



WATERFRONT RESIDENCES

EASTERN SHORES

SOPHISTICATED LIVING REIMAGINED



## **VODA WATERFRONT RESIDENCES'**

CUTTING-EDGE AND MODERN DESIGN AIMS TO PROVIDE AN INNOVATIVE AND ATTRACTIVE ENVIRONMENT TO EASTERN SHORES.

THE DESIGN AND ARCHITECTURE OF VODA IS LOOKING TO MERGE THE PEACEFUL ENVIRONMENT OF THE BAY WITH A CONTEMPORARY LIFESTYLE, OFFERING A HIGH LEVEL OF COMFORT AND TRANQUILITY FOR ITS RESIDENTS.





**JUST A FEW MINUTES FROM**  
SUNNY ISLES BEACH, BAL HARBOR, AVENTURA MALL, GULFSTREAM PARK,  
LINCOLN ROAD, EDGEWATER AND BRICKELL FINANCIAL CENTER.

**A BOUTIQUE BUILDING LOCATED AT**  
THE BAYFRONT OF DUMFOUNDLING BAY, ON THE WEST SIDE OF SUNNY ISLES BEACH,  
IN THE ISLAND OF EASTERN SHORES, CITY OF NORTH MIAMI BEACH.

## NORTH MIAMI BEACH

IS A WORLD-CLASS, WATERFRONT DESTINATION ON THE STRIKING COASTLINE OF SOUTH FLORIDA.

LYING BETWEEN THE INTRACOASTAL WATERWAYS AND THE ATLANTIC OCEAN, THE ISLAND OFFERS DAYS OF SUN ON WHITE-SAND BEACHES AND AN ANIMATED, SIZZLING NIGHTLIFE. THE NEARBY VILLAGE OF BAL HARBOUR OFFERS A QUINTESSENTIAL BEACH SIDE EXPERIENCE.

**UPSCALE**, OPEN-AIR SHOPS HOUSE DESIGNER BRANDS, CHANEL, BVLGARI AND JIMMY CHOO, TO NAME A FEW, AND AN ARRAY OF TOP-RATED RESTAURANTS, INCLUDING MAKOTO, EMERALD LOUNGE, AND ATLANTICO.

**DOWNTOWN MIAMI** IS A THIRTY-MINUTE TRIP BY CAR AND OFFERS A RICH VARIETY OF ENTERTAINMENT, PERFORMING ARTS, GALLERIES, OUTDOOR SIGHTSEEING, AND SPORTS.





## LUXURY LIVING

WITH INCREDIBLE PANORAMIC INTRACOASTAL VIEWS, EACH RESIDENCE IS DELIVERED WITH INSPIRED INTERIORS BY ITEC DESIGN.

THROUGH OUT EACH FACET OF VODA WATERFRONT RESIDENCES, A PROMISE IS KEPT; TO REDEFINE EXPECTATIONS AND BOUNDARIES. WITH A DRIVE TO FULFILL THIS PROMISE, EACH HOME INCORPORATES A CUSTOMIZED CHOICE OF FINISHES.





**VODA WATERFRONT RESIDENCES**  
IS EQUIPPED WITH ATTRACTIVE AMENITIES AND  
ITS FACILITIES PROVIDE PRICELESS VALUE.

BENEFIT FROM THE PRACTICITY OF HAVING  
YOUR VERY OWN PRIVATE MARINA



## AMMENITIES

PRIVATE MARINA  
FITNESS CENTER  
SMART CYCLING CENTER  
SOCIAL POOL & JACUZZI  
PET FRIENDLY  
YOGA GARDEN & ZEN GARDEN  
WI-FI LOBBY  
PRIVATE WINE COOLER  
OUTDOOR LOUNGE  
BBQ AREA





**VODA WATERFRONT RESIDENCES'**  
IS A BOUTIQUE BUILDING LOCATED AT THE BAYFRONT  
OF DUMFOUNDLING BAY, ON THE WEST SIDE OF  
SUNNY ISLES BEACH, IN THE ISLAND OF EASTERN  
SHORES, CITY OF NORTH MIAMI BEACH.

IT'S ACCESS BY BISCAYNE BLVD AND 163TH NORTHEAST STREET OFFERS A VALUABLE  
COMBINATION OF BEAUTIFUL LANDSCAPE AND CONVENIENCE, PROXIMITY TO  
VARIOUS SHOPPING CENTERS, AND SERVES AS A GATEWAY TO AVENTURA, SUNNY ISLES  
BEACH, MIAMI BEACH AND BAL HARBOUR, AMONG OTHERS.

