



LA MARÉ

BAY HARBOR ISLANDS

REGENCY 9927 COLLECTION

8 stories with 33 expansive, spacious, and light-filled residences, many featuring bay views.
Two- to four-bedroom floorplan layouts ranging from 1,567 to over 4,200 sq. ft.

Space & Sophistication Reimagined

SERENE WATERFRONT LIVING IN BAY HARBOR ISLANDS

La Maré Residences Bay Harbor Islands is an exclusive collection of boutique buildings featuring spacious, serene, light-filled modern living spaces and luxurious amenities, a singular way of living, and a true sense of home right on the water in this peaceful enclave.

Skillfully crafted by renowned designers Kobi Karp
Architecture and interiors by Debora Aguiar Arquitetos.

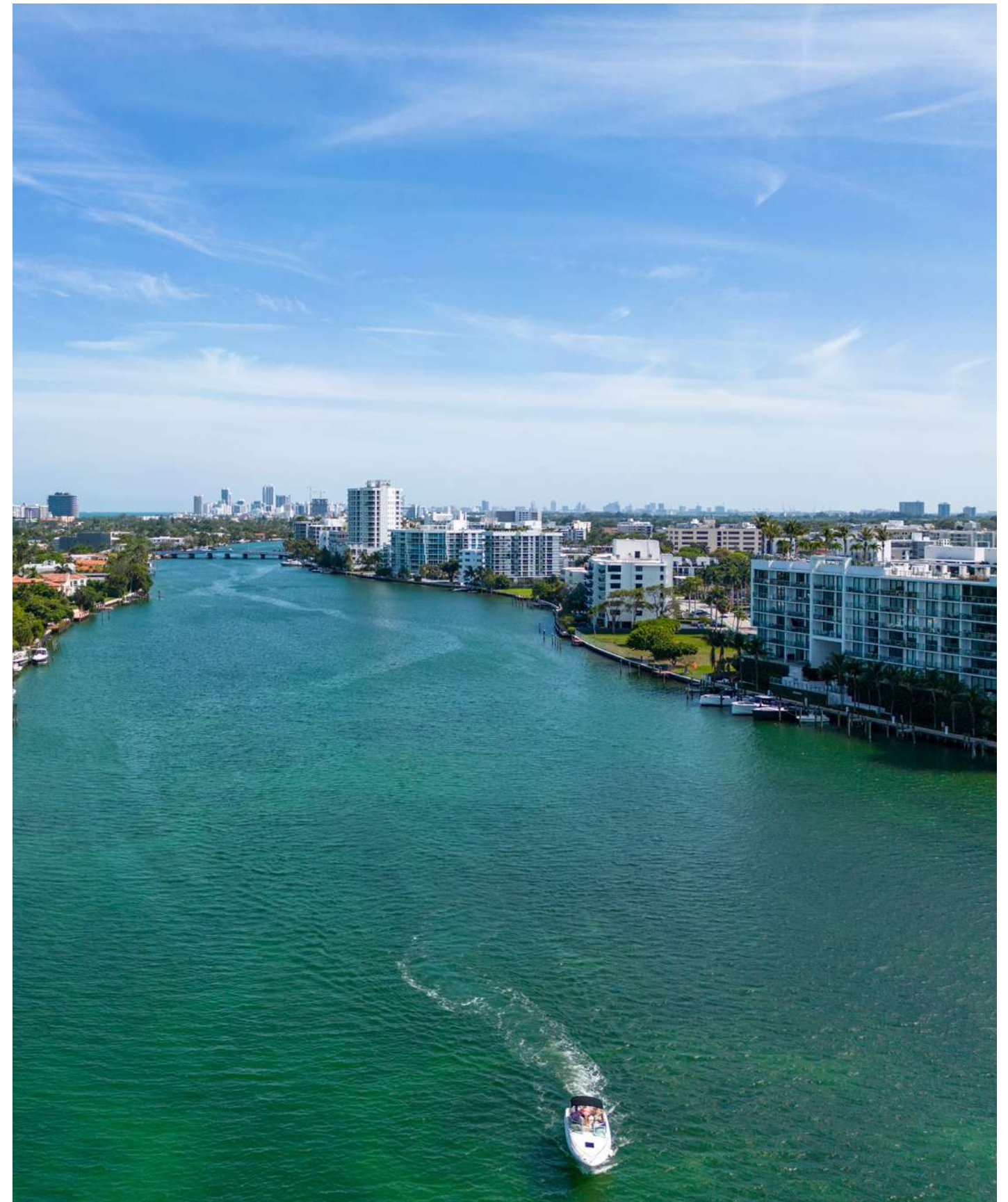
A One-Of-A-Kind Neighborhood

BAY HARBOR ISLANDS

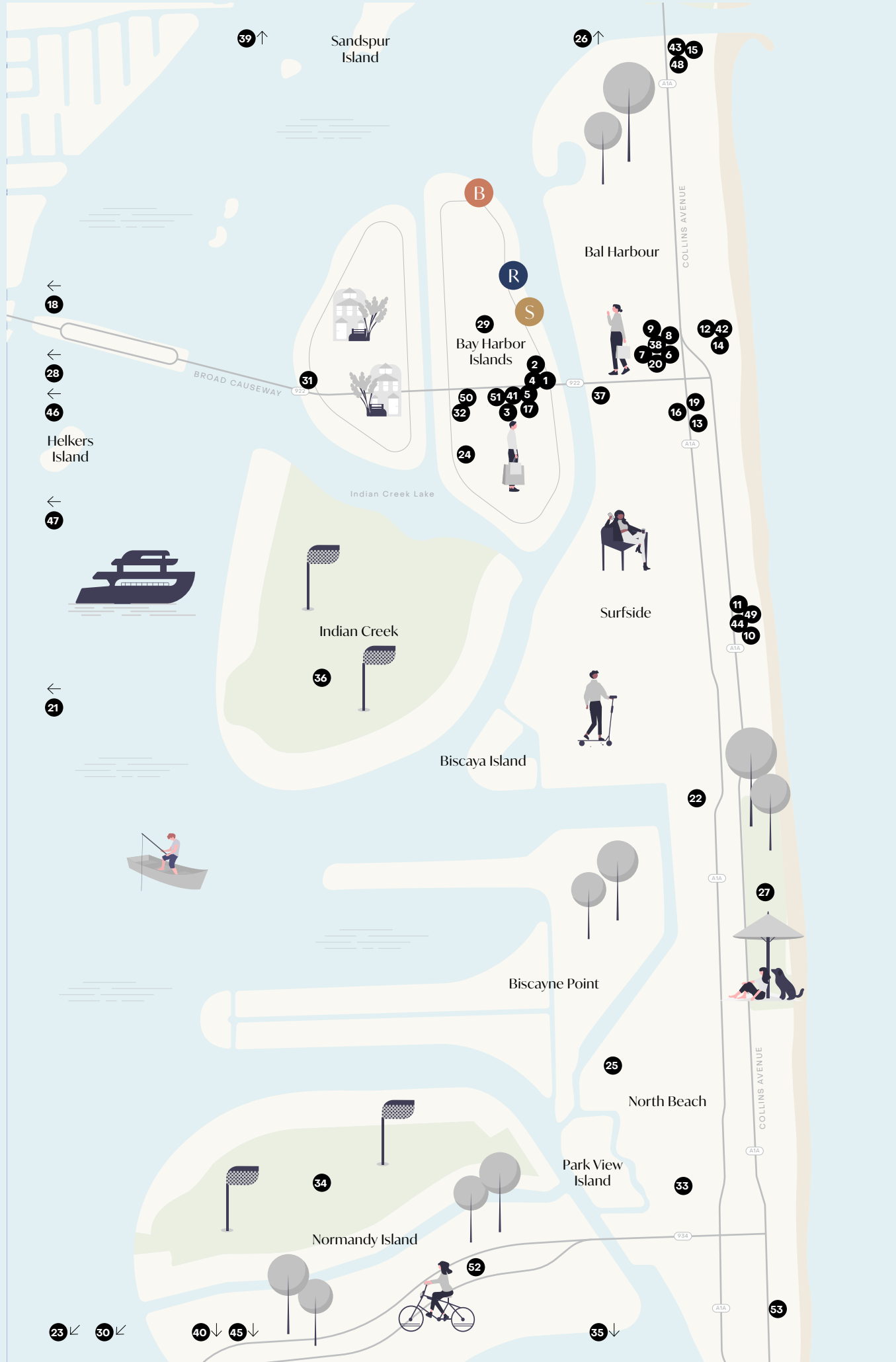
One of Miami's best kept secrets, Bay Harbor Islands is a unique neighborhood that has it all—it is charming, walkable, on the water, and has a laid-back elegance you won't find anywhere else.

While it is just steps from Miami Beach and Bal Harbour and convenient to downtown Miami, Brickell, South Beach, and more, the neighborhood retains the easy feeling of island living. Developed with respect and admiration for the established neighborhood, La Maré Residences Bay Harbor Islands offers a chance to call this piece of paradise home.

Bay Harbor Islands is situated directly in the center of South Florida's major destinations to the north and to the south, with proximity to everything from West Palm Beach to the Florida Keys.







