





a *unique* paradise to call *home*



YOU'RE ONE-OF-A-KIND,
DIFFERENT. UNIQUE.

Naturally, your home should be as well.

Palm Villas, a place in paradise, ample, private and elegant, a hidden treasure in Bay Harbor Islands. A collection of contemporary villas offering a place to experience luxury in an island paradise.

Bay Harbor Islands is a prestigious location, the perfect fusion between nature and unique design.



a village. in paradise

9890 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

There's a proverb which states,
"It takes a village to raise a child."

The town of Bay Harbor Islands is the one that allows a fulfilled lifestyle suitable proximity to schools in Miami-Dade, exclusive shopping, parks and beaches. Home to a plethora of restaurants, marinas, and houses of worship, Bay Harbor Islands has your family covered.



The True Expression of Living in
paradise

Palm Villas - a hidden treasure in Bay Harbor Islands.
14 beautifully landscaped villas with gated access
and privacy designed for your needs.

FEATURES

- Floors plans ranging from 2,274 sq ft to 2,950 sq ft
- 3 - 5 Bedroom residences with guest quarters
- 10' foot ceiling height
- Private elevator
- Partially covered rooftop terrace under AC
- Private patio





private

The private gardens, gated access and rooftop terraces of Palm Villas provide the perfect place for your family to live and grow in comfort.





spacious

Palm Villas features expansive spaces and floor-to-ceiling windows that completely envelops the residence with an abundance natural light.





relaxing

A beautiful landscaped environment that highlights contemporary design. A private elevator awaits to take you into a smart-home equipped with the modern comforts needed to help enjoy a more serene lifestyle.