## UNIT SPECIFICATIONS

- ELEGANTLY DESIGNED 2 BEDROOM + DEN AND 3 BEDROOM UNITS WITH ASTONISHING BAY VIEW
- HIGH END GERMAN APPLIANCES BY GAGGENAU®
- TOP QUALITY ITALIAN KITCHEN CABINETS BY ARREDO3 CUCINE®
- HIGH 10'6" CEILINGS
- HIGH END PORCELAIN FLOORS
- ULTRA MODERN GERMAN BATHROOMS BY DURAVIT®
- TECHNOLOGY SYSTEMS INTEGRATION: HVAC, LIGHTING AND MORE
- 2 ASSIGNED PARKING SPACES PER UNIT





## PROPERTY SPECS

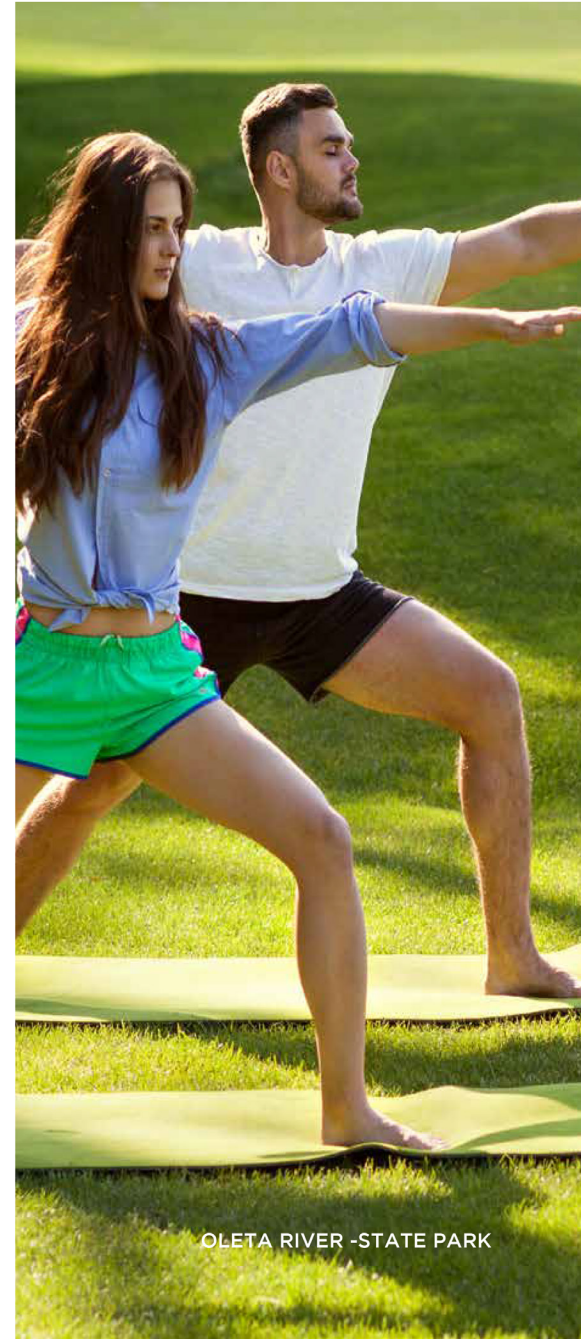
- 12 EXCLUSIVE UNITS IN A 4-STORY BOUTIQUE BUILDING DESIGNED BY INTERNATIONALLY ACCLAIMED ARCHITECTURE FIRM ITEC DESIGN
- 2 BEDROOM + DEN AND 3 BEDROOM UNITS
- PROXIMITY TO AVENTURA, SUNNY ISLES BEACH, MIAMI BEACH AND BAL HARBOR, AMONG OTHERS
- EXCLUSIVE COMBINATION OF EXQUISITE LANDSCAPES AND 240° WATER VIEWS
- MARINA AND AMENITY DECK INCLUDING YOGA ZEN GARDENS AND BARBECUE GRILL
- SOCIAL POOL, JACUZZI, OUTDOOR LOUNGE, FITNESS AREAS, PRIVATE WINE COOLER
- WI-FI THROUGHOUT THE LOBBY AND AMENITY DECK
- PRE CONSTRUCTION PROPERTY CLOSING IN 2017



