

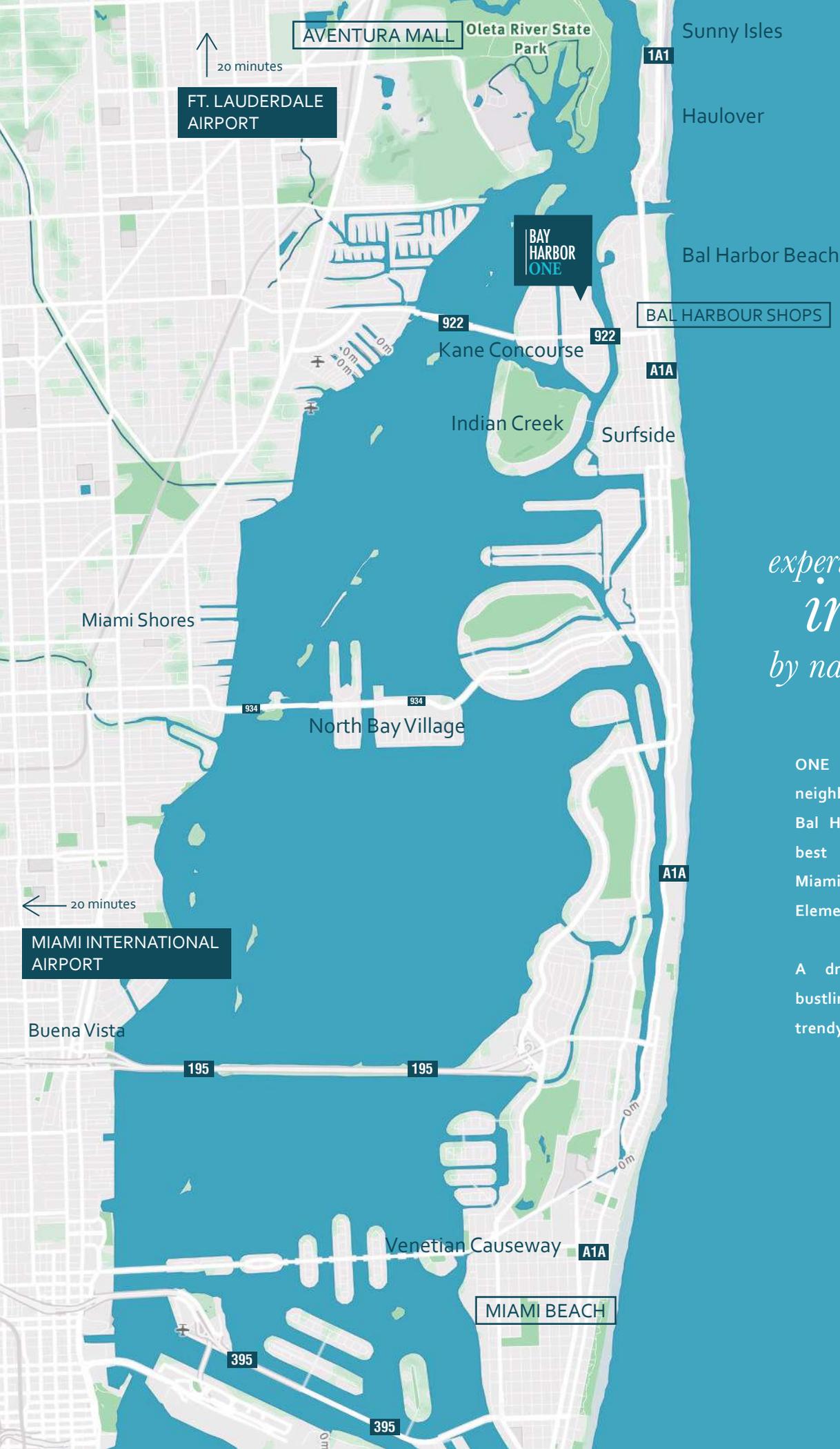


**BAY
HARBOR
ONE**



Welcome to

SUBLIME ISLAND LIVING



*experience a life
inspired
by nature and luxury*

ONE central location that neighbors both the exclusive Bal Harbour Shops and the best elementary school in Miami-Dade- the Ruth K. K-8 Elementary School.

A drive away from the bustling downtown Miami and trendy Design district.

AVENTURA MALL

15 minutes

Haulover

A1A

RITZ CARLTON

BAY HARBOR ONE

OCEANIA

WEST BAY HARBOR

Bal Harbor Beach

Kane Concourse

BAL HARBOUR SHOPS

ST. REGIS

922

Restaurants and retail

922

Restaurants and retail

GRAND BEACH HOTEL

Ruth K. K-8 Elementary School.



CHATEAU OCEAN FENDI

INDIAN CREEK Country Club

Surfside

FOUR SEASONS SURF CLUB

Restaurants and retail

A1A

BAY HARBOR ONE

The epitome of elegant island living.

Bay Harbor ONE is a uniquely crafted property that celebrates the relationship between nature and people. Designed to maximize comfort and influenced by modern architecture, Bay Harbor ONE provides a sublime living experience that allows you to fully enjoy the beauty of Bay Harbor Island.

Bay Harbor Island is a premium location that is immersed in both luxury and the natural world. Stroll over to the eclectic Bal Harbour Shops and pristine beaches. Surround yourself with the radiantly blue waters of Miami. Or head to the sky-view rooftop and enjoy a secluded lounge and pool. The opportunities to enjoy comfort and luxury are boundless at Bay Harbor ONE.

BAY HARBOR ONE

A perfect mix between sophistication and comfort.

Bay Harbor ONE is raised on 8 floors and features 36 magnificent modern residences. The balconies were designed to enjoy the beauty of the bay and magnificent surrounding area. The mix between sophistication and comfort makes Bay Harbor ONE the perfect location to reside or invest in.





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ONE with nature. ONE with you.



Artist conceptual rendering see legal disclaimer on back cover



Live in island comfort and enjoy a location like no other, surrounded by fine dining, bay harbour shops and beautiful beaches. A stone's throw away from renown Bal Harbour and Sunrise Beaches.





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Nature and Luxury as ONE



*A perfect mix between
sophistication and comfort*

Bay Harbor ONE was created to enjoy in perfect harmony the serenity and exclusivity of Bay Harbor Island and the dynamism, convenience, and glamour of Miami.

