

Welcome to your hidden sanctuary

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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 Purchase Agreement 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. Please see back page for additional information.



Hidden away in a secluded corner of
the luxurious Miami lifestyle,
there is a private retreat of pure perfection.

The Harbour.

A world of pristine, calm, coastal waters and
lush botanical gardens. A return to relaxed elegance
and naturally beautiful living.

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

THE HARBOUR





*A secret
oasis ready
to be
unveiled*

Location & Neighborhood

H | 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 Sunny Isles Beach
- 08 Haulover Park

CONVENIENCES

- 09 The Fresh Market
- 10 Epicure Market
- 11 Publix Supermarket
- 12 Target
- 13 Costco

HOTELS

- 14 Trump International Beach Resort
- 15 Acqualina Resort & Spa
- 16 St. Regis Bal Harbour Resort
- 17 Ritz-Carlton Bal Harbour
- 18 Turnberry Isle Resort Golf Club



A privileged and prime location

Nestled between Sunny Isles and Aventura is one of the finest waterfront sites in Miami. With unique access to the bay and just minutes from the ocean, luxurious world-class shopping, exclusive restaurants, golf courses and natural parks, The Harbour allows you to take advantage of the water, as well as the land.



Enjoy the best of nature and the outdoors
in a place unlike any other.
A lifestyle unmatched anywhere else in the world.
Everything you need.
Everything your heart desires.
It's all right here.

The Harbour makes the entire Miami experience
yours like never before.



The Arrival

With its modern porte-cochere entrance, captivating gardens and reflecting pools, your experience with The Harbour begins the moment you enter the driveway. Stone and glass accents create a seamless transition between indoors and outdoors creating an unforgettable ambience where the water is felt the moment you arrive.





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 area's only breezeway lobby, which invites bay breezes and blue skies directly inside. Cascading indoor fountains flow outdoors to an 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 Beach and Aqua Club

Fulfill your every desire in the bright turquoise waters of the beach and the Aqua Club. Sophisticated amenities are plentiful here - with activities coordinators available to help you choose from a wide variety of water activities including; boating, paddle boards, kayaks, windsurfing, sailing, scuba diving and fishing. Enjoy a delightful meal at our exclusive waterfront restaurant or relax on the beach sipping a cocktail in your own private cabana.

Aqua Club

IN THE HARBOUR



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. Palms gently sway in the breeze. And the pool's infinity edge dissolves all barriers between you and the bay.



Indulge in 5-Star Service

Afternoons at home transform into a holiday escape as we pamper you with all types of fine beverages including chilled cocktails, fresh smoothies and green juices. Enjoy gourmet food by the beach, the pool, the fire pit, at the spa or at any of the other common areas of the property. Attentive staff bring towels, chilled beverages and refreshments to you poolside.





Every day is a holiday at the Aqua Club

Delight in all that the turquoise waters of Miami have to offer right in your own secluded bay. At our one-of-a-kind Aqua Club, you can be a part of endless excitement and fun like paddle boarding, windsurfing, fishing, kayaking and so much more - and at no extra cost.* Simply walk out your door, and the water is there. Ready and waiting.

*Excludes motorized sports



Outdoor Activities

IN THE HARBOUR



For any and every aficionado

No matter what your game, you'll not only find a place here to play, you'll even find the equipment you need. Our extensive sports facilities, courts and multi-purpose field are perfect for sports lovers. Racquets, balls, as well as bicycles for exploring, are readily available on request.

The exercise enthusiasts do not need to feel left out – come experience the latest exercise trend at our state of the art Vita Course with various outdoor exercise stations thoughtfully designed to maximize your workout. A perfectly planned course, a full route around the trail provides a complete cardiovascular and muscle workout.





Fun isn't just for grown-ups

Our kids areas allow little minds and bodies to develop, stretch, play and learn. Whether it's painting or coloring a masterpiece, splashing around in the outdoor water zone, playing games in the Arcade Room or climbing, jumping, running and swinging around in the kids playground, your child's favorite activities can be enjoyed to the fullest and filled with laughter both indoors and outdoors.



