



THE WELL

BAY HARBOR ISLANDS

MIAMI

Homes designed for *body, mind, and spirit*



Your health has
a new address



- Tucked away on Bay Harbor Islands
- The Residences include 54 bespoke condominiums
- Over 22,000 square feet of amenities, including state-of-the-art fitness and wellness center



Neighborhood

The Residences are set along Bay Harbor Islands — just minutes from pristine beaches, the legendary Bal Harbour Shops and the vibrant energy of Miami. The town of Bay Harbor Islands is defined by iconic art and natural beauty —with a promenade that includes exceptional galleries, boutiques and restaurants. The Residences also offer easy access to Surfside Beach and North Miami as well as the quiet oases of Indian Creek and Bay Harbor Islands.

Food + Drink

- 1. Pura Vida
- 2. The Palm
- 3. Emilios' Trattoria
- 4. The Bistro
- 5. O'Lima Signature Cuisine
- 6. Le Zoo
- 7. Makoto
- 8. Hillstone
- 9. Carpaccio
- 10. The Surf Club Restaurant
- 11. Lido at the Surf Club
- 12. BH Burger Bar
- 13. Atlantikos
- 14. Artisan Beach House
- 15. Café Ragazzi
- 16. Josh's Deli

Schools

- 17. Miami Country Day School
- 18. Mater Beach Academy
- 19. The Cushman School
- 20. Ruth K. Broad Bay Harbor K-8 Center

Parks

- 21. North Bayshore Park
- 22. Officer Scott Winters Park
- 23. Bay Harbor Islands Tot Lot
- 24. 95th Street Park
- 25. Surfside Park

Shopping

- 26. Bal Harbour Shops
- 27. Aventura Mall
- 28. Miami Design District

Hotels

- 29. St. Regis Bal Harbour
- 30. The Ritz-Carlton Bal Harbour
- 31. Four Seasons Surf Club

The Residences







Inspired, Balanced, Restorative *Homes*

- Spacious, private balconies in most residences
- Open, light-filled layouts
- Neutral engineered wood floors and Italian cabinetry
- Floor-to-ceiling glass windows
- Generous floor plans designed with ample storage space
- Meditation corner, yoga mat and accessories
- Built-in air purification system
- Aromatherapy diffusers in every residence
- Finished walk-in closets in primary bedrooms



Residence Living Room

Artist's Conceptual Rendering | See Disclaimer Page

The Perfectly Crafted Kitchen

- Kore™ Workstation Kitchen Sink, known for its seamless design, function and balanced workspace with integrated accessories
- Quartz counter tops and backsplash
- Faucet with filtered cold and carbonated water options
- Sub-Zero and Wolf appliances
- Vitamix, air fryer accessories
- Built-in wine fridge
- Custom Italian cabinetry
- Spacious kitchen islands with room for seating



Residence Kitchen & Dining

Artist's Conceptual Rendering | See Disclaimer Page



Residence Kitchen & Dining

Artist's Conceptual Rendering | See Disclaimer Page



A Restorative Primary Bedroom



An Inspired Primary Bath

- Rain shower with dual pressure
- Affusion spa shower option to help stimulate the lymphatic system, reducing water retention and increasing energy
- Free-standing or built-in tubs to ease tired muscles and joints
- Stone floors and walls
- Custom Italian cabinetry



Residence Primary Bath

Artist's Conceptual Rendering | See Disclaimer Page





The Amenities

www.miamicondoinvestments.com



You feel it upon arrival, a wave of calm and restoration — airy, soaring ceilings, stunning natural light. A space designed to promote complete balance — the surrounding natural setting quietly integrated into the flow. Familiar and exceptional, calming and restorative. Welcome home to wellness.



Sunlit reading room
with plenty of space
to ponder



Artist's Conceptual Rendering | See Disclaimer Page



Dedicated boardroom
promotes work/life balance

Private, residents-only indoor
and outdoor fitness classes —
all designed to make wellness
part of your every day



Rejuvenating rooftop pools
that promote holistic health



- Spacious low-toxin lap pool to help reduce skin irritation and exposure to harmful chemicals
- Lap swimming pool to increase lung capacity, lower blood pressure, reduce stress, support mental health, and improve sleep patterns
- Circular heated pool to help relax muscles and joints post-swim and improve blood circulation
- Lounge chairs and private cabanas for complete poolside comfort
- Fully equipped outdoor kitchen
- Airy, open spaces for gathering, hosting or lounging



