



# ALANA

BAY HARBOR ISLANDS





An exclusive collection of only  
**30 boutique residences**  
located in the upscale Bay  
Harbor Islands.



ALANA  
BAY HARBOR ISLANDS



Public School  
Ruth K, Broad Bay  
Harbor K-8

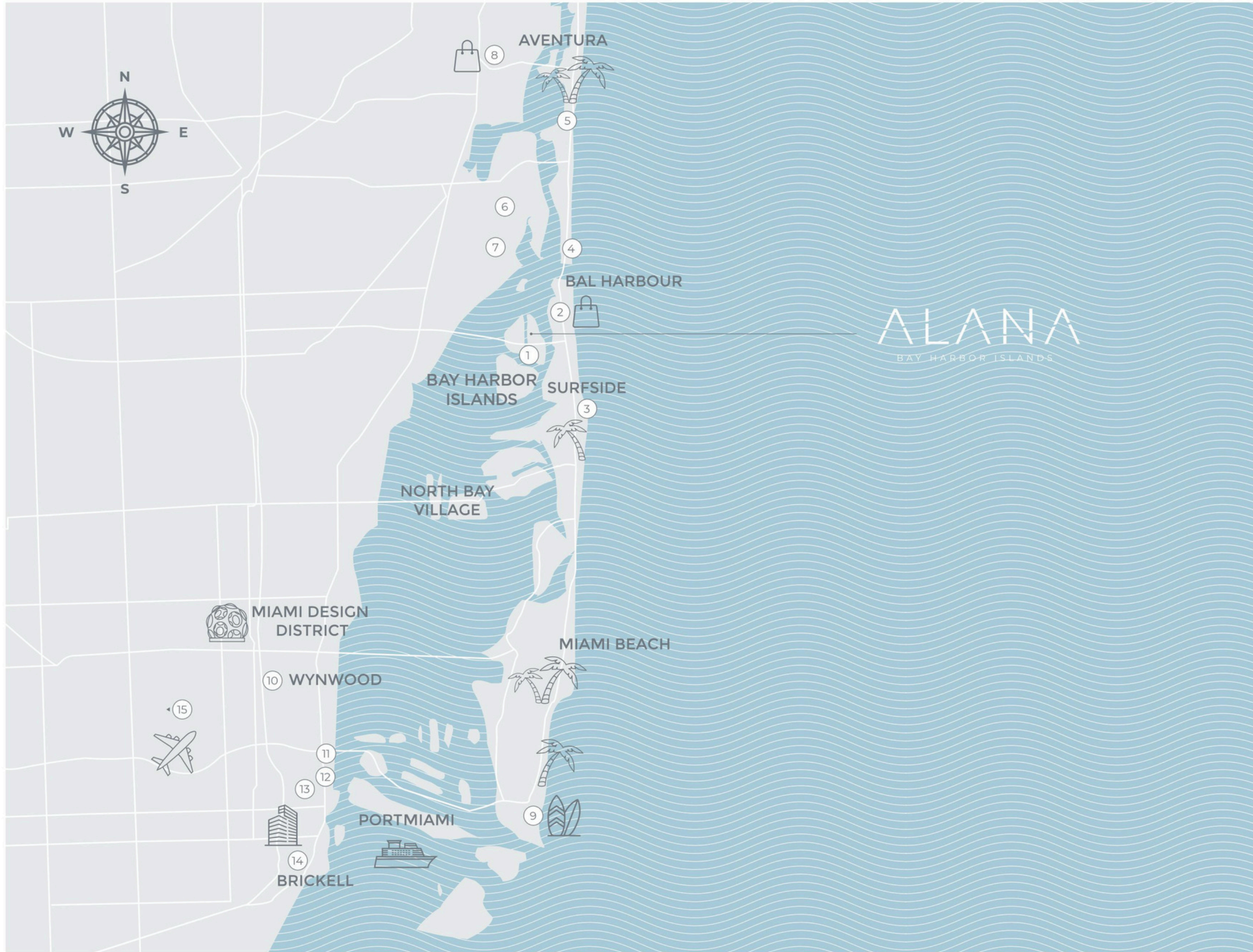
Bal Harbour Shops





Surfside  
Beach

Haulover  
Park



1. **Public School Ruth K, Broad Bay Harbor K-8** (2 min) (#2 in the ranking of public schools in Miami Dade County)
2. **Bal Harbour Shops Mall** (5 min)
3. **Surfside Beach** (6 min)
4. **Haulover Marina & Beach Park** (7 min)
5. **Sunny Isles Beach** (8 min)
6. **Oleta River State Park** (12 min)
7. **FIU Biscayne Bay Campus** (15 min)
8. **Aventura Mall** (20 min)
9. **South Beach** (25 min)
10. **Wynwood Walls** (30 min)
11. **Pérez Art Museum** (35 min)
12. **American Airlines Arena** (30 min)
13. **Downtown Miami** (30 min)
14. **Brickell Financial District** (30 min)
15. **Miami International Airport** (35 min)





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ALL ILLUSTRATIONS ARE ARTISTIC CONCEPTUAL RENDERINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.



# Building Features

- Seven-story boutique residential building designed by internationally acclaimed architectural firm, Revuelta Architecture International
- 30 two-bedroom and three-bedroom residences ranging from 1,229 to 1,662 sq ft
- Modern, minimalistic design with a glass exterior façade
- Lush gardens throughout the property
- Front desk reception
- Security cameras
- Electric car charging stations
- Bicycle racks
- Storages available on same floor as residence
- High-speed Wi-Fi in all common areas



# Exclusive Amenities

## ROOFTOP

- Open-air sky lounge
- Summer kitchen for outdoor meals with family and friends
- Rooftop resort-style pool
- Sundeck with water and skyline views
- Chic lighting, shade areas, and garden spaces for maximum comfort both day and night
- Zen-like garden space for meditation or yoga
- Outdoor fitness area

## LOBBY LEVEL

- Fully outfitted fitness center with cardio and weight training equipment
- Resident's social room with a large-screen TV and lounge seating perfect for events or meetings of any kind



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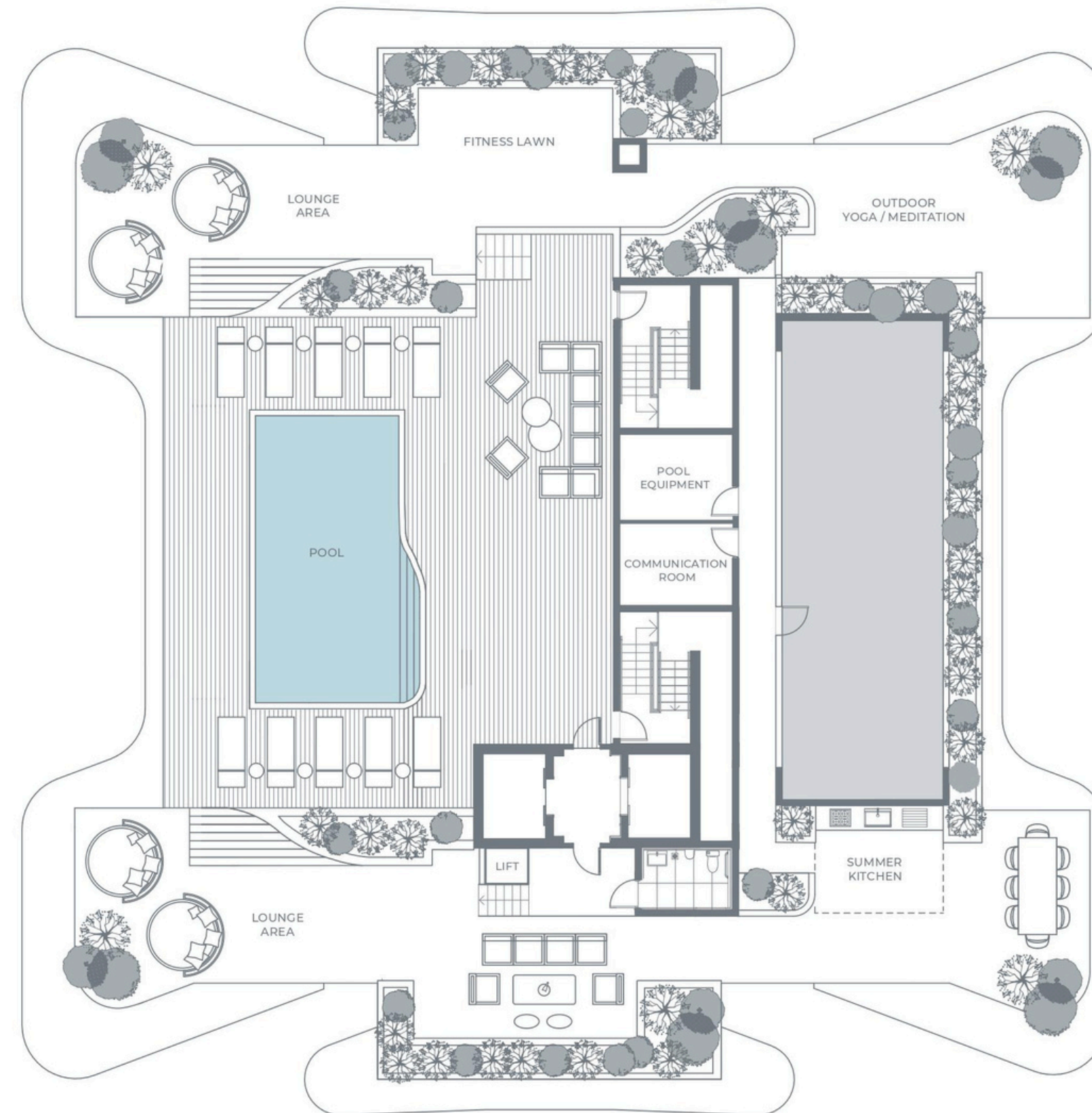
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Alana  
Rooftop Oasis  
FLOOR  
08



