





An exclusive collection of only
30 boutique residences
located in the upscale Bay
Harbor Islands.

www.miamicondoinvestments.com



ALANA

BAY HARBOR ISLANDS

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Public School
Ruth K. Broad Bay
Harbor K-8

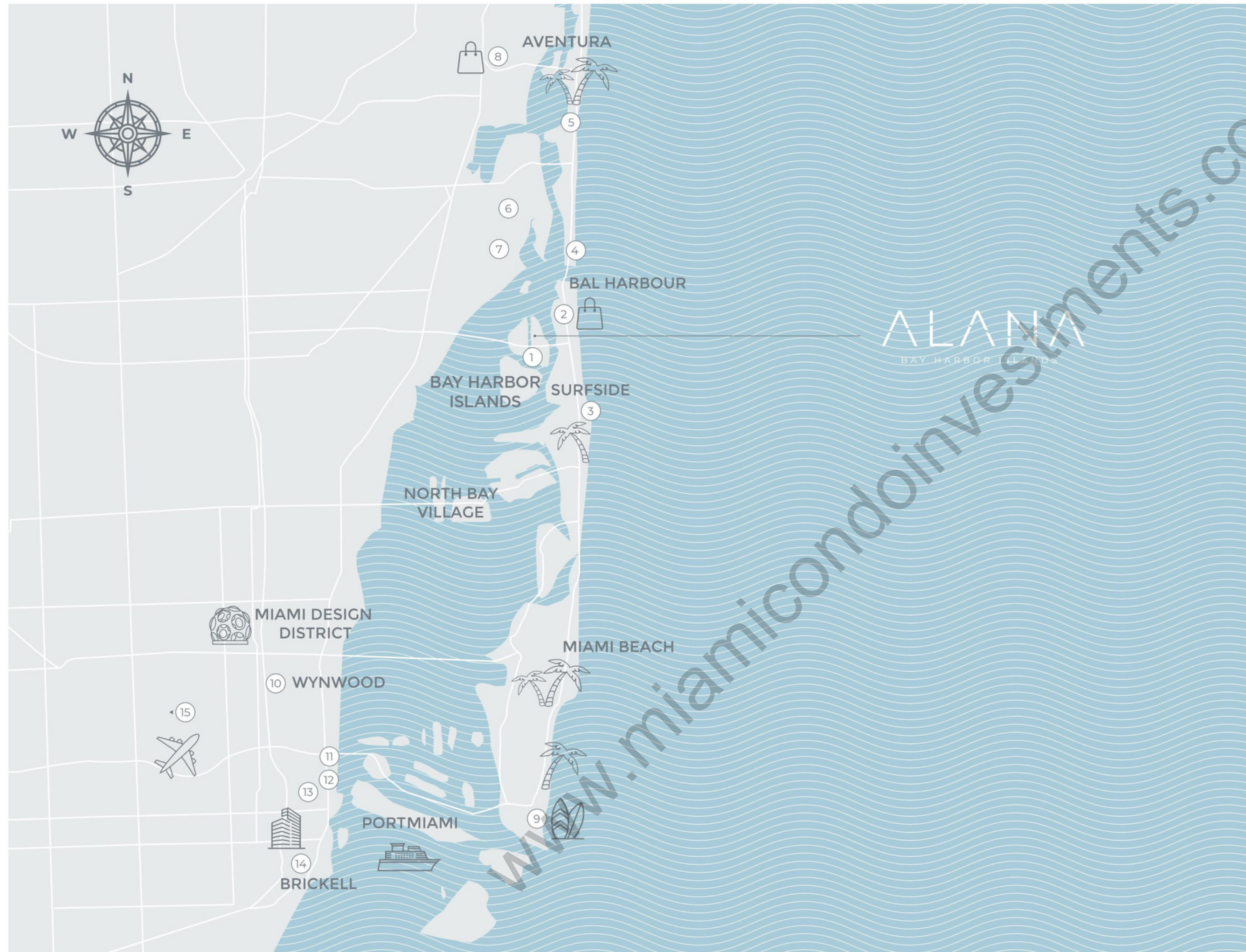
Bal Harbour Shops





Surfside
Beach

Haulover
Park



1. **Public School Ruth K, Broad Bay Harbor K-8** (2 min) (#2 in the ranking of public schools in Miami Dade County)
2. **Bal Harbour Shops Mall** (5 min)
3. **Surfside Beach** (6 min)
4. **Haulover Marina & Beach Park** (7 min)
5. **Sunny Isles Beach** (8 min)
6. **Oleta River State Park** (12 min)
7. **FIU Biscayne Bay Campus** (15 min)
8. **Aventura Mall** (20 min)
9. **South Beach** (25 min)
10. **Wynwood Walls** (30 min)
11. **Pérez Art Museum** (35 min)
12. **American Airlines Arena** (30 min)
13. **Downtown Miami** (30 min)
14. **Brickell Financial District** (30 min)
15. **Miami International Airport** (35 min)



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Building Features

- Seven-story boutique residential building designed by internationally acclaimed architectural firm, Revuelta Architecture International
- 30 two-bedroom and three-bedroom residences ranging from 1,229 to 1,662 sq ft
- Modern, minimalistic design with a glass exterior façade
- Lush gardens throughout the property
- Front desk reception
- Security cameras
- Electric car charging stations
- Bicycle racks
- Storages available on same floor as residence
- High-speed Wi-Fi in all common areas

Exclusive Amenities

ROOFTOP

- Open-air sky lounge
- Summer kitchen for outdoor meals with family and friends
- Rooftop resort-style pool
- Sundeck with water and skyline views
- Chic lighting, shade areas, and garden spaces for maximum comfort both day and night
- Zen-like garden space for meditation or yoga
- Outdoor fitness area

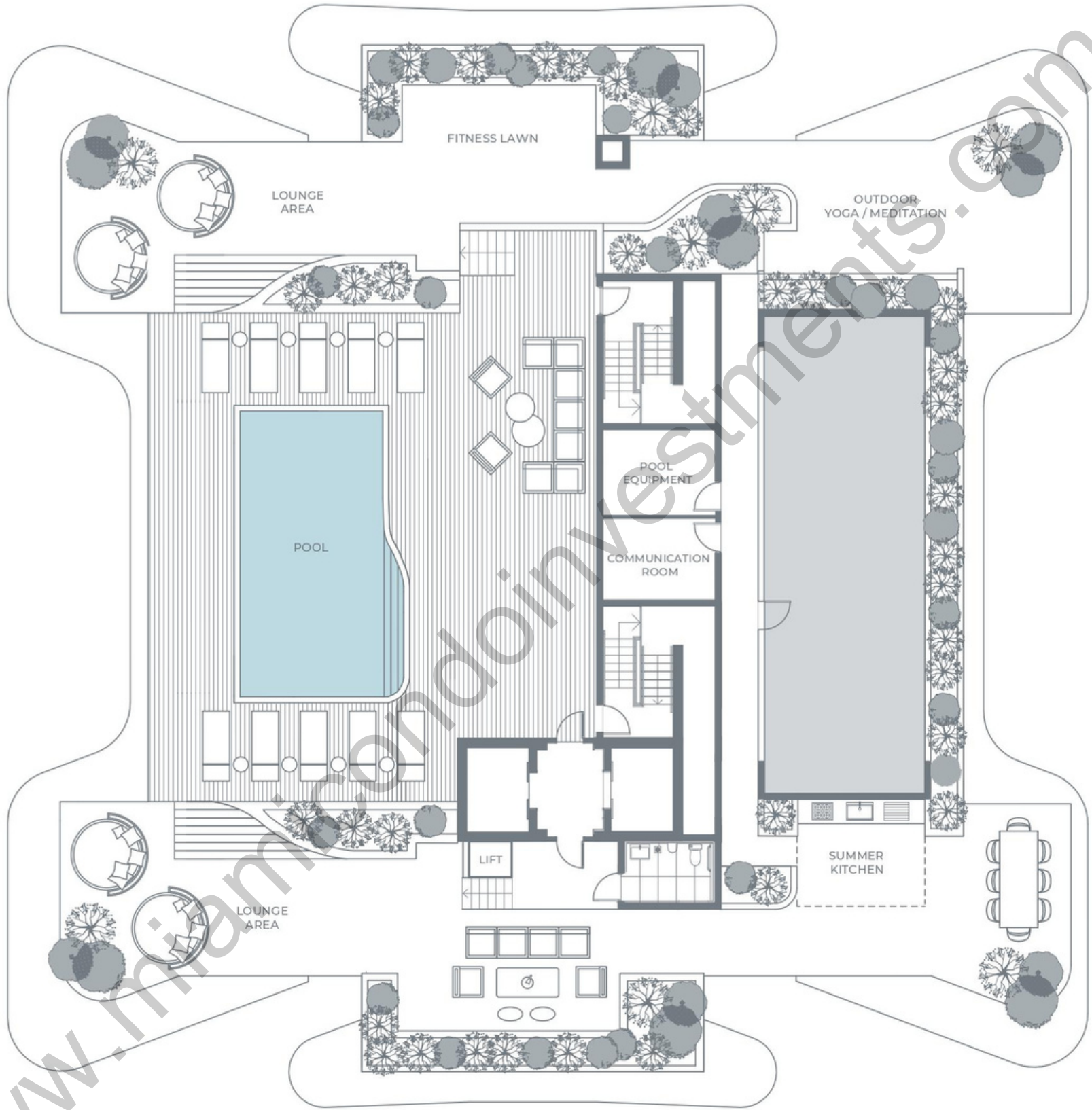
LOBBY LEVEL

- Fully outfitted fitness center with cardio and weight training equipment
- Resident's social room with a large-screen TV and lounge seating perfect for events or meetings of any kind





