

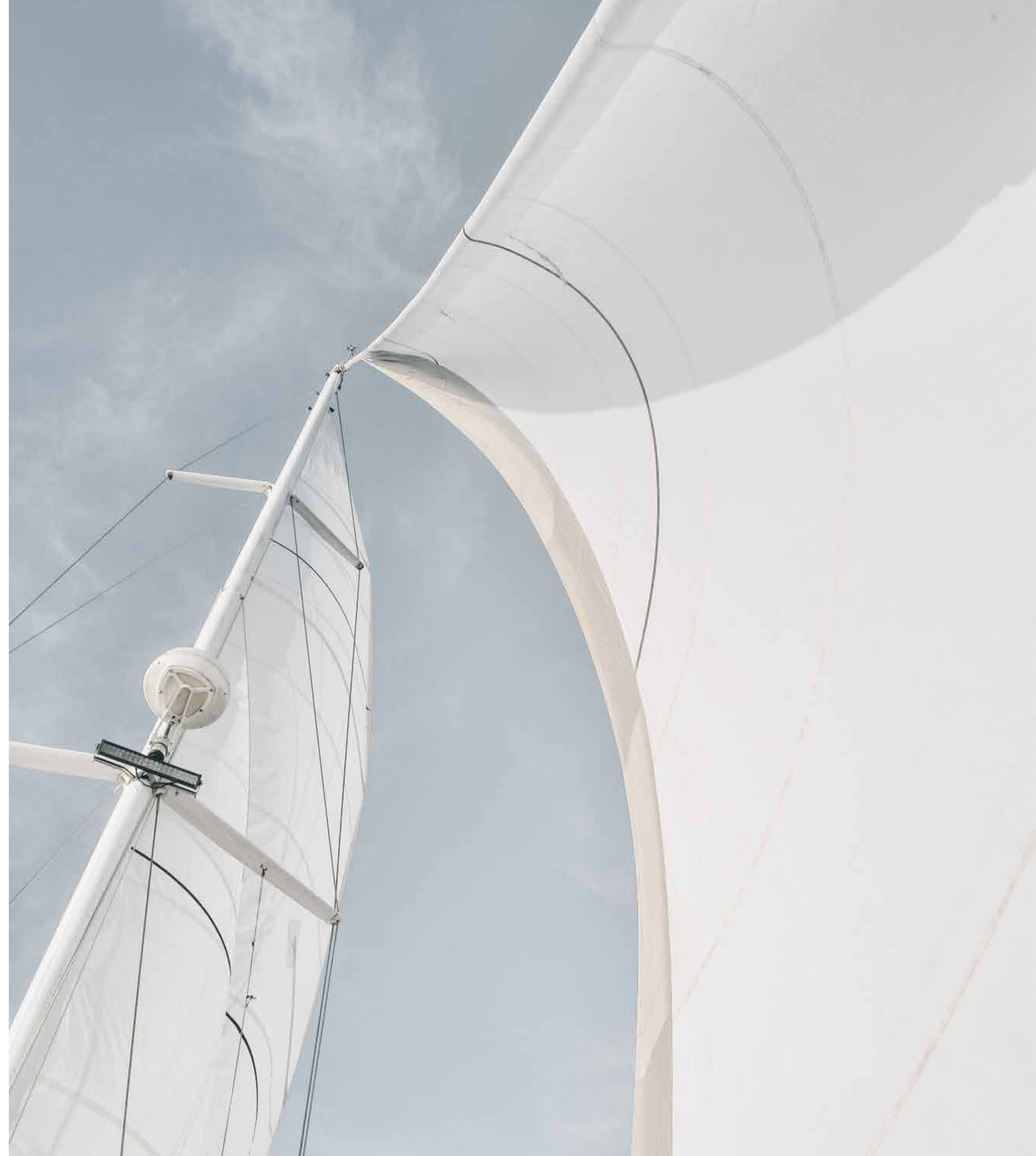
9900 W EST



A limited collection of 23 two, three
and four-bedroom luxury waterside
condominiums with private boat slips.

Find your center on the water's edge.

Shift into a new mindset, and a new way of life:
wrapped in the natural beauty of the Bay Harbor Island
waterfront. All at once, feel the breeze and the sun,
smell the ocean's mist, hear the birds' songs and taste
the life worth craving. Align the senses with a home
from the exclusive collection at 9900 West.





