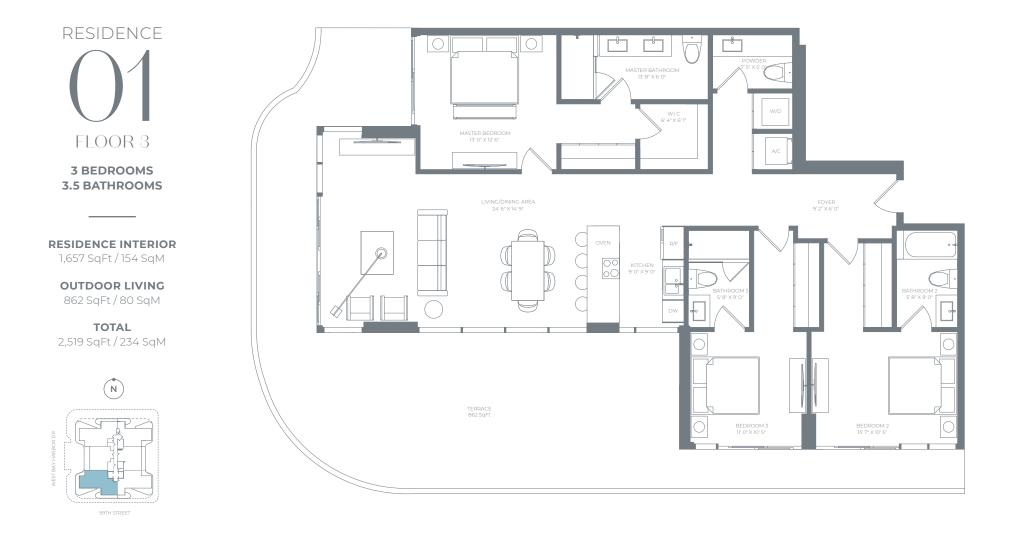
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Floorplans





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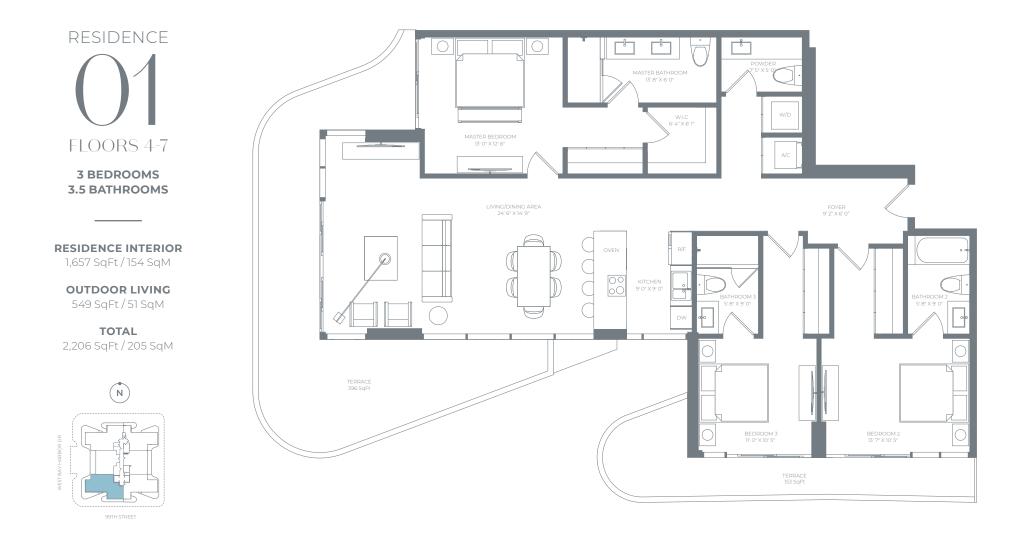


