



INDIAN CREEK
RESIDENCES & YACHT CLUB

MIAMI CONDO LIFESTYLE



MIAMI CONDO LIFESTYLE

A SCULPTURAL
COLLECTION
of NINE *Private*
WATERFRONT
Homes

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UNPARALLELED
Attention to DETAIL

MIAMI CONDO LIFESTYLE

dence boasts stunning views of both Indian Creek and Biscayne Bay, as well as Indian Creek Country Club. Enveloping the building is lush, tropical mature landscaping which conveys a resort-like return to nature.

ACCESS *The Most* VIBRANT *City in* *the World From the* MOST TRANQUIL *Place* IMAGINABLE

Located in a lake front corner of Bay Harbor Islands, Indian Creek Residences
& Yacht Club presents the opportunity for a private waterfront home
experience with the desirable benefits of amenitized new developments.



BAL HARBOUR

SURFSIDE

MIAMI BEACH

INDIAN CREEK ISLAND

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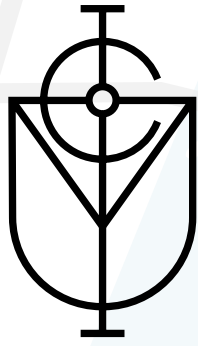
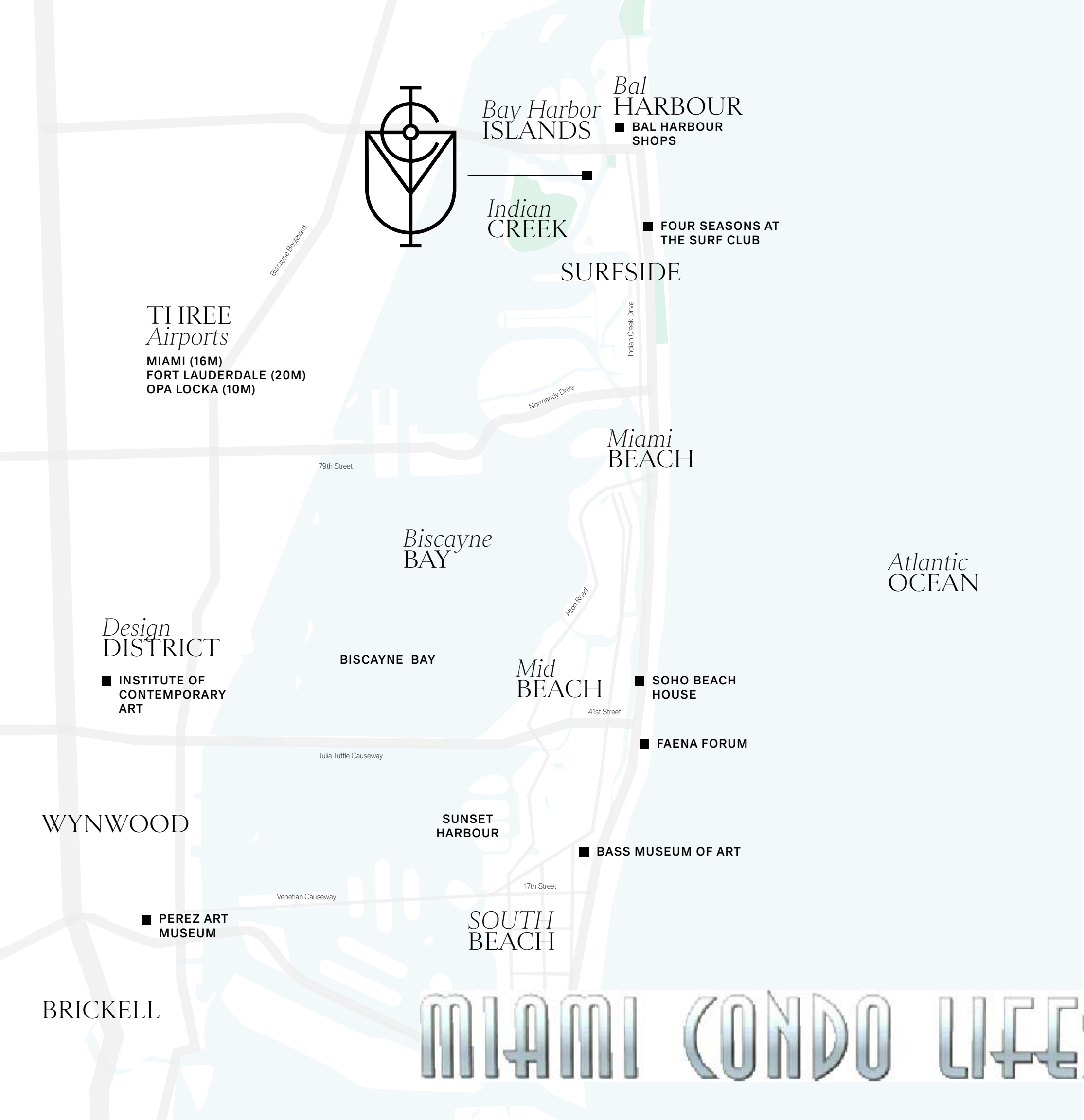
ACTUAL VIEW

