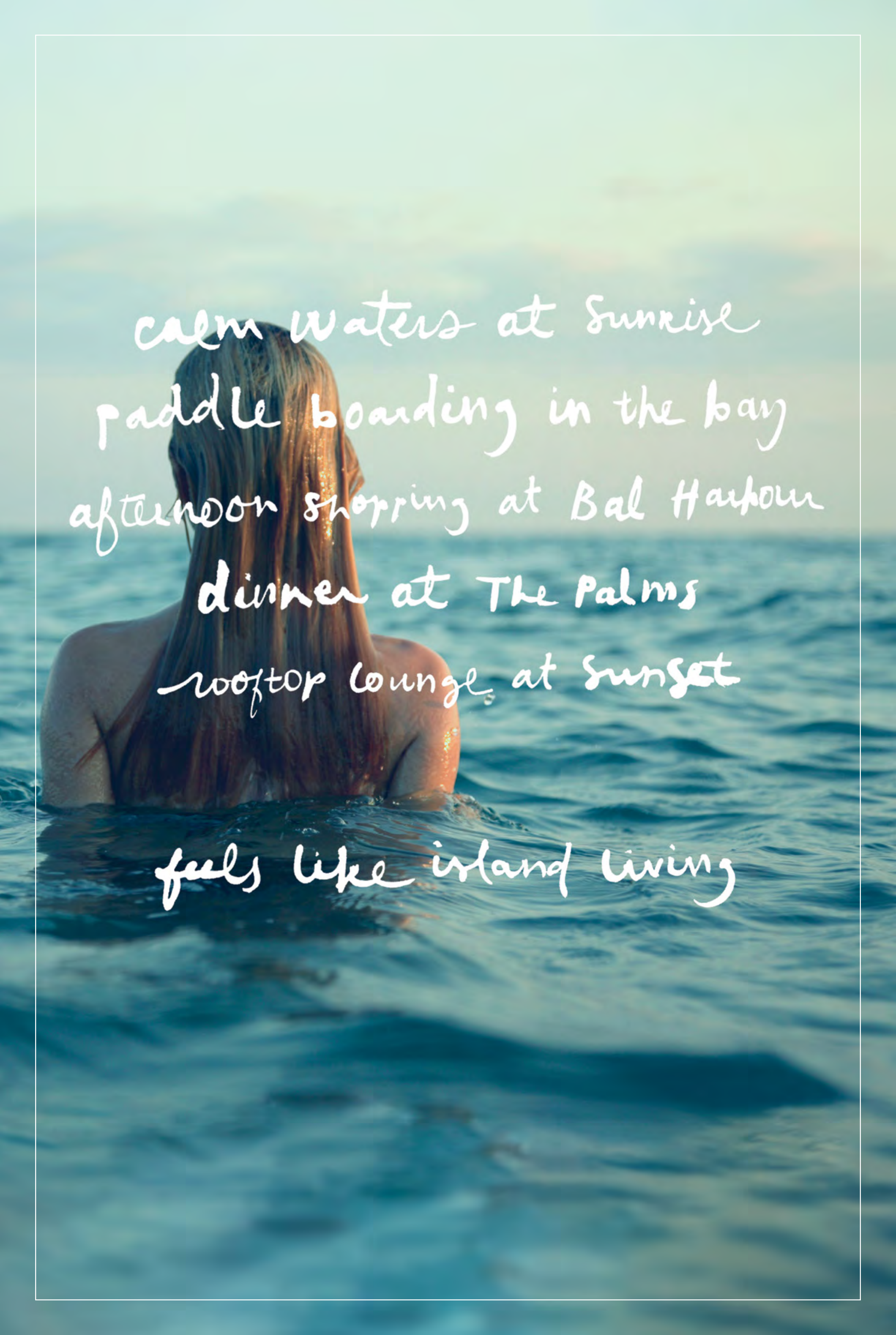




BIJOU  
bay harbor

PARADISE FOUND.

