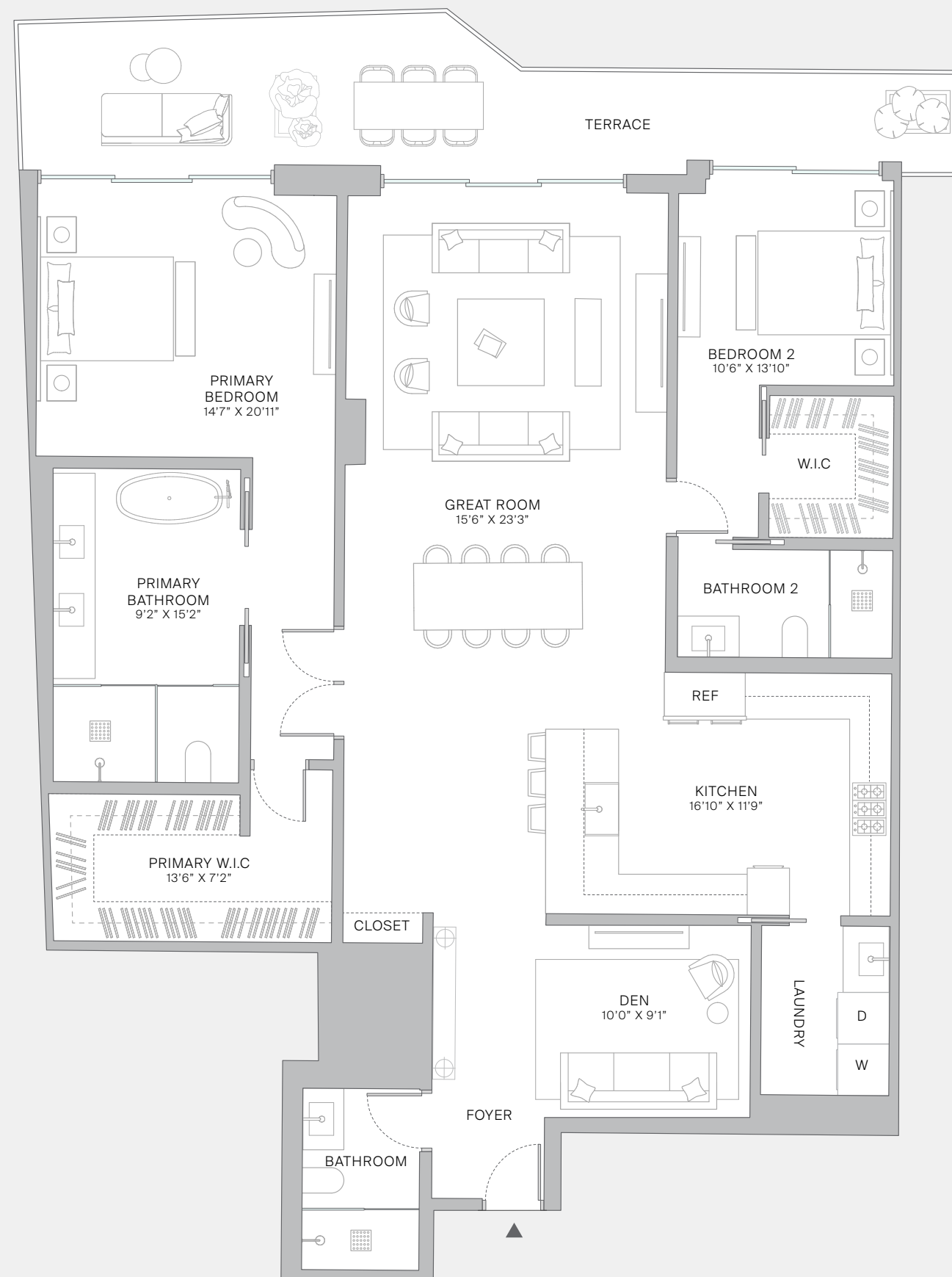
2 BEDROOM + DEN
3 BATHROOM

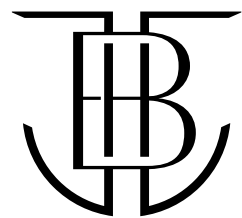
INTERIOR
1,909 SF / 177 SM

EXTERIOR
261 SF / 24 SM



EAST BAY HARBOR DRIVE





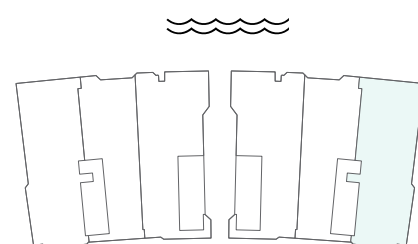
BAY HARBOR
TOWERS

Residence 601

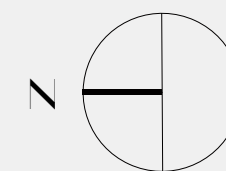
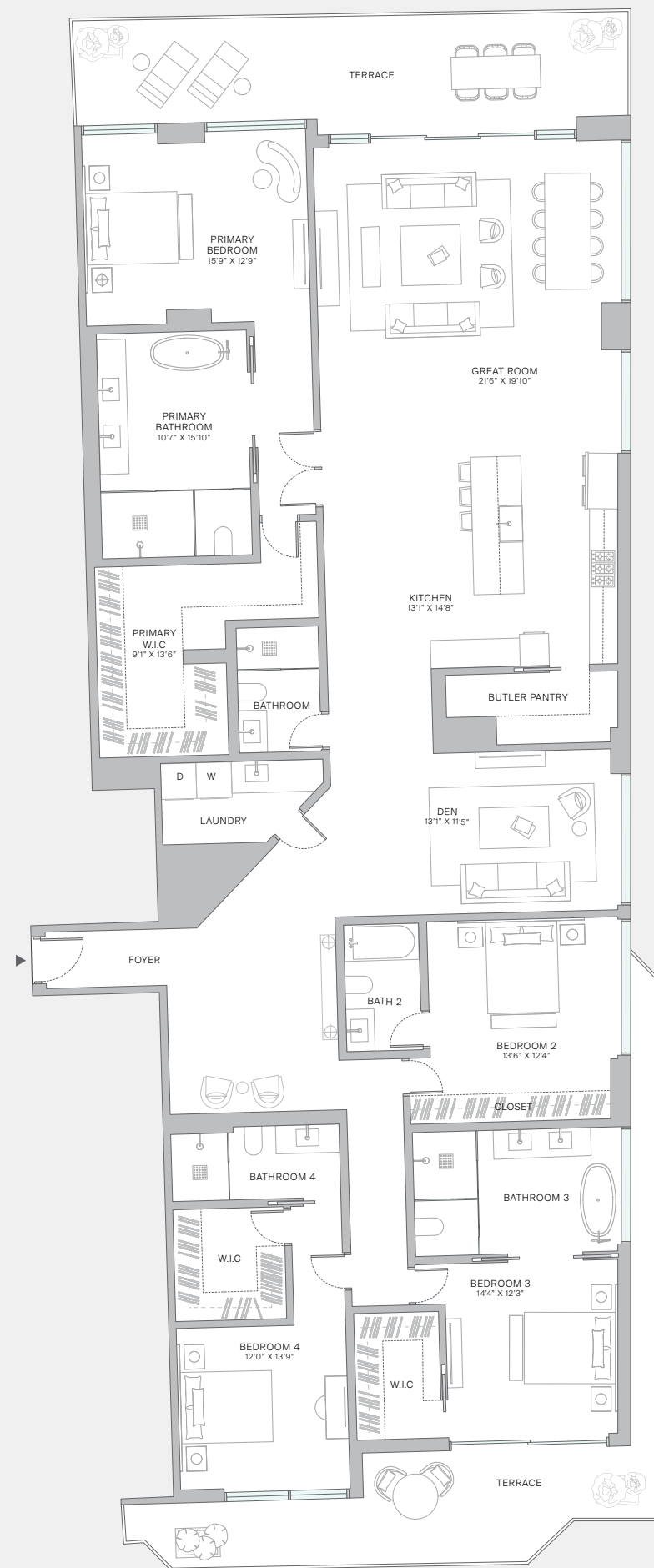
4 BEDROOM + DEN
5 BATHROOM

INTERIOR
3,393 SF / 315 SM

EXTERIOR
595 SF / 55 SM



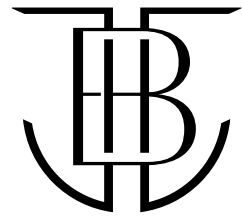
EAST BAY HARBOR DRIVE



THE
BAYHOUSE
RESIDENCES

THE
PENTHOUSE
RESIDENCES

This exclusive collection offers four Penthouse residences and two waterfront Bayhouse residences, each a masterpiece of design and luxury featuring oversized dual, walk-in closets, spa bathrooms, and private terraces throughout the living spaces. The Penthouses boast private pools, summer kitchens, and outdoor lounge areas with firepits, while the Bayhouse residences offer a semi-private bayside terrace and pool, along with an outdoor summer kitchen and BBQ area.