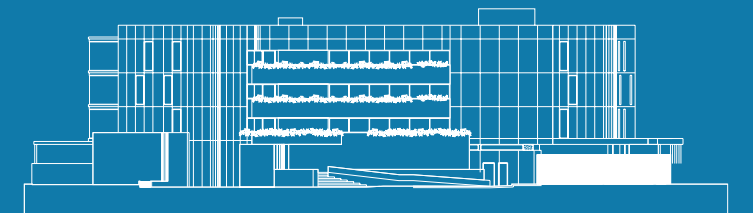
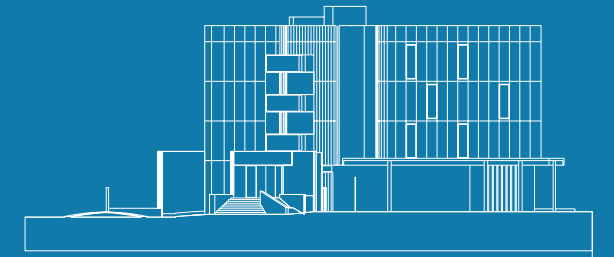
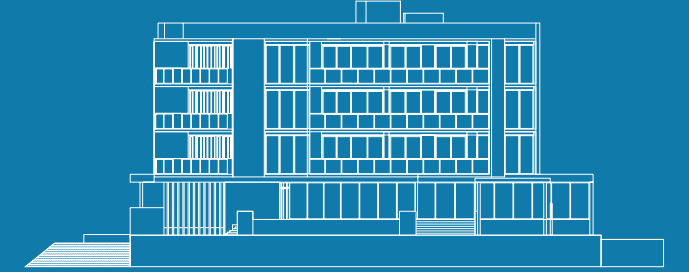
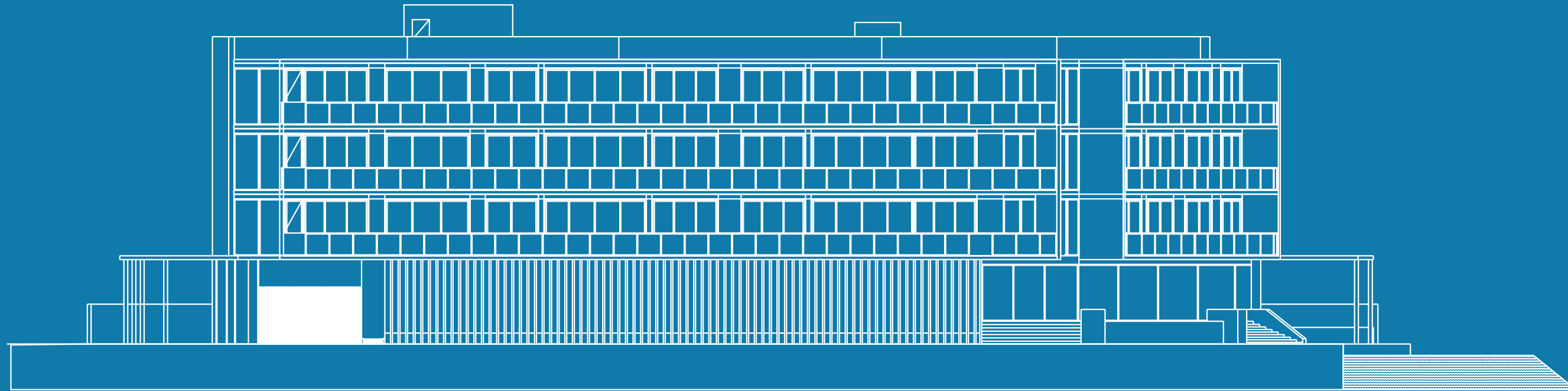


THE INTERIORS FEATURE BEAUTIFUL, 10'-6" HIGH CEILINGS, LARGE BALCONIES WITH COASTAL VIEWS, EXQUISITE PORCELAIN FLOORING, CUSTOM ITALIAN CABINETRY, GAGGENAU® LUXURY KITCHEN APPLIANCES AND PERSONALIZED LIGHTING DESIGN.

EXPANSIVE MASTER BATHROOMS FEATURE INNOVATIVE DURAVIT® PLUMBING FIXTURES, WHILE THE MASTER BEDROOM OFFERS A WALK-IN CLOSET AND DIRECT ACCESS TO THE BALCONY.