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# Fitness Studio

- Fully outfitted fitness center with cardio and weight training equipment
- Premium brand of fitness machinery and workout systems - TechnoGym



# Residences Features

- Designer ready units
- Corner residences offer wrap-around terraces
- High impact floor-to-ceiling sliding glass doors and windows
- All bedrooms have access to expansive balconies
- Walk-in closets in master bedrooms
- Master bathroom with double sink and glass shower enclosure
- Expansive glass-framed outdoor terraces accessible from bedrooms and living areas
- Italian kitchens with custom quartz counter tops and Italkraft® cabinetry
- Bosch® appliance suite includes induction cooktop, built-in French door refrigerator, convection oven, microwave oven, and dishwasher
- Front-loading washer and dryer in the unit
- Storage available on same level as residence



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RESIDENCE

01

FLOOR 3

3 BEDROOMS  
3.5 BATHROOMS

RESIDENCE INTERIOR

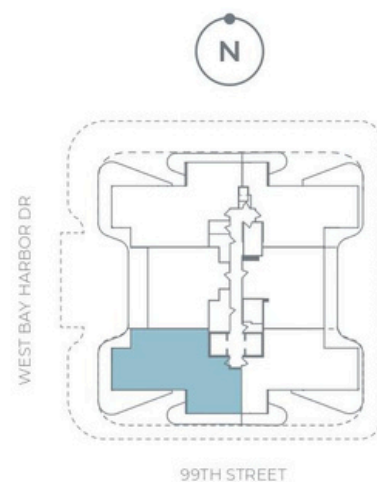
1,657 SqFt / 154 SqM

OUTDOOR LIVING

862 SqFt / 80 SqM

TOTAL

2,519 SqFt / 234 SqM



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RESIDENCE

01

FLOORS 4-7

3 BEDROOMS  
3.5 BATHROOMS

RESIDENCE INTERIOR

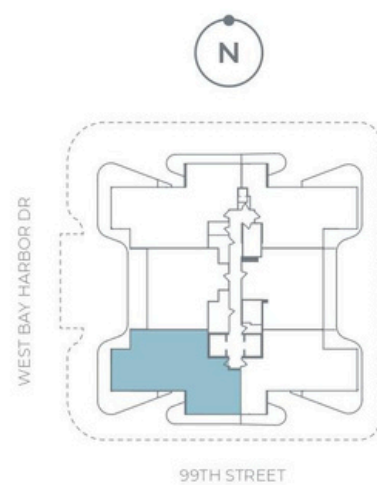
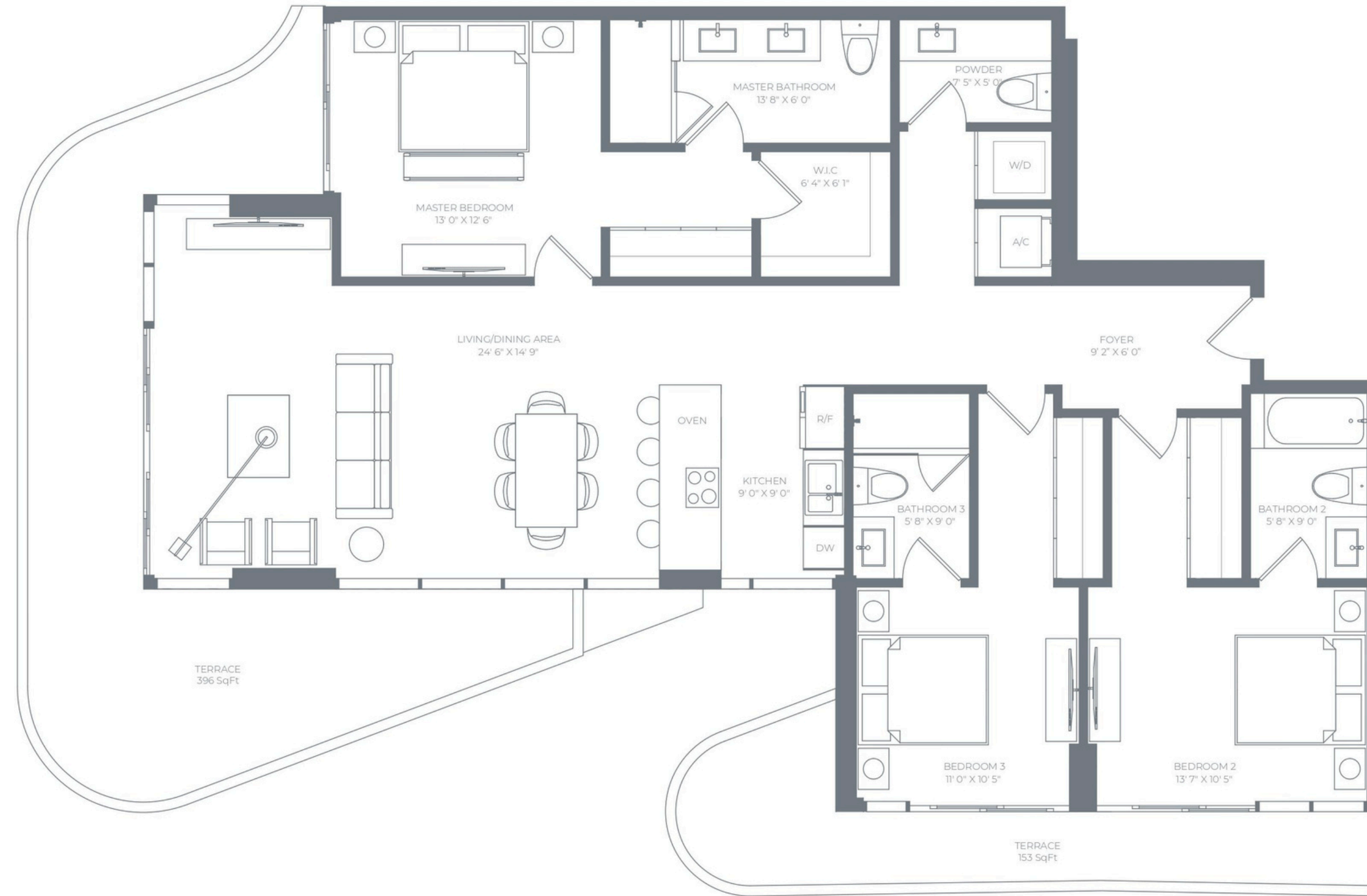
1,657 SqFt / 154 SqM

