

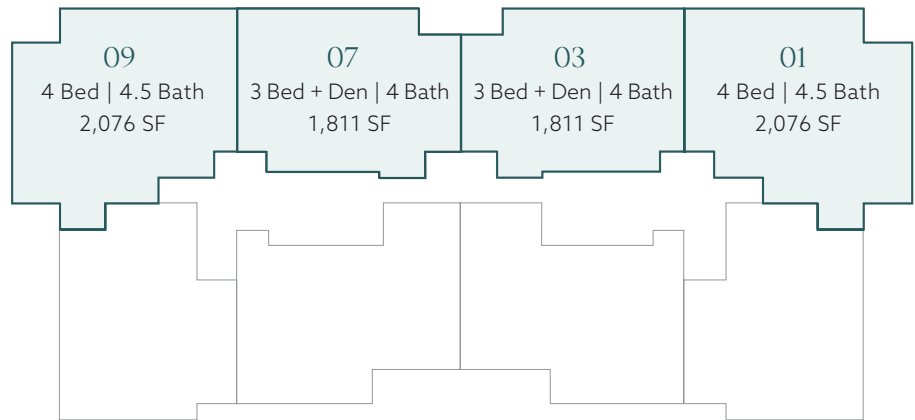
Waterfront Collection

2-4 Bedroom Residences & Penthouses



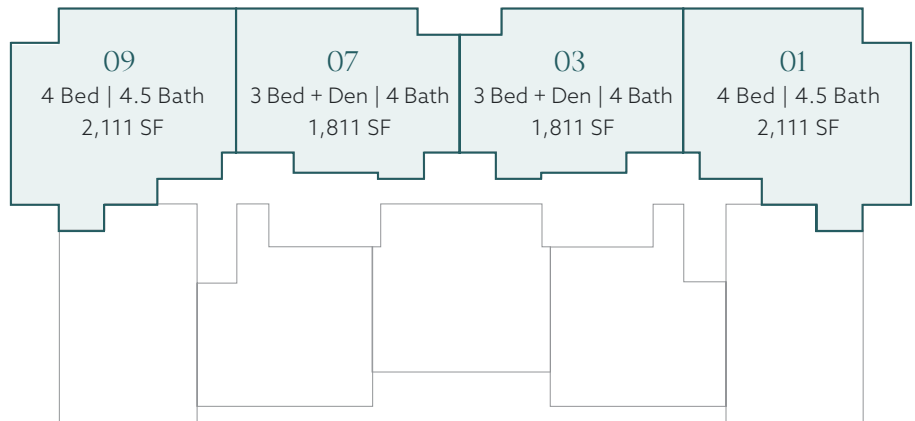
UPPER & LOWER PENTHOUSES

LEVELS 7-8



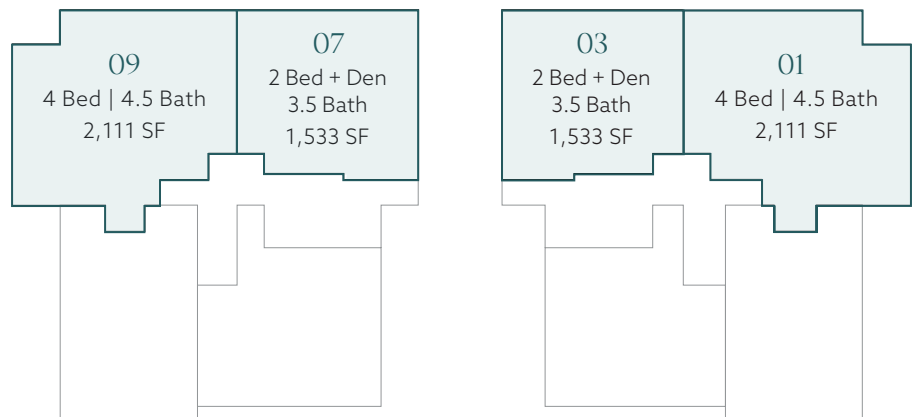
RESIDENCES

LEVELS 4-6



RESIDENCES

LEVELS 2-3



Level 2 Residences have private staircases.

