

Living Onda: a total *luxury* experience...

...a *comfortable* lifestyle in touch with the ocean.

Onda

A new *concept* of living the bay

CHAPTER 1

P. 4

Location

Miami in your pocket

CHAPTER 2

P. 75

Lifestyle

Infinite possibilities for a *unique* place

CHAPTER 3

P. 20

Amenities

Style, *tranquillity* and the bay

CHAPTER 4

P. 37

Interiors

Made in *Ital*y... for Miami

CHAPTER 5

P. 42

Team

Developers with a *new* concept of living

CHAPTER 6

P. 51

Onda

A new concept of living the bay

Exclusive Features

The entire building offers a wide range of ideal spaces for those who dream of wellness: the expansive bay views and private marina open to the sea, indoor sports areas and open-air rooftop pool, advanced technology security and personalized services.



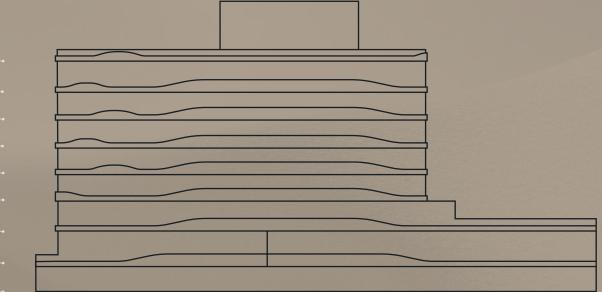
Chapter 1 | Onda

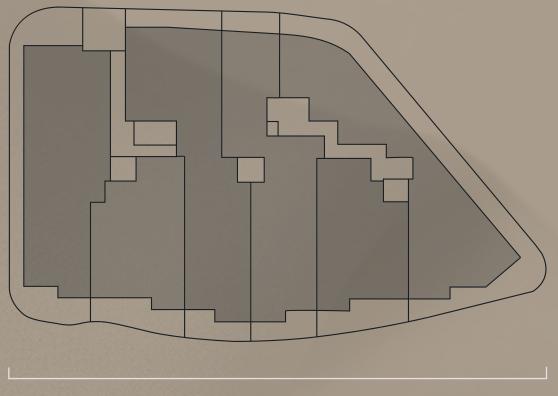


UNIQUE COMFORT

Private and semi-private residential elevators to access your personal open floor layouts. Up to 9-foot grand ceiling height and Floor-to-ceiling, impact-resistant sliding glass doors and windows to enjoy the bay in any moment. Energy-efficient air conditioning, heating system with ultra-quiet technology and Air and water filtration system for a unique comfort.

PARKING LEVEL





TYPICAL FLOOR KEYPLAN

BAY FRONT

Concept

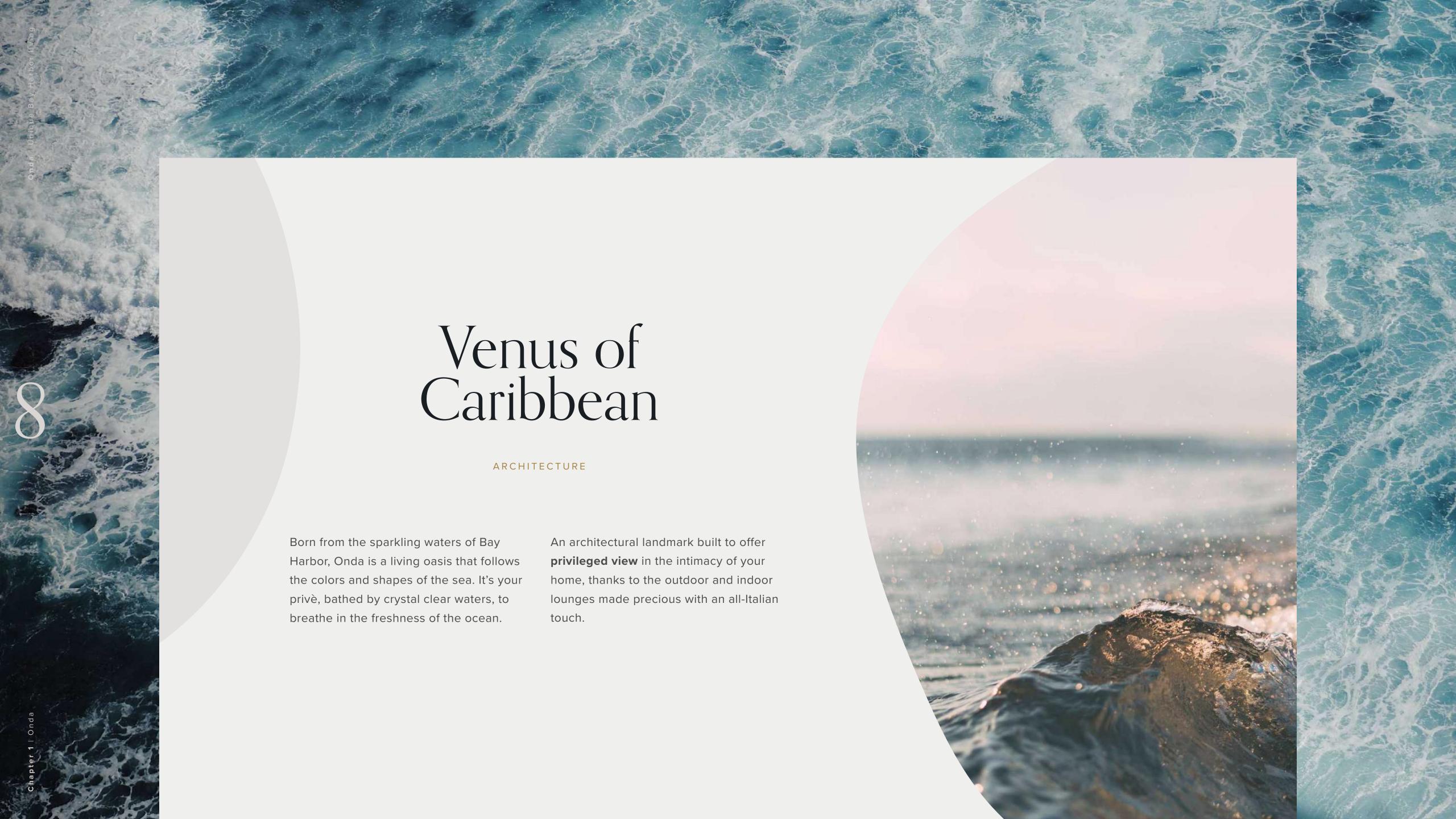
A central body with forty-one exclusive residences. At lobby level the wellness area with a full private spa, a treatment area, a yoga room and a modern gym, Designed by award-winning Arquitectonica and landscaped by Enzo Enea.

At deck level, a **rooftop pool area** where to admire all Miami. Onda is the latest project envisioned by Valerio Morabito and Ugo Colombo with the exquisite craftsmanship of the interiors by interior designer A++; signs of a **high-grade lifestyle**.

Apartments

Forty-one unique apartments, with **bright**interior spaces, exhibit prestige and
wellness. You will enjoy the **private gardens**and the spacious terraces overlooking the
peace and atmosphere of Caraibic nature.

- ≈ NUMBER OF RESIDENCES 41
- ≈ NUMBER OF STORIES 7 FLOORS + PARKING
- ≈ UNIT MIX 2-4 BEDROOMS RESIDENCES
- ≈ INDOOR SF RANGE FROM 1,800 TO 5,070
- ≈ OUTDOOR PRIVATE SF RANGE FROM 230 TO 2,800



Jewelry habitats with sinuous shapes are reflected in the beauty and tranquility of the Biscayne lagoon.



Nature in your living space.





The Perfect Wave

VISION

Perfection is just the beginning.

You are gointo to explore the exceptional design beauty and unmatched quality. You might be surrounded by the inspiration of nature and you will be able to experience a true regeneration on the edge of beauty. You will enjoy the place's intimacy and silence just a few steps from the dynamism of the city.

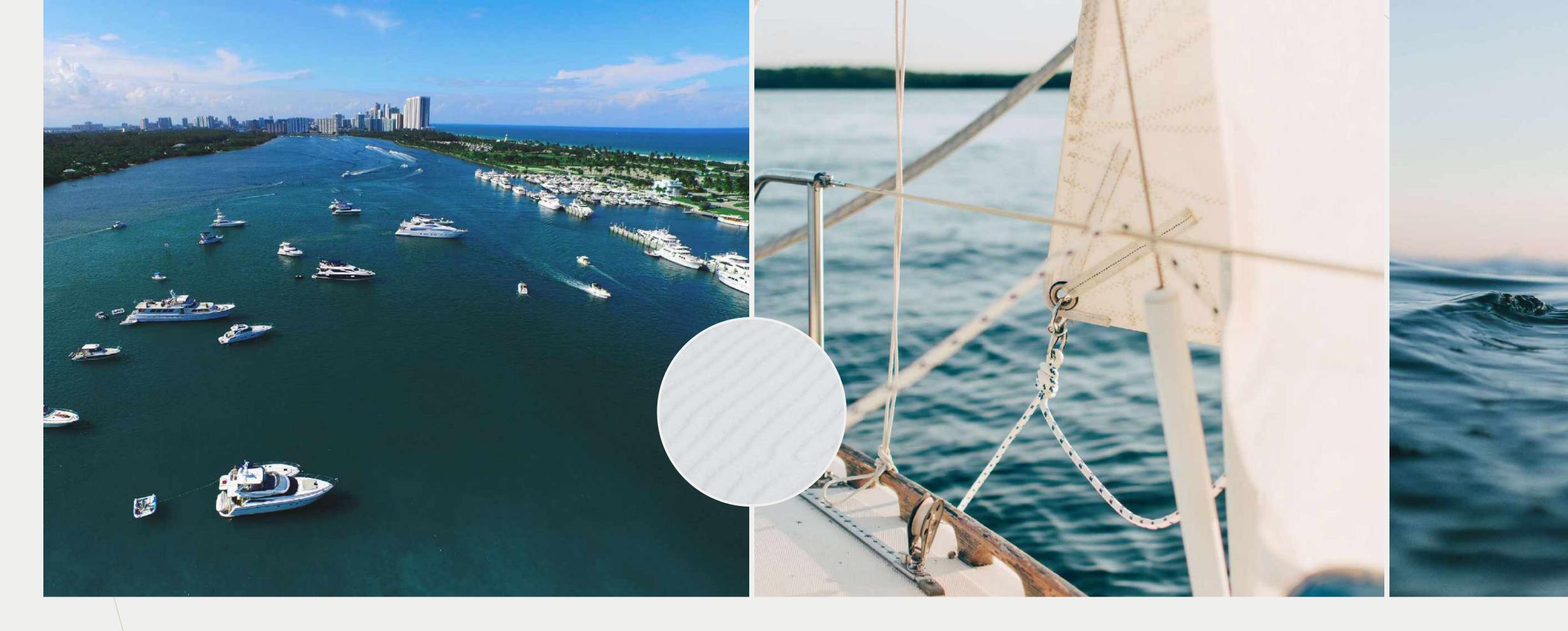
You don't want to miss the opportunity of living at Onda.



