

# LA MARÉ

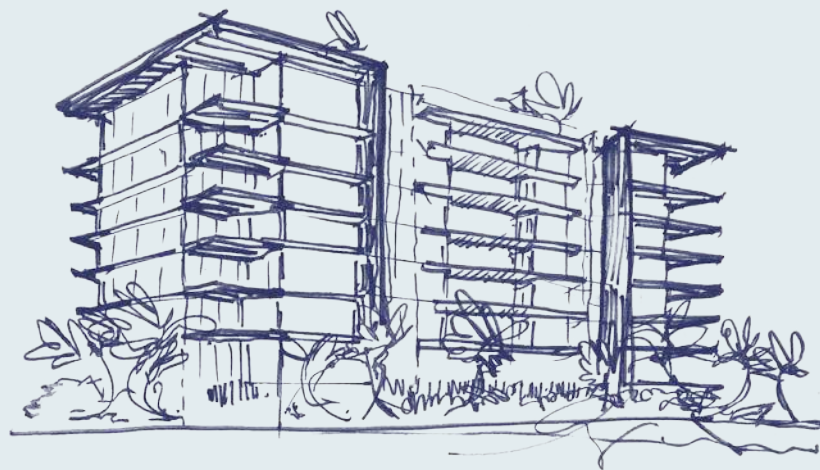
BAY HARBOR ISLANDS

SPACIOUS, SERENE, LIGHT-FILLED  
MODERN LIVING

# LA MARÉ

BAY HARBOR ISLANDS

REGENCY 9927 COLLECTION

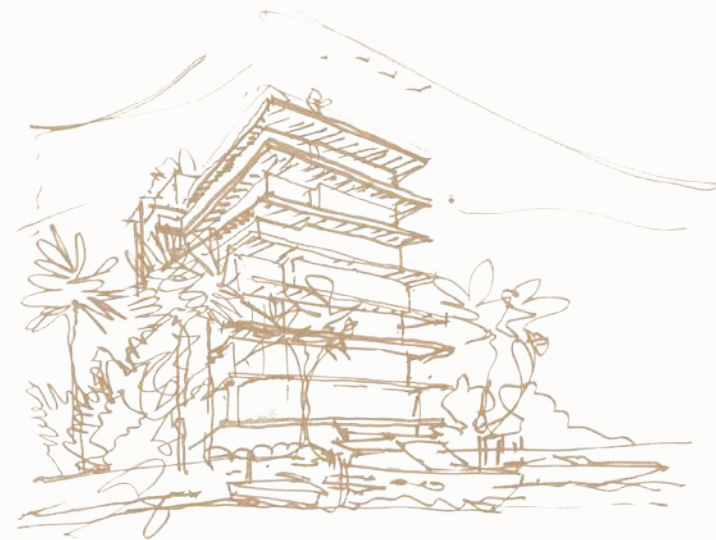


8 stories with 33 expansive, spacious, and light-filled residences, many featuring bay views. Two- to four-bedroom floorplan layouts ranging from 1,567 to over 4,200 sq. ft.

# LA MARÉ

BAY HARBOR ISLANDS

SIGNATURE 9781 COLLECTION

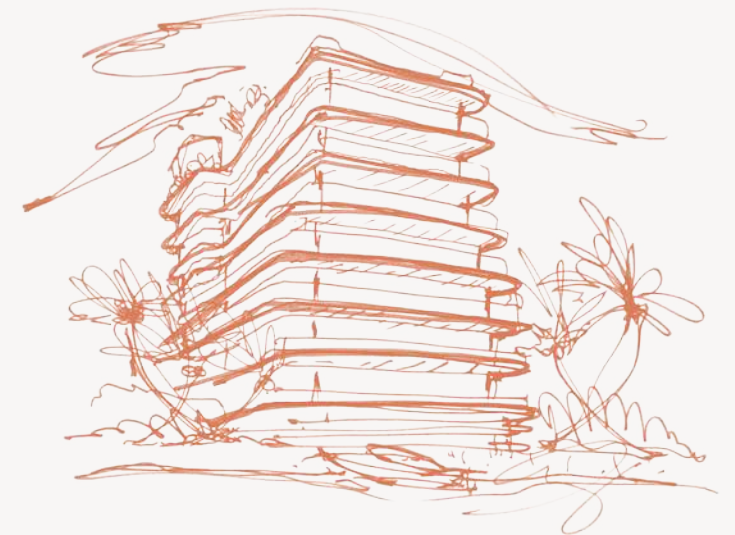


8 stories with an exclusive collection of just 9 expansive, spacious, and light-filled residences featuring bay views. Two- to four-bedroom floorplan layouts ranging from 2,100 to over 4,200 sq. ft. Levels 5 through 8 feature one residence per floor.

# LA MARÉ

BAY HARBOR ISLANDS

BAY 10301 COLLECTION



8 stories with an exclusive collection of just 9 expansive, spacious, and light-filled residences featuring panoramic bay views. Two- to four-bedroom floorplan layouts ranging from 2,100 to over 4,200 sq. ft. Levels 5 through 8 feature one residence per floor.

# Location

FROM SUNRISE TO SUNSET

Regency Collection, Signature Collection and Bay Collection buildings of La Maré Residences Bay Harbor Islands are uniquely oriented on the island, facing east over the water to allow sunlight to move through the various spaces of the homes from sunrise to sunset as it travels along its southern axis. The panoramic bay views come into each residence through the generous wrap-around, floor-to-ceiling glass windows.



- Ⓡ 9927 Regency Collection
- Ⓢ 9781 Signature Collection
- Ⓟ 10301 Bay Collection

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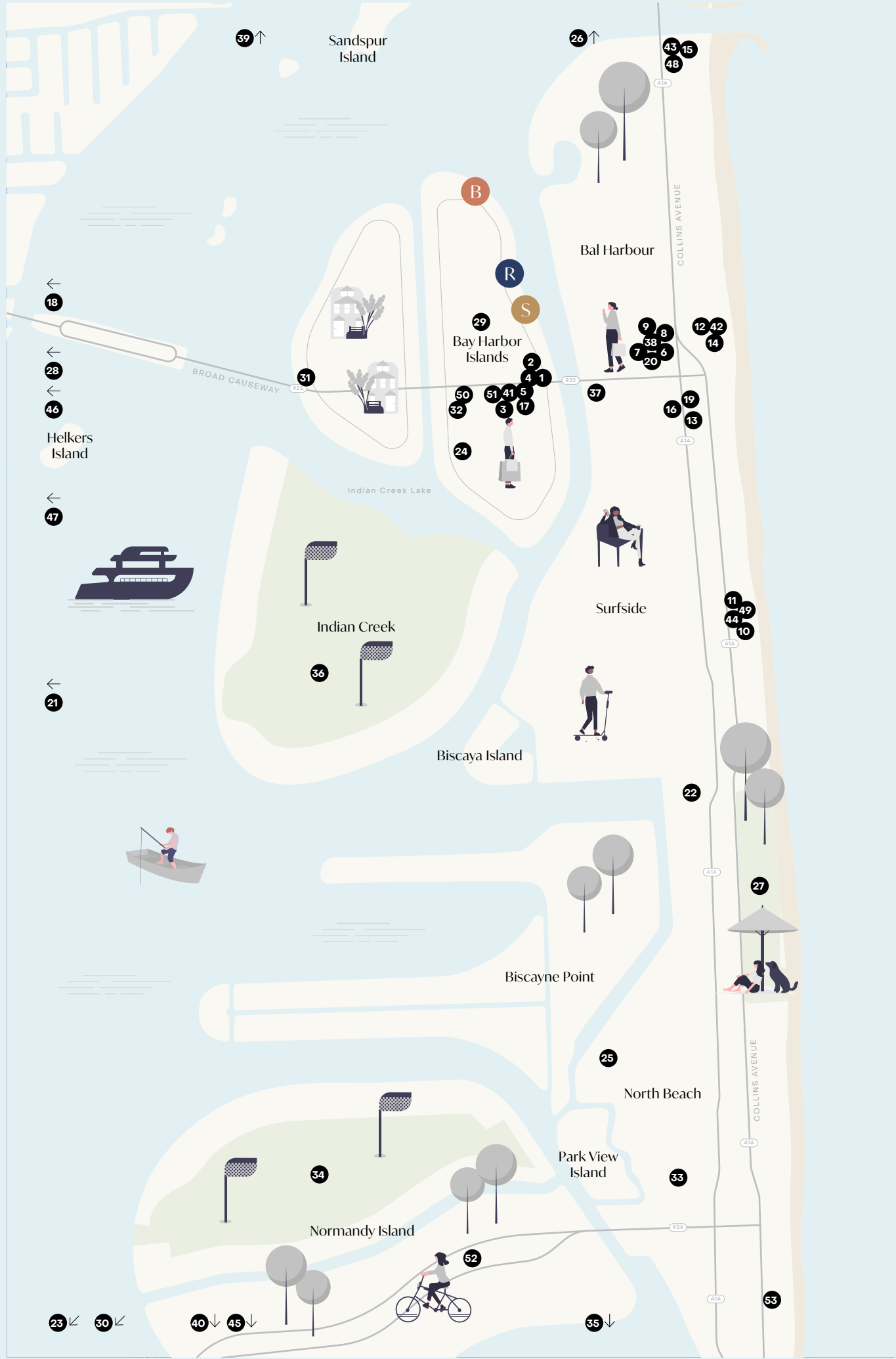












- (R) 9927 Regency Collection
- (S) 9781 Signature Collection
- (B) 10301 Bay Collection

**Food + Drink**

- 1. Pura Vida
- 2. The Palm
- 3. Emilios’ Trattoria
- 4. The Bistro
- 5. O’Lima Signature Cuisine
- 6. Le Zoo
- 7. Makoto
- 8. Hillstone
- 9. Carpaccio
- 10. The Surf Club Restaurant
- 11. Lido at the Surf Club
- 12. BH Burger Bar
- 13. 26 Sushi & Tapas
- 14. Atlantikos
- 15. Artisan Beach House
- 16. Café Ragazzi
- 17. Open Kitchen
- 18. Alexander Greek Taverna
- 19. Josh’s Deli
- 20. Aba Miami

**Schools**

- 21. Miami Country Day School
- 22. Mater Beach Academy
- 23. The Cushman School
- 24. Ruth K. Broad Bay Harbor K–8 Center
- 25. Lehrman Community Day School

**Parks / Golf / Marinas**

- 26. Haulover Park Marina
- 27. North Beach Oceanside Park
- 28. North Bayshore Park
- 29. Officer Scott Winters Park
- 30. Bayfront Park
- 31. Bay Harbor Islands Tot Lot
- 32. 95th Street Park
- 33. Miami Beach Tennis Center
- 34. Normandy Shores Golf Course
- 35. La Gorce Golf Course
- 36. Indian Creek Golf Country Club
- 37. Surfside Park

**Shopping**

- 38. Bal Harbour Shops
- 39. Aventura Mall
- 40. Miami Design District
- 41. Bal Harbour Gourmet Market

**Hotels**

- 42. St. Regis Bal Harbour
- 43. The Ritz–Carlton Bal Harbour
- 44. Four Seasons Surf Club

**Museums**

- 45. Miami Children’s Museum
- 46. Museum of Contemporary Art
- 47. Milander Center for Arts & Entertainment

**Health & Wellness**

- 48. The Ritz Carlton Bal Harbour Spa
- 49. The Spa at Four Seasons Hotel
- 50. Bay Harbor Med Spa
- 51. Manna Spa & Wellness
- 52. Miami Beach Community Health Center
- 53. Carillon Miami Wellness Resort



# Architecture & Design

## CONTEMPORARY AESTHETIC

Featuring wrap-around, floor-to-ceiling glass windows in every home, Kobi Karp's architecture is inspired by a contemporary aesthetic, with streamlined lines, tropical elements, and natural materials such as sand-colored stone, travertine, and bleached woods, creating a resort-style feel.

Large terraces function as outdoor rooms and create true indoor-outdoor living. Glass-clad, with no solid walls to the outside, these spacious residences bring in direct sea breezes that flow from room to room. Architect Kobi Karp's intention with this element of the design is to reconnect to the natural environment, ideal for this prime direct bayfront setting.



## RESIDENCES FEATURES

- Custom Poliform kitchens with stone countertops featuring top-of-the-line Miele appliance suite, including coffee system and wine fridge
- Soft, natural interior palette created by Debora Aguiar Arquitetos
- Dual shower and deep soaking tub in primary bathrooms, with elegant Italian fixtures by Antonio Lupi
- Elegant, grand ceiling heights 9'2" to 10'2" in select residences
- Expansive glass-walled terraces offer indoor-outdoor living and are perfect for entertaining
- Window systems
- Closet build credit
- Included time with designer



















All images and designs depicted herein are artist's conceptual renderings and are not intended to represent actual conditions. They are preliminary development plans and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. Renderings depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings will be as shown or as described herein. Any view from a unit or other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view.

