



# SOLANA BAY

RESIDENCES





# THE BUILDING



# INTRODUCING MIAMI'S MOST EXQUISITE NEW VANTAGE POINT.





With its contrast of shimmering glass walls, rich hardwood accents, and abundant gardens filled with native trees and seagrass, the aesthetics of Solana Bay are strikingly modern, with a timeless quality that feels connected to the natural landscape. It is a fresh take on refined elegance in which the beauty of minimalist design becomes an oasis outside the edges of the city.





# ARTISANAL CRAFTSMANSHIP

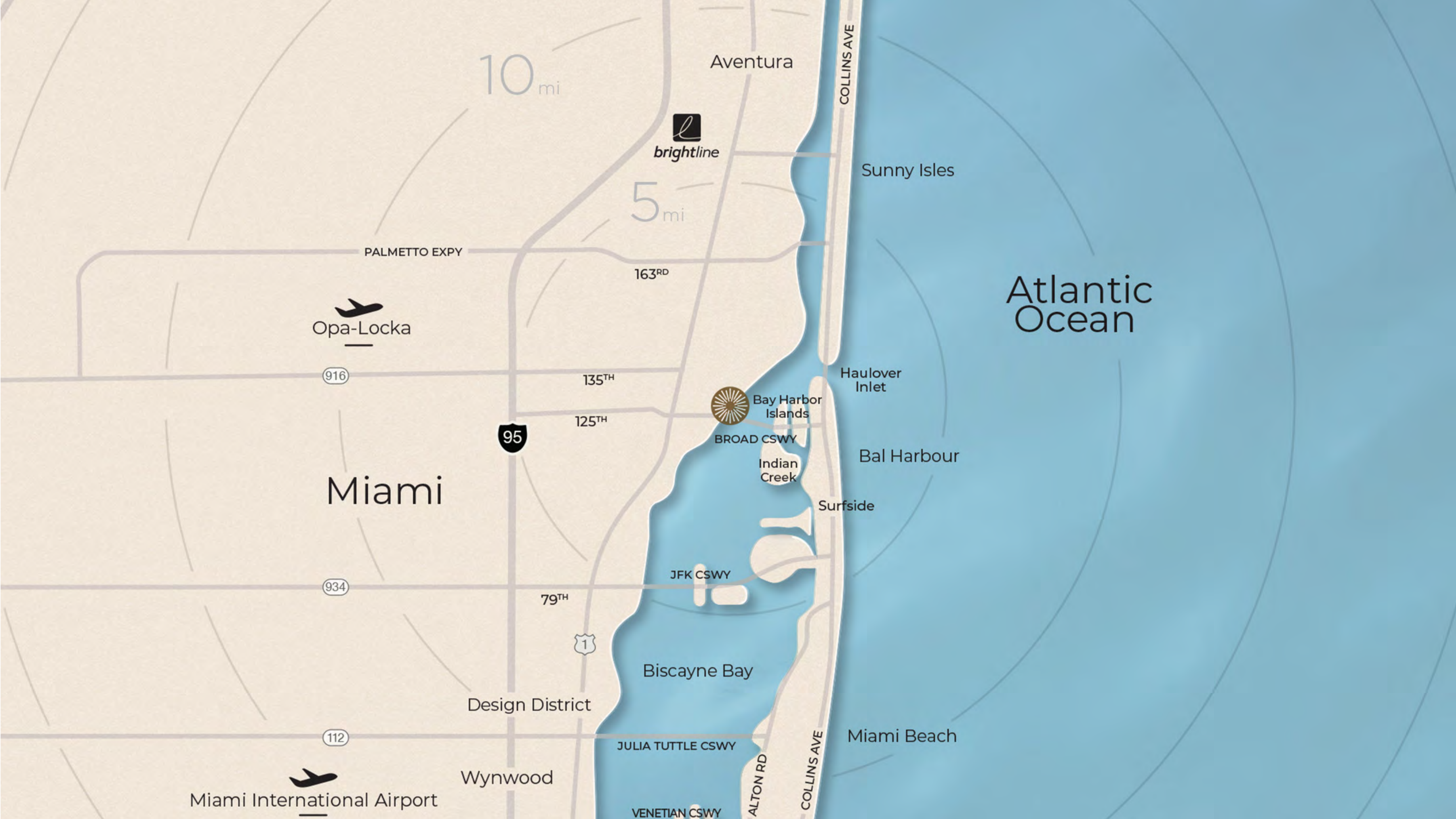
- A limited collection of 52 impeccably designed private bayfront residences.
- Over 9,000 square feet of dedicated amenity spaces.
- Features 450 linear feet of water frontage including 290 degrees of Miami shoreline views.
- Comprises curved glass integrated into the window wall system.
- Spacious, light-filled two-to-four-bedroom residences ranging from 2,238 to 4,236 sq. ft.
- Minutes away from South Florida's premier lifestyle destinations.
- Sustainable Florida green building design certified.





# THE NEIGHBORHOOD





10 mi

Aventura



5 mi

COLLINS AVE

Sunny Isles

PALMETTO EXPY

163<sup>RD</sup>



916

135<sup>TH</sup>

Haulover Inlet

95

125<sup>TH</sup>



Bay Harbor Islands

BROAD CSWY

Bal Harbour

Indian Creek

Miami

Surfside

934

79<sup>TH</sup>

JFK CSWY

1

Biscayne Bay

Design District

112

Wynwood

JULIA TUTTLE CSWY

Miami Beach



VENETIAN CSWY

ALTON RD

COLLINS AVE

Atlantic Ocean





## The Neighborhood

### Food + Drinks

1. So Heavenly
2. Casa Mia Trattoria
3. Arigatai
4. Lo De Lea Steak House
5. Evio's Pizza & Grill
6. Sushi Lucy
7. No Reservations Wine Bar
8. Coffee Break
9. O'Lima Signature Cuisine
10. Pura Vida
11. The Palm
12. Carpaccio
13. Makoto
14. Aba
15. Hillstone
16. Le Zoo
17. Lido Restaurant at The Surf Club
18. The Surf Club Restaurant

