







Un exclusivo paraíso de solo  
**30 residencias boutique**  
ubicado en el lujoso y tranquilo barrio  
Bay Harbor Islands.

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# ALANA

BAY HARBOR ISLANDS

ALANA  
BAY HARBOR ISLANDS



Public School  
Ruth K. Broad Bay  
Harbor K-8

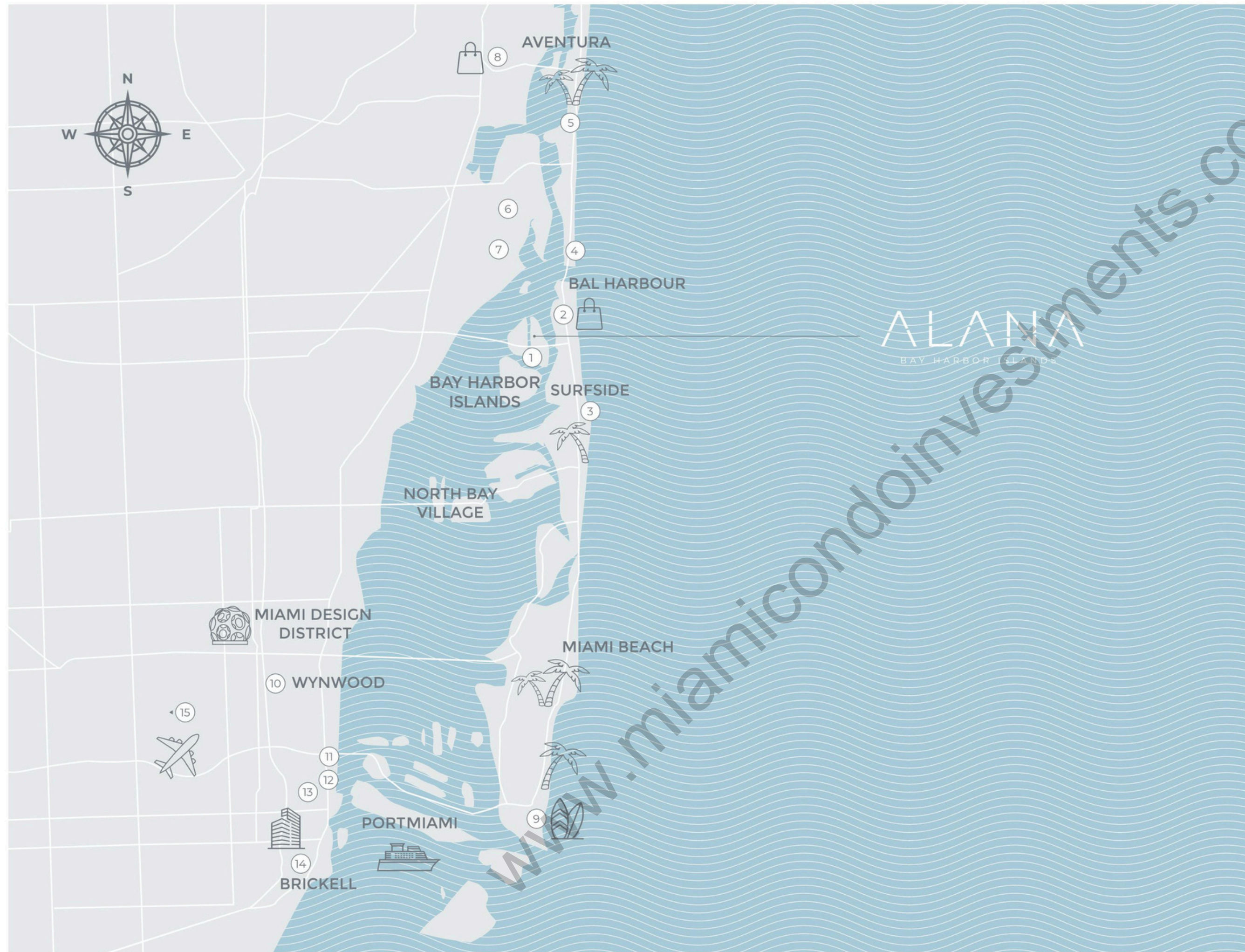
Bal Harbour Shops





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)

ALANA  
BAY HARBOR ISLANDS



# ALANA

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# El edificio

- Edificio Residencial Estilo Boutique de Siete Pisos, Diseñado Por La Aclamada Firma de Arquitectura Revuelta Architecture International.
- 30 Residencias de Dos y Tres Dormitorios Que Van Desde Los 1,229 a 1,662 ft2 (114 a 154 m2)
- Diseño Moderno y Minimalista
- Fachada Exterior de Vidrio
- Exuberantes Jardines En Toda La Propiedad
- Recepcion
- Camaras de Seguridad
- Estaciones de Cara para Carros Electricos
- Estacionamiento de Bicicletas
- Wifi de Alta Velocidad en Todas Las Areas Comunes

# Amenidades

## ROOFTOP

- Sky Lounge Al Aire Libre
- Cocina de Verano Al Aire Libre Para Comidas Con La Familia y Los Amigos
- Rooftop Piscina
- Espectaculares Vistas A La Bahía y Bal Harbor
- Iluminación Elegante, áreas de Sombra y Espacios De Jardín Para el Máximo Confort, Tanto de Día Como de Noche
- Espacio de Jardín Estilo Zen Para Meditación y Yoga
- Espacio Para Fitness Al Aire Libre

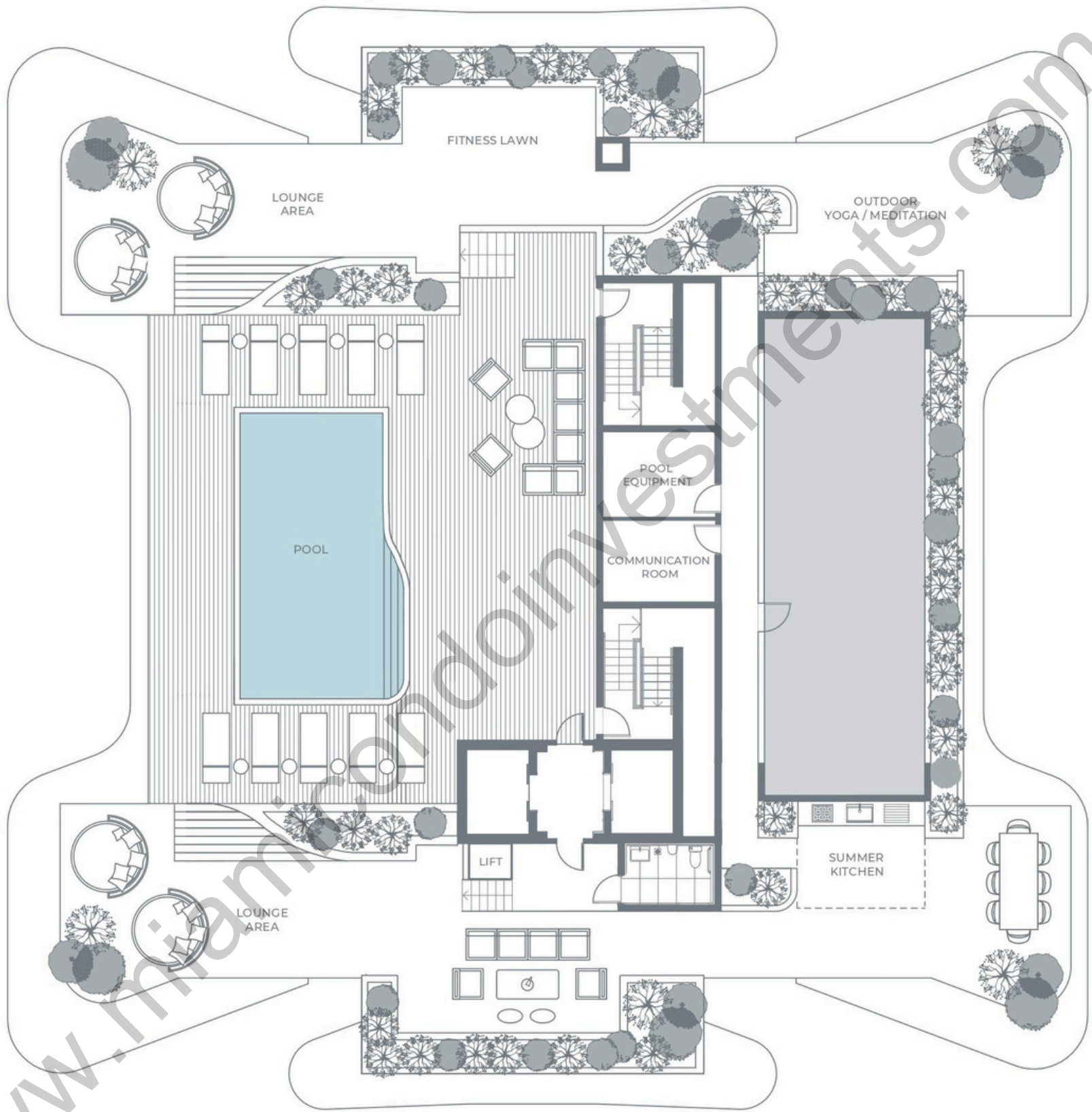
## LOBBY

- Gimnasio Equipado Con Maquinaria de Entrenamiento de Peso y Cardio
- Salón Social Para Residentes con Televisor y Asientos Tipo Lounge, Perfecto Para Eventos o Reuniones de Cualquier Tipo





