

ALMA

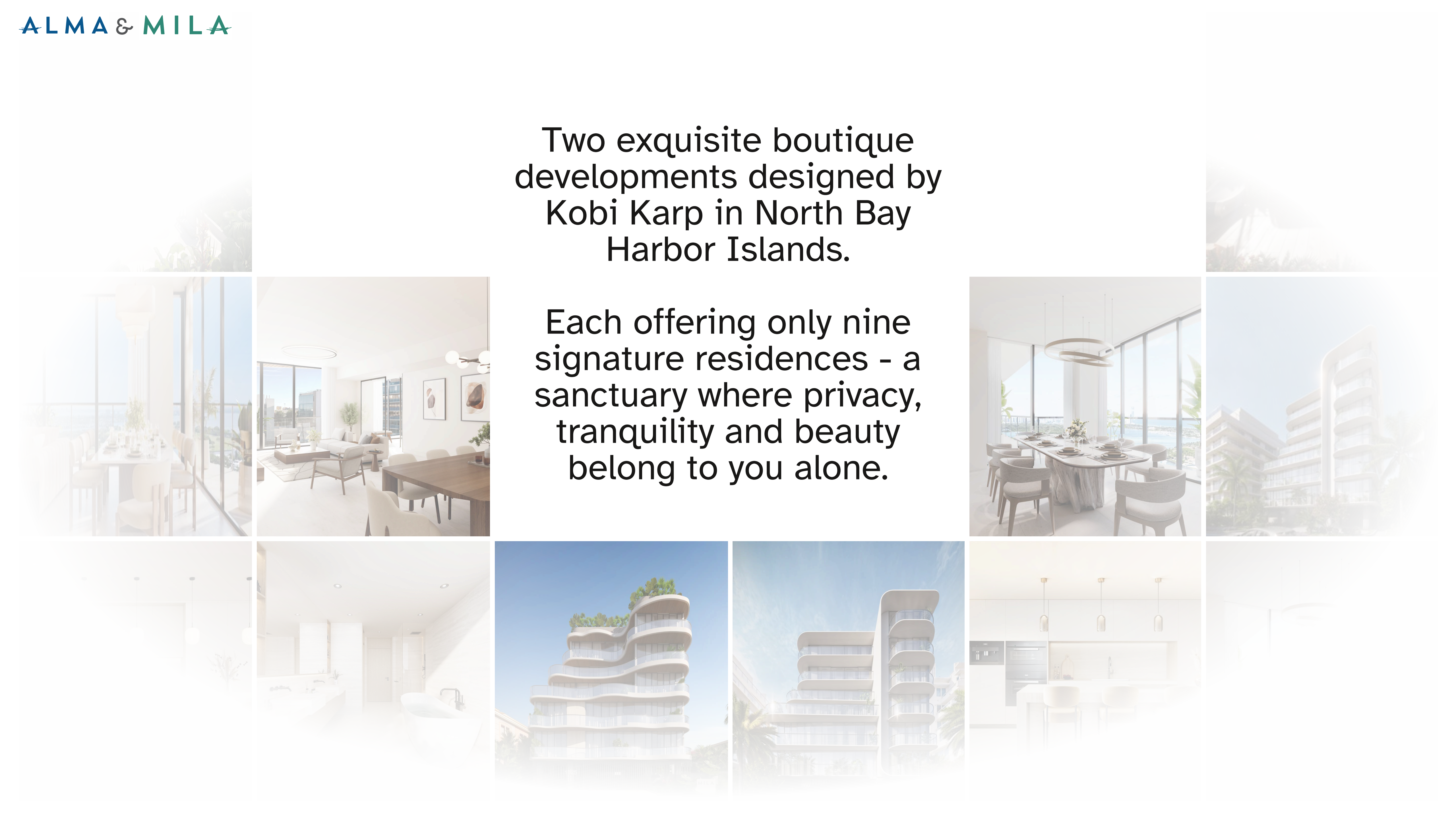


MILA



Two exquisite boutique developments designed by Kobi Karp in North Bay Harbor Islands.

Each offering only nine signature residences - a sanctuary where privacy, tranquility and beauty belong to you alone.



# Bay Harbor Islands: A Walkable Island Enclave



Alma & Mila are gracefully situated in Bay Harbor Islands — a discreet residential enclave celebrated for its leafy streets, boutique charm, and walkable elegance.

Positioned on a private interior lot, Alma & Mila residents enjoy the stillness of a quiet street while remaining moments from parks, Bal Harbour Shops, Surfside Beach, world-class dining, and top-rated schools.