### Shopping

19. Aventura Mall
20. Whole Foods Market
21. Bal Harbour Shops
  - Audemars Piguet
  - Books & Books
  - Bottega Veneta
  - Brunello Cucinelli
  - CHANEL
  - Loro Piana
  - Neiman Marcus
  - Saks Fifth Avenue
  - Van Cleef & Arpels

### Hotels + Spas

22. The St. Regis Bal Harbour Resort
23. Four Seasons Hotel at the Surf Club
24. The Ritz-Carlton Bal Harbour, Miami

### Parks + Recreation

25. North Bayshore Park
26. Sans Souci Tennis Center
27. Keystone Park
28. Biscayne Shores & Gardens Park
29. Keystone Point Marina
30. Enchanted Forest Elaine Gordon Park
31. Bay Harbor Islands Tot Lot
32. Officer Scott Winters Park
33. Surfside Park
34. Bal Harbour Marina
35. Haulover Inlet and Beach Park
36. Oleta River State Park
37. Bill Bird Marina
38. Miami Shores Golf Club





# BAY HARBOR ISLANDS



# BAL HARBOUR















BAL  
HARBOUR  
SHOPS



# INDIAN CREEK







SURFSIDE



An aerial photograph of a tropical coastline. The water is a vibrant turquoise color, transitioning to a lighter, sandy beach. Two people are riding surfboards in the water, leaving a white wake. The shoreline is lush with green vegetation, including trees and bushes. The overall scene is serene and scenic.

OLETA  
STATE  
PARK









# AMENITIES & SERVICES





# A CURATED LUXURY LIFESTYLE

- Thoughtfully curated interior design by Los Angeles-based Avenue ID.
- Private porte cochère entry arrival with 24-hour front desk and secure automated guided vehicle parking access.
- Light-filled arrival lobby with clear views of the bay.
- Residents-only social and lounge spaces.
- Elevated private patio and greenspace with unobstructed views of Biscayne Bay.
- Rooftop with zero-edge pool and outdoor entertainment bar with table seating.
- Executive boardroom equipped with high-tech conferencing capabilities.
- Waterfront fitness center with state-of-the-art cardio and Pilates equipment, strength and stretch equipment, yoga, barre, and a private training room with TRX designed by The Wright Fit.
- Package storage for groceries and other deliveries.
- Secure air-conditioned bicycle storage and standup paddleboard storage.
- Park Plus automated guided vehicle (AGV) parking system with integrated EV charging and 24/7 service.
- Private resident's storage rooms are available for select residences\*.

\*Additional Cost based upon availability



# A WELCOMING ARRIVAL

Arrival Lobby

Artist Rendering





Residents-Only Lounge

# LUXURIOUS BAYFRONT LIVING

Artist Rendering





Rooftop Pool

Artist Rendering



 PARK PLUS 

 PARK PLUS 



AUTOMATED GUIDED  
VEHICLE PARKING SYSTEM



THE  
RESIDENCES



# REFINED LIVING

- Gracious open-floor plans are thoughtfully oriented to provide privacy while maximizing views from every angle.
- Up to 10' ceilings in living spaces and bedrooms with floor-to-ceiling windows, filtering light throughout while framing unparalleled panoramic views. Penthouses boast up to 11'4" ceilings.
- Entry foyers provide an authentic and private sense of arrival.
- Terraces at least 10' feet deep offer a seamless indoor-outdoor lifestyle ideal for waterfront dining and lounging in the privacy of one's home.
- Oversized primary suites on curved window walls, complete with en-suite reading lounges and direct terrace access in most residences, complemented by large closets and an oversized primary bathroom.
- Elegantly designed oak cabinetry with quartz countertops are harmoniously paired in exquisite kitchens and bathrooms, while impeccable details at every touchpoint illustrate no detail spared.
- European wood flooring throughout the residence with beautifully selected bathroom flooring.
- Poggenpohl designed kitchens with upper cabinets extending to the ceiling, including integrated under-cabinet LED lighting, quartz countertops, and large format porcelain backsplash.
- Primary suite bathrooms feature quartz countertops, premium Italian porcelain flooring, and a specialty mirror with integrated lighting over the Poggenpohl vanity with two sinks. A graciously sized shower with bench is paired with an oversized free-standing tub with Rubinet polished chrome finish. Each primary suite bathroom is equipped with a Toto Neorest dual flush toilet.
- Selection of design options/collections, including wood or porcelain flooring throughout the residence, a choice of light or dark kitchen finishes, or an optional upgrade to Rubinet bronze finish







ELEGANT, PRIVATE,  
INSPIRED HOMES

Artist Rendering  
Expansive Kitchen & Living Areas









Primary Suite Bedroom

Artist Rendering



# YOUR PRIVATE RETREAT

- Custom European Cabinetry
- Quartz Countertops with two under-mount sinks
- Premium Italian Porcelain flooring and stone accent wall
- Luxury walk-in shower & free-standing tub