The pleasure of coming home.







The lure of the Sea

WIDE OPEN PANORAMA

The view on the Bay Harbor Island's eclectic reality has no equal: the peaceful blue-green waters surround its fine soul that speaks of **elegance** and **classicism** and touches the reality of innovations and trends.

You will admire the scenic spectacle of uniqueness and beauty from your home.



Extensive and *high-class* living spaces from which to enjoy the Miami's panorama never seen before.

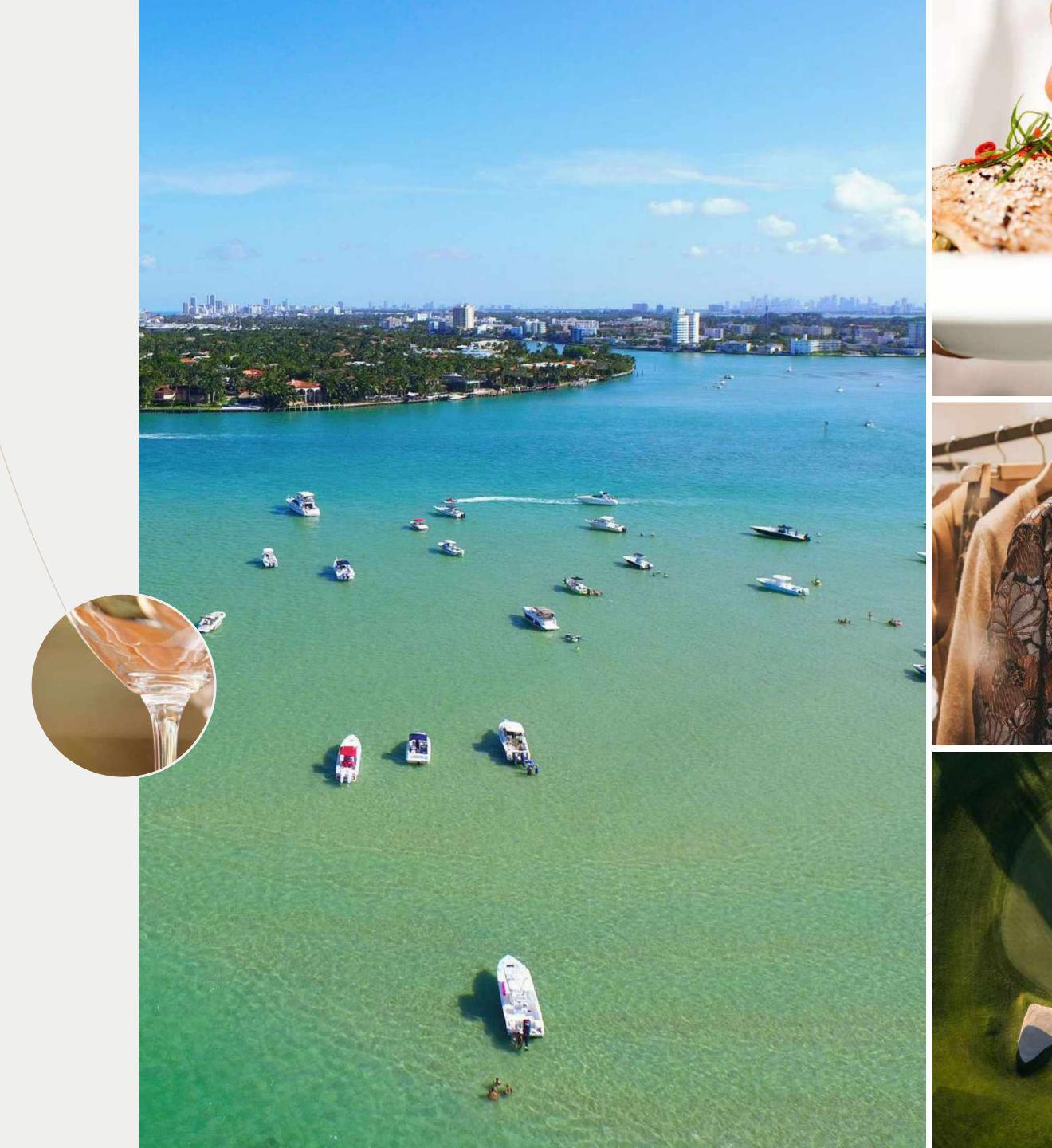
Cocation Miami in your pocket



Passion for Leasure

The city answers the questions you haven't asked yet, to surprise and delight its inhabitants with **services**, **novelties** and **unique places**. It proposes a lifestyle where leisure, fun, relax and well-being have no boundaries.

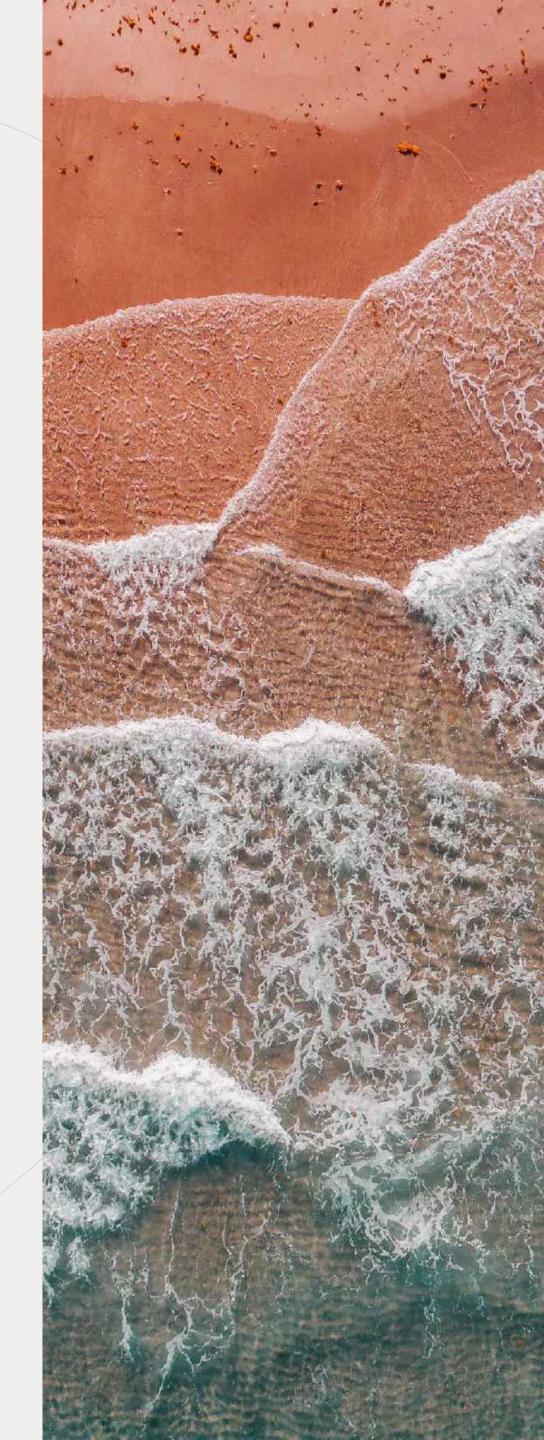
Miami is the city where the magic happens and you'll be just in right place.





Like a breath of fresh air.









What is Onda?
A place to which you have always belonged.

Infinite possibilities for a unique place

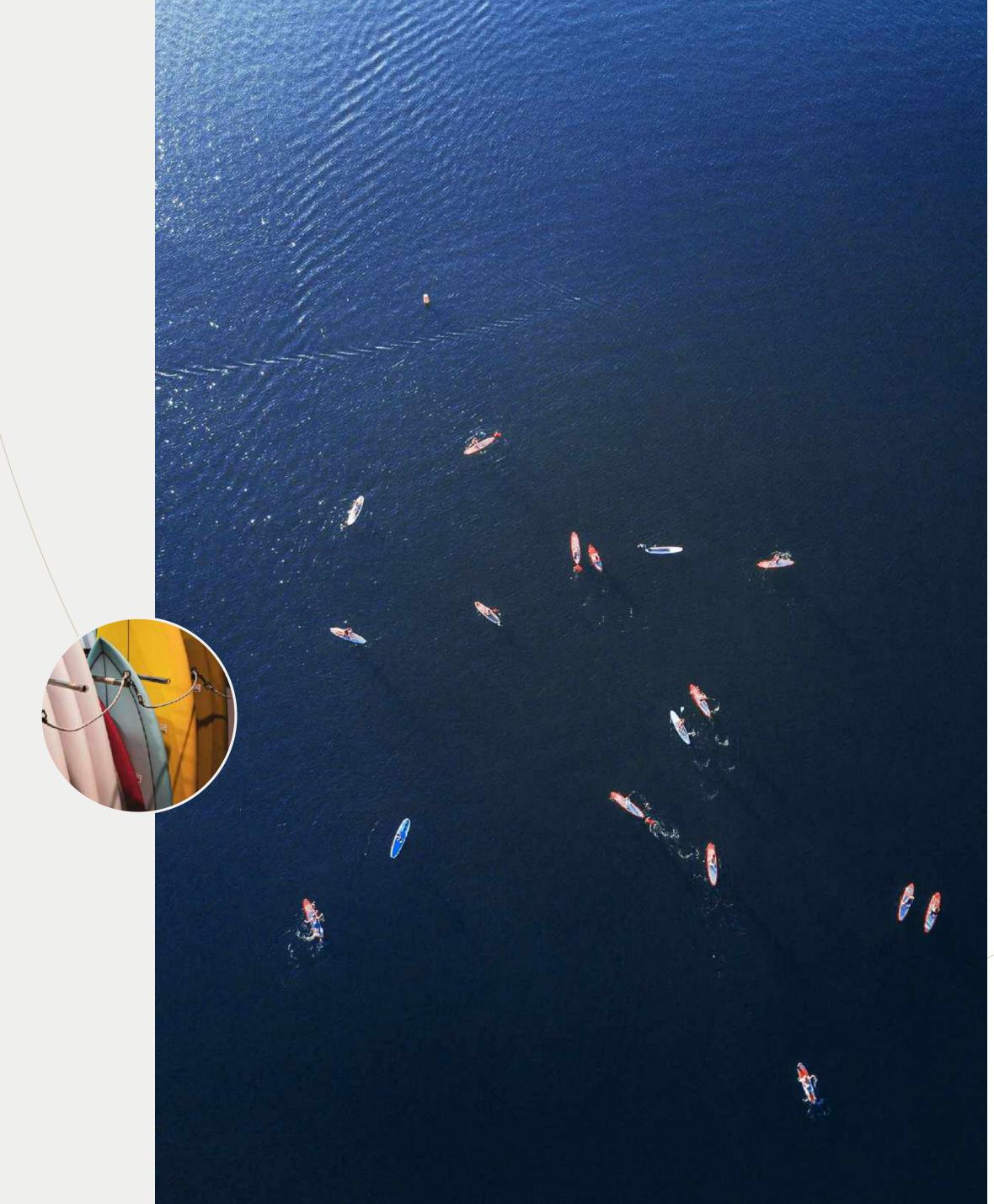


An Ocean of Sensations

The sea is a magnetic and hypnotic force.