- Spacious European style lobby with landscaping in outdoor seating areas.
- Recreational and multipurpose area.
- Pre-wired for telephone and high speed Wi-Fi.
- Pet friendly

Artist conceptual rendering see legal disclaimer on back cover





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ONE Hidden Paradise under the Sky



Spacious living surrounded and influenced by the island, relax in secluded rooftop lounges in the ultimate mix of sun, sky, and luxury.

Maximize the sunshine with one of Bay Harbor ONE's private lounges. Fully equipped for a BBQ, the sky-view rooftop lounges feature a breathtaking view of the island, and a pool to escape the heat.

- Large pool in the overlooking Bay Harbor Bay terrace.
- BBQ terrace areas.
- Fully equipped recreational and wellness area.
- Rooftop deck with 360-degree views.
- Private rooftop terraces.

Artist conceptual rendering see legal disclaimer on back cover





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Comfort and Elegance as ONE



Modern architecture and appliances, access to exclusive shopping experiences, and immersed in sophistication.

Designed to maximize comfort and influenced by modern architecture, Bay Harbor ONE provides a sublime living experience that allows you to fully enjoy the beauty of Bay Harbor Island.

- European style cabinets.
- Stainless steel fixtures & appliances.
- Quarx countertop.
- Dishwasher. Microwave oven.
- Fridge with ice/water and freezer.
- Washer and dryer.
- Double compartment sink.
- European style cabinets.
- Designer bathrooms finished in porcelain.
- Glass showers.
- Stainless steel fittings.

Artist conceptual rendering see legal disclaimer on back cover



BAY HARBOR ONE



Artist conceptual rendering see legal disclaimer on back cover



A uniquely crafted residence that celebrates the relationship between nature and people. Located just steps from one of the best elementary schools in Miami-Dade- the Ruth K. K-8 Elementary School.

Experience sublime island living with Bay Harbor ONE

LOCATION

Located in Bay Harbor Islands, between the cities of Aventura and South Beach, the project has a strategic and convenient location. It's this exquisite connection that takes the best of the city and combines it with its superb natural landscape.

Bay Harbor represents a life experience inspired by nature. Paradoxically it is proximal to the luxury shops at Bal Harbour and includes the serenity of a residential neighborhood.

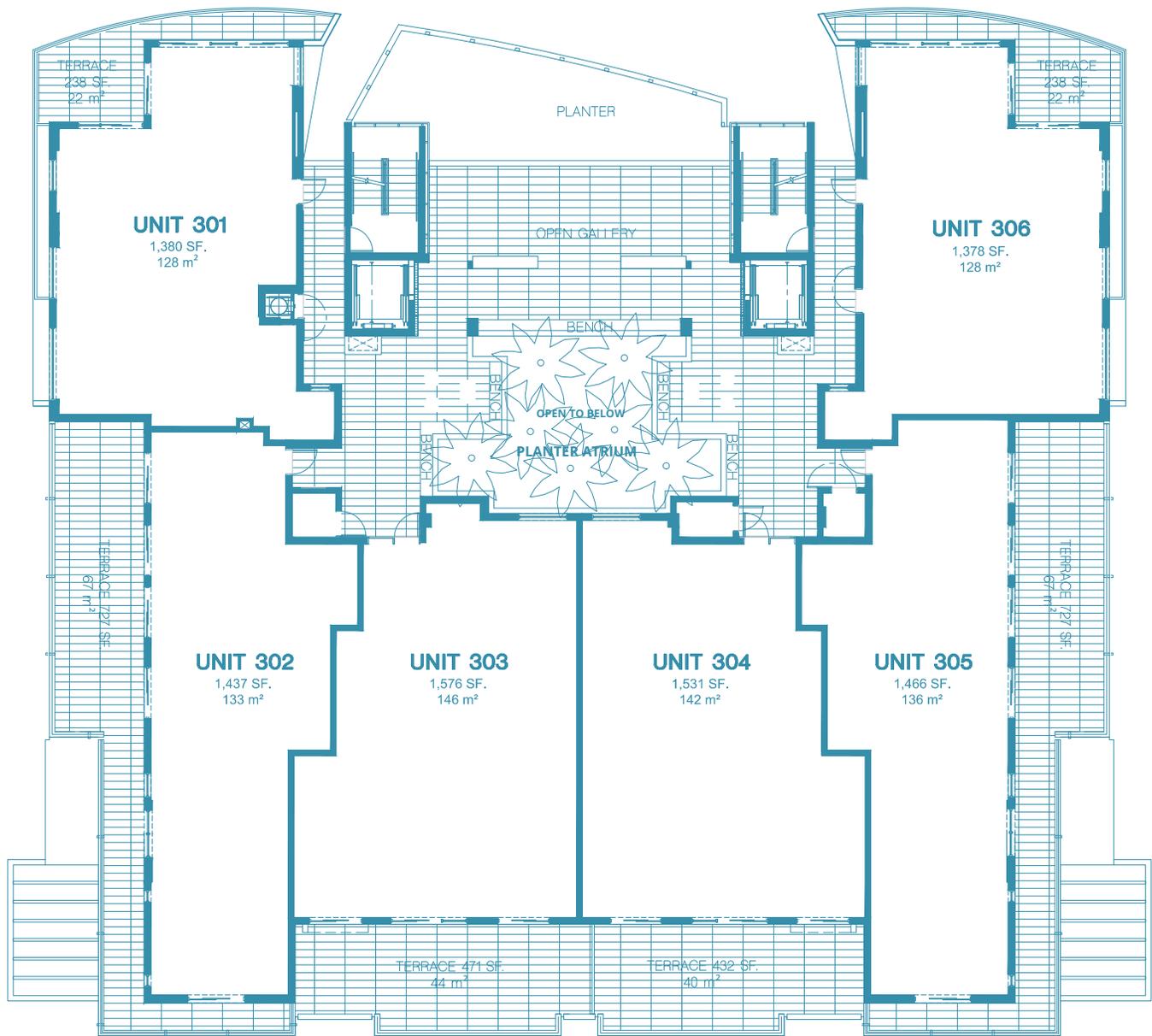
BUILDING FEATURES

- Developed in a double lot at 100 st Bay Harbor Island.
- Field area: 150 x 150 ft (46m x 46m).
- 8 floor building - 6 floors of residences.
- White marble lobby – Designed by BBH Design Studio.
- 36 modern residences.
- Units with spacious den.
- Units from 1376 SF 1576 SF.
- Access corridors finished in ceramic tiles.
- 1 assigned parking space per unit.
- 2 and 3 bedroom apartments with den and walk-in-closets.
- Open environments in the kitchen and dining areas.
- Modern balconies with glass railings.
- High impact windows.
- Air conditioning with individual temperature control.
- One storage per unit included.