Primary Suite Bathroom

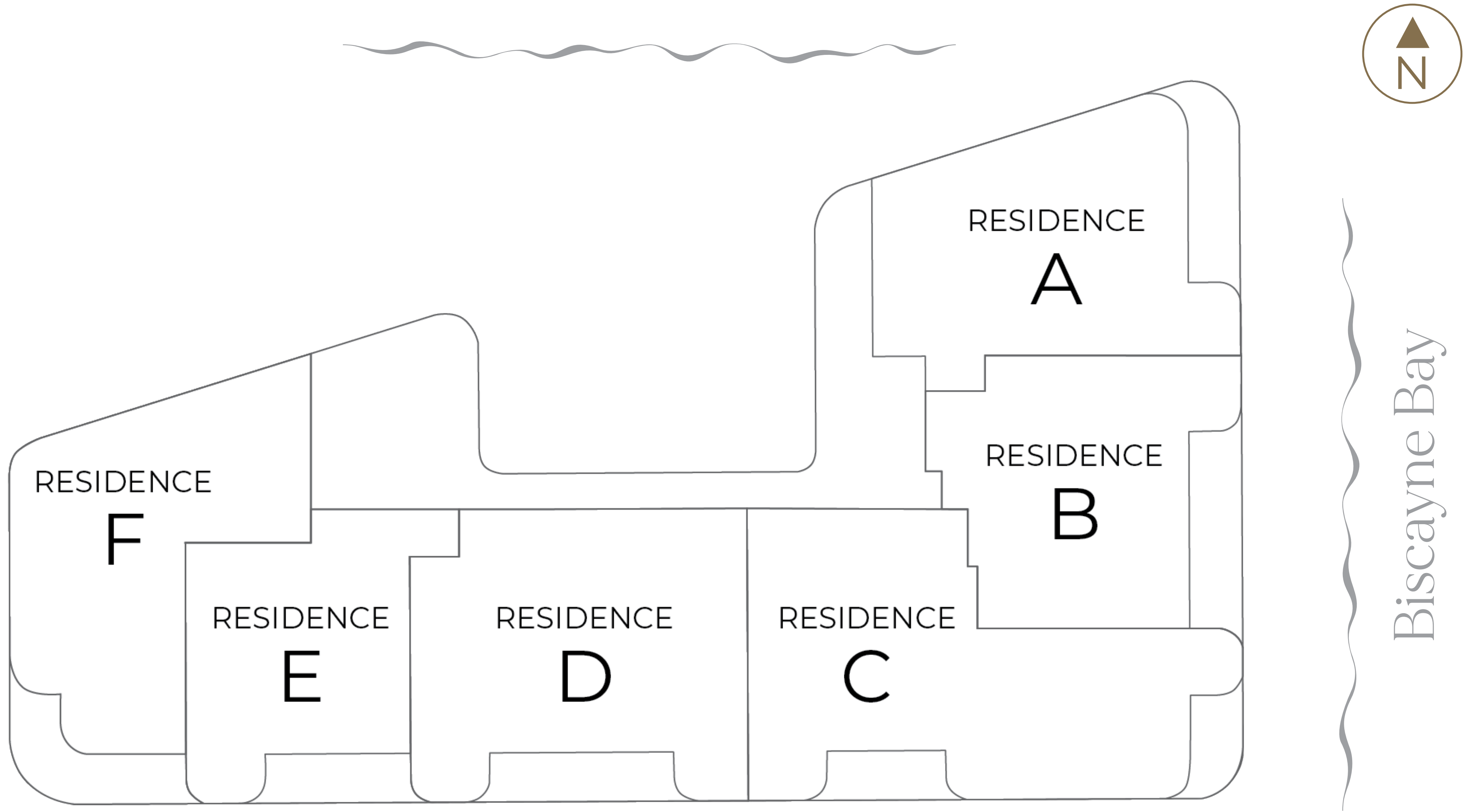
Artist Rendering





Primary Suite Bathroom







# Residence A

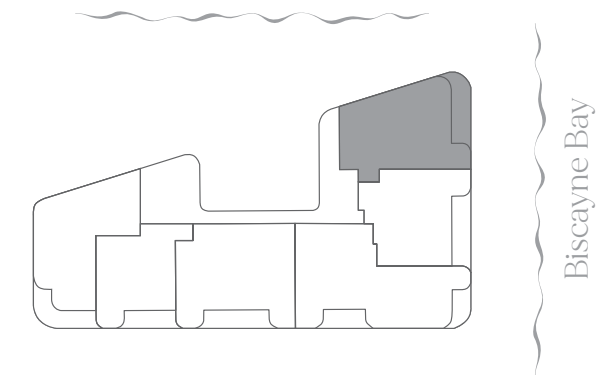
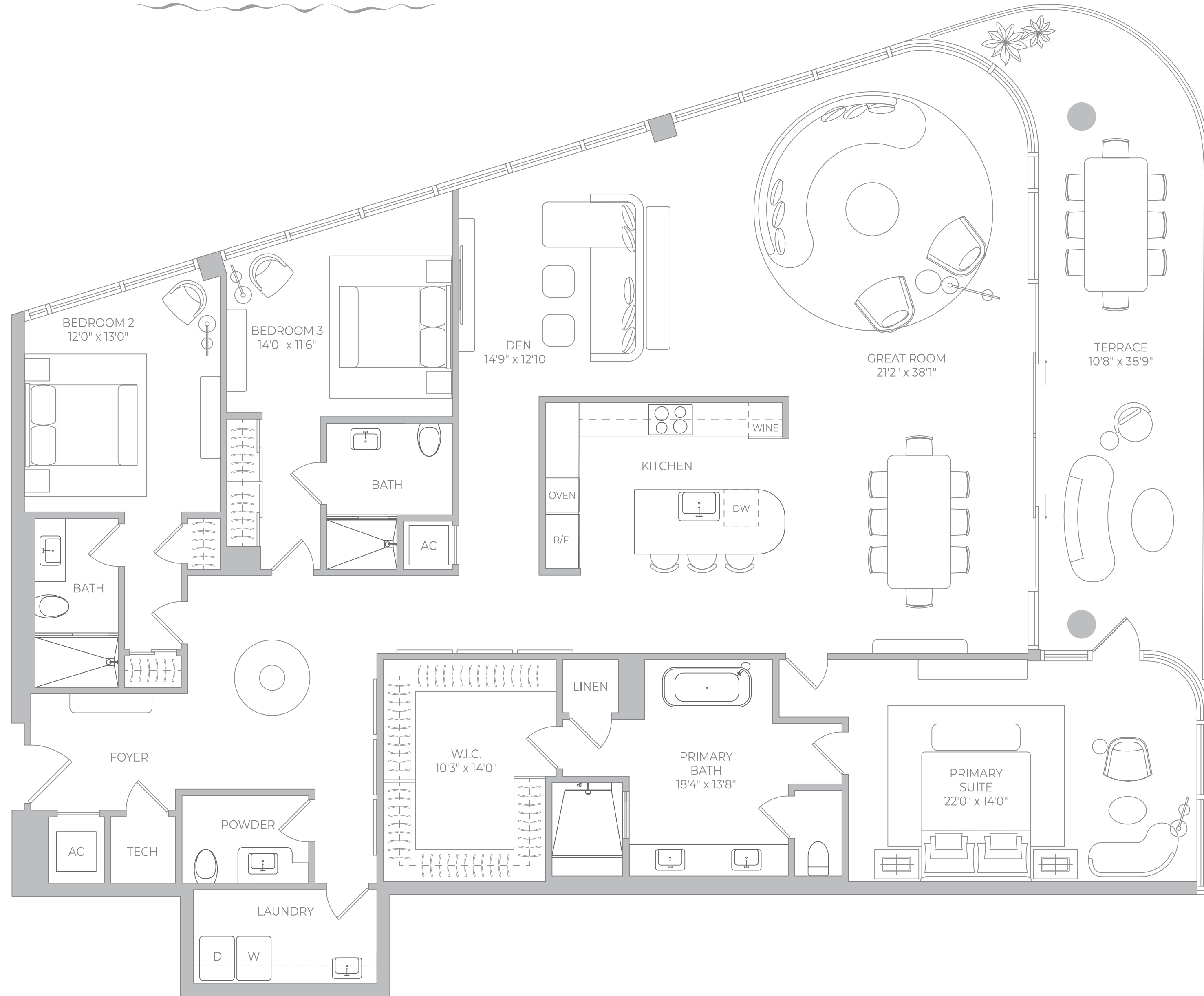
Levels 2-9

