

# SOLANA BAY

RESIDENCES  
MIAMI



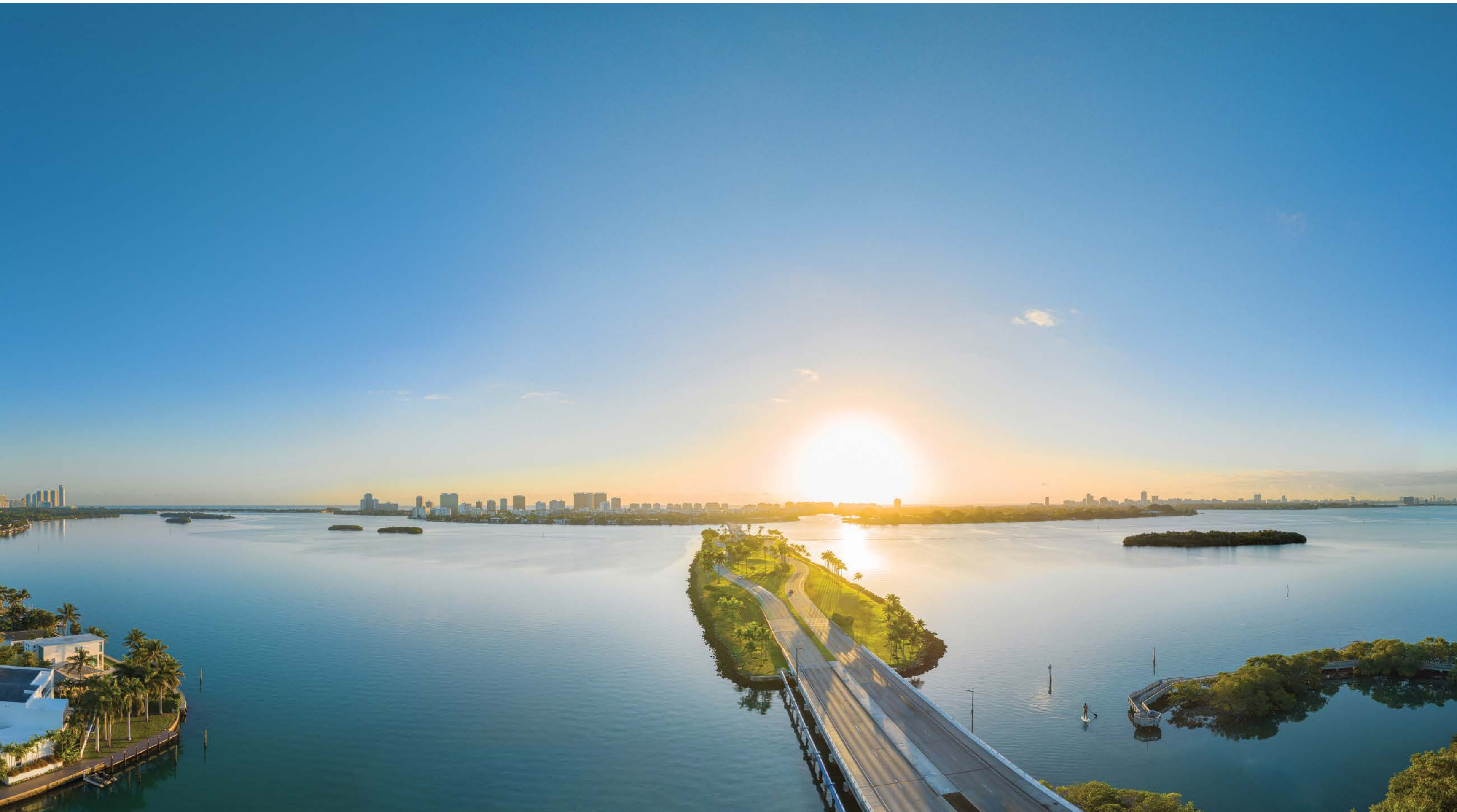
ARTIST'S RENDERING





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# A FRESH TAKE ON MIAMI'S WATERFRONT

Solana Bay seamlessly blends contemporary aesthetics with natural serenity. The gleaming glass façade harmonizes with warm wood accents, creating a captivating interplay of textures. Lush gardens, peppered with indigenous trees and swaying seagrass, elevate the residences, fostering a profound connection to the surrounding waterscapes. Solana Bay is an architectural marvel that redefines Miami living, where minimalist design transcends mere aesthetics, becoming a tranquil oasis beyond the city's boundaries.





