

BAYBREEZE



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BAY HARBOR ISLANDS



Community and Surrounding Area:

Exclusive and tranquil Bay Harbor community
Restaurant and outdoor cafes
Retail shops, beauty salons and convenience stores
Medical and professional offices on Kane Concourse
Bay Harbor Police Department
Walking distance to Bal Harbour Shops
Walking distance to the beach
Nearby tennis courts and children's playground
Dog recreation and exercise parks
Ruth K Broad K-8 School
30 minutes from Miami And Ft Lauderdale Airports
Centrally located between Aventura Mall
and South Beach entertainment

Bay Harbor Islands is a picturesque town located in Miami, Florida. Incorporated in 1947, it has since flourished into a vibrant community. Consisting of two islands: the west with single-family homes and the east island with multi family apartments and a varied business district. This waterfront enclave is surrounded by Biscayne Bay and borders the towns of Surfside, Indian Creek and Bal Harbour. The town is home to many street side café's and shops as well as professional offices. Furthermore it is the home of one of South Florida's premier schools: Ruth K Broad Bay Harbor K-8 Center. Bay Harbor is walking distance from the renowned Bal Harbour Shops, and the beautiful beaches along Collins Avenue. Bay Harbor is about 30 minutes driving distance from the Miami International Airport and is centrally situated between Aventura and South Beach.



1120 98th Street, Bay Harbor Islands- Florida



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LOCATION

Bay Harbor is a vibrant community centrally located between South Beach and Aventura, with easy access to other major attractions in the Miami Beach area and Miami International Airport.



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PROJECT

Bay Breeze is located in the beautiful island setting of the exclusive Town of Bay Harbor Islands. This 17-unit condominium offers all the necessary amenities emphasizing privacy and comfort. Residents can walk or ride their bicycles to the nearby beach, enjoy the island's café's or stroll to Bal Harbour Shops and the Surfside shopping district.



Bay Breeze's elegant design boasts large balconies and a rooftop terrace with a lap pool, sundeck and plenty of space for entertaining and leisure activities. All floors are accessible via a high-speed elevator into a private floor foyer. Residences are spacious with an open plan living and dining area with direct access to terrace and balconies.



