

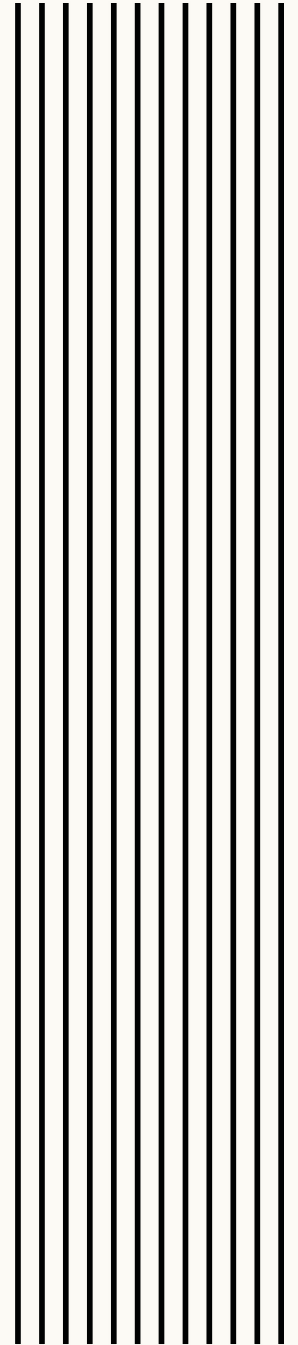


POOLHAUS

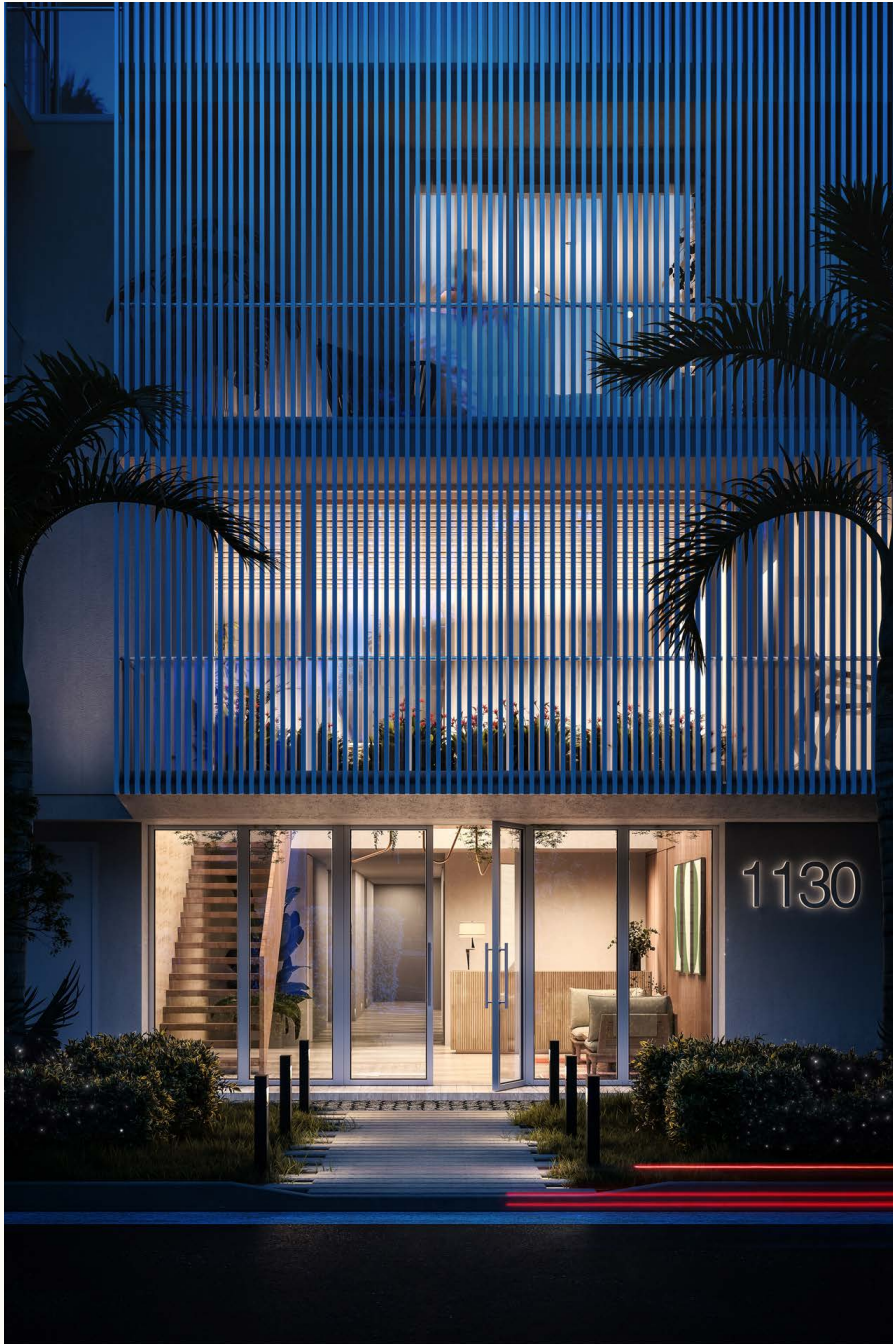
BAY HARBOR ISLANDS

1130 100TH STREET, BAY HARBOR ISLANDS, FLORIDA 33154

VISION
NEIGHBORHOOD
AMENITIES
RESIDENCES
FLOOR PLANS
TEAM



POOLHAUS



VISION

Nestled in the serene enclave of Bay Harbor Islands, Pool Haus features a limited collection of eighteen expansive residences and is designed for those who value luxury, and unparalleled comfort. Each unique residential layout is a testament to thoughtful design, with spacious floorplans that blend modern aesthetics with timeless charm.

From the light-filled great rooms to the exquisite primary bathrooms, each element is meticulously crafted to offer an elevated sense of tranquility and privacy.

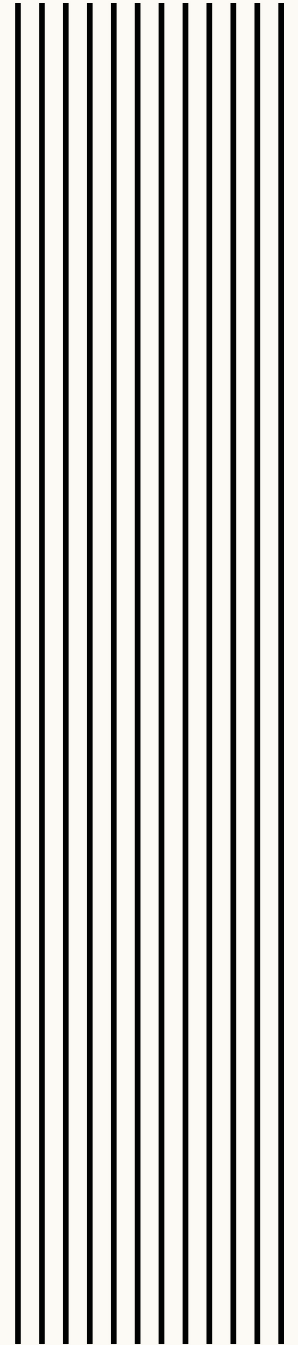
"POOL HAUS OFFERS
PRIVATE POOLS, UNIQUE
SPACIOUS LAYOUTS, LUXURY
FINISHES, AND THE LOW
MAINTENANCE LIFESTYLE
AND RENTAL YIELD OF
CONDO OWNERSHIP."

- LEE COHEN
PROJECT DEVELOPER, REDHOEK+

POOLHAUS



VISION
NEIGHBORHOOD
AMENITIES
RESIDENCES
FLOOR PLANS
TEAM



POOLHAUS

Bay Harbor Islands is renowned for its tropical ambiance and central location, offering a perfect blend of tranquility and accessibility. Situated between the bustling city of Miami and the opulent shores of Bal Harbour, residents enjoy the best of both worlds. Stroll through tree-lined streets, explore upscale shopping boutiques, or dine at cafes and gourmet restaurants just steps from your doorstep.

This idyllic community is more than just a picturesque setting; it's a vibrant neighborhood that promises an enriched lifestyle. With top-rated schools, beautiful parks, and pristine beaches within walking proximity, Bay Harbor Islands is a haven for families and professionals alike.



NEIGHBORHOOD

"BAY HARBOR ISLAND
HAS A STRIKING BALANCE
BETWEEN SOUTH FLORIDA'S
VIBRANT LIFESTYLE AND
THE PRIVACY OF CALM
ISLAND LIVING"

- BARAK PLISKIN
PROJECT ARCHITECT

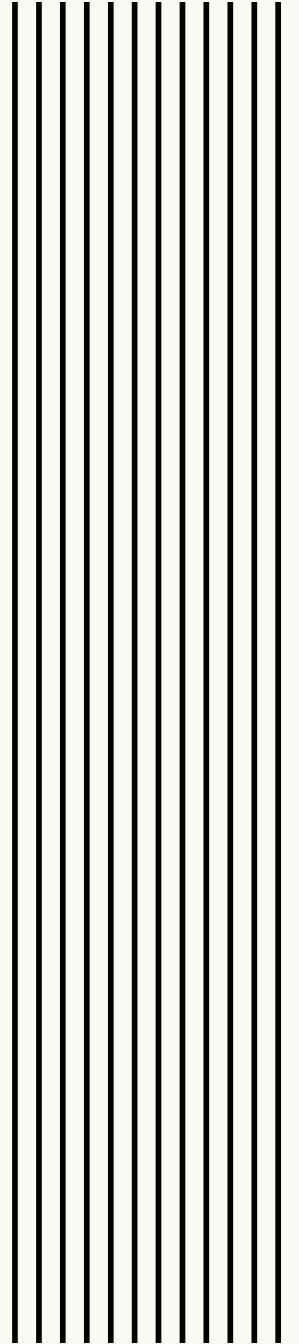
POOLHAUS

- 01. Kane Concourse Boutique Shopping
- 02. Ruth K. Broad Bay Harbor K-8 Center
- 03. Childrens Parks & Splashpads
- 04. Private Town Police and Fire Stations
- 05. Bal Harbour Shops
- 06. Harding Ave Shopping and Restaurants
- 07. Synagogues and Churches
- 09. Bal Harbour and Surfside Beach Access