3 Bedrooms + Den

3 Bathrooms

Powder Room

Interior	3,186 f <sup>2</sup>	295.99 m <sup>2</sup>
Terrace	439 f <sup>2</sup>	40.78 m <sup>2</sup>
Total	3,625 f <sup>2</sup>	336.77 m <sup>2</sup>







# NORTHEAST VIEW







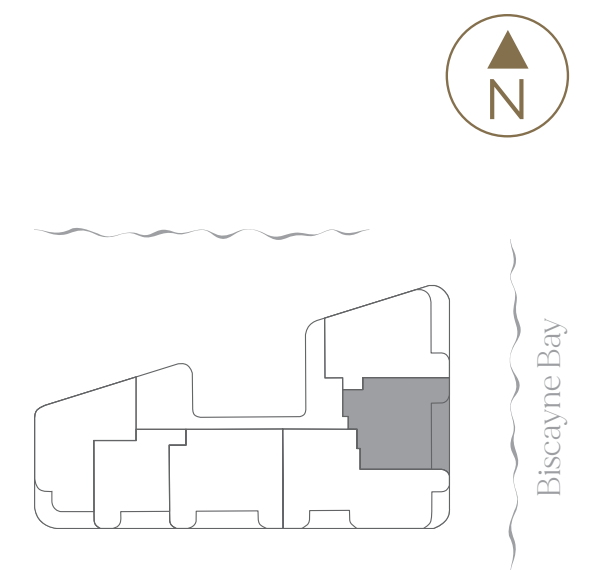
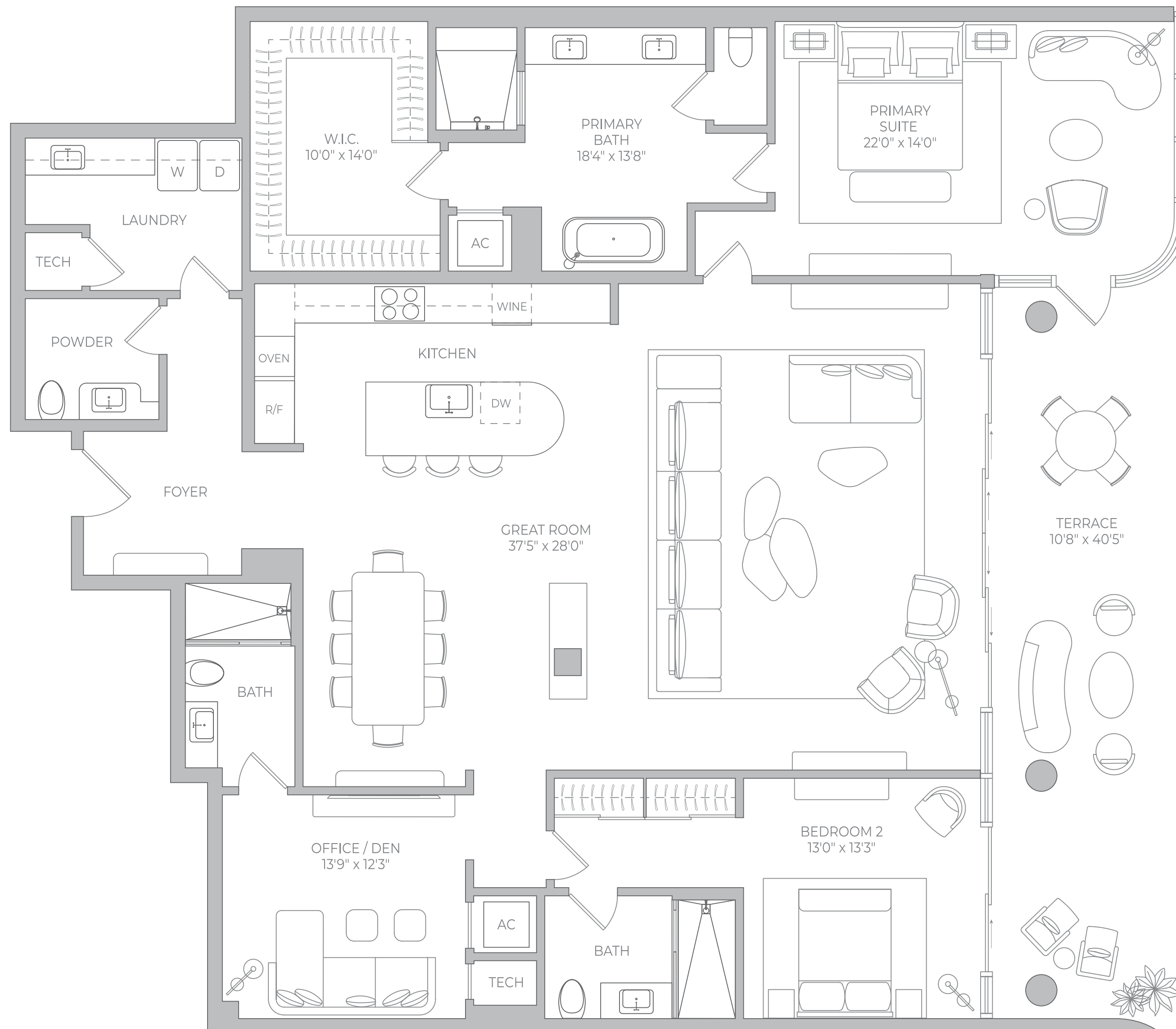


