

BAY HARBOR  
TOWERS

A COLLECTION OF FORTY-FOUR PRIVATE RESIDENCES,  
MARKING THE ARRIVAL OF A NEW WATERFRONT ICON.









BAY HARBOR ISLANDS  
MOST COVETED  
WATERFRONT ADDRESS

10141 E BAY HARBOR DRIVE  
BAY HARBOR ISLANDS, FLORIDA 33154

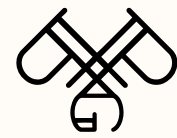


AN EXCEPTIONAL  
TEAM





# DEVELOPER



**PPG DEVELOPMENT**

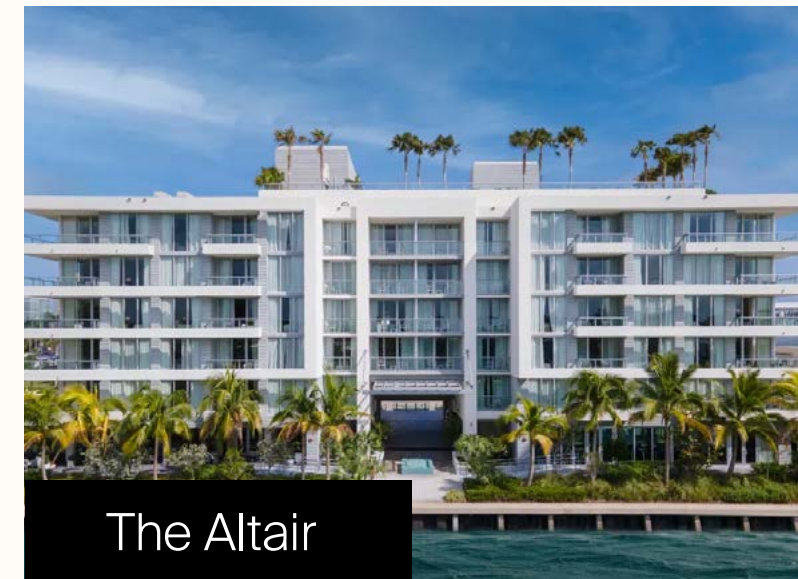
- » Founded by Ari Pearl, with over 20 years of experience
- » PPG portfolio has 2,500+ residential units and hospitality projects throughout South Florida
- » Recent success across condo, multi-family, hotel/resort, marina & golf courses
- » Bringing highly amenitized properties to market are their specialty
- » PPG has a proven track record of on-time delivery
- » Deep knowledge about the Bay Harbor Islands customer and strong relationship with local government