Its depth gives peace and harmony. It is in front of your future home and you'll have all the time to discover it. You will experience it: turning and riding its endless waves or being carried away by the Caribbean currents towards horizons to explore.

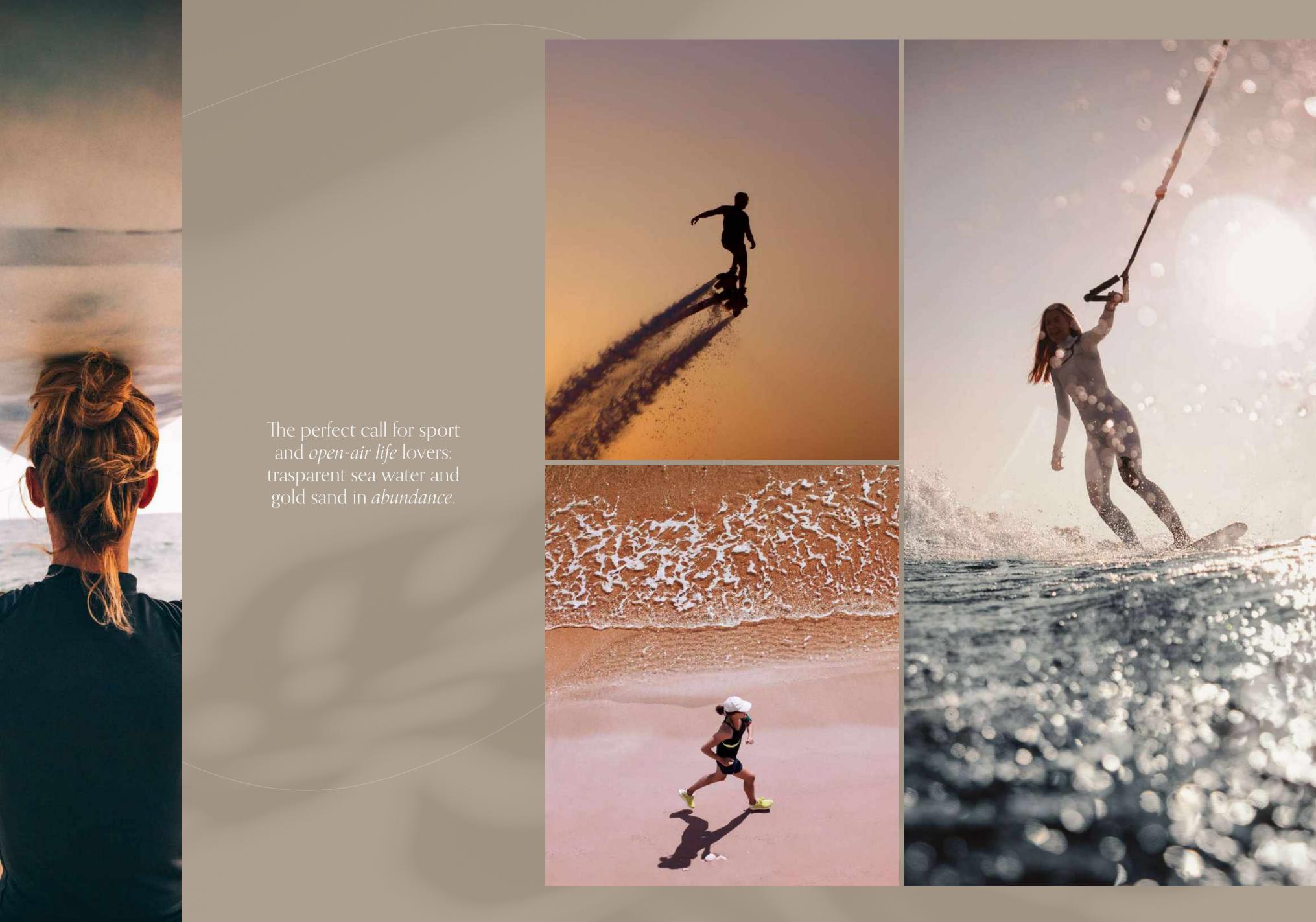
Nature offers itself to be totally discovered.



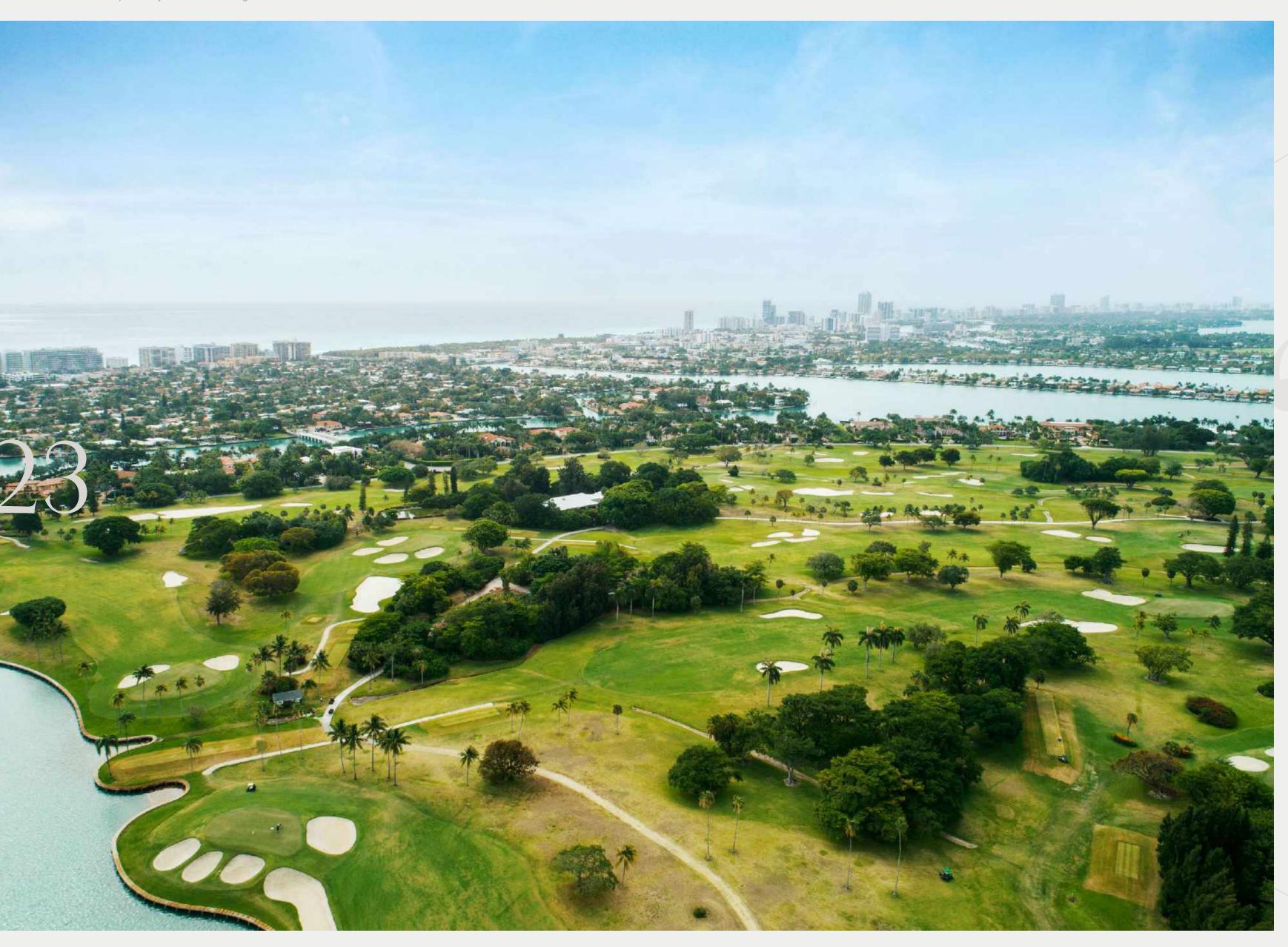












Immerse yourself in the luxuriant green.



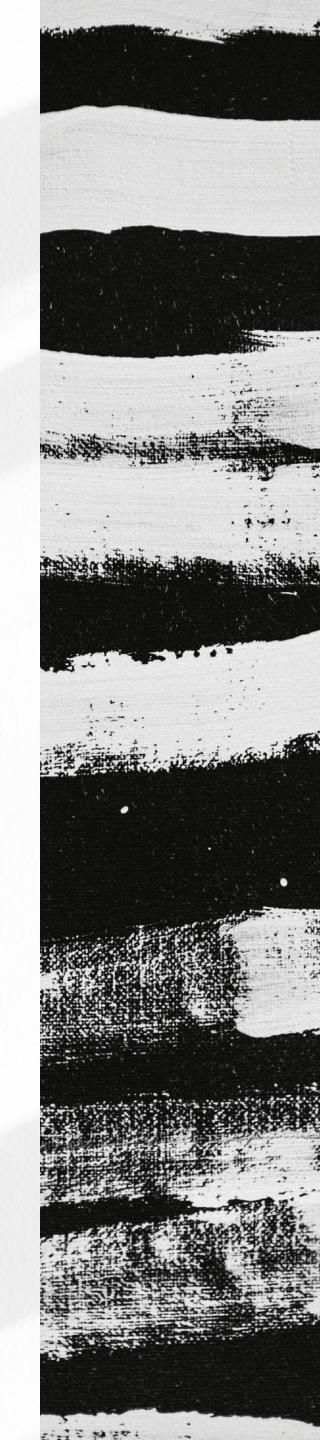




Surfing the Art

CREATIVE SIDE OF THE BAY

Art floods the streets of Miami, full of picturesque neighborhoods, nourished by liveliness and culture. In Miami many opportunities and many cultures give life to all forms of artistic expression: from Wynwood to Little Haiti, from the Perez Art Museum to Art Basel, from the Deco District straight down to the Vizcaya Museum... You will admire varied forms of beauty and art just minutes from home.



