



SOLINA




BAY HARBOR



SOLINA
BAY HARBOR


WELCOME TO BAY HARBOR ISLANDS,
WHERE LUXURY LIVING MEETS ISLAND CHARM.



<p>1</p> <p>Ruth K, Broad Bay Harbor K-8</p> <p>0.2 mi</p>	<p>2</p> <p>Kane Concourse</p> <p>0.4 mi</p>	<p>3</p> <p>Bal Harbour Shops</p> <p>0.9 mi</p>
<p>4</p> <p>Harding Ave</p> <p>1.9 mi</p>	<p>5</p> <p>Surfside Beach</p> <p>1 mi</p>	<p>6</p> <p>Haulover Beach</p> <p>2.5 mi</p>
<p></p> <p>South Beach, 8 mi Coconut Grove, 17 mi Brickell, 15 mi Downtown Miami, 14 mi</p>	<p></p> <p>Design District, 8 mi Aventura Mall, 7.5 mi Wynwood Walls, 10 mi Kesaya Arena, 11 mi</p>	<p></p> <p>Miami Int'l Airport, 16 mi Fort Lauderdale Int'l Airport, 18 mi Opa-Locka Executive Airport, 10 mi</p>

MIAMI DEBUT

PIONEERING NEW YORK
DEVELOPER AND BUILDER,
REDHOEK+, SELECTS BAY
HARBOR ISLANDS TO ENTER
THE MIAMI MARKET.



“We don’t start on the excel sheet,
we start by falling in love with the
neighborhood”

LEE COHEN, DEVELOPER



“For Solina, we wanted to play off of it feeling like a home—and not like a tower.

When you arrive, you immediately have a sense of tranquility. From the entrance to the courtyard to the small corridors it gives a sense of peace.”

LEE COHEN, DEVELOPER

Notable Projects From RedHoek+



THE CONOVER
Red Hook, Brooklyn

22 Condos
March 2023 Completion



996 MANHATTAN AVE
Greenpoint, Brooklyn

10 Condos
December 2023 Completion



OPAL
Gravesend, Brooklyn







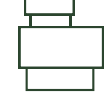
12 Condos
Summer 2025 Completion



ONYX
Gravesend, Brooklyn

12 Condos
Summer 2025 Completion

THE BUILDING

<p>9</p> <p>Expansive Luxury Residences</p>	 <p>18 Covered Parking Spots</p>	 <p>Private Courtyard Lobby & Entrance</p>
 <p>Boutique Fitness Center</p>	 <p>Tranquility Pool & Cold Plunge</p>	 <p>Private Storage / Owner's Closet</p>
 <p>Doorman & Onsite Management</p>	 <p>Flexible Rental Terms</p>	 <p>~\$1.05 HOAs</p>

