

An aerial photograph of a boat's wake in the ocean, with the text 'onda' and 'UNIQUE BAY HARBOR LIVING' overlaid in the center.

onda

UNIQUE BAY HARBOR LIVING

Living at Onda: a total *luxury* experience...
...a *comfortable* lifestyle in touch with the ocean.

Onda

A new *concept* of living with the bay

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Location

Miami at your *fingertips*

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Lifestyle

Infinite possibilities for a *unique* place

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Style, *tranquillity*, and the bay

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Made in *Italy*... for Miami

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Developers with a *new* concept of living

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Onda

A new *concept* of
living with the bay

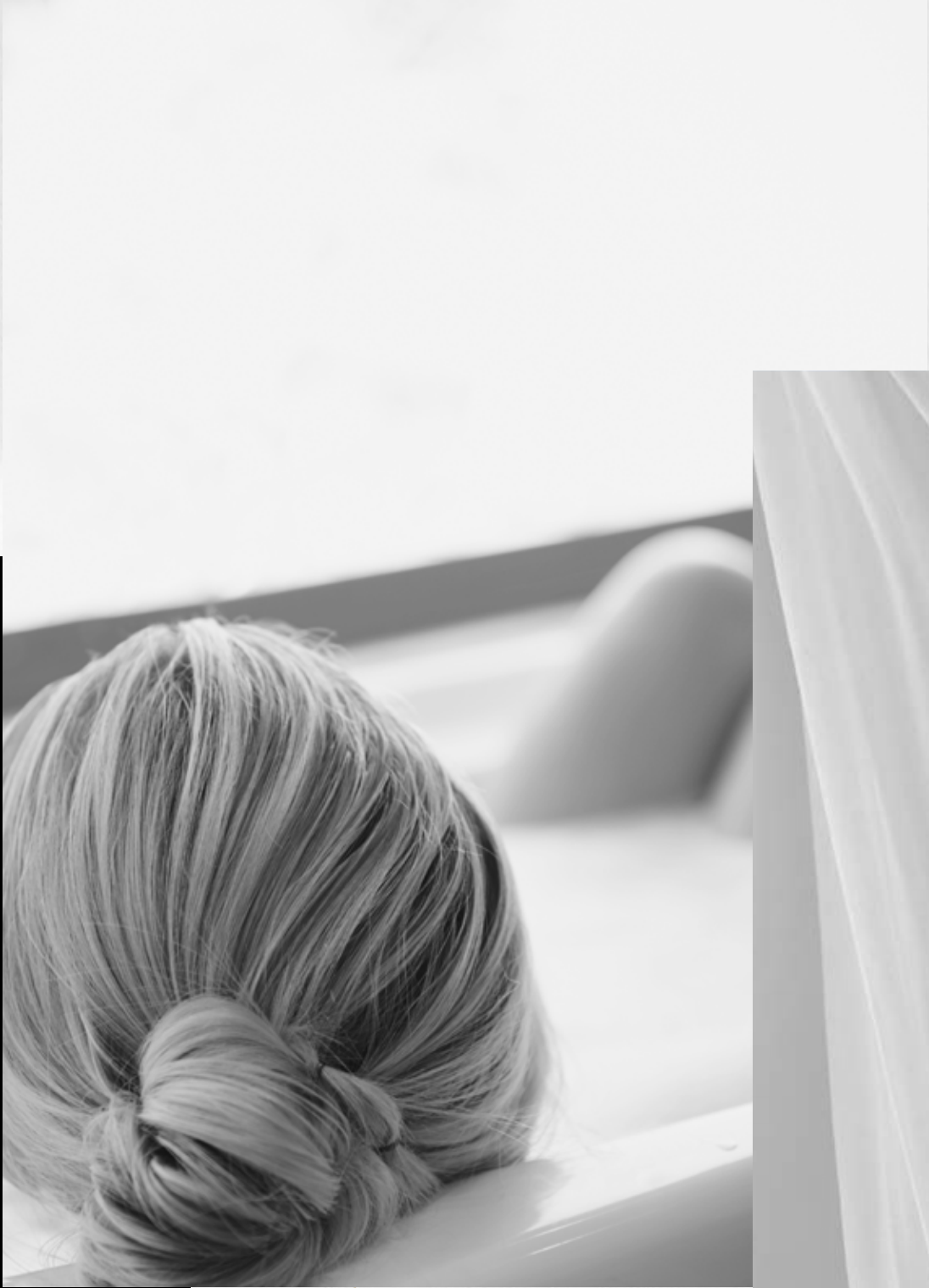
CHAPTER

1

Exclusive Features

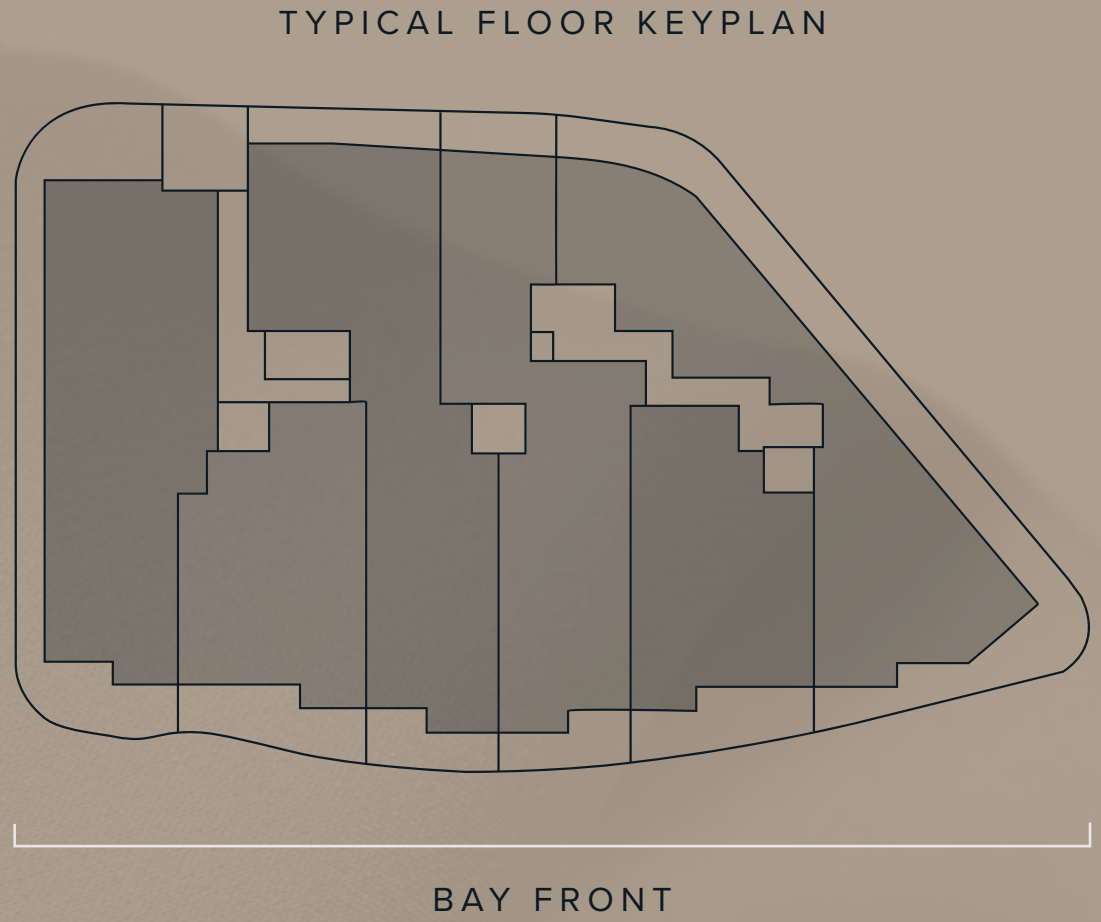
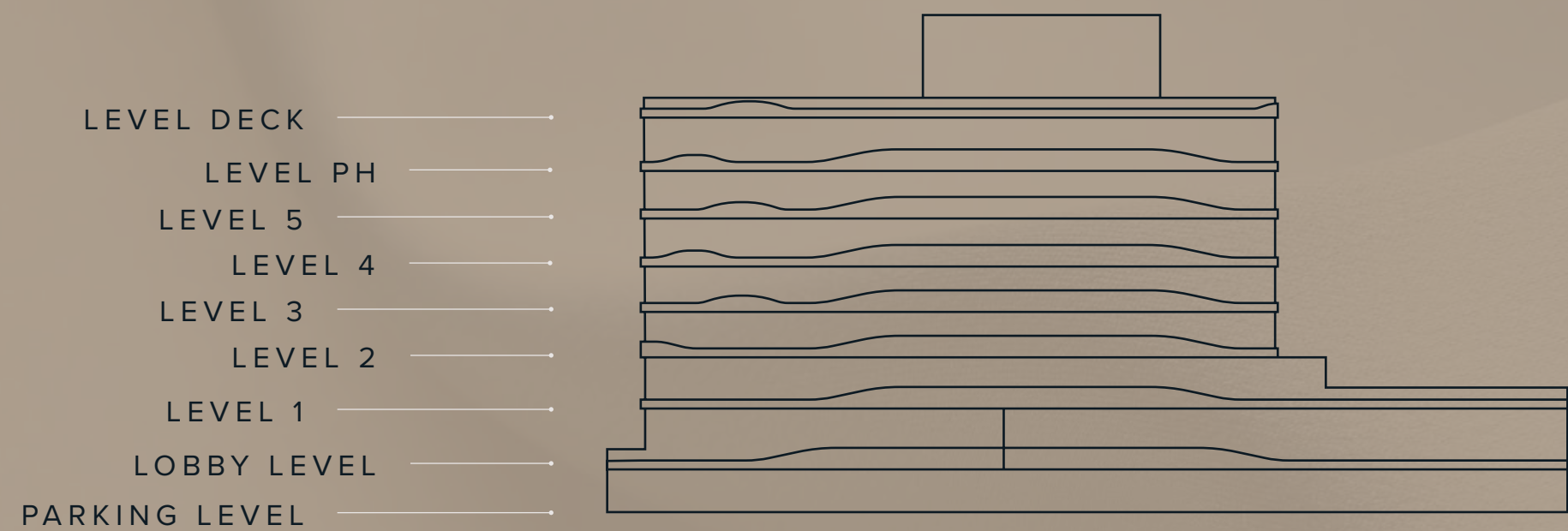
Onda offers a **variety of ideal spaces** for those who with an active and healthy lifestyle. The expansive bay views and **private marina** open to the sea, indoor **sports areas** and open-air **rooftop pool**, advanced technology security and personalized services.