Alana  
Rooftop Oasis  
FLOOR  
08



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# Estudio de Fitness

- Gimnasio Equipado Con Maquinaria de Entrenamiento de Peso y Cardio
- Marca Premium de Maquinara de Fitness y Sistemas de Entrenamiento - TechnoGym



# Las residencias

- Unidades Listas Para Diseñar
- Algunas Residencias en Las Esquinas Ofrecen Terrazas Envolventes
- Puertas y Ventanas Deslizantes de Cristal Que Van Desde El Piso al Techo
- Todos Los Dormitorios Tienen Acceso a Amplios Balcones
- Walk-in Closets en Los Dormitorios Principales
- Baño Principal Con Doble Lavamanos y Cabina de Ducha de Cristal
- Amplias Terrazas Exteriores Con Marcos de Vidrio Accesibles Desde Los Dormitorios y Las Zonas de Estar
- Cocinas Italianas Con Encimeras de Cuarzo Personalizadas y Gabinetes Italkraft®
- La Suite de Electrodomésticos Bosch® Incluye Una Cocina de Inducción, Refrigerador Con Puerta Francesa, Horno de Convección, Horno Microondas y Lavavajillas
- Bodega Disponible en El Mismo Nivel Que La Residencia
- Unidad con Lavadora y Secadora Con Carga Frontal







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RESIDENCE

01

FLOOR 3

3 BEDROOMS  
3.5 BATHROOMS

RESIDENCE INTERIOR

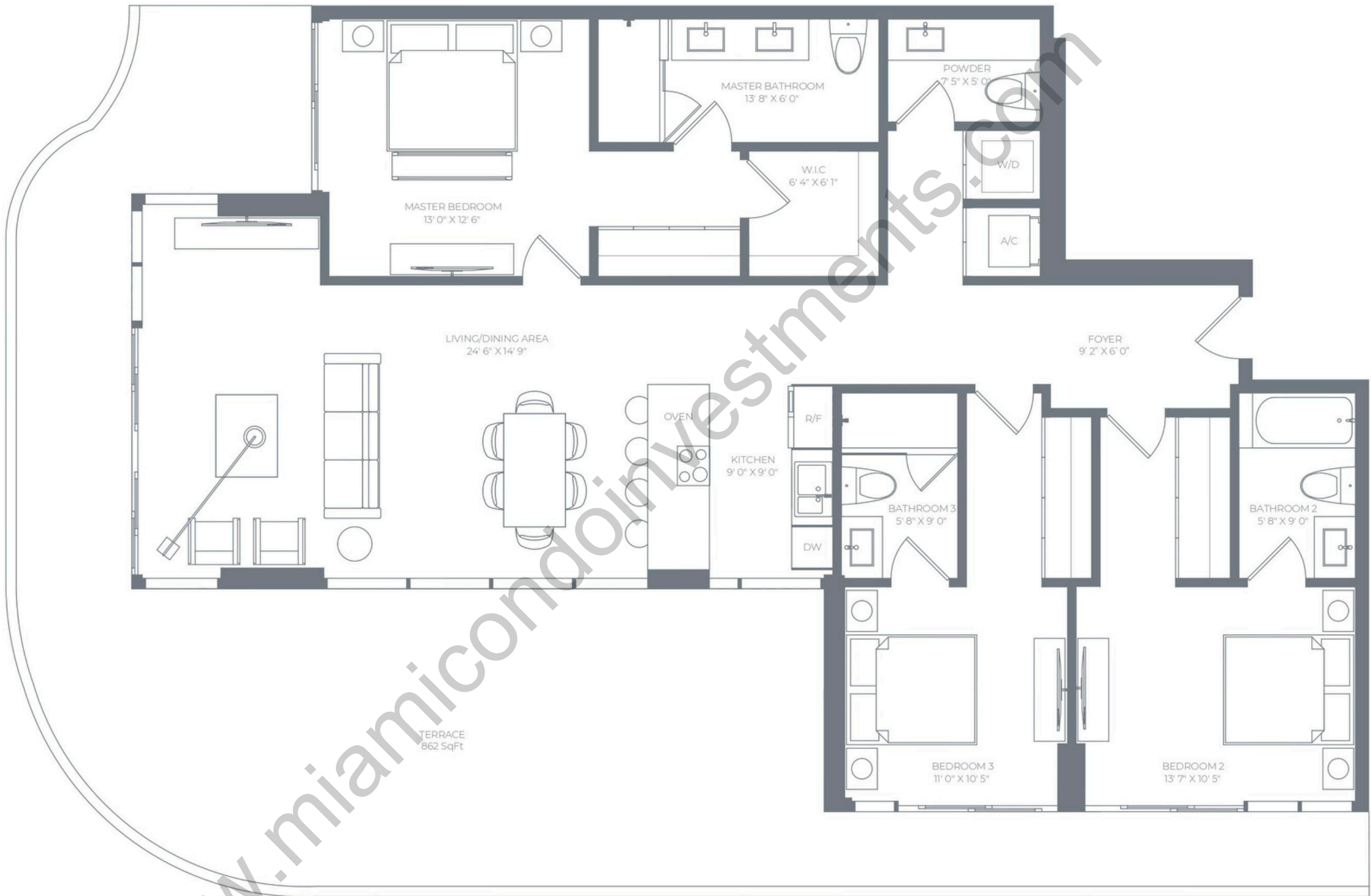
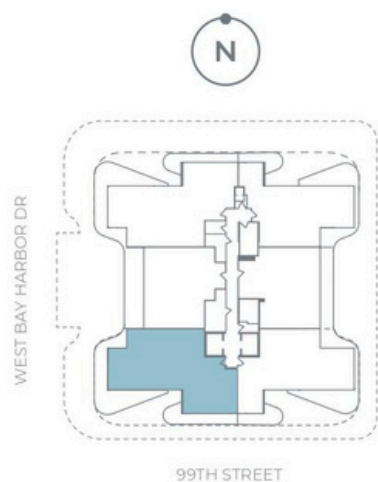
1,657 SqFt / 154 SqM

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

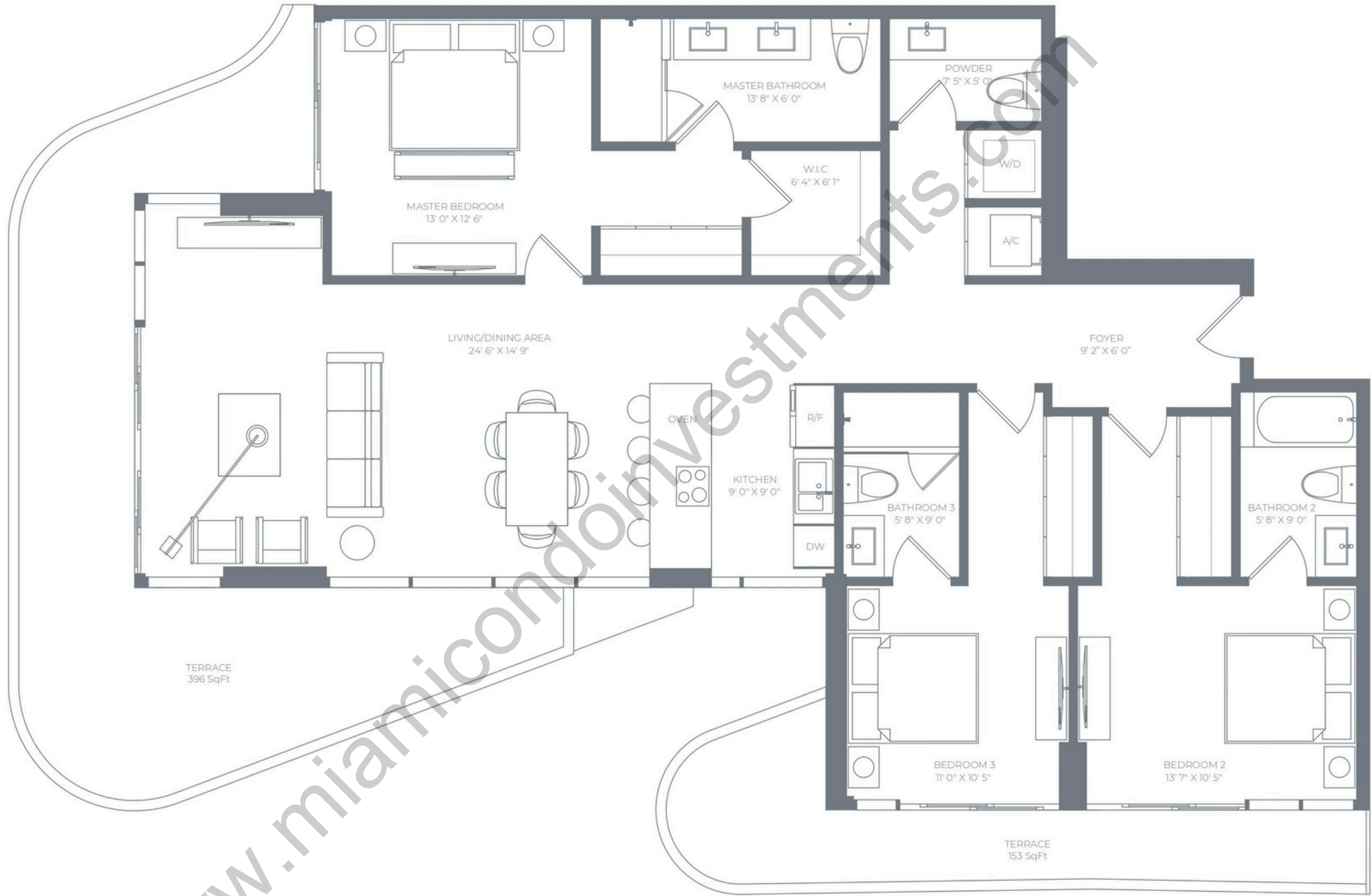
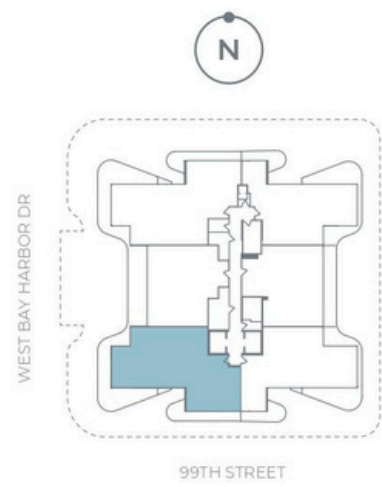
1,657 SqFt / 154 SqM