Shell Bay

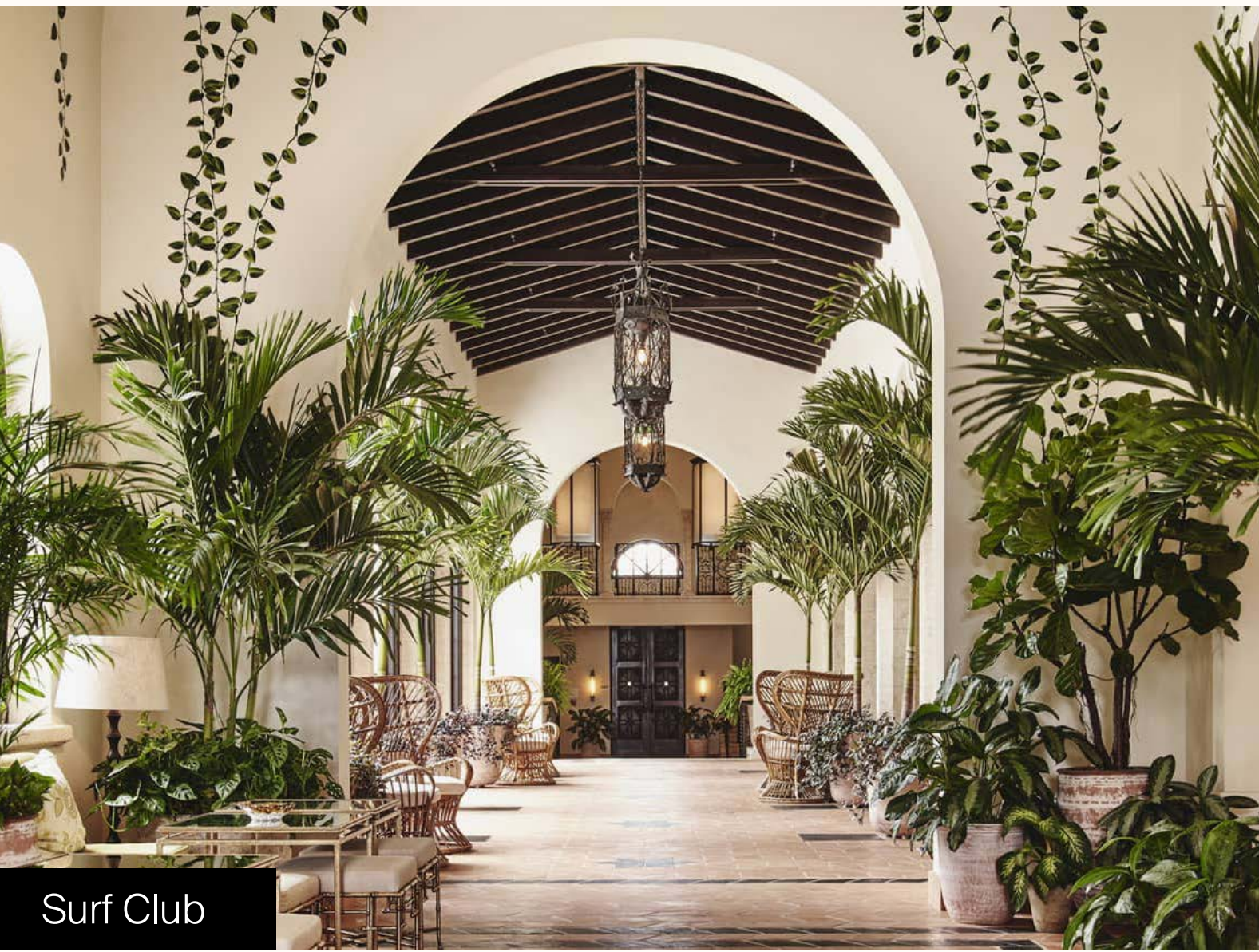


Slate Tower



The Altair





Surf Club



Château Beach



Palazzo del Sol



# ARCHITECT



- » Kobi Karp has over 2 decades of hospitality, retail and high-rise residential development experience
- » They have designed over \$36B in mixed-use commercial, residential, and multi-family worldwide
- » Kobi Karp & Ari Pearl have collaborated with great success on multiple projects

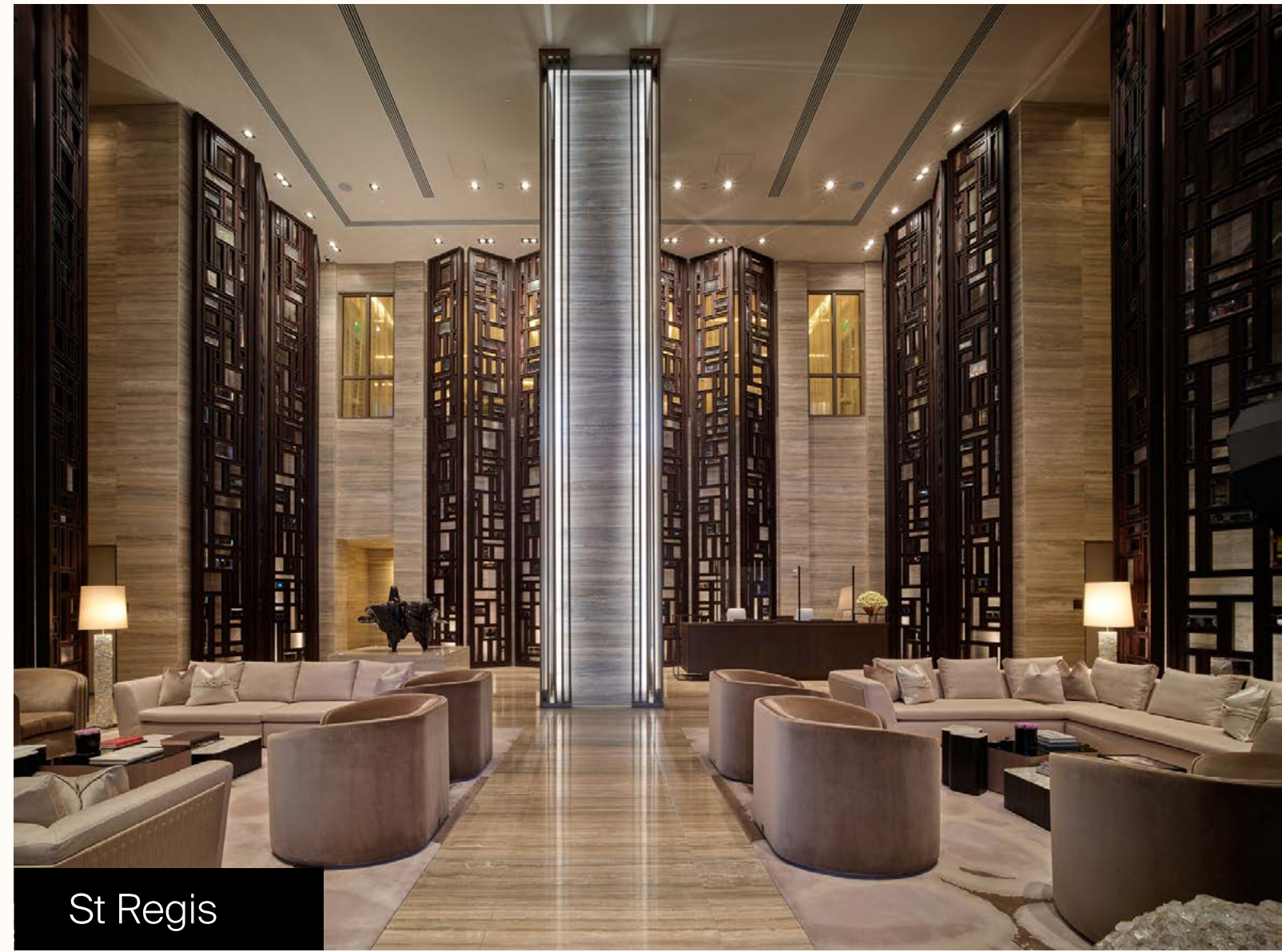




# INTERIOR DESIGN

*Interiors* by STEVEN G. INC.