- (R) 9927 Regency Collection
- (S) 9781 Signature Collection
- (B) 10301 Bay Collection

Food + Drink

1. Pura Vida
2. The Palm
3. Emilios' Trattoria
4. The Bistro
5. O'Lima Signature Cuisine
6. Le Zoo
7. Makoto
8. Hillstone
9. Carpaccio
10. The Surf Club Restaurant
11. Lido at the Surf Club
12. BH Burger Bar
13. 26 Sushi & Tapas
14. Atlantikos
15. Artisan Beach House
16. Café Ragazzi
17. Open Kitchen
18. Alexander Greek Taverna
19. Josh's Deli
20. Aba Miami

Schools

21. Miami Country Day School
22. Mater Beach Academy
23. The Cushman School
24. Ruth K. Broad Bay Harbor K-8 Center
25. Lehrman Community Day School

Parks / Golf / Marinas

26. Haulover Park Marina
27. North Beach Oceanside Park
28. North Bayshore Park
29. Officer Scott Winters Park
30. Bayfront Park
31. Bay Harbor Islands Tot Lot
32. 95th Street Park
33. Miami Beach Tennis Center
34. Normandy Shores Golf Course
35. La Gorce Golf Course
36. Indian Creek Golf Country Club
37. Surfside Park

Shopping

38. Bal Harbour Shops
39. Aventura Mall
40. Miami Design District
41. Bal Harbour Gourmet Market

Hotels

42. St. Regis Bal Harbour
43. The Ritz-Carlton Bal Harbour
44. Four Seasons Surf Club

Museums

45. Miami Children's Museum
46. Museum of Contemporary Art
47. Milander Center for Arts & Entertainment

Health & Wellness

48. The Ritz Carlton Bal Harbour Spa
49. The Spa at Four Seasons Hotel
50. Bay Harbor Med Spa
51. Manna Spa & Wellness
52. Miami Beach Community Health Center
53. Carillon Miami Wellness Resort

WATERWAY ACCESS

The private boat slips at the La Maré Residences Bay Harbor Islands are an excellent departure point for adventure. Easily access the Intracoastal Waterway as well as the open ocean via Haulover Inlet or Government Cut by boat.





RUTH K. BROAD BAY HARBOR K-8 CENTER

The A+ rated Ruth K. Broad Bay Harbor K-8 Center is one of the highest-ranked public schools in Miami-Dade County.

BAL HARBOUR SHOPS

An iconic open-air shopping center filled with luxury boutiques and exclusive brands, including Chanel, Fendi, Marni, and more, as well as fine dining, all surrounded by lush tropical landscaping.



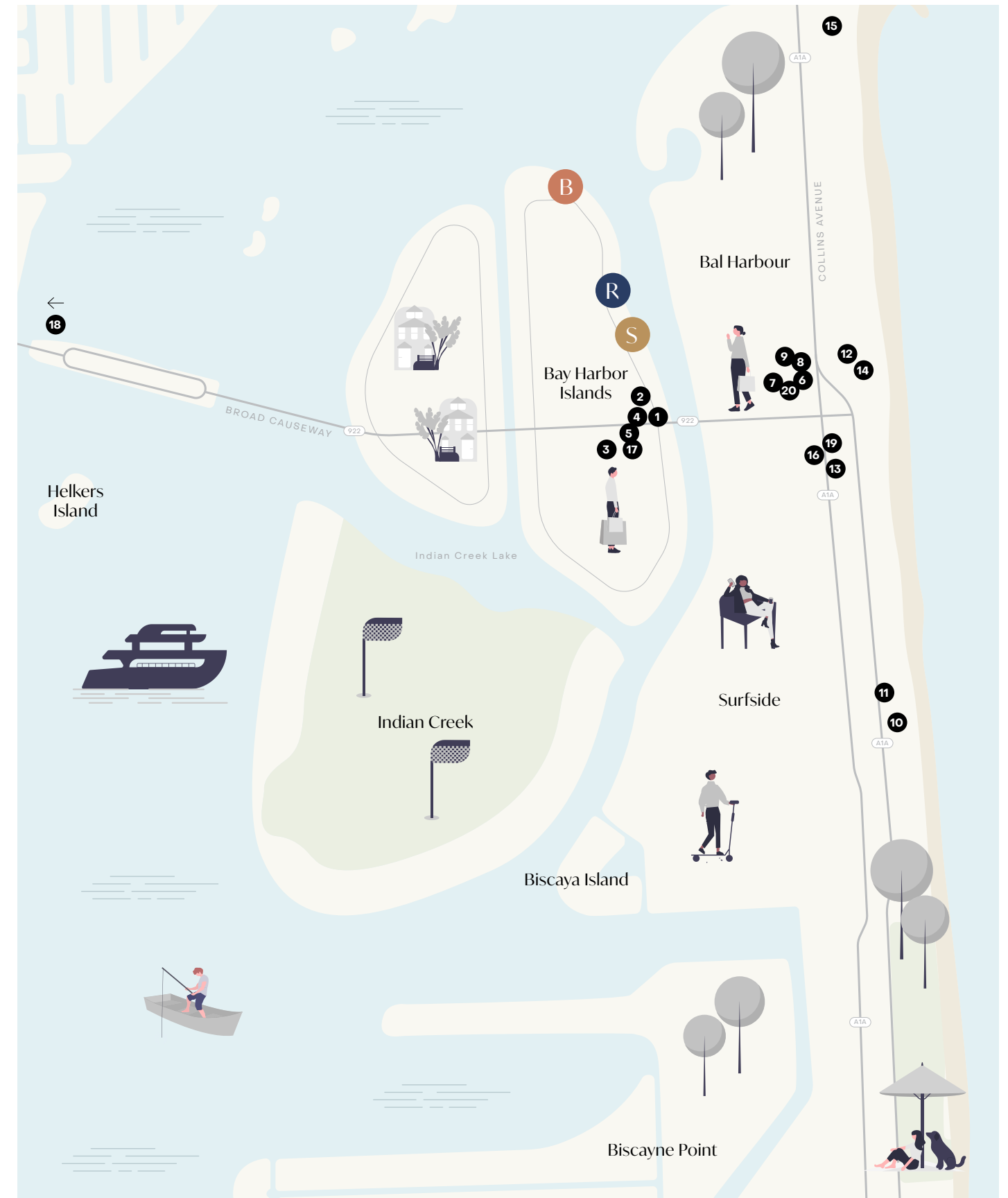


BAY HARBOR AND BAL HARBOUR RESTAURANTS

From fresh smoothies every morning, to a refreshing twist on the classic New York deli, to fine dining options at the Four Seasons Hotel and Bal Harbour Shops, this vibrant neighborhood is packed with options and has the right restaurant experience for every need.

1. Pura Vida
2. The Palm
3. Emilios' Trattoria
4. The Bistro
5. O'Lima Signature Cuisine
6. Le Zoo
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20. Aba Miami

- R 9927 Regency Collection
- S 9781 Signature Collection
- B 10301 Bay Collection



Location

FROM SUNRISE TO SUNSET

Regency Collection, Signature Collection and Bay Collection buildings of La Maré Residences Bay Harbor Islands are uniquely oriented on the island, facing east over the water to allow sunlight to move through the various spaces of the homes from sunrise to sunset as it travels along its southern axis. The panoramic bay views come into each residence through the generous wrap-around, floor-to-ceiling glass windows.

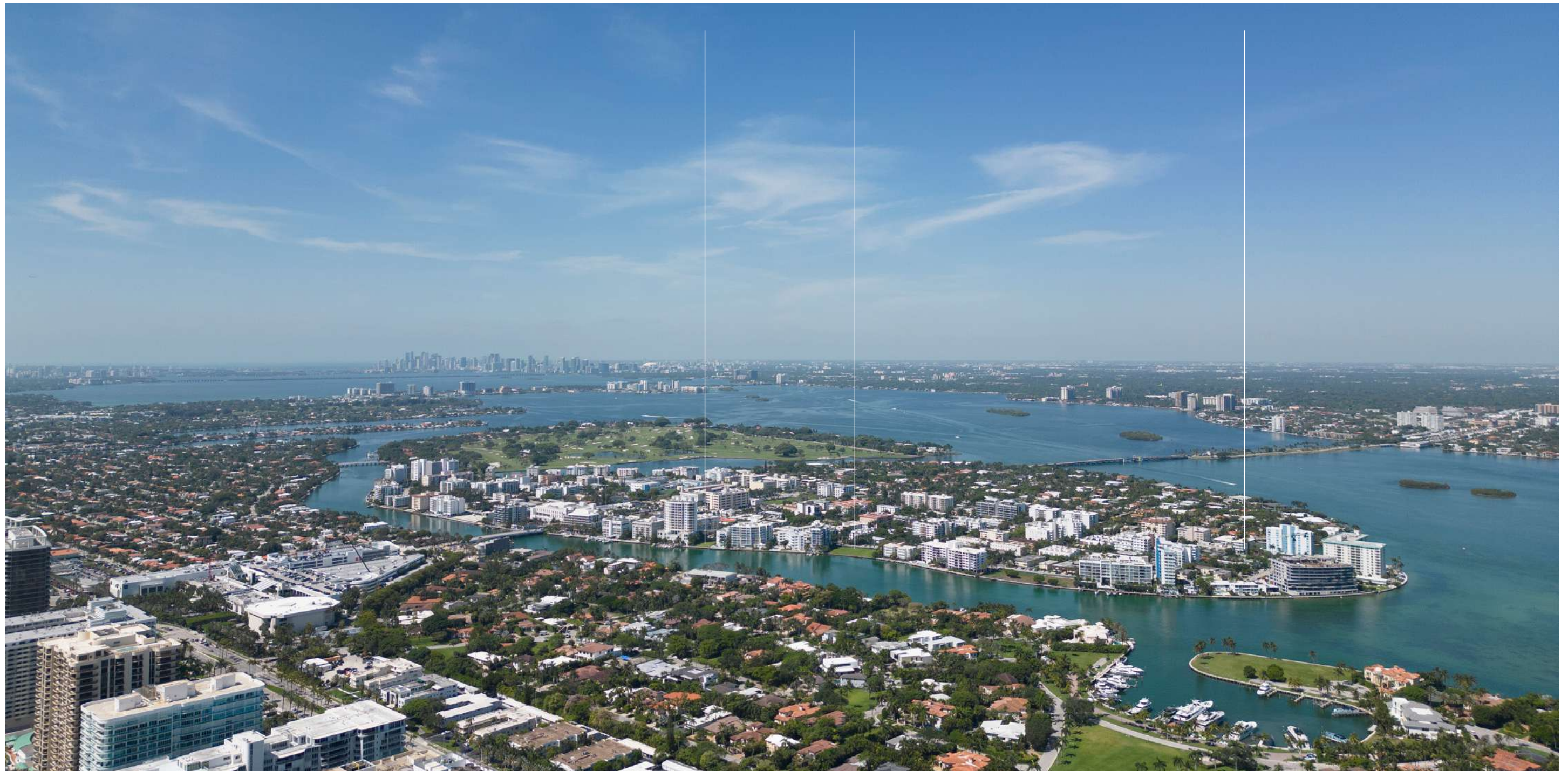


- Ⓡ 9927 Regency Collection
- Ⓢ 9781 Signature Collection
- Ⓟ 10301 Bay Collection

