

HARBOURPARK



HARBOURPARK

BAY HARBOR ISLANDS
RESIDENCES

HOGG
PROPERTY

LSN
LOPES
SANTINELLI
NASCIMENTO

STRIPEY
Real Estate Development

ART+TEC
DEVELOPMENT

**9901 E. BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154**

 HARBOUR PARK



BAY HARBOR ISLANDS

Bay Harbor Islands is a town in Miami Dade County, Florida, United States. It consists of two islands. The west island contains exclusively single family homes and the east island contains a business district and multi-family housing. It is separated from the mainland by Biscayne Bay, with which it is connected via the Broad Causeway. On the mainland side, BHI is bordered by the city of North Miami, while to the east it borders the villages of Bal Harbour and Surfside. To the south lies the exclusive Indian Creek island. BHI is about 20 minutes driving distance away from Miami International Airport, and is situated between the larger centers of Aventura and Miami Beach.

Community and Surrounding Area:

- Exclusive and tranquil Bay Harbor Islands Community.
- Restaurant and outdoor cafes.
- Retail shops including fine foods, florists and beauty salons
- Medical and others professional offices on Kane Concourse.
- Bay Harbor Police Department.
- Walking distance to the Bal Harbor Shops.
- Walking distance to the beach.
- Nearby tennis courts and children's playgrounds
- Ruth K Broad Elementary School at walking distance.
- 30 minutes from Miami & Ft. Lauderdale International Airports
- Close to Aventura Mall shopping area and enchanting South Beach

The Village of Bal Harbour is a unique enclave of sophisticated elegance that has, in large part, been defined by one of the most exclusive fashion-shopping destinations in the world - Bal Harbour Shops. Conceived as a venue for internationally renowned brands to showcase their creations, for more than 45 years, Bal Harbour Shops has also been a social gathering place for residents of the Village



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Imagine

yourself living in a

waterfront community nestled in a beautiful island setting. Now your imagination may give way to reality at Harbor Park.

Located in the quiet Town of Bay Harbor Islands, this is 21 residence condominium will offer a new and vibrant lifestyle emphasizing exclusivity and privacy. At Harbor Park you will rejoice in the casual elegance of its contemporary architecture, stroll in the beautifully landscape promenade and enjoy what waterfront living is all about at its private marina.



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MARINA & ROOFTOP RECREATION



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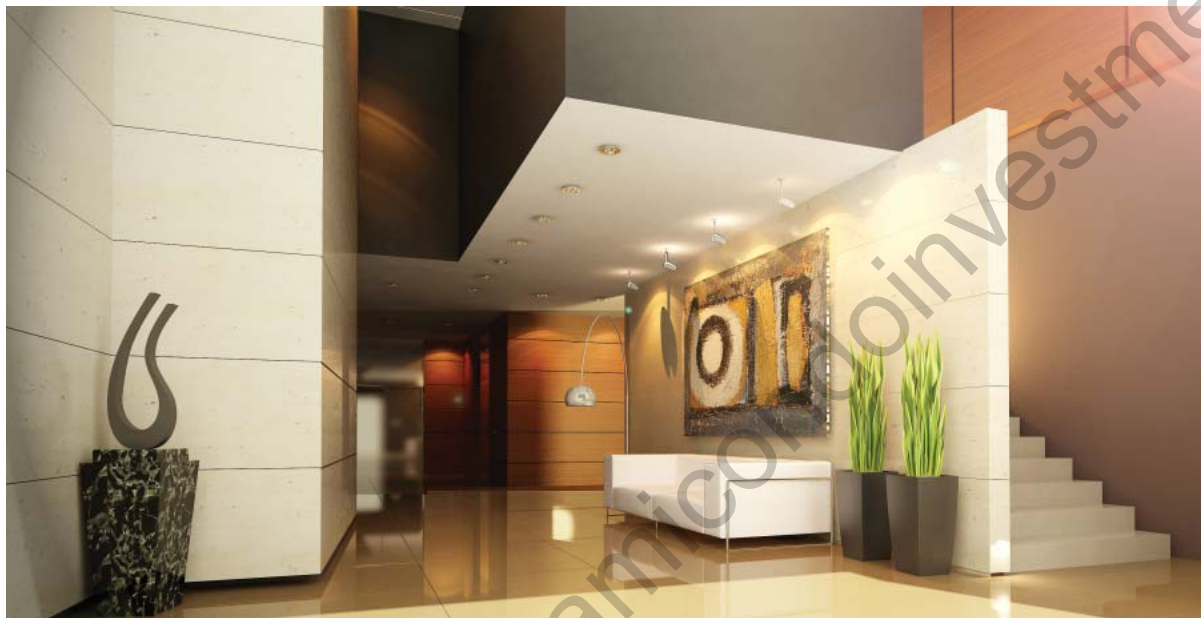
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LOBBY & ENTRANCE



