

## TEAM

Envisioned by  
Morabito Properties  
CMC Group

Architect  
Bernardo Fort-Brescia/  
Arquitectonica

Landscape Design  
Enzo Enea

Interior Designer  
A++

Creative Agency  
Lemon Yellow

## OVERVIEW

Number of Residences  
41

Number of Stories  
7 floors + parking

Unit Mix  
2-4 bedrooms residences

## BUILDING FEATURES

Expansive waterfront views

Private marina

Gym and spa

Rooftop pool

Personalized services, security and  
advanced technology

## RESIDENCE FEATURES

Floor-to-ceiling, impact-resistant  
sliding glass doors and windows

Spacious tiled terraces or private  
gardens for most units

Private and semi-private residential  
elevators

Open floor layouts and up to 9-foot  
grand ceiling height

Fully-accessorized Snaidero kitchens  
with top-of-the-line Miele appliances

Bathrooms with Italian marble and  
wood cabinetry

Exquisite Italian flooring throughout

Energy-efficient air conditioning and  
heating system with ultra-quiet  
technology

Air and water filtration system

## ROOF DECK & POOL

Lush landscape design by award  
winning designer Enzo Enea

Summer kitchen & bar

Poolside sundeck with  
'relax and lounge' area

## PRIVATE MARINA

14 slips for boats ranging from  
30 to 55 feet

Direct ocean access through  
Haulover Inlet

Water sports launch dock with available  
kayaks, paddle boards and inflatables

## PERSONALIZED SERVICES, SECURITY AND TECHNOLOGY

Covered valet drop-off

Personal parking spaces in fully enclosed  
garage

Electric vehicle charging stations  
and bicycle storage

Secured individual residential  
storage space

Front desk reception

24-hour security video surveillance

24-hour valet

Wi-Fi available throughout all  
public spaces

FTTH (fiber to the home) for voice, video,  
and high-speed Internet

Integrated digital concierge



onda

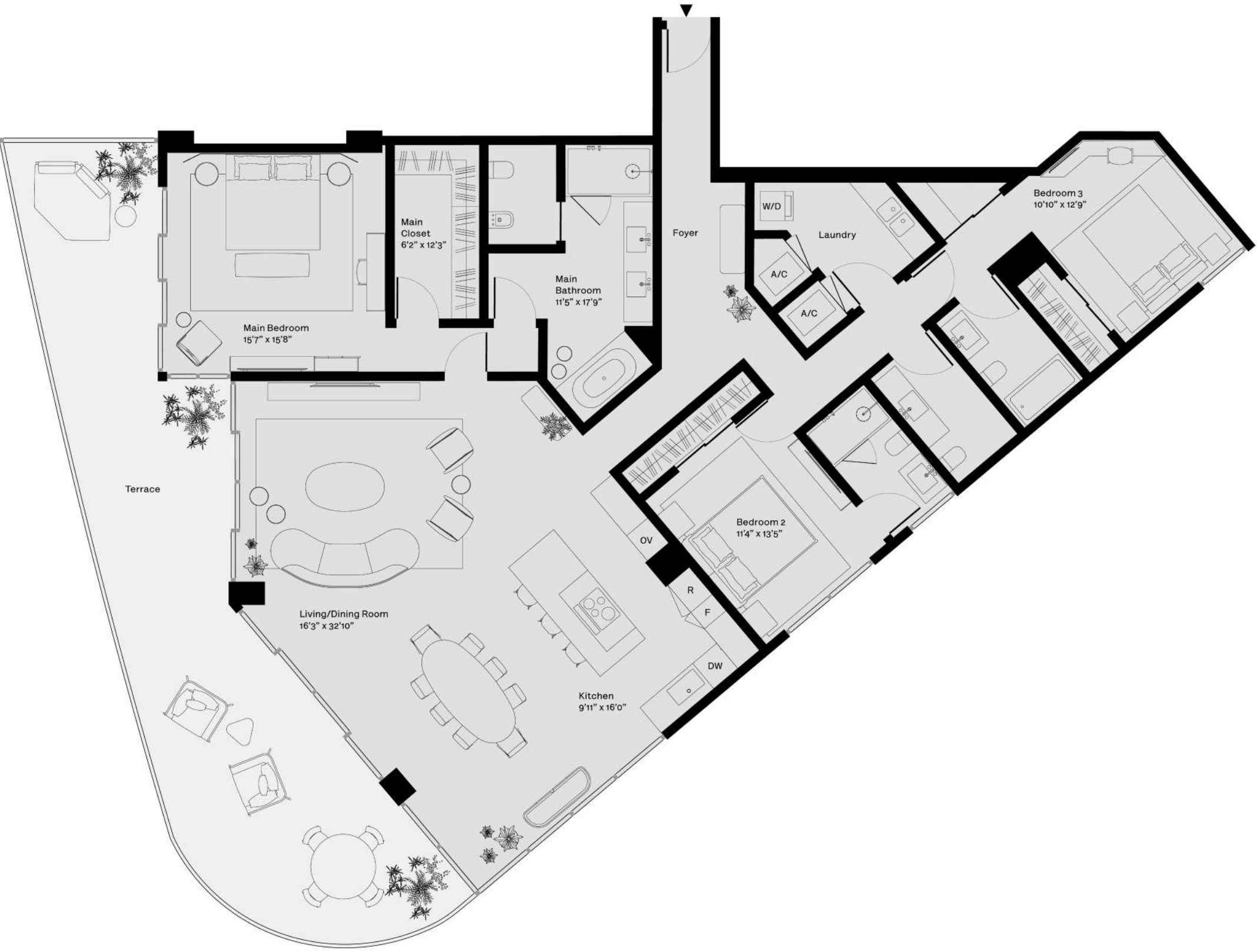
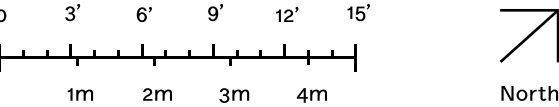
PROJECT LOCATION  
1135 103rd St  
Bay Harbor Islands, FL 33154

SALES CENTER  
10301 East Bay Harbor Drive  
Bay Harbor Islands, FL 33154

RESIDENCE 01 BAIA



# 01 Baia



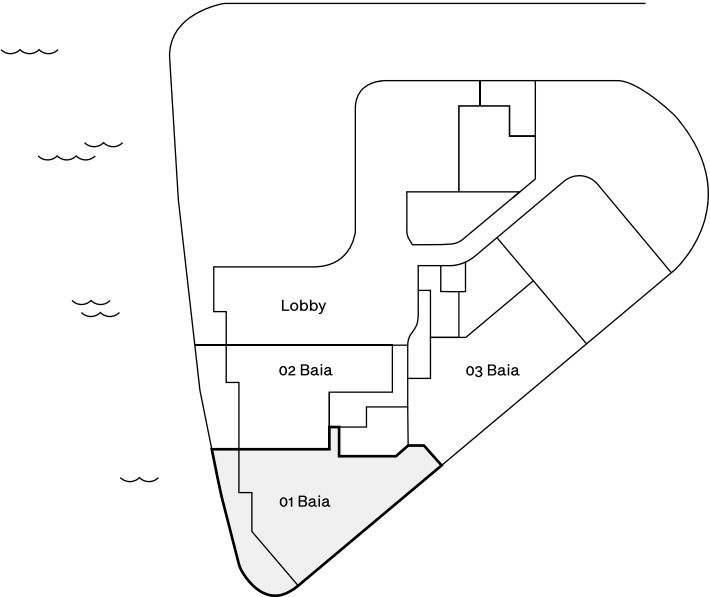
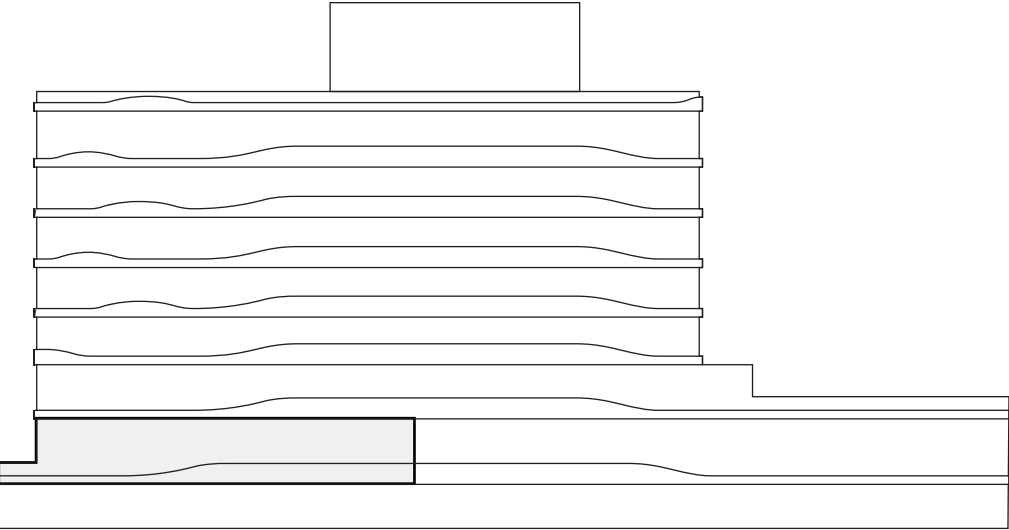
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3 Bedrooms  
3.5 Bathrooms  
Water Front View  
Terrace

Indoor:  
2,495 SF / 232 SM

Outdoor:  
692 SF / 64 SM

Total:  
3,187 SF / 296 SM





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Integrated digital concierge

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SALES CENTER  
10301 East Bay Harbor Drive  
Bay Harbor Islands, FL 33154



onda

RESIDENCE 02 BAIA



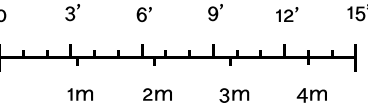
02 Baia

2 Bedrooms  
2.5 Bathrooms  
Water Front View  
Terrace  
Den

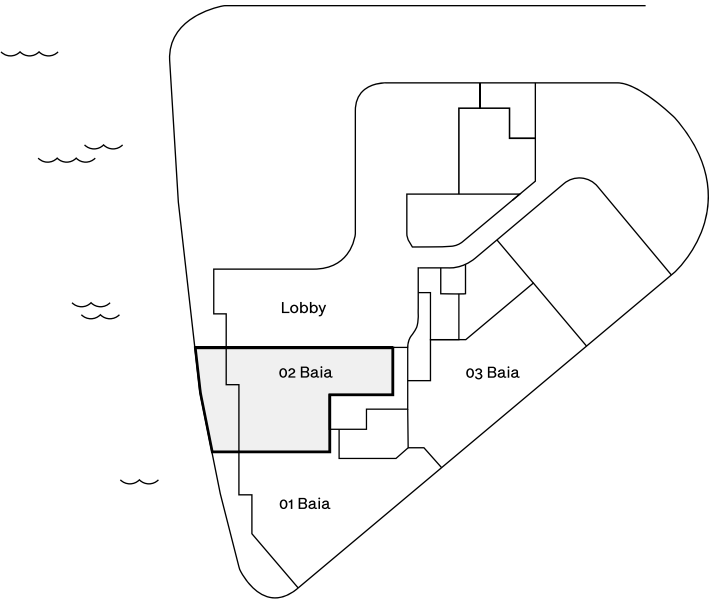
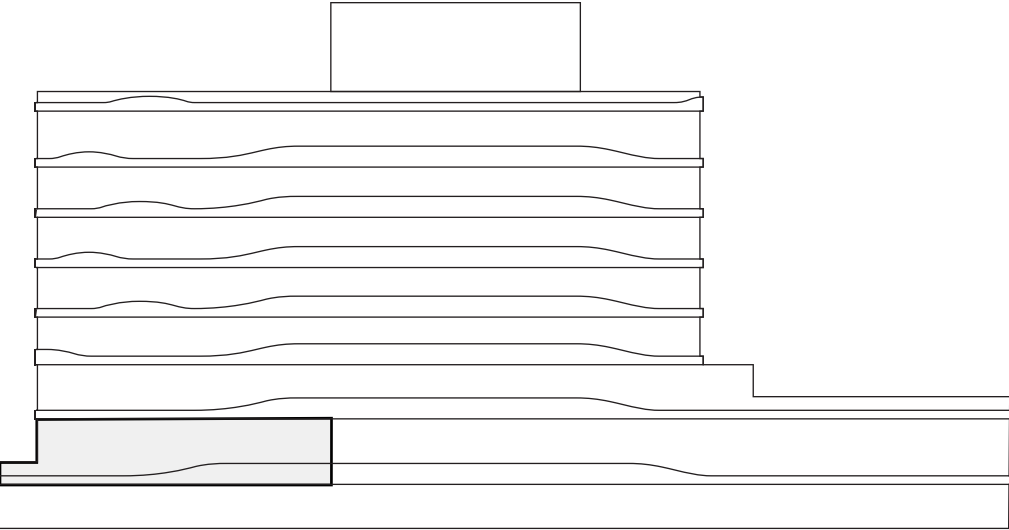
Indoor:  
1,889 SF / 175 SM

Outdoor:  
510 SF / 47 SM

Total:  
2,399 SF / 222 SM



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SALES CENTER  
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onda

RESIDENCE 03 BAIA

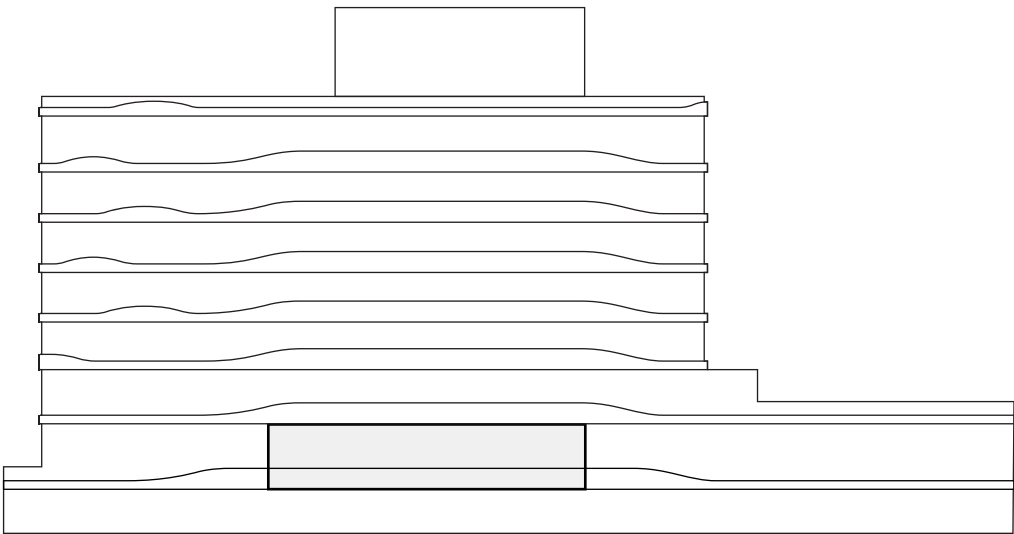
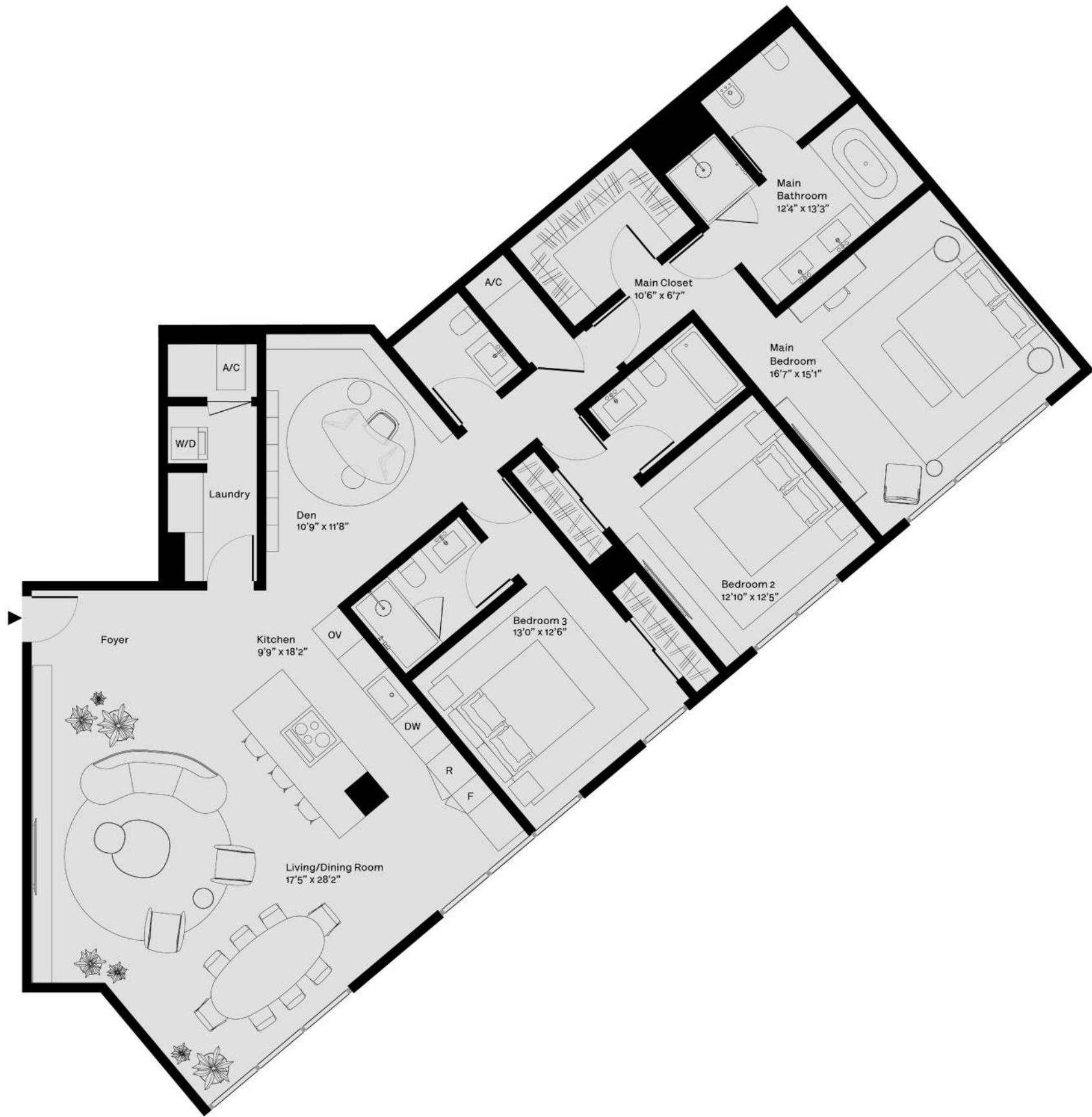