BUILDING SERVICES

- Smart Home.
- Private rooftop terraces.
- Pre-wired for telephone and high speed Wi-Fi.
- Pet friendly.

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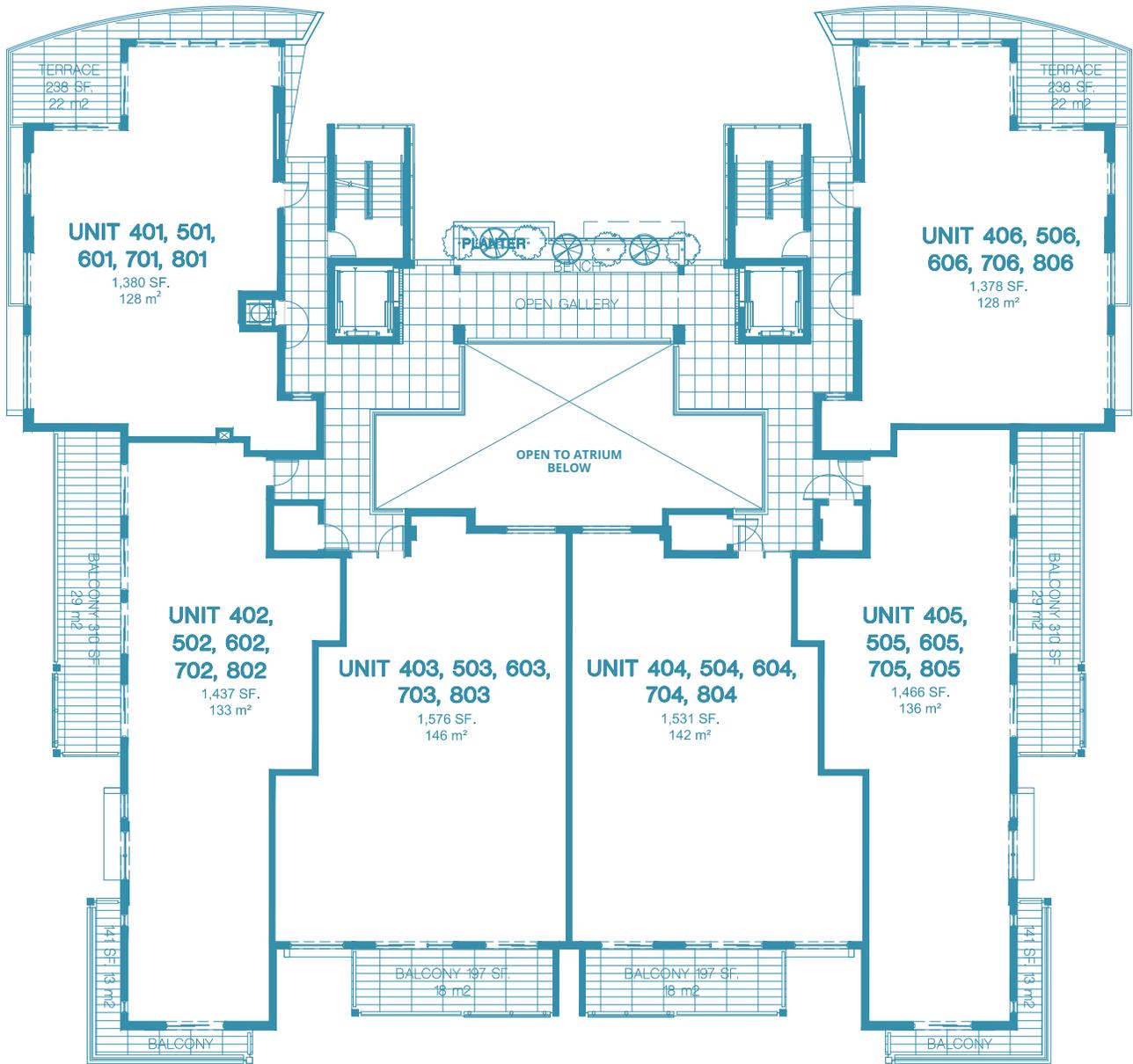


Private expanded terraces.
Open gallery garden atrium and lounge area

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FLOOR PLAN
3rd Floor
LANAI Garden Level

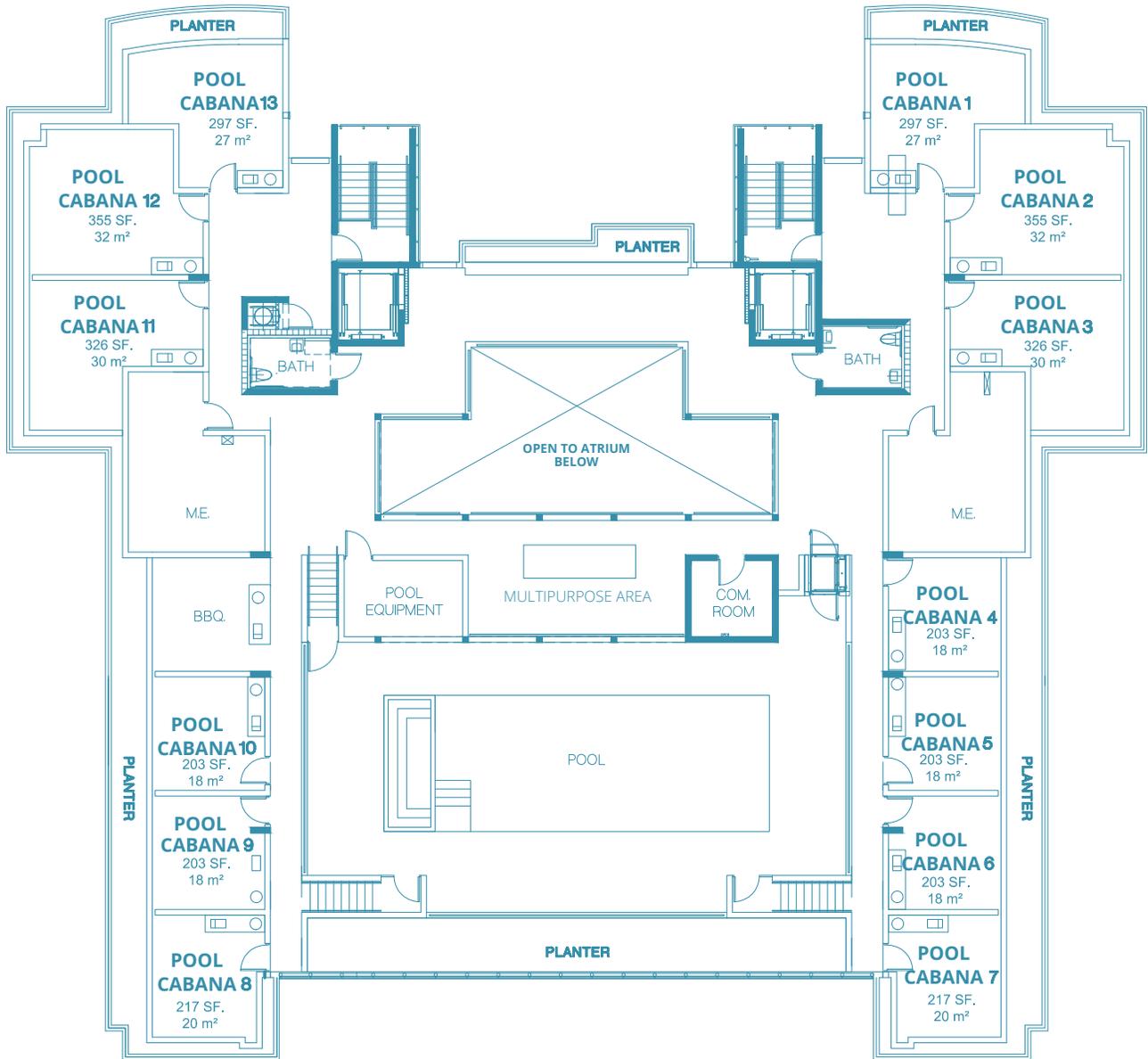
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FLOOR PLAN
4 to 8 Floors