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ACTUAL VIEW

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Bay Harbor
ISLANDS

Bal
HARBOUR

■ BAL HARBOUR
SHOPS

Indian
CREEK

■ FOUR SEASONS AT
THE SURF CLUB

SURFSIDE

THREE
Airports

MIAMI (16M)
FORT LAUDERDALE (20M)
OPA LOCKA (10M)

Miami
BEACH

Biscayne
BAY

Atlantic
OCEAN

Design
DISTRICT

■ INSTITUTE OF
CONTEMPORARY
ART

BISCAYNE BAY

Mid
BEACH

■ SOHO BEACH
HOUSE

■ FAENA FORUM

SUNSET
HARBOUR

■ BASS MUSEUM OF ART

SOUTH
BEACH

■ PEREZ ART
MUSEUM

WYNWOOD

BRICKELL

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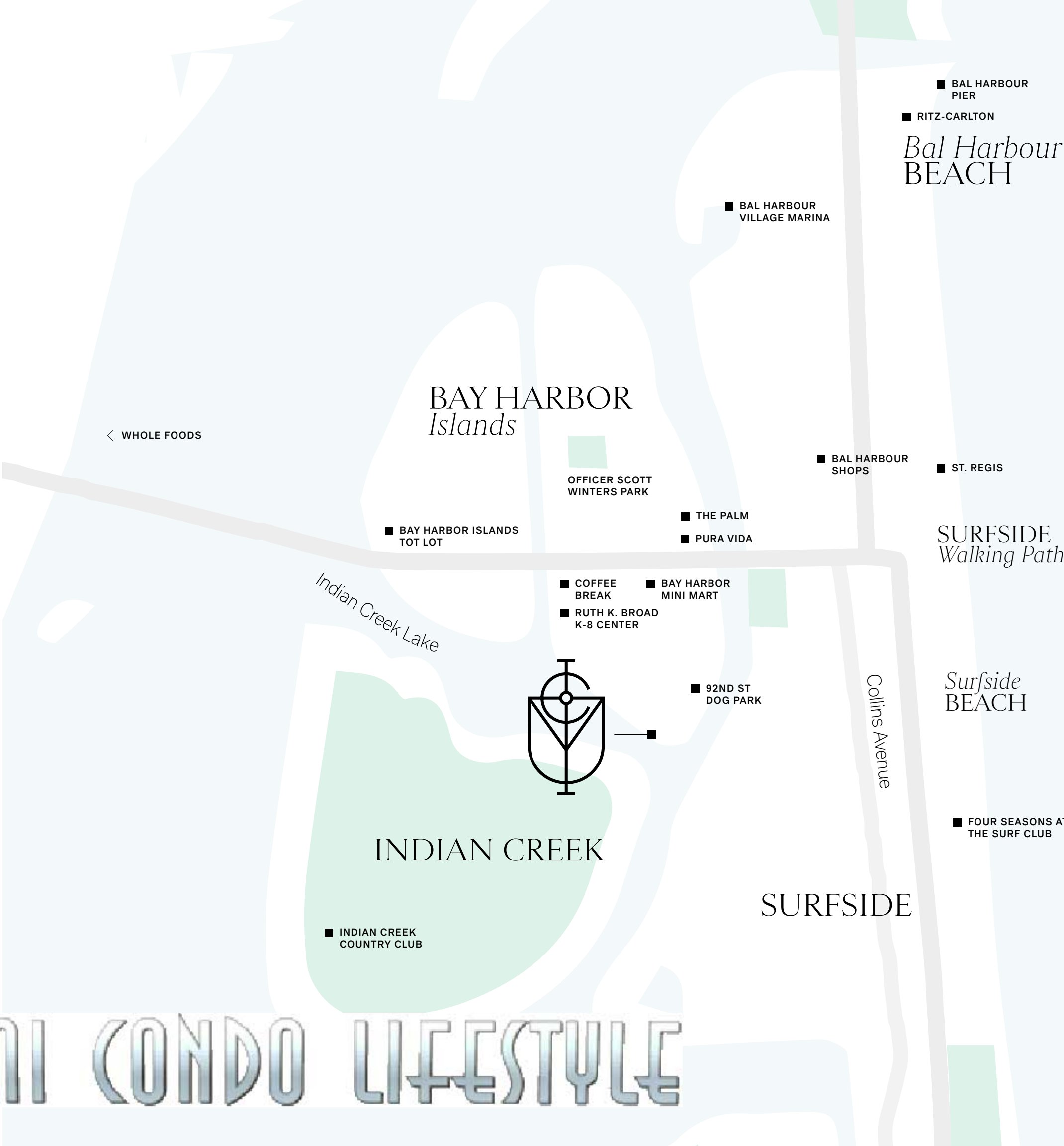
UNPARALLELED Convenience

Indian Creek Residences provides quick and convenient access to the city's premiere destinations and airports, including Miami International Airport, Fort Lauderdale International Airport, and Opa Locka Executive Airport.