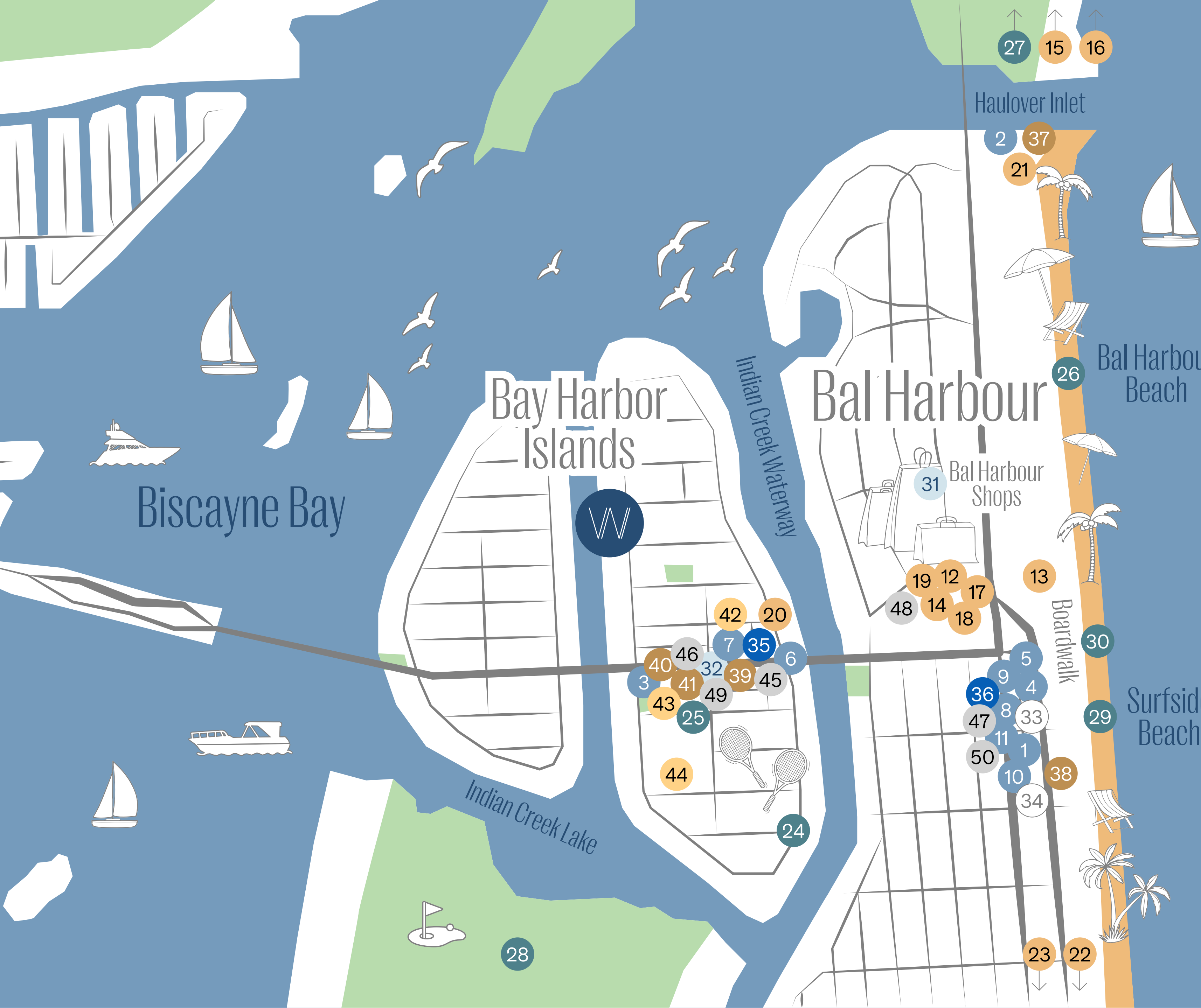
The Neighborhood.



THE NEIGHBORHOOD

This is the starting place
for something amazing—
every day.

Whether it's more time walking the Atlantic's white sand, private jogging paths, picturesque streets, tennis or daily detours to exclusive Bal Harbour, it's in the neighborhood at 9900 West.



9900 **W** EST

Elevated Island Living.