Rooftop Pool

Artist's Conceptual Rendering | See Disclaimer Page

Rooftop cabanas,
loungers and
fully equipped
outdoor kitchen







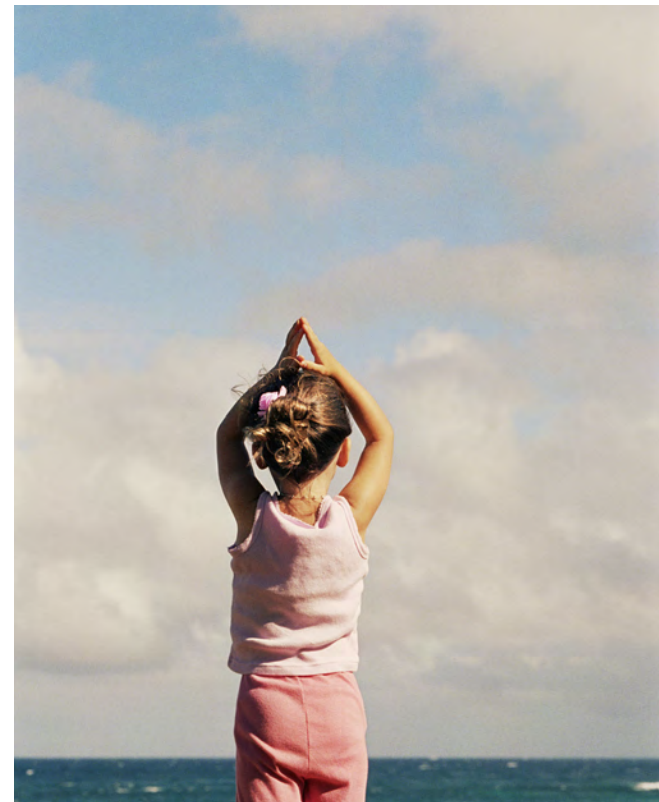


Services & Amenities

- Wellness concierge, a step or text away
- 24-hour valet parking and security
- In-home plant design and maintenance
- Local CSA delivery for fresh organic produce, fish and meats
- Energy-clearing ceremony of each new residence
- Organic, toxin-free cleaning services
- Wellness products curated and vetted by THE WELL Practitioners, designed to enrich your at-home wellness experience and support your daily wellness rituals — from essential oils and body care products, to diffusers, dry brushes and more
- Membership to THE WELL Bay Harbor Islands, holistic wellness and fitness center offering an extensive menu of treatments and experiences for the mind, body and spirit
- Children's programming and wellness activities
- Exclusive access to a private beach club
- Dedicated electric house car for local excursions
- THE WELL Locker: the latest collection of wellness tech, including Theragun, Therabeam, infrared blankets, lymph boots, FaceWare Pro and others, for use exclusively by residents



Why THE WELL?



THE WELL Brand Story

THE WELL is your one-stop shop for wellness. We integrate modern medicine and ancient healing, focusing on whole-person care. Our services, products and experiences address the physical, mental and spiritual aspects of well-being to help you feel your best.

- *We Are Your One-Stop Shop For Wellness*
- *We Did The Research So You Don't Have To*
- *We Provide East-Meets-West, Whole-Person Care*
- *We Believe In The Power Of Personalized Wellness*
- *We Are Here To Help You Make Wellness Part Of Your Every Day*



Our Approach

Drawing from a five-pillar approach to wellness, our team integrates modern medicine and ancient healing practices to deliver whole-person care.

- *Food & Nutrition*
- *Movement & Performance*
- *Mind & Spirit*
- *Body & Skin Care*
- *Lifestyle & Community*



Why THE WELL?

“We integrate modern medicine and ancient healing, focusing on whole-person care. Our services, products and experiences address the physical, mental and spiritual aspects of well-being to help you feel your best.”

— Kane Sarhan, CoFounder & CCO



THE WELL New York

2 East 15th Street, Flatiron, New York City

Adjacent to Union Square Park and steps off 5th Avenue, THE WELL New York is a 13,000-square-foot tranquil wellness retreat in the heart of New York City. The flagship space includes a full-service spa with a steam room, dry sauna and relaxation areas, a robust medical practice, an organic wellness café, fitness and meditation studios, a foot rub and IV therapy lounge and a library with curated weekly programming.



THE WELL at Mayflower Inn
118 Woodbury Road Route 7,
Washington, CT



THE WELL
at Hacienda AltaGracia
Santa Teresa de Cajón,
Pérez Zeledón, Costa Rica



Make *wellness*
part of your
every day.