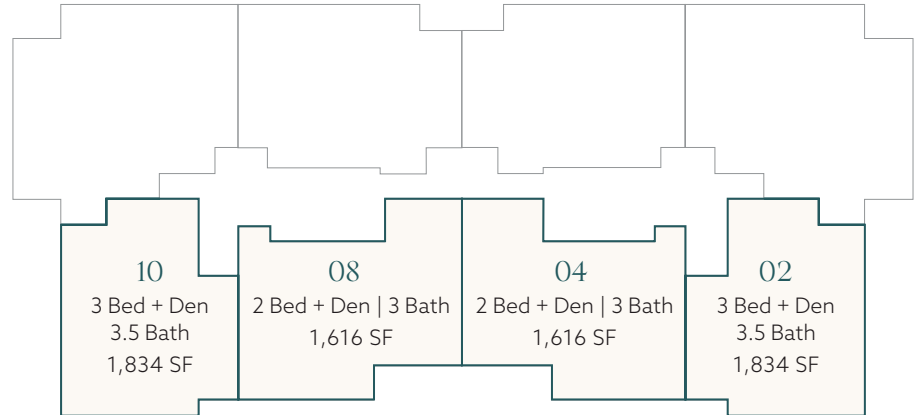


Sunset Collection

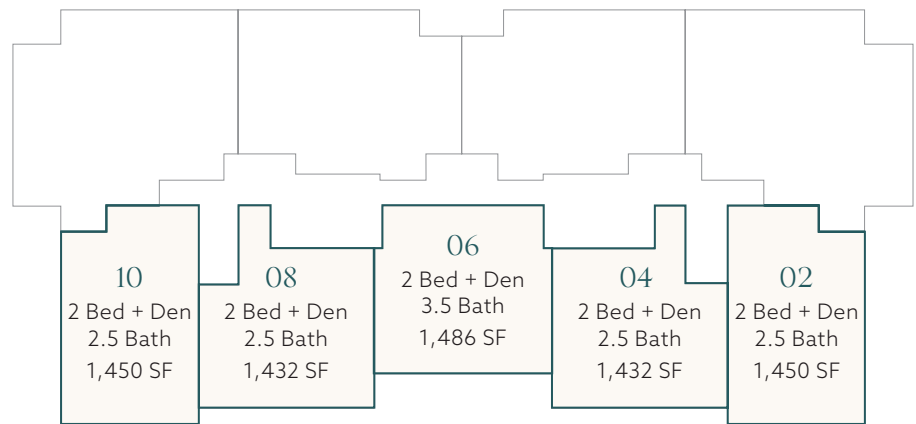
2-3 Bedroom Residences & Penthouses



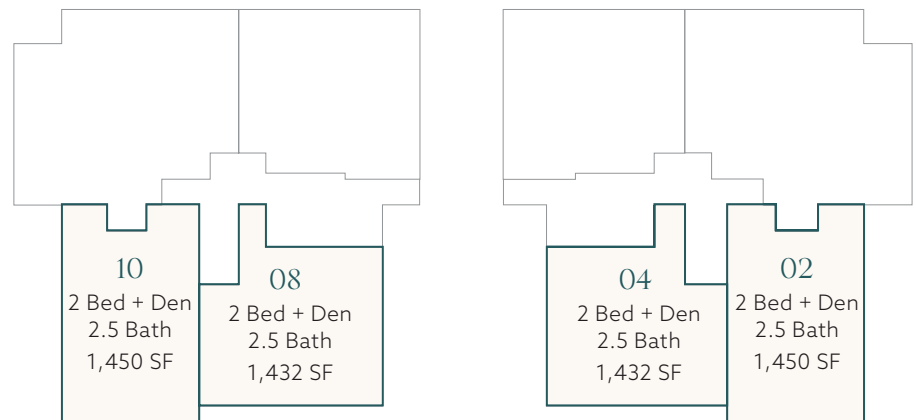
UPPER & LOWER PENTHOUSES LEVELS 7-8



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.



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

Ian Bruce Eichner ("IBE") is not the project Developer. This Condominium is being developed by Bay Harbor Islands Property Owner II LLC, a Delaware limited liability company ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by IBE and any purchaser agrees to look solely to Developer (and not to IBE and/or any of his affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. All features, specifications, brands, matters of detail are conceptual only and should not be relied upon as representations, express or implied, of the final detail of the residences or condominium. The Developer expressly reserves the right to make modifications, revisions, omissions and changes without notice. Certain features may not be included with all units. Square footages, ceiling heights are all subject to change. Developer makes no representations regarding views from any particular unit. 