Good Eats

- 1 26 Sushi & Tapas
- 2 Artisan Beach House
- 3 Coffee Break
- 4 Josh's Deli
- 5 Morelia Gourmet Paletas
- 6 Pura Vida
- 7 The Bistro
- 8 The Carrot
- 9 The Greek Place
- 10 The Harbour Grill
- 11 Flanigans

Night Out

- 12 Aba
- 13 Atlantikos
- 14 Carpaccio
- 15 Il Molino
- 16 Avra
- 17 Hillstone
- 18 Le Zoo
- 19 Makoto
- 20 The Palm
- 21 Artisan Beach House
- 22 Lido Restaurant & Champagne Bar at The Surf Club
- 23 Kosaka at The Surf Club

Outdoor Fun

- 24 92nd Street Park & Dog Park
- 25 BHI Tennis Courts
- 26 Bal Harbour Beach
- 27 Haulover Sandbar
- 28 Indian Creek Gold Course
- 29 Surfside Beach
- 30 Bal Harbour Boardwalk

Indulge in Luxury

- 31 Bal Harbour Shops
- 32 Kane Concourse Shops

Fresh Finds

- 33 Farmers Market
- 34 Publix

Paw Hubs

- 35 Salon Poochini Grooming Spa & Boutique
- 36 Veterinary Wellness Center of Surfside

Body & Soul

- 37 Exhale Bal Harbour
- 38 Rejuvenation Spa
- 39 Reforming Pilates
- 40 The Well
- 41 Viva Pilates

In the Island

- 42 Bay Harbour Islands Police Dept.
- 43 Bay Harbour Islands Fire Station
- 44 Ruth K. Broad Bay Harbor K-8 Center

Beauty Labs

- 45 Advanced Dermatology & Cosmetic Surgery
- 46 Biotech Cosmetic Surgery & Medical Spa
- 47 Lemel Medical Spa
- 48 Skinney Med Spa
- 49 Wow Brows
- 50 Lahh Salon

Within Reach

- Bal Harbour | 0.7 miles
- Aventura | 5.9 miles
- Sunny Isles | 3.8 miles
- South Beach | 9.2 miles
- Brickell | 16 miles
- Miami Opa Locka Executive Airport | 10.4 miles
- Miami International Airport | 16.4 miles
- Lauderdale Airport | 18 miles
- Design District | 11.7 miles
- Wynwood | 12.2 miles
- Faena Art District | 6.2 miles

Atlantic Ocean



Live the all-access life on Bay Harbor Island.

Bay Harbor Island positions you amongst world-class premier golfing at Indian Creek Country Club, top ranked schools, and elite dining and shopping experiences all around.



Step outside into the heart of it.

While Bay Harbor Island is quietly residential, it is an exclusive work-wellness destination providing health, fitness & nutrition and Bal Harbour Shops, an exquisite collection of designer boutiques, department stores and restaurants in a lush tropical garden setting.





Journey beyond.

Elevated island living at its finest - enjoy the sophistication of a secluded waterfront residence that is also conveniently located just a short drive away from South of Fifth, I-95, Miami International Airport, and Downtown Miami.

The Building.



THE BUILDING

You've found the address that suits you.

Award-winning Frankel Benayoun Architects presents 9900 West, a boutique residence that marries location and luxury. It's now possible to live in the heart of Miami, but in a waterfront residential enclave with a small town feel.

Building Features.

- Limited collection of 23 two, three and four-bedroom exclusive waterside residences ranging from 1,202 SF to 3,206 SF
- Elegant arrival with landscaped water features
- Bright and airy lobby with double height ceilings
- EV charging stations
- Mail room with package storage
- High speed elevators
- Pet friendly building









Enter and exhale.

Nature follows into the expansive entrance space where greenery lives in all directions, soaking in the Miami sunlight.



Al fresco, all day.

Whether you prefer to unwind in a serene courtyard or lounge poolside, 9900 West provides the ultimate oasis of calm both indoors and out.



The Lifestyle.