Alana
Rooftop Oasis
FLOOR
08



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Residences Features

- Designer ready units
- Corner residences offer wrap-around terraces
- High impact floor-to-ceiling sliding glass doors and windows
- All bedrooms have access to expansive balconies
- Walk-in closets in master bedrooms
- Master bathroom with double sink and glass shower enclosure
- Expansive glass-framed outdoor terraces accessible from bedrooms and living areas
- Italian kitchens with custom quartz counter tops and Italkraft® cabinetry
- Bosch® appliance suite includes induction cooktop, built-in French door refrigerator, convection oven, microwave oven, and dishwasher
- Front-loading washer and dryer in the unit
- Storage available on same level as residence











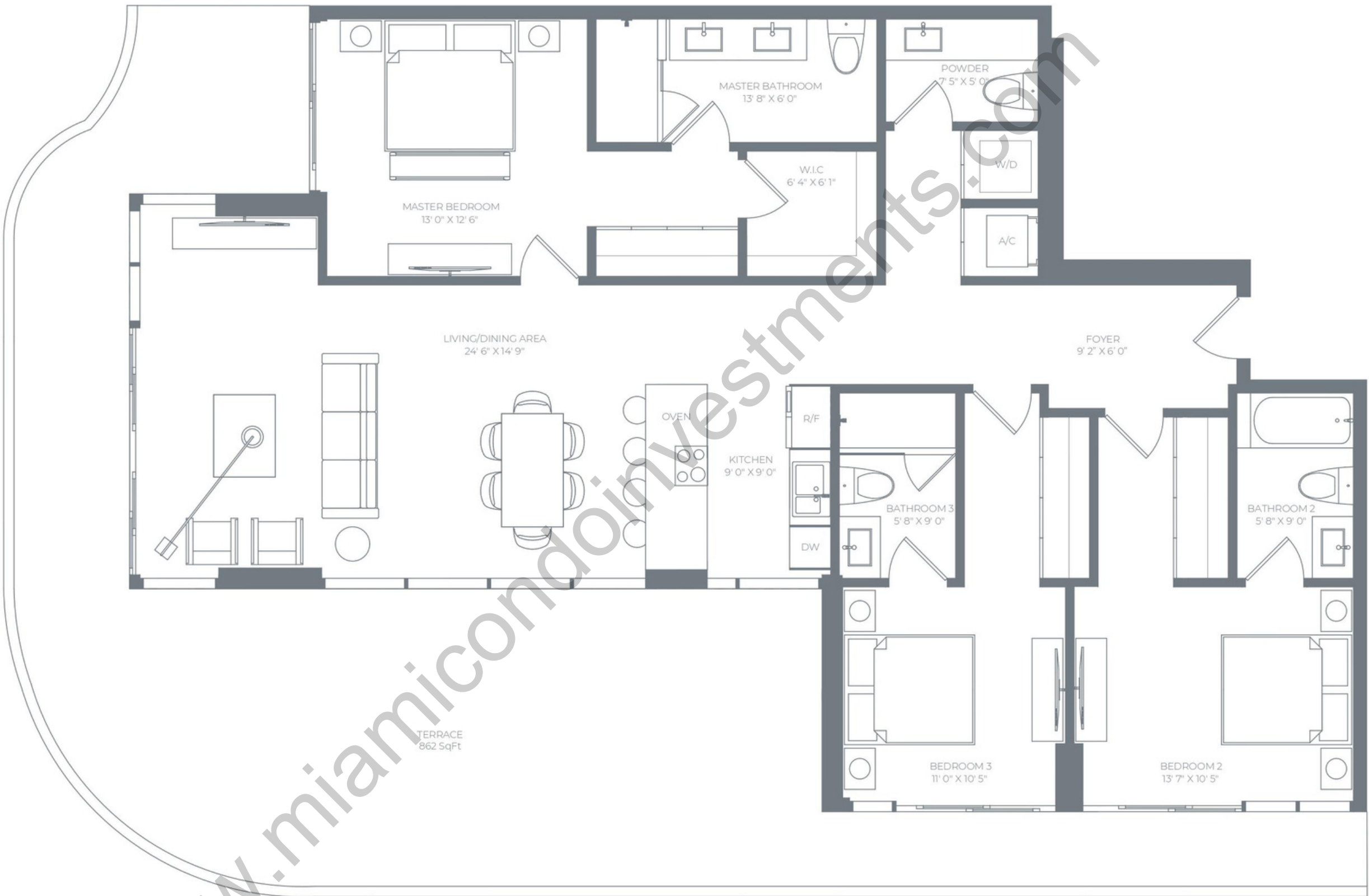
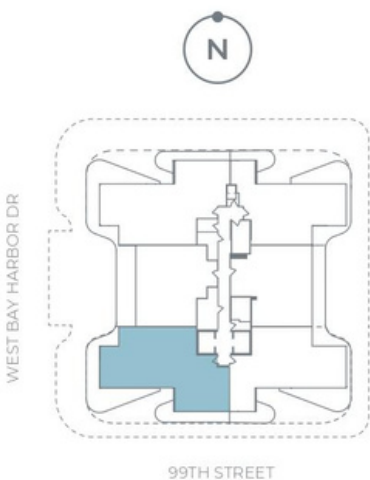
RESIDENCE
01
FLOOR 3

3 BEDROOMS
3.5 BATHROOMS

RESIDENCE INTERIOR
1,657 SqFt / 154 SqM

OUTDOOR LIVING
862 SqFt / 80 SqM

TOTAL
2,519 SqFt / 234 SqM



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RESIDENCE

01

FLOORS 4-7

3 BEDROOMS
3.5 BATHROOMS

RESIDENCE INTERIOR

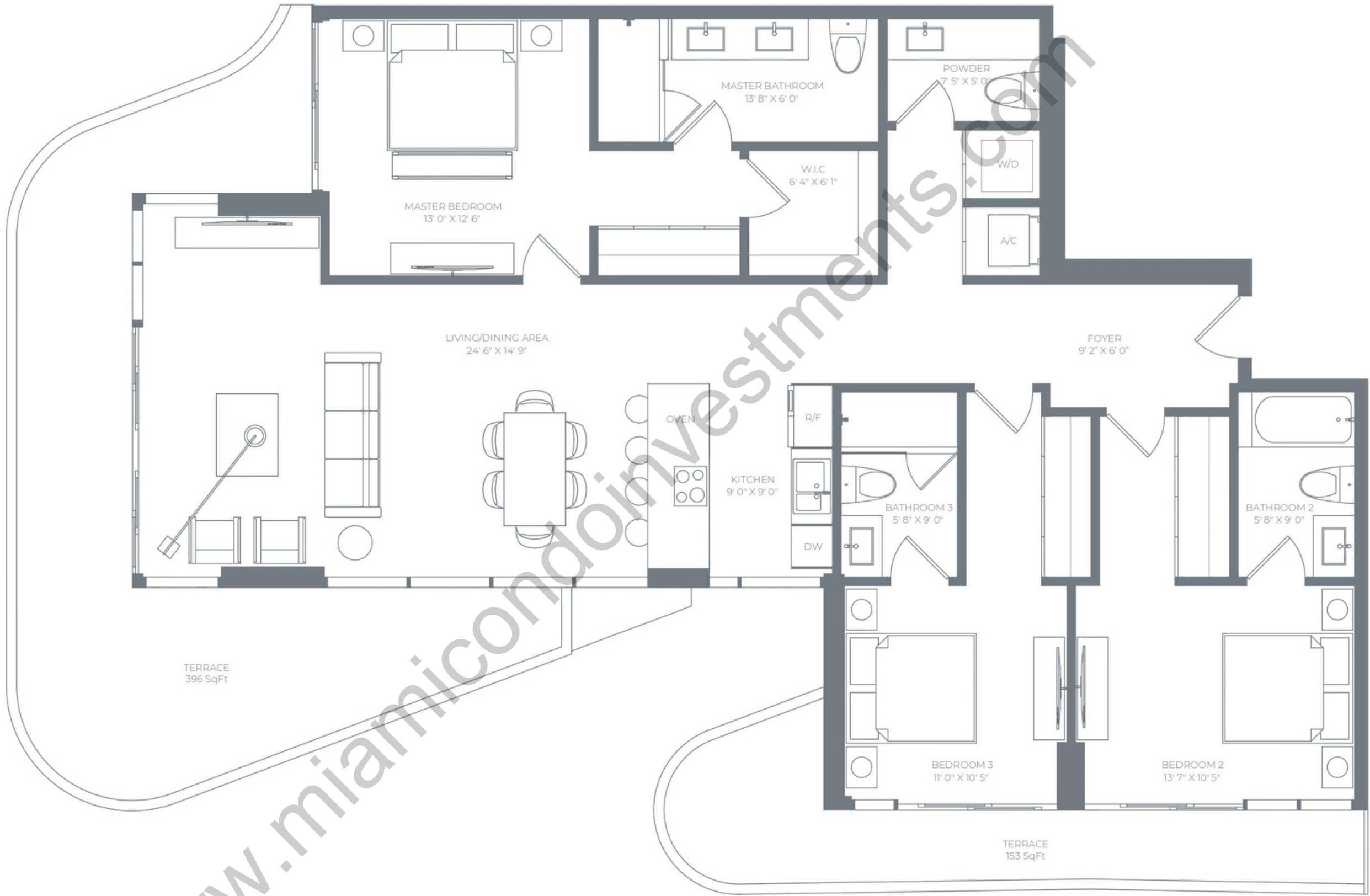
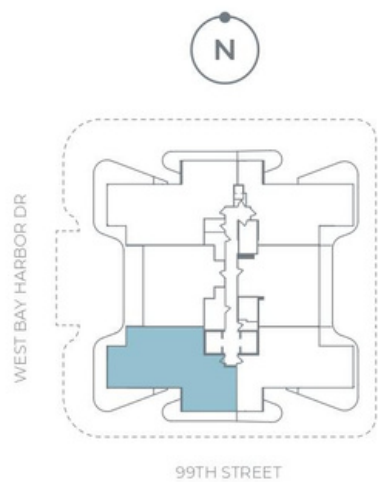
1,657 SqFt / 154 SqM