VISION
NEIGHBORHOOD
AMENITIES
RESIDENCES
FLOOR PLANS
TEAM

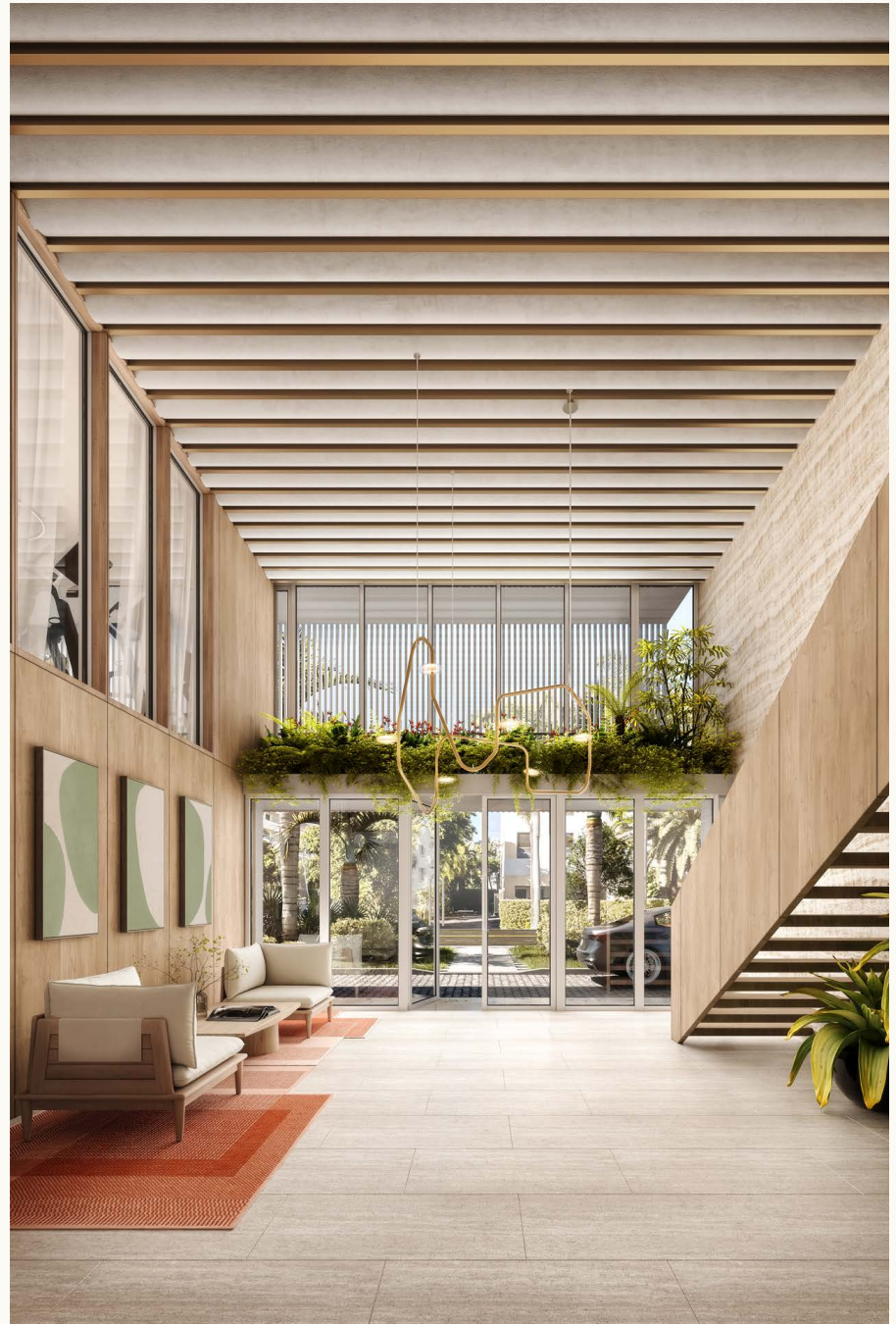
POOLHAUS



Pool Haus is designed to cater to your every need. The rooftop pool offers a serene escape with panoramic views, allowing you to relax and rejuvenate under the Miami sun. Indulge in ultimate relaxation with our sauna and cold plunge, perfect for soothing your muscles and invigorating your senses. Stay active and healthy in the state-of-the-art fitness center, equipped with the latest in exercise equipment and designed for both casual workouts and intense training sessions.

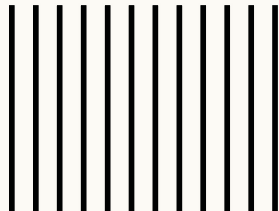
The community lounge at Pool Haus is perfect for socializing and unwinding. Whether you're hosting a gathering or enjoying a quiet evening, the lounge provides a chic and comfortable environment. Additionally, the convenience of two included parking spots and the presence of a doorman ensures that your experience is seamless from the moment you arrive home.

AMENITIES





ROOFTOP POOL

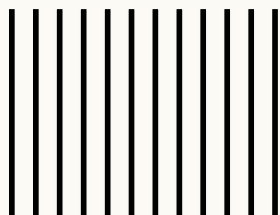


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FITNESS CENTER



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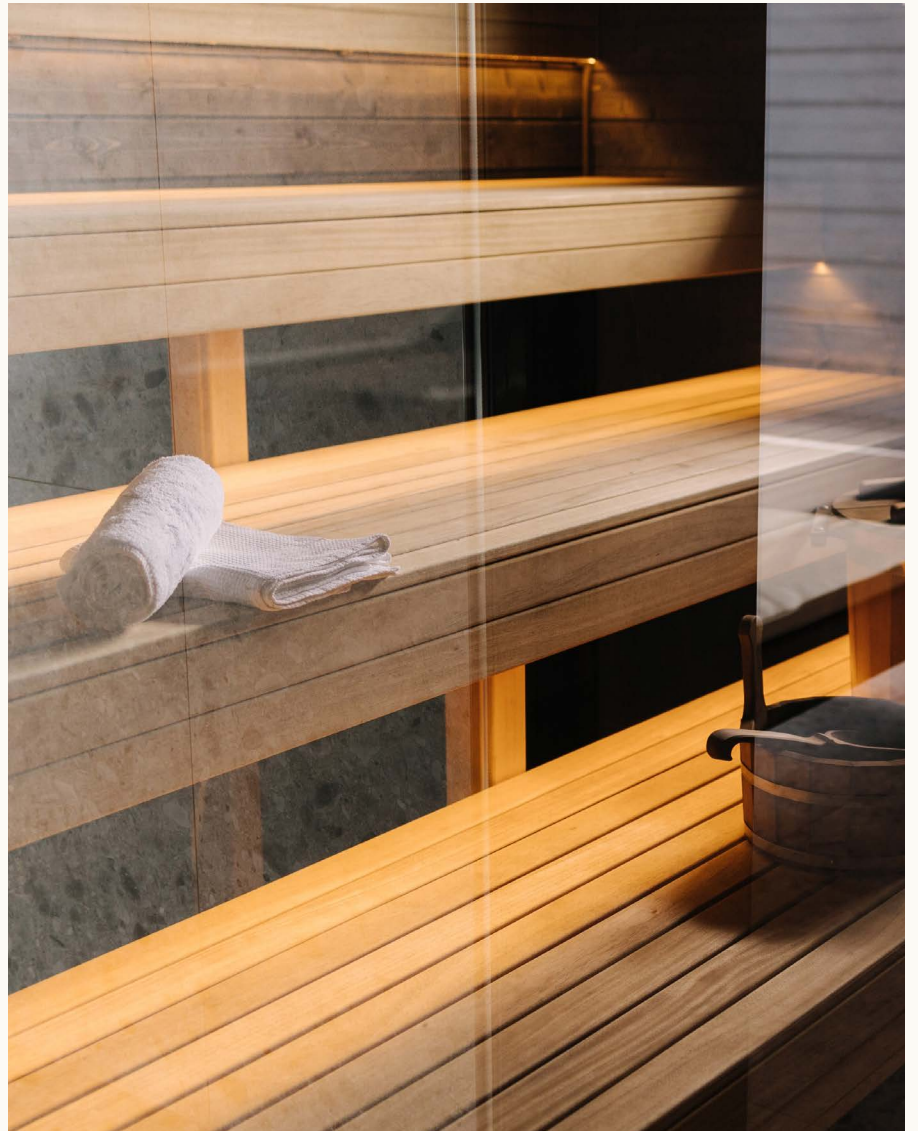
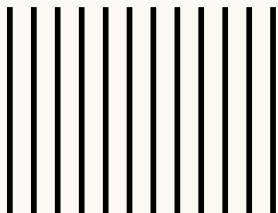
"EACH RESIDENCE IS
POSITIONED TO MAXIMIZE
VIEWS OF GREEN SPACES FOR
AN ENHANCED CONNECTION
TO NATURE, CREATING A
SERENE ENVIRONMENT
WHERE RESIDENTS CAN
RETREAT AND UNWIND."

- NIMROD LEVI
PROJECT ARCHITECT

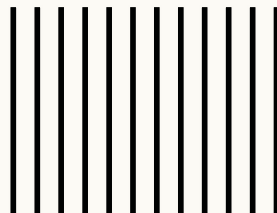
POOLHAUS



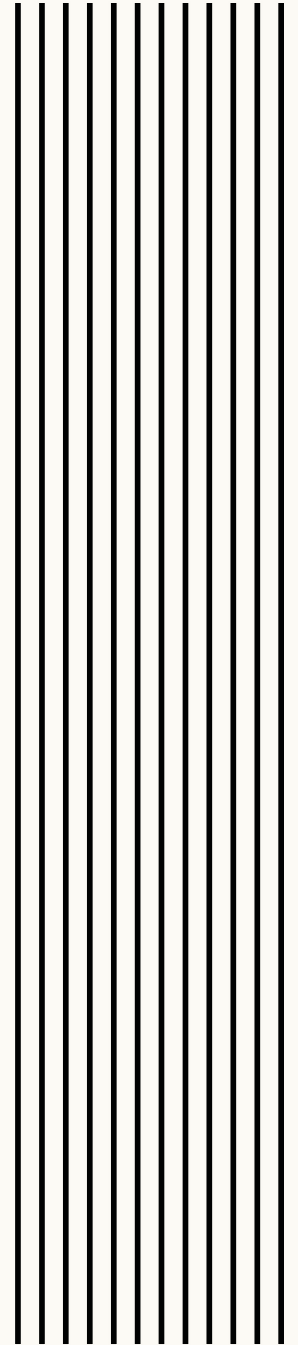
COLD PLUNGE



SAUNA



VISION
NEIGHBORHOOD
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TEAM



POOLHAUS

Featuring eighteen distinct and expansive layouts, these rooms are designed to be the heart of your home, perfect for entertaining guests or enjoying tranquil moments of relaxation.

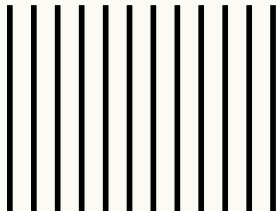
Every great room is meticulously crafted with high-end finishes and european oak flooring, that blend seamlessly with the timeless design. The open floor plans create a spacious and inviting atmosphere, ensuring that your living space is both beautiful and functional, ready to accommodate your lifestyle.

GREAT ROOM





GREAT ROOM



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GOURMET KITCHENS

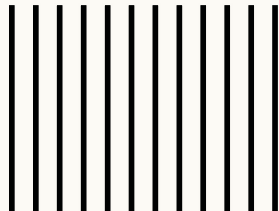
The gourmet chef kitchens are the epitome of culinary excellence, designed for those who love to cook and entertain. Featuring top-of-the-line Bosch® double ovens, gas cooktops and dishwashers, custom cabinetry, and sleek Travertine countertops, these kitchens are both beautiful and functional.

Every kitchen is a masterpiece of design, with ample space and high-end finishes that create an inviting and efficient workspace. Whether you're hosting a dinner party or preparing a quiet meal at home, these kitchens offer everything you need to create culinary masterpieces in an elegant setting.





GOURMET KITCHENS



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Indulge in the sanctuary of the primary bedroom. These spacious retreats feature large windows that bathe the room in natural light, creating a warm and inviting atmosphere. Every detail is designed to provide a restful haven, allowing you to unwind in style.

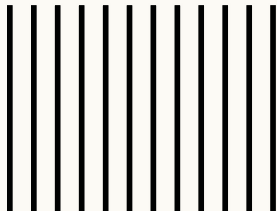
With ample closet space and thoughtful design touches, these rooms offer a perfect blend of sophistication and practicality, ensuring that you can live comfortably.

