



SOLINA
BAY HARBOR



SOLINA
BAY HARBOR

WELCOME TO BAY HARBOR ISLANDS,
WHERE LUXURY LIVING MEETS ISLAND CHARM.



<p>1</p> <p>Ruth K, Broad Bay Harbor K-8</p> <p>0.2 mi</p>	<p>2</p> <p>Kane Concourse</p> <p>0.4 mi</p>	<p>3</p> <p>Bal Harbour Shops</p> <p>0.9 mi</p>
<p>4</p> <p>Harding Ave</p> <p>1.9 mi</p>	<p>5</p> <p>Surfside Beach</p> <p>1 mi</p>	<p>6</p> <p>Haulover Beach</p> <p>2.5 mi</p>
<p></p> <p>South Beach, 8 mi Coconut Grove, 17 mi Brickell, 15 mi Downtown Miami, 14 mi</p>	<p></p> <p>Design District, 8 mi Aventura Mall, 7.5 mi Wynwood Walls, 10 mi Kesaya Arena, 11 mi</p>	<p></p> <p>Miami Int'l Airport, 16 mi Fort Lauderdale Int'l Airport, 18 mi Opa-Locka Executive Airport, 10 mi</p>

MIAMI DEBUT

PIONEERING NEW YORK
DEVELOPER AND BUILDER,
REDHOEK+, SELECTS BAY
HARBOR ISLANDS TO ENTER
THE MIAMI MARKET.



“We don’t start on the excel sheet,
we start by falling in love with the
neighborhood”

LEE COHEN, DEVELOPER



“For Solina, we wanted to play off of it feeling like a home—and not like a tower.

When you arrive, you immediately have a sense of tranquility. From the entrance to the courtyard to the small corridors it gives a sense of peace.”

LEE COHEN, DEVELOPER

Notable Projects From RedHoek+



THE CONOVER
Red Hook, Brooklyn

22 Condos
March 2023 Completion



996 MANHATTAN AVE
Greenpoint, Brooklyn

10 Condos
December 2023 Completion



OPAL
Gravesend, Brooklyn

12 Condos
Summer 2025 Completion

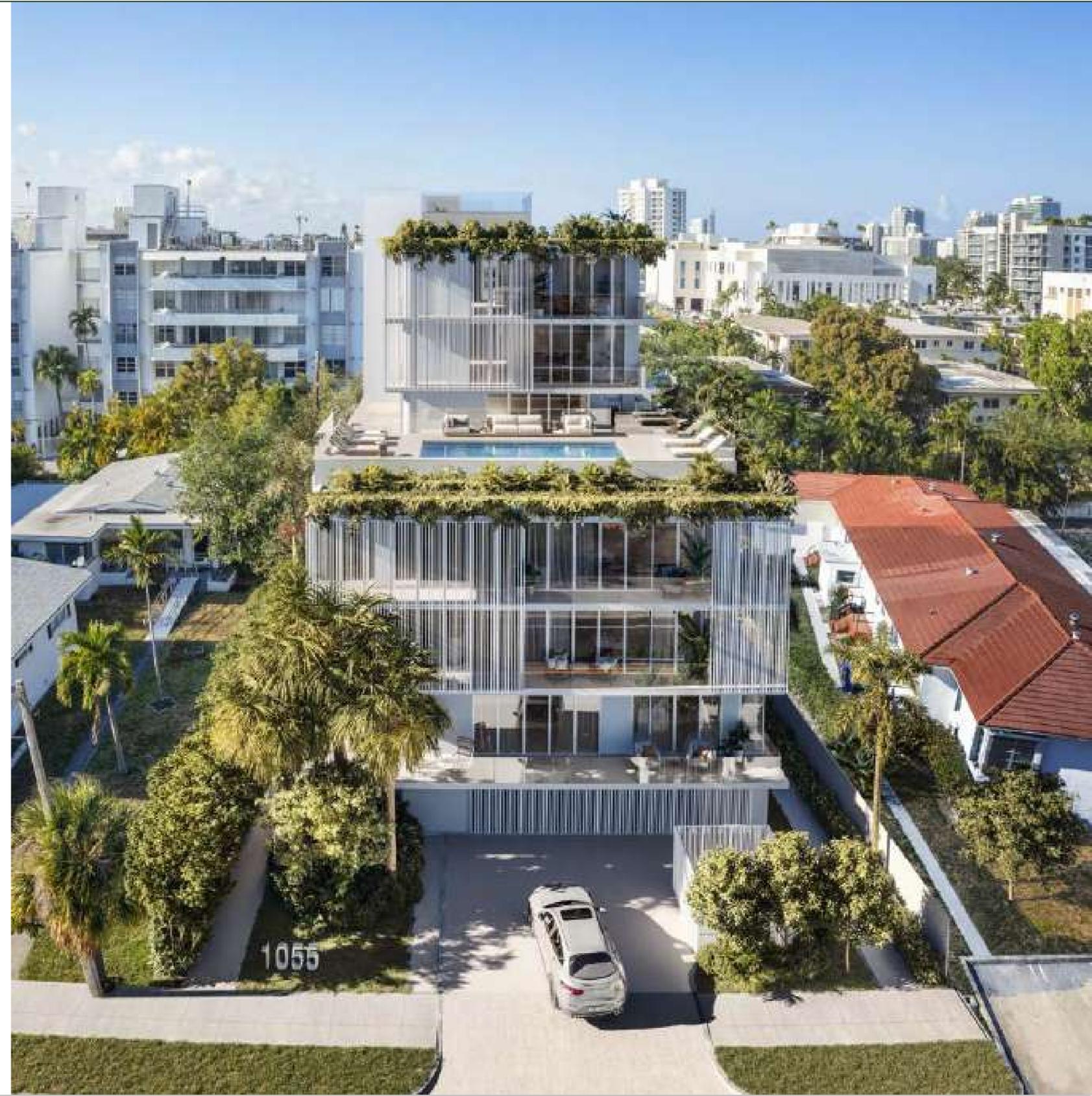


ONYX
Gravesend, Brooklyn

12 Condos
Summer 2025 Completion

THE BUILDING

<p>9</p> <p>Expansive Luxury Residences</p>	 <p>18 Covered Parking Spots</p>	 <p>Private Courtyard Lobby & Entrance</p>
 <p>Boutique Fitness Center</p>	 <p>Tranquility Pool & Cold Plunge</p>	 <p>Private Storage / Owner's Closet</p>
 <p>Doorman & Onsite Management</p>	 <p>Flexible Rental Terms</p>	 <p>~\$1.05 HOAs</p>