OUTDOOR LIVING

549 SqFt / 51 SqM

TOTAL

2,206 SqFt / 205 SqM



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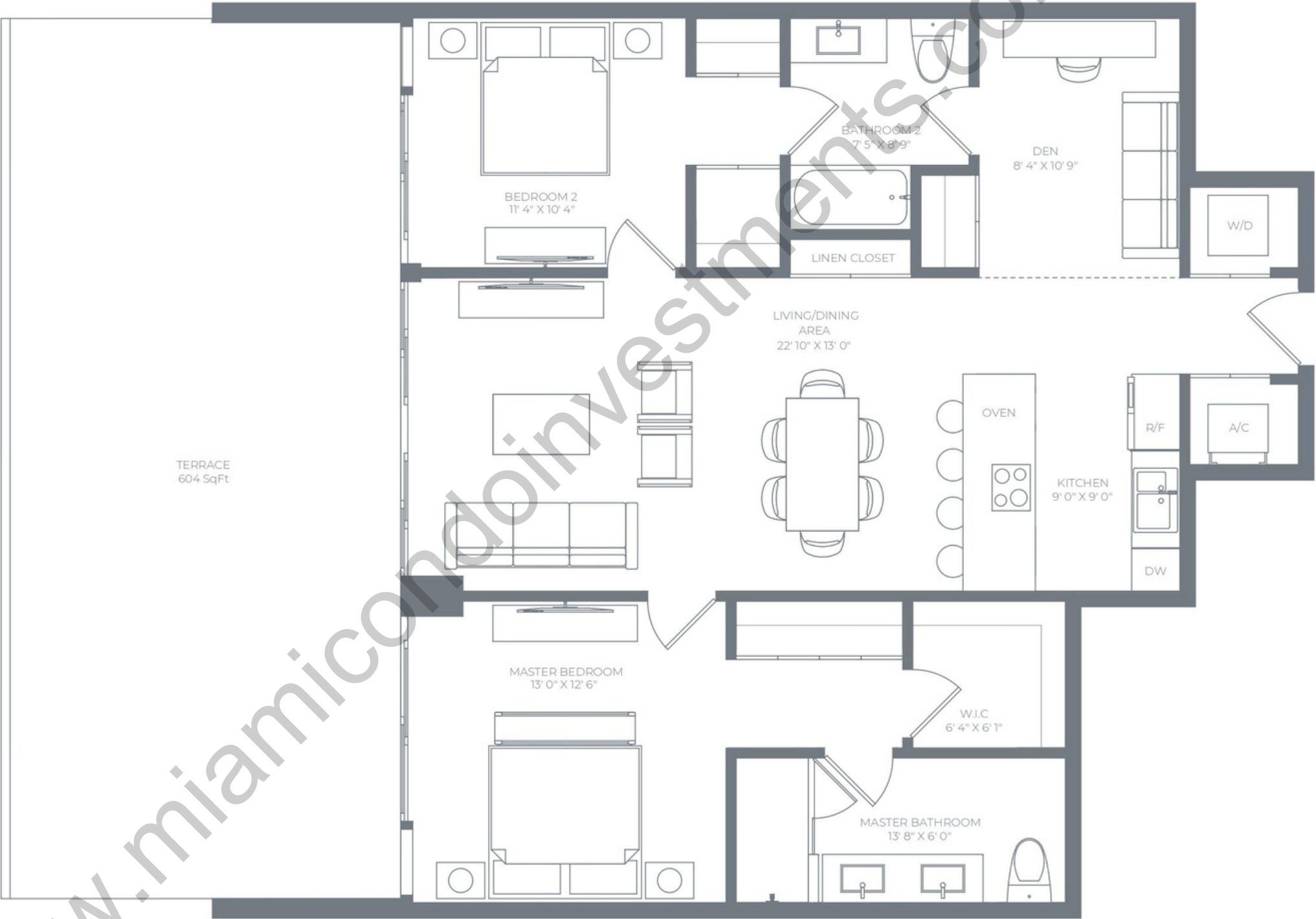
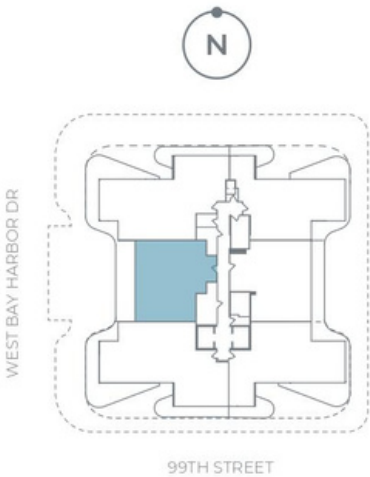
RESIDENCE
02
FLOOR 3

2 BEDROOMS + DEN
2 BATHROOMS

RESIDENCE INTERIOR
1,236 SqFt / 115 SqM

OUTDOOR LIVING
604 SqFt / 56 SqM

TOTAL
1,840 SqFt / 171 SqM



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RESIDENCE

02

FLOORS 4-7

2 BEDROOMS + DEN
2 BATHROOMS

RESIDENCE INTERIOR

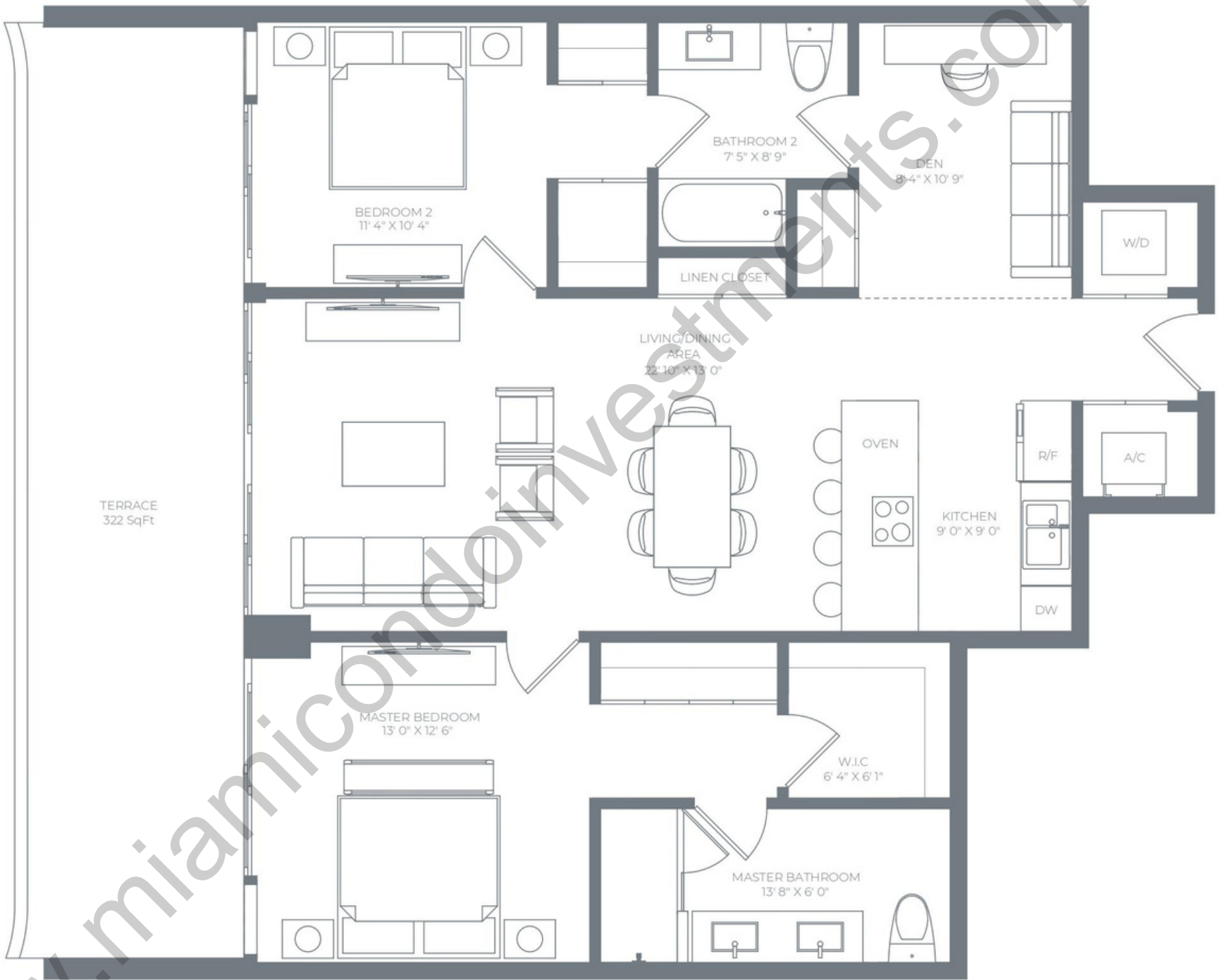
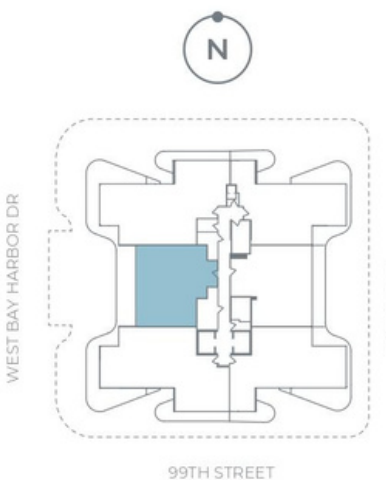
1,236 SqFt / 115 SqM