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LIVING ROOM



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KITCHEN



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MASTER BEDROOM



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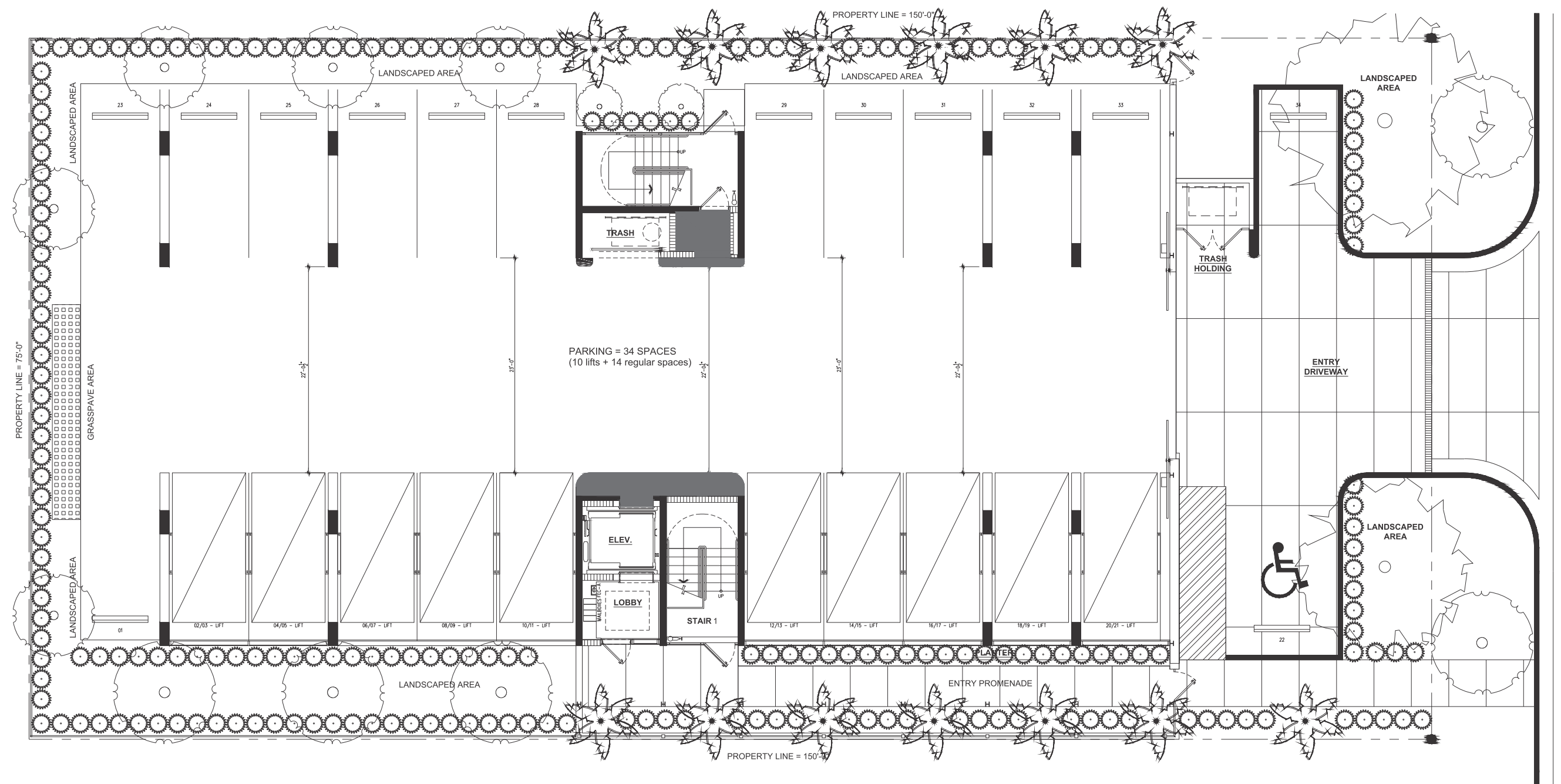
ROOFTOP



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FLOOR PLAN - ENTRY & PARKING