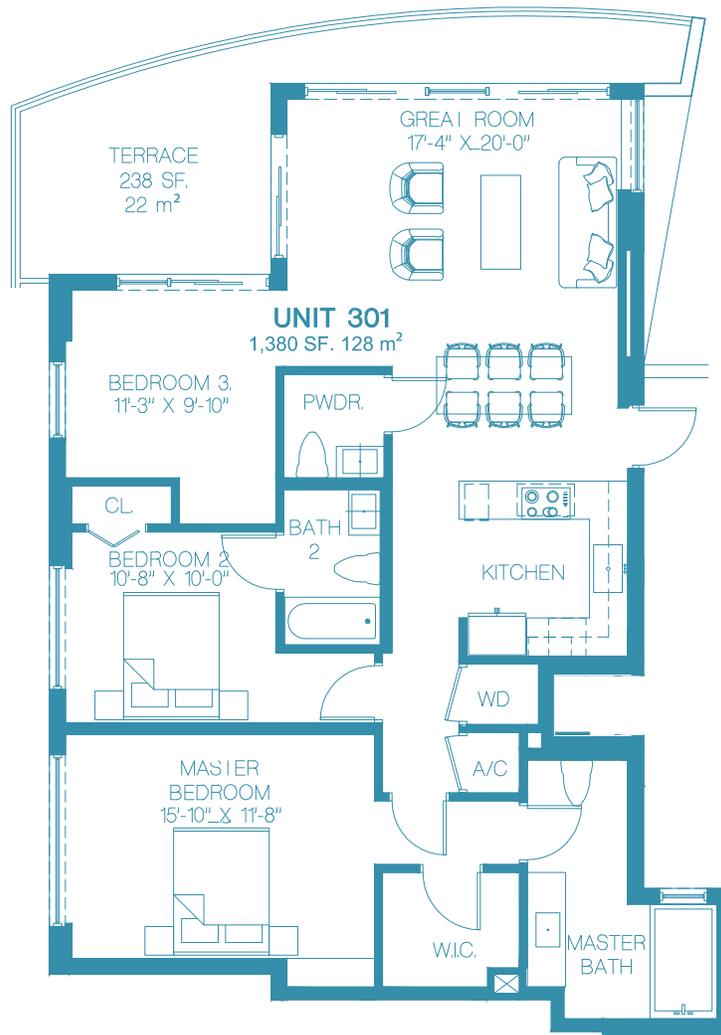
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FLOOR PLAN Rooftop Level

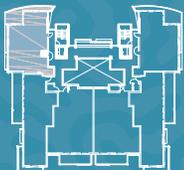
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2 Bedroom + Den (3rd bedroom option) - 2^{1/2} Bathroom
 1,380 SF. - 128 m²
 Terrace: 238 SF. - 22 m²

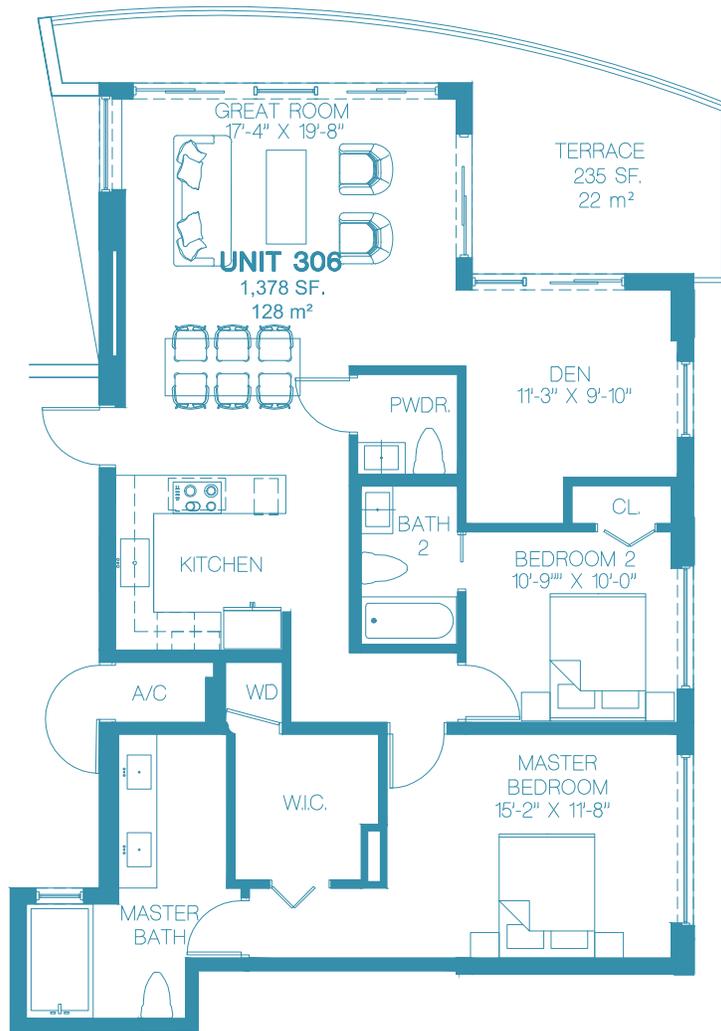
FLOORS 3 - 8

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FLOOR PLAN
BAY UNIT WEST

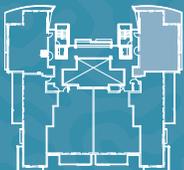
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2 Bedroom + Den (3rd bedroom option) - 2^{1/2} Bathroom
 1,378 SF. - 128 m²
 Terrace: 235 SF. - 22 m²