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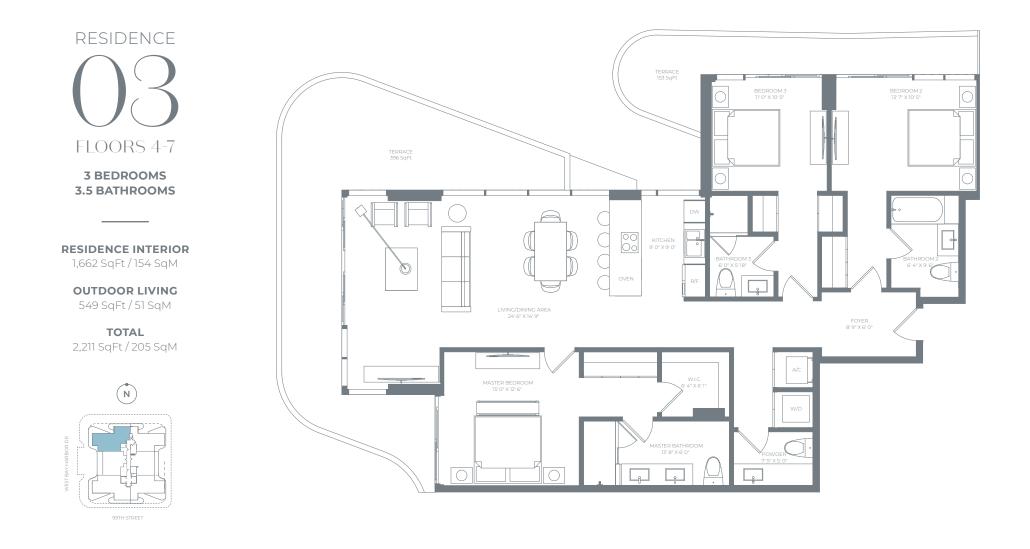
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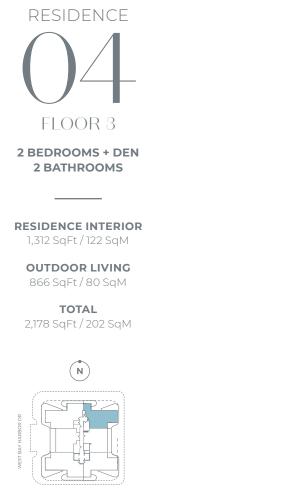




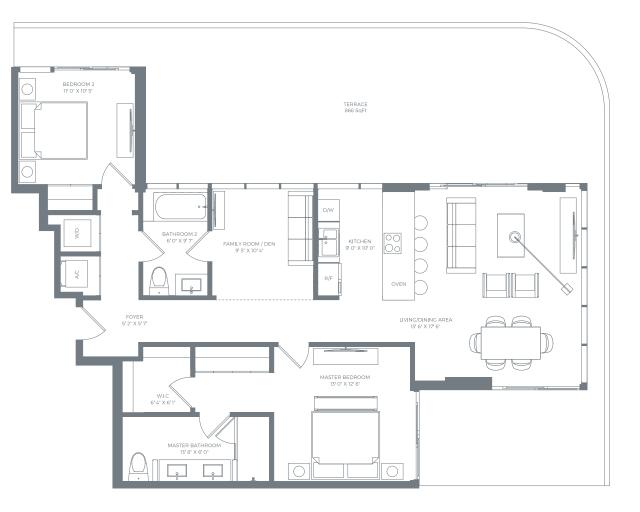
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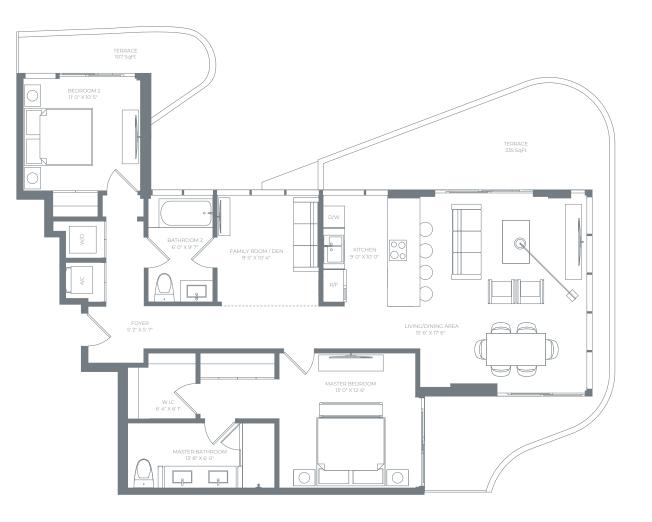
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RESIDENCE FLOORS 4-7 2 BEDROOMS + DEN **2 BATHROOMS RESIDENCE INTERIOR** 1,312 SqFt / 122 SqM **OUTDOOR LIVING** 442 SqFt / 41 SqM TOTAL 1,754 SqFt / 163 SqM Ν