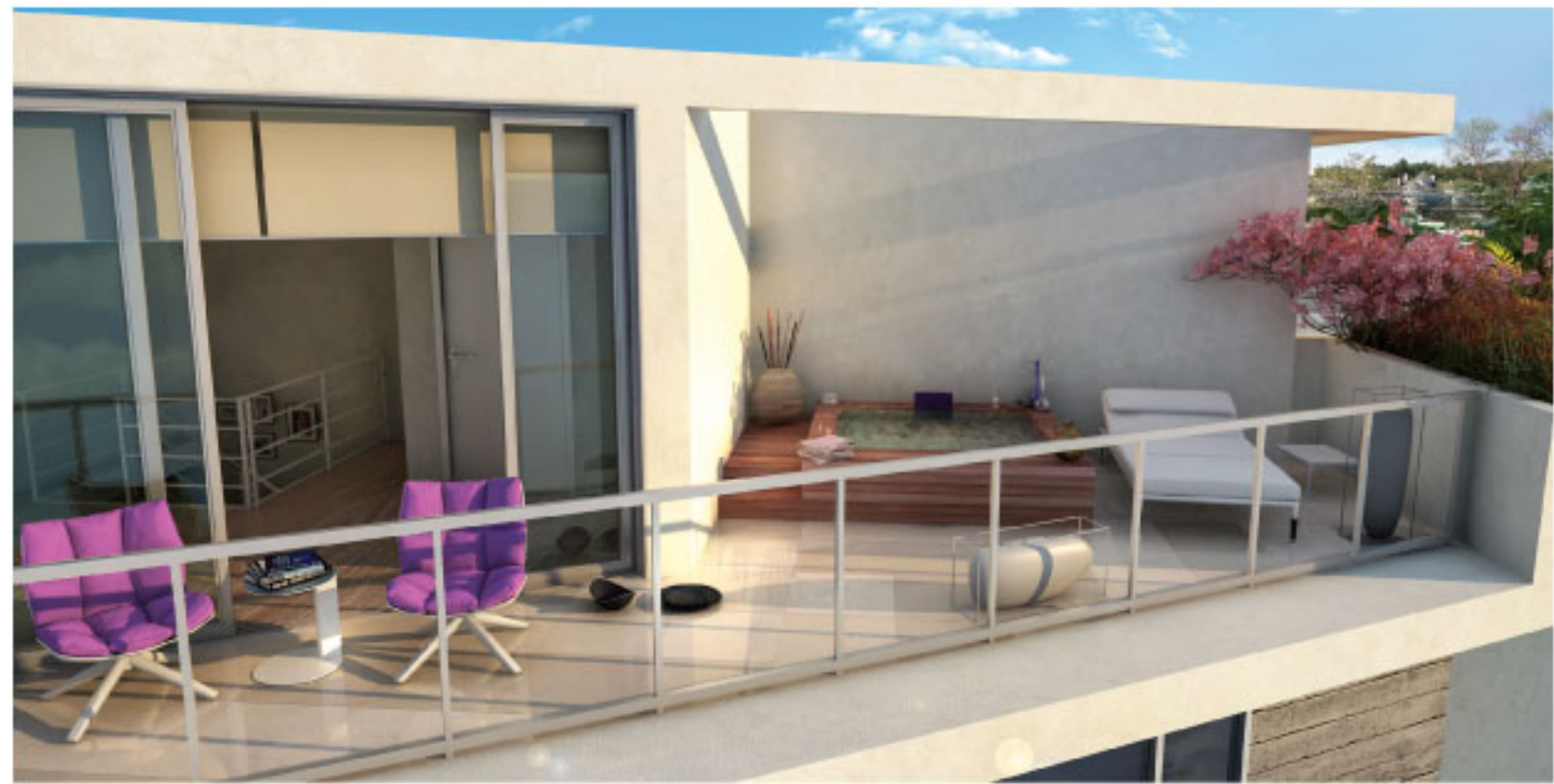




Social

Full of immense possibilities, the rooftop terrace seamlessly integrates indoor and outdoor living with optional barbecue pit and jacuzzi*. The rooftop sanctuary is the place to enjoy the best things in life.

*jacuzzi optional.





an island
paradise

A community like no other. Bay Harbor Islands is a prestigious neighborhood featuring an array of parks, shopping destinations, beaches, restaurants, marinas, and an A+ school ranked second best in all Miami-Dade county.