Ⓢ

Ⓡ

Ⓟ



Architecture & Design

CONTEMPORARY AESTHETIC

Featuring wrap-around, floor-to-ceiling glass windows in every home, Kobi Karp's architecture is inspired by a contemporary aesthetic, with streamlined lines, tropical elements, and natural materials such as sand-colored stone, travertine, and bleached woods, creating a resort-style feel.

Large terraces function as outdoor rooms and create true indoor-outdoor living. Glass-clad, with no solid walls to the outside, these spacious residences bring in direct sea breezes that flow from room to room. Architect Kobi Karp's intention with this element of the design is to reconnect to the natural environment, ideal for this prime direct bayfront setting.



RESIDENCES FEATURES

- Custom Poliform kitchens with stone countertops featuring top-of-the-line Miele appliance suite, including coffee system and wine fridge
- Soft, natural interior palette created by Debora Aguiar Arquitetos
- Dual shower and deep soaking tub in primary bathrooms, with elegant Italian fixtures by Antonio Lupi
- Elegant, grand ceiling heights 9'2" to 10'2" in select residences
- Expansive glass-walled terraces offer indoor-outdoor living and are perfect for entertaining
- Window systems
- Closet build credit
- Included time with designer



Artist's Conceptual Rendering

Artist's Conceptual Rendering

“What sets La Maré apart is the size of the homes, unique luxury tropical villas that are designed with the space, details, and amenities in mind to be primary residences.”

— Kobi Karp

The Regency Collection

BUILDING FEATURES AND AMENITIES

- Bayfront outdoor space with landscaping and lounge areas
- State-of-the-art fitness center
- Spa facility with steam and sauna
- Landscaped resort-like rooftop pool deck with infinity pool, jacuzzi, lounge chairs, and daybeds
- Private boat slips available for residents
- Welcoming entry lobby and lounge
- Private elevators bring residents directly to their homes with a key-lock system
- Convenient private storage rooms for each residence
- Rooftop bar and summer kitchen

The Regency Collection features a parking garage with 69 parking spaces (2 spaces per residence) as well as additional enclosed and gated ground-floor parking.







LA MARÉ
9771





All images and designs depicted herein are artist's conceptions and are not intended to represent actual conditions. All images are preliminary and subject to change without notice in the manner provided in the offering documents. All images are not to scale and are shown solely for illustrative purposes. 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 herein will be available or as depicted or described herein. Any view from a unit or other positions 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.