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, a heating system with ultra-quiet technology and air and water filtration systems for a unique comfort.



Concept

A beautiful boutique building with **forty-one exclusive residences**. At lobby level is 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.

The deck level features a **rooftop pool area** where you can admire Miami. Onda is the latest project envisioned by Valerio Morabito and Ugo Colombo with the **exquisite interiors** by interior design firm A++.

Apartments

Forty-one unique residences, with **bright, luxurious interior spaces**. You will enjoy the **private gardens and the spacious terraces** overlooking the peaceful Caribbean.

- ≈ 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

Jewel of the Caribbean

ARCHITECTURE

Born from the sparkling waters of Bay Harbor, Onda is a living oasis inspired by the colors and shapes of the sea. It's your private escape, surrounded by crystal waters and the fresh breeze of the sea.

An architectural landmark built to offer a **privileged view** from the privacy of your home, with outdoor and indoor lounges luxuriously designed with an all-Italian touch.

The tranquil Biscayne Bay
reflects Onda's *beautifully
designed architecture*.



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“

*Nature in your
living space.*

”





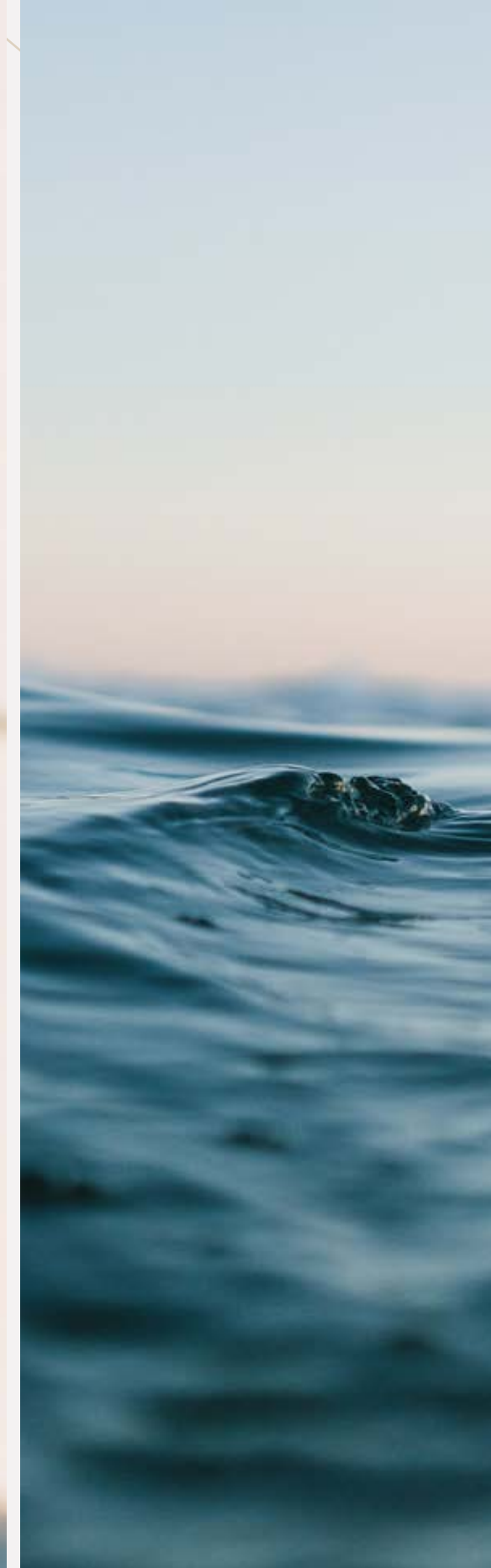
The Perfect Wave

VISION

Nature's perfection is just the beginning. You are going to explore 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 Lure of the Sea

WIDE OPEN VIEW

The view from Bay Harbor Islands' has no equal: peaceful blue-green waters surround Onda and capture the trendy, yet **elegant and classy design** of the building. You can sit back and take in the spectacular views from the comfort of your home.



Extensive and *high-class*
living spaces from which to
enjoy Miami in panorama as
you've never seen it before.