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FLOOR PLAN - LEVEL 2



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FLOOR PLAN - LEVEL 3



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FLOOR PLAN - LEVEL 4



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FLOOR PLAN - LEVEL 5



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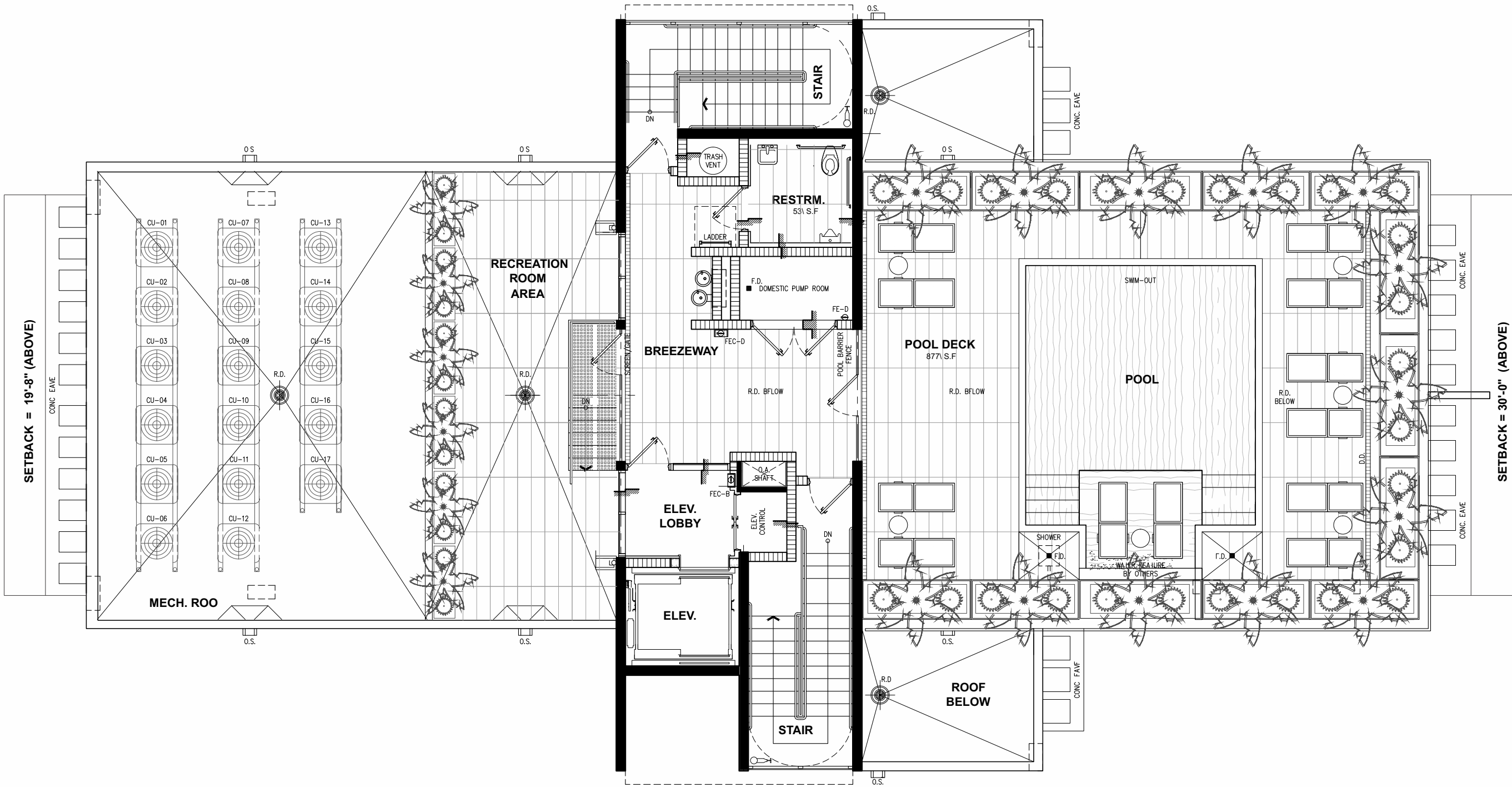
FLOOR PLAN - LEVEL 6



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FLOOR PLAN - ROOF DECK



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FEATURES AND AMENITIES

Building Features:

Modern tower design with only 3 & 4 units per floor.
Landscaped entry court.
Security entry system & built-in surveillance monitors.
Secured covered parking garage on one level.
Two parkings per unit.
Spacious private storage room on each residence floor.
Hurricane impact windows.

Recreation Deck:

Rooftop pool on spacious sun deck.
Cabana Loungers
Restroom on roof deck.
Convenient elevator access to rooftop.
Landscaped entertainment terrace
Outdoor exercise area.

Residence Features:

Key-locked elevator with owner controlled access.
Expansive wraparound terraces and balconies.
Floor to ceiling glazing and sliding doors in living and dining room areas.
High efficiency A/C-heating units individually controlled.
Stackable washer/dryer laundry equipment in units.
Finished floors in kitchen and bathrooms.
Pre wired for telephone, Internet, cable TV and security alarm system.

Bathroom Features:

Elegant designer plumbing fixtures, mirrors & bathroom accessories.
Custom crafted cabinets.

Kitchen Features:

European design open kitchen concept.
Quartz top serving counter.
Choice of wood panel or lacquered finished cabinets.
Stainless steel appliances; refrigerator, range oven & dishwasher.
Double stainless steel sink.

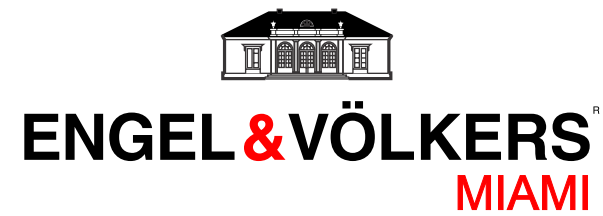


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