

ALANA
BAY HARBOR ISLANDS

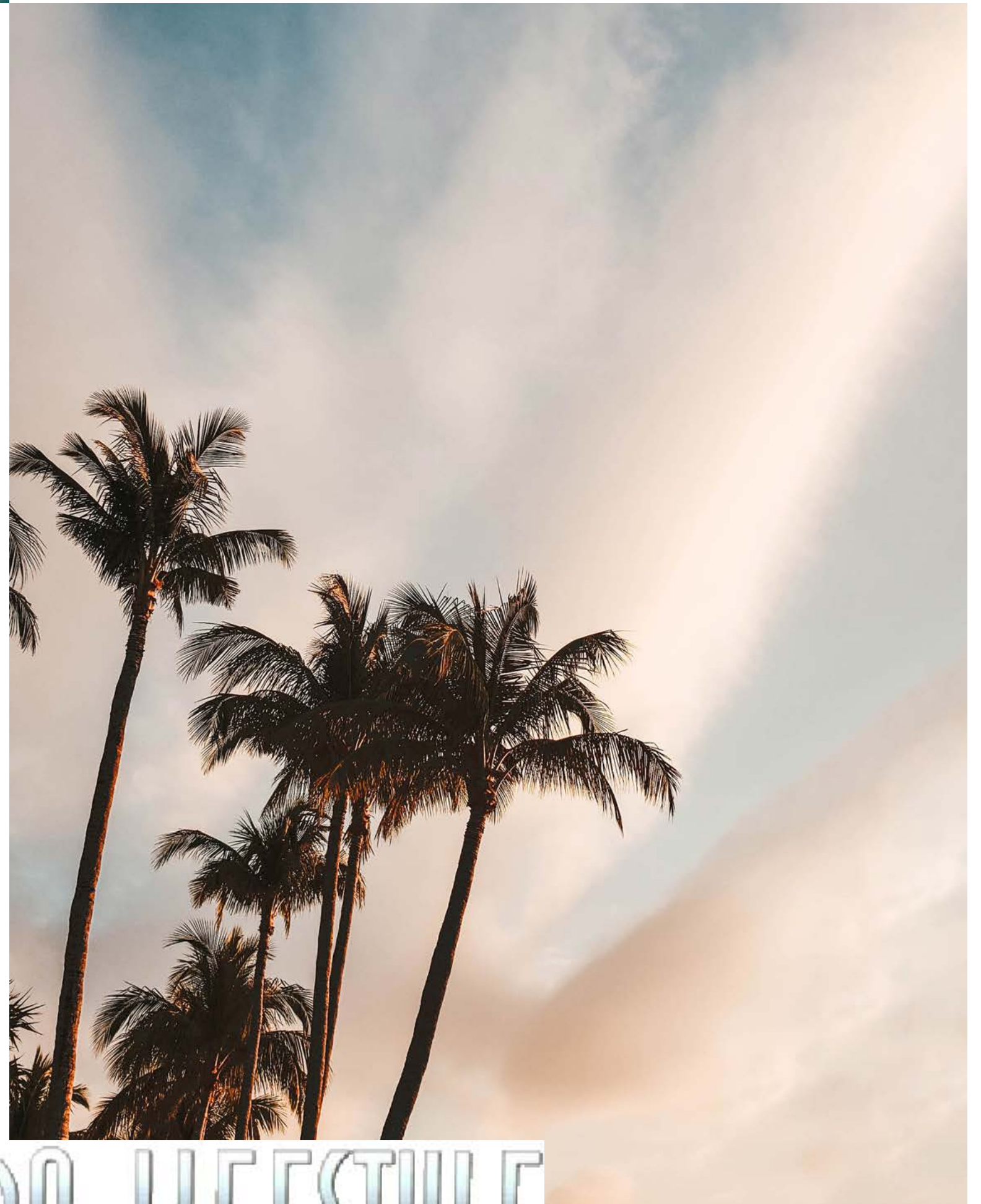
MIAMI CONDO LIFESTYLE



Soft
breezes and
streaming
sunlight
dance along
the edge of
a tiny island.