Location

Miami at your *fingertips*

CHAPTER

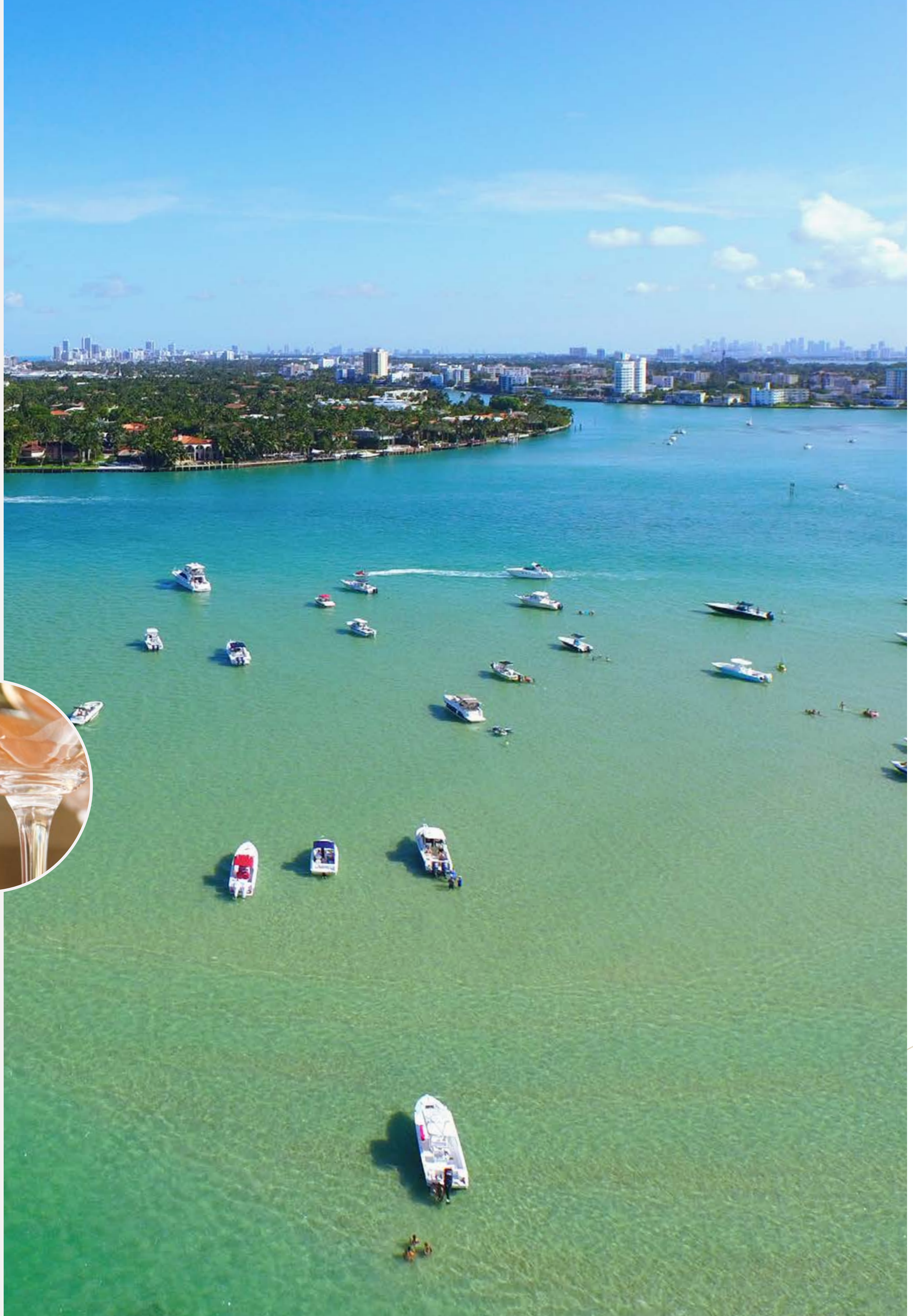
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Passion for Leisure

The city answers the questions you haven't asked yet, to surprise and delight its inhabitants with **services, experiences** and **unique locations**. It proposes a lifestyle where leisure, fun, relaxation and health have no boundaries.

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





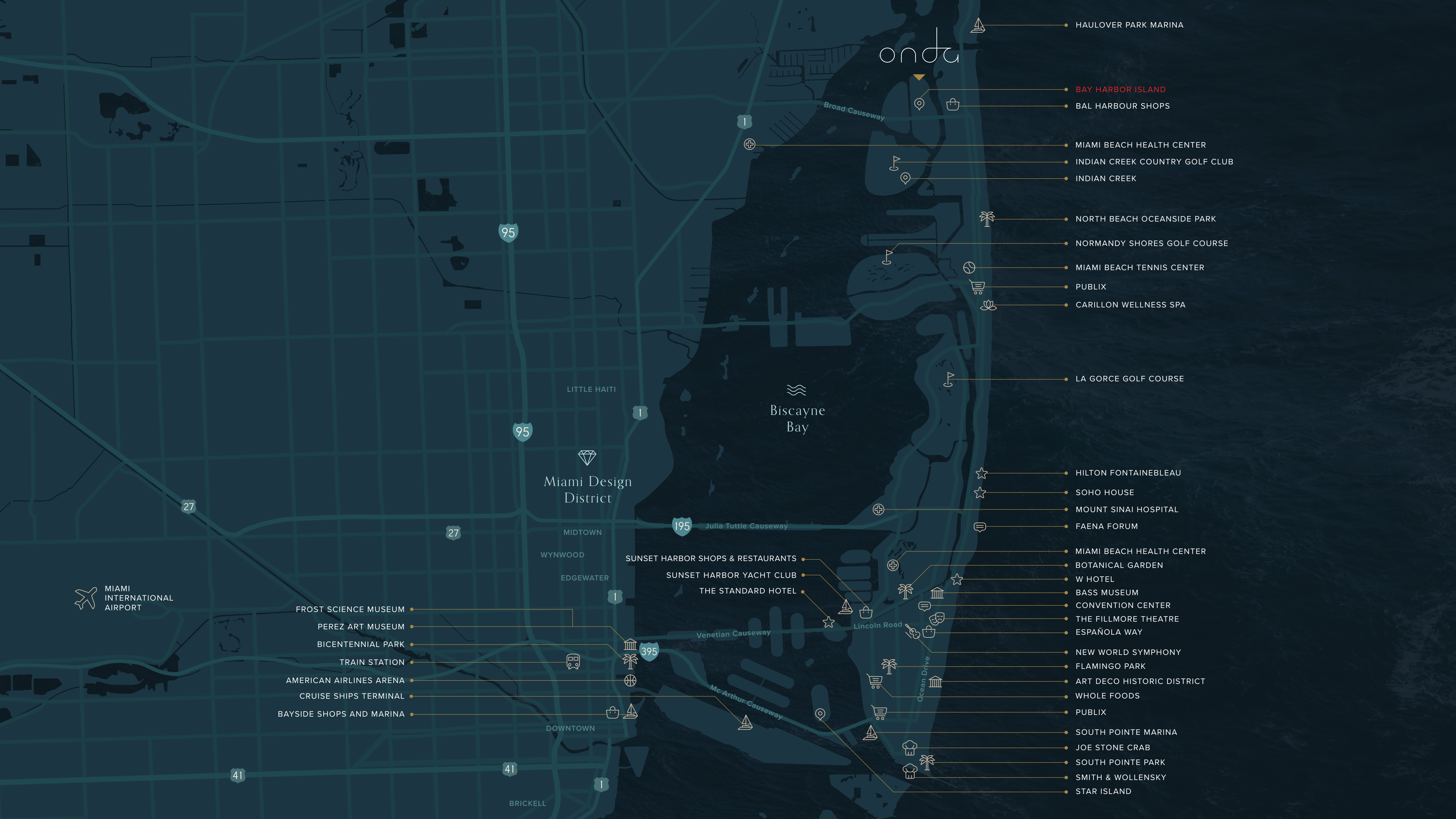
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“

*Like a breath
of fresh air.*

”





