

BAY HARBOR
TOWERS

BAY HARBOR ISLANDS
MOST COVETED
WATERFRONT ADDRESS



VISION
09

LOCATION
13

AMENITIES
23

RESIDENCES
45

TEAM
69







MARBLE ENTRANCE

EXPERIENCE A LIFESTYLE OF PRIVACY AND SOPHISTICATION



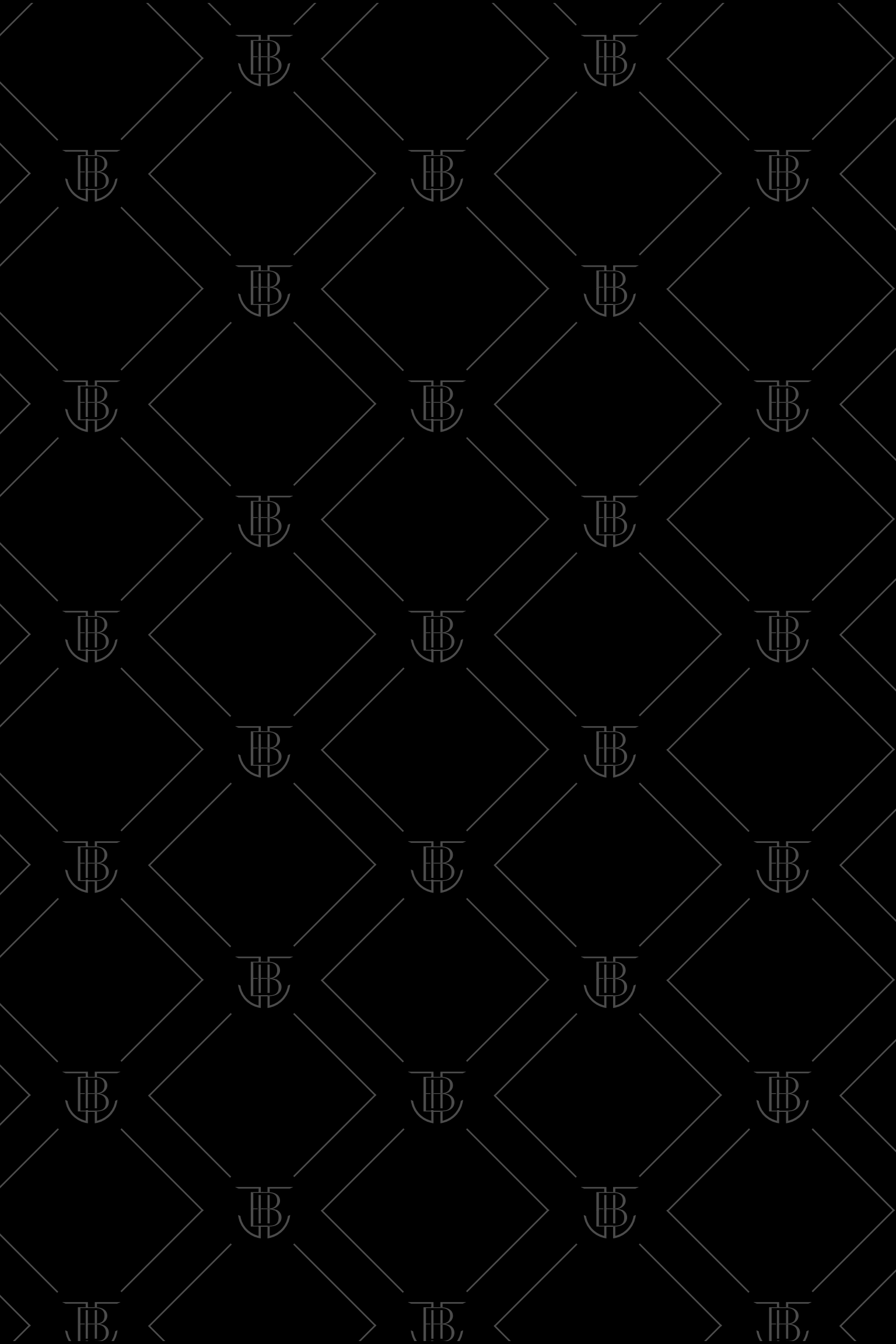
LOBBY

Introducing Bay Harbor Towers, a boutique collection of forty-four private residences that elevate luxury island living to a new echelon. Nestled along the northern shoreline where the pristine Indian Creek waterfront meets the vast expanse of Biscayne Bay, this striking architectural gem is a beacon of opulence and exclusivity. Impeccably designed to evoke the feeling of living in your own private home, these one-of-a-kind, ultra-luxurious residences feature spacious, flow-through layouts, bespoke finishes, and endless water views with boat slips. These coupled with access to an endless suite of amenities, make it the unequivocal choice for living in Bay Harbor Islands.

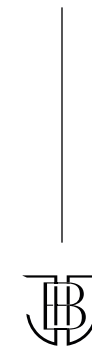
Bay Harbor Towers stands as a testament to the visionary work of globally renowned architect Kobi Karp, whose modern, award-winning designs have received recognition throughout the world. Its signature feature is the striking white-veined black marble façade. The building is truly a work of art, reshaping the surrounding landscape with a sleek aesthetic tailored for ultra-luxury connoisseurs.

Experience the pinnacle of refined living through Steven G's interior design expertise with exclusive access to the Hessentia furniture collection, creating a harmonious blend of elegance and style.