EXCLUSIVE *Location*

Bridging the vitality of Miami beaches with the serenity of waterfront living, Indian Creek Residences invites you to enjoy upscale shopping and dining, experience unrivaled architectural beauty, or simply unwind and focus on your wellbeing.

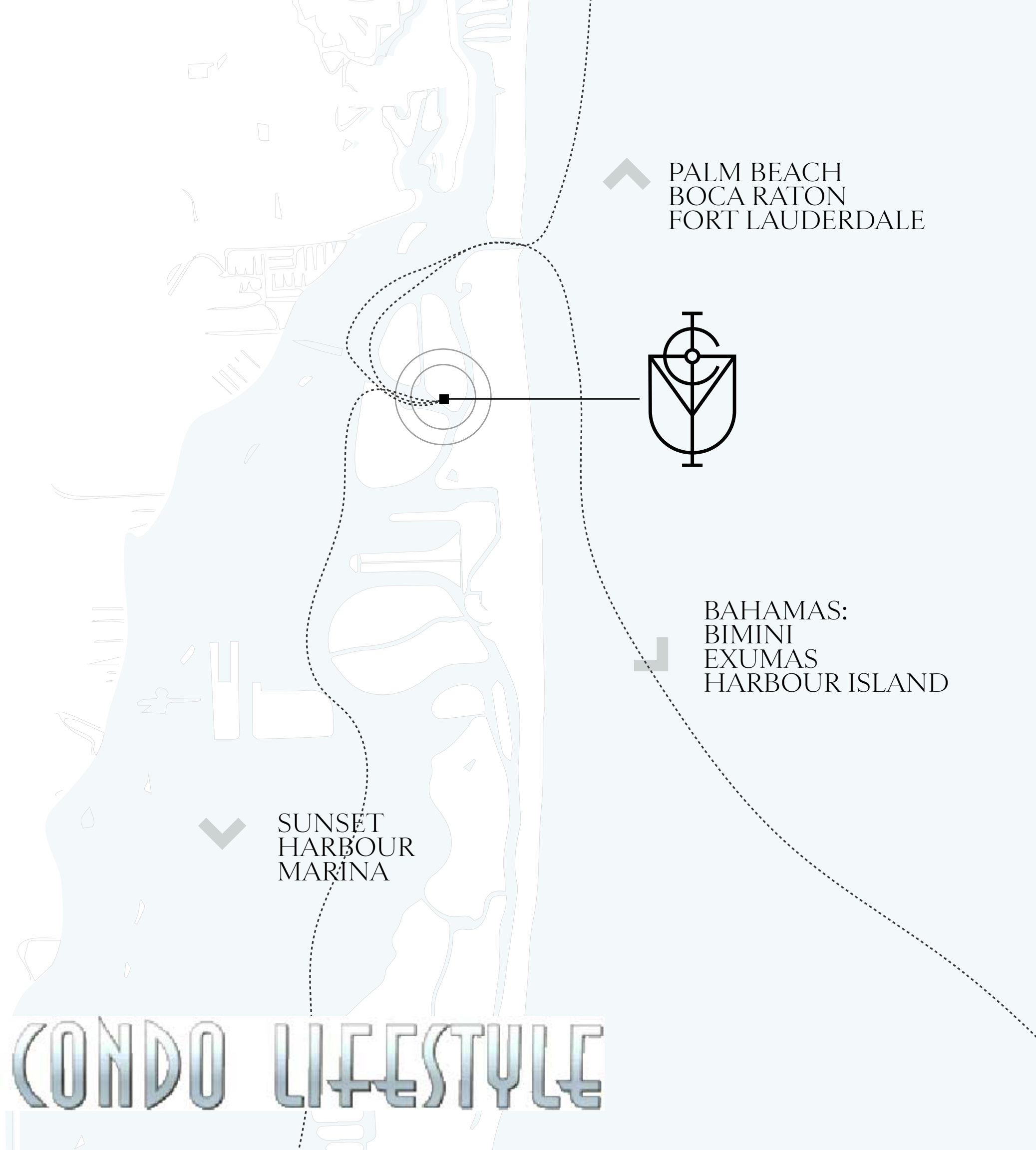
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An OVERTURE To Adventure

Our private marina opens a world of new possibilities, elevating your lifestyle with unmatched convenience and ultimate access to Miami. Embark from your backyard for a day of yachting and watersports, or venture to Palm Beach, Fort Lauderdale, The Bahamas, and beyond.

