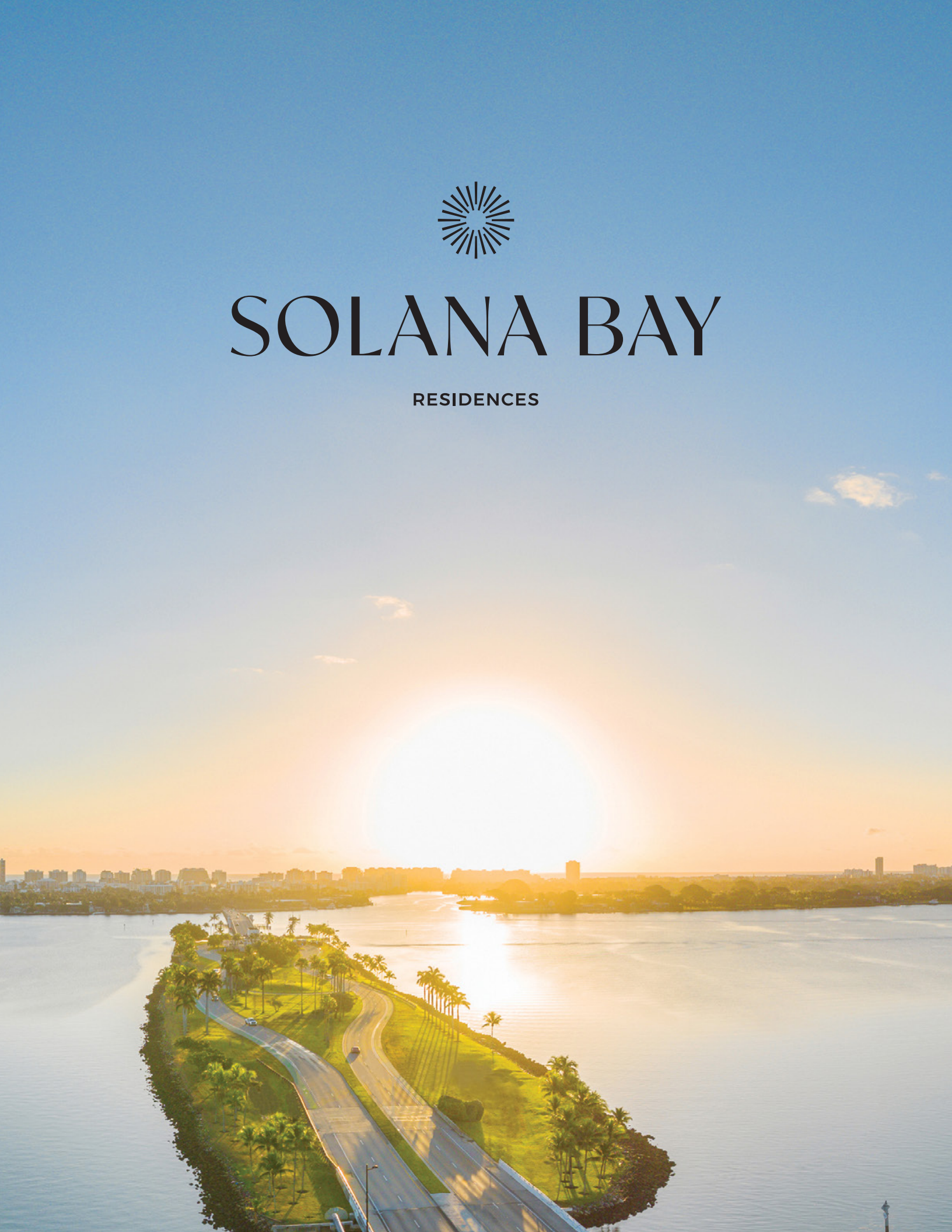




SOLANA BAY

RESIDENCES





With its contrast of shimmering glass walls, rich hardwood accents, and abundant gardens filled with native trees and seagrass, the aesthetics of Solana Bay are strikingly modern, with a timeless quality that feels connected to the natural landscape. It is a fresh take on refined elegance in which the beauty of minimalist design becomes an oasis outside the edges of the city.

