

BUILDING *Facts*

Building Overview

Address: 9110 W Bay Harbor Drive
Bay Harbor Islands, FL

Residences: 9

Stories: 8

Parking Spaces: 18

Residence Types:

Four Half Floors - 3 BD and 3.5 BA
One Half Floor - 4 BD and 4.5 BA
Two Half Floor Duplexes - 5 BD, 5.5 BA
Two Full Floor Penthouses - 5 BD, 5 BA. 2 Powder Rooms

Square Footage Range: 3,203 to 5,582 SF

Priced From: \$5.6M

Estimated Completion Date: Q3 2025

Deposit Schedule:

20% at Signed Contract

10% at Construction Commencement

20% at Topping Off

50% at Closing

Amenities

Yacht Club & Private Marina

- Dockmaster concierge services
- Private boating storage
- Outdoor lounge and bar
- Four private slips fit for vessels up to 50 feet. Available for purchase.

Recovery & Wellness

- State of the art fitness center
- Private treatment room
- Red light therapy
- Separate sauna and steam rooms
- Lake view yoga lawn
- Hot tub & cold plunge

Rooftop Terrace

- Private dining area
- Outdoor kitchen and bar
- Residents pool overlooking Indian Creek Lake
- 2,600 SF landscaped terrace
- Outdoor screening pavilion with lounge seating

The Parlour

- Hi Fidelity audio system with acoustic soundproofing
- Coffee bar and private office by day
- Entertainment lounge and private club by night
- Wet bar with personal wine and spirits storage

Residence Finishes

Kitchen

- Gaggenau appliance suite
- Taj Mahal quartzite countertops
- White oak custom millwork
- Fantini kitchen faucet

Chefs Kitchen *Penthouse One - Penthouse Two

- Sub-zero and Wolf appliances
- Stainless steel custom cabinetry
- Stainless steel countertops
- Galley chef's faucet and pot filler

Bath

- Leathered travertine and opal white marble in primary bathrooms
- Honed Crema d'Orcia marble in secondary bathrooms.
- Honed Carrara marble in tertiary bathrooms
- Leathered travertine and Crystallo marble in powder rooms.
- Fantini plumbing fixtures throughout
- Bespoke vanity mirrors

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained herein are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of 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. Permits and approvals, including those for the marina, have not yet been obtained and may not be obtained. The existence of the marina is subject to obtaining such approvals. All drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings, furnishings, finishes, balcony railings, and treatments and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Views may vary and Developer makes no representations regarding views from any particular unit. Consult your Agreement and the Prospectus for the items included with the Unit.