OUTDOOR LIVING

549 SqFt / 51 SqM

TOTAL

2,206 SqFt / 205 SqM



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RESIDENCE

02

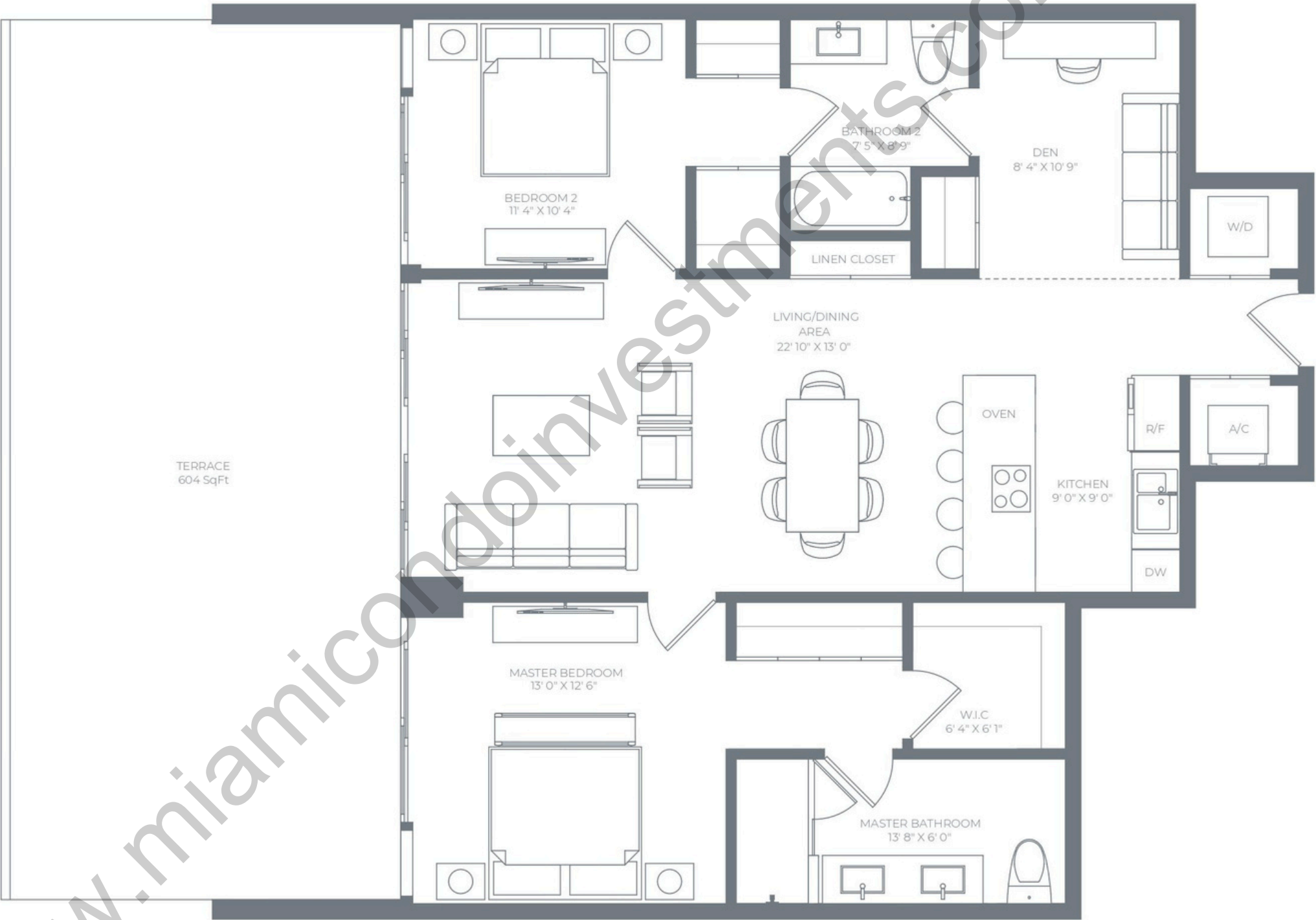
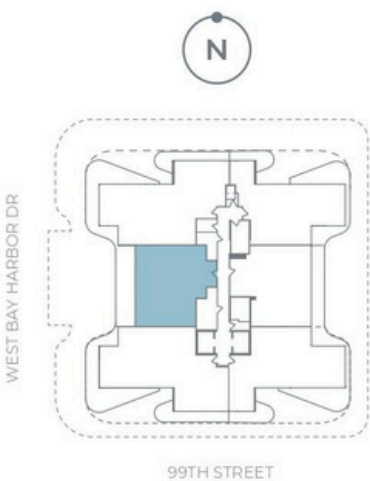
FLOOR 3

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

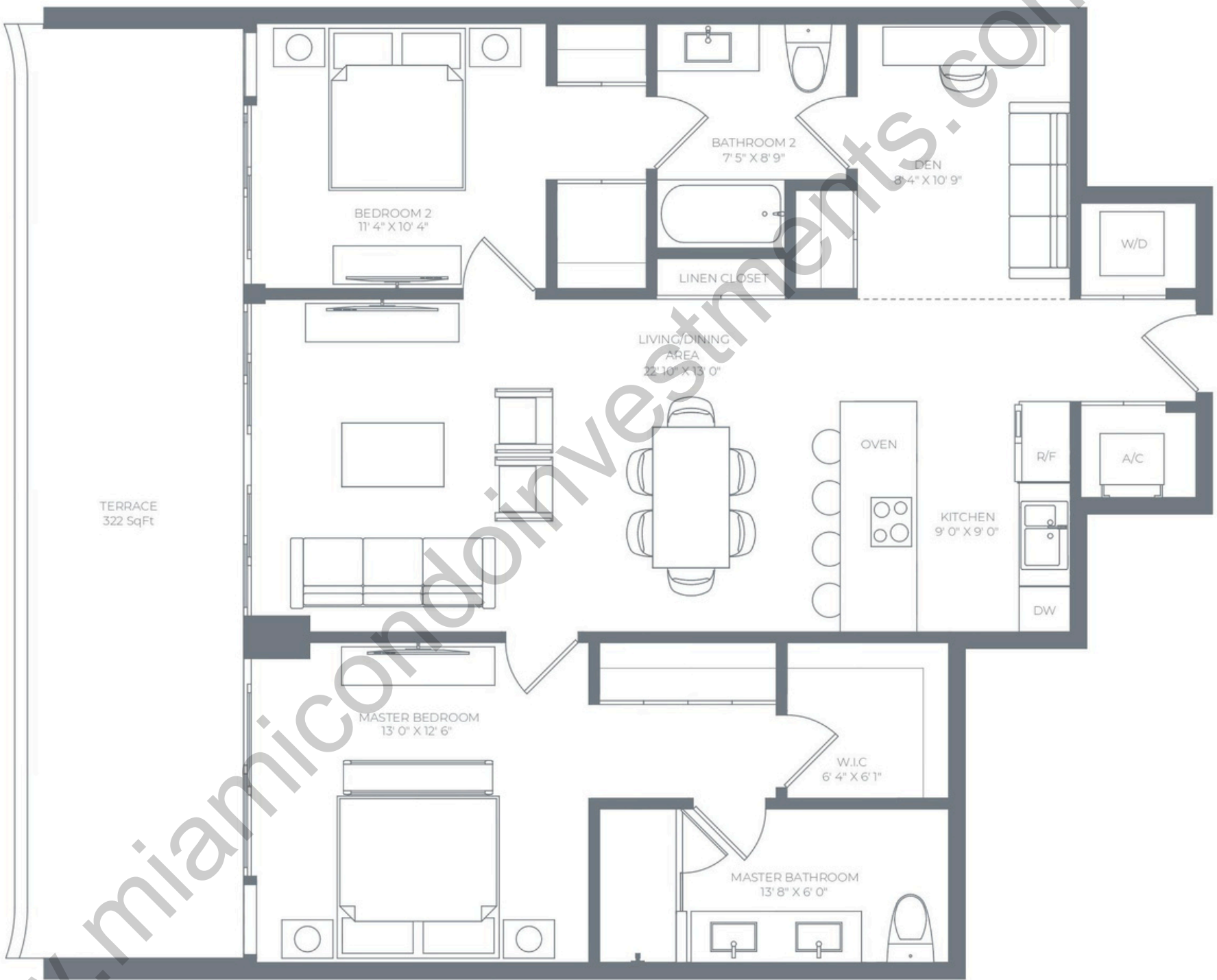
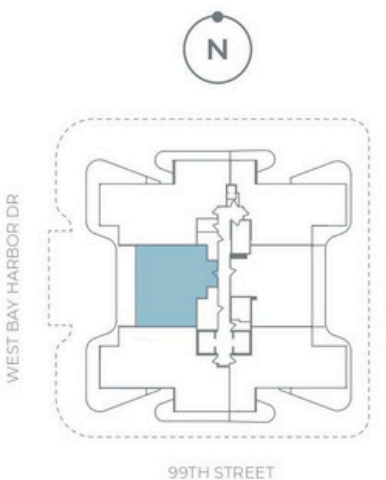
FLOORS 4-7