onda

HAULOVER PARK MARINA

BAY HARBOR ISLAND

BAL HARBOUR SHOPS

MIAMI BEACH HEALTH CENTER

INDIAN CREEK COUNTRY GOLF CLUB

INDIAN CREEK

NORTH BEACH OCEANSIDE PARK

NORMANDY SHORES GOLF COURSE

MIAMI BEACH TENNIS CENTER

PUBLIX

CARILLON WELLNESS SPA

LA GORCE GOLF COURSE

HILTON FONTAINEBLEAU

SOHO HOUSE

MOUNT SINAI HOSPITAL

FAENA FORUM

MIAMI BEACH HEALTH CENTER

BOTANICAL GARDEN

W HOTEL

BASS MUSEUM

CONVENTION CENTER

THE FILLMORE THEATRE

ESPAÑOLA WAY

NEW WORLD SYMPHONY

FLAMINGO PARK

ART DECO HISTORIC DISTRICT

WHOLE FOODS

PUBLIX

SOUTH POINTE MARINA

JOE STONE CRAB

SOUTH POINTE PARK

SMITH & WOLLENSKY

STAR ISLAND

LITTLE HAITI

Biscayne Bay

Miami Design District

MIDTOWN

WYNWOOD

EDGEWATER

SUNSET HARBOR SHOPS & RESTAURANTS

SUNSET HARBOR YACHT CLUB

THE STANDARD HOTEL

Venetian Causeway

Lincoln Road

McArthur Causeway

Ocean Drive

DOWNTOWN

41

BRICKELL

41

27

27

95

95

1

1

195

1

395

1

MIAMI INTERNATIONAL AIRPORT

FROST SCIENCE MUSEUM

PEREZ ART MUSEUM

BICENTENNIAL PARK

TRAIN STATION

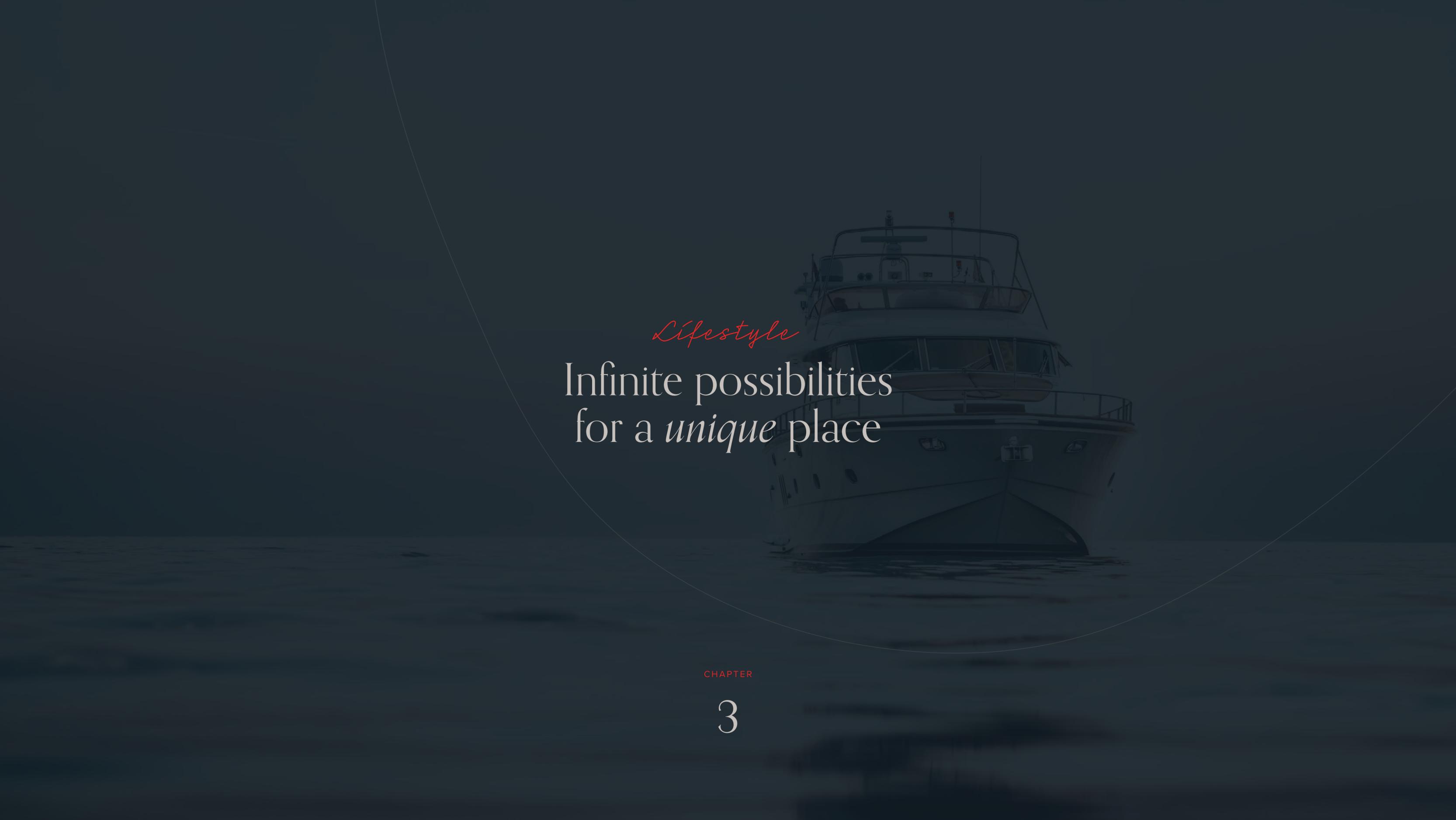
AMERICAN AIRLINES ARENA

CRUISE SHIPS TERMINAL

BAYSIDE SHOPS AND MARINA



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



Lifestyle
Infinite possibilities
for a *unique* place

CHAPTER

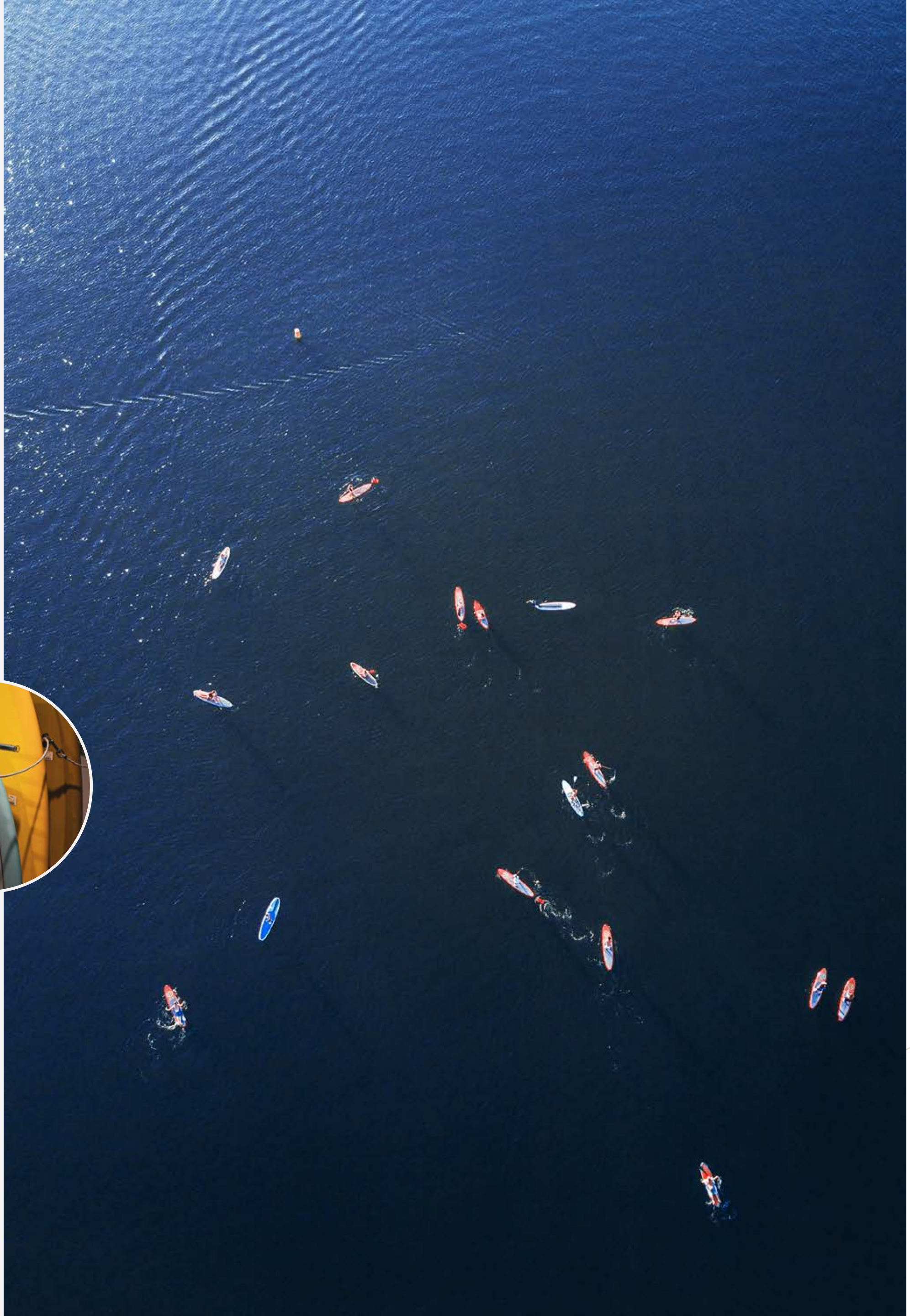
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An Ocean of Sensations

