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BAYHARBOR
TOWNHOMES

> Bay Harbor Islands

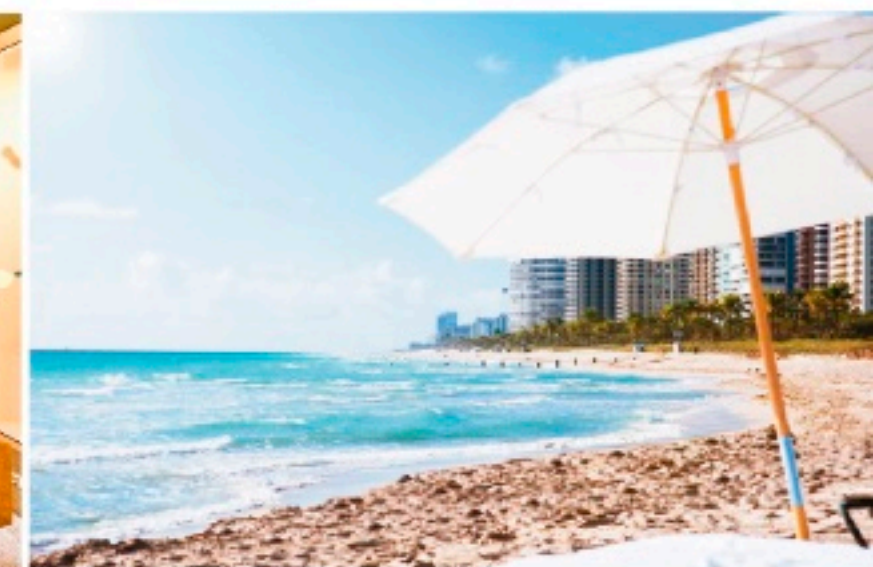



Location

Bay Harbor Islands is a picturesque town located in Miami, Florida. Incorporated in 1947, it has since flourished into a vibrant community.

Consisting of two islands: The west with single-family homes and the east island with multi family apartments and a varied business district. This waterfront enclave is surrounded by Biscayne Bay and borders the towns of Surfside, Indian Creek and Bal Harbour.

The town is home to many street side café's and shops as well as professional offices. Furthermore it is the home of one of South Florida's premier schools: Ruth K Broad Bay Harbor K-8 Center. Bay Harbor is walking distance from the renowned Bal Harbour Shops, and the beautiful beaches along Collins Avenue. Bay Harbor is about 30 minutes driving distance from the Miami International Airport and is centrally situated between Aventura and South Beach.



 BAL HARBOUR SHOPS

Community and Surrounding Area:

- + Exclusive and tranquil Bay Harbor Islands community.
- + Restaurants and outdoor cafes, retail shops, beauty salons and convenience stores.
- + Walking distance to luxury Bal Harbour Shops.
- + Walking distance to the beach.
- + Nearby tennis courts and children's playground.
- + Dog recreation and exercise parks.
- + Ruth K Broad K-8 School.
- + 30 minutes from Miami and Ft Lauderdale Airports.
- + Centrally located between Aventura Mall and South Beach entertainment.

> Project



Refreshing Florida lifestyle living experience is what characterizes the concept behind their design.

These modern and luxurious townhomes were carefully designed using clean lines, incorporating natural and earth tone materials, and integrating flexible and practical open floor plans.

Daylight, views and the relationship to the outdoors are maximized with the use of ample energy efficient glass walls and generous terraces sheltered by deep overhangs.



Residences can be custom configured with 2, 3 and 4 bedrooms. They boast spacious living/dining areas, a gourmet open kitchen with European style cabinets and top of the line energy efficient stainless steel appliances. Additionally, the latest state of the art lighting and home automation packages are also available.



The rooftop level is a great space for leisure and entertaining with the option of integrating a summer kitchen, offering its residents 360 degree picturesque views.

Quality with special attention to detail characterizes the approach taken by the Architect and Development Team.

“Our aim was to create a quality product that will stand the test of time. A development that will improve the quality and experience of living in Bay Harbor Islands.”

> Features and Amenities

- Custom configured with 2,3, and 4 bedrooms
- Flexible and practical open floor plans
- Spacious living/dining areas
- Daylight views maximized with ample energy efficient impact windows
- Private terrace sundeck on rooftop
- Individually controlled energy efficient air conditioning and heating system
- Recessed lighting
- Washer/dryer in every unit
- Modern stair design
- Private terrace sundeck on rooftop
- 1 car garage
- Private garden

RESIDENCE FEATURES



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- 
- Gourmet open kitchen layout
 - European style cabinets
 - Top of the line stainless steel energy efficient appliances
 - Sleek under-mounted double stainless steel sink
 - Quartz countertop serving counter
 - Breakfast counter

KITCHEN FEATURES



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- Custom crafted European cabinetry
 - Elegant, top of the line designer plumbing fixtures, mirrors & bathroom accessories
 - High end finishes

BATHROOM FEATURES



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- Latest state of the art lighting and home automation packages available
 - Integration of summer kitchen in private terrace
 - Additional powder room in rooftop level
 - Optional Spa hot tub.