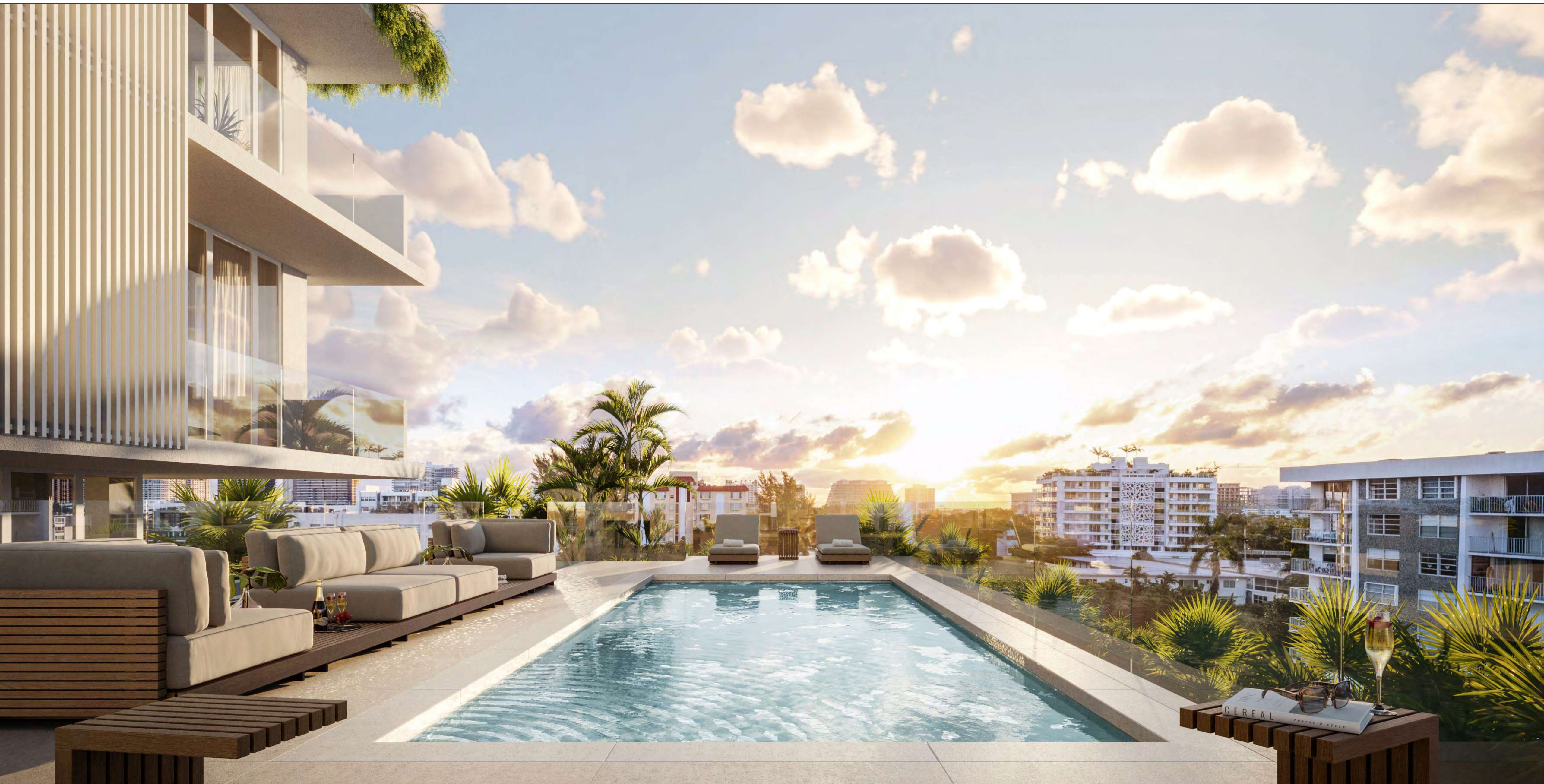
















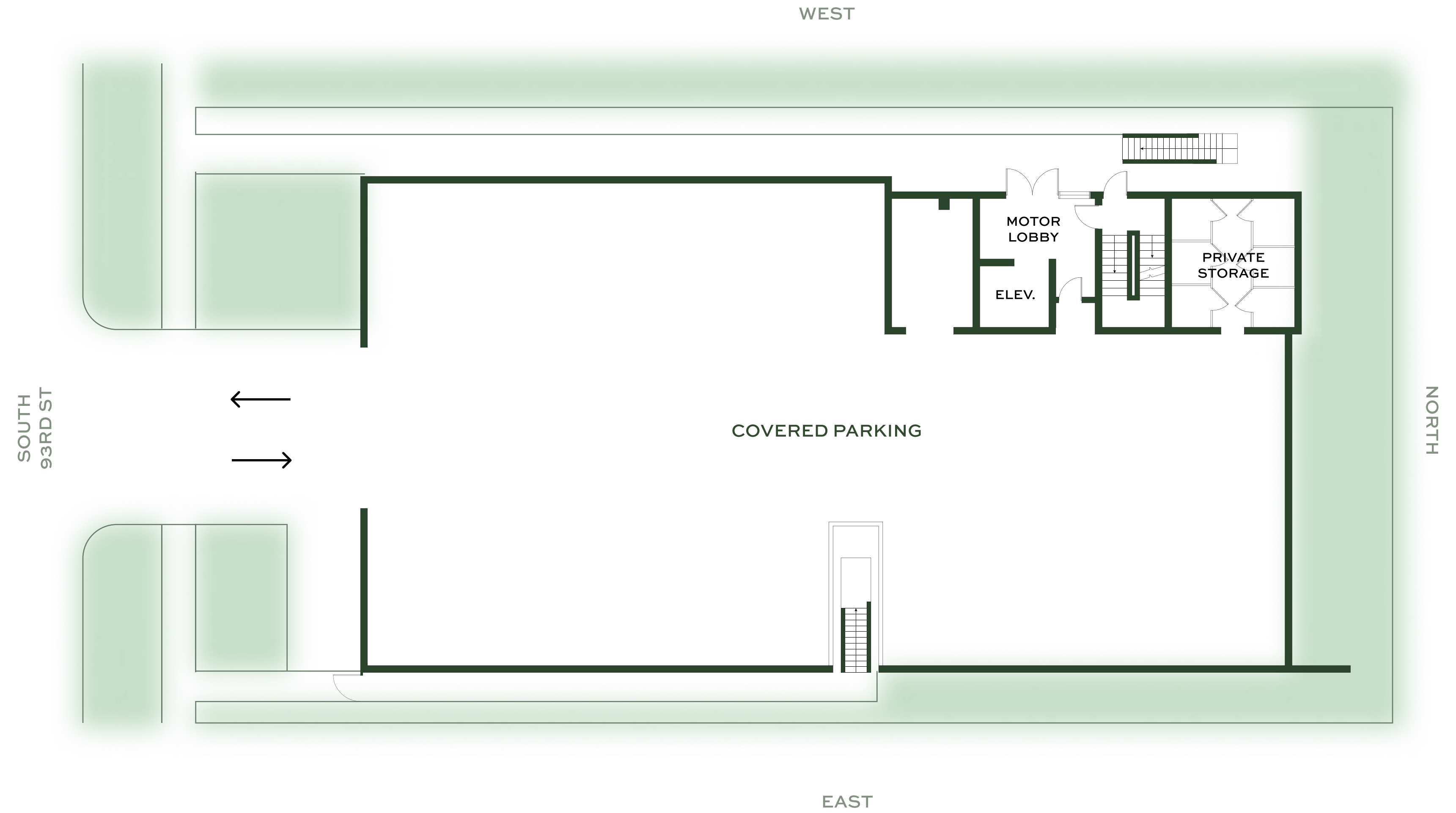
Ground Floor

Building Entrance

Amenities

Residence Floors