The Core of
paradise





A UNIQUE COLLECTION OF 14 EXCLUSIVE RESIDENCES

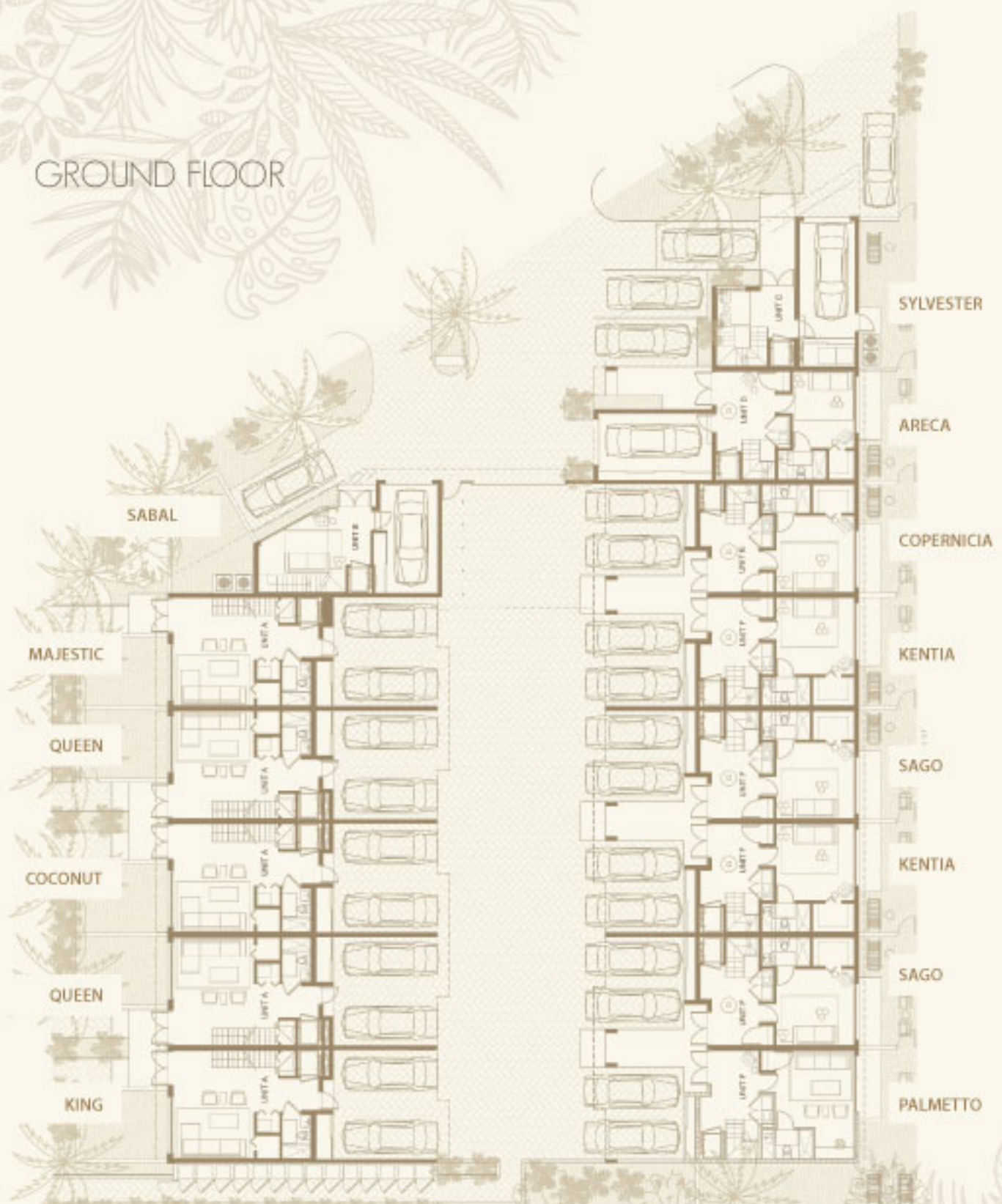
GENERAL FEATURES

- Only 14 four-story townhouses
- Contemporary architecture
- Landscaped green spaces
- Gated community
- Guest parking
- Pet friendly
- Electric vehicle charging stations