Sunset
Collection

Residence
02

2 BEDROOMS + DEN
2.5 BATHROOMS

RESIDENCES

302, 402, 502 & 602

INTERIOR

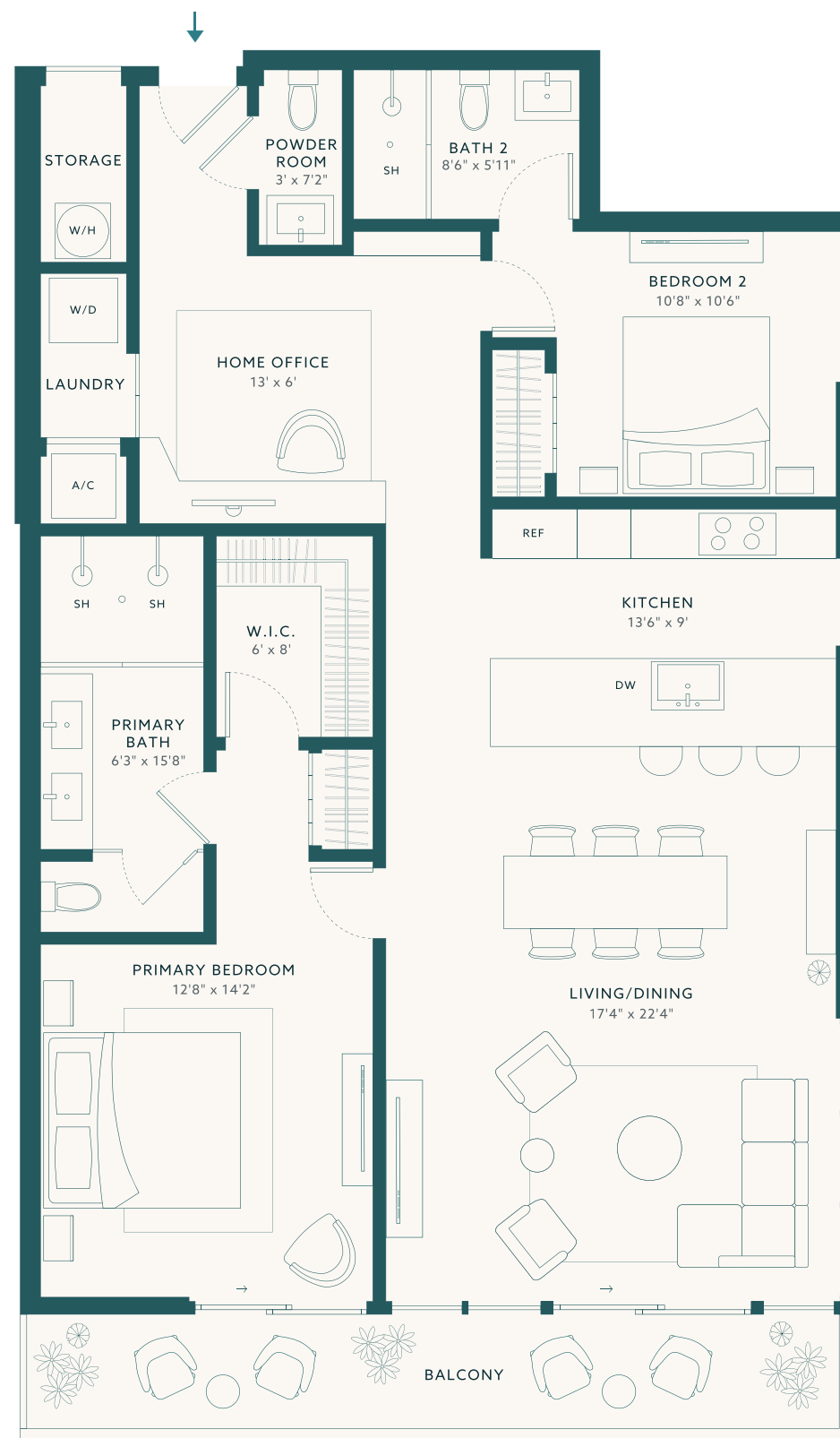
1,450 SQ FT ~ 135 SQ M

EXTERIOR

168 SQ FT ~ 15 SQ M

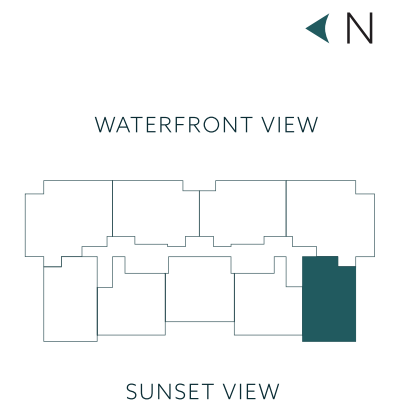
TOTAL

1,618 SQ FT ~ 150 SQ M




Sunset View

LA BAIA
NORTH



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,450 square footage. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.