Private Penthouse Rooftop





Ground Floor

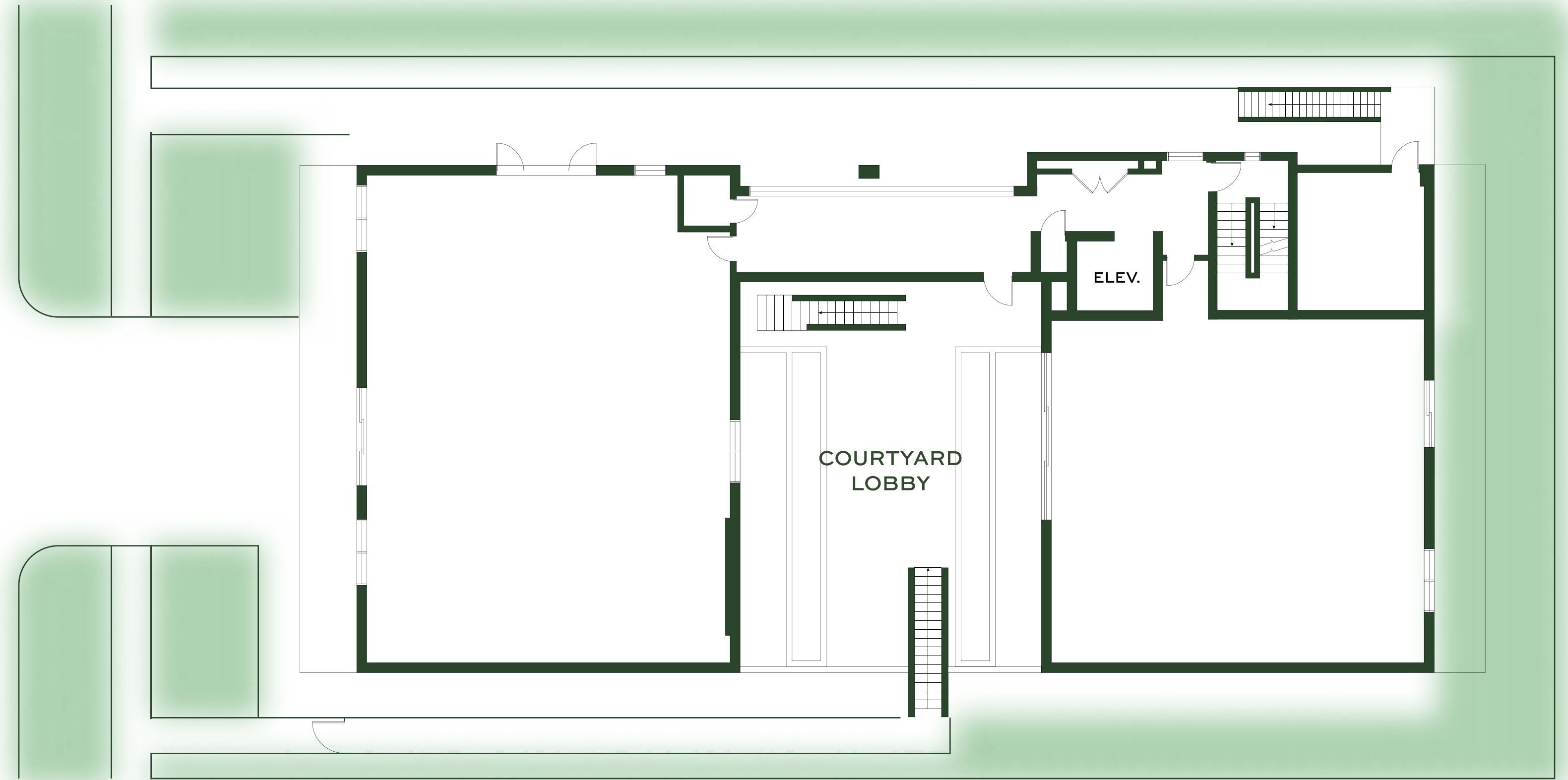
Building Entrance

Amenities

Residence Floors

Private Penthouse Rooftop

SOUTH
93RD ST



WEST

ELEV.