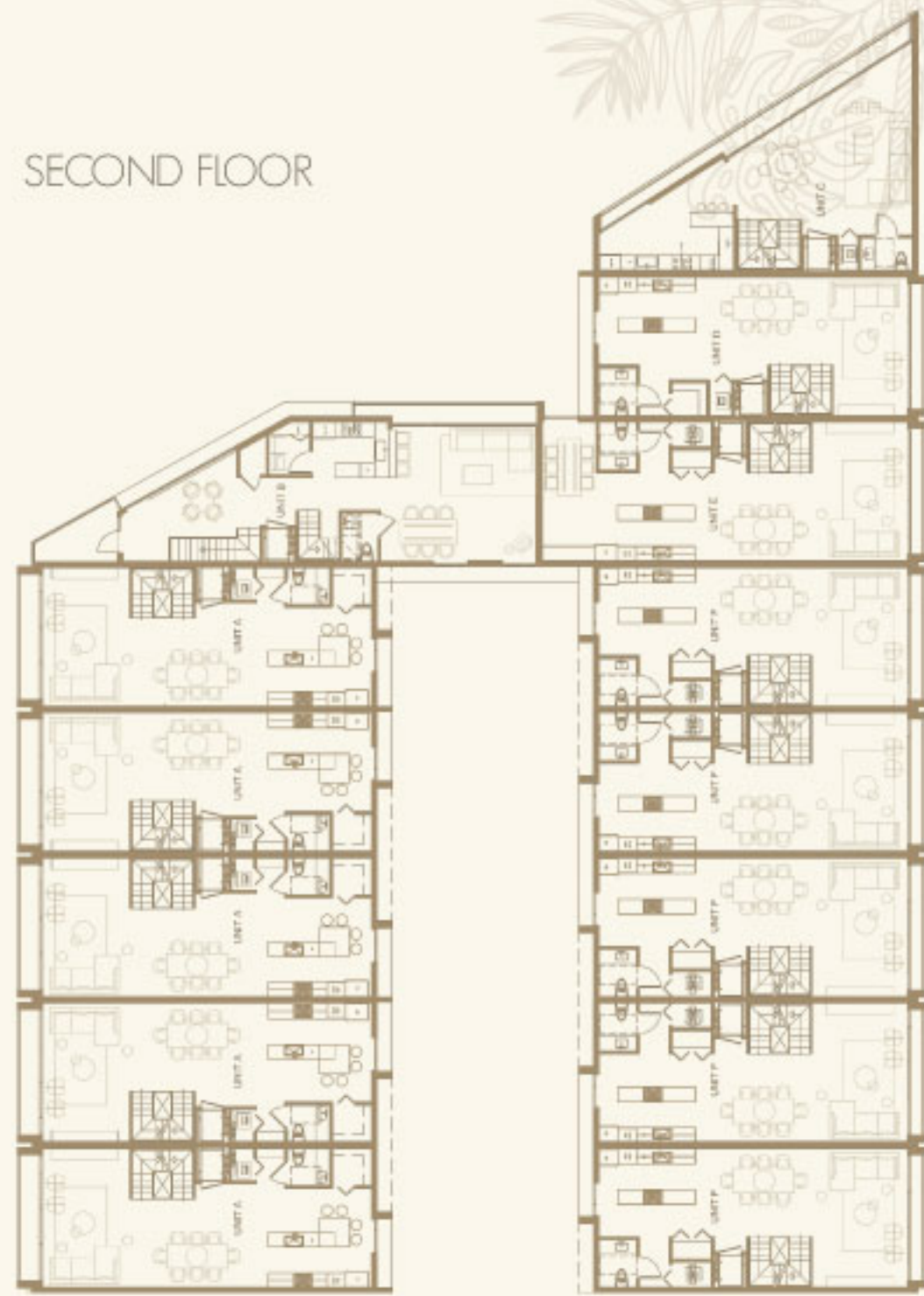
VILLAS FEATURES

- Luminous four-story townhouses
- Customizable 3 - 5 bedroom residences with guest quarters
- Private rooftop terraces offer a family room with a full bath under A/C. Summer kitchen, barbecue and jacuzzi optional
- Private patio or backyard
- 2 assigned parking spaces
- Private elevator in every residence
- Walk-in closet in master bedrooms
- 10 - Foot ceiling heights
- Individual storage on first floor
- Residences with smart ready technology
- Bathrooms with porcelain and Hansgrohe faucets
- European custom cabinetry and Bosch appliances in kitchens and bathrooms
- Laundry facility
- Designer ready residences