Sunset
Collection

Residence

10

2 BEDROOMS + DEN
2.5 BATHROOMS

RESIDENCES

310, 410, 510 & 610

INTERIOR

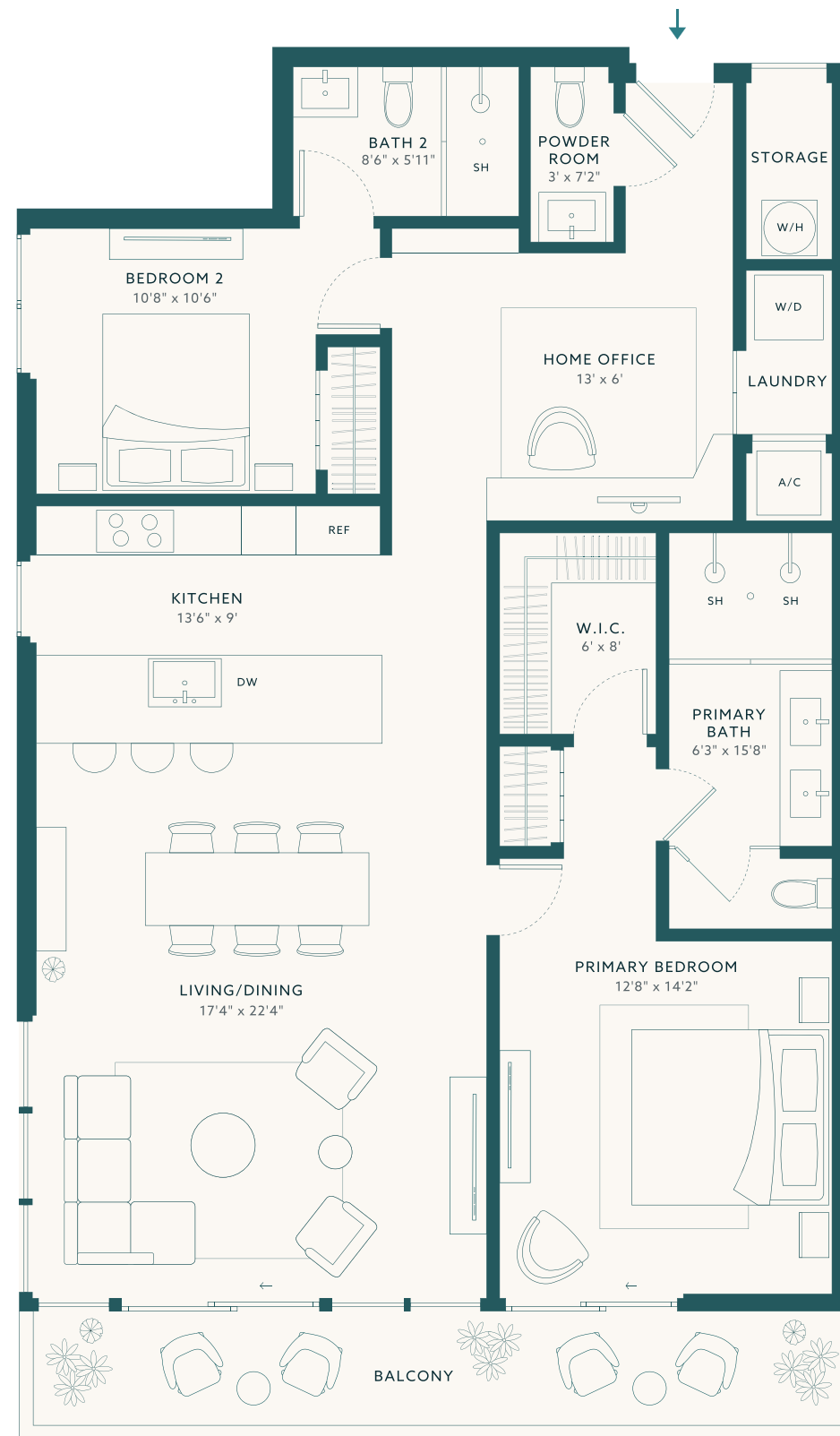
1,450 SQ FT ~ 135 SQ M

EXTERIOR

168 SQ FT ~ 15 SQ M

TOTAL

1,618 SQ FT ~ 150 SQ M

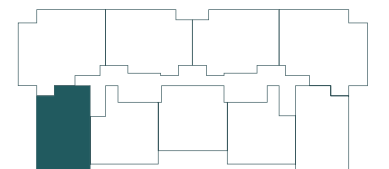



Sunset View

LA BAIA