COURTYARD
LOBBY

NORTH

EAST



Ground Floor

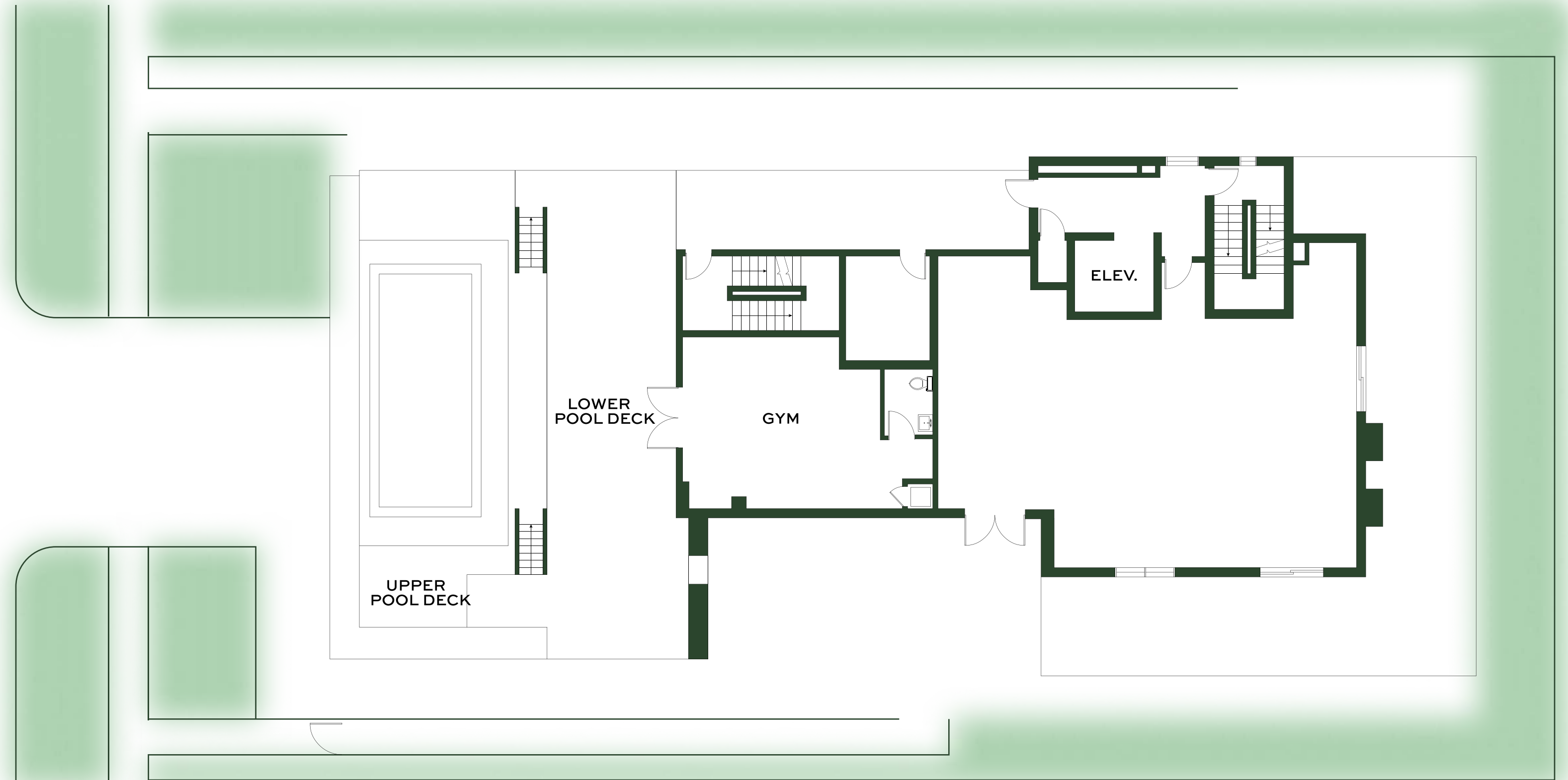
Building Entrance

Amenities

Residence Floors

Private Penthouse Rooftop

SOUTH
93RD ST



WEST

NORTH

EAST



Ground Floor

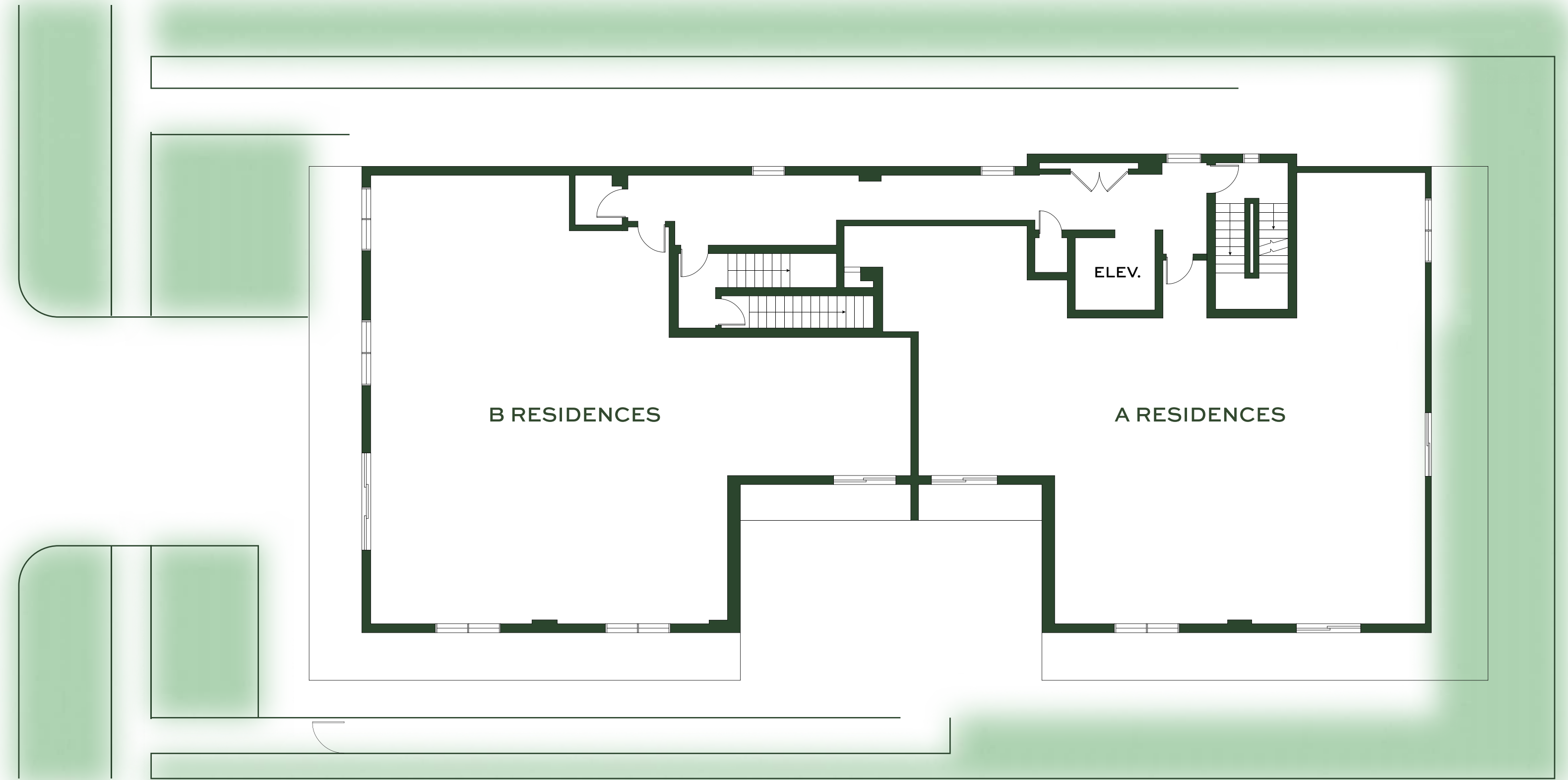
Building Entrance

Amenities

Residence Floors

Private Penthouse Rooftop

SOUTH
93RD ST



WEST

B RESIDENCES

A RESIDENCES

ELEV.