- » Interiors by Steven G. has been in business for over 40 years, and is a full-service design firm helmed by Steven Gurowitz
- » They have designed notable luxury residential projects, restaurants, hotels, commercial spaces, condos, and private homes in South Florida



St Regis



Ritz Carlton

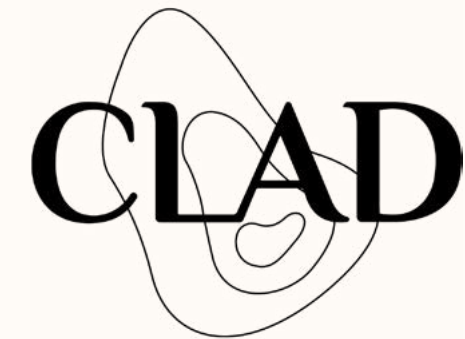


Mizner Grand





# LANDSCAPING



- » Founded by Carolina Monteiro in 2017
- » Experience in boutique hotels, larger developments and private residences
- » Creates timeless outdoor spaces that seamlessly integrate indoor-outdoor living



S Hotel Jamaica



I+SW Residence



C+JE Residence





THE  
NEIGHBORHOOD



SUNNY ISLES

KEYSTONE ISLANDS

BAL HARBOUR

NORTH MIAMI

BAY HARBOR ISLANDS

ATLANTIC OCEAN

SURFSIDE

INDIAN CREEK ISLAND

BISCAYNE BAY

BISCAYNE POINT

MIAMI SHORES

NORMANDY ISLES

NORTH BAY VILLAGE





AREA KEY:

- 1 BAY HARBOR TOWERS
- 2 AVENTURA
- 3 SUNNY ISLES
- 4 BAL HARBOUR VILLAGE





BAY HARBOR TOWERS



## WALKABILITY

- » Cafe's
- » Restaurants
- » Schools
- » Parks
- » Shopping
- » Beaches







## SHOP & EAT

- » Bal Harbour Shops
- » Carpaccio
- » Aba Mediterranean
- » Le Zoo
- » Makoto
- » Pura Vida





# WATER ACTIVITIES

- » Boating
- » Ocean boardwalk
- » Marina
- » Sandy beaches
- » Beach club access





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# BUILDING OVERVIEW



- 
- » Iconic 8-story waterfront property featuring 44 exclusive residences located on Indian Creek waterway
  - » Spacious 2–4 bedroom + den homes ranging from 1,870 – 3,393 SF
  - » Flow-through layouts with bay views and indoor-outdoor living
  - » Bayhouse and Penthouse residences featuring private pools and terraces
  - » Florida Green Building Coalition certified
  - » Private marina with 13 boat slips
  - » Common areas featuring the exquisite Italian furniture brand Hessentia by Cornelio Cappellini











BAY HARBOR TOWERS



# HESENTIA

- » Sophisticated design with unique bespoke furniture in the common areas by Hessentialia Cornelio Capellini
- » Steven G's white-glove interior design services

HESENTIA | CORNELIO CAPPELLINI







## SERVICES

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- » 24/7 front-desk concierge
- » Valet service
- » Beach club access
- » Covered Parking with EV charging
- » Bicycle and water sports storage











# THE AMENITIES





# AMENITIES

- » Private marina with 13 boat slips
- » Relaxing hammock garden
- » Outdoor garden terrace
- » State-of-the-art fitness center with bespoke Paragon® equipment