NORTH



WATERFRONT VIEW



SUNSET VIEW

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,450 square footage. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.





Waterfront Collection

Residence

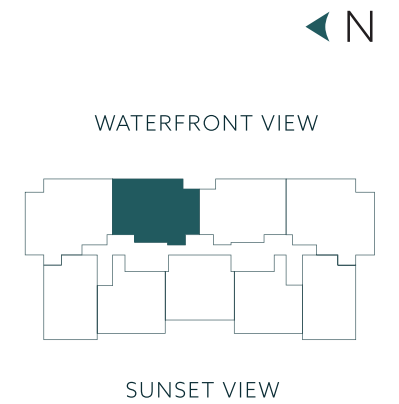
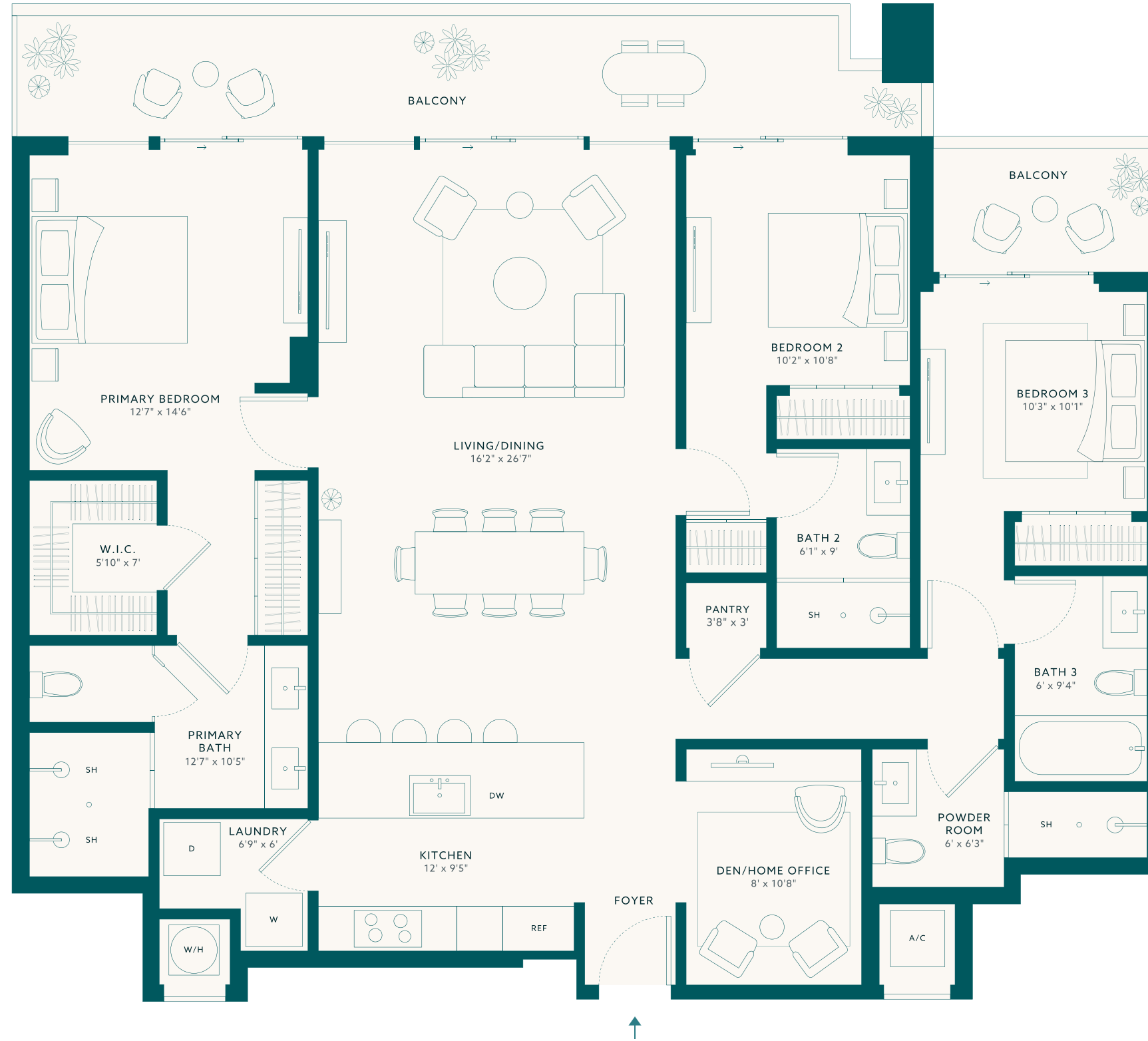
07

