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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.

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 Agreement, the features and amenities list included in this brochure, 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...









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

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





Sophisticated amenities are plentiful here – an infinity-edge pool by the bay, a private beach and water club, an exclusive indoor/outdoor spa, nature trails, sports courts and fields, and dozens of entertainment and relaxation areas.



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Property Overview

- 330 luxury residences spread across two 25-story towers, with private elevators
- Gorgeous architectural design by world-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 Marina and boat slips with bay and ocean access
- Full-service private Beach Club with daybeds and lounges
- Adult relaxation and tanning sundec
- Breathtaking infinity-edge pool with endless bay views
- Indoor/Outdoor Restaurant and Bar accessible from lobby, pool, or marina
- Fully-equipped Aqua Activities Club offering paddleboards, kayaks, jetskis, snorkel gear, windsurfing, bicycles and more
- Serenity trail and Vita Course fitness stations winding through 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 on site
- 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 on staff
- Instructor-led classes and activities available
- Organic juice and smoothie ba

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 wi-fi internet throughout



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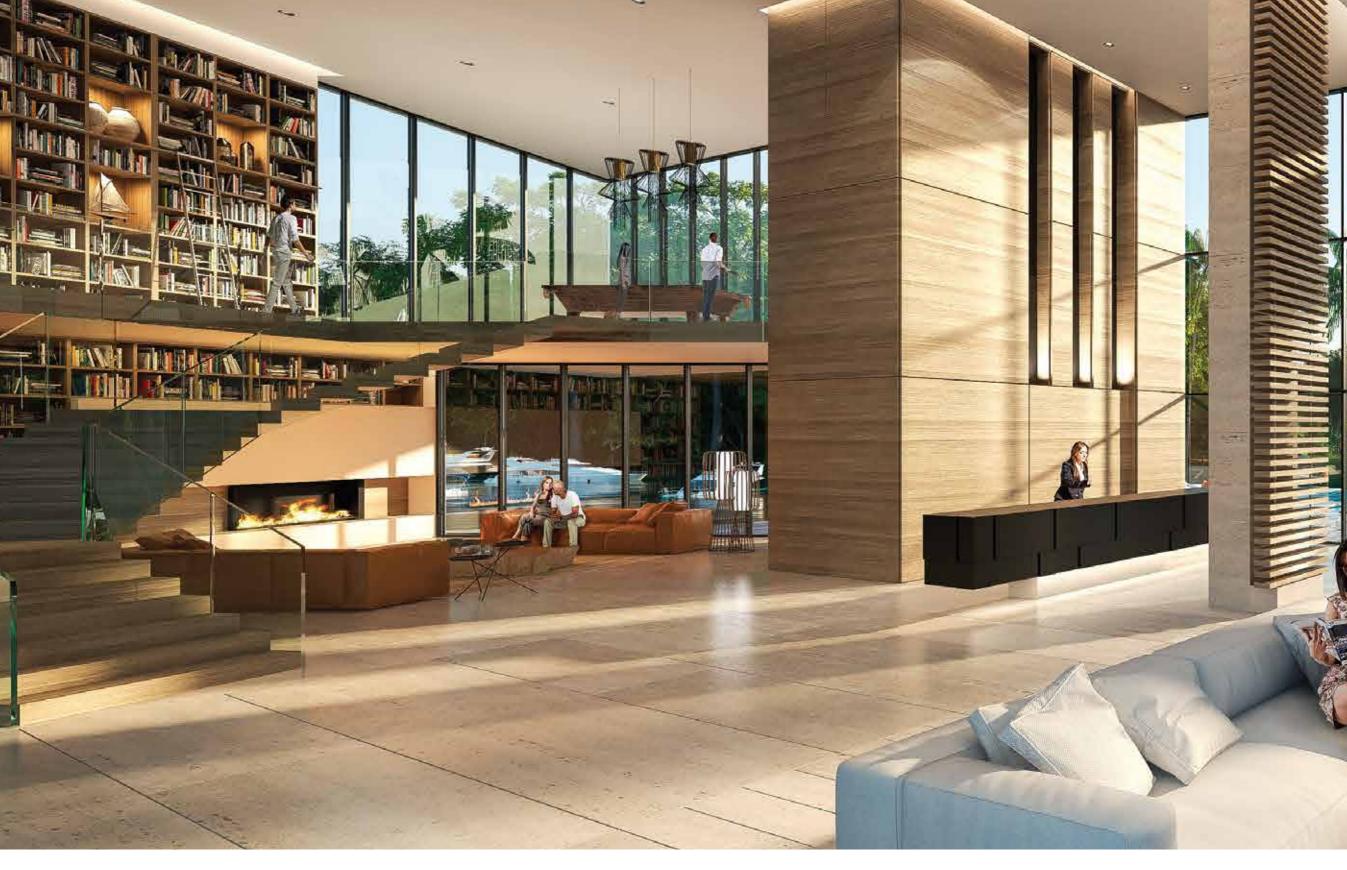