A person with long, dark hair is seen from behind, floating in the ocean. The water is a deep blue, and the sky above is a soft, hazy mix of light blue and yellow, suggesting a sunset or sunrise. The person's hair is wet and glistening with water. The overall mood is peaceful and serene.

calm waters at sunrise  
paddle boarding in the bay  
afternoon shopping at Bal Harbour  
dinner at The Palms  
rooftop lounge at sunset  
feels like island living



## CASUAL MEETS ELEGANCE



Between where the city stops and the shore begins, there is a high-fashion atmosphere with a distinctively low-key island vibe... Bijou Bay Harbor.

An exclusive enclave surrounded by Biscayne Bay, this island community of 41 residences invites you to discover a neighborhood that is one of the best-kept-secrets in Miami. This rare collection of one + den, two + den, and three-bedroom residences and penthouses are moments from the designer luxury of Bal Harbour and the cosmopolitan pursuits of Miami and Fort Lauderdale. And yet, Bijou is an exclusive connection to cosmopolitan city life made even better by a serene waterfront setting and a private island lifestyle.

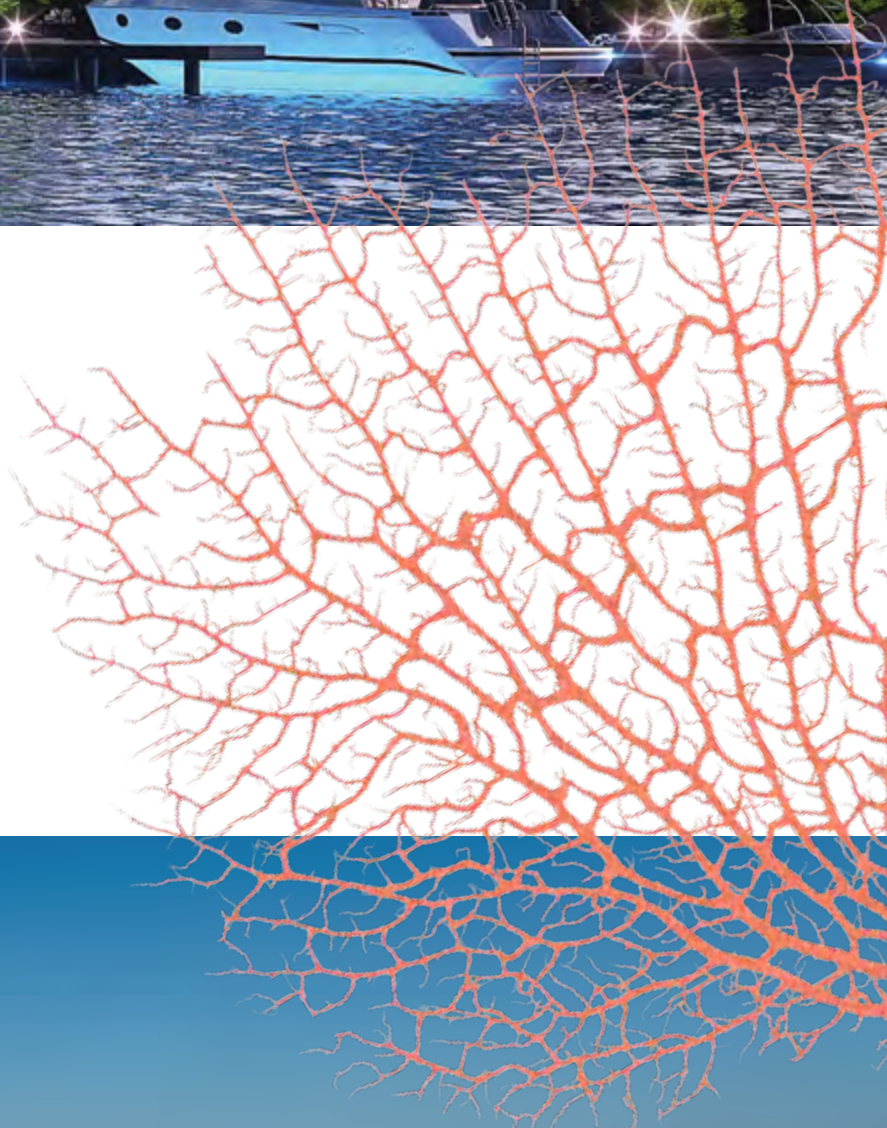


## BETTER ON THE *bay*

At only nine stories, Bijou is an intimate modern oasis quite unlike any other waterfront residence. Here on the eastern shores of the Bay Harbor Islands, sleek modern architecture, 150 feet of bay frontage, and a dazzling rooftop lounge are all yours to enjoy. Just a short walk away and you're at the world-famous Bal Harbour shops or standing on the sands of Atlantic Beaches.