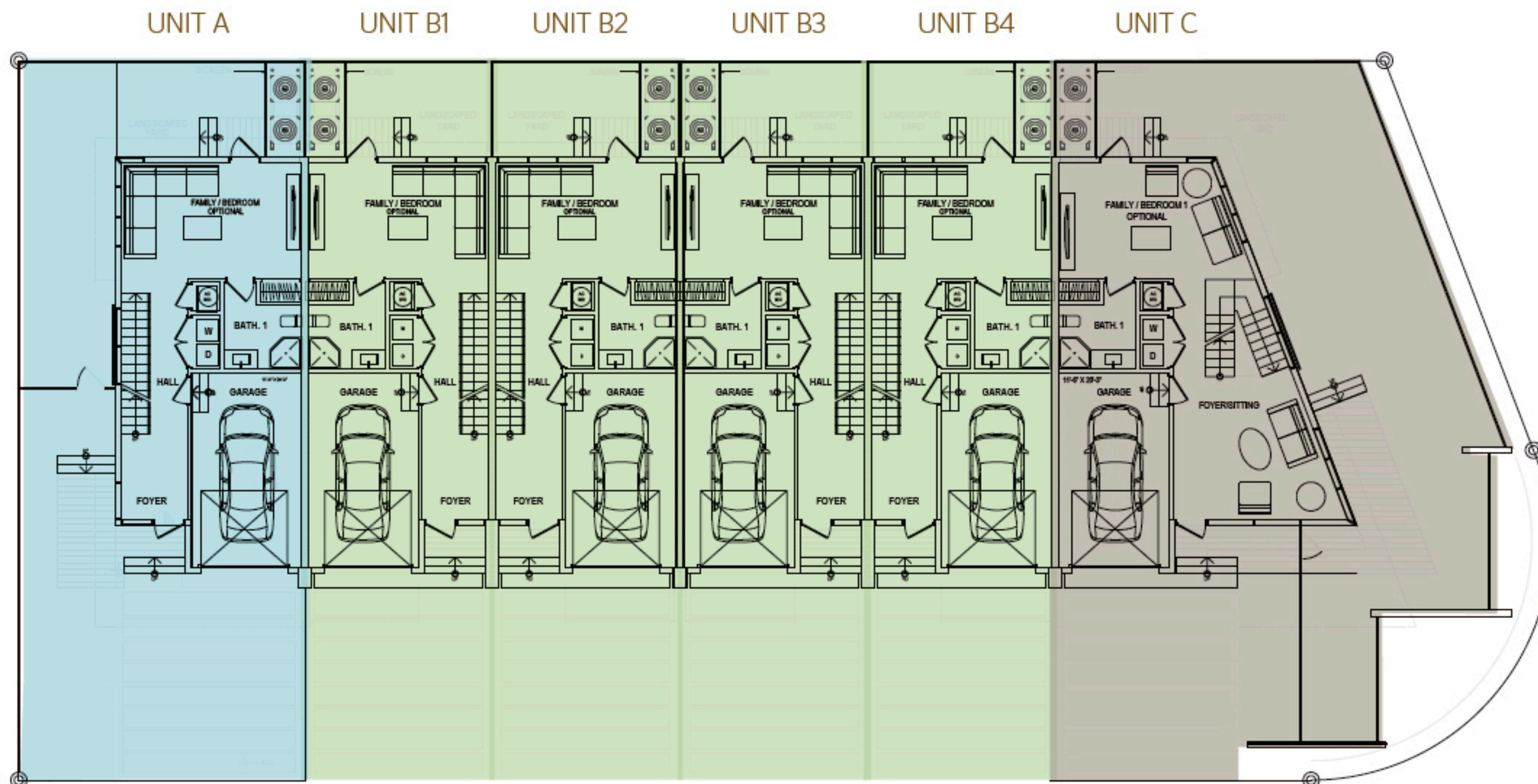
UPGRADABLE



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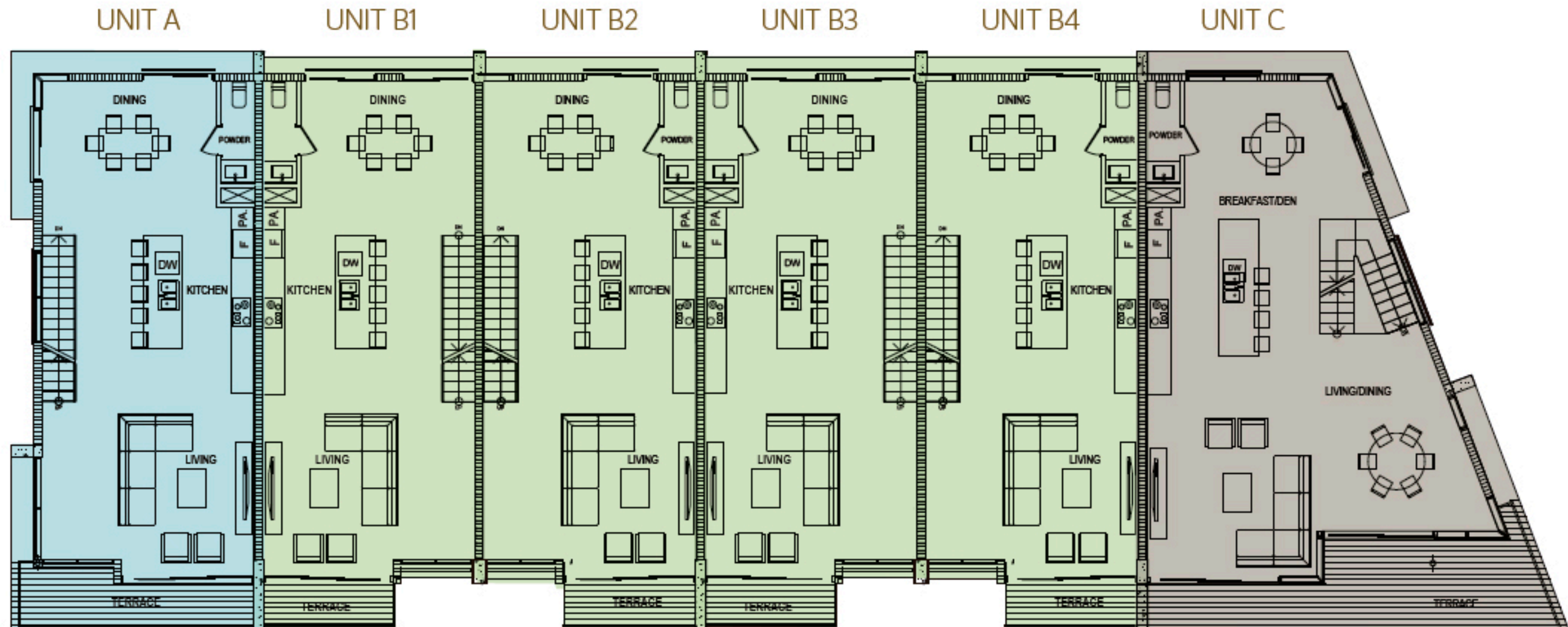
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LEVEL 1



