



sereno

BAY HARBOR ISLANDS

style • sophistication • a life to live fully without formality

PREVIEW PACKAGE / NOT FOR DISTRIBUTION



A PRIVATE GETAWAY THAT IS CLOSER THAN YOU THINK.
AN ISLAND, ON THE BAY, JUST STEPS FROM THE BEACH.



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.



Bay Harbor Islands



Nestled between the American Riviera and paradise is an island known by the world and enjoyed by only a select few. Luscious green foliage and palm lined streets invite luxury, privacy, and an exclusive address that is none other than Bay Harbor Islands.

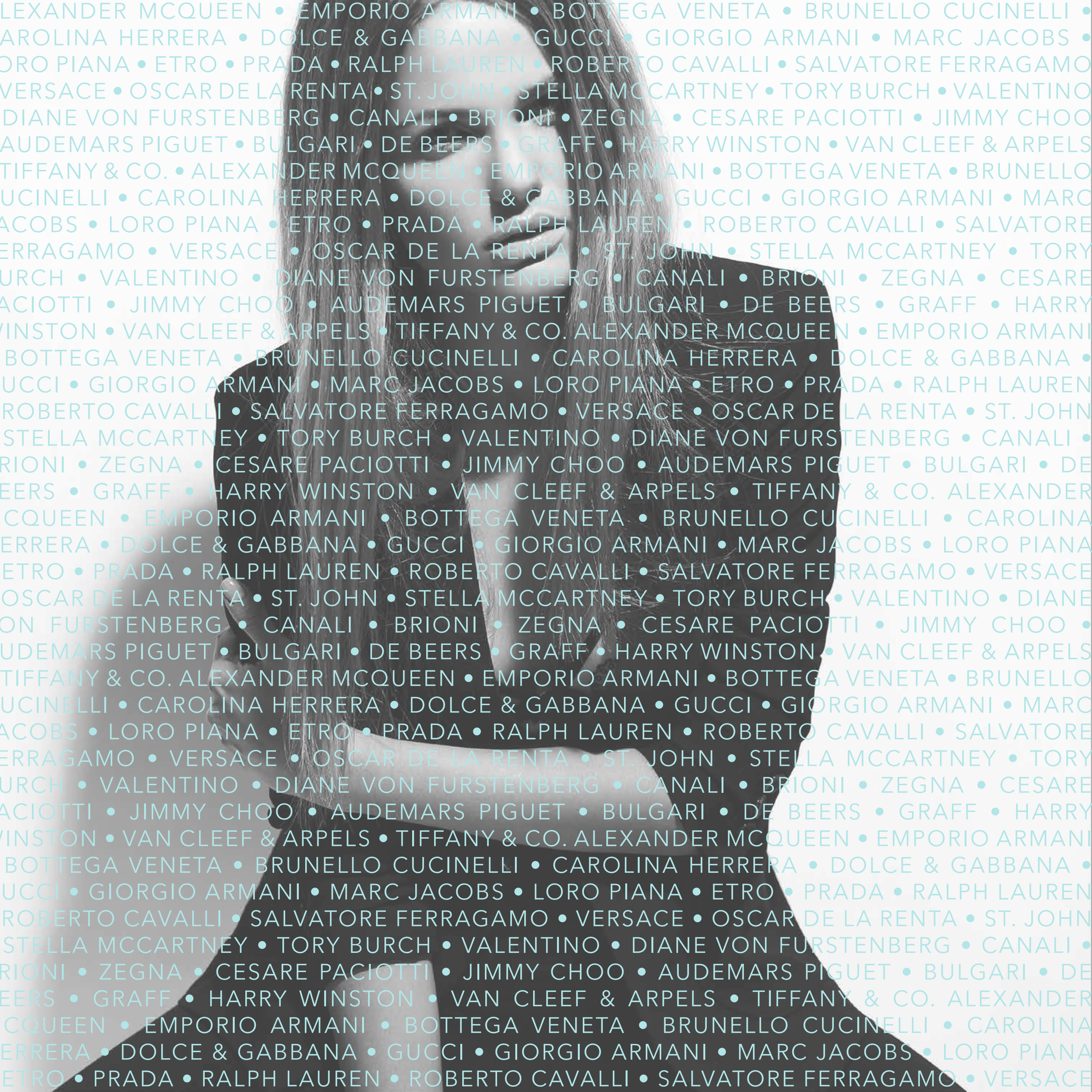


SERENO is more than a residential experience, it is a one-of-a-kind community consisting of 3 bay view residential properties. Residents enjoy unparalleled amenities by sharing each property's unique features and attributes. Nestled in the exclusive Bay Harbor Islands, enjoy your own private island retreat while still just a few minutes away from luxurious shopping and fashion.

We welcome you to
laid-back-luxury.



