





# A RIPPLE OF EXCITEMENT

---

ONDA

We all have an inner force.  
Tightly linked to our connections with  
nature, and with the sea...  
When unleashed, it unlocks new  
confidence to venture outside of the  
norms.  
To seek new things.  
To live a bigger life.  
And to see the joy in possibilities.

This is Onda.  
This is how we live.









# A BURST OF JOY

---

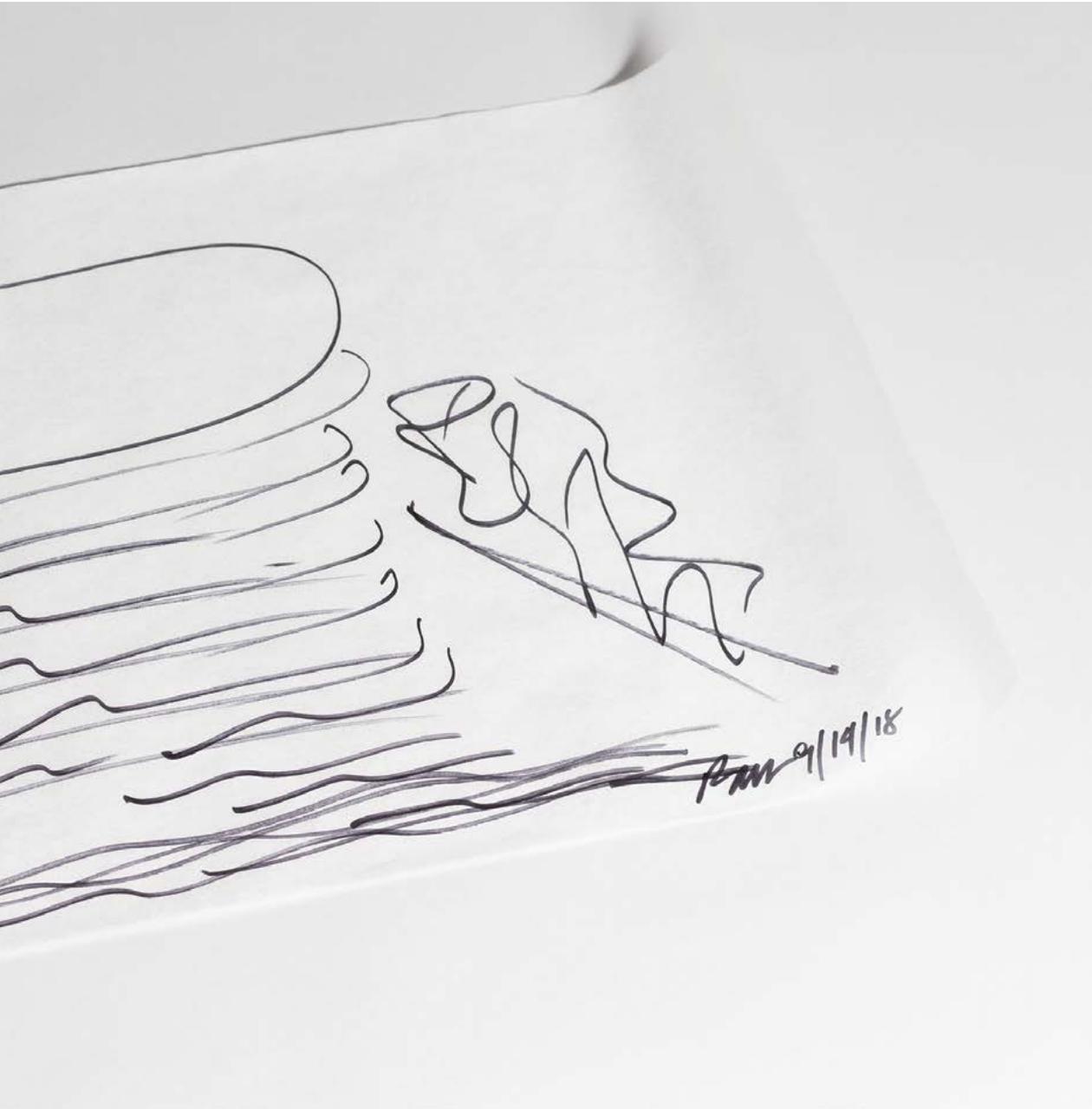
The Vision



You know when something feels right. When it inspires possibilities and a connection with nature. And when it feels intimate and nurturing. That certain knowledge that is intuitive and natural. The satisfaction that comes from outstanding design, exquisite craftsmanship, or the timeless quality of a breathtaking view.

