



# WHERE EXCLUSIVITY IS THE ULTIMATE LUXURY

Located in Miami's exclusive Bay Harbor Islands, **La Baia** is the latest project from visionary New York developer **Ian Bruce Eichner** who is credited with placing Miami Beach's prestigious South of Fifth neighborhood on the map with the arrival of the Continuum South Beach.

# BUILDING & RESIDENCES

## BUILDING FEATURES

- 68 luxurious, one- to four-bedroom residences spanning between 1,125 to 2,500 square feet
- Views of Biscayne Bay, the Atlantic Ocean, Bal Harbour, Miami Beach and downtown Miami
- Lushly landscaped arrival with covered porte-cochère entrance and serene Lotus Ponds
- Contemporary lobby with custom marble reception desk and exquisite furnishings
- Four high-speed elevators with two dedicated elevator lobbies
- Electronic fob-controlled access to elevators, common areas and amenities
- Mailroom with package storage
- Two covered, underground parking spaces for each residence with the option to valet or self-park
- Covered dedicated Guest parking
- Electric vehicle charging stations for both Residents and Guests
- Private storage spaces included with each residence
- Emergency generator to power select residential comforts
- Pre-wired for internet and cable television
- WiFi throughout all common areas
- Common laundry room with commercial-size washer and dryer

## BATHROOMS

- Imported Italian cabinetry by Snaidero®
- Natural marble stone flooring
- Vanity with double sinks
- Glass-enclosed shower featuring dual rainfall shower heads

## THE RESIDENCES

- 9' ceilings with 10' ceilings in Penthouses
- Clear glass railings on terraces for unobstructed views of Biscayne Bay, the Atlantic Ocean, Bal Harbour, Miami Beach and downtown Miami
- All residences delivered fully-finished
- Wide-plank, imported European wood flooring
- Floor-to-ceiling, impact-resistant sliding glass doors and windows
- Well-appointed fixtures and finishes curated by New York-based Durukan Design
- Entryway closets in foyers for in-residence storage
- Energy-efficient, full-size washer and dryer sets
- Generously sized double-closet space, including walk-in closets in primary bedrooms

## KITCHENS

- Custom imported Italian cabinetry by Snaidero®
- Miele® appliance package, including: electric cooktop, wall oven, dishwasher, refrigerator and microwave
- Miele® wine coolers exclusively in Penthouses
- Top-of-the-line Hansgrohe® fixtures
- Quartz stone countertops
- Kitchen pantry

# AMENITIES & SERVICES

## SERVICES

- 24/7 Front desk reception/concierge
- Full-service, 24/7 valet
- Full-time property manager with onsite office

## AMENITIES

- 30,000 square feet of resort-style amenities
- 6,000 sf deck with panoramic views, dedicated Kids' area and Adult area
- Expansive rooftop pool with sundeck
- Outdoor rooftop dining, bar, lounge area and lawn with spectacular Bay views
- Tropical rooftop heated soaking spa
- Third Level Breezeway outdoor lounge with pergolas, climbing vine walls and fragrant trees for organic aromatherapy
- Reflection lawn for yoga, stretching and meditation on the Third Level
- Residents' Club Room for entertaining with lounge seating, flat panel television, community dining table and wrap-around bar with kitchenette
- State-of-the-art fitness center with the latest cardio and weight training equipment
- Pet-friendly building with dedicated dog grooming station
- Covered bicycle storage with direct outdoor pathway access
- Spacious dock-side, decked terrace with lounge seating overlooking Biscayne Bay
- Private hanging lounge hammocks and seating coves on the Bayfront Lobby Level

## PRIVATE MARINA

- Private marina with boat slips exclusively for residents
- Dock-side pick-up and drop-off area
- Direct ocean access for boating and water activities via Haulover Inlet
- Water sports launch dock with kayaks, inflatables and paddleboards provided to residents
- Separate residents' aquatic sports storage room for personally-owned equipment