3 BEDROOMS + DEN
4 BATHROOMS

Waterfront View

LA BAIA

NORTH



RESIDENCES
407 & 607
INTERIOR
1,811 SQ FT ~ 168 SQ M
EXTERIOR
293 SQ FT ~ 27 SQ M
TOTAL
2,104 SQ FT ~ 195 SQ M

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,811 square footage. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.





Waterfront Collection

Residence

03

3 BEDROOMS + DEN
4 BATHROOMS

RESIDENCES

403 & 603

INTERIOR

1,811 SQ FT ~ 168 SQ M

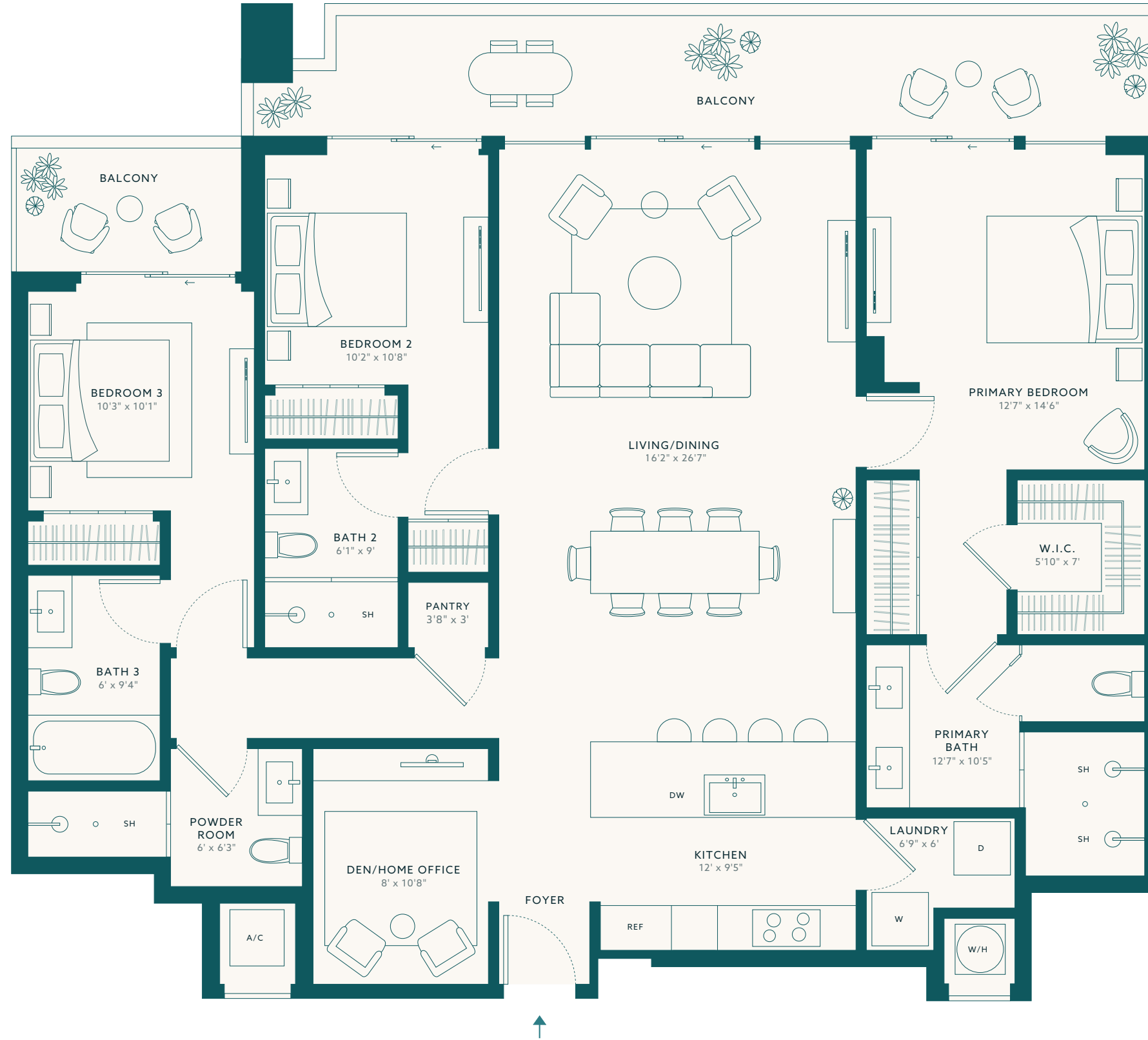
EXTERIOR

293 SQ FT ~ 27 SQ M

TOTAL

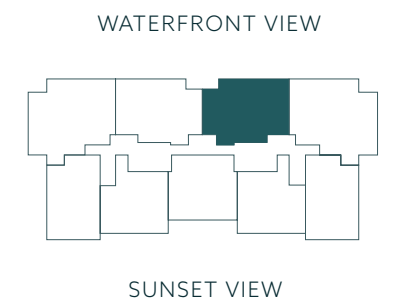
2,104 SQ FT ~ 195 SQ M

Waterfront View



LA BAIA

NORTH