OUTDOOR LIVING

549 SqFt / 51 SqM

TOTAL

2,206 SqFt / 205 SqM



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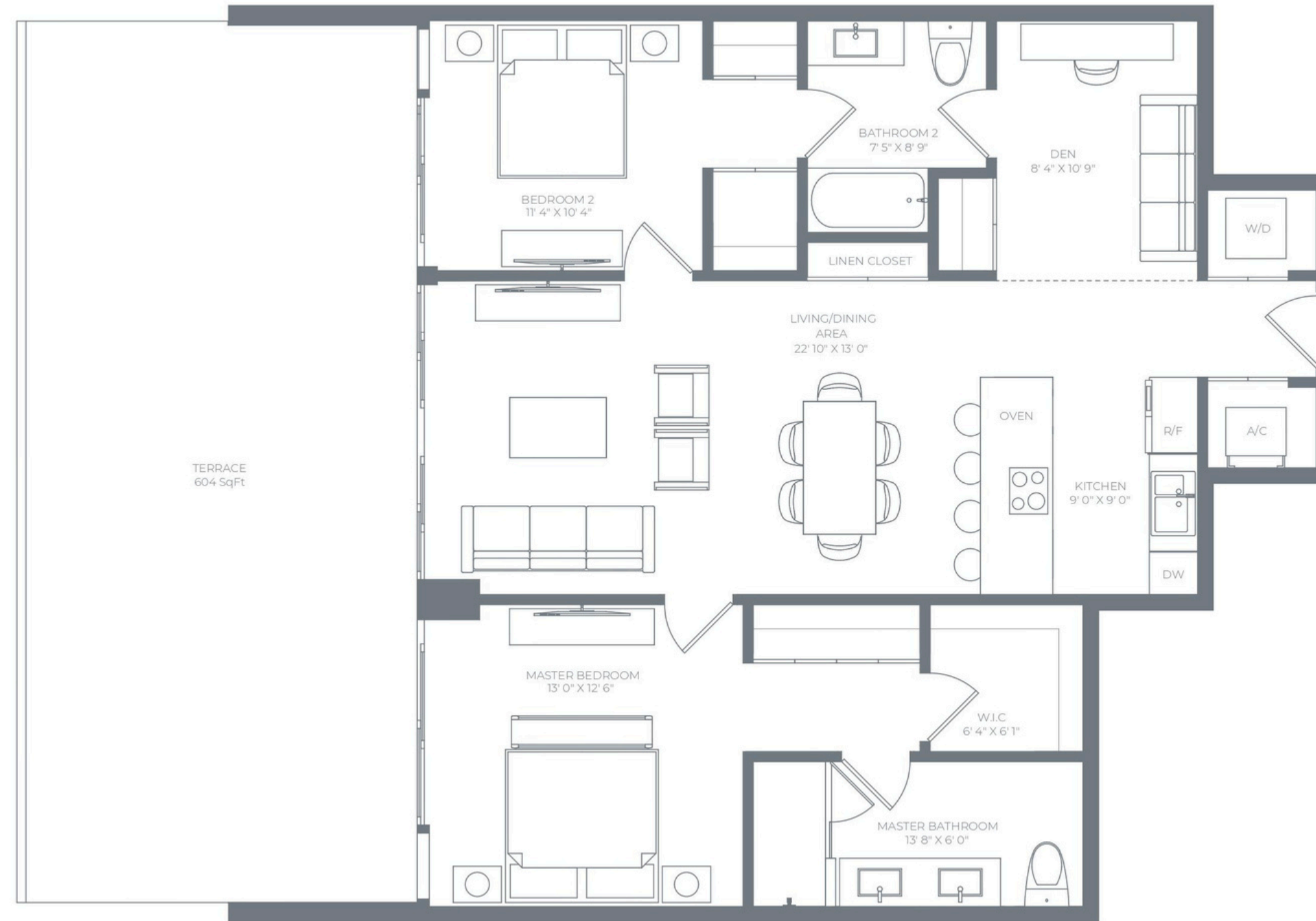
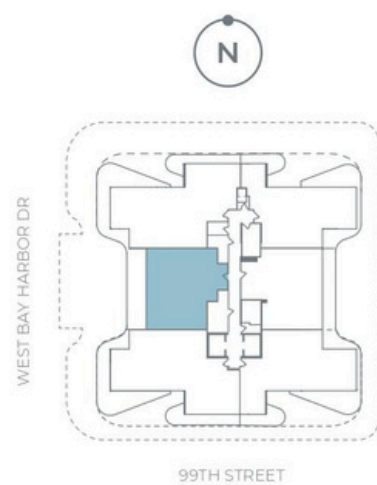
RESIDENCE  
**02**  
FLOOR 3