# FLOOR PLANS

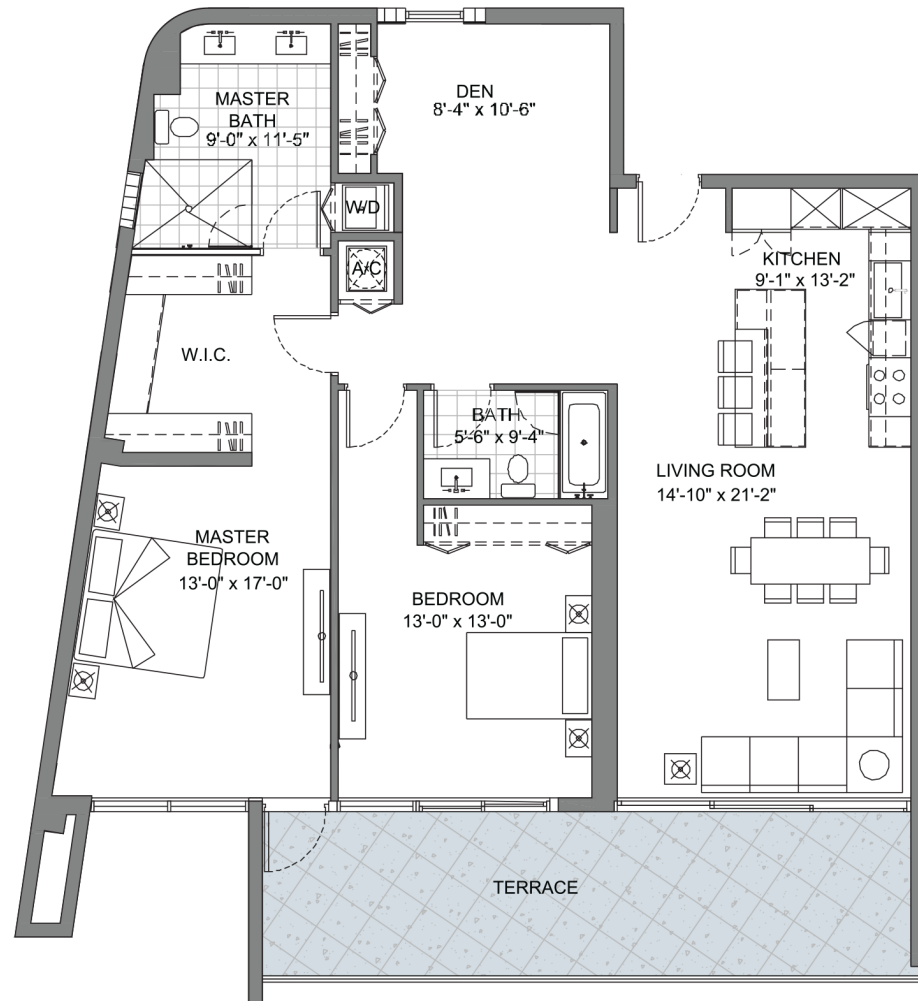
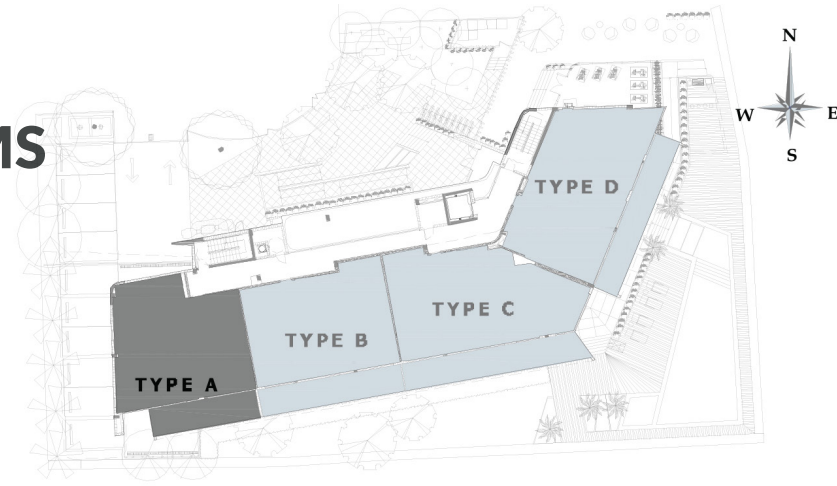