99TH STREET



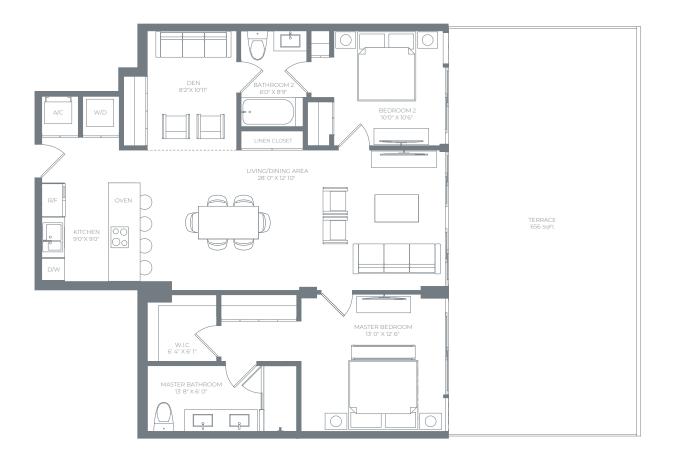
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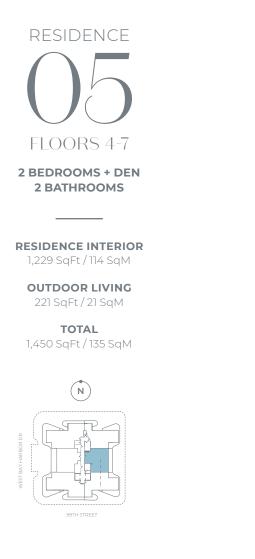
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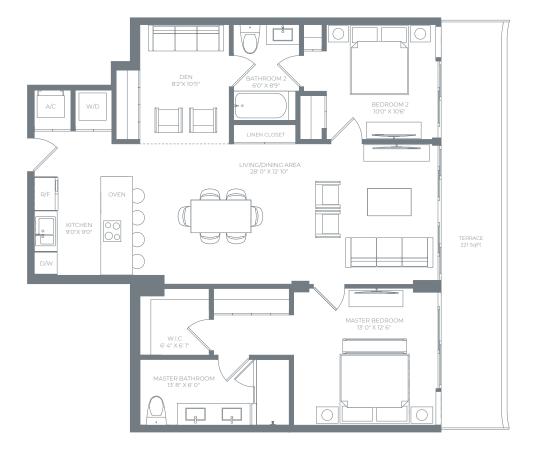


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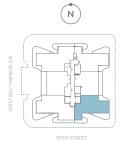


RESIDENCE OG FLOORS 4-7 2 BEDROOMS + DEN 2 BATHROOMS

RESIDENCE INTERIOR 1,366 SqFt / 127 SqM

OUTDOOR LIVING 442 SqFt / 41 SqM

TOTAL 1,808 SqFt / 168 SqM



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FAMILY ROOM / DEN 9' 5" X 10' 4"

