

ONE

BY TROSS

A modern, multi-story apartment building is shown at dusk. The building features balconies with glass railings and large windows that are illuminated from within, revealing interior spaces like living rooms, dining areas, and kitchens. The sky is a mix of blue and purple, and palm trees are visible in the foreground and background. The overall atmosphere is one of luxury and modern living.

**ONE BY TROSS. THE IDEAL LIFE IS REAL.**

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*Where your ideals  
come together.*

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*The strong presence of a latin culture, the year-round warm weather and the superior quality of life have contributed to making brazilians the fourth largest group of real estate investors in Miami. Be the next to acquire the privilege of first class living.*

**MIAMI. THE PLACE.**

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*Where your ideals  
become reality.*

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*Live next to Miami's best beaches,  
South Beach's lively nightlife or  
Miami's downtown attractions. It can  
all be yours.*

# MIAMI BEACH.



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*Where the value of your  
ideals appreciate.*

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*Being 700 meters from the beach and next to major tourist attractions in Miami, being close to the best schools of the region, being inside the best shopping area in the country, among other things, will bring an extra charm into your life and guarantee the highest home appreciation rates to your investment.*

# BAL HARBOUR.

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*Where your ideals  
come to life.*

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*The town of Bay Harbor Islands offers a luxurious infrastructure to both residents and tourists. Located near the well-known Bal Harbour village, the town is surrounded by cafés, restaurants, medical centers and renowned schools. Based on a complete market research that took into consideration real estate appreciation rates, we created ONE by Tross, a real estate property designed for those who seek housing in a privileged location.*

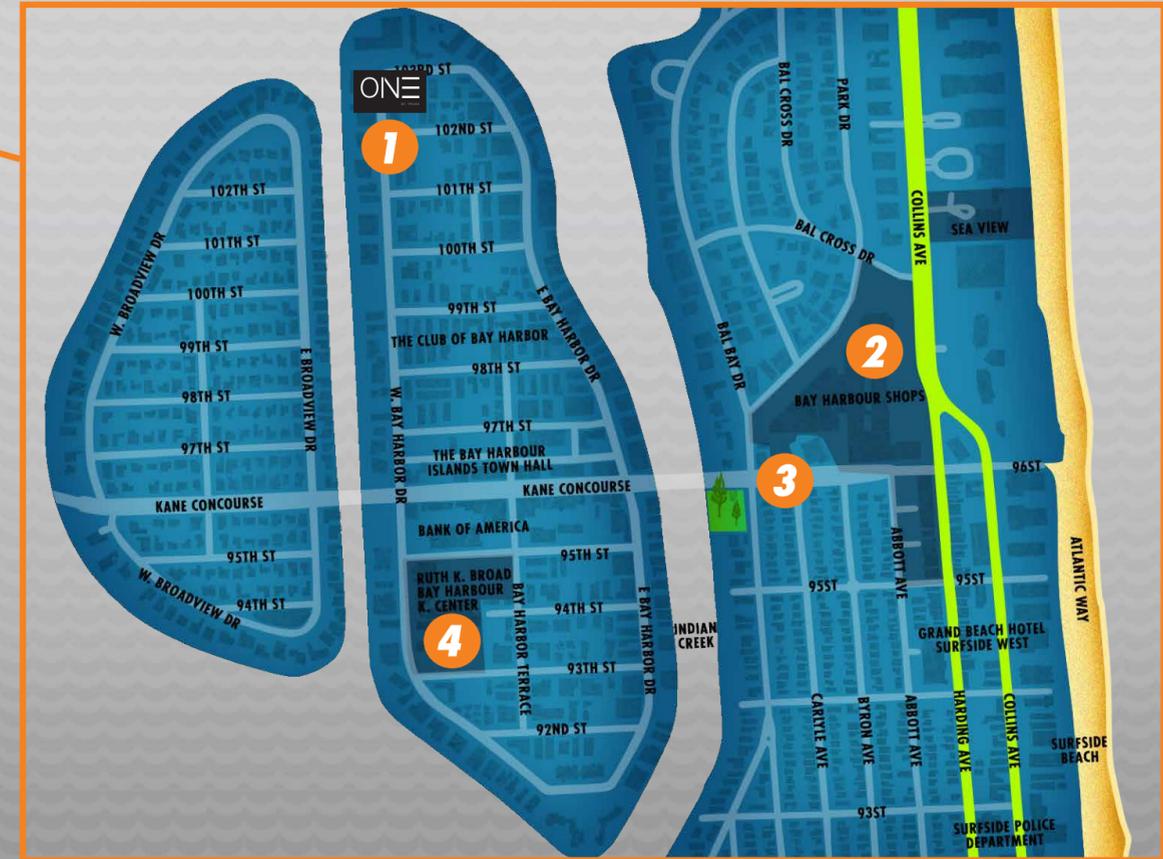
# BAY HARBOR ISLANDS.

Distance between  
the main places  
in **Miami**.

- 1 Downtown Miami - **20min**
- 2 Miami Beach - **17min**
- 3 Aventura Mall - **12 min**
- 4 Fort Lauderdale - **32min**
- 5 Miami Int. Airport - **23min**

Discover  
**Bay Harbor.**

- 1 **ONE by Tross**
- 2 Bal Harbour Shops
- 3 Kane Concourse Av.
- 4 Ruth K. Broad Bay Harbour K-8 Center School



ONE

BY TROSS

THE IDEAL LIFE IS REAL.





*1150, 101nd St  
Bay Harbor Islands, FL  
33154, USA*

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*The property.*

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*Furnished common areas.*

*Fitness center.*

*Rooftop pool.*

*3 units per floor.*

*2 and 3 bedroom floor plans.*

*Two parking spaces per unit.*

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*A single tower.  
17 units only.  
One is all  
about being  
exclusive.*

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*High-tech  
architecture in  
common areas.  
One is all about  
being modern.*

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*Lobby with innovative  
design.*

*Electronic concierge at the  
entrance of the building.*

*Wifi in all areas.*

*Background music controlled  
by cellphone in all common  
areas.*

*Electronic gate with  
automatic recognition.*



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*Home automation systems inside all residential units. One is all about convenience.*

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*Free iPhone with an exclusive app that gives you access to your condo unit from anywhere in the world, letting you even monitor and control your security system from a distance.*

*Motorized blinds in all bedrooms.*

*Electronic door locks.*

*Living room lighting controlled by cellphone app.*

*Smart thermostat.*



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*Free customized cellphone at closing.*

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Fitness center.



*Private Rooftop.*





**CONTACT US.**