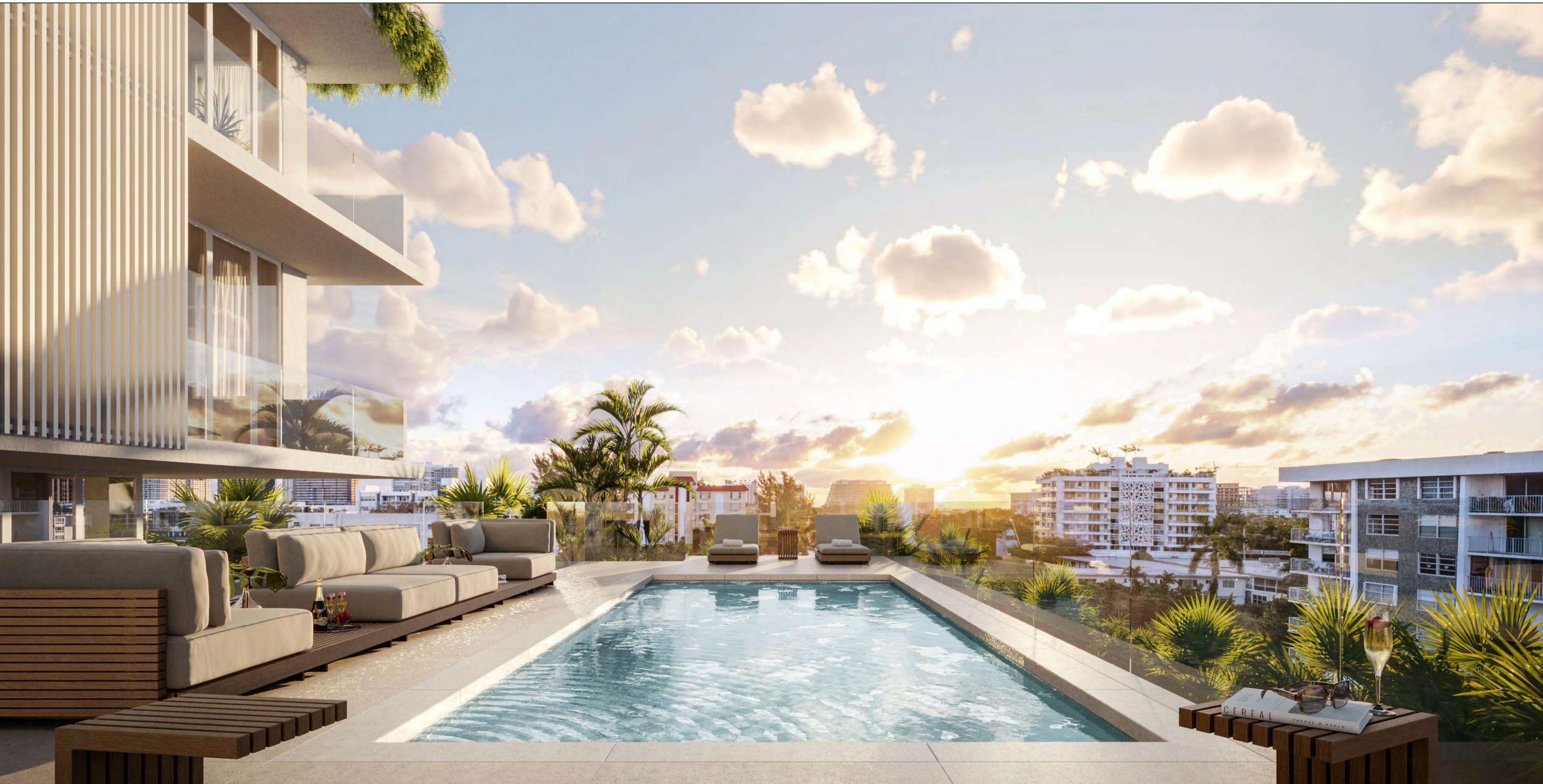


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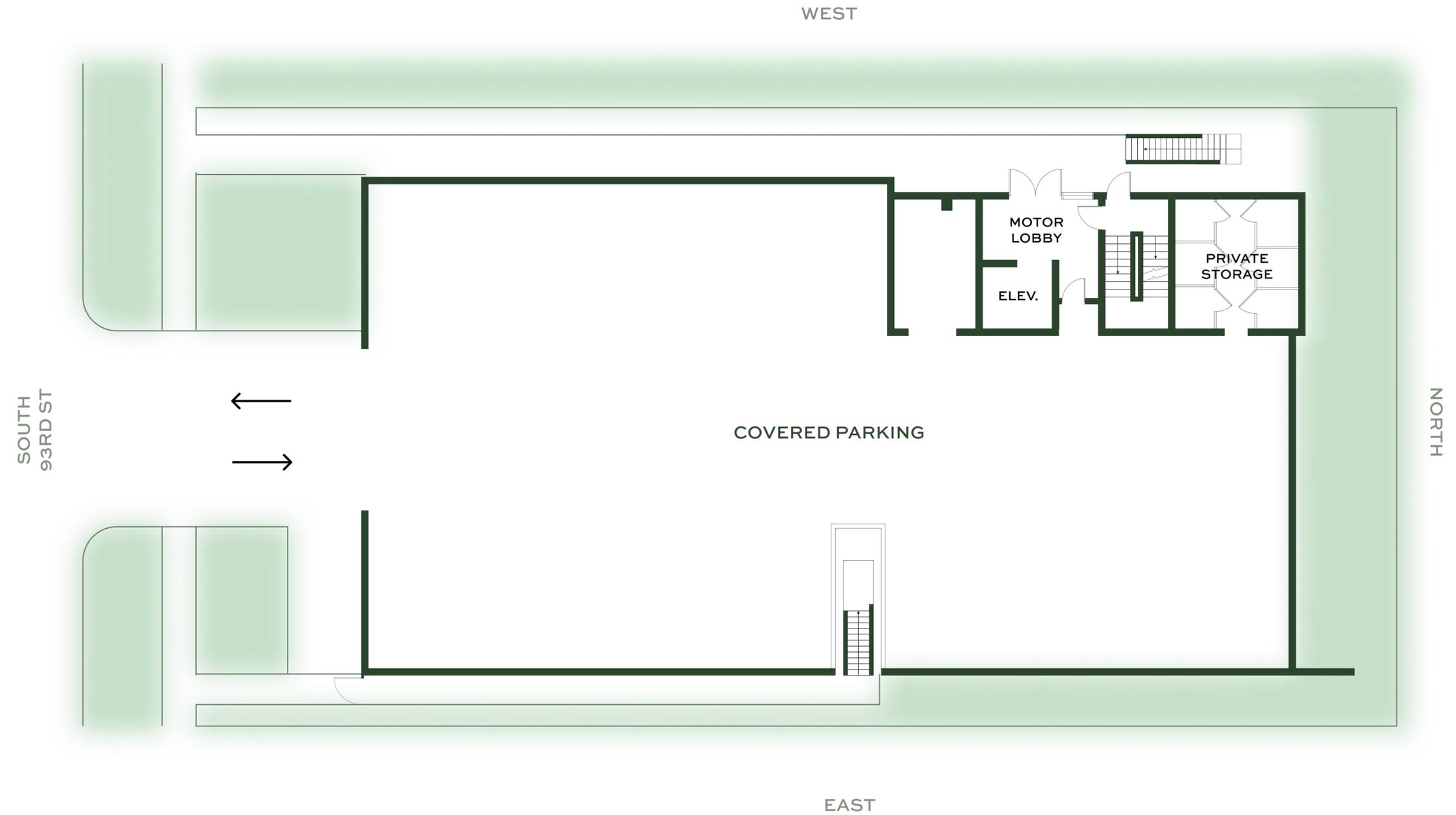
Ground Floor