Onda is all of that and more.

That burst of joy of coming home to perfection.



# A SWELL OF PRIDE

---

## About The Architecture

Inspired by the shimmering waters of Biscayne Bay, Onda rises serenely from the shores of Bay Harbor Islands. Designed by award-winning Arquitectonica and landscaped by Enzo Enea, Onda is the latest project envisioned by Valerio Morabito and Ugo Colombo. Harnessing their Italian instincts for quality and style, the building boasts a mix of impeccably finished residences and penthouses, set within seven perfectly formed stories.

Overlooking the bay and its private moorings, the signature curves of the building exterior create an understated luxury that belies the charm of Onda's enviable location. Step inside from the shore to discover large, inviting terraces each with breathtaking views of the bay and its myriad possibilities. Meanwhile the exquisite craftsmanship of the interiors by interior designer A++ makes a discreet splash of its own.





# BUILDING FEATURES



Expansive waterfront views

---

Private marina

---

Gym and spa

---

Rooftop pool

---

Personalized services, security and advanced technology

---



# RESIDENCE FEATURES



Floor-to-ceiling, impact-resistant sliding glass doors & windows

---

Spacious tiled terraces or private gardens for most units

---

Private and semi-private residential elevators

---

Open floor layouts and up to 9-foot grand ceiling height

---







Fully-accessorized Snaidero kitchens with top-of-the-line Miele appliances

---

Bathrooms with Italian marble and wood cabinetry

---

Exquisite Italian flooring throughout

---

Energy-efficient air conditioning and heating system with ultra-quiet technology

---

Air and water filtration system

---





The exquisite  
craftsmanship of the  
interiors makes a discreetly  
modern splash of its own.





# A POOL OF TRANQUILITY

---

## THE AMENITIES

Marine views are standard at Onda. And while the lure of the sea draws the mind to nature, there are plenty of elements to nurture your inner spirit. Offered with cool comfort and effortless elegance, Onda amenities are as refreshing and inspiring as the sea itself.





## Gym & Spa

State of the art Technogym cardio & strength training equipment

---

Sauna and steam bath

---

Indoor yoga studio

---

Treatment room

---

Changing facilities

---

THE GYM AND SPA ARE SUBJECT TO AN ACCESS AND USE EASEMENT WHEREBY CERTAIN USE RIGHTS ARE GRANTED TO NEIGHBORING PROPERTY OWNERS WHO ARE NOT RESIDENTS OF THE CONDOMINIUM.