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

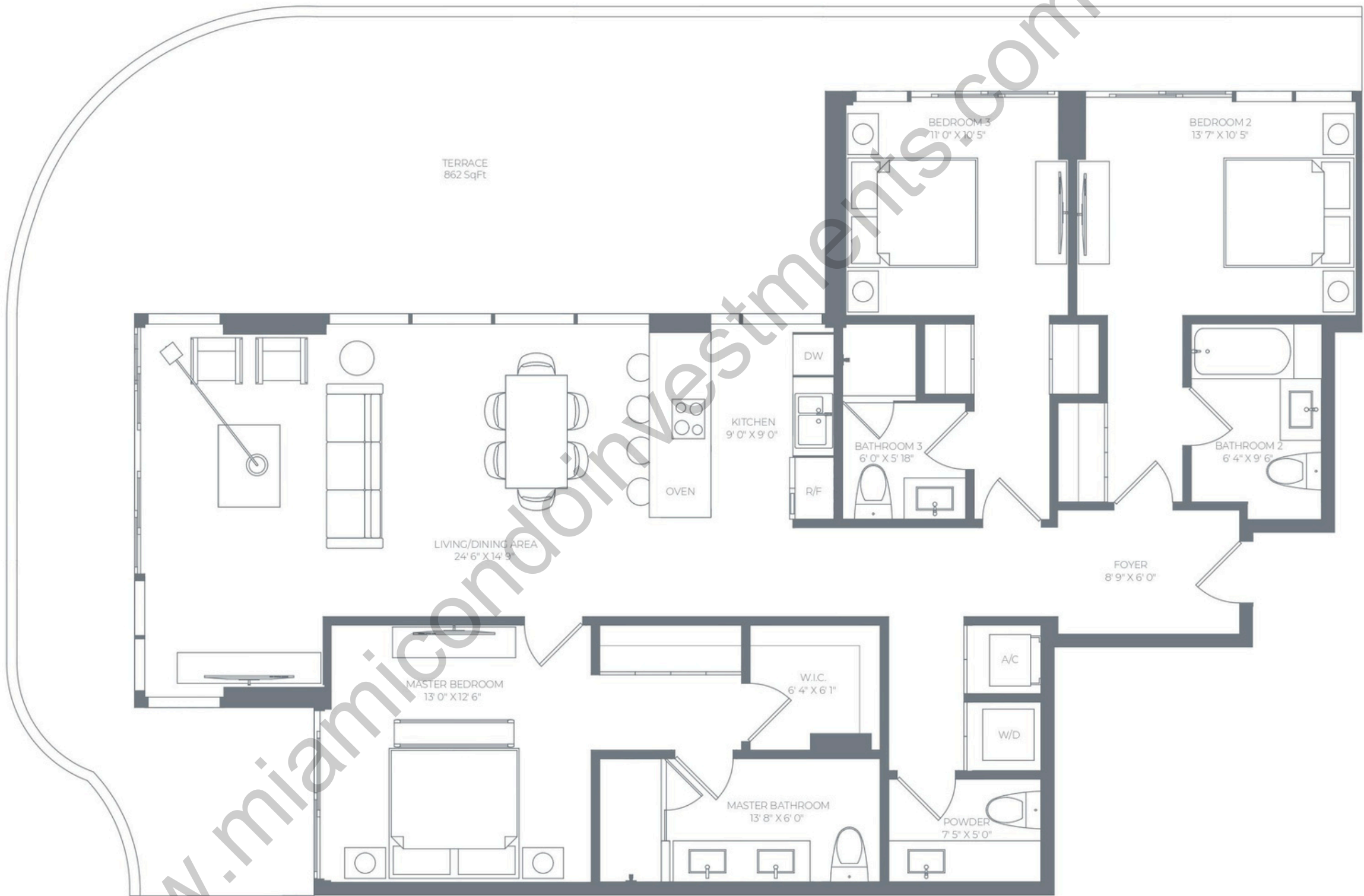
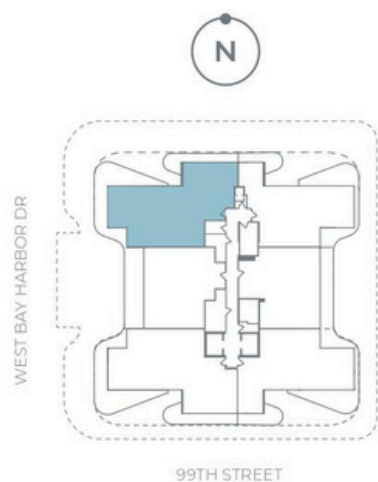
FLOOR 3

3 BEDROOMS  
3.5 BATHROOMS

RESIDENCE INTERIOR  
1,662 SqFt / 154 SqM

OUTDOOR LIVING  
862 SqFt / 80 SqM

TOTAL  
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RESIDENCE

03

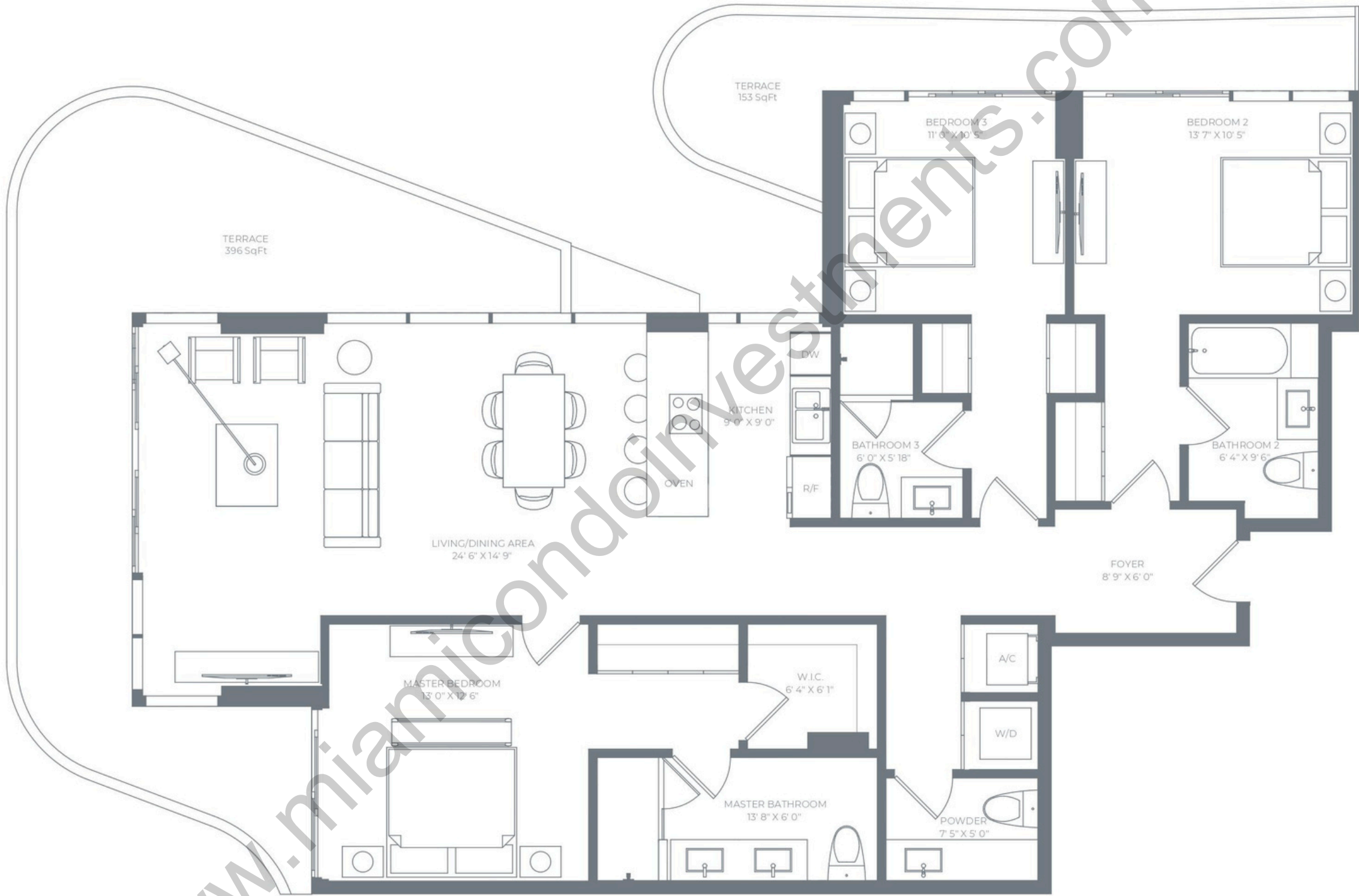
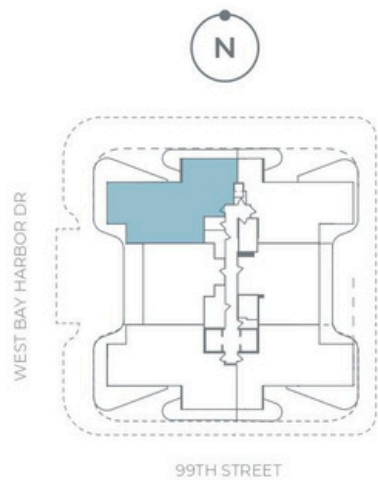
FLOORS 4-7

