

O RESIDENCES

BOUTIQUE ISLAND LIVING



## **O (EAU)**

FRENCH TRANSLATION FOR WATER, ESSENTIAL TO ALL FORMS OF LIFE AND UNIVERSALLY REGARDED AS THE ELEMENT OF CALM, RELAXATION, AND PURITY.

## **WELCOME TO BOUTIQUE ISLAND LIVING**

COMPLETELY SURROUNDED BY THE SPECTACULAR SAPPHIRE WATERS OF THE FLORIDA COAST, O RESIDENCES IN BAY HARBOR ISLANDS OFFERS A UNIQUE OPPORTUNITY TO INDULGE IN EXCLUSIVE ISLAND LIVING.

WITH 41 LUXURY WATERFRONT RESIDENCES JUST STEPS FROM BEACHES, GOURMET DINING, SHOPPING AND A SIZZLING NIGHTLIFE, RESIDENTS ENJOY THE BEST OF ALL WORLDS.



## 41 BREATHTAKING RESIDENCES

All drawings are conceptual renderings and the developer expressly reserves the right to make modifications. Actual views may vary and cannot be guaranteed. Views shown cannot be relied upon as the actual view from any particular unit within the condominium. Improvements, landscaping and amenities depicted may not exist. Photographs may be stock photography used to depict suggested lifestyles rather than any that may exist. Prices, plans, architectural interpretations and specifications are subject to change without notice.



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SOUTH BEACH

BRICKELL

INDIAN CREEK GOLF COURSE

KANE CONCOURSE

THE PALM RESTAURANT



O RESIDENCES  
BOUTIQUE ISLAND LIVING

9821 EAST BAY  
HARBOR DRIVE



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BEACH

ATLANTIC OCEAN

COLLINS AVE

ST. REGIS



O RESIDENCES  
BOUTIQUE ISLAND LIVING

BAL HARBOUR  
VILLAGE

BAL HARBOUR  
SHOPS

LOCATION







TOP-OF- LINE  
ACCESS CONTROL  
AND “SMART”  
TECHNOLOGY  
READY UNITS

ONE, TWO AND THREE  
BEDROOM LUXURY  
WATERFRONT RESIDENCES.

Floor to ceiling windows with bay views.

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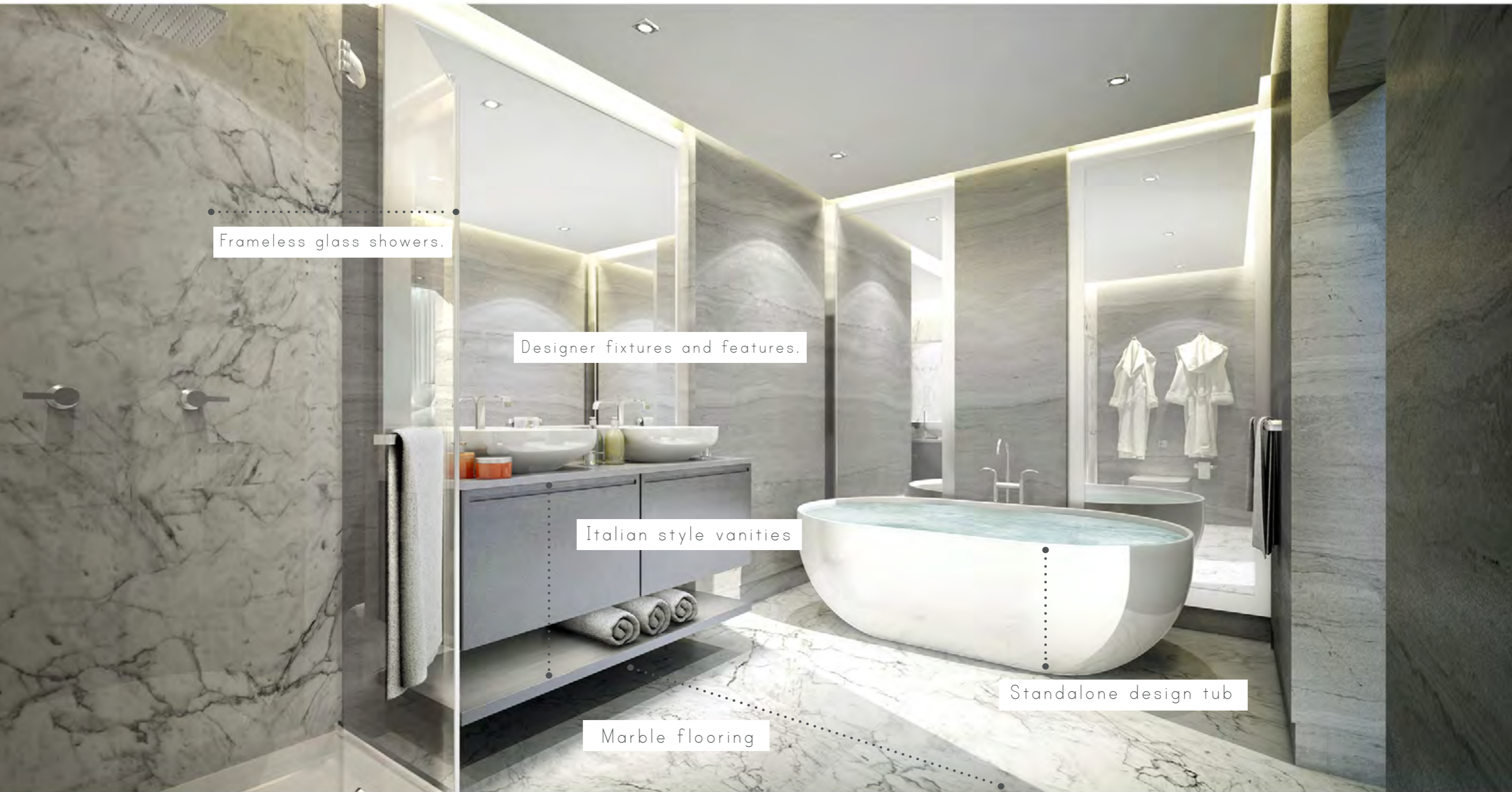


Italian style kitchen cabinetry.