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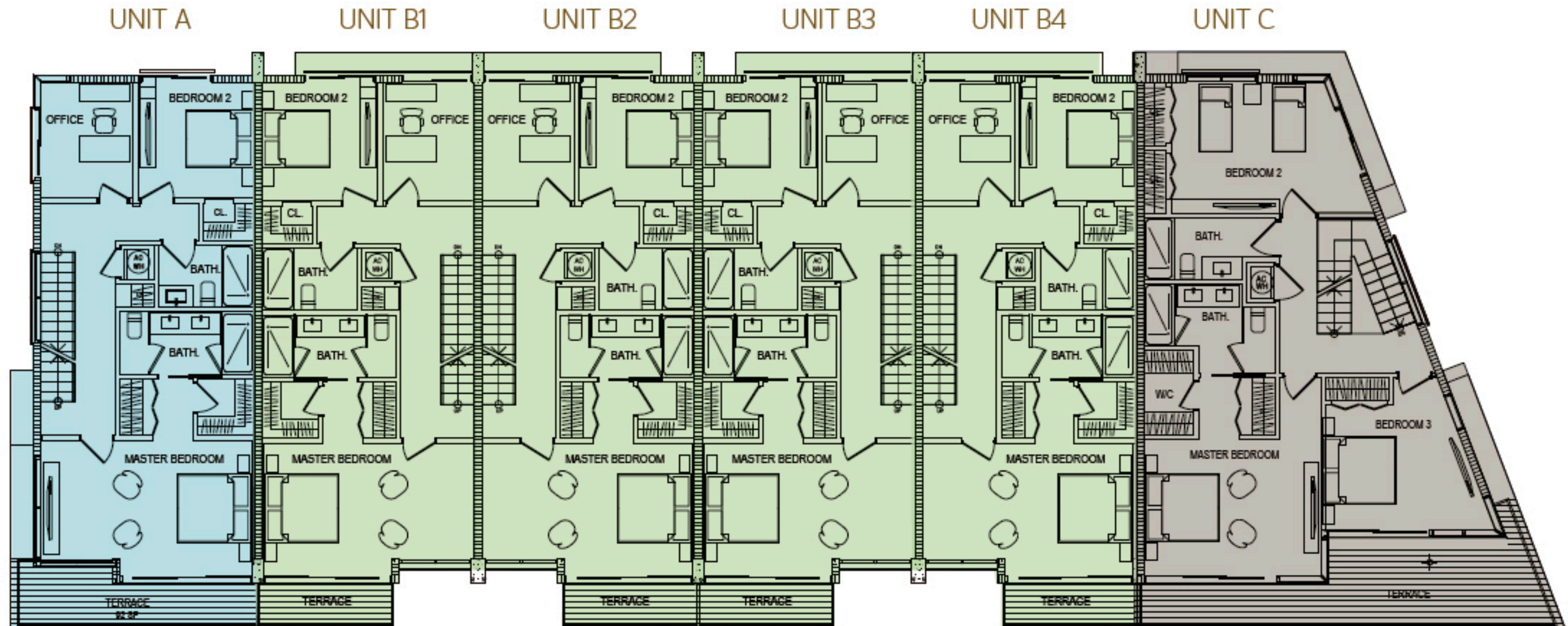
LEVEL 2



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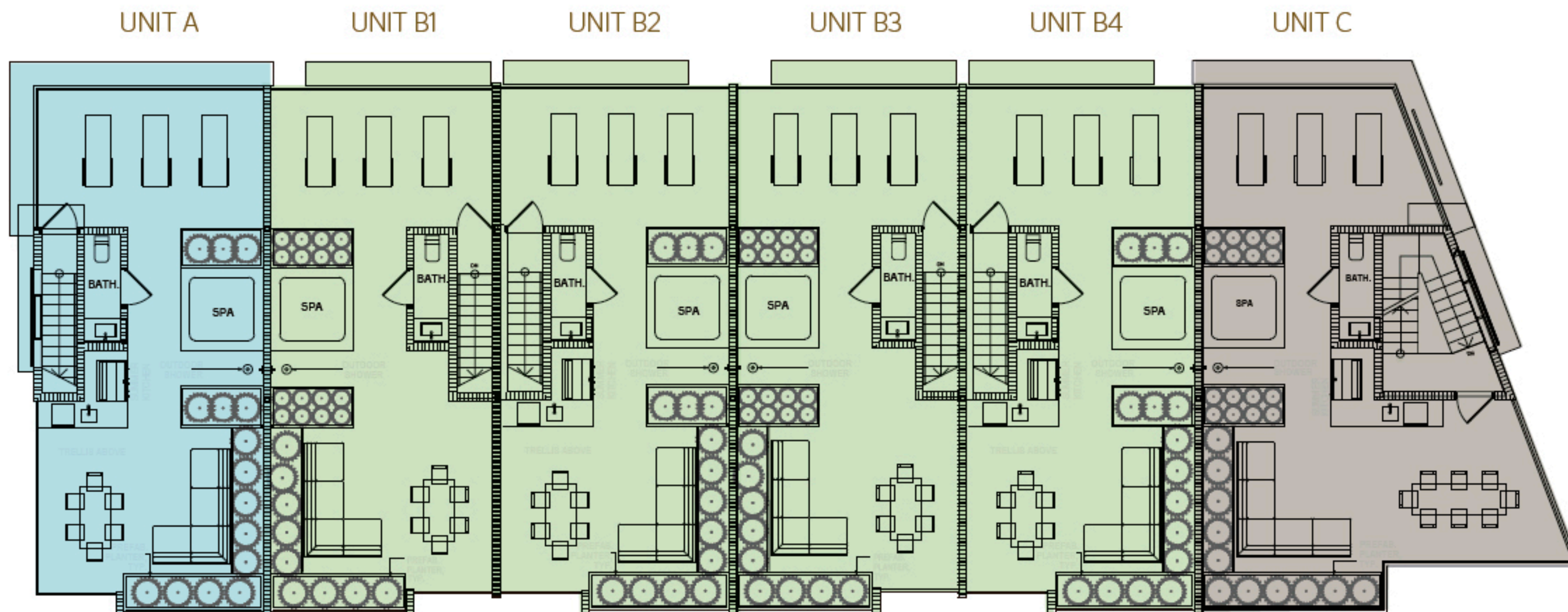
LEVEL 3