HARBOURPARK

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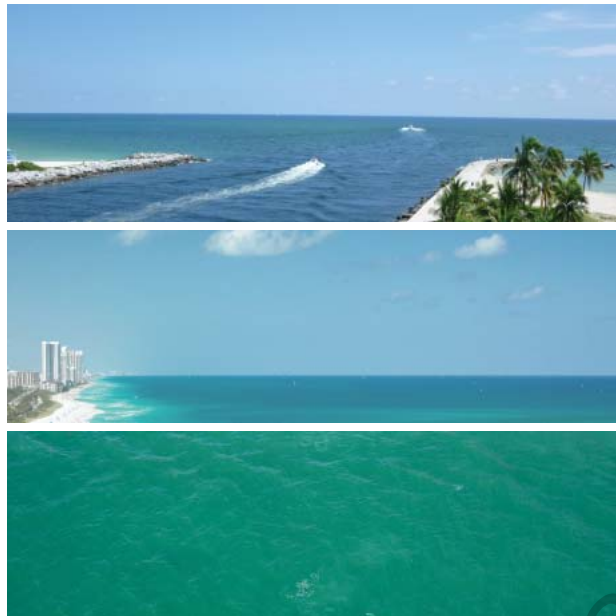
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WATERFRONT & VIEWS