Surrounded by Caribbean-blue waters and a charming neighborhood atmosphere, it is a new day at Alana, a stylishly chic residential haven of only seven floors and 30 boutique residences in an upscale location known only to locals and insiders.

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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An Escape All Its Own

With a striking curvilinear design that echoes Miami's Art Deco legacy, and an elegantly modern low-rise façade, Alana captures the essence of what it means to call Bay Harbor Islands home. This is life as it should be – close to beaches, city skyline views, a quiet island mood, designer interiors, impeccable amenities, all in a home that celebrates the indoor-outdoor lifestyle for which the area is famous.

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An Elevated Island Home

Carefree living, inspired design, and quality craftsmanship all come together at Alana. Brand-new construction, high-end materials and finishes, and flawless attention to detail are clear from the first glimpse of the property and extend to every element of the building and residences. This creates a home that is not only beautiful to look at, but also intensely enjoyable to own.

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Effortless

A sense of chic comfort moves throughout every space at Alana, creating a home-like feeling that is always pleasant and welcoming.



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Designed by Experts in Distinction

The concept behind Alana has been brought to life by a team of recognized leaders in their respective fields. The undulating minimalist design and sinuous glass shape of the building is the work of Revuelta Architecture International, the world-renowned firm behind iconic residences in countries around the globe.

Together, the result is artistry layered upon artistry – and a residential address unlike any other in South Florida.



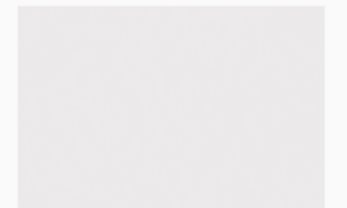
SOFT
NATURAL
MATERIALS



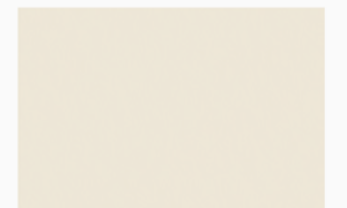
INSPIRATIONAL SHAPES



ALANA COLOR
PALETTE



morning dew



warm cream



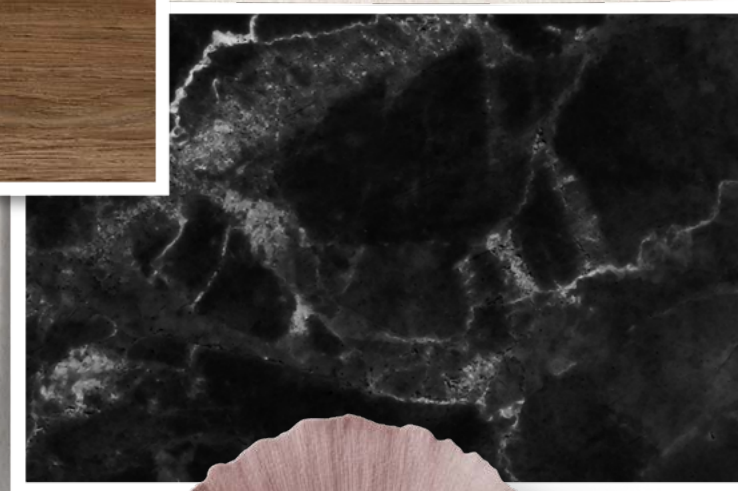
warm copper



winter flannel



midnight sky



DESIGNED
WITH
NATURE
IN MIND

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9901 W BAYHARBOR DR

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Bespoke Experiences. Boutique Amenities.

Each moment at Alana is meant to inspire and delight through amenities that add fullness to everyday life. Whether it's the limitless sunset views from the rooftop Sky Lounge, warm days relaxing and grilling by the resort-style pool, or sharing a smile on the resident's social room, you'll find your happiness comes easily here.

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Elevated Living. Everyday.

A thoughtfully curated array of amenities reflects the personalized, boutique aspect of Alana – all executed with exceptional attention to detail and upscale enjoyment.