PRIMARY BEDROOMS





PRIMARY BEDROOMS



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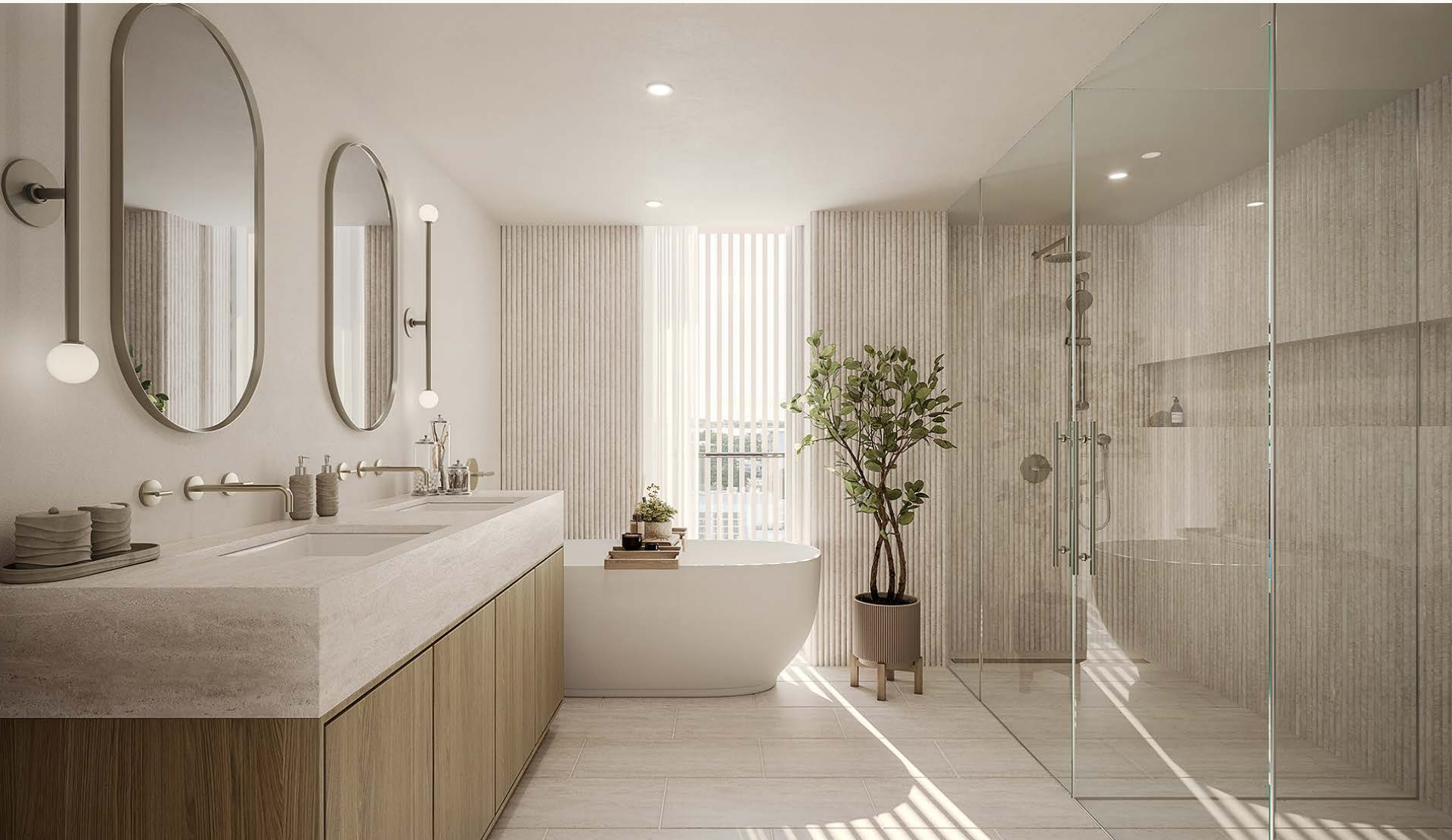
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PRIMARY BATHROOMS

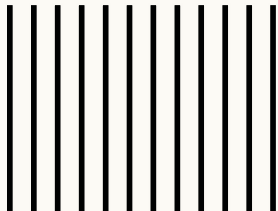
The primary bathrooms feature beautiful Porcelanosa® tubs and Phylrich® fixtures that evoke a spa-like ambiance. Every element is carefully selected to provide a indulgent experience, allowing you to unwind and rejuvenate in comfort.

With elegant design touches and spacious layouts, these bathrooms are a perfect blend of beauty and functionality. From the exquisite fluted walls and beige travertine tile work to the modern vanities, each detail contributes to an atmosphere of relaxation and sophistication, making every moment spent here a delight.





PRIMARY BATHROOMS



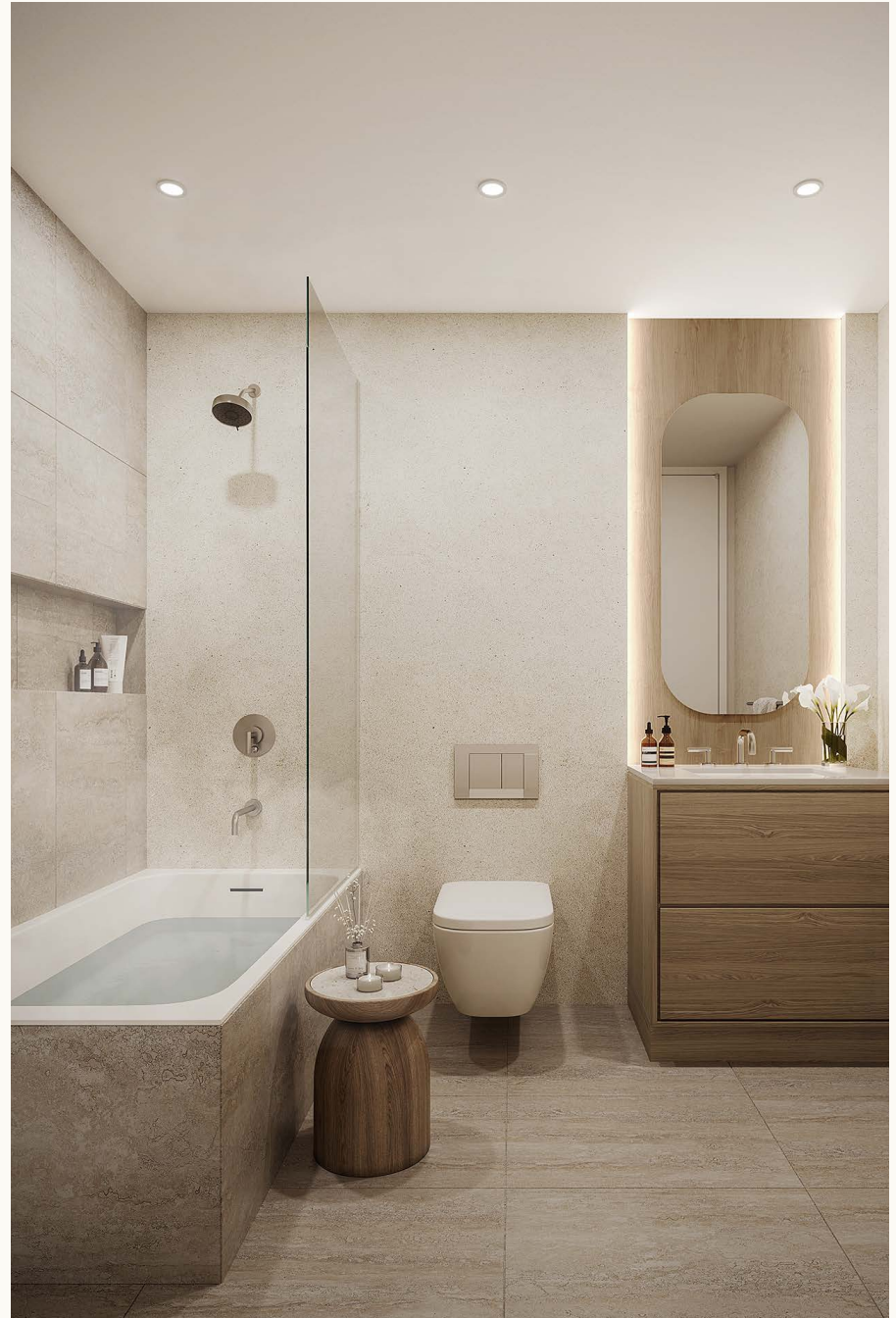
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The secondary bathrooms are designed with the same attention to detail and luxury as the primary bathrooms, ensuring a cohesive and elegant aesthetic throughout your home. These spaces feature high-quality fixtures and beautiful finishes that create a welcoming and stylish environment.

Functionality meets elegance in these thoughtfully designed bathrooms, providing comfort and convenience for family and guests alike. With ample space and modern amenities, the secondary bathrooms at PoolHaus offer a perfect blend of practicality and sophistication, enhancing the overall living experience.

SECONDARY BATHROOMS



PRIVATE POOLS

Our signature feature is the private pools in select residences. Each pool is a personal oasis, inviting you to unwind in unparalleled comfort and style. Whether basking in the warmth of the sun or enjoying a refreshing swim, your personal pool at PoolHaus ensures that every moment is a celebration of luxury and privacy.

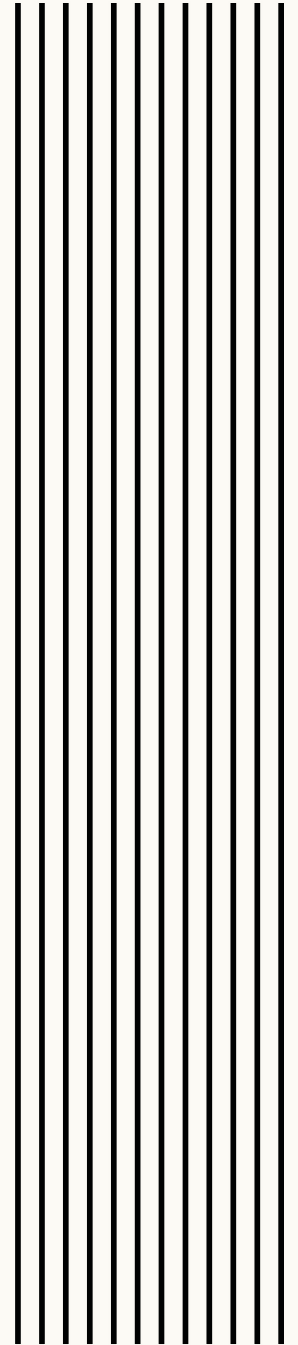


"THIS PROJECT BRINGS
A TRULY ONE-OF-A-KIND
LIVING EXPERIENCE TO
BAY HARBOR ISLANDS"

- ALYSSA SOTO
CO-FOUNDER & BROKER, POWERED BY DMT

POOLHAUS

VISION
NEIGHBORHOOD
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FLOOR PLANS
TEAM



POOLHAUS

POOL HAUS

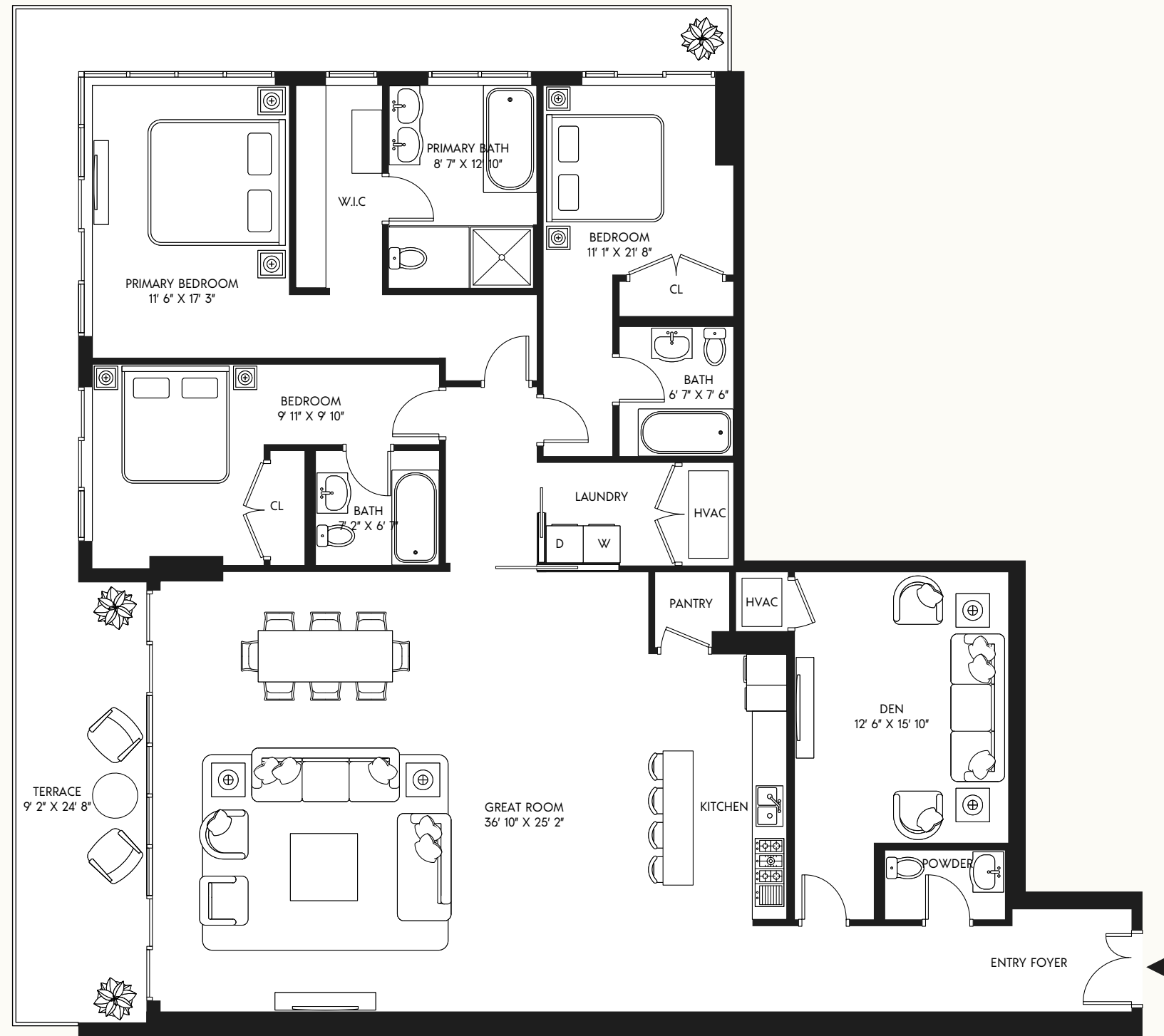
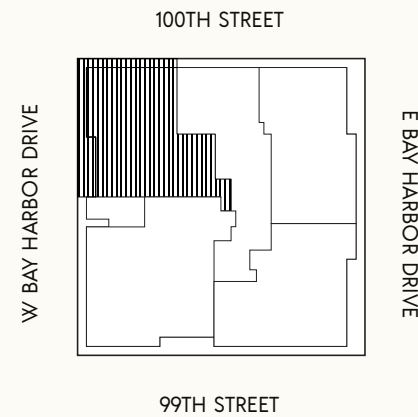
1130 100TH STREET
BAY HARBOR ISLANDS, FL 33154