State-of-the-art stainless steel appliances.

Natural quartz countertops.

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.....  
Frameless glass showers.

Designer fixtures and features.

.....  
Italian style vanities

.....  
Standalone design tub

.....  
Marble flooring

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Waterfront summer kitchen.

Bay front water deck with hot-tub and views of the bay.

## EXCLUSIVE AMENITIES

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SPECTACULAR AMENITIES  
DECK WITH ZERO-EDGE ZEN  
POOL AND INFINITY HOT-TUB  
WITH CASCADING WATERFALL.

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1000 Square Foot fitness center

Steamroom and showers

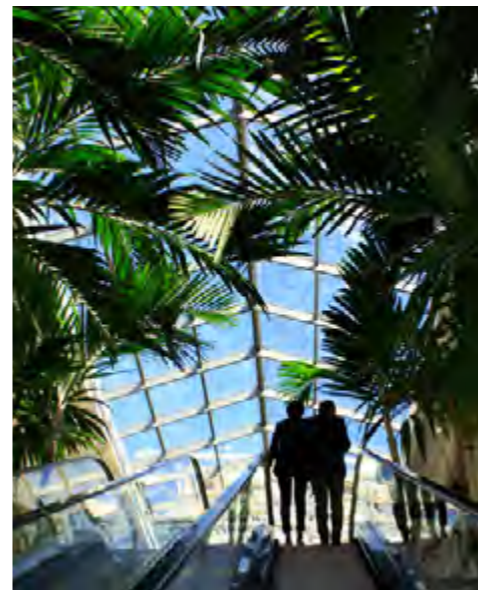
State of the art equipment

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# BAY HARBOR ISLANDS



THE TOWN OF BAY HARBOR ISLANDS, IS A GROWING AND VIBRANT COMMUNITY



FINE HOMES LUXURY CONDOMINIUMS, AND APARTMENTS



THE TOWN IS HOME TO A K-8 SCHOOL, RETAIL SHOPS, RESTAURANTS, PROFESSIONAL OFFICES AND MANY OTHER BUSINESSES



NEAR SOUTH BEACH, BAL HARBOUR, DOWNTOWN MIAMI AND OTHER AREAS IN MIAMI-DADE COUNTY



AN IDEAL PLACE TO "LIVE AND WORK"

JUST STEPS FROM THE BEAUTIFUL BEACHES, SHOPPING AND DINING OF BAL HARBOUR



BAY HARBOR ISLANDS OFFERS THE IDEAL LOCATION FOR SOPHISTICATED LIVING WITH A RELAXED ISLAND FEEL







MUSE SUNNY ISLES BEACH



UPTOWN MARINA LOFT AVENTURA



ARTECH AVENTURA



CHASE BANK BUILDING



OCEAN POINT SUNNY ISLES BEACH

## PARTNER / DEVELOPER / S2 DEVELOPMENT

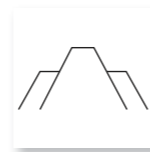


Founded by Jacques C. Stivelman and Marc D. Schmulian,

**S2 Development** is a fully integrated real estate development and investment company whose principals bring a track record of success having developed and delivered more than a million square feet of luxury product with over half a billion dollars in sales.

**S2 Development** remains focused on luxury product having worked with several of the world's most notable architectural designers such as Carlos Ott, Philippe Starck, Luis Revuelta, Bosco Architects and Kobi Karp.

## PARTNER / BH-LK INVESTMENTS



**BH-LK INVESTMENTS** and its affiliated companies is a US based real estate private equity, investment and development company with operations in Miami, New York and Buenos Aires. BH-US Investments currently has under development assets for a value in excess of \$130 million USD in the South Florida region including both commercial and residential projects. BH LK Investments Founder and Managing Partner Andres H Klein and Ian Ludmir have each more than 20 years of real estate experience with more than \$1 billion value of structured transactions in the US and more than 2000 units developed in Latin America.

# DISCLAIMER

Oral representations cannot be relied upon as correctly stating 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.

Obtain the property report required by federal law and read it before signing anything. No federal agency has judged the merits or value, if any, of this property.

This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. This is not an offer to sell, or solicitation of offers to buy, the condominium units in states where such offer or solicitation cannot be made.

These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area that would be determined by using the description and definition of the “unit” set forth in the declaration of condominium (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). All depictions of appliances, plumbing fixtures, equipment, counters, soffits, floor coverings and other matters of detail are conceptual only and are not necessarily included in each unit. Consult your agreement and the prospectus for the items included with the unit. Dimensions and square footage are approximate, will vary with specific unit type, and may vary with actual construction. Additionally, measurements of rooms set forth on any floor plan are nominal and generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Unit orientation and windows (including number, size, orientation and awnings), balcony/lanais (including configuration, size and railing/balustrade), structure and mechanical chases may vary. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion and without notice.

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BAY HARBOR, MIAMI, 33154