- 360-degree Rooftop Oasis for outdoor enjoyment
- Rooftop Resort-style Pool
- Outdoor yoga/meditation space
- Fully outfitted fitness center with cardio and weight training equipment
- Resident's social room, large screen television and lounge seating perfect for events or meetings of any kind



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On Top of Your World

The Alana Rooftop Oasis overlooks perfection in all directions, with rooftop views of Miami and Bay Harbor Islands.



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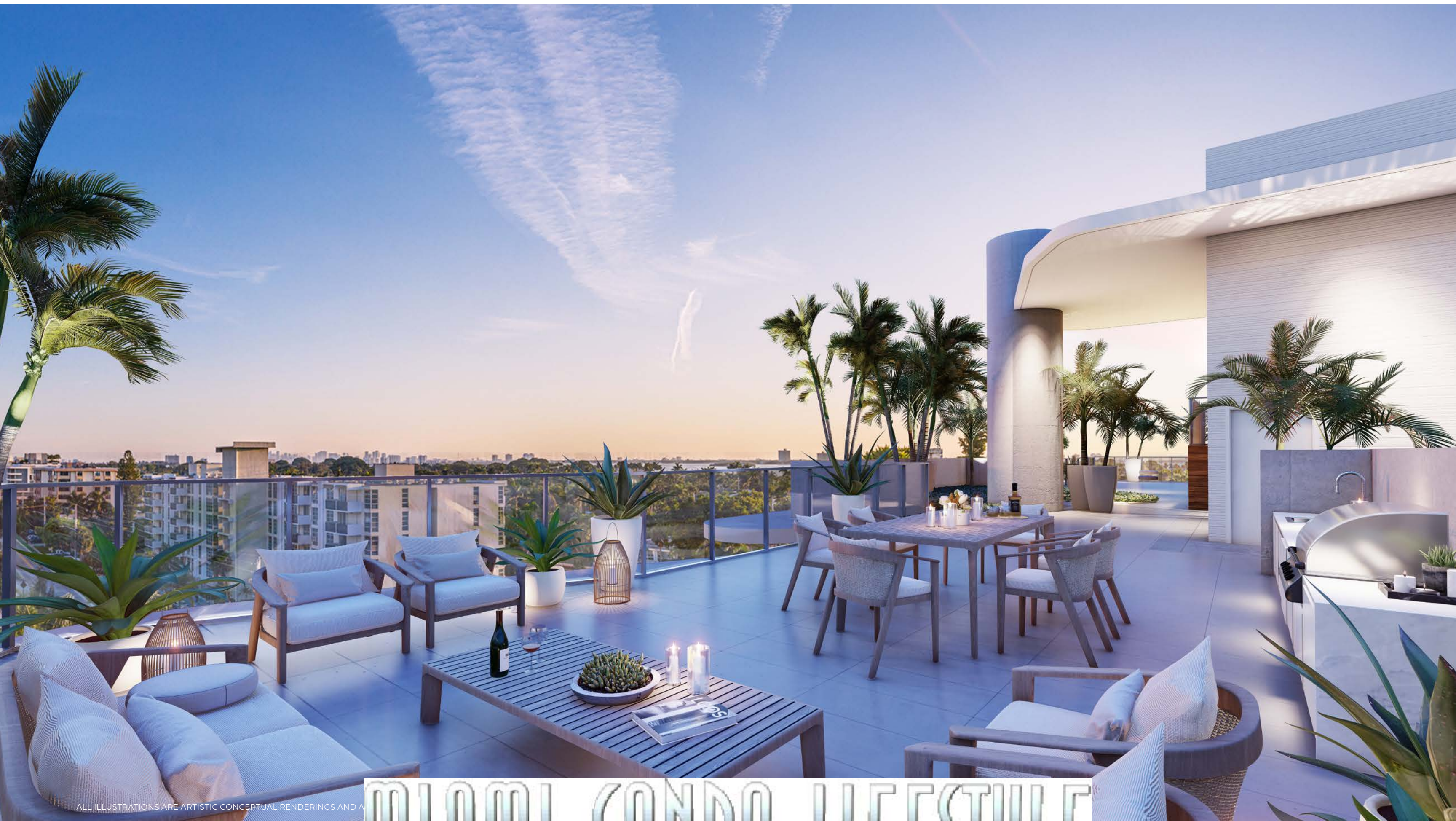
Your Rooftop Retreat

Swim or sunbathe, toast the sunset, relax or play, or laugh and socialize – it all happens from the 8th Floor Rooftop area created exclusively for Alana residents and their utmost enjoyment.