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE SBOCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 708.003, FLORIDA STATUTES, TO BE FUNNISHED ON A DE VELOPERT O A BUYERT O A DEVELOPERT O A BUYERT O A DEVELOPERT O A BUYERT O A BUYERT O A BUYERT O A DEVELOPERT O A BUYERT ON CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE SBOCHURE AND THE DOCUMENTS AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE EXTERIOR BOUNDARIES OF THE EXTERIOR BUINDARIES OF THE EXTERIOR BUINDARIES OF THE EXTERIOR AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE EXTERIOR AND DIMENSIONS OF THE EXTERIOR AND DIMENSIONS OF THE EXTERIOR STRUCTURAL COMPONENTS AND IN FACT VARY FROM THE SCULDES THE INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS. WITHIN THE PERIMETER WALLS OF THE UNIT, THIS MARKET AND IS PECIFICATION (WHICH CENERALLY ONE) IN COMPARE THE UNITS IN OTHER COMDOMINIUM PROSPECTIVE BUYER TO COMPARE THE UNITS IN OTHER CONDOMINIUM PROSPECTIVE BUYER TO COMPARE THE UNITS IN OTHER CONDOMINIUM PROSPECTIVE BUYER TO COMPARE THE UNITS IN OTHER CONDOMINIUM PROSPECTIVE BUYER TO COMPARE THE UNITS IN THE SARRET AND IN RESURTED AND THE RESULT AND IN REFORE OF THE CONTROL EXCORDANCE WITH THE DEFINED UNIT BOUNDARIES IN THE DECLARATION IN CHARGE NOTHE DECLARATION IS OF THE DOCUMENTS OF PROVIDE BETERMINED IN ACCORDANCE WITH THE CELLARATION IS OF THE DOCUMENTS OF ACCORDANCE WITH THE FRINKETER AND THE FRINKES OF PONDA IS SETFORT ON THE DECLARATION ACCORDANCE WITH THE PERIMETER WALLS OF THE DOCUMENTS OF ACCORDANCE WITH THE PERIMETER WALLS OF THE DECLARATION ACCORDANCE WITH THE PERIMETER WALLS AND EXCLUDES THAT UTIES OF PONDA IS SETFORT ON THE DECLARATION ACCORDANCE WITH THE FRINKES OF PONDA IS SETFORT ON THE DECLARATION ACCORDANCE WITH THE PERIMETER WALLS AND EXCLUDES THAT UTIES OF PONDA IS SETFORT ON THE DECLARATION ACCORDANCE WITH THE PERIMETER WALLS AND EXCLUDES THAT UTIES OF PONDA IS SETFORT ON THE DOCORDANCE WITH ACCORDANCE WITH ACCORDANCE

UDIAININED BY MULLINESTING THE STATED LENGTH AND WILLI HALL DIMENSIONS ARE ESTIMALES WHICH WILL VARY WITH ALLULA CONSTRUCTION, AND ALL LLOOR PLANS, SPECIFICATIONS, LLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, TEMS OF FINISH, FURNISHINGS AND DECORATION, AND COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, TEMS OF FINISH, FURNISHINGS AND DECORATION, AND ALL LLOOR PLANS, SPECIFICATION TO BUY, AUTI IN THE CONSTRUCTIONS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, TEMS OF FINISH, FURNISHINGS AND DECORATION, AND ALL LLOOR PLANS, SPECIFICATION TO BUY, AUTI IN THE CONDONINUM BE MADE PURDED IN EACH UNTIT THESE MATERIALS ARE NOT INTERDED TO BE AND OFTEN TO SELLO OR SOLUTATION TO BUY, AUTI IN THE CONDONINUM BE MADE IN DE VERTES THOULD BE PLIED UPON UNLESS MADE IN THE PROSPECTUS OF IN THE APPLICABLE PURCHASE AGREEMENT IN NO EVENT SHALL ANY SOLICITATION, OFTER OR SALE OF A UNIT IN THE CONDONINUM BE MADE IN DATE NO STATE OR COUNTRY IN WHICH SUCH AS FURNES SHOULD BE PLIED UPON UNLESS MADE IN DE PORDES DIADE OCNEPTIAL ONLY AND DARE BASED UPON PRELIMINERY DEVELOPMENT PLANS, WHICH ARE SUBJECT TO WITHORAWAL, REVISIONS AND AME IN DER PROPOSED AND CONCEPTUAL ONLY AND ARE BASED UPON PRELIMINERY DEVELOPMENT PLANS, WHICH ARE SUBJECT TO WITHORAWAL, REVISIONS AND OTHER CHANCES, EAVINES, DIMENSIONS AND AMERTRES OF INFORMATIONS, EXPRESS OR IMPLIED, OFTE FINAL CELLO UPON PROVEMENTS, BRANDS, APPLIANCES, FEATURES, DIMENSIONS OR AMENTIES ENCLUDENT OF THE PROPOSED AND CONCEPTUAL DEVELOPMENT PLANS, WHICH ARE SUBJECT TO WITHORAWAL, REVISIONS AND OTHER CHANCES, REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE PROPOSED IMPROVEMENTS, BRANDS, APPLIANCES, FEATURES, DIMENSIONS OR AMENTIES.



