



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.



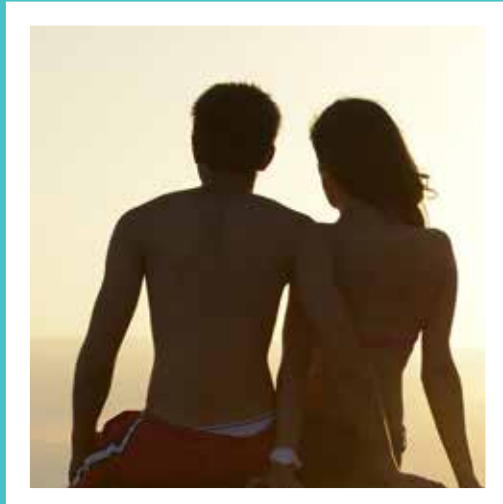
*An opportunity to live
surrounded by luxury and wealth.*



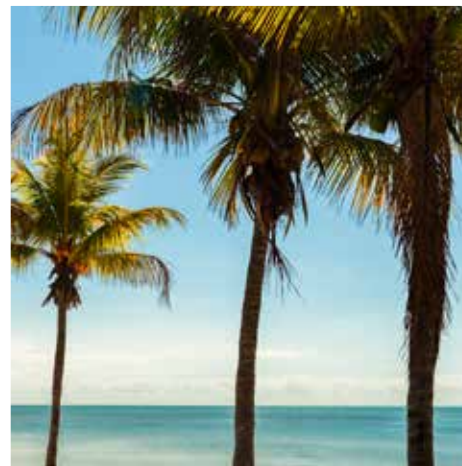
● = future Bay Harbor developments



Bay Harbor Islands

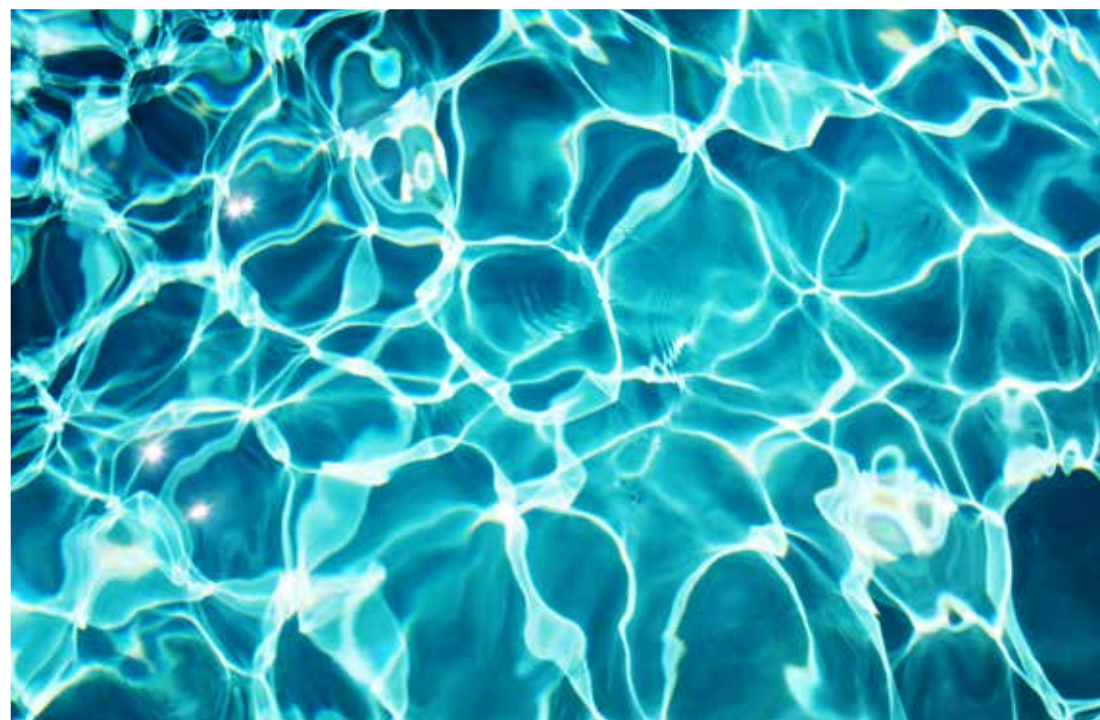


Nestled between the American Riviera and paradise is an island known by the world and enjoyed by only a select few. Luscious green foliage and palm lined streets invite luxury, privacy, and an exclusive address that is none other than Bay Harbor Islands.



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.

Serenity

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



