



sereno

BAY HARBOR ISLANDS

*laid-back-luxury*

style • sophistication • a life to live fully without formality





  
sereno  
BAY HARBOR ISLANDS



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.

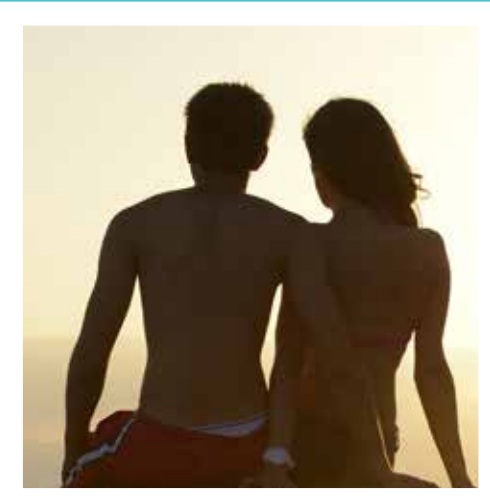




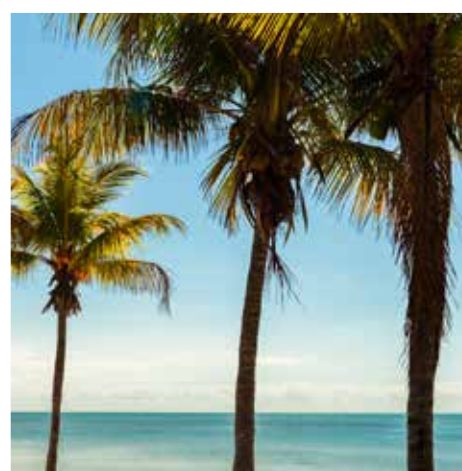




# Bay Harbor Islands



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 experience. Residents enjoy unparalleled amenities as well as 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 the most luxurious shopping and fashion in Miami and white sand beaches.

We welcome you to  
*laid-back-luxury.*



# Bal Harbour





*Walk or paddleboard to the destination for fashion and luxury.*



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





The most sophisticated interpretation of bayfront living.

Serenom



DEEP WATER YACHT MARINA  
WITHIN VIEW OF YOUR SERENO RESIDENCE



With a personality and sensibility distinctly its own, Sereno offers something new - we call it laid back luxury. An intimate waterfront tower consisting of private residences that features a more 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.

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

Welcome to SERENO, Bay Harbor Islands.





*WELCOME TO YOUR PRIVATE RETREAT*  
SERENO RESIDENCES  
40 Exquisite Waterfront Residences with Private Boat Slips



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.





ARTIST INTERPRETATION. MAY BE CHANGED BY DEVELOPER WITHOUT NOTICE.



Step inside your home to discover a unique island view that includes the turquoise waters of Biscayne Bay, a deep water yacht marina, Bal Harbor Shops and private estates.



ARTIST INTERPRETATION. MAY BE CHANGED BY DEVELOPER WITHOUT NOTICE.

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 POOL WITH ACTUAL VIEW

ARTIST INTERPRETATION. MAY BE CHANGED BY DEVELOPER WITHOUT NOTICE.

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



ARTIST INTERPRETATION. MAY BE CHANGED BY DEVELOPER WITHOUT NOTICE.