OUTDOOR LIVING

322 SqFt / 30 SqM

TOTAL

1,558 SqFt / 145 SqM



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RESIDENCE

03

FLOOR 3

3 BEDROOMS
3.5 BATHROOMS

RESIDENCE INTERIOR

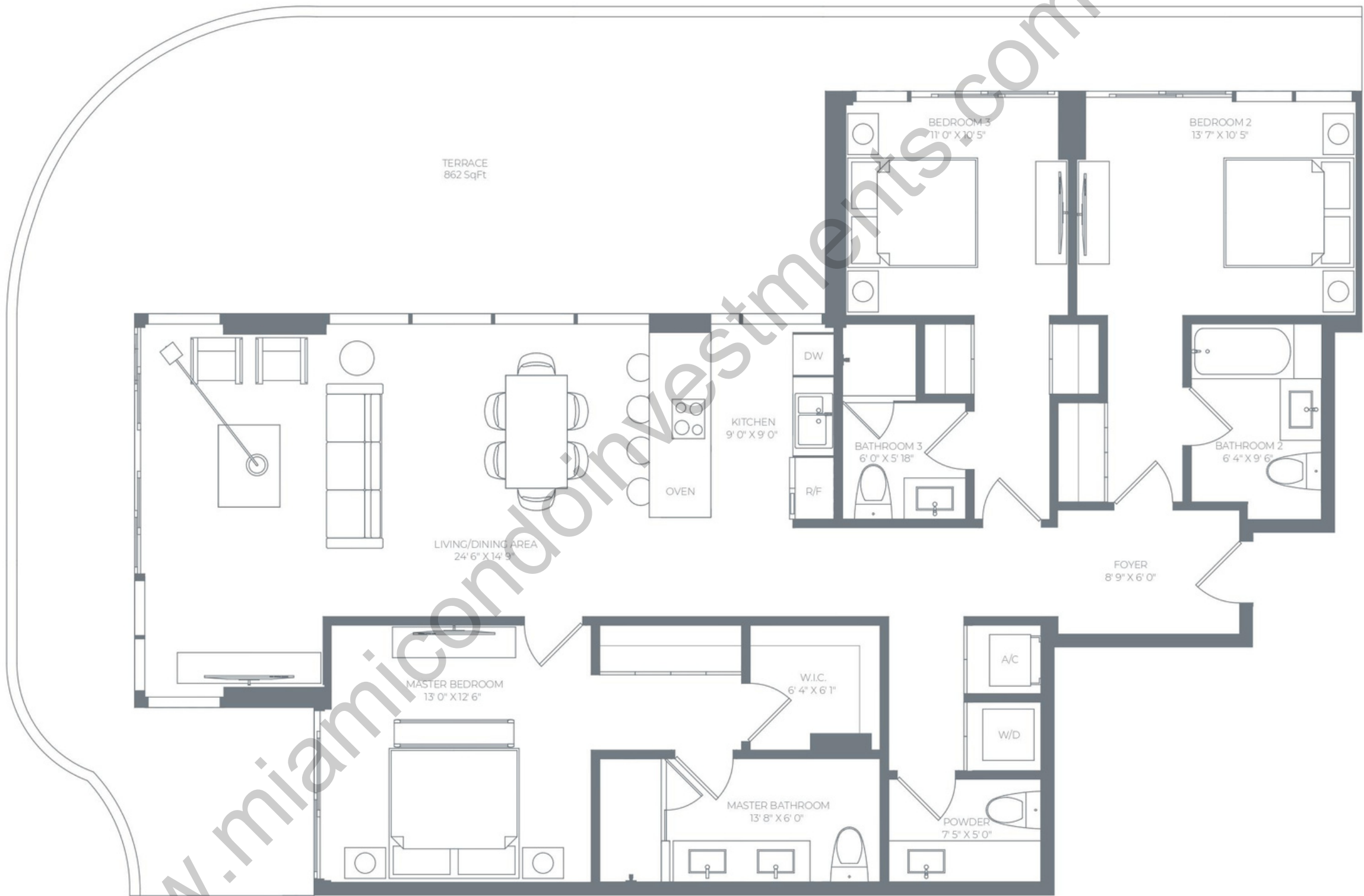
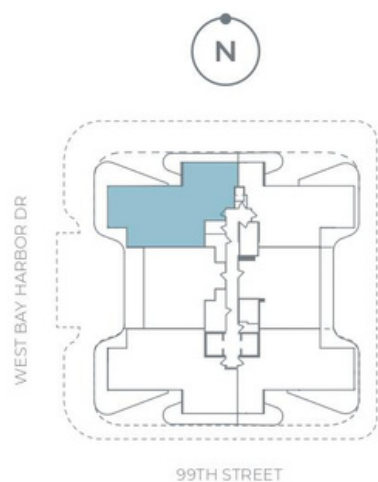
1,662 SqFt / 154 SqM

OUTDOOR LIVING

862 SqFt / 80 SqM

TOTAL

2,524 SqFt / 234 SqM



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RESIDENCE

03

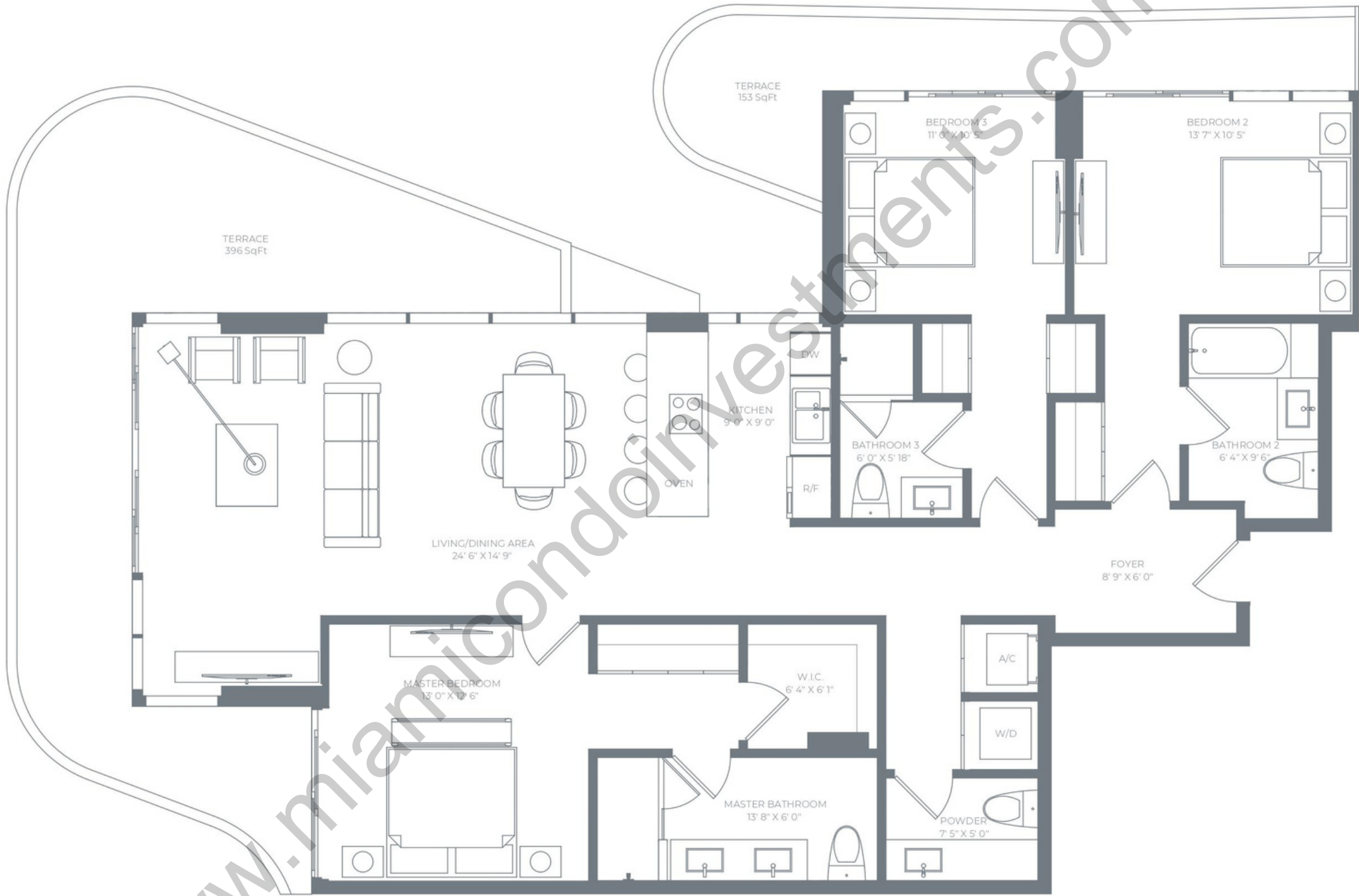
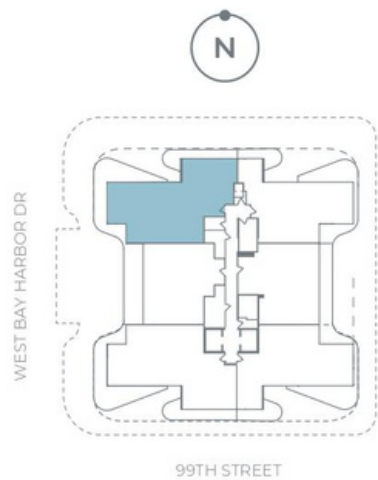
FLOORS 4-7

3 BEDROOMS
3.5 BATHROOMS

RESIDENCE INTERIOR
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OUTDOOR LIVING
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TOTAL
2,211 SqFt / 205 SqM