Bal Harbour



Walk or paddleboard to the destination for fashion and luxury.



LUXURY & SHOPPING
Bal Harbour Shoppes
an international destination for the world's finest shopping and most prestigious brands



The most sophisticated interpretation of bayfront living.

Serenom

sereno

8 Story Waterfront Residential Tower
40 Residences

1

2

3

7 Story Residential Tower
49 Residences

2 Story Villa/Townhouse Cluster
18 Residences

EXISTING 3-STORY
RESIDENTIAL CONDOMINIUM

E Bay Harbor Dr

Bay

101st St

102nd

103rd St



With a personality and sensibility distinctly its own, Sereno offers something new - we call it laid back luxury. An intimate waterfront community consisting of private residences and villas, Sereno features an open and airy design both in architecture and interiors. Simply put, it is the rare contradiction of that which is sophisticated and fashionable, while being comfortable as well... just as your sanctuary should be.

Bay Harbor Islands are one of the most coveted destinations on Miami Beach, neighboring Bal Harbour and separated only by its turquoise waters of the Florida Bay and magical island playground.

Nothing compares to the spirit and energy of island living. Nothing compares to a waterfront location just steps from Bal Harbour and white sand beaches. Nothing compares to the amenities you get from three unique properties combined for your enjoyment.

Escape to an experience that was previously known only in the great islands of St. Barth and Capri - until now.

WELCOME TO YOUR PRIVATE RETREAT
1 SERENO RESIDENCES EAST
40 Residences



ARTIST INTERPRETATION. MAY BE CHANGED BY DEVELOPER WITHOUT NOTICE.



ARTIST INTERPRETATION. MAY BE CHANGED BY DEVELOPER WITHOUT NOTICE.

The ultimate balance between the world outside and your inner sanctum begins the moment you take step from your vehicle. You'll notice the courtesy of a trained valet, the imported stone beneath your leather sole and the entryway that rivals the best of island resorts - reflecting both sea and sky, none of it coincidental.



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ROOFTOP POOL WITH ACTUAL VIEW

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SERENO's location gives you direct views of the ocean and turquoise bay waters - offering you both safe harbour and a super-highway to the Carribean destination of choice.

ROOFTOP BAR LOUNGE



ROOFTOP AMENITY DECK

- Relaxation Pool
- Jacuzzi
- Cabanas & Chaise Lounges
- Bar & BBQ Grill with Lounge
- Firepit
- Landscaped Gardens
- Life-size Chess Game
- Bay-Viewing Deck
- Outdoor Movie Theater
- Party-sized Outdoor Dining Table



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2 SERENO RESIDENCES WEST

49 Residences



SERENO's West Tower offers exceptional island living with a unique set of its own amenities and style. As part of a waterfront community, you will enjoy endless views, all the benefits of The Bay Club and be surrounded by fountains, lush gardens and a sense of arrival much like a private home.





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JET SKIS

PADDLEBOARDS

KAYAKS

BICYCLES

BOATS

PRIVATE BOAT SLIPS

BAYFRONT VIEWING DECK

OUTDOOR FIREPLACE

COMMUNITY DOCK

ENDLESS SUNRISE

TURQUOISE WATERS

SAND BAR

LOUNGE CHAIRS

sereno



FACT SHEET *LIKE NO OTHER*

LOCATION:

East Bay Harbor Island is destined to become a *destination* for island chic living and will evolve quickly into one of the great communities for lifestyle. Just steps from the beach and Bal Harbour Shoppes, this bayfront community is exceptional and unique. SERENO will also be the only private community on the island to feature three unique properties that come together with amenities and diverse residential options.

COMMUNITY FEATURES AND AMENITIES:

- 24 HOUR SECURITY
- 2 FITNESS CENTERS AND STATE-OF-THE-ART FITNESS EQUIPMENT
- SAUNA AND STEAM ROOMS
- PRIVATE BOAT SLIPS (ASK FOR SIZE AND DEPTH DESCRIPTION)
- PRIVATE PARK AND CHILDREN'S OUTDOOR PLAY AREA
- NEWS/MEDIA BREAKFAST CAFE ROOM
- 3 COMMUNITY POOLS
 - ROOFTOP POOL
 - LAP POOL
 - FAMILY POOL

BAY CLUB

- SERENO COMMUNITY DOCK AND VIEWING DECK
- LOUNGE AREA WITH FIRE PIT
- COMMUNITY PADDLE BOARDS
- COMMUNITY KAYAKS
- COMMUNITY BICYCLES

ROOFTOP AMENITIES WITH BAY AND OCEAN VIEWS

- POOL WITH LOW DEPTH AREAS FOR LOUNGING
- JACUZZI
- OUTDOOR THEATER WITH SURROUND SOUND AUDIO
- LOUNGE AREA WITH FIRE PIT
- BAR-B-QUE DESIGNATED AREAS
- BAR AREA
- OUTDOOR DINING AREA
- POOLSIDE CABANAS
- GAMING LOUNGE AREA WITH CHESS DESIGN