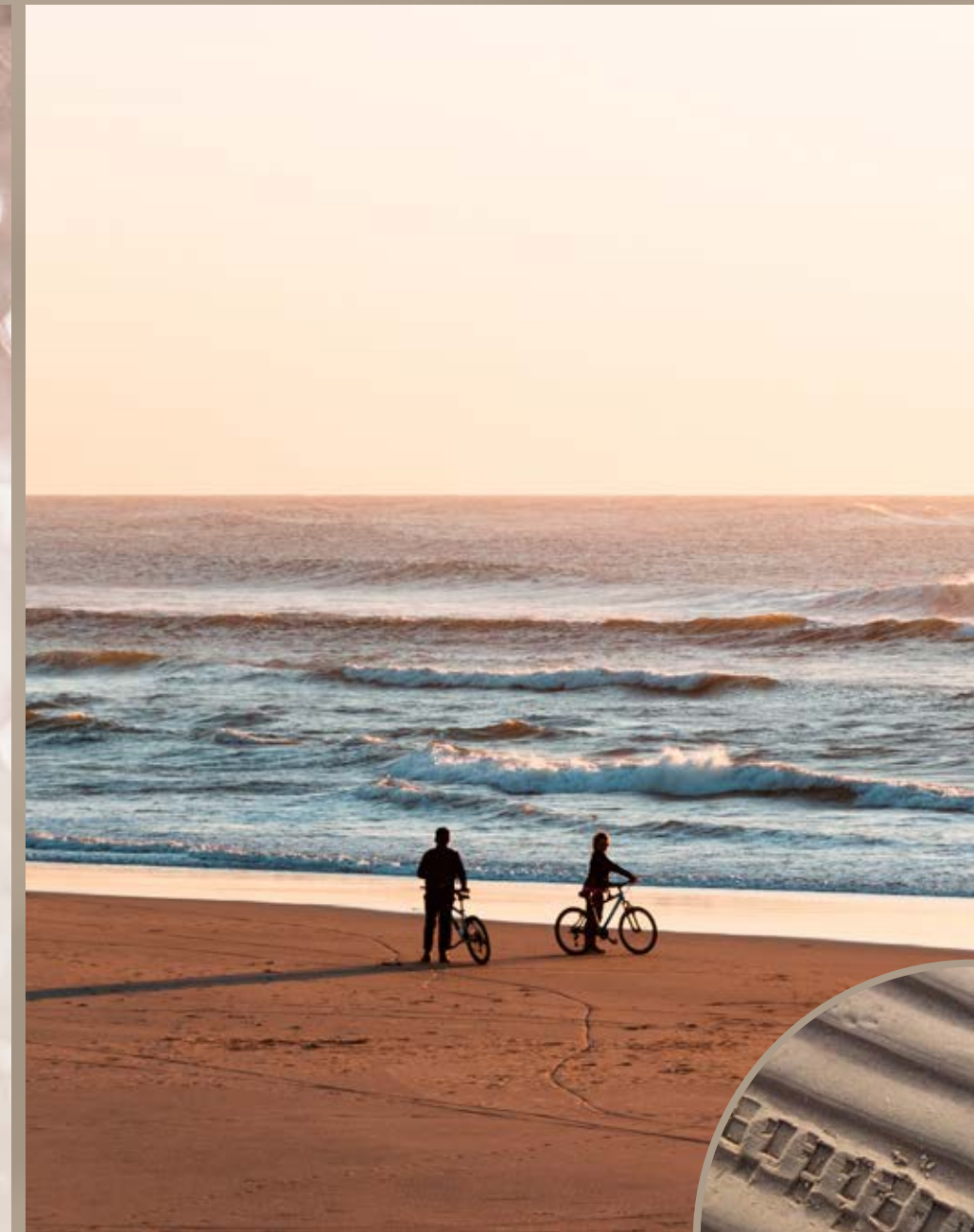
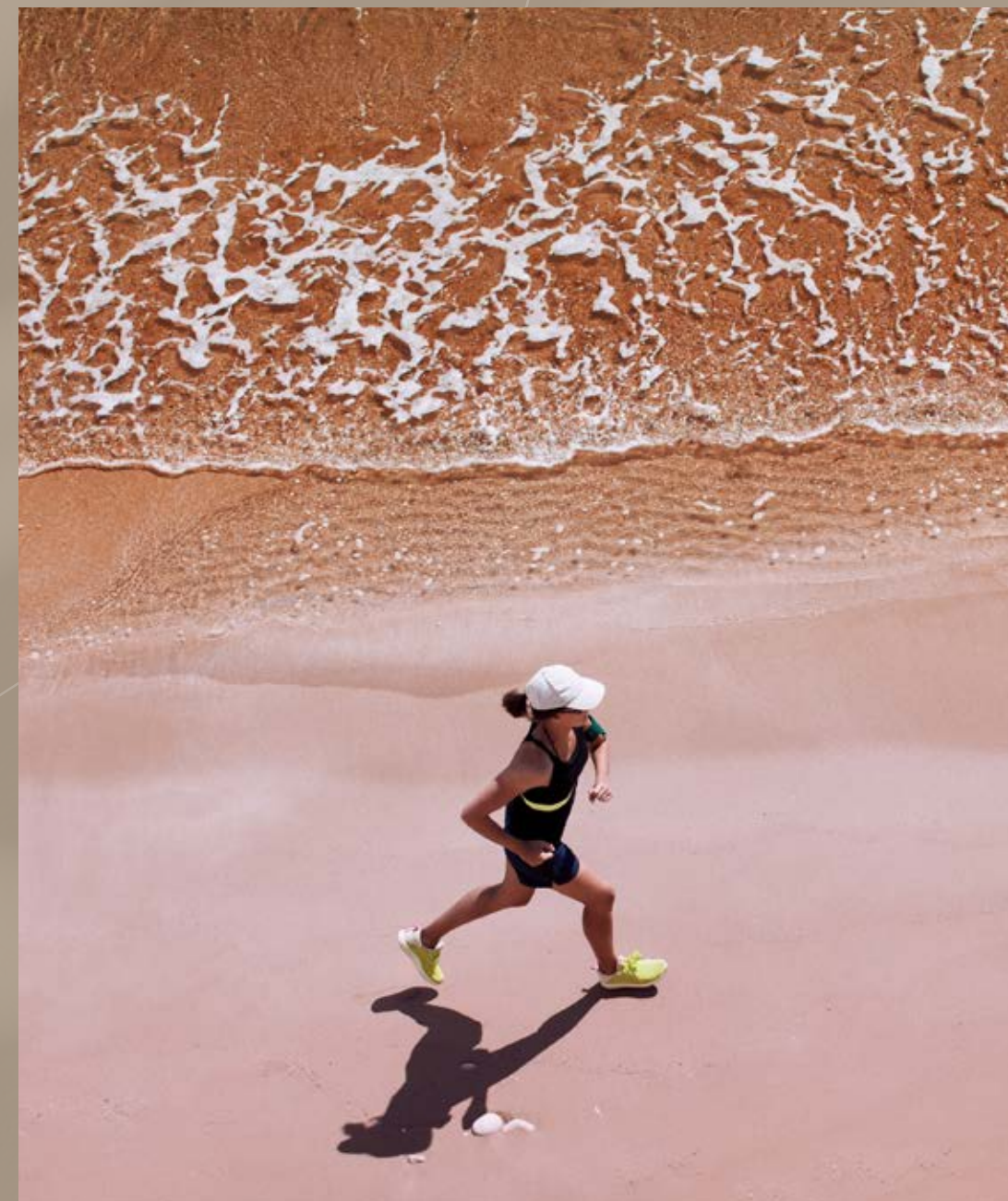
The sea is a magnetic and hypnotic force. Its depth gives peace and harmony. It is in front of your future home and you'll have all the time to discover it. You will experience it: turning and riding its endless waves or being carried away by the Caribbean currents towards horizons to explore.

Nature offers itself to be totally discovered.





The perfect call for sport
and *open-air life* lovers:
transparent sea water and
gold sand in *abundance*.