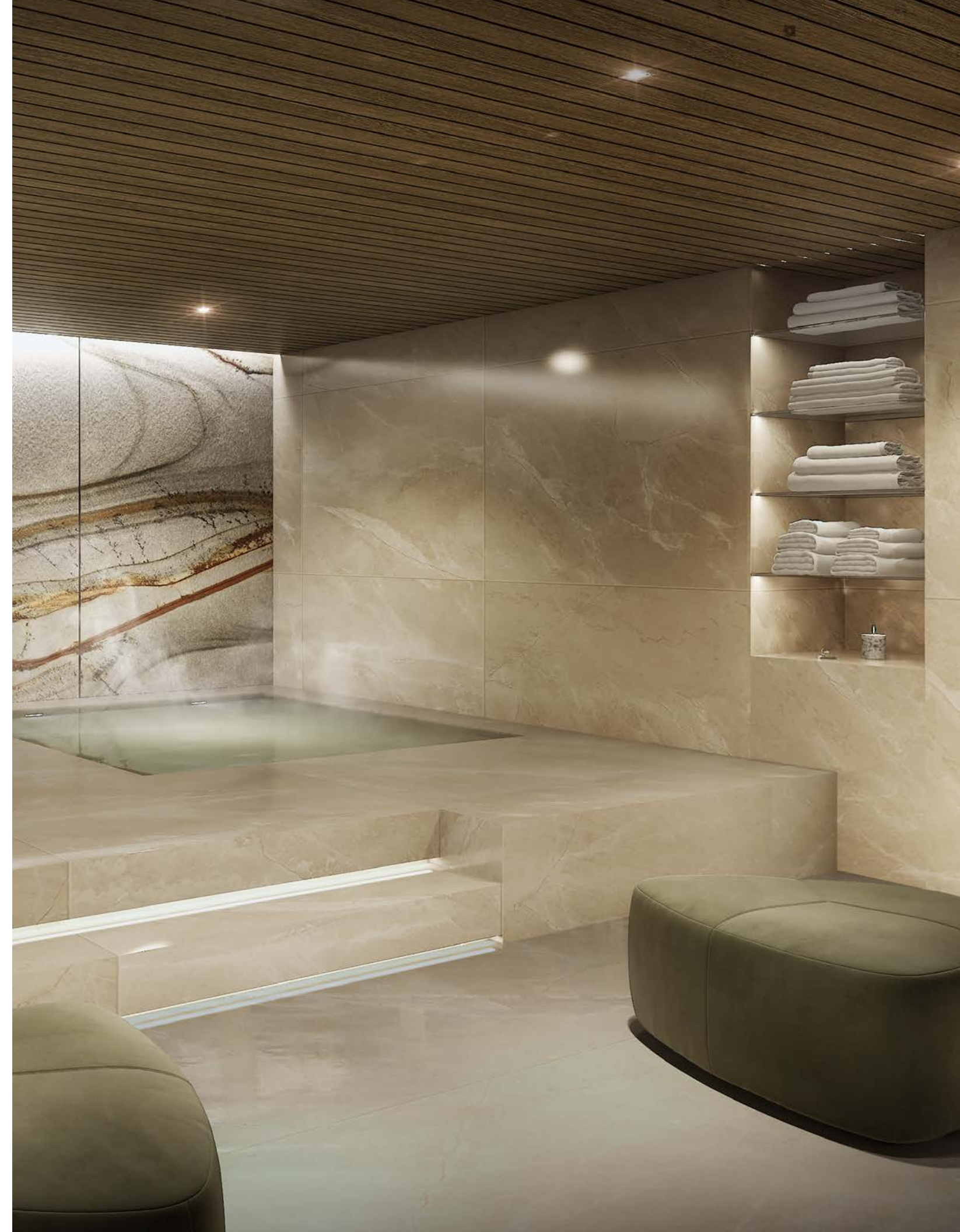






# WELLNESS

- » Heated saltwater indoor lap pool
- » Wellness spa with sauna & steam room and hot & cold plunge