3 BEDROOMS  
3.5 BATHROOMS

RESIDENCE INTERIOR  
1,662 SqFt / 154 SqM

OUTDOOR LIVING  
549 SqFt / 51 SqM

TOTAL  
2,211 SqFt / 205 SqM



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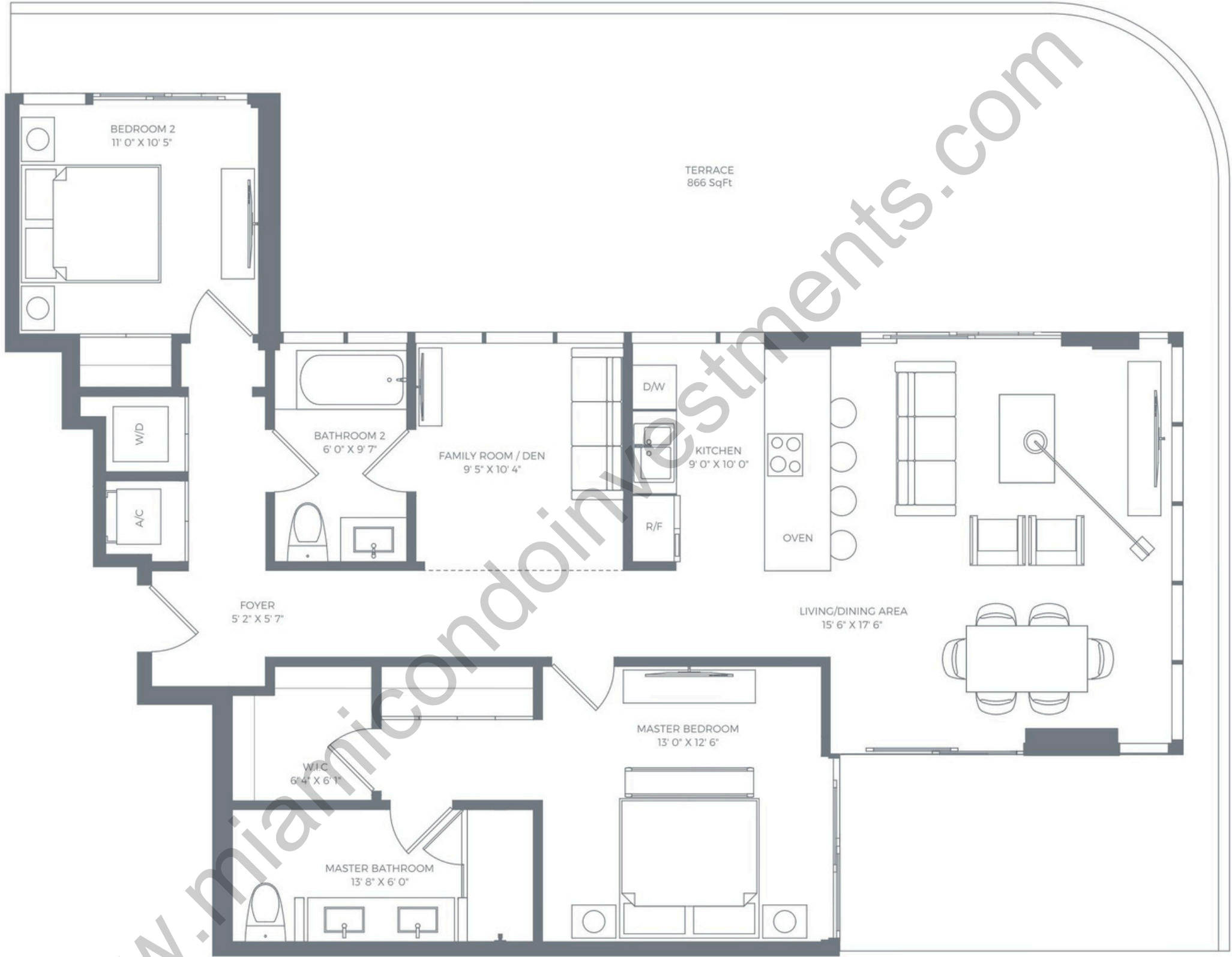
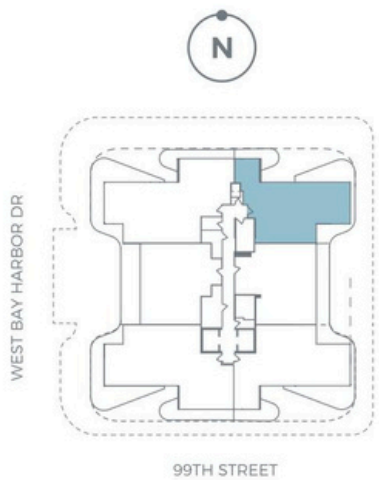
RESIDENCE  
04  
FLOOR 3

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

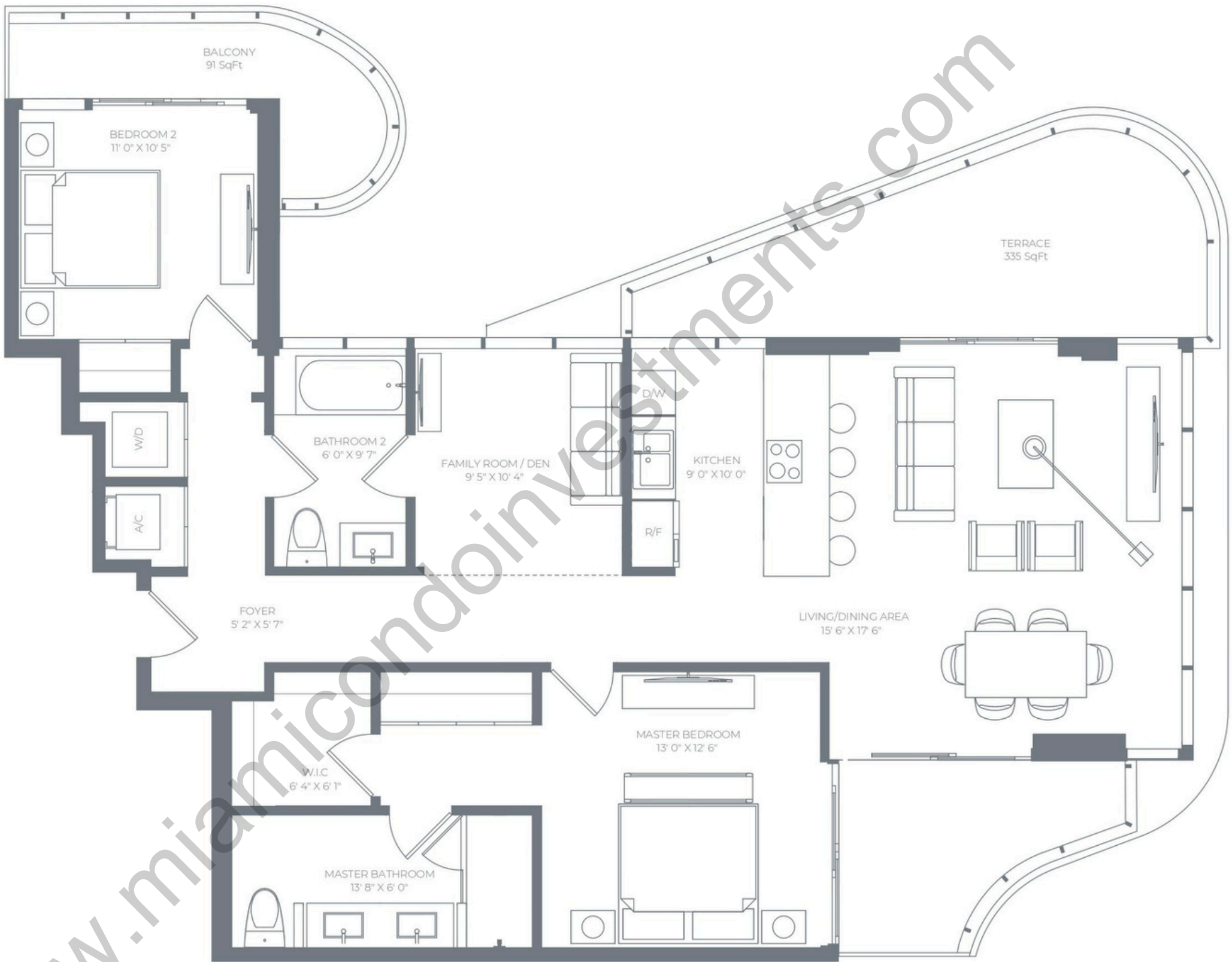
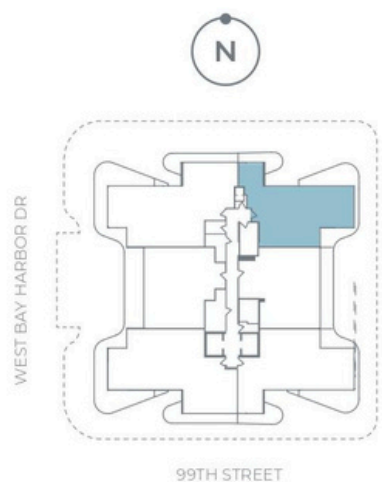
1,312 SqFt / 122 SqM