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▲
PALM BEACH
BOCA RATON
FORT LAUDERDALE



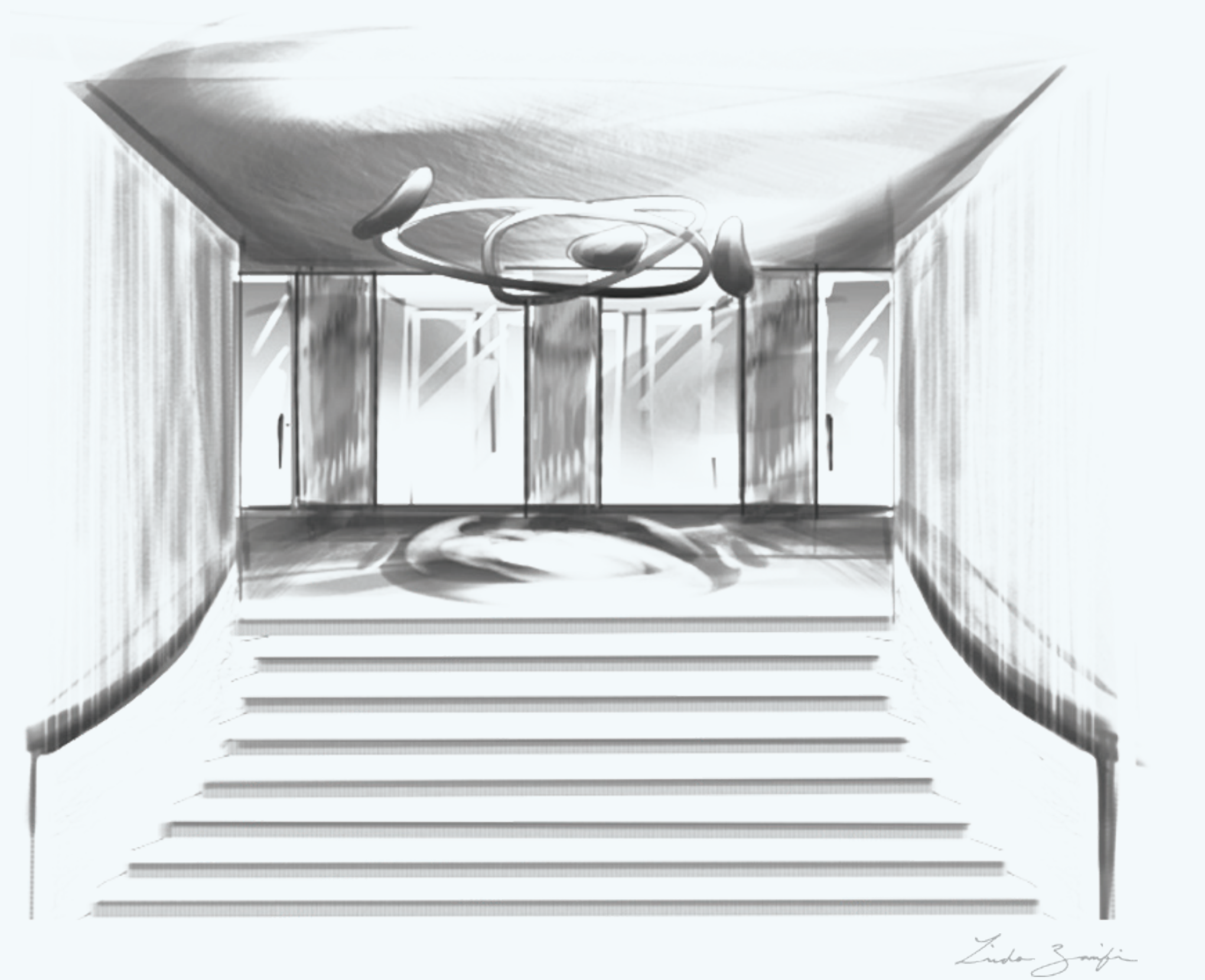
└
BAHAMAS:
BIMINI
EXUMAS
HARBOUR ISLAND

▼
SUNSET
HARBOUR
MARINA

LYRICAL
DESIGN *Sets the*
Stage for PRIVATE
WATERFRONT *Living*

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*If you create the
stage setting
and it is grand,
everyone who
enters will play
their part.*

– MORRIS LAPIDUS

Uniting timeless glamour and modern style, Indian Creek Residences' impeccably crafted homes are a symphony of dramatic spaces, sculptural forms, and refined natural materials composed to inspire and elevate the art of living.

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Designed by a world-class team, the property's fluid landscape reimagine Miami's signature "MIMO" architectural style internationally recognized for its spirit of optimism.