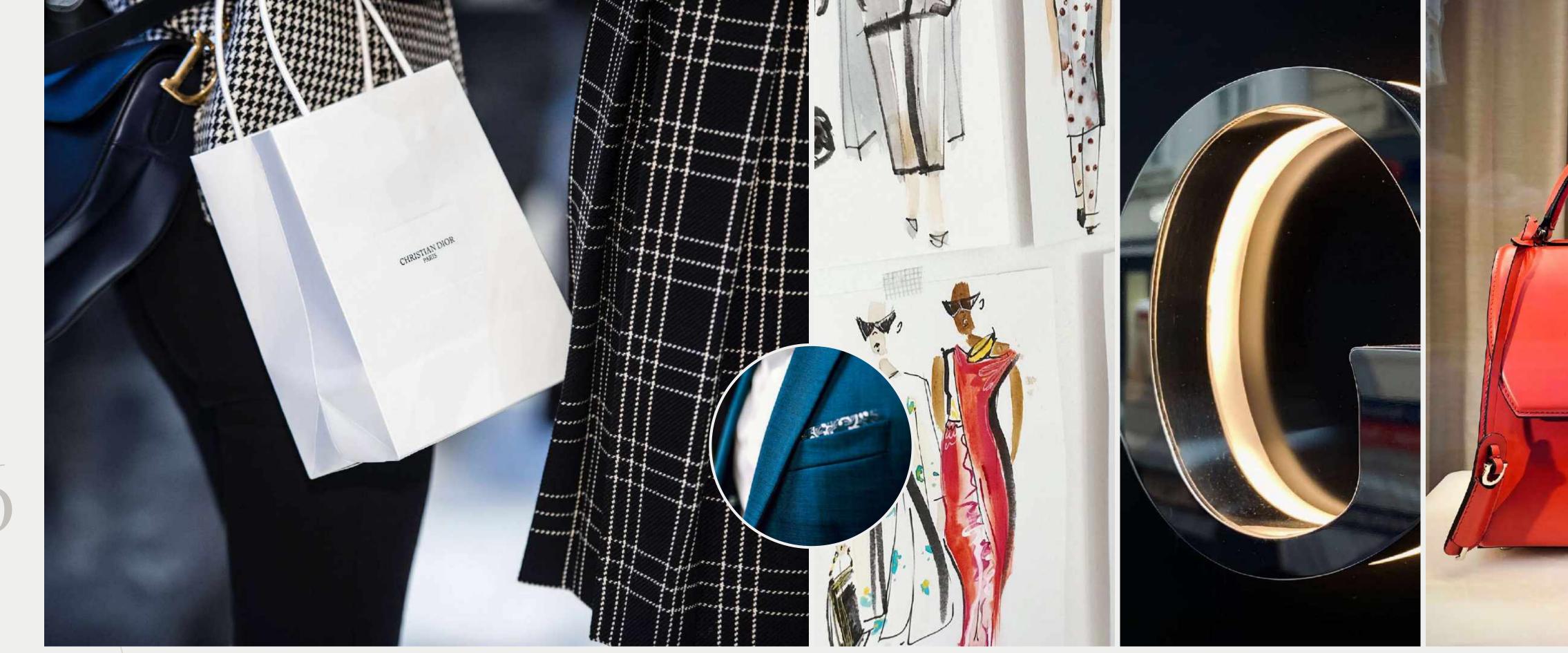
Take your Time

Have a seat. You will find all the answers *here*.

Your personal living space from where to admire paradise exists and is called Onda.

Here, everything takes shape to satisfy your desires.



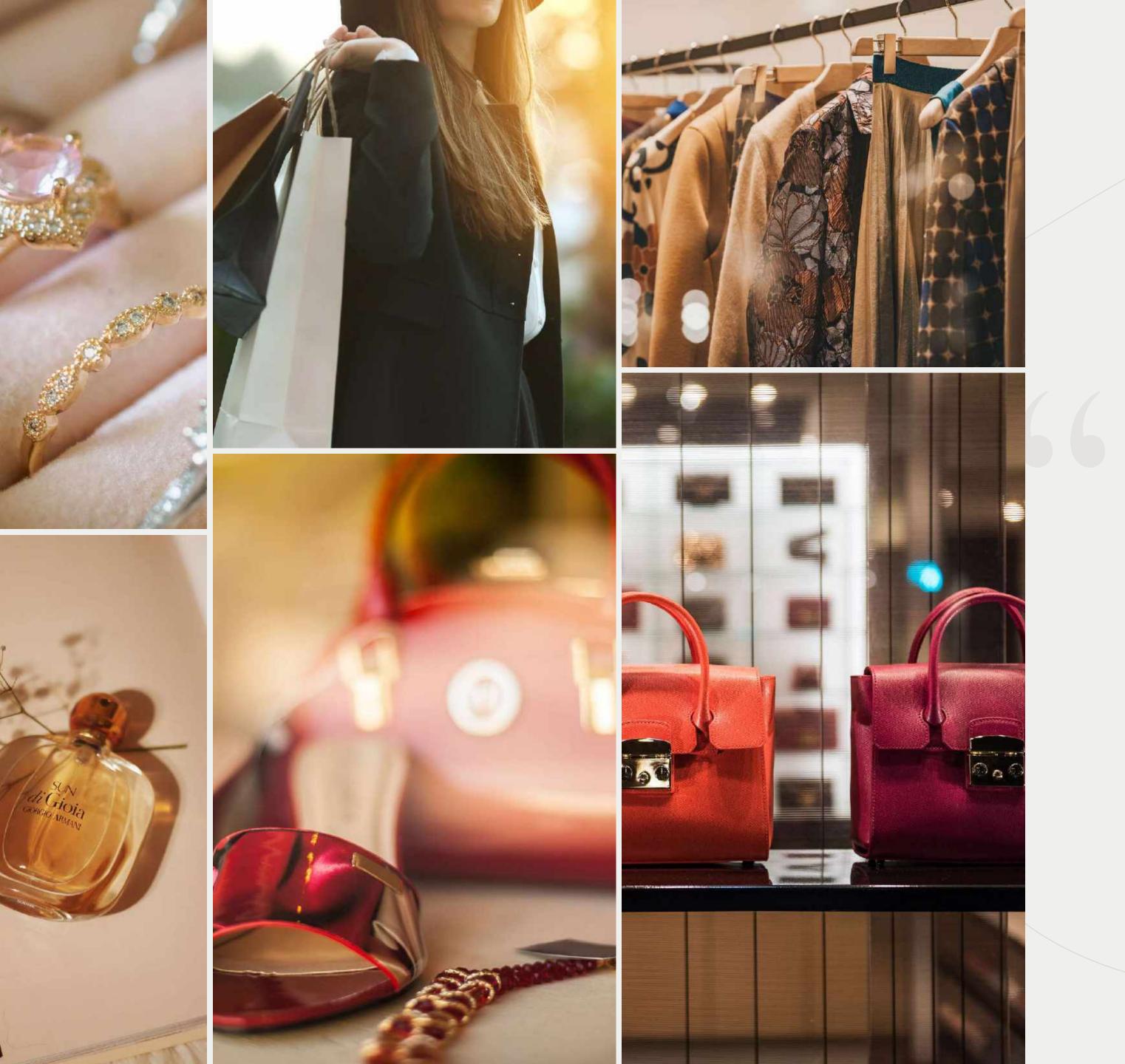


Shopping in the City

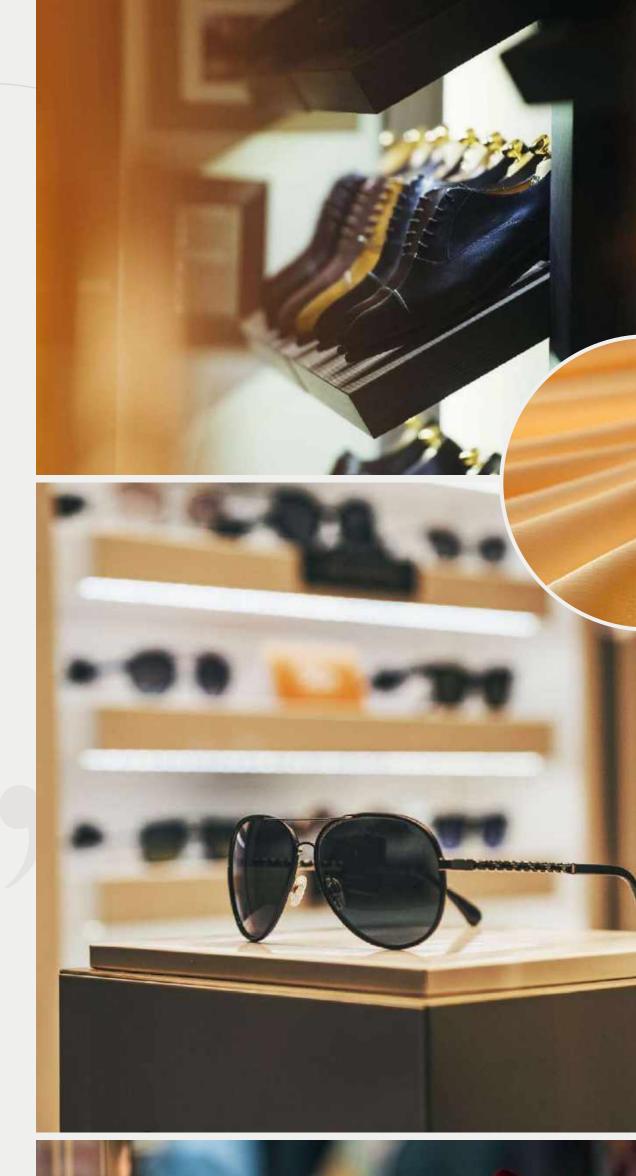
LUXURY RETAIL EXPERIENCE

Miami's style and elegance are embodied in the shopping streets. Its **glamorous soul** speaks of exclusive trends and showcases the creativity of **the most recognized and appreciated stylists**.

The product quality and the shapes uniqueness will get you lost in a fascinating maze of haute couture boutiques. From Bal Harbour Shops to the Design District, you're just in the middle of the shopping.











Ready. Steady. Sail!

Come aboard your boat and start dominating the ocean. From your private boat slip you can reach your dream of floating on water: plan your navigation on private yachts, take on the adventure of kayak tours and head out to sea on fishing boats. All of this whenever and however you want.

Onda features **16 slips for boats** ranging **from 30 to 55 feet** with **direct ocean access** through Haulover Inlet.