THE ARRIVAL



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



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 city's only breezeway lobby, which invites bay breezes and blue skies directly inside. Cascading indoor fountains flow outdoor to the 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.





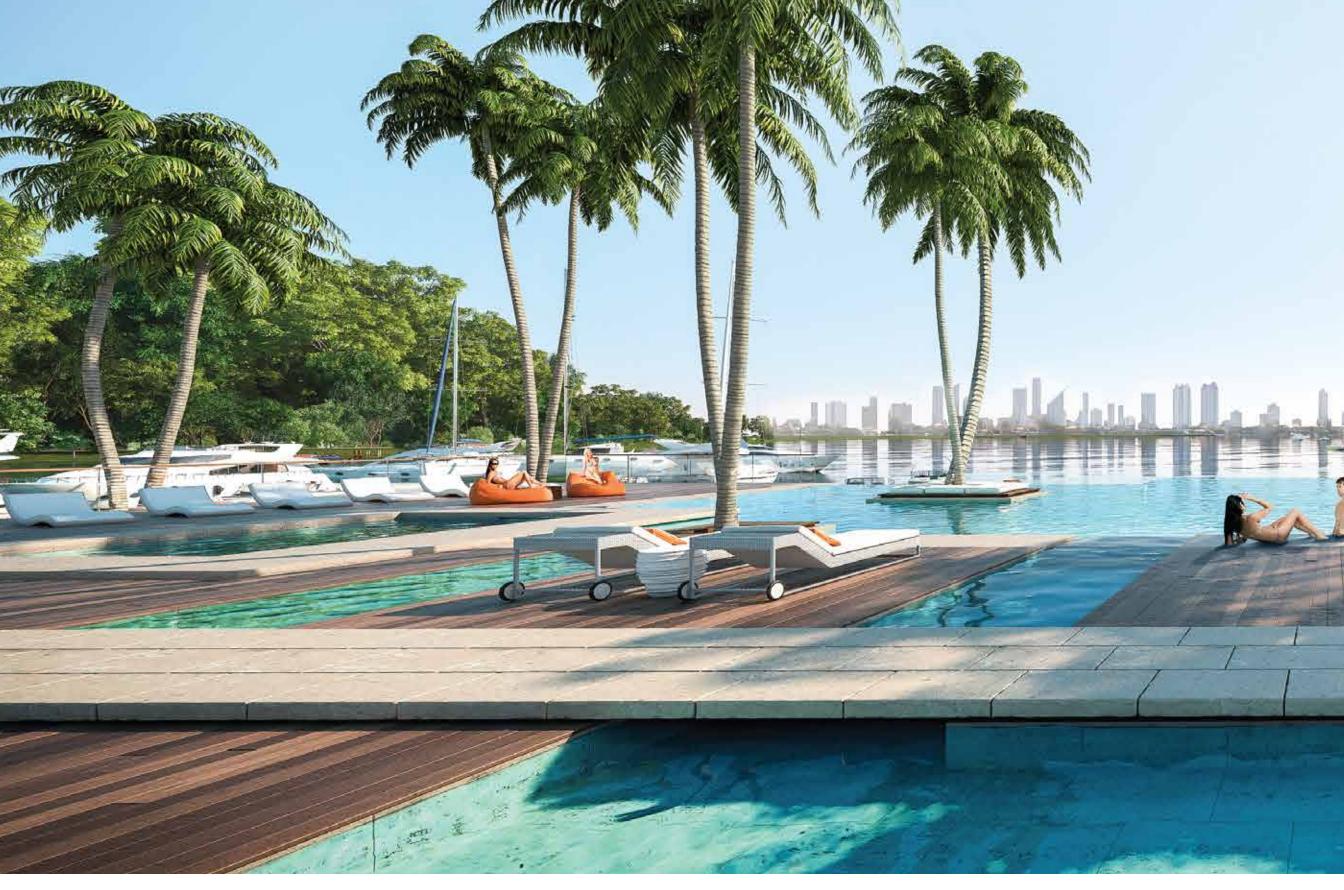