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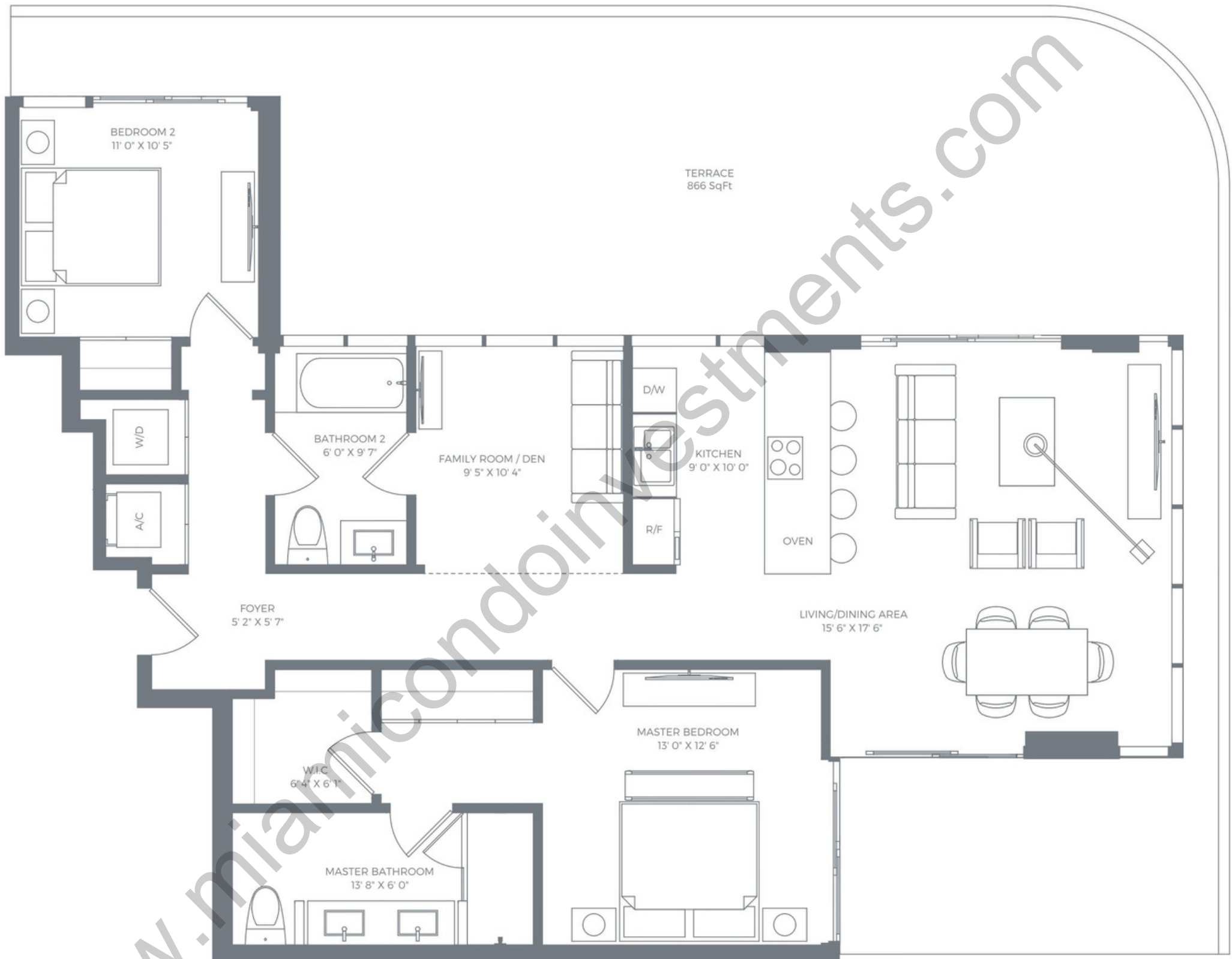
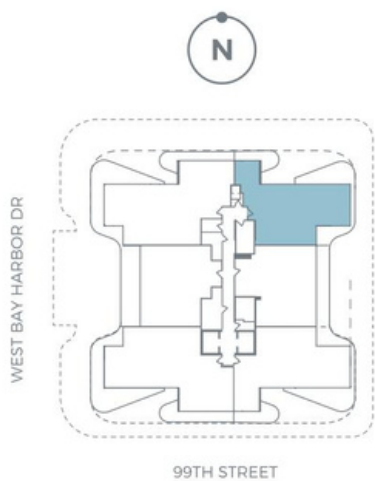
RESIDENCE
04
FLOOR 3

2 BEDROOMS + DEN
2 BATHROOMS

RESIDENCE INTERIOR
1,312 SqFt / 122 SqM

OUTDOOR LIVING
866 SqFt / 80 SqM

TOTAL
2,178 SqFt / 202 SqM



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RESIDENCE

04

FLOORS 4-7

2 BEDROOMS + DEN
2 BATHROOMS

RESIDENCE INTERIOR

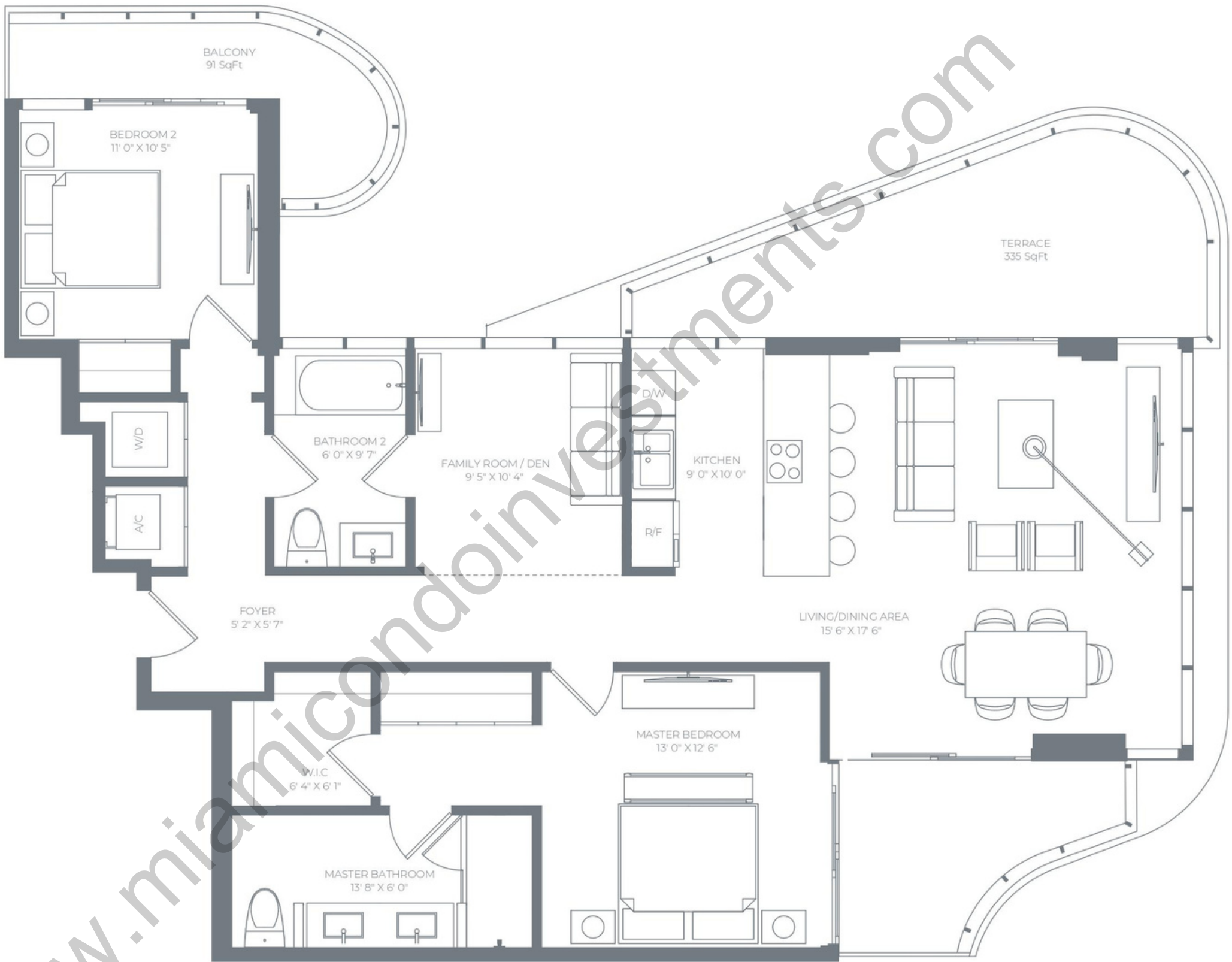
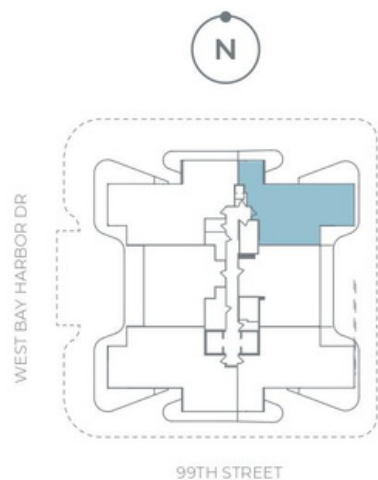
1,312 SqFt / 122 SqM