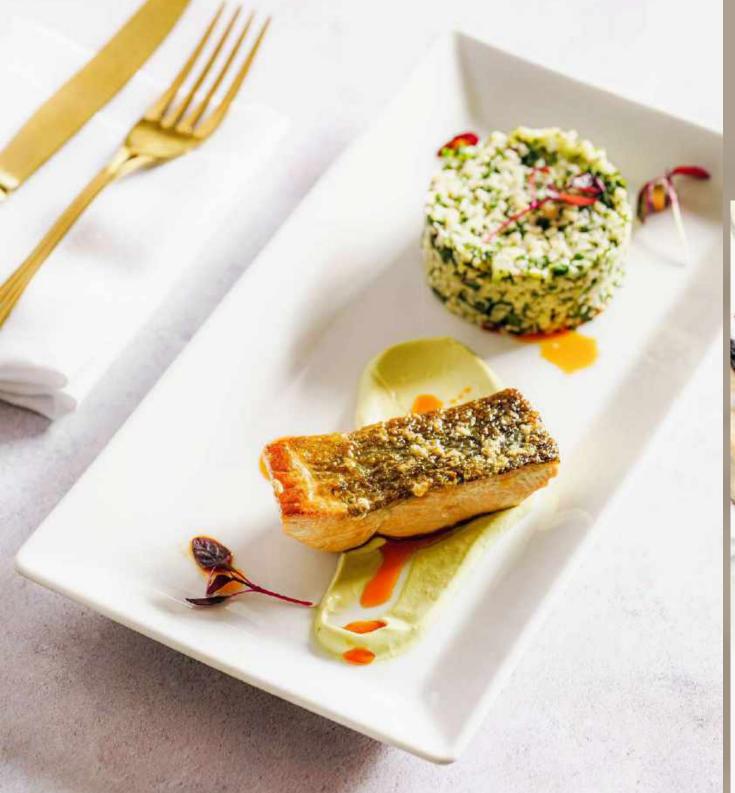




Stars of Cuisine

A meeting place for ideas of gourmet cooking.

Different cultures meet in Miami and this has given rise to unique culinary experiences... during Miami Spice you can have fun discovering the city and its exotic side... during the rest of the year you can vary from street food to most elegant restaurants on the planet.





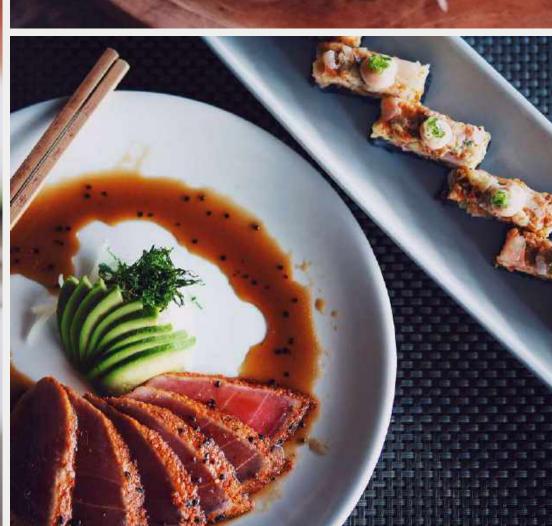








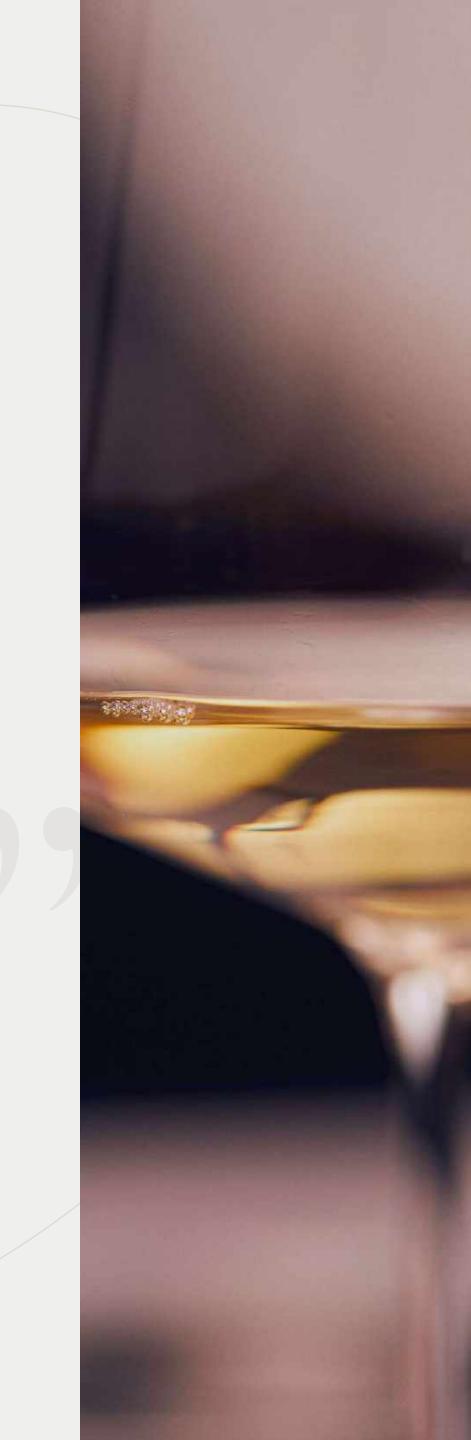






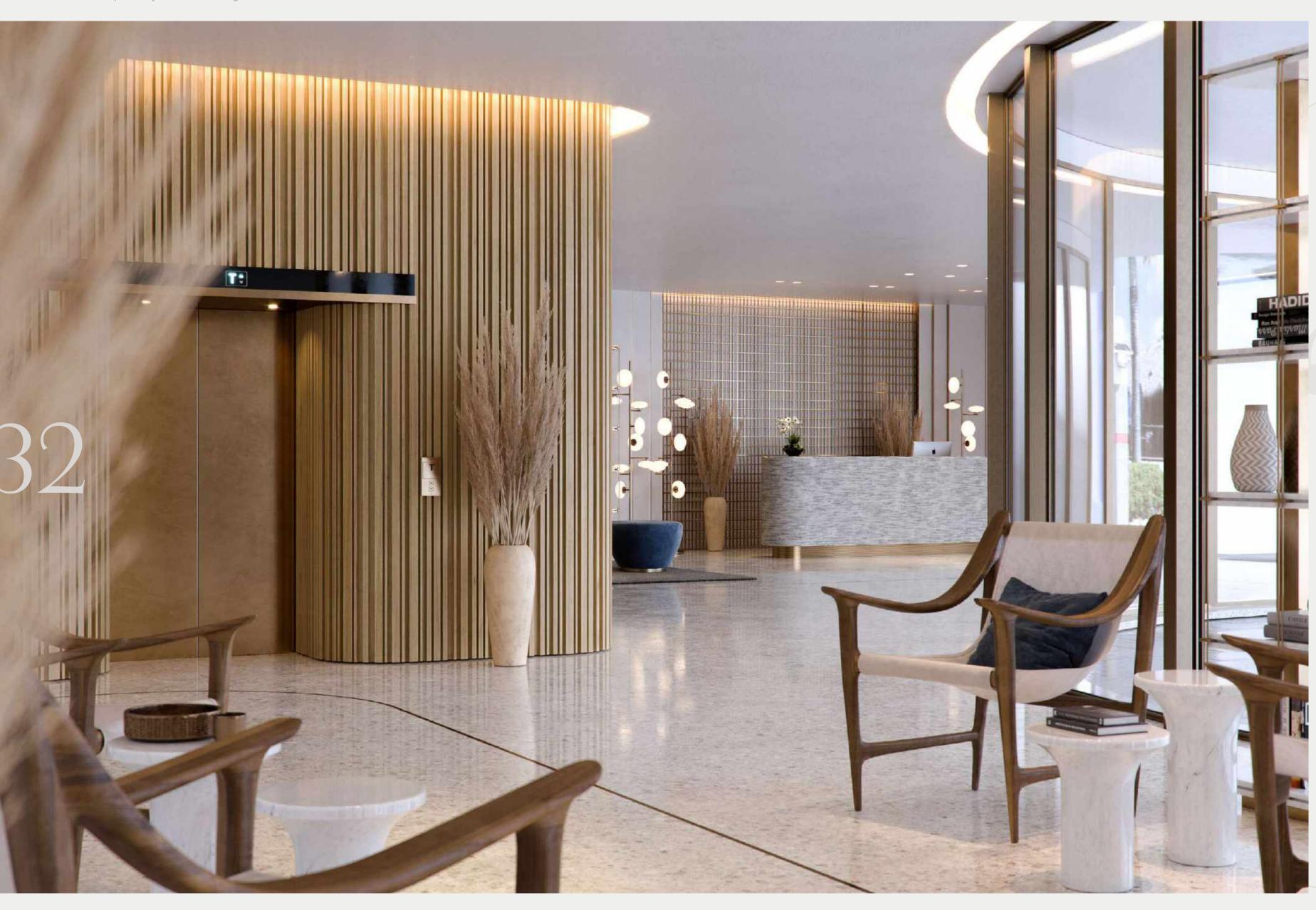


For those who are hungry for emotions.