NORTH

EAST



Ground Floor

Building Entrance

Amenities

Residence Floors

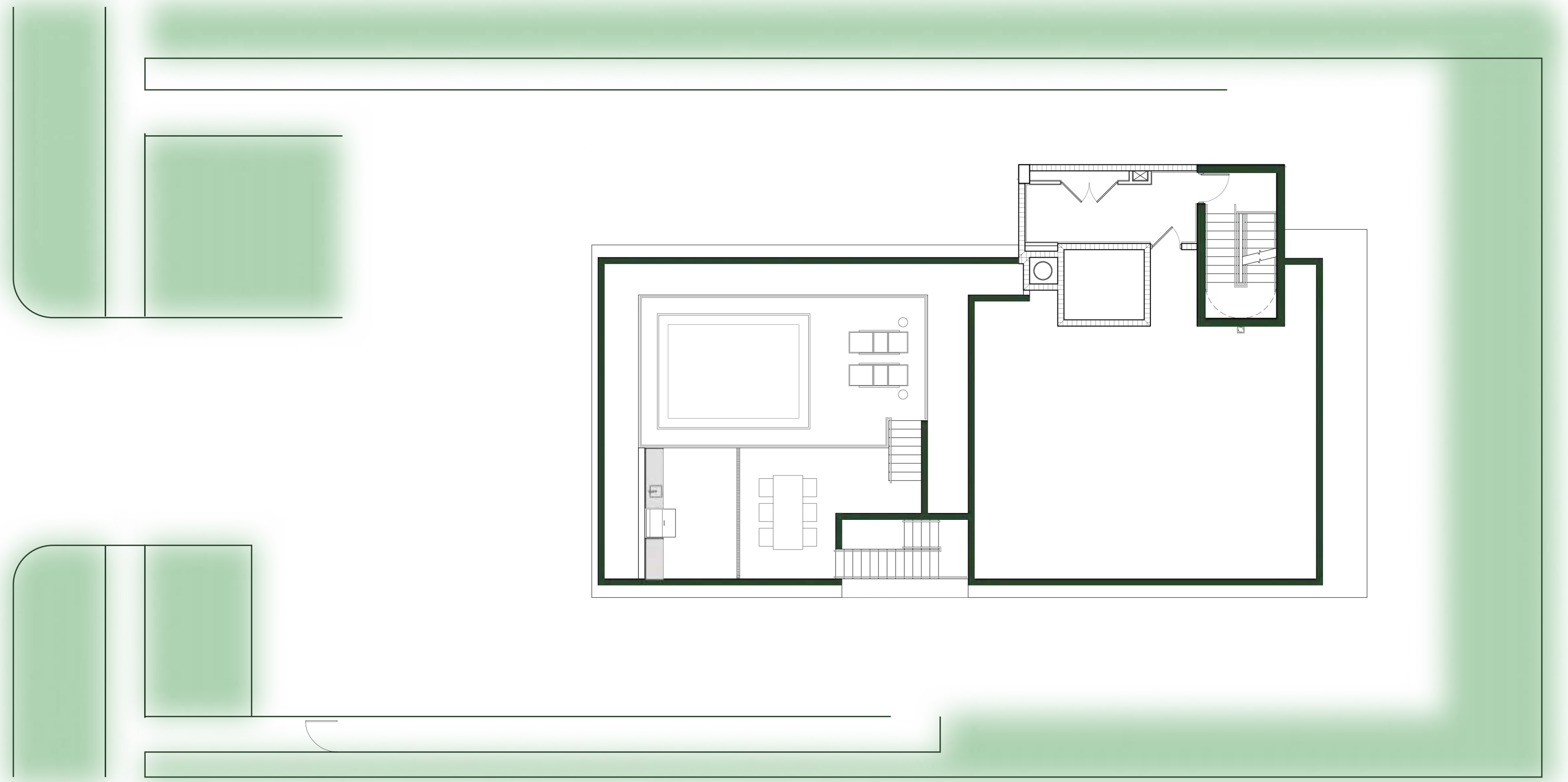
Private Penthouse Rooftop

SOUTH
93RD ST

WEST







NORTH

EAST





THE RESIDENCES

9	1-2	1
Unique Floor Plans	Units Per Floor	PH Villa Private Rooftop Pool
		
2, 3 & 4 Bedrooms	Private Terraces	Stainless Steel Bosch Appliances
		
2 Parking Spaces per Residence	Fully Finished	Wood & Spanish Travertine Finishes









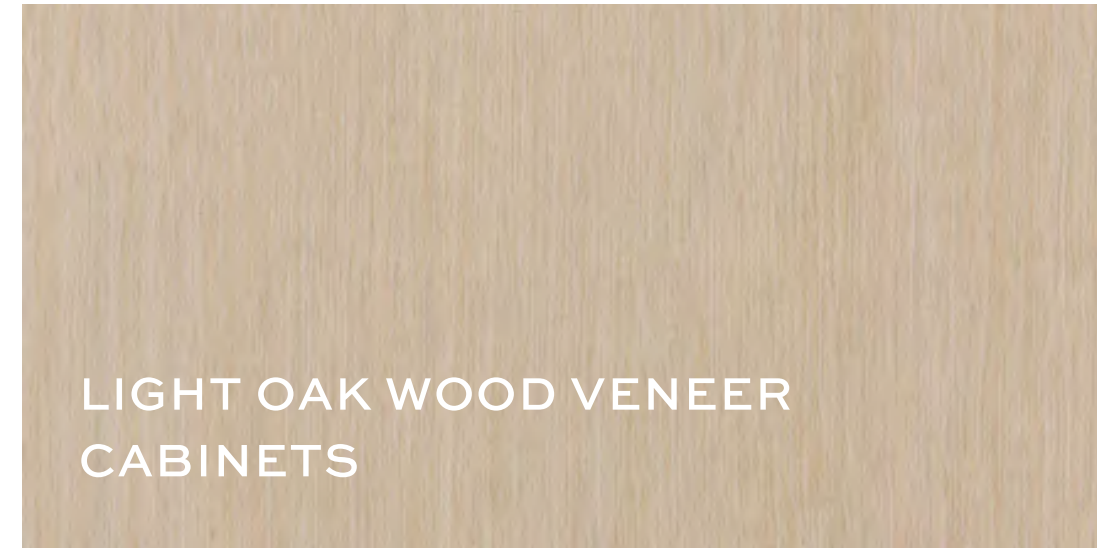






Luxury Finishes & Features

Kitchen



Primary Bathroom



Standard Bathroom



BOSCH INTEGRATED REFRIGERATOR



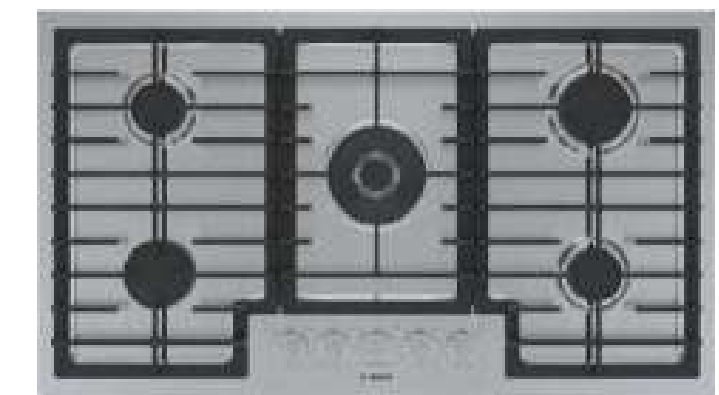
BOSCH DOUBLE OVEN



BOSCH DISHWASHER



VIGO KITCHEN FAUCET
STAINLESS STEEL



BOSCH GAS COOKTOP



BLANCO DOUBLE KITCHEN SINK



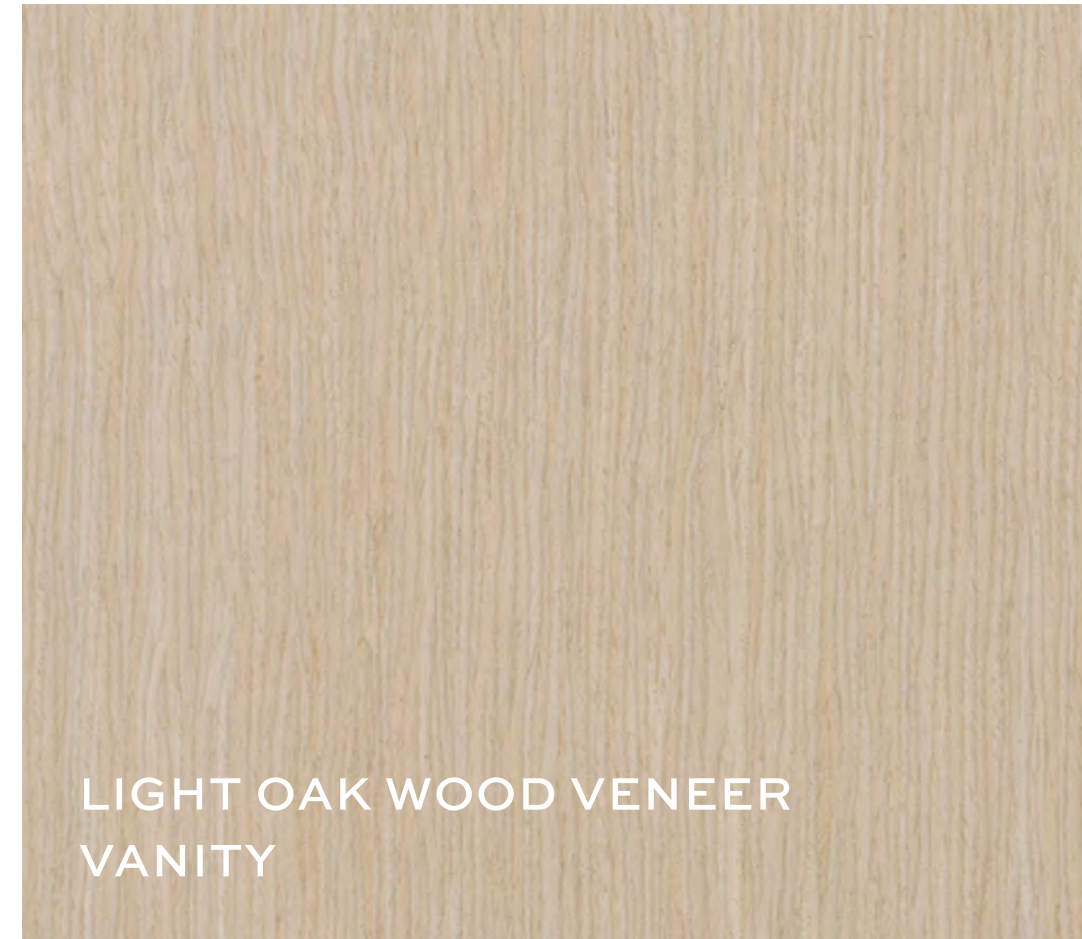
WHIRLPOOL WASHER & DRYER

Luxury Finishes & Features