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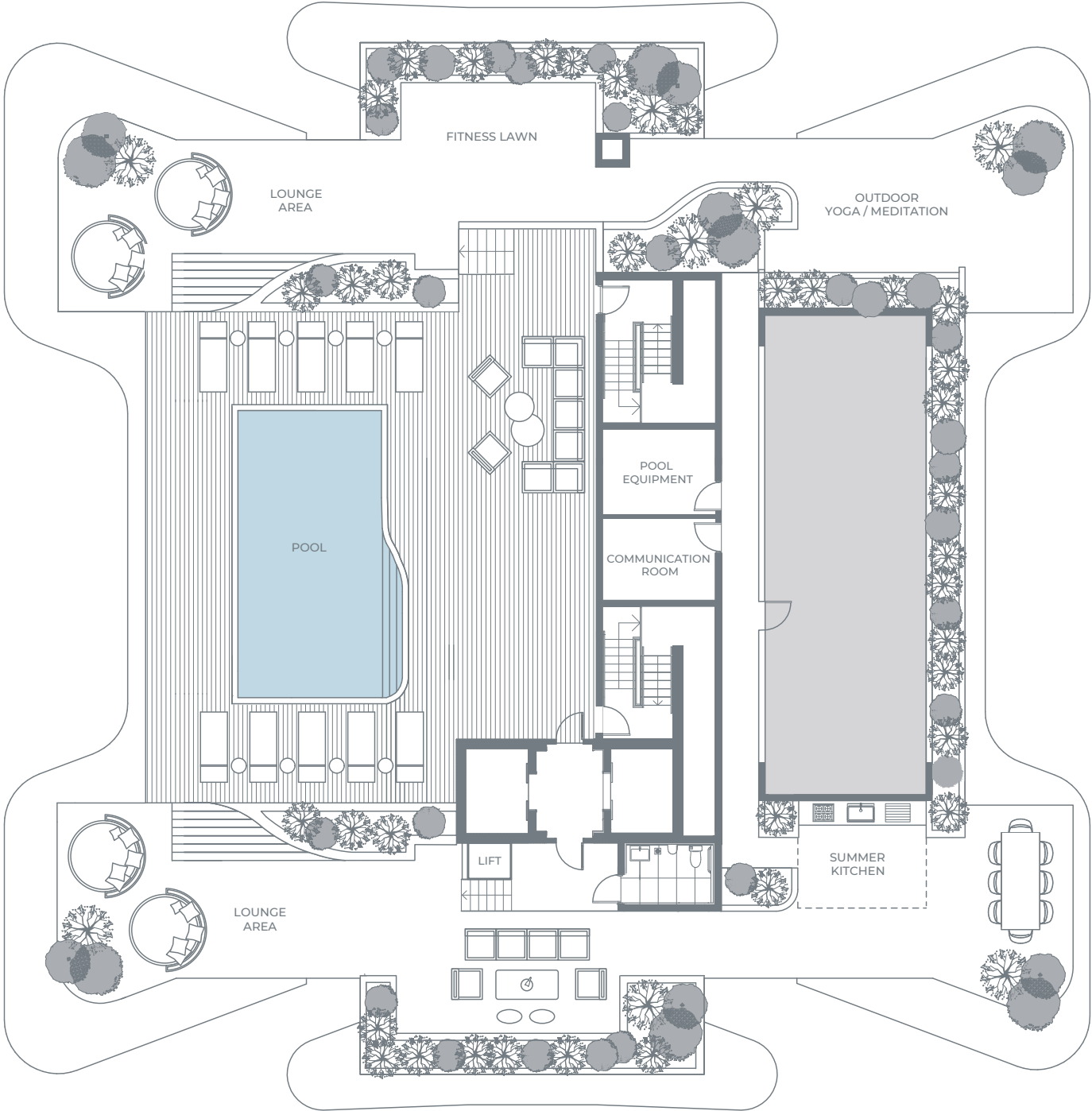
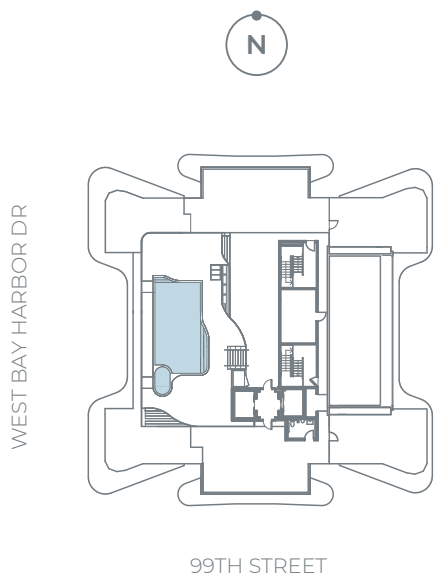