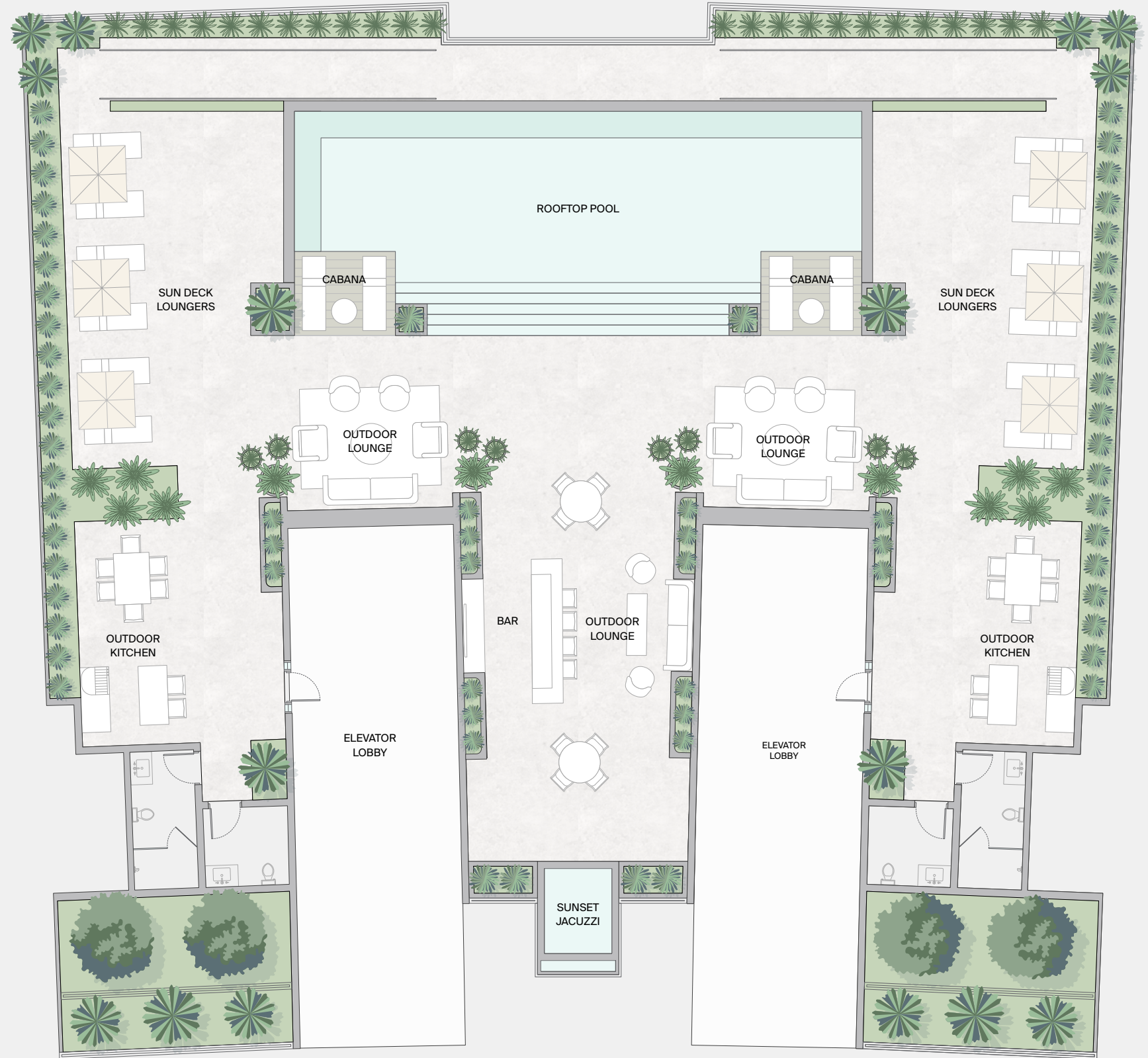






# ROOFTOP RETREAT

- » Rooftop Pool
- » Cabanas
- » Sun Deck Loungers
- » Lounge
- » Outdoor Kitchens
- » Sunset Jacuzzi







# ROOFTOP RETREAT

- » Rooftop pool sundeck with sun-loungers, daybeds and cabanas
- » Open-air summer kitchen with barbeque grills and dining areas
- » Sunset rooftop jacuzzi























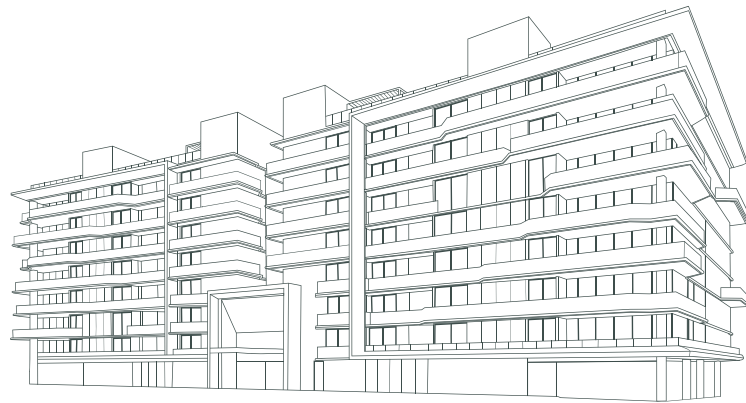
THE  
RESIDENCES





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# RESIDENCE FEATURES



- 
- » Private and semi-private elevator entry access to private residence foyers
  - » Expansive, open-concept kitchen, dining and living areas
  - » Floor-to-ceiling, hurricane-impact glass windows provide abundant natural light
  - » Deep, wrap-around sunrise and sunset terraces
  - » Private pools, summer kitchens with dining and outdoor lounge areas with firepits in Penthouse residences













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# CHEF'S KITCHEN

- 
- » Honed marble countertops
  - » Beautiful wood fluted custom cabinets with brass pulls

## **Premium appliance package:**

- » Wolf® 5-burner gas stove and cooktop
- » Subzero® fridge/freezer and separate wine fridge
- » 44" sink workstation
- » Dornbracht® faucets and pot filler





Two built-in Wolf ovens are stacked vertically on the left side of the kitchen island. The ovens have a stainless steel finish and the brand name 'WOLF' is visible on the front panel. The surrounding cabinetry features a vertical ribbed texture.

The upper section of the kitchen cabinets is composed of several large, light-colored panels with a vertical ribbed texture. A long, cylindrical pendant light hangs from the ceiling, illuminating the island.

The backsplash behind the sink is made of a light-colored marble with yellow and green veining. A modern, tall faucet is installed in the sink. To the right of the sink, there is a bowl of lemons and a vase of white and pink flowers.

The kitchen island has a thick, light-colored marble countertop. Below the countertop, the island's base is finished with a vertical ribbed texture. Four green velvet bar stools with black metal frames are positioned around the island.