OUTDOOR LIVING

442 SqFt / 41 SqM

TOTAL

1,754 SqFt / 163 SqM



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RESIDENCE

05

FLOOR 3

2 BEDROOMS + DEN
2 BATHROOMS

RESIDENCE INTERIOR

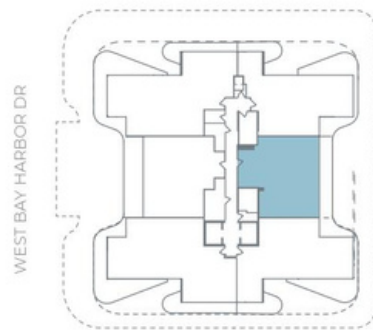
1,229 SqFt / 114 SqM

OUTDOOR LIVING

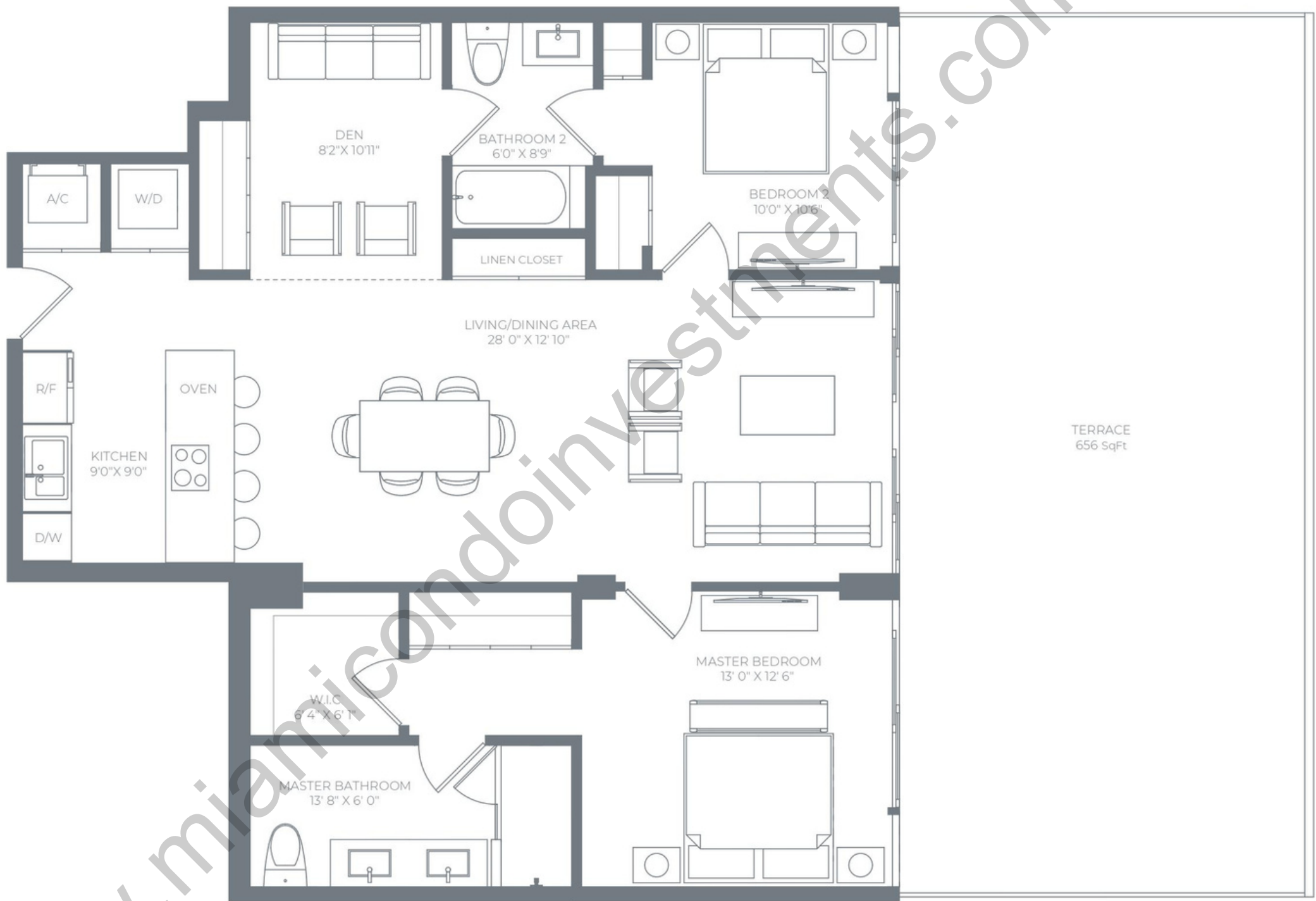
656 SqFt / 61 SqM

TOTAL

1,885 SqFt / 175 SqM



99TH STREET



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RESIDENCE

05

FLOORS 4-7

2 BEDROOMS + DEN
2 BATHROOMS

RESIDENCE INTERIOR

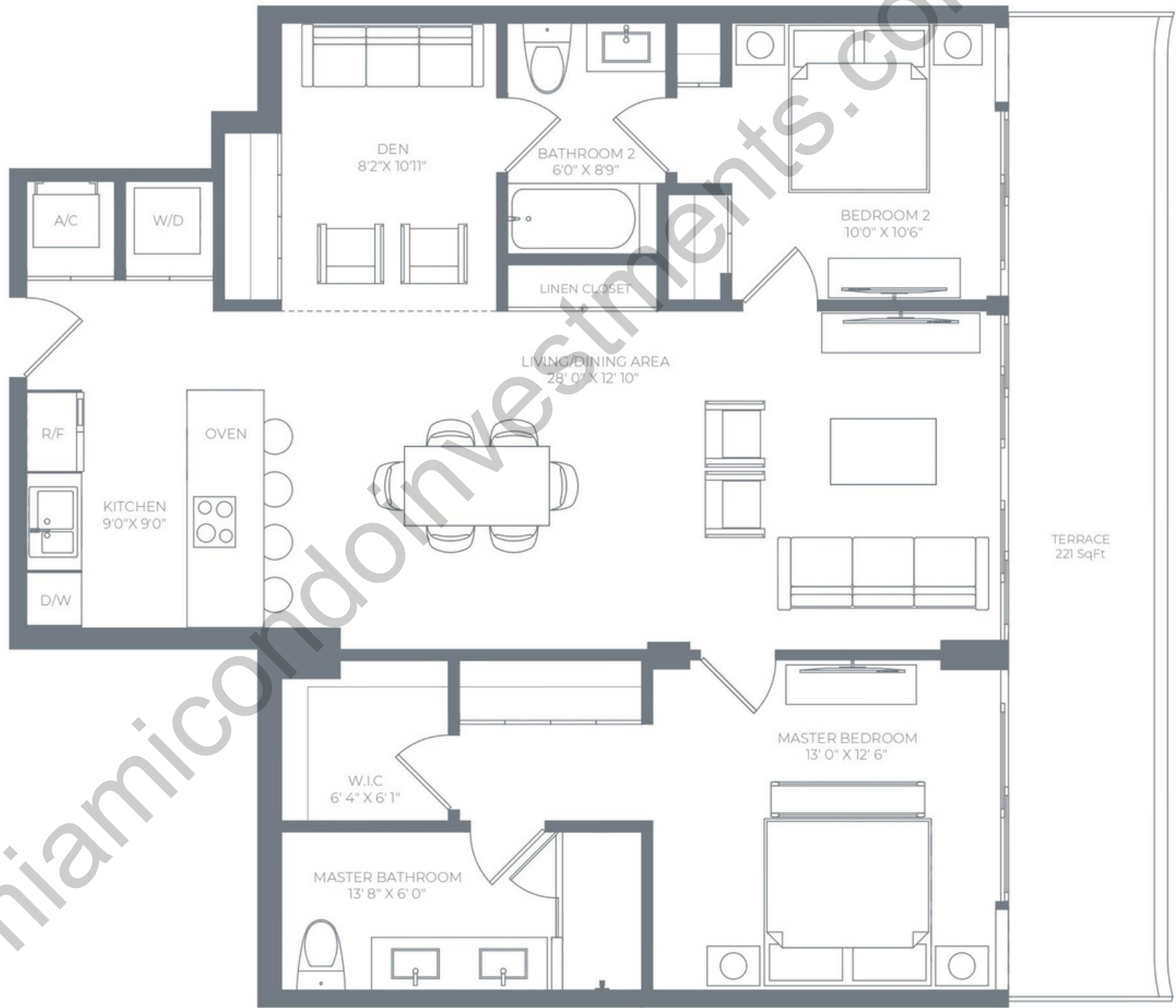
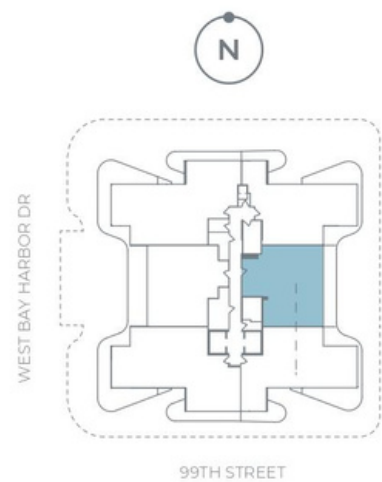
1,229 SqFt / 114 SqM