RESIDENCE FEATURES:

- 9FT HIGH CEILINGS OR MORE ON ALL RESIDENCES
- PRIVATE ELEVATOR ACCESS IN SELECT UNITS
- REMOVE FOB ACTIVATED ELEVATORS
- TWO ASSIGNED, COVERED SELF-PARKING SPACES PER UNIT
- FLOW THROUGH RESIDENCES IN SELECT UNITS
- DOUBLE DOOR ENTRIES PER PLAN

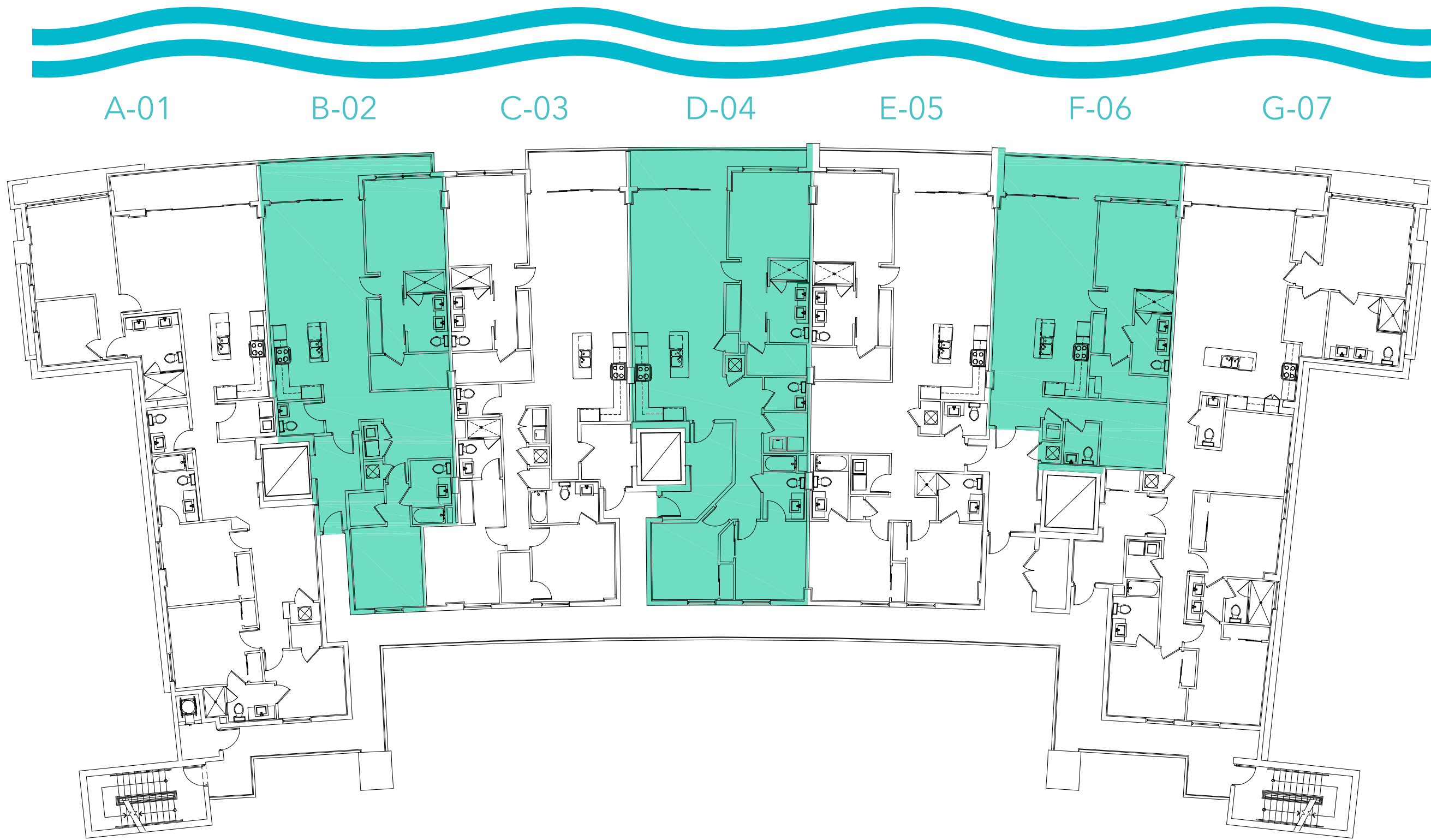
UNIT SIZES RANGING FROM 1000 SQ. FT. TO MORE THAN 2200 SQ. FT
PRICES FROM THE \$500'S



