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THE HARBOUR

Preview Package



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

THE INFORMATION CONTAINED IN THIS BROCHURE IS NOT NECESSARILY AN ACCURATE DEPICTION OF THE PROJECT. The information contained in this brochure is conceptual only and used to depict the spirit of the lifestyles and environment to be achieved rather than specifics that are to be delivered with the Condominium. This brochure is merely intended as an illustration of the activities, community and concepts depicted herein, and/or features consistent with the displayed lifestyle. This information should not be relied upon as representations, express or implied, of the actual detail of the Project. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. For details regarding the amenities and features to be included in the condominium and/or the units, make reference to the Purchase Agreement and the prospectus.

This is not an offer to sell, or solicitation of offers to buy, the condominium in states where such offer or solicitation cannot be made. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Prices, plans and specifications are subject to change without notice.

A SECRET OASIS...





READY TO BE UNVEILED



THE HARBOUR

Atlantic Ocean

SHOPPING

- 01 Bal Harbour Shops
- 02 Aventura Mall
- 03 Loehmann's Plaza

PARKS & RECREATION

- 04 Greynolds Park
- 05 Oleta River State Park
- 06 Arthur Snyder Tennis Center
- 07 Turnberry Isle Golf Course
- 08 Sunny Isles Beach
- 09 Haulover Park

CONVENIENCES

- 10 The Fresh Market
- 11 Epicure Market
- 12 Publix Supermarket
- 13 Target
- 14 Costco

HOTELS

- 15 Trump International Beach Resort
- 16 Acqualina Resort & Spa
- 17 St. Regis Bal Harbour Resort
- 18 One Bal Harbour Resort & Spa



THE HARBOUR

Under contract for retail development





Hidden away in a secluded corner of the luxurious Miami lifestyle, there is a **private retreat** of pure perfection – The Harbour. A world of pristine, calm, coastal waters and lush botanical gardens. A return to relaxed elegance and naturally beautiful living. You have arrived.

Leave the cares of the outside world far behind in a **hidden sanctuary** designed to deliver effortless enjoyment and a stylish atmosphere.



Artist Interpretation



Property Overview

- 330 luxury residences spread across two 26-story towers with private elevators (per plan)
- Gorgeous architectural design by renowned firm, Corwil Architects
- Private gated community
- Dramatic, indoor/outdoor multi-story lobby with panoramic pool and bay views
- Contemporary elegant interiors by The Design Agency
- Planned private The Harbour Marina and boat slips with bay and ocean access
- Full-service private Waterfront Club with daybeds and lounges
- Adult relaxation and tanning sundeck
- Breathtaking infinity-edge pool with endless bay views
- Indoor/Outdoor restaurant and bar accessible from lobby, pool, or The Harbour Marina
- Fully-equipped Aqua Activities Club featuring personal activities coordinators available to help residents choose from a wide variety of amenities including: boating, paddle boards, kayaks, windsurfing, sailing, scuba diving, fishing, biking, and so much more.
- Serenity Trail with Vita Course fitness stations winding throughout property
- Fun-filled kids areas including Arcade Room, Outdoor Water Play Zone, and Playground
- Sports facilities for tennis, racquetball, soccer, basketball, and open-play
- Large outdoor BBQ and gathering area
- Fenced dog park
- Exclusive concierge, dry-cleaning, and laundry services
- Smart-technology home ready
- One assigned covered parking space per residence
- Secure covered parking with 24-hour surveillance and valet service
- 24-hour on-site security personnel and video monitoring

In addition to a generous assortment of thoughtful amenities, a number of extra special encounters are yours when you make The Harbour your home.