RESIDENCE 2A

3 BEDROOM
3.5 BATHROOM

INTERIOR
2,519 SF / 234 SM

EXTERIOR
496 SF / 46 SM



REDHOEK+

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POOL HAUS

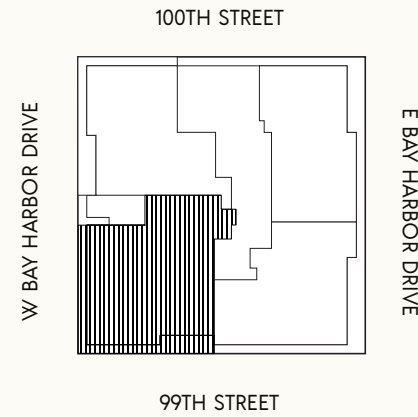
1130 100TH STREET
BAY HARBOR ISLANDS, FL 33154

RESIDENCE 2B

4 BEDROOM
4.5 BATHROOM

INTERIOR
3,201 SF / 297 SM

EXTERIOR
550 SF / 51 SM



REDHOEK+

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POOL HAUS

1130 100TH STREET
BAY HARBOR ISLANDS, FL 33154

RESIDENCE 2C

3 BEDROOM
3.5 BATHROOM

INTERIOR
2,574 SF / 239 SM

EXTERIOR
626 SF / 58 SM



REDHOEK+

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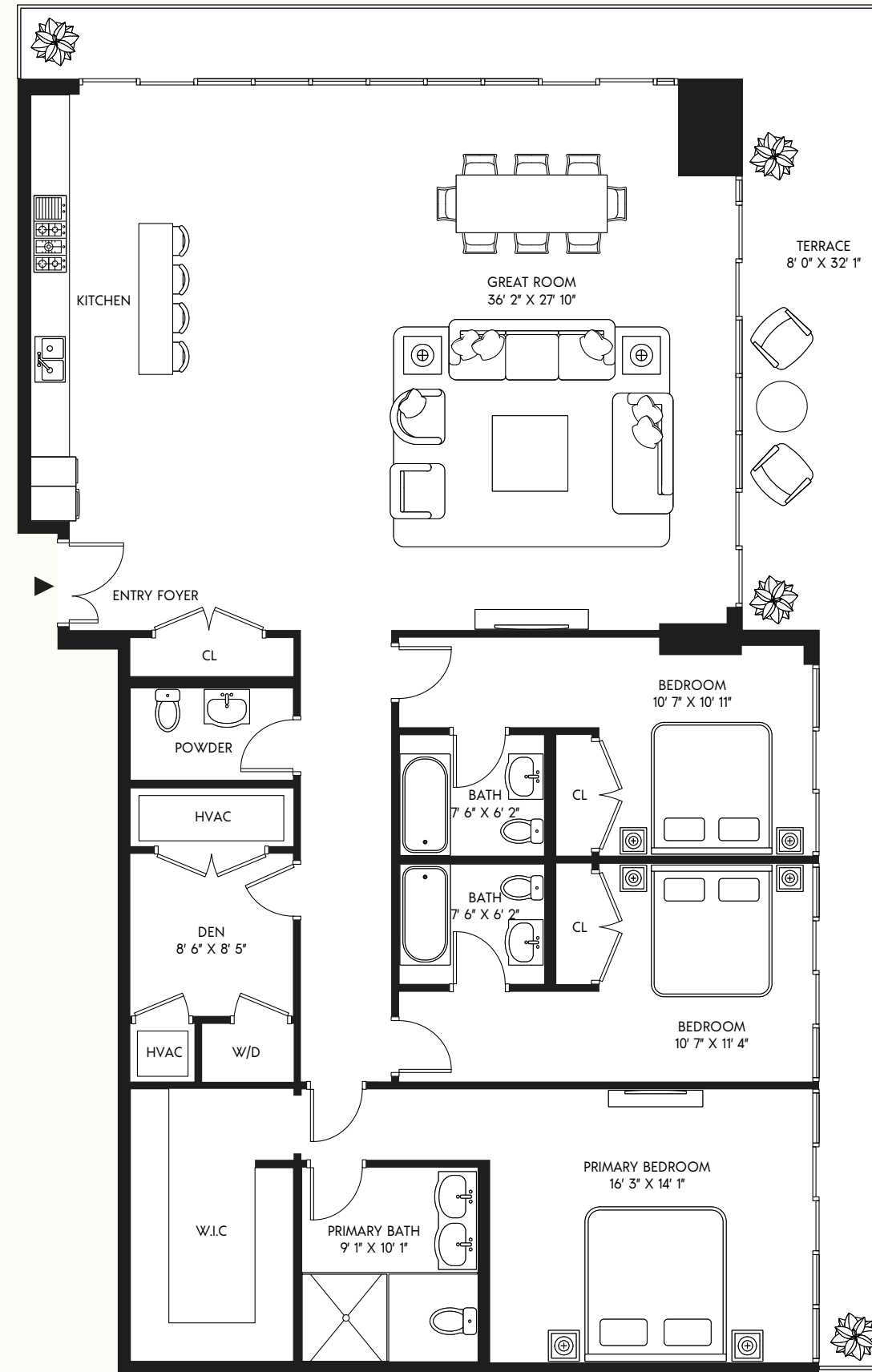
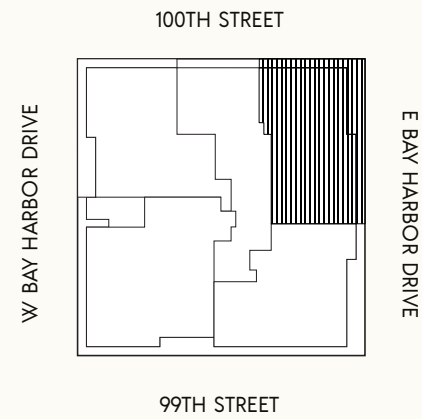
1130 100TH STREET
BAY HARBOR ISLANDS, FL 33154

RESIDENCE 2D

3 BEDROOM
3.5 BATHROOM

INTERIOR
2,456 SF / 228 SM

EXTERIOR
554 SF / 51 SM



REDHOEK+

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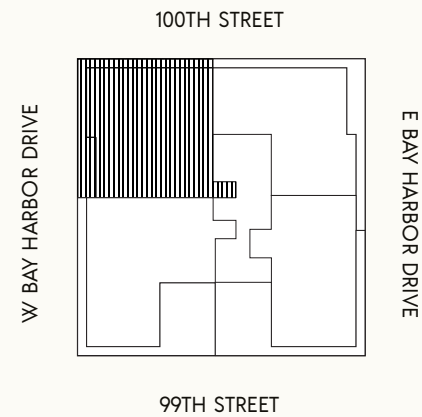
1130 100TH STREET
BAY HARBOR ISLANDS, FL 33154

RESIDENCE 3A

4 BEDROOM
4.5 BATHROOM

INTERIOR
3,074 SF / 285 SM

EXTERIOR
562 SF / 52 SM



REDHOEK+

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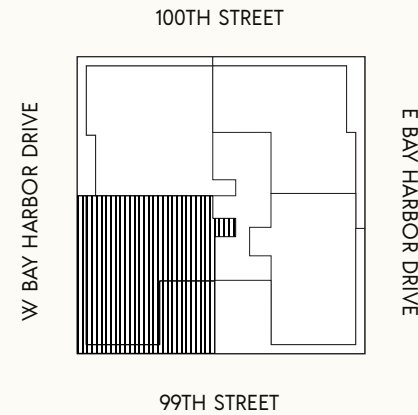
1130 100TH STREET
BAY HARBOR ISLANDS, FL 33154

RESIDENCE 3B

3 BEDROOM
3.5 BATHROOM

INTERIOR
2,994 SF / 278 SM

EXTERIOR
1,147 SF / 106 SM



REDHOEK+

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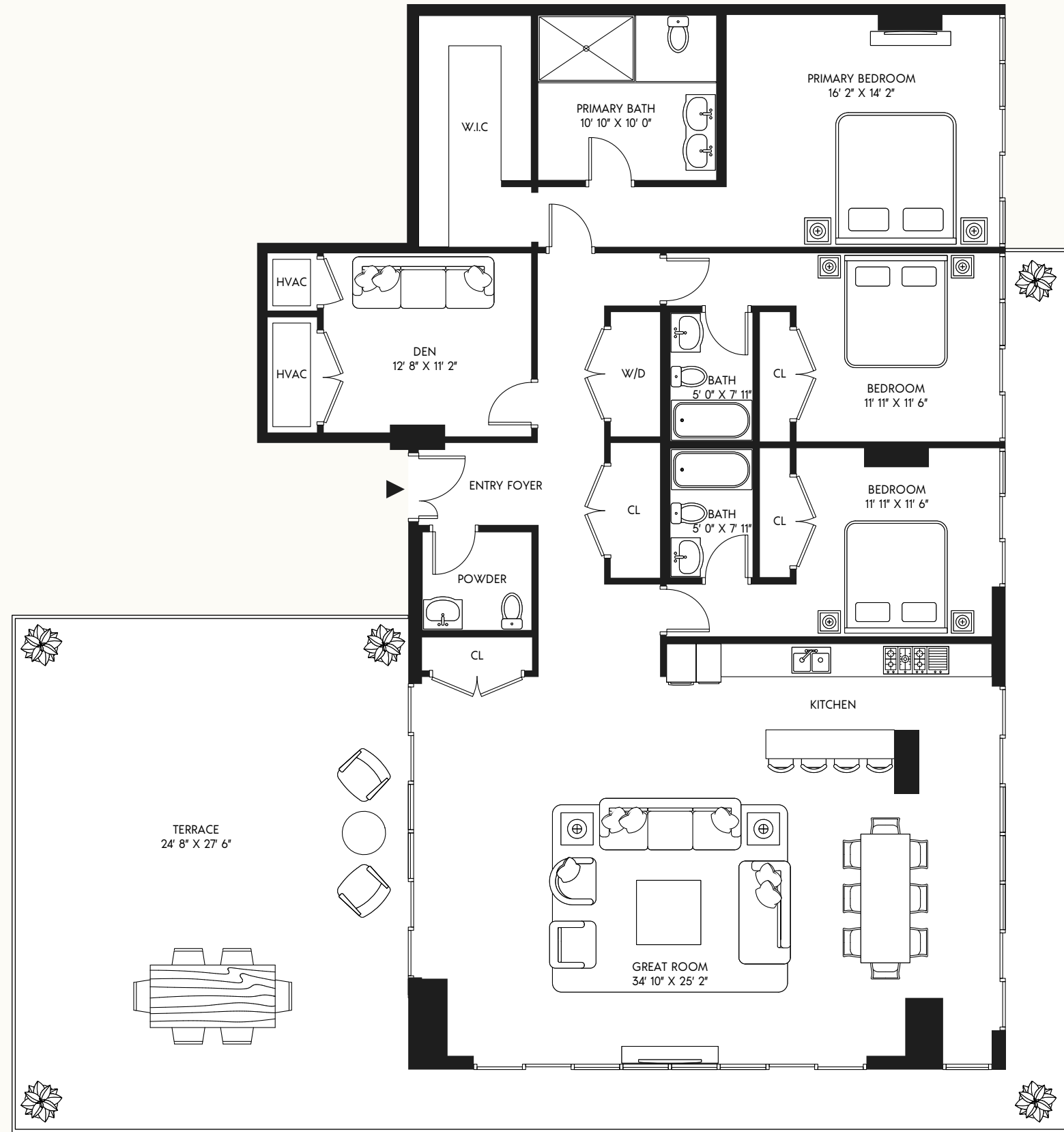
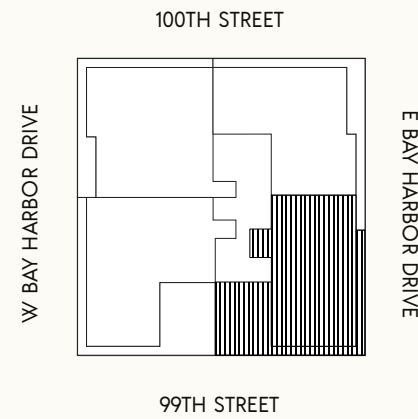
1130 100TH STREET
BAY HARBOR ISLANDS, FL 33154