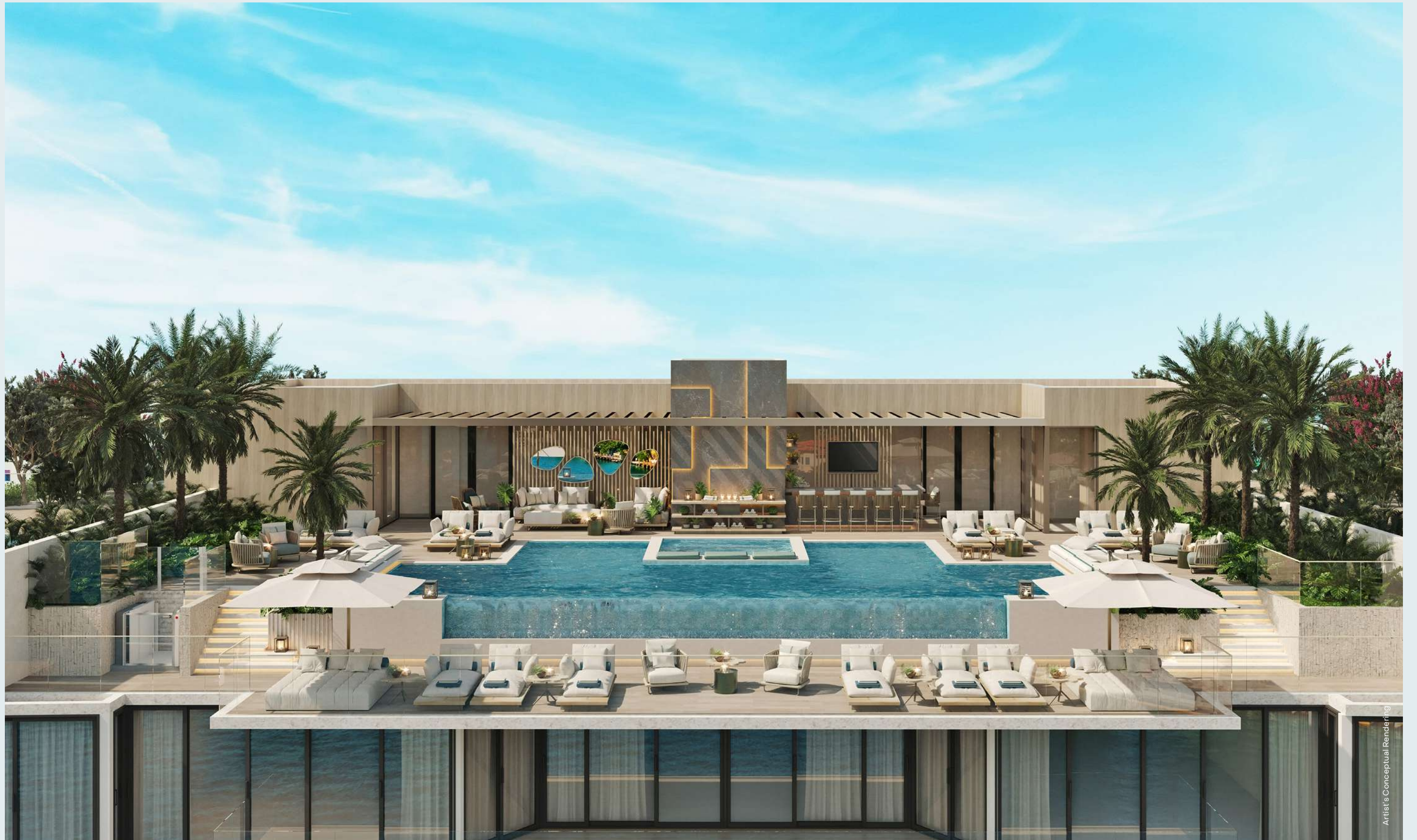
Artist's Conceptual Rendering











Artist's Conceptual Rendering



Artist's Conceptual Rendering



Artist's Conceptual Rendering



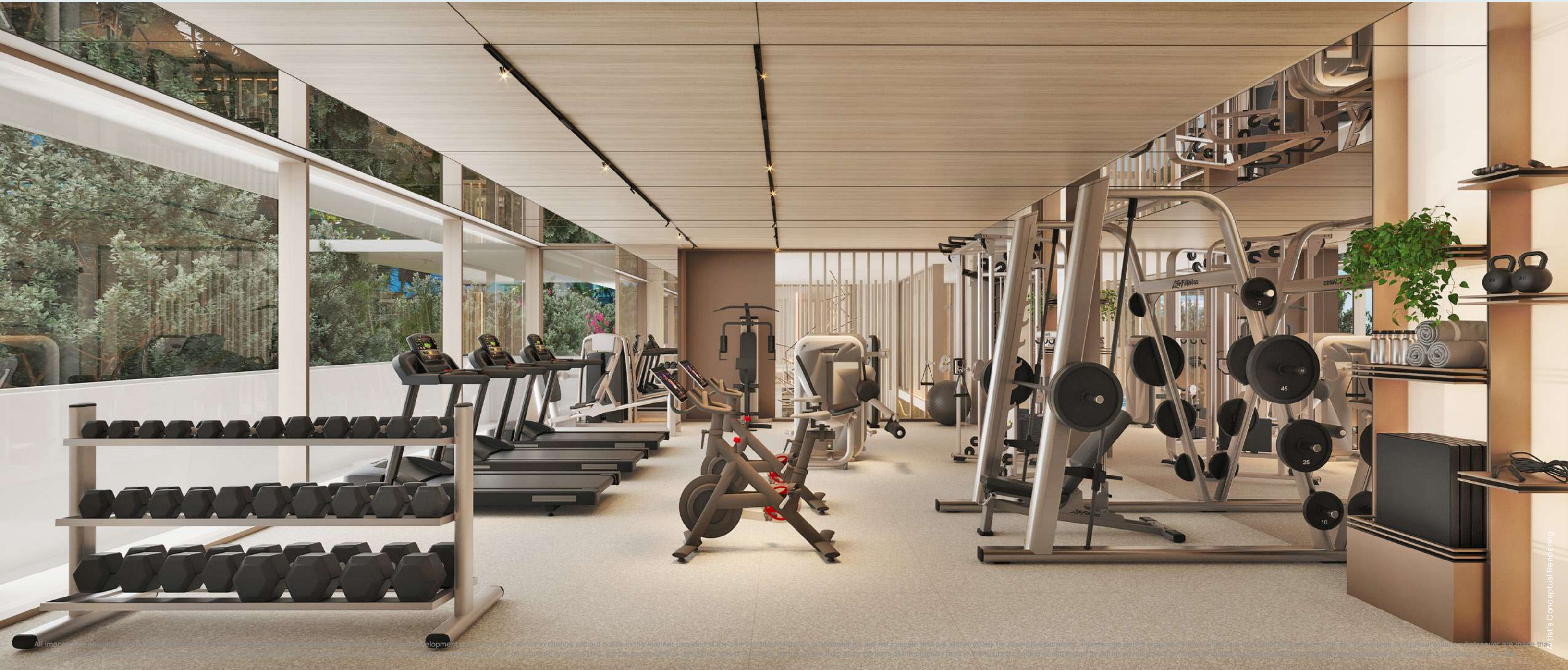






Artist's Conceptual Rendering





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Artist's Conceptual Rendering















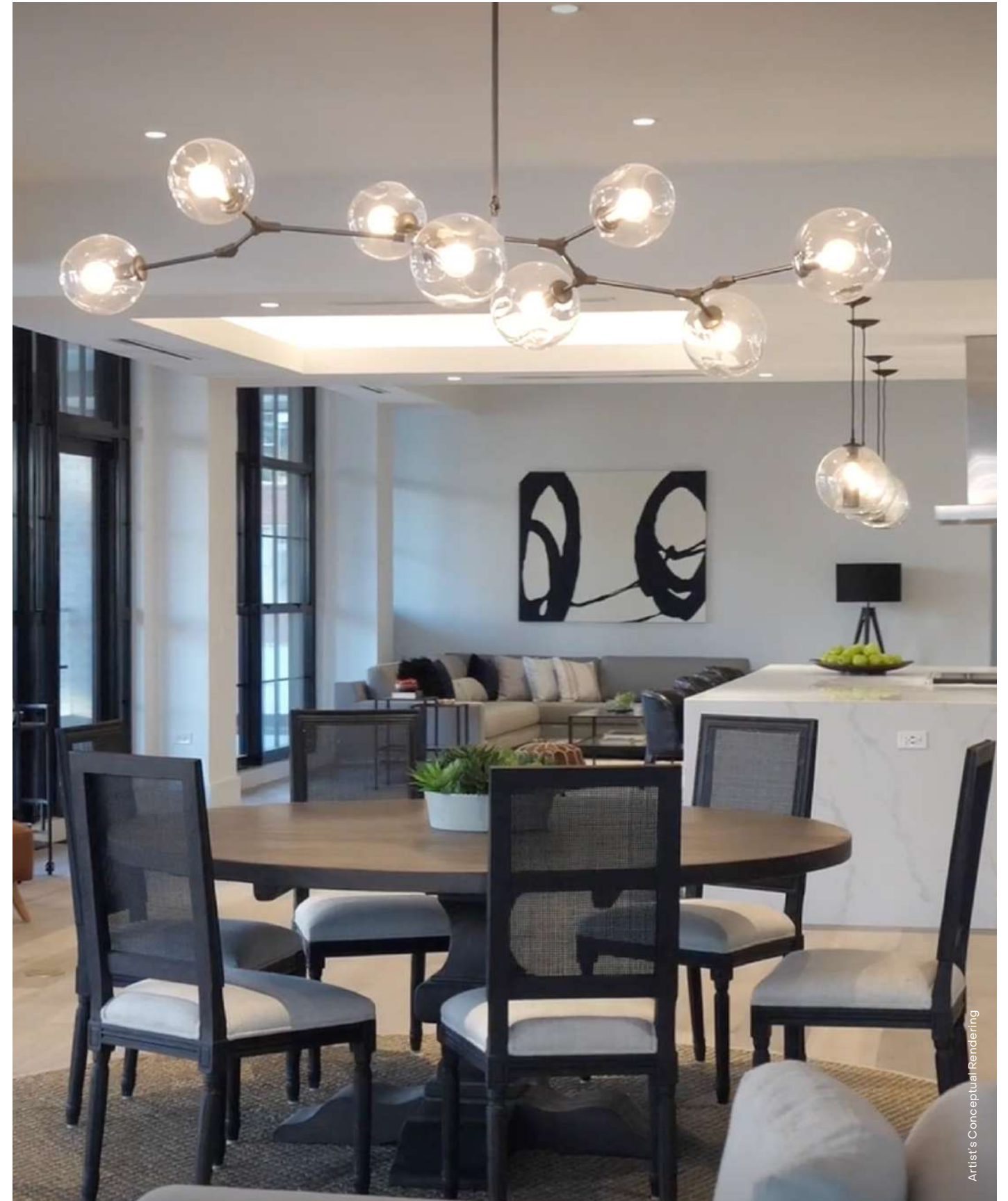


The Team

CREATING A DESIGN THAT IS SECOND TO NONE

Developed by Regency Development Group

Regency Development Group is a family-run international company founded in Chicago. Since launching in 2004, Regency has dedicated nearly 20 years to planning and building a diverse range of quality properties. Regency works with top architects and industry professionals to ensure that every property is not only fresh and innovative, but a place to call home.



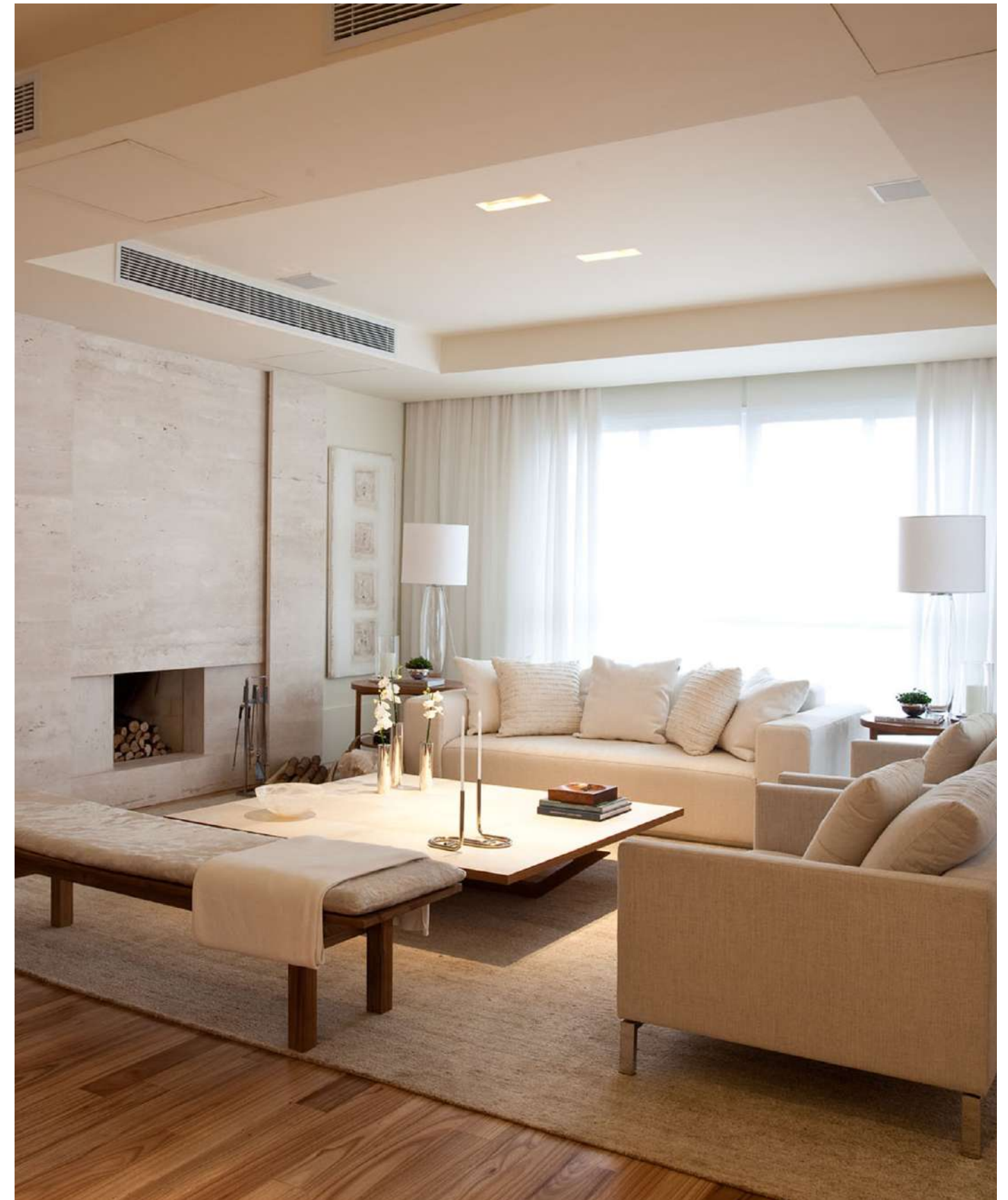
Architecture by Kobi Karp Architecture

For over two decades, Kobi Karp Architecture and Interior Design has been providing unique, creative, and innovative design solutions to renowned clients internationally and domestically in hospitality, retail, and high-rise residential developments. Kobi Karp, the firm's founding principal, is an award-winning member of the American Institute of Architects and American Society of Interior Design. The firm is a member of the American Institute of Architects (AIA) and the American Society of Interior Designs (ASID).