# Residence B

Levels 2-9

2 Bedrooms + Office/Den  
 3 Bathrooms  
 Powder Room

Interior	2,798 f <sup>2</sup>	259.94 m <sup>2</sup>
Terrace	442 f <sup>2</sup>	41.06 m <sup>2</sup>
Total	3,240 f <sup>2</sup>	301.01 m <sup>2</sup>











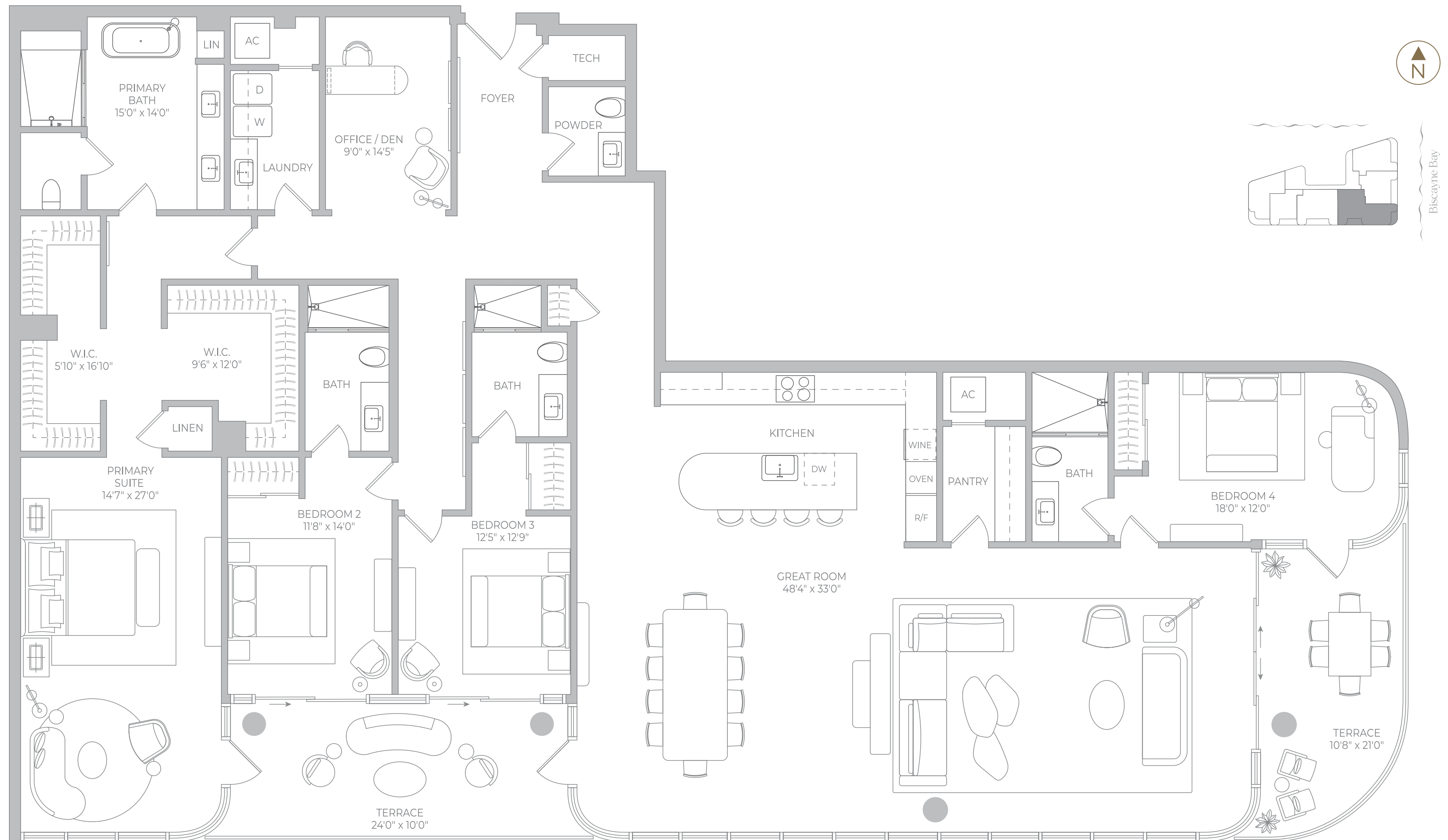


# Residence C

Levels 2-9

4 Bedrooms + Office/Den  
 4 Bathrooms  
 Powder Room

Interior	4,085 f <sup>2</sup>	379.51 m <sup>2</sup>
Terrace	463 f <sup>2</sup>	43.01 m <sup>2</sup>
Total	4,548 f <sup>2</sup>	422.52 m <sup>2</sup>















