

TEAM

Envisioned by
Morabito Properties
CMC Group

Architect
Bernardo Fort-Brescia/
Arquitectonica

Landscape Design
Enzo Enea

Interior Designer
A++

Creative Agency
Lemon Yellow

OVERVIEW

Number of Residences
41

Number of Stories
7 floors + parking

Unit Mix
2-4 bedrooms residences

BUILDING FEATURES

Expansive waterfront views

Private marina

Gym and spa

Rooftop pool

Personalized services, security and advanced technology

RESIDENCE FEATURES

Floor-to-ceiling, impact-resistant sliding glass doors and windows

Spacious tiled terraces or private gardens for most units

Private and semi-private residential elevators

Open floor layouts and up to 9-foot grand ceiling height

Fully-accessorized Snaidero kitchens with top-of-the-line Miele appliances

Bathrooms with Italian marble and wood cabinetry

Exquisite Italian flooring throughout

Energy-efficient air conditioning and heating system with ultra-quiet technology

Air and water filtration system

ROOF DECK & POOL

Lush landscape design by award winning designer Enzo Enea

Summer kitchen & bar

Poolside sundeck with 'relax and lounge' area

PRIVATE MARINA

14 slips for boats ranging from 30 to 55 feet

Direct ocean access through Haulover Inlet

Water sports launch dock with available kayaks, paddle boards and inflatables

PERSONALIZED SERVICES, SECURITY AND TECHNOLOGY

Covered valet drop-off

Personal parking spaces in fully enclosed garage

Electric vehicle charging stations and bicycle storage

Secured individual residential storage space

Front desk reception

24-hour security video surveillance

24-hour valet

Wi-Fi available throughout all public spaces

FTTH (fiber to the home) for voice, video, and high-speed Internet

Integrated digital concierge



PROJECT LOCATION
1135 103rd St
Bay Harbor Islands, FL 33154

SALES CENTER
10301 East Bay Harbor Drive
Bay Harbor Islands, FL 33154

onda

RESIDENCE 01 BAIA

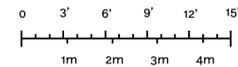
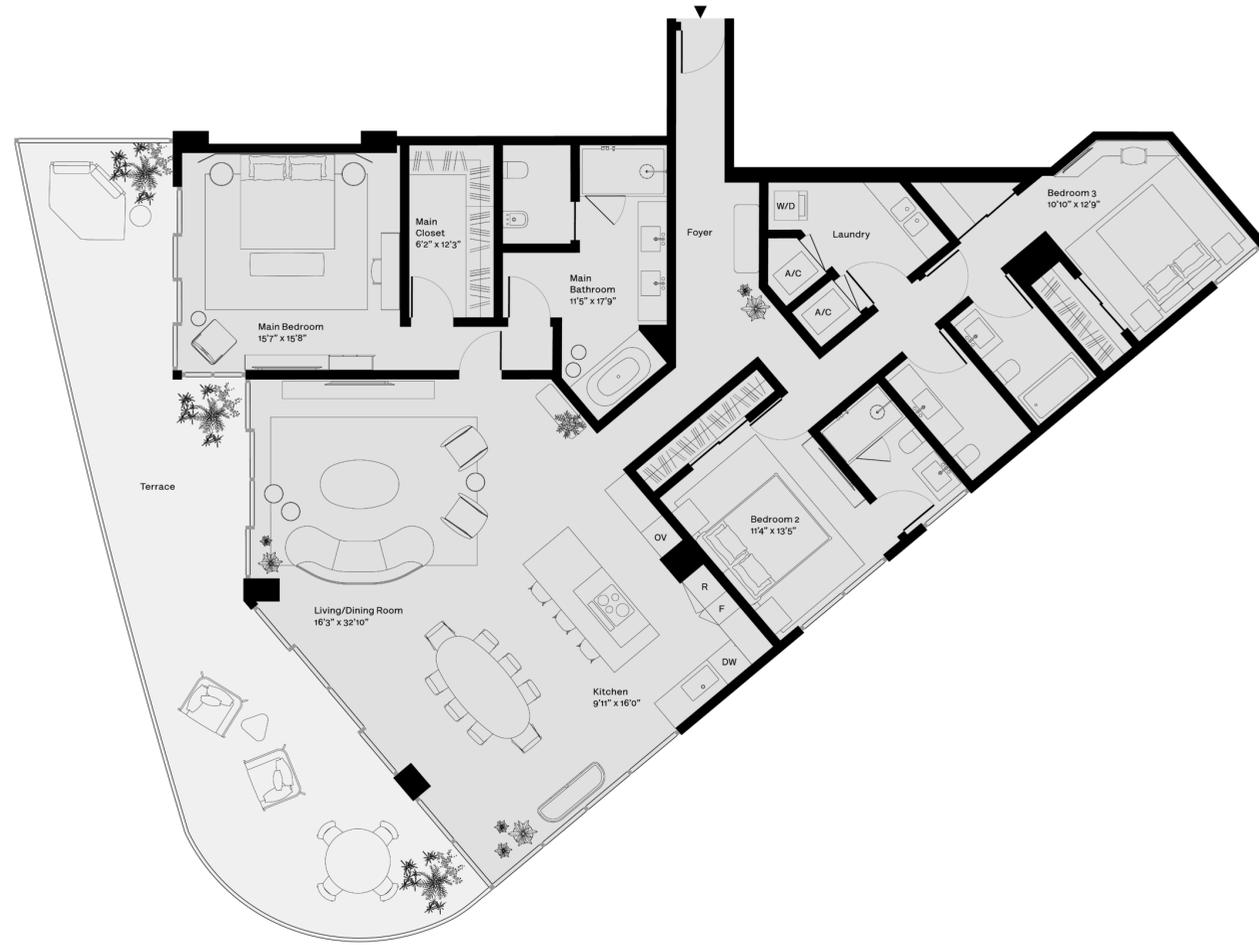
01 Baia

3 Bedrooms
 3.5 Bathrooms
 Water Front View
 Terrace

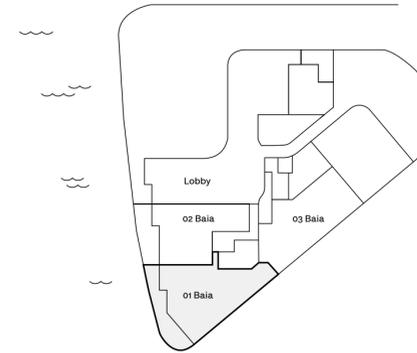
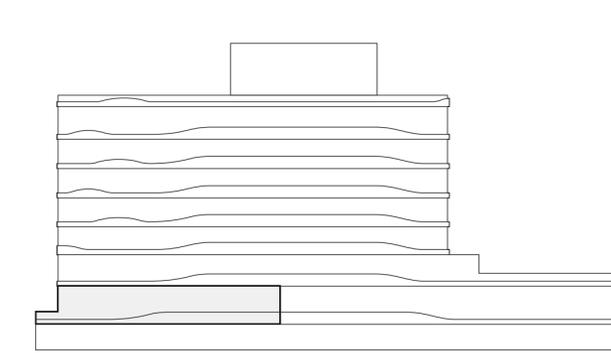
Indoor:
 2,495 SF / 232 SM

Outdoor:
 692 SF / 64 SM

Total:
 3,187 SF / 296 SM



STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES FROM THE SQUARE FOOTAGE AND 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 ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF FURNITURE, APPLIANCES, COUNTERTOPS, 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. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. 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.



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RESIDENCE 02 BAIA

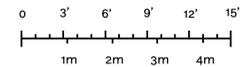
02 Baia

2 Bedrooms
 2.5 Bathrooms
 Water Front View
 Terrace
 Den

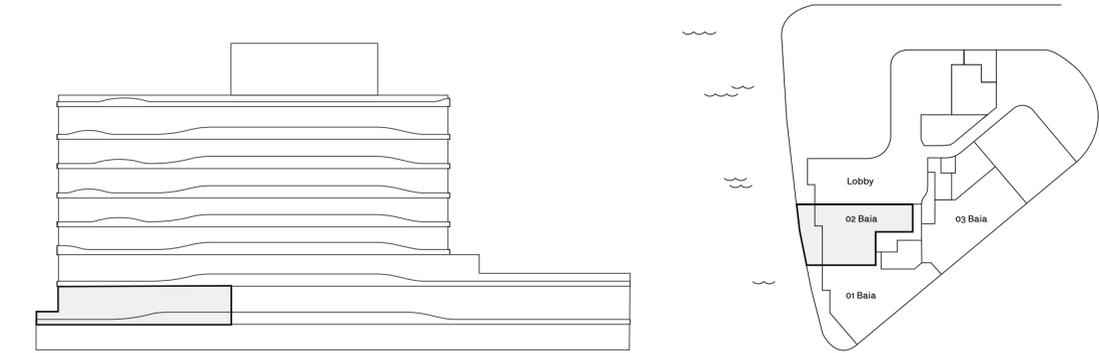
Indoor:
 1,889 SF / 175 SM

Outdoor:
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Total:
 2,399 SF / 222 SM