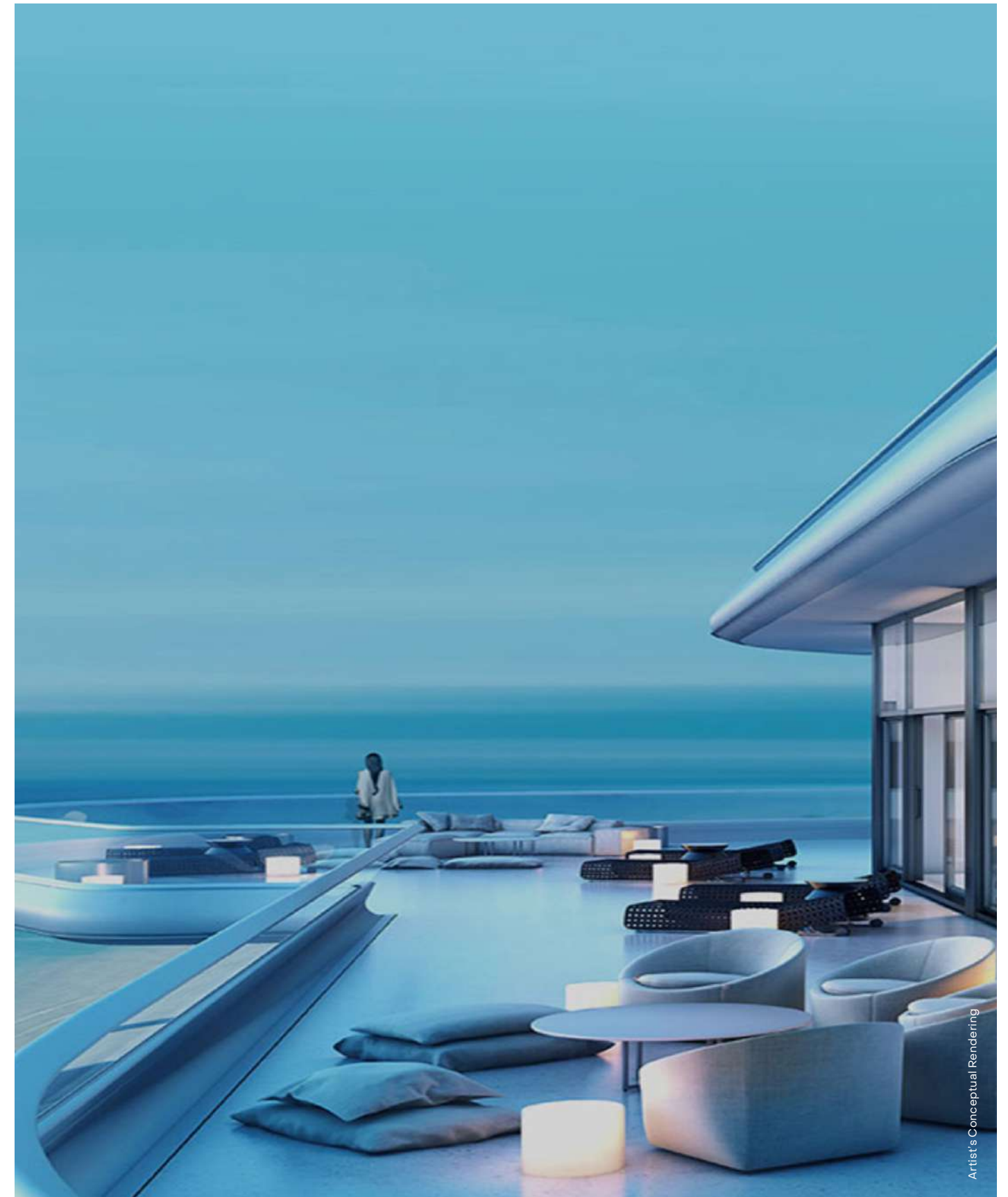
Interior Design by Debora Aguiar Arquitetos

Debora Aguiar Arquitetos, a team of experienced architects, decorators, and interior designers, has 20 years of experience in the national and international market. Based in Brazil, the company develops architecture and interior design projects in the commercial, corporate, residential, and real estate sectors in major cities around the world.



Exclusive Sales & Marketing by Douglas Elliman Development Marketing

Douglas Elliman Development Marketing, a division of Douglas Elliman Realty, offers unmatched expertise in sales, leasing, and marketing for new developments throughout New York, New Jersey, Florida, California, Massachusetts, and Texas. The firm is heralded for its achievements in record breaking sales throughout each of its regions. Drawing upon decades of experience and market-specific knowledge, DEDM offers a multidisciplinary approach that includes comprehensive in-house research, planning and design, marketing, and sales.

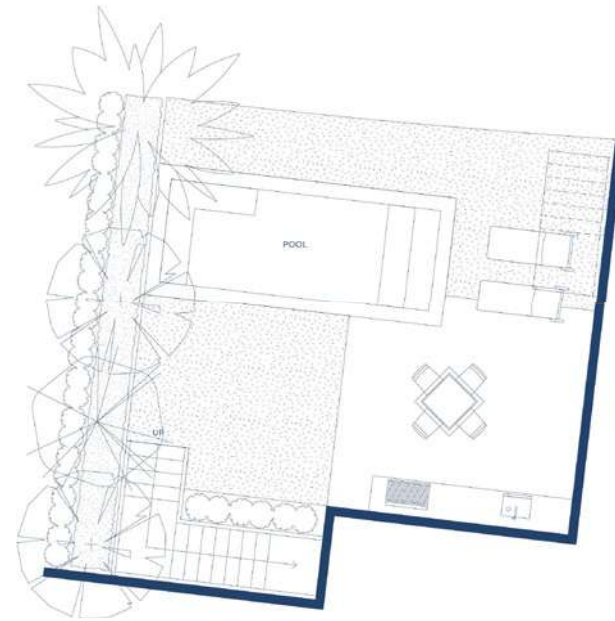


Regency Collection Floor Plans

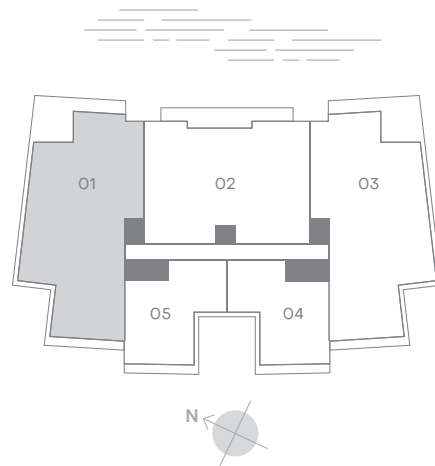
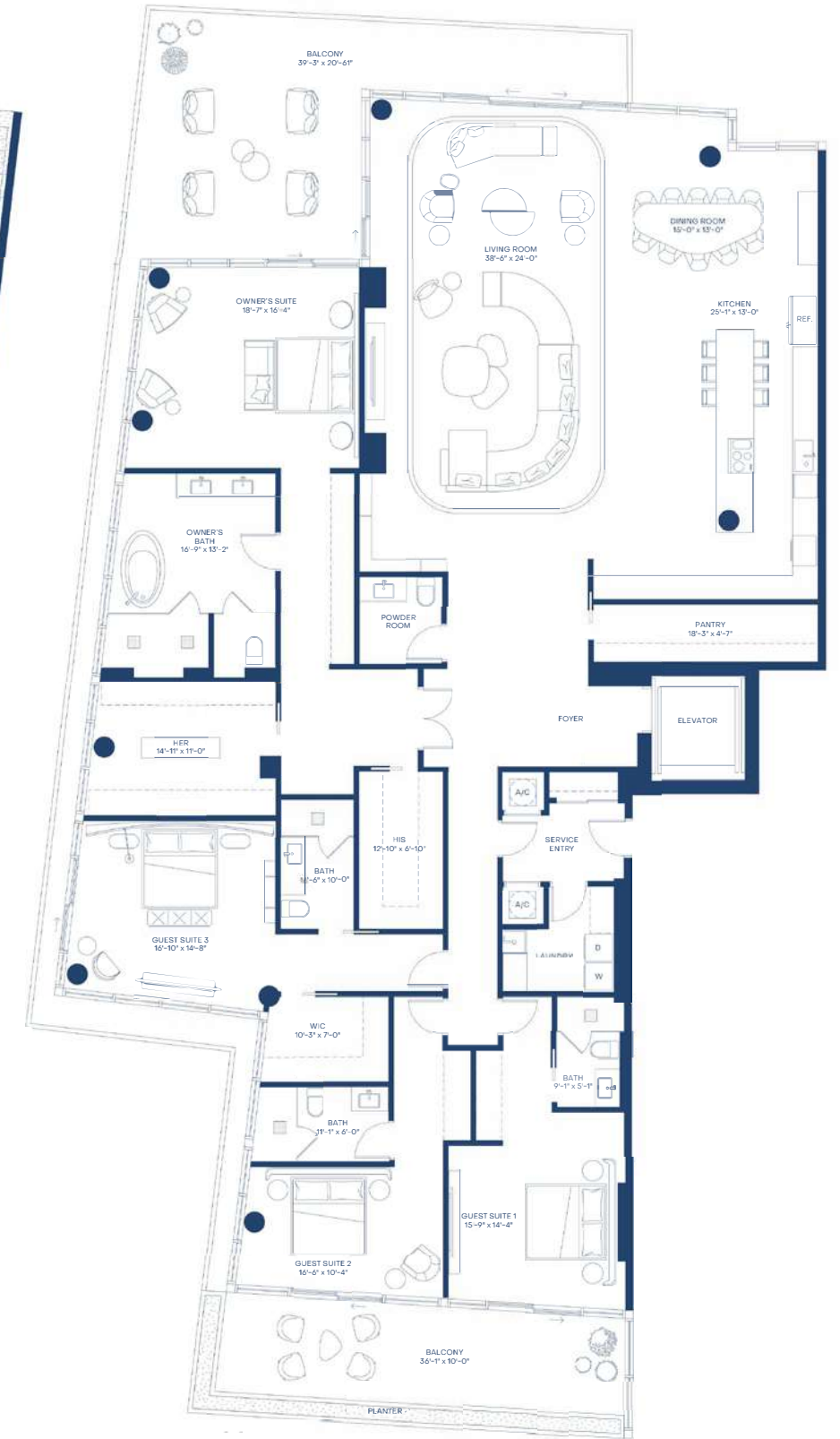
9927 EAST BAY HARBOR DRIVE