**2 BEDROOMS + DEN**  
**2 BATHROOMS**

**RESIDENCE INTERIOR**  
1,236 SqFt / 115 SqM

**OUTDOOR LIVING**  
604 SqFt / 56 SqM

**TOTAL**  
1,840 SqFt / 171 SqM



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RESIDENCE

02

FLOORS 4-7

2 BEDROOMS + DEN  
2 BATHROOMS

RESIDENCE INTERIOR

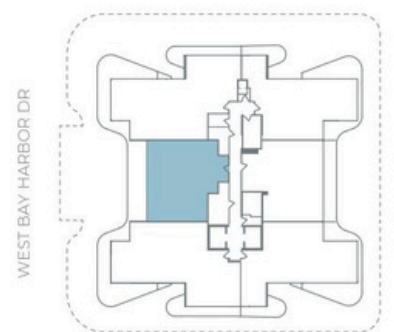
1,236 SqFt / 115 SqM

OUTDOOR LIVING

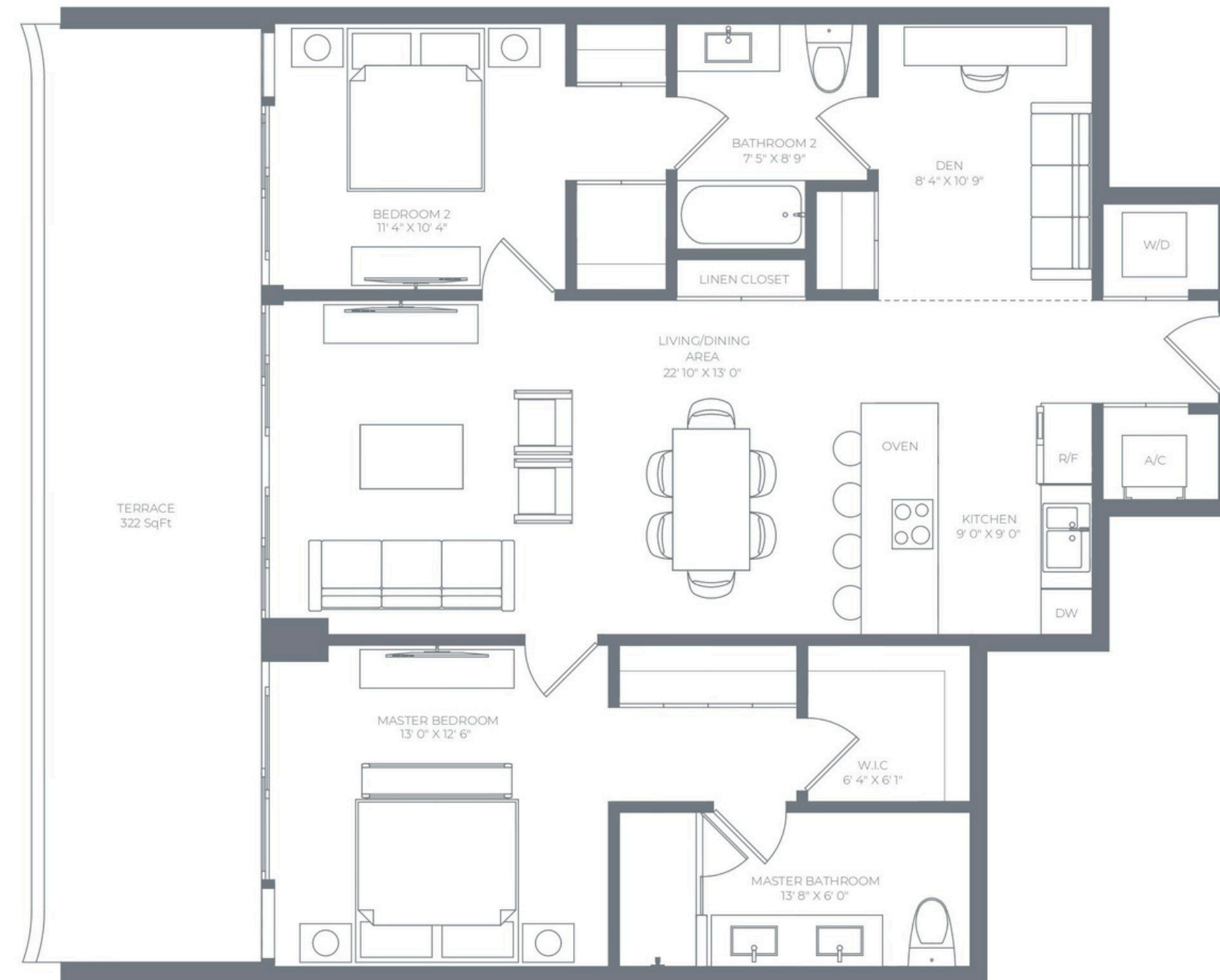
322 SqFt / 30 SqM

TOTAL

1,558 SqFt / 145 SqM



99TH STREET



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RESIDENCE

03

FLOOR 3

3 BEDROOMS  
3.5 BATHROOMS

RESIDENCE INTERIOR

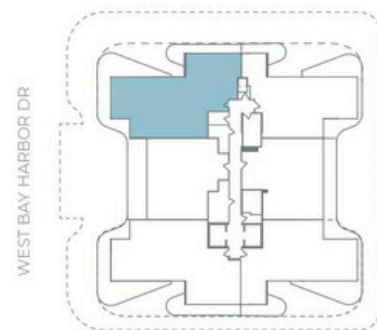
1,662 SqFt / 154 SqM

OUTDOOR LIVING

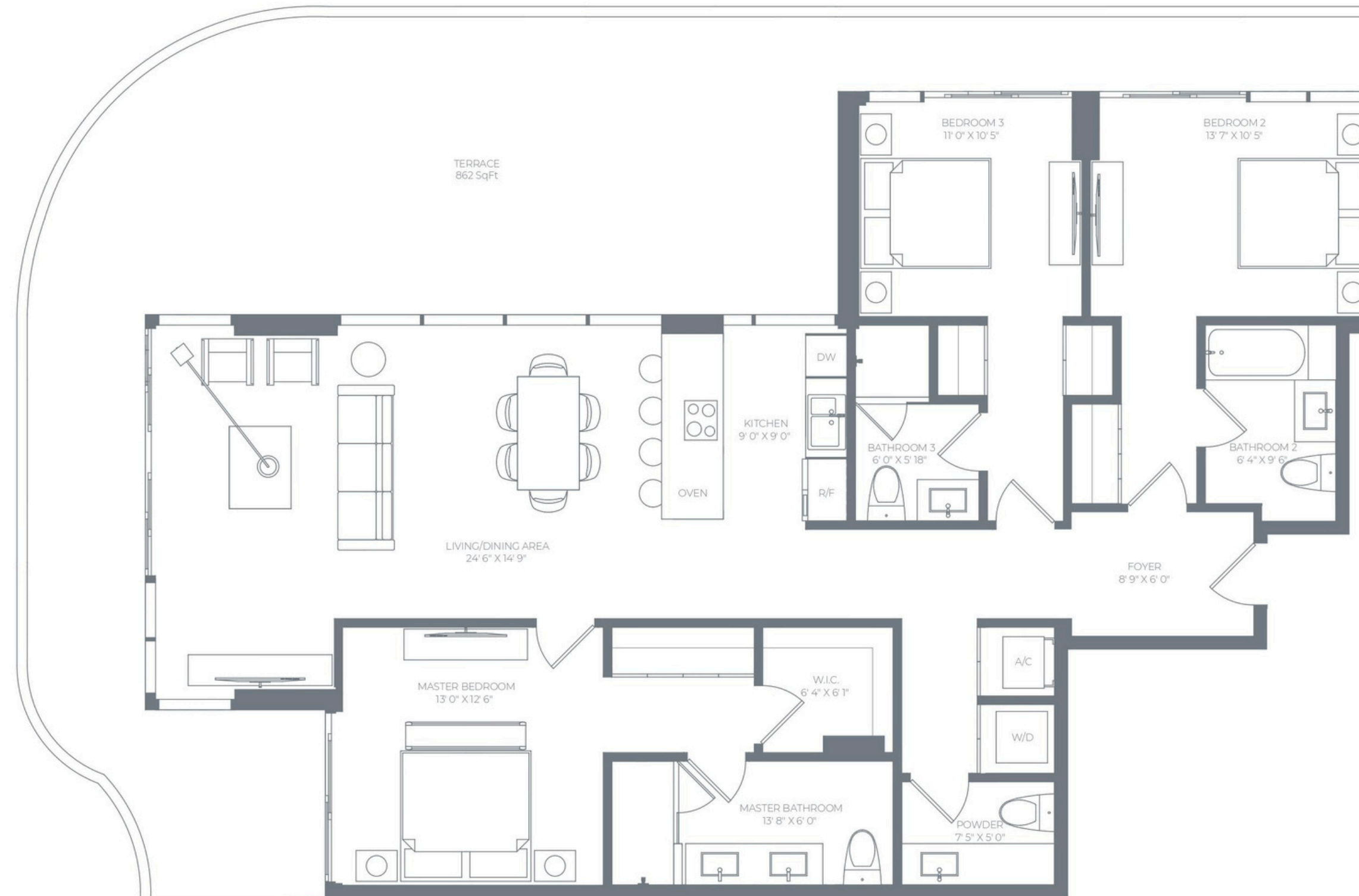
862 SqFt / 80 SqM

TOTAL

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99TH STREET



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RESIDENCE  
**03**

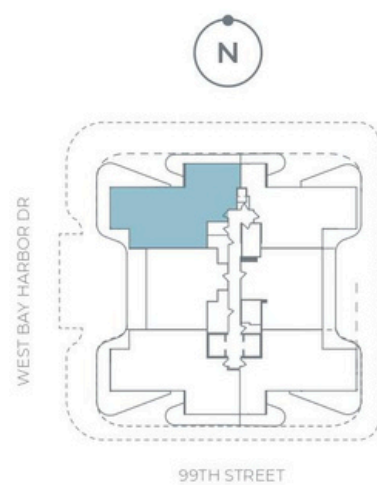
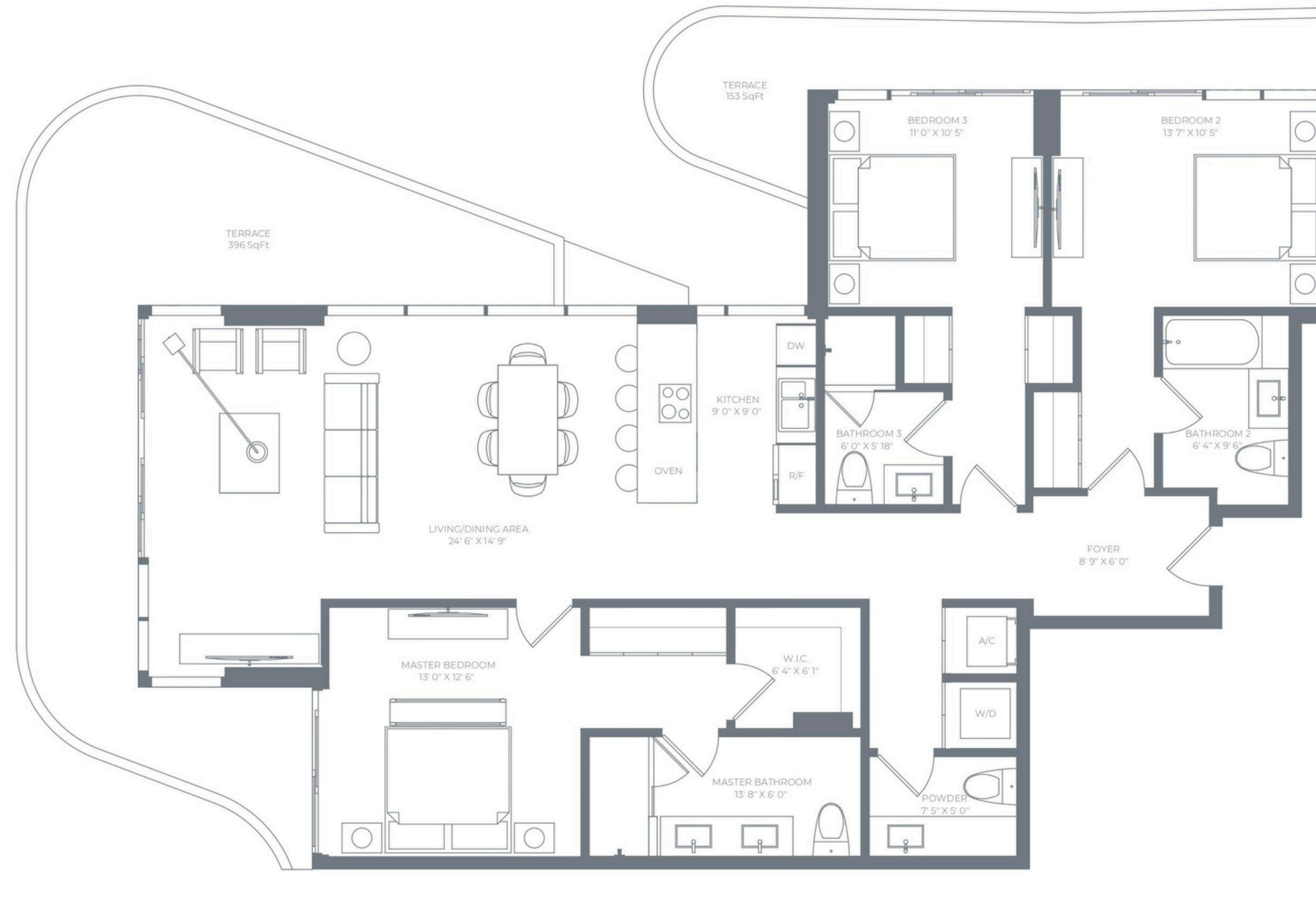
FLOORS 4-7