# UNIT A.

## 2 BEDROOMS + DEN / 2 BATHROOMS

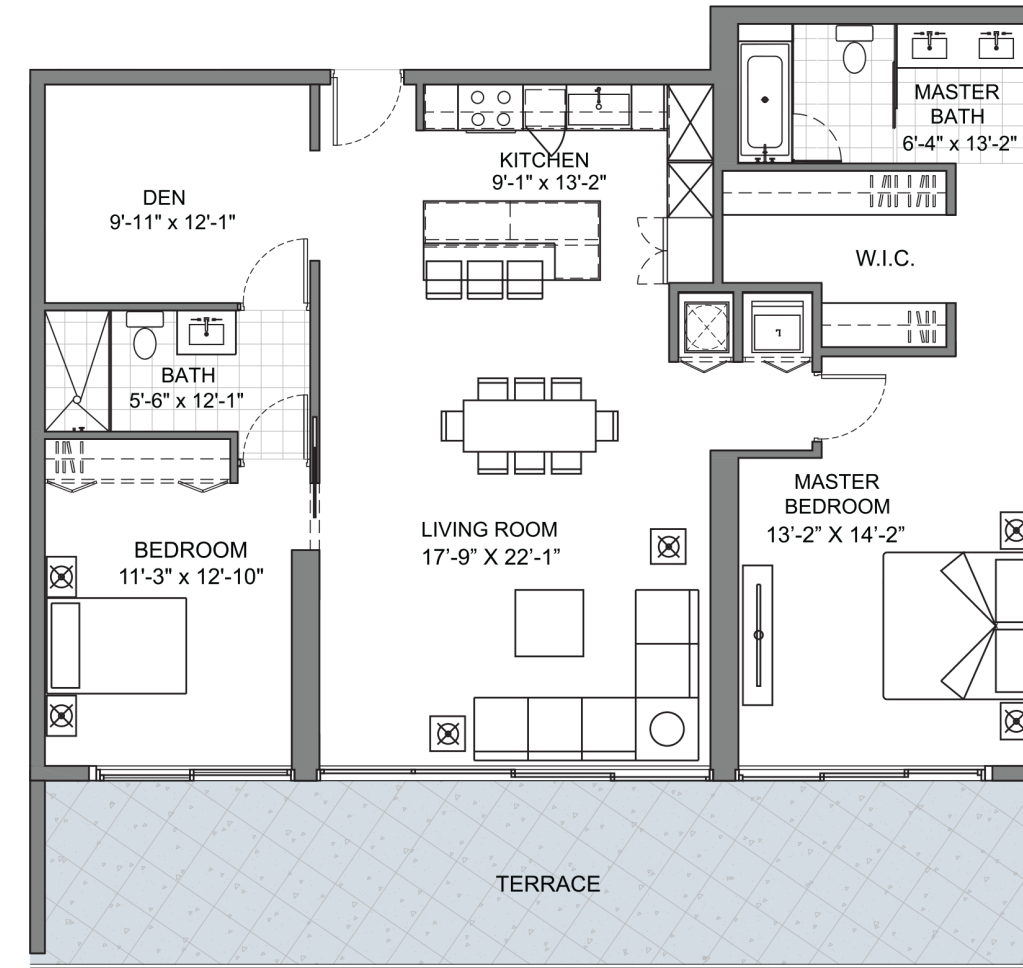
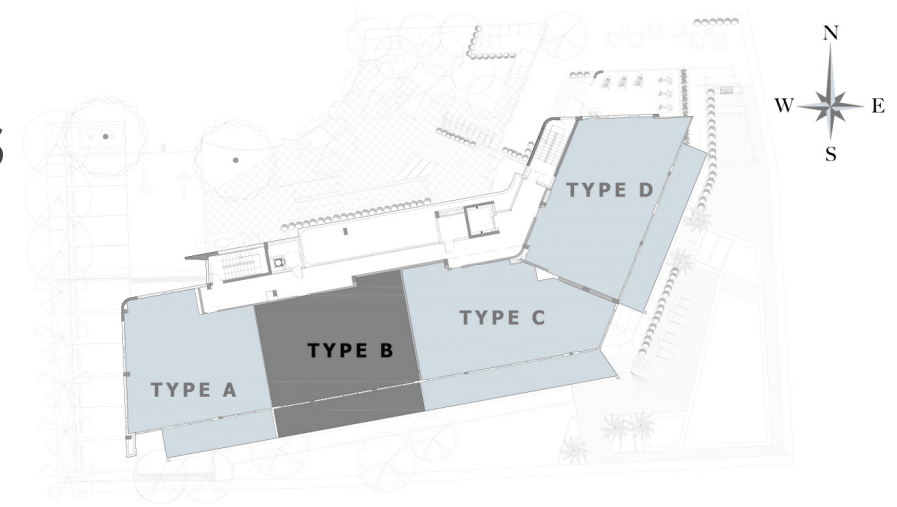
- RESIDENCE 1,556 S.F./145.5 m<sup>2</sup>
- TERRACE 294 S.F./27.3 m<sup>2</sup>
- TOTAL 1,860 S.F./172.8 m<sup>2</sup>