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The Alana Rooftop Oasis

- 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



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Where Captivating Meets Comfortable

There is a refreshing sense of familiar ease here, spacious and private, yet vibrant and connected. With only 30 total residences, there are only a few homes on each floor, and nothing ever feels crowded. It is a breath of fresh air in one of Miami's most lovely communities.

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Life feels easier here. A calm and relaxed mood blends seamlessly with contemporary design and impeccable finishes. It is a place for people who enjoy the elegance of simplicity.



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Welcome
to Open
Concept
at Its
Finest

Ample natural light, breathtaking views flow effortlessly across every room, while quality materials and construction frame your residence in elegance.

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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
- High-speed Wi-Fi in all common areas

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, 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
- Storage available on same level as residence

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An Owner's Escape

Graciously oversized, with floor-to-ceiling windows and a private entrance to the terrace, the Master suite feels like a secret retreat within each residence.

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Your Own Modern Spa

Thick slab white-and-gray porcelain tile wraps the floors and wet walls of your master bath, with seamless shower enclosures, Italkraft® vanities, and minimalist designer fixtures.

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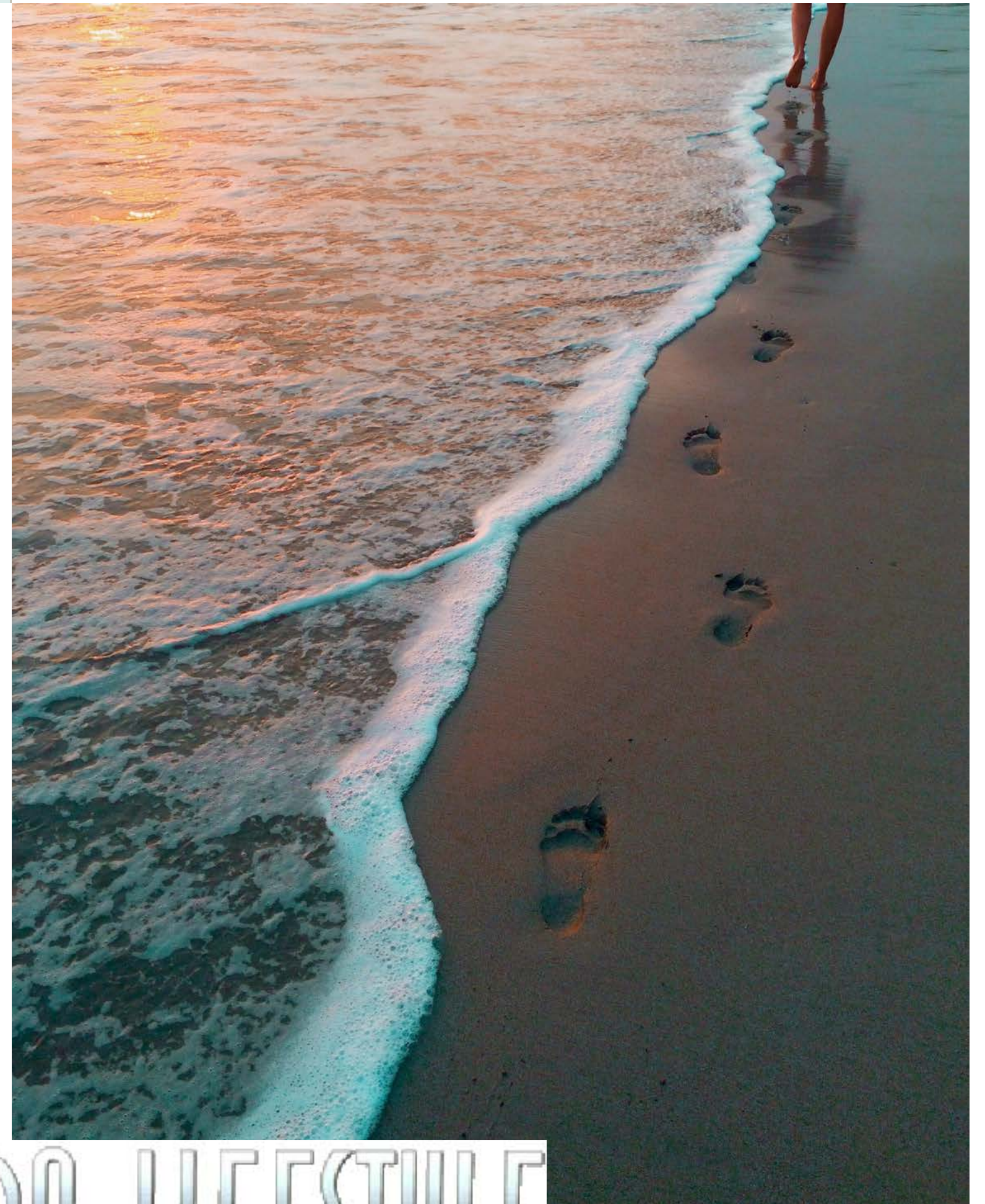
Bay Harbor Islands / Where You Belong