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*



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.

JET SKIS

PADDLEBOARDS

KAYAKS

BICYCLES

BOATS

PRIVATE BOAT SLIPS

BAYFRONT VIEWING DECK

OUTDOOR FIREPLACE

COMMUNITY DOCK

ENDLESS SUNRISE

TURQUOISE WATERS

SAND BAR

LOUNGE CHAIRS

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:

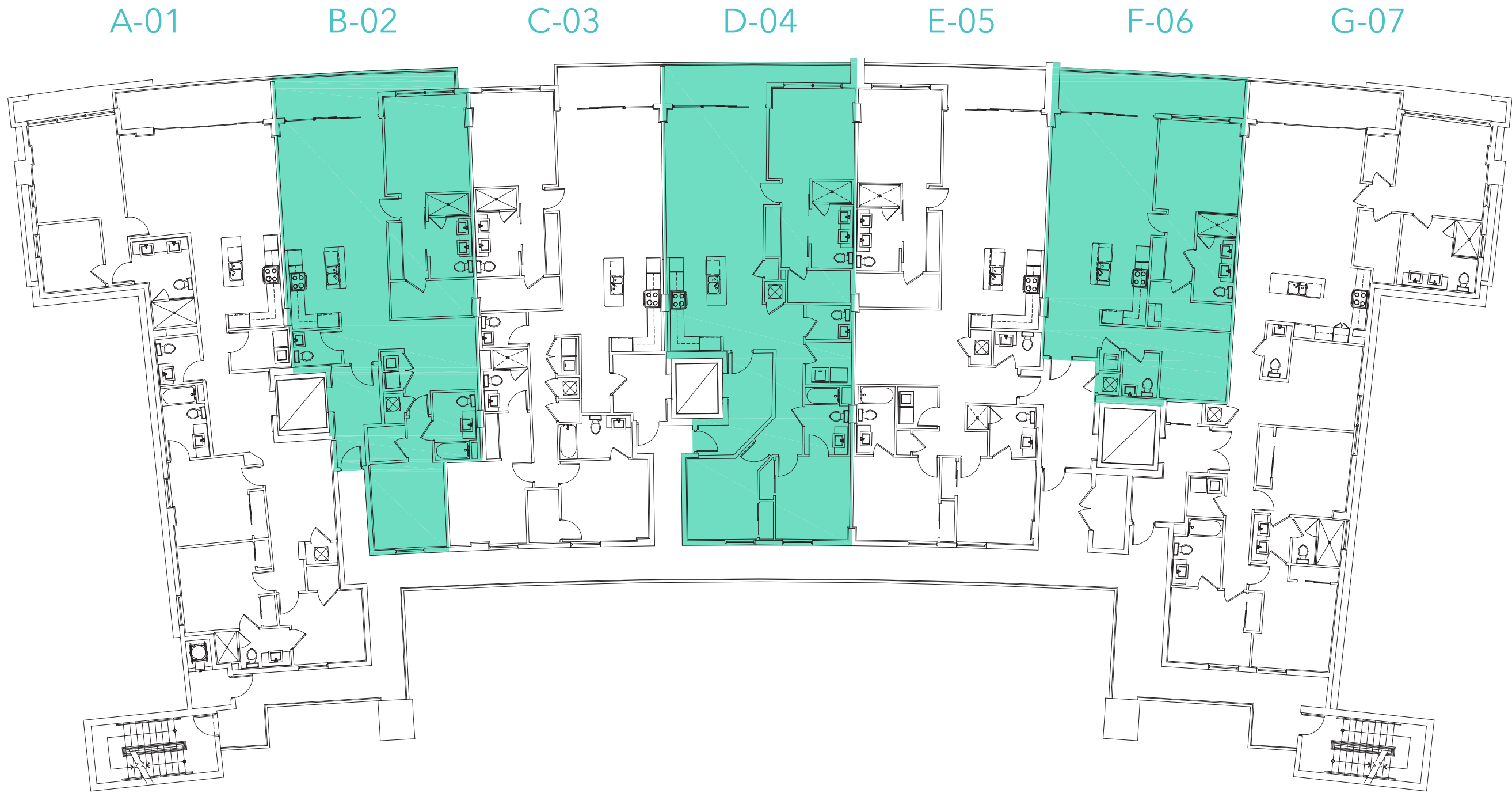
- 9FT HIGH CEILINGS OR MORE ON ALL RESIDENCES
- PRIVATE ELEVATOR ACCESS IN SELECT UNITS
- REMOVE FOB ACTIVATED ELEVATORS
- TWO ASSIGNED, COVERED SELF-PARKING SPACES PER UNIT
- FLOW THROUGH RESIDENCES IN SELECT UNITS
- DOUBLE DOOR ENTRIES PER PLAN