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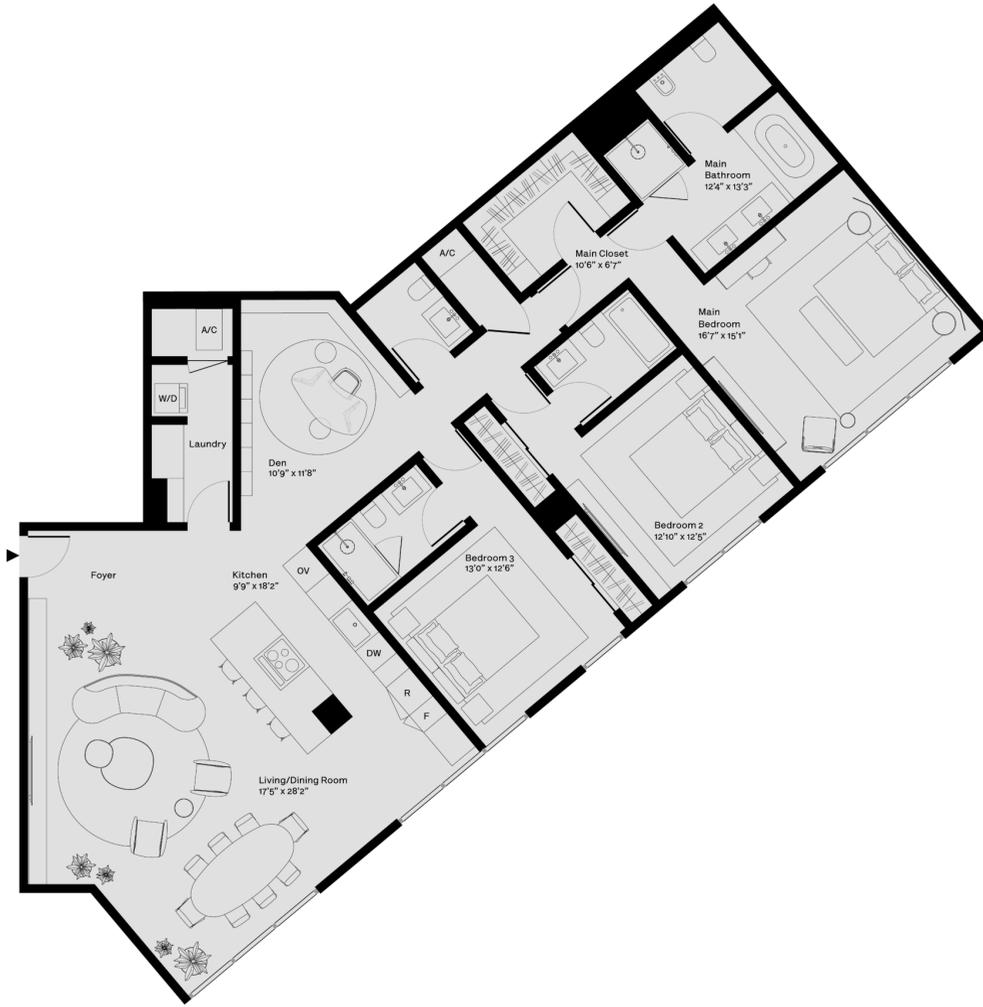
RESIDENCE 03 BAIA

03 Baia

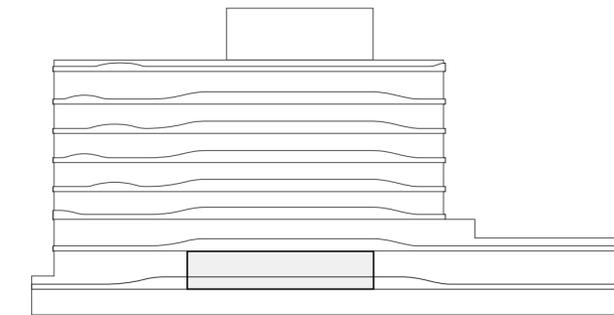
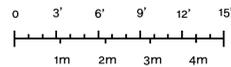
3 Bedrooms
 3.5 Bathrooms
 Water View
 Den

Indoor:
 2,333 SF / 216 SM

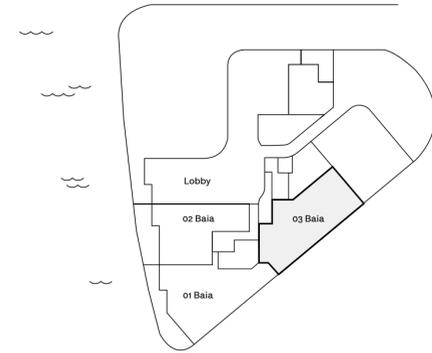
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1/8" = 10"



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onda

RESIDENCE 01 ARIA

01 Aria

3 Bedrooms
 2.5 Bathrooms
 Water Front View
 Terrace

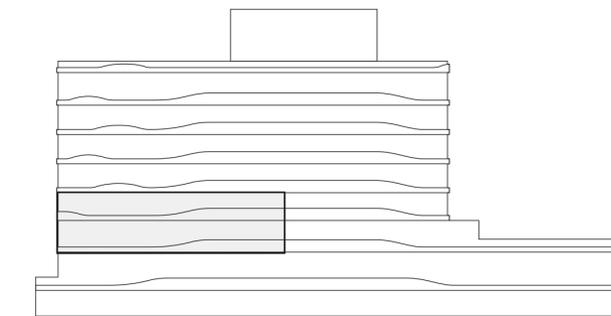
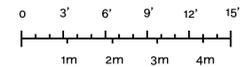
Indoor:
 2,188 SF / 203 SM

Outdoor:
 466 SF / 43 SM - 478 SF / 44 SM

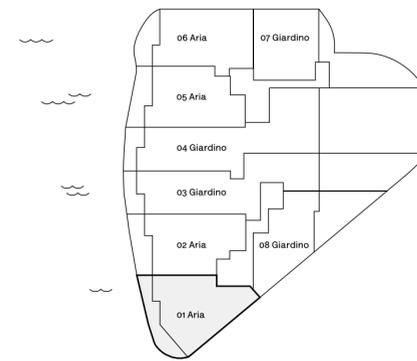
Total:
 2,654 SF / 246 SM - 2,666 SF / 247 SM



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RESIDENCE 02 ARIA

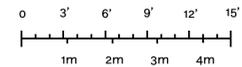
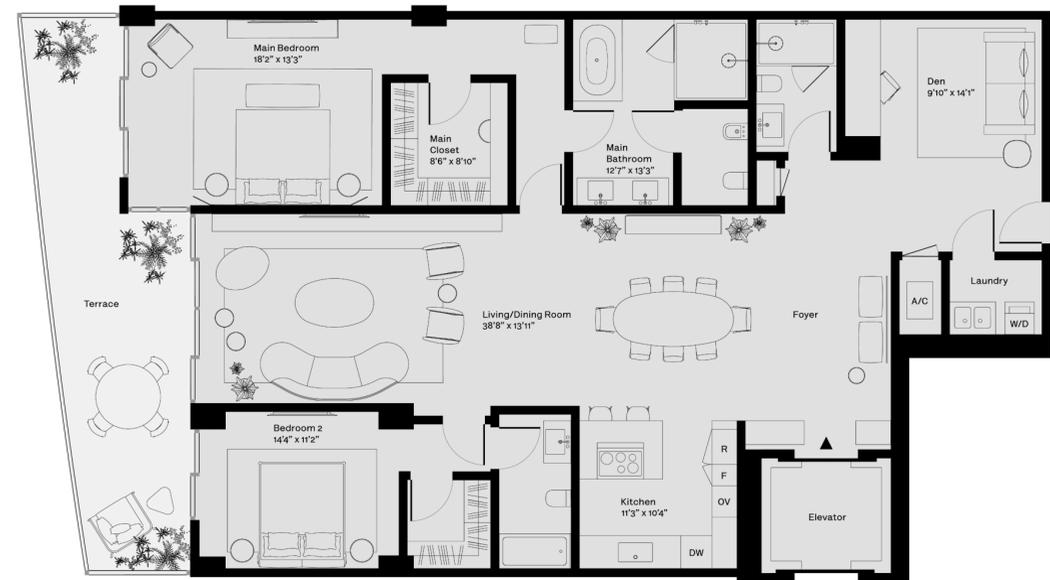
02 Aria

- 2 Bedrooms
- 3 Bathrooms
- Water Front View
- Terrace
- Private Elevator
- Service Entrance
- Den

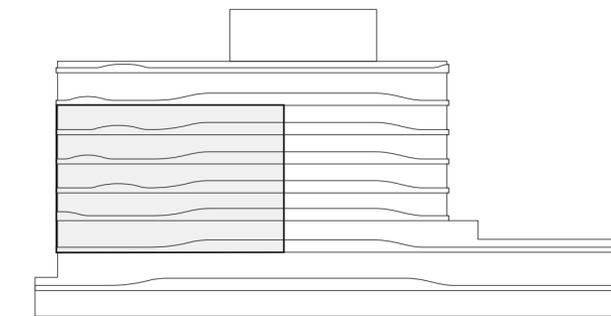
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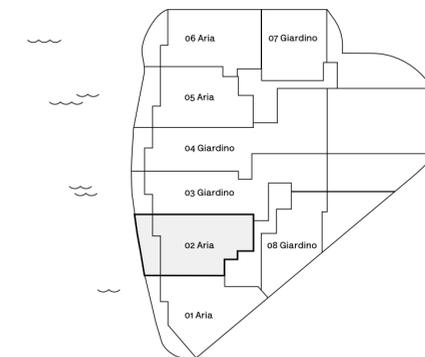
Total:
2,574 SF / 239 SM - 2,618 SF / 243 SM



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garage

Electric vehicle charging stations
and bicycle storage

Secured individual residential
storage space

Front desk reception

24-hour security video surveillance

24-hour valet

Wi-Fi available throughout all
public spaces

FTTH (fiber to the home) for voice, video,
and high-speed Internet

Integrated digital concierge



PROJECT LOCATION
1135 103rd St
Bay Harbor Islands, FL 33154

SALES CENTER
10301 East Bay Harbor Drive
Bay Harbor Islands, FL 33154

onda

RESIDENCE 05 ARIA

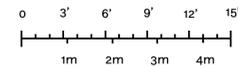
05 Aria

- 2 Bedrooms
- 3 Bathrooms
- Water Front View
- Terrace
- Private Elevator
- Service Entrance
- Den

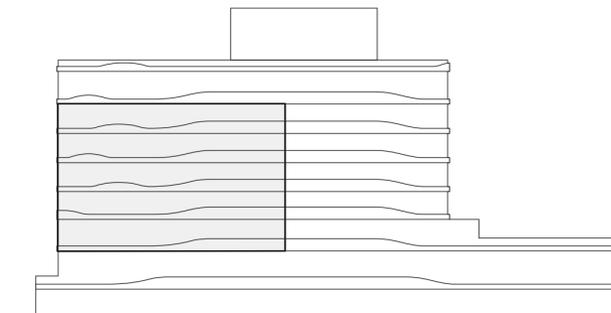
Indoor:
2,177 SF / 202 SM

Outdoor:
337 SF / 31 SM - 406 SF / 38 SM

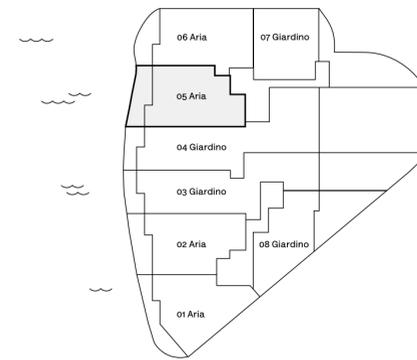
Total:
2,514 SF / 233 SM - 2,583 SF / 240 SM



STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES FROM THE SQUARE FOOTAGE AND 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 ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF FURNITURE, 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. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. THE SIZE AND CONFIGURATION OF BALCONIES AND TERRACES VARIES SLIGHTLY THROUGHOUT THE BUILDING. THE BALCONY DEPICTED ABOVE IS A "TYPICAL" CONFIGURATION, BUT ACTUAL BALCONIES MAY BE SMALLER OR LARGER. FOR THE ACTUAL SIZE AND CONFIGURATION OF THE BALCONY FOR YOUR UNIT, SEE EXHIBIT "2" TO THE DECLARATION OF CONDOMINIUM. 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.