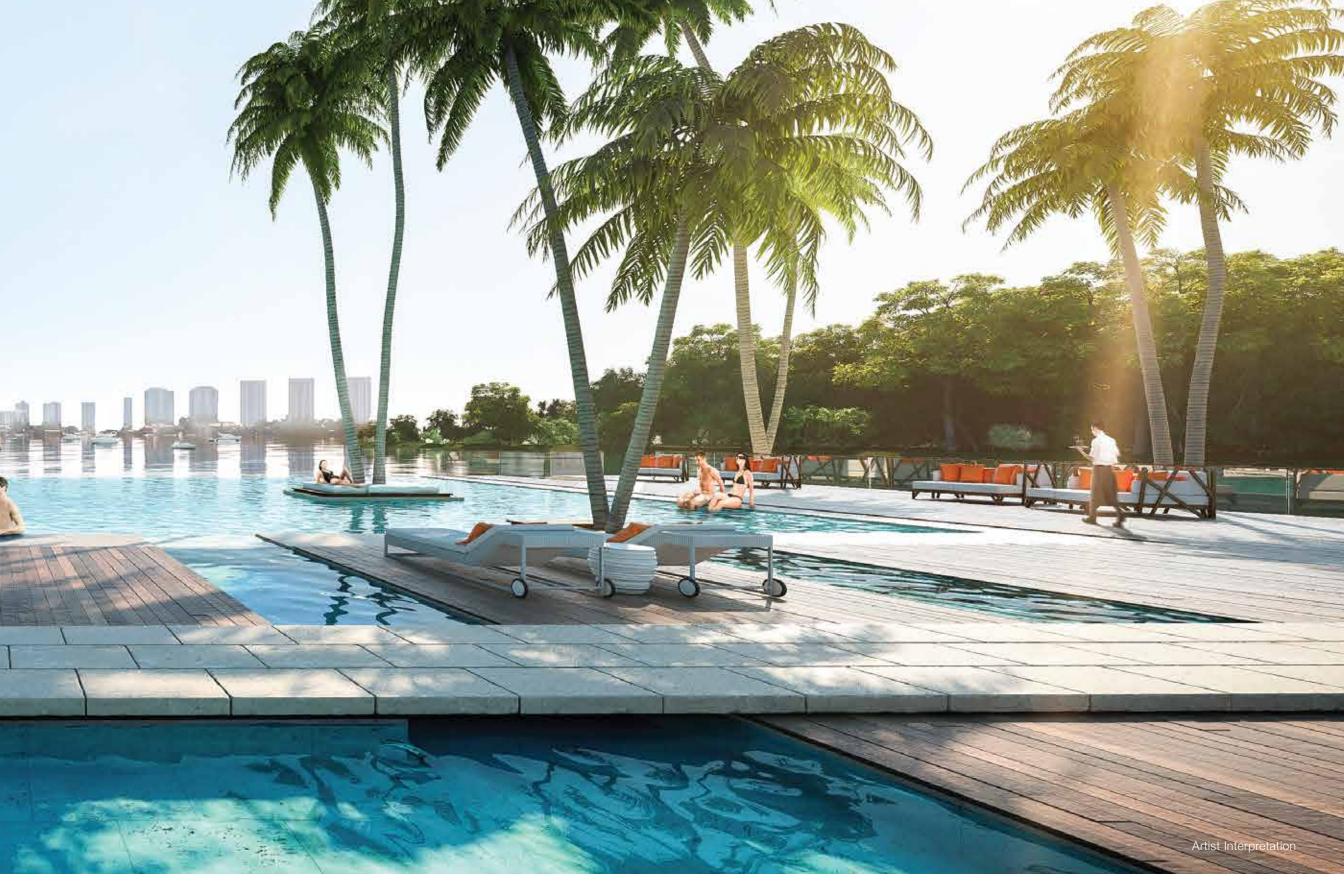




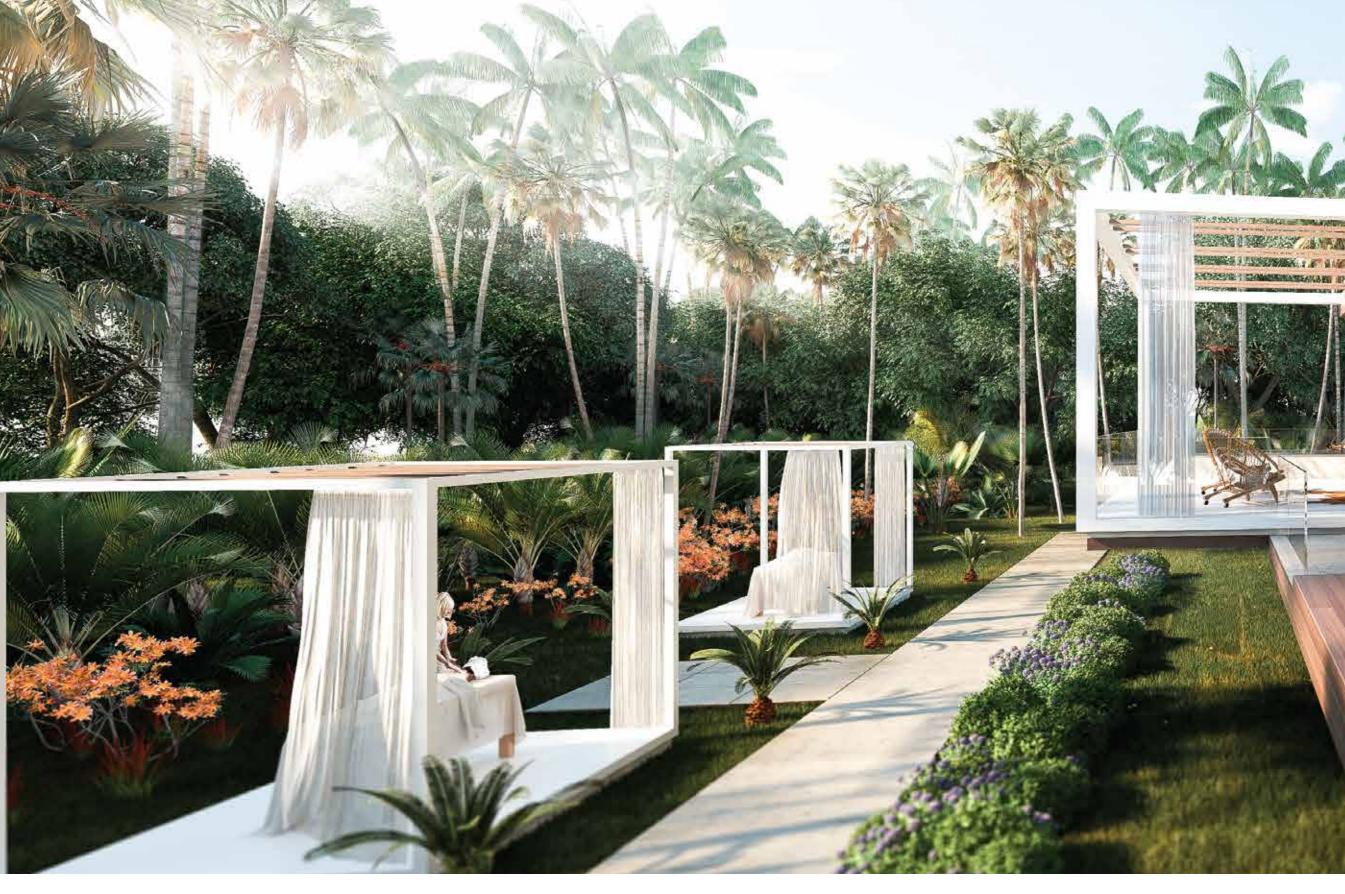




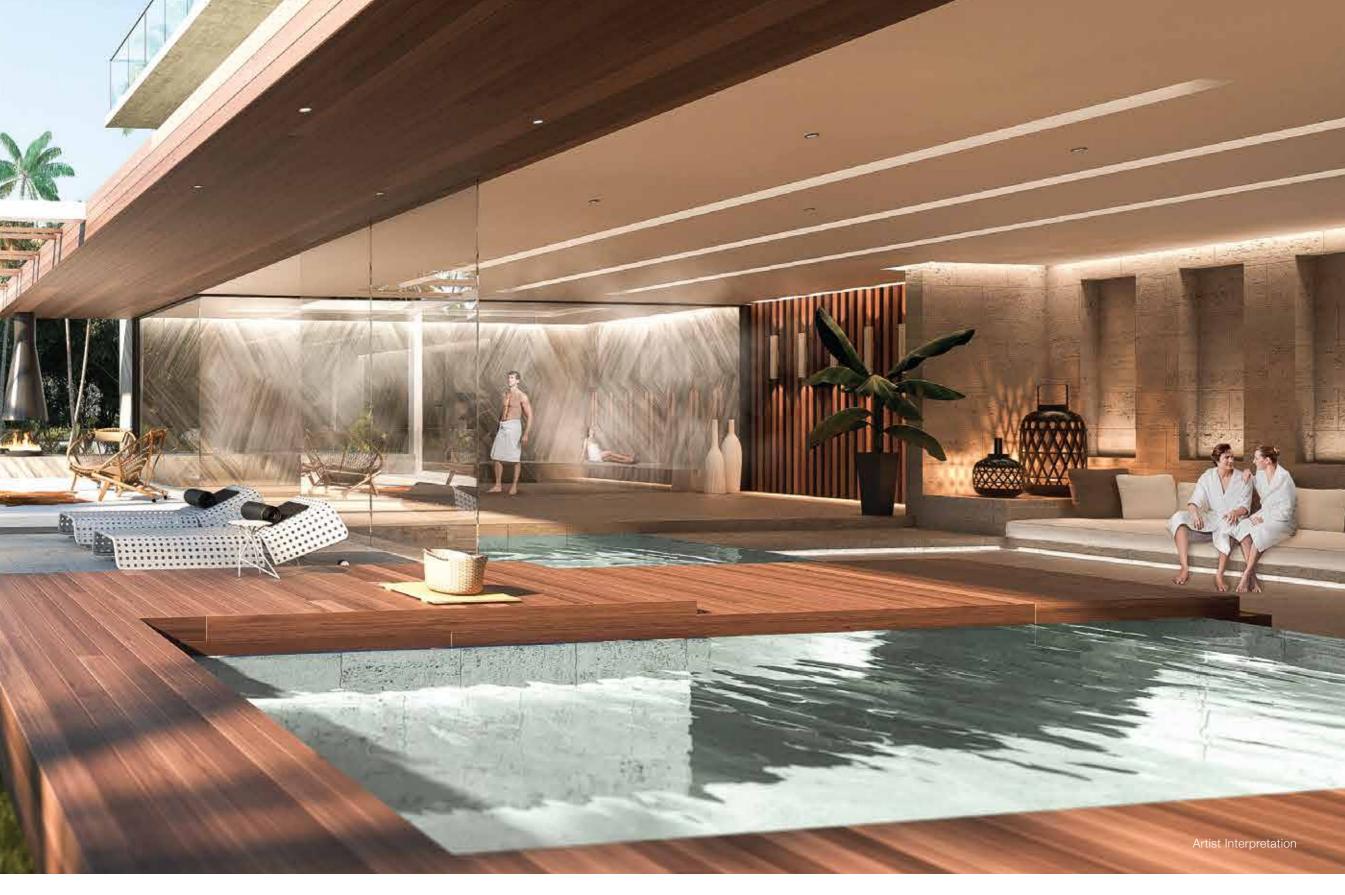
THE POOL



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 glass infinity edge dissolves all barriers between you and the bay.



THE 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.