The Harbour Hallmarks

LUSH – The Spa

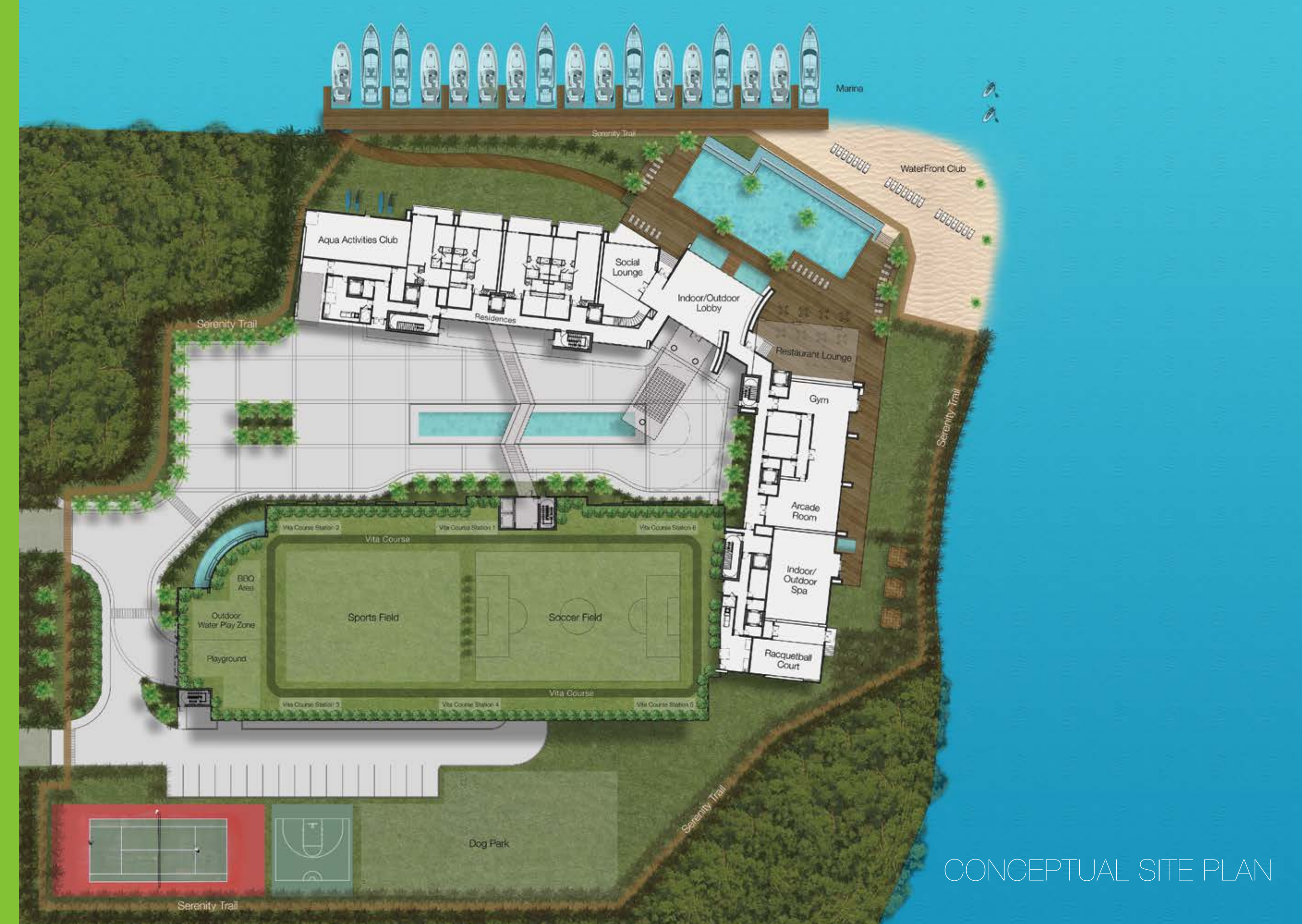
- Private spa with indulgent indoor/outdoor treatment areas
- Full menu of spa treatments and therapies available
- Surrounded by lavish botanical gardens and gorgeous landscaping
- Hot and cold hydrotherapy plunge pools
- Steam room and sauna
- Separate men's and women's locker rooms and showers

ENERGY – The Fitness Center

- State-of-the-art equipment and various activity areas
- Professional-grade treadmills, elliptical trainers, rowing machines, spinning bikes, and other cardio machines
- Top-brand weight training machines and extensive free-weight collection
- Open studio for Yoga, Pilates, and Aerobics
- Additional outdoor Yoga practice area
- Certified personal trainers available
- Instructor-led classes and activities available
- Organic juice and smoothie bar

GROVE – The Social Lounge

- Two-story entertainment area exclusive to residents and their guests
- Media room with large flat-screen TV and premium programming including movies, NFL, MLB, NBA, NHL, World Cup and League Soccer, NCAA sports, and more
- Full-size billiard table
- Poker tables
- Board-game tables for checkers, chess, and other favorites
- Library/study with books, popular magazines, and local and international newspapers
- High-speed wireless Internet throughout



CONCEPTUAL SITE PLAN



Artist Interpretation

Sophisticated amenities are plentiful here – an infinity-edge pool by the bay, the private Waterfront Club, an exclusive indoor/outdoor spa, nature trails, soccer field, tennis and basketball courts, along with dozens of entertainment and relaxation areas.