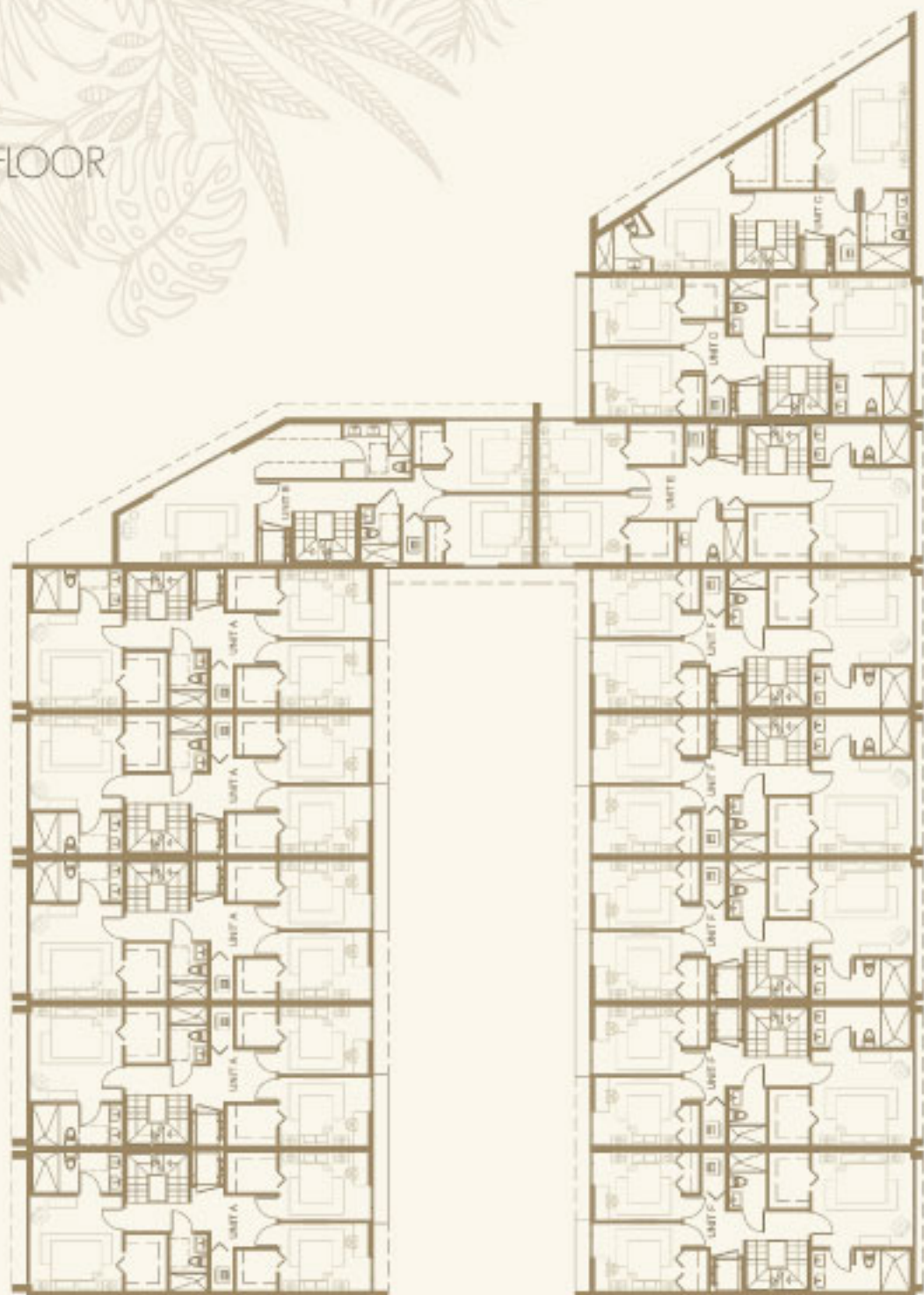
GROUND FLOOR



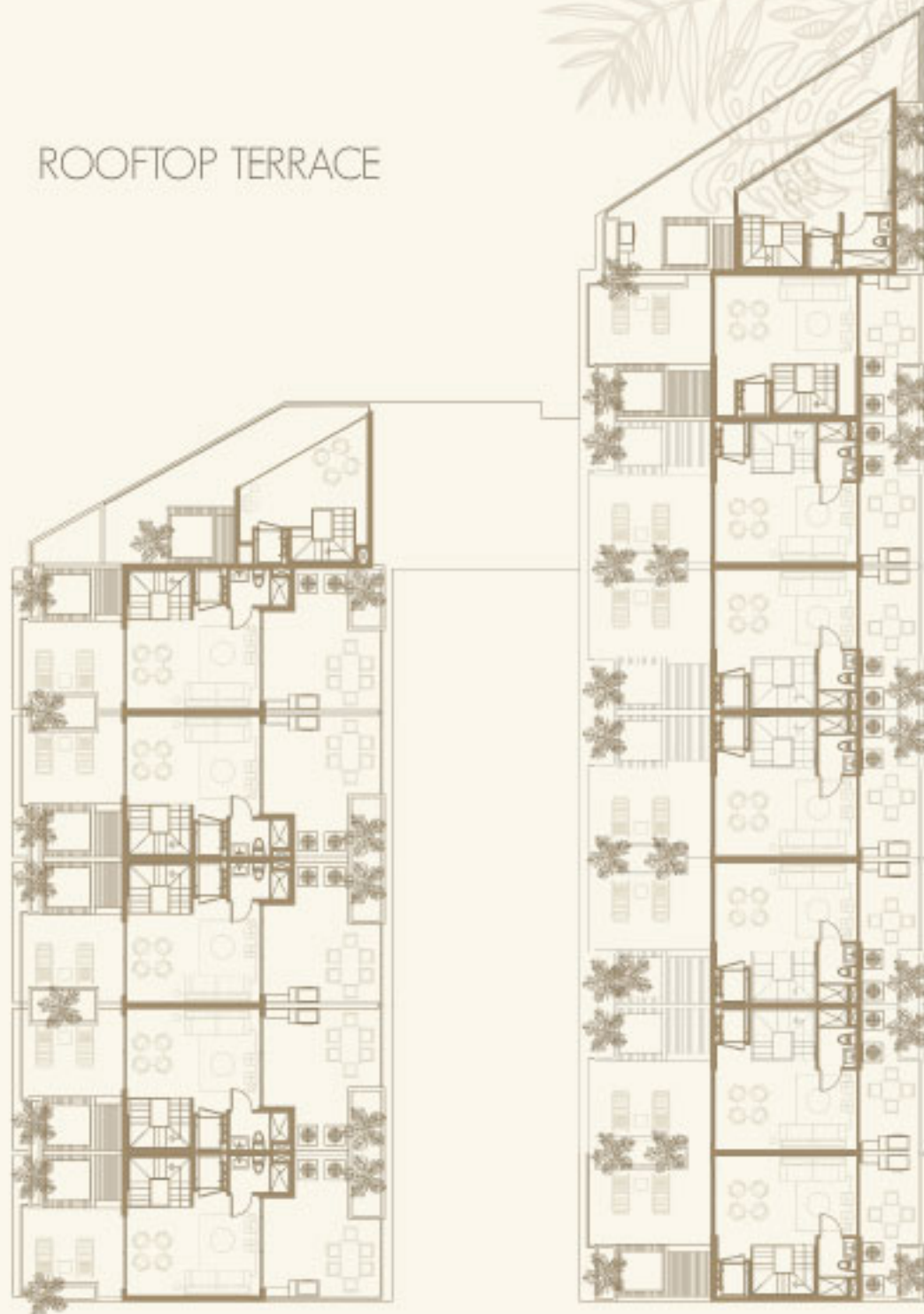
SECOND FLOOR



THIRD FLOOR



ROOFTOP TERRACE



Palm Villas was raised by a very special family of developers, architects, and real estate experts. A unique home in paradise, Palm Villas is a one-of-a-kind venture for its ability to fuse privacy, comfort, nature and design. Located in the heart of Bay Harbor Islands, in a natural setting of lush palm trees, the complex is composed of 14 luxurious villas with individual gate access and ample green space for family recreation. Each vila consists of 2 private garages, private elevators, floor-to-ceiling windows, private garden, barbecue and Jacuzzi.

Palm Villas was designed by the architectural team of Schapiro and Associates. Since it's creation in 1975 in Miami Beach, Florida, award winning Schapiro Associates has established an approach to design with an informed sensitivity to the needs of clients, enabling all members of the design team to make contributions in providing solutions to the economic, aesthetic, and functional needs of each project, while maintaining an emphasis on design excellence.

The developer teams of LDG and Team 18 partnered to make the Palm Villas vision a reality. LDG is a firm with success in real estate development since 2001. Dedicated to high quality work, professionalism, attention to detail, and a dedicated to constant improvement, LDG will ensure the success of Palm Villas.