Kitchen

Primary Bathroom

Standard Bathroom



WALL MOUNTED FAUCET
BURNISHED NICKEL



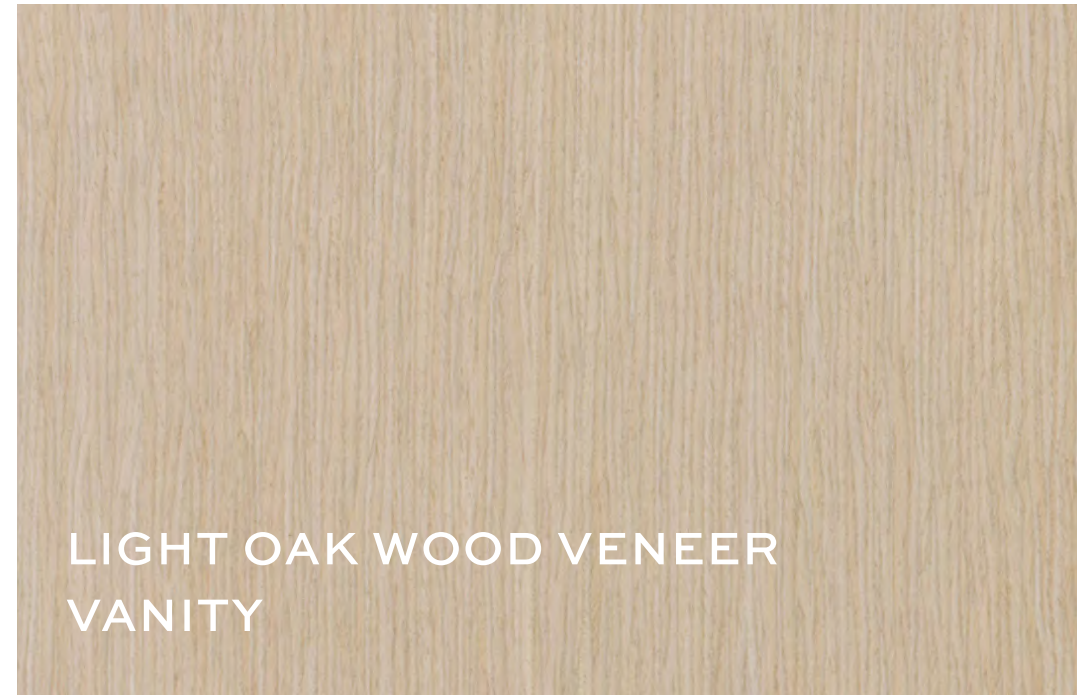
KOHLER UNDERMOUNT SINK



RAIN SHOWER, HAND SHOWER &
CONTROL
BURNISHED NICKEL

Luxury Finishes & Features

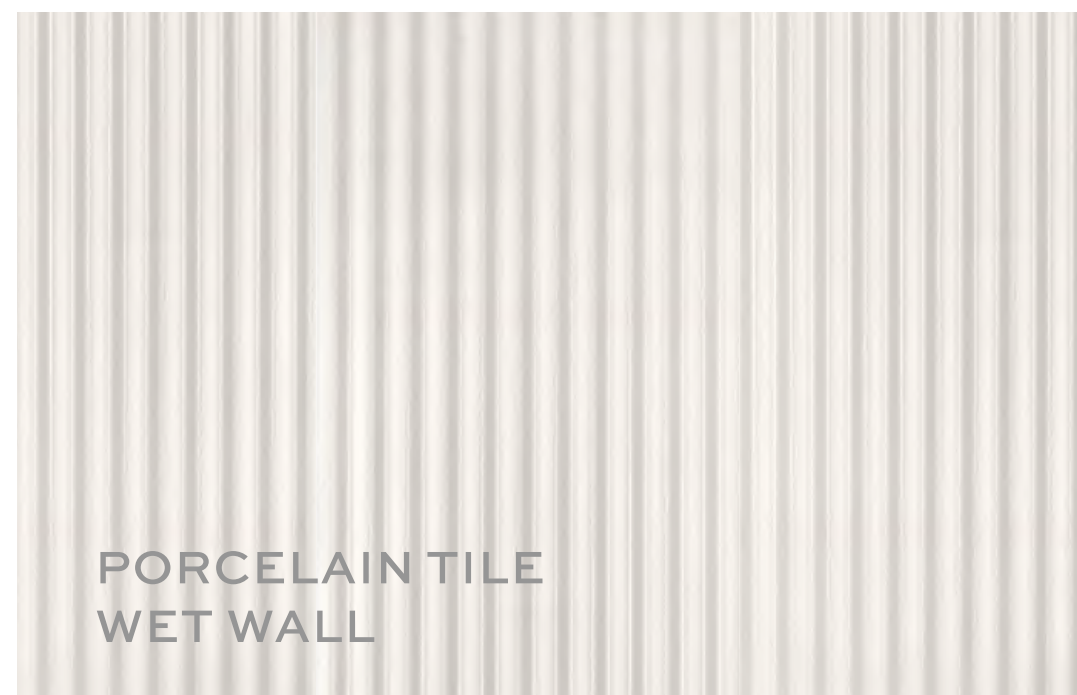
Kitchen



Primary Bathroom



Standard Bathroom



DECK MOUNTED FAUCET
BURNISHED NICKEL



KOHLER UNDERMOUNT SINK



SHOWER HEAD, BATHTUB SPOUT &
CONTROL
BURNISHED NICKEL

AVAILABILITY

<p>2A 2 Bed 2.5 Bath</p> <p>1,599 SF Interior 419 SF Exterior</p> <p>\$1,445,000</p>	<p>2B</p>	<p>3A 3 Bed 3.5 Bath</p> <p>2,068 SF Interior 275 SF Exterior</p> <p>\$2,075,000</p>
<p>3B 3 Bed 3.5 Bath</p> <p>2,100 SF Interior 622 SF Exterior</p> <p>\$2,275,000</p>	<p>4A</p>	<p>4B</p>
<p>5A 2 Bed 2.5 Bath</p> <p>1,416 SF Interior 1,016 SF Exterior</p> <p>\$1,699,000</p>	<p>PH6</p>	<p>PH7</p>