The Club

THE WELL is your one-stop shop for wellness. Our services, products and experiences address the physical, mental and spiritual aspects of well-being to help you feel your best.
the-well.com

- Restorative, purifying Bath House, where all experiences at THE WELL Bay Harbor Islands begin
- Rejuvenating saunarium, infused with radiating heat and low level humidity to dry the body in preparation for your wellness treatment
- Halotherapy steam room to facilitate advanced detox, support the lymphatic organs and promote deep relaxation
- Energizing Cold Dip experience that widens the arteries, stimulates blood flow, accelerates recovery and boosts the metabolic system
- Vitality treatment rooms to boost skin health and radiance
- Daily fitness and movement classes through our Mindful Movement program
- IV vitamin therapy
- Infrared and Sound Dome combines the healing benefits of infrared heat with sound therapy to treat the body at a cellular level



Life at THE WELL Bay Harbor Islands

www.miamicondoinvestments.com



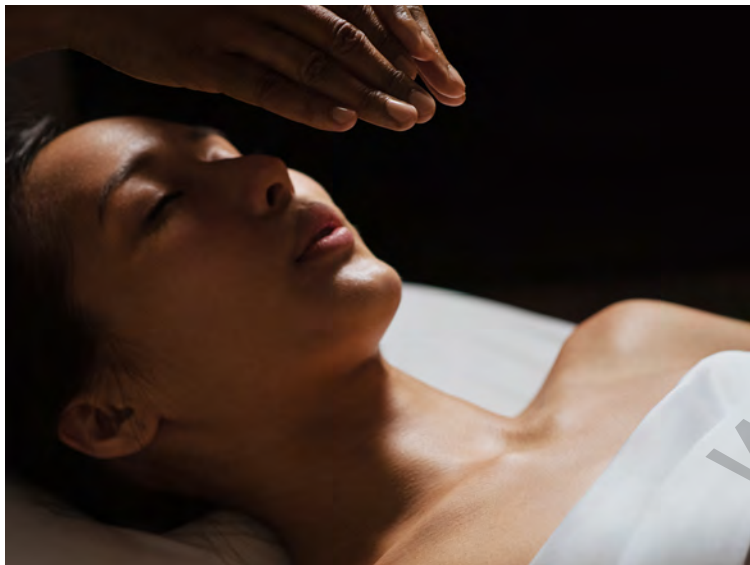
Exclusive Privileges for Residents

Our community begins with our residents. When you live at THE WELL Bay Harbor Islands, you receive:

- Membership to THE WELL Bay Harbor Islands
- Full-service concierge services from THE WELL team
- Calendar of events, lectures and experiences
 - Weekly fresh-juice and snack program for individuals or families
- Dedicated private outdoor and indoor classes
- Bi-annual health coaching session and annual whole-person health assessment to guide residents in creating individualized wellness plans
- Preferred pricing on treatments and services
- Exclusive benefits across THE WELL locations globally
- Access to in-home services from massage and facials to health coaching and guided meditations
- Early access to booking and unlimited mindful movement classes

Spacious private lockers
and personal styling suites





Miami's first caldarium, a relaxing, social wellness experience that supports respiratory, circulatory and immune health





From immune-strengthening vitamins to essential oil-based self-care, our products offer the best for the body and mind — in our services, in your home and on the go.





Nourish your body with sustainably sourced, fresh juice and organic snack bar curated with wellness in mind.





The Offices



THE
LOCAL

smc
cost

Came
Taco











The Design Team

www.miamicondoinvestments.com



Park Grove
Coconut Grove, FL



Five Park
Miami Beach, FL



Mr. C Residences
Coconut Grove, FL



11 Howard Hotel
New York City, NY

Terra

An award-winning, South Florida-based real estate development company founded by David Martin, focused on projects that have a positive impact on their natural surroundings, location and the people who live there. The firm has cultivated a portfolio of more than five million square feet of residential and commercial real estate valued at over \$8 billion and is active across all major real estate asset classes including multifamily apartments, luxury condominiums, single-family residences, retail, office space, hotels and industrial properties. Terra has achieved international acclaim for its commitment to design excellence, resiliency measures and sustainable development and has been continuously transforming South Florida into the prosperous metropolis we know today.

ARCHITECT

Arquitectonica
Founded in 1977, Arquitectonica introduced a bold modernism that almost instantly sparked a renaissance in Miami's urban landscape. The firm has since designed many of Miami's most recognizable buildings and holds a major presence on the world architectural stage. Arquitectonica's own brand of humanistic modern design can be seen in the firm's world-renowned projects including Microsoft Europe Headquarters in Paris, Westin Times Square in New York, Banco Santander Headquarters in Sao Paulo and the U.S. Embassy in Lima, among others.