RESIDENCE 3C

3 BEDROOM
3.5 BATHROOM

INTERIOR
2,458 SF / 228 SM

EXTERIOR
1,120 SF / 104 SM



REDHOEK+

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POOL HAUS

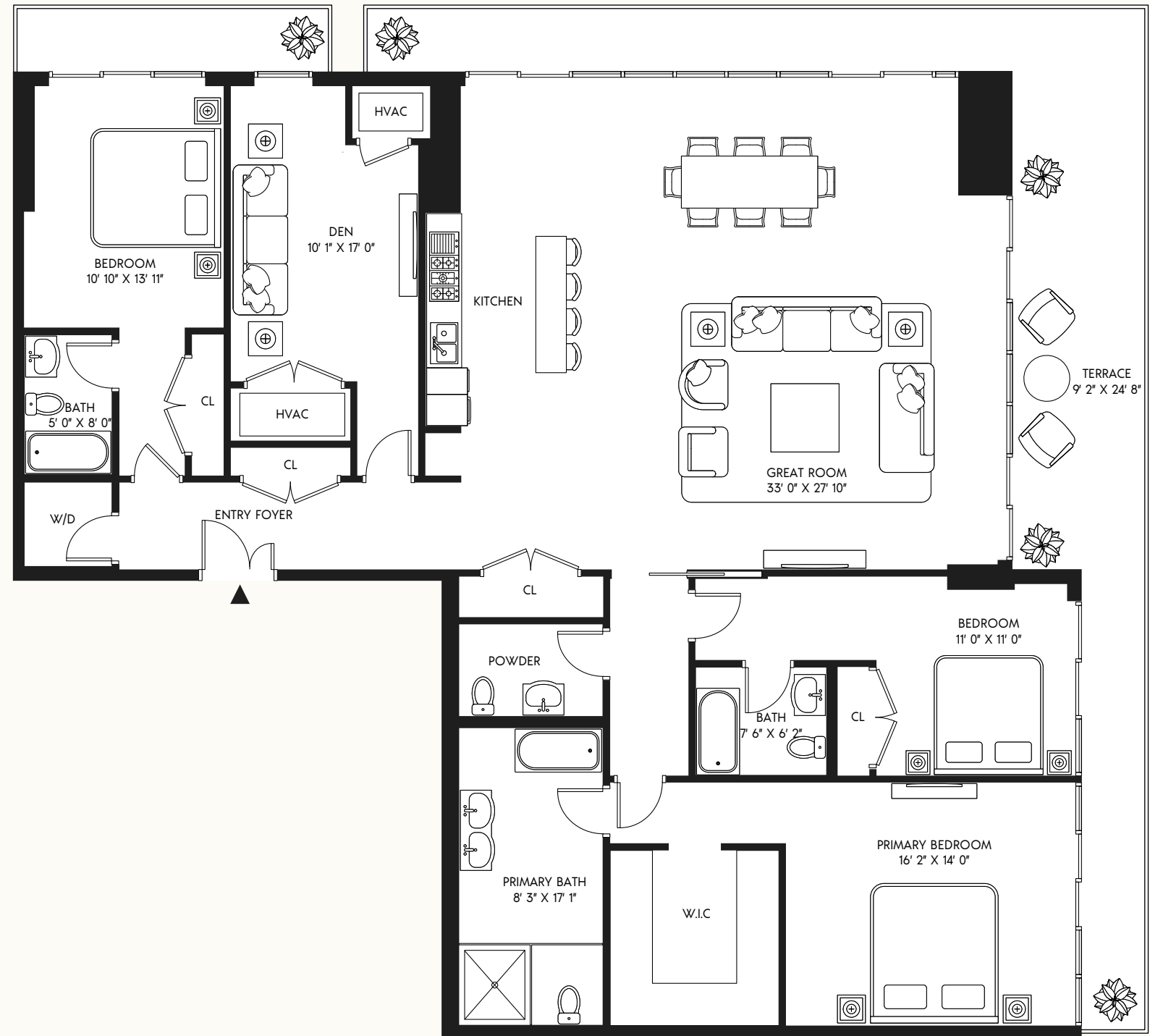
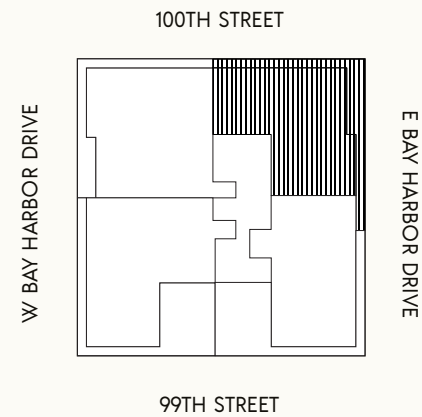
1130 100TH STREET
BAY HARBOR ISLANDS, FL 33154

RESIDENCE 3D

3 BEDROOM
3.5 BATHROOM

INTERIOR
2,622 SF / 243 SM

EXTERIOR
641 SF / 59 SM



REDHOEK+

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POOL HAUS

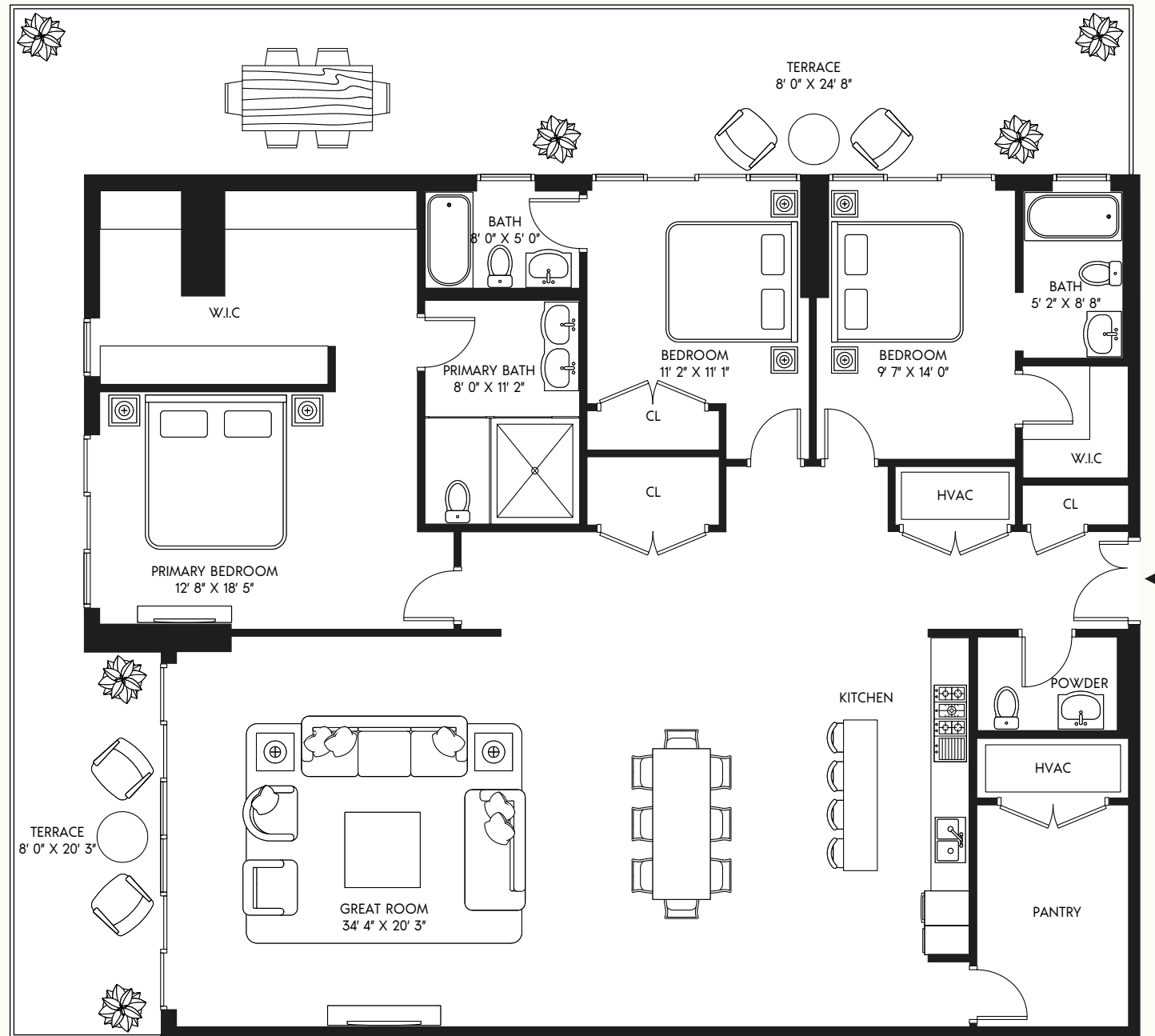
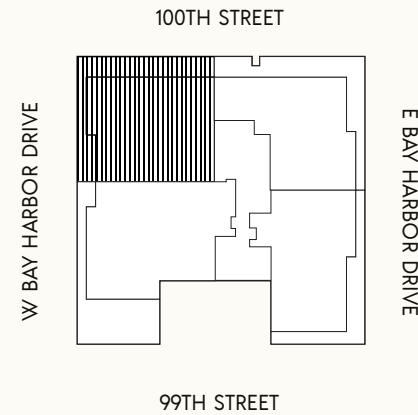
1130 100TH STREET
BAY HARBOR ISLANDS, FL 33154

RESIDENCE 4A

3 BEDROOM
3.5 BATHROOM

INTERIOR
2,375 SF / 220 SF

EXTERIOR
786 SF / 73 SF



REDHOEK+

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POOL HAUS

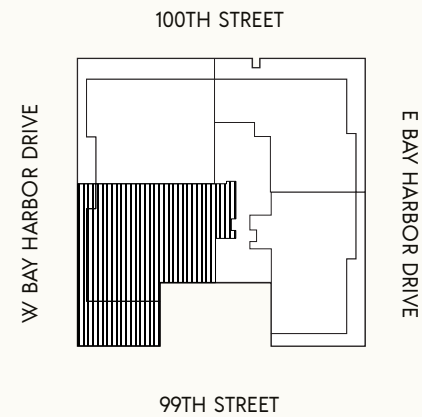
1130 100TH STREET
BAY HARBOR ISLANDS, FL 33154