## PRIMARY BATHROOMS

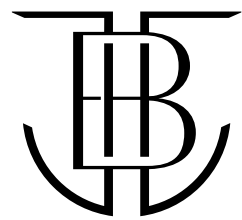
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- » Custom oak wood double-vanity with honed marble countertops and brushed bronze accents
- » Ultra-luxurious porcelain flooring throughout
- » Over-sized, sculptural soaking tub intentionally designed for deep relaxation
- » Full height glass enclosed luxury shower system with adjustable hand shower and oversized rainfall showerhead









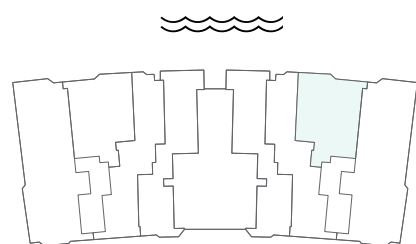
BAY HARBOR  
TOWERS

Residence  
302

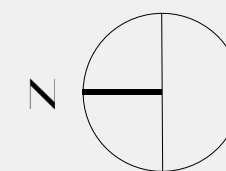
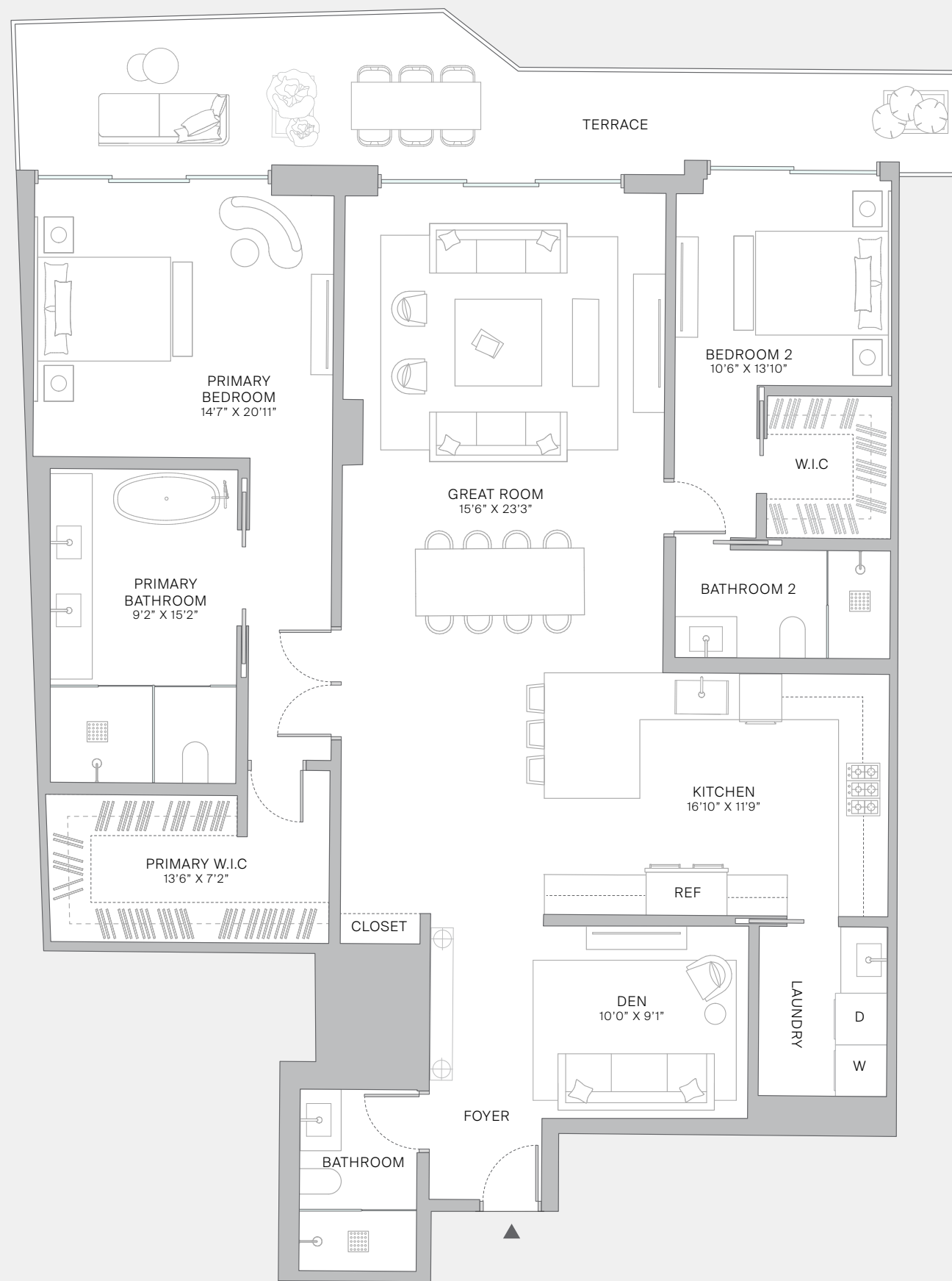
2 BEDROOM + DEN  
3 BATHROOM