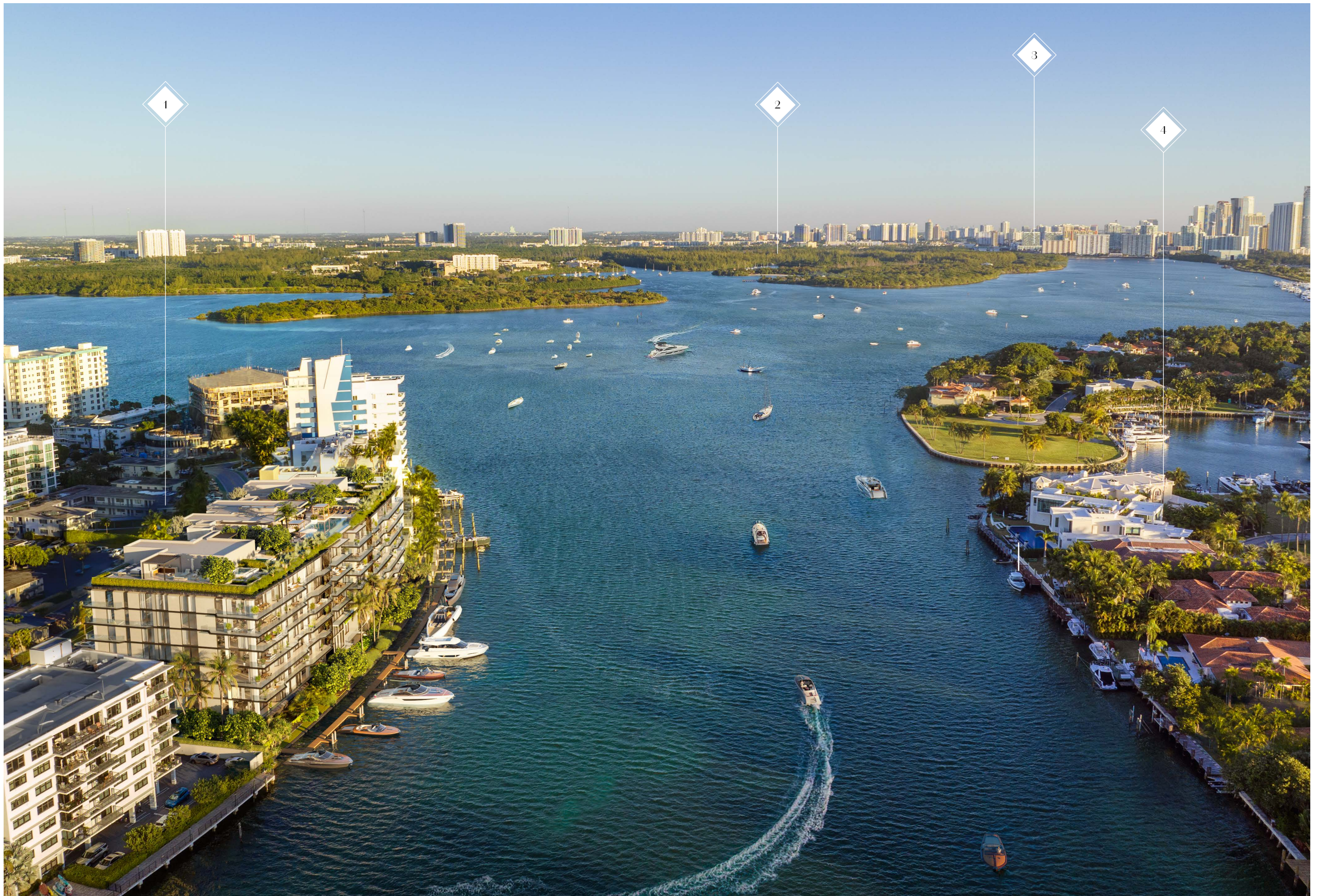




THE LOCATION







AREA KEY:

- 1 BAY HARBOR TOWERS
- 2 AVENTURA

- 3 SUNNY ISLES
- 4 BAL HARBOUR VILLAGE

REMARKABLE NEIGHBORHOOD WALKABILITY

Amidst the vibrant energy of the surrounding cityscapes, you can find solace in the serene coastal community of Bay Harbor Islands. Immerse yourself in pristine beaches, upscale shopping, diverse culinary delights and maritime adventures all within a few steps from your front door. This is a neighborhood where like-minded individuals embrace a lifestyle that embodies refinement, relaxation and a taste for the finer things in life.