RESIDENCE 413

3 BEDROOM
3.5 BATHROOM

INTERIOR
2,736 SF / 254 SM

EXTERIOR
999 SF / 92 SM



REDHOEK+

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POOL HAUS

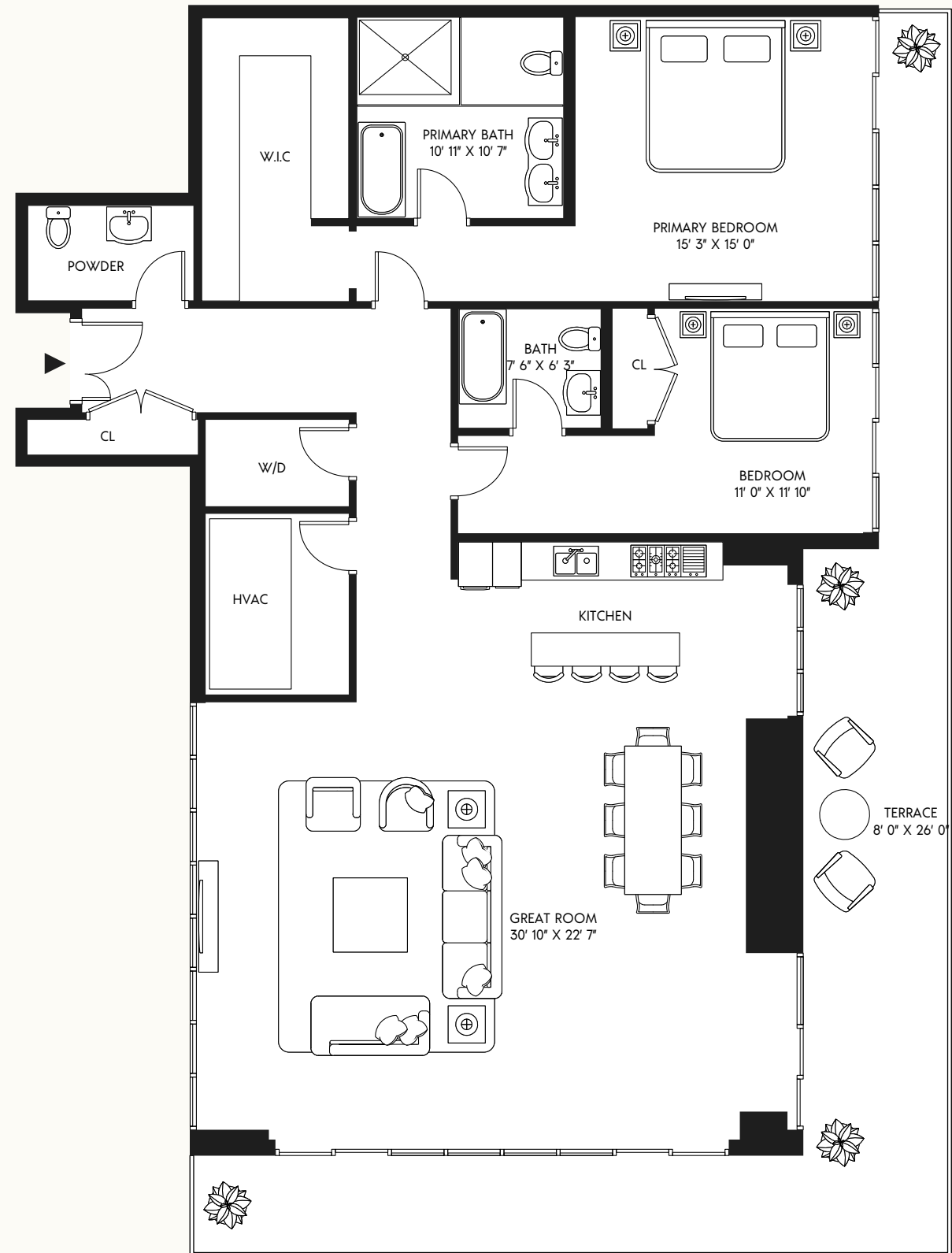
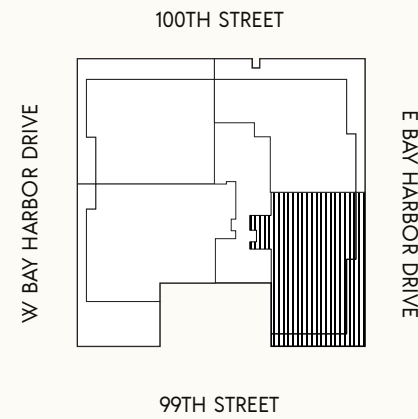
1130 100TH STREET
BAY HARBOR ISLANDS, FL 33154

RESIDENCE 4C

2 BEDROOM
2.5 BATHROOM

INTERIOR
2,184 SF / 202 SM

EXTERIOR
592 SF / 54 SM



REDHOEK+

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POOL HAUS

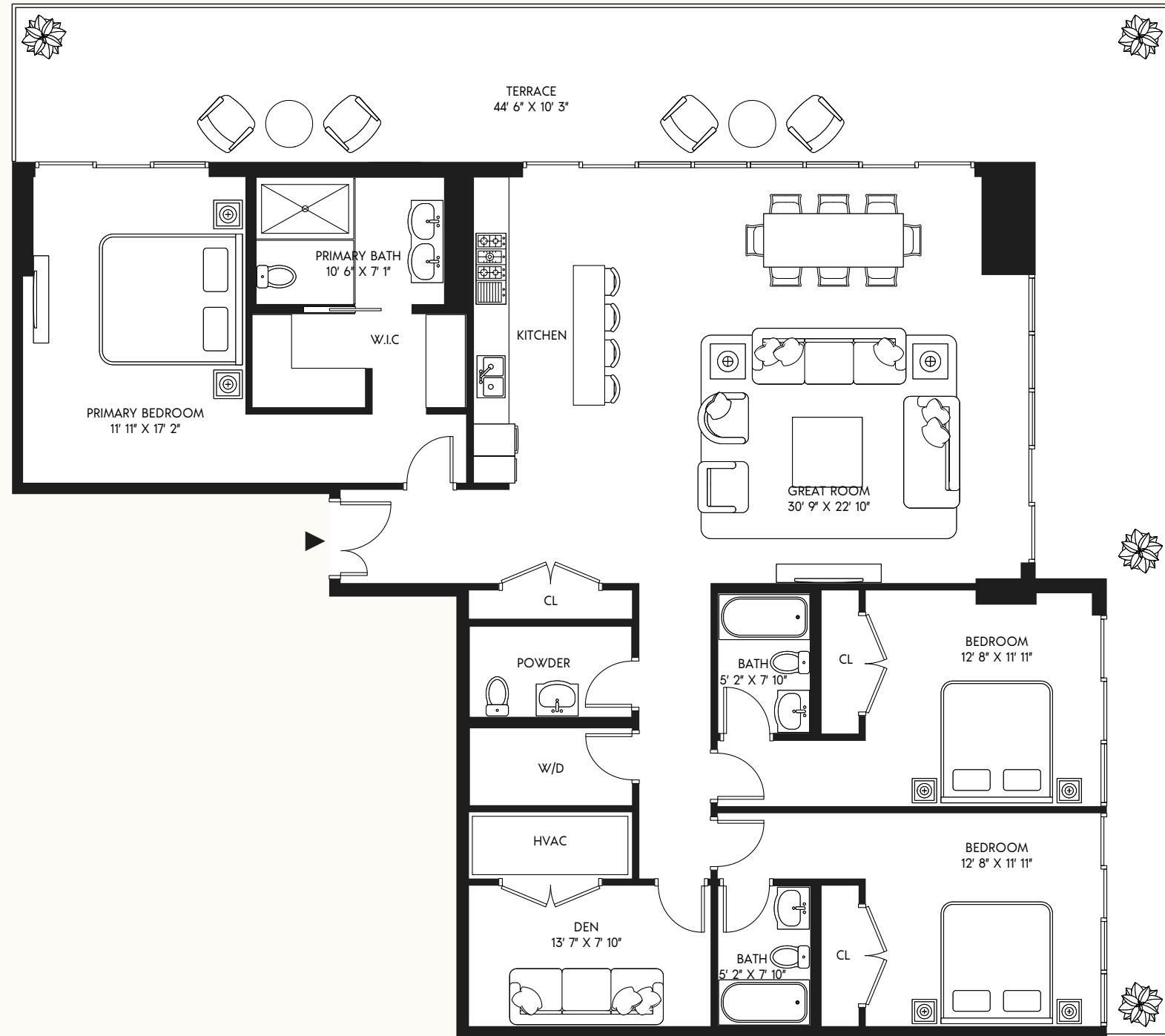
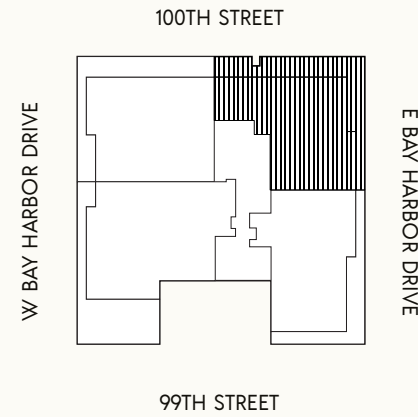
1130 100TH STREET
BAY HARBOR ISLANDS, FL 33154

RESIDENCE 4D

3 BEDROOM
3.5 BATHROOM

INTERIOR
2,183 SF / 202 SM

EXTERIOR
865 SF / 80 SM



REDHOEK+

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POOL HAUS

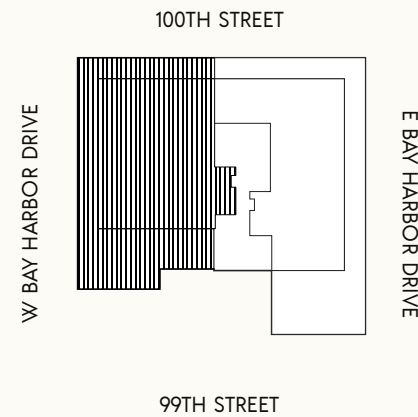
1130 100TH STREET
BAY HARBOR ISLANDS, FL 33154