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ROOF TOP

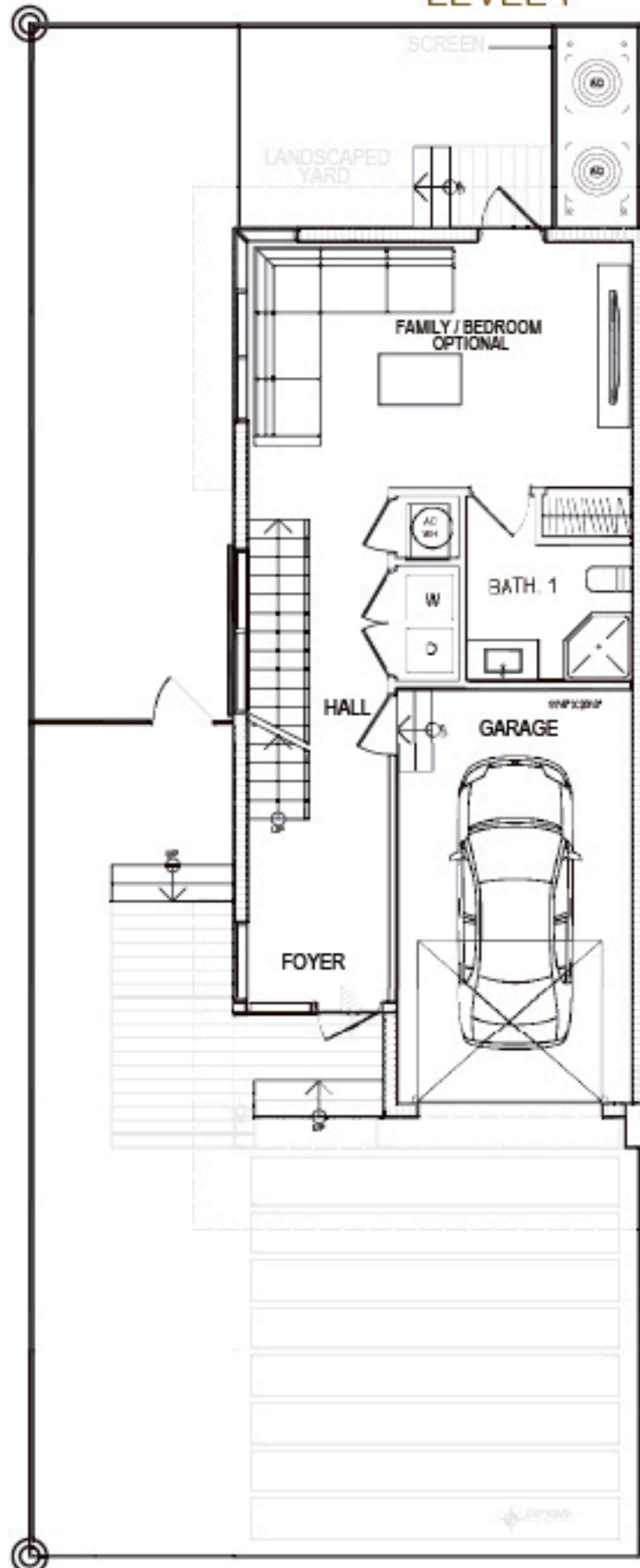


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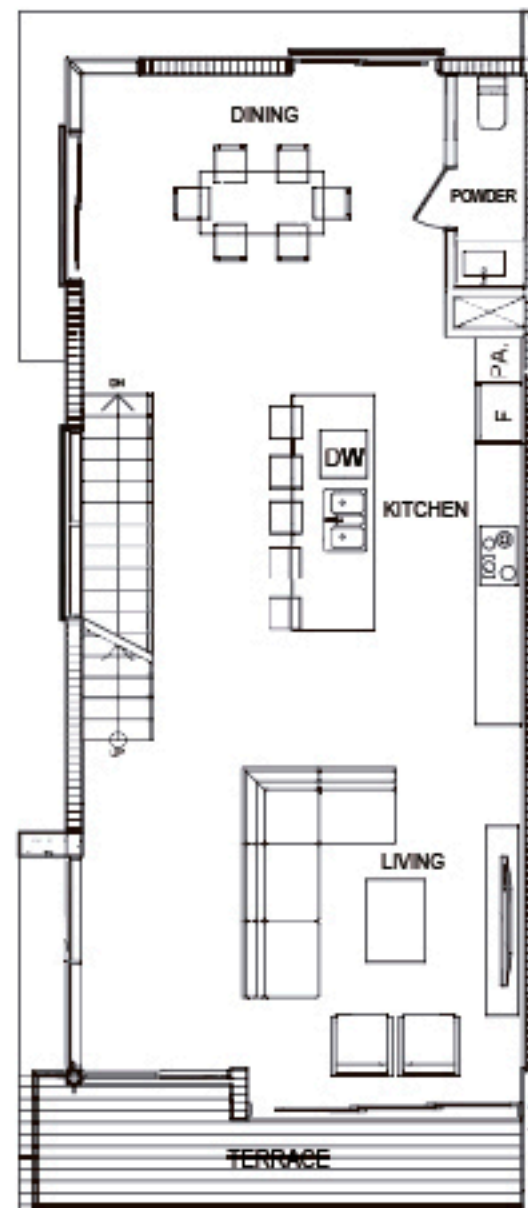
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UNIT A