Building Entrance

Amenities

Residence Floors

Private Penthouse Rooftop





Ground Floor

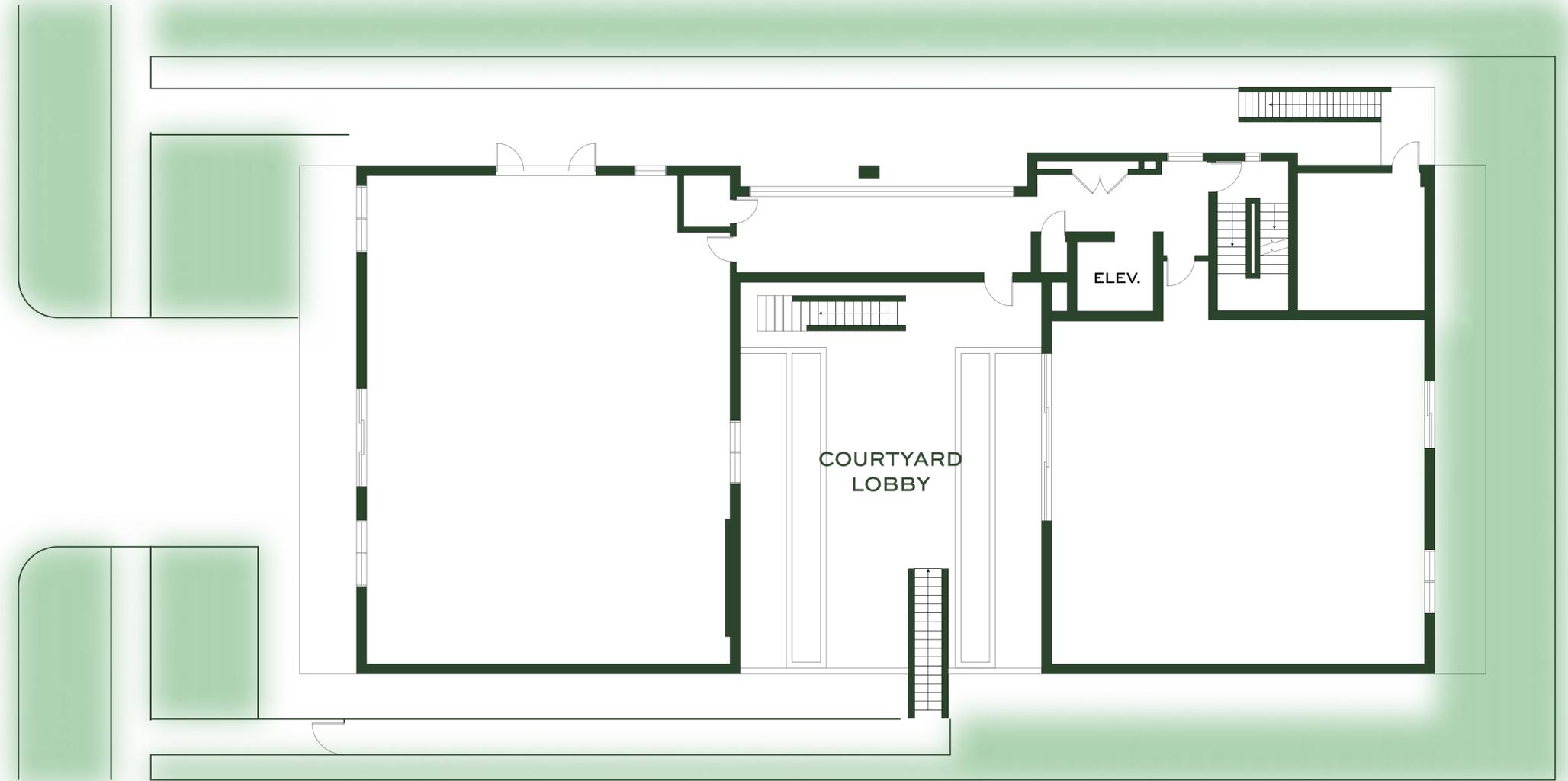
Building Entrance

Amenities

Residence Floors

Private Penthouse Rooftop

SOUTH
93RD ST



WEST

ELEV.