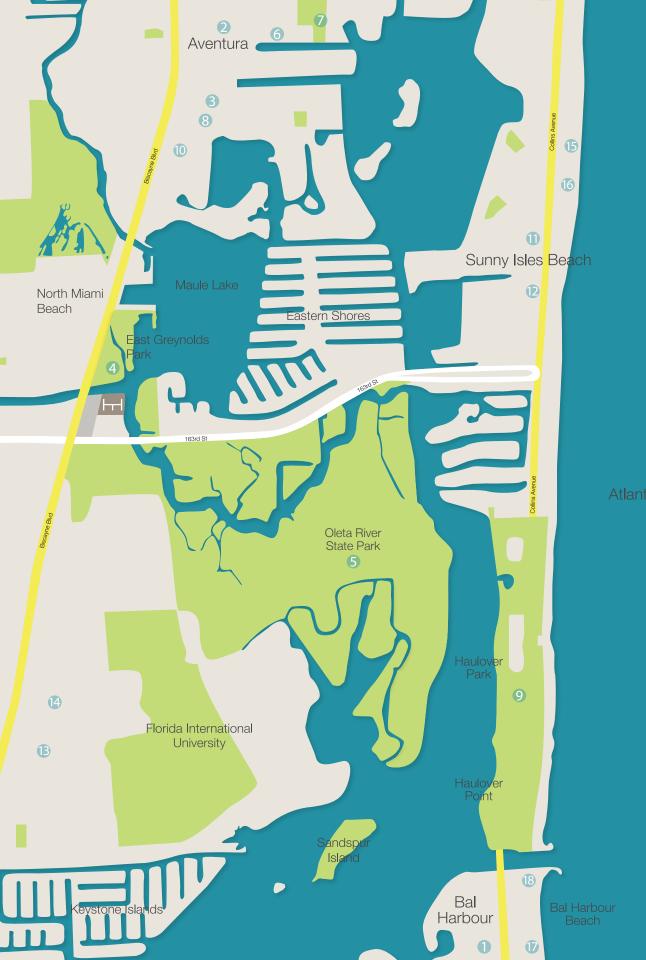








VIEWS FROM THE HARBOUR



SHOPPING

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

PARKS & RECREATION

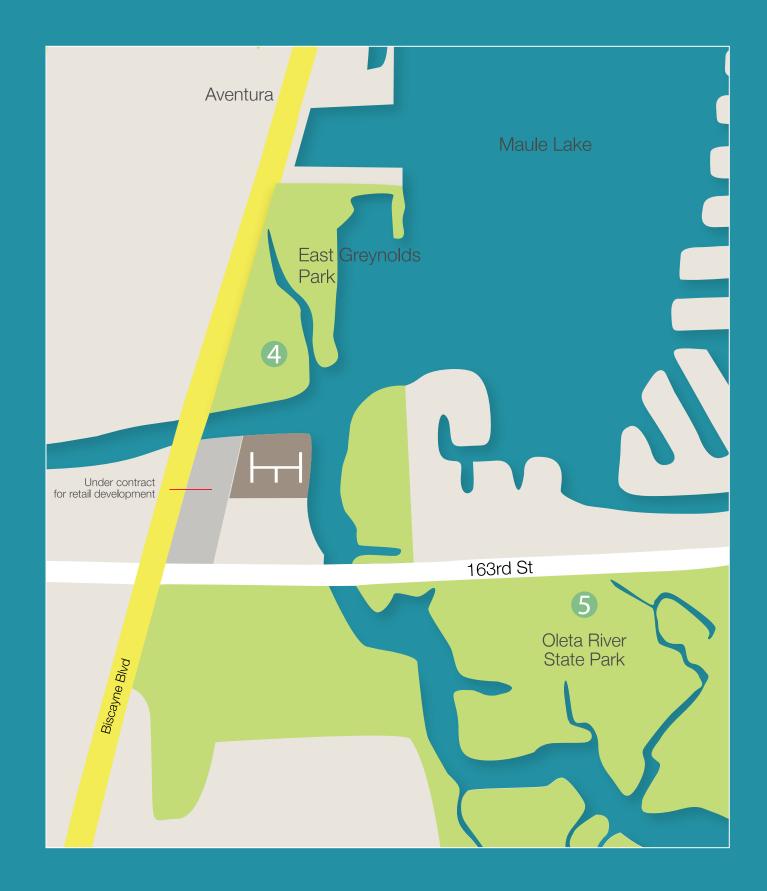
- 04 Greynolds Park
- 05 Oleta River State Park
- 06 Arthur Snyder Tennis Center
- 07 Turnberry Isle Golf Course
- 08 Sunny Isles Beach
- 09 Haulover Park

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





Sales & Marketing

KEY INTERNATIONAL SALES handles condominium sales and leasing for Key International and for their clients' projects. Among other projects, Key International Sales has been successful in selling Mint, The Ivy, Eden House, and is currently selling 400 Sunny Isles and 1010 Brickell.

The company is led by Liliana Paez. Liliana Paez is a seasoned real estate sales and marketing professional with a proven track record of managing successful South Florida luxury condominium project sales. She is responsible for overseeing and selling approximately \$4 Billion in real estate.

Development

13TH FLOOR INVESTMENTS is a vertically integrated real estate investment and management company, headquartered in Miami, Florida. 13th Floor Investments seeks to invest in real estate assets at a cost-advantageous basis and drive value through a focus on operations and cash-flow management.

The firm attributes its success to its ability to assume the role of both investor and operator, across all asset classes and stages of the economic cycle. The 13th Floor team possesses the ability to source, analyze, develop, operate, and exit an investment from start to finish.

13th Floor's Professionals have a combined experience in real estate exceeding 50 years, covering the real estate finance, construction, development, property management, private equity, and hedge fund industries.

KEY INTERNATIONAL is a real estate investment and development company headquartered out of Miami, Florida. The company focuses primarily on high end commercial and luxury residential properties, hotels, market-rate rentals, office, and retail.