## Roof Deck & Pool

Lush landscape design by award-winning designer Enzo Enea

---

Summer kitchen & bar

---

Poolside sundeck with 'relax and lounge' area

---

## Private Marina

14 slips for boats ranging from 30 to 55 feet

---

Direct ocean access through Haulover Inlet

---

Water sports launch dock with available kayaks, paddle boards and inflatables

---



## Personalized Services, Security and Technology

Covered valet drop-off

---

Personal parking spaces in fully enclosed garage

---

Electric vehicle charging stations and bicycle storage

---

Secured individual residential storage space

---

Front desk reception & Integrated digital concierge

---

24-hour security video surveillance

---

24-hour valet

---

Wi-Fi available throughout all public spaces

---

FTTH (fiber to the home) for voice, video, and high speed Internet

---





# A HARBOR OF STYLE

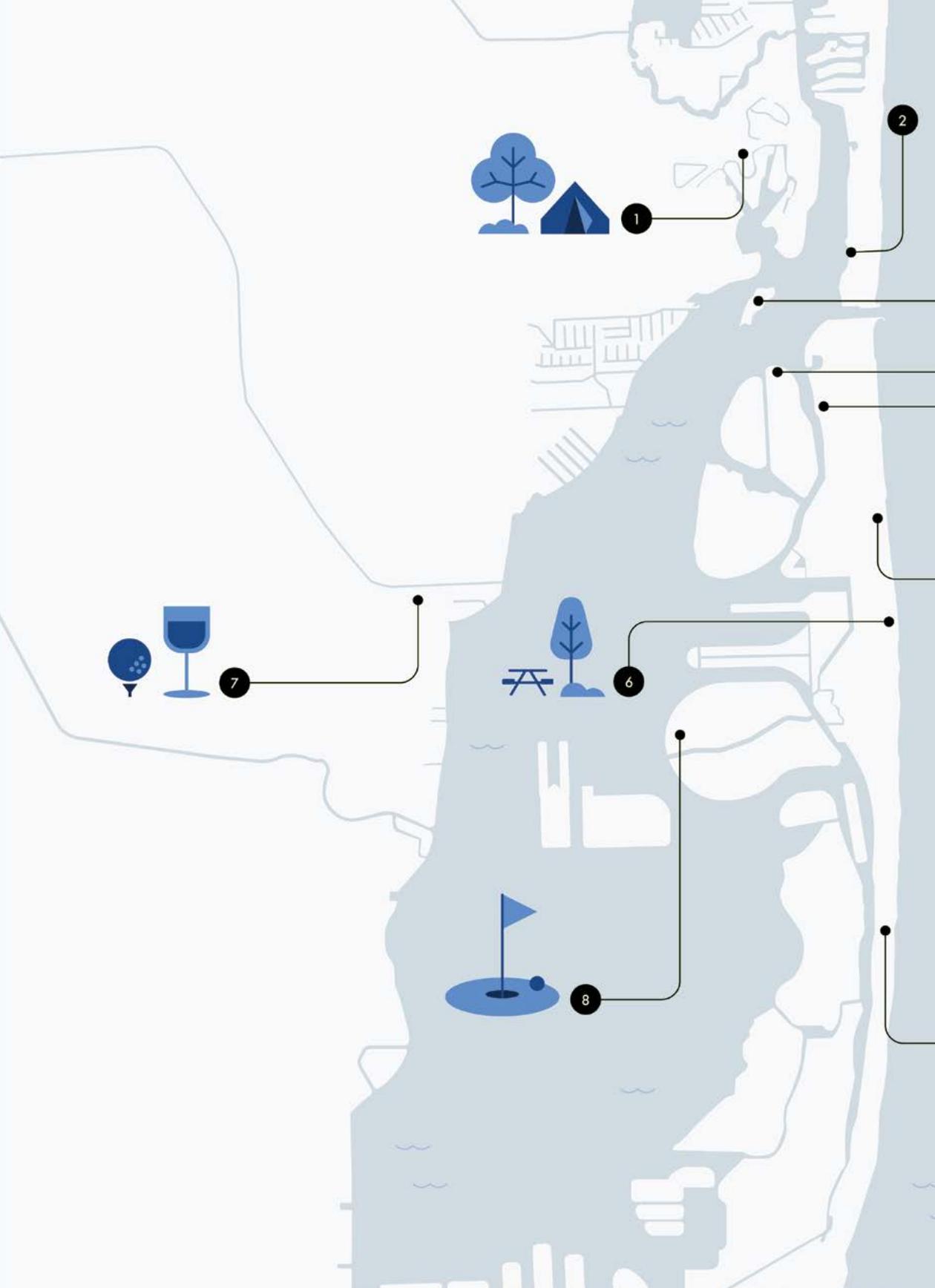
---

About The Neighborhood



As the delights of nearby Bal Harbour Shops may prove too much to resist, you'll find an abundance of luxuries right at home. Or you can leave the car in your garage and take a leisurely stroll down the paths of Bay Harbor Islands. Known for its peace and tranquility, this laidback corner of the island is home to the best neighbors one could have: rolling waves and ocean breezes. Two of the island's longest-standing residents, we can happily say no one has complained yet.