COURTYARD
LOBBY

EAST

NORTH



Ground Floor

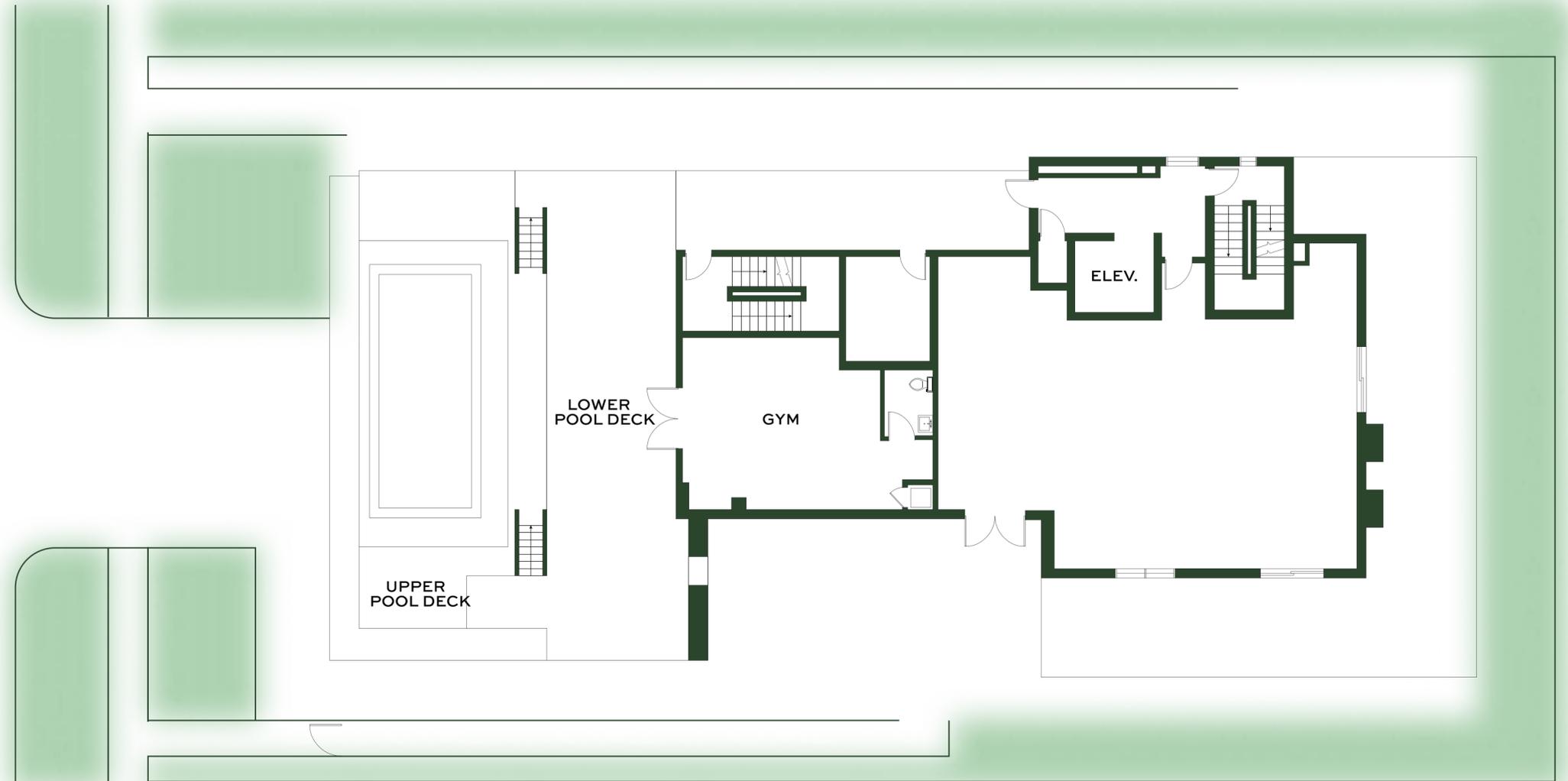
Building Entrance

Amenities

Residence Floors

Private Penthouse Rooftop

SOUTH
93RD ST



WEST

NORTH

EAST



Ground Floor

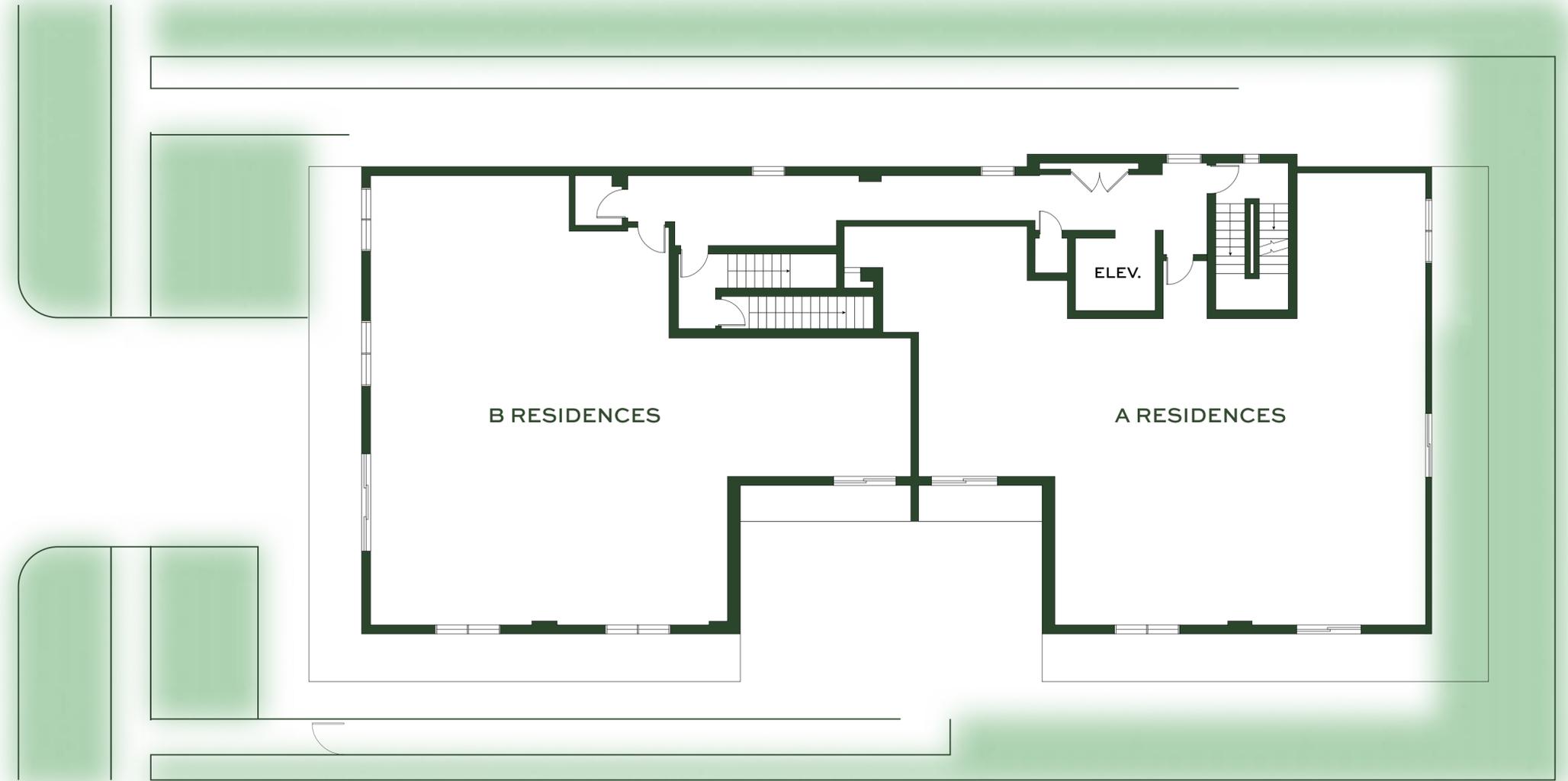
Building Entrance

Amenities

Residence Floors

Private Penthouse Rooftop

SOUTH
93RD ST



WEST

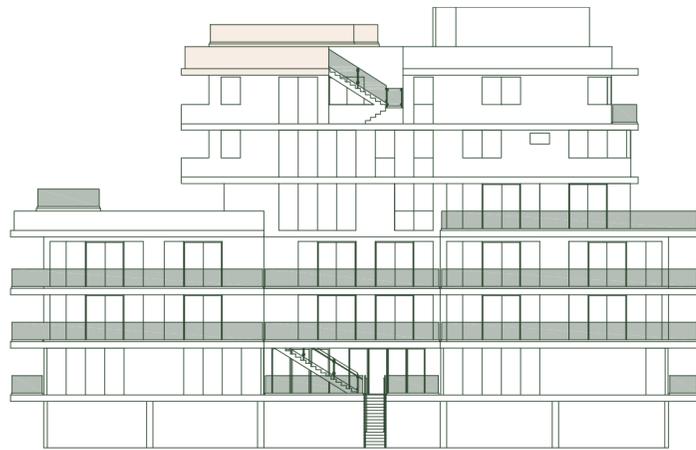
NORTH

EAST

B RESIDENCES

A RESIDENCES

ELEV.