1/8" = 10'



TEAM

Envisioned by
Morabito Properties
CMC Group

Architect
Bernardo Fort-Brescia/
Arquitectonica

Landscape Design
Enzo Enea

Interior Designer
A++

Creative Agency
Lemon Yellow

OVERVIEW

Number of Residences
41

Number of Stories
7 floors + parking

Unit Mix
2-4 bedrooms residences

BUILDING FEATURES

Expansive waterfront views

Private marina

Gym and spa

Rooftop pool

Personalized services, security and
advanced technology

RESIDENCE FEATURES

Floor-to-ceiling, impact-resistant
sliding glass doors and windows

Spacious tiled terraces or private
gardens for most units

Private and semi-private residential
elevators

Open floor layouts and up to 9-foot
grand ceiling height

Fully-accessorized Snaidero kitchens
with top-of-the-line Miele appliances

Bathrooms with Italian marble and
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Exquisite Italian flooring throughout

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Lush landscape design by award
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Summer kitchen & bar

Poolside sundeck with
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PRIVATE MARINA

14 slips for boats ranging from
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Haulover Inlet

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onda

RESIDENCE 06 ARIA

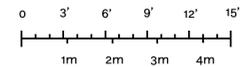
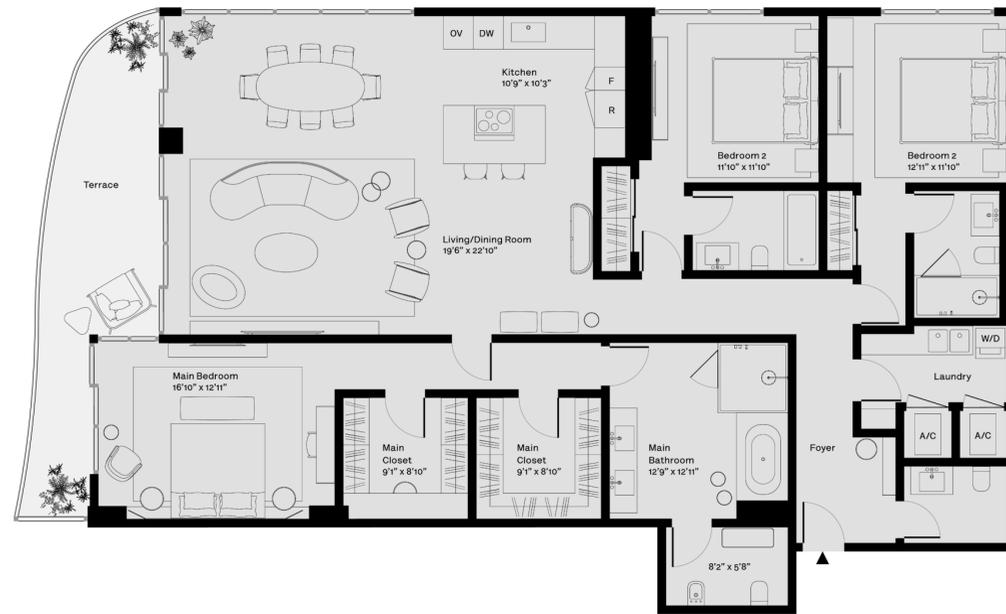
06 Aria

3 Bedrooms
 3.5 Bathrooms
 Water Front View
 Terrace

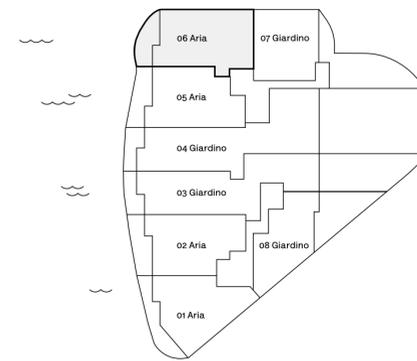
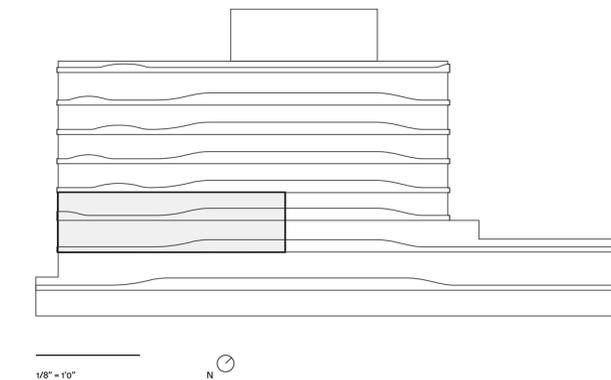
Indoor:
 2,400 SF / 223 SM

Outdoor:
 238 SF / 22 SM - 289 SF / 27 SM

Total:
 2,638 SF / 245 SM - 2,689 SF / 250 SM



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Morabito Properties
CMC Group

Architect
Bernardo Fort-Brescia/
Arquitectonica

Landscape Design
Enzo Enea

Interior Designer
A++

Creative Agency
Lemon Yellow

OVERVIEW

Number of Residences
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Number of Stories
7 floors + parking

Unit Mix
2-4 bedrooms residences

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SALES CENTER
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onda

RESIDENCE 03 GIARDINO

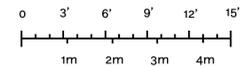
03 Giardino

3 Bedrooms
 4.5 Bathrooms
 Water Front View
 Terrace
 Garden Terrace
 Summer Kitchen
 Private Elevator
 Service Entrance
 Den

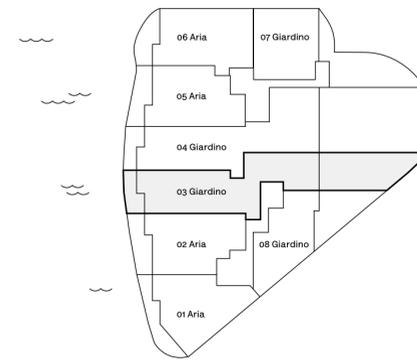
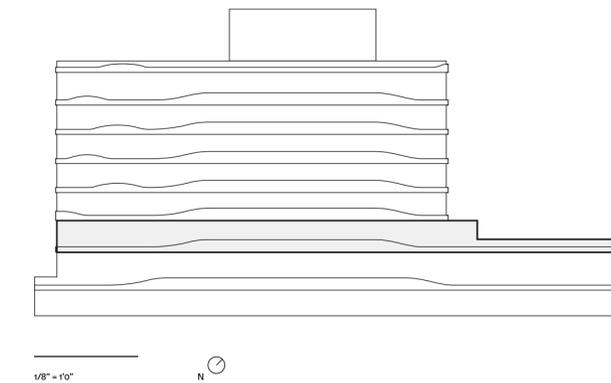
Indoor:
 3,075 SF / 286 SM

 Outdoor:
 1,403 SF / 130 SM

 Total:
 4,478 SF / 416 SM



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TEAM

Envisioned by
Morabito Properties
CMC Group

Architect
Bernardo Fort-Brescia/
Arquitectonica

Landscape Design
Enzo Enea

Interior Designer
A++

Creative Agency
Lemon Yellow

OVERVIEW

Number of Residences
41

Number of Stories
7 floors + parking

Unit Mix
2-4 bedrooms residences

BUILDING FEATURES

Expansive waterfront views

Private marina

Gym and spa

Rooftop pool

Personalized services, security and advanced technology

RESIDENCE FEATURES

Floor-to-ceiling, impact-resistant sliding glass doors and windows

Spacious tiled terraces or private gardens for most units

Private and semi-private residential elevators

Open floor layouts and up to 9-foot grand ceiling height

Fully-accessorized Snaidero kitchens with top-of-the-line Miele appliances

Bathrooms with Italian marble and wood cabinetry

Exquisite Italian flooring throughout

Energy-efficient air conditioning and heating system with ultra-quiet technology

Air and water filtration system

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Lush landscape design by award winning designer Enzo Enea

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24-hour security video surveillance

24-hour valet

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SALES CENTER
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onda

RESIDENCE 04 GIARDINO

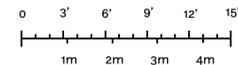
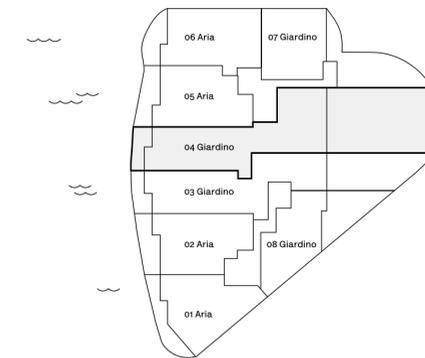
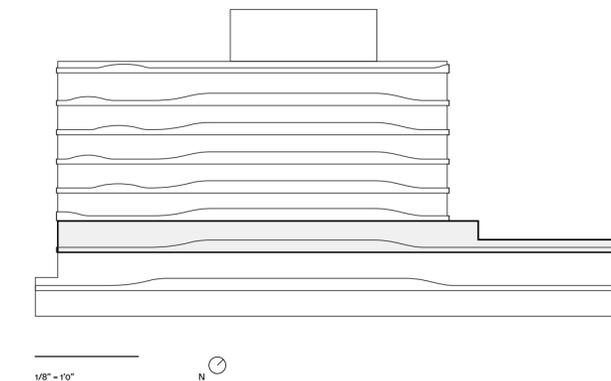
04 Giardino