BAY VILLA 201

SPECIFICATIONS	4 BEDROOMS	INTERIOR 4,500 SF
	4 BATHROOMS	EXTERIOR 853 SF
	1 POWDER ROOM	TOTAL 5,353 SF



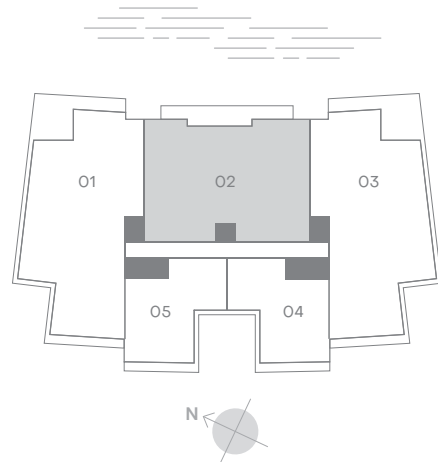
LOWER LEVEL POOL DECK



⚠ This condominium is being developed by 10301 Bay Harbor Development LLC, a Florida limited liability company, 9955 Bay Harbor Development, LLC, a Florida limited liability company, (collectively, "Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and you agree to look solely to Developer 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. 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. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary 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. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. 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. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer.

RESIDENCES 202-502

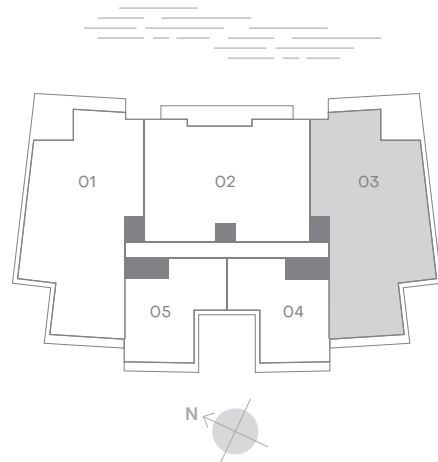
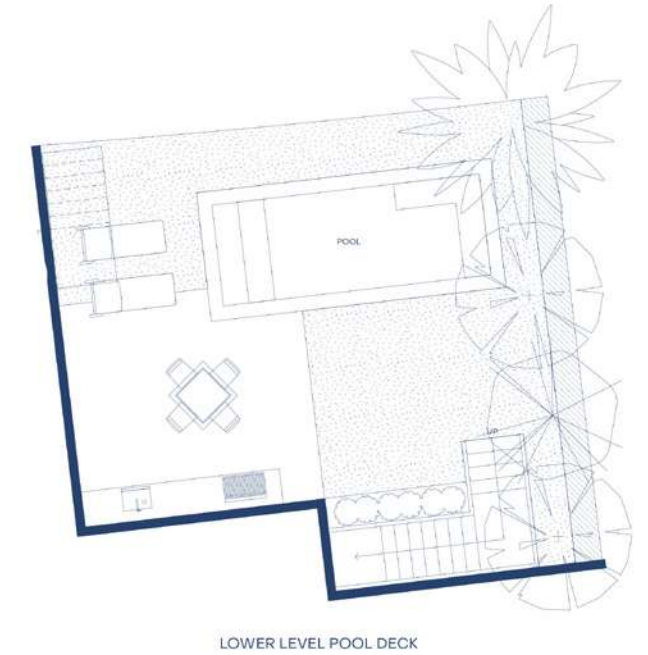
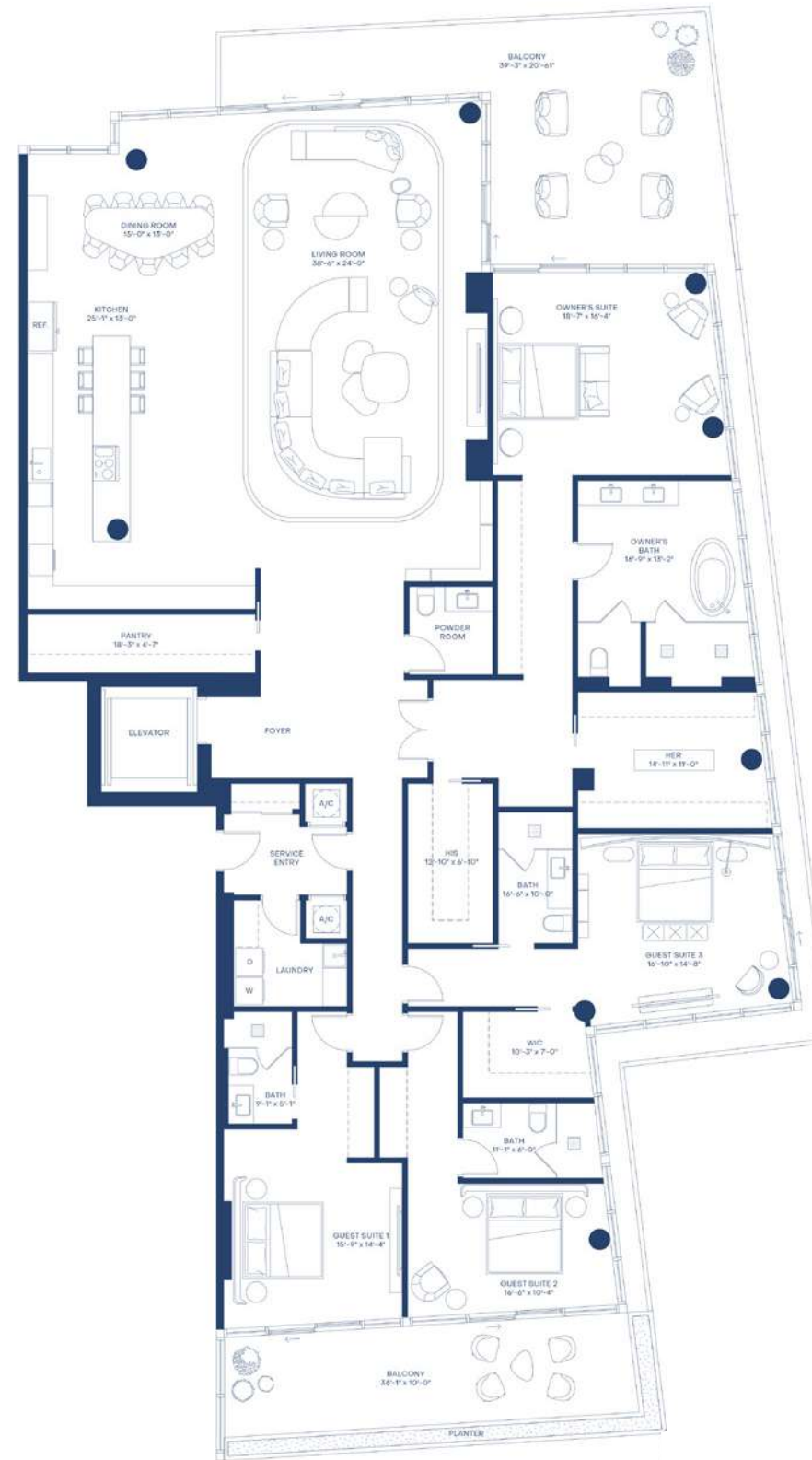
SPECIFICATIONS	3 BEDROOMS	INTERIOR 3,000 SF
	4 BATHROOMS	EXTERIOR 471 SF
	1 DEN	TOTAL 3,471 SF
	1 POWDER ROOM	
	1 POWDER ROOM	



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BAY VILLA 203

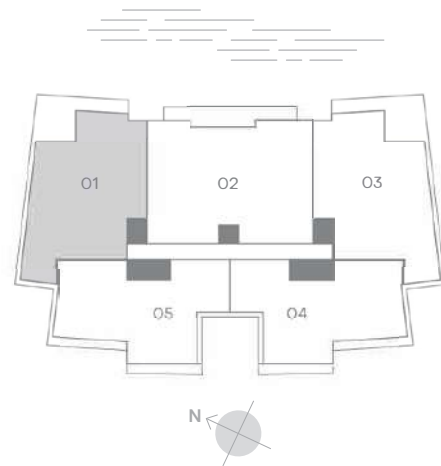
SPECIFICATIONS	4 BEDROOMS	INTERIOR 4,500 SF
	4 BATHROOMS	EXTERIOR 853 SF
	1 POWDER ROOM	TOTAL 5,128 SF



