ALMA & MILA

Boutique condominium projects designed by Kobi Karp in Bay Harbor Islands

Two boutique condominiums with nine residences each. Conceived by the same developer and architect, positioned within the same quiet and coveted enclave, and finished to a high standard of European craftsmanship, Alma and Mila are sister buildings that share a design philosophy while each maintaining its own distinct identity.

www.miamicoinvestments.com



ALMA

1160 101st STREET
BAY HARBOR ISLANDS, FL 33154

Nine 3-, 4-, and 5-bedroom residences ranging from 2,503 to 4,443 interior sq ft.

Select 5-bedroom residences with an additional wellness room.

Expansive private terraces in all residences of up to 1,300 sq ft.



MILA

1125 97th STREET
BAY HARBOR ISLANDS, FL 33154

Nine 2-, 3-, and 4-bedroom residences ranging from 2,117 to 3,919 interior sq ft.

Expansive private terraces in all residences of up to 1,100 sq ft.

Residence Features

Shared Across Alma and Mila

- Private elevator arrival to every residence, with secondary vestibule access for guests and deliveries.
- Full-floor residences with east and west exposures providing all-day natural light.
- Wraparound private terraces with access from every room.
- Impact-resistant floor-to-ceiling windows and sliding glass doors.
- Smart home provisions for lighting, climate, and security.
- Private storage room included with each residence.
- Two assigned parking spaces per residence.
- Open-concept living, dining, and kitchen areas.
- Large in-residence laundry rooms.
- 10-foot ceiling heights throughout.
- Pet-friendly.





KITCHENS

- Custom Snaidero Italian cabinetry with premium European millwork.
- Taj Mahal natural stone countertops and backsplash.
- Fully integrated Miele appliance package, including:
  - Wall oven
  - Speed oven
  - Cooktop and ventilation
  - Refrigerator and freezer
  - Dishwasher
  - Coffee system
  - Wine cooler.



BATHROOMS

- Premium fixtures and finishes in secondary baths and powder rooms.
- Freestanding soaking tub in primary bathrooms.
- Oversized glass-enclosed rainfall shower in the primary bath.
- TOTO smart bidet toilets in all primary bathrooms.
- Graff plumbing fixtures in all bathrooms.
- Imported Italian tilework throughout.
- Natural stone vanities with designer countertops.

www.miamicondoinvestment.com

Building Highlights and Amenities

- Secure, access-controlled lobby with virtual doorman.
- Residence-direct elevator entry via key-controlled access.
- Secured parking garage with smart vehicle-recognition access.
- Trash chute on every floor.





ROOFTOP AMENITIES

- Pool with sun shelf and loungers.
- Pool cabanas, chaise lounges, and daybeds.
- Summer kitchen with BBQ and al fresco dining area.
- Rooftop wellness and recovery area.

WELLNESS

In-Residence AMP Machine

Included with every Alma and Mila residence and installed in the room of your choice.

- Features an aluminum-alloy construction, a motorized patented pulley system, and five interchangeable accessories.
- Provides up to 100 pounds of adjustable resistance across Fixed, Band, and Amplify training modes.
- Pairs with smartphone cameras to track movements and count repetitions using AI.



RESET PODS

The future of wellness.

Precision-engineered pods for recovery, longevity, and peak performance.

Multi-Spectrum Light Therapy

Advanced multi-wavelength light therapy paired with immersive audio for targeted, full-body healing.

- Red Light — cellular repair
- Infrared — pain relief
- Blue — mood support and circadian rhythm regulation
- Yellow — collagen boost.

Premium Heat Therapy

Professional-grade Japanese wood sauna delivering immersive dry heat therapy at 150–195°F.

- Detox — deep toxin release
- Cardio — improved circulation
- Recovery — muscle relief.

Cryotherapy & Aromatherapy

Rejuvenating cold steam at -4 to -6°C combined with aromatherapy for skin and respiratory health.

- Skin Health — cleanses pores
- Respiratory — clears airways
- Recovery — anti-inflammatory

