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**DISCOVER
INVEST**

THE CLUB
BAY HARBOR

DISCOVER A BETTER QUALITY OF LIFE,
INVEST IN **THE CLUB AT BAY HARBOR.**

Steps away from the glamour of Bal Harbour, in the exclusive Bay Harbor Island, THE CLUB, with just 42 units, is presented as Miami's newest hidden treasure. Ideal for both investment as well as a vacation getaway, THE CLUB promises to become a symbol of prestige for the area at an unprecedented price.



With its stylish, modern lines **THE CLUB** beckons you to come in and be captivated. From the entrance to the modern lobby, your just right condo and the social rooftop terrace, you'll want to be part of this project. At **THE CLUB**, every last detail, every window and every balcony is perfectly designed for you to fully enjoy your stay.

Unlike other condo options in Miami, with excessive units and high traffic areas, **THE CLUB** offers exclusivity, style and elegance under a unique atmosphere in the middle of an island. Walking distance to everything you need, strolling down the main street of Bay Harbor – 96th street – you will find from boutiques and shops to restaurants and bars. Just cross the picturesque bridge towards the sea, and you'll be able to enjoy the endless attractions of Bal Harbour Shops, the imposing St. Regis, Collins Avenue, Surfside and the most coveted beaches of South Florida.

Get to know it and it won't be long before you decide to be part of **THE CLUB**.



FOTO: Terry Vine | Bal Harbour

» INVEST IN ARCHITECTURAL INNOVATION...

THE CLUB's modern design is a breath of fresh air amidst the traditional architecture of Miami's Bay Harbor Island. Eight stories tall, the harmony of the center glass column suggesting a nautical sail and signature style of the building rewards you with the most distinctive setting on the island.

» INVEST IN QUALITY OF LIFE...

Surrounded by lush beauty and the breeze from Biscayne Bay, your elegant condominium will feed your soul and soothe your spirit. **THE CLUB** reflects a unique architectural concept that combines a perfect, minimalist design with refined style. **THE CLUB** maximizes views of the bay and comfortable balconies surrounding the units, improve the unrivaled quality of life experience of this island.

» INVEST IN LOCATION AND SERENITY...

Just minutes from Miami Beach's busy Collins Avenue and the world-famous Bal Harbour Shops (among the most luxurious shopping malls in the US), paradoxically Bay Harbor Island will surprise you with its air of seclusion. When you cross the island bridge towards the bay, you will step into an upscale, intimate community that feels like it is hours away from the noise and rumble of the busy streets of Bal Harbour. **THE CLUB** is the best of both worlds... secluded, yet so close!



» INVEST IN ATTRACTIONS AND ACTIVITIES...

Stroll through residential streets and absorb the charm of the island in your new neighborhood. Within minutes, enjoy sipping a cool drink or coffee, shop at boutiques or dine at a nice restaurant. Sail away, enjoy the tennis courts, play golf or go to the nearby park for the children. Take off your shoes and walk through world-renowned Bal Harbour and Surfside beaches... Miami's weather will allow it all year long.

» INVEST IN EDUCATION...

Only two blocks away from THE CLUB, you'll find the prestigious Ruth K. Broad Elementary School.

» INVEST IN THE CLUB AT BAY HARBOR

Location, architectural innovation and serenity are some of the values that enrich this project. Enjoy life, THE CLUB at Bay Harbor style.



FOTO: Doug Castanedo | Bal Harbour

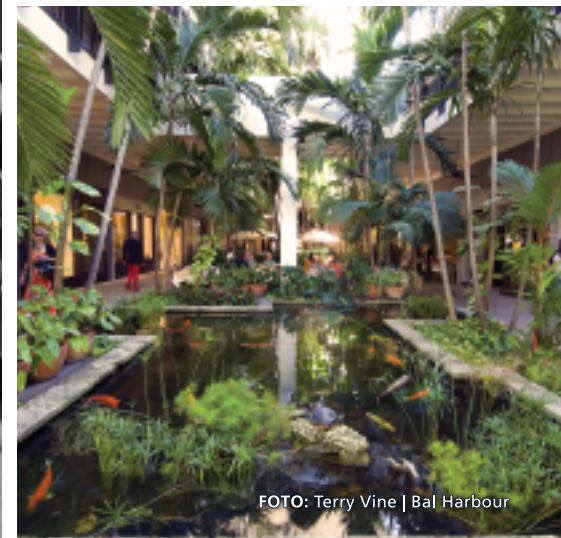


FOTO: Terry Vine | Bal Harbour

AMENITIES

Facilities, equipment and cutting edge finishes complement your investment. THE CLUB is certain to surpass your expectations with the following amenities.

COMMON AREA AMENITIES:

- Modern Lobby with Italian furniture.
- Landscaping with green areas.
- Fully equipped terrace with 360-degree views.
- Views of Biscayne Bay and the Atlantic Ocean.
- Large heated infinity pool.
- Deck and sun terrace with lounge type chairs.
- Gym overlooking the pool.
- Reception area and grills.
- Visitor parking spaces.

PRIVATE SERVICES OF THE CLUB:

Investing in THE CLUB, you'll be able to enjoy social areas with all the features of a club, but with the tranquility of a private and independent area.



UNIT AMENITIES:

- Large rooms in all units.
- Wide and private balconies.
- Dressing rooms with walk-in closet.
- Bathrooms with granite countertops.
- Main bath equipped with bidet.
- Covered and assigned parking.
- Fully equipped kitchens. *
- Granite kitchen countertops.
- Accessories and fittings of stainless steel.
- Washer and dryer in each unit.

(*) **The kitchens include:** refrigerator with freezer and ice / water dispenser, electric stove with oven, microwave and dishwasher.



TEAM

In the last twenty years, the Blue Road team, led by Jorge Savloff and Marcelo Tenenbaum, has developed over thirty distinctive properties in South America and Florida. More than half of them are located in South Florida. BH Developers society is created by Blue Road for the project THE CLUB, with its own offices in Bay Harbour Island.

Their formula is simple: they associate with their clients to find the best properties and the best deals on the market. Thanks to its strong relationships with local and international developers, BH Developers serves both individual investors and companies interested in commercial real estate. With services in English, Spanish, Portuguese and Italian, BH Developers created an international network of investors in the United States, Latin America and Europe. The company combines the personalized services of an exclusive real-estate company, with the scope of a multinational corporation.

Why invest in South Florida? Growth in South Florida shows no signs of stopping. Its immigration rate is the highest in the country. On the other hand, Miami and Fort Lauderdale are international ports, extremely organized cities and not to mention beautiful destinations. Due to that, foreign investment continues to grow and maintain the real-estate market of South Florida, in particular Miami, full of opportunities.

THE CLUB is the latest development in the company's distinguished portfolio.