03 Baia

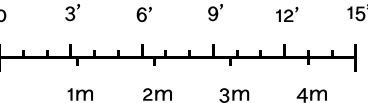
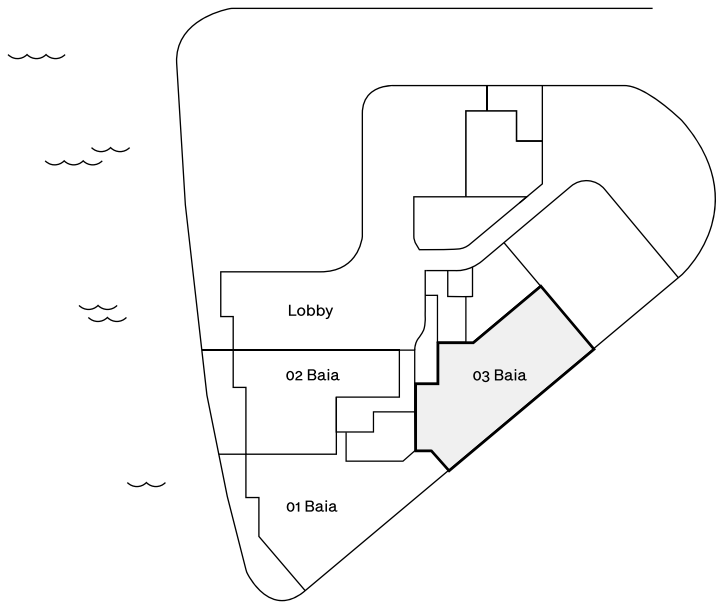
3 Bedrooms  
3.5 Bathrooms  
Water View  
Den

Indoor:  
2,333 SF / 216 SM

Total:  
2,333 SF / 216 SM



1/8" = 10"



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## OVERVIEW

Number of Residences  
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7 floors + parking

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## BUILDING FEATURES

Expansive waterfront views

Private marina

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SALES CENTER  
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onda

RESIDENCE 01 ARIA



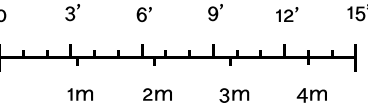
01 Aria

3 Bedrooms  
2.5 Bathrooms  
Water Front View  
Terrace

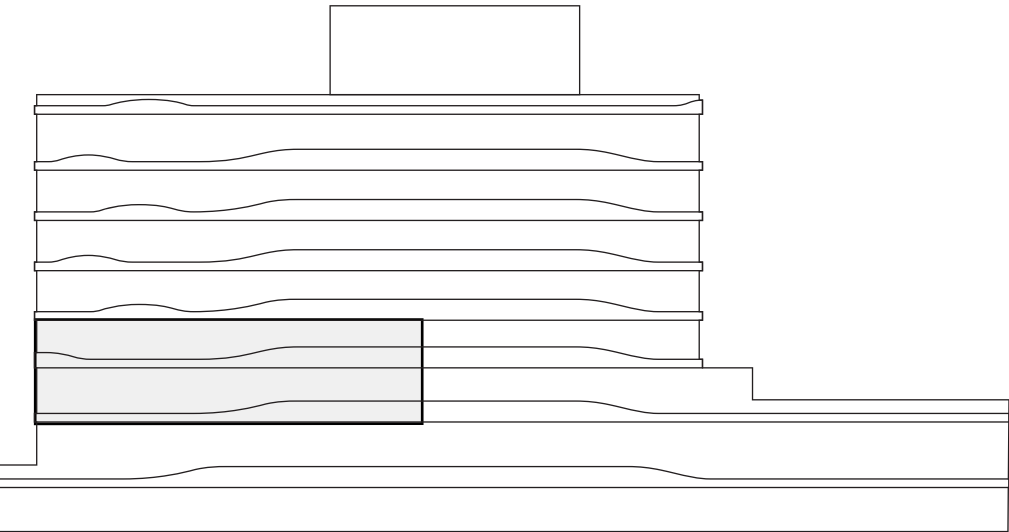
Indoor:  
2,188 SF / 203 SM

Outdoor:  
466 SF / 43 SM - 478 SF / 44 SM

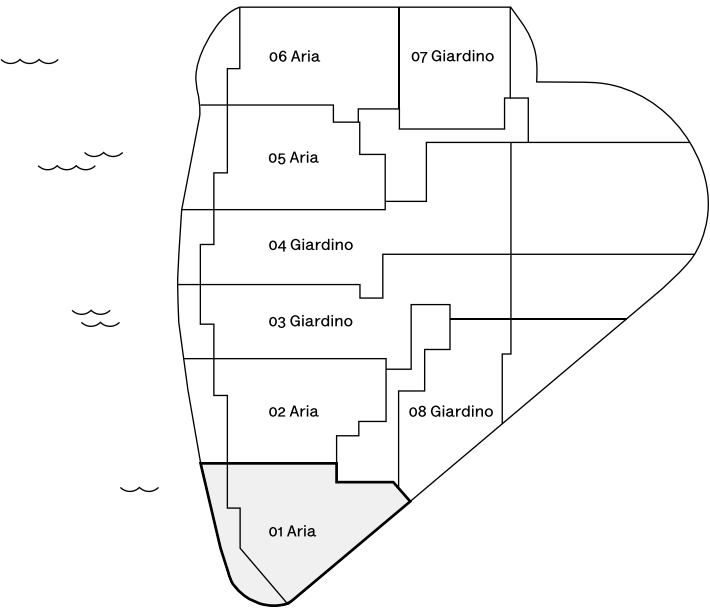
Total:  
2,654 SF / 246 SM - 2,666 SF / 247 SM



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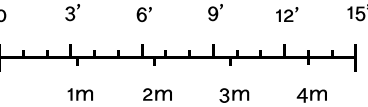
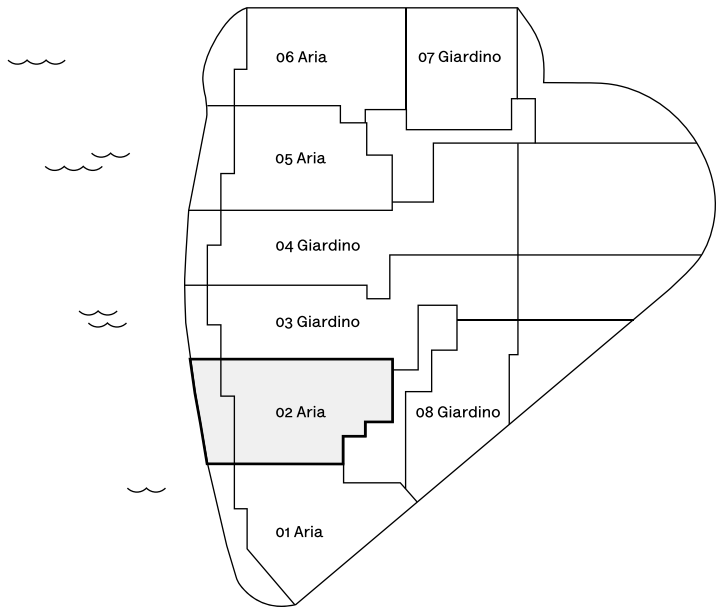
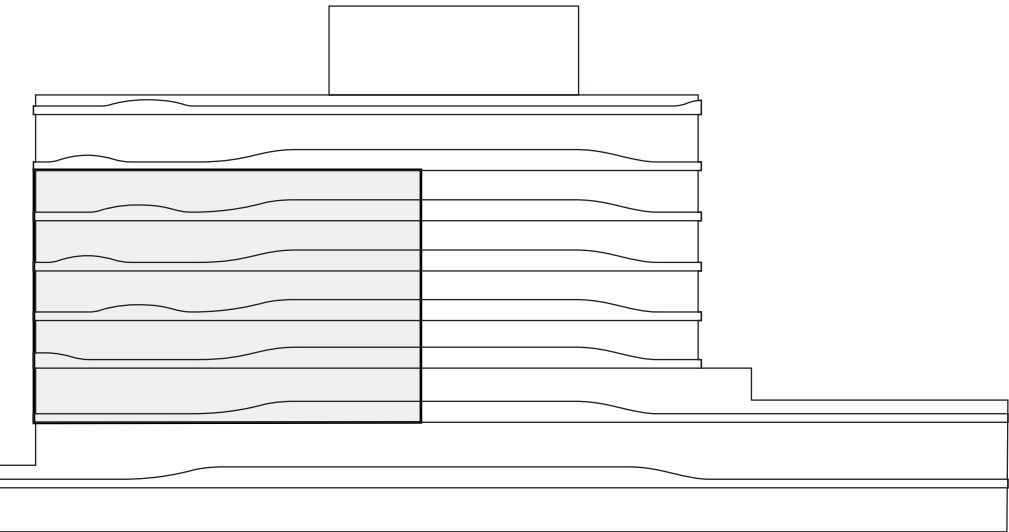
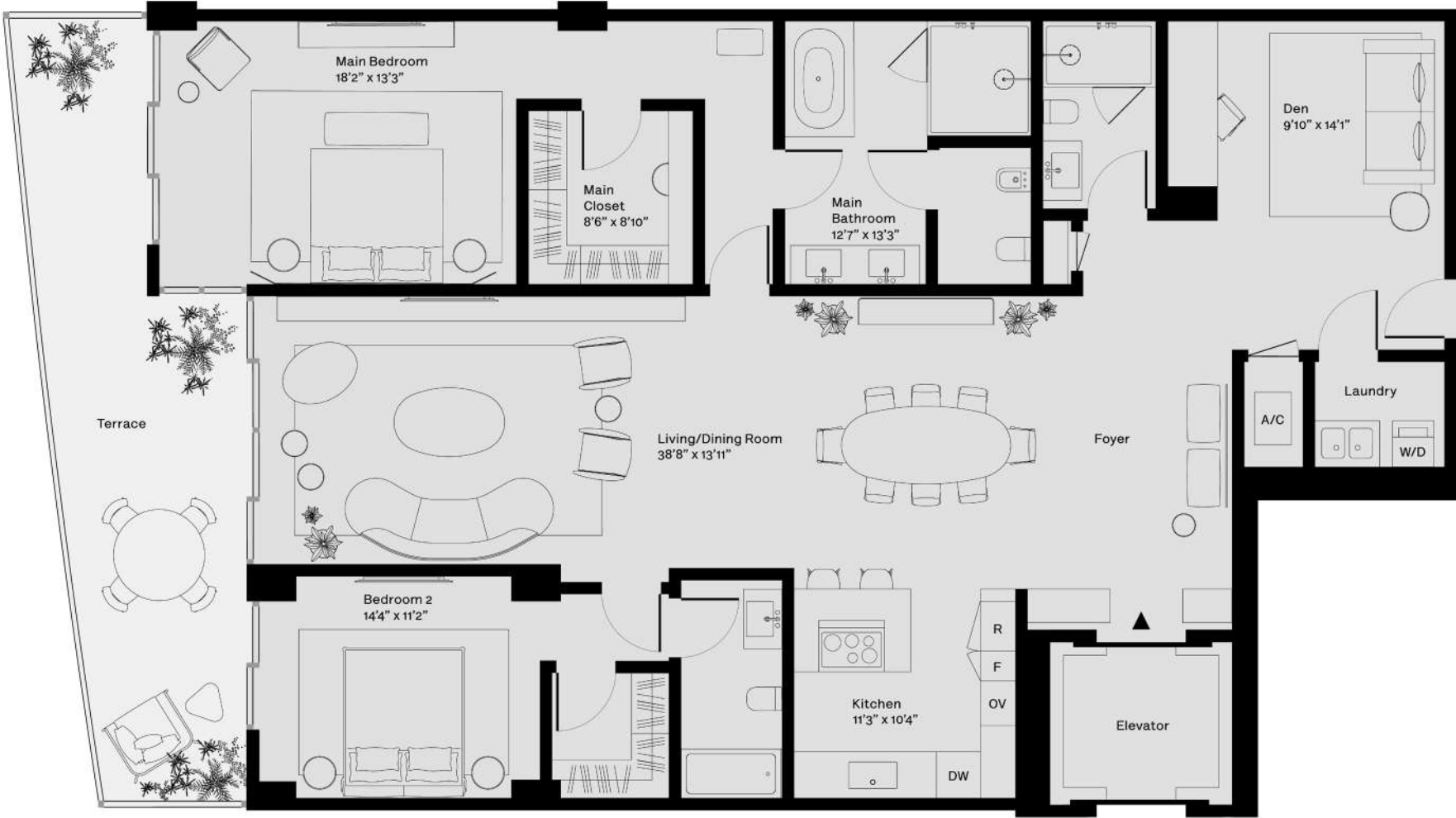
02 Aria

- 2 Bedrooms
- 3 Bathrooms
- Water Front View
- Terrace
- Private Elevator
- Service Entrance
- Den

Indoor:  
2,241 SF / 208 SM

Outdoor:  
333 SF / 31 SM - 377 SF / 35 SM

Total:  
2,574 SF / 239 SM - 2,618 SF / 243 SM



STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES FROM THE SQUARE FOOTAGE AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF FURNITURE, APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. THE SIZE AND CONFIGURATION OF BALCONIES AND TERRACES VARIES SLIGHTLY THROUGHOUT THE BUILDING. THE BALCONY DEPICTED ABOVE IS A "TYPICAL" CONFIGURATION, BUT ACTUAL BALCONIES MAY BE SMALLER OR LARGER. FOR THE ACTUAL SIZE AND CONFIGURATION OF THE BALCONY FOR YOUR UNIT, SEE EXHIBIT "2" TO THE DECLARATION OF CONDOMINIUM. 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 718.903, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

1/8" = 10' N



## TEAM

Envisioned by  
Morabito Properties  
CMC Group

Architect  
Bernardo Fort-Brescia/  
Arquitectonica

Landscape Design  
Enzo Enea

Interior Designer  
A++

Creative Agency  
Lemon Yellow

## OVERVIEW

Number of Residences  
41

Number of Stories  
7 floors + parking

Unit Mix  
2-4 bedrooms residences

## BUILDING FEATURES

Expansive waterfront views

Private marina

Gym and spa

Rooftop pool

Personalized services, security and  
advanced technology

## RESIDENCE FEATURES

Floor-to-ceiling, impact-resistant  
sliding glass doors and windows

Spacious tiled terraces or private  
gardens for most units

Private and semi-private residential  
elevators

Open floor layouts and up to 9-foot  
grand ceiling height

Fully-accessorized Snaidero kitchens  
with top-of-the-line Miele appliances

Bathrooms with Italian marble and  
wood cabinetry

Exquisite Italian flooring throughout

Energy-efficient air conditioning and  
heating system with ultra-quiet  
technology

Air and water filtration system

## ROOF DECK & POOL

Lush landscape design by award  
winning designer Enzo Enea

Summer kitchen & bar

Poolside sundeck with  
'relax and lounge' area

## PRIVATE MARINA

14 slips for boats ranging from  
30 to 55 feet

Direct ocean access through  
Haulover Inlet

Water sports launch dock with available  
kayaks, paddle boards and inflatables

## PERSONALIZED SERVICES, SECURITY AND TECHNOLOGY

Covered valet drop-off

Personal parking spaces in fully enclosed  
garage

Electric vehicle charging stations  
and bicycle storage

Secured individual residential  
storage space

Front desk reception

24-hour security video surveillance

24-hour valet

Wi-Fi available throughout all  
public spaces

FTTH (fiber to the home) for voice, video,  
and high-speed Internet

Integrated digital concierge



onda

PROJECT LOCATION  
1135 103rd St  
Bay Harbor Islands, FL 33154

SALES CENTER  
10301 East Bay Harbor Drive  
Bay Harbor Islands, FL 33154

RESIDENCE 05 ARIA



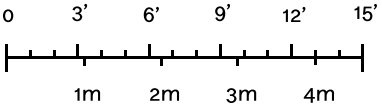
05 Aria

- 2 Bedrooms
- 3 Bathrooms
- Water Front View
- Terrace
- Private Elevator
- Service Entrance
- Den