1

2



7



6



8



3



4



9



5



10



- 1 Oleta Park
- 2 Haulover Park
- 3 Sandspur Island
- 4 Bal Harbour Shops
- 5 La Sirenuse
- 6 North Shore Open Space Park
- 7 Miami Shores Country Club
- 8 Normandy Shores Golf Club
- 9 Makoto
- 10 Russian and Turkish Baths





Development by  
BH Investment LLC

Envisioned by  
Morabito Properties  
CMC Group

Project Location & Sales Gallery  
10301 East Bay Harbor Drive  
Bay Harbor Islands, FL 33154

Architect  
Arquitectonica  
  
Landscape Architect  
Enea Garden Design

Interior Designer  
A++

Creative Agency  
Lemon Yellow

Photography  
Stephan Göttlicher



SKETCHES, RENDERINGS, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, TERMS, CONDITIONS AND STATEMENTS CONTAINED HEREIN ARE PROPOSED ONLY AND ARE BASED ON CONCEPTUAL DEVELOPMENT PLANS THAT ARE SUBJECT TO ARCHITECTURAL AND OTHER REVISIONS AT THE SOLE DISCRETION OF THE DEVELOPER, BUILDER, ARCHITECT, OR AS MAY BE REQUIRED BY LAW, AND SHOULD NOT BE RELIED UPON. NO GUARANTEES OR REPRESENTATIONS ARE MADE THAT ANY MATTERS CONTAINED HEREIN SHALL BE PROVIDED. FLOOR PLANS MAY NOT BE TO SCALE. ANY FURNITURE, APPLIANCES OR ITEMS DEPICTED HEREIN ARE SHOWN FOR ARTISTIC AND ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INCLUDED IN THE PURCHASE AND SALE OF THE UNIT.

STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES FROM THE SQUARE FOOTAGE AND 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 ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE. SEE THE DECLARATION. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF FURNITURE, 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. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. THE SIZE AND CONFIGURATION OF BALCONIES AND TERRACES VARIES SLIGHTLY THROUGHOUT THE BUILDING. THE BALCONY DEPICTED ABOVE IS A "TYPICAL" CONFIGURATION, BUT ACTUAL BALCONIES MAY BE SMALLER OR LARGER. FOR THE ACTUAL SIZE AND CONFIGURATION OF THE BALCONY FOR YOUR UNIT, SEE EXHIBIT "2" TO THE DECLARATION OF CONDOMINIUM.

THE RENDERINGS ILLUSTRATE AND DEPICT A LIFESTYLE AND MAY INCLUDE OPTIONS, EXTRAS, AMENITIES AND FEATURES WHICH ARE SUBJECT TO CHANGE WITHOUT NOTICE AND MAY NOT BE AVAILABLE. RENDERINGS MAY DEPICT VIEWS THAT ARE NOT AVAILABLE. NO GUARANTEES OR REPRESENTATIONS ARE MADE AS TO CURRENT OR FUTURE VIEWS FROM ANY UNIT. BUYERS SHOULD CHECK WITH THE SALES CENTER FOR THE MOST CURRENT PRICING. THIS IS NOT INTENDED TO BE AN OFFER TO SELL, OR SOLICITATION TO BUY CONDOMINIUM UNITS WHERE PROHIBITED BY LAW. SUCH AN OFFER SHALL ONLY BE MADE PURSUANT TO THE PROSPECTUS (OFFERING CIRCULAR) FOR THE CONDOMINIUM AND NO STATEMENTS OR DEPICTIONS SHOULD BE RELIED UPON UNLESS MADE IN THE PROSPECTUS OR YOUR PURCHASE AGREEMENT. ALL REAL ESTATE SHOWN HEREIN IS SUBJECT TO THE US FEDERAL FAIR HOUSING ACT OF 1998.

IN NO EVENT SHALL THESE MATERIALS CONSTITUTE A SOLICITATION, OFFER OR SALE OF A UNIT IN THE CONDOMINIUM IN, OR TO RESIDENTS OF, ANY STATE OR COUNTRY IN WHICH SUCH ACTIVITY WOULD BE UNLAWFUL.