**3 BEDROOMS**  
**3.5 BATHROOMS**

**RESIDENCE INTERIOR**  
1,662 SqFt / 154 SqM

**OUTDOOR LIVING**  
549 SqFt / 51 SqM

**TOTAL**  
2,211 SqFt / 205 SqM



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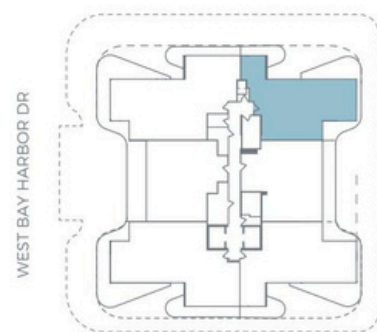
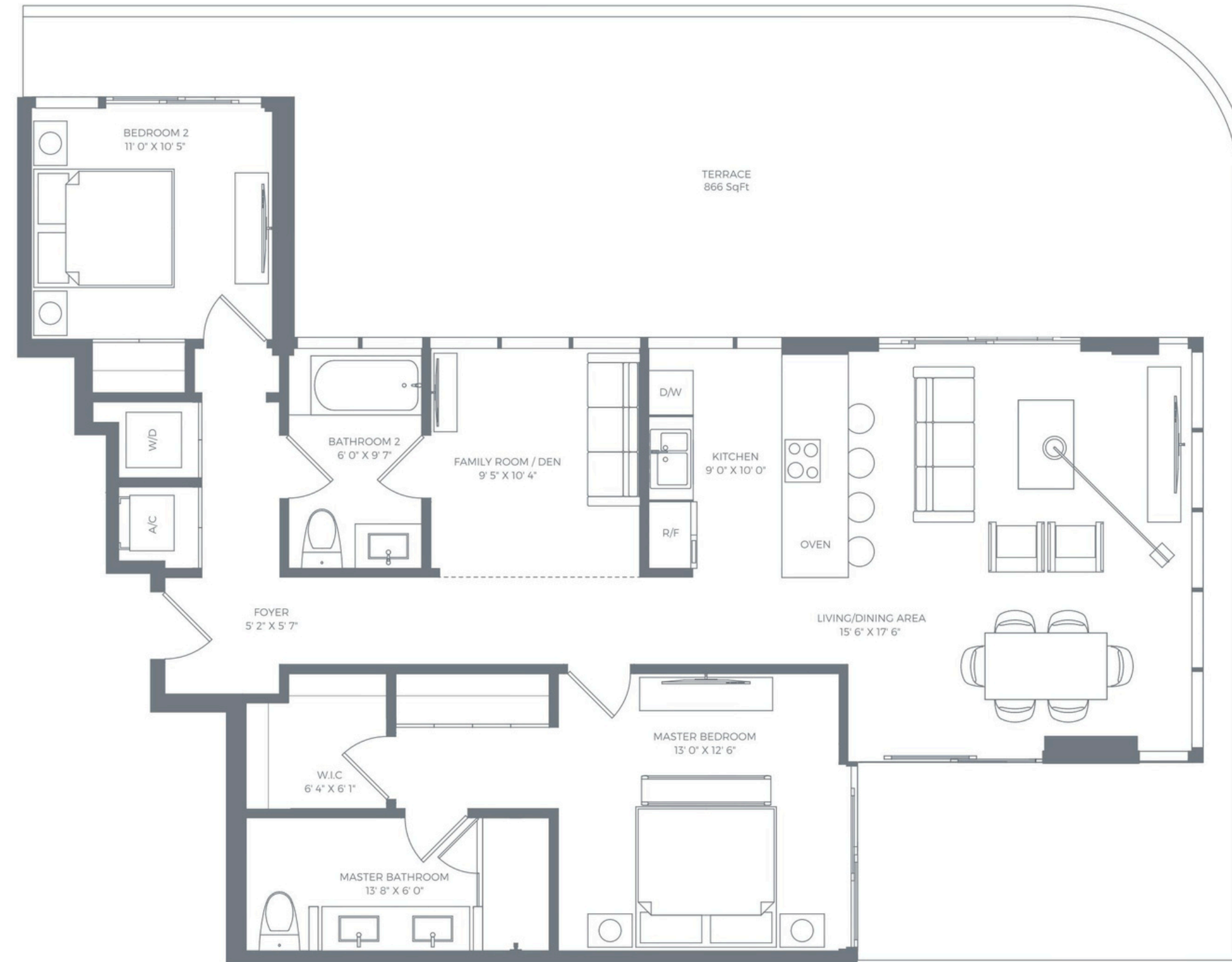
RESIDENCE  
**04**  
FLOOR 3