RESIDENCE 5A

4 BEDROOM
4.5 BATHROOM

INTERIOR
3,390 SF / 314 SM

EXTERIOR
2,461 SF / 228 SM



REDHOEK+

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POOL HAUS

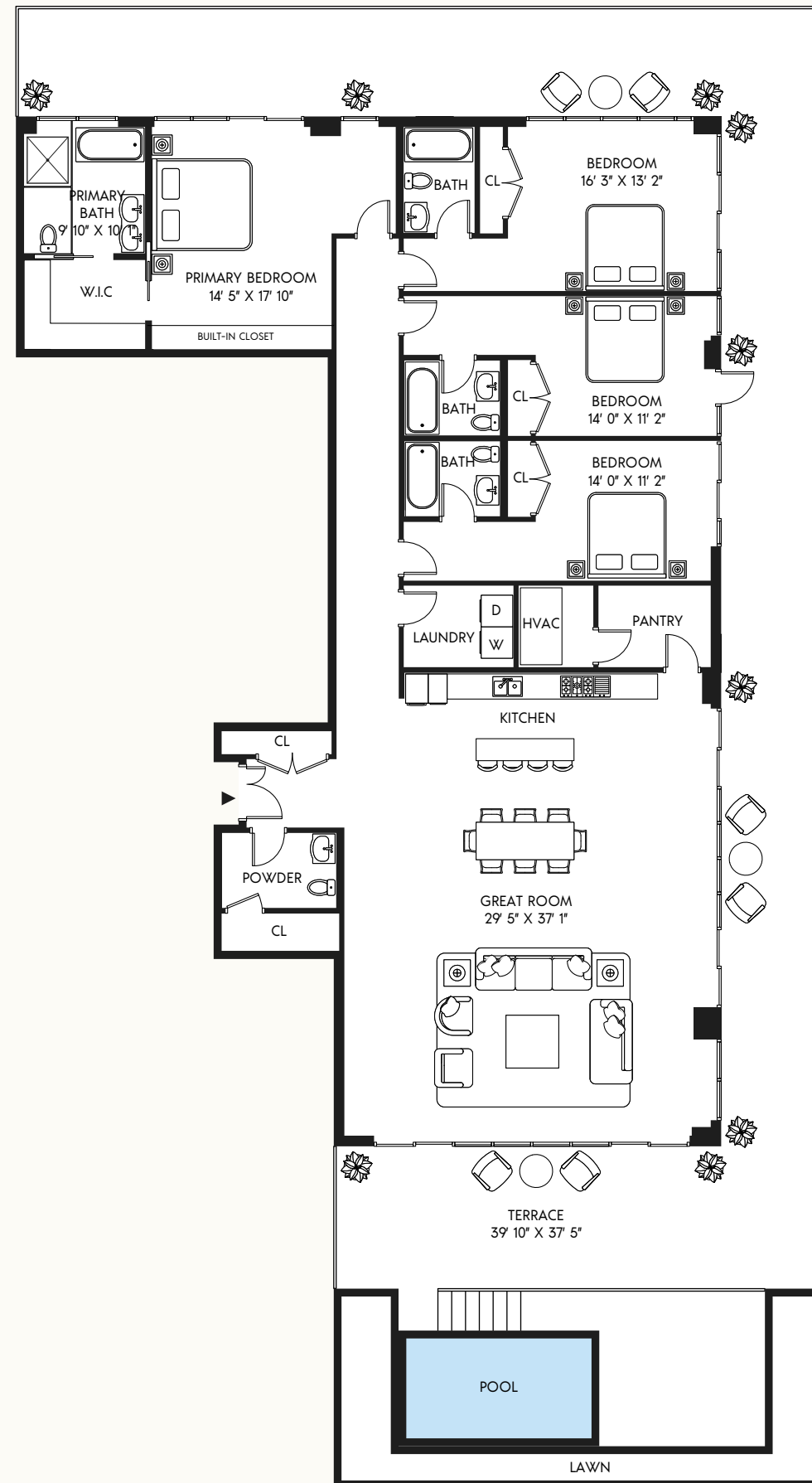
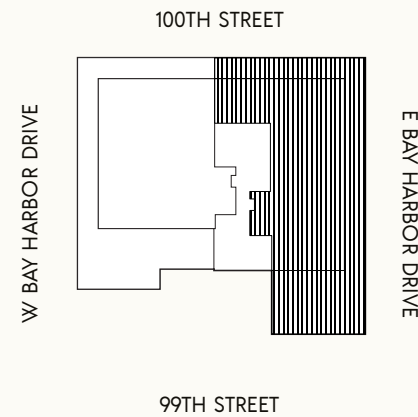
1130 100TH STREET
BAY HARBOR ISLANDS, FL 33154

RESIDENCE 5B

4 BEDROOM
4.5 BATHROOM

INTERIOR
3,219 SF / 299 SM

EXTERIOR
2,438 SF / 226 SM



REDHOEK+

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POOL HAUS

1130 100TH STREET
BAY HARBOR ISLANDS, FL 33154

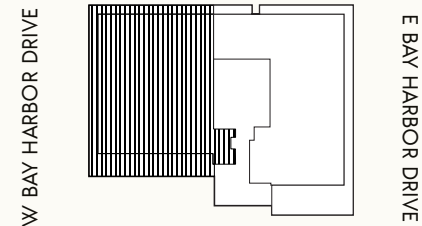
RESIDENCE 6A

4 BEDROOM
4.5 BATHROOM

INTERIOR
3,113 SF / 289 SM

EXTERIOR
992 SF / 92 SM

100TH STREET



99TH STREET



REDHOEK+

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POOL HAUS

1130 100TH STREET
BAY HARBOR ISLANDS, FL 33154

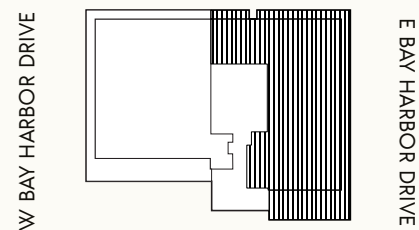
RESIDENCE 6B

4 BEDROOM
4.5 BATHROOM

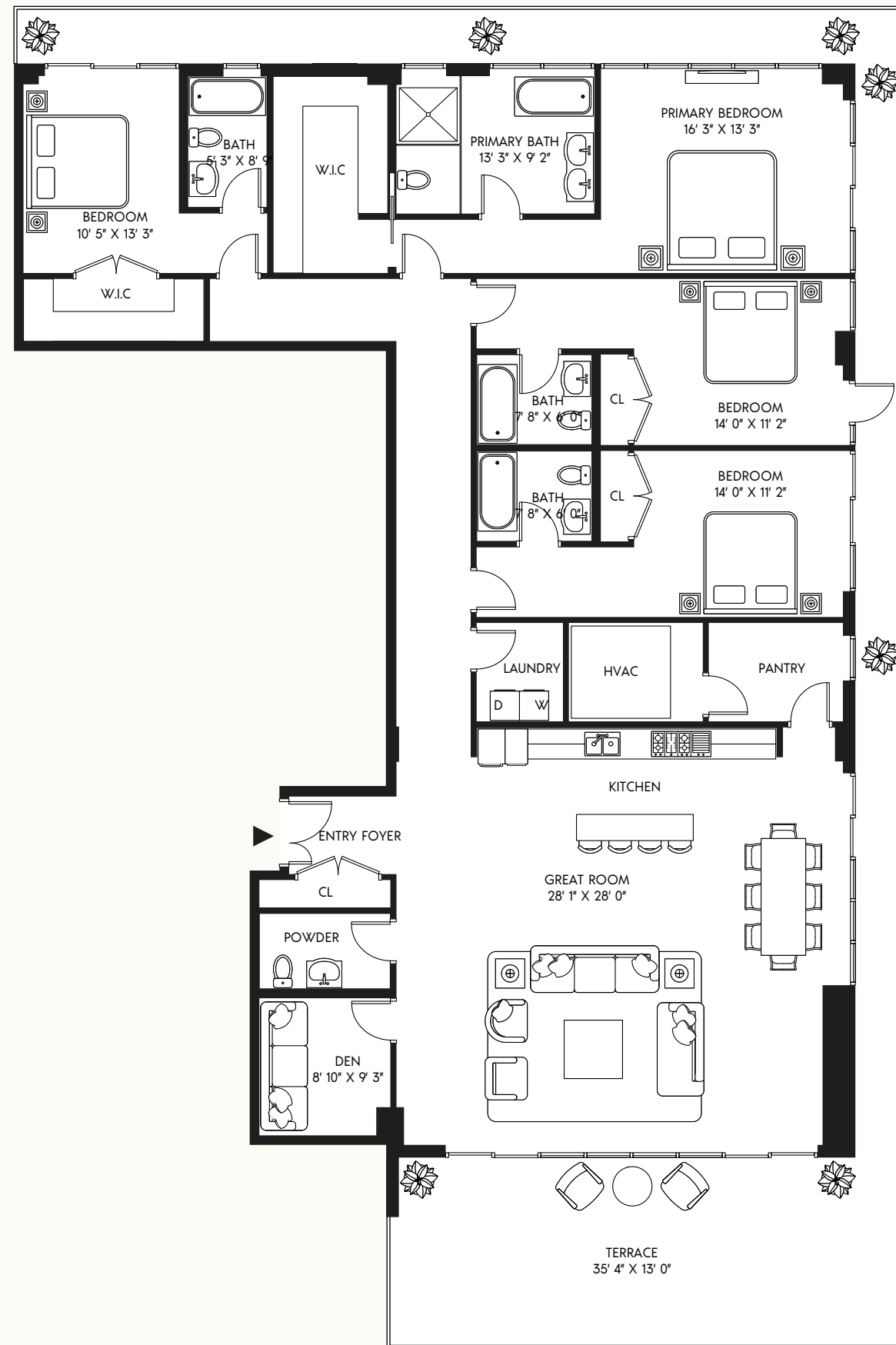
INTERIOR
2,986 SF / 277 SM

EXTERIOR
979 SF / 91 SM

100TH STREET



99TH STREET



REDHOEK+

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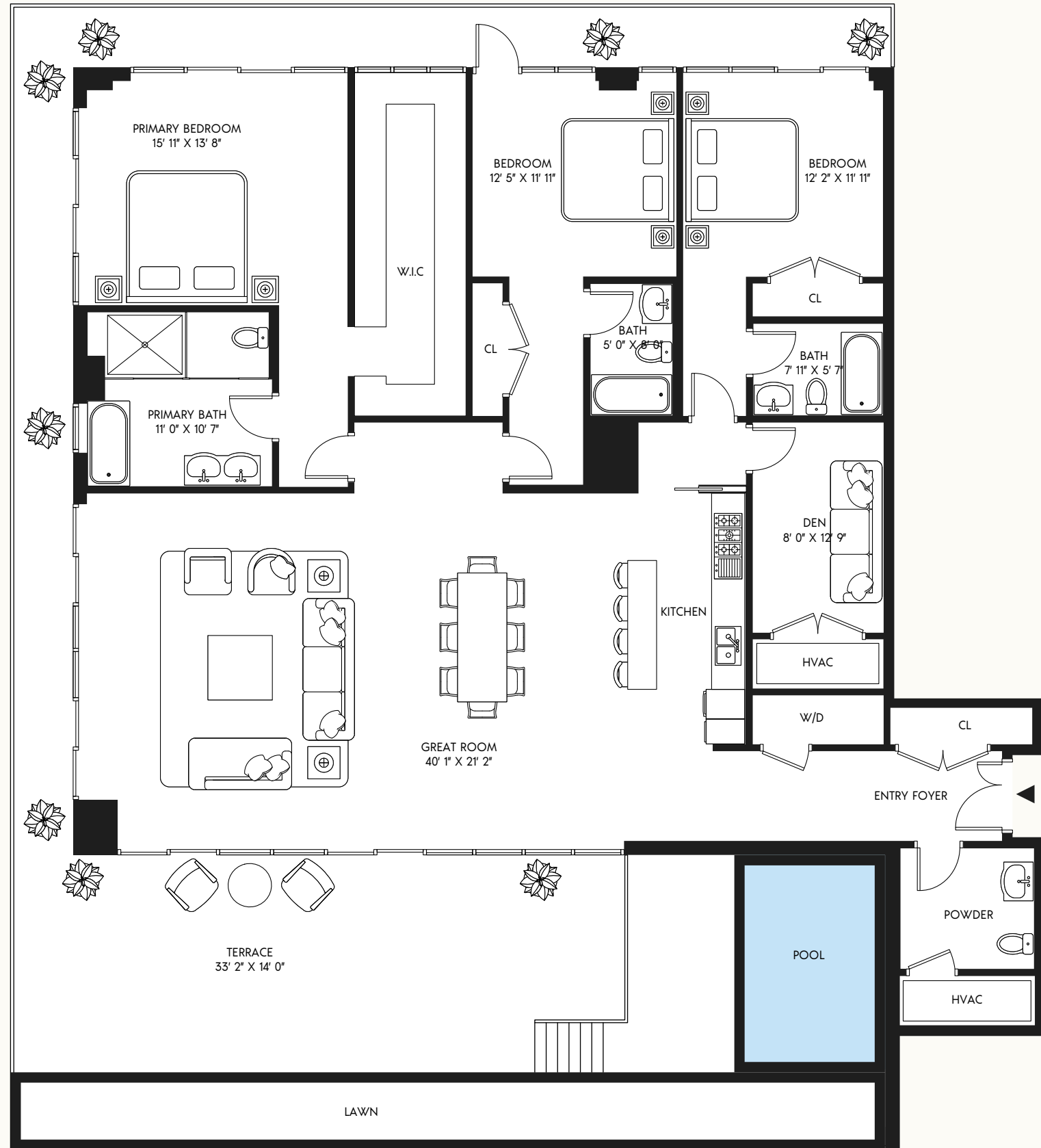
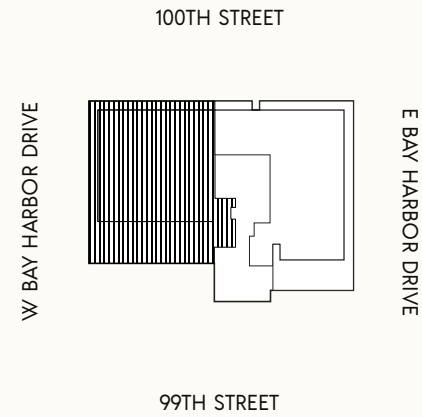
1130 100TH STREET
BAY HARBOR ISLANDS, FL 33154