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DINNING AREA & KITCHEN



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LIVING ROOM



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BEDROOM



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ROOFTOP POOL & FITNESS AREA



HARBOURPARK

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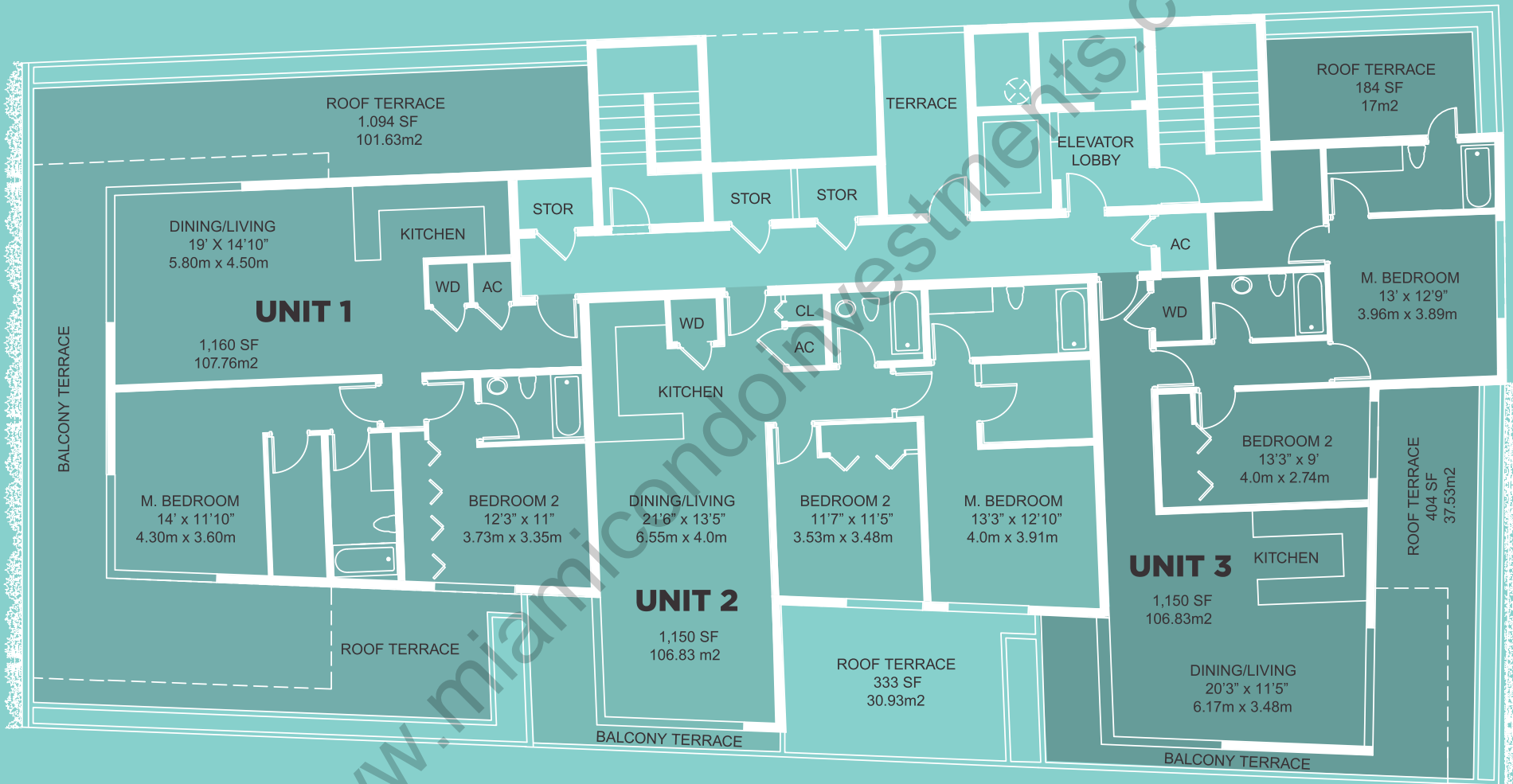
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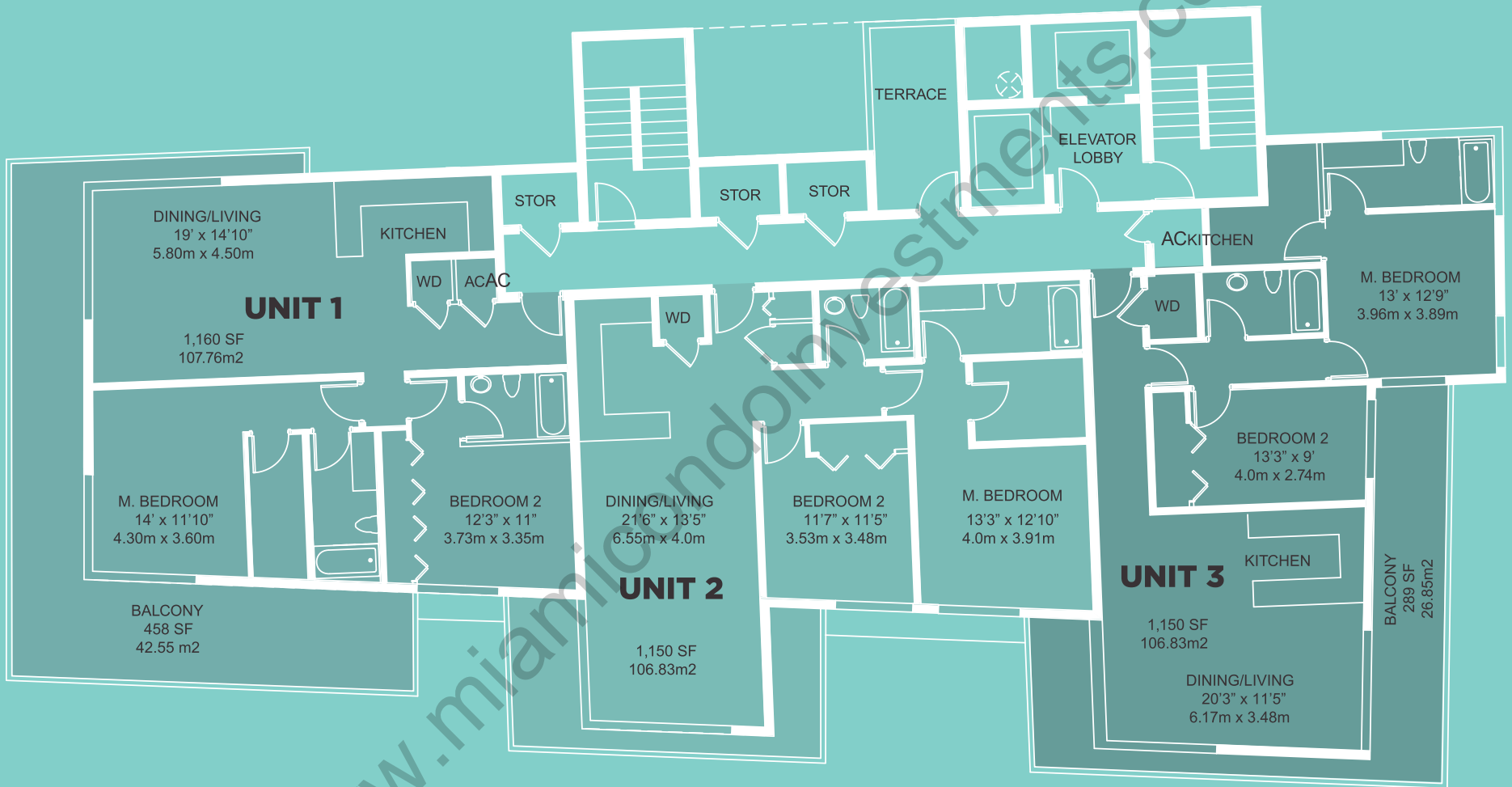
LEVEL 3 FLOOR PLAN