OUTDOOR LIVING

221 SqFt / 21 SqM

TOTAL

1,450 SqFt / 135 SqM



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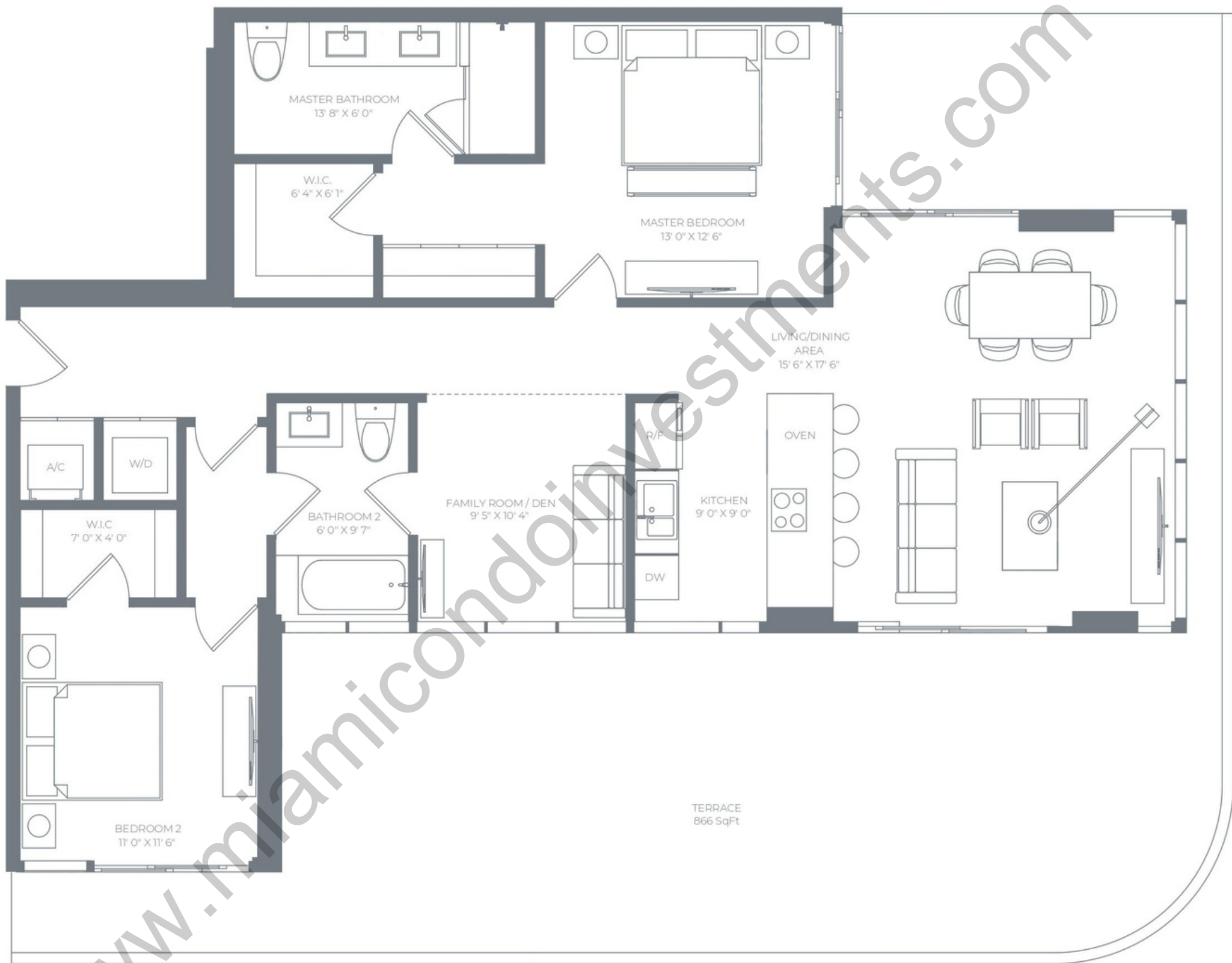
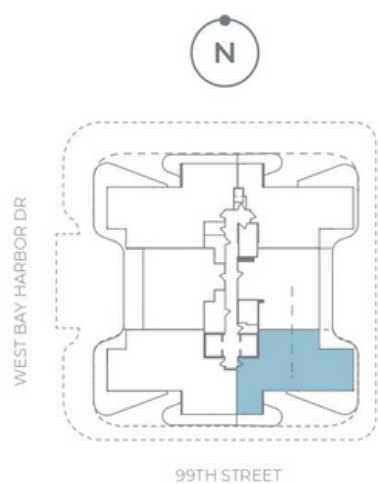
RESIDENCE
06
FLOOR 3

2 BEDROOMS + DEN
2 BATHROOMS

RESIDENCE INTERIOR
1,366 SqFt / 130 SqM

OUTDOOR LIVING
866 SqFt / 80 SqM

TOTAL
2,232 SqFt / 210 SqM



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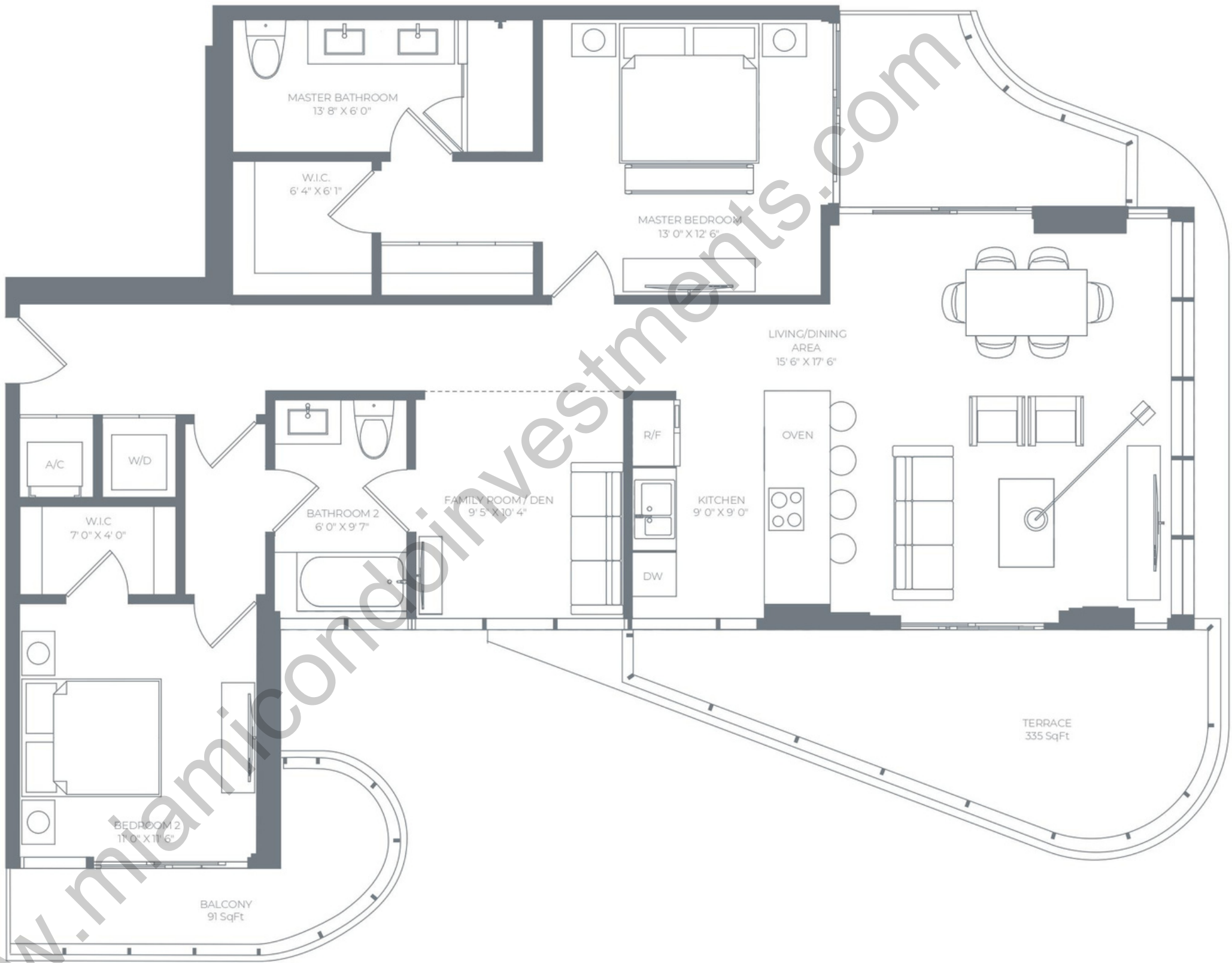
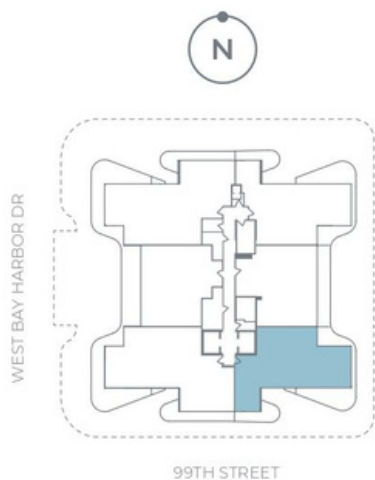
RESIDENCE
06
FLOORS 4-7