Artist's Conceptual Rendering





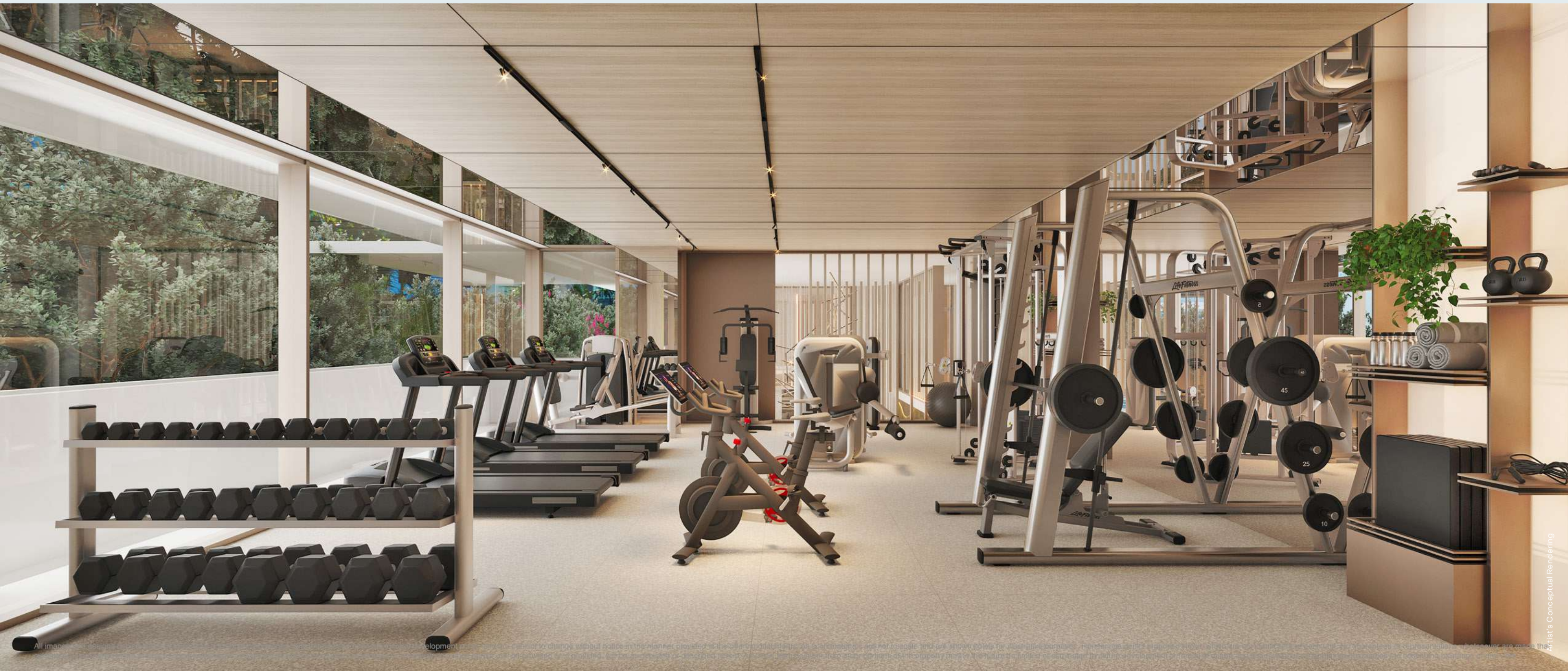
Artist's Conceptual Rendering





Artist's Conceptual Rendering









Artist's Conceptual Rendering





Artist's Conceptual Rendering





Artist's Conceptual Rendering

















Artist's Conceptual Rendering





Artist's Conceptual Rendering





Artist's Conceptual Rendering





Artist's Conceptual Rendering





Artist's Conceptual Rendering











# The Signature Collection

## BUILDING FEATURES AND AMENITIES

- Bayfront outdoor space with landscaping and lounge areas
- Landscaped resort-like rooftop pool deck with infinity pool, jacuzzi, lounge chairs, daybeds, outdoor kitchen, and bar/lounge
- Private boat slips available to residents
- Welcoming entry lobby and lounge
- Semi-private and private elevators bring residents directly to their homes with key-lock system
- Convenient 25+ sq. ft. additional private storage rooms for each residence

The Signature Collection features enclosed and gated ground-floor parking garage with 19 parking spaces (2 spaces per residence).





The large, pristine residences feature sprawling living areas, generous closet and storage spaces, waterfront views, and impeccable finishes, along with refined amenities such as an extensive rooftop deck overlooking the water, complete with an infinity pool, outdoor summer kitchen, an indoor multipurpose lounge for entertaining, and unparalleled privacy.

With the bay right downstairs, residents can enjoy a paddle in their kayaks, get picked up by boat from their private boat slips, and relax among the tropical waterfront landscaping.











Artist's Conceptual Rendering













Artist's Conceptual Rendering





Artist's Conceptual Rendering





Artist's Conceptual Rendering









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Artist's Conceptual Rendering





Artist's Conceptual Rendering







# The Bay Collection

## BUILDING FEATURES AND AMENITIES

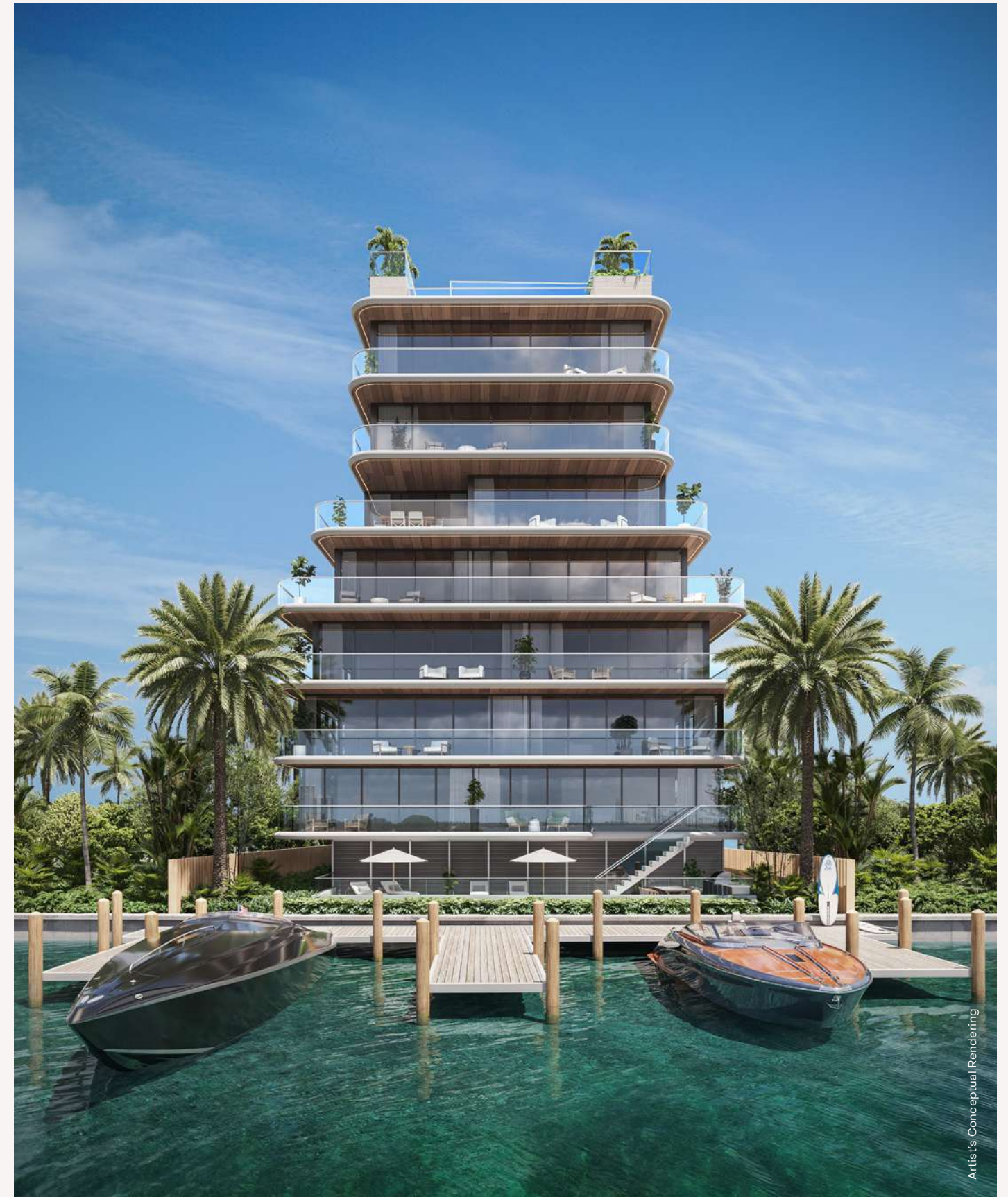
- Bayfront outdoor space with landscaping and lounge areas
- Wine cellar
- Great room for friends and family enjoyment
- Landscaped resort-like rooftop pool deck with pool, jacuzzi, lounge chairs, daybeds, outdoor kitchen, and bar/lounge
- Access to state-of-the-art fitness center
- Private boat slips available for residents
- Welcoming entry lobby and lounge
- Semi-private and private elevators bring residents directly to their homes with key-lock system
- Convenient private storage rooms for each residence
- Secured parking garage with ample parking





Wrap-around terrace with floor-to-ceiling glass walls seamlessly blends the indoor and outdoor living. Whether it is the most stunning turquoise water, the dramatic sunset, or the Miami skyline, the perfect backdrop is never out of sight.

The expansive homes feature large living areas, indoor/outdoor living, and elegant finishes on top of amenities such as private plunge pools for select residences, terraces overlooking the water, and the feel of a luxury retreat in a thriving neighborhood.







Artist's Conceptual Rendering





Artist's Conceptual Rendering









Artist's Conceptual Rendering

















Artist's Conceptual Rendering









Artist's Conceptual Rendering













Artist's Conceptual Rendering





Artist's Conceptual Rendering



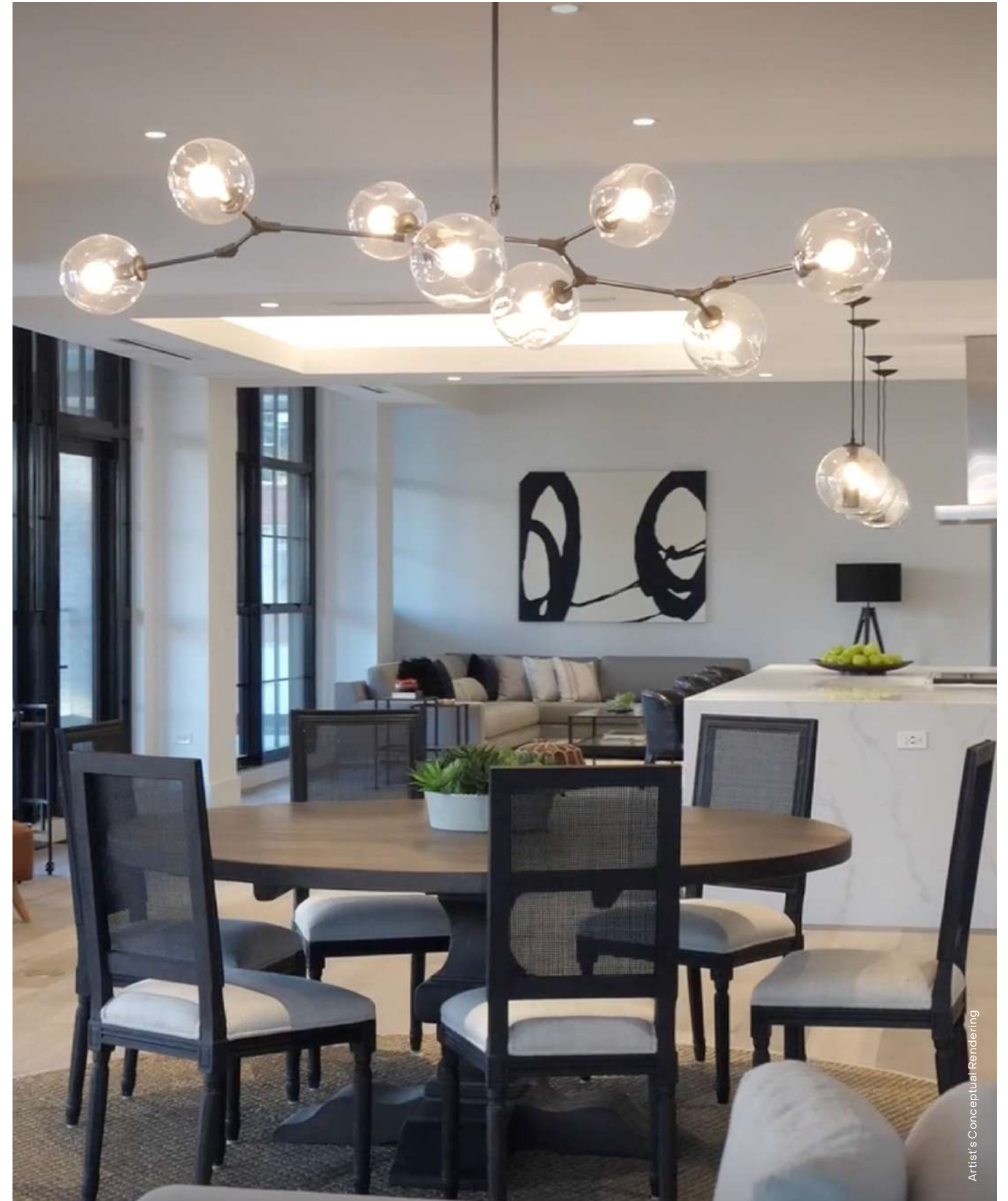
# The Team

CREATING A DESIGN THAT IS SECOND TO NONE



# Developed by Regency Development Group

Regency Development Group is a family-run international company founded in Chicago. Since launching in 2004, Regency has dedicated nearly 20 years to planning and building a diverse range of quality properties. Regency works with top architects and industry professionals to ensure that every property is not only fresh and innovative, but a place to call home.