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MIMO Reimagined

The residents-only marina is your gateway to Miami's best destinations, but you may never want to leave home with club-like amenities at your doorstep, including a state-of-the-art wellness center, verdant roof terrace, and plush entertainment spaces.



*Tailored to
Your LIFESTYLE*

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For those who appreciate the craftsmanship, engineering, and performance of a fine automobile, our signature Collection offers shaded, secure parking with refined finishes and custom lighting to display and protect your prized vehicles.

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*More GALLERY
Than Garage*

Living In HARMONY
With NATURE

Each home at Indian Creek Residences offers expansive, unobstructed views of the water and sky accentuated by thoughtful floor plans and natural interior finishes that transform every day into a rhapsody in blue.

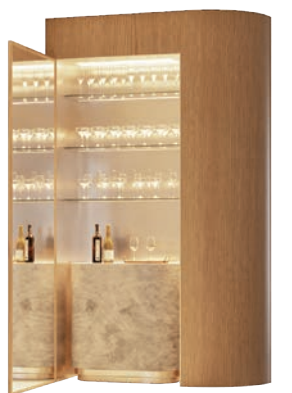
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Duplex
RESIDENCES

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Custom
INTERIOR
DESIGN



Indian Creek Residences offers a remarkable level of custom design, including a bar crafted from Bianco Dolomiti marble with a white bronze base and illuminated shelving, all discreetly concealed behind curved oak panels

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For the
CONNOISSEUR

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Celebrate your wine collection by displaying it in a custom, climate-controlled, full-height wine wall, giving any vintage a touch of modern sophistication.



Elevate your cuisine with Taj Mahal quartzite counters and custom islands that balance beauty and function for cooking, dining, and entertaining, and custom Zenia White Oak cabinets that exquisitely conceal a suite of Gaggenau appliances.



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Transcendent
FINISHES



Virtuosic
DETAILS

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Wake up rested to commanding views in a custom-made curved white oak bedstead. The lofted primary suite and curved piano balcony is a private aerie designed for peacefulness and performances.



Crafted with warm, natural materials, the primary bath features a sculpture-like Bianco Dolomiti marble vanity, freestanding tub, and a suspended mirror that hovers gracefully in front of the picturesque scenery.



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Artful
LIVING

EVERYTHING *Considered*

With leathered Travertine walls, a Bianco Dolomiti marble vanity, Fantini Venezia Series fixtures, and integrated lighting, our signature powder rooms have a monumental quality that makes the everyday extraordinary.

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The PENTHOUSE

With 75 feet of unobstructed panoramic views, ~10-foot ceilings, and full-height glass walls, these extraordinary penthouses invite the sun and sky into your home to offer an expansive, airy living experience. Each penthouse features spacious living areas, a private outdoor terrace, five bedrooms, five full baths, and two powder rooms.