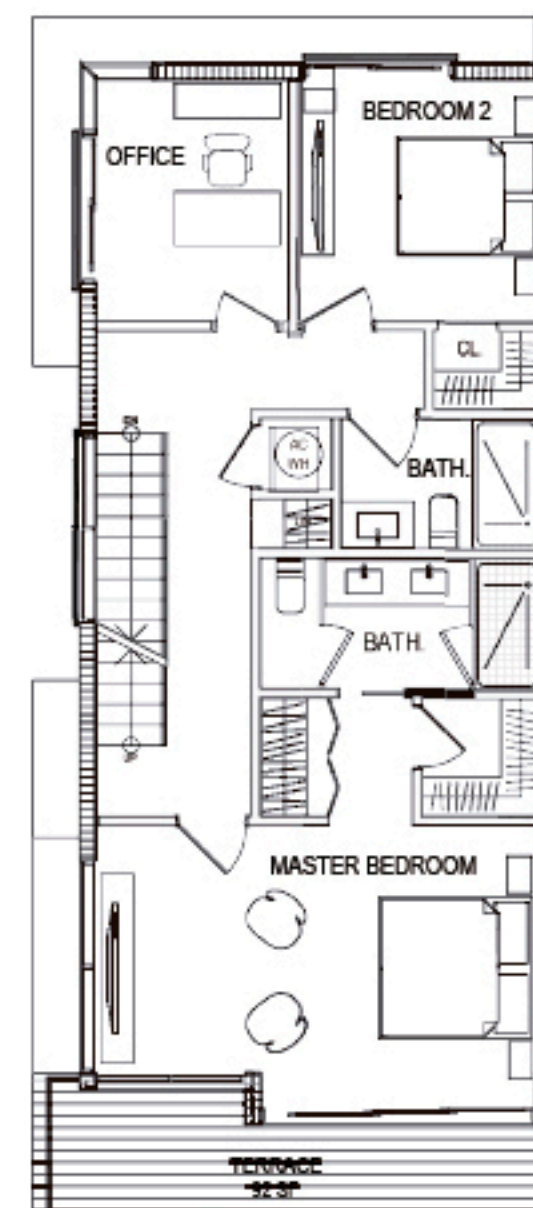
LEVEL 1



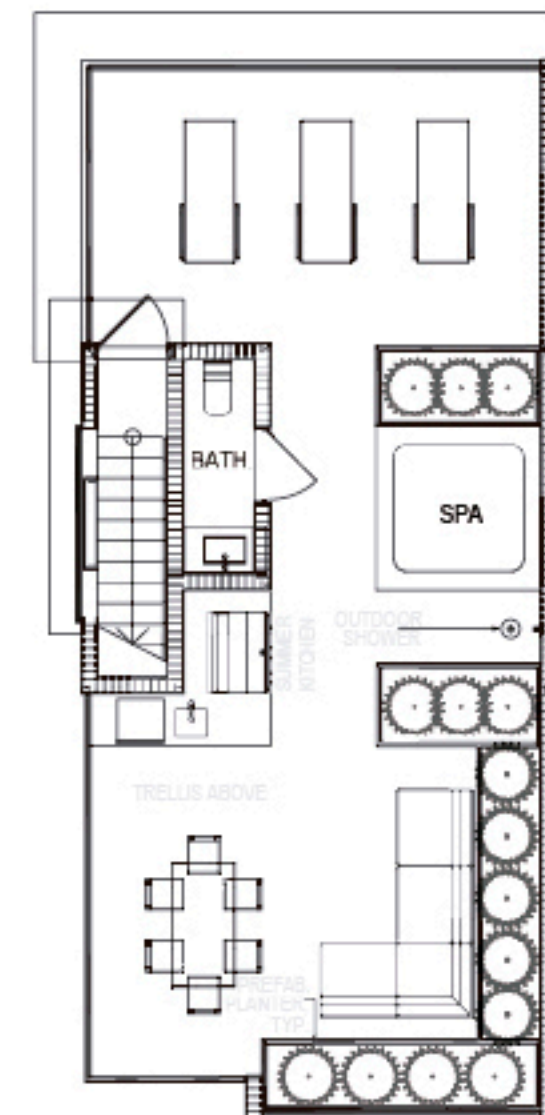
LEVEL 2



LEVEL 3



ROOF TOP



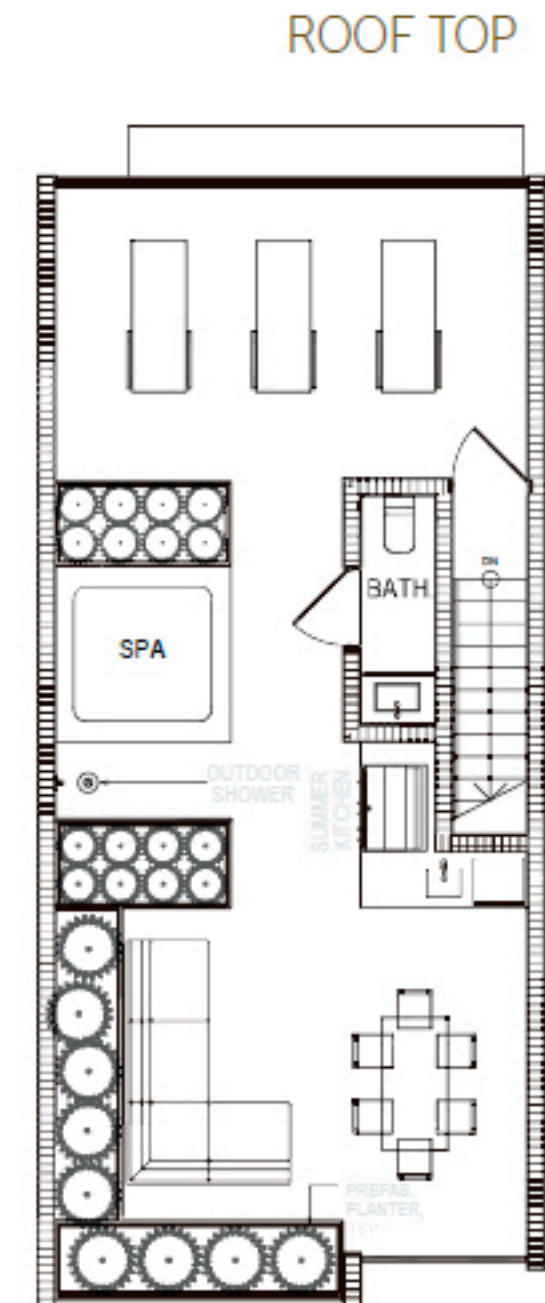
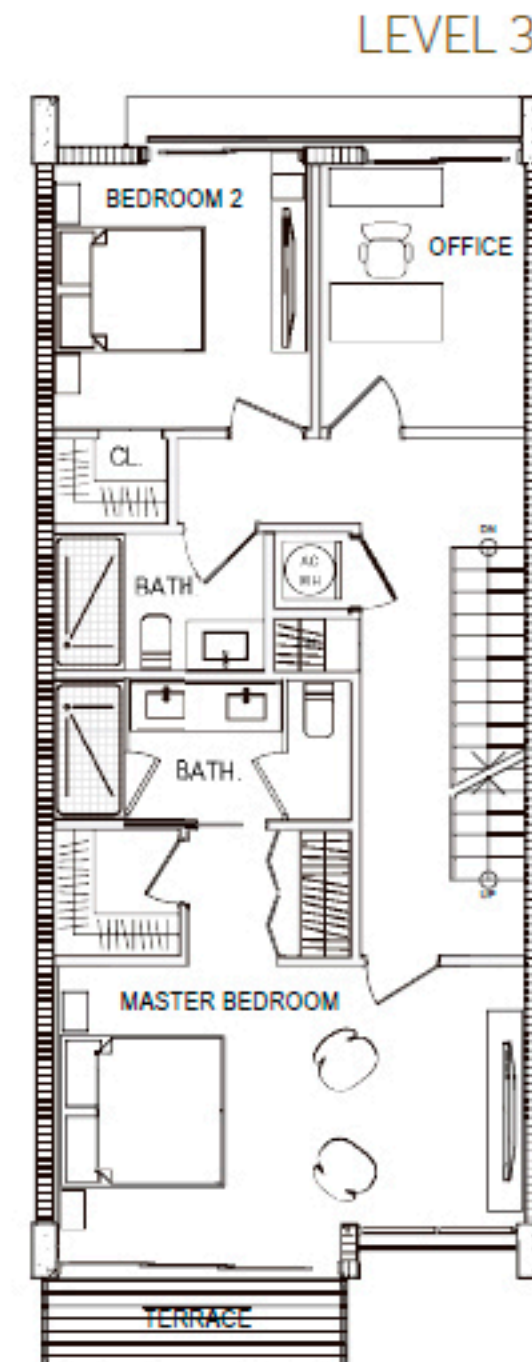