Ambienta Rooftop Oasis

FLOOR



EXCLUSIVE AMENITIES

Open-air Sky Lounge with bar and multiple seating areas

Two summer kitchens for outdoor meals with family and friends

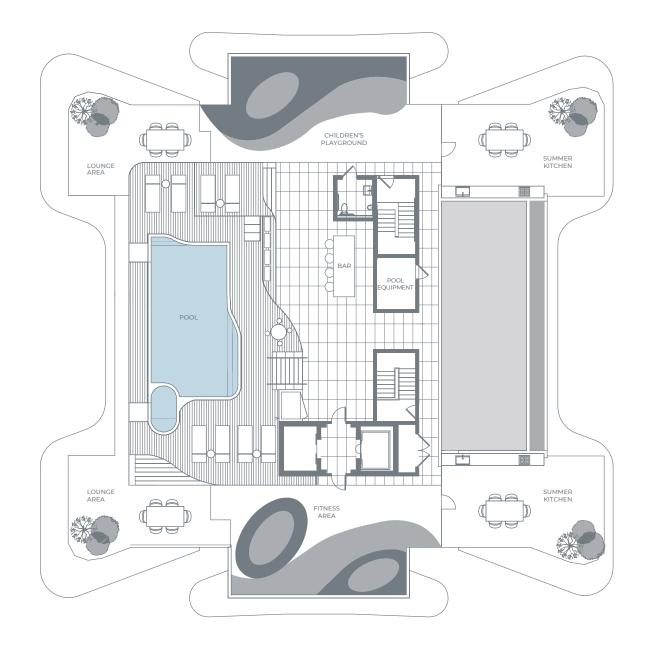
Gracefully curved custom swimming pool and built-in deck-level whirlpool

Glass-framed pool and hardwood sundeck with water and skyline views

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

Outdoor playground area for children and families

Zen-like garden space for yoga or other quiet pursuits



AMBIENTA

BAY HARBOR ISLANDS

PROPERTY LOCATION

9901 W Bay Harbor Drive Bay Harbor Islands, FL 33154

SALES GALLERY

1050 Kane Concourse, Unit 1050 Bay Harbor Islands, FL 33154 info@ambientabayharborislands.com (305) 397-8406

ambientabayharborislands.com



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.

STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERIOR DE DISING VALLS AND IN FACT VARY FROM THE SQUARE FOOTAGES AND DIMENSIONS THAT WOULD BE DESCRIPTION AND DEFINITION OF THE 'UNIT' SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR ARRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS. WITHIN THE PERIMETER WALLS OF THE UNIT). THIS METHOD IS CENERALLY USED IN SALES MATERIALS IN THIS MARKET AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THE DEFINED UNIT BOUNDARIES IN THE DECLARATION. S AN TOTED IN EXCLUDES AND THE DECLARATION MEASUREMENTS OF ROOMSSET FORTH ON THIS FLOOR PLAN ARE GENERALLY THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR VARIATION, ACCORDINGLY, THE AREA OF THE DECLARATION, ARE OF ME UNIT, DETERMINED IN ACCORDANCE WITH THE DEFINED UNIT BOUNDARIES IN THE DECLARATION. ACCORDINGLY, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THE DEFINING UNIT BOUNDARIES IN THE DECLARATION, MEASUREMENTS OF ROOMSSET FORTH ON THIS FLOOR FULL ON THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THE DEFINING UNIT BOUNDARIES IN THE DECLARATION, ACCORDINGLY, THE AREA OF THE CATAGLY, WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS, FLOOR COVERINGS AND OTHER MATTERS OF DETAILS IN THIS FORTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS, FLOOR COVERINGS AND OTHER MATTERS OF DETAILS IN THE DECLARATION TO BUY, AND ARE NOT INTERDED TO BE AN OFFERING SAND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT INTERDED TO BE AN OFFERING SAND OTHER MATTERS OF DETAILS ONLY BE MADE PROPOSED TO ALLOW PROSPECTIVES ON AND ARE ENTRY ON TO THE PROSPECTIVE ONLY AND ARE B