Ground Floor

Building Entrance

Amenities

Residence Floors

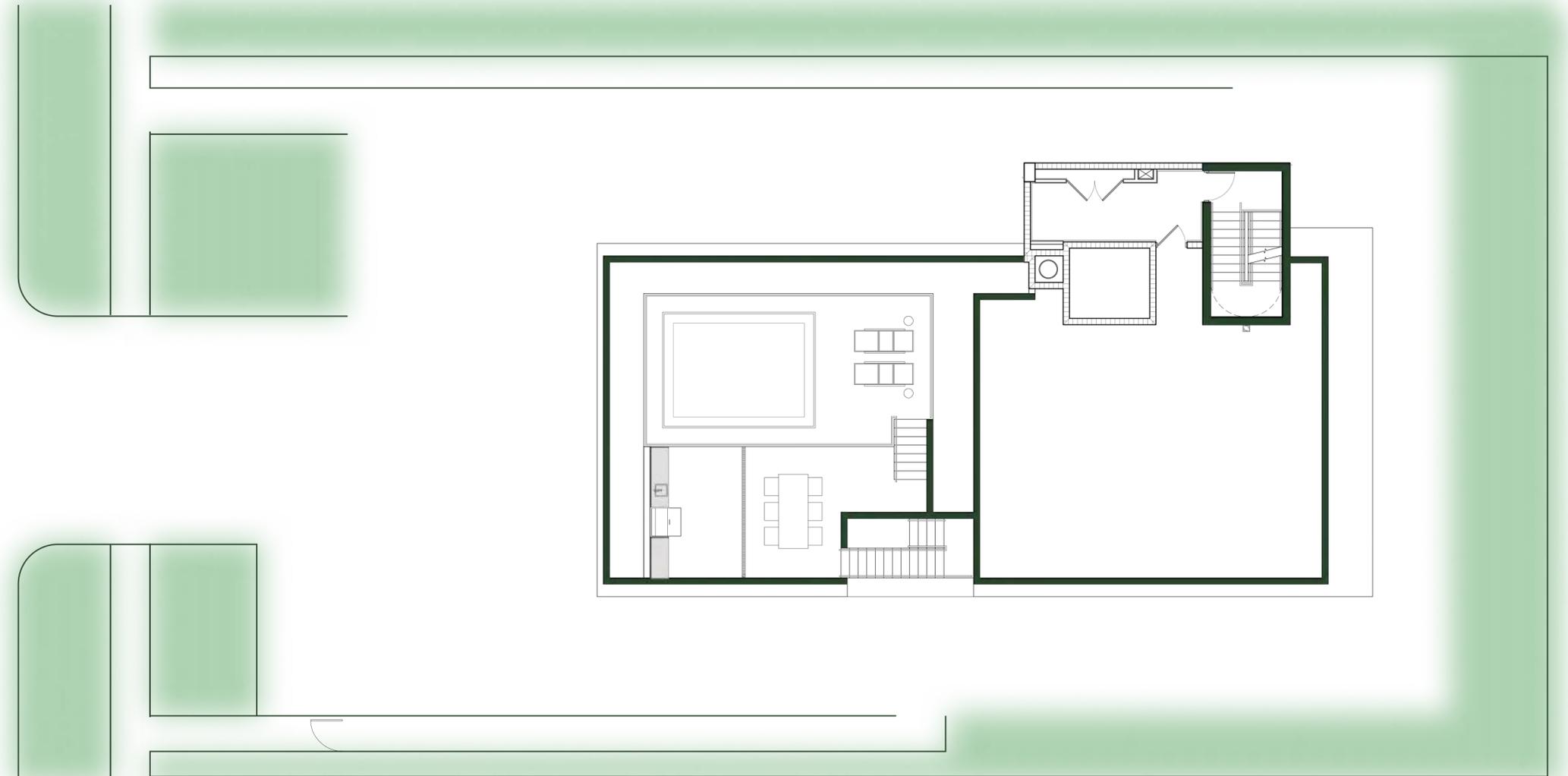
Private Penthouse Rooftop

SOUTH
93RD ST

WEST

NORTH

EAST





THE RESIDENCES

9	1-2	1
Unique Floor Plans	Units Per Floor	PH Villa Private Rooftop Pool
		
2, 3 & 4 Bedrooms	Private Terraces	Stainless Steel Bosch Appliances
		
2 Parking Spaces per Residence	Fully Finished	Wood & Spanish Travertine Finishes













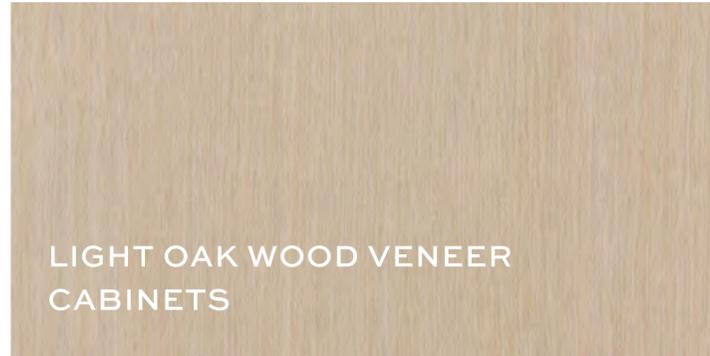


Luxury Finishes & Features

Kitchen

Primary Bathroom

Standard Bathroom



LIGHT OAK WOOD VENEER
CABINETS



NAVONA TRAVERTINE
BACKSPLASH



WHITE QUARTZ
COUNTERTOPS



EUROPEAN OAK WOOD
FLOORS



BOSCH INTEGRATED REFRIGERATOR



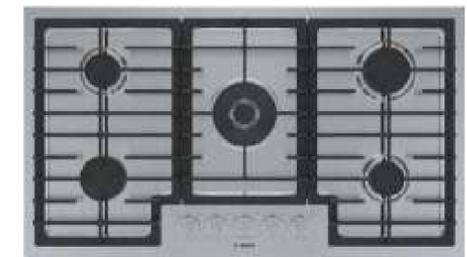
BOSCH DOUBLE OVEN



BOSCH DISHWASHER



VIGO KITCHEN FAUCET
STAINLESS STEEL



BOSCH GAS COOKTOP



BLANCO DOUBLE KITCHEN SINK



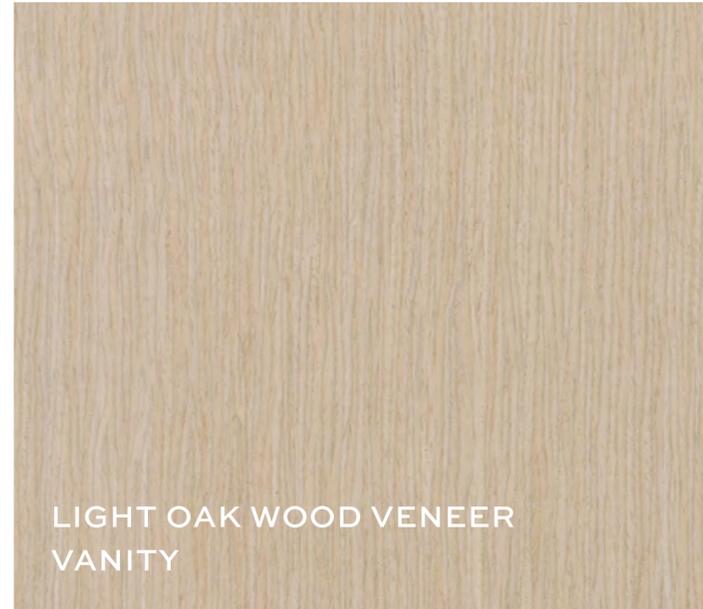
WHIRLPOOL WASHER & DRYER

Luxury Finishes & Features

Kitchen

Primary Bathroom