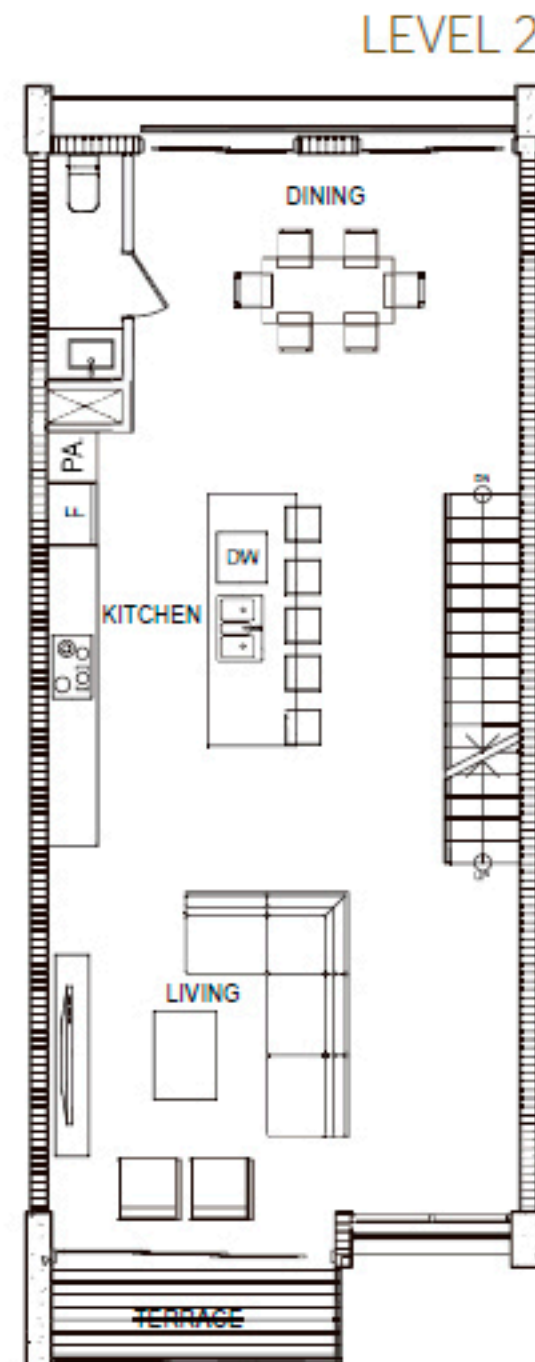
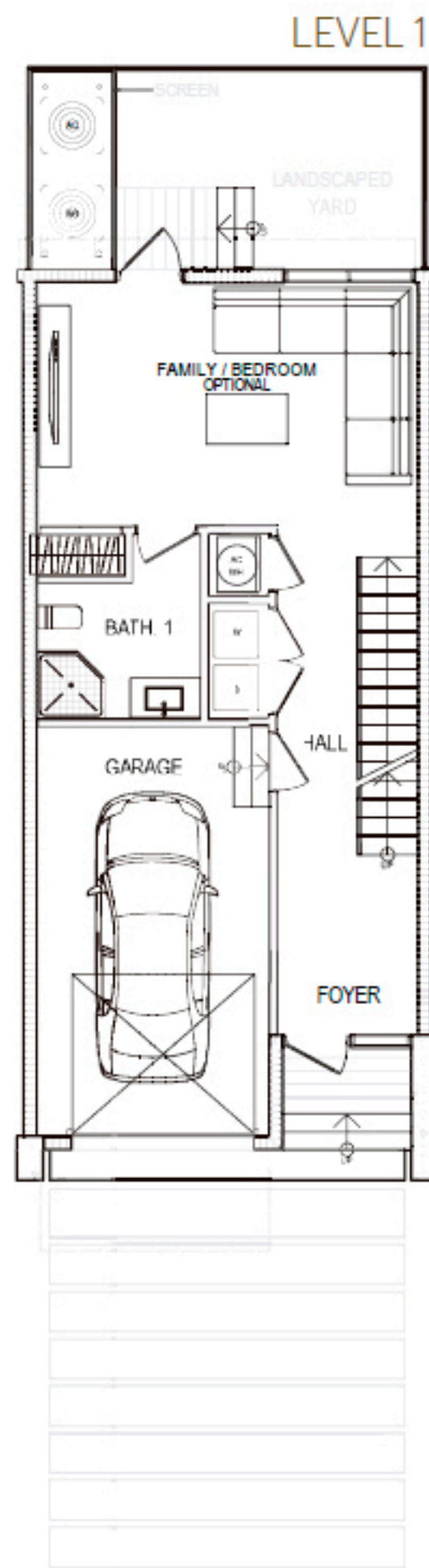
2333 SQ F. UNDER AC
256 SQ F. GARAGE
742 SQ F. YARD
921 SQ F. TERRACE
4,252 SQ F. TOTAL