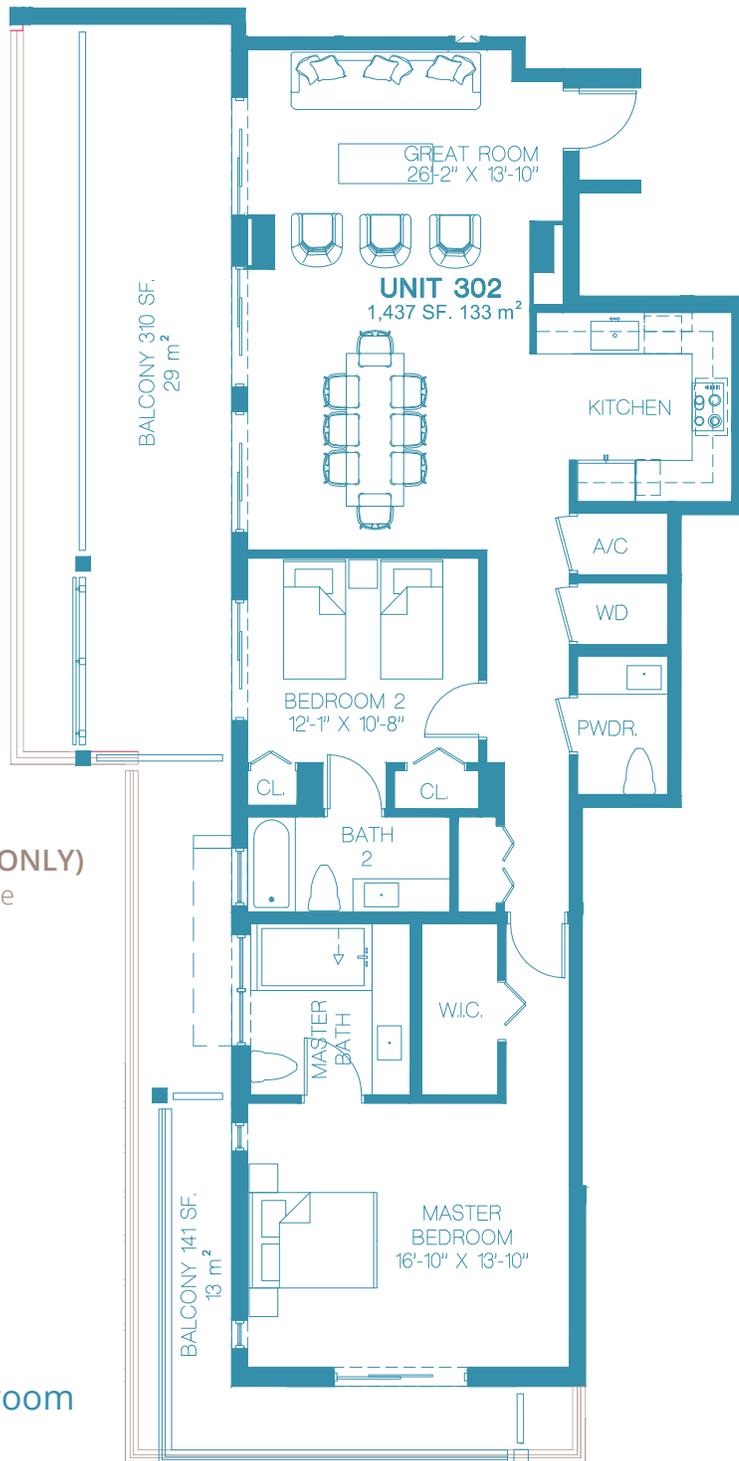
FLOORS 3 - 8

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FLOOR PLAN BAY UNIT EAST

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LANAI MODEL (3 FLOOR ONLY)