# UNIT B.

## 2 BEDROOMS + DEN / 2 BATHROOMS

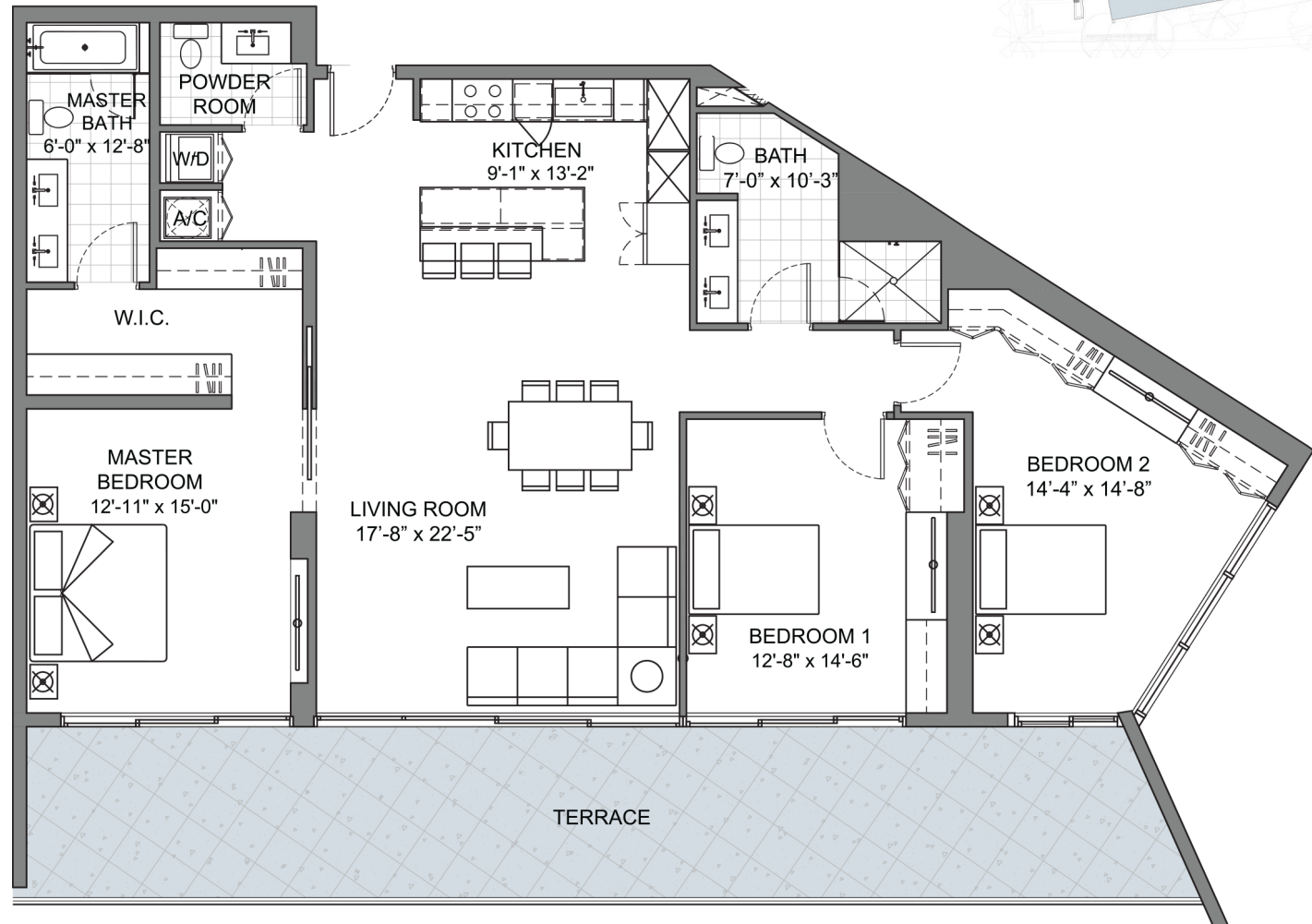
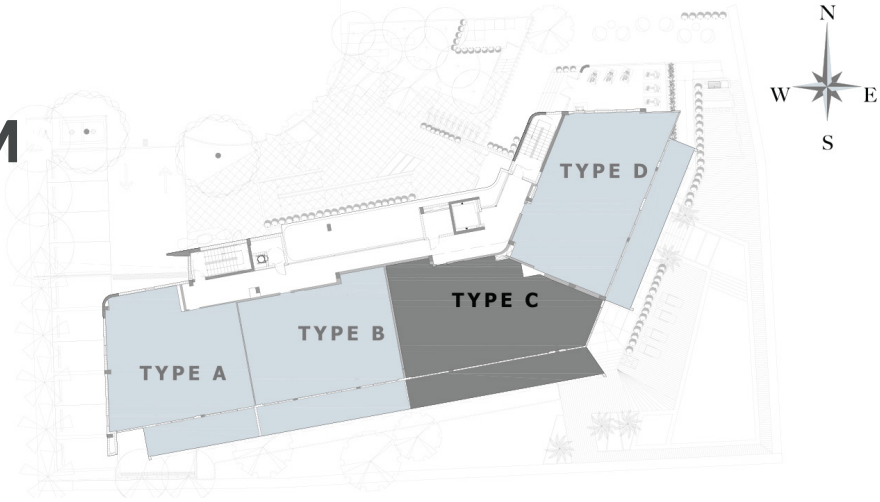
- RESIDENCE 1,485 S.F./138.0 m<sup>2</sup>
- TERRACE 395 S.F./36.7 m<sup>2</sup>
- TOTAL 1,880 S.F./174.7 m<sup>2</sup>