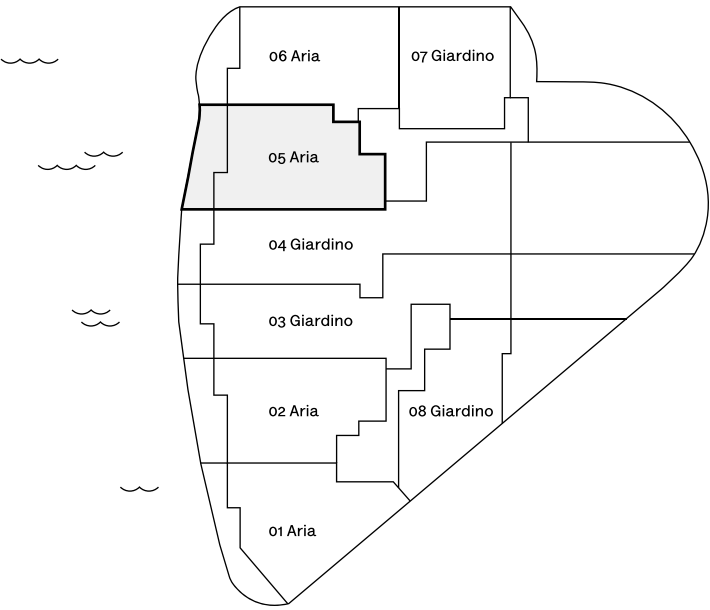
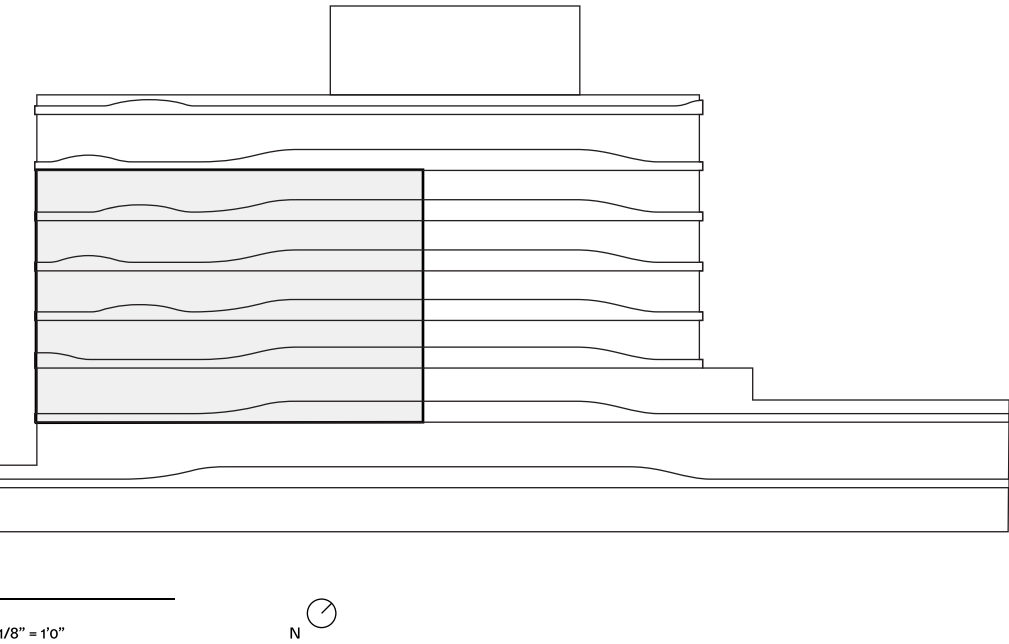
Indoor:  
2,177 SF / 202 SM

Outdoor:  
337 SF / 31 SM - 406 SF / 38 SM

Total:  
2,514 SF / 233 SM - 2,583 SF / 240 SM



STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES FROM THE SQUARE FOOTAGE AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF FURNITURE, APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. THE SIZE AND CONFIGURATION OF BALCONIES AND TERRACES VARIES SLIGHTLY THROUGHOUT THE BUILDING. THE BALCONY DEPICTED ABOVE IS A "TYPICAL" CONFIGURATION, BUT ACTUAL BALCONIES MAY BE SMALLER OR LARGER. FOR THE ACTUAL SIZE AND CONFIGURATION OF THE BALCONY FOR YOUR UNIT, SEE EXHIBIT "2" TO THE DECLARATION OF CONDOMINIUM. 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 718.903, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.





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Morabito Properties  
CMC Group

Architect  
Bernardo Fort-Brescia/  
Arquitectonica

Landscape Design  
Enzo Enea

Interior Designer  
A++

Creative Agency  
Lemon Yellow

## OVERVIEW

Number of Residences  
41

Number of Stories  
7 floors + parking

Unit Mix  
2-4 bedrooms residences

## BUILDING FEATURES

Expansive waterfront views

Private marina

Gym and spa

Rooftop pool

Personalized services, security and  
advanced technology

## RESIDENCE FEATURES

Floor-to-ceiling, impact-resistant  
sliding glass doors and windows

Spacious tiled terraces or private  
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heating system with ultra-quiet  
technology

Air and water filtration system

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## PRIVATE MARINA

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Front desk reception

24-hour security video surveillance

24-hour valet

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public spaces

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Integrated digital concierge



onda

PROJECT LOCATION  
1135 103rd St  
Bay Harbor Islands, FL 33154

SALES CENTER  
10301 East Bay Harbor Drive  
Bay Harbor Islands, FL 33154

RESIDENCE 06 ARIA



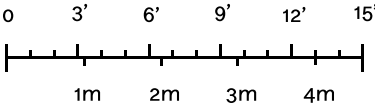
o6 Aria

3 Bedrooms  
3.5 Bathrooms  
Water Front View  
Terrace

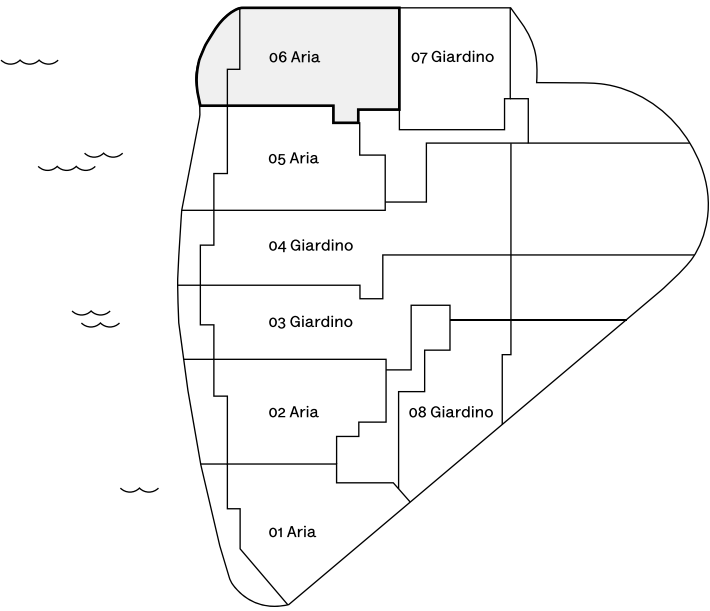
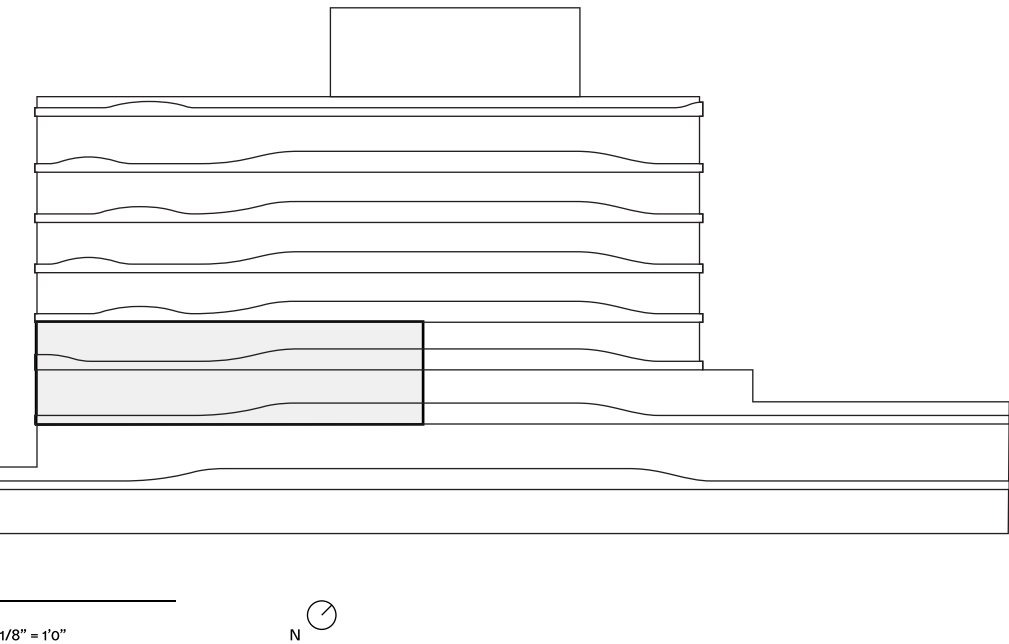
Indoor:  
2,400 SF / 223 SM

Outdoor:  
238 SF / 22 SM - 289 SF / 27 SM

Total:  
2,638 SF / 245 SM - 2,689 SF / 250 SM



STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES FROM THE SQUARE FOOTAGE AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF FURNITURE, APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. THE SIZE AND CONFIGURATION OF BALCONIES AND TERRACES VARIES SLIGHTLY THROUGHOUT THE BUILDING. THE BALCONY DEPICTED ABOVE IS A "TYPICAL" CONFIGURATION, BUT ACTUAL BALCONIES MAY BE SMALLER OR LARGER. FOR THE ACTUAL SIZE AND CONFIGURATION OF THE BALCONY FOR YOUR UNIT, SEE EXHIBIT "2" TO THE DECLARATION OF CONDOMINIUM. 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.





## TEAM

Envisioned by  
Morabito Properties  
CMC Group

Architect  
Bernardo Fort-Brescia/  
Arquitectonica

Landscape Design  
Enzo Enea

Interior Designer  
A++

Creative Agency  
Lemon Yellow

## OVERVIEW

Number of Residences  
41

Number of Stories  
7 floors + parking

Unit Mix  
2-4 bedrooms residences

## BUILDING FEATURES

Expansive waterfront views

Private marina

Gym and spa

Rooftop pool

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advanced technology

## RESIDENCE FEATURES

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Spacious tiled terraces or private  
gardens for most units

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## ROOF DECK & POOL

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Summer kitchen & bar

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## PERSONALIZED SERVICES, SECURITY AND TECHNOLOGY

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Integrated digital concierge

PROJECT LOCATION  
1135 103rd St  
Bay Harbor Islands, FL 33154

SALES CENTER  
10301 East Bay Harbor Drive  
Bay Harbor Islands, FL 33154



onda

RESIDENCE 03 GIARDINO



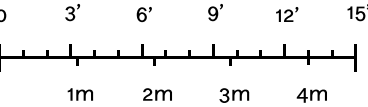
03 Giardino

- 3 Bedrooms
- 4.5 Bathrooms
- Water Front View
- Terrace
- Garden Terrace
- Summer Kitchen
- Private Elevator
- Service Entrance
- Den

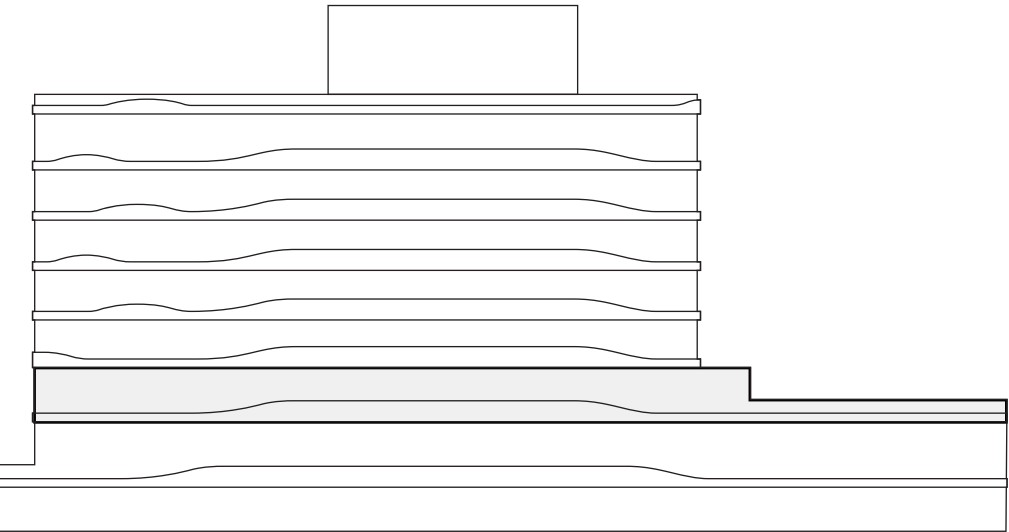
Indoor:  
3,075 SF / 286 SM

Outdoor:  
1,403 SF / 130 SM

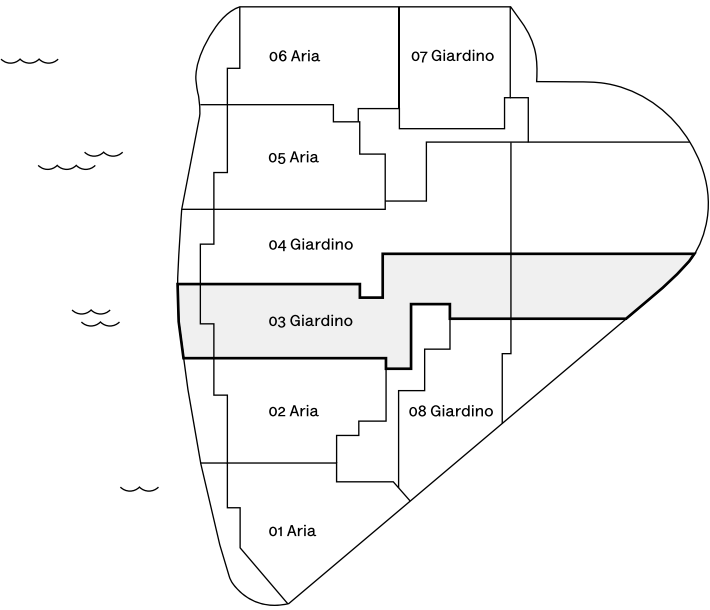
Total:  
4,478 SF / 416 SM



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1/8" = 10"





## TEAM

Envisioned by  
Morabito Properties  
CMC Group

Architect  
Bernardo Fort-Brescia/  
Arquitectonica

Landscape Design  
Enzo Enea

Interior Designer  
A++

Creative Agency  
Lemon Yellow

## OVERVIEW

Number of Residences  
41

Number of Stories  
7 floors + parking

Unit Mix  
2-4 bedrooms residences

## BUILDING FEATURES

Expansive waterfront views

Private marina

Gym and spa

Rooftop pool

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advanced technology

## RESIDENCE FEATURES

Floor-to-ceiling, impact-resistant  
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Spacious tiled terraces or private  
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Private and semi-private residential  
elevators

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## PRIVATE MARINA

14 slips for boats ranging from  
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## PERSONALIZED SERVICES, SECURITY AND TECHNOLOGY

Covered valet drop-off

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Integrated digital concierge

PROJECT LOCATION  
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Bay Harbor Islands, FL 33154

SALES CENTER  
10301 East Bay Harbor Drive  
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onda