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NOTE: Plans, materials and specifications are subject to architectural and other revisions at the sole discretion of the developer, builder or architect, or as may be requested by law. Floor plans shown are not to any particular scale. All dimensions are approximate, and floor plans are subject to change. Oral representations cannot be relied upon to correctly state the representations of the developer. For correct representations, make reference to the document required by section 718.503 Florida Statutes to be furnished by a developer to a buyer or lessee. This is not an offer to sell, or solicitation of offers to buy the condominium units in state where such offer of solicitation cannot be made.

LEVELS 5-9 TYPICAL FLOOR PLAN



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LEVELS 5-9 TYPICAL FLOOR PLAN



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BUILDINGS

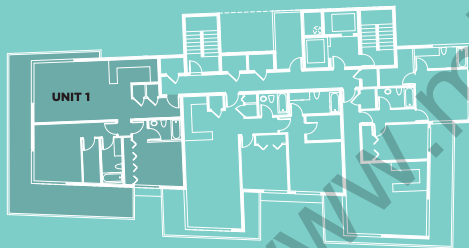
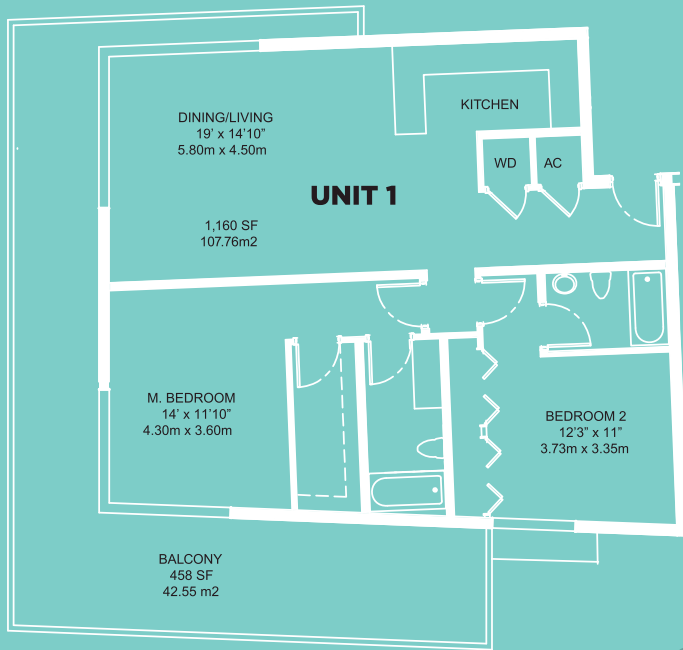
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LEVELS 5-9 UNIT 1



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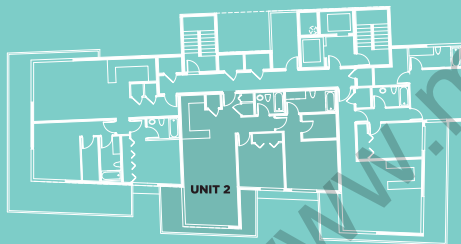
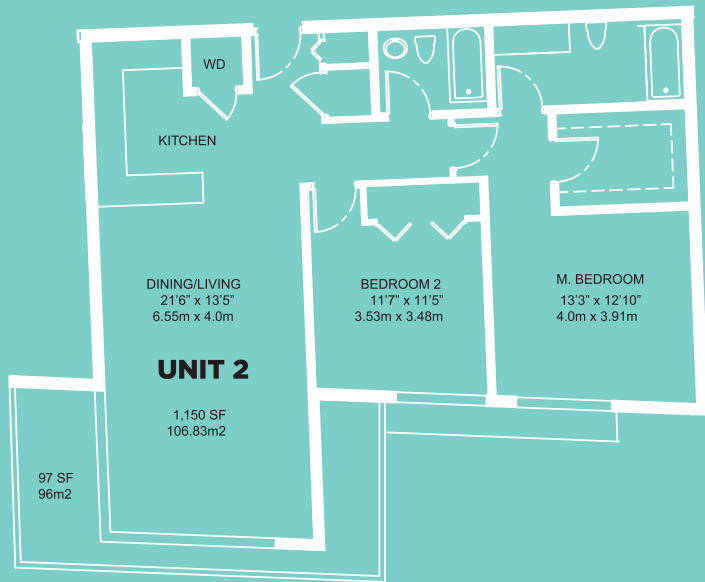
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LEVELS 5-9 UNIT 2



