

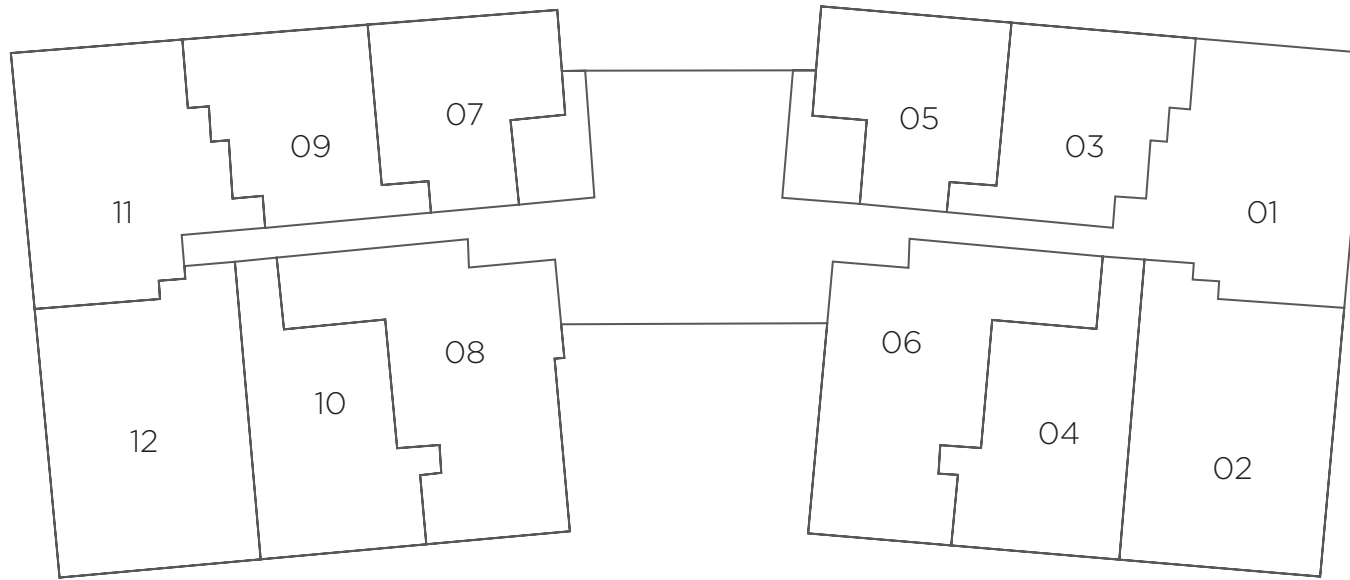
LA BAIA
BAY HARBOR ISLANDS

WHERE EXCLUSIVITY IS
THE ULTIMATE LUXURY



RESIDENCE LEVELS 2 - 4

~ BISCAYNE BAY ~



~ PARK ~

BAY VIEWS

Residences 01 & 11

3 Bedrooms, 3.5 Bathrooms
1,748 square feet

Residences 03 & 09

2 Bedrooms, 2.5 Bathrooms
1,327 square feet

Residences 05 & 07

2 Bedrooms, 2.5 Bathrooms
1,329 square feet

PARK VIEWS

Residences 02 & 12

2 Bedrooms, 2.5 Bathrooms
1,420 square feet

Residences 04 & 10

1 Bedroom, 1.5 Bathrooms
1,125 square feet

Duplex Residences 04 & 10

Levels 3 & 4

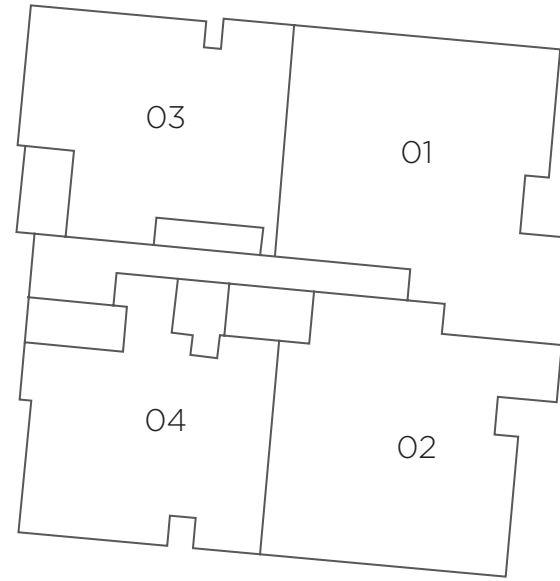
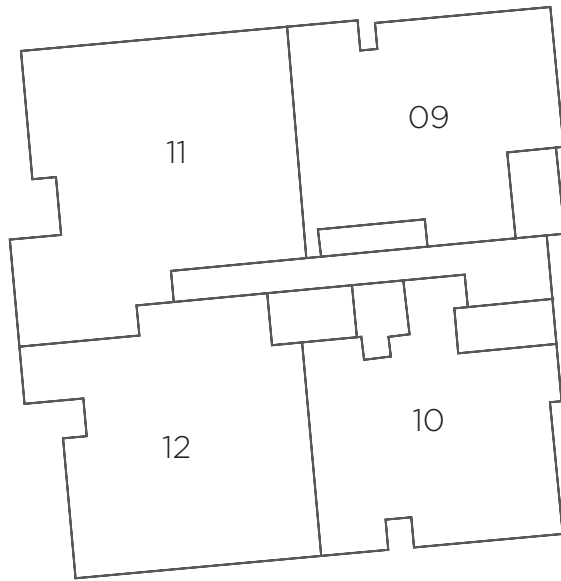
3 Bedrooms, 3 Bathrooms, + Den
2,184 square feet