*escape the every day  
at your private island retreat*





JET SKIS

PADDLEBOARDS

KAYAKS

BICYCLES

BOATS

PRIVATE BOAT SLIPS

BAYFRONT VIEWING DECK

OUTDOOR FIREPLACE

COMMUNITY DOCK

ENDLESS SUNRISE

TURQUOISE WATERS

SAND BAR

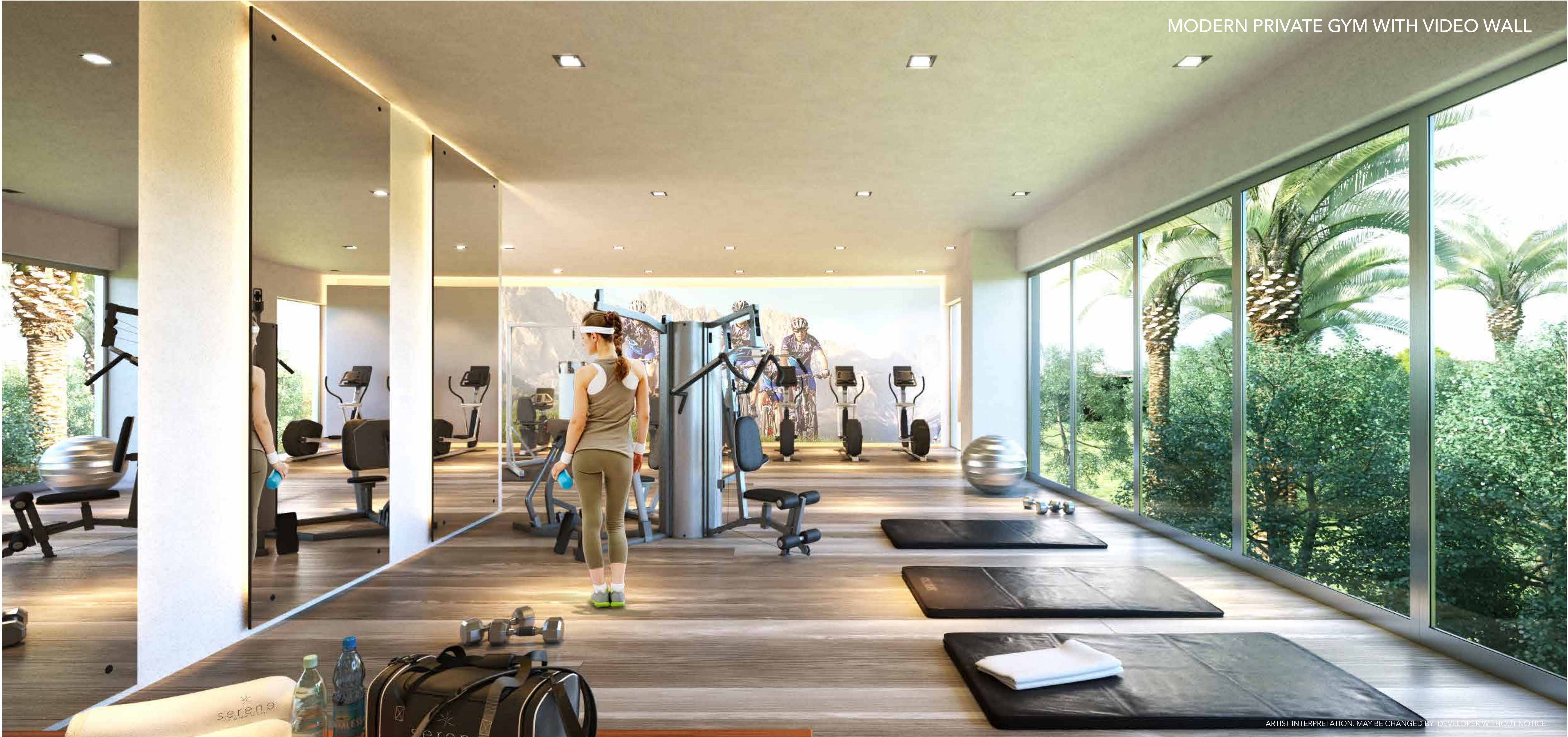
LOUNGE CHAIRS

ARTIST INTERPRETATION. MAY BE CHANGED BY DEVELOPER WITHOUT NOTICE.

BOATS AND JET SKIS WILL NOT BE PROVIDED FOR USE BY BUYERS. RESIDENT PADDLEBOARDS AND OCEAN KAYAKS WILL BE COMMUNITY PROPERTY.



MODERN PRIVATE GYM WITH VIDEO WALL



ARTIST INTERPRETATION. MAY BE CHANGED BY DEVELOPER WITHOUT NOTICE.



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# FACT SHEET

**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 residential experience is exceptional and unique.

**COMMUNITY FEATURES AND AMENITIES:**

- 24 HOUR SECURITY
- FITNESS CENTERS AND STATE-OF-THE-ART FITNESS EQUIPMENT
- PRIVATE BOAT SLIPS (ASK FOR SIZE AND DEPTH DESCRIPTION)
- NEWS/MEDIA BREAKFAST CAFE ROOM