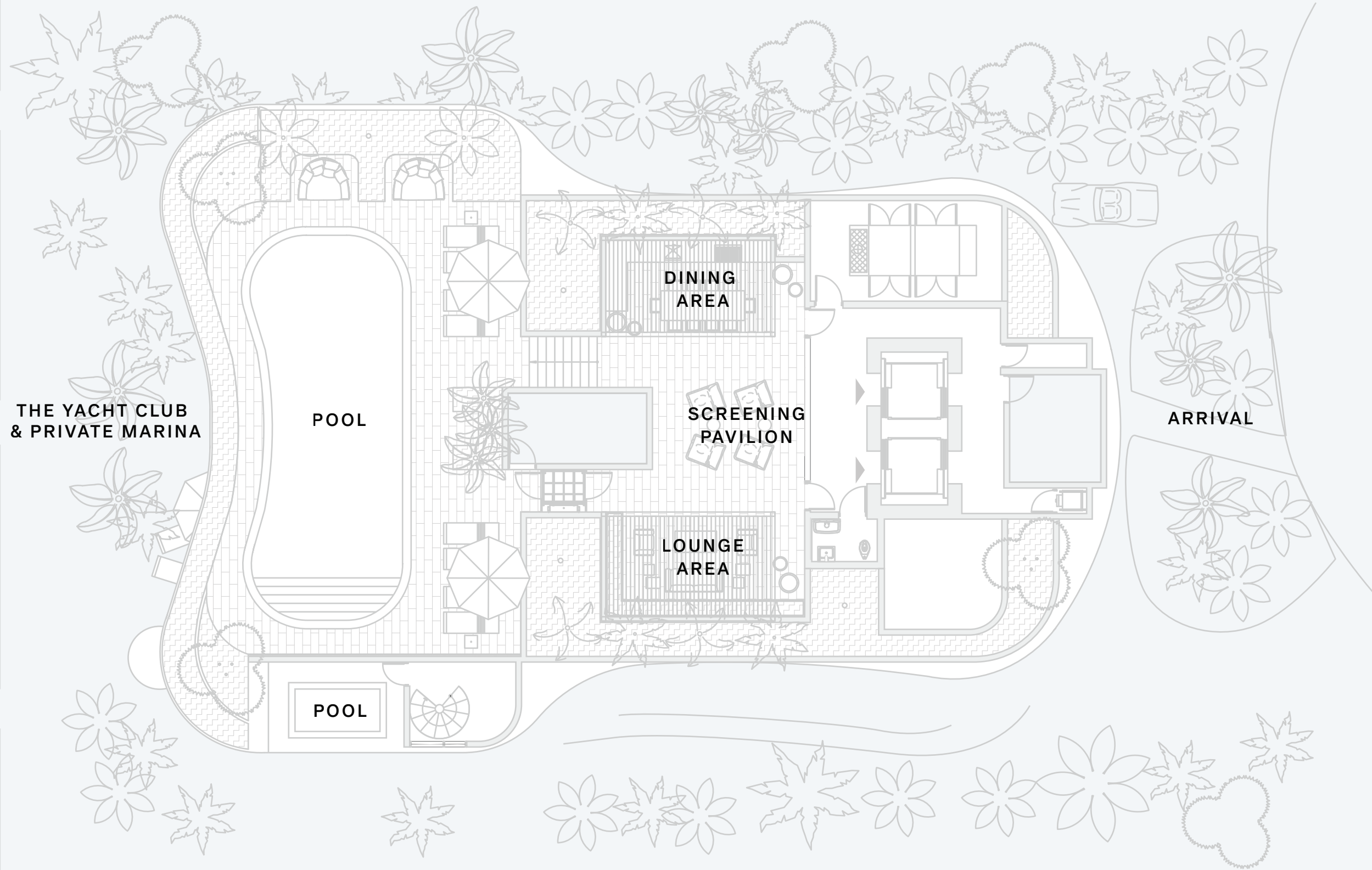
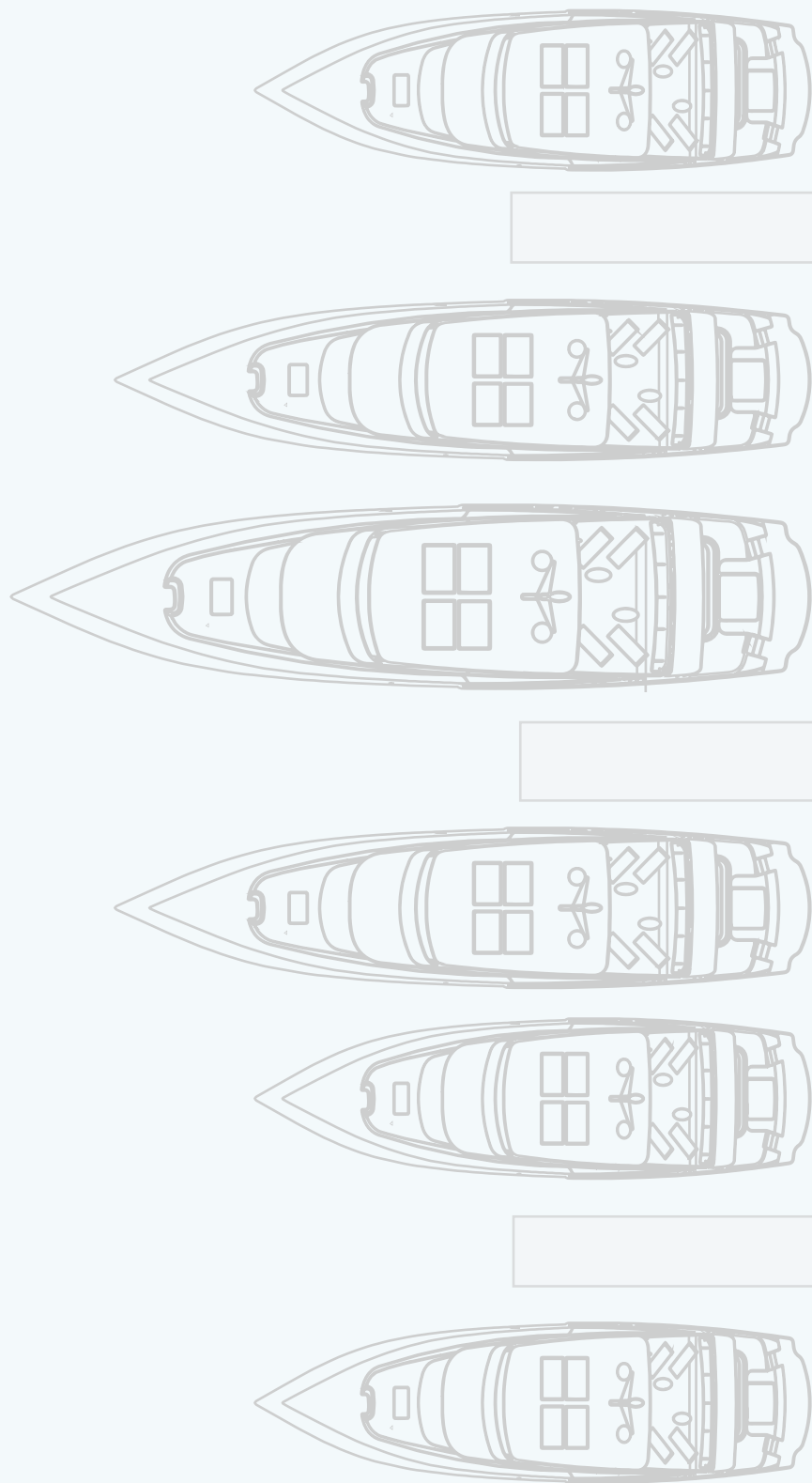