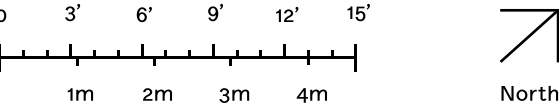
RESIDENCE 04 GIARDINO



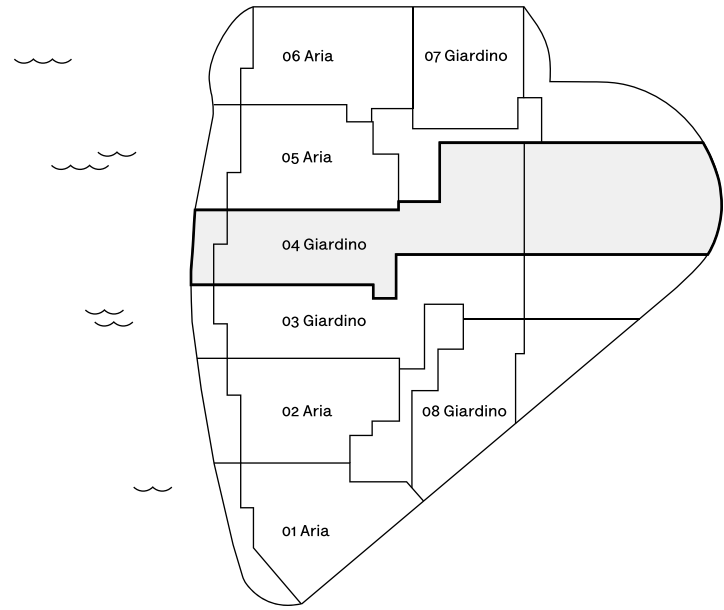
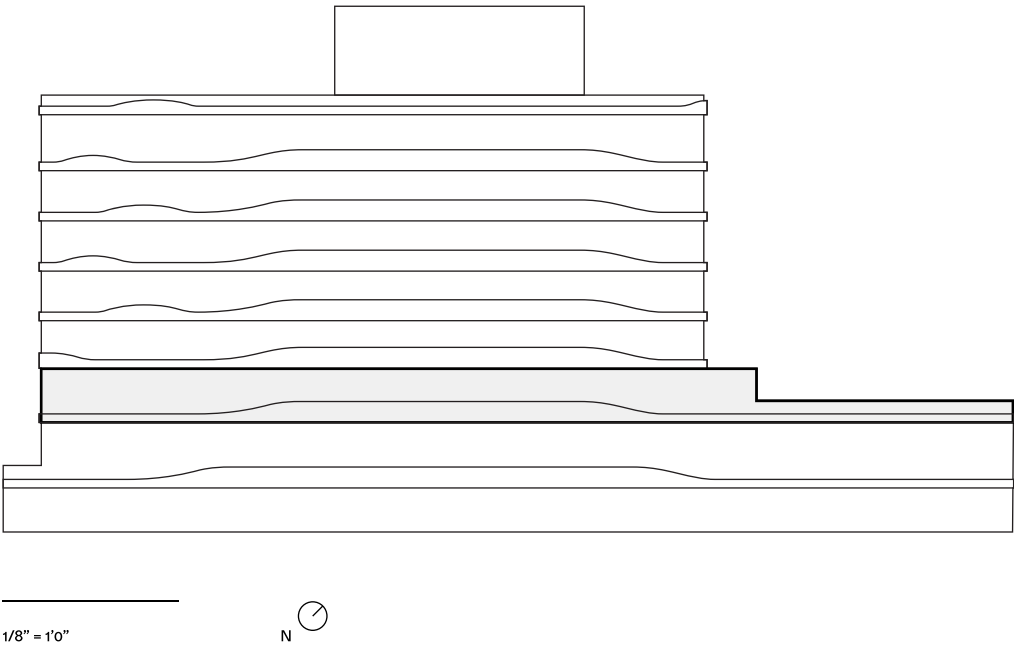
04 Giardino

4 Bedrooms  
4.5 Bathrooms  
Water Front View  
Terrace  
Garden Terrace  
Summer Kitchen  
Private Elevator  
Service Entrance  
Den

Indoor:  
3,520 SF / 327 SM  
  
Outdoor:  
3,001 SF / 278 SM  
  
Total:  
6,521 SF / 605 SM



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## TEAM

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Morabito Properties  
CMC Group

Architect  
Bernardo Fort-Brescia/  
Arquitectonica

Landscape Design  
Enzo Enea

Interior Designer  
A++

Creative Agency  
Lemon Yellow

## OVERVIEW

Number of Residences  
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7 floors + parking

Unit Mix  
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Expansive waterfront views

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PROJECT LOCATION  
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Bay Harbor Islands, FL 33154

SALES CENTER  
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onda

RESIDENCE 07 GIARDINO



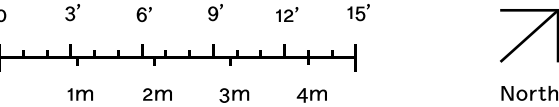
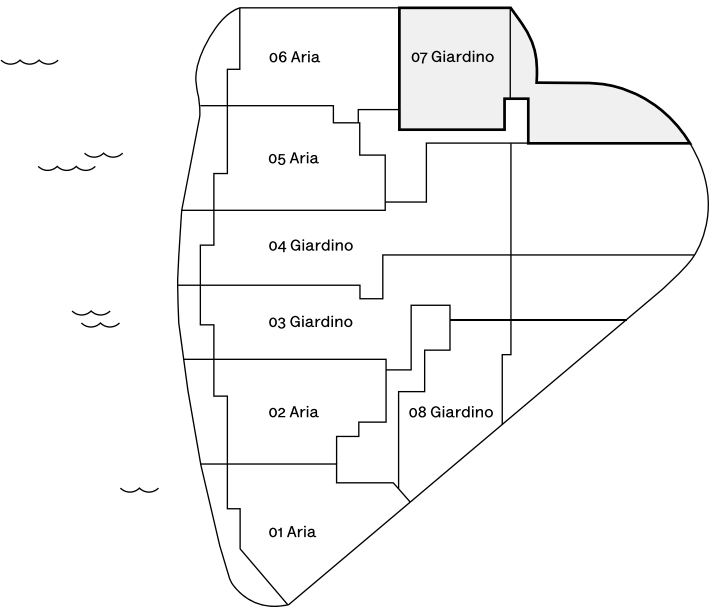
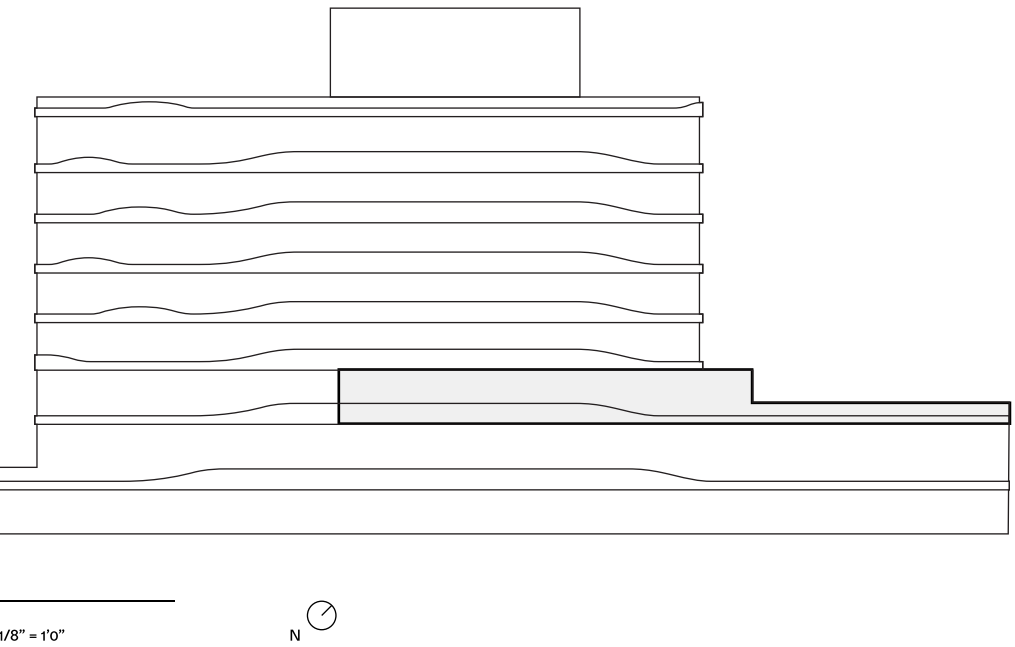
07 Giardino

2 Bedrooms  
2.5 Bathrooms  
Water View  
Garden Terrace  
Summer Kitchen  
Den

Indoor:  
1,917 SF / 179 SM

Outdoor:  
1,103 SF / 102 SM

Total:  
3,020 SF / 181 SM



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## TEAM

Envisioned by  
Morabito Properties  
CMC Group

Architect  
Bernardo Fort-Brescia/  
Arquitectonica

Landscape Design  
Enzo Enea

Interior Designer  
A++

Creative Agency  
Lemon Yellow

## OVERVIEW

Number of Residences  
41

Number of Stories  
7 floors + parking

Unit Mix  
2-4 bedrooms residences

## BUILDING FEATURES

Expansive waterfront views

Private marina

Gym and spa

Rooftop pool

Personalized services, security and  
advanced technology

## RESIDENCE FEATURES

Floor-to-ceiling, impact-resistant  
sliding glass doors and windows

Spacious tiled terraces or private  
gardens for most units

Private and semi-private residential  
elevators

Open floor layouts and up to 9-foot  
grand ceiling height

Fully-accessorized Snaidero kitchens  
with top-of-the-line Miele appliances

Bathrooms with Italian marble and  
wood cabinetry

Exquisite Italian flooring throughout

Energy-efficient air conditioning and  
heating system with ultra-quiet  
technology

Air and water filtration system

## ROOF DECK & POOL

Lush landscape design by award  
winning designer Enzo Enea

Summer kitchen & bar

Poolside sundeck with  
'relax and lounge' area

## PRIVATE MARINA

14 slips for boats ranging from  
30 to 55 feet

Direct ocean access through  
Haulover Inlet

Water sports launch dock with available  
kayaks, paddle boards and inflatables

## PERSONALIZED SERVICES, SECURITY AND TECHNOLOGY

Covered valet drop-off

Personal parking spaces in fully enclosed  
garage

Electric vehicle charging stations  
and bicycle storage

Secured individual residential  
storage space

Front desk reception

24-hour security video surveillance

24-hour valet

Wi-Fi available throughout all  
public spaces

FTTH (fiber to the home) for voice, video,  
and high-speed Internet

Integrated digital concierge

PROJECT LOCATION  
1135 103rd St  
Bay Harbor Islands, FL 33154

SALES CENTER  
10301 East Bay Harbor Drive  
Bay Harbor Islands, FL 33154



onda

RESIDENCE 08 GIARDINO



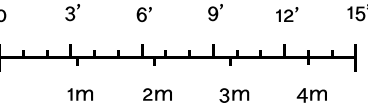
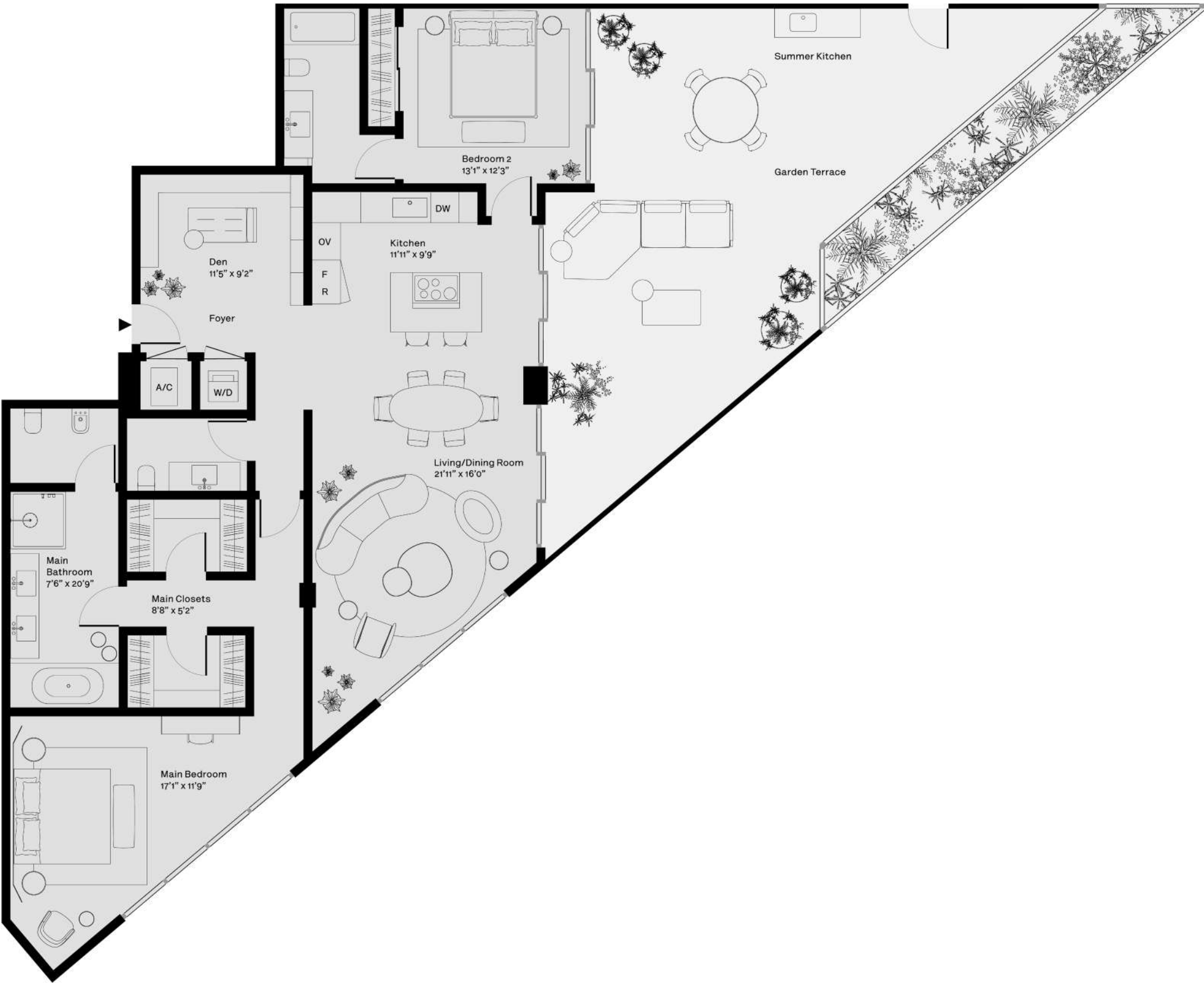
08 Giardino

2 Bedrooms  
2.5 Bathrooms  
Water View  
Garden Terrace  
Summer Kitchen  
Den

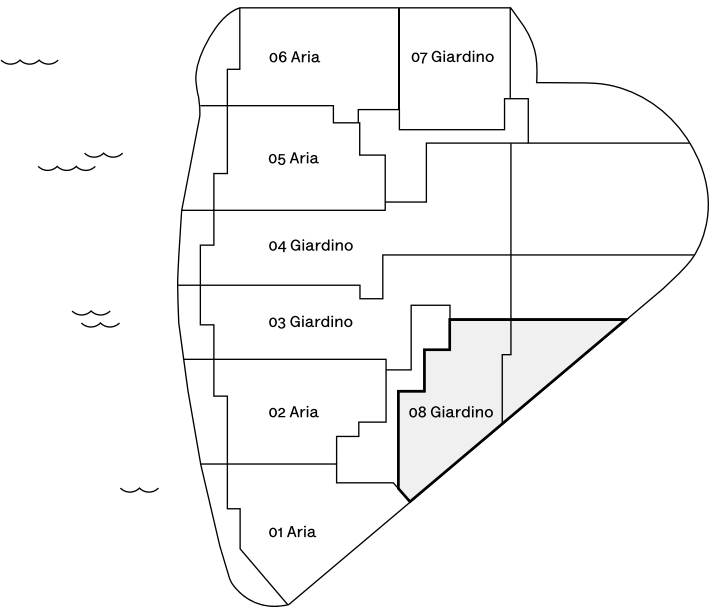
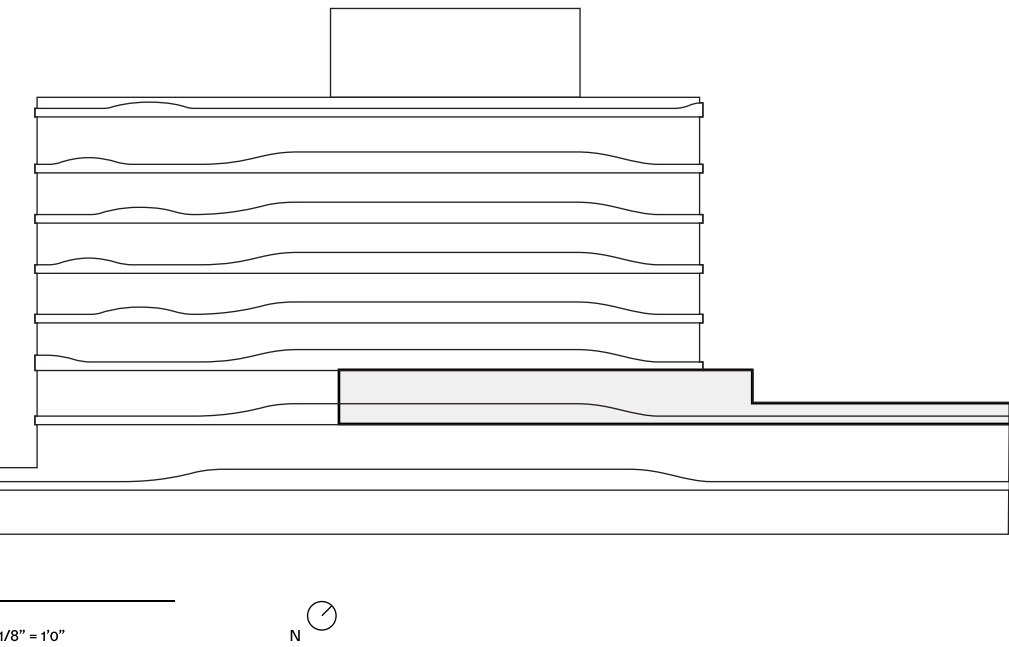
Indoor:  
1,809 SF / 168 SM

Outdoor:  
735 SF / 68 SM

Total:  
2,544 SF / 236 SM



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CMC Group

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Bernardo Fort-Brescia/  
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A++

