

SOLANA BAY

RESIDENCES
MIAMI



ARTIST'S RENDERING







A FRESH TAKE ON MIAMI'S WATERFRONT

Solana Bay seamlessly blends contemporary aesthetics with natural serenity. The gleaming glass façade harmonizes with warm wood accents, creating a captivating interplay of textures. Lush gardens, peppered with indigenous trees and swaying seagrass, elevate the residences, fostering a profound connection to the surrounding waterscapes. Solana Bay is an architectural marvel that redefines Miami living, where minimalist design transcends mere aesthetics, becoming a tranquil oasis beyond the city's boundaries.



ARTIST'S RENDERING

PORTE-COCHÉRE

THE PERFECT POINT OF VIEW

Expansive glass-railed terraces and floor-to-ceiling window walls seamlessly merge indoor and outdoor spaces and infuse a captivating natural glow into every residence at Solana Bay. Timeless neutrals and textures embody a heightened level of sophistication.

PRIVATE TERRACE

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LIVING AREA

ARTIST'S RENDERING



ARTIST'S RENDERING

KITCHEN



ARTIST'S RENDERING

PRIMARY BATHROOM



ARTIST'S RENDERING

OFFICE/DEN

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.
- 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.
- Floor-to-ceiling windows, filtering light throughout while framing unparalleled panoramic views.
- 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.





PRIMARY SUITE

ARTIST'S RENDERING

YOUR PERSONAL OASIS, TOUCHED BY THE SUN

Solana Bay's amenities utilize the sunshine and shoreline to inspire daily discoveries. Energize your mornings with waterside yoga or a visit to the bay-view Fitness Center. Discover serenity in the private library or stroll along Biscayne Bay's lush pathways. As the day winds down, gather with family or friends for a sunset social at the rooftop zero-edge pool. You set the rhythm for your day.



EXCLUSIVELY FOR
RESIDENTS AND GUESTS

The centerpiece of Solana Bay's lobby-level amenity offering is the private dining area and bayfront terrace. The open-air entertainment lounge features table seating seamlessly blending the organic design, perfectly framing views of Biscayne Bay.

BAYFRONT LOUNGE & LAWN

ARTIST'S RENDERING



LOBBY

ARTIST'S RENDERING



ARTIST'S RENDERING

SUNRISE LOUNGE



ARTIST'S RENDERING

RESIDENTS' LOUNGE



ARTIST'S RENDERING

ENTERTAINMENT LOUNGE

AMENITIES AND SERVICES

- Private porte-cochère arrival.
- 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.
- Thoughtfully curated interior design by Los Angeles-based Avenue Interior Design that complements the organic shape of the coastal architecture.
- Rooftop with zero-edge pool featuring a sun ledge, surrounded by chaise lounges and daybeds.
- 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.
- From sunrise to sunset, the Bayfront Residents' Lounge offers a curated menu of coffee, refreshments, and light fare from neighborhood favorites.
- Package storage for groceries and other deliveries.
- Secure air-conditioned bicycle storage.
- Valet, house car and 24-hour concierge.





FITNESS CENTER

ARTIST'S RENDERING

THE LUXURY OF CHOICE

From Aventura and Sunny Isles to the downtown skyline and panoramas of Biscayne Bay, residents enjoy unparalleled access to Miami's most sought-after areas. Relax at home in a quiet enclave at Solana Bay or embrace South Florida's nearby signature shopping, five-star dining, and world-class entertainment. The options are endless.



BAY HARBOR ISLANDS



INDIAN CREEK



BAL HARBOUR



The Neighborhood

Food + Drinks

1. So Heavenly
2. Casa Mia Trattoria
3. Arigatai
4. Lo De Lea Steak House
5. Evio's Pizza & Grill
6. Sushi Lucy
7. No Reservations Wine Bar
8. Coffee Break
9. O'Lima Signature Cuisine
10. Pura Vida
11. The Palm
12. Carpaccio
13. Makoto
14. Aba
15. Hillstone
16. Le Zoo
17. Lido Restaurant at The Surf Club
18. The Surf Club Restaurant

Shopping

19. Aventura Mall
20. Whole Foods Market
21. Bal Harbour Shops
 - Audemars Piguet
 - Books & Books
 - Bottega Veneta
 - Brunello Cucinelli
 - CHANEL
 - Loro Piana
 - Neiman Marcus
 - Saks Fifth Avenue
 - Van Cleef & Arpels

Hotel & Spa

22. The St. Regis Bal Harbour Resort
23. Four Seasons Hotel at the Surf Club
24. The Ritz-Carlton Bal Harbour, Miami

Parks & Recreation

25. North Bayshore Park
26. Sans Souci Tennis Center
27. Keystone Park
28. Biscayne Shores & Gardens Park
29. Keystone Point Marina
30. Enchanted Forest Elaine Gordon Park
31. Bay Harbor Islands Tot Lot
32. Officer Scott Winters Park
33. Surfside Park
34. Bal Harbour Marina
35. Haulover Inlet and Beach Park
36. Oleta River State Park
37. Bill Bird Marina
38. Miami Shores Golf Club

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.

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.

AVENUE INTERIORS

For over a decade, Avenue Interior Design has specialized in new-build and renovations for the hospitality industry, including hotel guestrooms, suites and public areas, restaurants, bars, nightclubs, gaming venues, spas, and retail outlets. The studio also provides exclusive high-end residential interior design services for a select discerning clientele as well as for luxury commercial office buildings and innovative multi-family properties. Custom furniture, lighting, and artwork are essential elements of Avenue Interior Design's work, and the studio parlays this passion into highly marketable and much sought-after product design and brand partnerships. The studio and its projects are frequently recognized in regional and national media outlets including Architectural Digest, Vogue, Forbes, Time, and many others.



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.



ARQUITECTONICAGEO 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.



 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 interior boundaries of the interior walls. 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. For New York Residents: THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR, FILE NO. CP24-0057.



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MIAMI

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