



# BAY VILLAS

BAY HARBOR ISLANDS

## UNIQUE OPPORTUNITY TO OWN A LUXURIOUSLY DESIGNED TOWNHOME IN THE HEART OF MIAMI BEACH

Located on Bay Harbor Islands, the heart of Miami Beach. One of Miami's best-kept secrets, Bay Harbor Islands is unique neighborhood that has it all—it is charming, walkable, on the water, and has a laid-back elegance you won't find anywhere else

Bay Villas offers a perfect blend of convenience and tranquility in a quaint, private neighborhood

Price starting at 2.9M

Three levels of interior living + 1 rooftop terrace

2,375 – 2,976 SF of interior living

3–4 Bedrooms

10-foot ceiling with exquisite finishes

2-Car climate controlled private garages

## TOWNHOME BASE MODEL FINISHED FEATURES

Interior elevator from ground to rooftop

Armory Cucina kitchens

Stone countertops in kitchen and bathrooms

Miele appliance package and coffee system

Smart dimmer switches

Pre-wired for smart home automation

Base security, camera, and Ring system

Indirect lighting in kitchen and primary bathroom

Wood or porcelain flooring selections

Toto toilet in primary bathroom

Premium plumbing fixtures

**REGENCY**  
Development Group