This is the paradise you've longed to discover, and one that is changing the meaning of South Florida luxury.





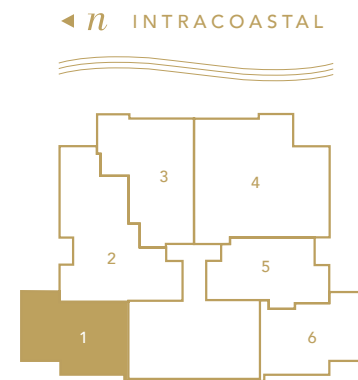
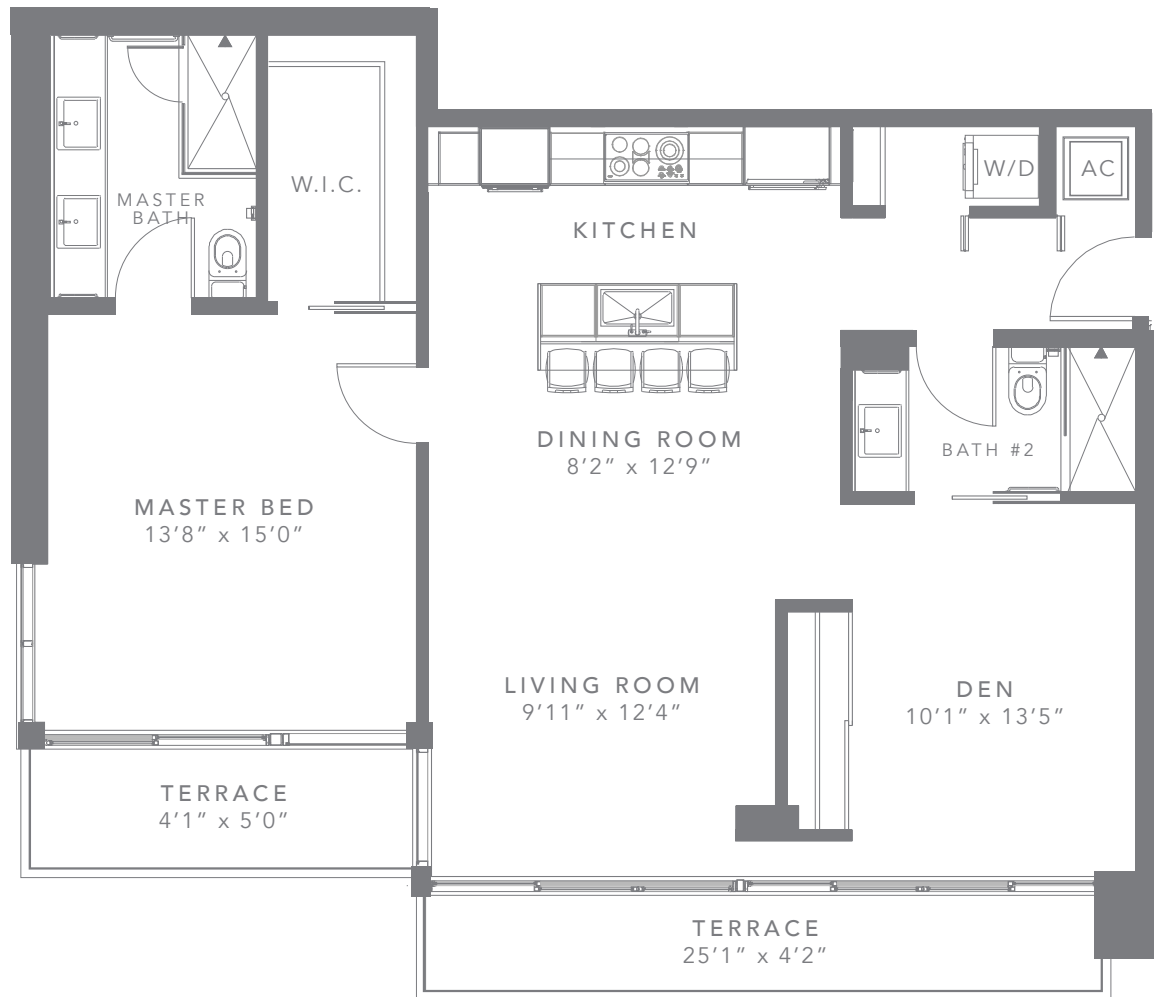