The Team 18 group has developed over 35 projects of high urban impact. Innovative architectural design and high quality construction is of utmost importance, as evident by their numerous Bogotá and Quito projects in 2008. Together, they bring over 30 years of experience to the Palm Villas project. With past successes in Argentina, Uruguay, Venezuela, Ecuador, and Colombia, the two firms joined forces in 2013 to start projects in South Florida.

Currently, they have several projects in some of the most important cities in South Florida, including Aventura and Bay Harbor Islands. Most recently are their Bay Harbor Island projects, Kai and Bay Harbor ONE.

THE VISIONARIES BEHIND THE MAGIC



KAI



BAY HARBOR ONE



DEVELOPER
Bay Harbor TH1 LLC
in collaboration with



PalmVillasatBayHarbor.Com

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE PROJECT BROCHURE AND TO THE DOCUMENTS TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE SKETCHES, RENDERINGS, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS SIGN ARE PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. NO REAL ESTATE BROKER OR SALES AGENT (WHETHER ENGAGED BY DEVELOPER OR NOT) IS AUTHORIZED TO MAKE ANY REPRESENTATIONS OR OTHER STATEMENTS (VERBAL OR WRITTEN) REGARDING THE PROJECT, AND NO AGREEMENTS WITH, DEPOSITS PAID TO, OR OTHER ARRANGEMENTS MADE WITH, ANY REAL ESTATE BROKER OR AGENTS ARE BINDING ON THE DEVELOPER.