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UNIT B



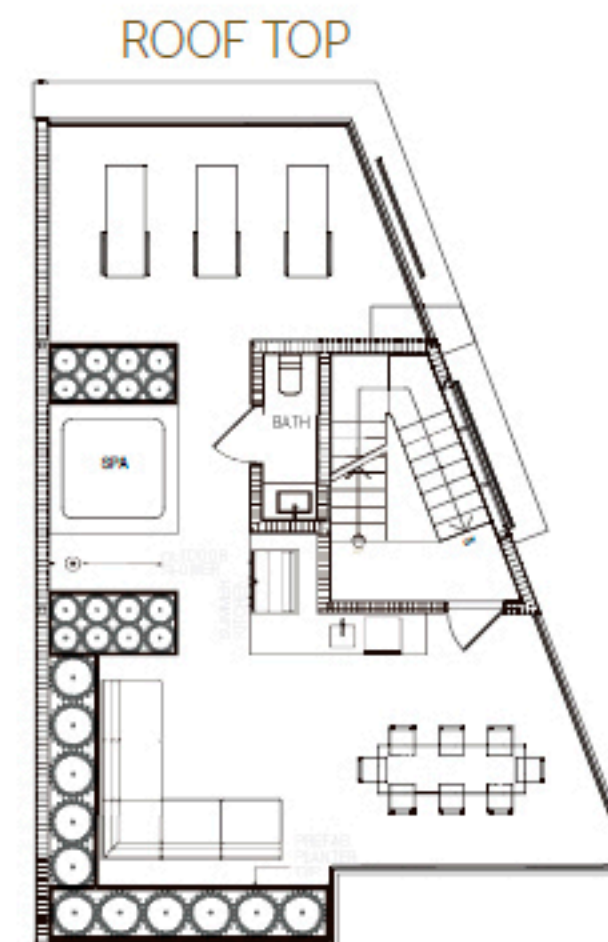
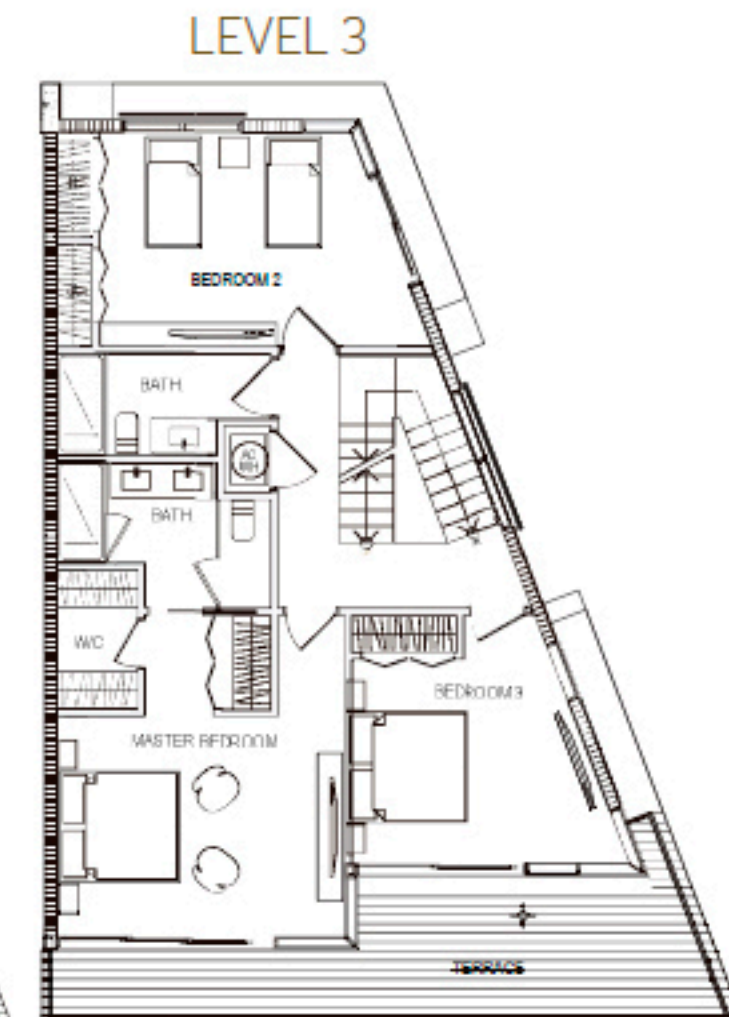
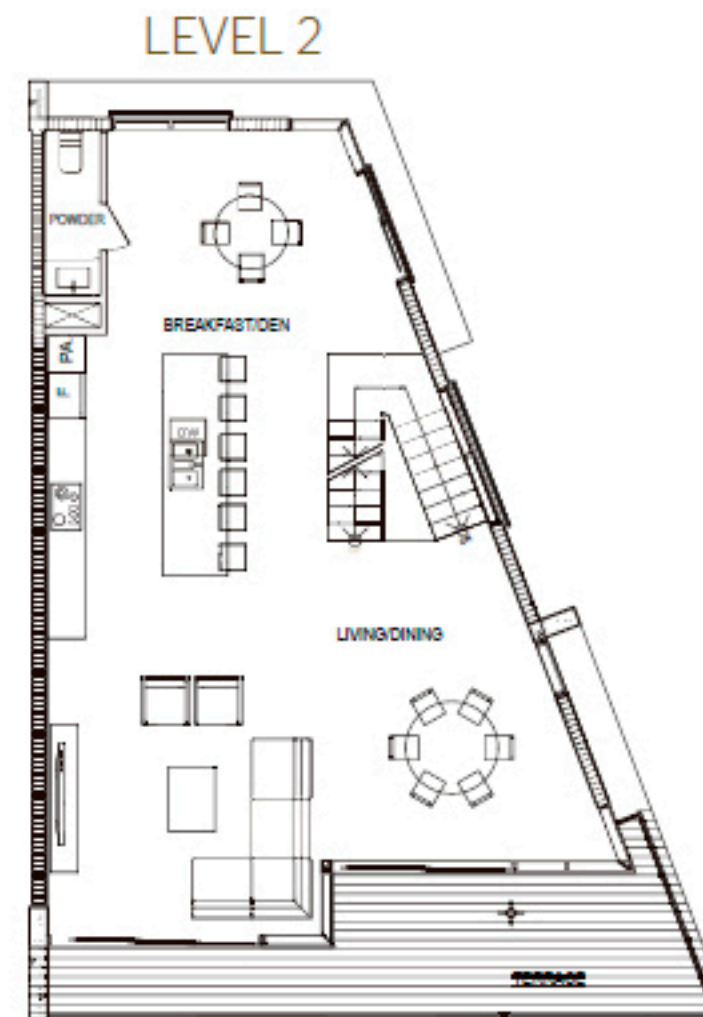
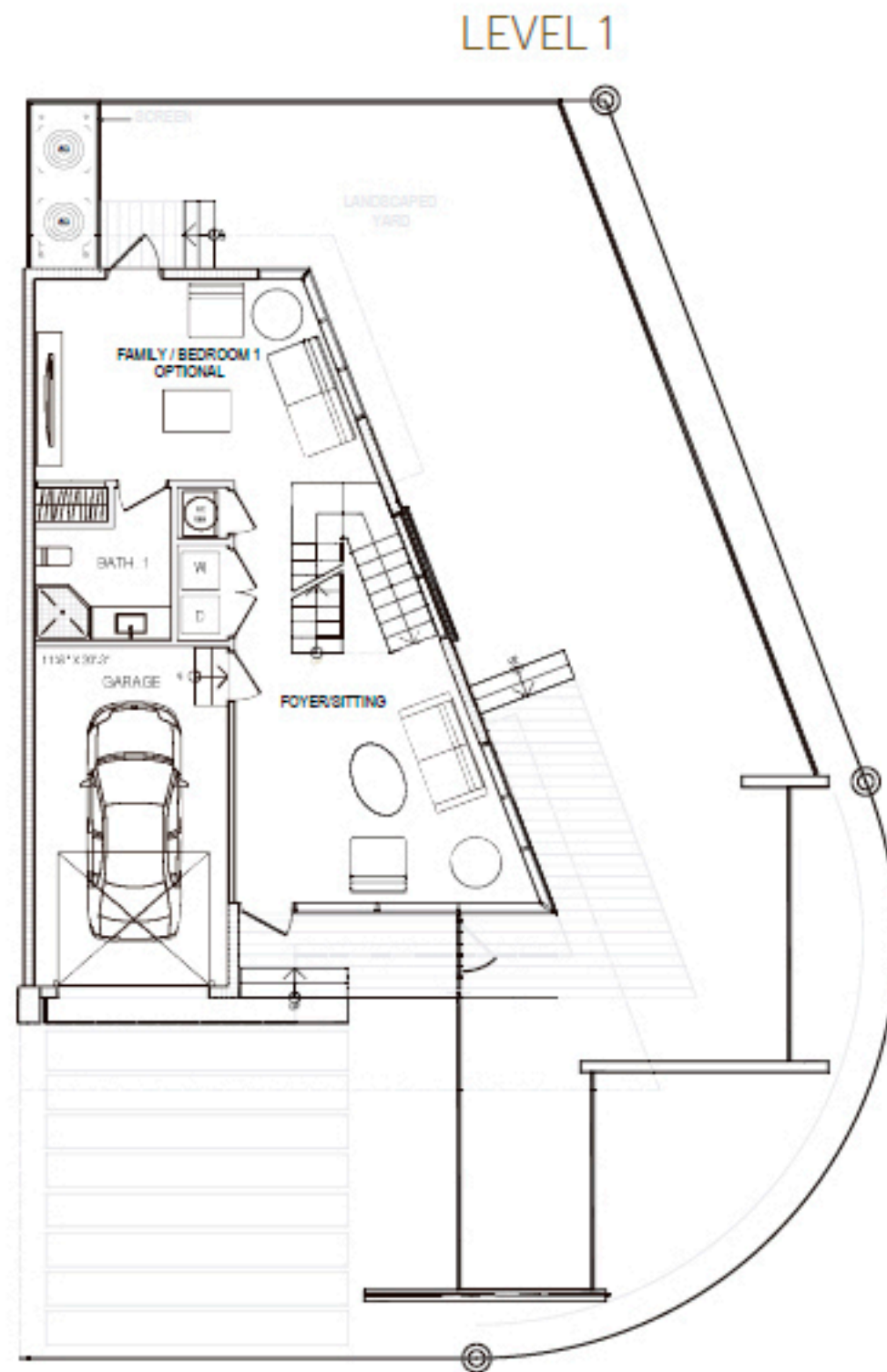
2290 SQ F. UNDER AC
256 SQ F. GARAGE
164 SQ F. YARD
802 SQ F. TERRACE
3,512 SQ F. TOTAL



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UNIT C



2874 SQ. F. UNDER AC
256 SQ. F. GARAGE
1691 SQ. F. YARD
1295 SQ. F. TERRACE
6,116 SQ. F. TOTAL



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