Standard Bathroom



WALL MOUNTED FAUCET
BURNISHED NICKEL



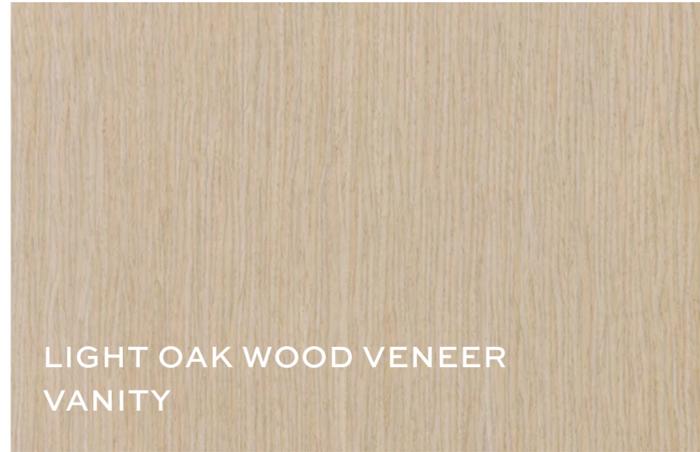
KOHLER UNDERMOUNT SINK



RAIN SHOWER, HAND SHOWER &
CONTROL
BURNISHED NICKEL

Luxury Finishes & Features

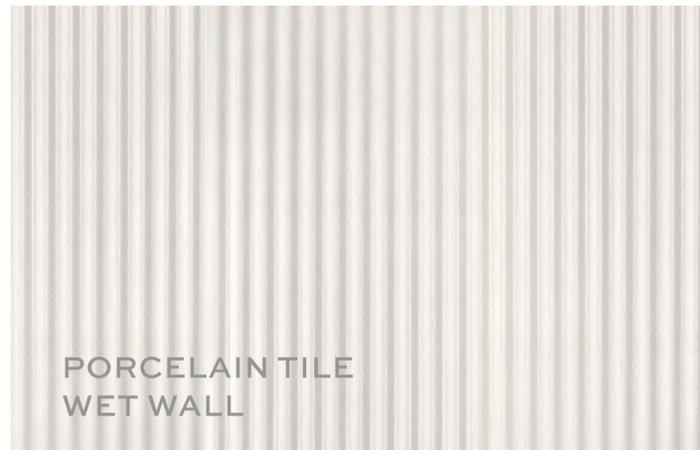
Kitchen



Primary Bathroom



Standard Bathroom



DECK MOUNTED FAUCET
BURNISHED NICKEL



KOHLER UNDERMOUNT SINK



SHOWER HEAD, BATHTUB SPOUT &
CONTROL
BURNISHED NICKEL

AVAILABILITY

<p>2A 2 Bed 2.5 Bath</p> <p>Interior 1,599 SF 149 SQ M</p> <p>Exterior 427 SF 40 SQ M</p>	<p>2B 3 Bed 3.5 Bath</p> <p>Interior 2,121 SF 197 SQ M</p> <p>Exterior 458 SF 43 SQ M</p>	<p>3A 3 Bed 3.5 Bath</p> <p>Interior 2,066 SF 192 SQ M</p> <p>Exterior 275 SF 26 SQ M</p>
<p>3B In Contract</p>	<p>4A In Contract</p>	<p>4B In Contract</p>
<p>5A In Contract</p>	<p>PH6 4 Bed 3.5 Bath</p> <p>Interior 2,367 SF 220 SQ M</p> <p>Exterior 199 SF 18 SQ M</p>	<p>PH7 3 Bed 3.5 Bath</p> <p>Interior 2,140 SF 199 SQ M</p> <p>Exterior 487 SF 45 SQ M</p>