Expanded wrap around terrace

TERRACE 727 SF.
68 m²

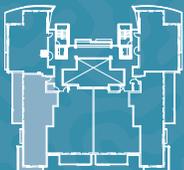
2 Bedroom - 2 1/2 Bathroom

1,437 SF. - 133 m²

Terrace: 310 SF. - 29 m²

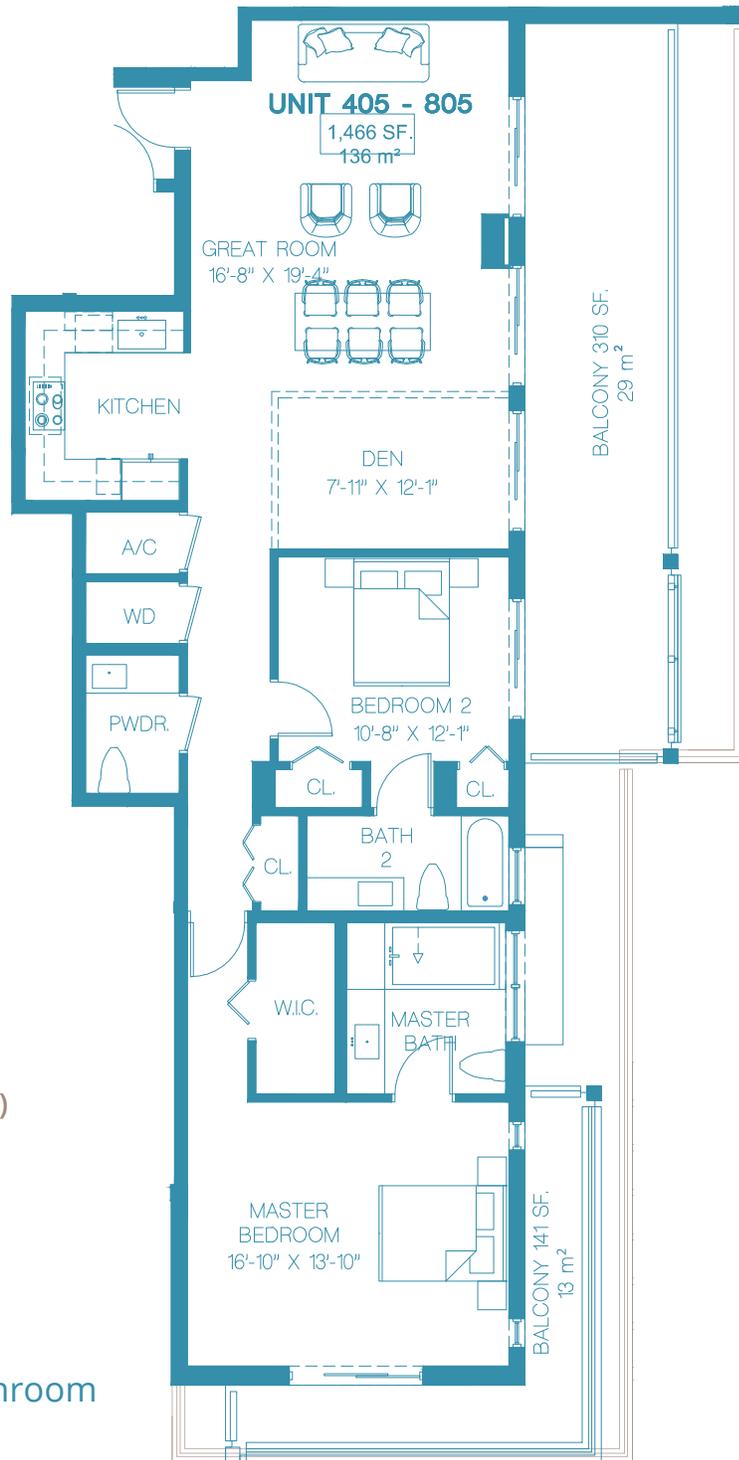
FLOORS 4 - 8

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FLOOR PLAN
CORAL UNIT WEST

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LANAI MODEL (3 FLOOR ONLY)

Expanded wrap around terrace

TERRACE 727 SF.
68 m²

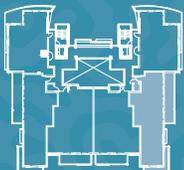
2 Bedroom + Den - 2^{1/2} Bathroom

1,466 SF. - 136 m²

Terrace: 310 SF. - 29 m²

FLOORS 4 - 8

**BAY
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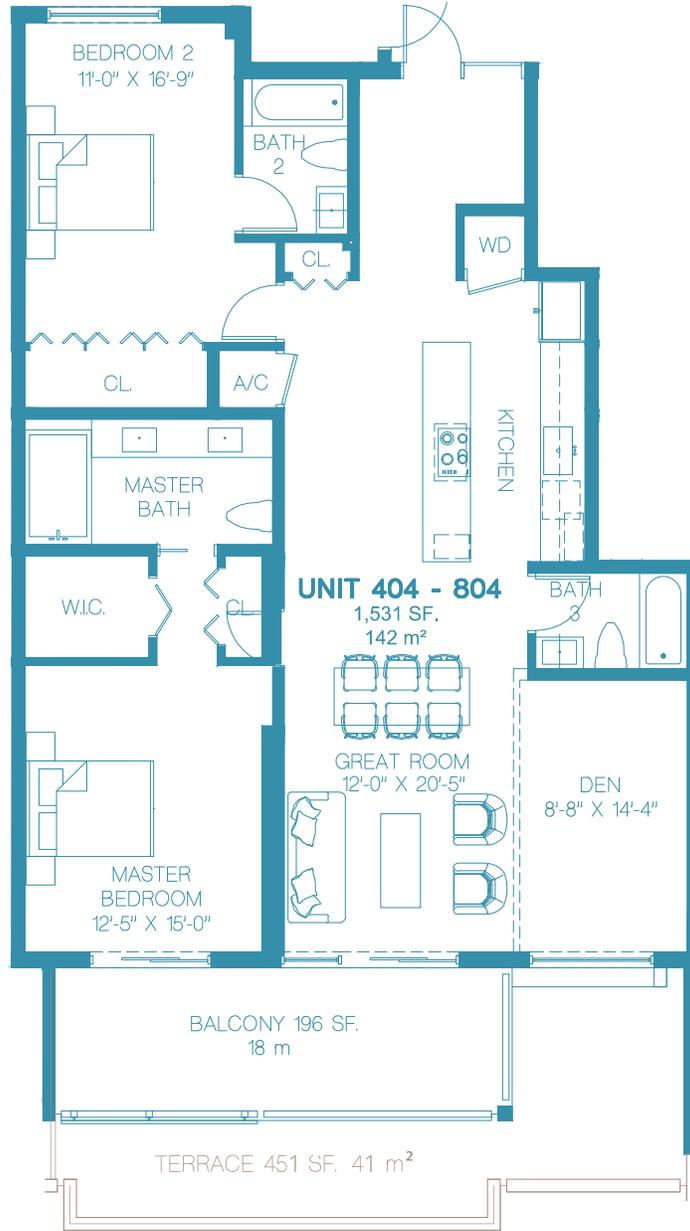
FLOOR PLAN
CORAL UNIT EAST

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LANAI MODEL (3 FLOOR ONLY)

Expanded terrace

TERRACE 451 SF. 41 m²



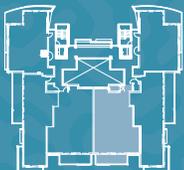
2 Bedroom + Den (3rd bedroom option) - 3 Bathroom