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Access to a
PRIVATE YACHT
CLUB *and* STATE-
OF-THE-ART
AMENITIES *With*
the SECLUSION
of HOME

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A Higher
STANDARD

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fully appointed suite of amenities more commonly
pments, including a wellness and recovery center,
nd terrace, and multiple lounge and entertainment
es — as well as the private yacht club and marina.

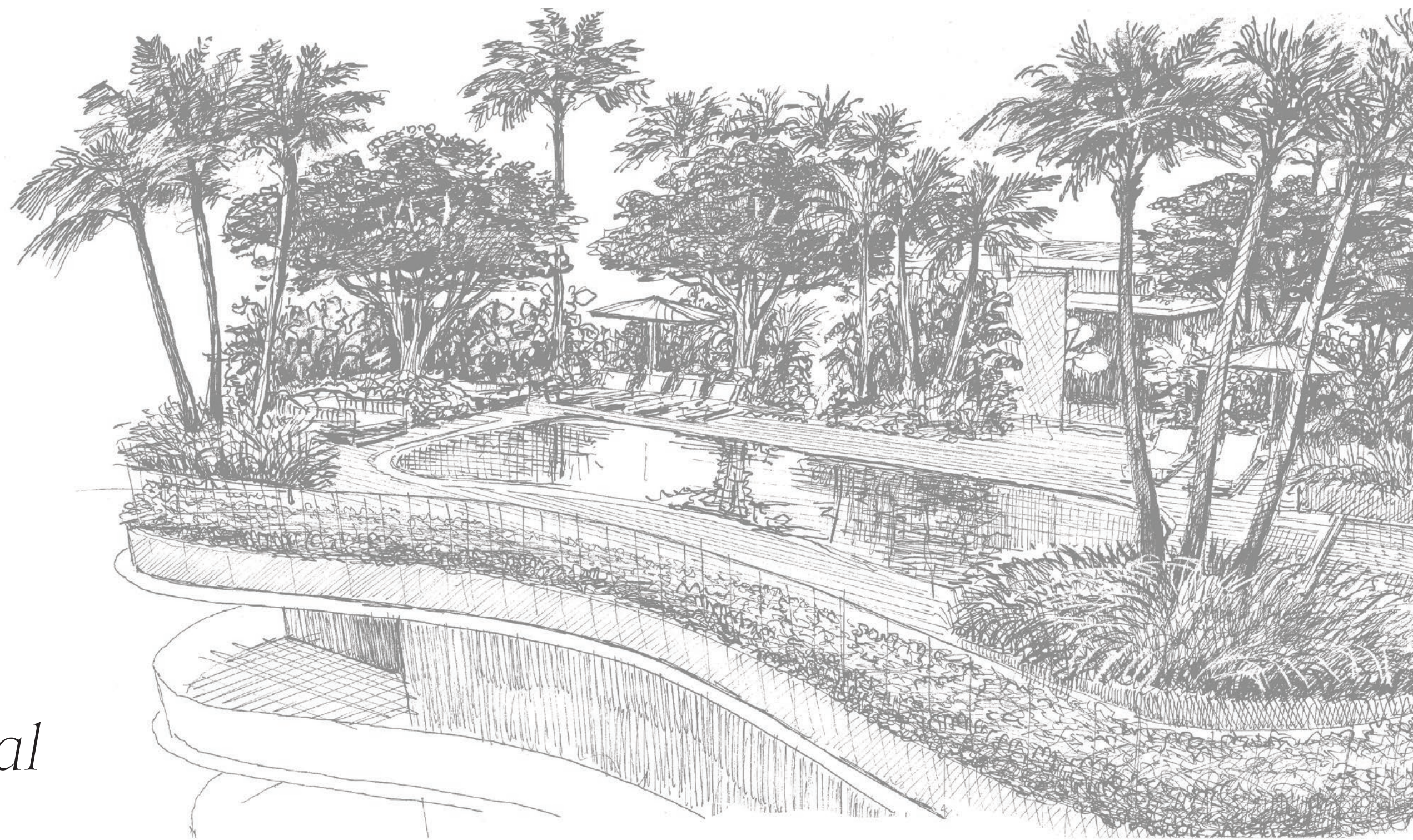


Private Rooftop TERRACE

Take in sweeping sunrise-to-sunset views of Miami and let the hours slip by in seclusion atop the 2,600-square-foot landscaped rooftop terrace — a sanctuary with shaded lounge areas, outdoor dining and entertainment, and a 40-foot pool.

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A LUSH *Tropical*
ROOFTOP
GARDEN *Invites*
You to ESCAPE
the Ordinary

ENEA LANDSCAPE DESIGN

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*Unwind in the
PARLOUR*

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With work and play, the flexible second-floor Parlour
office suite by day, offering an acoustically insulated
a coffee bar, and a sophisticated lounge by night,
fidelity audio system and personal spirits storage.

*Prioritize Wellness In
the FITNESS CENTER*

Enjoy natural light and garden views in the wood-paneled fitness center, with state-of-the-art cardio, free weights, and movement equipment.



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*Recover at
the SPA*

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Uncompromisingly designed for relaxation and wellbeing, the spa at Indian Creek Residences includes separate sauna and steam rooms, a treatment room, and Red Light Therapy room.

The Private Marina, attended by a dockmaster, is seamlessly integrated into the design of the property — and your lifestyle. Our six private slips can accommodate yachts up to 50 feet, and our optional service package means you'll never have to worry about logistics again. The Indian Creek Yacht Club optional service package offers regular cleanings, inspection and maintenance of all mechanical and electrical systems, pump-outs, safety checks, and more, as well as concierge services, including food delivery and dockage scheduling. All you have to do is decide where you want to go next.



The Yacht Club is more than a place to anchor your yacht. It's an outdoor spa, featuring a waterfront

MIAMI CONDO LIFESTYLE *The YACHT CLUB and PRIVATE MARINA*



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CRAFTED *by a* WORLD CLASS *Team*

LANDAU *Properties*

Landau Properties acquires and develops properties with distinction in highly desirable but untapped locations with barriers to entry. Our focus is to raise the benchmark of quality, design, and lifestyle in each of our markets.

ZARIFI *Design*

Zarifi Design is a full-service, boutique design firm specializing in residential and hospitality projects. Offering a comprehensive approach to design, each client is placed at the center of the experience.