2A

2 Bed | 2.5 Bath

Interior

1,599 SF | 149 SQ M

Exterior

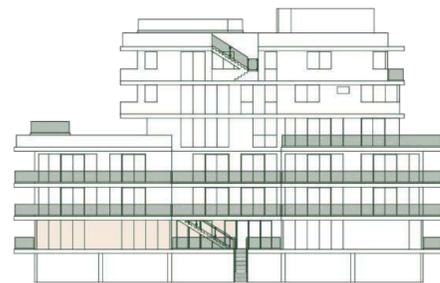
427 SF | 40 SQ M



EAST FACADE



2B
3 Bed | 3.5 Bath
 Interior
 2,121 SF | 197 SQ M
 Exterior
 458 SF | 43 SQ M



EAST FACADE



3A
3 Bed | 3.5 Bath
 Interior
 2,066 SF | 192 SQ M
 Exterior
 275 SF | 26 SQ M



EAST FACADE

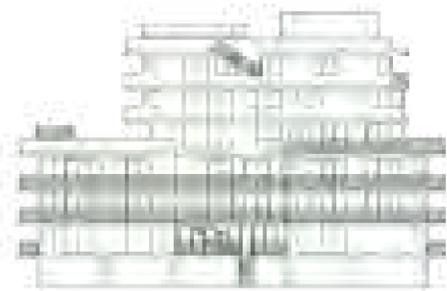


3B

3 Bed | 3.5 Bath

Interior
2,100 SF | 195 SQ M

Exterior
622 SF | 58 SQ M



EAST FACADE



4A

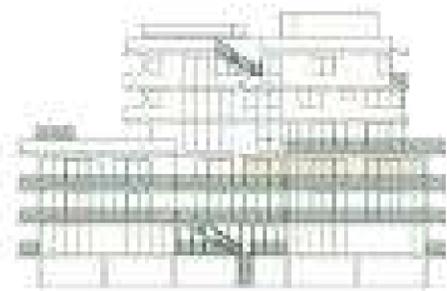
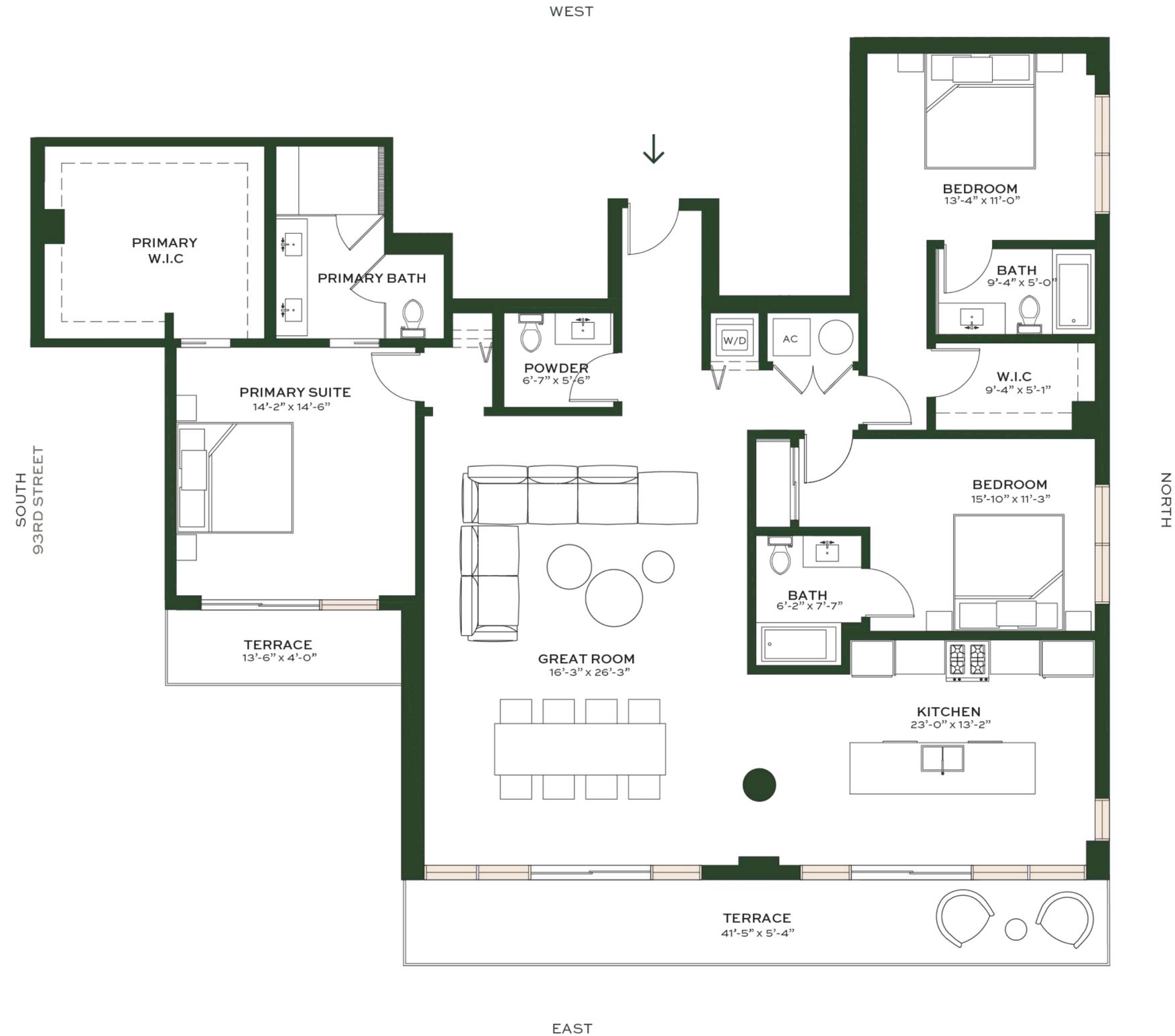
3 Bed | 3.5 Bath