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,811 square footage. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.





Waterfront Collection

Residence

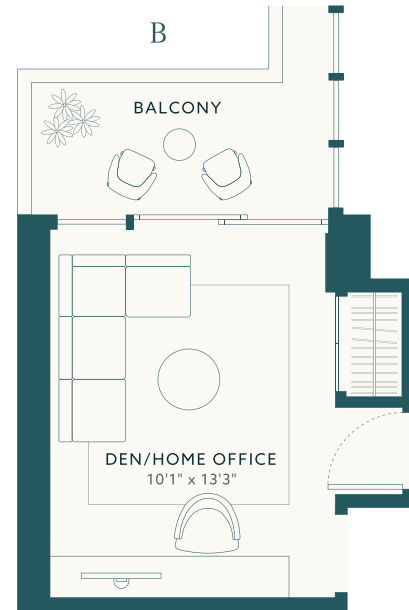
09

Option A

4 BEDROOMS
4.5 BATHROOMS

Option B

3 BEDROOMS + DEN
4.5 BATHROOMS



LA BAIA

NORTH

RESIDENCES

309, 409, 509 & 609

INTERIOR

2,111 SQ FT ~ 196 SQ M

EXTERIOR

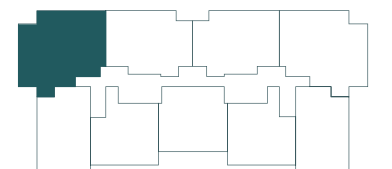
321 SQ FT ~ 29 SQ M

TOTAL

2,432 SQ FT ~ 225 SQ M



WATERFRONT VIEW



SUNSET VIEW

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 2,111 square footage. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.