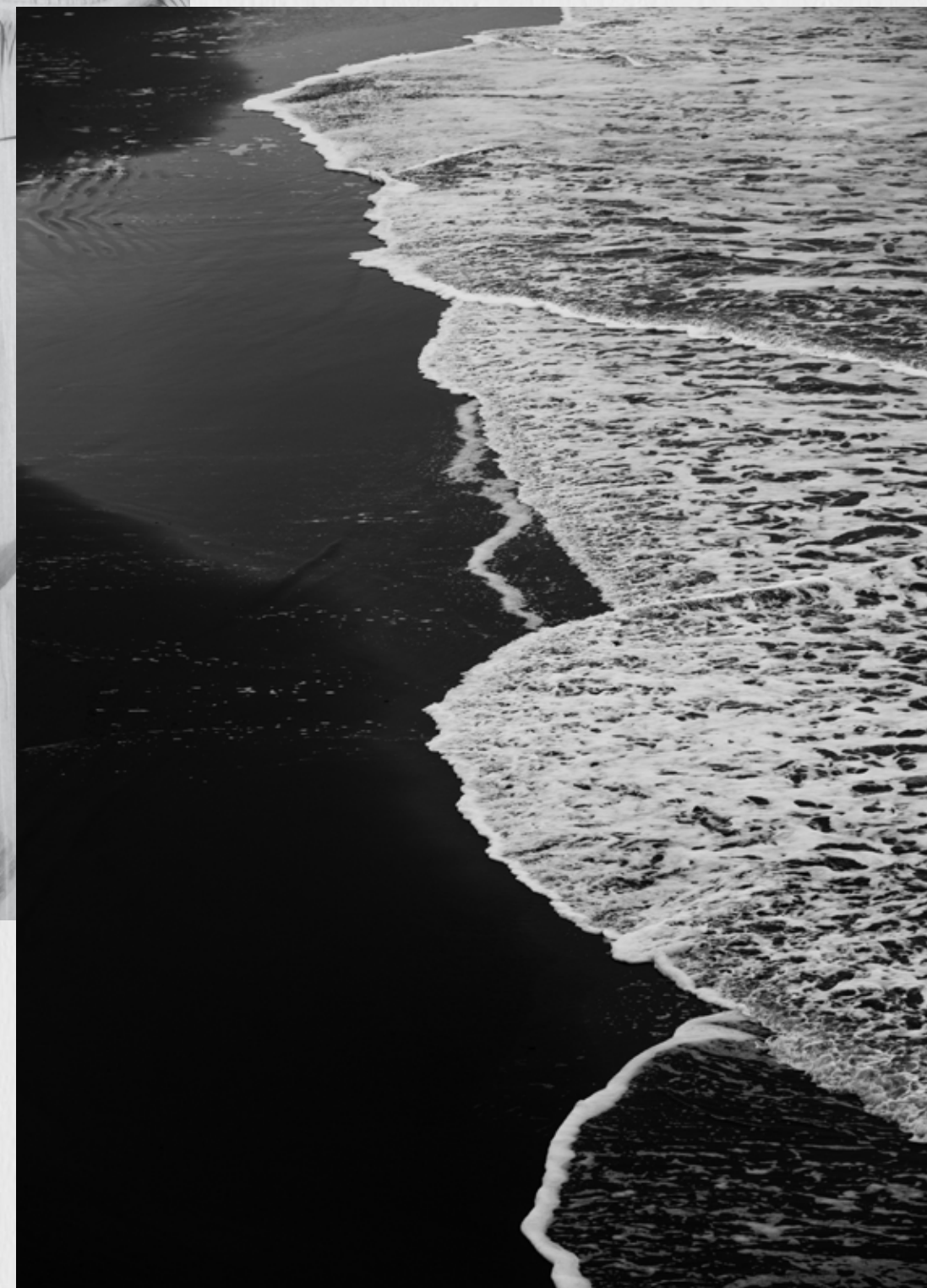




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*Immerse
yourself in the
luxuriant green.*





Surfing the Art

THE 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 Pérez Art Museum to Art Basel, from the Art 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
which to admire paradise exists
and is called Onda.
Here, everything takes shape to
satisfy your desires.





Shopping in the City

A LUXURY RETAIL EXPERIENCE

Miami's style and elegance are embodied in the shopping districts. Home to the latest trends and hottest styles, shopping in Miami showcases the variety and glamour loved fashionistas. From Bal Harbour Shops to the

Design District, **you're surrounded by the best shopping.** The product quality and the shapes uniqueness will get you lost in a fascinating maze of haute couture boutiques.



“

*A wardrobe
of Dreams
and Décor.*

”



Ready. Steady. Sail!

Come aboard your boat and start dominating the ocean. Plan set sail on your next adventure right from **your personal boat slip** that is just a few steps away and visible from your balcony. Enjoy paddle boards and kayaks available to residents on a beautifully sunny day. Onda features **15 slips for boats ranging from 36 to 60 feet with direct ocean access** through Haulover Inlet.



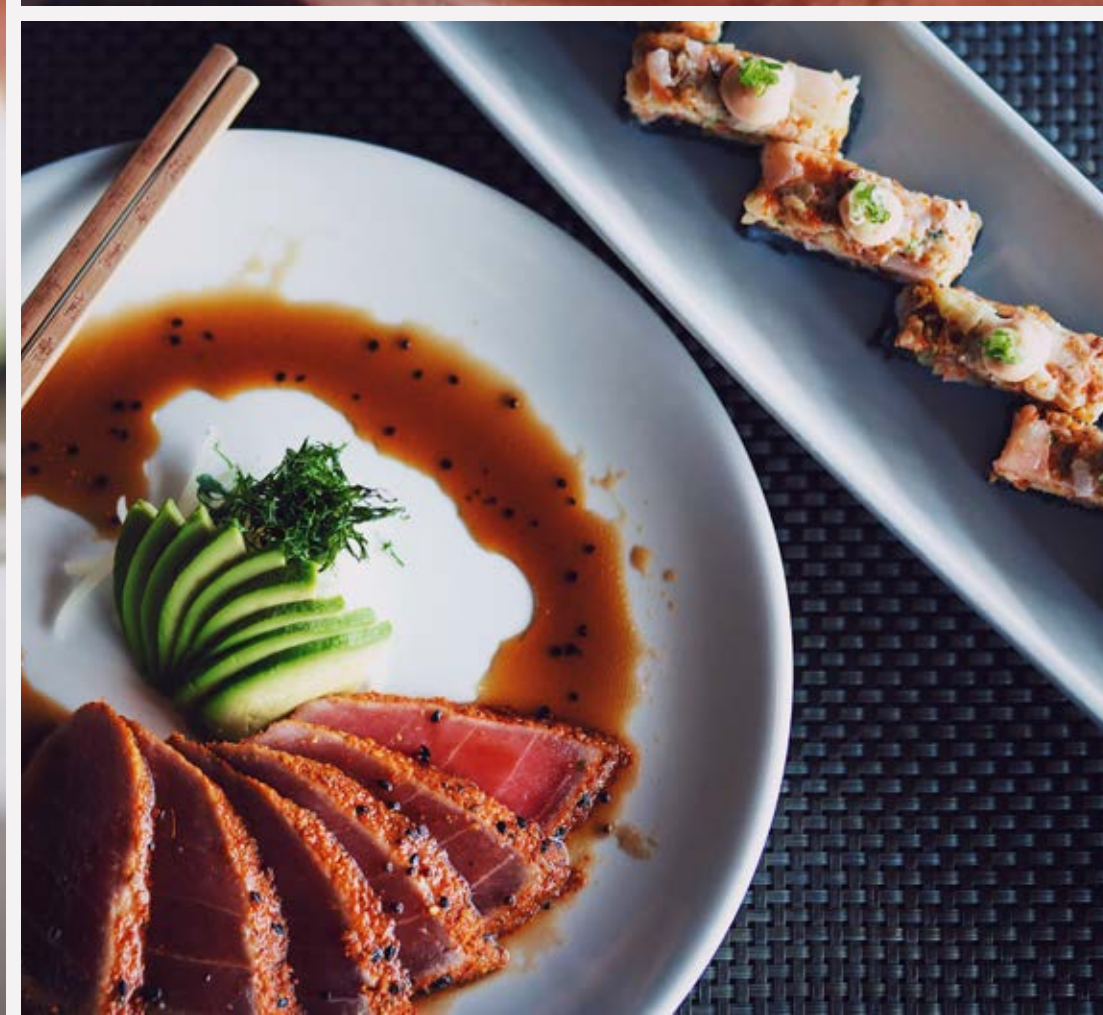


Where the Cuisine is a Star

Home of the hottest culinary scene.

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 many diverse restaurants... during the rest of the year you can sample everything from street food to the most elegant of restaurants.





“
For those who
are hungry
for emotions.”