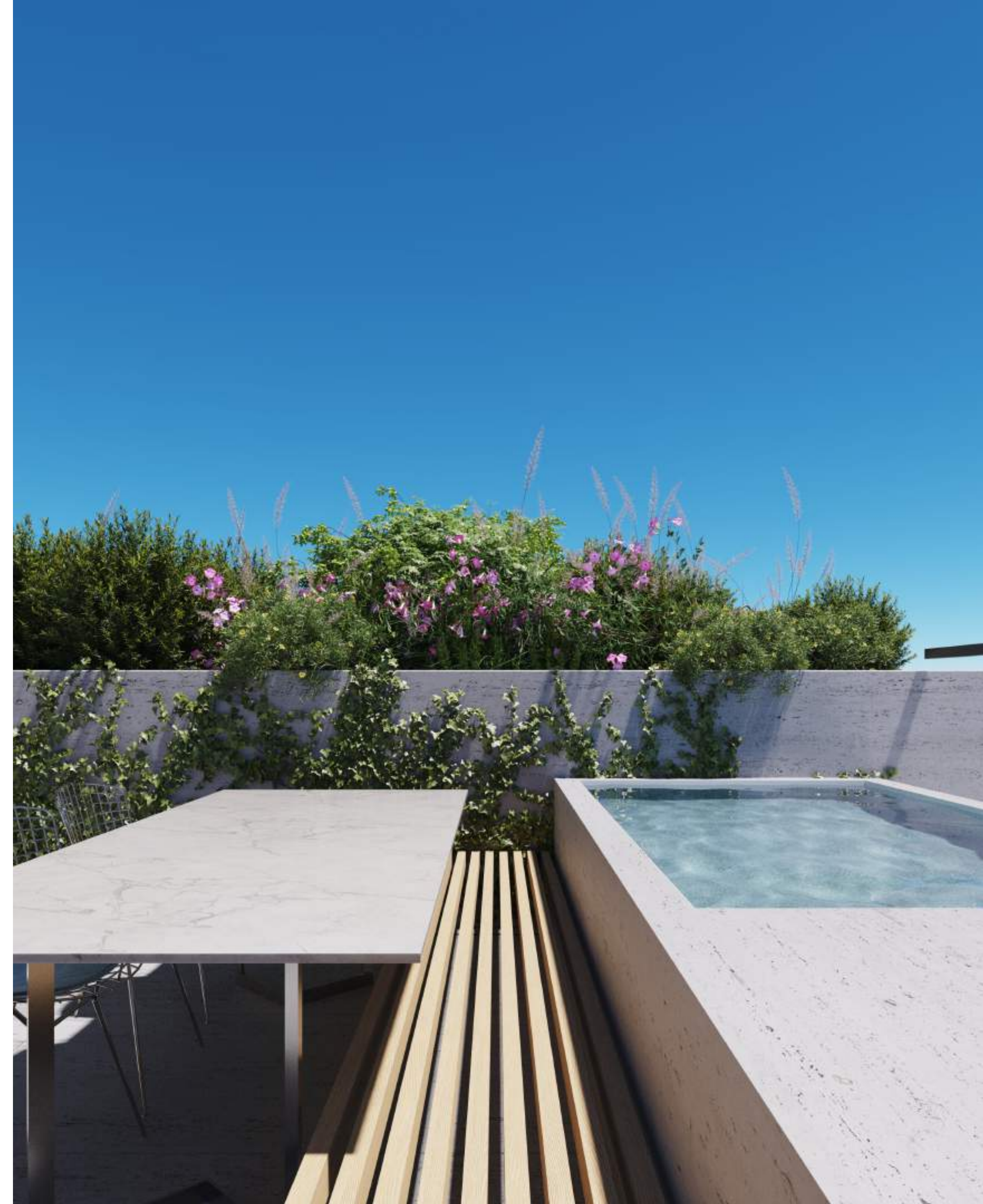
THE LIFESTYLE

Evolve your everyday on Bay Harbor Island.

Around here, sunshine leads the way. From paddleboarding to boating at dawn along the beach, al fresco lunches at Bal Harbour or Surfside restaurants to sipping sunset cocktails on the lush, landscaped rooftop, the everyday is anything but routine.

Amenity Features.

- Over 5,000 SF of beautiful tropical landscaping with open green spaces throughout
- Rooftop area of over 9,000 SF with an expansive terrace, lounging areas, and breathtaking sunrise and sunset views
- Front desk receptionist
- Valet parking/Garage parking spaces available
- Tropical rooftop landscaping creates a private oasis with a Finnish overflow Saltwater pool and heated soaking spa
- Club room with water-facing balcony and entertainer's kitchen
- Dog spa
- Spa room with plunge pool
- Children's playroom
- State-of-the-art fitness center
- Rooftop Pool Deck complete with a summer kitchen and trellis-covered lounging area overlooking the bay
- Beach club membership
- Storage units
- Bicycle storage
- Package storage





Waterfront access to Biscayne Bay and the Atlantic.