Alana is located in the small but prestigious neighborhood of Bay Harbor Islands, a pair of islands floating in the middle of Biscayne Bay right between the intracoastal waterway, Bal Harbour and Atlantic Ocean beaches. It is a place known for its relaxed pace of life, numerous family-friendly pursuits, fantastic walkability to outdoor activities and luxury destinations, excellent schools, and sophisticated atmosphere.

This is a place where people experience all that South Florida has to offer – free from crowds of tourists, yet easily connected to designer shopping, chef-driven restaurants, world-class hotels and entertainment, golf courses, yachting and boating, nearby airports, and more.

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In all of South Florida,
there is only one place
where the sands of
the Atlantic, charming
neighborhood parks,
local shops, and
the glamour of Bal
Harbor are all at your
fingertips.



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Boutique Bay Harbor

Bay Harbor Islands
offers low-density
living and a quiet
neighborhood
atmosphere that is
peaceful to call home.

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Excellence in Education

Families love Bay Harbor Islands because of its top-rated public school, the Ruth K Broad Bay Harbour K-8 Center – one of the best in the county year after year. The area also boasts a number of superior pre-schools, children's programs, parks and playgrounds, and year-round family activities and events.

Everything You Love... and Then Some

One of the best aspects of living in Bay Harbor Islands is the freedom to explore so many pleasures all just a few minutes from your front door. Alana is a short walk or bike ride to white-sand beaches, the world-famous Bal Harbour Shops, Haulover Inlet and Marina, and numerous local bistros and shops. Just a few minutes more by car, and the delights of Miami Beach, Aventura, and Sunny Isles Beach are yours as well.