KOBI KARP *Architects*

For over two decades, Kobi Karp has been providing unique, creative and innovative design solutions to renowned clients internationally and domestically in Hospitality, Retail and high-rise Residential developments

OFFICIAL *Development Advisors*

As the first real estate advisory firm specializing in high net worth clients and new developments, OFFICIAL is focused on a performance driven approach to real estate. Leadership includes the top producing sales team in the nation and several of the brightest real estate operations, marketing and new development minds in the industry, with a combined career portfolio exceeding \$50 Billion.

ENEA *Landscape Design*

Enea is one of the world's leading Landscape Architecture firms. The firm's staff of approximately 200 people is comprised of a multi-disciplinary team of professionals, with backgrounds in Landscape Architecture, Architecture, Interior Design, Technical Design, Engineering, Construction, and Botany.

VENTRESCA *Lighting Design*

Ventresca Design LLC was established in 2008 with a commitment to provide innovative and thoughtfully executed architectural lighting design solutions for projects of all sizes.

OCEAN CONS. *Marina Design*

With 12 years of experience and hundreds of successful projects, Ocean Consulting is a multi-faceted and diverse group of scientists, engineers, and architects. We apply outside-the-box thinking to new waterfront projects to solve complex challenges.

M18 *Public Relations*

M18 is a full-service public relations company specializing in the intersecting fields of hospitality, real estate and design.

WNY *Creative*

WNY Creative is a branding and marketing company with over 10 years of experience in creating and increasing value around the world in the Real Estate, Retail and Hospitality Sectors.

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LANDAU PROPERTIES OFFICIAL

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.

The artist and computer renderings and interior decorations, finishes, fixtures, appliances, furniture (indoor and outdoor) and furnishings in these materials are provided for illustrative purposes only. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained herein are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of 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. Permits and approvals, including those for the marina, have not yet been obtained and may not be obtained. The existence of the marina is subject to obtaining such approvals. All drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings, furnishings, finishes,

itation, items of finish and decoration, are conceptual only and are not necessarily may be stock photography or have been taken off-site and are used to depict the that may be proposed and are merely intended as illustrations of the activities and representations regarding views from any particular unit. Consult your Agreement Williams New York

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