Immerse yourself in waterfront living by relaxing water-side in a cozy cabana or setting sail from your private dock on your boat - whichever way you choose to enjoy the water, make it a daily ritual.

Waterfront Services.

- 10 Private boat slips for exclusive owner purchase accommodating up to 30 ft vessels with no bridges
- Paddleboard and kayak storage
- Waterway access to Biscayne Bay and Atlantic Ocean
- Dockside pickup and drop-off area
- Sunset terrace with dock-side lounge seating and summer kitchens overlooking the waterway





Make every moment count.

Come live in the heart of an active, close-knit community that shares a love for nature's beauty — and for getting the most from each day.



Jump rope

24:54

00:30:12
Workout time

260
Burned

157
Avg heart rate

181
Max heart rate

81
Avg temp

164
Max temp











The Residences.



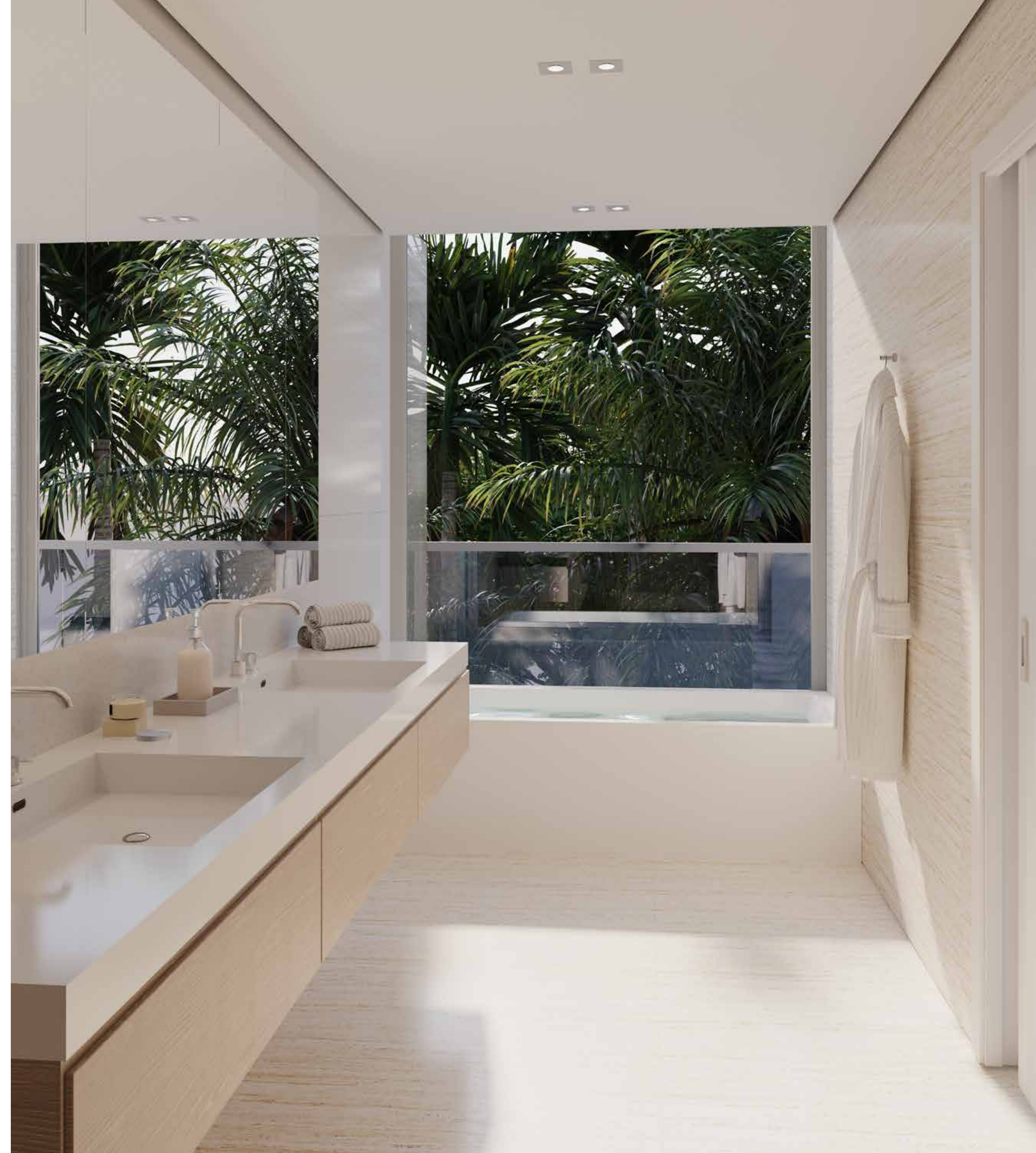
THE RESIDENCES

Wherever today takes you,
let it begin and end
in comfort.