INTERIORS

Meyer Davis
A multi-disciplinary design studio founded by Will Meyer and Gray Davis. The award-winning firm has established itself at the forefront of high-end commercial and residential design practices throughout the U.S. and abroad, through its work on private residences, hotels, restaurants, retail experiences and workplace environments. The firm designs seamless physical experiences tailored to their clients' individuality, combining principles of great design with a clear vision for the experience they seek to create. Meyer Davis believes that great design works on multiple levels, weaving together bold design moves and striking details to ensure that when completed, each project makes an immediate and lasting impact.

CREATIVE DIRECTION

Anda Andrei Design
A renowned designer who uses her laser eye for detail and architectural expertise to create unforgettable and extraordinary spaces. Andrei is recognized for helping to define the boutique and lifestyle hotel world as we know it. After years collaborating on game-changing properties including, Gramercy Park Hotel, Asbury Park, Norm at the Brooklyn Museum, Hudson and 11 Howard, Andrei is now putting her indelible mark on noteworthy projects of her own as president and founder of Anda Andrei Design LLC. Andrei is an inductee of the Interior Design Magazine's 2016 Hall of Fame Awards and HD Magazine's 2017 Platinum Circle Award.



THE WELL

BAY HARBOR ISLANDS

MIAMI



EXCLUSIVE SALES BY DOUGLAS ELLIMAN DEVELOPMENT MARKETING

This project is being developed by 1177 BAY HARBOR ISLAND, LLC, a Delaware limited liability company ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer, and you agree to look solely to Developer with respect to any and all matters relating to the sales and marketing and/or development of the project. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF 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. 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, or to residents of, any state or country in which such activity would be unlawful. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All images and designs 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. All plans, features and amenities depicted herein are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. 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. Plans, features, and/or amenities may be provided at an additional cost. 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 depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature and Developer in no manner guarantees the continuing existence of any view. The sketches, renderings, graphics materials, plans, specifications, terms, conditions and statements contained in this book are proposed only, and Developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Developer expressly reserves the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion. The photographs contained on this book may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein. Certain items such as the following, which may be seen in model apartments (if any), website, brochures and/or in illustrations, are not included with the sale of the Unit: wall coverings (including paint other than base primer), accent light fixtures, wall ornaments, drapes, blinds, furniture, knickknacks and other decorator accessories, lamps, mirrors, graphics, pictures, plants, wall-hung shelves, wet bars, intercoms, sound systems, kitchen accessories, linens, window shades, security systems, certain built-in fixtures, cabinetry, carpets or other floor coverings and colors, wood trim, other upgraded items, balcony treatments (e.g., tile, stone, marble, brick, scored concrete or wood trim), barbecues, planters, window screens, landscaping and any other items of this nature which may be added or deleted by Developer from time to time. This list of items (which is not all-inclusive) is provided as an illustration of the type of items built-in or placed in model apartments (if any) or shown in illustrations strictly for the purpose of decoration and example only. There is no obligation for Developer to provide models, but if so provided, the foregoing disclaimers will apply. Certain items, if included with the Unit, such as tile, marble, stone, granite, cabinets, wood, stain, grout, wall and ceiling textures, mica and carpeting, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the models or in illustrations or in the published list of standard items (if any). If circumstances arise which, in Developer's opinion, warrant changes of suppliers, manufacturers, brand names, models or items, or if Developer elects to omit certain items, Developer may modify the list of standard features or make substitutions for equipment, material, appliances, brands, models, etc., with items which in Developer's opinion are of equal or better quality (regardless of cost). All depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Furnishings are only included if and to the extent provided in your purchase agreement. All prices, plans, specifications, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded Units. Price changes may occur that are not yet reflected on project website. Buyers should check with the sales center for the most current pricing. Restaurants and other business establishments and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, businesses and/or operators within the project may be relied upon. Restaurants, and/or other business establishments, are anticipated to be operated from the commercial components of the project which will be offered for sale to third parties. Except as may be otherwise provided in the offering materials, the use of the commercial spaces will be in discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein. The information provided herein regarding Miami Beach or other proposed projects or facilities depicted was obtained from newspaper articles and other public information and Developer makes no representations as to same. The project graphics, renderings and text provided herein are copyrighted works owned by Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the 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. Equal Housing Opportunity.