Interior

2,092 SF | 194 SQ M

Exterior

275 SF | 26 SQ M



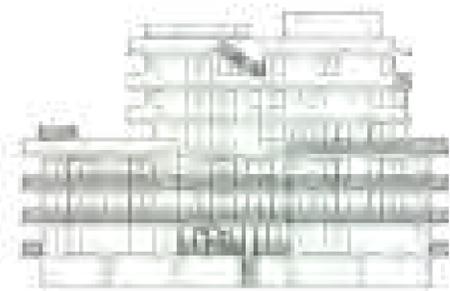
EAST FACADE

4B

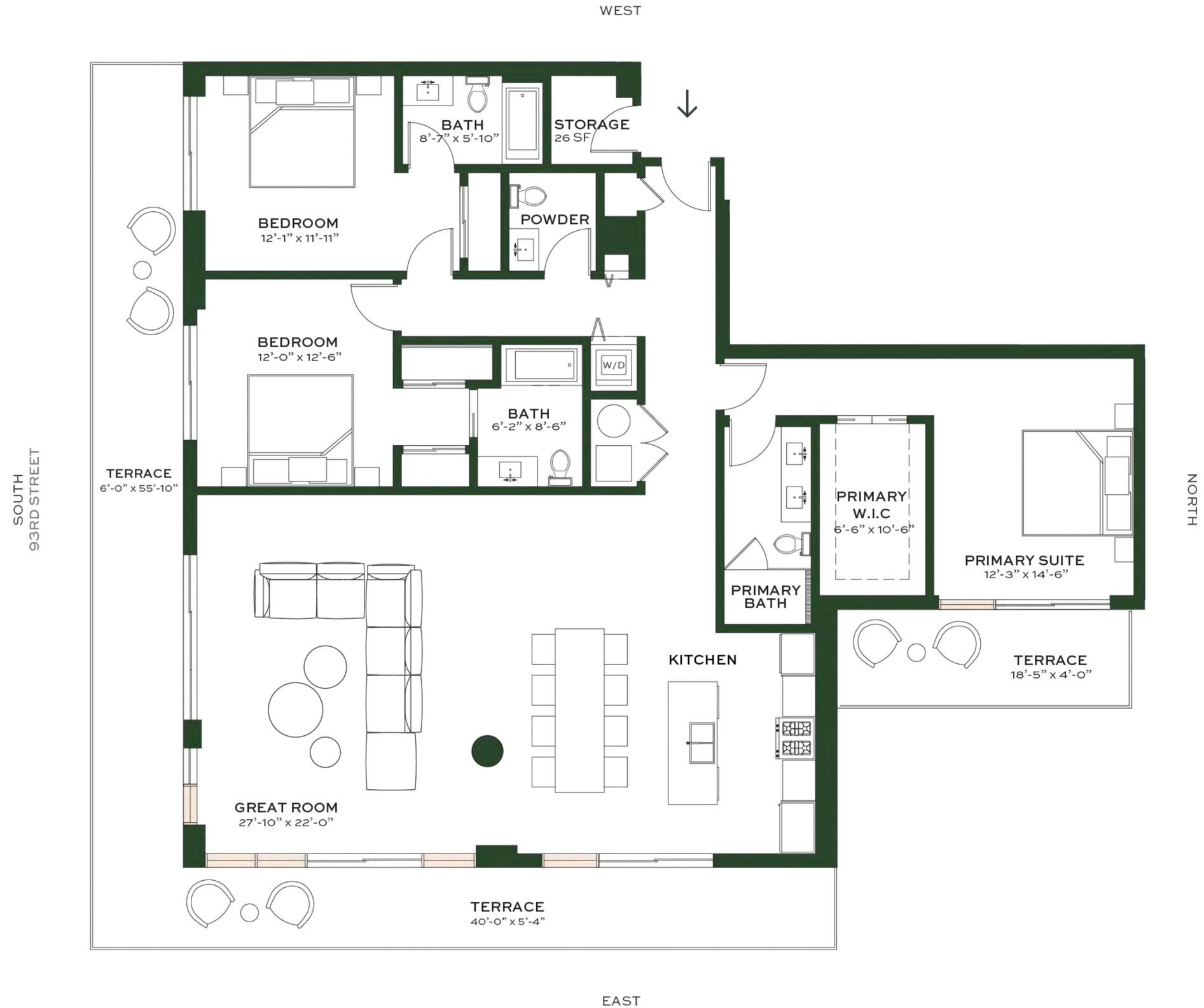
3 Bed | 3.5 Bath

Interior
2,100 SF | 195 SQ M

Exterior
622 SF | 58 SQ M



EAST FACADE

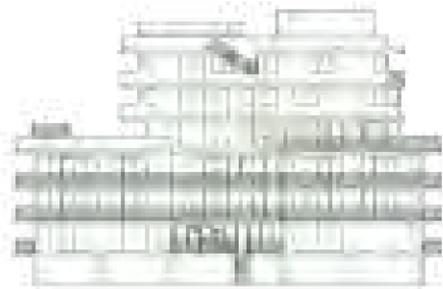


5A

2 Bed | 2.5 Bath

Interior
1,416 SF | 132 SQ M

Exterior
1,016 SF | 99 SQ M

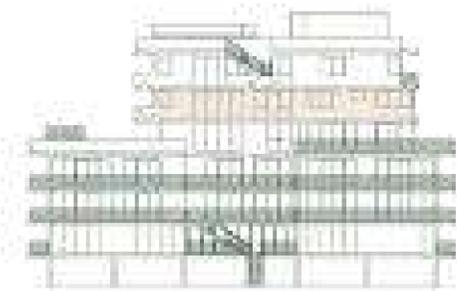


PH6

4 Bed | 2.5 Bath

Interior
2,367 SF | 220 SQ M

Exterior
199 SF | 18 SQ M



EAST FACADE

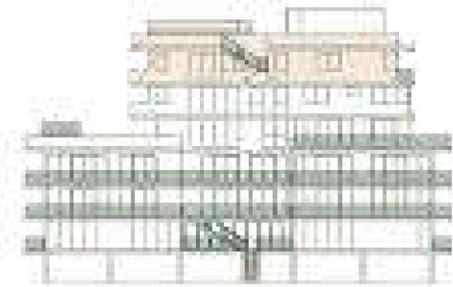
PH7

3 Bed | 3.5 Bath

Interior
2,140 SF | 199 SQ M

Exterior
487 SF | 45 SQ M

FIRST FLOOR



EAST FACADE

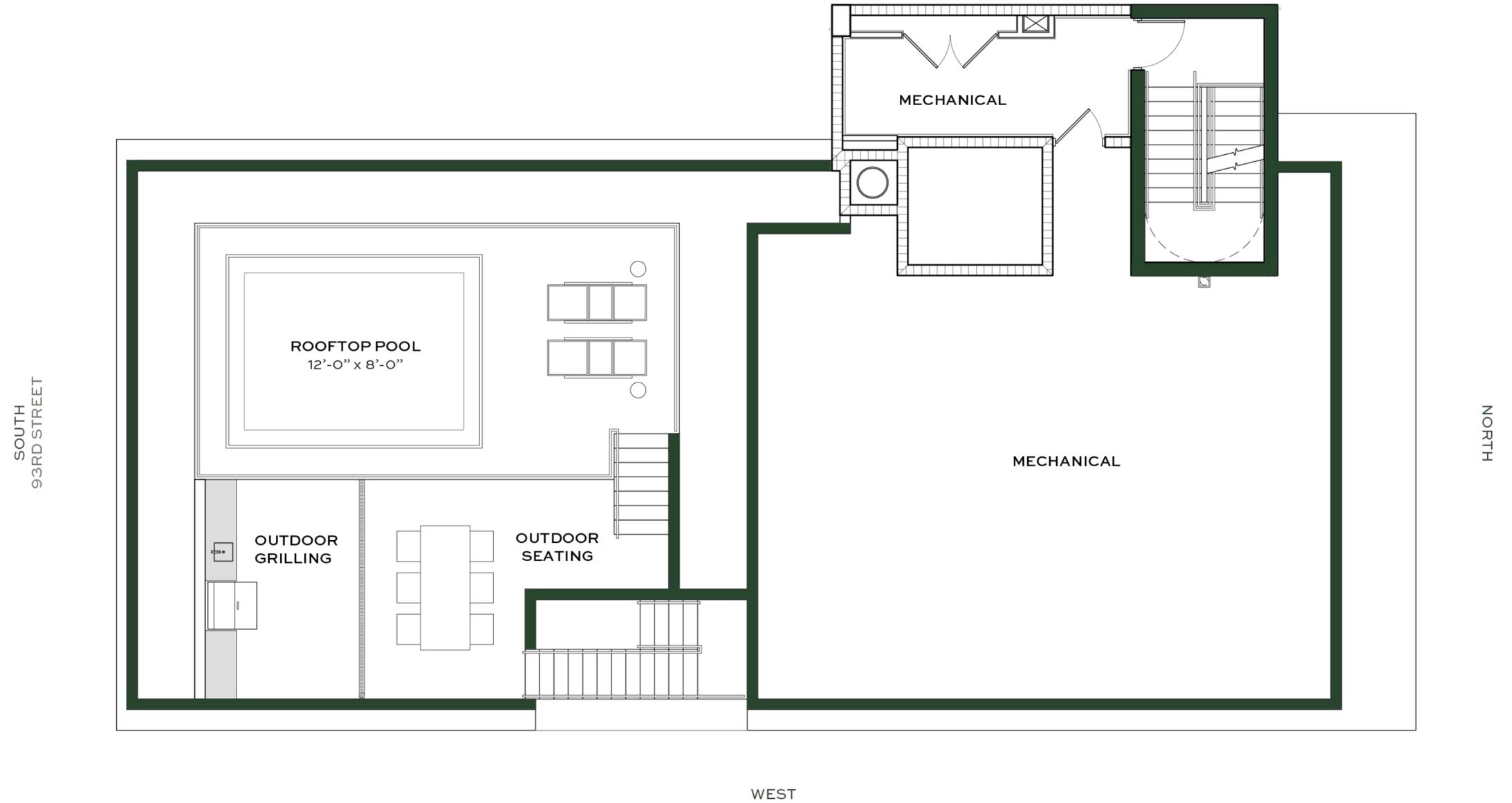
PH7

3 Bed | 3.5 Bath

Interior
2,140 SF | 199 SQ M

Exterior
487 SF | 45 SQ M

SECOND FLOOR



DEPOSIT SCHEDULE

20%

Upon Contract

10%

Commencement Upon
Construction

10%

Commencement Upon Pouring
Foundation

10%

At Top Off

Balance At Closing



SOLINA

BAY HARBOR

REDHOEK+

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