2A

2 Bed | 2.5 Bath

1,599 SF Interior

419 SF Exterior



EAST FACADE



2B

3 Bed | 3.5 Bath

2,121 SF Interior

451 SF Exterior



EAST FACADE



3A

3 Bed | 3.5 Bath

2,068 SF Interior

275 SF Exterior



EAST FACADE



3B

3 Bed | 3.5 Bath

2,100 SF Interior

622 SF Exterior



EAST FACADE



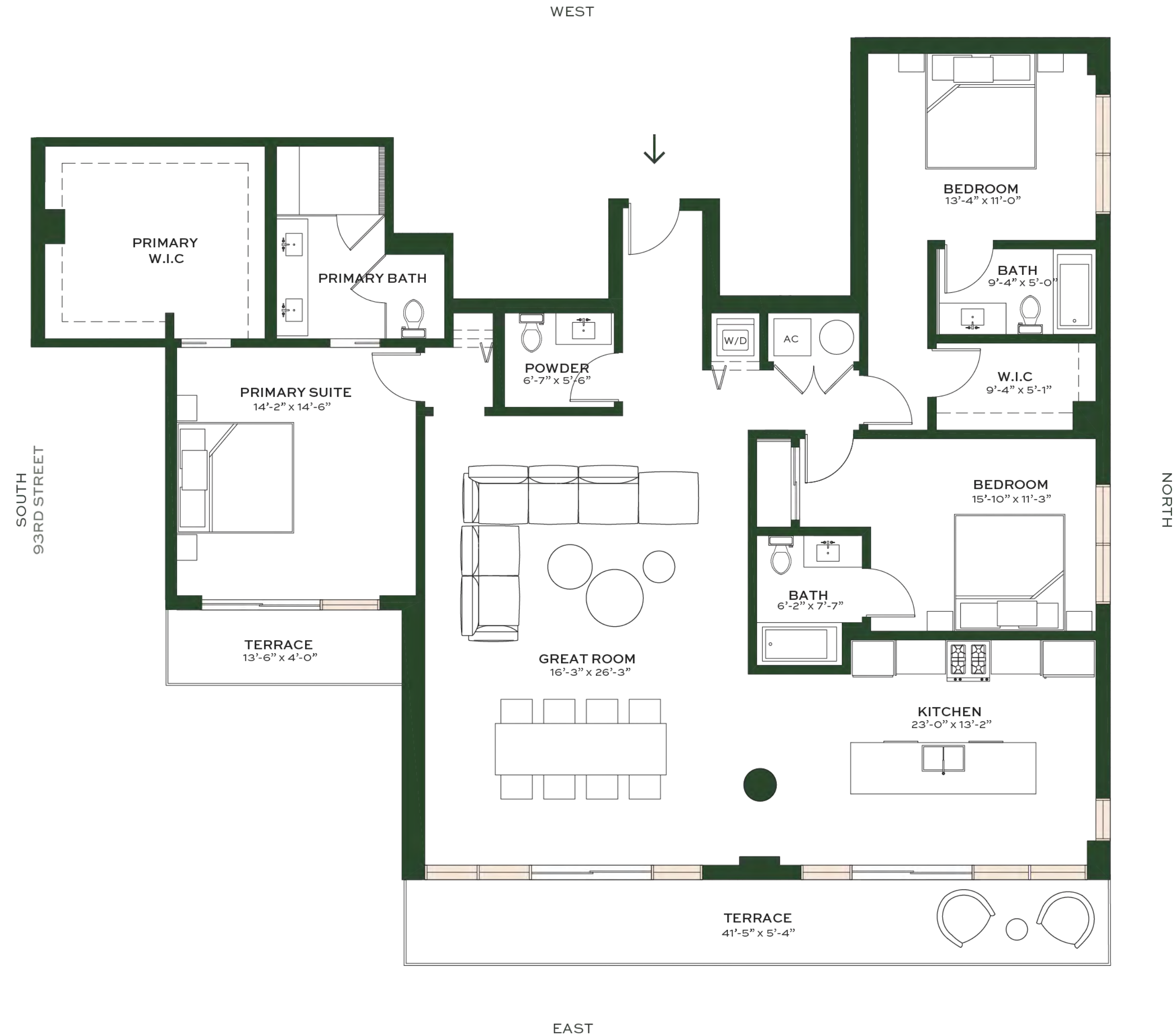
4A

3 Bed | 3.5 Bath

2,117 SF Interior
275 SF Exterior



EAST FACADE



4B

3 Bed | 3.5 Bath

2,100 SF Interior
622 SF Exterior



EAST FACADE

SOUTH
93RD STREET



5A

2 Bed | 2.5 Bath

1,416 SF Interior

1,016 SF Exterior



EAST FACADE



PH6

4 Bed | 3.5 Bath

2,367 SF Interior

188 SF Exterior



EAST FACADE