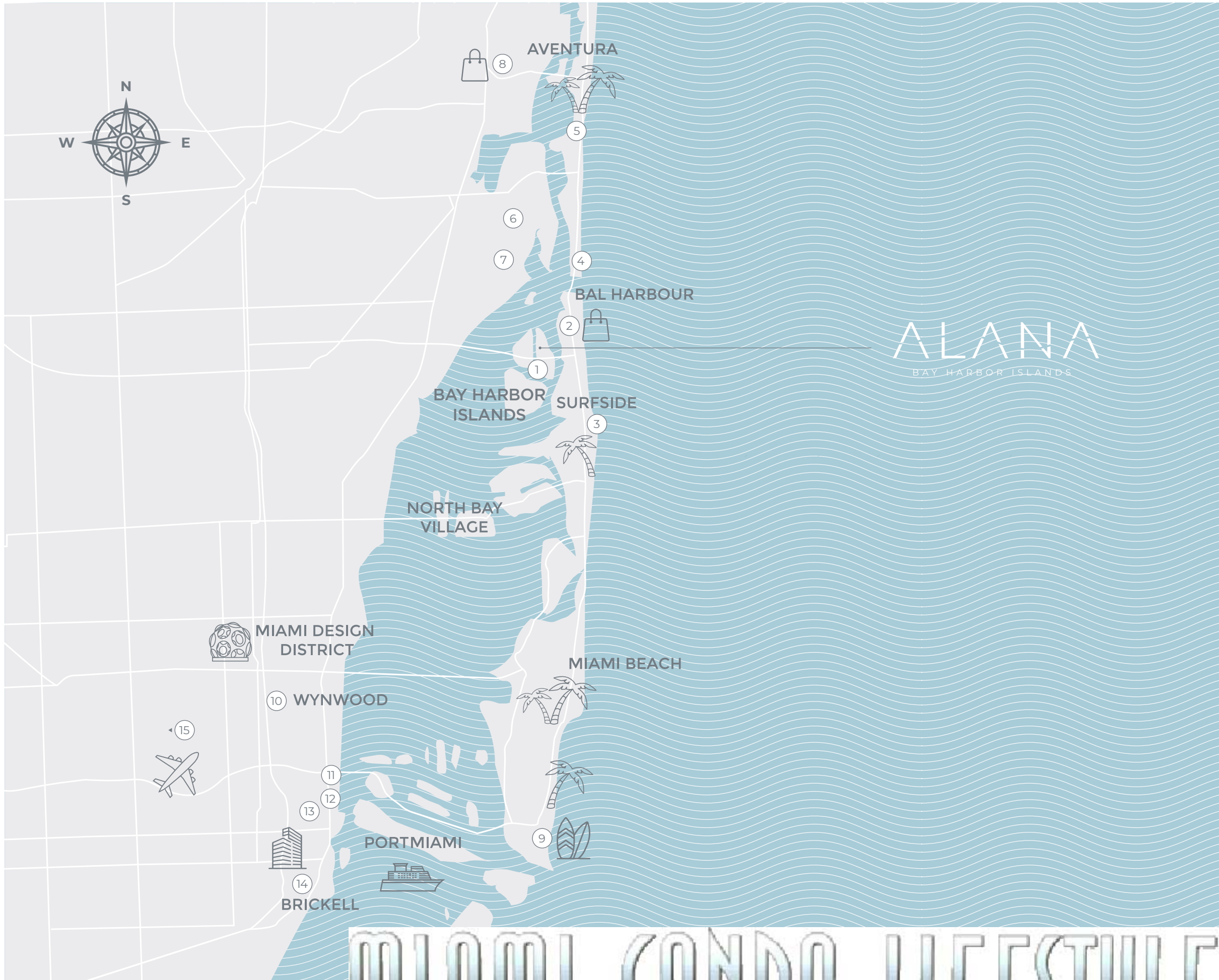


Bal Harbour Shops

Just a short walk, you'll find one of the world's premiere destinations for fashion, food, and design. Bal Harbour shops has long been Miami's most elite shopping and entertainment



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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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Alana is more than a building... it is a feeling of truly being at home. This is where you will make memories and create the story of your family, your friendships, your lifetime.

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