SOUTH VIEW



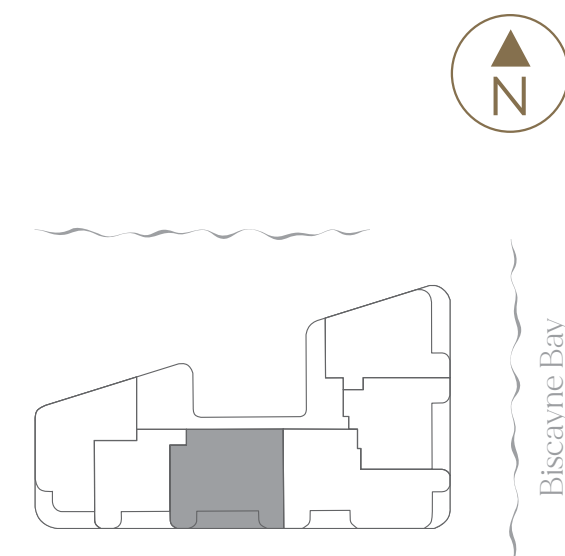
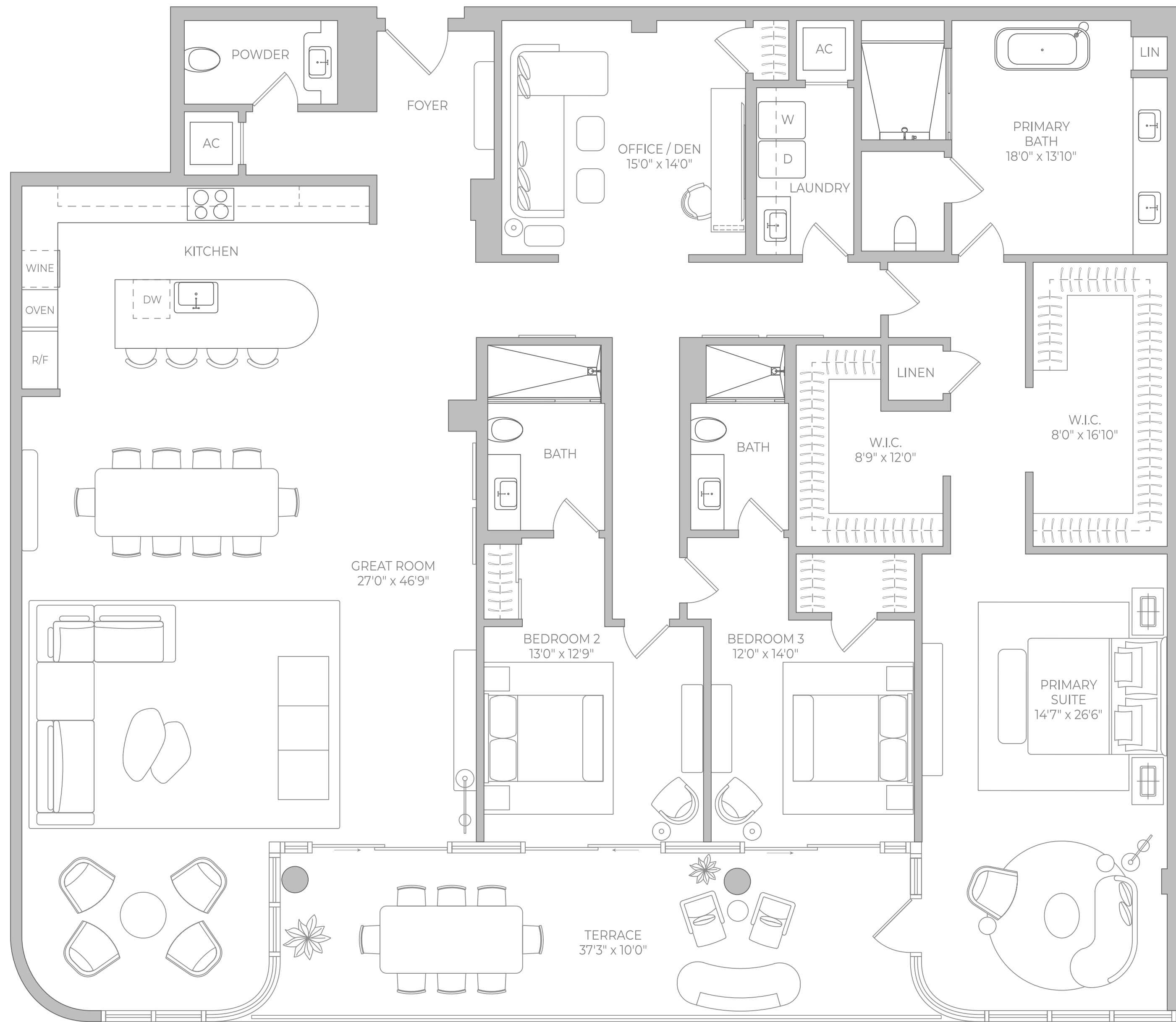


# Residence D

Levels 2-9

- 3 Bedrooms + Office/Den
- 3 Bathrooms
- Powder Room

Interior	3,626 f <sup>2</sup>	336.87 m <sup>2</sup>
Terrace	383 f <sup>2</sup>	35.58 m <sup>2</sup>
Total	4,009 f <sup>2</sup>	372.45 m <sup>2</sup>