1

SERENO RESIDENCES EAST

40 Residences



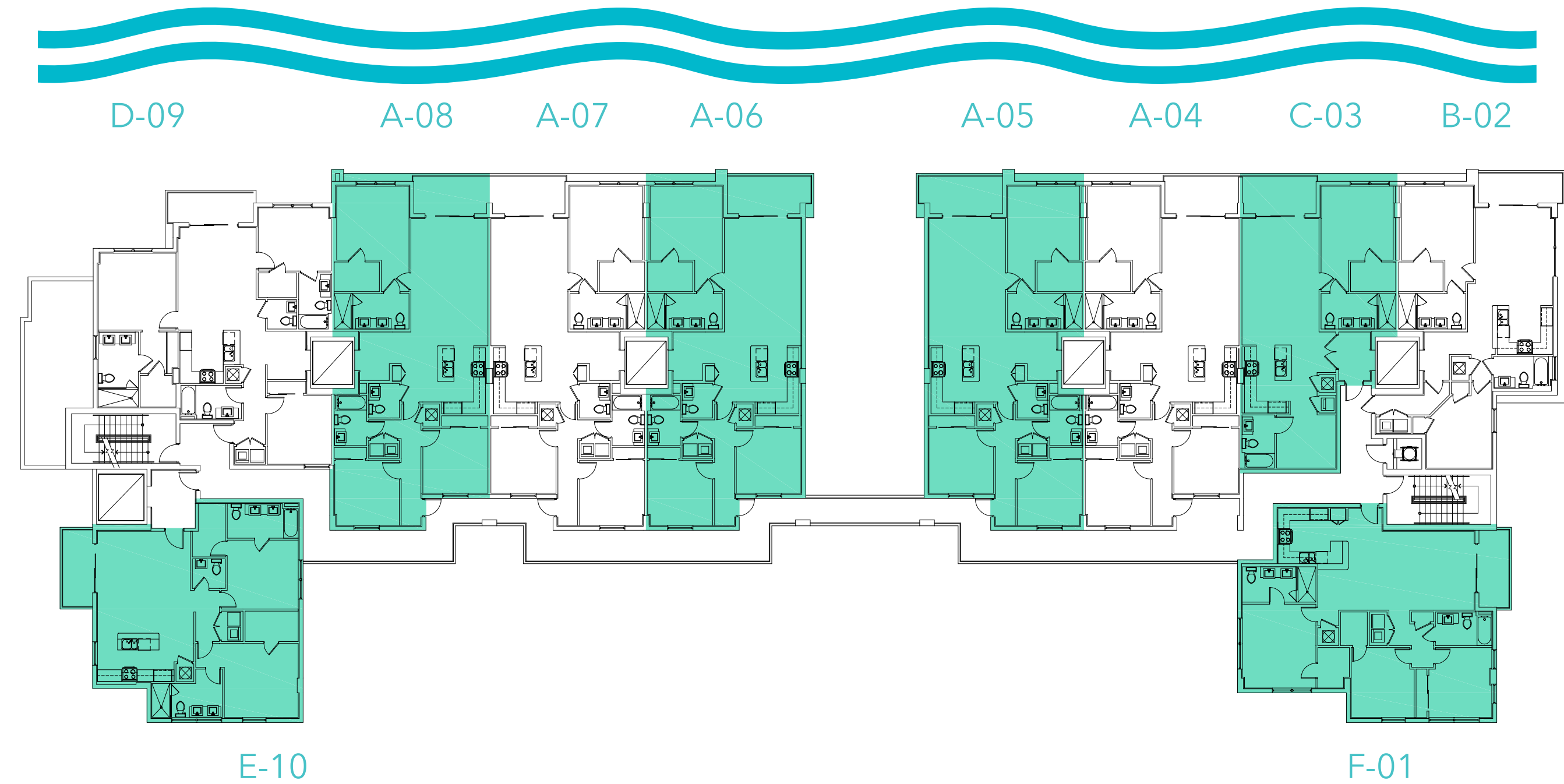
LEVEL 4 - 7
TYPICAL KEYPLAN

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. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, 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 Offering Documents for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction.

SERENO RESIDENCES WEST

2

49 Residences



LEVEL 4-6
TYPICAL KEYPLAN

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TEAM STRENGTH

INTEGRA INVESTMENTS
& 13TH FLOOR INVESTMENTS - DEVELOPMENT

CORWIL ARCHITECTS - DESIGN

STEVEN G. INTERIORS

KEY INTERNATIONAL SALES
400 SUNNY ISLES / EDEN HOUSE / 1010



UNPARALLELED EXECUTION

se re no



10201 E Bay Harbor Dr. Unit 1, Bay Harbor Islands, Fl. 33154

SERENOmiami.com



The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure 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. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. The photographs contained in this brochure may be stock photography and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed and are merely intended as illustrations of the activities and concepts depicted therein.

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