**2 BEDROOMS + DEN**  
**2 BATHROOMS**

**RESIDENCE INTERIOR**  
1,312 SqFt / 122 SqM

**OUTDOOR LIVING**  
866 SqFt / 80 SqM

**TOTAL**  
2,178 SqFt / 202 SqM



99TH STREET



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RESIDENCE

04

FLOORS 4-7

2 BEDROOMS + DEN  
2 BATHROOMS

RESIDENCE INTERIOR

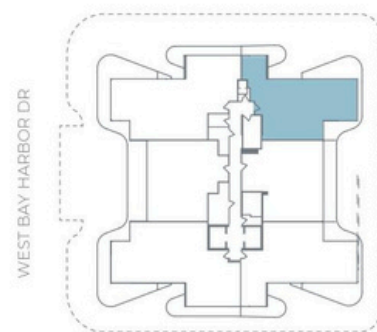
1,312 SqFt / 122 SqM

OUTDOOR LIVING

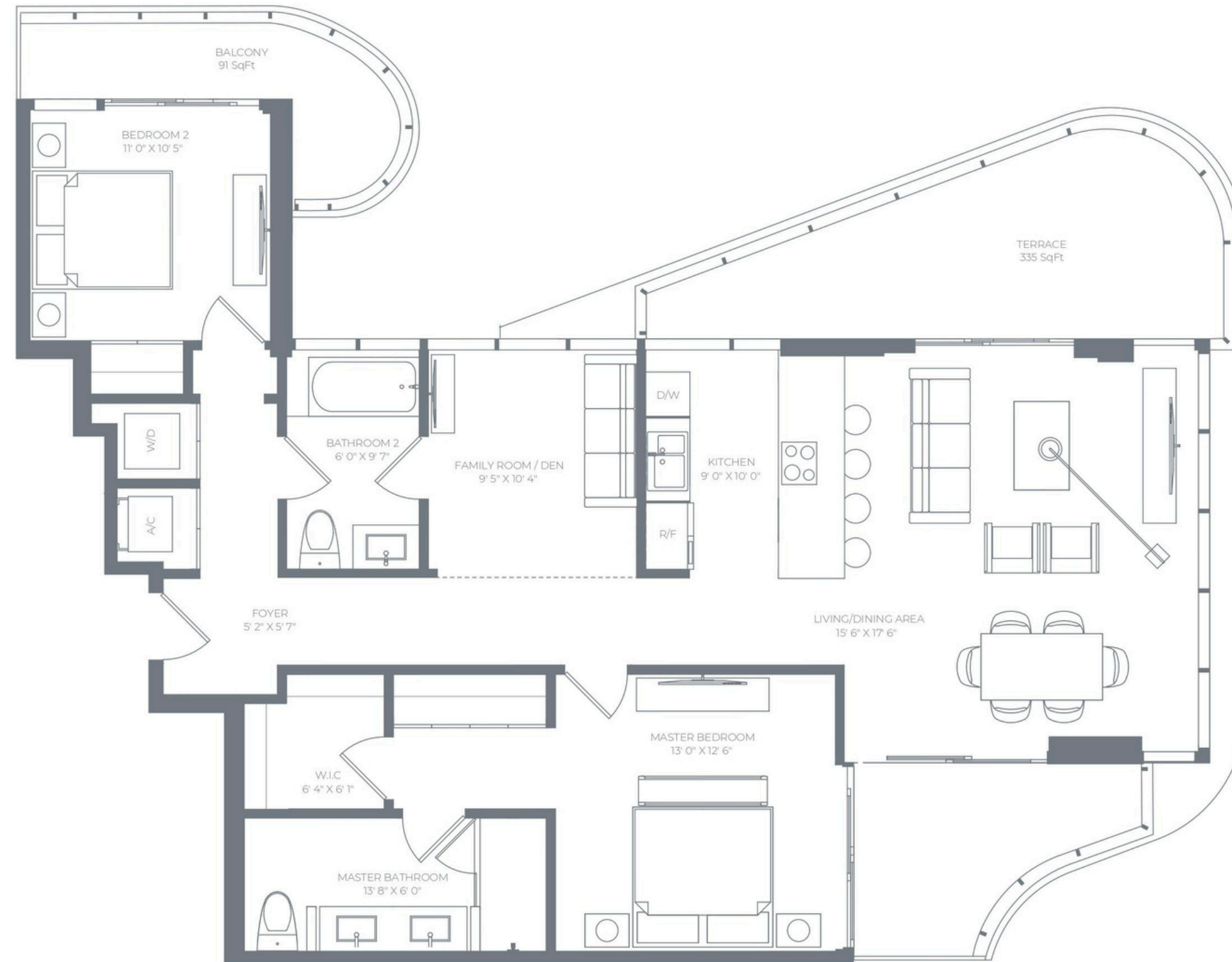
442 SqFt / 41 SqM

TOTAL

1,754 SqFt / 163 SqM



99TH STREET



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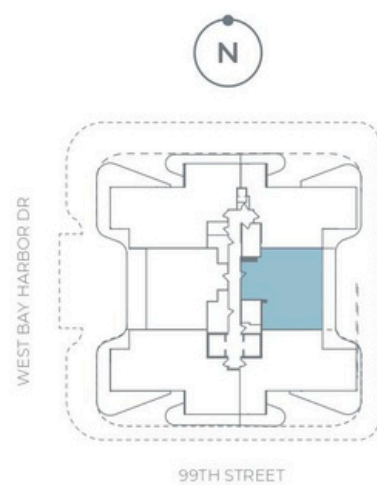
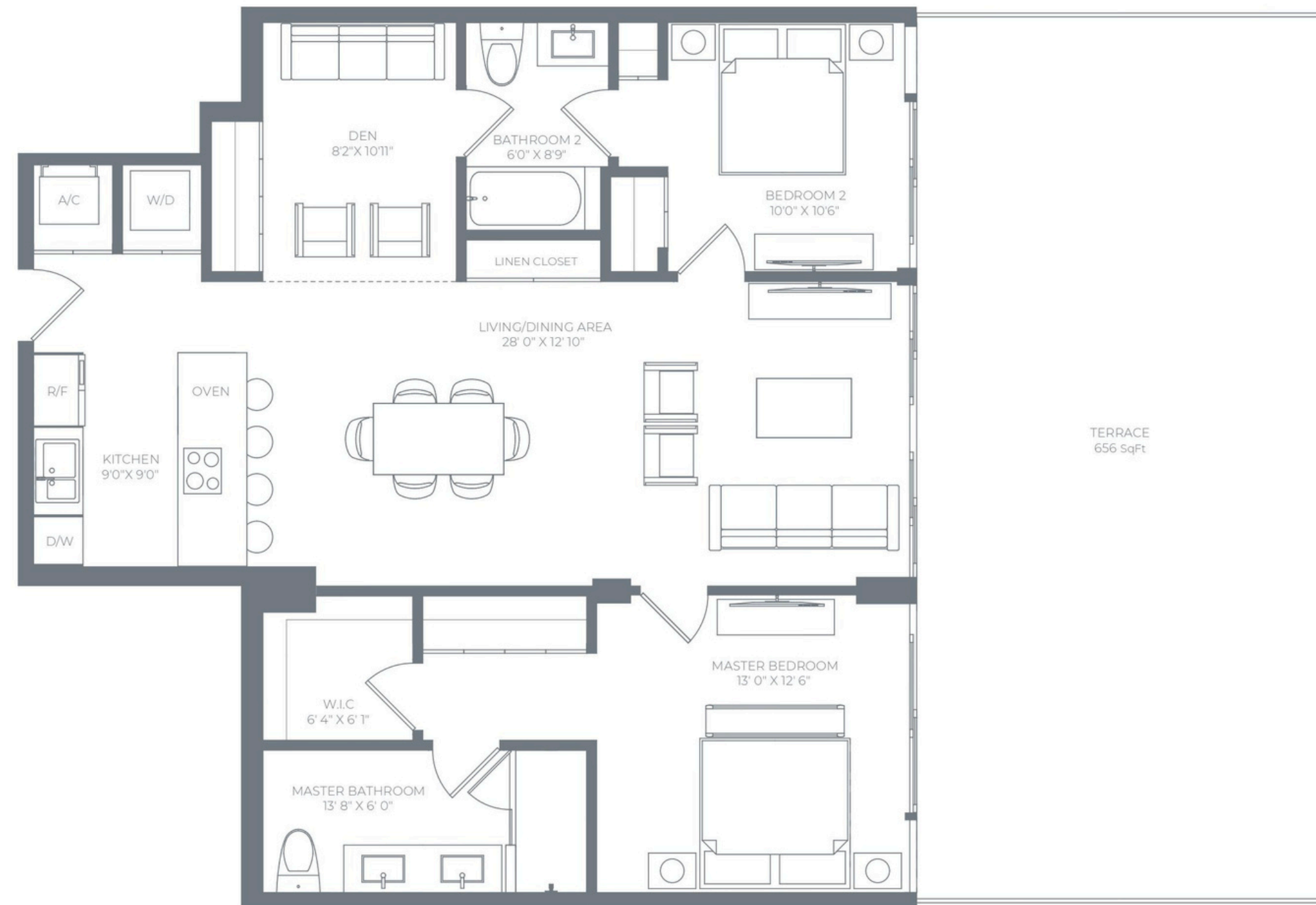
RESIDENCE  
**05**  
FLOOR 3