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

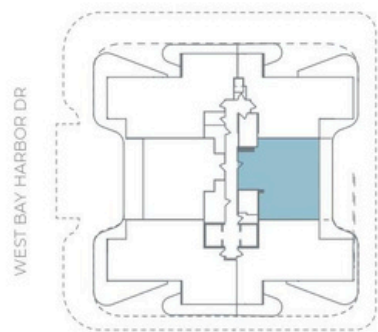
1,229 SqFt / 114 SqM

OUTDOOR LIVING

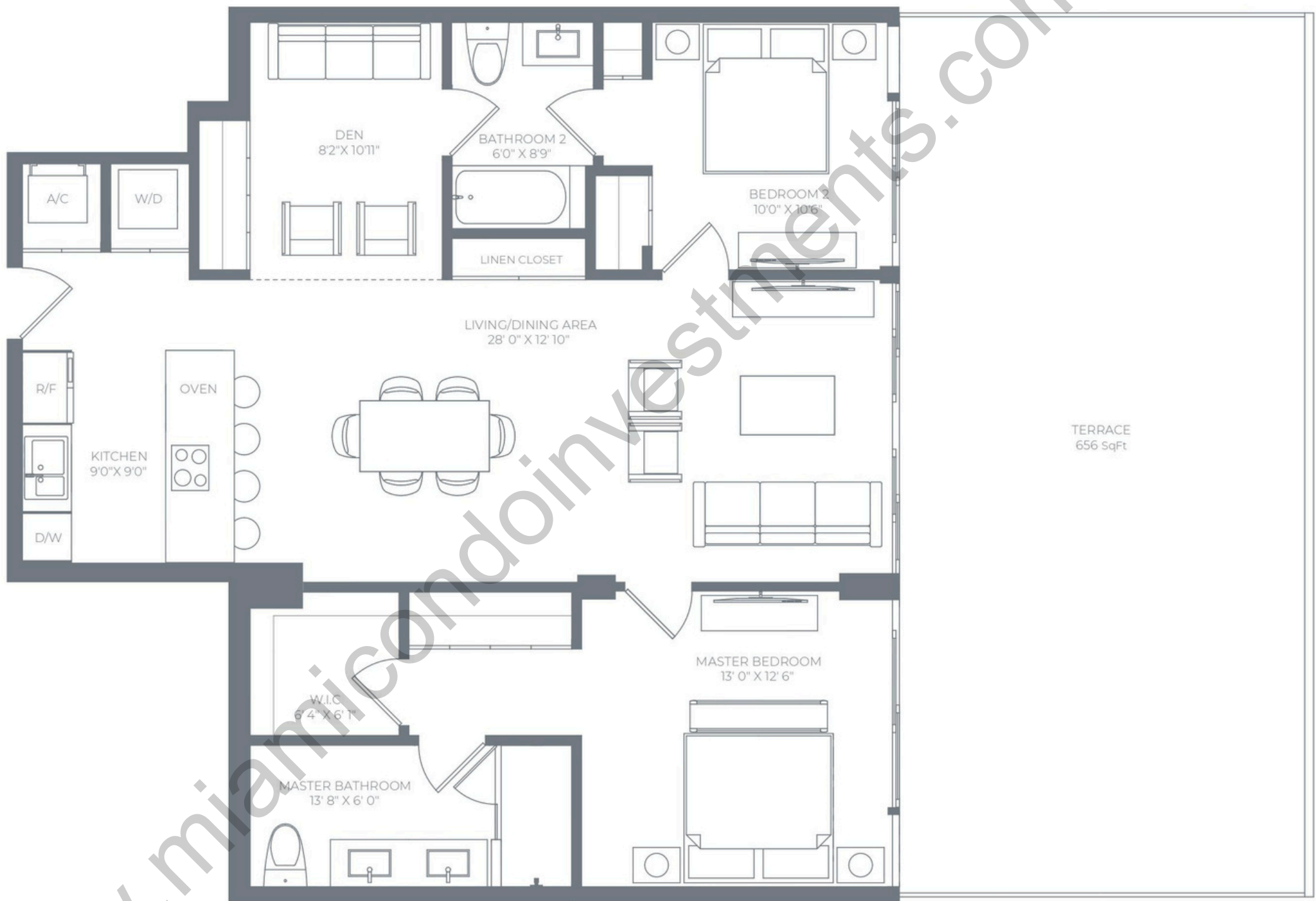
656 SqFt / 61 SqM

TOTAL

1,885 SqFt / 175 SqM



99TH STREET



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RESIDENCE

05

FLOORS 4-7

2 BEDROOMS + DEN  
2 BATHROOMS

RESIDENCE INTERIOR

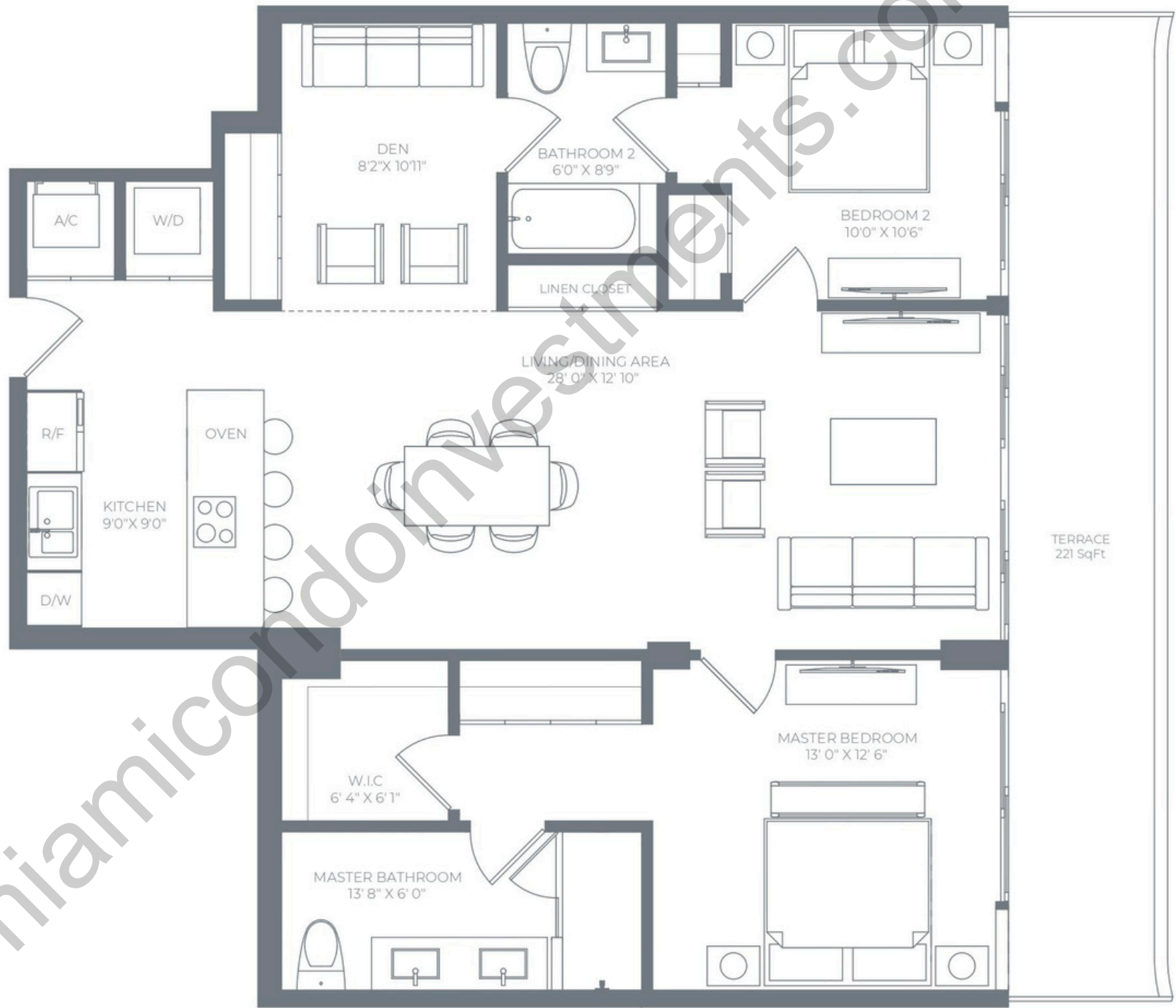
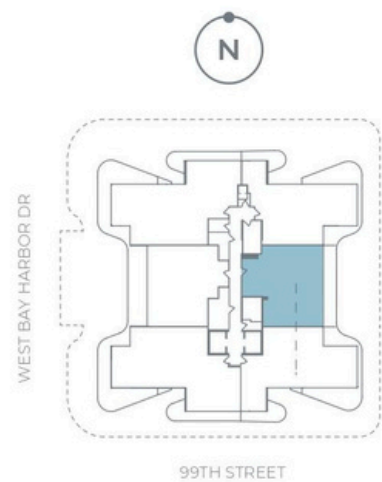
1,229 SqFt / 114 SqM