# Architecture by Kobi Karp Architecture

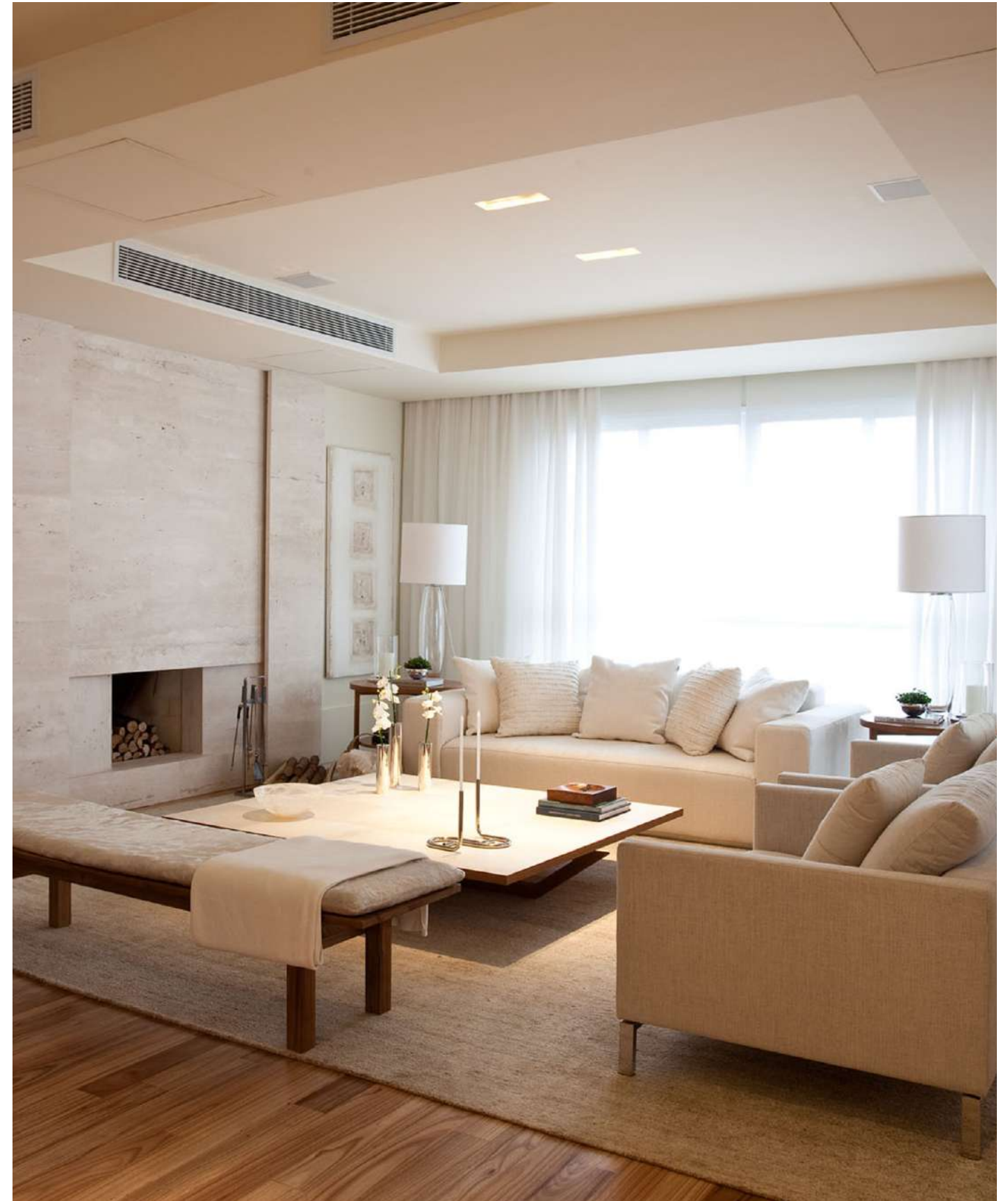
For over two decades, Kobi Karp Architecture and Interior Design has been providing unique, creative, and innovative design solutions to renowned clients internationally and domestically in hospitality, retail, and high-rise residential developments. Kobi Karp, the firm's founding principal, is an award-winning member of the American Institute of Architects and American Society of Interior Design. The firm is a member of the American Institute of Architects (AIA) and the American Society of Interior Designs (ASID).





# Interior Design by Debora Aguiar Arquitetos

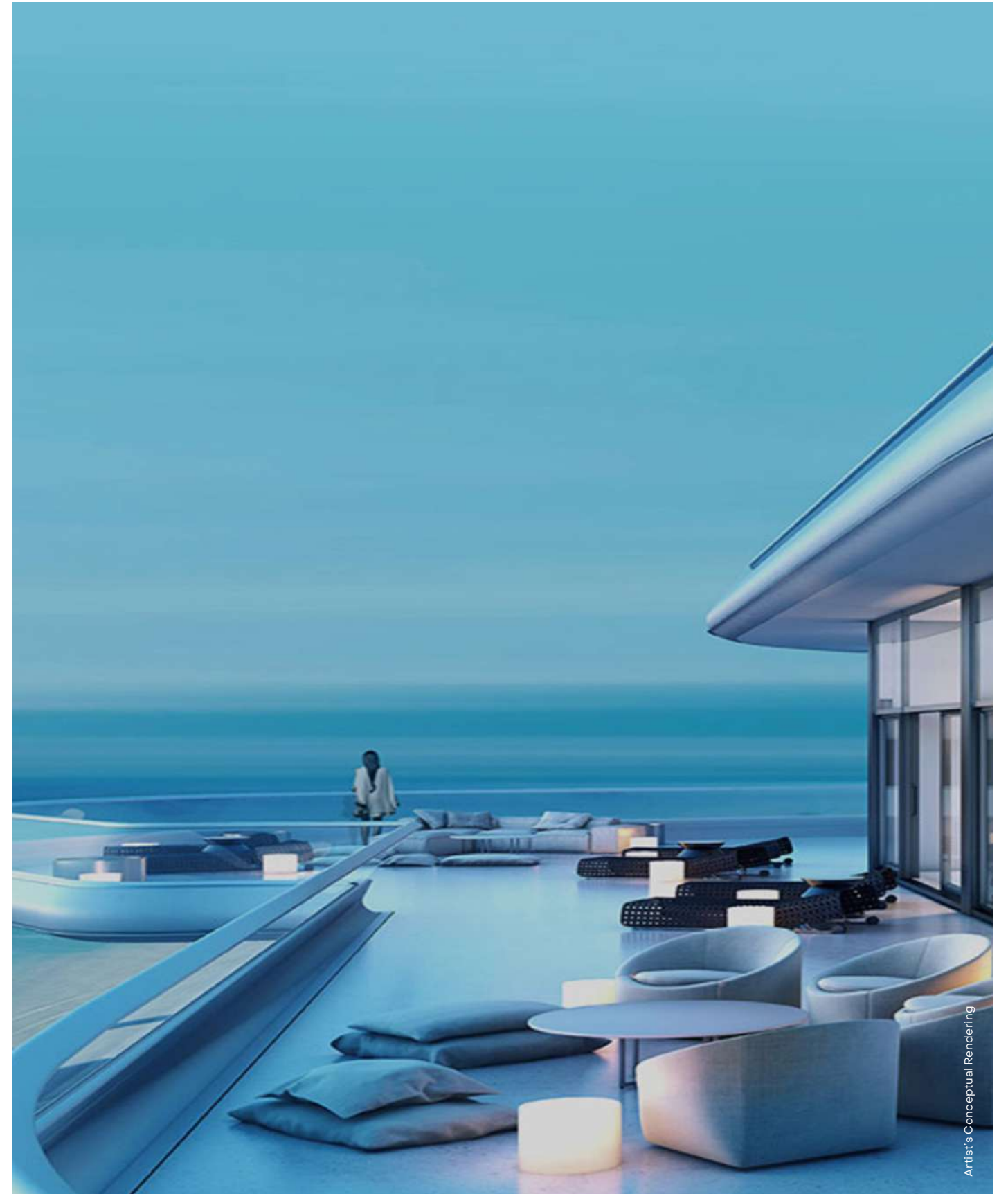
Debora Aguiar Arquitetos, a team of experienced architects, decorators, and interior designers, has 20 years of experience in the national and international market. Based in Brazil, the company develops architecture and interior design projects in the commercial, corporate, residential, and real estate sectors in major cities around the world.





# Exclusive Sales & Marketing by Douglas Elliman Development Marketing

Douglas Elliman Development Marketing, a division of Douglas Elliman Realty, offers unmatched expertise in sales, leasing, and marketing for new developments throughout New York, New Jersey, Florida, California, Massachusetts, and Texas. The firm is heralded for its achievements in record breaking sales throughout each of its regions. Drawing upon decades of experience and market-specific knowledge, DEDM offers a multidisciplinary approach that includes comprehensive in-house research, planning and design, marketing, and sales.





