



# SOLANA BAY

RESIDENCES  
MIAMI



ARTIST'S RENDERING





## AN ENCHANTED ARRIVAL

With just 52 elevated residences, this private coastal sanctuary embodies the spirit of waterfront living just moments from the best of Miami. The exceptional arrival experience previews the allure of Miami living you'll find inside. From the soaring light-filled lobby with bay views to the residents-only social and lounge spaces, you'll feel right at home before you even turn the key.







## WELCOME HOME

Enviably situated on Miami's waterfront, Solana Bay's two- to four-bedroom residences of exceptional refinement and proportion welcome picturesque views of Biscayne Bay, Bal Harbour, Indian Creek and beyond.



Floor-to-ceiling windows, filtering light throughout while framing unparalleled panoramic views. Timeless neutrals and textures embody a heightened level of sophistication to each thoughtfully curated residence.







KITCHEN

European-designed kitchens, spa-inspired primary suites, and expansive glass-railed terraces embrace the waterfront panorama from every angle. Exotic woods and bespoke finishes further enhance the scenic surroundings.

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PRIMARY BATHROOM

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PRIMARY SUITE

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# THE GATEWAY TO MIAMI'S FINEST NEIGHBORHOODS

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.

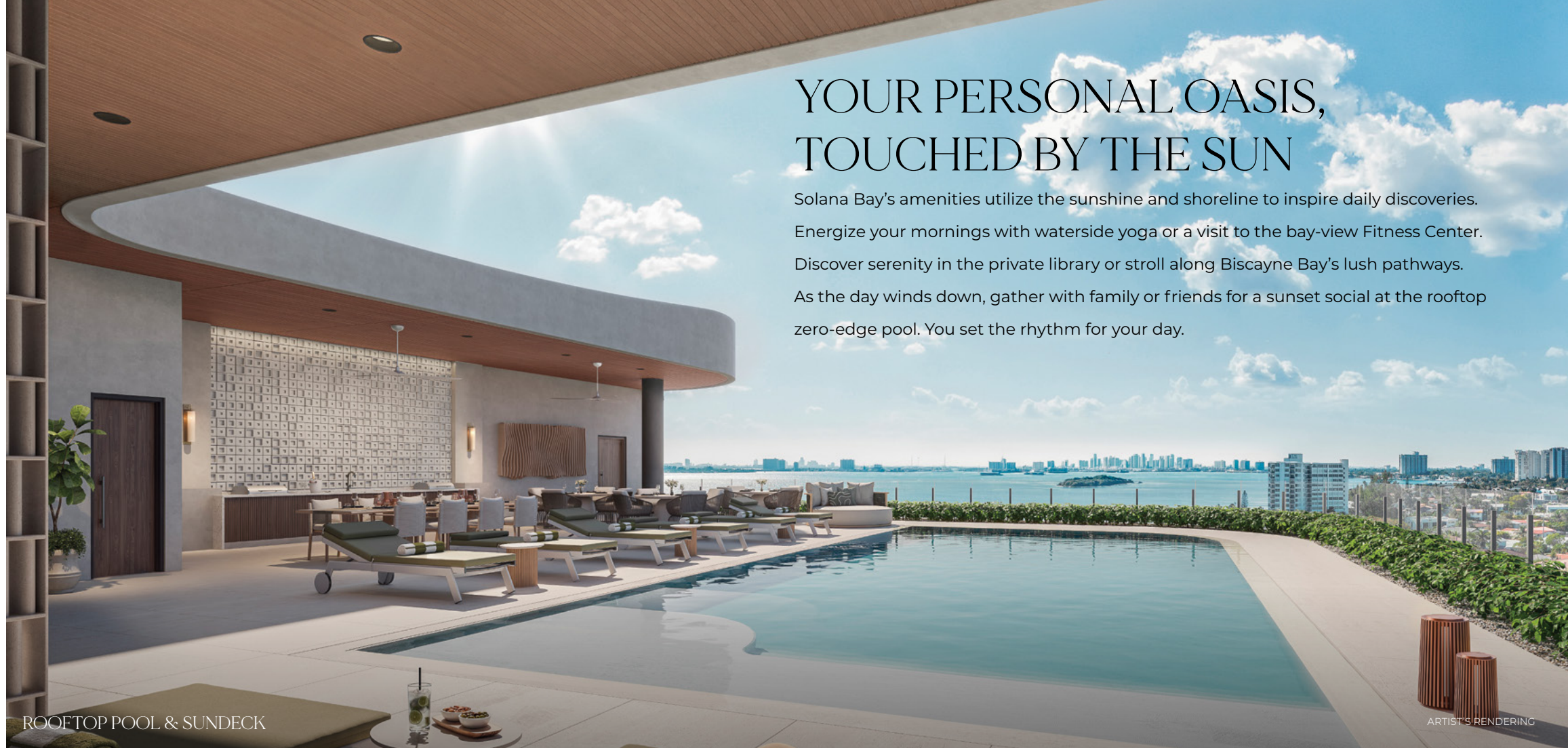


# EMBRACE THE DAY

Unwind at the Bayfront Residents' Lounge or connect with family and friends in the captivating ambiance of the social game room—each meticulously designed for the exclusive enjoyment of our homeowners.







## 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.

ROOFTOP POOL & SUNDECK

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*Two- to four-bedroom residences from \$2.3 Million*



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.