CAFE'S & BISTROS

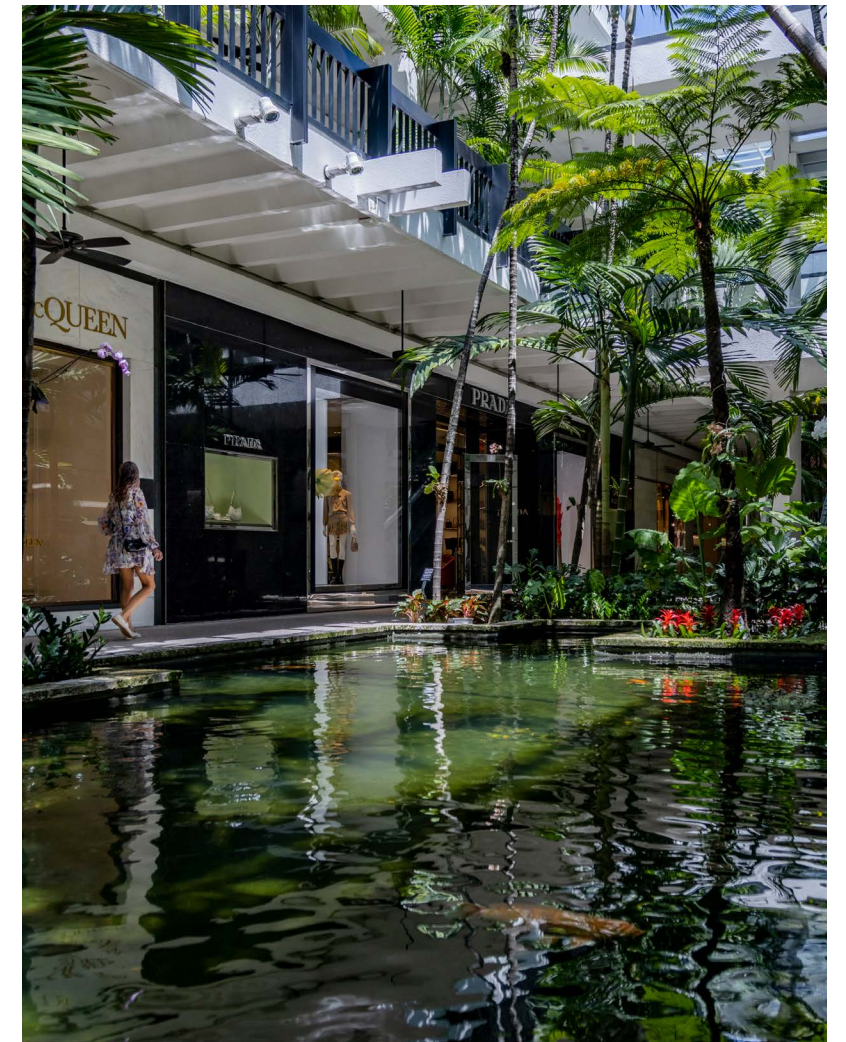


SCHOOLS & PARKS





A SHORT
STROLL
TO SANDY
BEACHES

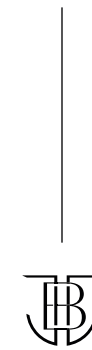


BAL HARBOUR SHOPS

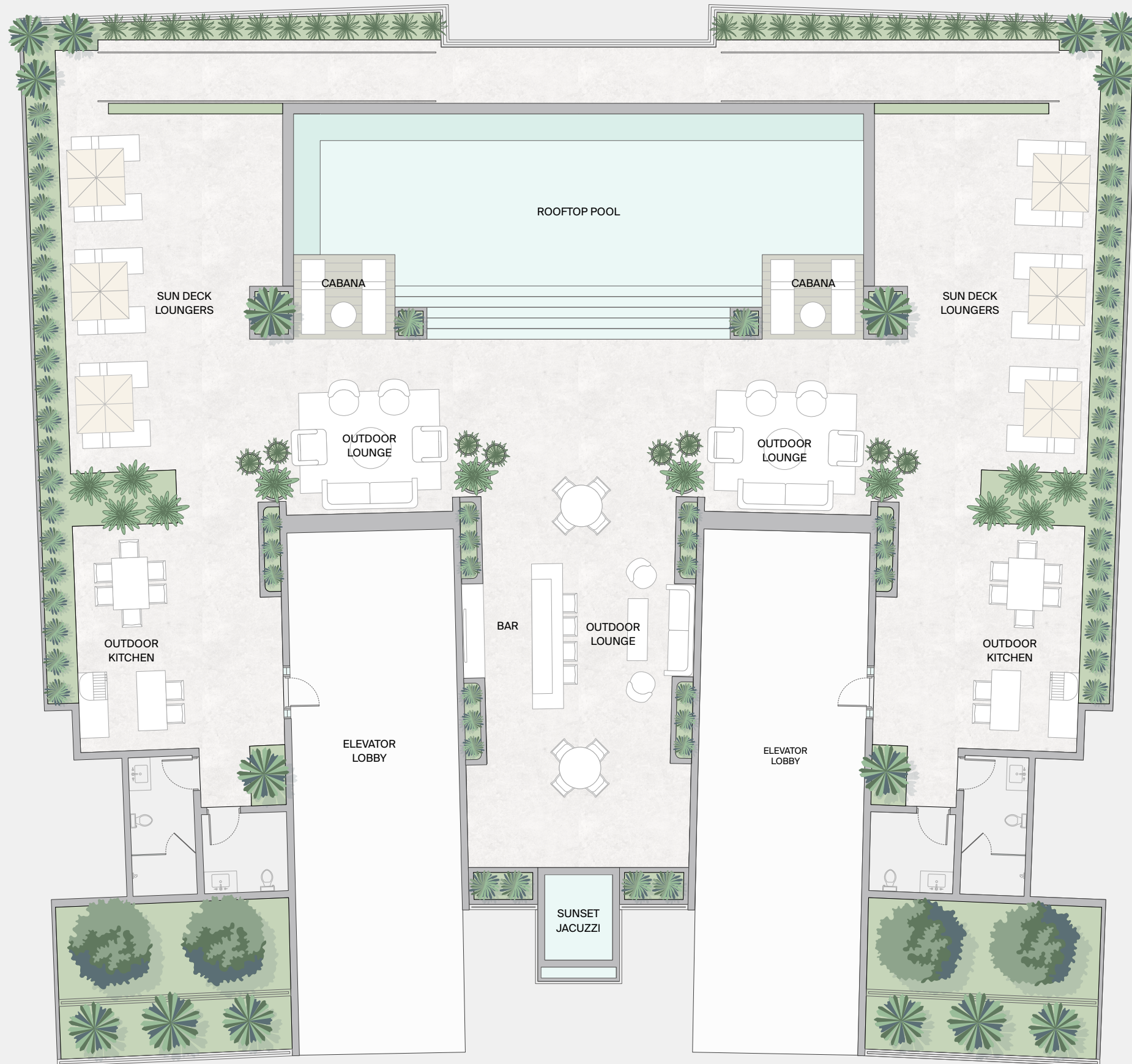
AND
RENOWNED
LUXURY
SHOPPING
AND DINING
DESTINATIONS



THE AMENITIES



- » Rooftop Pool
- » Cabanas
- » Sun Deck Loungers
- » Lounge
- » Outdoor Kitchens
- » Sunset Jacuzzi



A PRIVATE ROOFTOP RETREAT

With over 10,000 square feet, the expansive rooftop amenity deck invites you experience endless moments of sun-soaked relaxation. The infinity-edge pool, poolside cabanas, chaise loungers and towel service provide an oasis of tropical tranquility. Fully appointed dual summer kitchens and barbecue grills, accompanied by al fresco dining areas, are perfect for those with a penchant for grilling. As the day ends, unwind in the serene, oversized spa hot tub while soaking in breathtaking sunsets.