**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

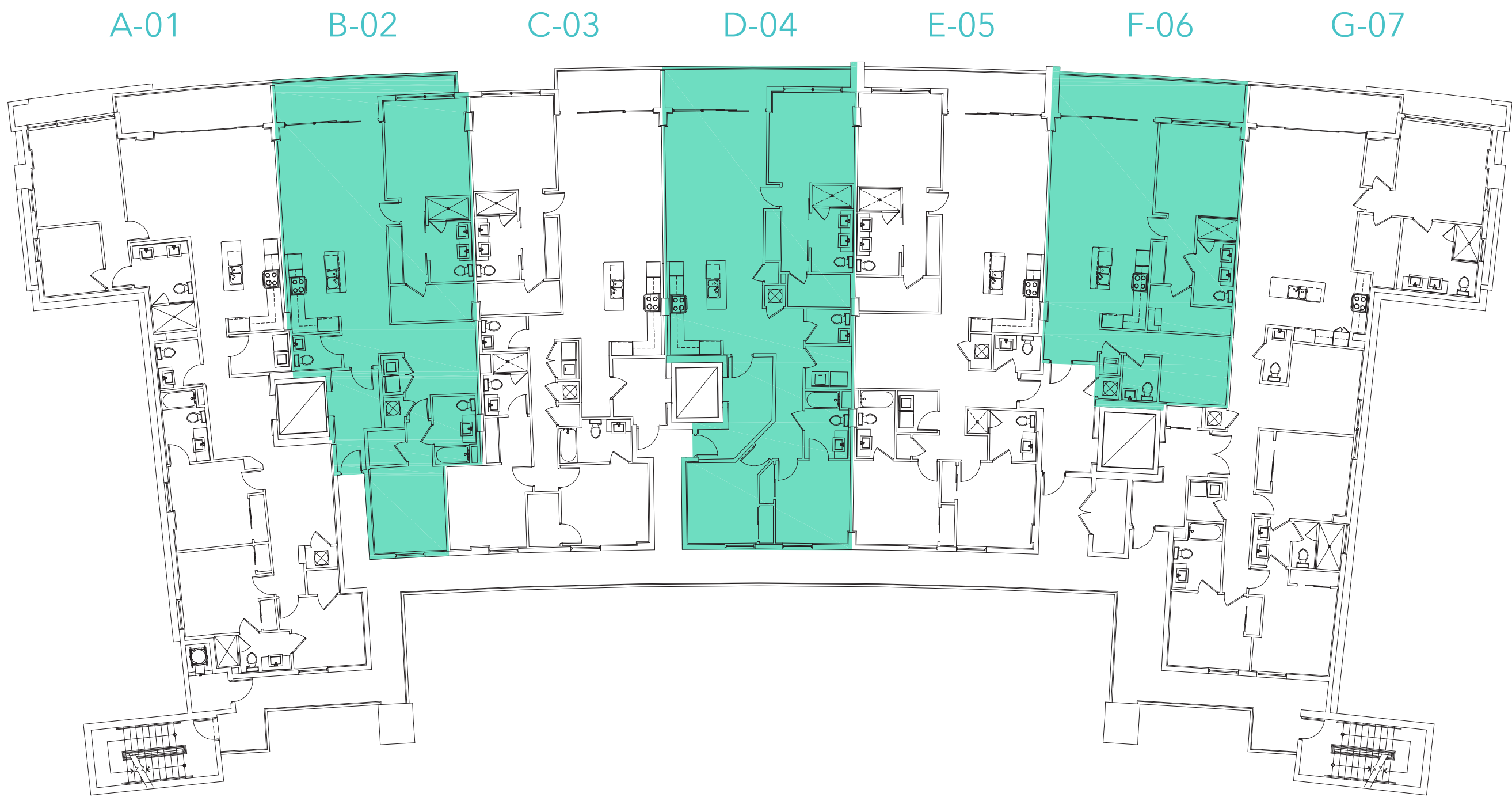
UNIT SIZES RANGING FROM 1000 SQ. FT. TO MORE THAN 2200 SQ. FT  
PRICED FROM THE \$500’S





# SERENO RESIDENCES

40 Residences



## LEVEL 4 - 7 TYPICAL KEYPLAN

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). 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.





*The beginning of something...*

An aerial photograph of a coastal city, likely Miami, featuring a large body of water, a bridge, and a city skyline in the background. The water is a vibrant turquoise color, and the city is densely packed with buildings and greenery. A bright, glowing light source is visible in the center of the image, creating a lens flare effect.

*new  
refreshing  
luxurious  
prestigious*



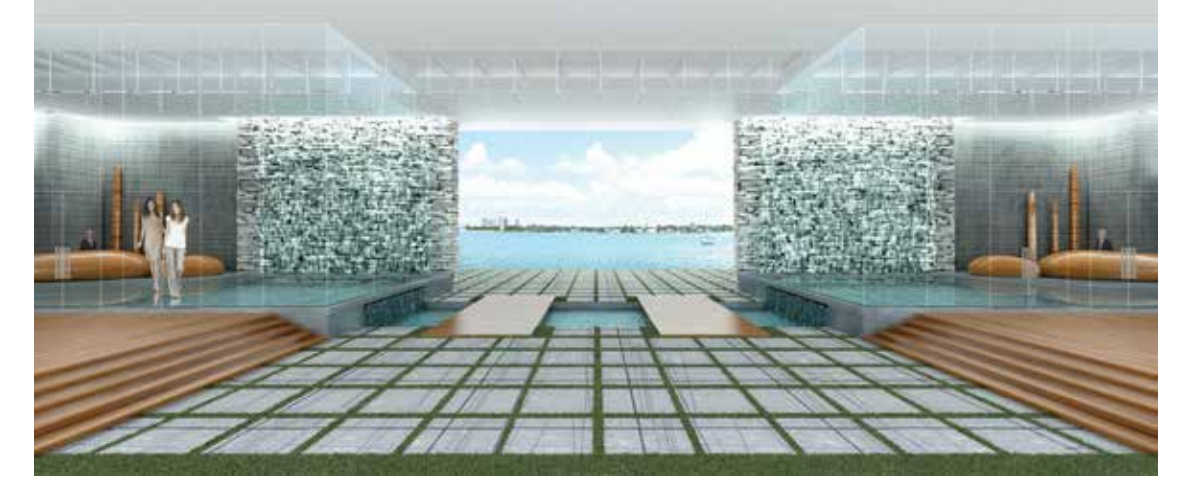
# TEAM STRENGTH

INTEGRA INVESTMENTS  
& 13TH FLOOR INVESTMENTS - DEVELOPMENT

CORWIL ARCHITECTS - DESIGN

STEVEN G. INTERIORS

KEY INTERNATIONAL SALES  
400 SUNNY ISLES / EDEN HOUSE / 1010



se re no

UNPARALLELED EXECUTION





# sereno

BAY HARBOR ISLANDS

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

**SERENOmiami.com**



WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

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