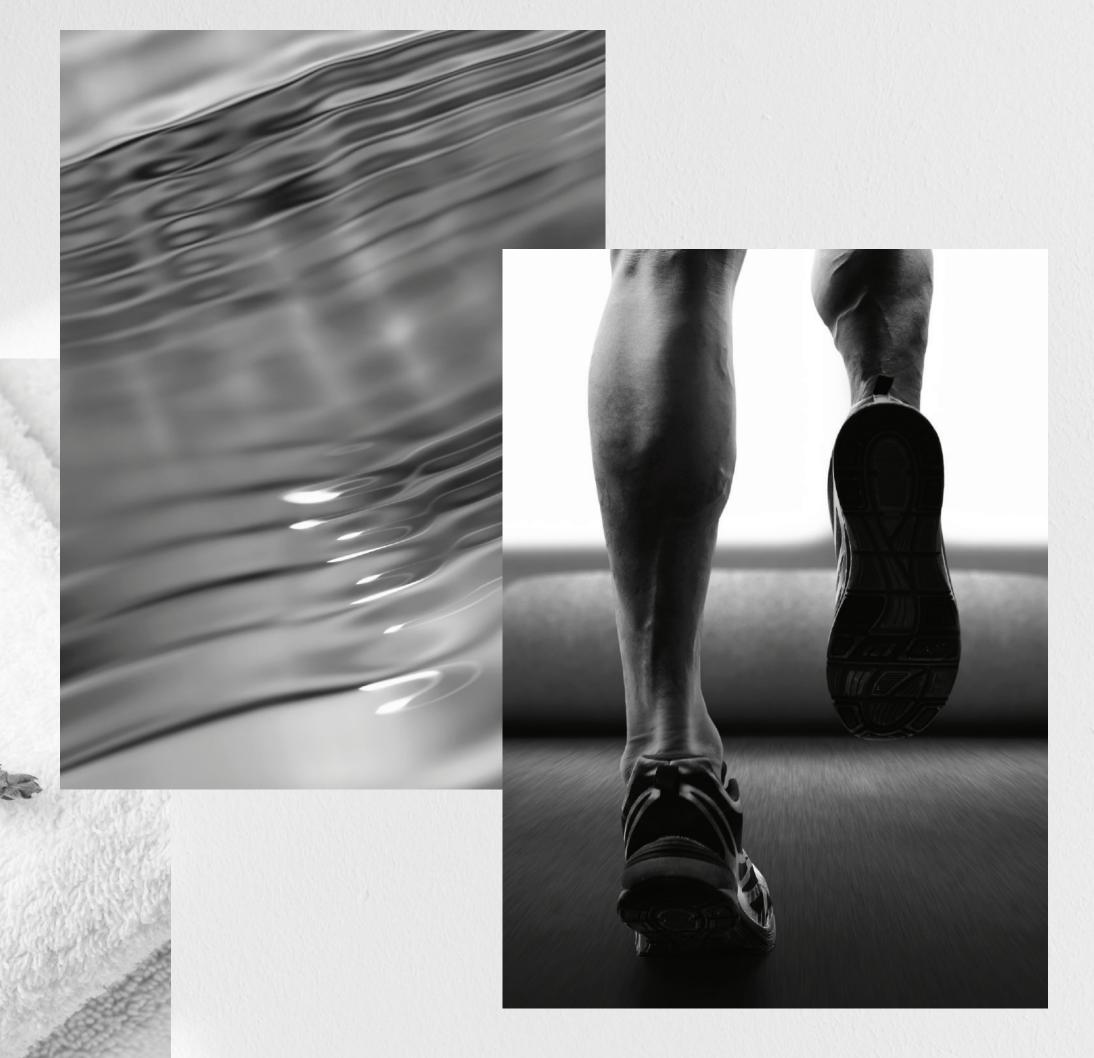


Amenities

Style, tranquillity and the bay



Welcome to the lobby.



All around Comfort

WELL-BEING OF BODY AND SOUL

Onda is the place where you will treat yourself to the luxury of being pampered in total relax, where you reinforce your body physical state and where you find peace of mind.

Personalized services, security and technology meet your most demanding requests, in helping you to organize your daily life.



SERVICES, SECURITY, TECHNOLOGY

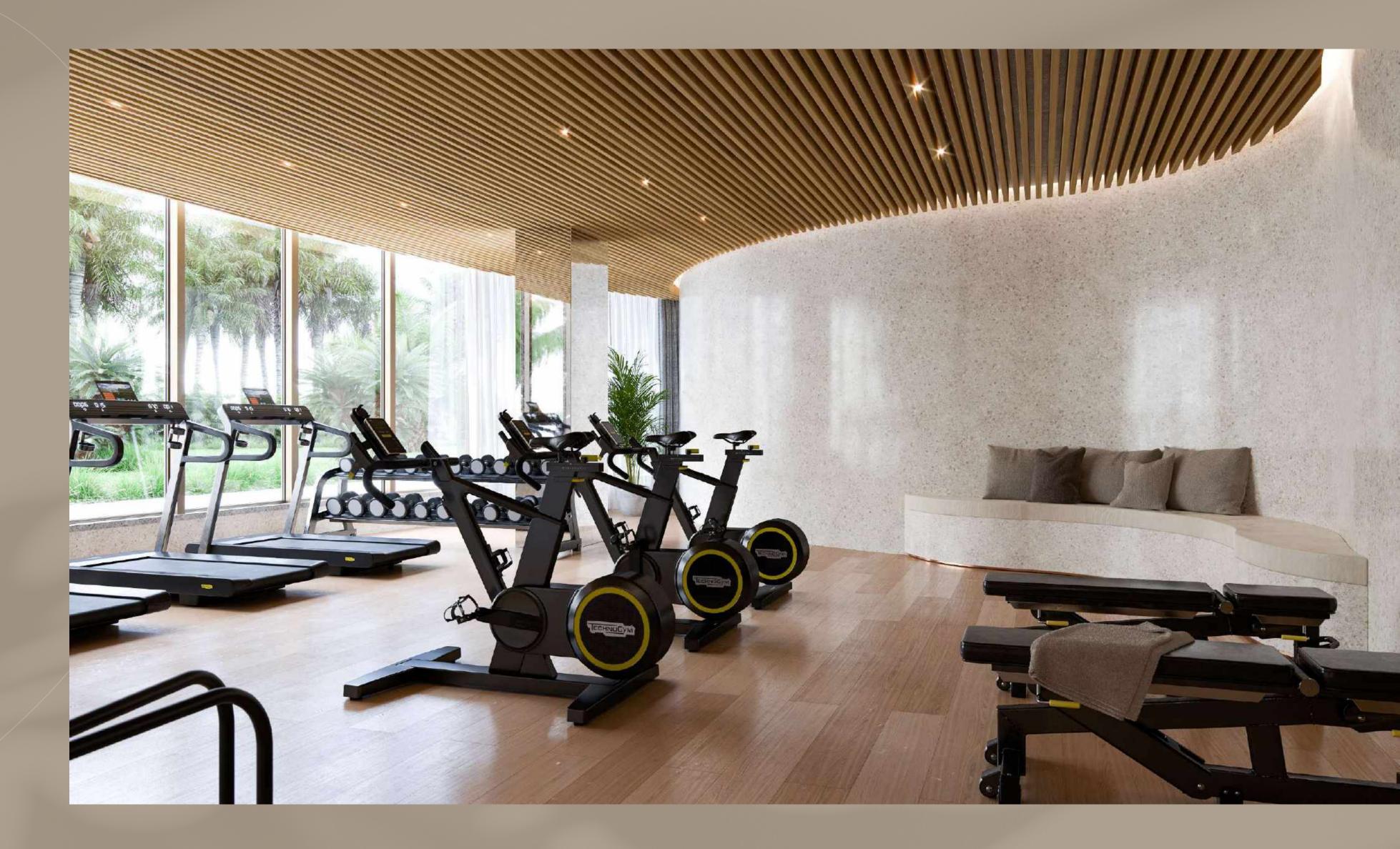
- ≈ COVERED VALET DROP-OFF
- ≈ PERSONAL PARKING SPACES IN FULLY ENCLOSED GARAGE
- ≈ ELECTRIC VEHICLE CHARGING STATIONS AND BICYCLE STORAGE
- ≈ SECURED INDIVIDUAL RESIDENTIAL STORAGE SPACE
- ≈ FRONT DESK RECEPTION
- ≈ 24-HOUR SECURITY VIDEO SURVEILLANCE
- ≈ 24-HOUR VALET
- ≈ WI-FI AVAILABLE THROUGHOUT ALL PUBLIC SPACES
- ≈ FTTH (FIBER TO THE HOME) FOR VOICE, VIDEO, AND HIGH
- ≈ SPEED INTERNET
- ≈ INTEGRATED DIGITAL CONCIERGE

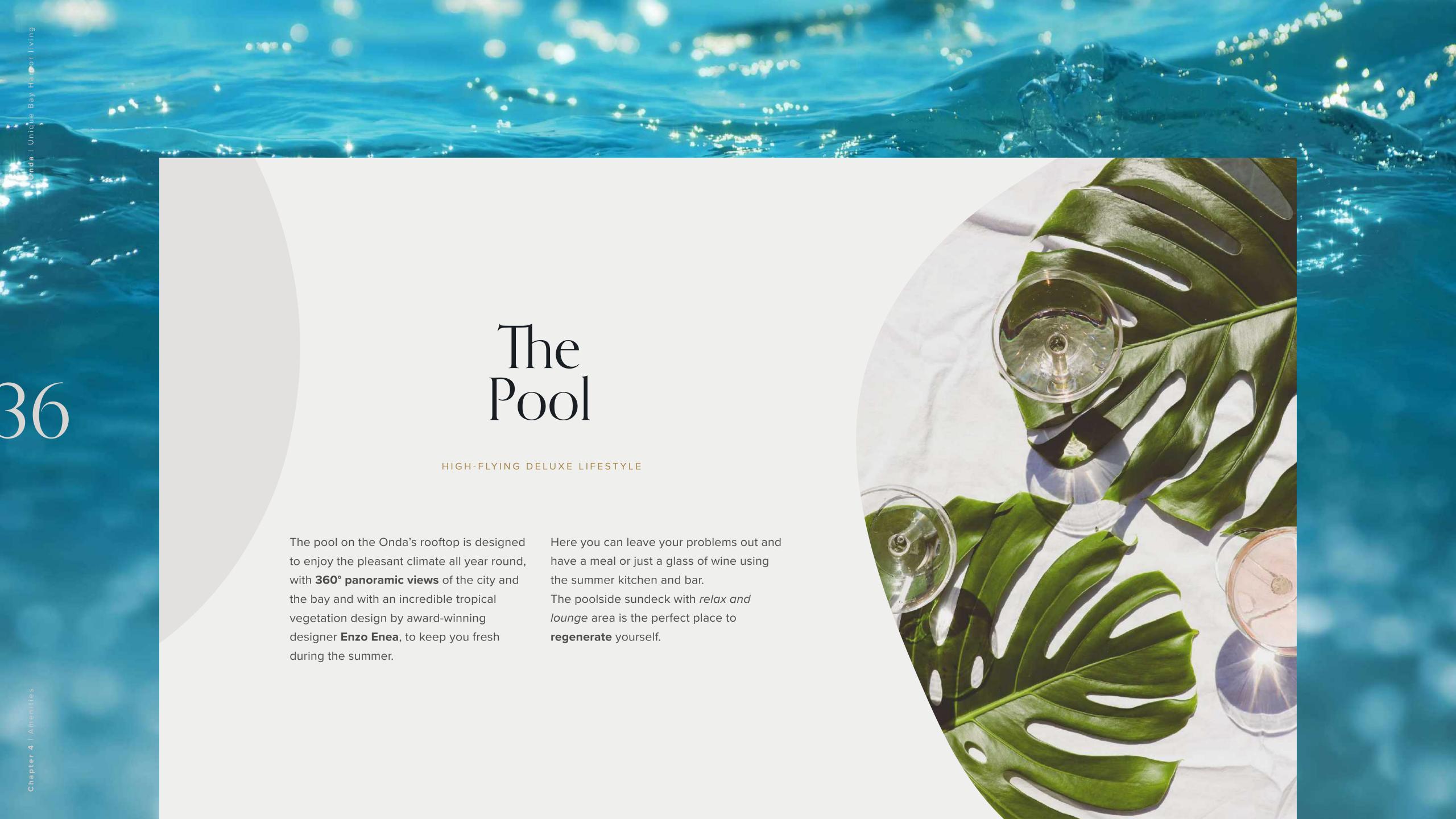
Chapter 4 | Amenities

The Gym

A room coceived to *focus* on your exercise, *meet* with friends and *enjoy* the nature right in front of you.