Beautiful island sunrises come up over the nearby Atlantic horizon, filling your island home at Bijou with golden light. In the evening, colorful Biscayne Bay sunsets wrap the rooftop lounge area in color. All around, shades of blue sky and turquoise water complete the island paradise setting. Slip on your sandals and pay a visit to your neighbors – some of the most desirable names in town – Chanel, Ferragamo, Valentino, Fendi, The St. Regis, The Ritz-Carlton, The Four Seasons, and the other elite boutiques and eateries of Bal Harbour, the fashion capital of the east coast, and a part of the everyday elegance that is yours at Bijou.

# ISLAND LIVING



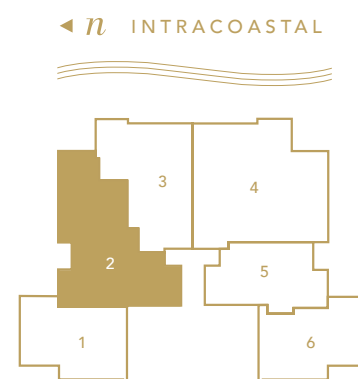
## SAMPLE ONE + DEN, TWO + DEN, THREE BEDROOM LAYOUTS



A2 | 1 BED / 2 BATH + DEN

FLOORS 5-9

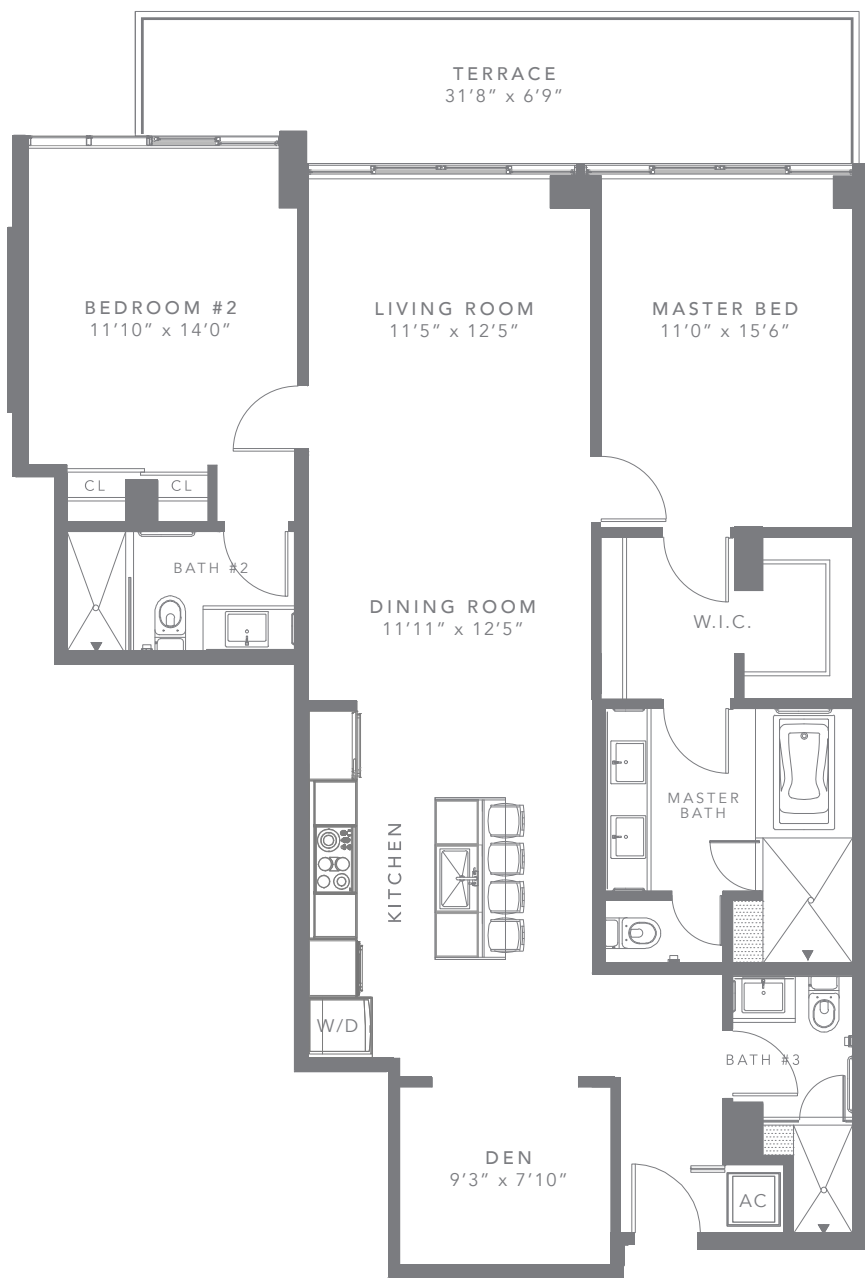
INTERIOR	1,101 SQ FT	102 M <sup>2</sup>
EXTERIOR	177 SQ FT	16 M <sup>2</sup>
<b>TOTAL</b>	<b>1,278 SQ FT</b>	<b>118 M<sup>2</sup></b>