**2 BEDROOMS + DEN**  
**2 BATHROOMS**

**RESIDENCE INTERIOR**  
1,229 SqFt / 114 SqM

**OUTDOOR LIVING**  
656 SqFt / 61 SqM

**TOTAL**  
1,885 SqFt / 175 SqM



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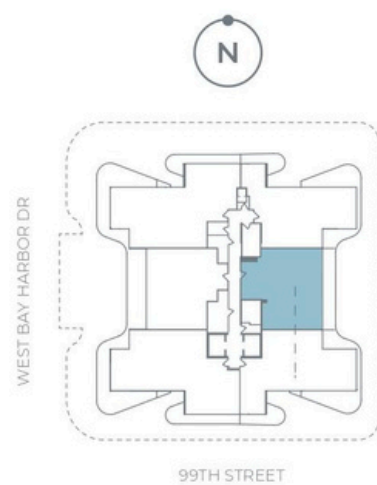
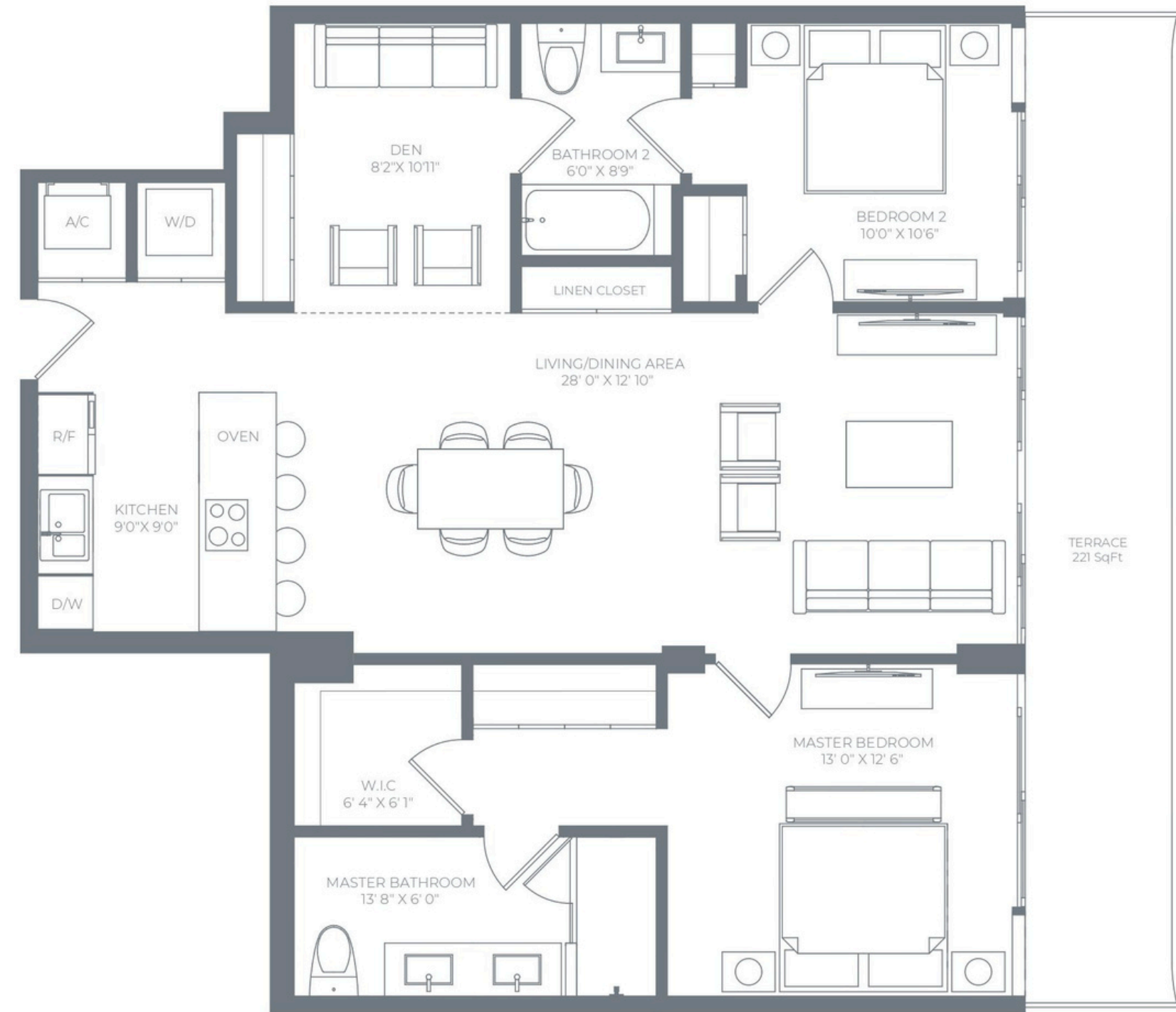
RESIDENCE  
**05**  
FLOORS 4-7

**2 BEDROOMS + DEN**  
**2 BATHROOMS**

**RESIDENCE INTERIOR**  
1,229 SqFt / 114 SqM

**OUTDOOR LIVING**  
221 SqFt / 21 SqM

**TOTAL**  
1,450 SqFt / 135 SqM



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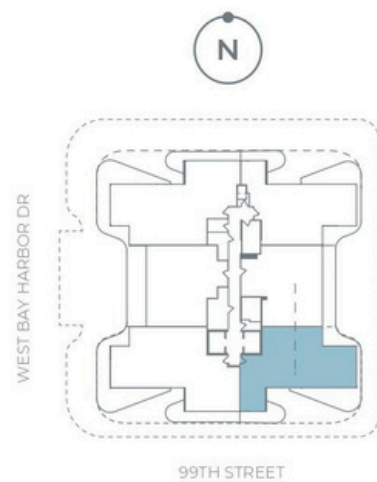
RESIDENCE  
**06**  
FLOOR 3

**2 BEDROOMS + DEN**  
**2 BATHROOMS**

**RESIDENCE INTERIOR**  
1,366 SqFt / 130 SqM

**OUTDOOR LIVING**  
866 SqFt / 80 SqM

**TOTAL**  
2,232 SqFt / 210 SqM



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RESIDENCE  
**06**

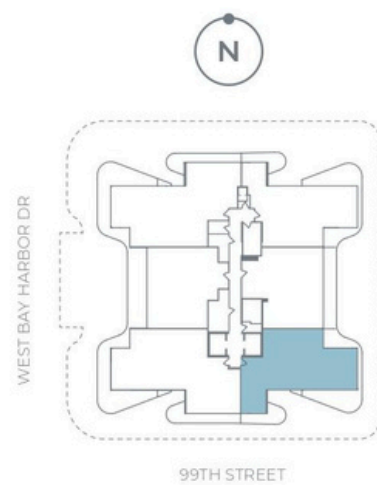
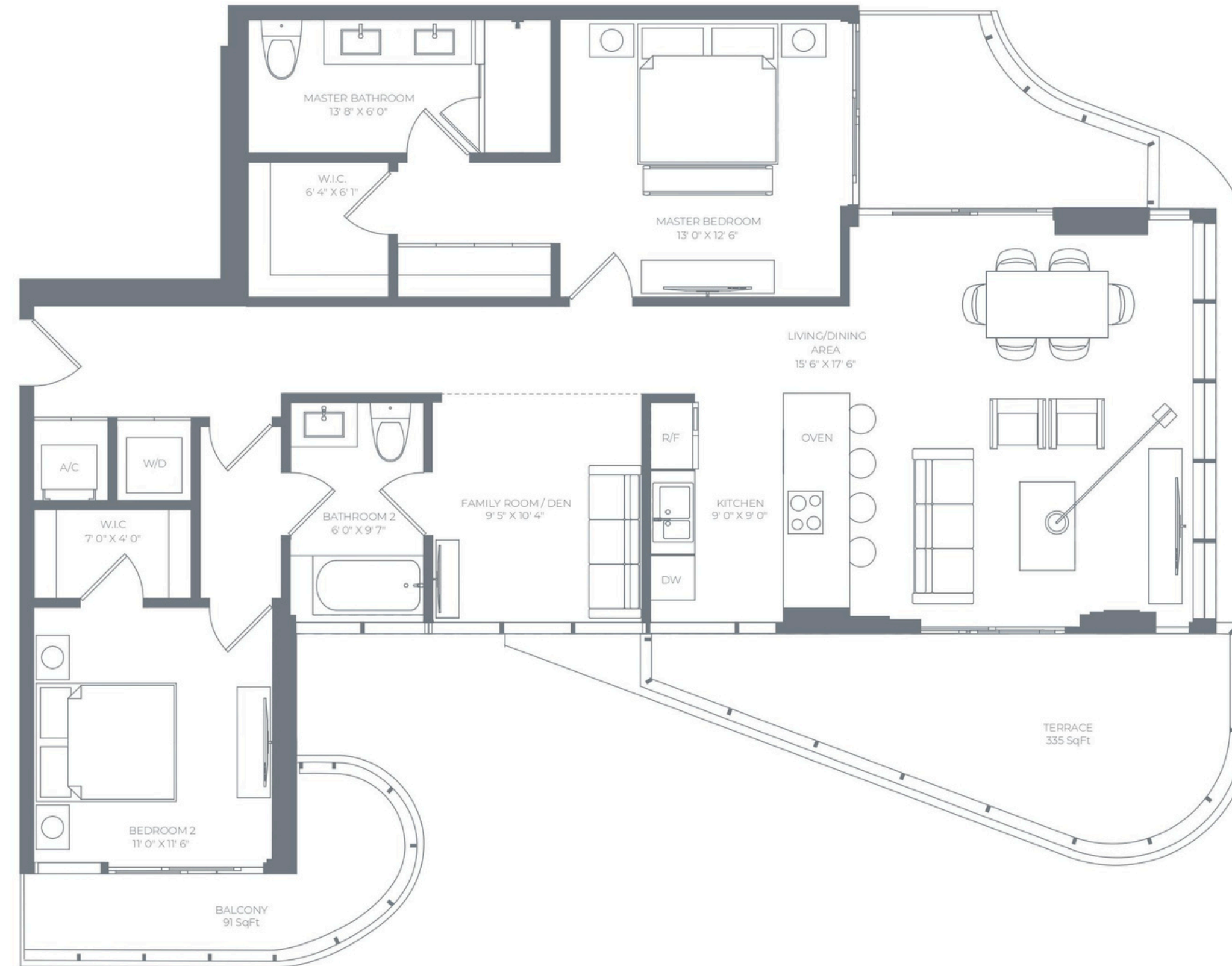
FLOORS 4-7