1,531 SF. - 142 m²

Terrace: 196 SF. - 18 m²

FLOORS 4 - 8

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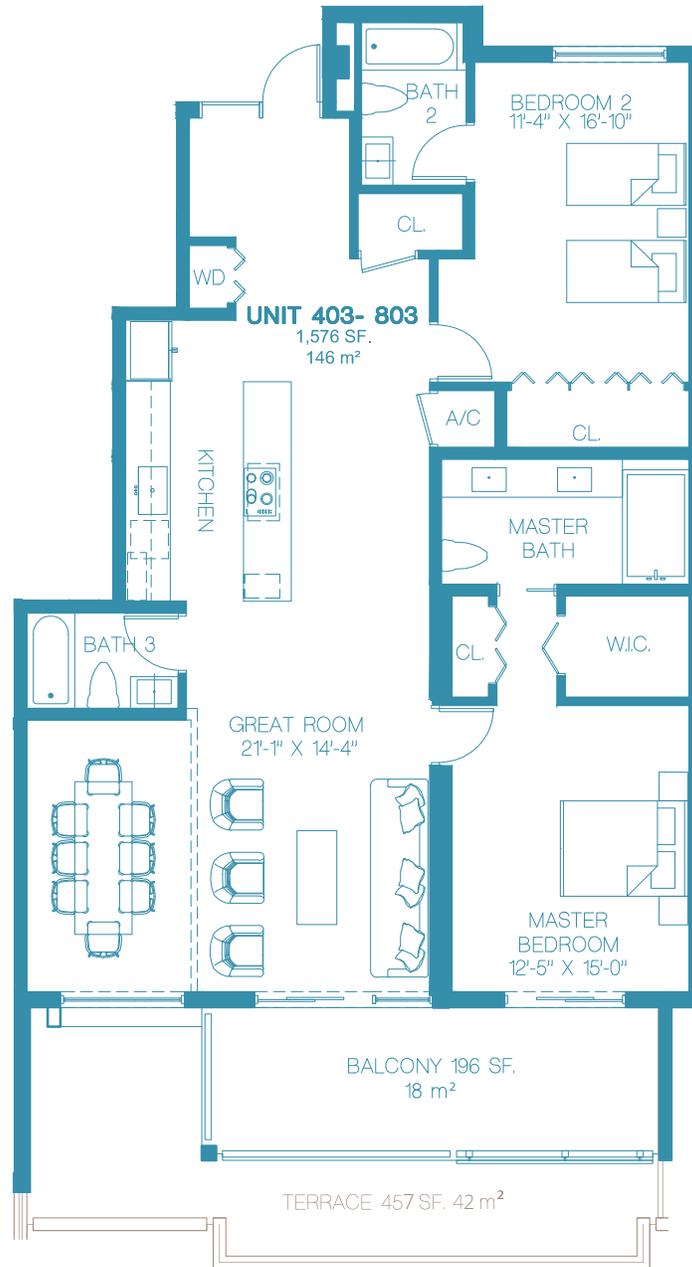


FLOOR PLAN
REEF UNIT EAST

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LANAI MODEL (3 FLOOR ONLY)

Expanded terrace
TERRACE 457 SF. 42 m²



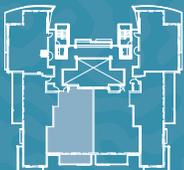
2 Bedroom + Den (3rd bedroom option) - 3 Bathroom

1,576 SF. - 146 m²

Terrace: 196 SF. - 18 m²

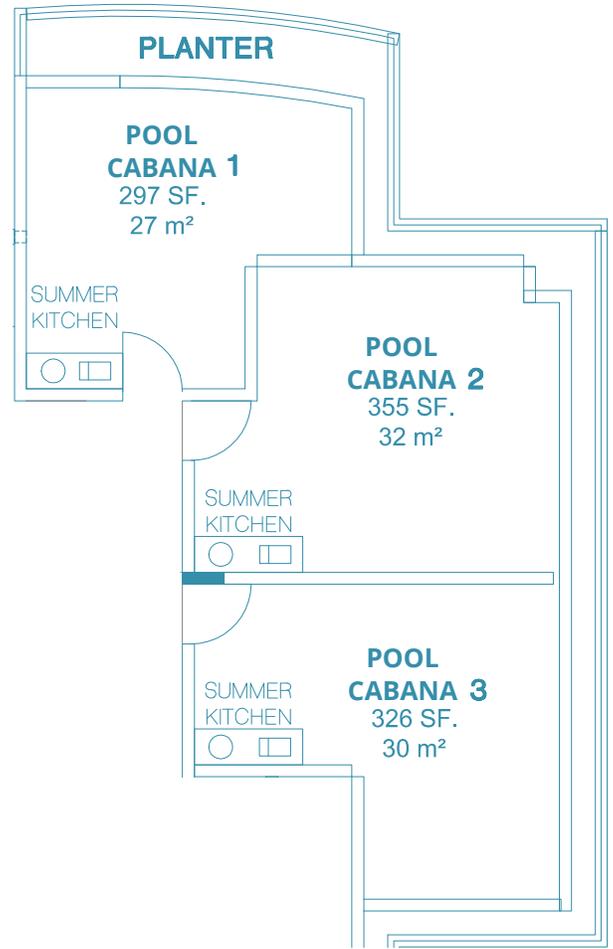
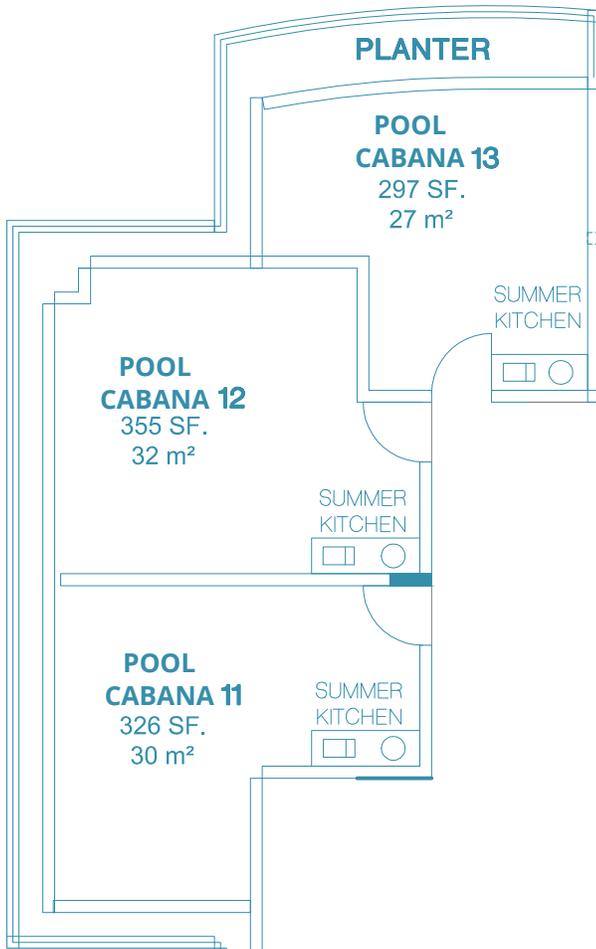
FLOORS 4 - 8

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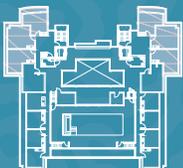
FLOOR PLAN
REEF UNIT WEST