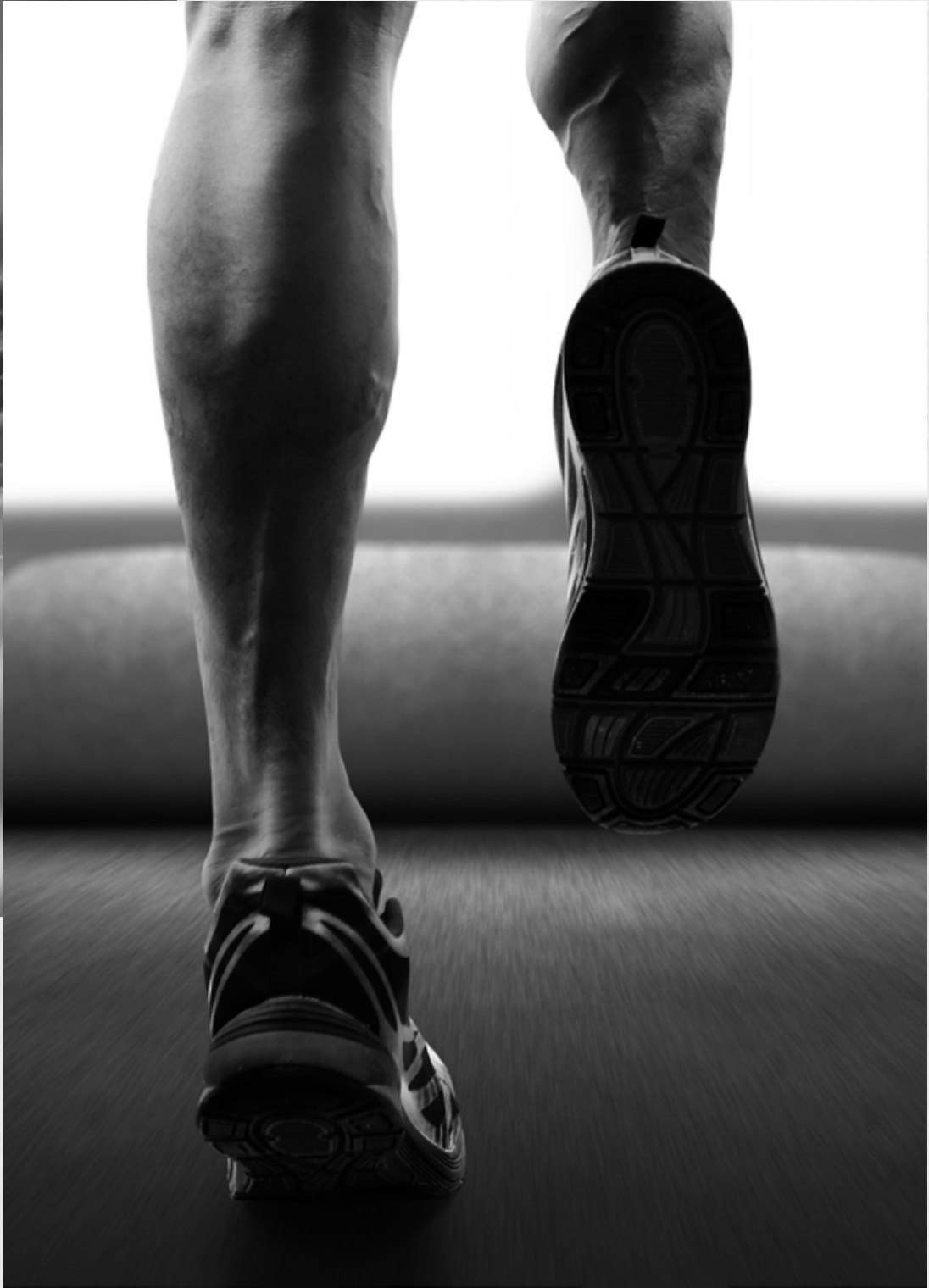
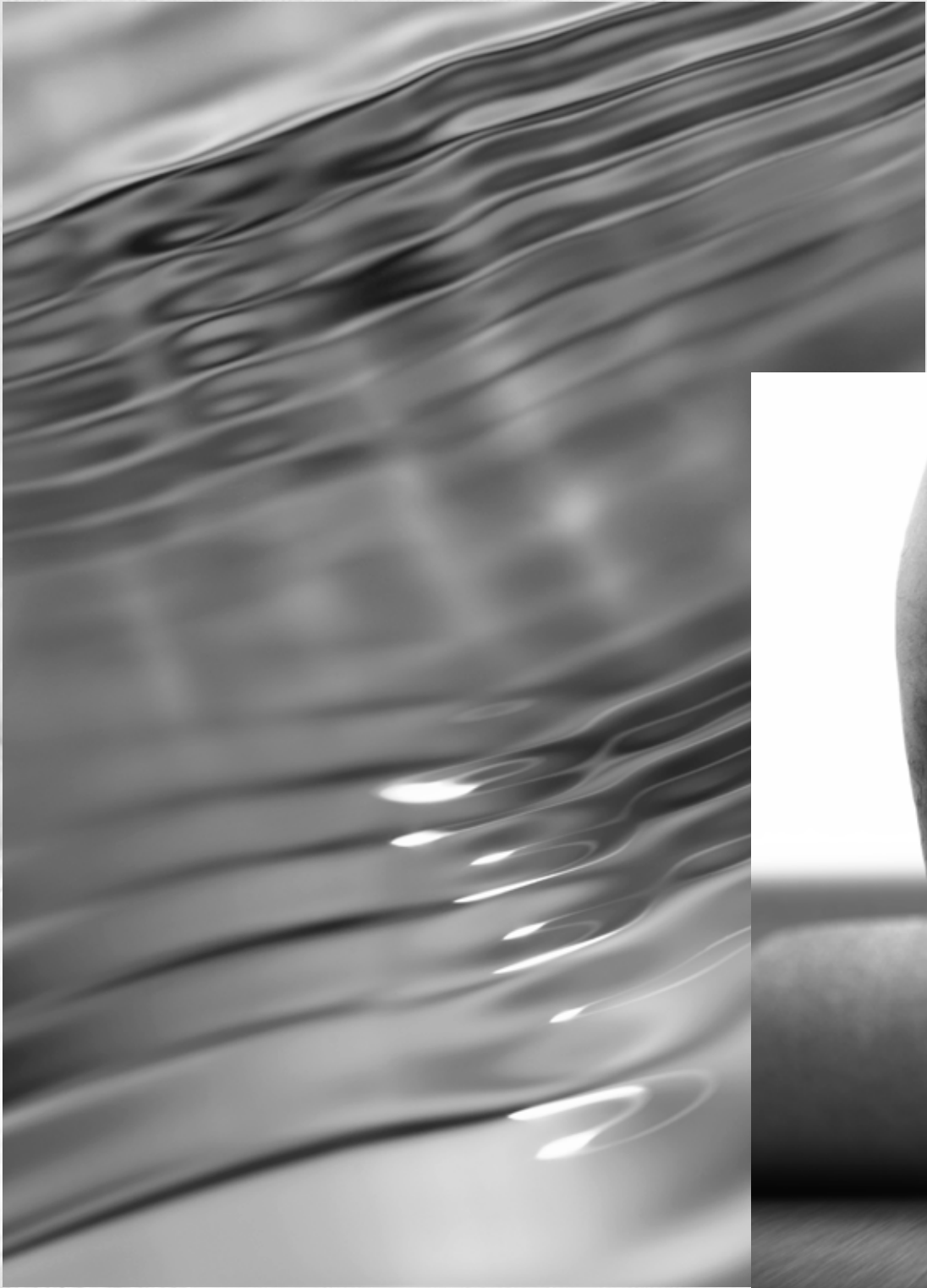
Amenities
Style, *tranquillity*,
and the bay

CHAPTER

4



“Welcome to the lobby.”



All-around Comfort

WELL-BEING OF BODY AND SOUL

Onda is the place where you treat yourself to the luxury of being pampered in total relaxation, where you **enhance your body's physical state** and where you **find peace of mind**.

Personalized **services, security** and **technology** are available to meet your needs and simplify your day.



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

The Gym

A room conceived 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 helps you achieve your 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.



The Pool

HIGH-FLYING LUXURIOUS LIFESTYLE

The pool on Onda's rooftop is designed to let you enjoy the warm climate all year round, with **360° panoramic views** of the city and the bay and an incredible tropical landscape design by award-winning designer **Enzo Enea** to keep you fresh during the summer.

