

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

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