The Sanctuary

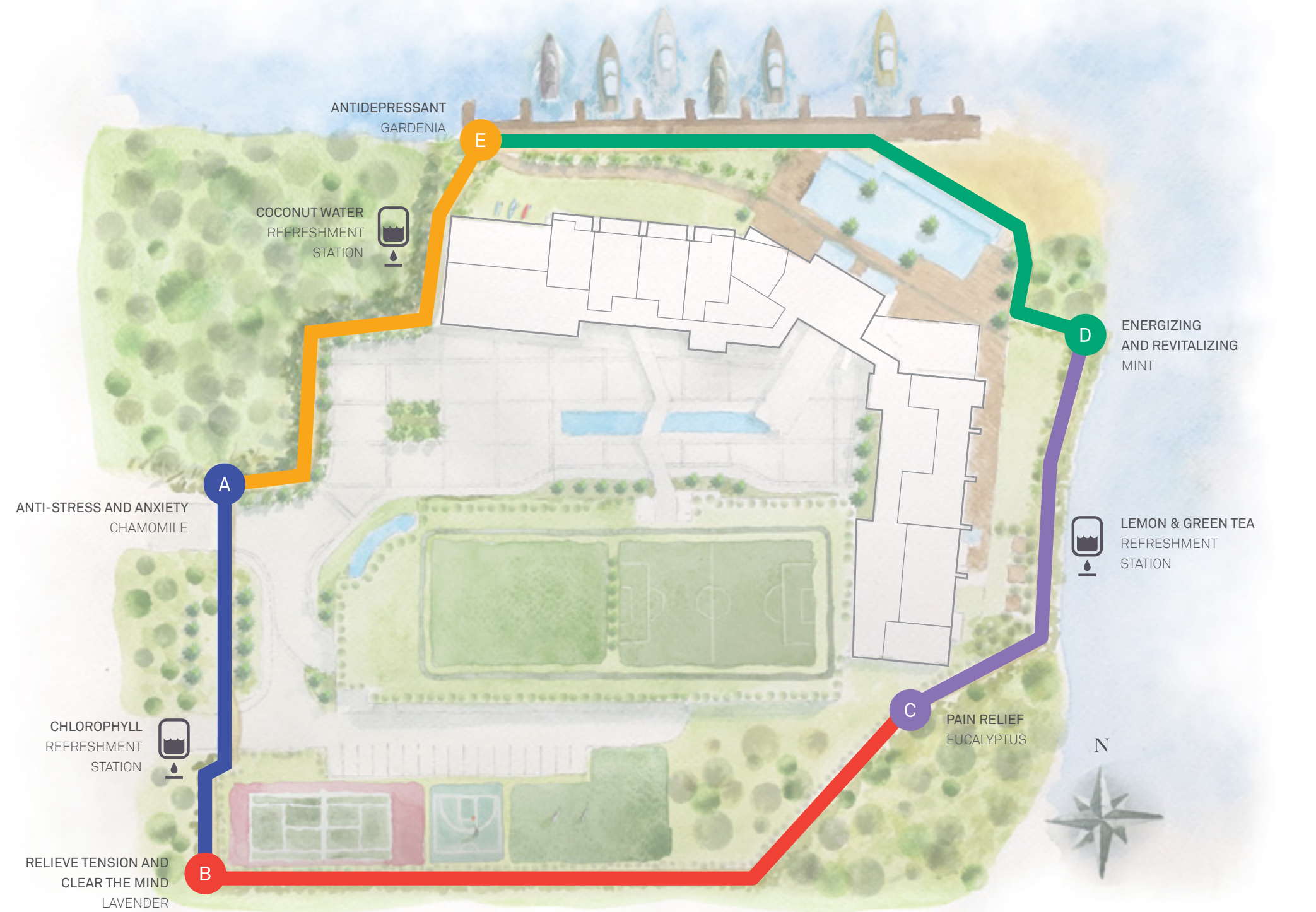
THE HARBOUR



Aromatherapy Trail

THE PATH TO HEALTH AND WELLNESS

Rejuvenate the mind. Invigorate the body. And awaken your senses during a peaceful walk or run through the Aromatherapy Trail. Discover carefully chosen plants whose restorative powers of aromatherapy can help heal the soul and body.