Creative Agency  
Lemon Yellow

## OVERVIEW

Number of Residences  
41

Number of Stories  
7 floors + parking

Unit Mix  
2-4 bedrooms residences

## BUILDING FEATURES

Expansive waterfront views

Private marina

Gym and spa

Rooftop pool

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SALES CENTER  
10301 East Bay Harbor Drive  
Bay Harbor Islands, FL 33154

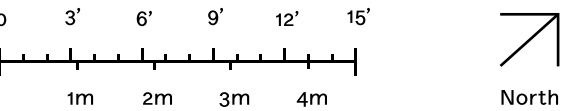
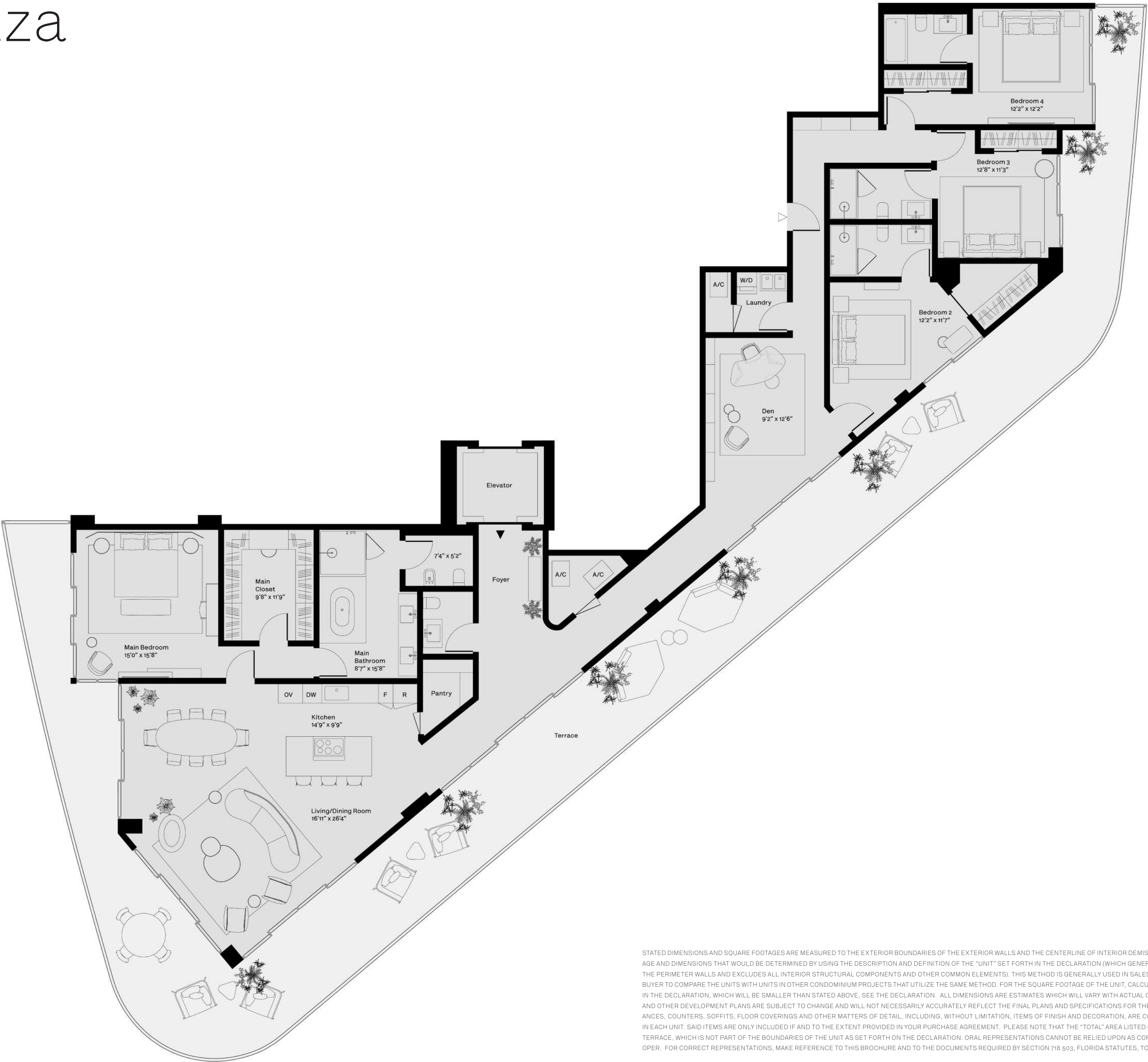


onda

RESIDENCE 01 TERRAZZA



01 Terrazza



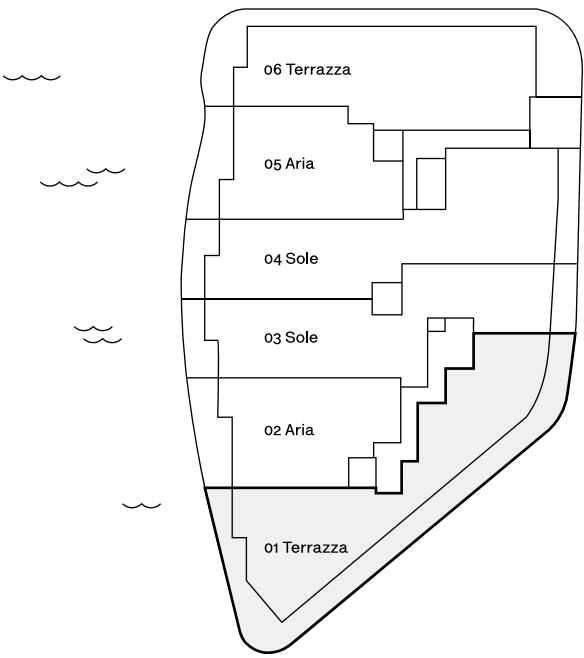
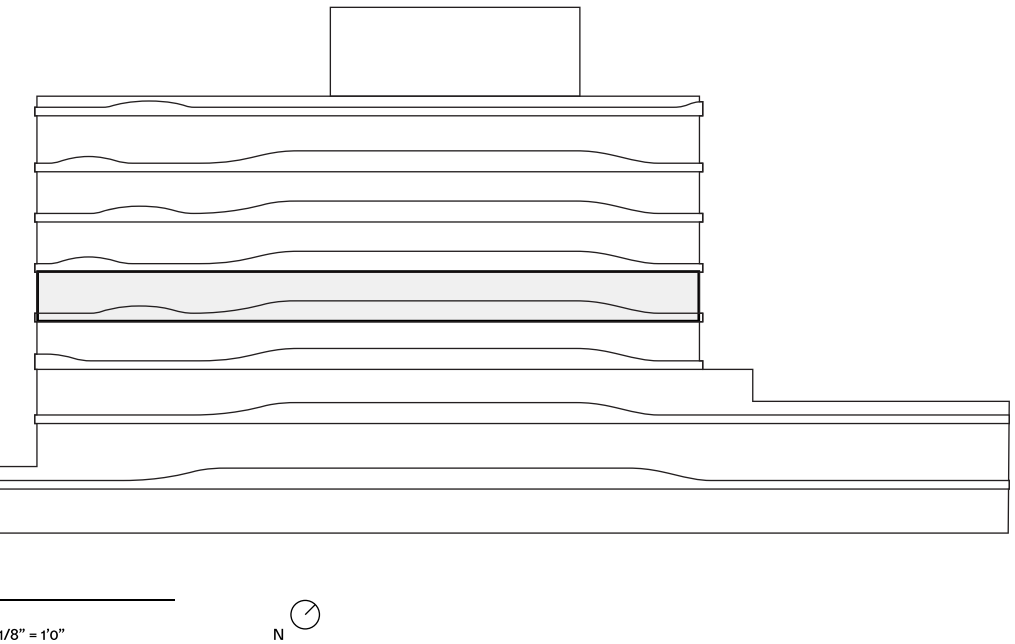
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- 4 Bedrooms
- 4.5 Bathrooms
- Water Front View
- Terrace
- Private Elevator
- Service Entrance
- Den

Indoor:  
3,174 SF / 295 SM

Outdoor:  
1,692 SF / 157 SM

Total:  
4,866 SF / 452 SM





## TEAM

Envisioned by  
Morabito Properties  
CMC Group

Architect  
Bernardo Fort-Brescia/  
Arquitectonica

Landscape Design  
Enzo Enea

Interior Designer  
A++

Creative Agency  
Lemon Yellow

## OVERVIEW

Number of Residences  
41

Number of Stories  
7 floors + parking

Unit Mix  
2-4 bedrooms residences

## BUILDING FEATURES

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Integrated digital concierge

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SALES CENTER  
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Bay Harbor Islands, FL 33154



onda

RESIDENCE 06 TERRAZZA



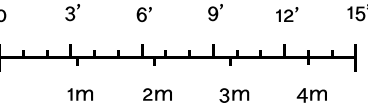
# o6 Terrazza

- 4 Bedrooms
- 4.5 Bathrooms
- Water Front View
- Terrace
- Private Elevator
- Service Entrance
- Den

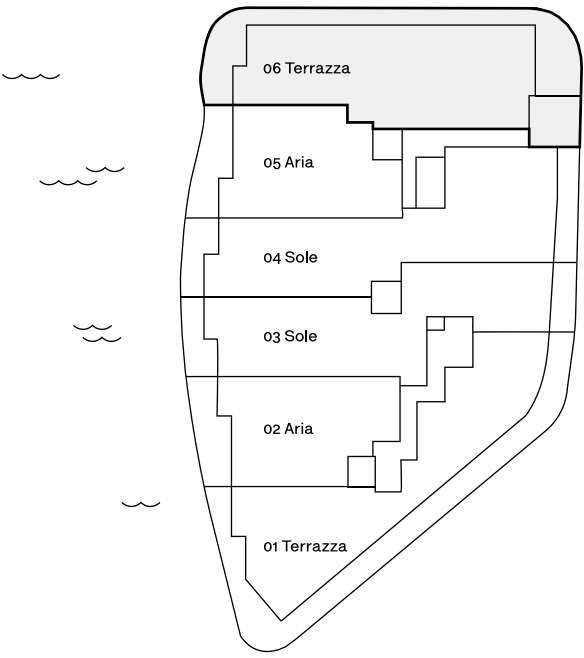
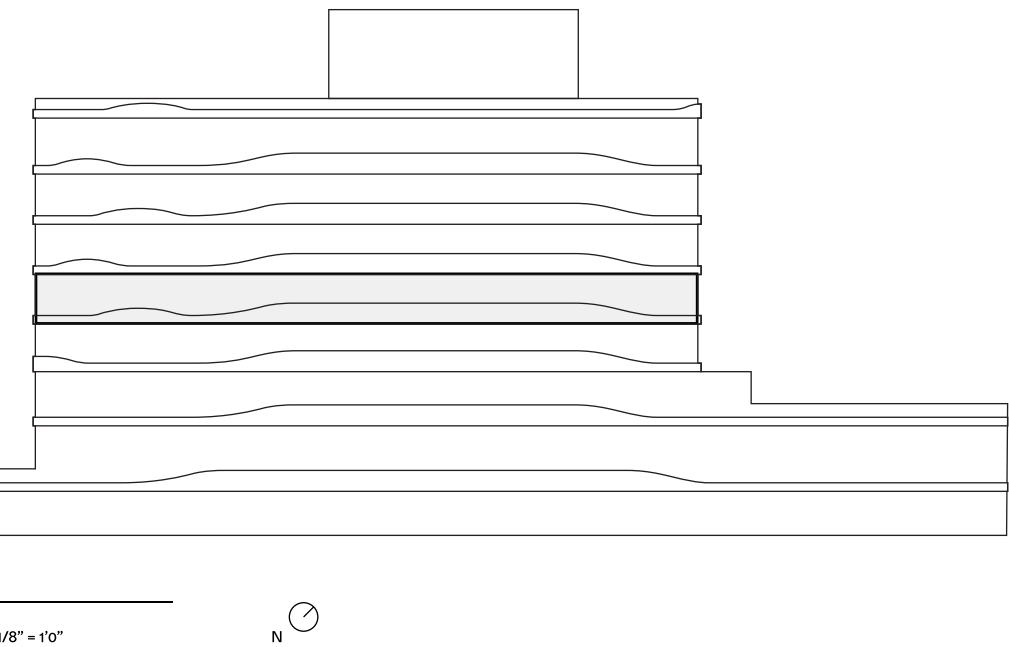
Indoor:  
3,523 SF / 327 SM

Outdoor:  
1,526 SF / 142 SM

Total:  
5,049 SF / 469 SM



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## TEAM

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Morabito Properties  
CMC Group

Architect  
Bernardo Fort-Brescia/  
Arquitectonica

Landscape Design  
Enzo Enea

Interior Designer  
A++

Creative Agency  
Lemon Yellow

## OVERVIEW

Number of Residences  
41

Number of Stories  
7 floors + parking

Unit Mix  
2-4 bedrooms residences

## BUILDING FEATURES

Expansive waterfront views

Private marina

Gym and spa

Rooftop pool

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## RESIDENCE FEATURES

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Exquisite Italian flooring throughout

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Summer kitchen & bar

Poolside sundeck with  
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14 slips for boats ranging from  
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Haulover Inlet

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## PERSONALIZED SERVICES, SECURITY AND TECHNOLOGY

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FTTH (fiber to the home) for voice, video,  
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Integrated digital concierge

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Bay Harbor Islands, FL 33154

SALES CENTER  
10301 East Bay Harbor Drive  
Bay Harbor Islands, FL 33154



onda

RESIDENCE 03 SOLE



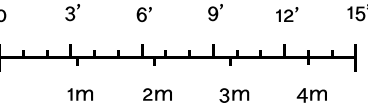
03 Sole

- 3 Bedrooms
- 4.5 Bathrooms
- Water Front View
- Terraces
- Private Elevator
- Service Entrance
- Den

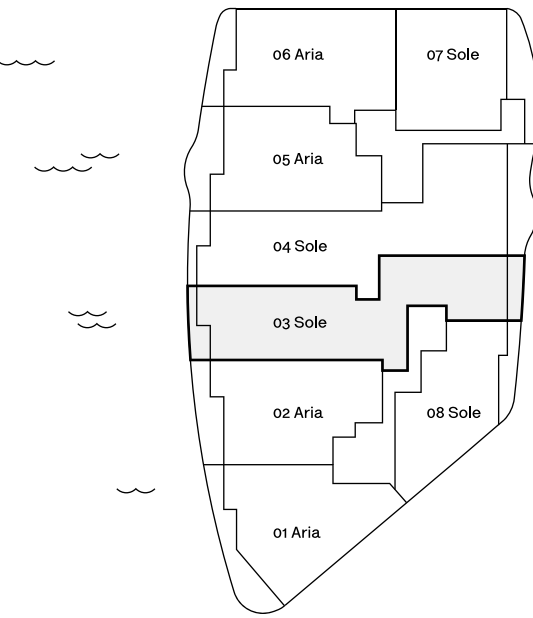
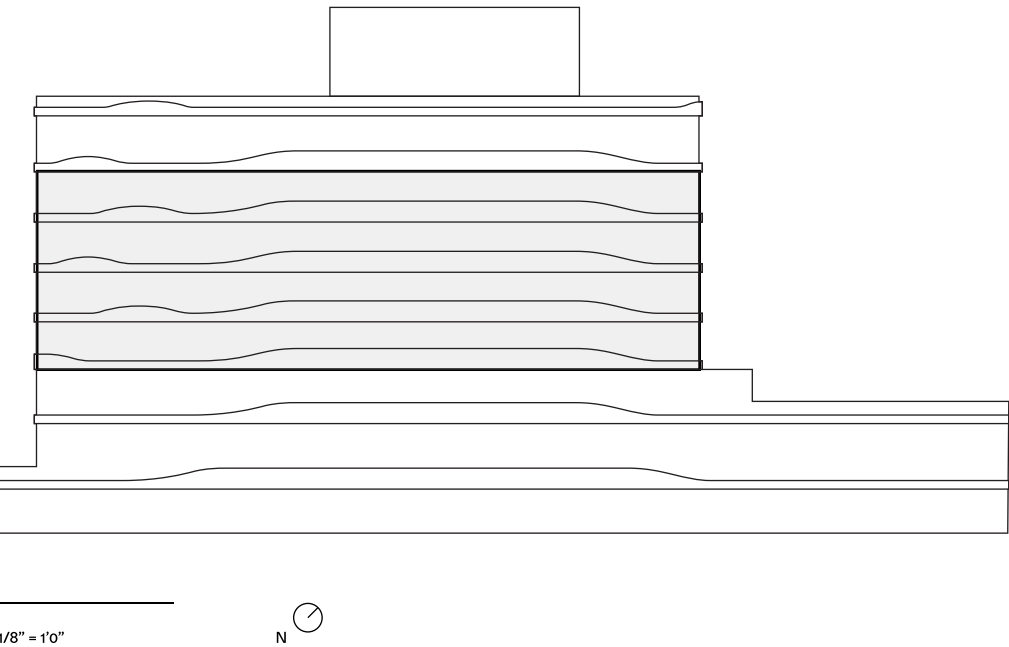
Indoor:  
3,075 SF / 286 SM - 3,097 SF / 288 SM