# Your Walkable 15 Minute Neighborhood

**1** Ruth K. Broad School  
School



**2** Bal Harbour Shops  
Shopping

**3** Hillstone Restaurant  
Culinary

**4** Makoto  
Culinary

**5** Carpaccio  
Culinary



**6** Pura Vida  
Culinary

**7** Mister O1  
Culinary

**8** Meat Bar  
Culinary

**9** Four Seasons  
Champagne Bar  
Culinary



**10** The Well –  
Wellness Club  
Wellness & Fitness

**11** Coffee Break  
Culinary

**12** Beach Walking Path  
Nature

**13** Office Scott  
Winters Park  
Nature



**14** Bay Harbor Island  
Tennis Court  
Wellness & Fitness

**15** Bay Harbor  
Community Center  
Entertainment

**16** Bal Harbour  
Waterfront Park  
Nature

**17** Surfside Park  
Nature



**18** Oleta River State Park  
Nature

BISCAYNE BAY



ALMA

MILA

BAL HARBOUR

BAY HARBOR ISLANDS

SURFSIDE

INDIAN CREEK ISLAND

# ALMA & MILA

- 1 minute to Pura Vida & Kane Concourse
- 5 minutes to Bal Harbour Shops
- 10 minutes to Miami Beach
- 15 minutes Indian Creek Country Club
- 20 minutes to Turnberry
- 25 minutes to Design District
- 30 minutes to South Beach



BUILDING OVERVIEW

Two boutique  
9-residence collections

Designed by Kobi Karp





PRIVACY & SECURITY

Protected low-rise neighborhood ensuring long-term views and privacy

Secure lobby + smart access system

ROOFTOP RETREAT

Rooftop retreats with pool, wellness areas, and summer kitchens





RESIDENCE OVERVIEW

2, 3, 4, and 5 bedroom residences ranging from 2,100 - 4,400 sq ft

Only 1-2 residences per floor

Private elevator arrival to all residences

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ARCHITECT

# Kobi Karp

For over 3 decades, Kobi Karp Architecture & Interior Design (KKAID) has redefined the global design landscape with adaptive, forward-thinking, and distinctly personal solutions across a diverse range of projects. From hospitality and high-rise residential to retail, cultural, and mixed-use developments, KKAID has delivered over \$120 billion in award-winning and globally recognized work spanning the Caribbean, the Americas, the Black Sea, the Gulf, and the Middle East.

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DEVELOPER

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GENERAL CONTRACTOR

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EXCLUSIVE SALES

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MARKETING & SALES INTELLIGENCE

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ARCHITECT

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DEVELOPER

## Islands Development

Islands Group was born from a simple belief: true luxury is found in intimacy, not excess—where thoughtful design outlasts trend.

With over 18 years of experience across luxury residential, hospitality, and commercial real estate, the firm’s portfolio spans hotel developments near Fort Lauderdale Airport, resort concepts in the Florida Keys, and private estate projects in Palm Island. Yet the philosophy remains consistent: smaller, well-designed environments create more meaningful living experiences than scale alone ever could.

That vision comes to life in Bay Harbor Islands, where boutique residential developments like Alma and Mila reflect a commitment to quality, intentionality, and context—creating residences that are human-scaled, timeless, and deeply connected to their surroundings.

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GENERAL CONTRACTOR

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EXCLUSIVE SALES

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MARKETING & SALES INTELLIGENCE

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ARCHITECT

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DEVELOPER

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GENERAL CONTRACTOR

## PCA Group

For Alma & Mila Islands Group has partnered with Paul Murphy and PCA Group, a construction team recognized for precision, discretion, and an exacting approach to craft.

With a background rooted in ultra-luxury residential work—including Regalia Residences in Sunny Isles—PCA Group brings a level of refinement typically reserved for the most bespoke projects. Their process emphasizes thoughtful sequencing, meticulous coordination, and an uncompromising standard of execution.

The result is not simply delivery, but assurance—homes built with care, intention, and a quiet confidence that endures long after completion.

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EXCLUSIVE SALES

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MARKETING & SALES INTELLIGENCE

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ARCHITECT

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DEVELOPER

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GENERAL CONTRACTOR

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EXCLUSIVE SALES

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MARKETING & SALES INTELLIGENCE

## Powered by DMT

Powered by DMT, co-founded by Alyssa Soto Brody and Erica Sachse, is a leading force in real estate sales and marketing. Utilizing real-time data and technology, Powered by DMT offers integrated services from pre-development planning to lead generation, sales strategies, digital marketing, design, and branding, ensuring optimized strategies tailored to each project. With roots in New York and a recent expansion into South Florida, Powered by DMT sets new standards in real estate sales and marketing, driving significant ROI for development and sales teams for success in the dynamic real estate landscape.



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ARCHITECT

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DEVELOPER

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GENERAL CONTRACTOR

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EXCLUSIVE SALES

## LIR Luxury & Commercial Group Powered by Lifestyle International Realty

Introducing the LIR Luxury & Commercial Group, where luxury, creativity, and sophistication converge. Our esteemed team specializes in crafting exquisite residences that embody elegance, comfort, and exclusivity. With a commitment to unparalleled quality and attention to detail, LIR Luxury & Commercial Group transforms visions into reality, offering a lifestyle beyond compare. Experience the pinnacle of luxury living with us.

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MARKETING & SALES INTELLIGENCE

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## FAQs

### HOA

- Mila: \$1.24 / sqft
- Alma: \$1.11 / sqft

### 3 MONTH MINIMUM RENTAL

### CONSTRUCTION TIMELINE

- Groundbreaking Q2 2026
- Top-Off Q1 2027
- Delivery Q4 2027

### DEPOSIT SCHEDULE

- Contract - 5%
- 45 days after Contract - 5%
- Groundbreaking - 10%
- Top Off - 20%
- Closing - 60%

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COMMISSION SCHEDULE



# ALMA & MILA



This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Prices, plans and specifications are subject to change without notice. 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.