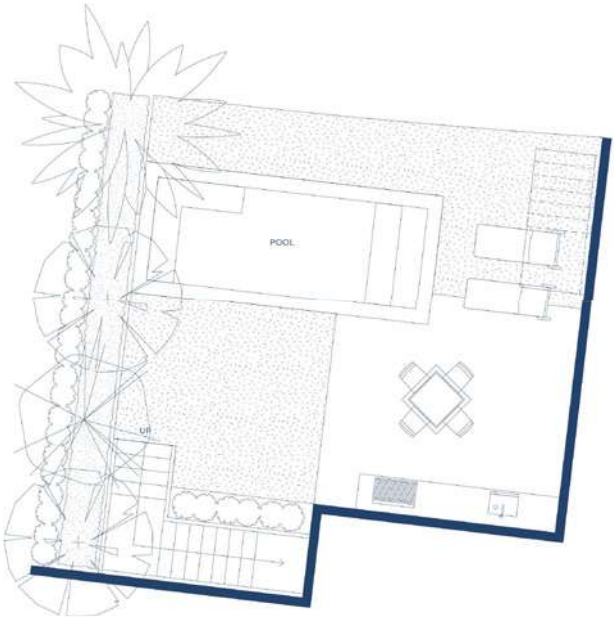
# Regency Collection Floor Plans

9927 EAST BAY HARBOR DRIVE

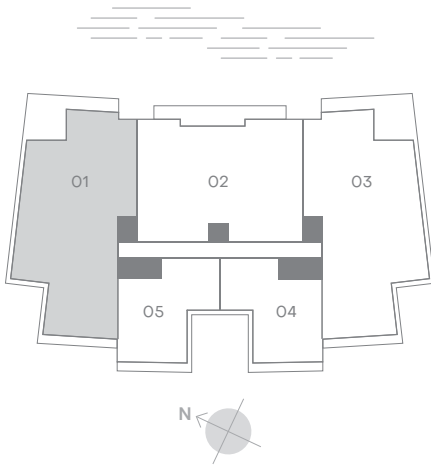


# BAY VILLA 201

SPECIFICATIONS	4 BEDROOMS	INTERIOR 4,500 SF
	4 BATHROOMS	EXTERIOR 853 SF
	1 POWDER ROOM	TOTAL 5,353 SF



LOWER LEVEL POOL DECK

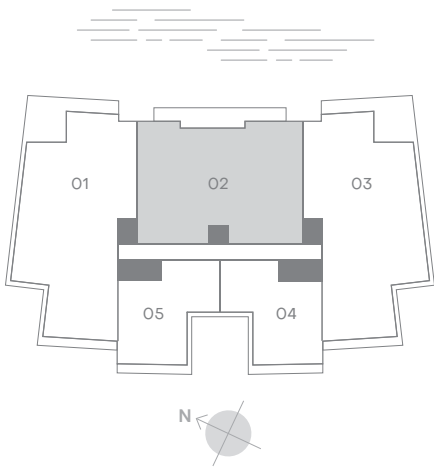


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# RESIDENCES 202–502

SPECIFICATIONS	3 BEDROOMS	INTERIOR 3,000 SF
	4 BATHROOMS	EXTERIOR 471 SF
	1 DEN	TOTAL 3,471 SF
	1 POWDER ROOM	

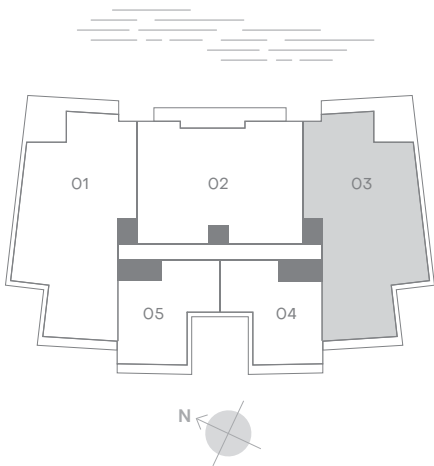


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# BAY VILLA 203

SPECIFICATIONS	4 BEDROOMS	INTERIOR 4,500 SF
	4 BATHROOMS	EXTERIOR 853 SF
	1 POWDER ROOM	TOTAL 5,128 SF

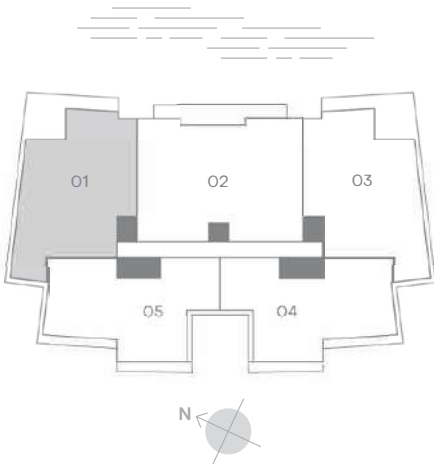


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# RESIDENCES 301–501

SPECIFICATIONS	4 BEDROOMS	INTERIOR 3,500 SF
	4 BATHROOMS	EXTERIOR 853 SF
	1 POWDER ROOM	TOTAL 4,353 SF

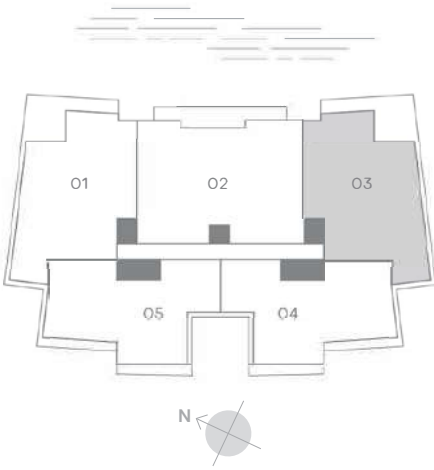


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# RESIDENCES 303–503

SPECIFICATIONS	4 BEDROOMS	INTERIOR 3,500 SF
	4 BATHROOMS	EXTERIOR 838 SF
	1 POWDER ROOM	TOTAL 4,338 SF



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# RESIDENCES 304–504

SPECIFICATIONS	3 BEDROOMS	INTERIOR 2,600 SF
	3 BATHROOMS	EXTERIOR 255 SF
	1 POWDER ROOM	TOTAL 2,855 SF



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# RESIDENCES 305–505

SPECIFICATIONS	3 BEDROOMS	INTERIOR 2,600 SF
	3 BATHROOMS	EXTERIOR 255 SF
	1 POWDER ROOM	TOTAL 2,855 SF

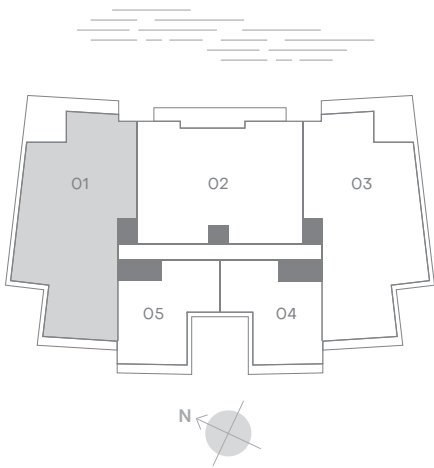


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# RESIDENCES 601–801

SPECIFICATIONS	4 BEDROOMS	INTERIOR 4,275 SF
	4 BATHROOMS	EXTERIOR 853 SF
	1 POWDER ROOM	TOTAL 5,128 SF

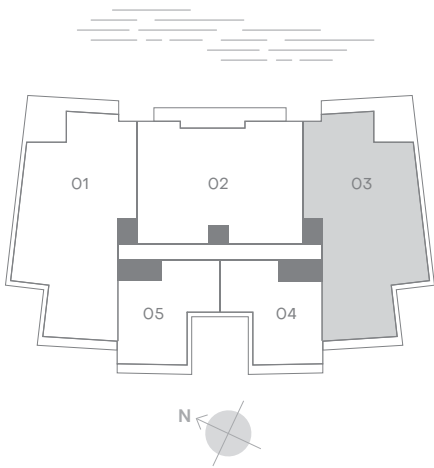


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# RESIDENCES 603–803

SPECIFICATIONS	4 BEDROOMS	<b>INTERIOR 4,275 SF</b>
	4 BATHROOMS	<b>EXTERIOR 838 SF</b>
	1 POWDER ROOM	<b>TOTAL 5,113 SF</b>

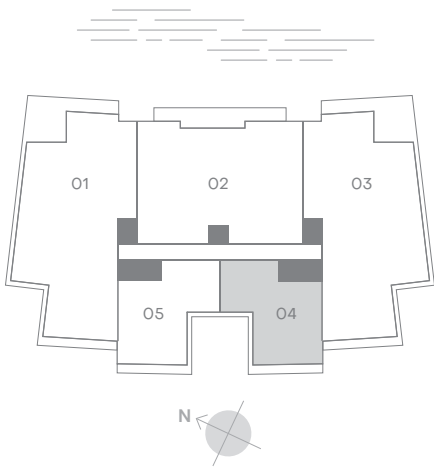


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# RESIDENCES 604–804

SPECIFICATIONS	2 BEDROOMS	<b>INTERIOR</b> 1,567 SF
	2 BATHROOMS	<b>EXTERIOR</b> 255 SF
	1 POWDER ROOM	<b>TOTAL</b> 1,822 SF

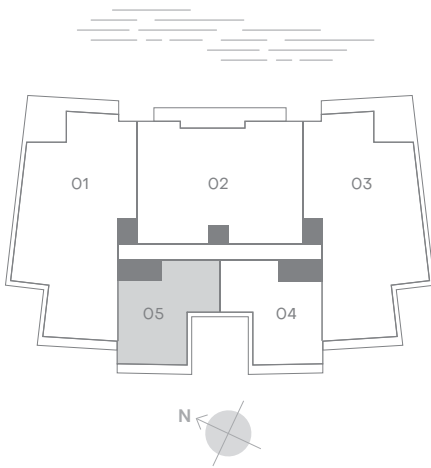


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# RESIDENCES 605–805

SPECIFICATIONS	2 BEDROOMS	<b>INTERIOR</b> 1,567 SF
	2 BATHROOMS	<b>EXTERIOR</b> 255 SF
	1 POWDER ROOM	<b>TOTAL</b> 1,822 SF



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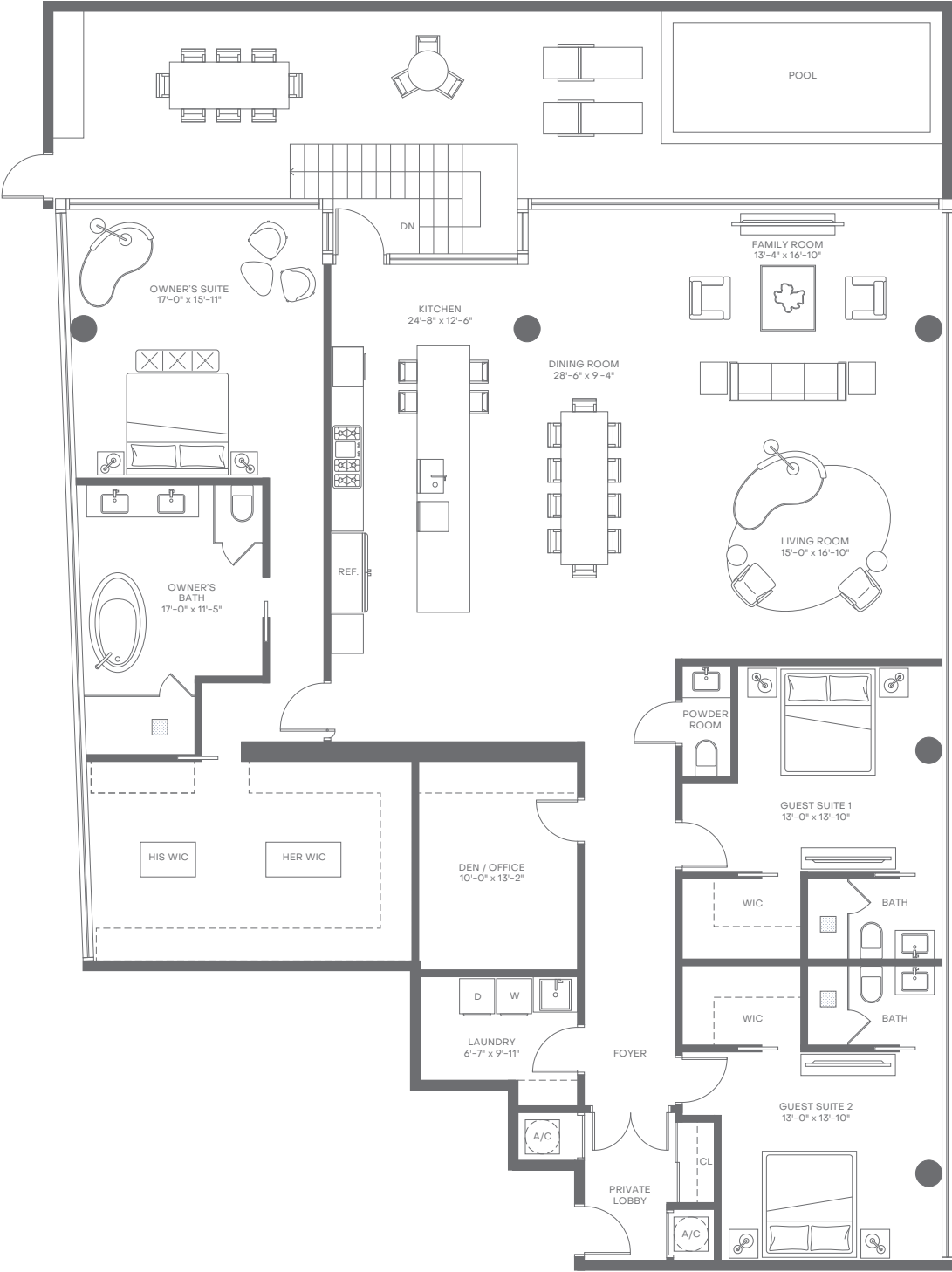
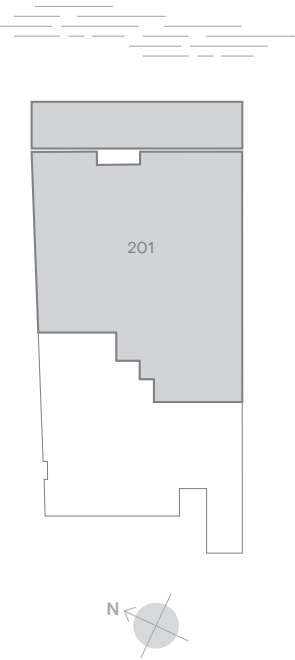
# Signature Collection Floor Plans

9781 EAST BAY HARBOR DRIVE



# RESIDENCE 201

SPECIFICATIONS	3 BEDROOMS	INTERIOR 3,245 SF
	3 BATHROOMS	EXTERIOR 730 SF
	1 DEN	TOTAL 3,975 SF
	1 POWDER ROOM	

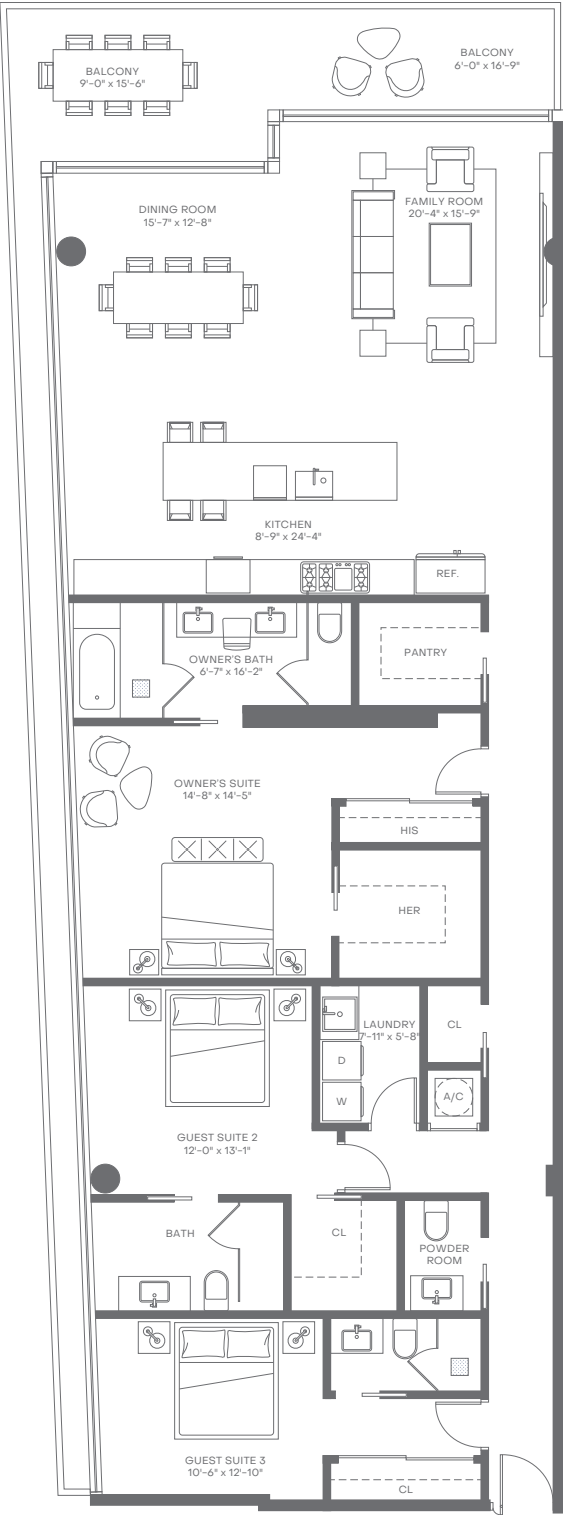
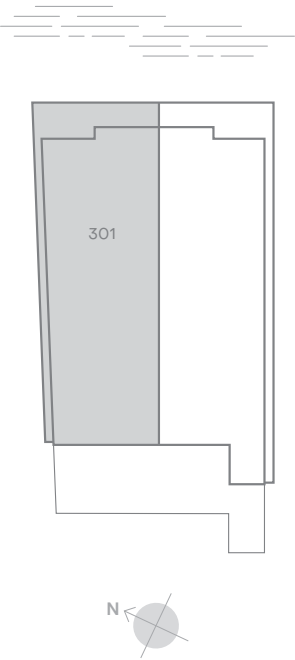