Outdoor:  
312 SF / 29 SM - 363 SF / 34 SM

Total:  
3,387 SF / 315 SM - 3,460 SF / 322 SM



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onda

RESIDENCE 04 SOLE



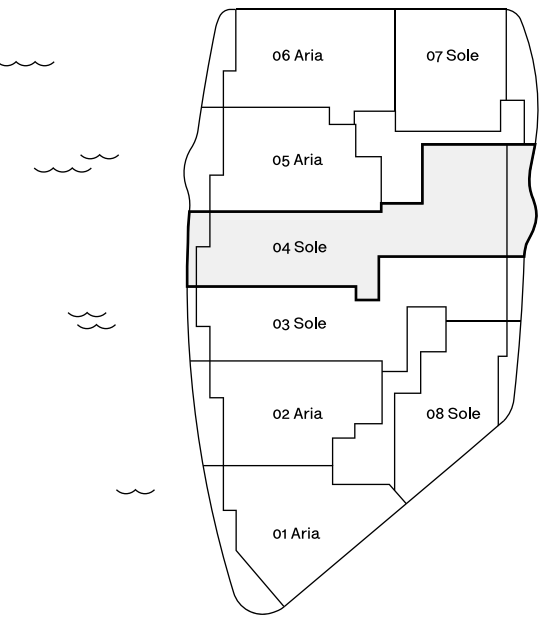
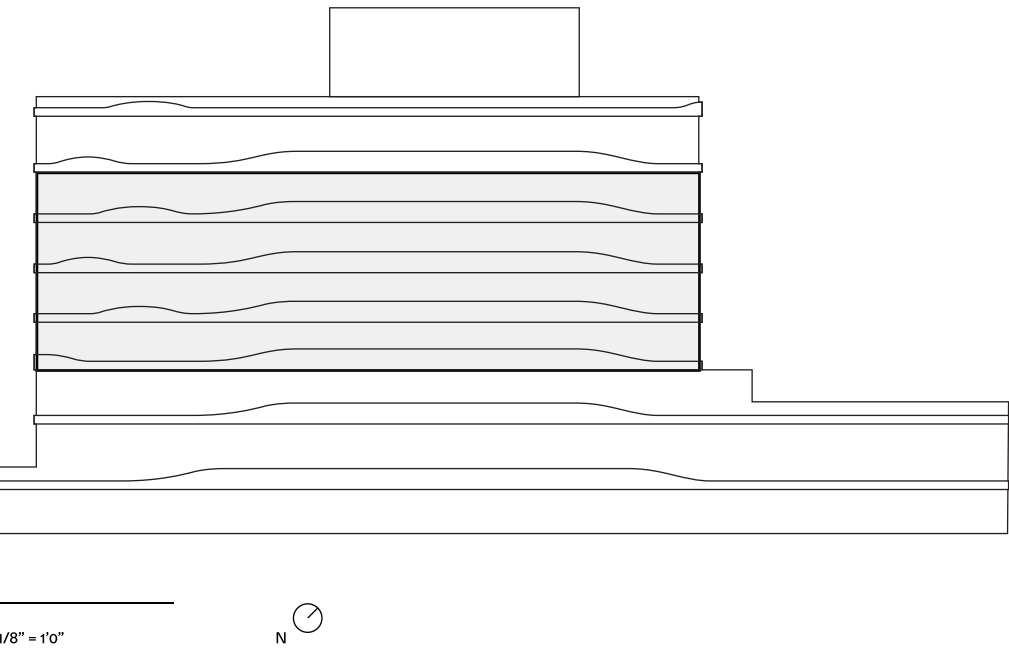
04 Sole

- 4 Bedrooms
- 4.5 Bathrooms
- Water Front View
- Terraces
- Private Elevator
- Service Entrance
- Den

Indoor:  
3,521 SF / 327 SM

Outdoor:  
493 SF / 46 SM - 552 SF / 51 SM

Total:  
4,014 SF / 373 SM - 4,073 SF / 378 SM



STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES FROM THE SQUARE FOOTAGE AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF FURNITURE, APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. THE SIZE AND CONFIGURATION OF BALCONIES AND TERRACES VARIES SLIGHTLY THROUGHOUT THE BUILDING. THE BALCONY DEPICTED ABOVE IS A "TYPICAL" CONFIGURATION, BUT ACTUAL BALCONIES MAY BE SMALLER OR LARGER. FOR THE ACTUAL SIZE AND CONFIGURATION OF THE BALCONY FOR YOUR UNIT, SEE EXHIBIT "2" TO THE DECLARATION OF CONDOMINIUM. 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.



TEAM

Envisioned by  
Morabito Properties  
CMC Group

Architect  
Bernardo Fort-Brescia/  
Arquitectonica

Landscape Design  
Enzo Enea

Interior Designer  
A++

Creative Agency  
Lemon Yellow

OVERVIEW

Number of Residences  
41

Number of Stories  
7 floors + parking

Unit Mix  
2-4 bedrooms residences

BUILDING  
FEATURES

Expansive waterfront views

Private marina

Gym and spa

Rooftop pool

Personalized services, security and  
advanced technology

RESIDENCE  
FEATURES

Floor-to-ceiling, impact-resistant  
sliding glass doors and windows

Spacious tiled terraces or private  
gardens for most units

Private and semi-private residential  
elevators

Open floor layouts and up to 9-foot  
grand ceiling height

Fully-accessorized Snaidero kitchens  
with top-of-the-line Miele appliances

Bathrooms with Italian marble and  
wood cabinetry

Exquisite Italian flooring throughout

Energy-efficient air conditioning and  
heating system with ultra-quiet  
technology

Air and water filtration system

ROOF DECK &  
POOL

Lush landscape design by award  
winning designer Enzo Enea

Summer kitchen & bar

Poolside sundeck with  
'relax and lounge' area

PRIVATE MARINA

14 slips for boats ranging from  
30 to 55 feet

Direct ocean access through  
Haulover Inlet

Water sports launch dock with available  
kayaks, paddle boards and inflatables

PERSONALIZED  
SERVICES,  
SECURITY AND  
TECHNOLOGY

Covered valet drop-off

Personal parking spaces in fully enclosed  
garage

Electric vehicle charging stations  
and bicycle storage

Secured individual residential  
storage space

Front desk reception

24-hour security video surveillance

24-hour valet

Wi-Fi available throughout all  
public spaces

FTTH (fiber to the home) for voice, video,  
and high-speed Internet

Integrated digital concierge

PROJECT LOCATION  
1135 103rd St  
Bay Harbor Islands, FL 33154

SALES CENTER  
10301 East Bay Harbor Drive  
Bay Harbor Islands, FL 33154



onda

RESIDENCE 07 SOLE



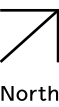
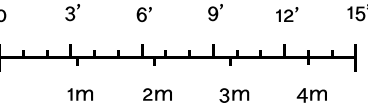
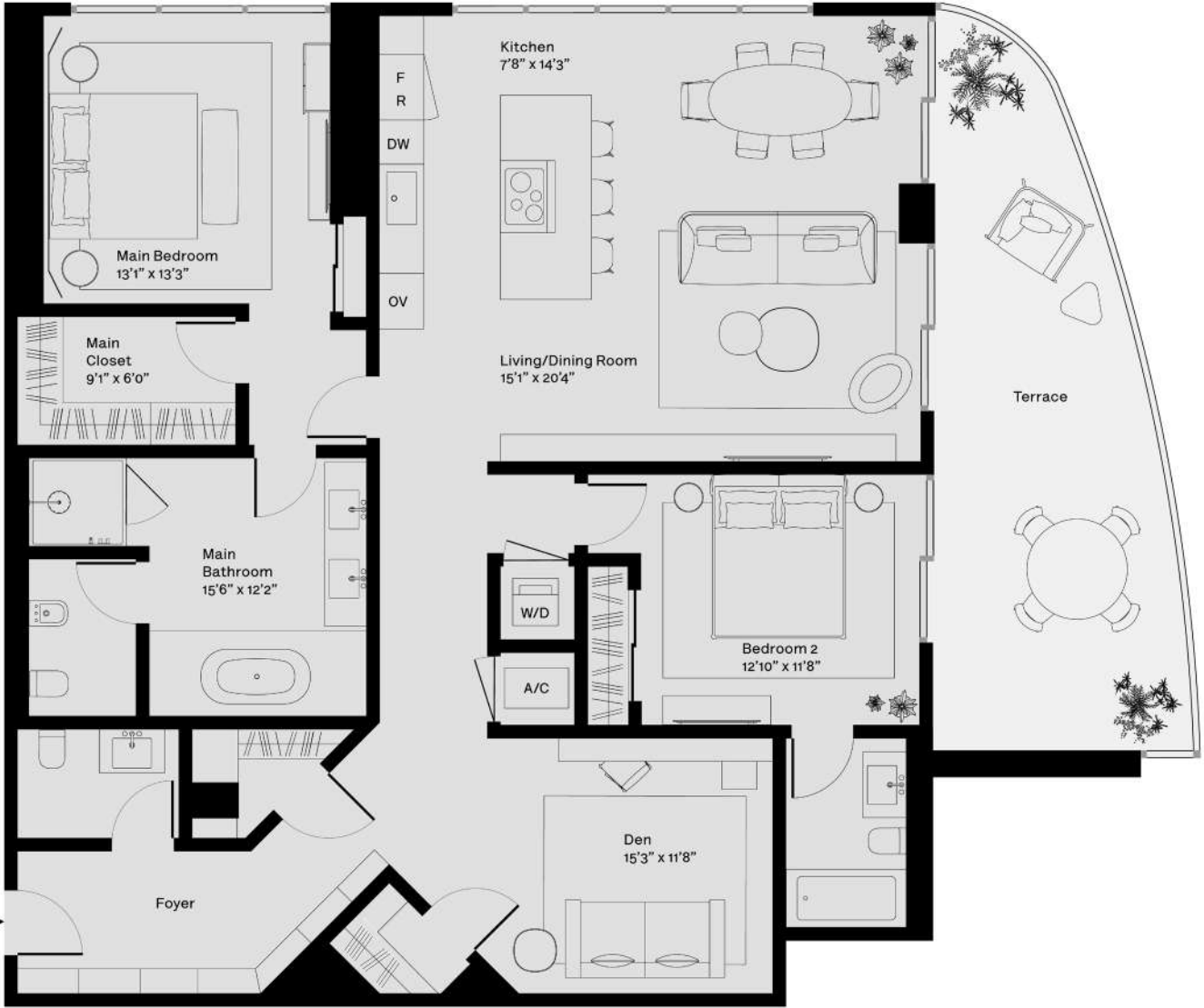
07 Sole

2 Bedrooms  
2.5 Bathrooms  
Water View  
Terrace  
Den

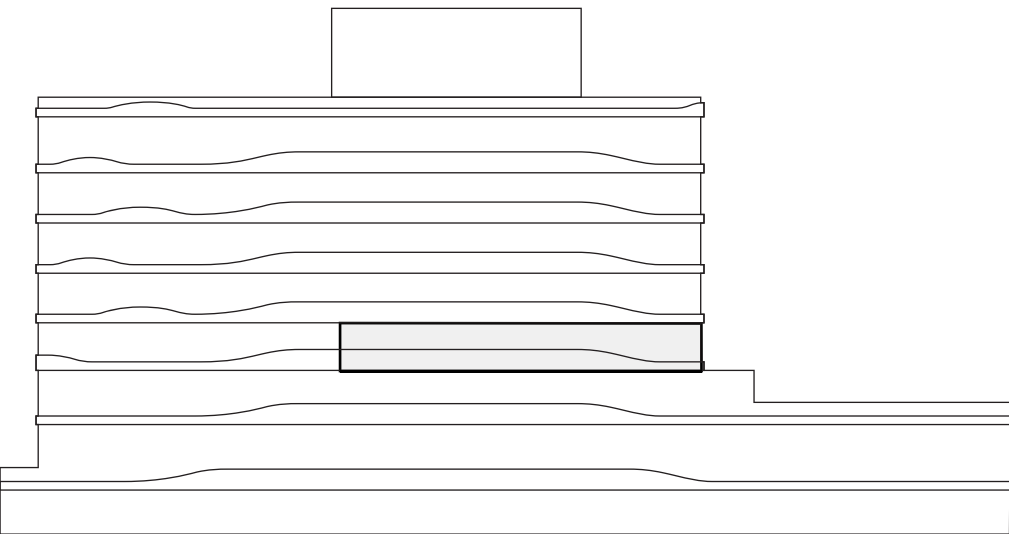
Indoor:  
1,917 SF / 178 SM

Outdoor:  
311 SF / 29 SM

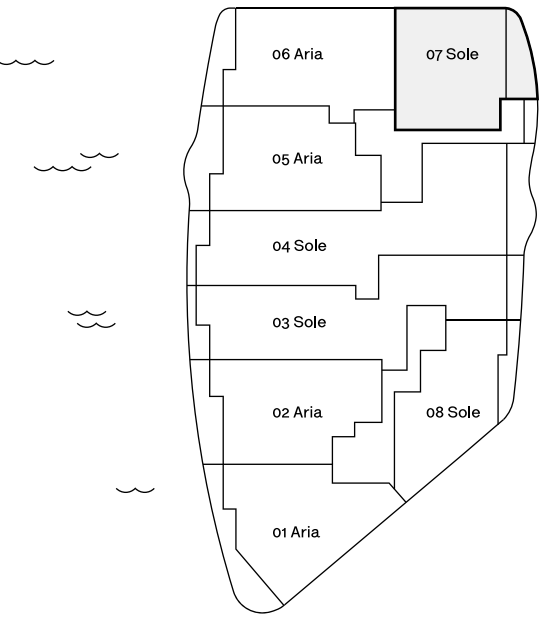
Total:  
2,228 SF / 207 SM



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1/8" = 1'-0"





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CMC Group

Architect  
Bernardo Fort-Brescia/  
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Landscape Design  
Enzo Enea

Interior Designer  
A++

Creative Agency  
Lemon Yellow

## OVERVIEW

Number of Residences  
41

Number of Stories  
7 floors + parking

Unit Mix  
2-4 bedrooms residences

## BUILDING FEATURES

Expansive waterfront views

Private marina

Gym and spa

Rooftop pool

Personalized services, security and  
advanced technology

## RESIDENCE FEATURES

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Spacious tiled terraces or private  
gardens for most units

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Bathrooms with Italian marble and  
wood cabinetry

Exquisite Italian flooring throughout

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technology

Air and water filtration system

## ROOF DECK & POOL

Lush landscape design by award  
winning designer Enzo Enea

Summer kitchen & bar

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'relax and lounge' area

## PRIVATE MARINA

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30 to 55 feet

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Integrated digital concierge



onda

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SALES CENTER  
10301 East Bay Harbor Drive  
Bay Harbor Islands, FL 33154

RESIDENCE 08 SOLE



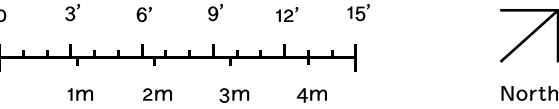
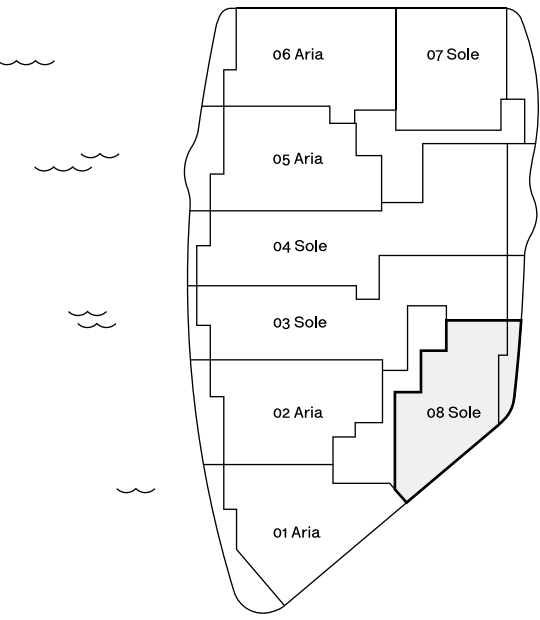
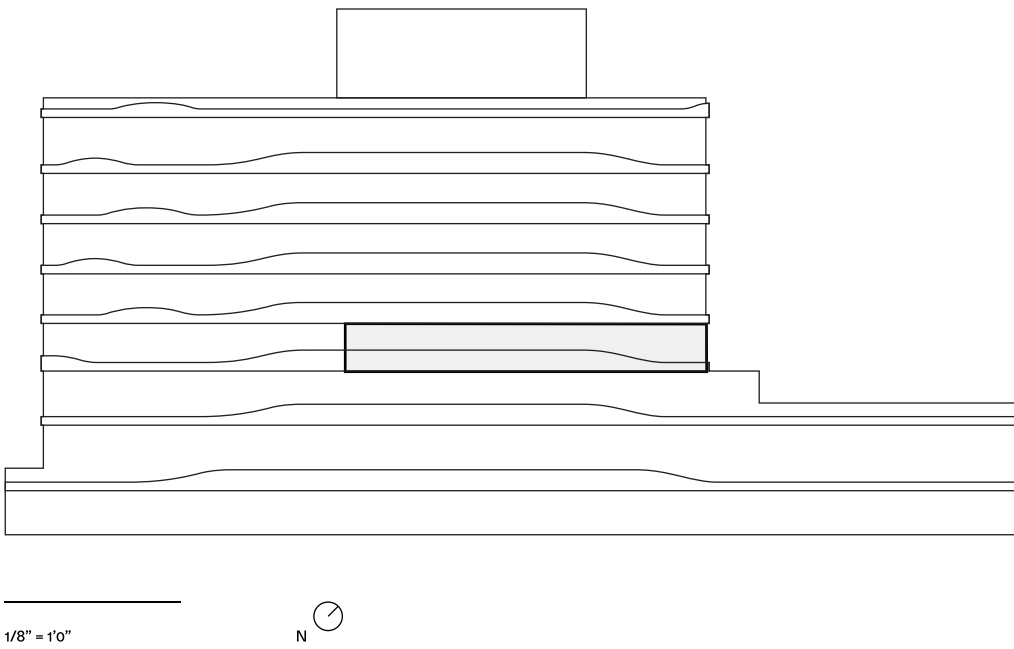
08 Sole

2 Bedrooms  
2.5 Bathrooms  
Water View  
Terrace  
Den

Indoor:  
1,809 SF / 168 SM

Outdoor:  
222 SF / 21 SM

Total:  
2,031 SF / 189 SM



STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES FROM THE SQUARE FOOTAGE AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF FURNITURE, APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. 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.