THE BUILDING

- A limited collection of 52 impeccably designed private bayfront residences with a perfectly balanced amenity program of over 9,000 square feet, overlooking Biscayne Bay in Miami.
- 10-story glass-clad architectural gem designed by the internationally acclaimed Arquitectonica.
- 450 linear feet of water frontage including 290 degrees of Miami shoreline views with curved glass integrated into the window wall system, spanning from Keystone Islands to the prestigious Bal Harbour and Indian Creek, to the iconic Downtown Miami skyline.
- Spacious, light-filled two- to four-bedroom residences ranging from 2,238 to 4,236 sq. ft., delivered with the grandeur and detail of a custom single-family home.
- Minutes away from South Florida's premier lifestyle destinations, including Bal Harbour, Miami Beach, Miami Design District, Downtown Miami, and Aventura.
- Sustainable Florida green building design certified.

THE RESIDENCES

- Gracious two- to four-bedroom open floor plans are thoughtfully oriented to provide privacy while maximizing views from every angle.
- Ceilings up to 9'10" with floor-to-ceiling windows, filtering light throughout while framing unparalleled panoramic views. Penthouses boast up to 10'10" ceilings.
- Entry foyers provide an authentic and private sense of arrival.
- Terraces at least 10' deep offer a seamless indoor-outdoor lifestyle ideal for waterfront dining and lounging in the privacy of one's home.
- Oversized primary suites on curved window walls, complete with en-suite reading lounges and direct terrace access in most residences, complemented by oversized bathrooms and dressing rooms.
- Elegantly designed oak cabinetry with quartz countertops are harmoniously paired in exquisite kitchens and bathrooms, while impeccable details at every touchpoint illustrate no detail spared.
- European designed kitchens with upper cabinets extending to the ceiling, including integrated under-cabinet LED lighting, quartz countertops, and large format porcelain backsplash.
- Primary suite bathrooms feature quartz countertops, premium Italian porcelain flooring, and a specialty mirror with integrated lighting over the European designed vanity with two sinks. A graciously sized shower with bench is paired with an oversized free-standing tub with Rubinet polished chrome finish. Each primary suite bathroom is equipped with a Toto Neorest dual flush toilet.
- Exquisitely curated design options include wood or porcelain flooring throughout, light or dark kitchen finishes, and an optional upgrade to Rubinet bronze finish.





AMENITIES AND SERVICES

- Thoughtfully curated interior design by Los Angeles-based Avenue ID that complements the organic shape of the coastal architecture.
- Private porte-cochère arrival.
- Light-filled arrival lobby with clear views of the bay.
- Resident-only social and lounge spaces enriched with earthtone flooring, Italian terrazzo, and wide plank oak flooring.
- Elevated bayfront lounge and lawn above a lush landscaped direct waterfront-access walkway, lined with inset seating and palm trees, seamlessly embracing views of Biscayne Bay.
- Rooftop with zero-edge pool featuring a sun ledge, surrounded by chaise lounges and daybeds.
- Outdoor entertainment bar with summer kitchen and table seating. Seamlessly blending the organic design and perfectly framing views of Biscayne Bay.
- From sunrise to sunset, the Bayfront Residents' Lounge offers a curated menu of coffee, refreshments, and light fare from neighborhood favorites.
- Executive boardroom equipped with high-tech conferencing capabilities, overlooking the Biscayne Bay.
- Entertainment lounge with billiards, table games, and gaming console.
- Library for reading and relaxing, curated by Books & Books.
- Waterfront fitness center with state-of-the-art cardio and Pilates reformer, strength and stretch equipment, yoga, barre, and a private training room with TRX designed by The Wright Fit.
- Serene outdoor elevated green space embraces connectivity to nature for bayside yoga, meditation, stretching, and exercise.
- Package storage for groceries and other deliveries.
- Secure air-conditioned bicycle storage.
- Private Residents' storage rooms are available for select residences.*
- Valet, house car and 24-hour concierge.