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, showing 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*

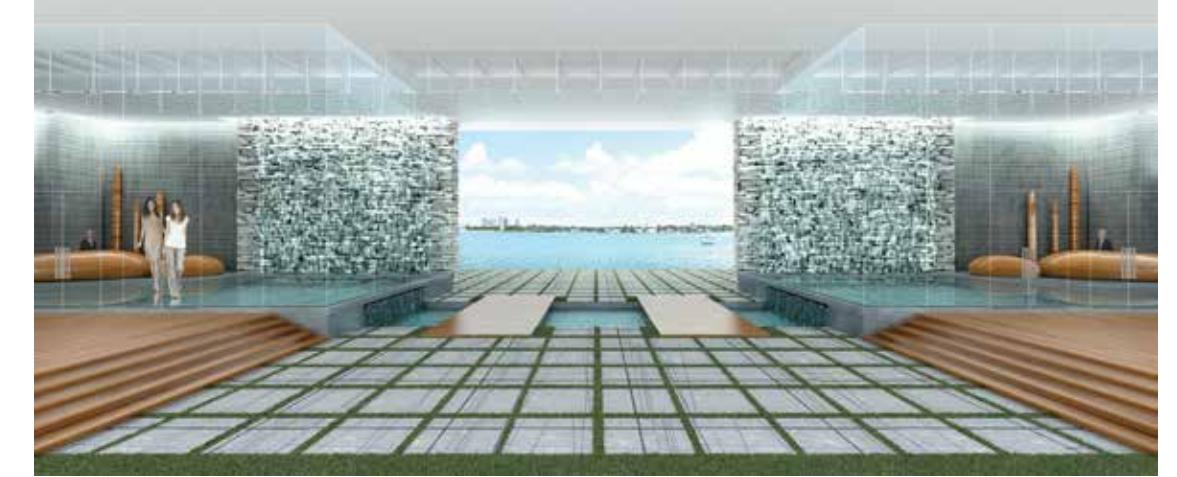
TEAM STRENGTH

INTEGRA INVESTMENTS
& 13TH FLOOR INVESTMENTS - DEVELOPMENT

CORWIL ARCHITECTS - DESIGN

STEVEN G. INTERIORS

KEY INTERNATIONAL SALES
400 SUNNY ISLES / EDEN HOUSE / 1010



Steven

UNPARALLELED EXECUTION



sereno

BAY HARBOR ISLANDS



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.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the 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. These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. 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. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. 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 projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing.