

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

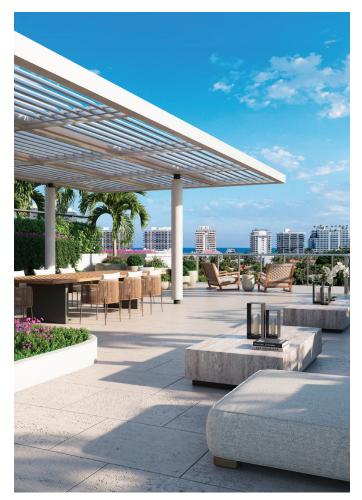
- 10,000 sq ft rooftop amenity deck with breathtaking views & central pool
- Dedicated kids' & adults' areas
- Pool with sun-shelf & immersed shallow sun loungers
- Expansive poolside sundeck with chaise loungers & shaded daybed nooks
- · Hanging nest swings

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
- Tesla® house car available for residents' use

The Team

- Envisioned by lan 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

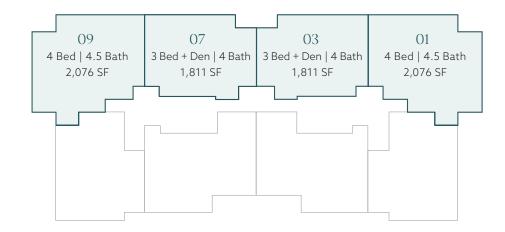
2-4 Bedroom Residences & Penthouses





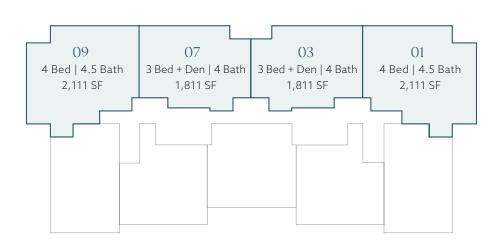
UPPER & LOWER PENTHOUSES

LEVELS 7-8



RESIDENCES

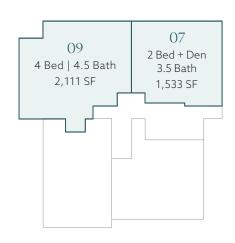
LEVELS 4-6

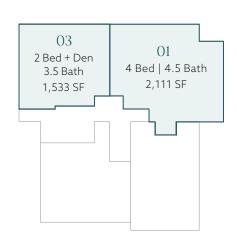


RESIDENCES

LEVELS 2-3

Level 2 Residences have private staircases.





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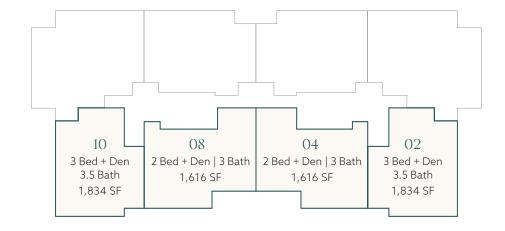
2-3 Bedroom Residences & Penthouses





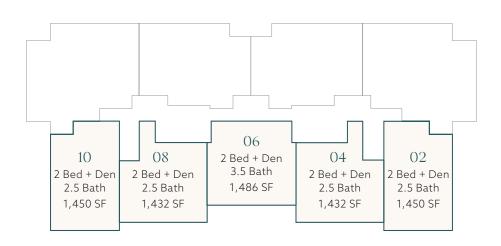
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RESIDENCES

LEVELS 4-6

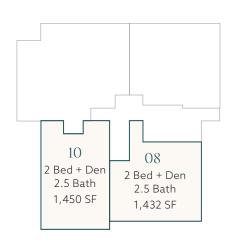


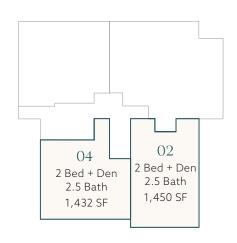
RESIDENCES

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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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