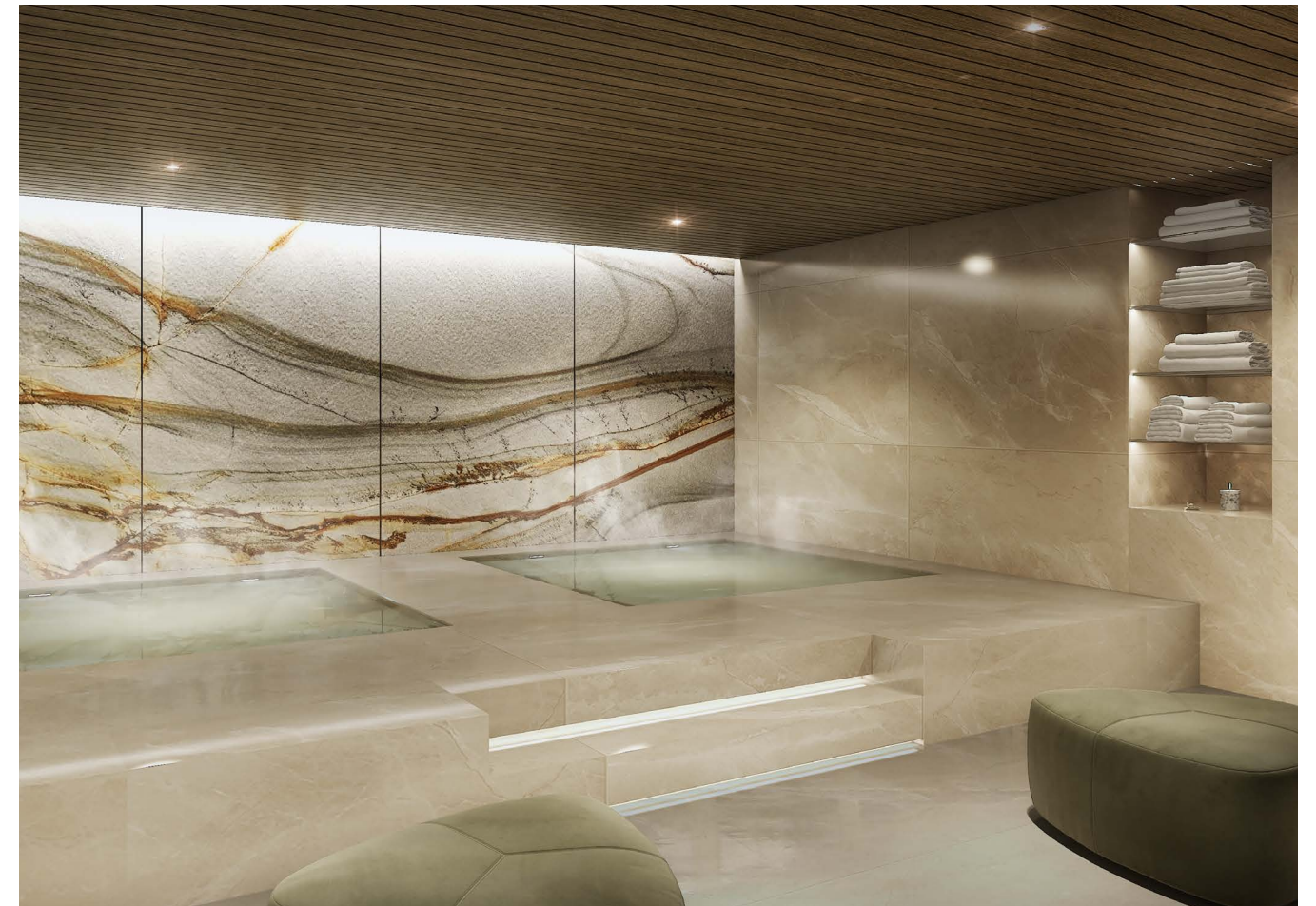
ROOFTOP SWIMMING POOL & CABANAS



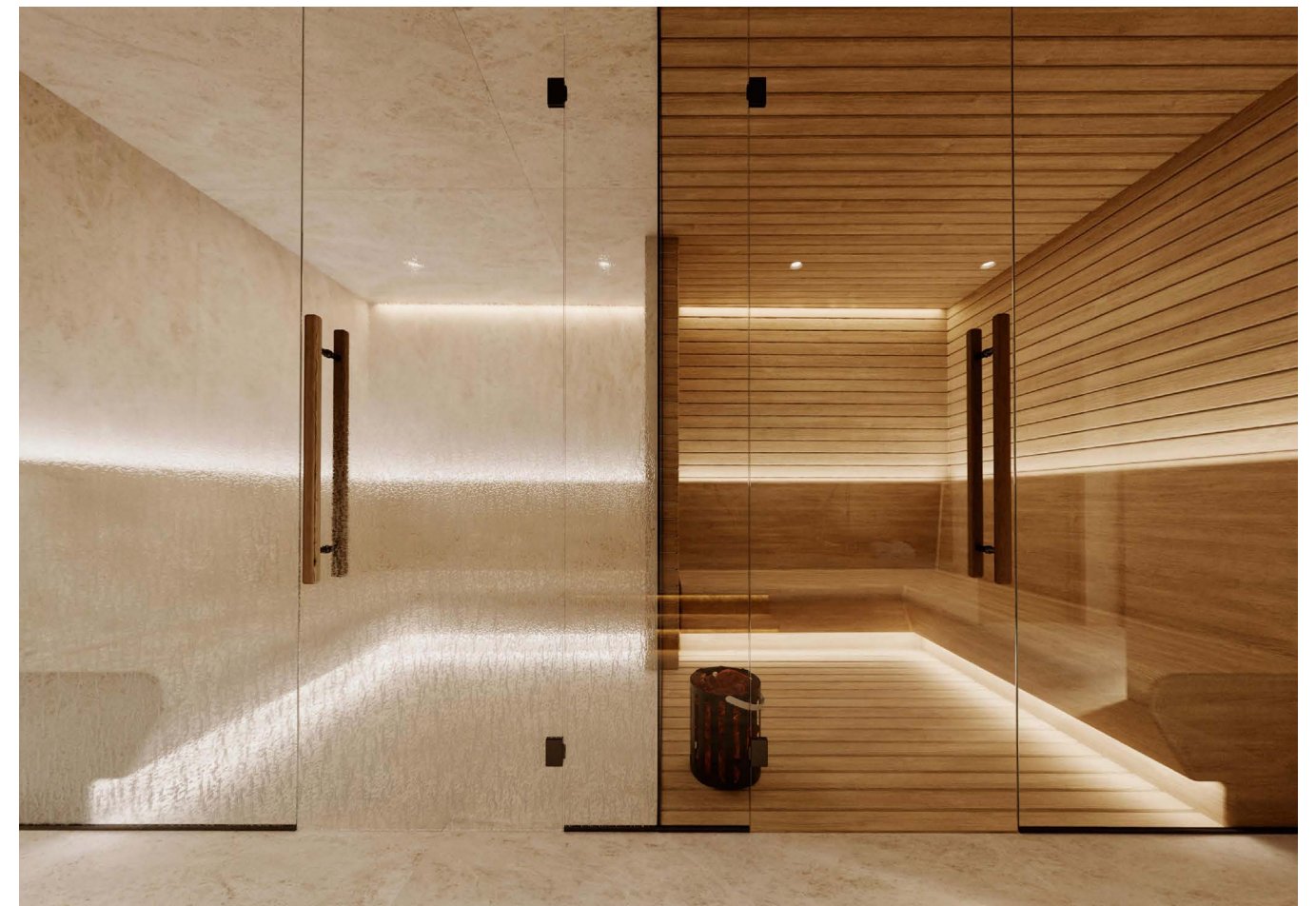


REVITALIZE YOUR MIND, BODY & SOUL

The Health and Wellness Level offers ultra-luxurious spaces designed to nurture your mind, body and soul. Discover unmatched spa-inspired amenities with steam and sauna, hot and cold plunge pools as well as a heated indoor saltwater lap pool complete with towel service. The fitness center features custom, wood-crafted cardio and weight-strengthening equipment from Paragon Studio®.