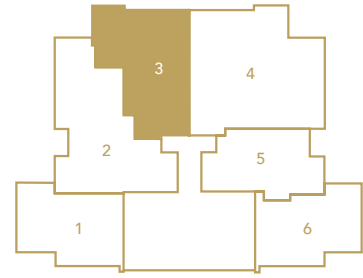
B2 | 2 BED / 2.5 BATH + DEN

FLOORS 5-8

INTERIOR	1,772 SQ FT	165 M <sup>2</sup>
EXTERIOR	236 SQ FT	22 M <sup>2</sup>
<b>TOTAL</b>	<b>2,008 SQ FT</b>	<b>187 M<sup>2</sup></b>



◀ *n* INTRACOASTAL

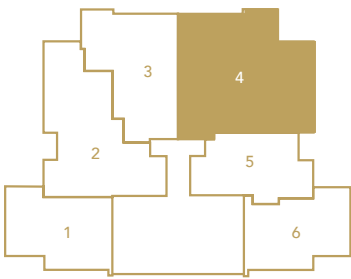


C2 | 2 BED / 3 BATH + DEN

FLOORS 5, 7

INTERIOR	1,408 SQ FT	131 M <sup>2</sup>
EXTERIOR	204 SQ FT	19 M <sup>2</sup>
<b>TOTAL</b>	<b>1,612 SQ FT</b>	<b>150 M<sup>2</sup></b>