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RESIDENCES 301-501

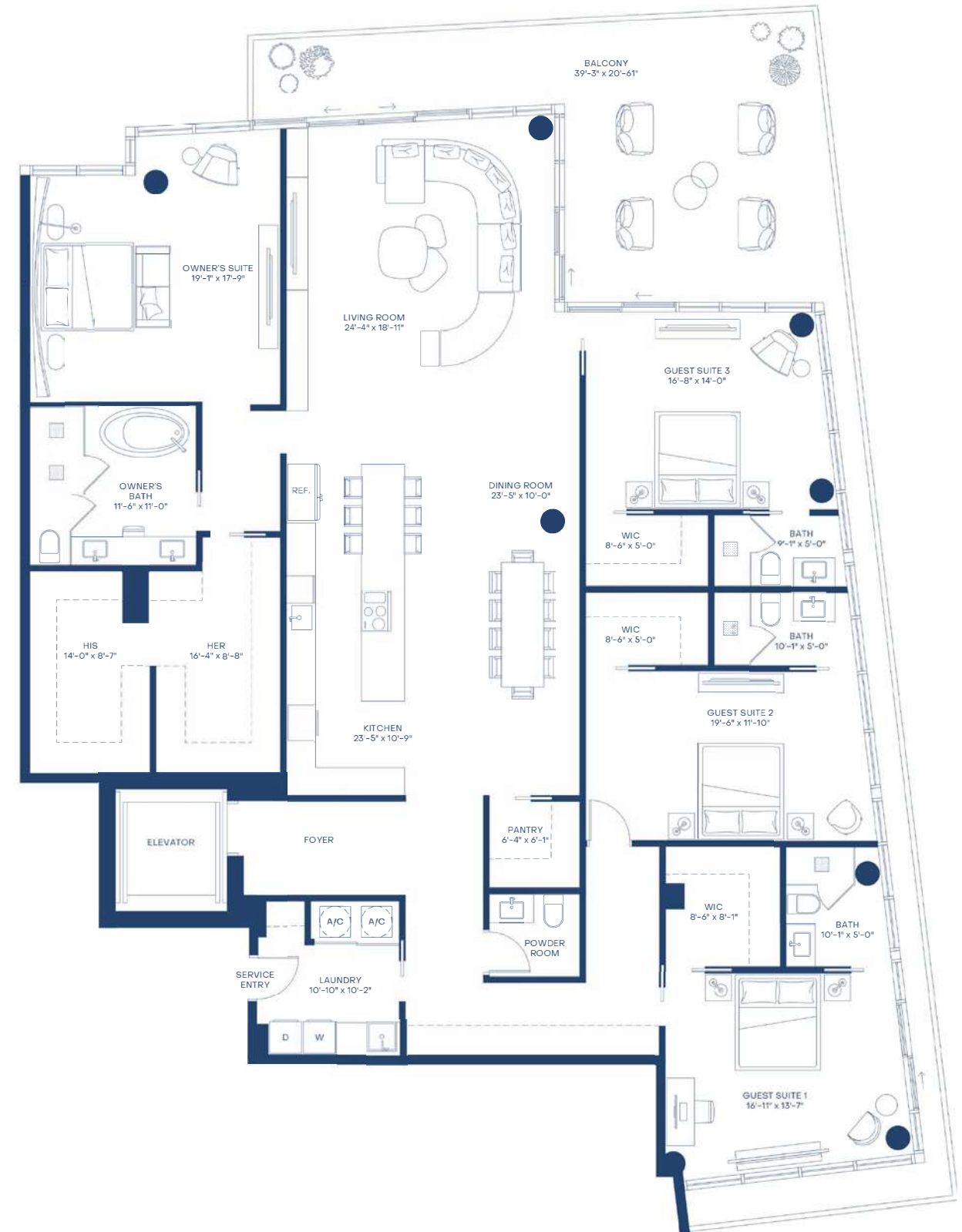
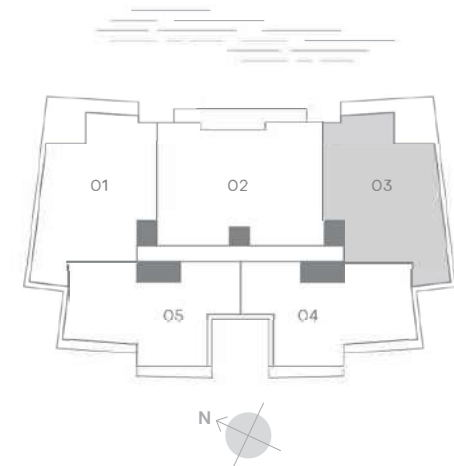
SPECIFICATIONS	4 BEDROOMS	INTERIOR 3,500 SF
	4 BATHROOMS	EXTERIOR 853 SF
	1 POWDER ROOM	TOTAL 4,353 SF



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RESIDENCES 303-503

SPECIFICATIONS	4 BEDROOMS	INTERIOR 3,500 SF
	4 BATHROOMS	EXTERIOR 838 SF
	1 POWDER ROOM	TOTAL 4,338 SF



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RESIDENCES 304-504

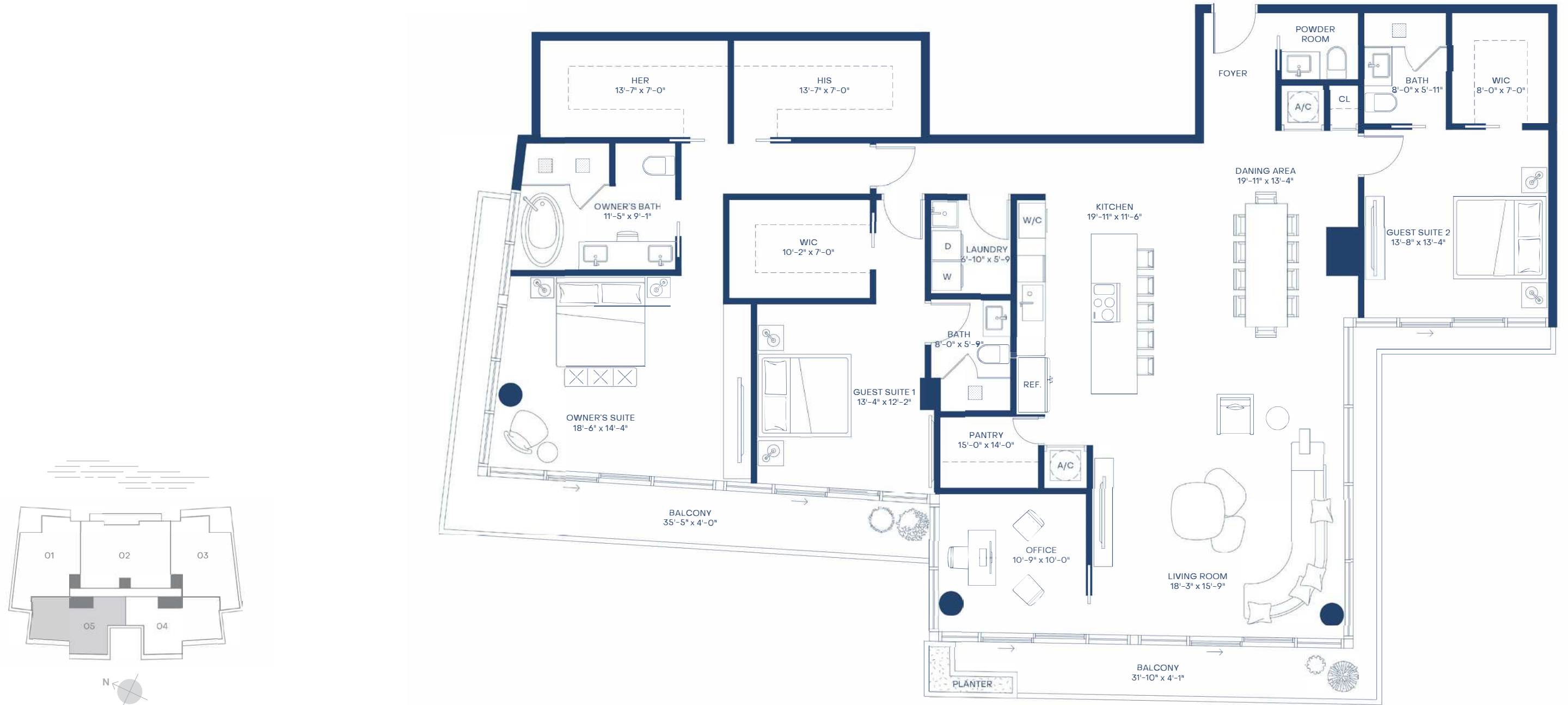
SPECIFICATIONS	3 BEDROOMS	INTERIOR 2,600 SF
	3 BATHROOMS	EXTERIOR 255 SF
	1 POWDER ROOM	TOTAL 2,855 SF



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RESIDENCES 305-505

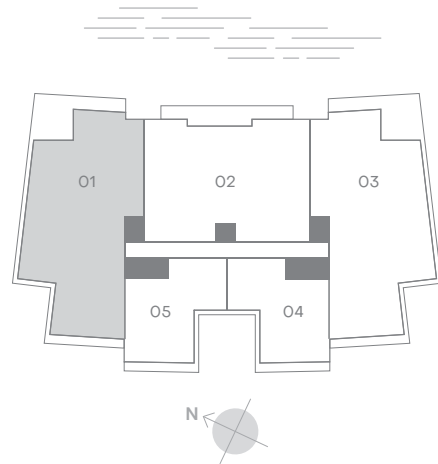
SPECIFICATIONS	3 BEDROOMS	INTERIOR 2,600 SF
	3 BATHROOMS	EXTERIOR 255 SF
	1 POWDER ROOM	TOTAL 2,855 SF