## JUST FOR KIDS

- Rooftop splash pad
- Kids' play lawn with swing set on rooftop
- Outdoor Kids' rooftop dining and kitchen area, including: microwave, refrigerator, ice-maker and wet area
- 10-foot sun shelf in rooftop pool
- Club Level Teens' Gaming Center with PlayStation consoles and seating
- Study pods designed for homework and tutoring on Club Level

## THE TEAM

- Envisioned by **Ian Bruce Eichner**, developer of the iconic Continuum South Beach
- Architecture by the internationally acclaimed **Luis Revuelta**
- Landscapes and Pool Design by the renowned **Enzo Enea**
- Interiors curated by **Durukan Design**
- Built by **Suffolk Construction**

# BAY HARBOR ISLANDS & THE SURROUNDING NEIGHBORHOODS

Bay Harbor Islands is a distinctly small and exclusive community that has become one of the most-highly desired luxury residential waterfront areas throughout Miami and Fort Lauderdale. Within just a one-mile radius, Bay Harbor Islands' residents enjoy easy-access to casual cafés, fine dining, neighborhood services, world-class shopping, parks and recreation for every age, as well as top-ranked schools – all just a short walk from La Baia, Bay Harbor Islands.

## BAY HARBOR ISLANDS DEDICATED NEIGHBORHOOD SERVICES

- Bay Harbor Islands Police Department
- Bay Harbor Islands Fire Station
- U.S. Parcel Office
- Branch Library
- A+ rated Ruth K. Broad Bay Harbor K-8 Center (one of the highest ranked schools in Miami-Dade County)
- Complimentary Bay Harbor Islands Shuttle Service that runs Monday through Friday, from 9 a.m. to 5 p.m. with connections to Bal Harbour, Aventura, Sunny Isles Beach, Haulover Beach, North Miami, Surfside and the North Beach & Miami Beach Trolley systems

## BAY HARBOR ISLANDS PARKS

- Bay Harbor Islands Tot Lot
- Town of Bay Harbor Islands Park
- 92nd Street Park
- 95th Street Tennis Courts & Park
- Officer Scott Winters Park

## BAY HARBOR ISLANDS DINING

- Bistro Bakery
- Coffee Break
- Emilio's Trattoria
- Foozoo Artizan Pizza
- Meat Bar Restaurant
- Mestizo Gastro Fusion
- O'Lima Peruvian Gastrobar
- The Palm (Classic American Steakhouse)

## BAL HARBOUR SHOPS (.8 MILES)

Bal Harbour Shops is a 466,000 square foot open-air dining and luxury shopping experience. Notable luxury retailers and fine-dining restaurants include:

### FINE-DINING RESTAURANTS

- Bianco Gelato
- Café en 3 at Neiman Marcus
- Carpaccio
- Hillstone at Bal Harbour
- Le Zoo
- Makoto