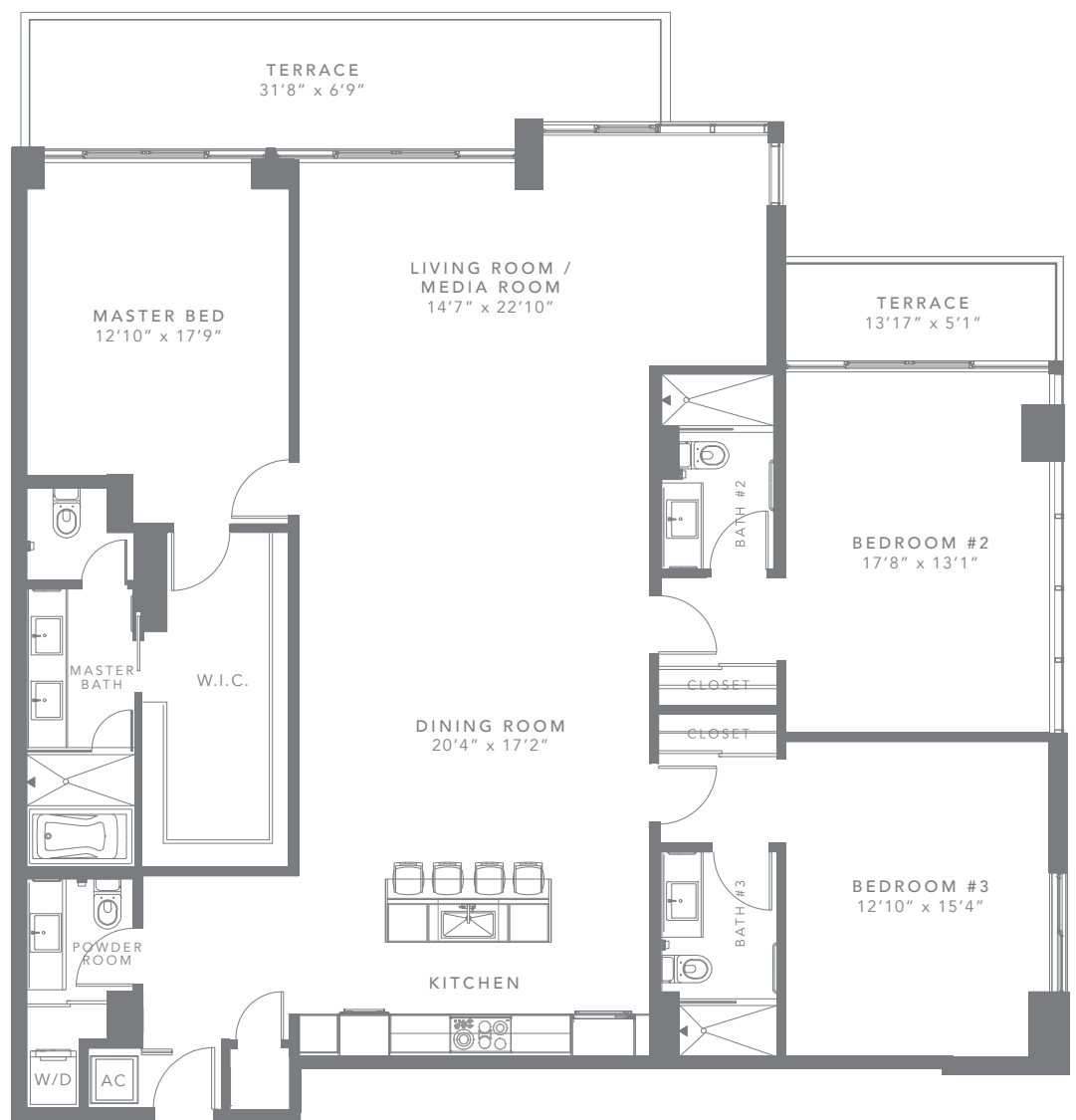
◀ *n* INTRACOASTAL



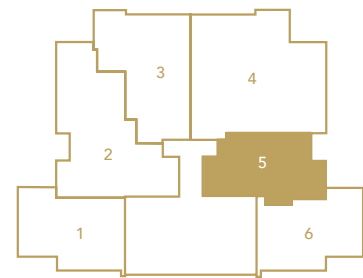
D2 | 3 BED / 3.5 BATH

FLOORS 5, 7

INTERIOR	2,184 SQ FT	203 M <sup>2</sup>
EXTERIOR	204 SQ FT	19 M <sup>2</sup>
<b>TOTAL</b>	<b>2,388 SQ FT</b>	<b>222 M<sup>2</sup></b>



◀ *n* INTRACOASTAL



E2 | 1 BED / 2 BATH + DEN

FLOORS 5-8

INTERIOR	1,031 SQ FT	96 M <sup>2</sup>
EXTERIOR	166 SQ FT	15 M <sup>2</sup>
<b>TOTAL</b>	<b>1,197 SQ FT</b>	<b>111 M<sup>2</sup></b>