Here you can leave your problems behind and have a meal or just a glass of wine using the summer kitchen and bar. The poolside sundeck with its lounge area is the perfect place to **regenerate yourself** while gazing on the bay.





“
*Under the
tropical sun.*
”

The Spa

A RECIPE FOR BEAUTY

Since the time of Julius Caesar, the power of water and steam has been known as the one of the best ways to relax and

detox. At Onda you will find your **private Spa** with sauna and steam bath where you can completely relax.



Yoga Room

40

Listen to the waves. 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 boat slip for a simple and easy boating service. Wake up, release the moorings and leave for an adventure.

- ≈ 15 SLIPS FOR BOATS RANGING FROM 36 TO 60 FEET
- ≈ DIRECT OCEAN ACCESS THROUGH HAULOVER INLET
- ≈ WATER SPORTS LAUNCH DOCK WITH AVAILABLE KAYAKS, PADDLE BOARDS AND INFLATABLES

Interiors
Made in *Italy*...
for Miami

CHAPTER

5

Unparalleled Italian Quality

The soft curtains moved by the sea breeze, the sparkle of 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 Windows.

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



Timeless Details

LOSE YOURSELF IN THE ITALIAN SCENTS

Exquisite Italian porcelain flooring throughout the apartment 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 residence:
Snaidero kitchen with marble top
fully-equipped by top-of-line
German-made **Miele appliances**.

The Interior Essence

A NEW KIND OF AESTHETICS

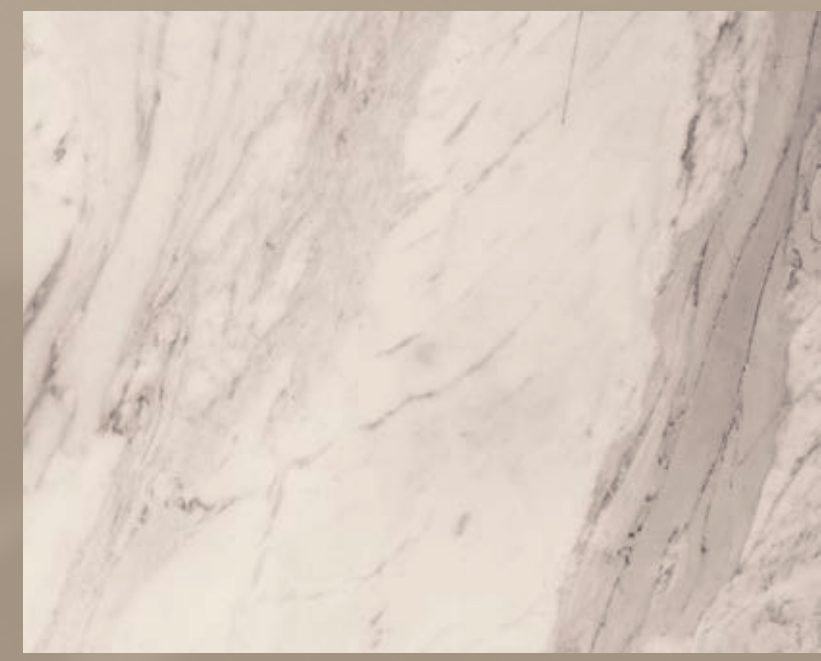
Your new Onda apartment embodies the perfect balance of **refined details** and the use of **high-end materials**, which raise the **sensory experience** through the rooms. Defining a new kind of elegance that

marries exquisite interior design, quality finishes and cutting-edge technology. This is wellness, these are comfort spaces with **timeless charm**.



*A personal wellness oasis,
a private spa at home:
here is your new ideal
bathroom suite.*

Bathrooms feature the timeless
beauty of Statuarietto marble, Italian
quality for the cabinets designed
by **Milldue**, and the elegant lines of
faucets by **Dornbracht**.



Team

Developers with a *new* concept of living

CHAPTER

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

Valerio Morabito

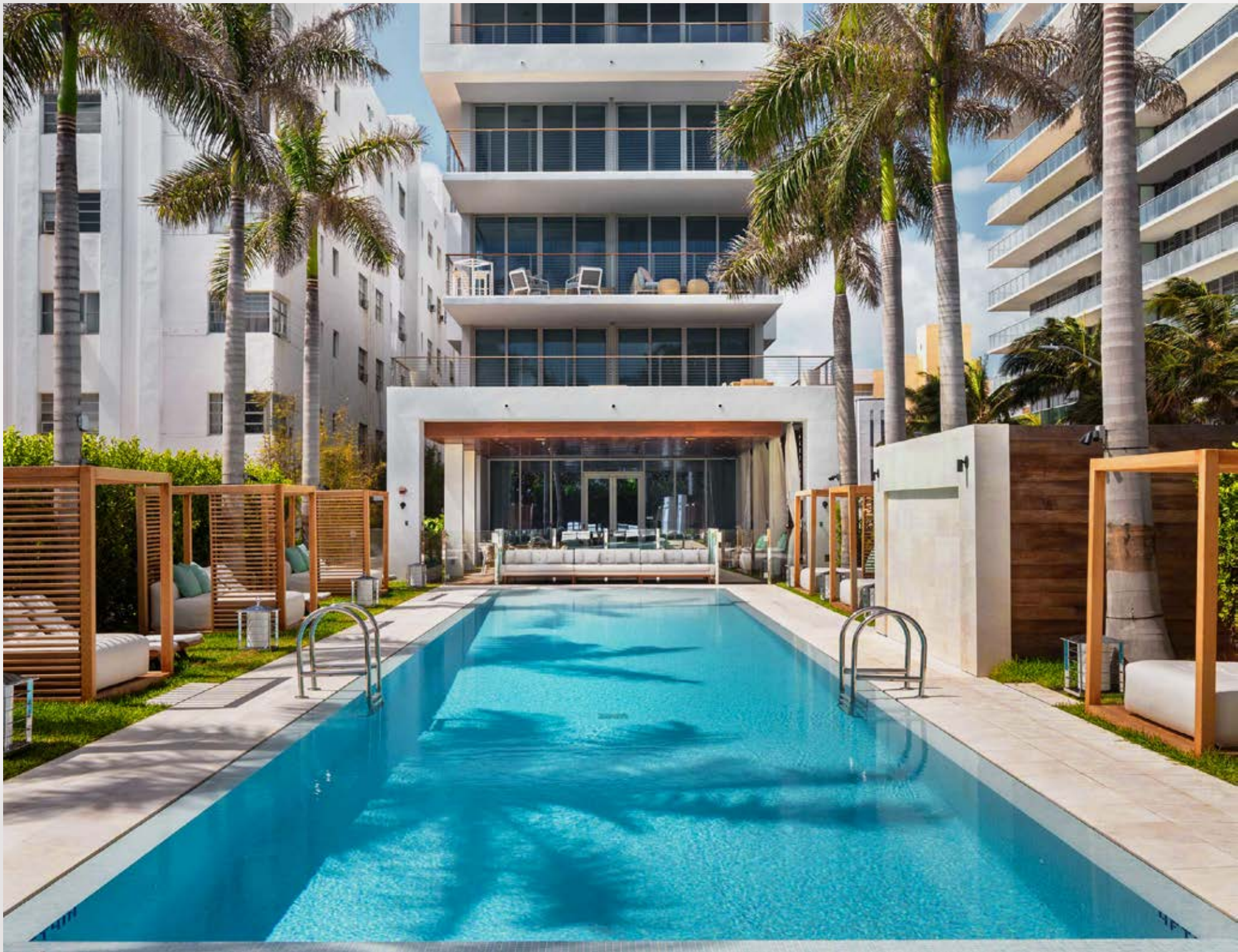
MORABITO PROPERTIES



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







General

DEVELOPMENT BY
BH INVESTMENT LLC

ONDARESIDENCES.COM



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PROJECT LOCATION & SALES GALLERY
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Project Team

ENVISIONED BY
MORABITO PROPERTIES
CMC GROUP

ARCHITECT
ARQUITECTONICA

LANDSCAPE ARCHITECT
ENEA GARDEN DESIGN

INTERIOR DESIGNER
A++

PHOTOGRAPHY
STEPHAN GÖTTLICHER

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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 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. 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.