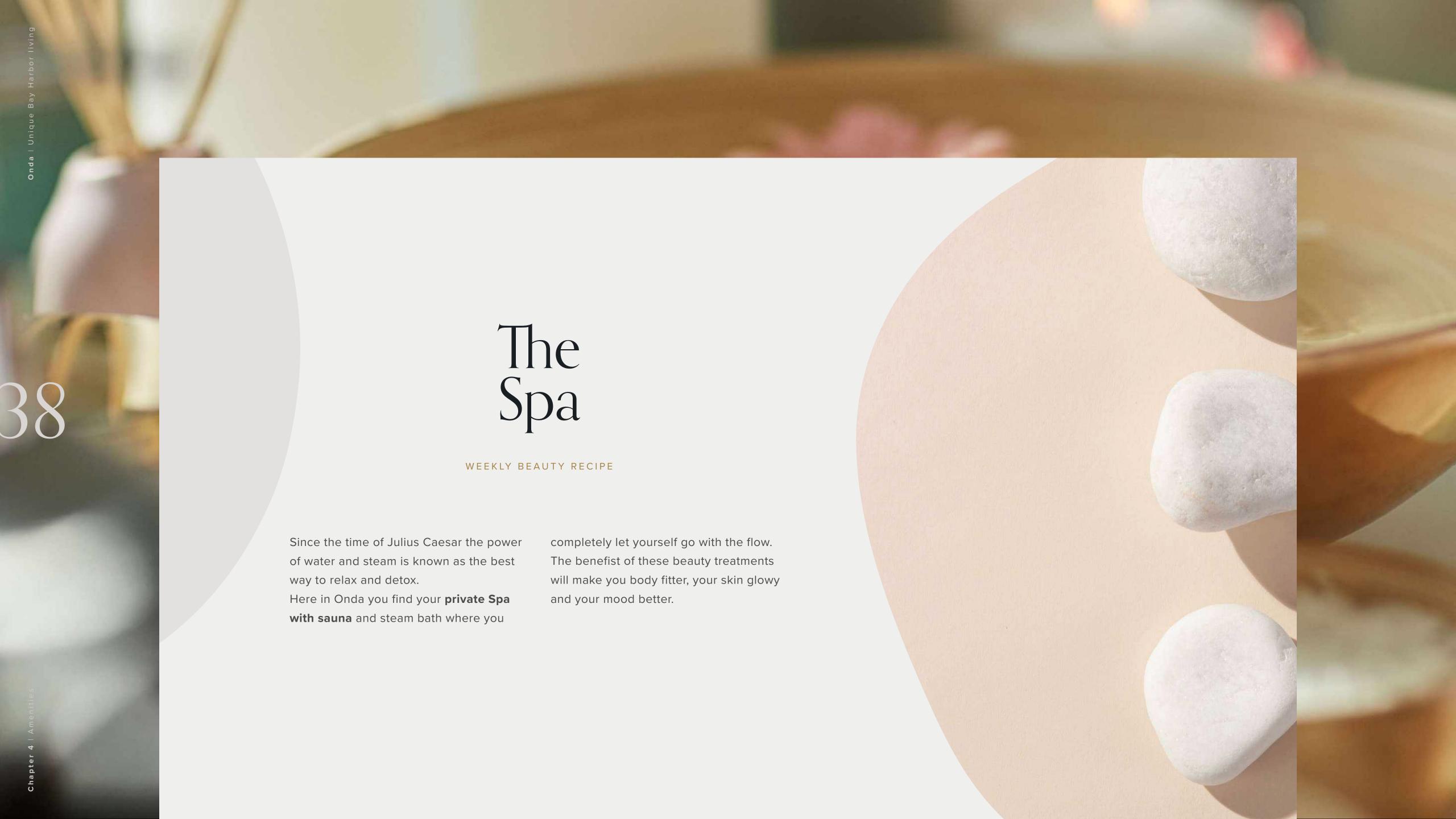
State of the art cardio and strength
Technogym training equipment help
you achieve the goals: exercise not
only trains and tones your body,
but also your mind, making it more
productive and creative; you will sleep
more soundly and lower your stress.
A total benefit.







Under the tropical sun.







Listen to the waves sound. Concentrate on your breath. Synchronize it with the rhythm of the sea.

You are bodiless, you are made-of-sea breeze. Onda provides you the right space to join your body, mind and soul.





Private Marina

LIVE THE SEA

Onda Private Marina gives you the opportunity to own a **private boats slip** to ensure the most comfortable sailing experience. Wake up, release the moorings and leave for a super-exciting adventures.

- pprox 16 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

Interiors

Made in *Italy*... for Miami



The soft curtains moved by the sea breeze, the sparkle of the marble, the natural touch of wooden-doors by the Italian brand **Barausse**: welcome to Onda, where the quality of the **handcrafted details** fills the space with beauty. Start the journey of discovery of your own refined interior design.



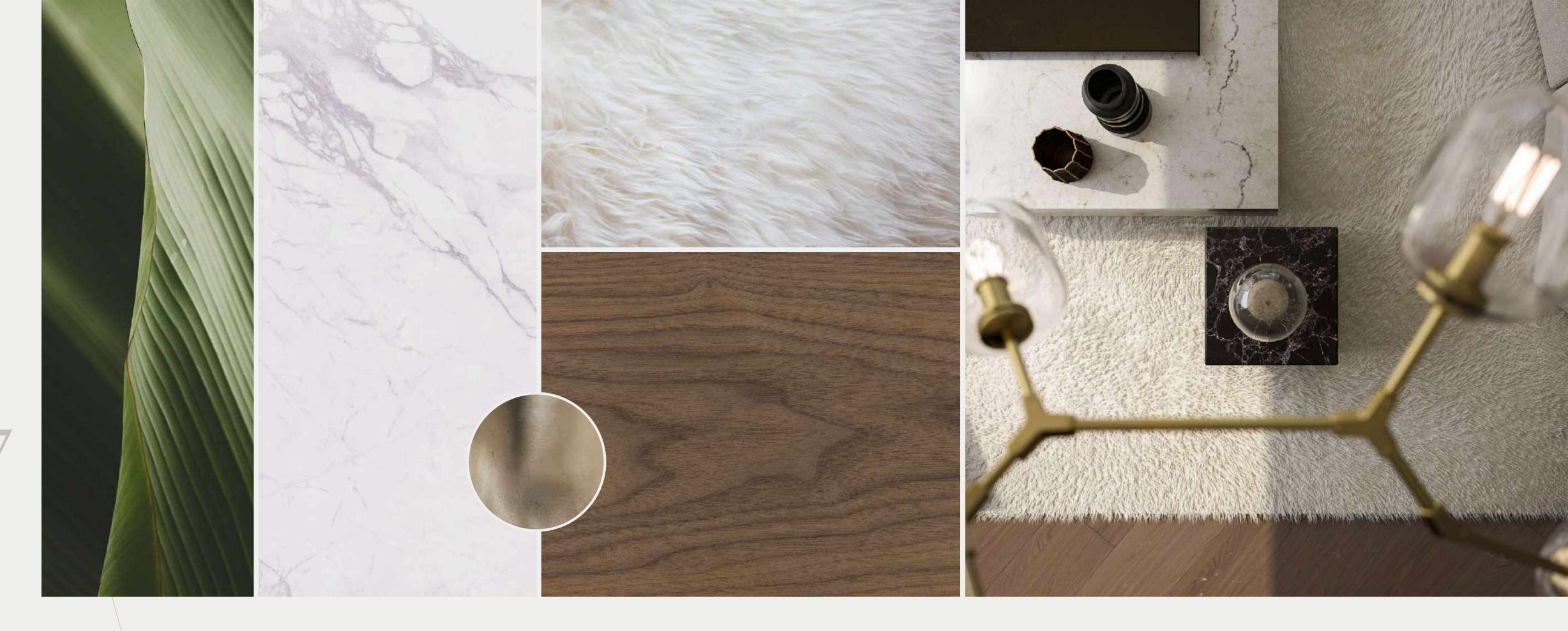
Experience the joy of touching and feeling Italian selected finishes.





Breathtaking Bay Panorama Windows.

Floor-to-ceiling, impact-resistant sliding glass panorama windows to enjoy the bay; spacious tiled terraces with Italian ceramic flooring.



Timeless Details

LOSE YOURSELF IN THE ITALIAN SCENTS

Exquisite Italian ceramic flooring throughout the apartament and precious **Statuarietto marble** in the bathrooms: uncommon prestige for your remarkable style. Desirable materials hand-selected and imported from Italy just to underline the luxury of Onda.



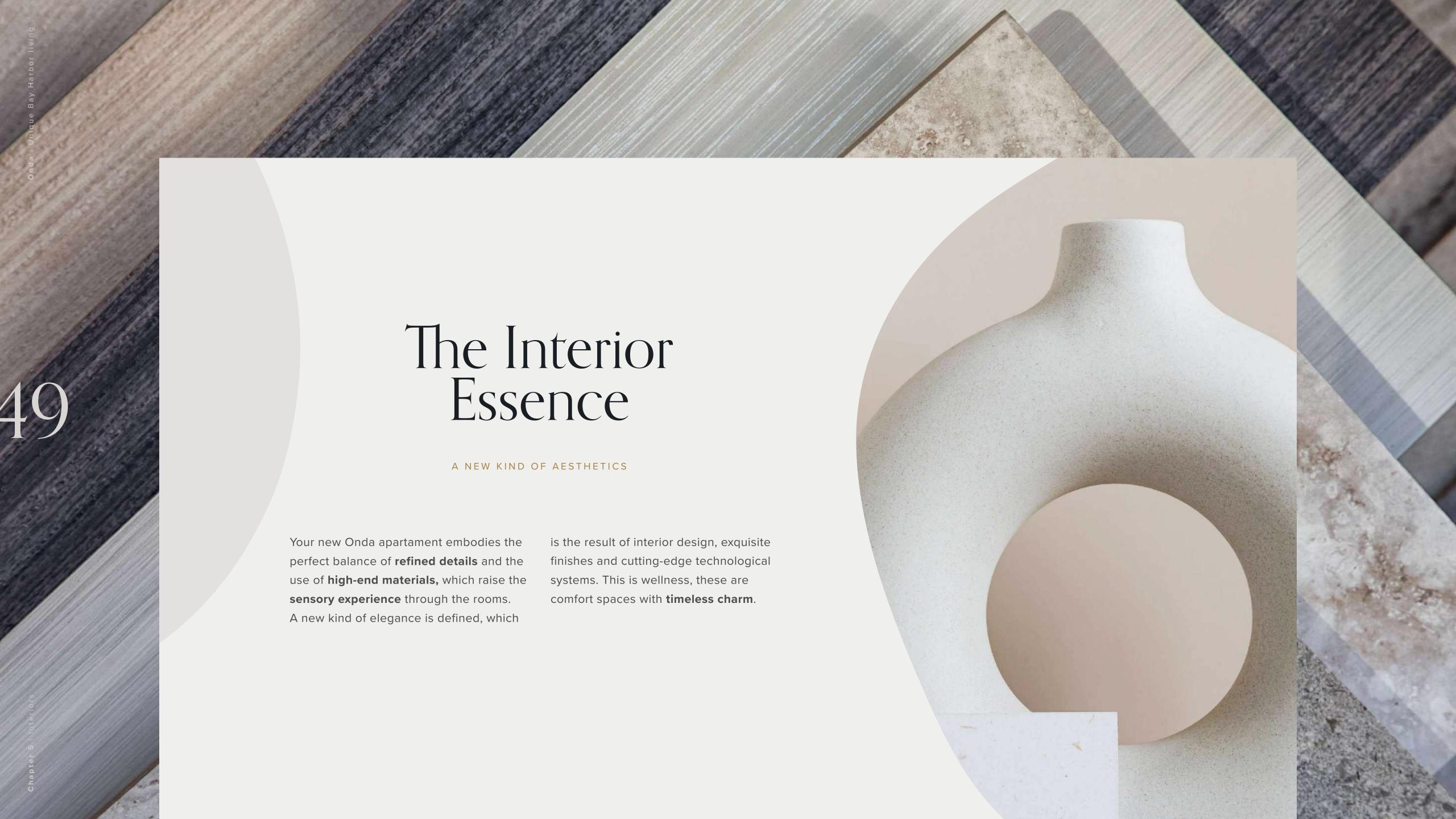
Cooking Experience

A kitchen designed to *show and be shown*: display your cooking abilities and the beautiful furniture details.