RESIDENCE PH A

3 BEDROOM
3.5 BATHROOM

INTERIOR
2,569 SF / 238 SM

EXTERIOR
1,372 SF / 127 SM



REDHOEK+

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POOL HAUS

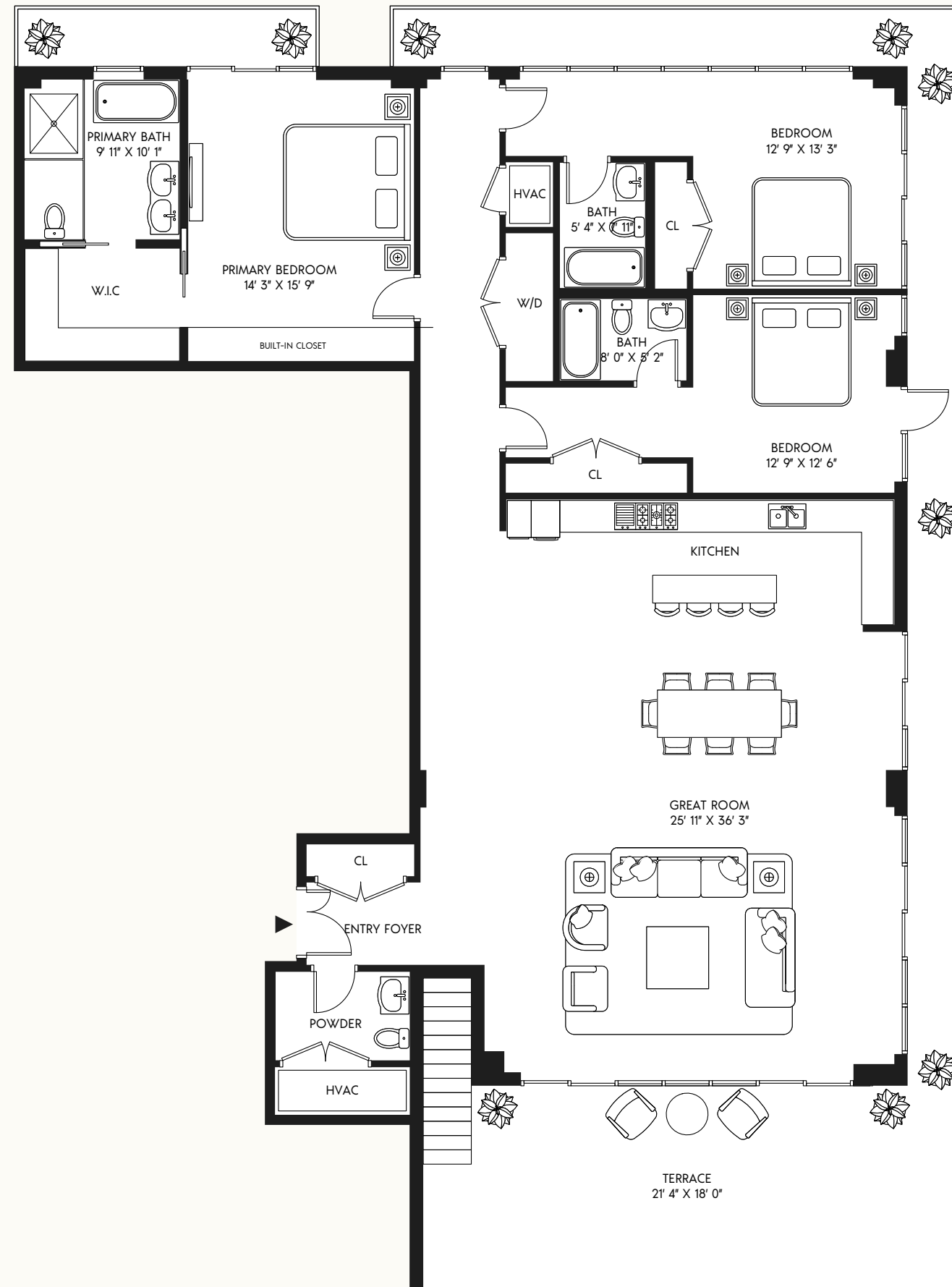
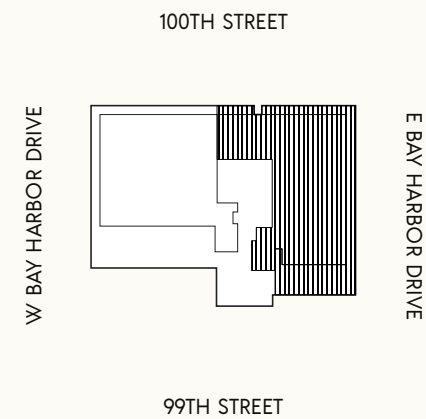
1130 100TH STREET
BAY HARBOR ISLANDS, FL 33154

RESIDENCE PH B

3 BEDROOM
3.5 BATHROOM

INTERIOR
2,627 SF / 244 SM

EXTERIOR
1,484 SF / 138 SM



REDHOEK+

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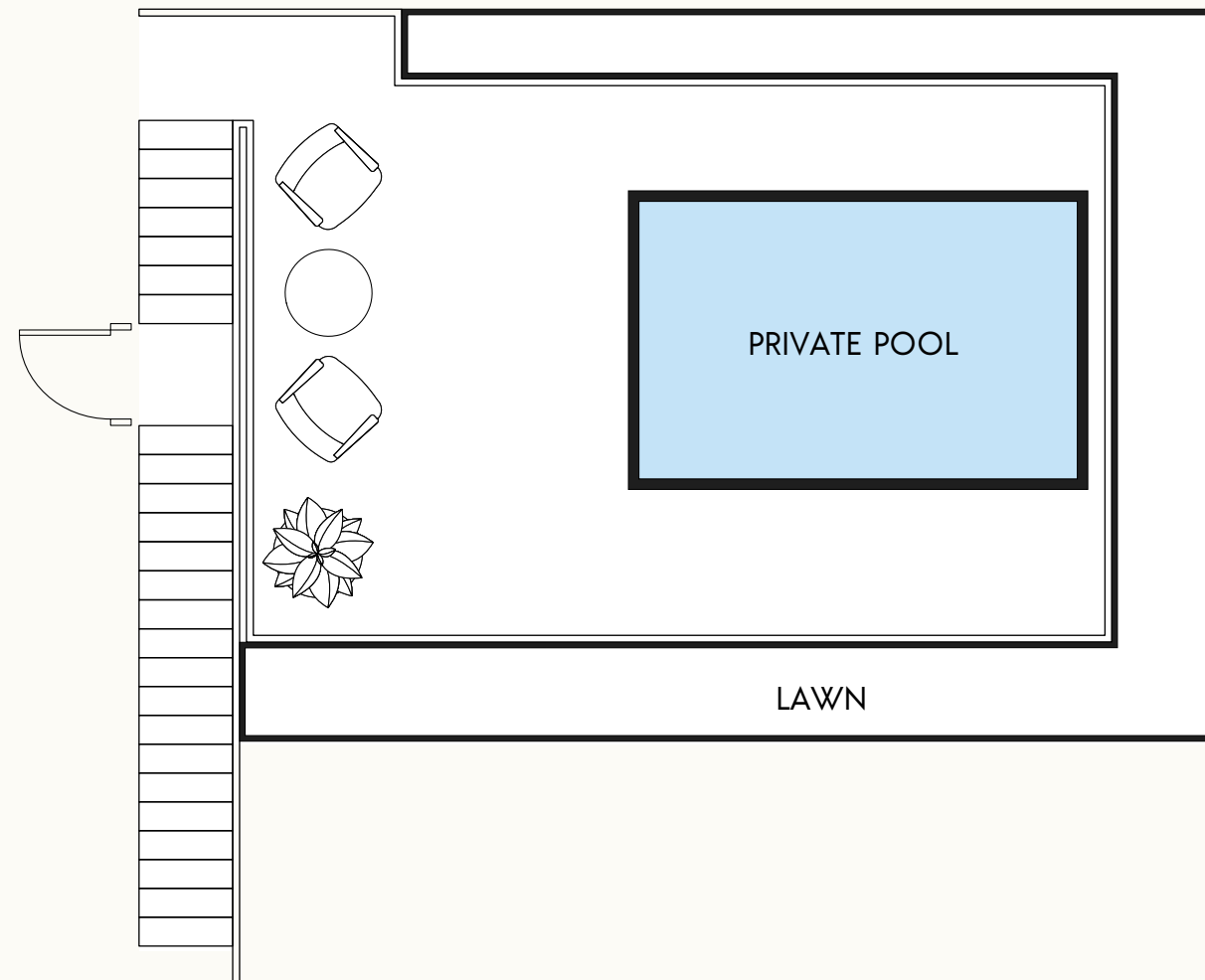
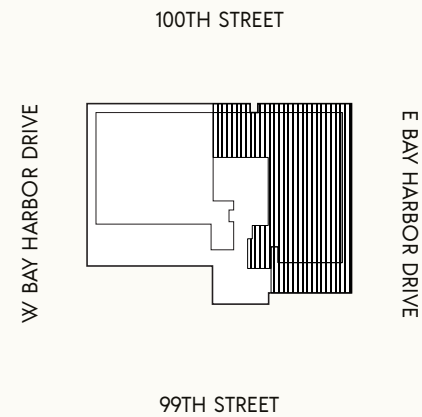
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POOL HAUS

1130 100TH STREET
BAY HARBOR ISLANDS, FL 33154

ROOFTOP PH B

EXTERIOR
1,484 SF / 138 SM

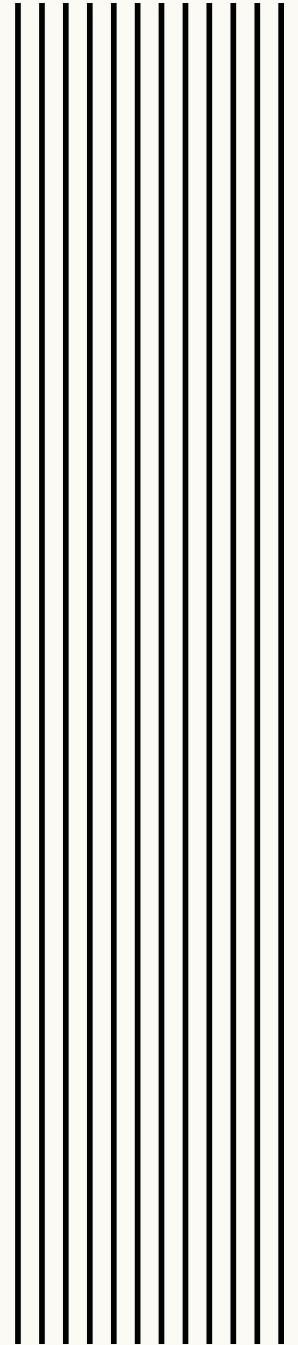


REDHOEK+

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VISION
NEIGHBORHOOD
AMENITIES
RESIDENCES
FLOORPLANS
TEAM



POOLHAUS

TEAM

DEVELOPER

Headquartered in the vibrant neighborhood of Red Hook, Brooklyn, RedHoek+ is a premier property development firm. Founded in 2017 by Brooklyn native Lee Cohen, RedHoek+ is committed to creating sophisticated developments that celebrate and preserve the unique character of their communities.

DESIGN ARCHITECT

Pliskin Architecture PLLC is a NY-based full-service architecture and interior design firm, founded on a dedication to design quality. We seek to make architecture that balances our enduring commitment to our clients, our communities and our planet, building on this balance to create places with a lasting effect.

BRANDING

Krinsky Design specializes in strategic branding and design for exceptional real estate development. Providing extensive experience and creative prowess, their customized solutions ensure success. **RENDERINGS BY HB_VIS**

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