Residences 06 & 08

2 Bedrooms, 2.5 Bathrooms, + Den
1,391 square feet

RESIDENCE LEVELS 5 - 6

~ BISCAYNE BAY ~



~ PARK ~

BAY VIEWS

Residences 01 & 11
4 Bedrooms, 4.5 Bathrooms
2,497 square feet

Residences 03 & 09
3 Bedrooms, 3.5 Bathrooms
1,830 square feet

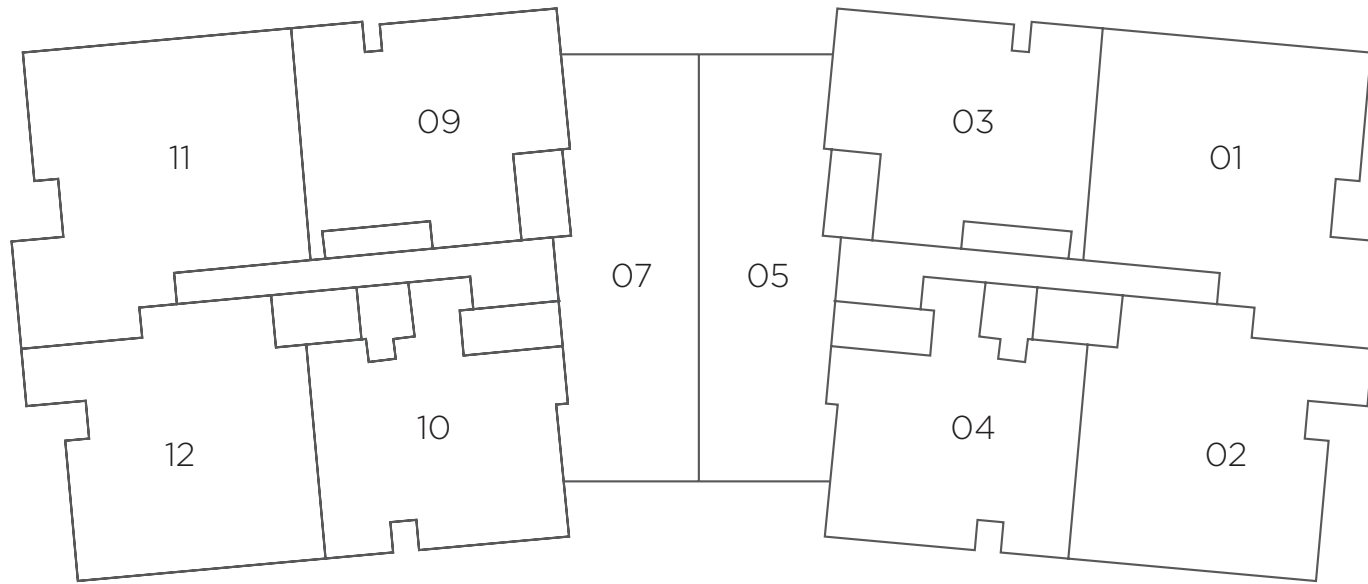
PARK VIEWS

Residences 02 & 12
3 Bedrooms, 3 Bathrooms, + Den
2,068 square feet

Residences 04 & 10
2 Bedrooms, 2.5 Bathrooms, + Den
1,861 square feet

UPPER AND LOWER PENTHOUSE LEVELS 7 - 8

~ BISCAYNE BAY ~



~ PARK ~

BAY VIEWS

Residence 01 & 11

4 Bedrooms, 4.5 Bathrooms
2,348 square feet (Level 8)
2,497 square feet (Level 7)

Flow-Through Residences 05 & 07

3 Bedrooms, 3.5 Bathrooms
1,858 square feet

Residences 03 & 09

3 Bedrooms, 3.5 Bathrooms
1,830 square feet

PARK VIEWS

Residences 02 & 12