4 Bedrooms
 4.5 Bathrooms
 Water Front View
 Terrace
 Garden Terrace
 Summer Kitchen
 Private Elevator
 Service Entrance
 Den

Indoor:
 3,520 SF / 327 SM

Outdoor:
 3,001 SF / 278 SM

Total:
 6,521 SF / 605 SM



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1/8" = 10'



TEAM

Envisioned by
Morabito Properties
CMC Group

Architect
Bernardo Fort-Brescia/
Arquitectonica

Landscape Design
Enzo Enea

Interior Designer
A++

Creative Agency
Lemon Yellow

OVERVIEW

Number of Residences
41

Number of Stories
7 floors + parking

Unit Mix
2-4 bedrooms residences

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Expansive waterfront views

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onda

RESIDENCE 07 GIARDINO

07 Giardino

2 Bedrooms
 2.5 Bathrooms
 Water View
 Garden Terrace
 Summer Kitchen
 Den

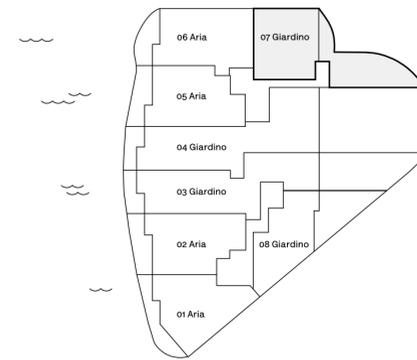
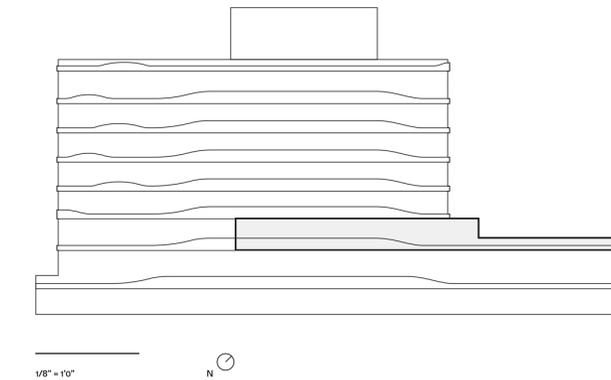
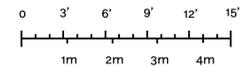
Indoor:
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Outdoor:
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Total:
 3,020 SF / 181 SM



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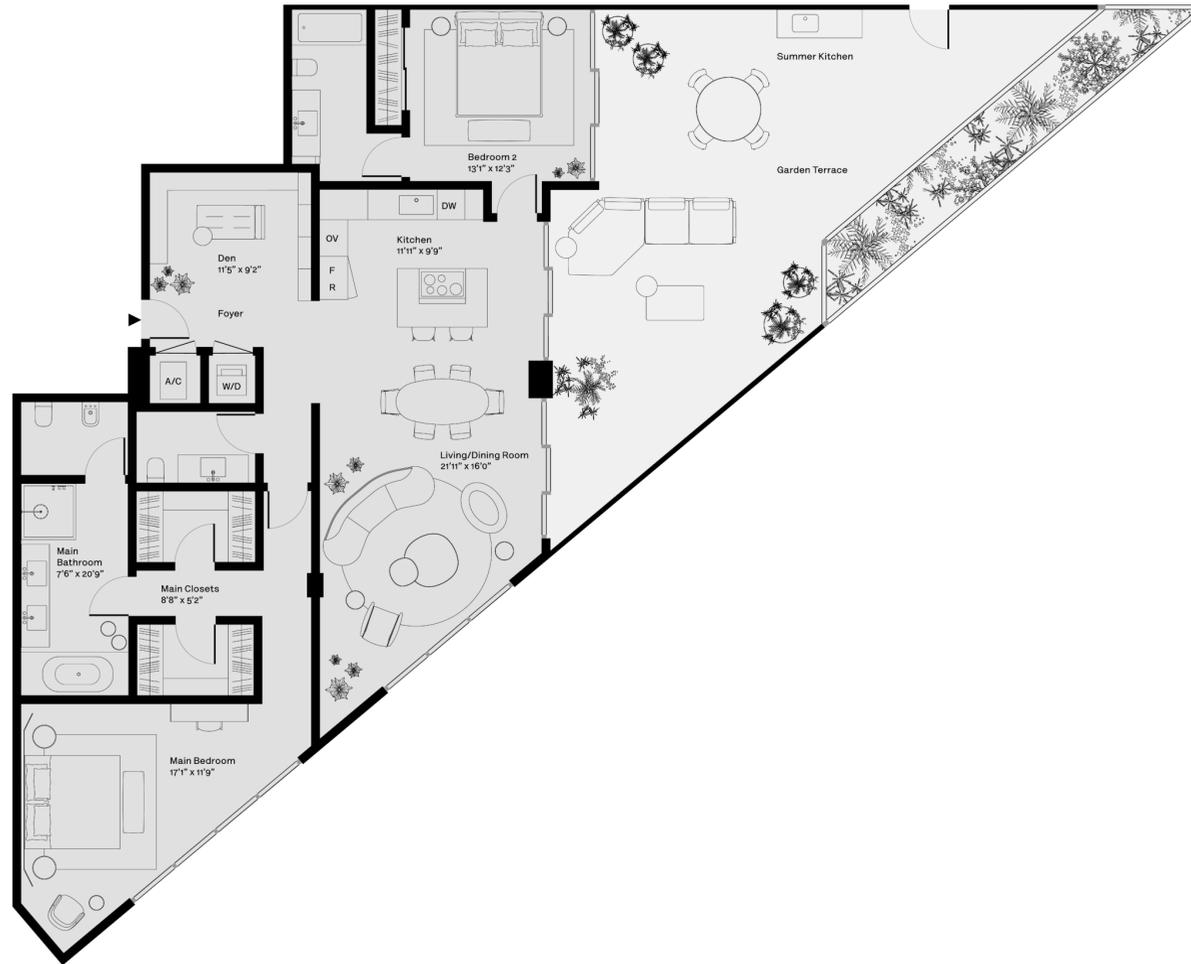
08 Giardino

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 Summer Kitchen
 Den

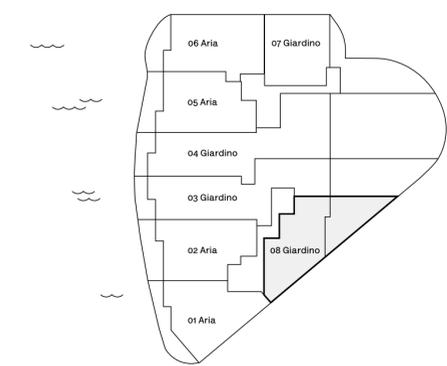
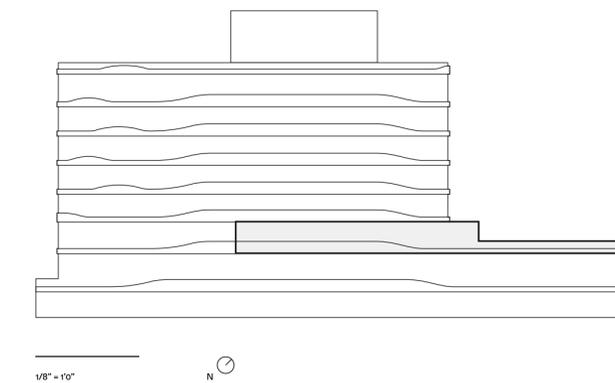
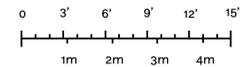
Indoor:
 1,809 SF / 168 SM

Outdoor:
 735 SF / 68 SM

Total:
 2,544 SF / 236 SM



STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES FROM THE SQUARE FOOTAGE AND 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 ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF FURNITURE, APPLIANCES, COUNTERTOPS, 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. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. 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.



1/8" = 10"



TEAM

Envisioned by
Morabito Properties
CMC Group

Architect
Bernardo Fort-Brescia/
Arquitectonica

Landscape Design
Enzo Enea

Interior Designer
A++

Creative Agency
Lemon Yellow

OVERVIEW

Number of Residences
41

Number of Stories
7 floors + parking

Unit Mix
2-4 bedrooms residences

BUILDING FEATURES

Expansive waterfront views

Private marina

Gym and spa

Rooftop pool

Personalized services, security and advanced technology

RESIDENCE FEATURES

Floor-to-ceiling, impact-resistant sliding glass doors and windows

Spacious tiled terraces or private gardens for most units

Private and semi-private residential elevators

Open floor layouts and up to 9-foot grand ceiling height

Fully-accessorized Snaidero kitchens with top-of-the-line Miele appliances

Bathrooms with Italian marble and wood cabinetry

Exquisite Italian flooring throughout

Energy-efficient air conditioning and heating system with ultra-quiet technology

Air and water filtration system

ROOF DECK & POOL

Lush landscape design by award winning designer Enzo Enea

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PERSONALIZED SERVICES, SECURITY AND TECHNOLOGY

Covered valet drop-off

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24-hour security video surveillance

24-hour valet

Wi-Fi available throughout all public spaces

FTTH (fiber to the home) for voice, video, and high-speed Internet

Integrated digital concierge



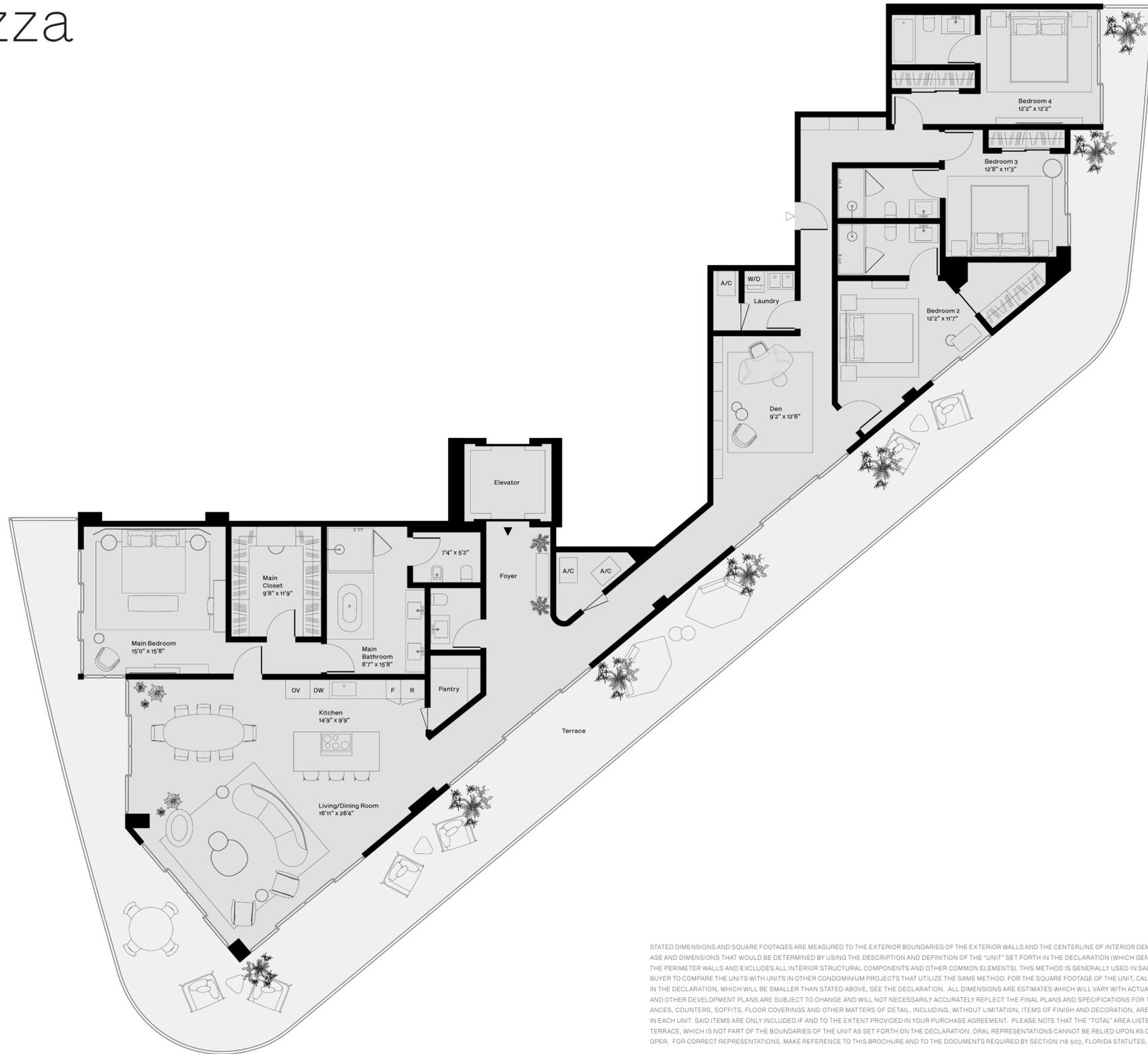
PROJECT LOCATION
1135 103rd St
Bay Harbor Islands, FL 33154

SALES CENTER
10301 East Bay Harbor Drive
Bay Harbor Islands, FL 33154

onda

RESIDENCE 01 TERRAZZA

01 Terrazza

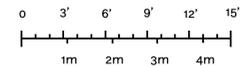


4 Bedrooms
 4.5 Bathrooms
 Water Front View
 Terrace
 Private Elevator
 Service Entrance
 Den

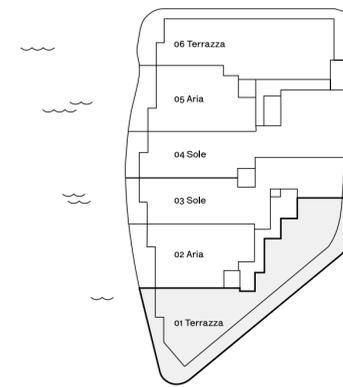
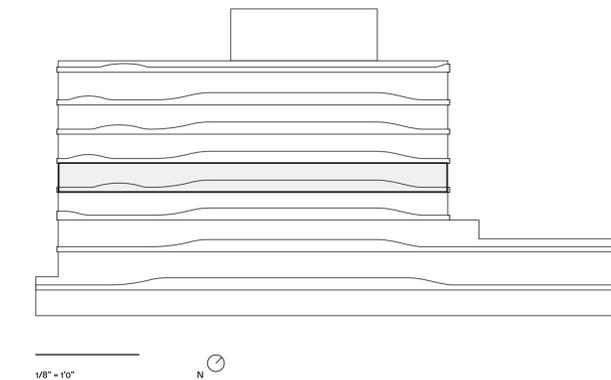
Indoor:
 3,174 SF / 295 SM

Outdoor:
 1,692 SF / 157 SM

Total:
 4,866 SF / 452 SM



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CMC Group

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Bernardo Fort-Brescia/
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Landscape Design
Enzo Enea

Interior Designer
A++

Creative Agency
Lemon Yellow

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SALES CENTER
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Bay Harbor Islands, FL 33154

onda

RESIDENCE 06 TERRAZZA

06 Terrazza

- 4 Bedrooms
- 4.5 Bathrooms
- Water Front View
- Terrace
- Private Elevator
- Service Entrance
- Den

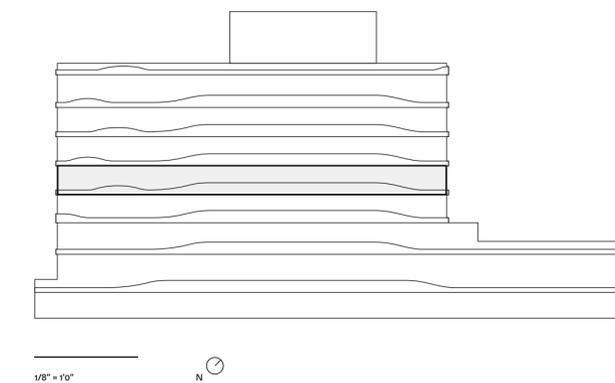
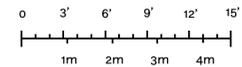
Indoor:
3,523 SF / 327 SM

Outdoor:
1,526 SF / 142 SM

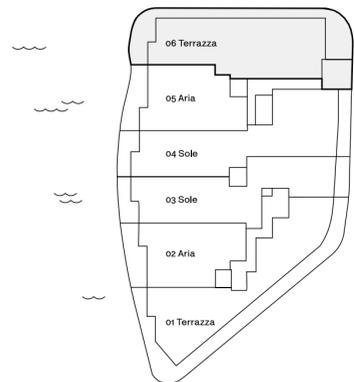
Total:
5,049 SF / 469 SM



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1/8" = 10" N



TEAM

Envisioned by
Morabito Properties
CMC Group

Architect
Bernardo Fort-Brescia/
Arquitectonica

Landscape Design
Enzo Enea

Interior Designer
A++

Creative Agency
Lemon Yellow

OVERVIEW

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Integrated digital concierge



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Bay Harbor Islands, FL 33154

SALES CENTER
10301 East Bay Harbor Drive
Bay Harbor Islands, FL 33154

onda

RESIDENCE 03 SOLE

03 Sole

- 3 Bedrooms
- 4.5 Bathrooms
- Water Front View
- Terraces
- Private Elevator
- Service Entrance
- Den

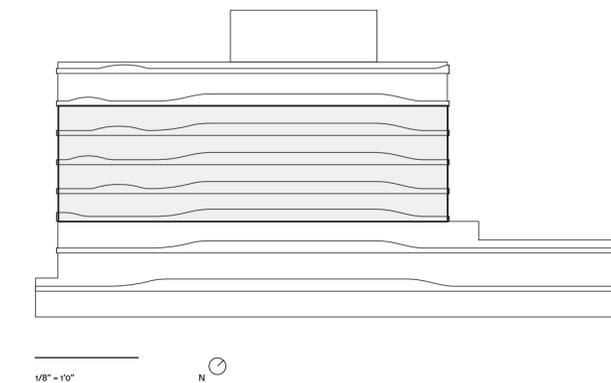
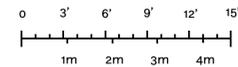
Indoor:
3,075 SF / 286 SM - 3,097 SF / 288 SM

Outdoor:
312 SF / 29 SM - 363 SF / 34 SM

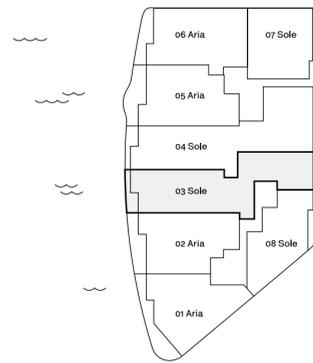
Total:
3,387 SF / 315 SM - 3,460 SF / 322 SM



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1/8" = 10"



TEAM

Envisioned by
Morabito Properties
CMC Group

Architect
Bernardo Fort-Brescia/
Arquitectonica

Landscape Design
Enzo Enea

Interior Designer
A++

Creative Agency
Lemon Yellow

OVERVIEW

Number of Residences
41

Number of Stories
7 floors + parking

Unit Mix
2-4 bedrooms residences

BUILDING FEATURES

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onda

RESIDENCE 04 SOLE

04 Sole

- 4 Bedrooms
- 4.5 Bathrooms
- Water Front View
- Terraces
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- Service Entrance
- Den

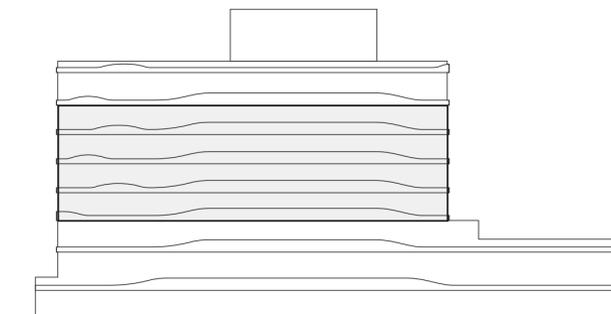
Indoor:
3,521 SF / 327 SM

Outdoor:
493 SF / 46 SM - 552 SF / 51 SM

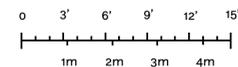
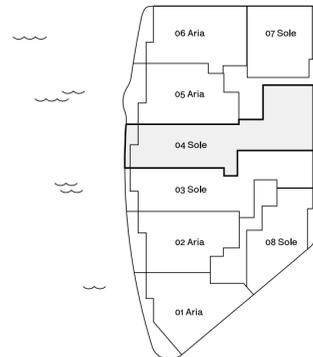
Total:
4,014 SF / 373 SM - 4,073 SF / 378 SM



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RESIDENCE 07 SOLE

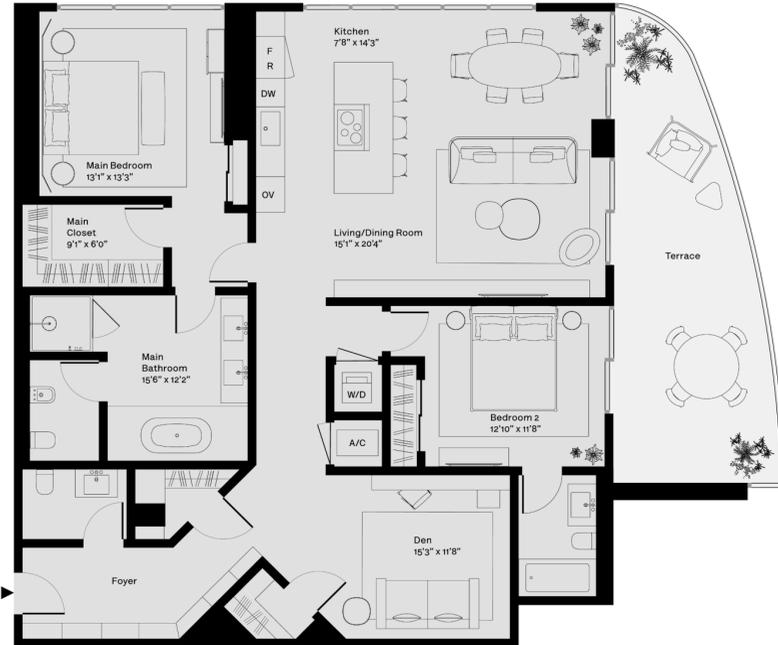
07 Sole

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 Den

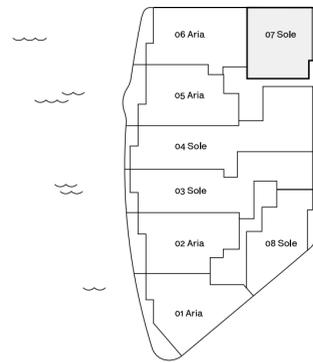
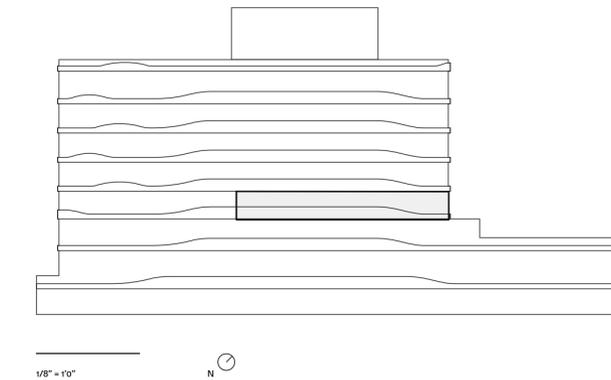
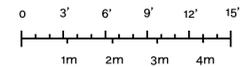
Indoor:
 1,917 SF / 178 SM

Outdoor:
 311 SF / 29 SM

Total:
 2,228 SF / 207 SM



STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES FROM THE SQUARE FOOTAGE AND 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 ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF FURNITURE, APPLIANCES, COUNTERTOPS, 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. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. 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.



TEAM

Envisioned by
Morabito Properties
CMC Group

Architect
Bernardo Fort-Brescia/
Arquitectonica

Landscape Design
Enzo Enea

Interior Designer
A++

Creative Agency
Lemon Yellow

OVERVIEW

Number of Residences
41

Number of Stories
7 floors + parking

Unit Mix
2-4 bedrooms residences

BUILDING FEATURES

Expansive waterfront views

Private marina

Gym and spa

Rooftop pool

Personalized services, security and advanced technology

RESIDENCE FEATURES

Floor-to-ceiling, impact-resistant sliding glass doors and windows

Spacious tiled terraces or private gardens for most units

Private and semi-private residential elevators

Open floor layouts and up to 9-foot grand ceiling height

Fully-accessorized Snaidero kitchens with top-of-the-line Miele appliances

Bathrooms with Italian marble and wood cabinetry

Exquisite Italian flooring throughout

Energy-efficient air conditioning and heating system with ultra-quiet technology

Air and water filtration system

ROOF DECK & POOL

Lush landscape design by award winning designer Enzo Enea

Summer kitchen & bar

Poolside sundeck with 'relax and lounge' area

PRIVATE MARINA

14 slips for boats ranging from 30 to 55 feet

Direct ocean access through Haulover Inlet

Water sports launch dock with available kayaks, paddle boards and inflatables

PERSONALIZED SERVICES, SECURITY AND TECHNOLOGY

Covered valet drop-off

Personal parking spaces in fully enclosed garage

Electric vehicle charging stations and bicycle storage

Secured individual residential storage space

Front desk reception

24-hour security video surveillance

24-hour valet

Wi-Fi available throughout all public spaces

FTTH (fiber to the home) for voice, video, and high-speed Internet

Integrated digital concierge



PROJECT LOCATION
1135 103rd St
Bay Harbor Islands, FL 33154

SALES CENTER
10301 East Bay Harbor Drive
Bay Harbor Islands, FL 33154

onda

RESIDENCE 08 SOLE

08 Sole

2 Bedrooms
 2.5 Bathrooms
 Water View
 Terrace
 Den

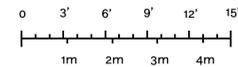
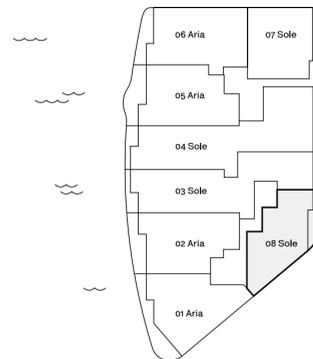
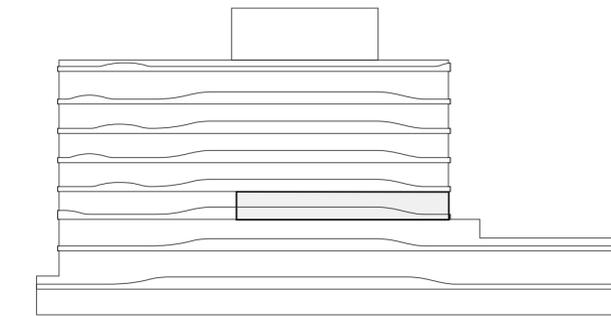
Indoor:
 1,809 SF / 168 SM

Outdoor:
 222 SF / 21 SM

Total:
 2,031 SF / 189 SM



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1/8" = 10"

TEAM

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Morabito Properties
CMC Group

Architect
Bernardo Fort-Brescia/
Arquitectonica

Landscape Design
Enzo Enea

Interior Designer
A++

Creative Agency
Lemon Yellow

OVERVIEW

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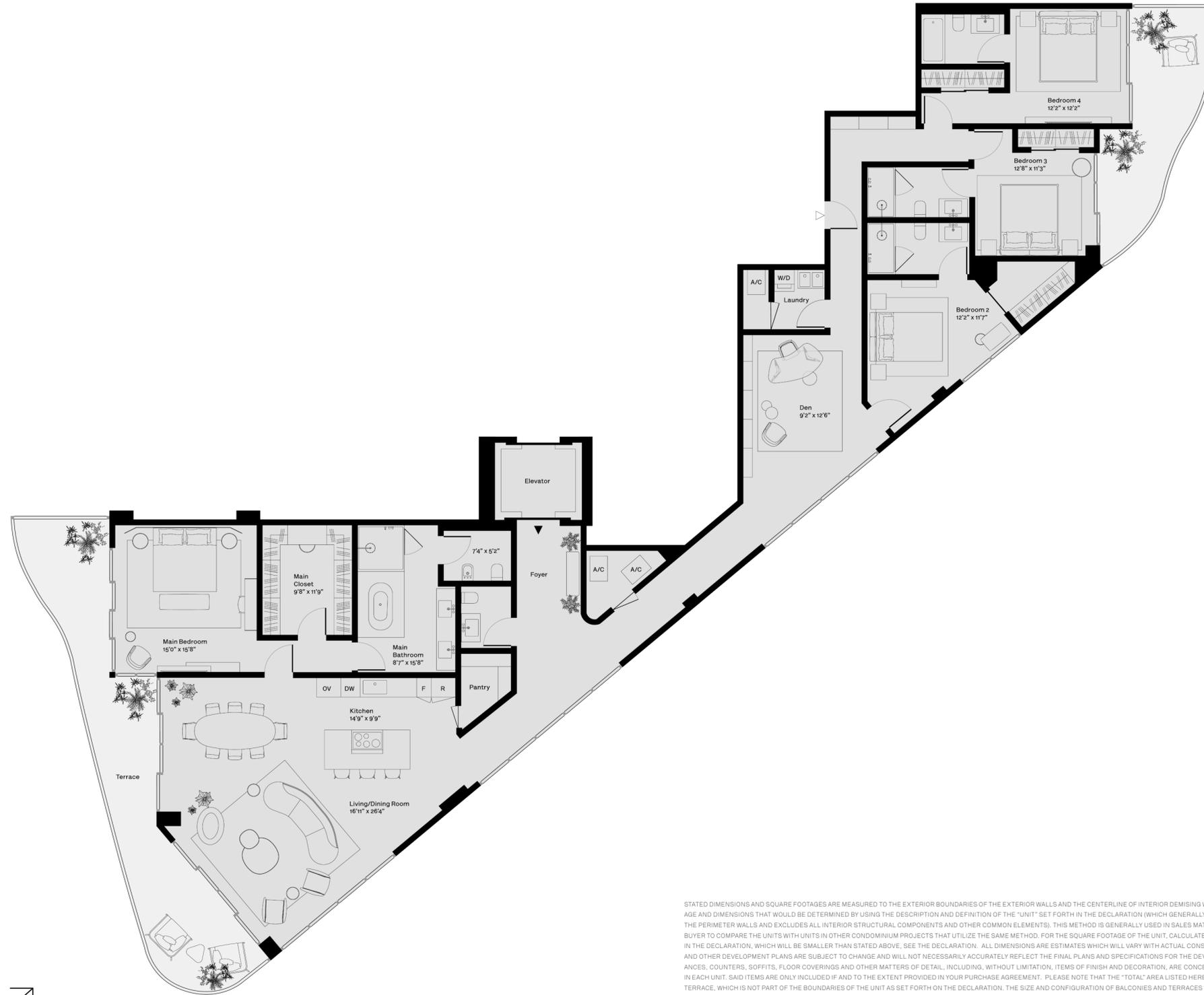
PROJECT LOCATION
1135 103rd St
Bay Harbor Islands, FL 33154

