



ON THE BAY

WATERFRONT  
TOWNHOMES





MODERN PERSPECTIVES. VIBRANT LIVING.



## A SIGHT TO BEHOLD IN NORMANDY ISLES

With its striking modern architecture and enviable waterfront location on Biscayne Bay, IRIS is an eye-opening statement for comfortable-yet-contemporary living in the heart of Normandy Isles. Often regarded as one of South Florida's most lovely and established neighborhoods, tucked away in a quiet corner of Miami Beach, this unique collection of 43 town homes is life at a different pace, with golf, boating, tennis, boutique shopping, and eclectic restaurants and entertainment all conveniently close by.



"THE MORE CLEAR YOUR VIEW, THE MORE REAL BEAUTY YOU WILL SEE."

~ Ruben Papian



ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER

## CAPTURE AN IMAGE OF PERFECTION

IRIS is an idea whose time has most definitely come. These townhomes offer more space and privacy than the typical condos of Miami Beach thanks to a 4-story building design that includes 2-car garages on the ground floor, and elevated views for living and bedroom areas on the upper floors of each residence. At the same time, IRIS also delivers more access and connectivity than the single-family homes of Normandy Isles with an unbeatable waterfront complete with dockage, and an excellent walkable location that is just moments from restaurants, golf courses, parks, and even the sands of the Atlantic.



VISIONARY TOWNHOME LIFESTYLES



## RESIDENCE FEATURES

4-story, fee-simple townhomes with three and four bedroom configurations ranging from 2,152 to 2,513 Sq. Ft. of interior space

Generous balconies and rooftop terraces

Private elevators in every residence

2-car garages with optional lifts to accommodate up to 3 cars

Open-concept floor plans that maximize light and views

Balconies overlooking Miami Beach, the bay, and golf course

Modern kitchens with European-style cabinetry

GE Monogram Appliances

Kohler Faucets

Quartz countertops

Tile flooring throughout







## COLOR YOUR WORLD WITH CONVENIENCE

Pool overlooking the bay

Waterfront promenade

12 boat slips up to 47 feet

Secure, gated community

Contemporary neighborhood street design with modern street lamps, benches, and sidewalks

Lush landscaping, lawns, and outdoor gathering areas



SEE LEGAL DISCLAIMERS ON BACK COVER



“TRUE ORIGINALITY CONSISTS NOT IN A NEW PLACE...  
BUT A NEW VISION.” ~ Edith Wharton



BAL HARBOUR SHOPS



VIEW OF DOWNTOWN MIAMI FROM BISCAYNE BAY

## A SCENE TO BE SEEN

Step out your front door, and the fullness of Miami comes to life. Across the street, are tennis courts, basketball courts, and soccer fields of Fairway Park... Just beyond it, emerald greens of the Normandy Shores Golf Course beckon you to hit the links. The Normandy Isle Park & Pool, with one pool for swimming lanes and a second pool with waterslides, waterfalls, and splash encounters for children. Hop on your bike or in the car and you're less than five minutes from sandcastles and sunbathing on Miami Beach, on a gorgeous stretch of sand that's a favorite of locals.

The other facet of life at IRIS is the great dining and entertainment found right in your neighborhood. Delight in world cuisines at Rouge with its French and Moroccan menu; or Tamarind Thai's Asian delicacies; La Vacas Gordas savory Argentinian steaks, or the Peruvian-influenced K'Chapas... all steps from your front door. Looking for something more casual? Pizza, pasta, Colombian treats, seafood, sandwiches, and more are all a short stroll away. In the evenings, enjoy sophisticated lounges and bars in North Beach, or head a few minutes north to Bal Harbour, south to South Beach, or west to Downtown Miami and Brickell. You're connected to it all.



OCEAN DRIVE, SOUTH BEACH



MIAMI BEACH

79TH ST CAUSEWAY

NORTH BAY VILLAGE



NORMANDY SHORES  
GOLF CLUB

NORTH SHORE

INDIAN CREEK  
COUNTRY CLUB

SURFSIDE