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CMC Group

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Bernardo Fort-Brescia/  
Arquitectonica

Landscape Design  
Enzo Enea

Interior Designer  
A++

Creative Agency  
Lemon Yellow

## OVERVIEW

Number of Residences  
41

Number of Stories  
7 floors + parking

Unit Mix  
2-4 bedrooms residences

## BUILDING FEATURES

Expansive waterfront views

Private marina

Gym and spa

Rooftop pool

Personalized services, security and  
advanced technology

## RESIDENCE FEATURES

Floor-to-ceiling, impact-resistant  
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## PERSONALIZED SERVICES, SECURITY AND TECHNOLOGY

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FTTH (fiber to the home) for voice, video,  
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Integrated digital concierge



onda

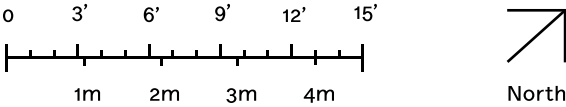
PROJECT LOCATION  
1135 103rd St  
Bay Harbor Islands, FL 33154

SALES CENTER  
10301 East Bay Harbor Drive  
Bay Harbor Islands, FL 33154

RESIDENCE 01 SOLE



01 Sole



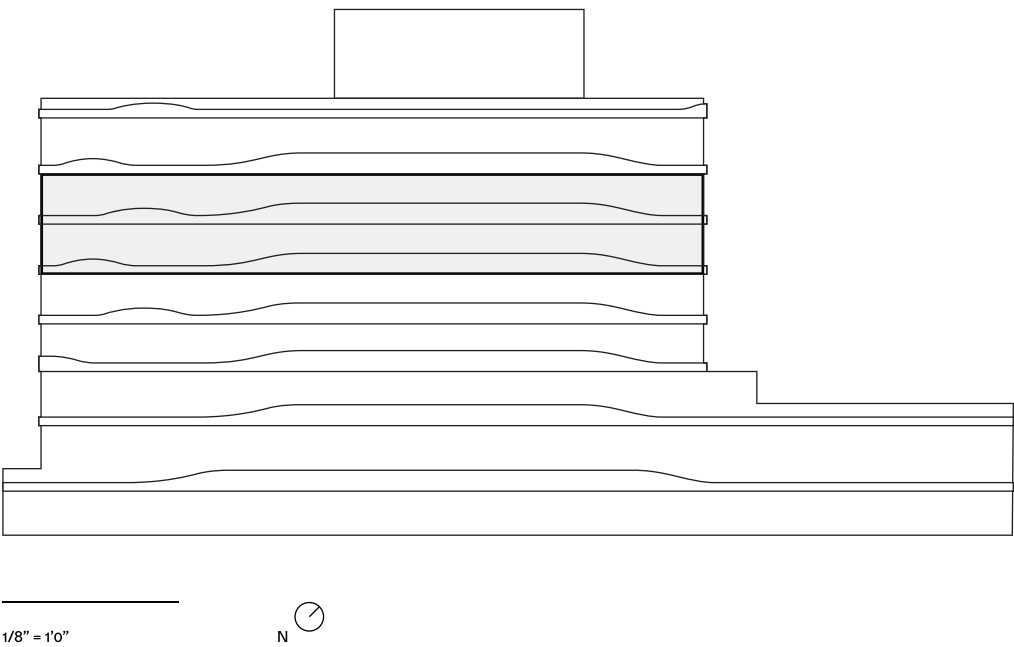
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- 4 Bedrooms
- 4.5 Bathrooms
- Water Front View
- Terraces
- Private Elevator
- Service Entrance
- Den

Indoor:  
3,174 SF / 295 SM

Outdoor:  
533 SF / 49 SM - 606 SF / 56 SM

Total:  
3,707 SF / 344 SM - 3,780 SF / 351 SM





TEAM

Envisioned by  
Morabito Properties  
CMC Group

Architect  
Bernardo Fort-Brescia/  
Arquitectonica

Landscape Design  
Enzo Enea

Interior Designer  
A++

Creative Agency  
Lemon Yellow

OVERVIEW

Number of Residences  
41

Number of Stories  
7 floors + parking

Unit Mix  
2-4 bedrooms residences

BUILDING  
FEATURES

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FEATURES

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ROOF DECK &  
POOL

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PERSONALIZED  
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SECURITY AND  
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Integrated digital concierge

PROJECT LOCATION  
1135 103rd St  
Bay Harbor Islands, FL 33154

SALES CENTER  
10301 East Bay Harbor Drive  
Bay Harbor Islands, FL 33154



onda

RESIDENCE 06 SOLE



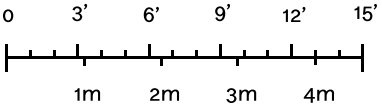
06 Sole

- 4 Bedrooms
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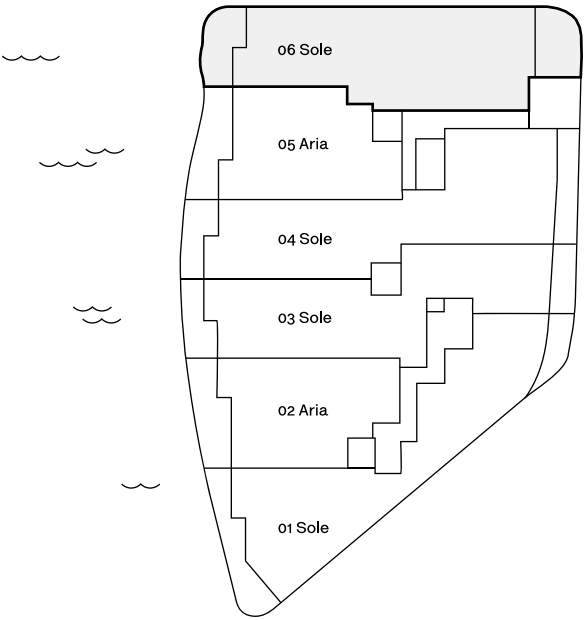
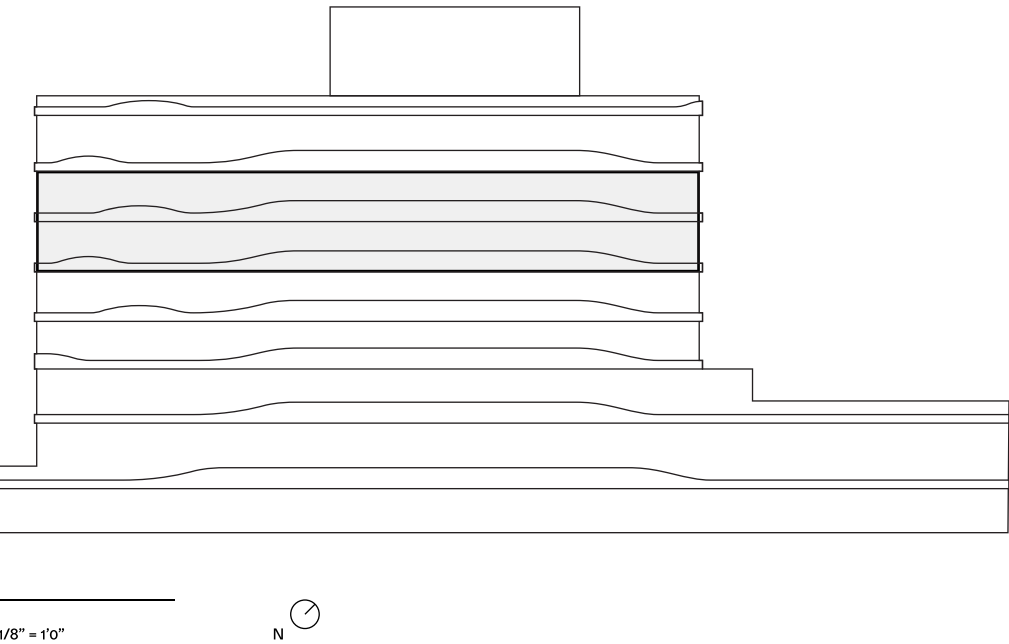
Indoor:  
3,523 SF / 327 SM

Outdoor:  
469 SF / 43 SM

Total:  
3,992 SF / 370 SM



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Landscape Design  
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## OVERVIEW

Number of Residences  
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SALES CENTER  
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Bay Harbor Islands, FL 33154



onda

RESIDENCE PH 1 VENTO





# PH 1 Vento



STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES FROM THE SQUARE FOOTAGE AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF FURNITURE, APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. 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.

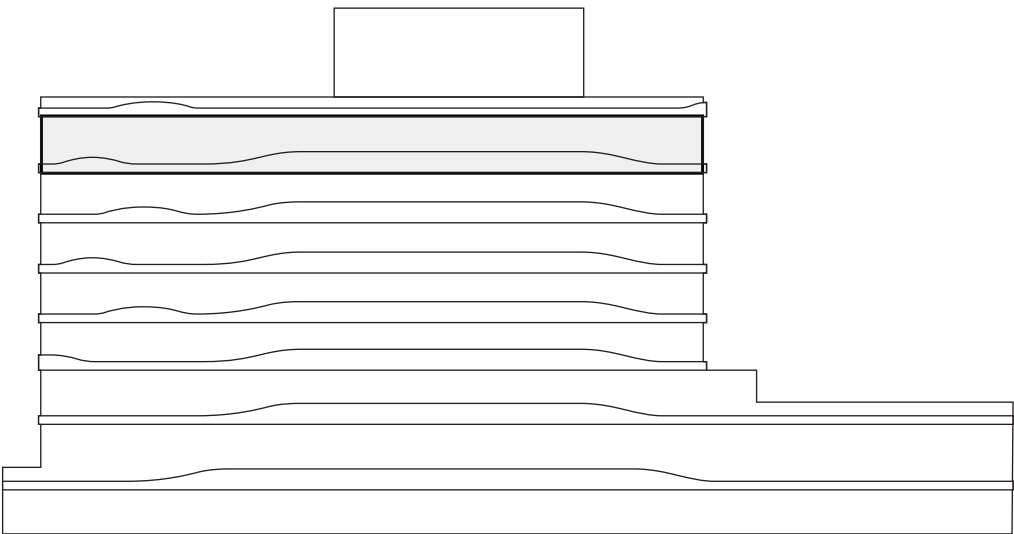
- 3 Bedrooms
- 3.5 Bathrooms
- Water Front View
- Terraces
- Private Elevator
- Private Stairs
- Service Entrance
- Family Room
- Den
- Private Pool Deck
- Summer Kitchen
- Garden
- Spa



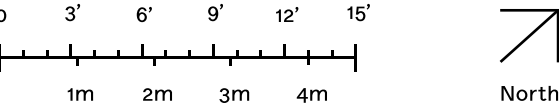
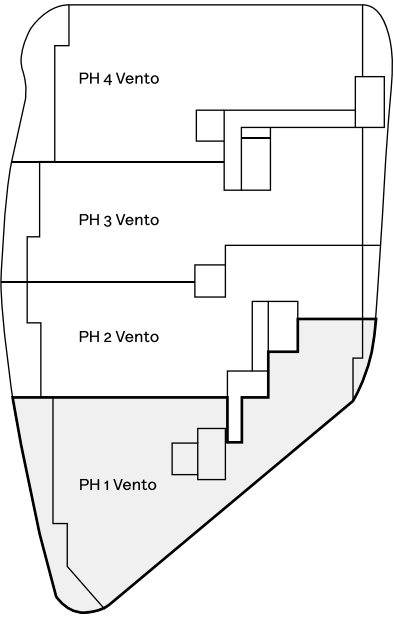
Indoor:  
4,756 SF / 442 SM

Outdoor:  
2,820 SF / 262 SM

Total:  
7,576 SF / 704 SM



1/8" = 10" N







PROJECT LOCATION  
1135 103rd St  
Bay Harbor Islands, FL 33154

SALES CENTER  
10301 East Bay Harbor Drive  
Bay Harbor Islands, FL 33154

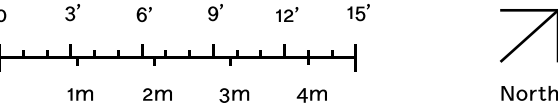
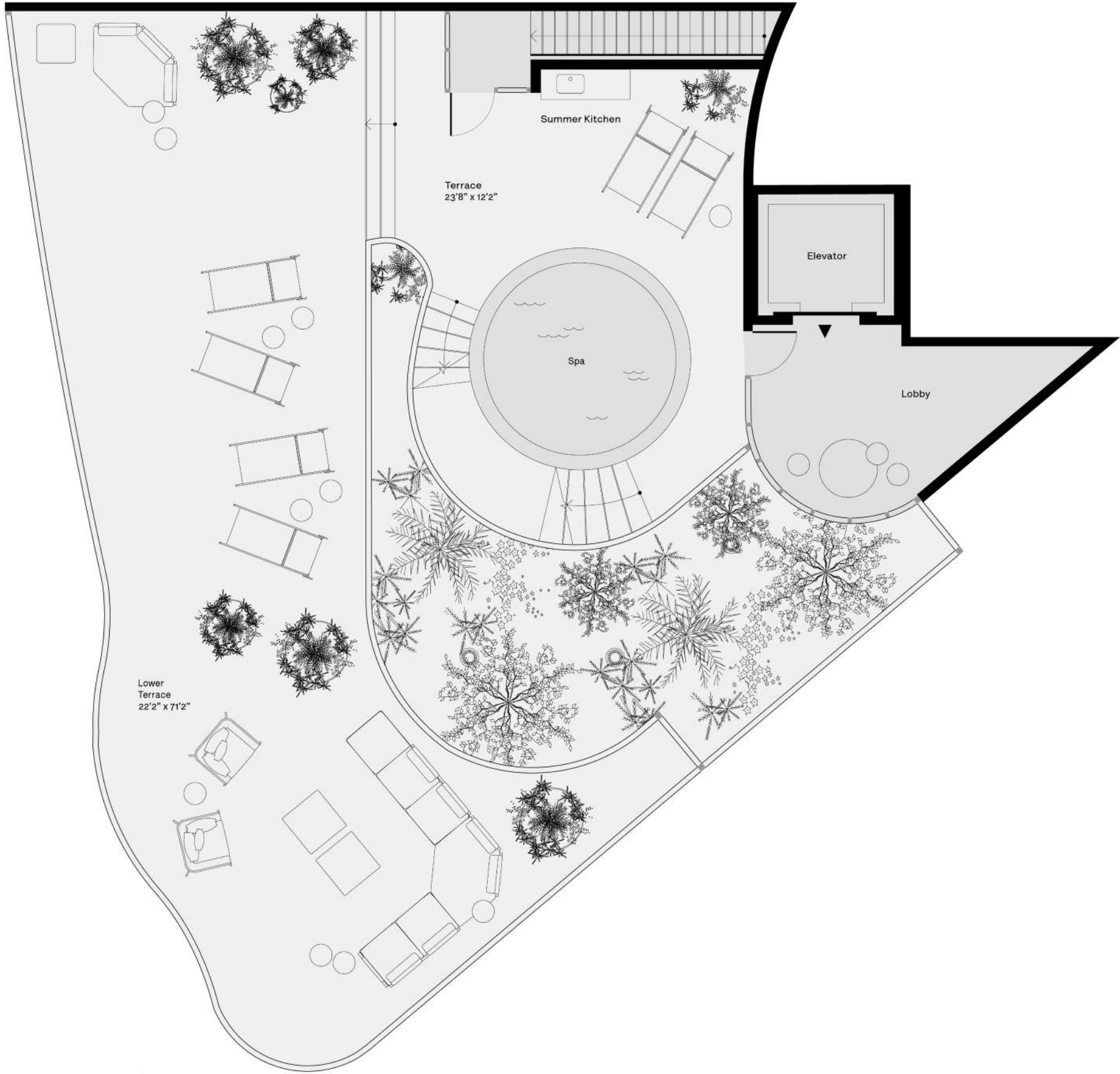


onda

RESIDENCE PH 1 VENTO DECK



# PH 1 Vento Deck



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## TEAM

Envisioned by  
Morabito Properties  
CMC Group

Architect  
Bernardo Fort-Brescia/  
Arquitectonica

Landscape Design  
Enzo Enea

Interior Designer  
A++

Creative Agency  
Lemon Yellow

## OVERVIEW

Number of Residences  
41

Number of Stories  
7 floors + parking

Unit Mix  
2–4 bedrooms residences

## BUILDING FEATURES

Expansive waterfront views

Private marina

Gym and spa

Rooftop pool

Personalized services, security and  
advanced technology

## RESIDENCE FEATURES

Floor-to-ceiling, impact-resistant  
sliding glass doors and windows

Spacious tiled terraces or private  
gardens for most units

Private and semi-private residential  
elevators

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grand ceiling height

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Bathrooms with Italian marble and  
wood cabinetry