Here, living spaces flow together naturally via bright, expansive floor plans. Kitchens open to living rooms and generous primary bedrooms open to breezy terraces overlooking the pristine Indian Creek waterway.

Residence Features.

- Lushly landscaped courtyards accessible by certain residences
- 9' ceilings in residences
- Floor-to-ceiling sliding glass doors and windows
- Generously sized double-closet, including walk-in closet in primary bedrooms
- Additional full bathroom or powder room
- Furniture packages available
- Private storage spaces
- Penthouses residences feature private rooftop terrace with summer kitchen





European design kitchen and living.

Make meals and moments in an ergonomically designed linear layout with designer finishes, natural materials and large windows that maximize natural light and ambient views.





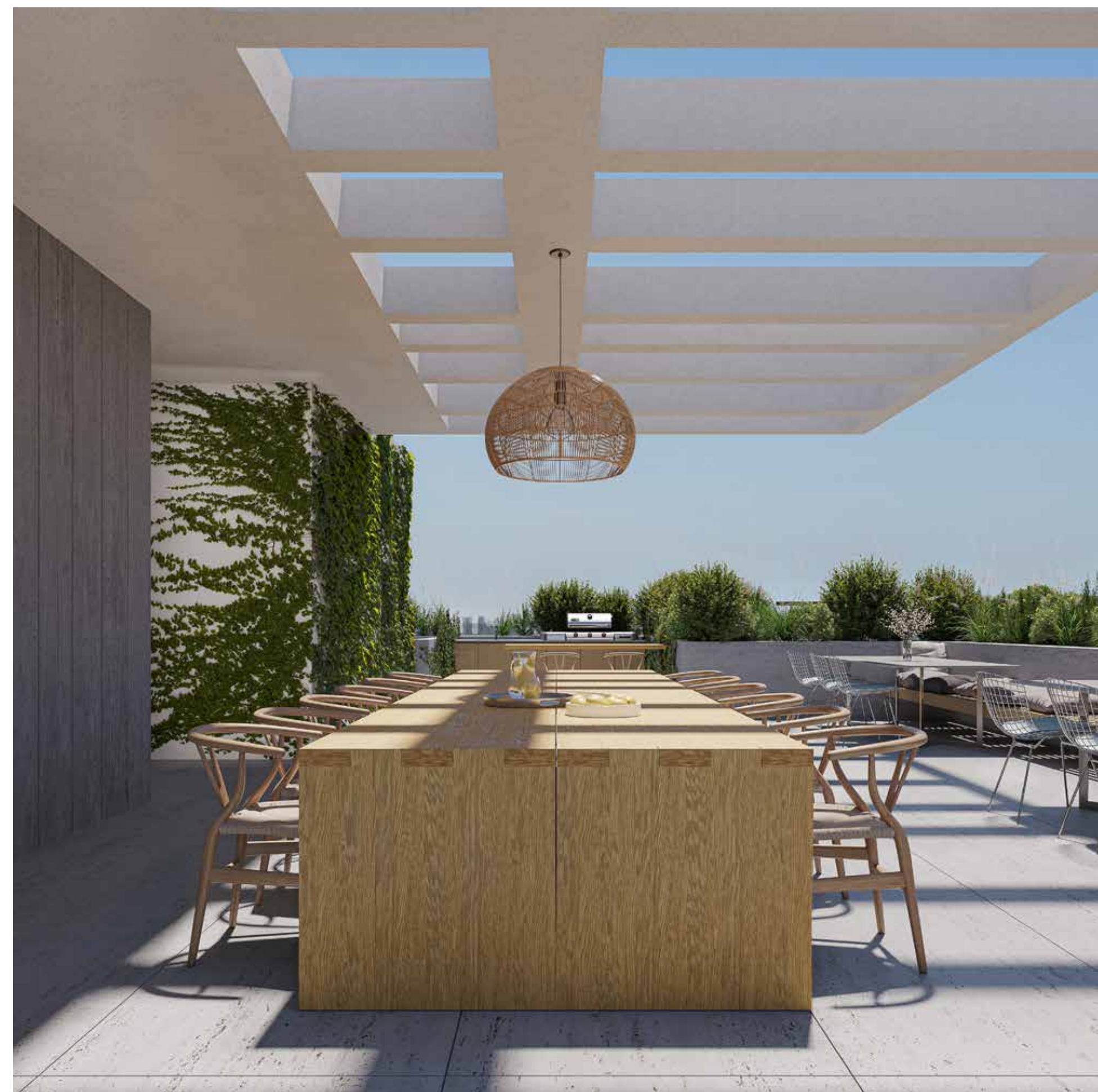


Inside and out, every detail considered.

The team at Craft Studio has curated each element in service of a cohesive, serene atmosphere.







The Team.

DEVELOPER | The Horizon Group

The Horizon Group is a real estate development, acquisition and investment firm owned and operated by David Marom along with the company's construction arm, Britt Realty. As a full service firm, the Horizon Group provides assistance throughout the entire real estate development process, from initial preliminary design to construction and building leasing. The company's existing and planned developments span Brooklyn, Manhattan, Long Island, and Westchester in New York. Among these locations are a wide range of Horizon Group real-estate properties, including office parks, condominiums, low, mid and high-rise multi-tenant buildings, single family homes and townhouse developments.

Since the foundation of the corporation in 1985, Mr. Marom and his staff have gained tremendous amounts of expertise and market knowledge, and have developed long-standing, strong relationships with local businesses and government officials. The present and future control of the company remains in family hands, ensuring a strong commitment to creating and maintaining long-term value in every Horizon Group project. The Horizon Group invests a great deal of effort in the planning and design of all acquired properties, and relies upon close-knit relationships with all clients to provide a quality product that suits the needs and desires of each individual. An integrated process and innovative approach are key elements of the Horizon Group mentality

ARCHITECT | Frankel Benayoun Architect