Waterfront Collection

Lower Penthouse Residence

01

Level 7

Option A

4 BEDROOMS
4.5 BATHROOMS

Option B

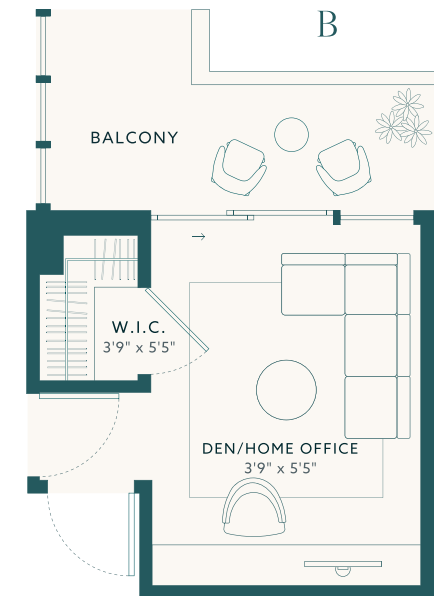
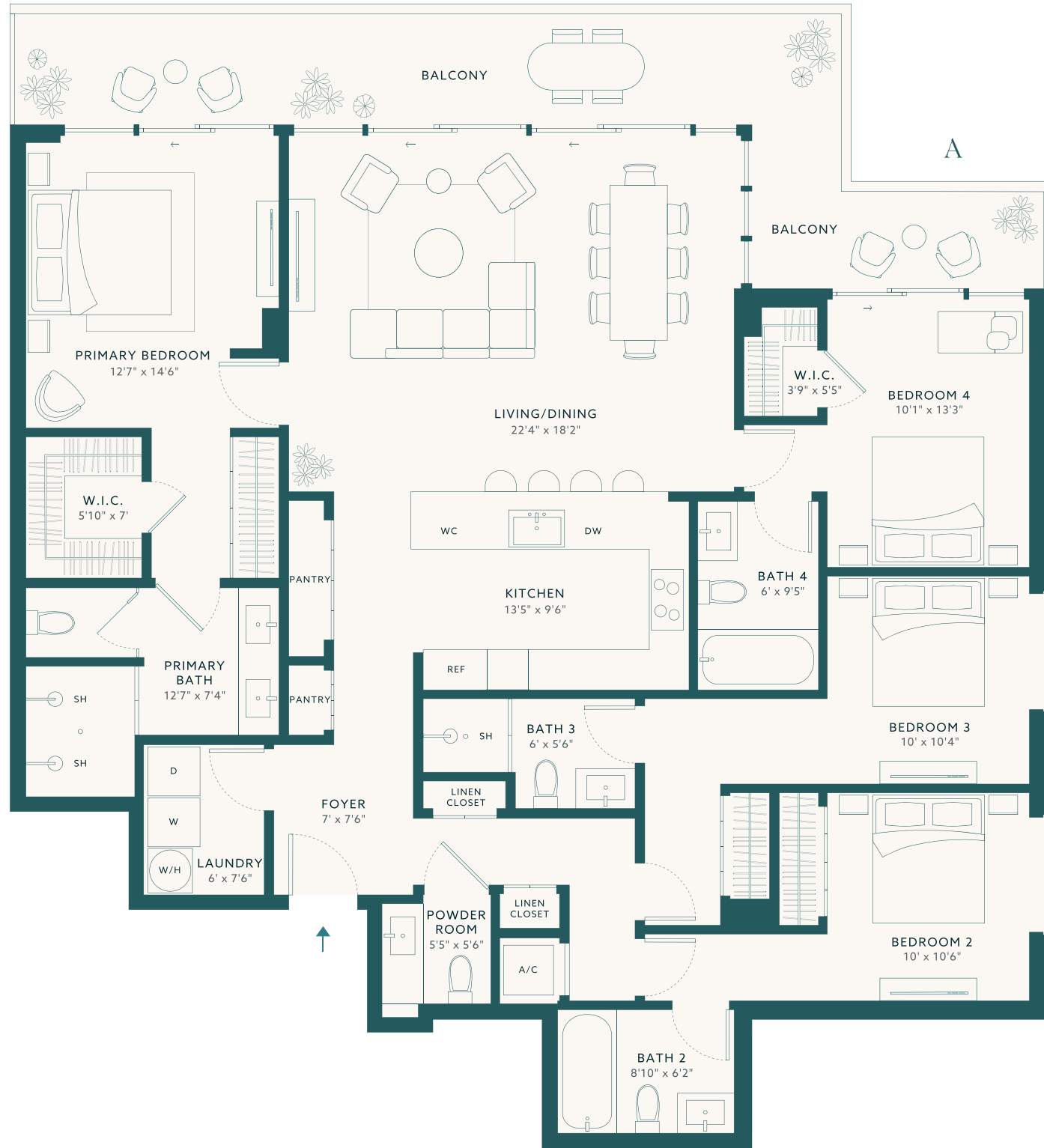
3 BEDROOMS + DEN
4.5 BATHROOMS

INTERIOR
2,076 SQ FT ~ 193 SQ M

EXTERIOR
329 SQ FT ~ 30 SQ M

TOTAL
2,405 SQ FT ~ 223 SQ M

Waterfront View

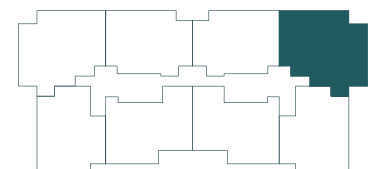


LA BAIA

NORTH



WATERFRONT VIEW



SUNSET VIEW

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 2,076 square footage. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