SALES CENTER
10301 East Bay Harbor Drive
Bay Harbor Islands, FL 33154

onda

RESIDENCE 01 SOLE

01 Sole



- 4 Bedrooms
- 4.5 Bathrooms
- Water Front View
- Terraces
- Private Elevator
- Service Entrance
- Den

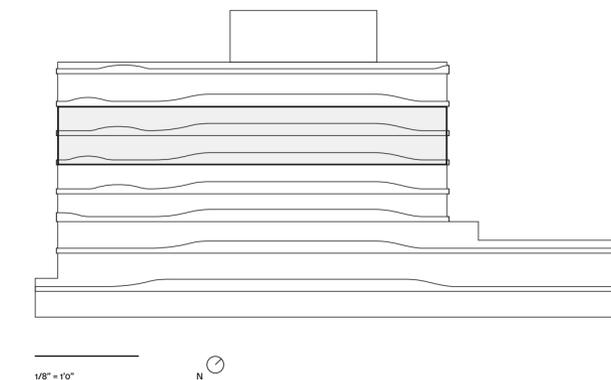
Indoor:
3,174 SF / 295 SM

Outdoor:
533 SF / 49 SM - 606 SF / 56 SM

Total:
3,707 SF / 344 SM - 3,780 SF / 351 SM



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Bernardo Fort-Brescia/
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Landscape Design
Enzo Enea

Interior Designer
A++

Creative Agency
Lemon Yellow

OVERVIEW

Number of Residences
41

Number of Stories
7 floors + parking

Unit Mix
2-4 bedrooms residences

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SALES CENTER
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onda

RESIDENCE 06 SOLE

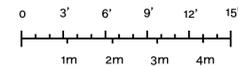
06 Sole

4 Bedrooms
 4.5 Bathrooms
 Water Front View
 Terraces
 Private Elevator
 Service Entrance
 Den

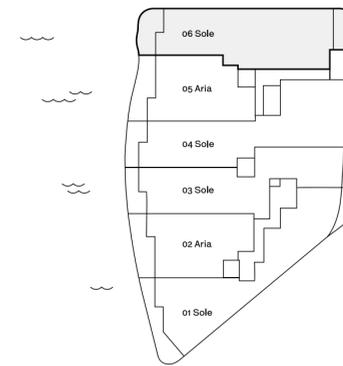
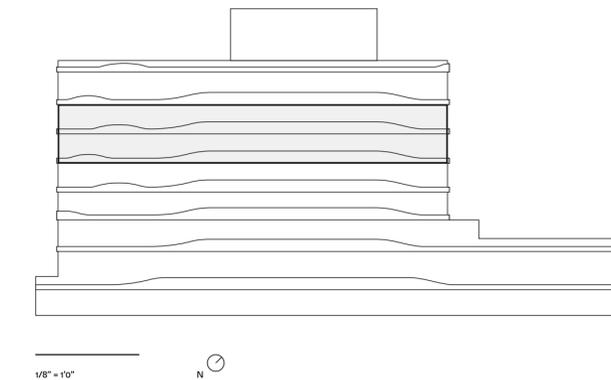
Indoor:
 3,523 SF / 327 SM

Outdoor:
 469 SF / 43 SM

Total:
 3,992 SF / 370 SM



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Morabito Properties
CMC Group

Architect
Bernardo Fort-Brescia/
Arquitectonica

Landscape Design
Enzo Enea

Interior Designer
A++

Creative Agency
Lemon Yellow

OVERVIEW

Number of Residences
41

Number of Stories
7 floors + parking

Unit Mix
2-4 bedrooms residences

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Expansive waterfront views

Private marina

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SALES CENTER
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onda

RESIDENCE PH 1 VENTO

PH 1 Vento

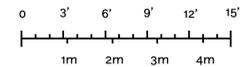


- 3 Bedrooms
- 3.5 Bathrooms
- Water Front View
- Terraces
- Private Elevator
- Private Stairs
- Service Entrance
- Family Room
- Den
- Private Pool Deck
- Summer Kitchen
- Garden
- Spa

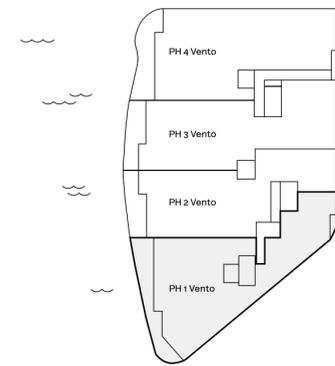
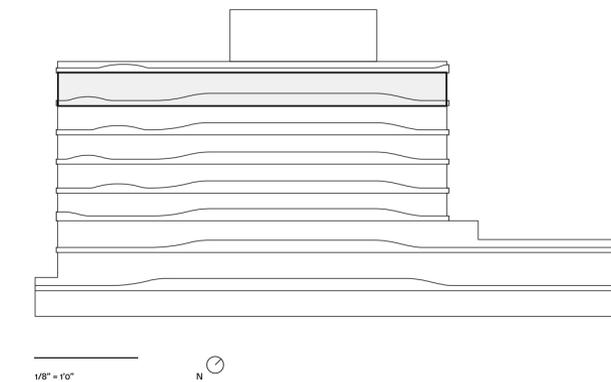
Indoor:
4,756 SF / 442 SM

Outdoor:
2,820 SF / 262 SM

Total:
7,576 SF / 704 SM



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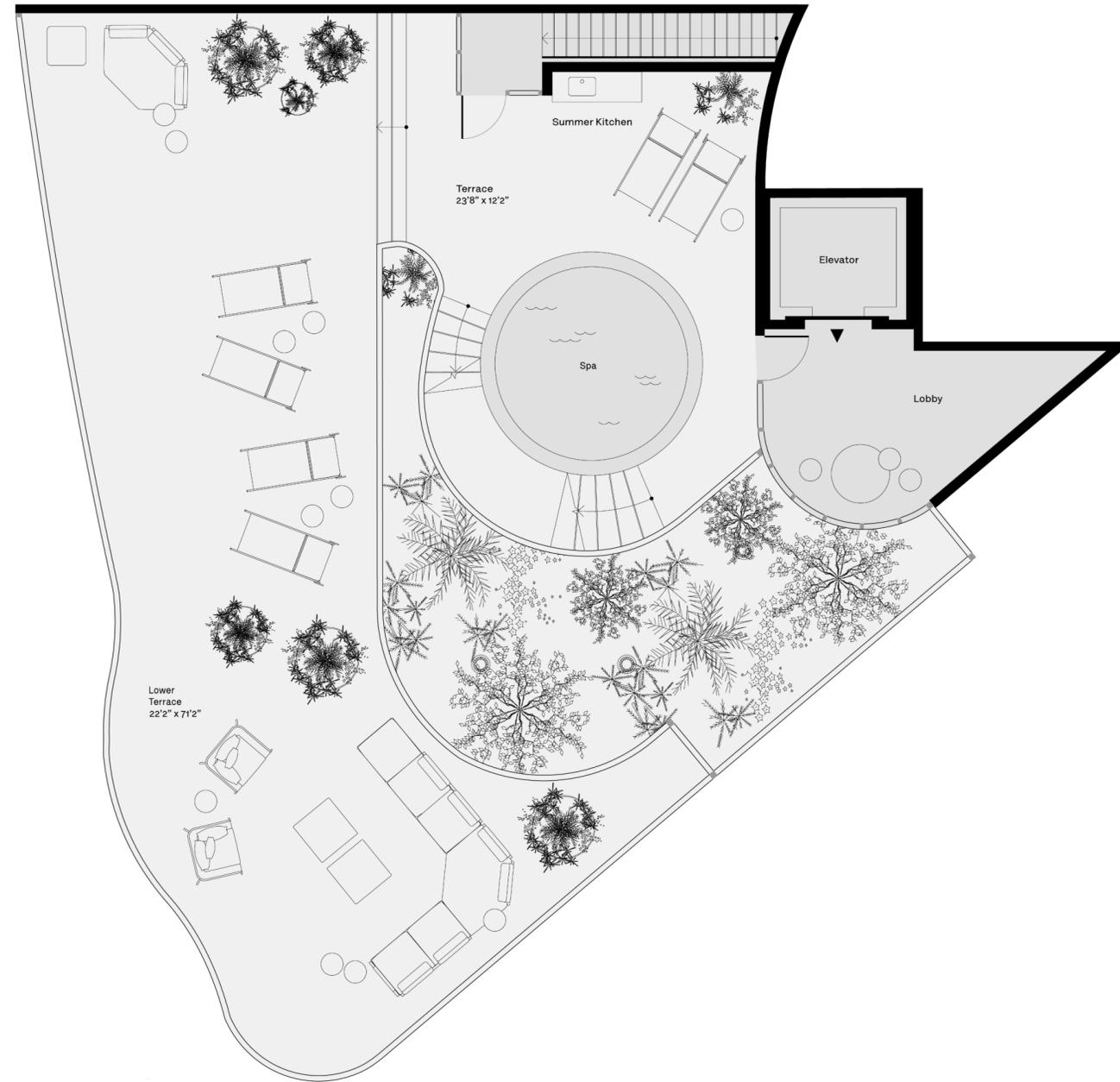
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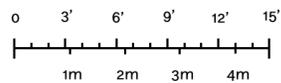
onda

RESIDENCE PH 1 VENTO DECK

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Poolside sundeck with 'relax and lounge' area