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PORTE-COCHÈRE



# THE PERFECT POINT OF VIEW

Expansive glass-railed terraces and floor-to-ceiling window walls seamlessly merge indoor and outdoor spaces and infuse a captivating natural glow into every residence at Solana Bay. Timeless neutrals and textures embody a heightened level of sophistication.

PRIVATE TERRACE

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LIVING AREA





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KITCHEN





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PRIMARY BATHROOM





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OFFICE/DEN



# THE BUILDING

- A limited collection of 52 impeccably designed private bayfront residences with a perfectly balanced amenity program of over 9,000 square feet, overlooking Biscayne Bay in Miami.
- 10-story glass-clad architectural gem designed by the internationally acclaimed Arquitectonica.
- 450 linear feet of water frontage including 290 degrees of Miami shoreline views with curved glass integrated into the window wall system, spanning from Keystone Islands to the prestigious Bal Harbour and Indian Creek, to the iconic Downtown Miami skyline.
- Sustainable Florida green building design certified.

# THE RESIDENCES

- Gracious two- to four-bedroom open floor plans are thoughtfully oriented to provide privacy while maximizing views from every angle.
- Floor-to-ceiling windows, filtering light throughout while framing unparalleled panoramic views.
- Terraces at least 10' deep offer a seamless indoor-outdoor lifestyle ideal for waterfront dining and lounging in the privacy of one's home.
- Oversized primary suites on curved window walls, complete with en-suite reading lounges and direct terrace access in most residences, complemented by oversized bathrooms and dressing rooms.
- Elegantly designed oak cabinetry with quartz countertops are harmoniously paired in exquisite kitchens and bathrooms, while impeccable details at every touchpoint illustrate no detail spared.
- European designed kitchens with upper cabinets extending to the ceiling, including integrated under-cabinet LED lighting, quartz countertops, and large format porcelain backsplash.
- Primary suite bathrooms feature quartz countertops, premium Italian porcelain flooring, and a specialty mirror with integrated lighting over the European designed vanity with two sinks. A graciously sized shower with bench is paired with an oversized free-standing tub with Rubinet polished chrome finish. Each primary suite bathroom is equipped with a Toto Neorest dual flush toilet.
- Exquisitely curated design options include wood or porcelain flooring throughout, light or dark kitchen finishes, and an optional upgrade to Rubinet bronze finish.



PRIMARY SUITE



# YOUR PERSONAL OASIS, TOUCHED BY THE SUN

Solana Bay's amenities utilize the sunshine and shoreline to inspire daily discoveries. Energize your mornings with waterside yoga or a visit to the bay-view Fitness Center. Discover serenity in the private library or stroll along Biscayne Bay's lush pathways. As the day winds down, gather with family or friends for a sunset social at the rooftop zero-edge pool. You set the rhythm for your day.





# EXCLUSIVELY FOR RESIDENTS AND GUESTS

The centerpiece of Solana Bay's lobby-level amenity offering is the private dining area and bayfront terrace. The open-air entertainment lounge features table seating seamlessly blending the organic design, perfectly framing views of Biscayne Bay.