# UNIT C.

## 3 BEDROOMS + DEN / 2 ½ BATHROOM

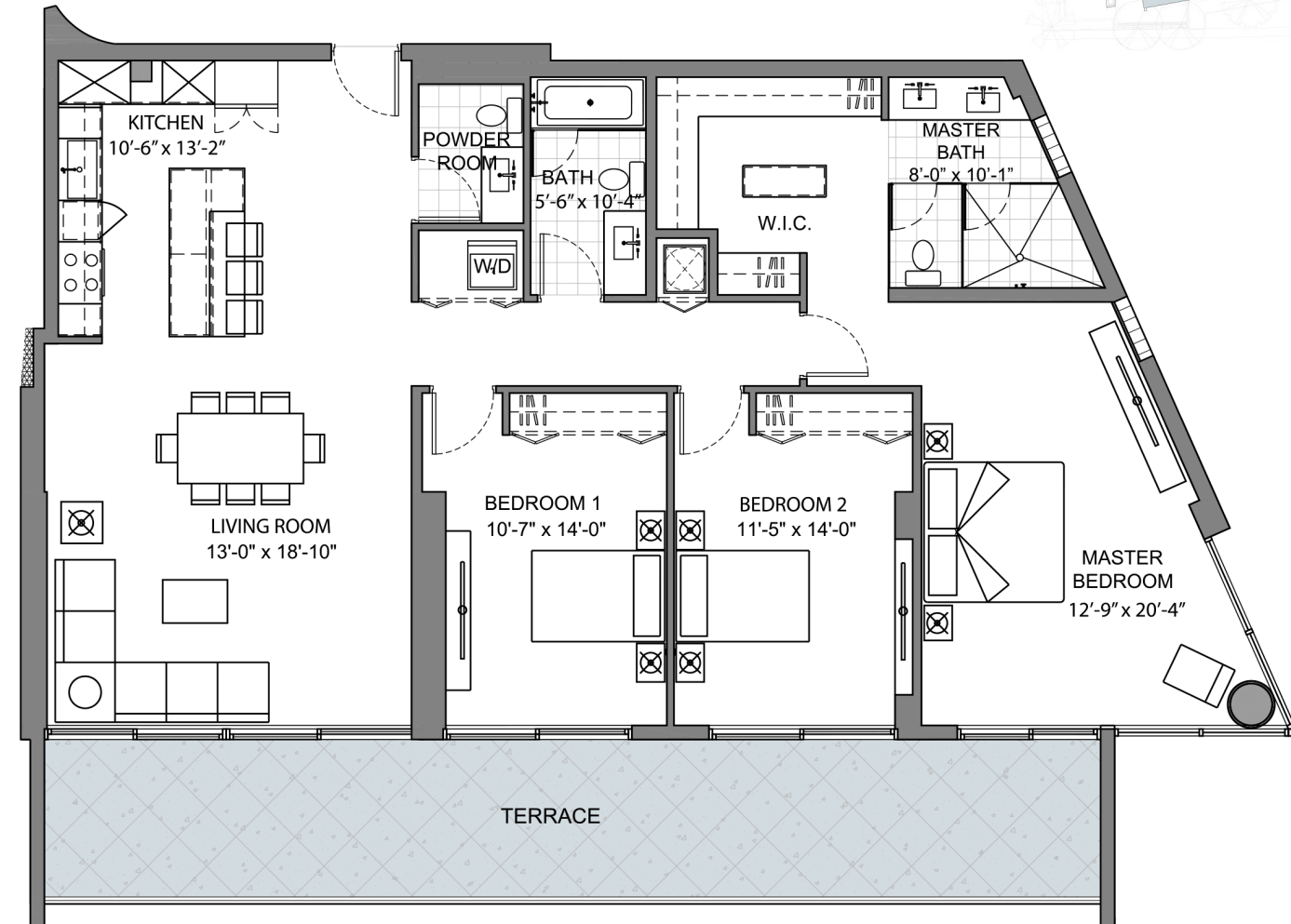
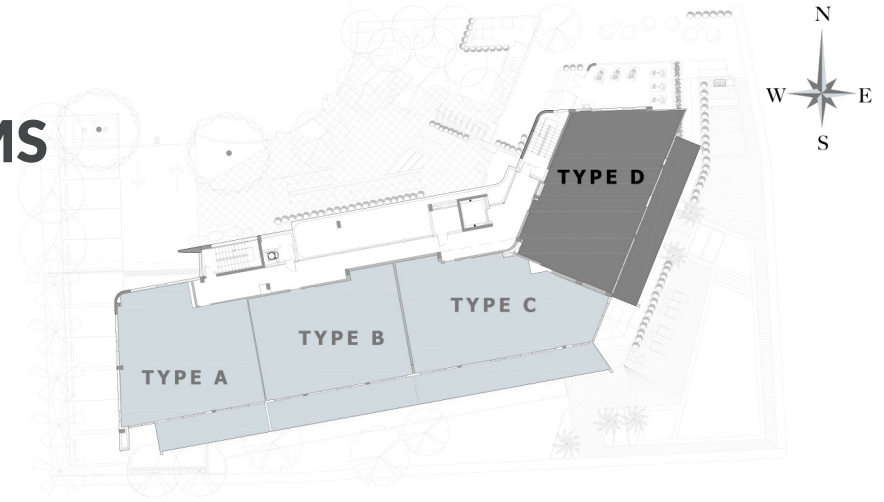
- RESIDENCE 1,710 S.F./158.9 m<sup>2</sup>
- TERRACE 490 S.F./45.5 m<sup>2</sup>
- TOTAL 2,200 S.F./204.4 m<sup>2</sup>



# UNIT D.

## 3 BEDROOMS + DEN / 2 ½ BATHROOMS

- RESIDENCE 1,740 S.F./161.7 m<sup>2</sup>
- TERRACE 405 S.F./37.6 m<sup>2</sup>
- TOTAL 2,145 S.F./199.3 m<sup>2</sup>





**VODA WATERFRONT RESIDENCES** IS PROMOTED BY HERDOIZA GROUP, AN ECUADORIAN FINANCIAL GROUP, WITH EXPERIENCE IN THE CONSTRUCTION INDUSTRY FOR PUBLIC AND PRIVATE SECTORS.

THE DEVELOPMENT AND PROJECT MANAGEMENT IS EXECUTED BY ICAPITAL PROJECT MANAGEMENT, A REAL ESTATE INVESTMENT COMPANY BASED IN MIAMI, FL.