THE HARBOUR



Artist Interpretation

THE ARRIVAL

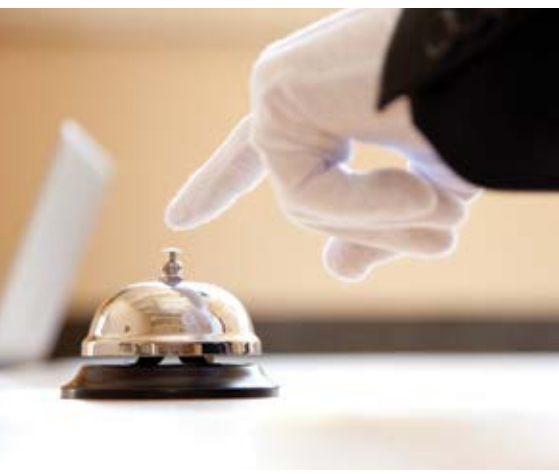
With its modern porte-cochere entrance, captivating gardens and reflecting pools, your experience with The Harbour begins the moment you enter the driveway. Stone and glass accents create a seamless transition between indoors and outdoors creating an unforgettable ambience that places you instantly at ease.



Artist Interpretation

THE LOBBY

Return to nature in a deeply connected way. From the flowing expanse of The Harbour's two-story entry, it is impossible to tell where the indoors end and the outdoors begin. Delight in the captivating beauty of the area's only breezeway lobby, which invites bay breezes and blue skies directly inside. Cascading indoor fountains flow outdoors to an infinity edge pool... social areas beckon you to come and play... your point of view extends all the way to the horizon... and everything seems possible.



THE HARBOUR



Artist Interpretation

THE POOL

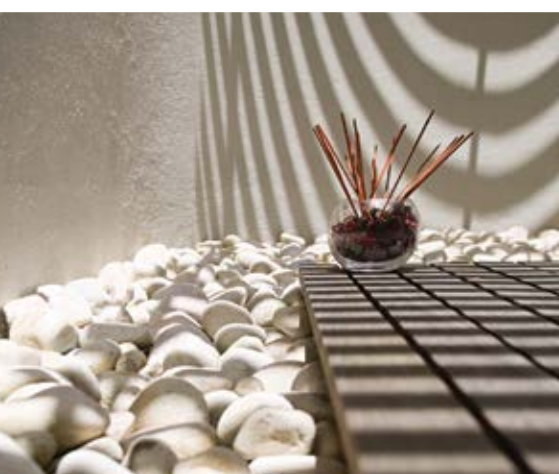
Like your own private-island retreat, The Harbour immerses every moment in the natural beauty of the water. Sundecks and lounges seem to float on the surface. Attentive staff brings you towels, chilled beverages, and refreshments. Palms gently sway in the breeze. And the pool's infinity edge dissolves all barriers between you and the bay.



Artist Interpretation

THE LUSH SPA

Inspired by nature and balance, The Lush Spa is your private sanctuary of bliss and wellness. Enjoy a massage with the tranquil sounds of water and chirping birds all around you. Feel the warmth of rich wood decks and soft lounge areas bidding you to relax and unwind. Or encounter the restorative treatments of the earth with essential oils, aromas, and beautiful vistas of the outdoors.



THE HARBOUR



VIEWS FROM THE HARBOUR



Advertising and marketing materials received prior to your receipt of the prospectus may contain information that is not an accurate depiction and/or portrayal of the project and should not be relied upon as representations, express or implied, of the actual detail of the project. All fixtures, furniture, items of finish, and decorations are for display purposes only and will not be included with the unit. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. Consult the Purchase Agreement, and the prospectus for a description of the features which are to be included in the unit. Plans, elevations, specifications, features, colors, designs, and materials are all subject to availability, and to change or substitution at any time and without further notice. Plans are not to scale. All dimensions are approximate. Illustrations of elevations and plans are artists' depictions only. Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state, and local permits and approvals for same. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. © 2014, Blue Palms Holdings, LP. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the project, and no agreements with, deposits paid to, or other arrangements made with any real estate broker are or shall be binding on the Developer. This Condominium is being developed by the Developer, Blue Palms Holdings, LP, a Delaware limited partnership, which has an affiliation with Key International, Inc. ("Key International") and 13th Floor Investments LLC ("13th Floor"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Key International or 13th Floor and you agree to look solely to Developer (and not to Key International or 13th Floor) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of Units in the Condominium.