PRIVATE MARINA

14 slips for boats ranging from 30 to 55 feet

Direct ocean access through Haulover Inlet

Water sports launch dock with available kayaks, paddle boards and inflatables

PERSONALIZED SERVICES, SECURITY AND TECHNOLOGY

Covered valet drop-off

Personal parking spaces in fully enclosed garage

Electric vehicle charging stations and bicycle storage

Secured individual residential storage space

Front desk reception

24-hour security video surveillance

24-hour valet

Wi-Fi available throughout all public spaces

FTTH (fiber to the home) for voice, video, and high-speed Internet

Integrated digital concierge



PROJECT LOCATION
1135 103rd St
Bay Harbor Islands, FL 33154

SALES CENTER
10301 East Bay Harbor Drive
Bay Harbor Islands, FL 33154

onda

RESIDENCE PH 2 VENTO

PH 2 Vento

- 3 Bedrooms
- 4.5 Bathrooms
- Water Front View
- Terraces
- Private Elevator
- Service Entrance
- Den
- Office
- Wine Cellar

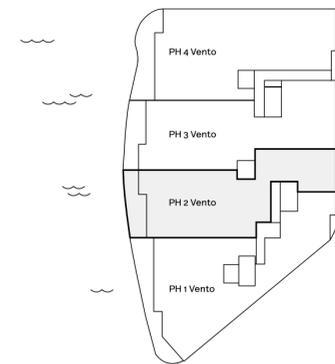
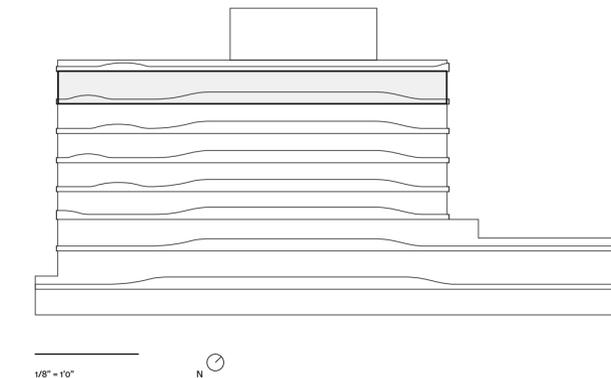
Indoor:
4,004 SF / 372 SM

Outdoor:
414 SF / 38 SM

Total:
4,418 SF / 410 SM



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TEAM

Envisioned by
Morabito Properties
CMC Group

Architect
Bernardo Fort-Brescia/
Arquitectonica

Landscape Design
Enzo Enea

Interior Designer
A++

Creative Agency
Lemon Yellow

OVERVIEW

Number of Residences
41

Number of Stories
7 floors + parking

Unit Mix
2-4 bedrooms residences

BUILDING FEATURES

Expansive waterfront views

Private marina

Gym and spa

Rooftop pool

Personalized services, security and
advanced technology

RESIDENCE FEATURES

Floor-to-ceiling, impact-resistant
sliding glass doors and windows

Spacious tiled terraces or private
gardens for most units

Private and semi-private residential
elevators

Open floor layouts and up to 9-foot
grand ceiling height

Fully-accessorized Snaidero kitchens
with top-of-the-line Miele appliances

Bathrooms with Italian marble and
wood cabinetry

Exquisite Italian flooring throughout

Energy-efficient air conditioning and
heating system with ultra-quiet
technology

Air and water filtration system

ROOF DECK & POOL

Lush landscape design by award
winning designer Enzo Enea

Summer kitchen & bar

Poolside sundeck with
'relax and lounge' area

PRIVATE MARINA

14 slips for boats ranging from
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- 4 Bedrooms
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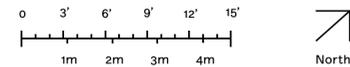
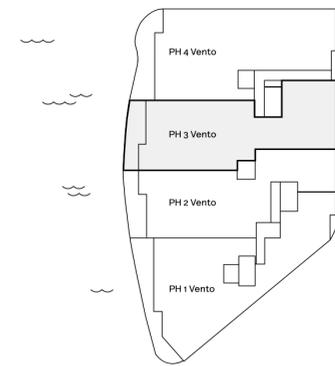
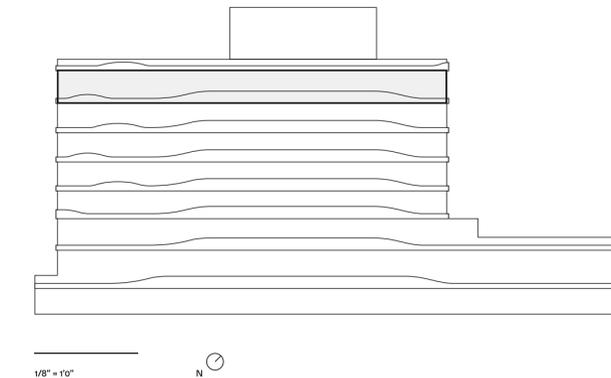
Indoor:
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Total:
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RESIDENCE PH 4 VENTO

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- 4 Bedrooms
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- Terraces
- Private Elevator
- Private Stairs
- Service Entrance
- Family Room
- Wine Cellar
- Private Pool Deck
- Summer Kitchen
- Garden
- Spa

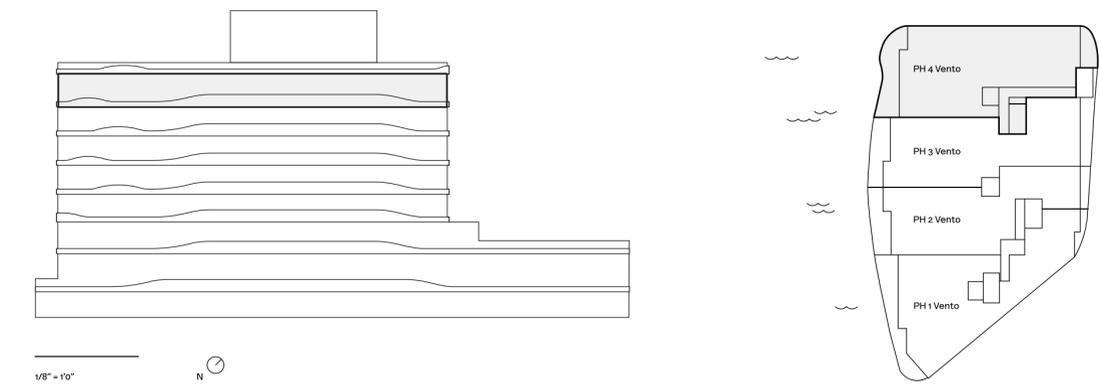
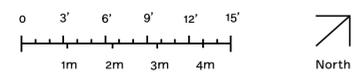
Indoor:
5,073 SF / 471 SM

Outdoor:
2,126 SF / 198 SM

Total:
7,199 SF / 669 SM



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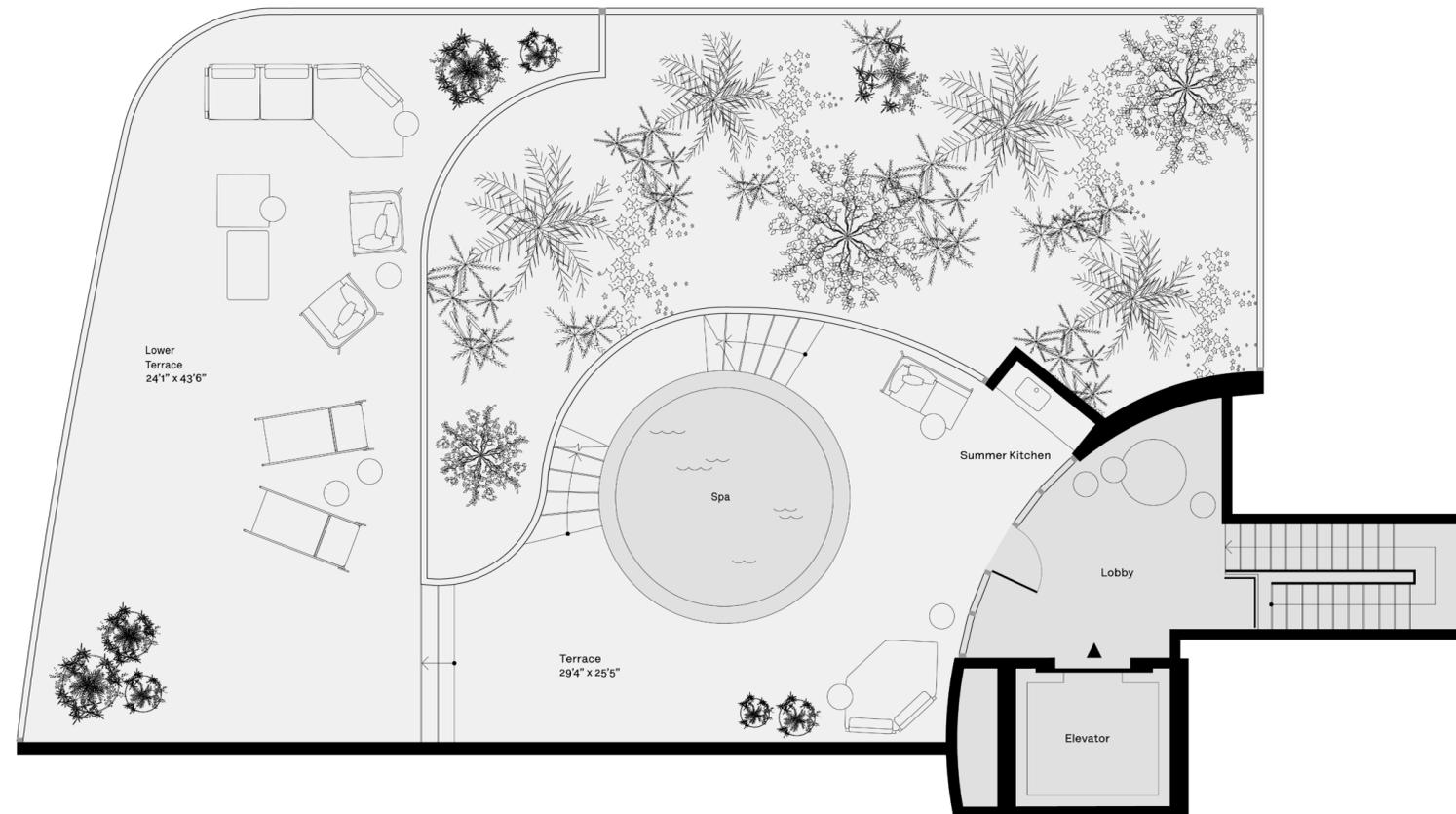
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