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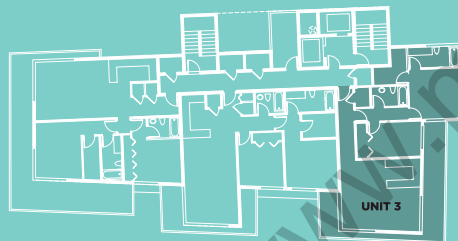
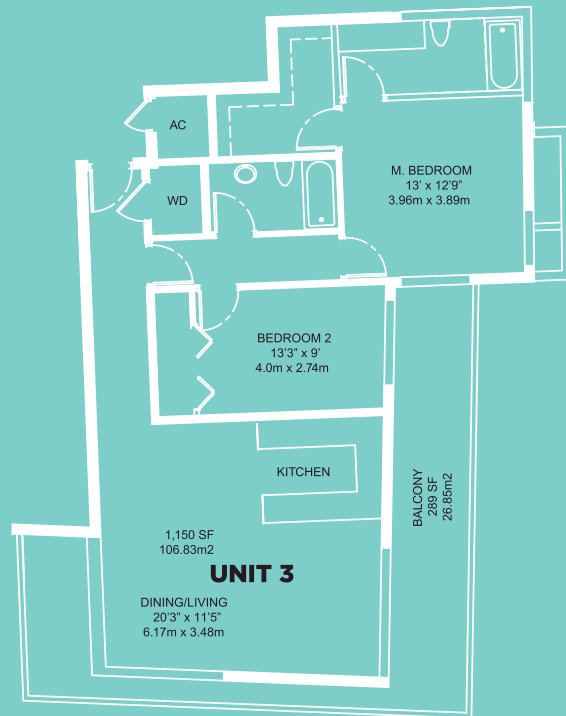
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LEVELS 5-9 UNIT 3



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BUILDING FEATURES AND AMENITIES

Building Features:

- Elegant contemporary tower design with only three units per floor.
- Palm entry court and two-story atrium lobby.
- Security entry system & built-in surveillance monitors.
- Two parking garage spaces available per unit + storage room.
- Secured parking garage on two levels.
- Two parking spaces available per units + storage room.
- Direct garage access to boat slips and waterfront promenade.
- Landscape waterfront promenade with tropical garden.
- Private boat dock (5 slips).

Recreation Deck:

Level 10:

- 45 - foot heated swimming pool with spacious sun deck.
- Multi-purpose fitness areas.
- Men and Women bath rooms.
- Landscaped entertainment terrace.

Residence Features:

- Key-locked elevators (2) with owner controlled access.
- Private entry verandas.
- Expansive wrap around terrace.
- Panoramic views of Miami "Bal Harbour" intracoastal waterway and the Atlantic Ocean.
- Floor to ceiling sliding glass doors in living spaces.
- High efficiency A/C heating units individually controlled.
- Individual laundry rooms with stackable washer dryer and storage.
- Pre wired outlets for telephone, Internet, cable TV and security alarm system.
- White glass floor in units.

Bathrooms Features:

- Elegant designer plumbing fixtures, mirrors & bathroom accessories options.
- Custom crafted cabinets.
- White glass flooring.

Kitchen Features:

- European designer open kitchen with quartz top serving counter to great room.
- Choice of wood panel cabinets or lacquered finishes.
- Appliances TBD.
- Double stainless steel sink.

PROJECT SCHEDULE

- Summer 2012 - City Permits Completed
- Fall 2012- Construction Starts
- Spring 2014 - End of Construction
- Summer 2014 - Move in

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