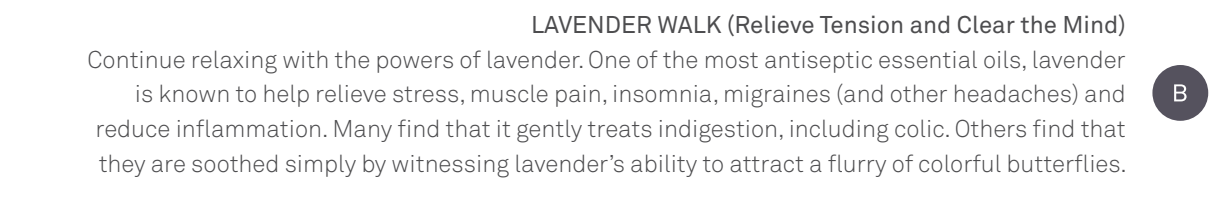
ARTIST INTERPRETATION



CHAMOMILE WALK (Anti-Stress and Anxiety)

Start your path with the powerful smell of chamomile, a simple, healthy and delicious way to relieve anxiety and tension. Chamomile's wonderful fragrance can help relieve stress and promote general relaxation. When it's made part of your daily routine, it helps deliver long-lasting benefits.

While passing by this section, don't miss a stop at our chlorophyll station to take advantage of its cleansing properties.



LAVENDER WALK (Relieve Tension and Clear the Mind)

Continue relaxing with the powers of lavender. One of the most antiseptic essential oils, lavender is known to help relieve stress, muscle pain, insomnia, migraines (and other headaches) and reduce inflammation. Many find that it gently treats indigestion, including colic. Others find that they are soothed simply by witnessing lavender's ability to attract a flurry of colorful butterflies.



MINT WALK (Energizing and Revitalizing)

Mint is far more than a refreshing flavor in a cup of tea, it's also a powerful antiseptic and stress reliever. It can be used as an astringent and an antiemetic, contains antibacterial and antimicrobial properties and as an antiviral, works wonders as a decongestant and expectorant. And of course, there is nothing quite like having fresh, minty breath.



GARDENIA WALK (Antidepressant)

For centuries, the heavenly fragrance of gardenias has been known to cleanse the foulest of moods. A detoxifying agent, gardenias also help relieve stress, anxiety and tension. The flower contains properties that allow its oil to be used in aromatherapy as an antibacterial, antidepressant, anti-inflammatory, and for correcting hormonal imbalances.

Remember to hydrate yourself with the finest coconut water, nature's most powerful drink.

A

B

C

D

E

The Lush Spa

Inspired by nature and balance, our indoor/outdoor 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 discover the restorative essential oil treatments, aromas and beautiful vistas of the outdoors.



The view from your secret oasis



VIEW FROM THE NORTH TOWER

VIEW FROM THE SOUTH TOWER

Interiors & Appliances

IN THE HARBOUR



The Kitchen

Each residence is fully equipped with the finest European-influenced kitchen cabinetry and finishes. Contemporary open-concept floor plans are ideal for social gatherings and everyday living.



The Bathroom

Spacious bathrooms with deep soaker tubs offer respite and serenity. Elegant and stylish, with the modern conveniences you expect, your home at The Harbour falls nothing short of inspired.



Facts & Key Plans

BUILDING FEATURES

- 425 luxury residences spread across two, 32-story towers with private elevators (per plan)
- Gorgeous architectural design by renowned firm, Corwil Architects
- Contemporary elegant interiors by world renowned designers, The Design Agency
- Smart home technology ready
- Dramatic, indoor/outdoor multi-story lobby with panoramic pool and bay views
- Secure covered parking with 24-hour surveillance and valet service
- 24-hour on-site security personnel and video monitoring
- Exclusive concierge, dry-cleaning and laundry services
- One assigned covered parking space per residence
- Private gated community

AMENITIES AND SPORTS

- Serenity Trail with Vita Course fitness stations winding throughout the property
- Fun-filled kid-friendly areas including Arcade Room, Outdoor Water Play Zone and Playground
- Sports facilities for tennis, soccer, basketball, racquetball and open-play
- Large outdoor BBQ and gathering area
- Fenced dog park
- Planned private The Harbour Marina providing boat slips with easy bay and ocean access

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

AQUA CLUB

- Fully-equipped Aqua Club featuring personal activities coordinators available to help residents choose from a wide variety of activities including: boating, paddle boards, kayaks, windsurfing, sailing, scuba diving, fishing, biking and so much more
- Indoor/Outdoor restaurant and bar accessible from lobby, pool and The Harbour Marina
- Adult relaxation and tanning sundeck
- Full-service private Beach Club with daybeds and lounges
- Breathtaking pool with endless bay views