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# RESIDENCE 301

SPECIFICATIONS	3 BEDROOMS	INTERIOR 2,263 SF
	3 BATHROOMS	EXTERIOR 392 SF
	1 POWDER ROOM	TOTAL 2,655 SF

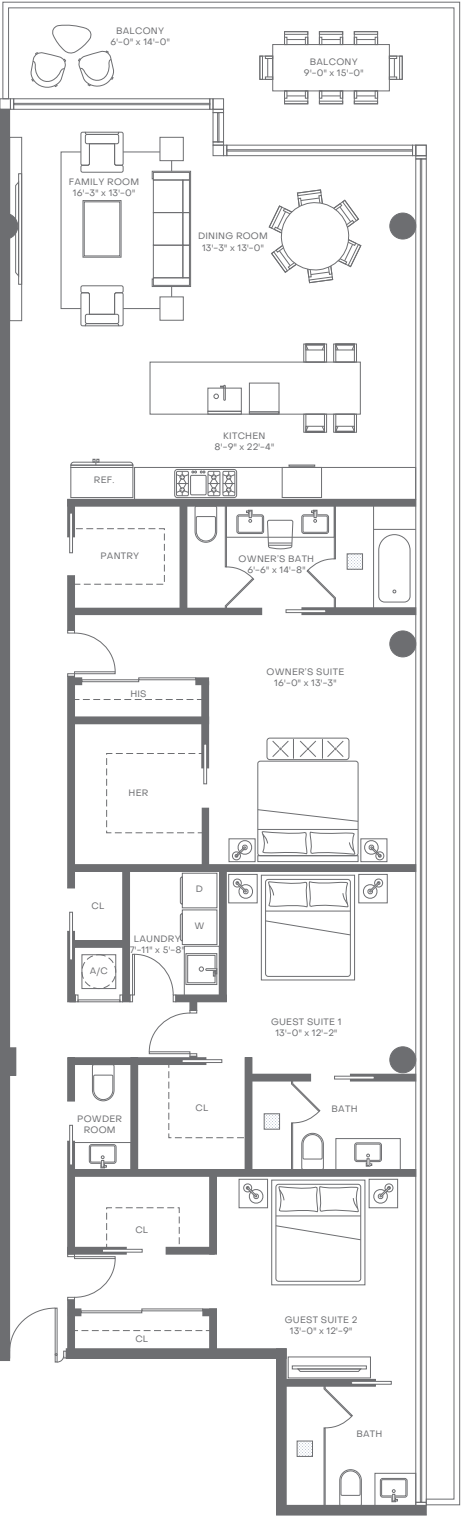
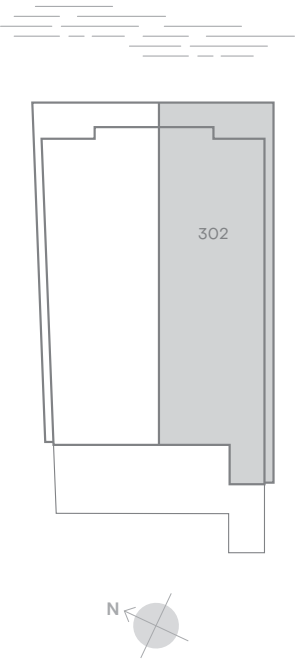


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# RESIDENCE 302

SPECIFICATIONS	3 BEDROOMS	INTERIOR 2,235 SF
	3 BATHROOMS	EXTERIOR 393 SF
	1 POWDER ROOM	TOTAL 2,628 SF

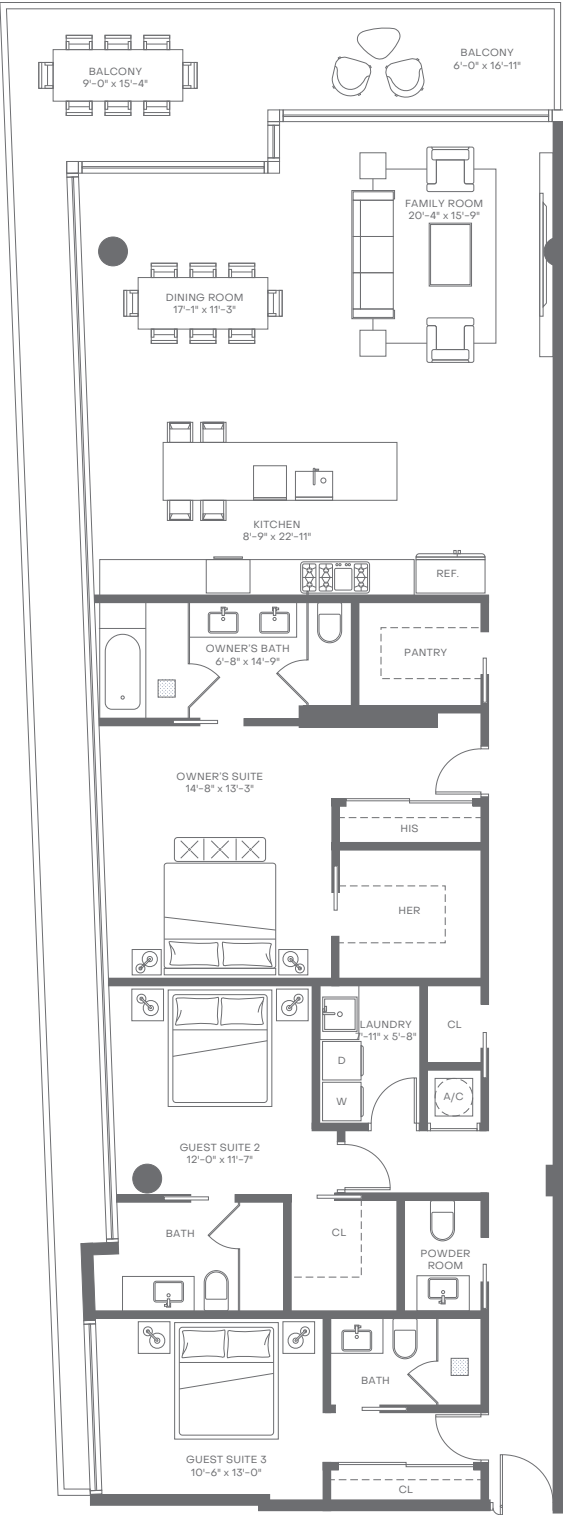
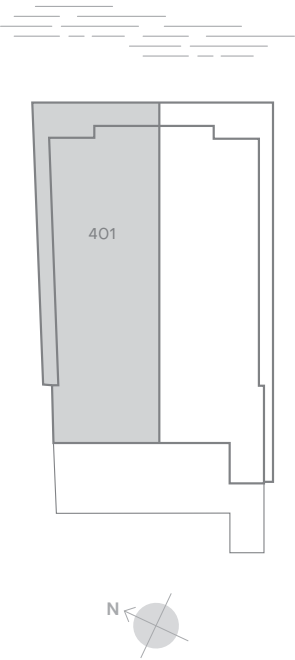


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# RESIDENCE 401

SPECIFICATIONS	3 BEDROOMS	INTERIOR 2,170 SF
	3 BATHROOMS	EXTERIOR 457 SF
	1 POWDER ROOM	TOTAL 2,627 SF

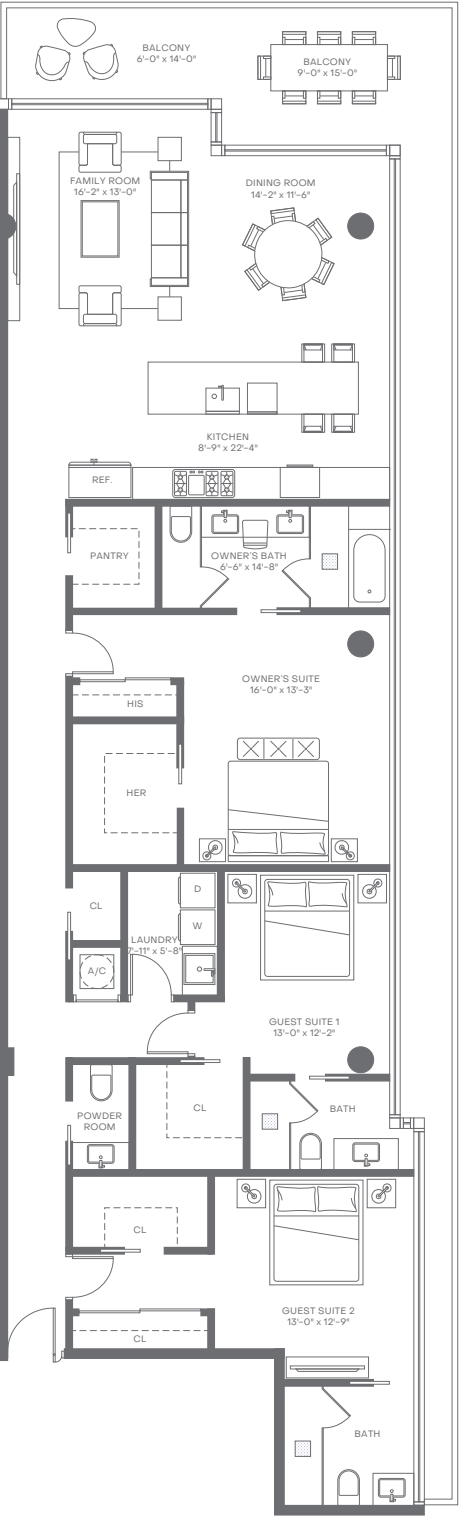
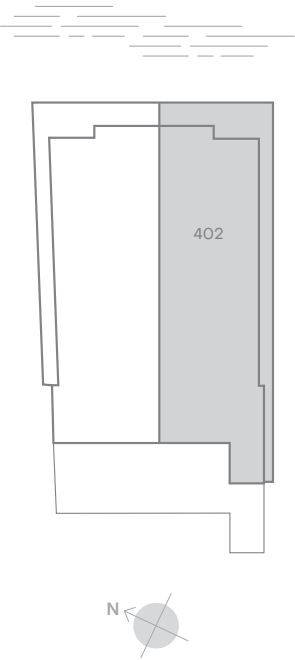


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# RESIDENCE 402

SPECIFICATIONS	3 BEDROOMS	INTERIOR 2,141 SF
	3 BATHROOMS	EXTERIOR 487 SF
	1 POWDER ROOM	TOTAL 2,628 SF

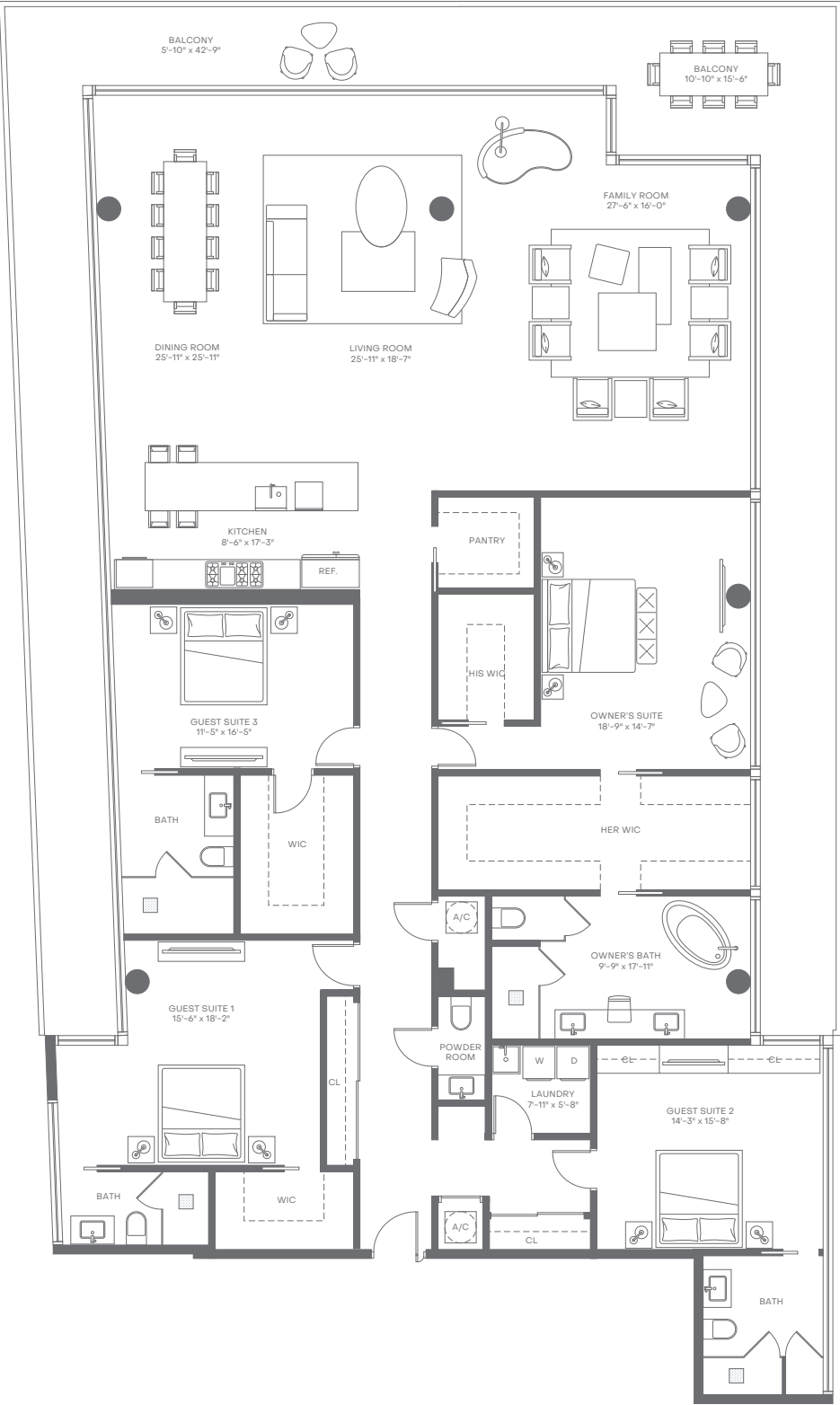
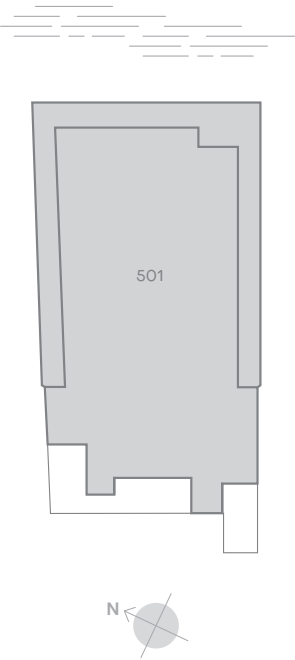