SOUTH VIEW









# Residence E

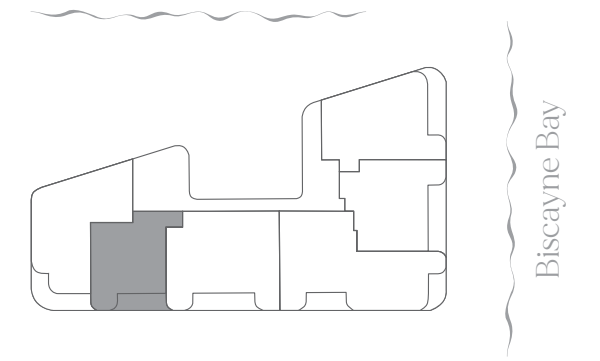
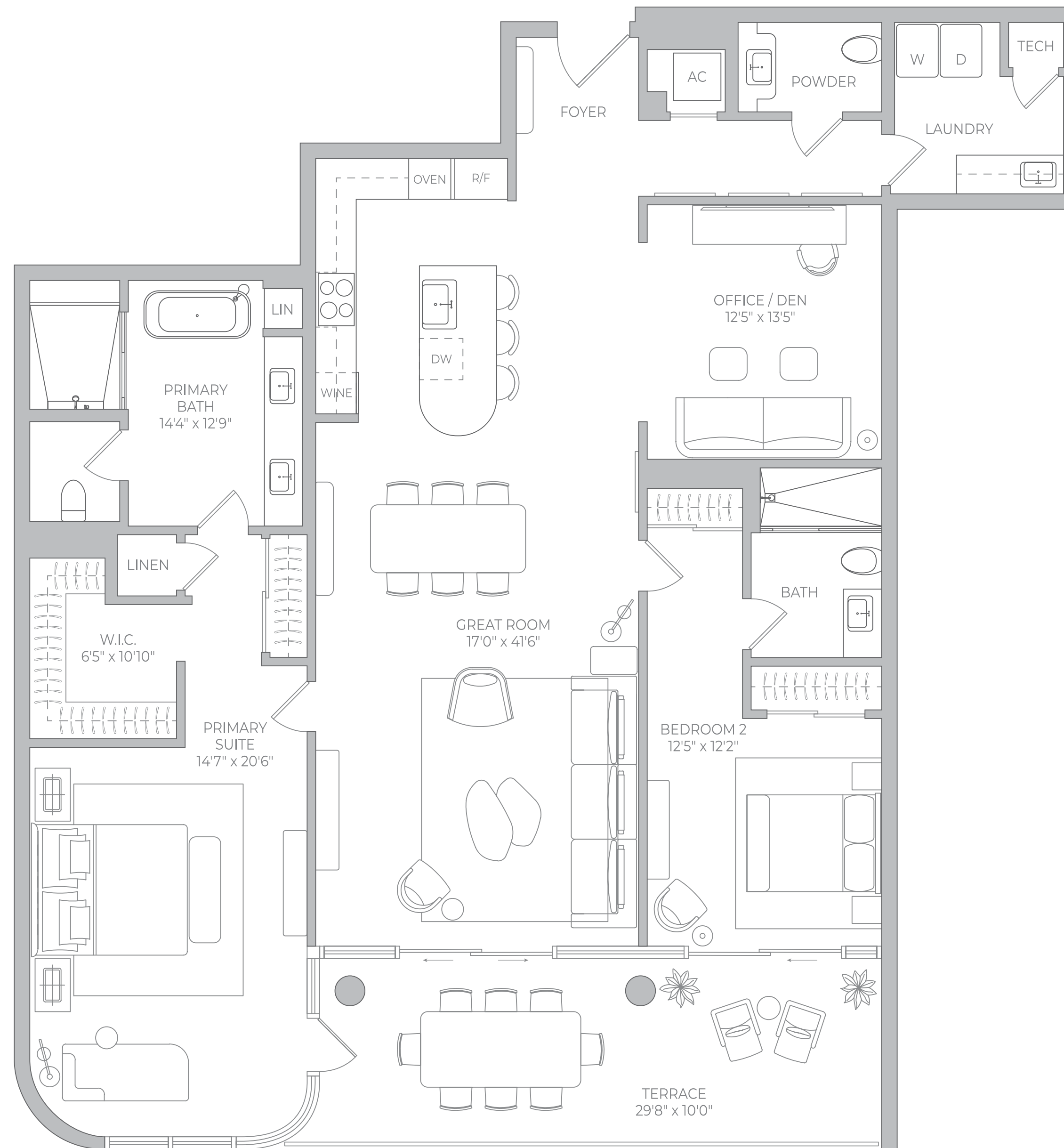
Levels 2-9

2 Bedrooms + Office/Den

2 Bathrooms

Powder Room

Interior	2,238 f <sup>2</sup>	207.92 m <sup>2</sup>
Terrace	308 f <sup>2</sup>	28.61 m <sup>2</sup>
Total	2,546 f <sup>2</sup>	236.53 m <sup>2</sup>











# SOUTHEAST VIEW





# Residence F

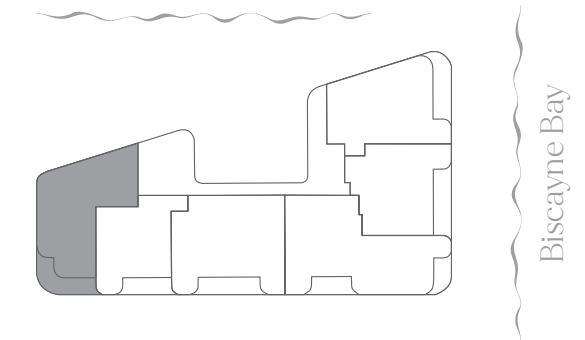
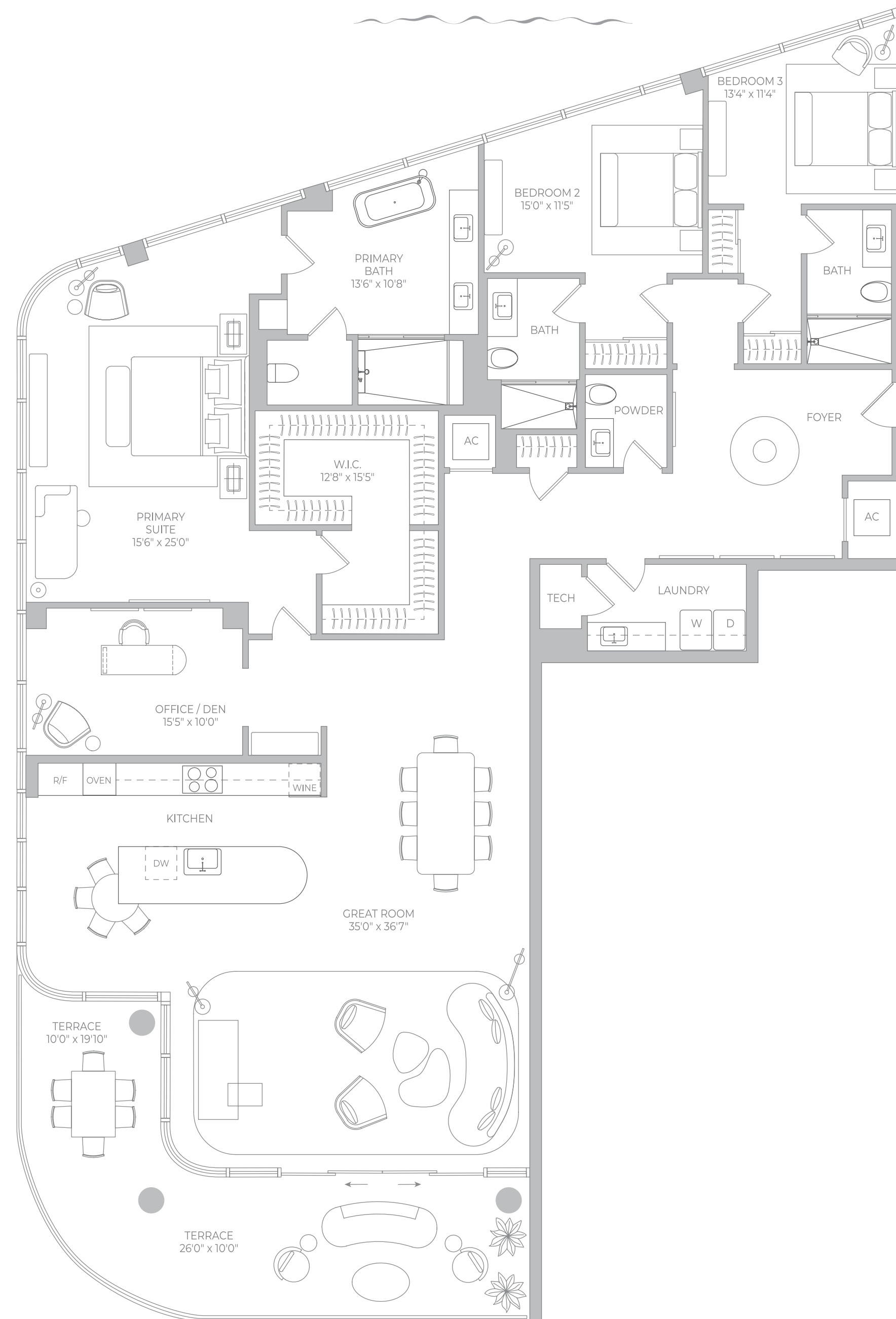
Levels 2-9