Exquisite Italian flooring throughout

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technology

Air and water filtration system

## ROOF DECK & POOL

Lush landscape design by award  
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Summer kitchen & bar

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## PRIVATE MARINA

14 slips for boats ranging from  
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Haulover Inlet

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## PERSONALIZED SERVICES, SECURITY AND TECHNOLOGY

Covered valet drop-off

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24-hour security video surveillance

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Wi-Fi available throughout all  
public spaces

FTTH (fiber to the home) for voice, video,  
and high-speed Internet

Integrated digital concierge



onda

PROJECT LOCATION  
1135 103rd St  
Bay Harbor Islands, FL 33154

SALES CENTER  
10301 East Bay Harbor Drive  
Bay Harbor Islands, FL 33154

RESIDENCE PH 2 VENTO



# PH 2 Vento

- 3 Bedrooms
- 4.5 Bathrooms
- Water Front View
- Terraces
- Private Elevator
- Service Entrance
- Den
- Office
- Wine Cellar

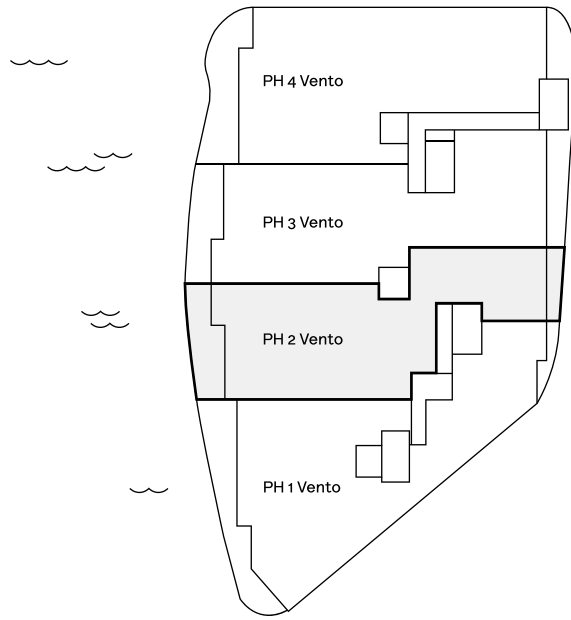
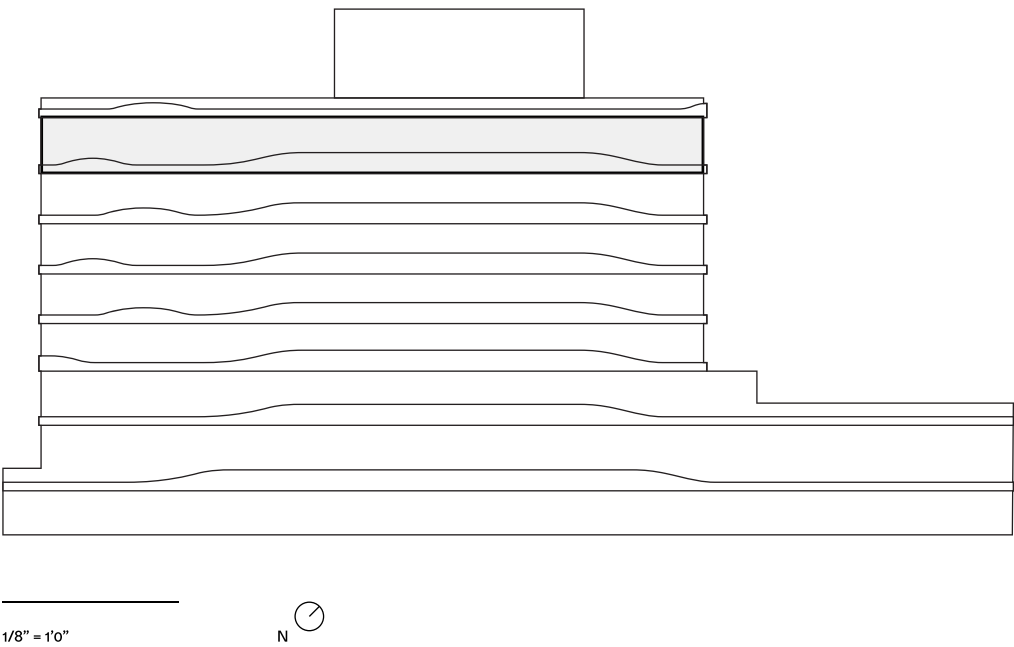
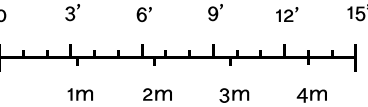
Indoor:  
4,004 SF / 372 SM

Outdoor:  
414 SF / 38 SM

Total:  
4,418 SF / 410 SM



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onda

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SALES CENTER  
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RESIDENCE PH 3 VENTO



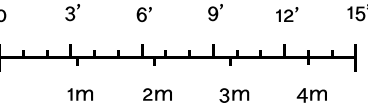
# PH 3 Vento

- 4 Bedrooms
- 4.5 Bathrooms
- Water Front View
- Terraces
- Private Elevator
- Service Entrance
- Den
- Office
- Wine Cellar

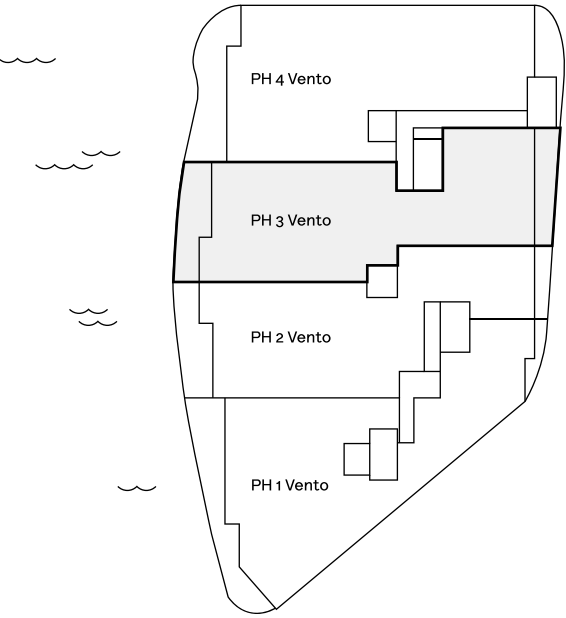
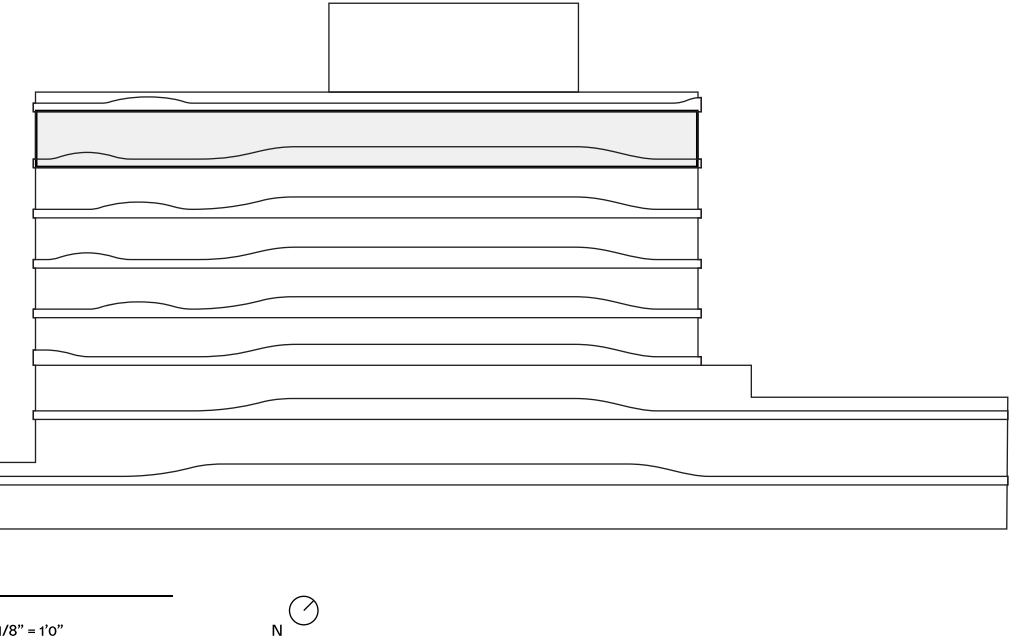
Indoor:  
4,401 SF / 409 SM

Outdoor:  
626 SF / 58 SM

Total:  
5,027 SF / 467 SM



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CMC Group

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Landscape Design  
Enzo Enea

Interior Designer  
A++

Creative Agency  
Lemon Yellow

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SALES CENTER  
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RESIDENCE PH 4 VENTO



PH 4 Vento

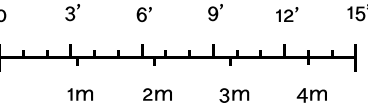
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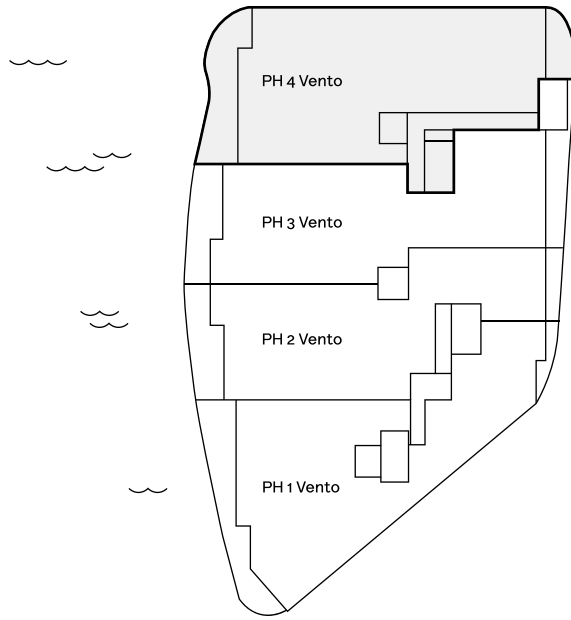
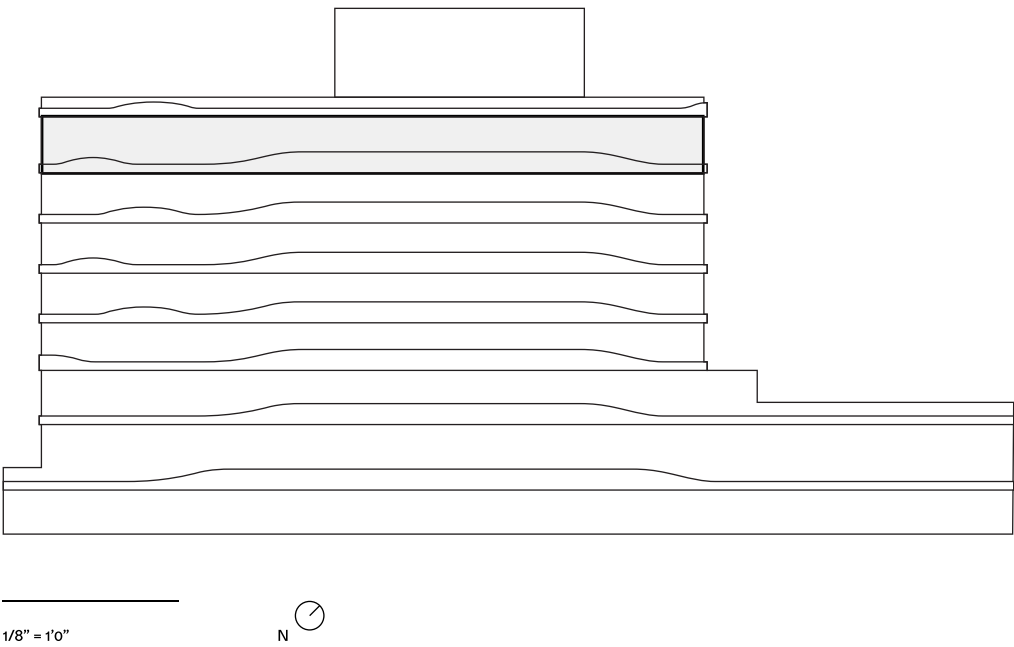
Indoor:  
5,073 SF / 471 SM

Outdoor:  
2,126 SF / 198 SM

Total:  
7,199 SF / 669 SM



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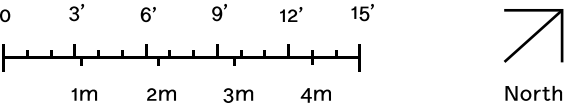
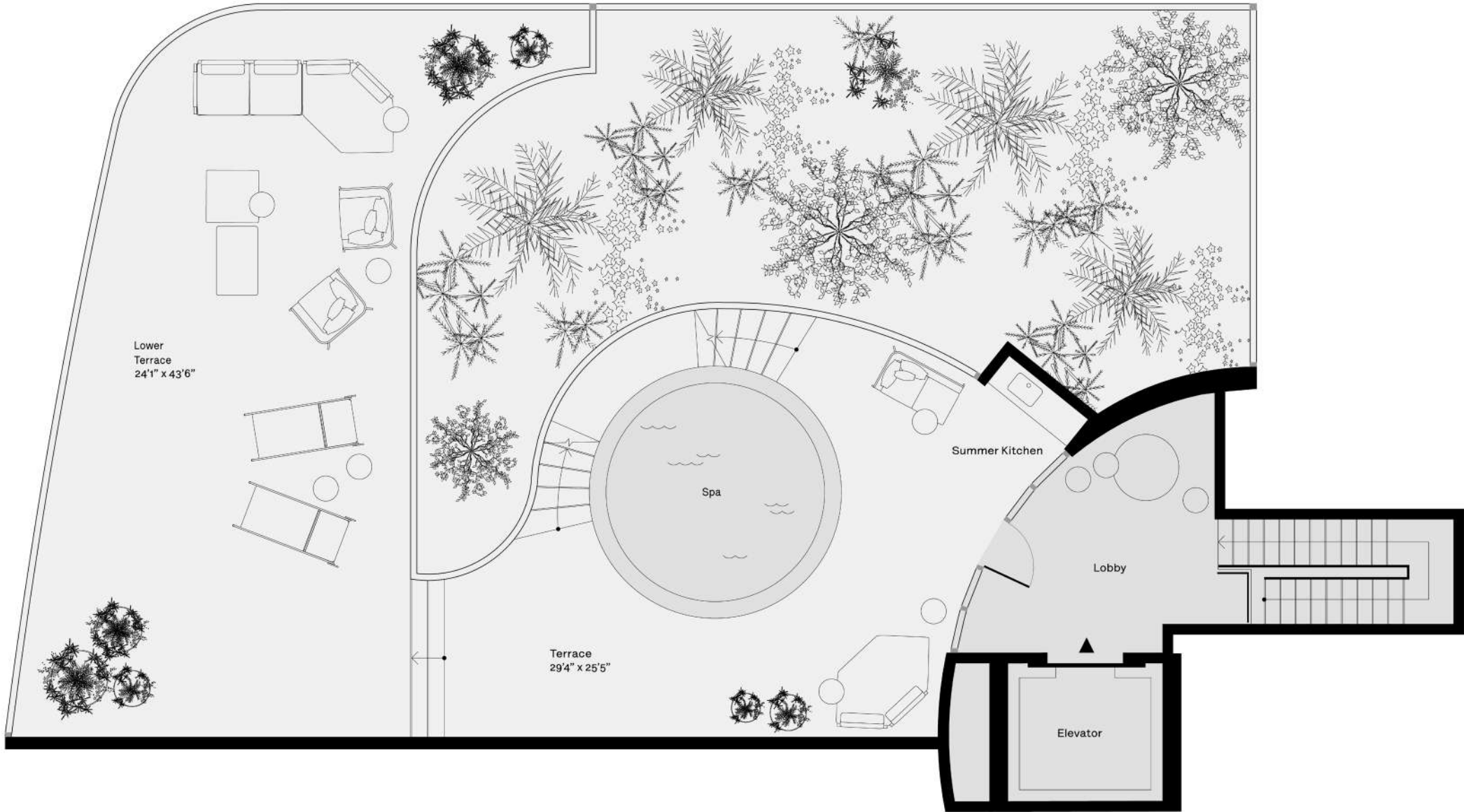


onda

RESIDENCE PH 4 VENTO DECK



# PH 4 Vento Deck



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