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RESIDENCES 601-801

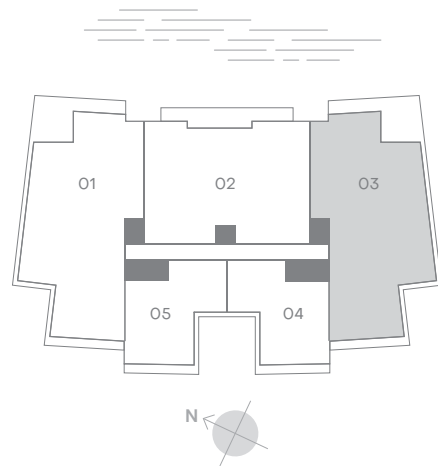
SPECIFICATIONS	4 BEDROOMS	INTERIOR 4,275 SF
	4 BATHROOMS	EXTERIOR 853 SF
	1 POWDER ROOM	TOTAL 5,128 SF



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RESIDENCES 603-803

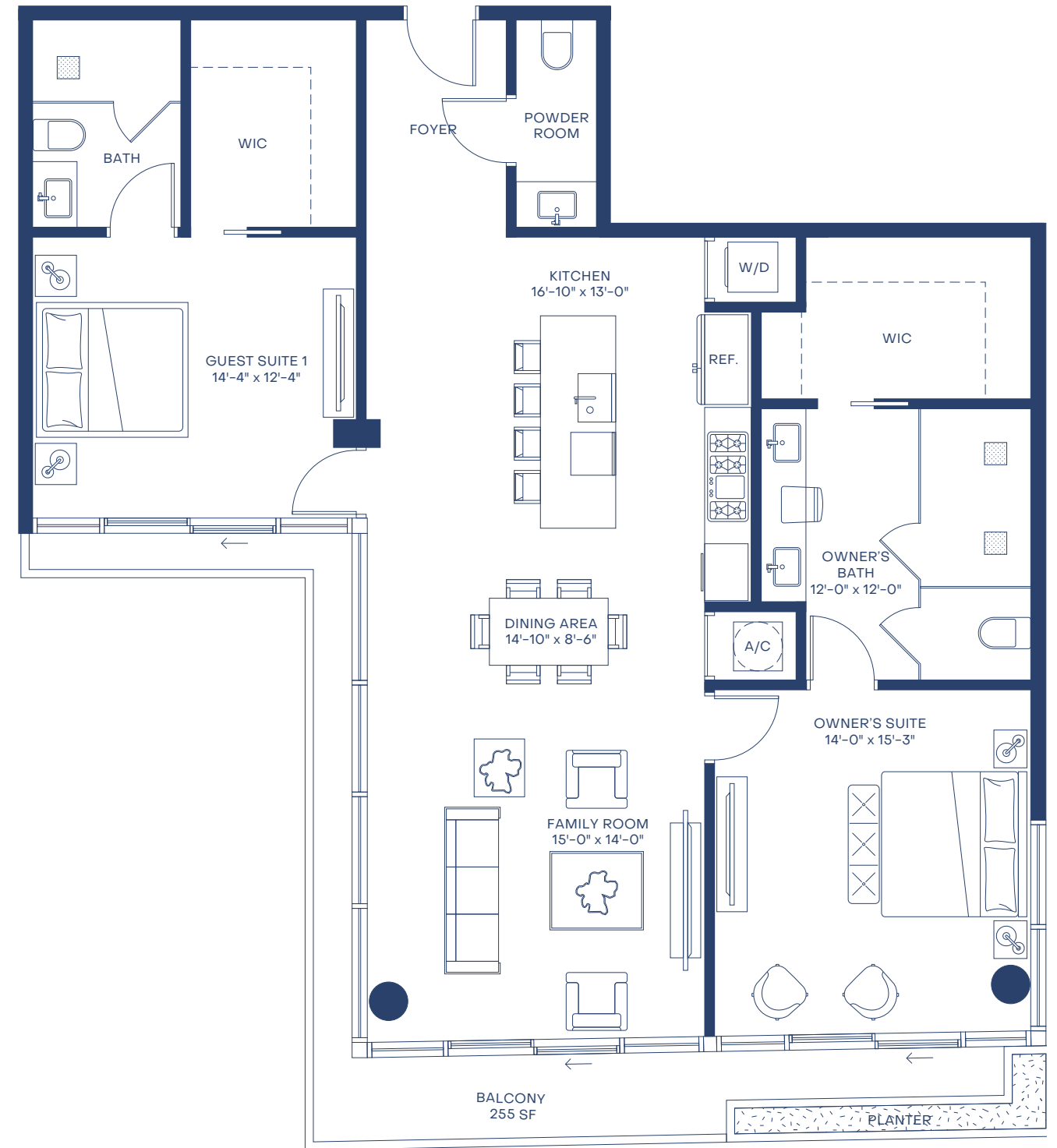
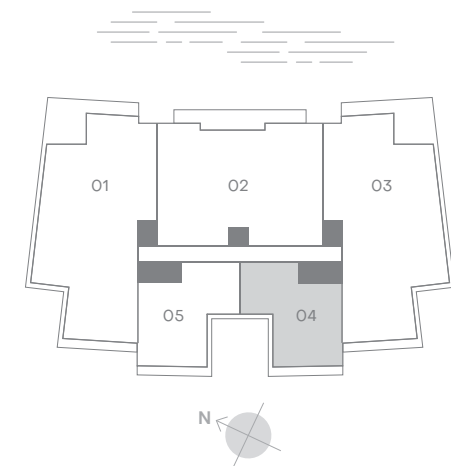
SPECIFICATIONS	4 BEDROOMS	INTERIOR 4,275 SF
	4 BATHROOMS	EXTERIOR 838 SF
	1 POWDER ROOM	TOTAL 5,113 SF



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RESIDENCES 604-804

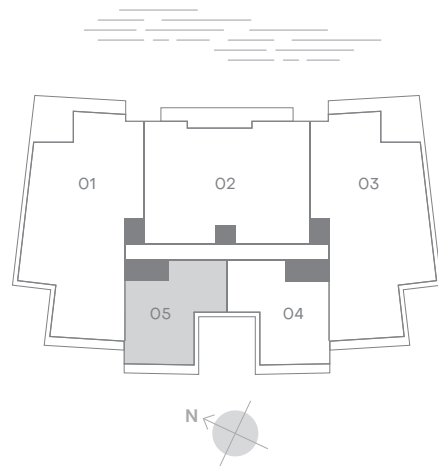
SPECIFICATIONS	2 BEDROOMS	INTERIOR 1,567 SF
	2 BATHROOMS	EXTERIOR 255 SF
	1 POWDER ROOM	TOTAL 1,822 SF



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RESIDENCES 605-805

SPECIFICATIONS	2 BEDROOMS	INTERIOR 1,567 SF
	2 BATHROOMS	EXTERIOR 255 SF
	1 POWDER ROOM	TOTAL 1,822 SF



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Buyer Deposit Structure

20% DEPOSIT

Due at contract

10% DEPOSIT

Due at ground breaking

10% DEPOSIT

Due at topping off

BALANCE

Due at closing

LA MARÉ

BAY HARBOR ISLANDS

⚠️ ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. Prices, availability, artist's renderings, dimensions, specifications, and features are subject to change at any time without notice. The information contained on this site is preliminary in nature and is subject to modification, at any time in the sole discretion of 9955 Bay Harbor Development, LLC, a Florida limited liability company, and 9781 Bay Harbor Development LLC, a Florida limited liability company (collectively, "Developer"), and may not be relied upon. This is not intended to be an offer to sell, or solicitation to buy, condominium units in any jurisdiction where prohibited by law. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. The offering for the purchase of a condominium unit is made only by the prospectus for the condominium delivered by the Developer to a buyer and no statement, contained on this brochure or otherwise, should be relied upon if not made in the prospectus. Please refer to the documents furnished by the developer pursuant to state law for information regarding the project. NOTHING CONTAINED IN THIS BROCHURE IS INTENDED OR SHALL BE DEEMED TO BE AN OFFER TO SELL REAL ESTATE OR REAL ESTATE SECURITIES TO RESIDENTS OF THE STATE OF NEW YORK. 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All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to, or other arrangements made with any real estate broker are or shall be binding on the Developer. The sketches, renderings, graphics, materials, plans, specifications, terms, conditions, statements, and information contained in this brochure are proposed only and, accordingly, should not be relied upon by prospective purchasers. 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. These drawings and depictions are conceptual only and are provided solely for convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences or other improvements. The Developer expressly reserves the right to make modifications, revisions, and changes it deemed desirable in its sole and absolute discretion and without prior notice. 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 lifestyles to be achieved, rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Any dimensions reflected herein are approximate and all floor plans and development plans are subject to change. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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. Terraces, although included in the total square footage, are not part of the Unit. Measurements of rooms are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are proposed and conceptual only, which are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. Any floor plan reflected herein represents the typical floor plan for the residence type indicated and is provided for informational purposes only. The actual floor plan of the residence may differ. All features listed for each residence are representative only, and the developer reserves the right, without notice to or approval by the Buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment. 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 to be included with the unit, unless expressly provided in the purchase agreement. 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. Furnishings, finishes, and other items are only included if and to the extent provided in your purchase agreement. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. Renderings depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities, 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 of the same type, size, location or nature as depicted or described herein. Any view from a unit or 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. 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