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# RESIDENCE 501

SPECIFICATIONS	4 BEDROOMS	INTERIOR 4,276 SF
	4 BATHROOMS	EXTERIOR 1,119 SF
	1 POWDER ROOM	TOTAL 5,395 SF

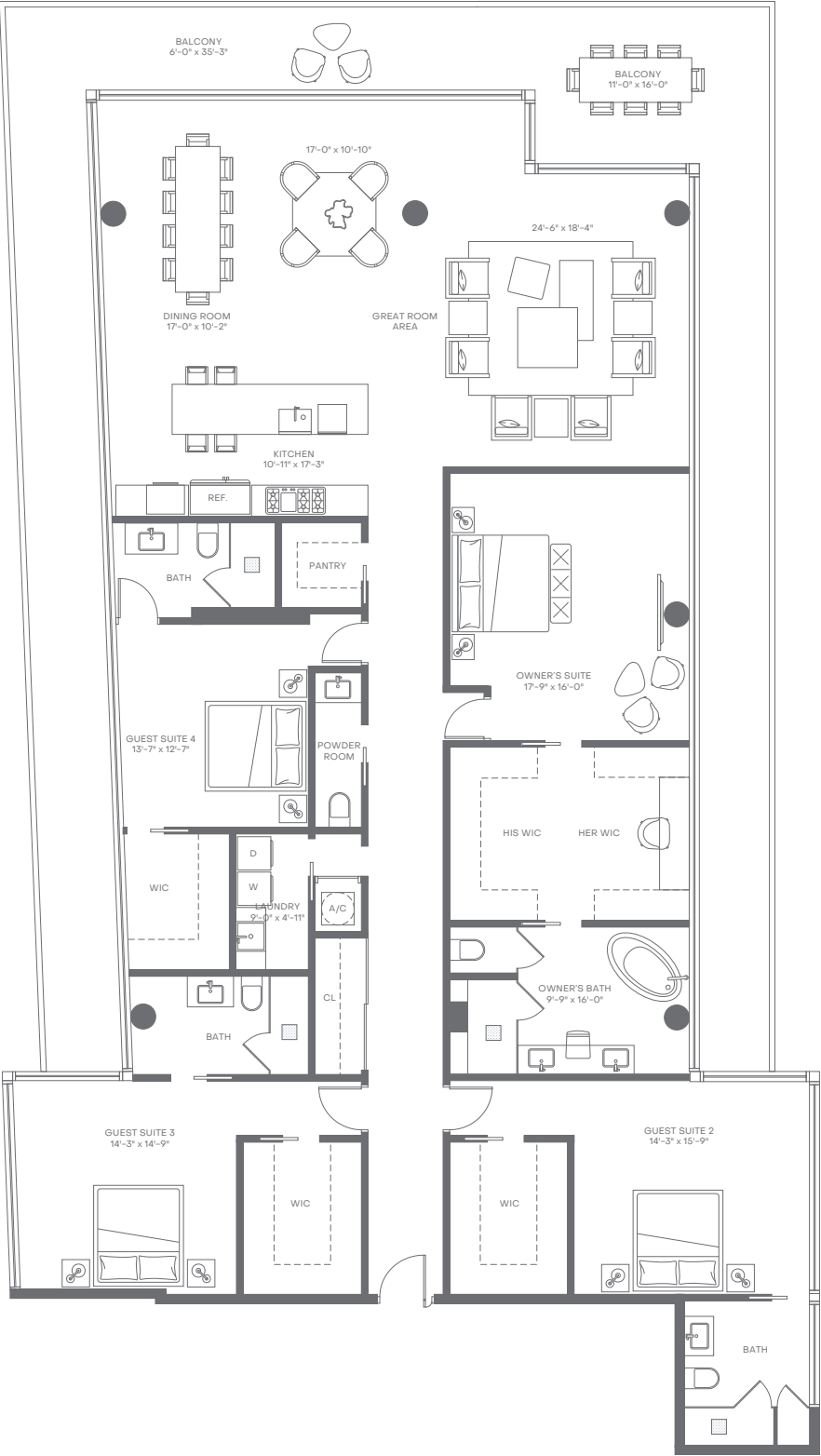
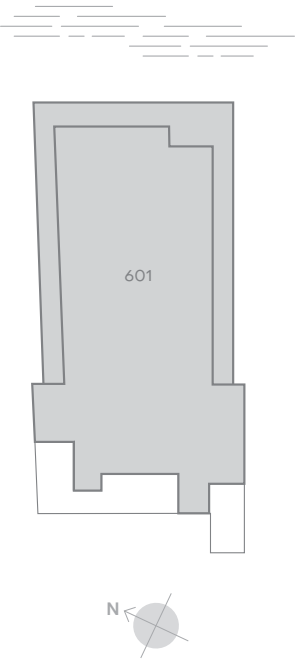


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# RESIDENCE 601

SPECIFICATIONS	4 BEDROOMS	INTERIOR 3,868 SF
	4 BATHROOMS	EXTERIOR 1,017 SF
	1 POWDER ROOM	TOTAL 4,885 SF

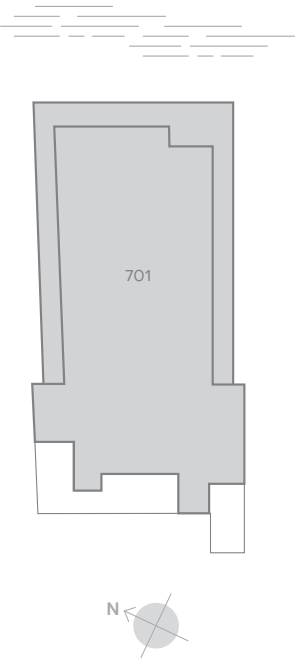


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# RESIDENCE 701

SPECIFICATIONS	4 BEDROOMS	INTERIOR 3,595 SF
	4 BATHROOMS	EXTERIOR 852 SF
	1 POWDER ROOM	TOTAL 4,447 SF

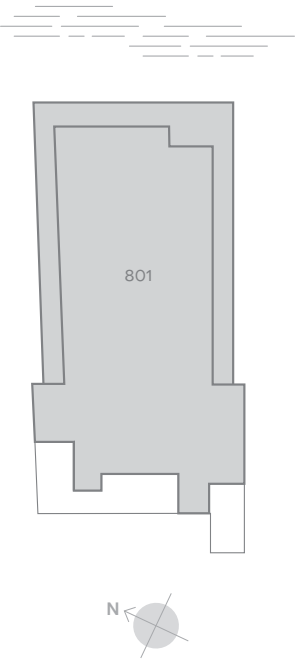


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# RESIDENCE 801

SPECIFICATIONS	4 BEDROOMS	INTERIOR 3,595 SF
	4 BATHROOMS	EXTERIOR 852 SF
	1 POWDER ROOM	TOTAL 4,447 SF



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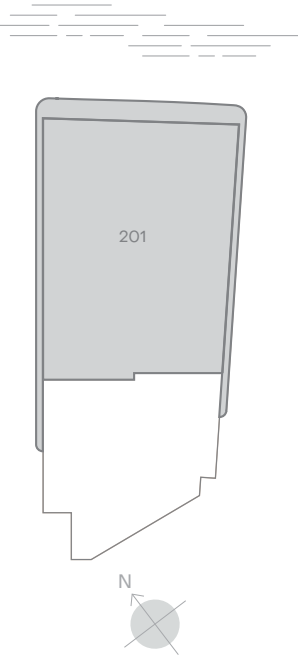
# Bay Collection Floor Plans

10301 EAST BAY HARBOR DRIVE



# RESIDENCE 201

SPECIFICATIONS	4 BEDROOMS	INTERIOR 4,320 SF
	4 BATHROOMS	EXTERIOR 696 SF
	1 POWDER ROOM	TOTAL 5,016 SF

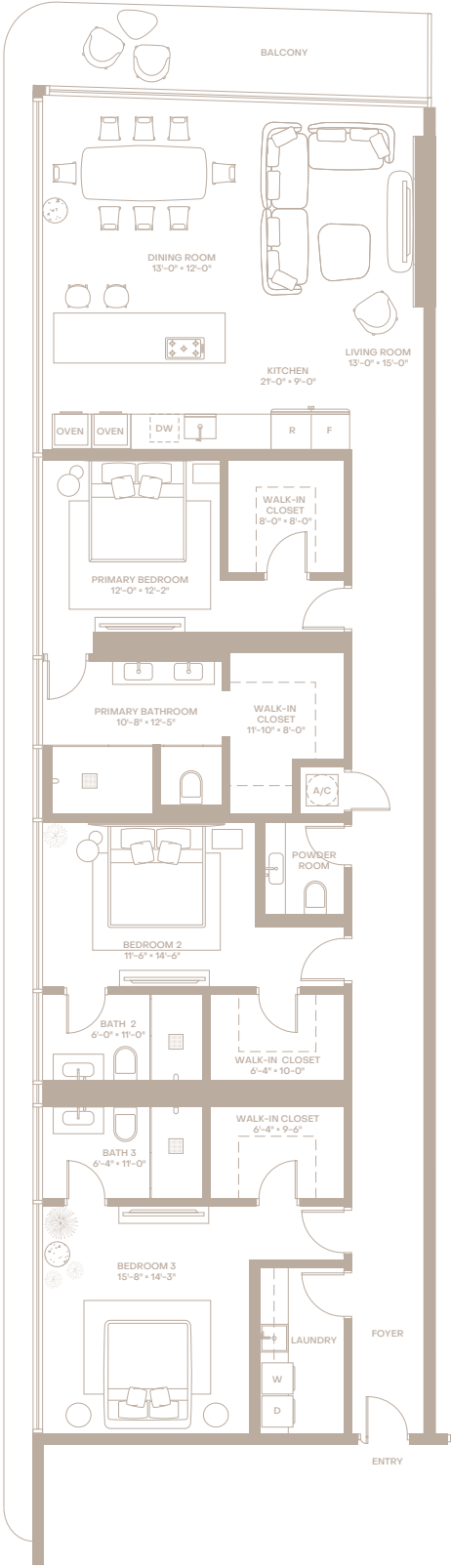
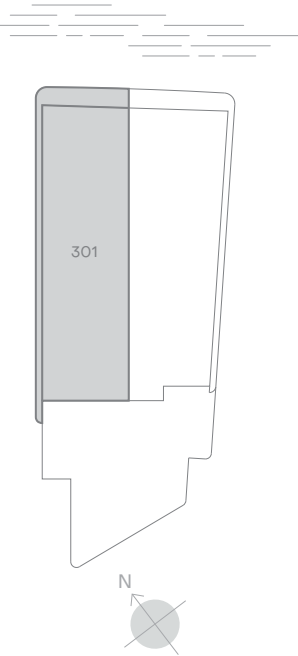


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# RESIDENCE 301

SPECIFICATIONS	3 BEDROOMS	INTERIOR 2,534 SF
	3 BATHROOMS	EXTERIOR 361 SF
	1 POWDER ROOM	TOTAL 2,895 SF

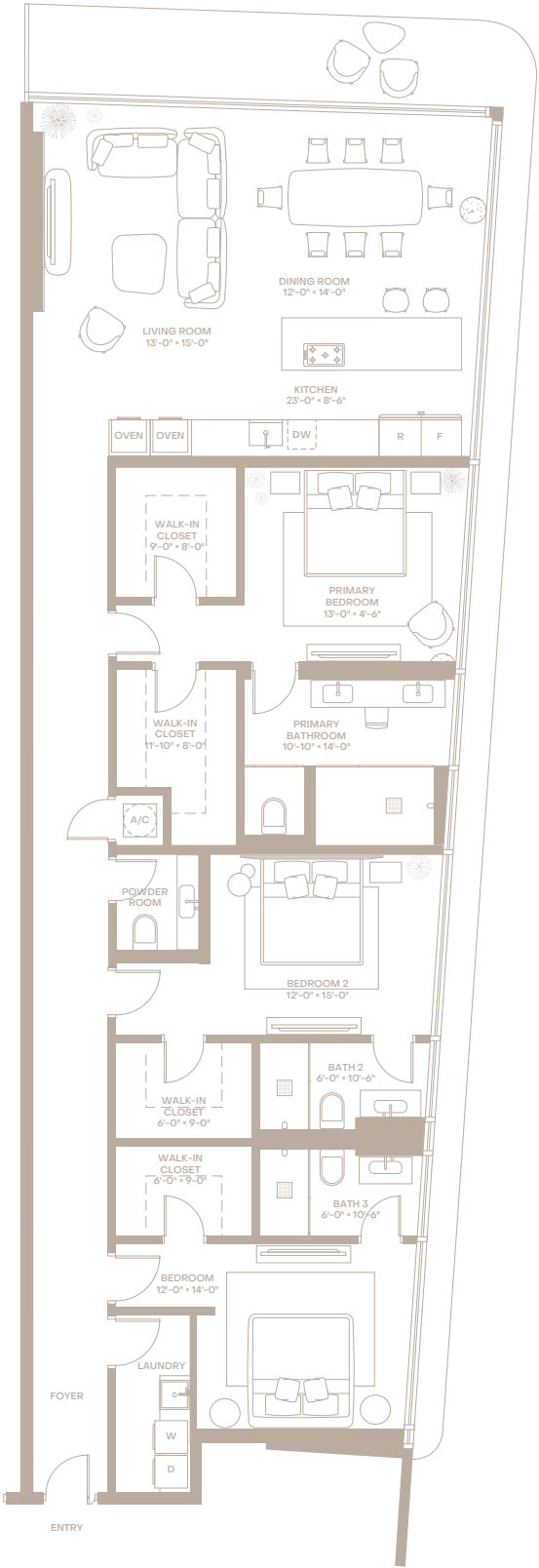
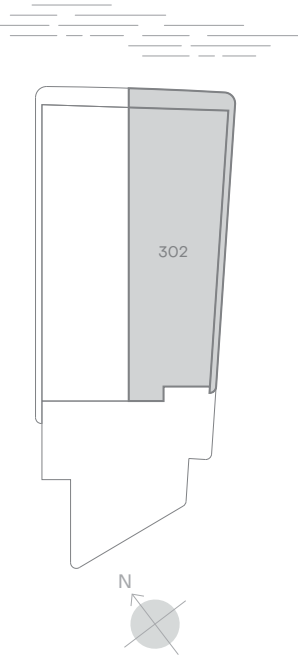