2 BEDROOMS + DEN
2 BATHROOMS

RESIDENCE INTERIOR
1,366 SqFt / 127 SqM

OUTDOOR LIVING
442 SqFt / 41 SqM

TOTAL
1,808 SqFt / 168 SqM



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Alana
Rooftop Oasis

FLOOR

08

EXCLUSIVE
AMENITIES

Open-air Sky Lounge

Summer kitchen for outdoor
meals with family and friends

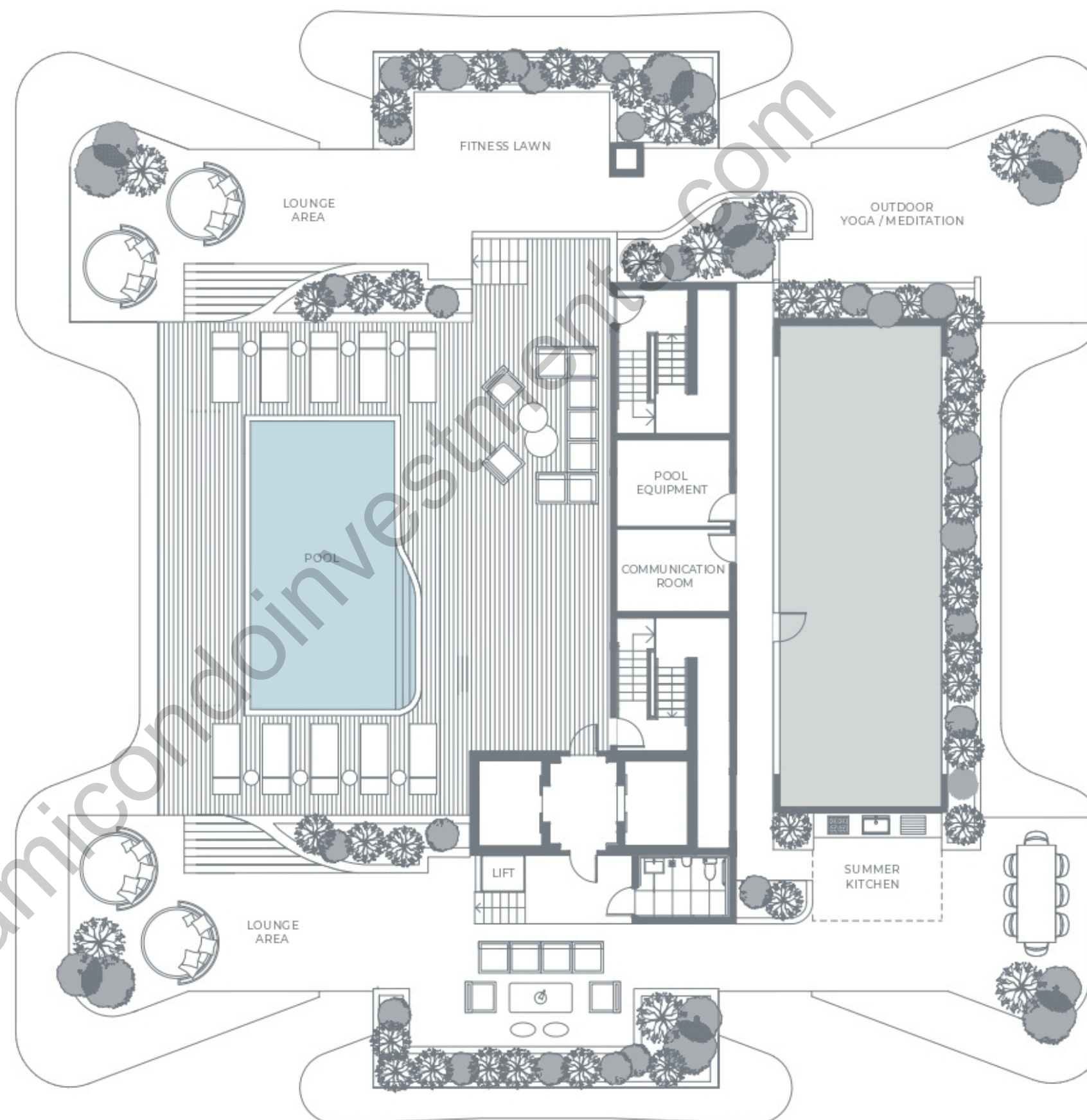
Resort style pool

Sundeck with water and
skyline views

Chic lighting, shade areas, and
garden spaces for maximum
comfort both day and night

Zen-like space for meditation
and yoga

Outdoor fitness area



ALL ILLUSTRATIONS ARE ARTISTIC CONCEPTUAL RENDERINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. ALANA BAY HARBOR ISLANDS CONDOMINIUM IS DEVELOPED BY ALTA BAY HARBOR 1 LLC. 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 FOOTAGES 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 WITHIN THE PERIMETER WALLS OF THE UNIT). THE DIMENSIONS STATED FOR THIS UNIT FLOOR PLAN ARE APPROXIMATE BECAUSE THERE ARE VARIOUS RECOGNIZED METHODS FOR CALCULATING THE SQUARE FOOTAGE OF A UNIT. THE SQUARE FOOTAGE STATED HERE IS CALCULATED FROM THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS TO THE CENTERLINE OF INTERIOR DEMISING WALLS WITHOUT DEDUCTIONS FOR CUTOUTS, CURVES, OR ARCHITECTURAL FEATURES. THIS METHOD TYPICALLY RESULTS IN QUOTED DIMENSIONS GREATER THAN THE DIMENSIONS THAT WOULD BE DETERMINED BY USING OTHER ACCEPTED METHODS. THE DEFINITION OF "UNIT" AND THE CALCULATION METHOD TO BE RELIED UPON IS SET FORTH IN THE DEVELOPER'S PROSPECTUS AND THE METHOD SET FORTH IN THE DEVELOPER'S PROSPECTUS MAY RESULT IN A SQUARE FOOTAGE CALCULATION LESS THAN THE METHOD USED HERE. THE BALCONIES DEPICTED ARE CONCEPTUAL AND THE SIZE WILL VARY BASED FLOOR LEVEL OF UNIT, FINAL PERMITTING AND COMPLETED CONSTRUCTION. THE ILLUSTRATIONS AND IMAGES ARE CONCEPTUAL AND MAY VARY FROM CONCEPT TO ACTUAL CONSTRUCTION. THE FLOOR PLAN, UNIT LAYOUT, LOCATIONS OF WINDOWS, DOORS, CLOSETS, PLUMBING FIXTURES, MECHANICAL EQUIPMENT, APPLIANCES, STRUCTURAL ELEMENTS, ARCHITECTURAL DESIGN ELEMENTS, AND THE USES, CONFIGURATIONS, AND ENTRIES TO, ROOMS MAY CHANGE BASED ON FINAL APPROVED PLANS, PERMITTING, AND COMPLETED CONSTRUCTION. THE FURNITURE PLAN AND THE USES OF SPACE ILLUSTRATED ARE SUGGESTED USES ONLY AND NOT INTENDED TO GUARANTEE OR REPRESENT ANY SPECIFIC USE OF SPACE. FURNISHINGS, DESIGN FEATURES, FIXTURES, AND DÉCOR ILLUSTRATED ARE CONCEPTUAL AND ARE NOT INCLUDED WITH PURCHASE OF A UNIT. CONSULT THE DEVELOPER'S PROSPECTUS FOR INFORMATION ON WHAT IS OFFERED WITH THE UNIT AND THE CALCULATION OF THE UNIT SQUARE FOOTAGE AND DIMENSIONS. © 2022 WITH ALL RIGHTS RESERVED ALTA BAY HARBOR 1 LLC.

Buyer Deposit Schedule

20%		Contract
10%		30 days from signing
10%		90 days from signing
60%		Closing

The Developer



ALANA
BAY HARBOR ISLANDS



One Paraiso

53 Floors

270 Residential Units

701 NE 31st Street, Miami, FL 33137



Casa Bella by B&B Italia

59 Floors

381 Residential Units

1400 Biscayne Blvd., Miami, FL 33132



Le Parc at Brickell

12 Floors

128 Residential Units

600 SW 1st Avenue, Miami, FL 33129



Quadro at Miami Design District

12 Floors

198 Residential Units

3900 Biscayne Blvd., Miami, FL 33131

The Team



DEVELOPER

Alta Developers

Alta Developers is a South-Florida based real estate development firm, whose Principal & CEO Raimundo Onetto has been involved in some of the most noteworthy additions to the South Florida real estate landscape, with current projects such as Casa Bella Residences by B&B Italia, Crest at Pinecrest, EON SQUARED, Quadro Miami Design District, Vesta at Neovita Doral, and past projects such as Pacifica Boynton Beach, Neovita Doral, One Paraiso, Le Parc at Brickell, 900 Biscayne, Quantum on the Bay, and Metropolis at Dadeland, among others. These properties have been ahead of the curve from the start of each project often leading the way for future development in the areas and neighborhoods they occupy.



ARCHITECTURE

Revuelta Architecture International

Revuelta Architecture International, P.A. is a full-service architecture and planning firm, headquartered in historic Coconut Grove, FL. The firm's association with top local and national developers has resulted in the successful evolution of functionally sound and aesthetically significant projects in South Florida and beyond. A principal of Revuelta Architecture International, P.A., over the last 39 years Luis O. Revuelta, AIA, has overseen the design and coordination of some of the most significant mixed-use, urban developments in the area including Brickell Flatiron, the EPIC Residences & Hotel, Bristol Tower, the Santa Maria, Porto Vita-South, Porto Vita-North, The Bath Club, Azure, Jade Residences, Il Villaggio, and Grovenor House.



SALES & MARKETING

Fortune Development Sales

Fortune Development Sales is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented more than 80 of South Florida's most successful projects. Led by visionary founder Edgardo Defortuna, Fortune has 18 offices around the world, with nearly 1,000 associates and a worldwide brokerage network, reaching prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris. Fortune Development Sales is an affiliate of Fortune International Group, a recognized leader in development, sales, and marketing since 1983. The company's current development portfolio includes many of the most prominent residential properties in South Florida.

ALANA

BAY HARBOR ISLANDS



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THESE MATERIALS ARE NOT INTENDED TO BE AN OFFER TO SELL, OR SOLICITATION TO BUY, A UNIT IN ALANA BAY HARBOR ISLANDS, A CONDOMINIUM (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. ALL BRANDS, APPLIANCES, FEATURES, DIMENSIONS AND AMENITIES DESCRIBED HEREIN ARE PROPOSED AND CONCEPTUAL ONLY, AND ARE BASED UPON PRELIMINARY DEVELOPMENT PLANS, WHICH ARE SUBJECT TO WITHDRAWAL, REVISIONS AND OTHER CHANGES, WITHOUT NOTICE, AS PROVIDED IN THE PURCHASE AGREEMENT AND THE PROSPECTUS. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE PROPOSED IMPROVEMENTS, BRANDS, APPLIANCES, FEATURES, DIMENSIONS OR AMENITIES. STATED INFORMATION REGARDING NEARBY ATTRACTIONS, FACILITIES, SCHOOLS, PARKS, SHOPPING, AMENITIES, ETC., WHETHER EXISTING OR PROPOSED, IS BELIEVED ACCURATE AT TIME OF INITIAL PUBLICATION, HOWEVER THERE IS NO GUARANTEE THAT SAME WILL BE FULLY DEVELOPED OR CONTINUE TO EXIST OR THAT THERE WILL NOT BE CHANGES TO SAME.

Alana Bay Harbor Islands Condominium (the "Condominium") is developed by Alta Bay Harbor 1 LLC ("Developer") and you should rely only on the Developer's written representations. The illustrations and images are conceptual and may vary from concept to actual construction. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guarantee or represent any specific use of space. Furnishings, design features, fixtures, and décor illustrated are conceptual and are not included with purchase of a Unit. There are water views, but the Condominium is not waterfront. Certain amenities and features may require additional expense by Unit owner. Consult only the Developer's Prospectus for the Condominium to learn terms, conditions, specifications, estimated costs, and what is included with a Unit purchase. The balconies depicted are conceptual and the size will vary based on final permitting and completed construction. Developer is not incorporated in, located in, nor a resident of, New York and this is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units in New York or to residents of New York, or residents of any other jurisdiction where prohibited by law. Reproduction for any use is not authorized. 2022 © Alta Bay Harbor 1 LLC.

