

## 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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