

TEAM

Envisioned by
Morabito Properties
CMC Group

Architect
Bernardo Fort-Brescia/
Arquitectonica

Landscape Design
Enzo Enea

Interior Designer
A++

Creative Agency
Lemon Yellow

OVERVIEW

Number of Residences
41

Number of Stories
7 floors + parking

Unit Mix
2-4 bedrooms residences

BUILDING FEATURES

Expansive waterfront views

Private marina

Gym and spa

Rooftop pool

Personalized services, security and advanced technology

RESIDENCE FEATURES

Floor-to-ceiling, impact-resistant sliding glass doors and windows

Spacious tiled terraces or private gardens for most units

Private and semi-private residential elevators

Open floor layouts and up to 9-foot grand ceiling height

Fully-accessorized Snaidero kitchens with top-of-the-line Miele appliances

Bathrooms with Italian marble and wood cabinetry

Exquisite Italian flooring throughout

Energy-efficient air conditioning and heating system with ultra-quiet technology

Air and water filtration system

ROOF DECK & POOL

Lush landscape design by award winning designer Enzo Enea

Summer kitchen & bar

Poolside sundeck with 'relax and lounge' area

PRIVATE MARINA

14 slips for boats ranging from 30 to 55 feet

Direct ocean access through Haulover Inlet

Water sports launch dock with available kayaks, paddle boards and inflatables

PERSONALIZED SERVICES, SECURITY AND TECHNOLOGY

Covered valet drop-off

Personal parking spaces in fully enclosed garage

Electric vehicle charging stations and bicycle storage

Secured individual residential storage space

Front desk reception

24-hour security video surveillance

24-hour valet

Wi-Fi available throughout all public spaces

FTTH (fiber to the home) for voice, video, and high-speed Internet

Integrated digital concierge



PROJECT LOCATION
1135 103rd St
Bay Harbor Islands, FL 33154

SALES CENTER
10301 East Bay Harbor Drive
Bay Harbor Islands, FL 33154

SALES
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