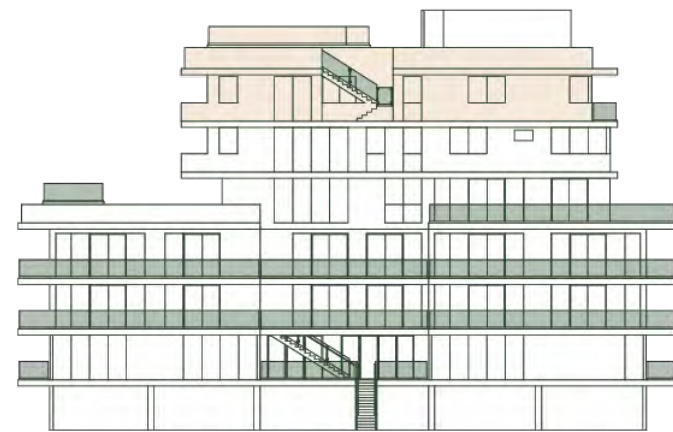
PH7

3 Bed | 3.5 Bath

2,234 SF Interior

374 SF Exterior

FIRST FLOOR



EAST FACADE

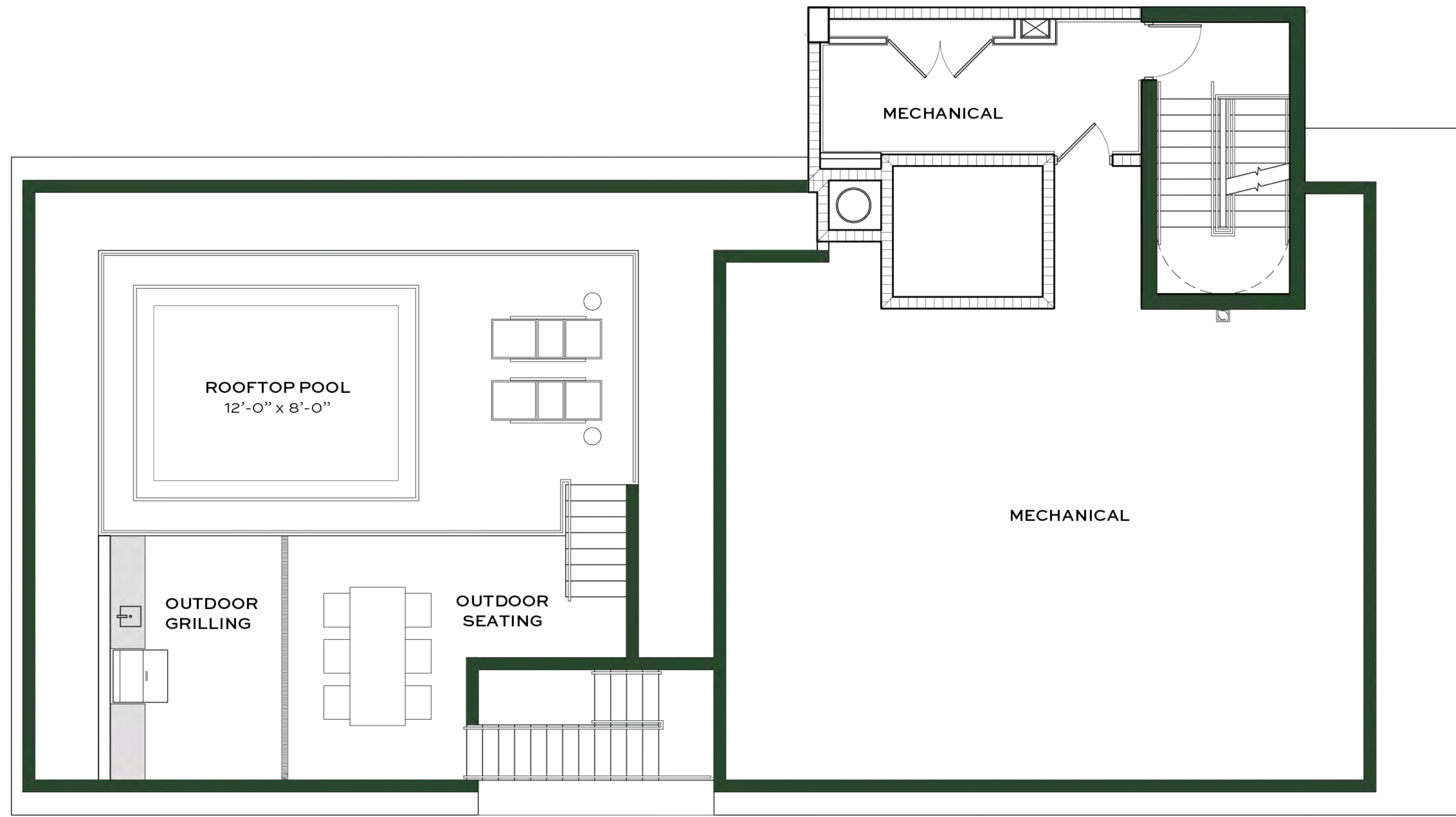
PH7

3 Bed | 3.5 Bath

2,234 SF Interior

374 SF Exterior

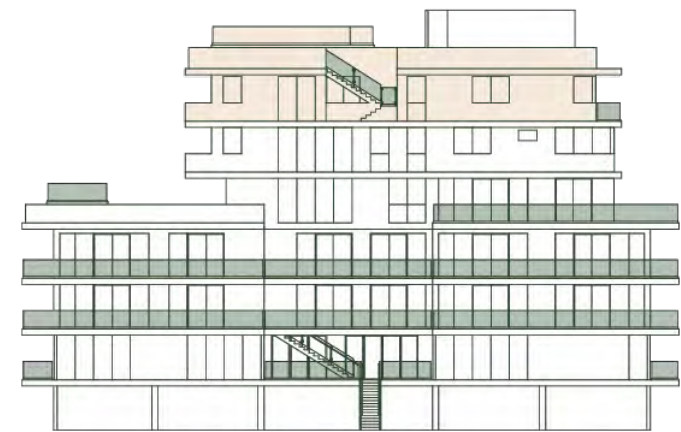
SECOND FLOOR



SOUTH
93RD STREET

NORTH

WEST



EAST FACADE

DEPOSIT SCHEDULE

20%

Upon Contract

10%

Commencement Upon
Construction

10%

Commencement Upon Pouring
Foundation

10%

At Top Off

Balance At Closing





Outside Broker
Commission

5%

Commission Schedule

40% Paid Upon Hard Contract*

60% Paid at Closing

*Following 15 Day rescission period

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