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

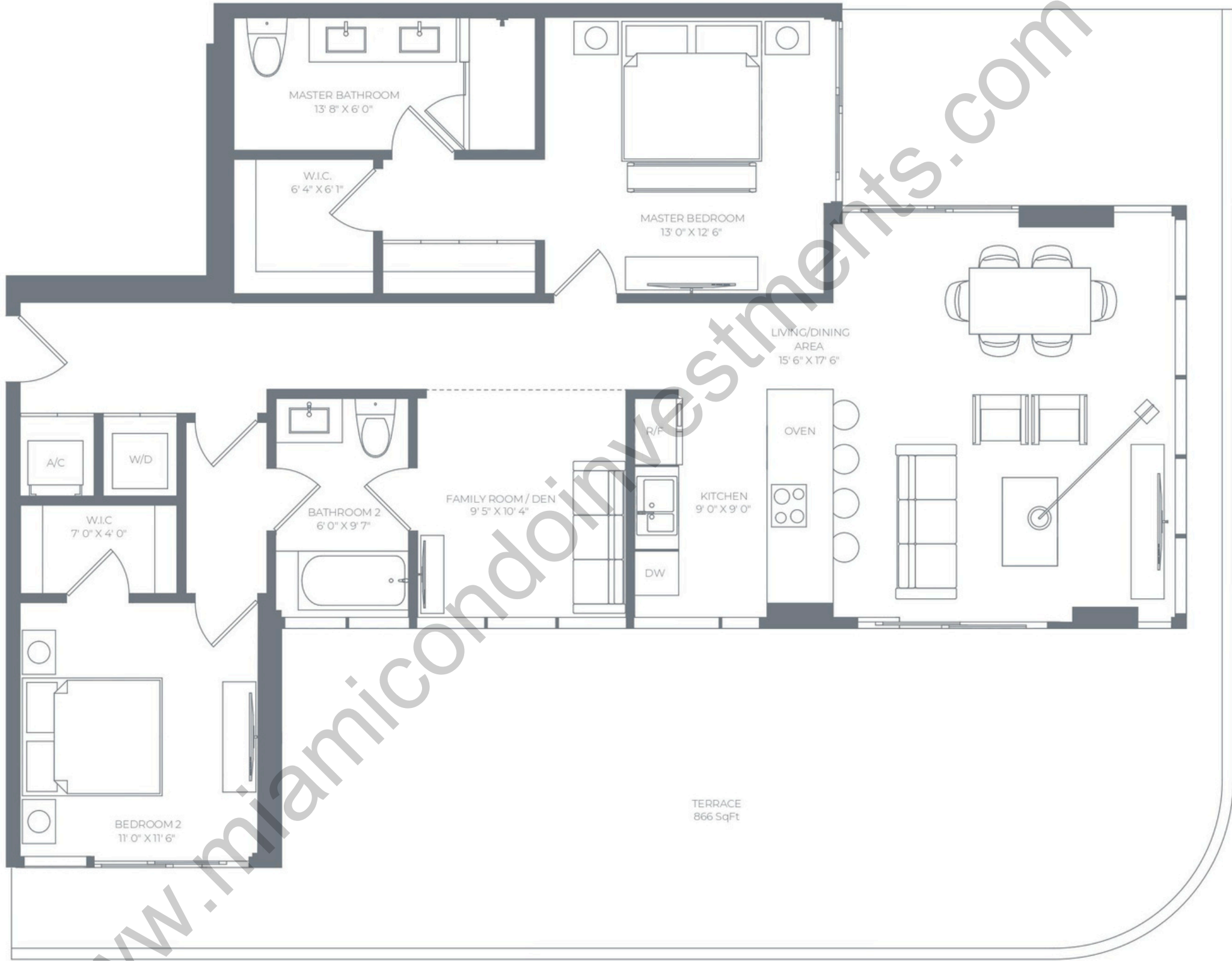
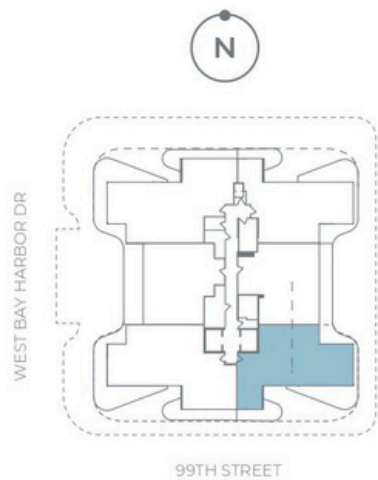
1,366 SqFt / 130 SqM

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

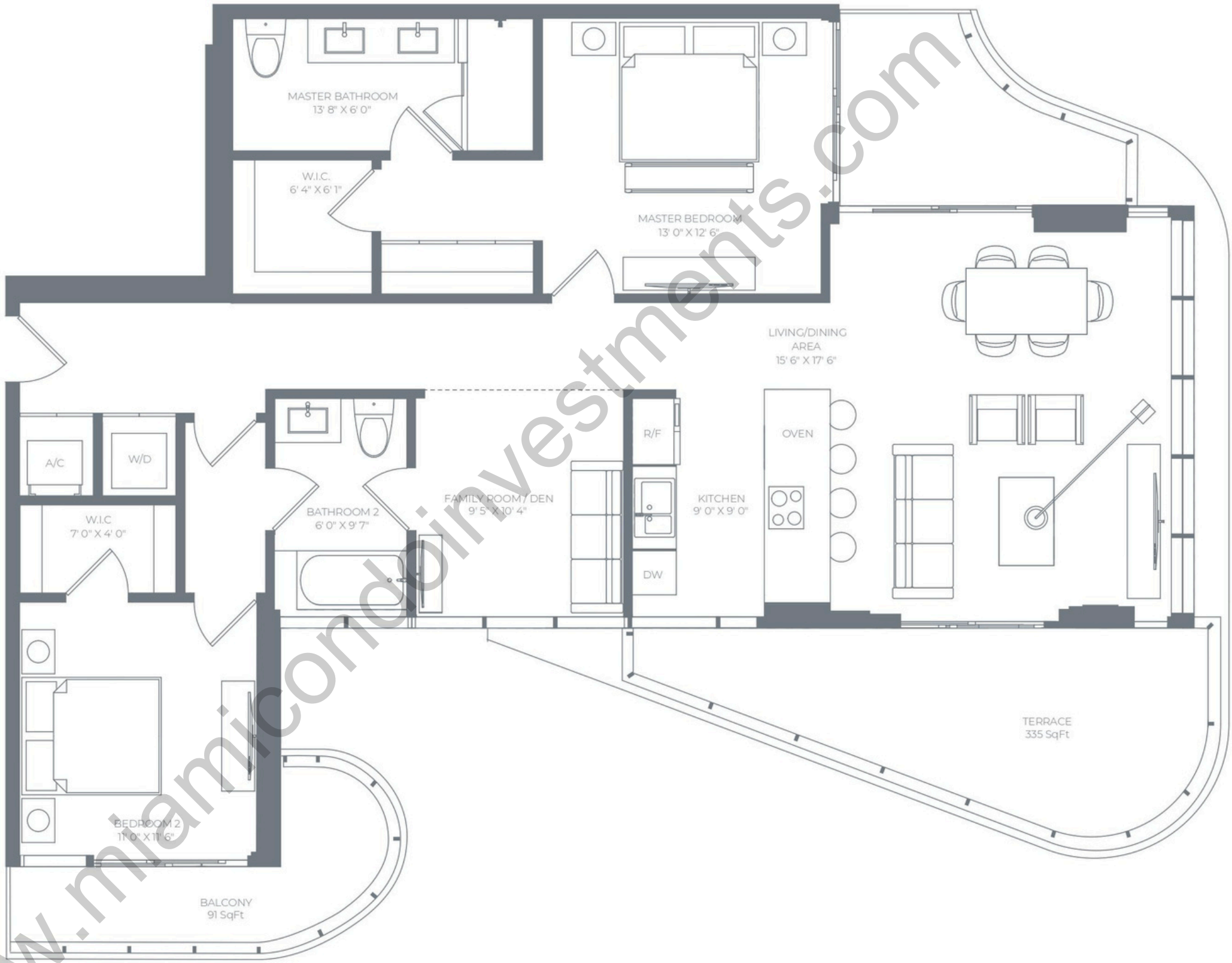
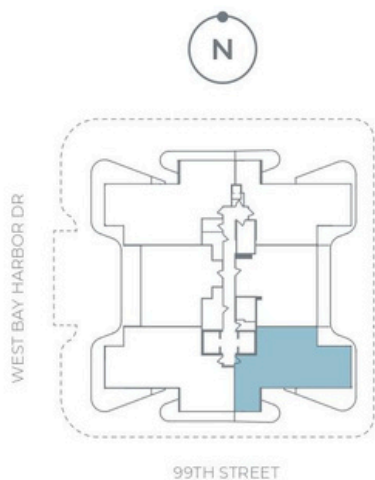
1,366 SqFt / 127 SqM