3 Bedrooms, 3 Bathrooms, + Den
2,068 square feet

Residences 04 & 10

2 Bedrooms, 2.5 Bathrooms
1,851 square feet

LPH 10

LOWER PENTHOUSE RESIDENCE

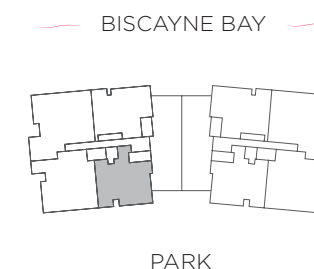
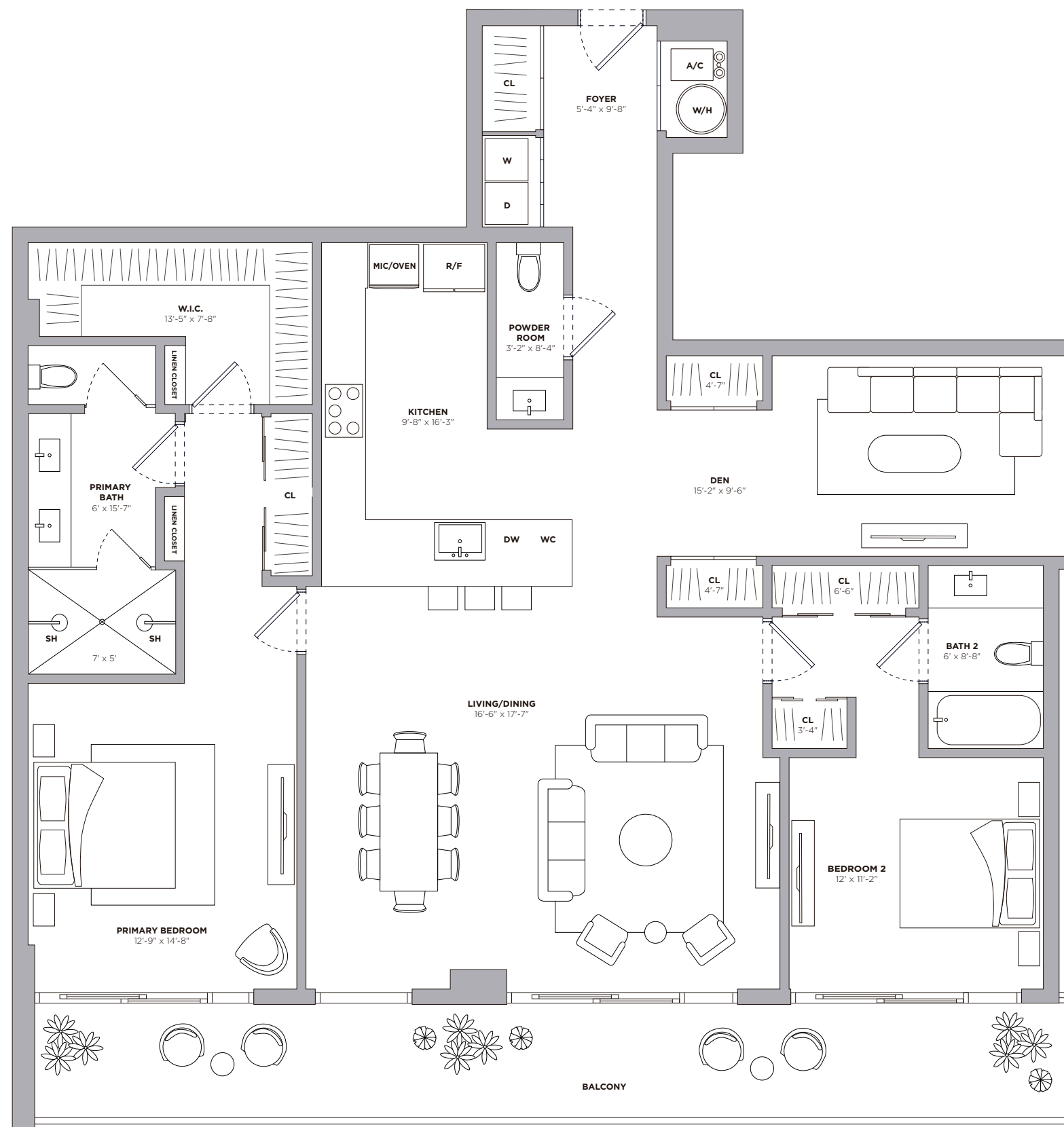
PARK VIEW

LEVEL 7
2 BEDROOMS
2.5 BATHROOMS
DEN

INTERIOR
1,851 SQ FT ~ 172 SQ M

EXTERIOR
290 SQ FT ~ 26 SQ M

TOTAL
2,141 SQ FT ~ 198 SQ M



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 1,851 square footage. 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.





LA BAIA, BAY HARBOR ISLANDS

Site Address

9201 East Bay Harbor Drive, Bay Harbor Islands, Florida 33154

Exclusive Sales by PGutman, LLC

Developed by the Continuum Company

labaiabayharbor.com



PGUTMAN LLC



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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