HOT & COLD PLUNGE POOLS



STEAM ROOM & SAUNA

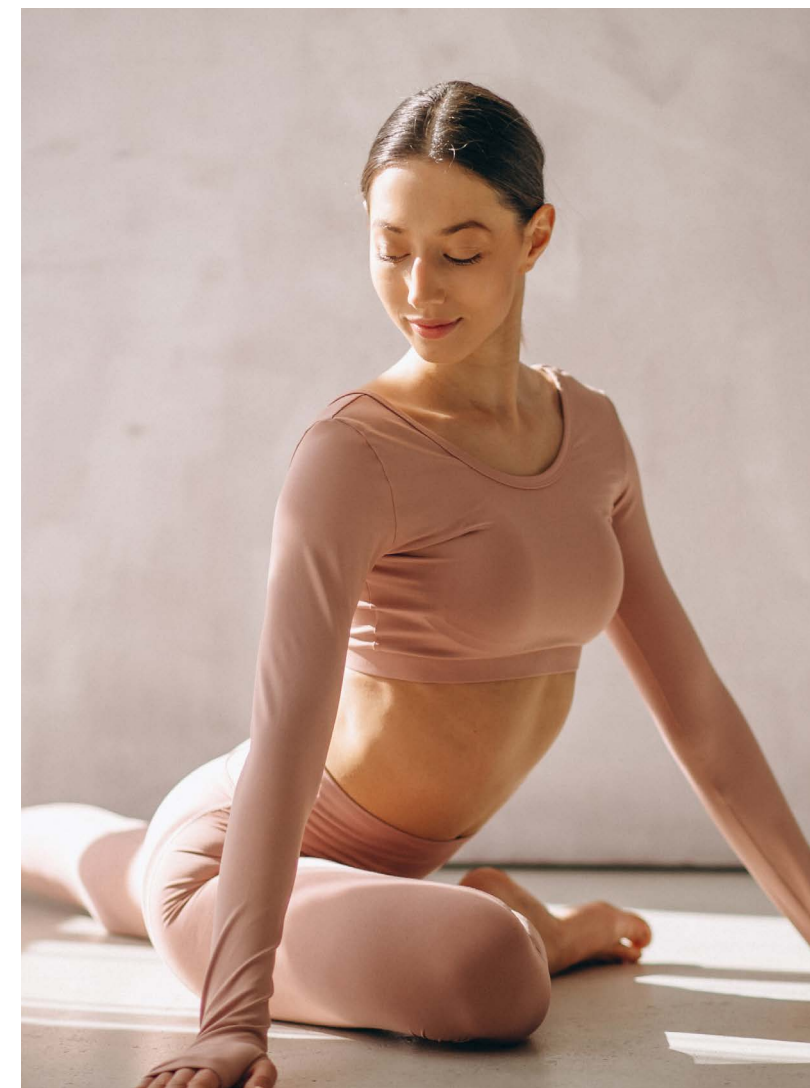




STATE-OF-THE ART FITNESS CENTER



FEATURING PARAGON STUDIO® GYM EQUIPMENT



ARRIVE IN PRIVACY

A striking marble entrance greets you as you drive through lush tropical scenery, offering a sense of seclusion. Upon arrival, a dedicated 24/7 valet and concierge team is ready to cater to the requirements of all residents. The majestic lobby, boasting a 15-foot high ceiling, radiates elegance with its refined modern bronze accents and custom Hessentia furniture, exclusively provided by Interiors by Steven G.



SMOOTH SAILING JUST STEPS FROM HOME

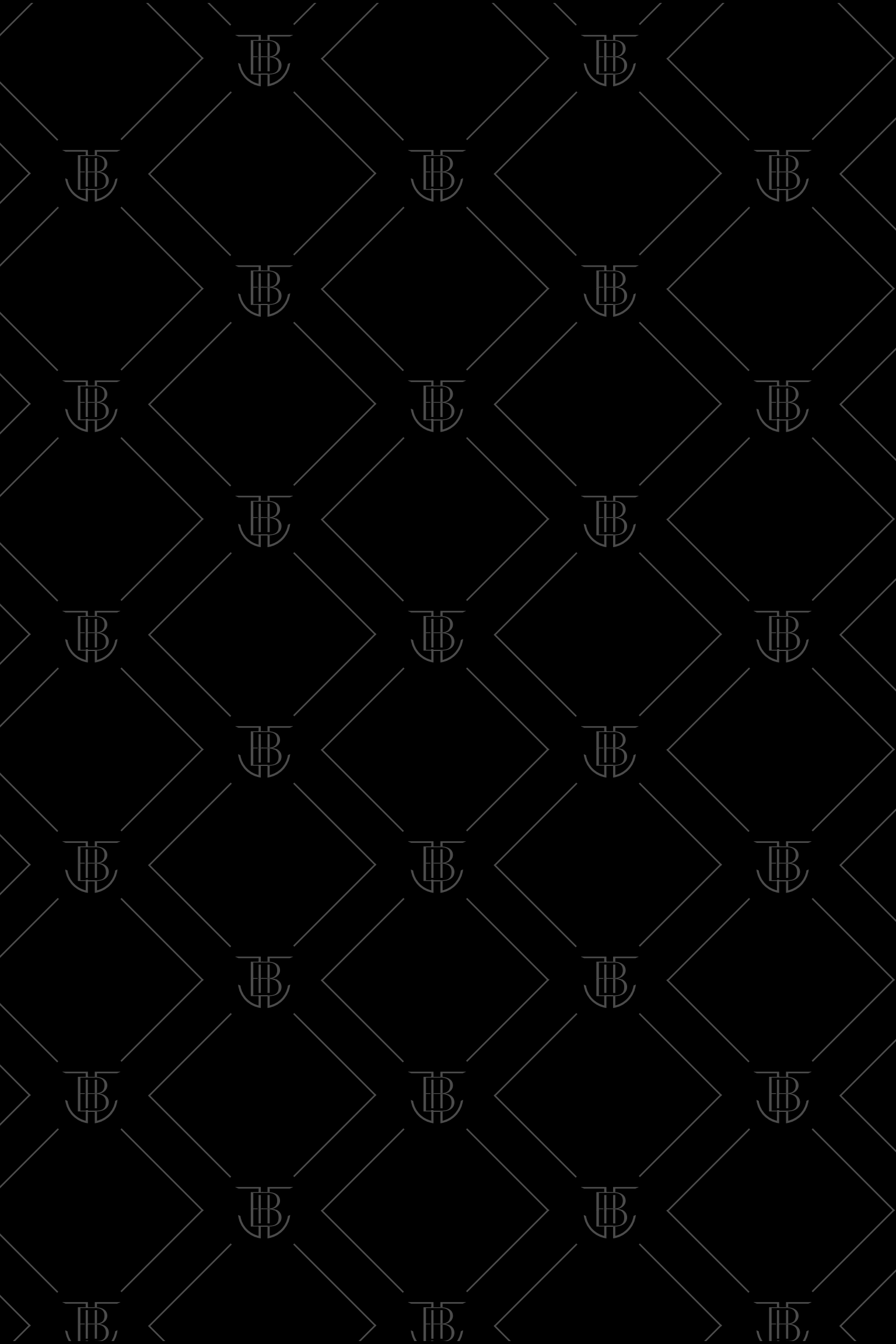
Embark on effortless adventures from the private marina and boat docks nestled along the serene Indian Creek waterway, providing direct access to the vast Atlantic Ocean through Biscayne Bay's Haulover Inlet. Exclusively available to residents, these docks are tailored to host vessels measuring up to 50 linear feet and feature a designated houseboat slip for convenient drop-off and pick-up. A scenic bayfront pathway seamlessly connects to the dockside, creating an inviting atmosphere complete with cozy bench seating and serene lounge hammocks, all enveloped by lush tropical landscapes and privacy hedges. Experience leisurely days on the water with complimentary community paddleboards and kayaks, allowing for tranquil journeys through the calm waters at your convenience.



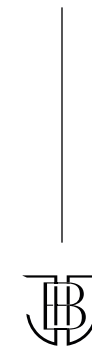
PRIVATE MARINA AND HAMMOCK GARDEN







THE RESIDENCES





EN-3
DECOR
L'ECOR

EFFORTLESSLY ELEGANT & SEAMLESS LIVING SPACES

Flow-through layouts distinguish these two-, three-, and four-bedroom private residences. With private and semi-private elevator entrances leading to individual residence foyers, you're welcomed to step inside expansive living areas where the kitchen, dining, and living spaces create the ultimate setting for hosting guests and family gatherings. Private terraces create a harmonious transition from indoor to outdoor living and capture the panoramic waterfront views of Indian Creek and Biscayne Bay. In addition, each residence includes versatile den spaces that can be transformed into an office, media room, staff quarters or a playroom, ensuring your living space adapts to your every need.



GREAT ROOM





A TRUE CHEF'S KITCHEN

The chef-inspired kitchen is where culinary sophistication meets function. Wood-fluted cabinetry with sleek brass accents conceal smartly designed, generous storage. The spacious marble island serves as the kitchen's grand centerpiece, equipped with top-of-the-line Dornbracht® fittings and surrounded by fully-integrated premium smart appliances, including Sub-Zero® refrigerator/freezer & wine cooler, built-in Wolf® oven, Wolf® 5-burner gas cooktop, convenient drop-down Wolf® microwave oven, pot filler and dishwasher.



YOUR PERSONAL SANCTUARY

Our primary bedrooms are designed to be your personal sanctuary featuring en-suite spa-inspired baths, spacious walk-in closets and a connecting private outdoor terrace. Each secondary bedroom also boasts ample bathrooms with freestanding tubs*, an abundance of closets and direct access to private terraces.



PRIMARY BEDROOM

*In most residences



INDULGE IN SPA-INSPIRED BATHS

Enhance your daily routine in lavishly appointed bathrooms that evoke a high-end spa experience. Exquisite Du Belvedere marble adorns sunken double vanities and bathing areas, complimented with elegant wood-fluted vanities and oversized, lighted vanity mirrors. Primary baths are designed with floor-to-ceiling glass dual rainfall shower heads and private double commode spaces centered between an oversized, stand-alone soaking tub.



THE
PENTHOUSE
RESIDENCES



A LIMITED COLLECTION

This exclusive collection offers four Penthouse residences and two waterfront Bayhouse residences, each a masterpiece of design and luxury featuring oversized dual, walk-in closets, spa bathrooms, and private terraces throughout the living spaces. The Penthouses boast private pools, summer kitchens, and outdoor lounge areas with firepits, while the Bayhouse residences offer a semi-private bayside terrace and pool, along with an outdoor summer kitchen and BBQ area.



PENTHOUSE KITCHEN



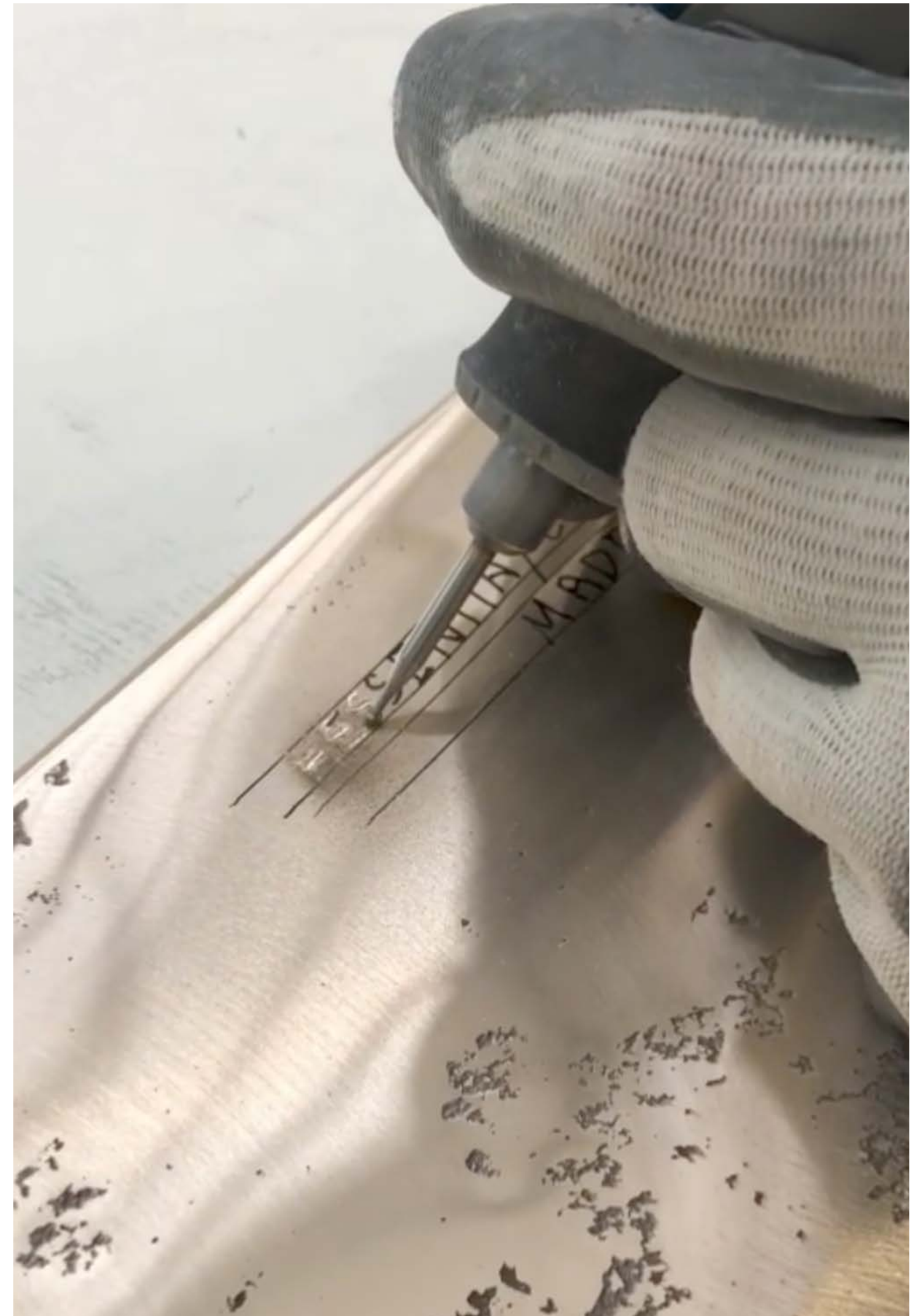
PENTHOUSE GREAT ROOM

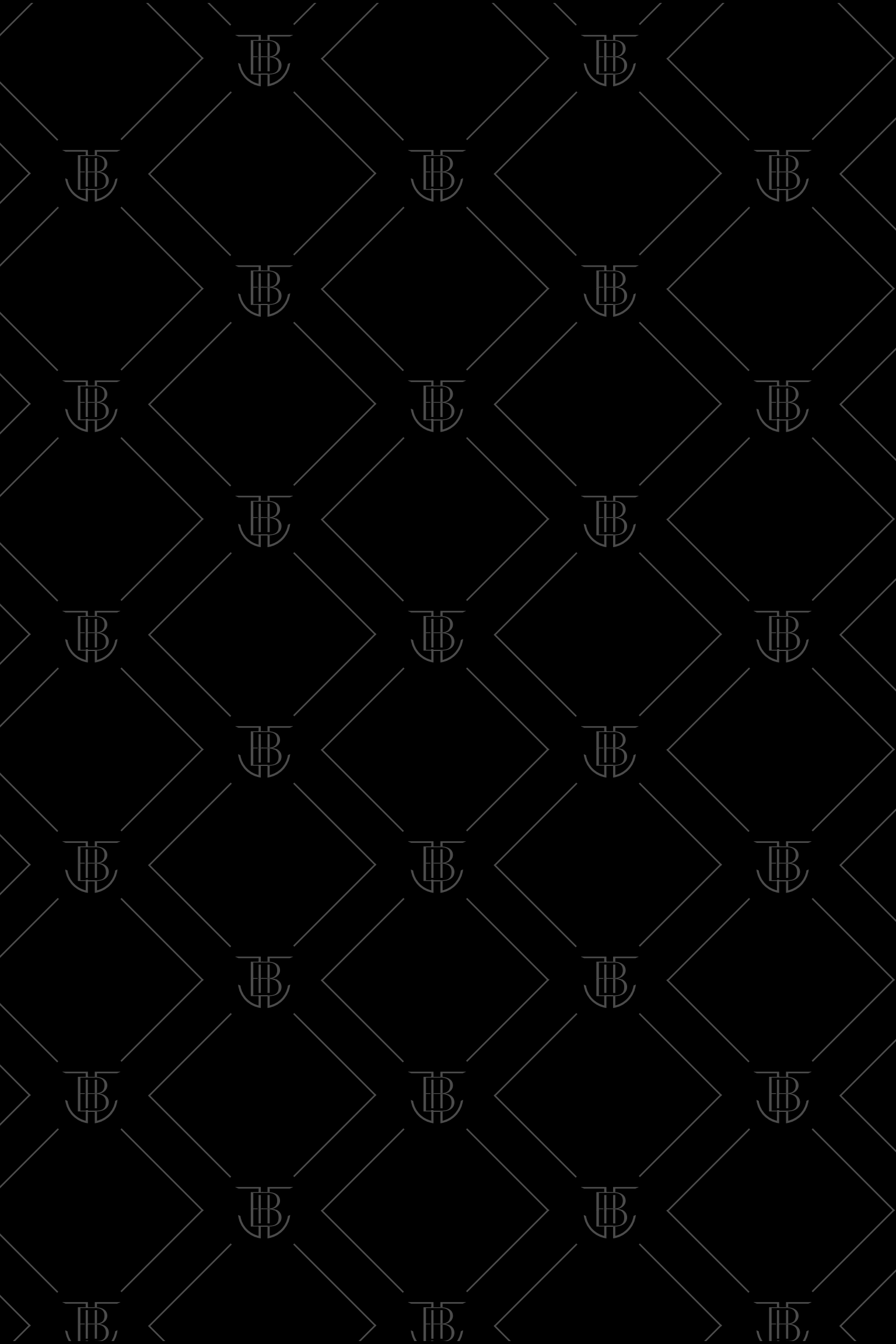
ITALIAN HAND-CRAFTED HESENTIA FURNITURE

Experience contemporary craftsmanship with renowned Interior Designer Steven G. and exclusive access to the stunning Italian Hessentialia Furniture Collection. Using skilled furniture crafters and the finest materials for over 100 years, Hessentialia stands as a paragon of style and uncompromising quality.

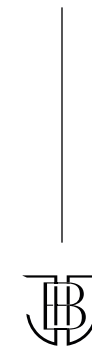
The allure of Hessentialia extends beyond the furniture itself, where the customization options are limitless, from the height of seats to the size of dining tables, desks, and credenzas. Your dream home becomes a reality in record time, with a production timeline that surpasses all others in the industry complimented by Steven G's white-glove service, offering guidance and unmatched expertise throughout the design process that is second to none.

HESENTIA | CORNELIO CAPPELLINI





THE TEAM





BUILDING DEVELOPER
PPG DEVELOPMENT

PPG Development is a commercial and residential real estate developer focused on the South Florida market. PPG focuses on multi-family, condominium, hotel/resort, as well as marina and golf course developments. Ari Pearl is the Founder and Chief Executive Officer of PPG. Prior to founding PPG, Ari was involved in the development of over 3MM square feet of real estate in South Florida since 2001.

PPG is currently in various stages of development on over 2,500 residential units as well as various hospitality projects in South Florida. The PPG Development team prides itself on a visionary approach with a diverse set of capabilities focusing on acquisitions, planning, development, management, operations and financing. We focus on ground-up and value add development in prime locations in order to maximize our investment returns. The PPG team is involved in all aspects and oversight from the time of purchase to the time of disposition or throughout the operation and execution of the business plan.

EXCLUSIVE MARKETING & SALES
FORTUNE DEVELOPMENT SALES

Fortune Development Sales is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented more than 80 of South Florida's most successful projects.

Led by visionary founder Edgardo Defortuna, Fortune has 21 offices around the world, with nearly 1,000 associates and a worldwide brokerage network, reaching prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris. Fortune Development Sales is an affiliate of Fortune International Group, a recognized leader in development, sales, and marketing since 1983. The company's current development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences, Sunny Isles, Auberge Beach Residences & Spa Fort Lauderdale, and Hyde Resort & Residences Hollywood.



SHELL BAY, HALLANDALE BEACH, FLORIDA



SLATE, HALLANDALE BEACH, FLORIDA



JADE SIGNATURE



THE RITZ CARLTON, SUNNY ISLES

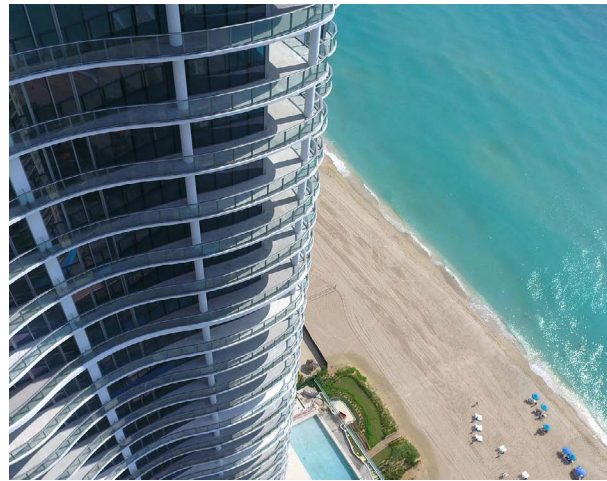


BUILDING ARCHITECT
KOBİ KARP ARCHITECTS

For over two decades, Kobi Karp Architecture and Interior Design have been providing unique, creative and innovative design solutions to renowned clients internationally and domestically in Hospitality, Retail and high-rise Residential developments. To date, Kobi Karp Architecture and Interior Design have designed over 36 billion in mixed-use Commercial, Residential, and Multifamily properties worldwide.



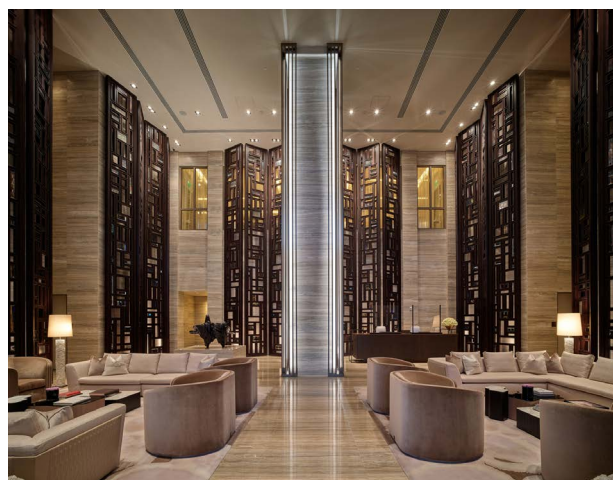
THE SURF CLUB



CHÂTEAU BEACH

INTERIOR DESIGN
INTERIORS BY STEVEN G.

Interiors by Steven G. is one of the country's fastest-growing, most sought-after luxury interior design firms. Located in Pompano Beach, FL, Founder & President Steven G. leads a team of over 85 professionals, designing projects ranging from private residential homes, restaurants, hotels, and commercial offices to condominium renovations.



ST REGIS



RITZ CARLTON RESIDENCE

LANDSCAPE ARCHITECT
CLAD

MARINE CONSULTANT
OCEAN CONSULTING

BRANDING
KRINSKY DESIGN

⚠️ ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.

These materials are not an offer to sell or solicitation and no solicitation, offer or sale of a unit will be made in any jurisdiction in which such activity would be unlawful, prior to registration in such jurisdiction. No representations are made herein, nor shall any statements be relied upon, unless set forth in the documents required to be furnished by a developer to a buyer or lessee, pursuant to Section 718.503, Florida Statutes. All plans, sketches, renderings, pictures, illustrations, images, designs, finishes, brands, appliances, furnishings, amenities, sizes and dimensions, and other features depicted or described herein, are conceptual in nature and are based upon preliminary development plans, which are not to scale, are subject to change, and may not be representative of standard features of the residences, the amenities or other portions of the condominium. Colors and finishes as shown in sales brochures or other marketing materials, including, but not limited to, stone, marble, wood and other finishes, are subject to variations, and will weather and fade. No representations or other assurances upon which a buyer may rely are made that any items depicted or described herein will be provided or, if provided, that they will be of the same type, size, location or nature as depicted or described herein, unless set forth in the applicable purchase agreement. Renderings and other materials depict views which are not identical from each unit, and depictions of surrounding areas which are for conceptual purposes only, which are not entirely accurate, which may change from time to time, and which may be substantially altered or eliminated by future development, forces of nature, or otherwise. Adjacent green space areas or other areas depicted or described herein do not reflect currently existing, proposed or potential improvements for such sites or any surrounding areas and Developer makes no representations as to the present or future accuracy of, nor shall buyers rely upon, any such renderings or other materials. All square footages and dimensions, including (without limitation) ceiling heights, are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