INTERIOR  
1,907 SF / 177 SM

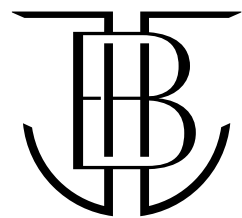
EXTERIOR  
256 SF / 24 SM



EAST BAY HARBOR DRIVE







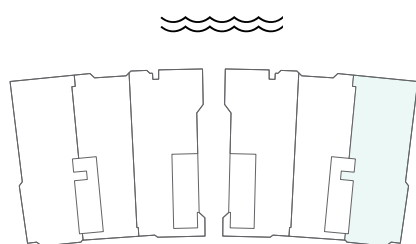
# BAY HARBOR TOWERS

## Residence 601

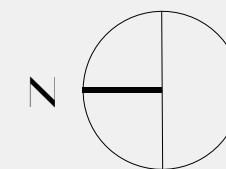
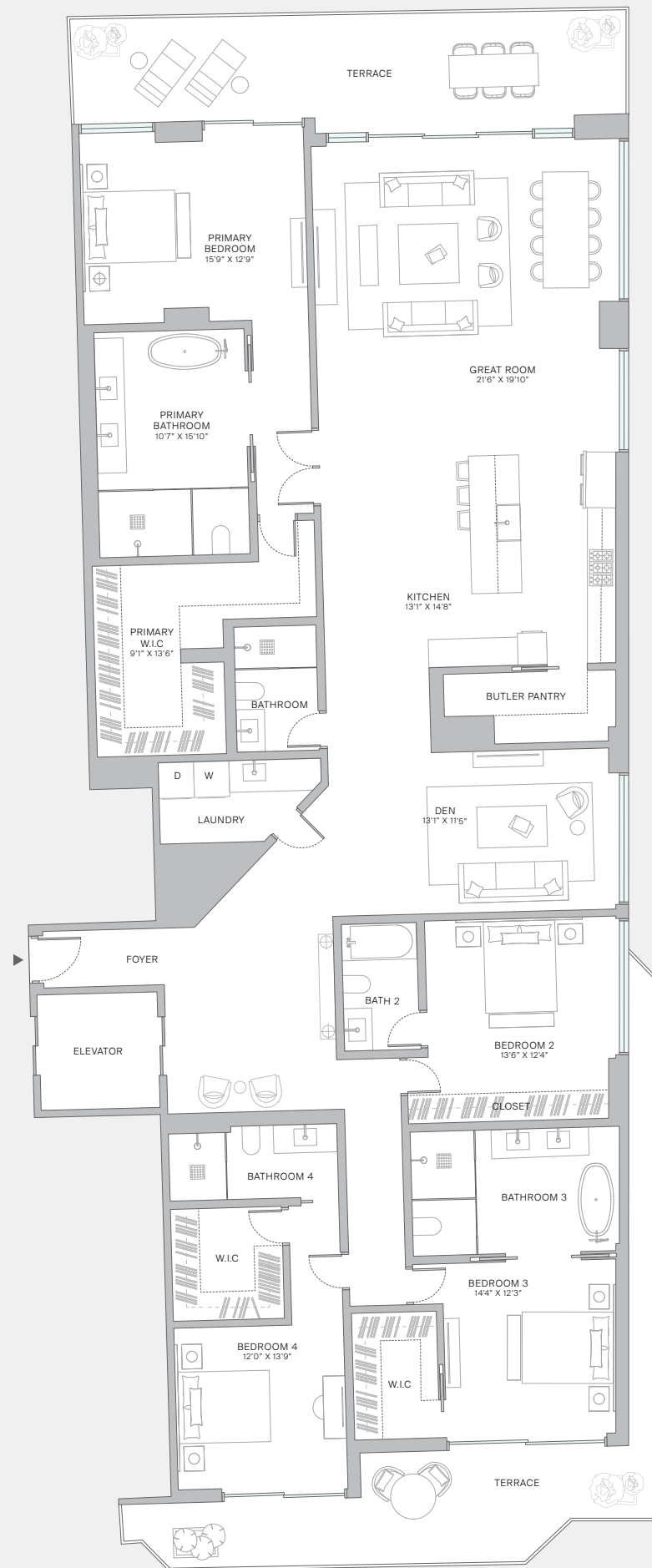
4 BEDROOM + DEN  
5 BATHROOM

INTERIOR  
3,421 SF / 317 SM

EXTERIOR  
525 SF / 49 SM



EAST BAY HARBOR DRIVE



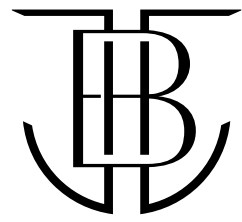




THE THE  
BAYHOUSE PENTHOUSE  
RESIDENCES RESIDENCES

This exclusive collection offers four Penthouse residences and two waterfront Bayhouse residences, each a masterpiece of design and luxury featuring oversized dual, walk-in closets, spa bathrooms, and private terraces throughout the living spaces. The Penthouses boast private pools, summer kitchens, and outdoor lounge areas with firepits, while the Bayhouse residences offer a semi-private bayside terrace and pool, along with an outdoor summer kitchen and BBQ area.