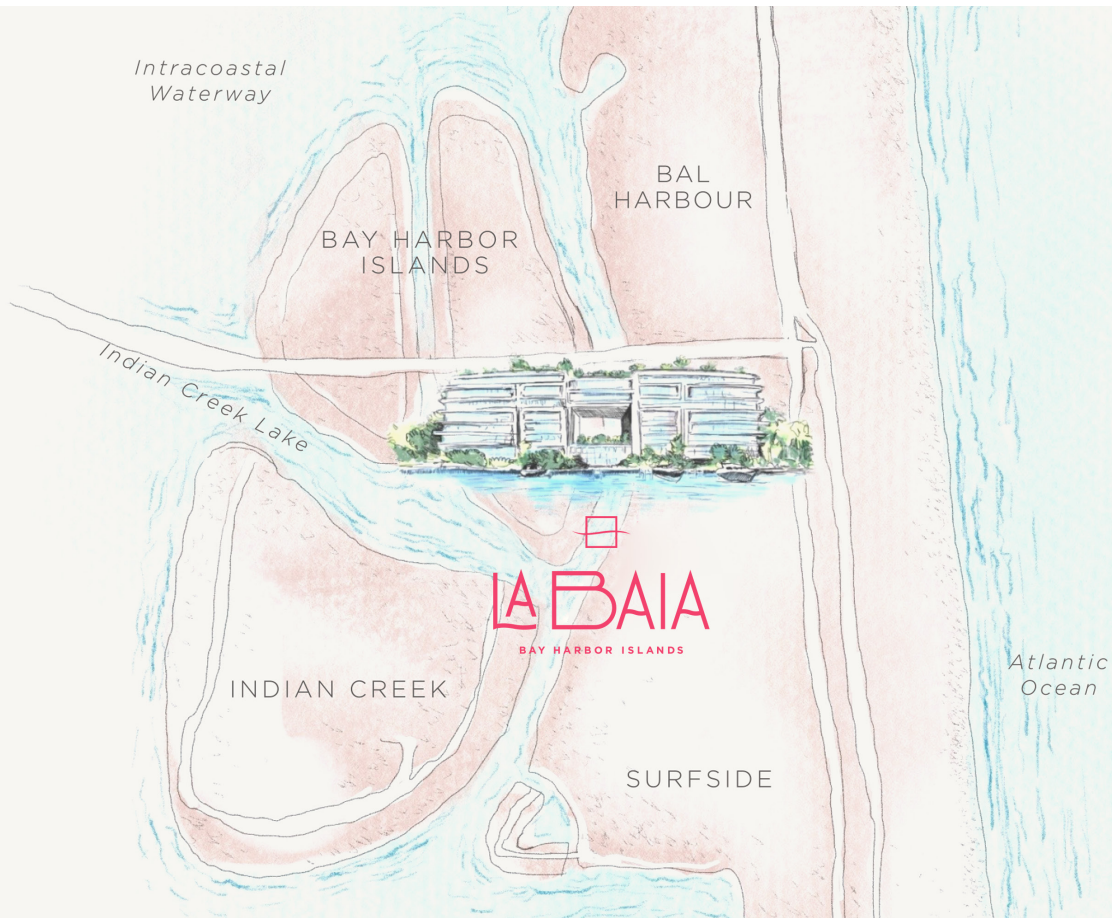
### LUXURY RETAILERS

- Audemars Piguet
- Bottega Veneta
- Chopard
- Christofle
- Fendi
- Harry Winston
- Gucci
- Lalique
- Louis Vuitton
- Neiman Marcus
- Prada
- Saks Fifth Avenue
- Saint Laurent
- Salvatore Ferragamo
- Tom Ford
- Versace

## NEAREST BEACH ACCESS (.6 MILES)

Directly access the sand and Atlantic Ocean with a short five-minute walk from La Baia, Bay Harbor Islands.

# PRIVACY WITH PROXIMITY



Aventura	<b>6.7 miles</b>	Miami-Country Day School	<b>5.2 miles</b>
Brickell Financial District	<b>13.7 miles</b>	Miami Design District	<b>8.4 miles</b>
Coconut Grove	<b>16.4 miles</b>	Miami International Airport	<b>15.7 miles</b>
Coral Gables	<b>18.2 miles</b>	Miami-Opa Locka Executive Airport	<b>10 miles</b>
Downtown Miami	<b>12.7 miles</b>	Midtown Miami	<b>8.6 miles</b>
Fisher Island	<b>11.4 miles</b>	South Beach	<b>8.3 miles</b>
Fort Lauderdale-Hollywood International Airport	<b>17.9 miles</b>	Sunny Isles Beach	<b>4.7 miles</b>
Haulover Beach	<b>2.5 miles</b>	The Cushman School	<b>6.8 miles</b>
Key Biscayne	<b>21.7 miles</b>	Wynwood Art District	<b>9.6 miles</b>
Las Olas, Fort Lauderdale	<b>21.5 miles</b>		