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

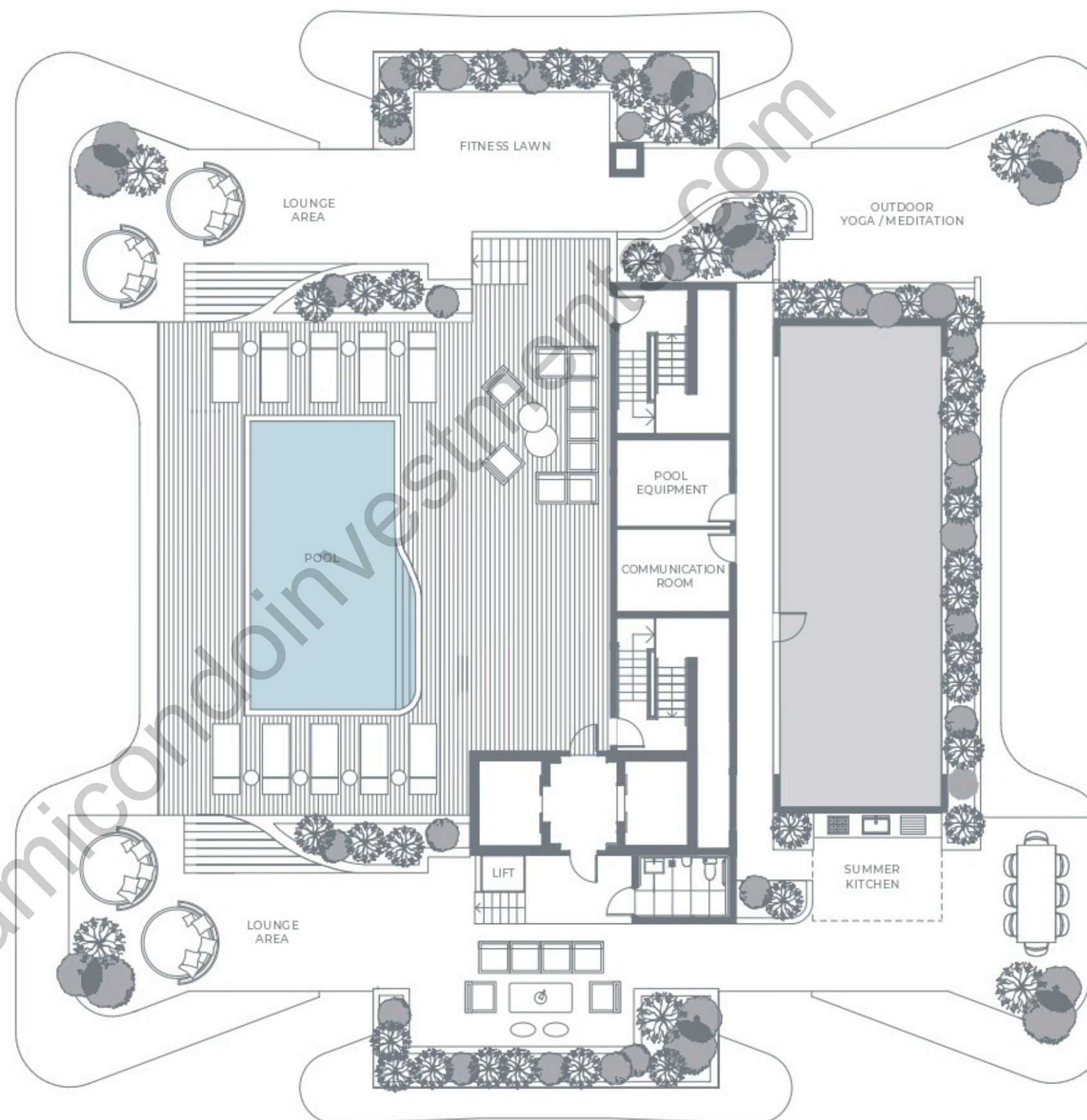
Resort style pool

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.

# Calendario De Depositos

20 % | A la firma del contrato

80 % | Al cierre de la unidad

El  
desarrollador



ALANA  
BAY HARBOR ISLANDS



One Paraiso

53 Pisos

270 Unidades Residenciales

701 NE 31st Street, Miami, FL 33137



Casa Bella by B&B Italia

59 Pisos

381 Unidades Residenciales

1400 Biscayne Blvd., Miami, FL 33132



Le Parc at Brickell

12 Pisos

128 Unidades Residenciales

600 SW 1st Avenue, Miami, FL 33129



Quadro at Miami Design District

12 Pisos

198 Unidades Residenciales

3900 Biscayne Blvd., Miami, FL 33131

# El equipo



## DESARROLLADOR

### Alta Developers

Alta Developers es una firma de desarrollo inmobiliario con sede en el sur de la Florida, cuyo director y CEO Raimundo Onetto ha participado en algunas de las adiciones más notables al panorama inmobiliario del sur de la Florida, con proyectos actuales como Casa Bella Residences by B&B Italia, Crest at Pinecrest, EON SQUARED, Quadro Miami Design District, Vesta at Neovita Doral, y proyectos anteriores como Pacifica Boynton Beach, Neovita Doral, One Paraiso, Le Parc at Brickell, 900 Biscayne, Quantum on the Bay y Metropolis at Dadeland, entre otros. Estas propiedades han estado por delante de la curva desde el comienzo de cada proyecto, a menudo liderando el camino para el desarrollo futuro en las áreas y vecindarios que ocupan.



## ARQUITECTURA

### Revuelta Architecture International

Revuelta Architecture International, P.A. es una empresa de arquitectura y planificación de servicios integrales con sede en la histórica Coconut Grove en Florida. La asociación de la empresa con los mejores promotores locales y nacionales ha dado como resultado la evolución exitosa de proyectos funcionalmente sólidos y estéticamente significativos en el sur de Florida y más allá. Luis O. Revuelta, AIA, uno de los directores de Revuelta Architecture International P.A. durante los últimos 39 años, ha supervisado el diseño y la coordinación de algunos de las más importantes construcciones urbanas de uso mixto en la zona, incluyendo Brickell Flatiron, EPIC Residences & Hotel, Bristol Tower, Santa Maria, Porto Vita-South, Porto Vita-North, The Bath Club, Azure, Jade Residences, Il Villagio y Grovenor House.



## VENTAS Y MARKETING

### Fortune Development Sales

Fortune Development Sales es el selecto y exclusivo representante de ventas y marketing in situ para proyectos realizados por terceros en el sur de Florida, habiendo representado más de 80 de los proyectos más exitosos del sur de Florida. Dirigida por su visionario fundador Edgardo Defortuna, Fortune tiene 18 oficinas en todo el mundo, casi 1.000 asociados y una red de corretaje global, llegando a posibles compradores desde el sur de Florida hasta Buenos Aires, desde Hong Kong hasta São Paulo y desde Manhattan hasta París. Fortune Development Sales es una filial de Fortune International Group, líder reconocido en la construcción, venta y comercialización de propiedades desde 1983. La cartera actual de propiedades de la compañía incluye muchos de los inmuebles residenciales más prominentes del sur de 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.

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