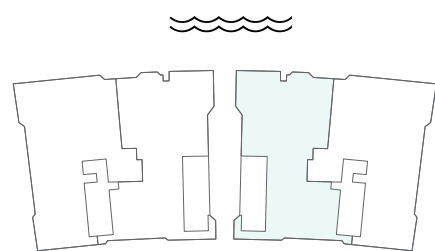


BAY HARBOR  
TOWERS

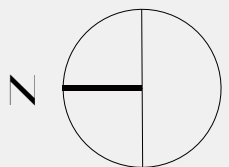
Penthouse  
802

4 BEDROOM + DEN  
7 BATHROOM

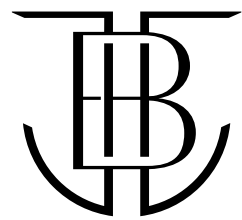
INTERIOR  
4,587 SF / 426 SM



EAST BAY HARBOR DRIVE





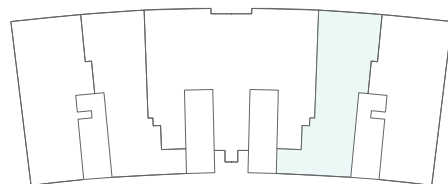


BAY HARBOR  
TOWERS

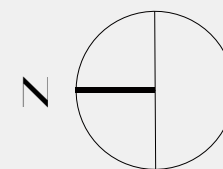
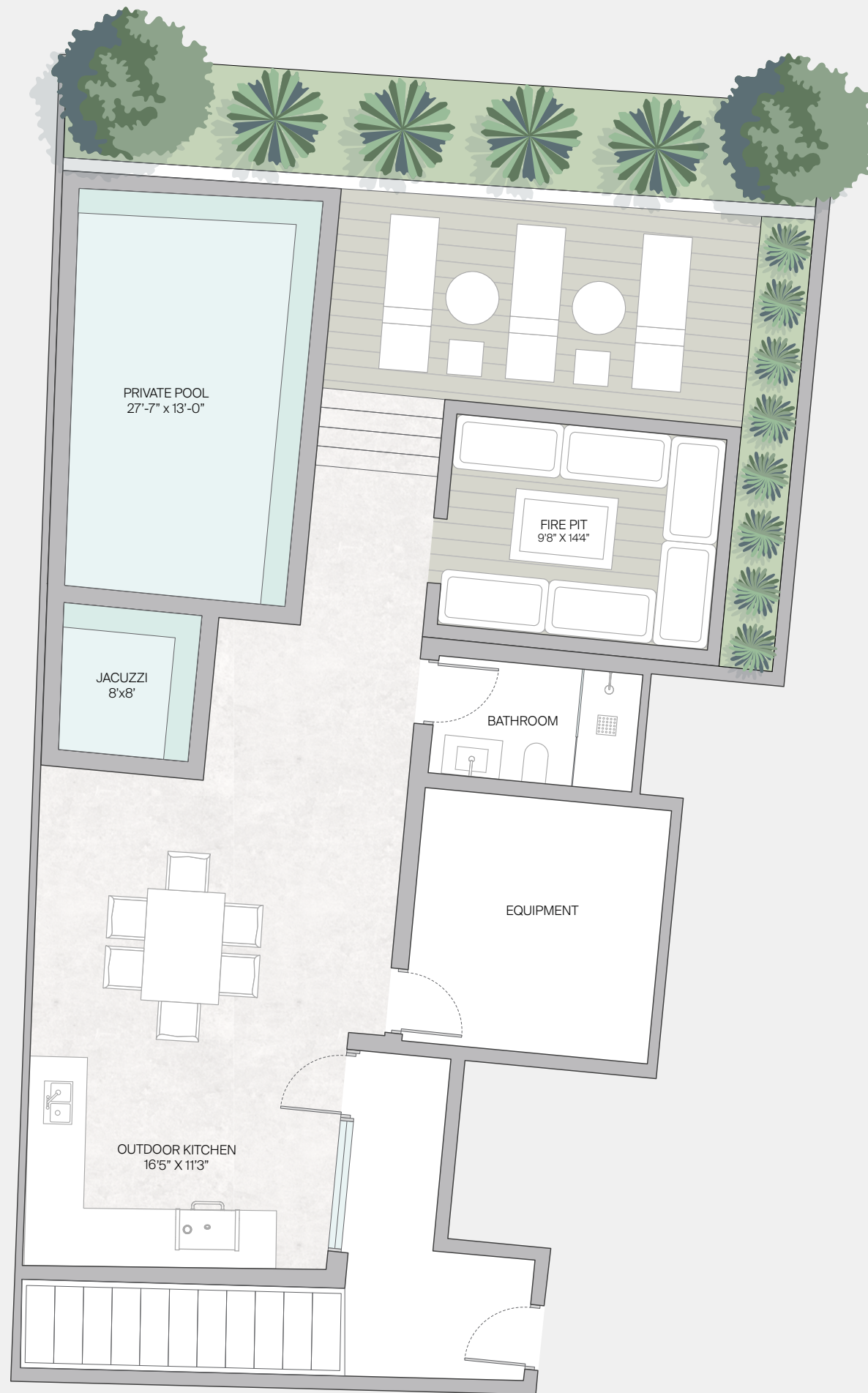


Penthouse  
Rooftop  
802

PRIVATE TERRACE  
1,805 SF / 167 SM



EAST BAY HARBOR DRIVE







DEPOSITS



BAY HARBOR TOWERS

# BUYER DEPOSIT STRUCTURE

20% at Contract

10% at Groundbreaking

10% at Top Off

60% at Closing





# THANK YOU

**🏠 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.**

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