# BIJOU

bay harbor

## ADDRESS

9521 EAST BAY HARBOR DRIVE,  
BAY HARBOR ISLANDS, FLORIDA 33154

## PROJECT DEVELOPER

ABILITY BY ACIERTO

## INTERIOR DESIGN

ADRIANA HOYOS DESIGN GROUP

## ARCHITECTURE

REVUELTA ARCHITECTURE INTERNATIONAL

## TOTAL RESIDENCES

41 UNITS

## TYPES

1 + DEN, 2 + DEN, 3 BEDROOM RESIDENCES AND PENTHOUSES

## PRICING

STARTING IN THE \$500,000's

## PR

BOARDROOM PR

## CREATIVE

HELIUM CREATIVE

## PROPERTY OVERVIEW

An intimate 9-story waterfront property consisting of only 41 residences on the Biscayne Bay shores of the Bay Harbor Islands. Discover "Paradise Found" on a quiet island sanctuary that's away from the hustle and bustle of the city, yet still connected to the best aspects of the South Florida lifestyle.

Sleek, contemporary architecture by renowned Revuelta Architecture International and the bold interior design of Adriana Hoyos blends the beauty of the Bal Harbour area's natural surroundings with the modern attitudes of South Florida style. Developed exclusively by Acierto.

## COMMUNITY FEATURES

Bijou is fashionable living, made better on the Bay. This is elegant island life with gorgeous Biscayne Bay sunsets, calm waters perfect for boating, a residents-only rooftop bar & lounge, and a chic upscale neighborhood centrally located close to Miami, Aventura, Hollywood, and Fort Lauderdale. Your neighbors are among the most desirable names in town – Chanel, Ferragamo, Valentino, Fendi, The St. Regis, The Ritz-Carlton, The Four Seasons.

As an island, it is worlds apart from the ordinary while also being in the middle of the city's most chic scene.

- 150 linear feet of Bay Harbor Islands frontage
- Secluded residential location on Bay Harbor Islands
- 2 blocks from the prestigious Bal Harbour Shops
- 3 blocks from un-crowded Atlantic Ocean beaches
- Bay access for paddleboards, jet skis, windsurfing, and more
- Rooftop lounge with captivating panoramic views
- Residents lounge and gathering space
- Fitness center with the latest equipment
- 24-hour security

## DEVELOPMENT OVERVIEW

At the heart of the Bijou experience is a blend of real estate expertise unmatched anywhere in the world. It is the premier U.S. project for Acierto Development - long regarded as one of the most prolific developers in South America. Architecture is the creation of world-renowned Revuelta Architecture International, with captivating interiors by Adriana Hoyos. And, each of these stunning waterfront one + den, two + den, and three bedroom residences and penthouses is offered solely through Crescendo Real Estate.

## PROPERTY AMENITIES

Being located on an island that is one of South Florida's best kept secrets means you have the privilege of keeping Bijou's elegant features all to yourself, or sharing with your own select friends and family. With only 41 total residences in this exclusive building, it's a sense of community that's highlighted by refinement.

- 40-foot-long infinity-edge pool with Bay views
- Whirlpool overlooking the ocean and Biscayne Bay
- Poolside lounge area with cabanas and chaises
- Outdoor bar and dining spaces
- Fire pit with comfortable social seating

## RESIDENCE FEATURES

Within each residence, the spirit of Bijou comes brilliantly to life. Open and light layouts, distinctive finishes, top-of-the-line fixtures, and a smart sense of design grace each of these homes with comfortable luxury and delightful details.

- 9-foot-high ceilings on most residences
- Floorplans ranging from 900 sq ft to 2100 sq ft
- Residences delivered designer-ready with multiple flooring options available
- Italian-designed kitchens by MiaCucina
- Appliances by SubZero® and Wolf®
- Key-fob operated elevators for residents
- 2 assigned, covered parking spaces per residence
- Private storage for each residence