Exclusively for your Onda apartment:

Snaidero kitchen with marble top fullyequipped by top-of-line German-made

Miele appliances.



A personal wellness oasis, a private spa at home: here is your new ideal of bathroom suite. Timeless beauty of the Statuarietto Marble and italian quality for the cabinets designed by **Milldue**; elegant lines of faucets by **Dornbracht** draw your fine bathroom essence.













We use knowledge, passion, design and - above all - *care* to transform the way that people live.

Valerio Morabito

MORABITO PROPERTIES



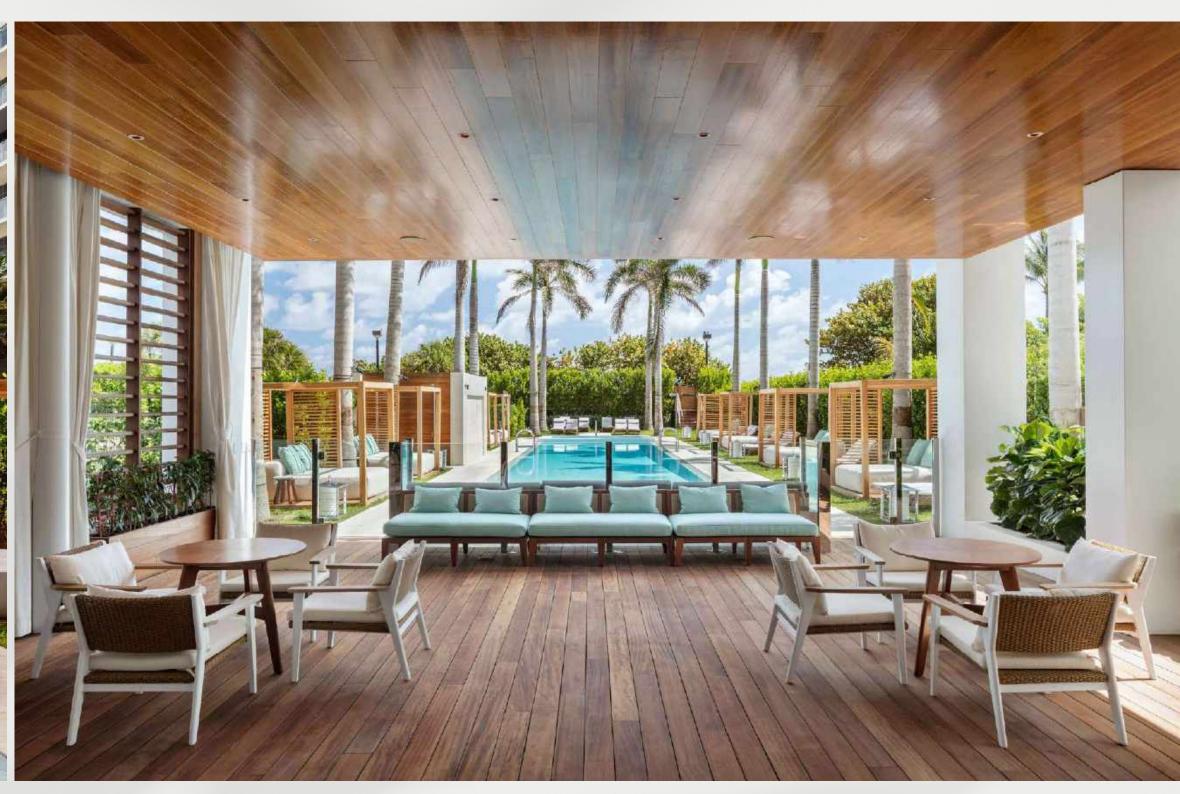
I am driven by the desire to create elegant spaces. From architecture and interiors to personal services, every decision is aimed at creating this type of experience.

Ugo Colombo

CMC GROUP



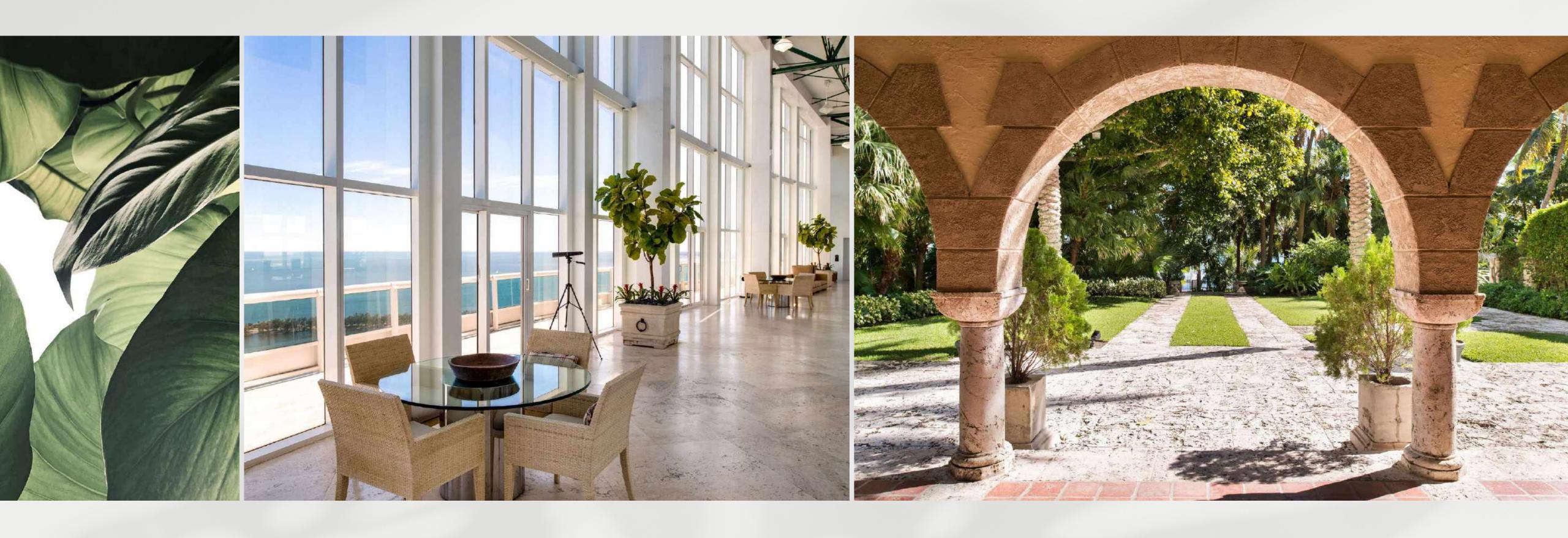




Chapter 6 | Team BEACH HOUSE 8







Chapter 6 | Team SANTA MARIA

General

DEVELOPMENT BY
BH INVESTMENT LLC

Project Team

ENVISIONED BY

MORABITO PROPERTIES

CMC GROUP

ARCHITECT ARQUITECTONICA

LANDSCAPE ARCHITECT
ENEA GARDEN DESIGN

INTERIOR DESIGNER

A++

PHOTOGRAPHY

STEPHAN GÖTTLICHER



Sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained herein are proposed only and are based on conceptual development plans that are subject to architectural and other revisions at the sole discretion of the developer, builder, architect, or as may be required by law, and should not be relied upon. No guarantees or representations are made that any matters contained herein shall be provided. Floor plans may not be to scale. Any furniture, appliances or items depicted herein are shown for artistic and illustrative purposes only and are not included in the purchase and sale of the unit.

Stated dimensions and square footages are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact varies from the square footage and 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. For the square footage of the unit, calculated in accordance with the definition set forth in the declaration, which will be smaller than stated above, see the declaration. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. 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. Said items are only included if and to the extent provided in your purchase agreement. Please note that the "total" area listed hereon includes the proposed square footage of terrace, which is not part of the boundaries of the unit as set forth on the declaration. The size and configuration of balconies and terraces varies slightly throughout the building. The balcony depicted above is a "typical" configuration, but actual balconies may be smaller or larger. For the actual size and configuration of the balcony for your unit, see exhibit "2" to the declaration of condominium.

The renderings illustrate and depict a lifestyle and may include options, extras, amenities and features which are subject to change without notice and may not be available. Renderings may depict views that are not available. No guarantees or representations are made as to current or future views from any unit. Buyers should check with the sales center for the most current pricing. This is not intended to be an offer to sell, or solicitation to buy condominium units where prohibited by law. Such an offer shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements or depictions should be relied upon unless made in the prospectus or your purchase agreement. All real estate shown herein is subject to the us federal fair housing act of 1998.

In no event shall these materials constitute a solicitation, offer or sale of a unit in the condominium in, or to residents of, any state or country in which such activity would be unlawful. 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 lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein. 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 plans, features and amenities depicted herein are based upon preliminary development plans and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. The sketches, renderings, graphics materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and 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. The developer expressly reserves the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion. All prices, plans, specifications, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. 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 or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a unit of 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. Neither Morabito Properties ("Morabito") nor CMC Group ("CMC") are the project developer. This condominium is being developed by the developer, BH Investments LLC, a Florida limited liability company, which has an affiliation with Morabito and CMC. Any and all statements, disclosures and/or representations shall be deemed made by developer and not by Morabito or CMC, nor their affiliates or principals, and you agree to look solely to developer (and not to morabito or CMC, or their affiliates or principals) 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.

Thank you