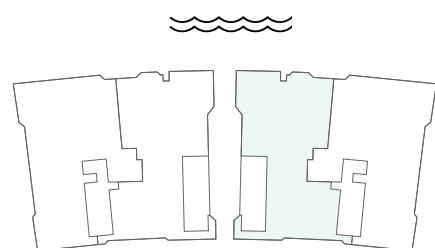


BAY HARBOR
TOWERS

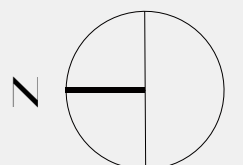
Penthouse 802

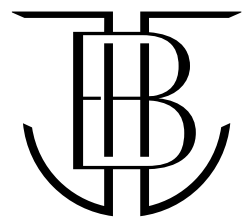
4 BEDROOM + DEN
5.5 BATHROOM

INTERIOR
4,496 SF / 417 SM



EAST BAY HARBOR DRIVE

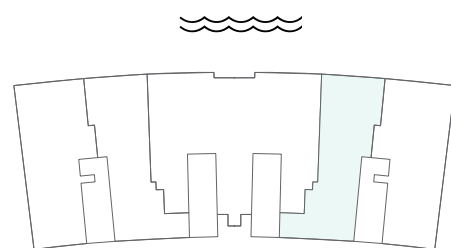




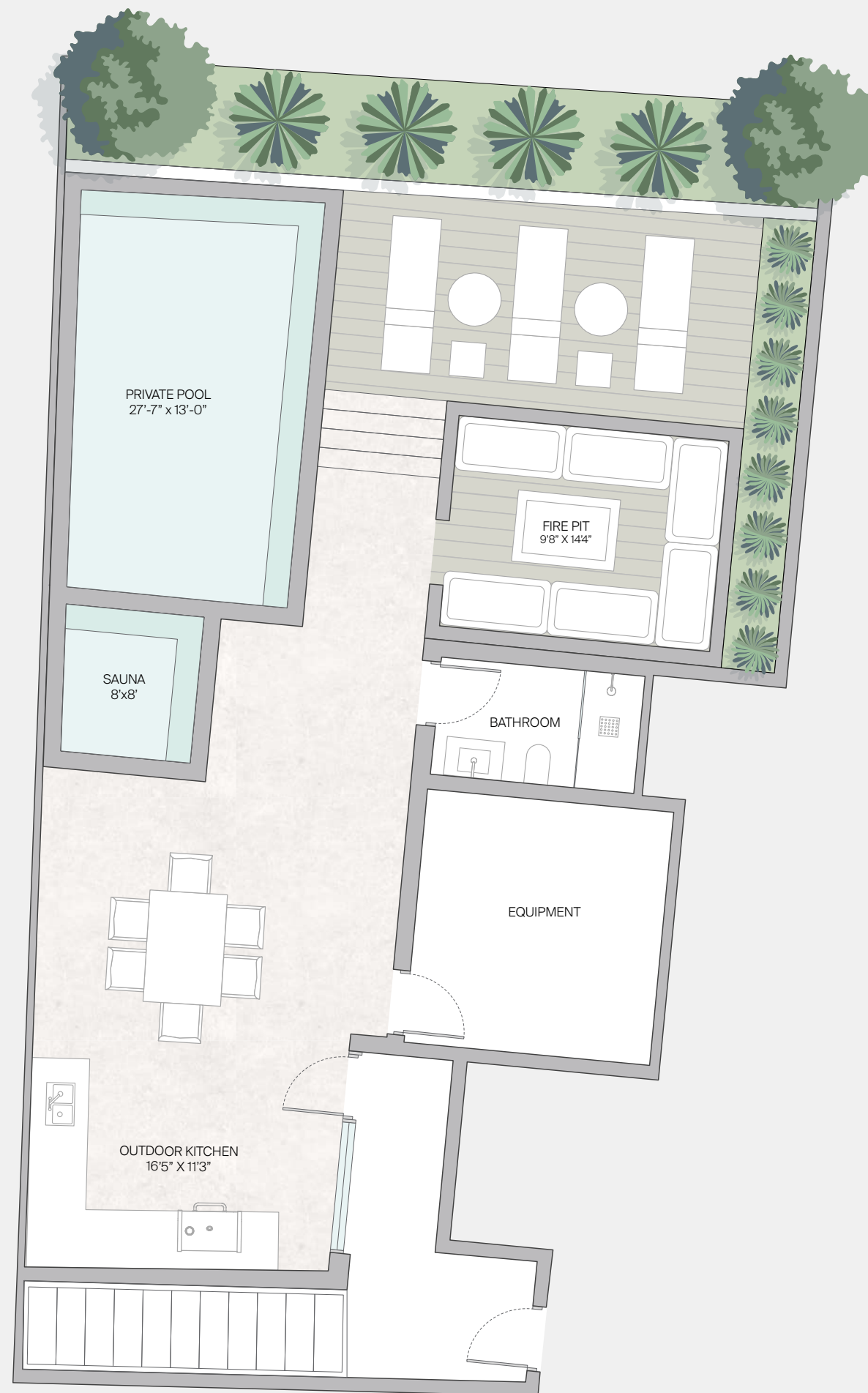
BAY HARBOR
TOWERS

Penthouse
Rooftop
802

PRIVATE TERRACE
2,854 SF / 265 SM



EAST BAY HARBOR DRIVE





DEPOSITS

BAY HARBOR TOWERS

BUYER DEPOSIT STRUCTURE

20% at Contract

10% at Groundbreaking

10% at Top Off

60% at Closing



 **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.**

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