3 Bedrooms + Office/Den

3 Bathrooms

Powder Room

Interior	3,292 f <sup>2</sup>	305.84 m <sup>2</sup>
Terrace	463 f <sup>2</sup>	43.01 m <sup>2</sup>
Total	3,755 f <sup>2</sup>	348.85 m <sup>2</sup>















NORTH VIEW





TEAM



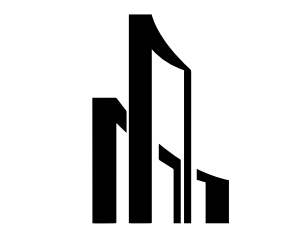


# KOLTERURBAN

## CO-DEVELOPER

The Kolter Group is a diversified real estate development and investment firm with close to 30 years of proven expertise in all major real estate asset classes and all stages of the development cycle. The company's portfolio includes award winning master planned communities, luxury high-rise condominiums, multi-family apartments, and branded hotels, with an expected total value totaling more than \$25 billion. The firm's strategic mindset is to leverage their strengths in complementary business verticals to drive an entrepreneurial culture, adapt to change, and choose investments on a selective basis.





# BH GROUP

## CO-DEVELOPER

For more than two decades, BH Group has been transforming the real estate market in South Florida and beyond with a primary focus centered on luxury residential properties, prime land holdings, office spaces, and mixed-use assets strategically positioned in prime locations. By targeting large-scale, value-adding prospects within specialized markets, the firm mitigates risk exposure while maximizing returns. BH Group has forged partnerships with leading real estate firms in the United States, resulting in the successful completion of over 1,100 luxury residential units, with an additional 10,000 units in progress, in collaboration with esteemed partners.



Artist Rendering



# AVENUE

## INTERIOR

For over a decade, Avenue Interior Design has specialized in new-build and renovations for the hospitality industry, including hotel guestrooms, suites and public areas, restaurants, bars, nightclubs, gaming venues, spas, and retail outlets. The studio also provides exclusive high-end residential interior design services for a select discerning clientele as well as for luxury commercial office buildings and innovative multi-family properties. Custom furniture, lighting, and artwork are essential elements of Avenue Interior Design's work, and the studio parlayes this passion into highly marketable and much sought-after product design and brand partnerships. The studio and its projects are frequently recognized in regional and national media outlets including Architectural Digest, Vogue, Forbes, Time, and many others.

# **ARQUITECTONICA**

## ARCHITECT

With offices in Miami, New York, Los Angeles, Palm Beach, Paris, Dubai, Hong Kong, Shanghai, Manila, Lima, and Sao Paulo, Arquitectonica is a major presence on the international stage of architecture. From its inception in 1977, the firm received almost instant attention and acclaim from critics and the public alike due to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Led by principals Bernardo Fort-Brescia and Laurinda Spear, Arquitectonica continues to push the limits of design with its innovative use of materials, geometry, pattern, and color to introduce a new brand of humanistic modern design to the world. Today, Arquitectonica's practice spans the globe with projects in 59 countries on five continents.

# Douglas Elliman

## Development Marketing

### EXCLUSIVE SALES & MARKETING PARTNER

Douglas Elliman Development Marketing, a division of Douglas Elliman Realty, offers unmatched expertise in sales, leasing, and marketing for new developments throughout New York City, Long Island, Westchester, New Jersey, Florida, California, Massachusetts, and Texas. The company's new development hybrid platform matches highly experienced new development experts with skilled brokerage professionals who provide unparalleled expertise and real time market intelligence to its clients. The firm is heralded for its achievements in record breaking sales throughout each of its regions. Drawing upon decades of experience and market-specific knowledge, Douglas Elliman Development Marketing offers a multidisciplinary approach that includes comprehensive in-house research, planning and design, marketing, and sales. Through a strategic global alliance with Knight Frank Residential, the world's largest privately-owned property consultancy, the company markets properties to audiences in 53 countries, representing an over \$87 billion global new development portfolio, <https://www.elliman.com/marketing>.





# SOLANA BAY

RESIDENCES

ON THE WATER'S EDGE AT THE GATEWAY TO BAL HARBOUR.



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. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit 3 to the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.