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# RESIDENCE 302

SPECIFICATIONS	3 BEDROOMS	INTERIOR 2,546 SF
	3 BATHROOMS	EXTERIOR 370 SF
	1 POWDER ROOM	TOTAL 2,916 SF

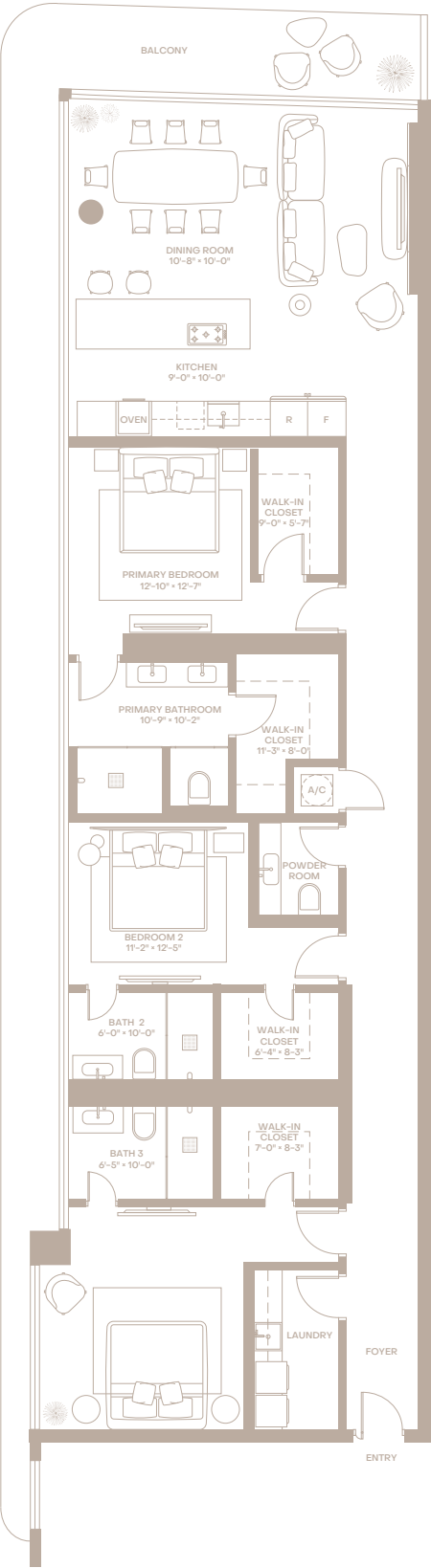
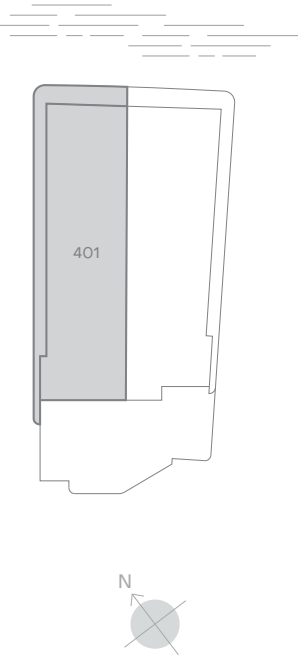


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# RESIDENCE 401

SPECIFICATIONS	3 BEDROOMS	INTERIOR 2,373 SF
	3 BATHROOMS	EXTERIOR 524 SF
	1 POWDER ROOM	TOTAL 2,897 SF

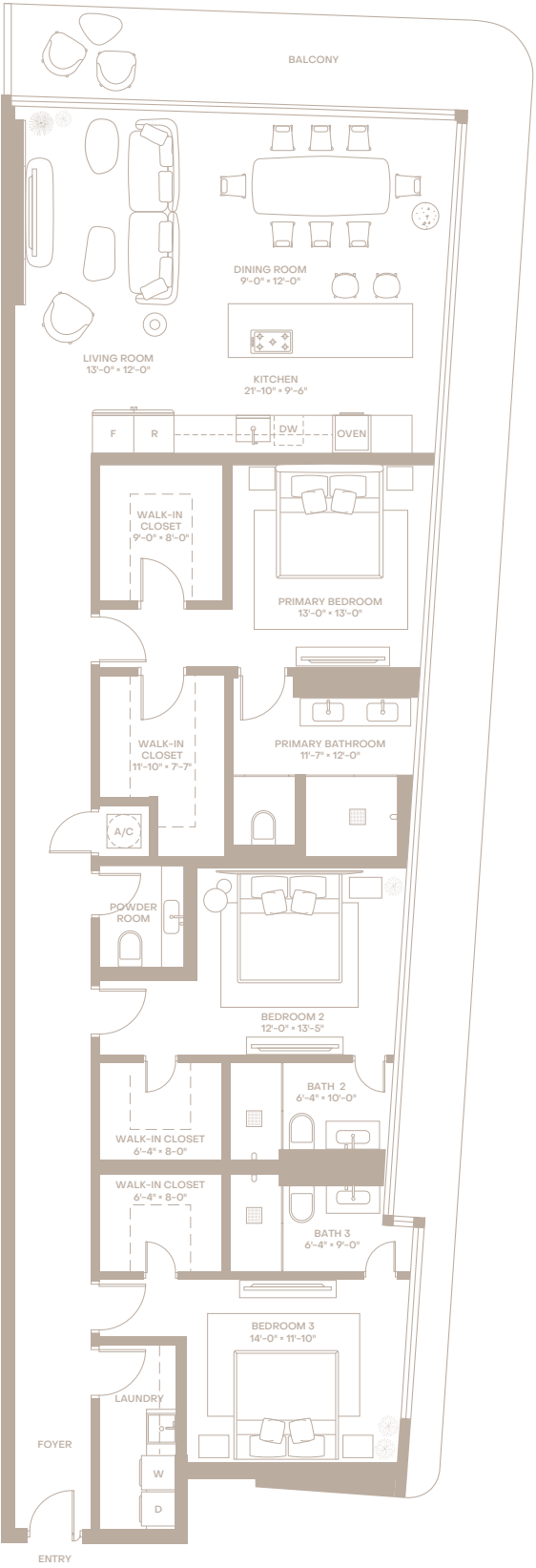
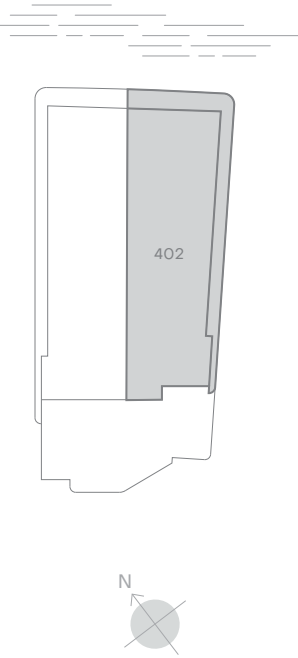


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# RESIDENCE 402

SPECIFICATIONS	3 BEDROOMS	INTERIOR 2,400 SF
	3 BATHROOMS	EXTERIOR 514 SF
	1 POWDER ROOM	TOTAL 2,914 SF

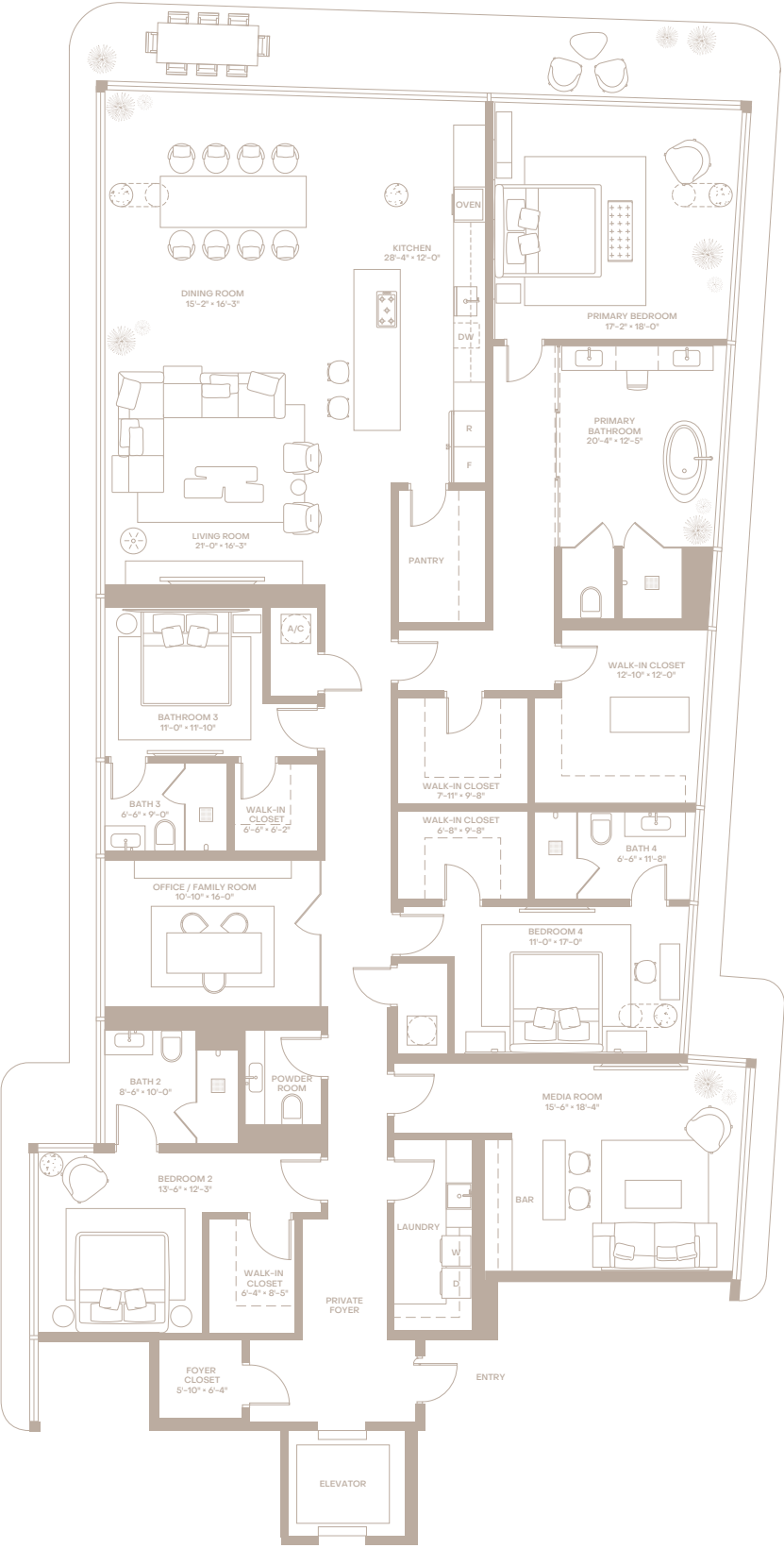
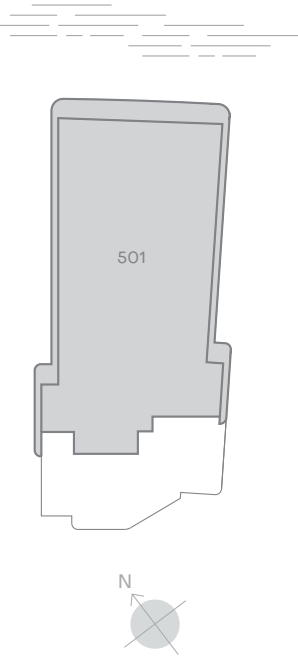


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# RESIDENCE 501

SPECIFICATIONS	4 BEDROOMS+DEN	INTERIOR 4,652 SF
	4 BATHROOMS	EXTERIOR 737 SF
	1 POWDER ROOM	TOTAL 5,389 SF

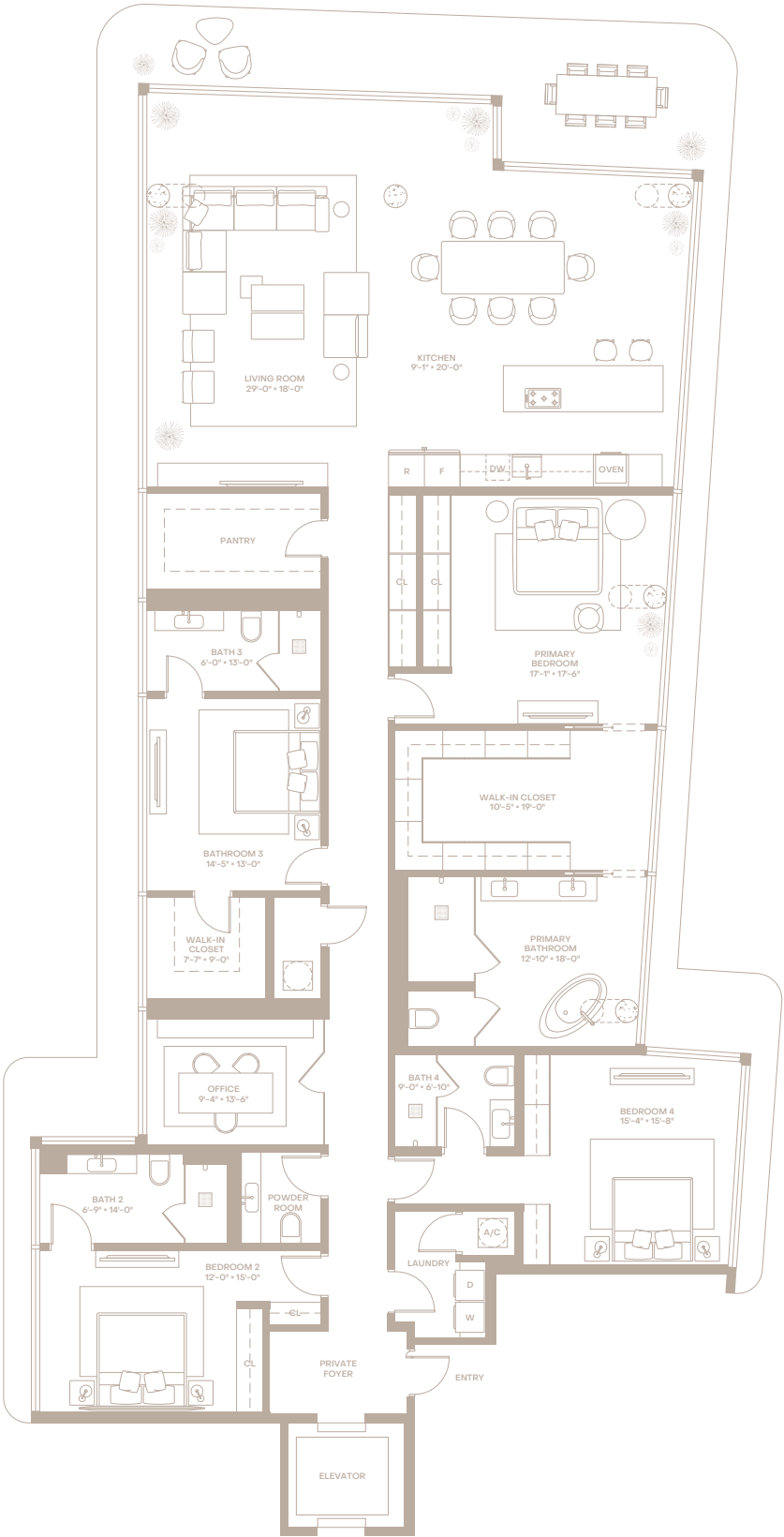
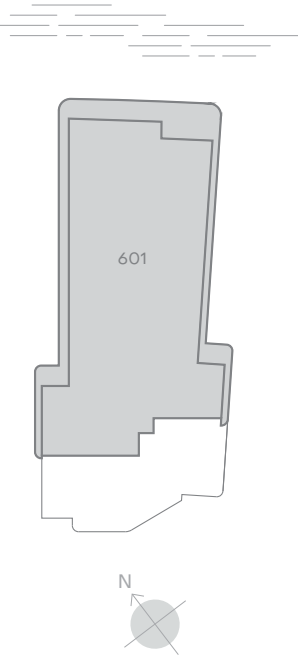