Since 1976, FRANKEL BENAYOUN ARCHITECTS [FBA] (formerly Frankel and Associates), has provided comprehensive innovative work for Clients seeking thoughtful, functional and aesthetically design solutions. Since inception, FBA has produced a diverse range of award winning and distinguished project types, including Multi-family & Mixed Use Residential, Single Family Residential, Public Assembly, Educational, Health Care, Religious, and many unique Urban Parking structures. FBA's work product emphasizes artistic compatible expressions of contemporary Architectural vernacular and the special characteristics of each respective neighborhood.

FBA is committed to the thoughtful expression of Architectural Design with a conscious effort to harmonize the building with elements of the surrounding environment and nature, always seeking to enhance the union of Buildings and Landscape.

FBA has diverse experience in the realization of projects and as such is uniquely qualified to offer services which complement and augment the typical Comprehensive Architectural Services including Landscape Design, Interior Design, Project Management, Design-Build, Real Estate, and Development Services.

INTERIOR DESIGN | Craft Studio

Craft Studio is an international studio for architecture and interior design based in Buenos Aires, established in 2006 by architect Diego Sefer and distinguished by its interdisciplinary approach to the respective conditions and dynamics of each project.

LANDSCAPE DESIGN | Geomantic Designs

Since its founding in 1983, Geomantic Designs has been featured in numerous magazines and has received numerous awards for design excellence. Founder Robert Parsley III, ASLA, and the Geomantic Designs team pursue excellence with every residential landscape experience.

SALES & MARKETING | Douglas Elliman Development Marketing

Douglas Elliman Development Marketing draws upon decades of experience and market-specific knowledge. The firm offers a comprehensive in-house research, planning and design, marketing, and sales to help residents and developers connect in meaningful ways.

GRAPHIC DESIGN & COMMUNICATION | Remolino NY

Remolino is a multidisciplinary design studio founded in 2004 with offices in Buenos Aires, New York, and Madrid. We are a team of designers, art directors, storytellers, and software developers that create experiences across platforms on behalf of our clients. Our creative strength is our ability to apply our industry knowledge, global experiences, and wide-ranging passions to generate concepts, designs and many other elements for marketing.

9900 WEST