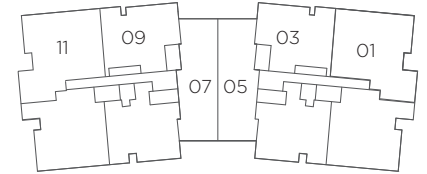
# RESIDENCE TYPES - BAY VIEWS

1-TO-4 BEDROOM RESIDENCES AND PENTHOUSES

## UPPER AND LOWER PENTHOUSE LEVELS 7-8

**Residence 01 & 11**  
4 Bedrooms, 4.5 Bathrooms  
2,378 square feet (Level 8)  
2,502 square feet (Level 7)

**Flow-Through Residences 05 & 07**  
3 Bedrooms, 3.5 Bathrooms  
1,858 square feet

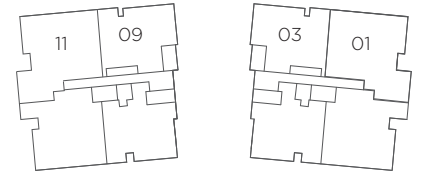


**Residences 03 & 09**  
3 Bedrooms, 3.5 Bathrooms  
1,842 square feet

## RESIDENCE LEVELS 5 - 6

**Residences 01 & 11**  
4 Bedrooms, 4.5 Bathrooms  
2,502 square feet

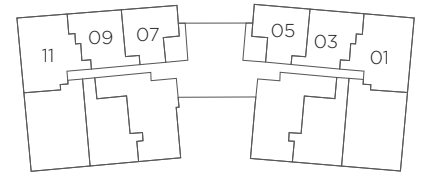
**Residences 03 & 09**  
3 Bedrooms, 3.5 Bathrooms  
1,842 square feet



## RESIDENCE LEVELS 2 - 4

**Residences 01 & 11**  
3 Bedrooms, 3.5 Bathrooms  
1,753 square feet

**Residences 03 & 09**  
2 Bedrooms, 2.5 Bathrooms  
1,331 square feet



**Residences 05 & 07**  
2 Bedrooms, 2.5 Bathrooms  
1,329 square feet

# RESIDENCE TYPES - CITY VIEWS

1-TO-4 BEDROOM RESIDENCES, DUPLEXES AND PENTHOUSES

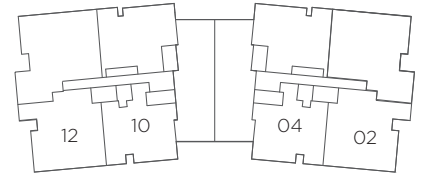
## UPPER AND LOWER PENTHOUSE LEVELS 7 - 8

### Residences 02 & 12

3 Bedrooms, 3 Bathrooms, + Den  
2,068 square feet

### Residences 04 & 10

2 Bedrooms, 2.5 Bathrooms  
1,851 square feet



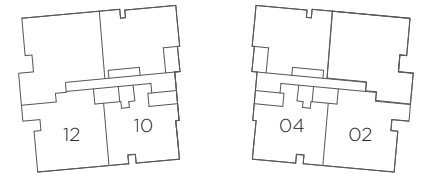
## RESIDENCE LEVELS 5 - 6

### Residences 02 & 12

3 Bedrooms, 3 Bathrooms, + Den  
2,068 square feet

### Residences 04 & 10

2 Bedrooms, 2.5 Bathrooms, + Den  
1,861 square feet



## RESIDENCE AND DUPLEX LEVELS 2 - 4

### Residences 04 & 10

1 Bedrooms, 1.5 Bathrooms  
1,125 square feet

### Duplex Residences 04 & 10

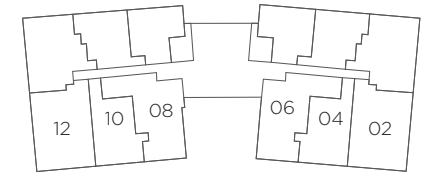
Levels 3 & 4  
3 Bedrooms, 3 Bathrooms, + Den  
2,184 square feet

### Residences 02 & 12

2 Bedrooms, 2.5 Bathrooms  
1,420 square feet

### Residences 06 & 08

2 Bedrooms, 2.5 Bathrooms, + Den  
1,391 square feet





## LA BAIA, BAY HARBOR ISLANDS

### Site Address

9201 East Bay Harbor Drive, Bay Harbor Islands, Florida 33154

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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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