**2 BEDROOMS + DEN**  
**2 BATHROOMS**

**RESIDENCE INTERIOR**  
1,366 SqFt / 127 SqM

**OUTDOOR LIVING**  
442 SqFt / 41 SqM

**TOTAL**  
1,808 SqFt / 168 SqM



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Alana  
Rooftop Oasis

FLOOR

08

EXCLUSIVE  
AMENITIES

Open-air Sky Lounge

Summer kitchen for outdoor  
meals with family and friends

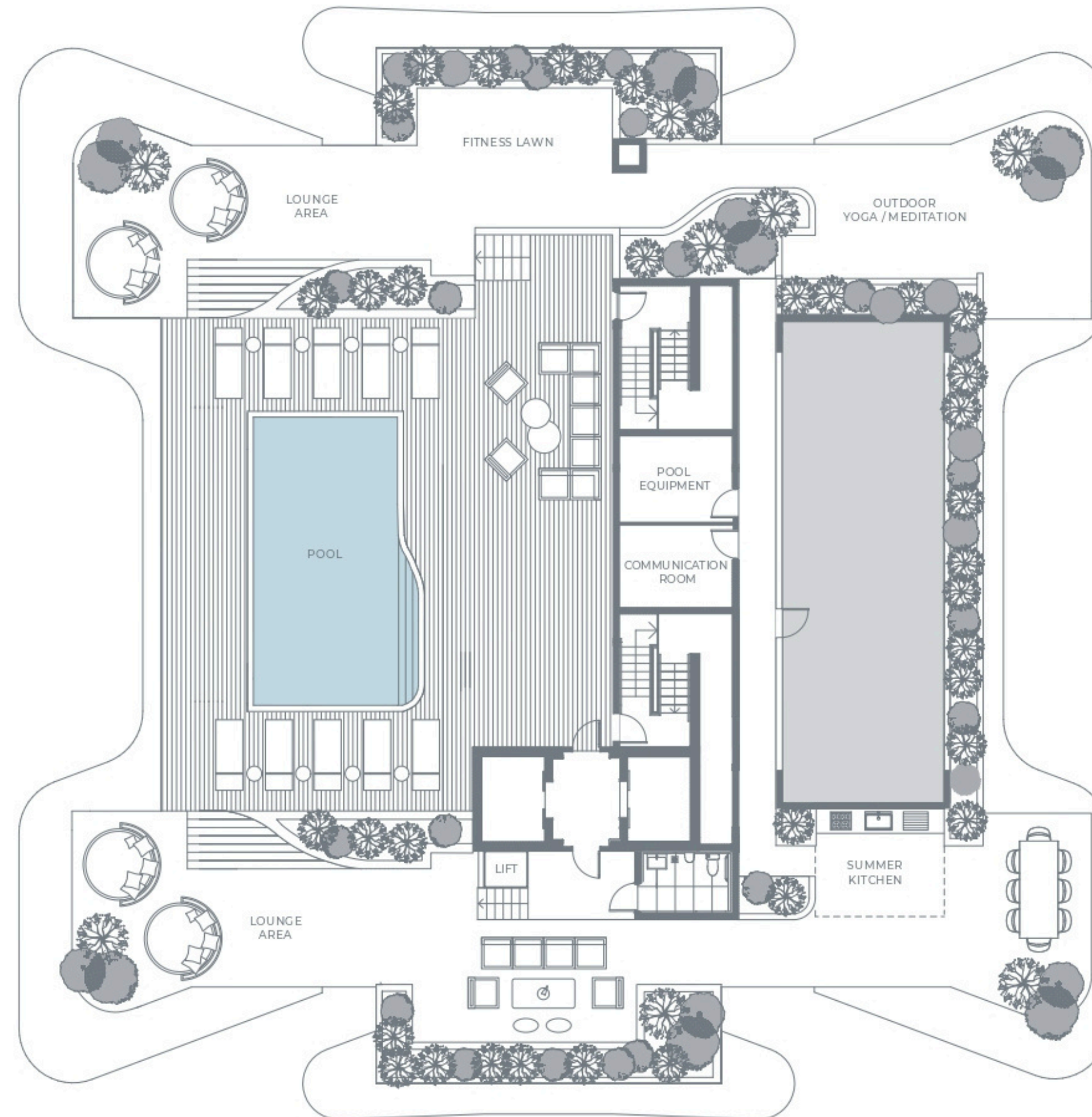
Resort style pool

Sundeck with water and  
skyline views

Chic lighting, shade areas, and  
garden spaces for maximum  
comfort both day and night

Zen-like space for meditation  
and yoga

Outdoor fitness area



# Buyer Deposit Schedule

20%		Contract
10%		30 days from signing
10%		90 days from signing
60%		Closing

# The Developer

ALANA  
BAY HARBOR ISLANDS



One Paraiso

53 Floors

270 Residential Units

701 NE 31st Street, Miami, FL 33137



Casa Bella by B&B Italia

59 Floors

381 Residential Units

1400 Biscayne Blvd., Miami, FL 33132



Le Parc at Brickell

12 Floors

128 Residential Units

600 SW 1st Avenue, Miami, FL 33129



Quadro at Miami Design District

12 Floors

198 Residential Units

3900 Biscayne Blvd., Miami, FL 33131

# The Team



DEVELOPER

## Alta Developers

Alta Developers is a South-Florida based real estate development firm, whose Principal & CEO Raimundo Onetto has been involved in some of the most noteworthy additions to the South Florida real estate landscape, with current projects such as Casa Bella Residences by B&B Italia, Crest at Pinecrest, EON SQUARED, Quadro Miami Design District, Vesta at Neovita Doral, and past projects such as Pacifica Boynton Beach, Neovita Doral, One Paraiso, Le Parc at Brickell, 900 Biscayne, Quantum on the Bay, and Metropolis at Dadeland, among others. These properties have been ahead of the curve from the start of each project often leading the way for future development in the areas and neighborhoods they occupy.



ARCHITECTURE

## Revuelta Architecture International

Revuelta Architecture International, P.A. is a full-service architecture and planning firm, headquartered in historic Coconut Grove, FL. The firm's association with top local and national developers has resulted in the successful evolution of functionally sound and aesthetically significant projects in South Florida and beyond. A principal of Revuelta Architecture International, P.A., over the last 39 years Luis O. Revuelta, AIA, has overseen the design and coordination of some of the most significant mixed-use, urban developments in the area including Brickell Flatiron, the EPIC Residences & Hotel, Bristol Tower, the Santa Maria, Porto Vita-South, Porto Vita-North, The Bath Club, Azure, Jade Residences, Il Villaggio, and Grovenor House.



SALES & MARKETING

## Fortune Development Sales

Fortune Development Sales is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented more than 80 of South Florida's most successful projects. Led by visionary founder Edgardo Defortuna, Fortune has 18 offices around the world, with nearly 1,000 associates and a worldwide brokerage network, reaching prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris. Fortune Development Sales is an affiliate of Fortune International Group, a recognized leader in development, sales, and marketing since 1983. The company's current development portfolio includes many of the most prominent residential properties in South Florida.

# ALANA

BAY HARBOR ISLANDS



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. Alana Bay Harbor Islands Condominium (the "Condominium") is developed by Alta Bay Harbor 1 LLC.

THESE MATERIALS ARE NOT INTENDED TO BE AN OFFER TO SELL, OR SOLICITATION TO BUY, A UNIT IN ALANA BAY HARBOR ISLANDS, A CONDOMINIUM (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. ALL BRANDS, APPLIANCES, FEATURES, DIMENSIONS AND AMENITIES DESCRIBED HEREIN ARE PROPOSED AND CONCEPTUAL ONLY, AND ARE BASED UPON PRELIMINARY DEVELOPMENT PLANS, WHICH ARE SUBJECT TO WITHDRAWAL, REVISIONS AND OTHER CHANGES, WITHOUT NOTICE, AS PROVIDED IN THE PURCHASE AGREEMENT AND THE PROSPECTUS. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE PROPOSED IMPROVEMENTS, BRANDS, APPLIANCES, FEATURES, DIMENSIONS OR AMENITIES. STATED INFORMATION REGARDING NEARBY ATTRACTIONS, FACILITIES, SCHOOLS, PARKS, SHOPPING, AMENITIES, ETC., WHETHER EXISTING OR PROPOSED, IS BELIEVED ACCURATE AT TIME OF INITIAL PUBLICATION, HOWEVER THERE IS NO GUARANTEE THAT SAME WILL BE FULLY DEVELOPED OR CONTINUE TO EXIST OR THAT THERE WILL NOT BE CHANGES TO SAME.

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