*Additional Cost based upon availability

THE DEVELOPMENT TEAM

KOLTER CO-DEVELOPER

The Kolter Group is a diversified real estate development and investment firm with close to 30 years of proven expertise in all major real estate asset classes and all stages of the development cycle. The company's portfolio includes award-winning master-planned communities, luxury high-rise condominiums, multi-family apartments, and branded hotels, with an expected value totaling more than \$25 billion. The firm's strategic mindset is to leverage their strengths in complementary business verticals to drive an entrepreneurial culture, adapt to change, and choose investments on a selective basis.



BH GROUP CO-DEVELOPER

For more than two decades, BH Group has been transforming the real estate market in South Florida and beyond with a primary focus centered on luxury residential properties, prime land holdings, office spaces, and mixed-use assets strategically positioned in prime locations. By targeting large-scale, value-adding prospects within specialized markets, the firm mitigates risk exposure while maximizing returns. BH Group has forged partnerships with leading real estate firms in the United States, resulting in the successful completion of over 1,100 luxury residential units, with an additional 10,000 units in progress, in collaboration with esteemed partners.

ARQUITECTONICA ARCHITECT

With offices in Miami, New York, Los Angeles, Palm Beach, Paris, Dubai, Hong Kong, Shanghai, Manila, Lima, and Sao Paulo, Arquitectonica is a major presence on the international stage of architecture. From its inception in 1977, the firm received almost instant attention and acclaim from critics and the public alike due to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Led by principals Bernardo Fort-Brescia and Laurinda Spear, Arquitectonica continues to push the limits of design with its innovative use of materials, geometry, pattern, and color to introduce a new brand of humanistic modern design to the world. Today, Arquitectonica's practice spans the globe with projects in 59 countries on five continents.



LANDSCAPE ARCHITECT

ArquitectonicaGEO is an award-winning design studio specializing in landscape architecture, planning, and urban design. With a track record of award-winning projects, GEO excels in crafting innovative, sustainable, and resilient solutions that champion sustainable living. At the core of GEO's philosophy is the commitment to crafting spaces that enrich human experiences, fostering connections between individuals, communities, and their environments to promote conscious, sustainable, and healthy lifestyles. ArquitectonicaGEO's collaborative approach extends to partnerships with architects, engineers, developers, private enterprises, and hospitality brands worldwide, aiming to create dynamic destinations. Leveraging their expertise, they adeptly integrate recreational, residential, civic, and retail design elements to cultivate vibrant, secure, and sustainable environments.



EXCLUSIVE SALES & MARKETING PARTNER

Douglas Elliman Development Marketing, a division of Douglas Elliman Realty, offers unmatched expertise in sales, leasing, and marketing for new developments throughout New York City, Long Island, Westchester, New Jersey, Florida, California, Massachusetts, and Texas. The company's new development hybrid platform matches highly experienced new development experts with skilled brokerage professionals who provide unparalleled expertise and real time market intelligence to its clients. The firm is heralded for its achievements in record breaking sales throughout each of its regions. Drawing upon decades of experience and market-specific knowledge, Douglas Elliman Development Marketing offers a multidisciplinary approach that includes comprehensive in-house research, planning and design, marketing, and sales. Through a strategic global alliance with Knight Frank Residential, the world's largest privately-owned property consultancy, the company markets properties to audiences in 53 countries, representing an over \$87 billion global new development portfolio, <https://www.elliman.com/marketing>.



SITE ADDRESS | 2305 NE 123rd Street | North Miami, FL 33181

SALES GALLERY | 2248 NE 123rd Street | North Miami, FL 33181

305.203.4017 | solanabay.com



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.