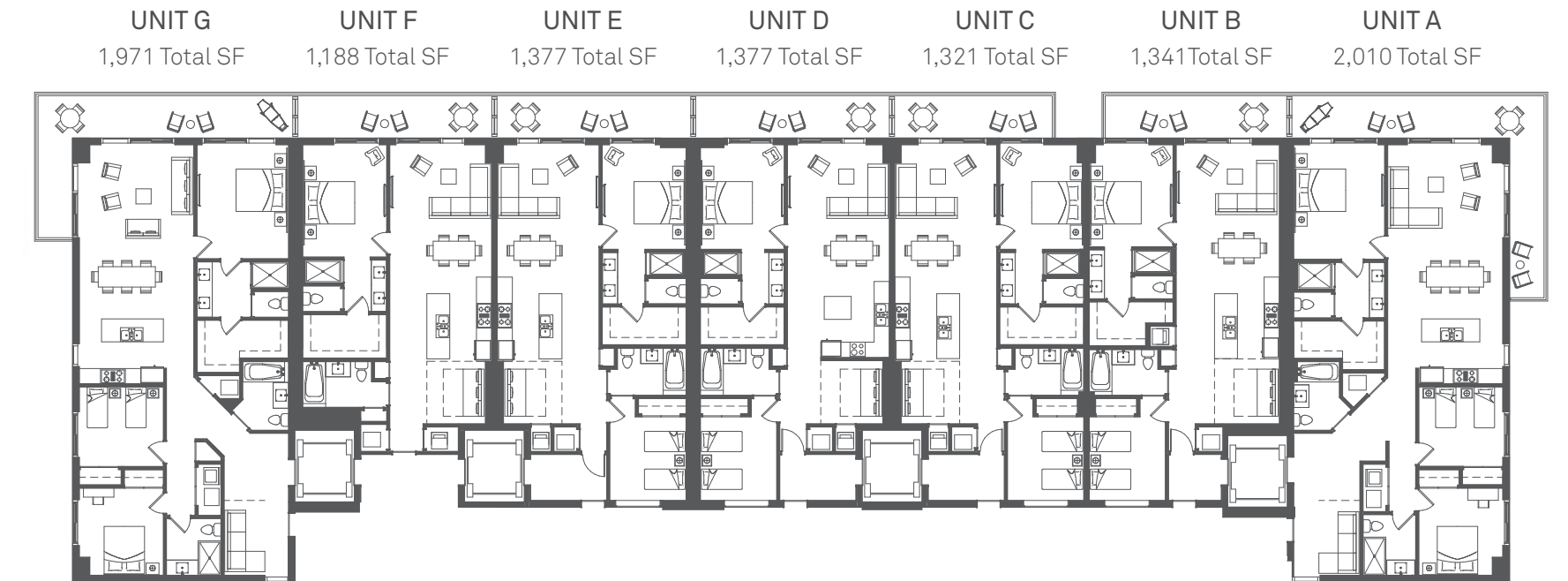
ENERGY – The Fitness Center

- 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 available
- Instructor-led classes and activities available
- Organic juice and smoothie bar