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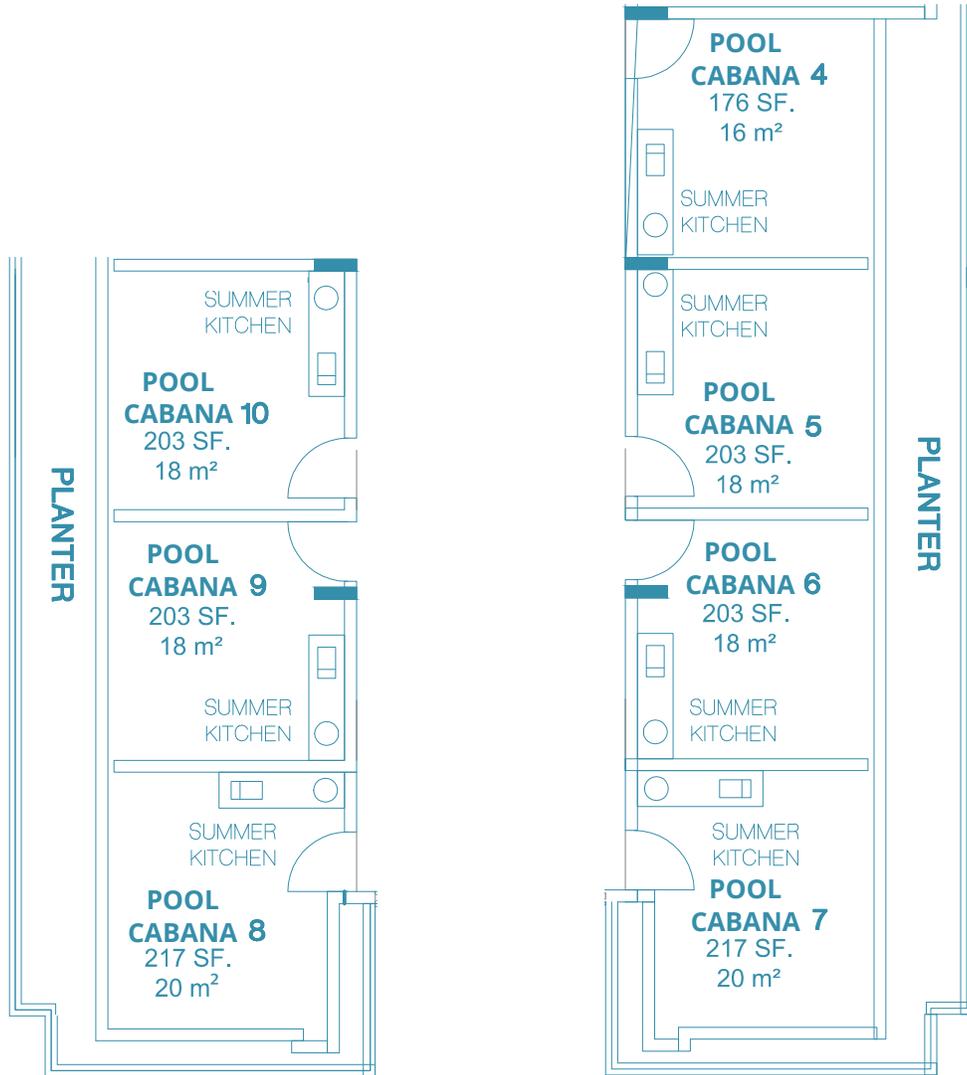
Rooftop Level

**BAY
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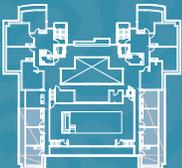
FLOOR PLAN ROOF GARDENS PLAN

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Rooftop Level

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FLOOR PLAN ROOF GARDENS PLAN

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BAY HARBOR ONE



The minds behind the magic

To bring the Bay Harbor ONE project to fruition, Land Developers Group (LDG) in association with Team 18 joined forces to develop a boutique condominium that combines island comfort, modern architecture, and surrounding natural influences. LDG is a firm with success in real estate development since 2001. Dedicated to high quality work, professionalism, attention to detail, and a dedicated to constant improvement, LDG will ensure the success of Bay Harbor ONE.

Team 18 group has developed over 35 projects of high urban impact. Innovative architectural design and high quality construction is of utmost importance, as evident by their numerous Bogota and Quito projects in 2008. Together, they bring over 30 years of experience to the Bay Harbor ONE project. With past successes in Argentina, Uruguay, Venezuela, Ecuador, and Colombia, the two firms joined forces in 2013 to start projects in South Florida. Currently, they have several projects in some of the most important cities in South Florida, including Aventura and Bay Harbor Islands. Most recently are their Bay Harbor Island projects, Kai and Palm Villas.

Kai is a 57 residential apartment boutique building with innovative architecture and design, and features marble floors, European-style cabinetry, Jacuzzis in bathrooms, and top of the line equipment. Palm Villas is a unique venture for its ability to fuse privacy, comfort, nature and design. Located in the heart of Bay Harbor, and in a natural setting of lush palm trees, the complex is composed of 14 comfortable villas with 2 garages, private elevators, floor to ceiling windows, barbecue, and jacuzzi.

Each unit has a private garden, individual gate access and ample green space for family recreation.



Kai



Palm Villas



Westside Aventura

BAY HARBOR ONE

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. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

This is not intended to be an offer to sell, or solicitation of an offer to buy condominium units to residents of CT, ID, NY, NJ and OR, unless registered or exemptions are available, or in any other jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the Purchase and Sale Agreement and accompanying Declaration of Condominium and no statement should be relied upon if not made in those documents.

This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to, or other arrangements made with any real estate broker are or shall be binding on the Developer. All plans, features and amenities, images, designs, finishes and furnishings depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. The developer expressly reserved the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion. All depictions of furniture, fixtures, appliances, counters, soffits, floor coverings, furnishings and other items of finish and decoration of units described or depicted herein are for display only and are not included with the unit, which are being sold in "decorator-ready" condition as described in the purchase agreement. The Developer reserves the right to substitute suppliers, manufacturers, brand names, models or items which in Seller's opinion are of equal or better quality.

The photographs contained in this brochure are stock photography or have been taken off-site and are merely intended as illustrations of the activities and concepts depicted therein, rather than to represent a proposed lifestyle. No representations are made that any such activities or concepts will be available from within or outside of the property. Renderings depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas, are or will be as depicted, or that any other features, amenities or facilities depicted by any such artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. Any view from a unit of from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view. Proposed future developments in the vicinity of the project will affect existing views and are not depicted herein. These materials are not intended to be an offer to sell, or solicitation to buy, a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer, or sale of a unit in the condominium be made in any state or country in which such activity would be unlawful.