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# RESIDENCE 601

SPECIFICATIONS	4 BEDROOMS+DEN	INTERIOR 4,190 SF
	4 BATHROOMS	EXTERIOR 895 SF
	1 POWDER ROOM	TOTAL 5,085 SF

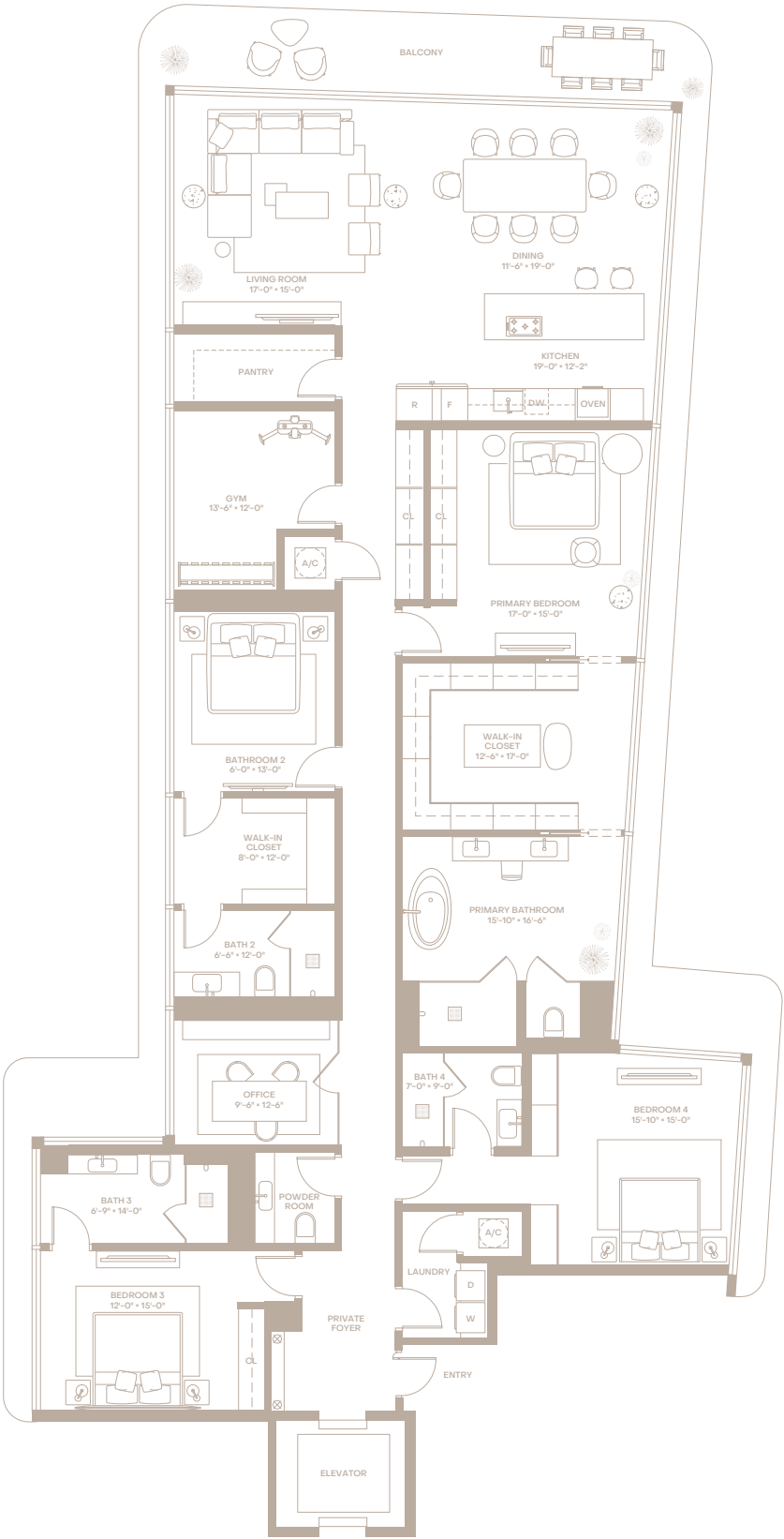
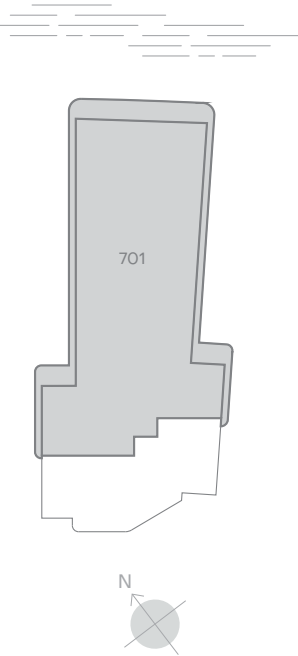


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# RESIDENCE 701

SPECIFICATIONS	4 BEDROOMS+GYM	INTERIOR 3,965 SF
	4 BATHROOMS	EXTERIOR 744 SF
	1 POWDER ROOM	TOTAL 4,709 SF

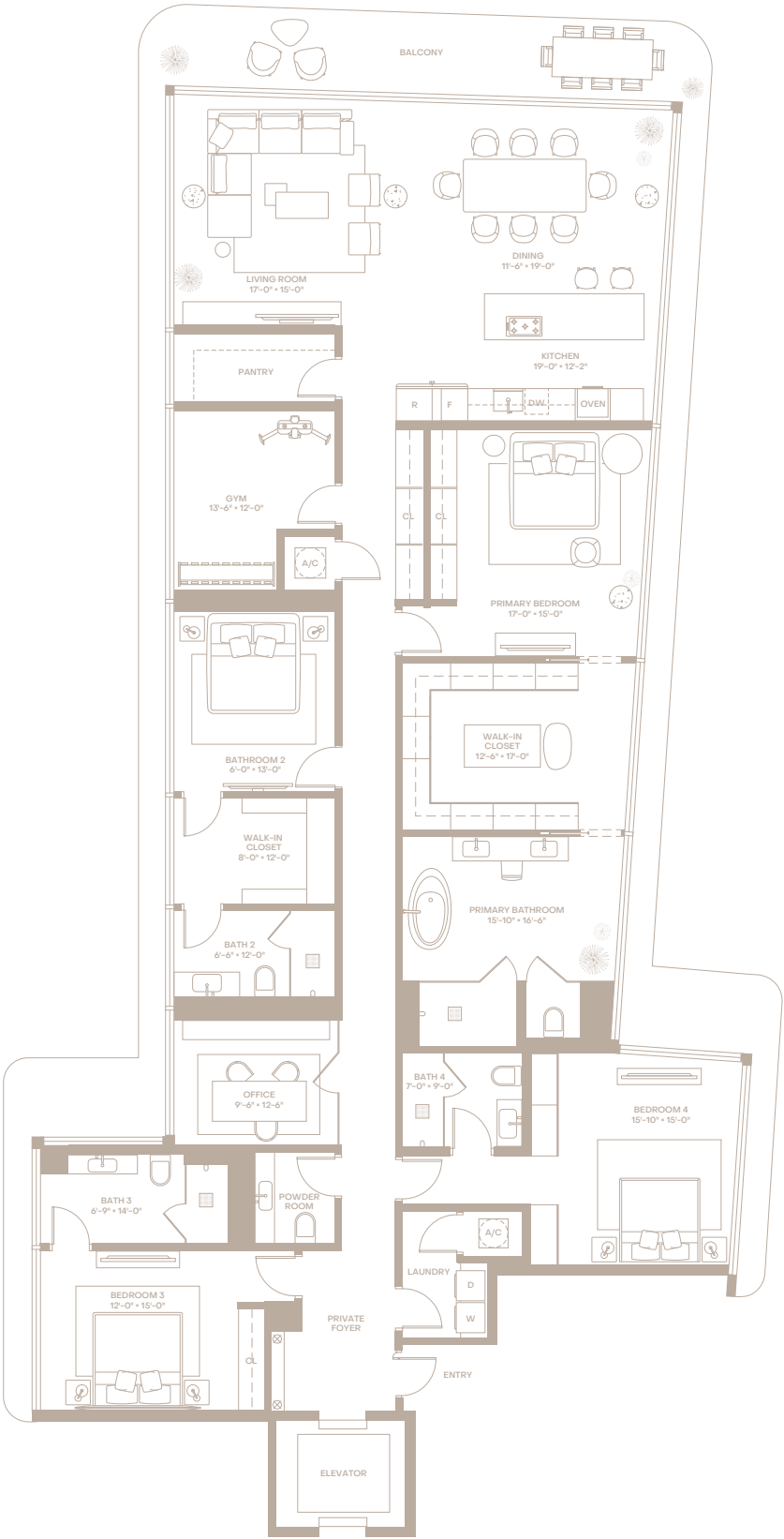
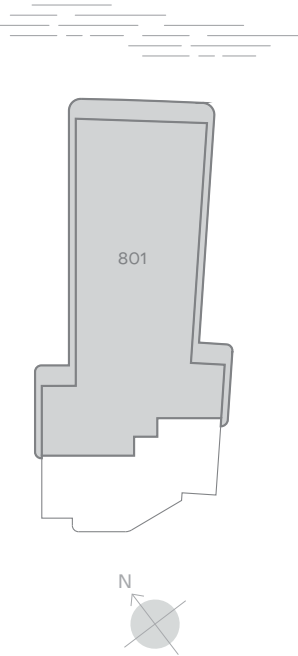


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# RESIDENCE 801

SPECIFICATIONS	4 BEDROOMS+GYM	INTERIOR 3,965 SF
	4 BATHROOMS	EXTERIOR 744 SF
	1 POWDER ROOM	TOTAL 4,709 SF



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# Buyer Deposit Structure

20% DEPOSIT  
Due at contract

10% DEPOSIT  
Due at ground breaking

10% DEPOSIT  
Due at topping off

BALANCE  
Due at closing



# LA MARÉ

BAY HARBOR ISLANDS

T 786 228 9571  
LaMareBayHarbor.com



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This is not intended to be an offer to sell, or solicitation to buy, condominium units in any jurisdiction where prohibited by law. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. The offering for the purchase of a condominium unit is made only by the prospectus for the condominium delivered by the Developer to a buyer and no statement, contained on this brochure or otherwise, should be relied upon if not made in the prospectus. Please refer to the documents furnished by the developer pursuant to state law for information regarding the project. NOTHING CONTAINED IN THIS BROCHURE IS INTENDED OR SHALL BE DEEMED TO BE AN OFFER TO SELL REAL ESTATE OR REAL ESTATE SECURITIES TO RESIDENTS OF THE STATE OF NEW YORK. 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All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to, or other arrangements made with any real estate broker are or shall be binding on the Developer. The sketches, renderings, graphics, materials, plans, specifications, terms, conditions, statements, and information contained in this brochure are proposed only and, accordingly, should not be relied upon by prospective purchasers. The Developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are provided solely for convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences or other improvements. The Developer expressly reserves the right to make modifications, revisions, and changes it deemed desirable in its sole and absolute discretion and without prior notice. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved, rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Any dimensions reflected herein are approximate and all floor plans and development plans are subject to change. Stated square footages and 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 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. Terraces, although included in the total square footage, are not part of the Unit. Measurements of rooms are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are proposed and conceptual only, which are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. Any floor plan reflected herein represents the typical floor plan for the residence type indicated and is provided for informational purposes only. The actual floor plan of the residence may differ. All features listed for each residence are representative only, and the developer reserves the right, without notice to or approval by the Buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment. Interior photos shown may depict options and upgrades and are not representative of standard features and may not be available for all model types. All fixtures, furniture and items of finish and decoration of units described herein are for display only and may not to be included with the unit, unless expressly provided in the purchase agreement. 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. Furnishings, finishes, and other items are only included if and to the extent provided in your purchase agreement. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. Renderings depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities, existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. Any view from a unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view. 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