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 LIFESTYLE TO BE ACHIEVED RATHER THAN ANY THAT MAY EXIST OR THAT MAY BE PROPOSED, AND ARE MERELY INTENDED AS ILLUSTRATION OF THE ACTIVITIES AND CONCEPTS DEPICTED THEREIN. INTERIOR PHOTOS SHOWN MAY DEPICT OPTIONS AND UPGRADES AND ARE NOT REPRESENTATIVE OF STANDARD FEATURES AND MAY NOT BE AVAILABLE FOR ALL MODEL TYPES. ALL FIXTURES, FURNITURE AND ITEMS OF FINISH AND DECORATION OF UNITS DESCRIBED HEREIN ARE FOR DISPLAY ONLY AND MAY NOT BE INCLUDED WITH THE UNIT, UNLESS EXPRESSLY PROVIDED IN THE PURCHASE AGREEMENT. ALL PLANS, FEATURES AND AMENITIES DEPICTED HEREIN ARE BASED UPON PRELIMINARY DEVELOPMENT PLANS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. NO GUARANTEES OR REPRESENTATIONS WHATSOEVER ARE MADE THAT ANY PLANS, FEATURES, AMENITIES OR FACILITIES WILL BE PROVIDED OR, IF PROVIDED, WILL BE OF THE SAME TYPE, SIZE, LOCATION OR NATURE AS DEPICTED OR DESCRIBED HEREIN. THE SKETCHES, RENDERINGS, GRAPHICS 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 THE 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. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEMED DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION. ALL PRICES, PLANS, SPECIFICATIONS, FEATURES, AMENITIES AND OTHER DESCRIPTIONS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE, AS PROVIDED IN YOUR PURCHASE AGREEMENT. RENDERINGS DEPICT PROPOSED VIEWS, WHICH ARE NOT IDENTICAL FROM EACH UNIT. NO GUARANTEES OR REPRESENTATIONS WHATSOEVER ARE MADE THAT EXISTING OR FUTURE VIEWS OF THE PROJECT AND SURROUNDING AREAS DEPICTED BY ARTIST'S CONCEPTUAL RENDERINGS OR OTHERWISE DESCRIBED HEREIN, WILL BE PROVIDED OR, IF PROVIDED, WILL BE AS DEPICTED OR DESCRIBED HEREIN. ANY VIEW FROM A UNIT OF FROM OTHER PORTIONS OF THE PROPERTY MAY IN THE FUTURE BE LIMITED OR ELIMINATED BY FUTURE DEVELOPMENT OR FORCES OF NATURE AND THE DEVELOPER IN NO MANNER GUARANTEES THE CONTINUING EXISTENCE OF ANY VIEW. NEITHER MORABITO PROPERTIES ("MORABITO") NOR CMC GROUP ("CMC") ARE THE PROJECT DEVELOPER. THIS CONDOMINIUM IS BEING DEVELOPED BY THE DEVELOPER, BH INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHICH HAS AN AFFILIATION WITH MORABITO AND CMC. ANY AND ALL STATEMENTS, DISCLOSURES AND/OR REPRESENTATIONS SHALL BE DEEMED MADE BY DEVELOPER AND NOT BY MORABITO OR CMC, NOR THEIR AFFILIATES OR PRINCIPALS, AND YOU AGREE TO LOOK SOLELY TO DEVELOPER (AND NOT TO MORABITO OR CMC, OR THEIR AFFILIATES OR PRINCIPALS) WITH RESPECT TO ANY AND ALL MATTERS RELATING TO THE MARKETING AND/OR DEVELOPMENT OF THE CONDOMINIUM AND WITH RESPECT TO THE SALES OF UNITS IN THE CONDOMINIUM.

NEIGHBORHOOD ATTRACTIONS AND/OR VENUES REFERENCED AND/OR IDENTIFIED IN THIS PUBLICATION ARE OFF-SITE AND NOT CONTROLLED BY THE DEVELOPER OF THE CONDOMINIUM. THEY ARE ACCURATE AS OF THE DATE OF THIS PUBLICATION, HOWEVER THERE IS NO GUARANTEE THAT THEY WILL CONTINUE TO EXIST OR THAT THERE WON'T BE CHANGES AND/OR SUBSTITUTIONS OF SAME.