GROVE – The Social Lounge

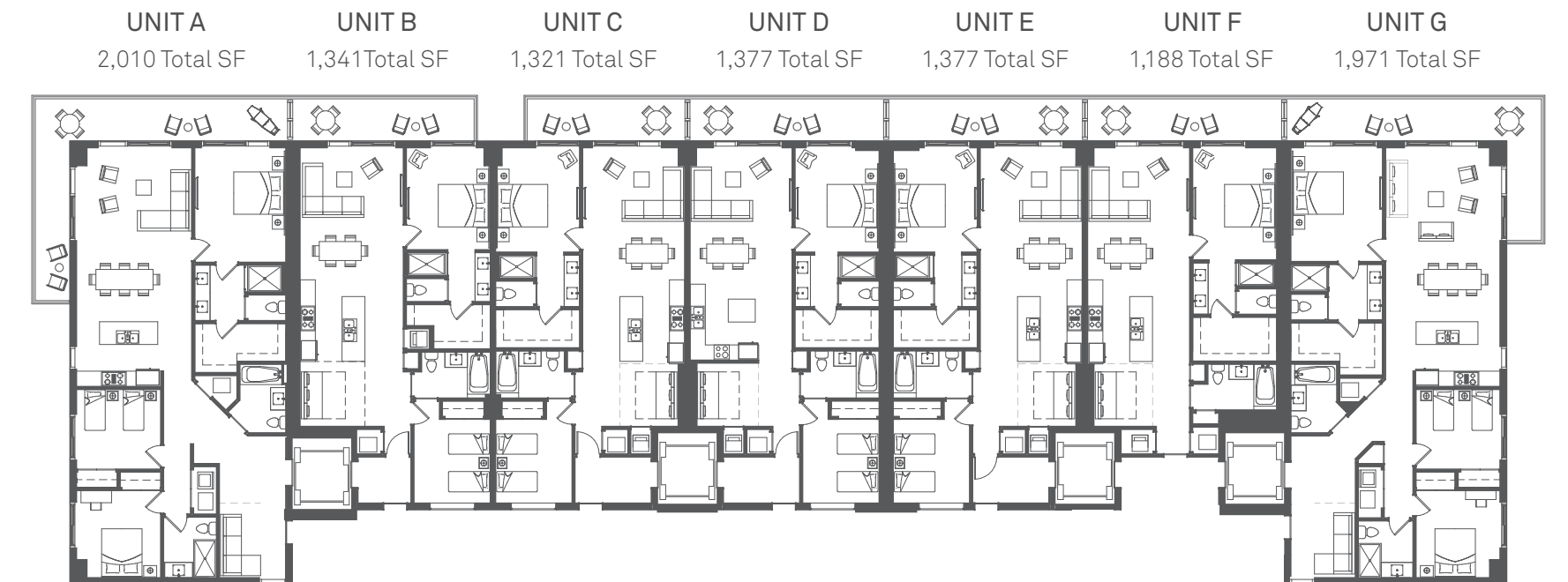
- Two-story entertainment area exclusive for residents and their guests
- Media room with large flat-screen TV and premium programming including: movies, NFL, MLB, NBA, NHL, World Cup and League Soccer, NCAA sports and more
- Full-size billiard table & poker tables
- Board-game tables for checkers, chess and other favorites
- Library/study with books, popular magazines and local and international newspapers
- High-speed wireless Internet throughout main common areas

NORTH TOWER KEY PLAN



Total Square Footage includes terrace

SOUTH TOWER KEY PLAN



Total Square Footage includes terrace

All depictions of matters of detail shown hereon, including, without limitation, items of finish, furniture and decoration, are conceptual only and are not necessarily included in the Unit. For a correct representation of the items included in the Unit, see the Purchase Agreement. Stated dimensions shown hereon are approximate and are measured to the exterior face of exterior walls and to the center line of demising walls. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction.

The Team

DEVELOPMENT

Key International is a world class real estate investment and development company with offices in Miami, Florida and Madrid, Spain. The company focuses primarily on high end commercial and luxury residential properties including condominiums, hotels, residential rentals, offices, and retail properties. Key International’s high profile projects include the development of such sought after addresses as 400 Sunny Isles, 1010 Brickell, and the landmark Mint and The Ivy towers in Downtown Miami along with the master development of the Riverfront Community section of Miami and the \$250 Million expansion and restoration of the world famous Eden Roc Beach Resort & Spa.

13th Floor Investments is a Miami, Florida based investor, owner, developer and manager of real estate properties. Adhering to a strict value-investment thesis, the firm seeks to generate superior, risk-adjusted returns for its investors while actively mitigating risk. Through its family of real estate fund vehicles, the firm acquires and develops real estate across all asset classes, both directly and through strategic partnerships with like-minded firms. 13th Floor has invested over \$280MM of equity in 30 transactions since 2008, representing a total estimated project value of over \$1 Billion. The company’s current portfolio includes luxury condominium developments, Class “A” multifamily developments, single family home communities, retail showrooms, traditional and medical office, and entertainment venues.

SALES & MARKETING

Key International Sales’ professional team provides unparalleled service and creative marketing campaigns while keeping its finger on the pulse of current real estate trends. The firm has shown great success in selling projects including 1010 Brickell, Mint, 400 Sunny Isles, The Ivy, Eden House, and Sereno – to name a few. The company is led by seasoned real estate and marketing professional Liliana Paez who has 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.



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.



ARCHITECTURE

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 and have a remarkable talent for fulfilling a property’s full potential, while 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.



Temporary Sales Center
Mint at Riverfront
92 Southwest 3rd Street
Miami, FL 33130

Satellite Sales Office
17100 Collins Avenue, Suite 214
Sunny Isles Beach, FL 33160

t. 305.377.1025
f. 305.377.1056



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 Purchase Agreement 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. © 2015, 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 partnership, 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 and you agree to look solely to Developer (and not to Key International or 13th Floor) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

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