BAYFRONT LOUNGE & LAWN

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LOBBY





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SUNRISE LOUNGE





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RESIDENTS' LOUNGE





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ENTERTAINMENT LOUNGE



# AMENITIES AND SERVICES

- Private porte-cochère arrival.
- Elevated bayfront lounge and lawn above a lush landscaped direct waterfront-access walkway, lined with inset seating and palm trees, seamlessly embracing views of Biscayne Bay.
- Thoughtfully curated interior design by Los Angeles-based Avenue Interior Design that complements the organic shape of the coastal architecture.
- Rooftop with zero-edge pool featuring a sun ledge, surrounded by chaise lounges and daybeds.
- Entertainment lounge with billiards, table games, and gaming console.
- Library for reading and relaxing, curated by Books & Books.
- Waterfront fitness center with state-of-the-art cardio and Pilates reformer, strength and stretch equipment, yoga, barre, and a private training room with TRX designed by The Wright Fit.
- Serene outdoor elevated green space embraces connectivity to nature for bayside yoga, meditation, stretching, and exercise.
- From sunrise to sunset, the Bayfront Residents' Lounge offers a curated menu of coffee, refreshments, and light fare from neighborhood favorites.
- Package storage for groceries and other deliveries.
- Secure air-conditioned bicycle storage.
- Valet, house car and 24-hour concierge.



FITNESS CENTER



# THE LUXURY OF CHOICE

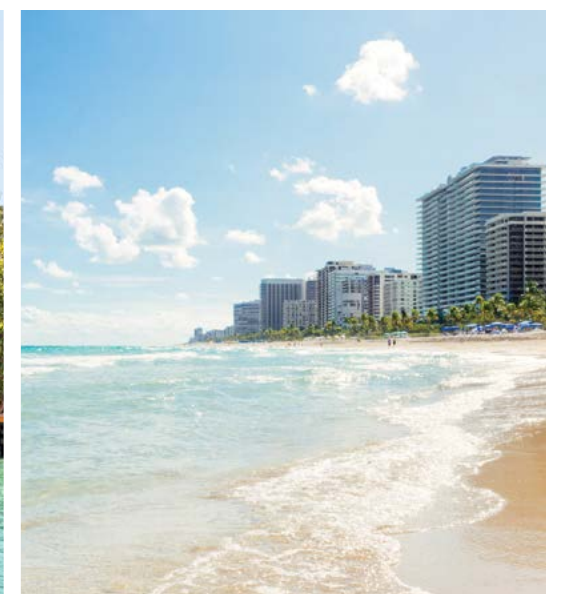
From Aventura and Sunny Isles to the downtown skyline and panoramas of Biscayne Bay, residents enjoy unparalleled access to Miami's most sought-after areas. Relax at home in a quiet enclave at Solana Bay or embrace South Florida's nearby signature shopping, five-star dining, and world-class entertainment. The options are endless.



BAY HARBOR ISLANDS



INDIAN CREEK



BAL HARBOUR





## The Neighborhood

### Food + Drinks

1. So Heavenly
2. Casa Mia Trattoria
3. Arigataï
4. Lo De Lea Steak House
5. Evio's Pizza & Grill
6. Sushi Lucy
7. No Reservations Wine Bar
8. Coffee Break
9. O'Lima Signature Cuisine
10. Pura Vida
11. The Palm
12. Carpaccio
13. Makoto
14. Aba
15. Hillstone
16. Le Zoo
17. Lido Restaurant at The Surf Club
18. The Surf Club Restaurant

### Shopping

19. Aventura Mall
20. Whole Foods Market
21. Bal Harbour Shops
  - Audemars Piguet
  - Books & Books
  - Bottega Veneta
  - Brunello Cucinelli
  - CHANEL
  - Loro Piana
  - Neiman Marcus
  - Saks Fifth Avenue
  - Van Cleef & Arpels

### Hotel & Spa

22. The St. Regis Bal Harbour Resort
23. Four Seasons Hotel at the Surf Club
24. The Ritz-Carlton Bal Harbour, Miami

### Parks & Recreation

25. North Bayshore Park
26. Sans Souci Tennis Center
27. Keystone Park
28. Biscayne Shores & Gardens Park
29. Keystone Point Marina
30. Enchanted Forest Elaine Gordon Park
31. Bay Harbor Islands Tot Lot
32. Officer Scott Winters Park
33. Surfside Park
34. Bal Harbour Marina
35. Haulover Inlet and Beach Park
36. Oleta River State Park
37. Bill Bird Marina
38. Miami Shores Golf Club





# SOLANA BAY

RESIDENCES

MIAMI



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. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit 3 to the Declaration. 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, and all floor plans and development plans are subject to change.