Steam & Aromatherapy

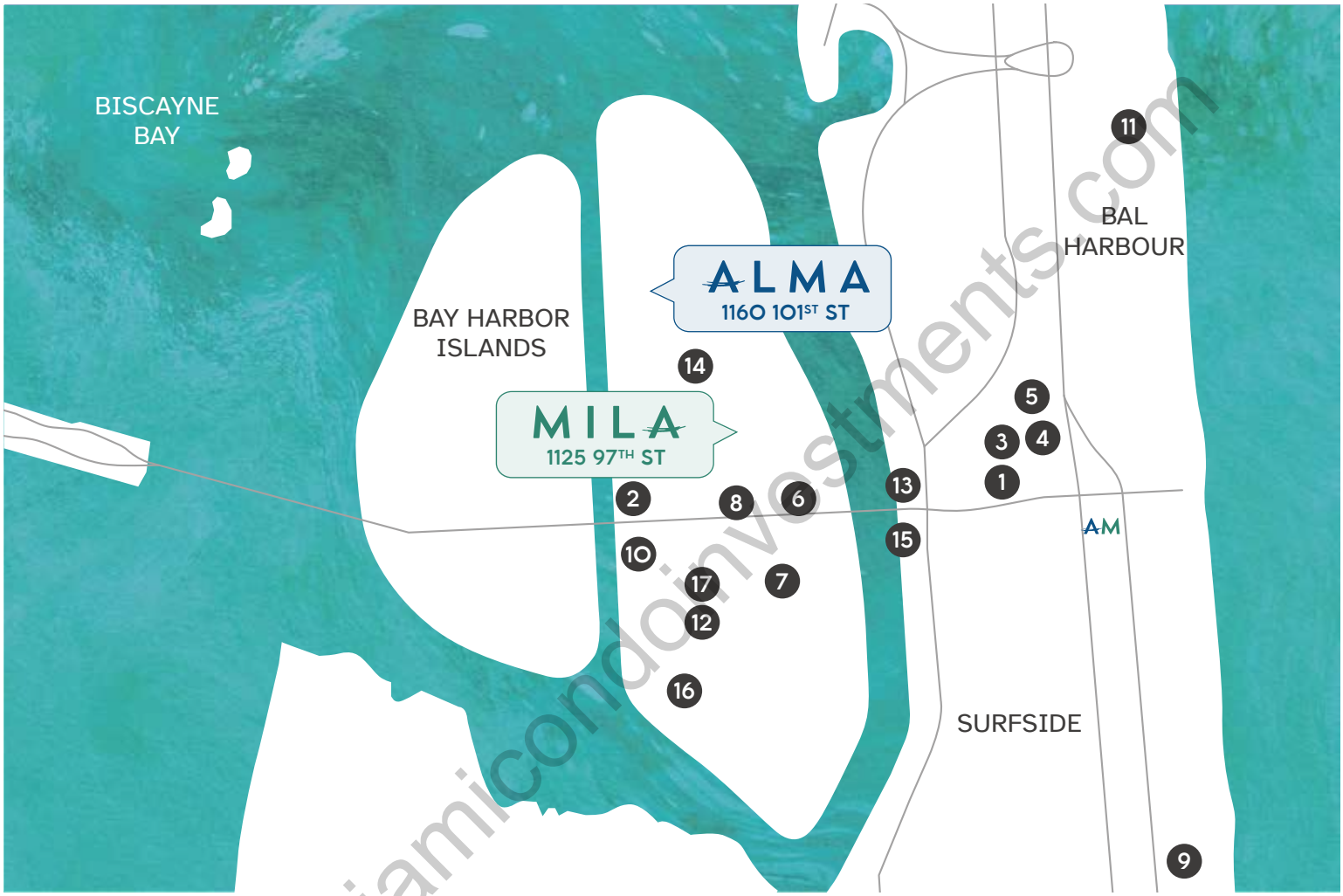
Advanced hot steam environment with moisture control and restorative aromatherapy.

- Skin — lasting hydration
- Respiratory — opens airways
- Recovery — soothes joints.

www.miamicondoinvestments.com

The Neighborhood

Bay Harbor Islands is a self-contained island community that is walkable, residential, and set directly on the water. Situated between Miami Beach and Aventura, it offers convenient access to major South Florida destinations while retaining the pace and feel of a quiet neighborhood.



www.miamicondoinvestments.com

Retail and Recreation

1. Bal Harbour Shops
2. The Well Wellness Club

Dining

3. Hillstone Restaurant
4. Makoto
5. Carpaccio
6. Pura Vida
7. Mister O1
8. Meat Bar
9. Four Seasons Champagne Bar
10. Coffee Break

Outdoor Activities

11. Beach Walking Path
12. Bay Harbor Island Tennis Court
13. Bal Harbour Waterfront Park
14. Office Scott Winters Park
15. Surfside Park

For the Kids

16. Ruth K. Broad School
17. Bay Harbor Community Center

Sales Gallery

AM Alma &Mila Sales Gallery
9585 Harding Ave,
Surfside, FL 33154

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES. ALMA BAY HARBOR CONDOMINIUM AND MILA BAY HARBOR CONDOMINIUM ARE DEVELOPED BY 1160 101ST BAY HARBOR CONDO 2618 LLC AND 1125 97TH BAY HARBOR CONDO 2618 LLC, RESPECTIVELY. OFFERING MADE SOLELY BY THE DEVELOPERS' PROSPECTUS. CONSULT THE PROSPECTUS FOR BUDGETS, TERMS, SPECIFICATIONS, FEES, AND DIMENSIONS. SKETCHES, RENDERINGS, AND PHOTOGRAPHS ARE PROPOSED ONLY. THE DEVELOPERS RESERVE THE RIGHT TO MODIFY OR WITHDRAW IN THEIR SOLE DISCRETION. NO VIEW IS GUARANTEED. THE DEVELOPERS ARE LICENSED TO USE THE MARKS OF COMPASS, LLC. NOT AN OFFER TO SELL IN NEW YORK OR WHERE PROHIBITED BY LAW. © 2026 1160 101ST BAY HARBOR CONDO 2618 LLC AND 1125 97TH BAY HARBOR CONDO 2618 LLC. ALL RIGHTS RESERVED.