Key International is operated by the Ardid family and has been acquiring and developing properties since the 1970s in Spain and in the United States. Key International's investment strategy is to buy and/or develop high quality assets such as the Eden Roc Resort and Spa, Marriott South Beach, 400 Sunny Isles, and Mint.

Interior Design

THE DESIGN AGENCY is an innovative three-partner firm with a unique passion for evolving the world of design. Their work is characterized by a philosophy to stimulate profound emotion in all their work, while also respecting the way people use and relate to spaces. Their guiding motivation to always seek new answers has led to the creation of many world-renowned spaces including The Mercer, Momofuku restaurant, Telus Gardens, Soho House, and countless other award-winning interiors.

Architect

CORWIL ARCHITECTS, INC. was founded in 1992 and, since that time, has firmly established itself as a highly reputable & innovative Architectural Company. They have designed notably successful projects for both the public and private sectors with a remarkable talent for fulfilling a property's full potential, and exceeding end-user expectations. Their work is heralded for being smart and creative, while also delivering the utmost of quality and cost control, attributes that set Corwil Architecture designs apart from all others in the market.



A land like no other... a lifestyle unmatched anywhere else in the world. Everything you need is here, from relaxation to enjoyment to all your heart desires. The Harbour makes the entire Miami experience yours like never before.

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 Agreement, the features and amenities list included in this brochure, 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 liability company, 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) with respect to any and