

ALMA

B A Y H A R B O R

A Soulful Sanctuary of
Nine Private Residences



DISCLAIMER

ALMA

This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Prices, plans and specifications are subject to change without notice.

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.

BAY HARBOR

INTRODUCTION

ALMA



The Spirit of ALMA

Alma means soul, and soul is what shapes every detail of this boutique collection. Here, architecture is more than form — it is a philosophy of privacy, elegance, and harmony with nature.

With only nine residences, Alma is rare by design. It is not simply a place to live, but a sanctuary where tranquility and beauty belong to you alone.





Bay Harbor Islands:

A Quiet Island Enclave Minutes from the Best of Miami

Tucked gracefully between Bay Harbour, Surfside, and Indian Creek, Bay Harbor Islands feels like a world apart. Surrounded by water and shaded by trees, it is a sanctuary of calm where everything you need lies within a walk or a sail.

Here, luxury and nature live in harmony, creating a rhythm of life that is at once peaceful, vibrant, and distinctly rare.

Miami, Reimagined

Where Culture Meets Calm

Today's Miami is a tapestry of complexity. It's vibrant, yet also rooted in tranquility. ALMA offers you a bridge between these two realms. Just a few minutes away from the artistic flair of Wynwood, the fashionable vibes of the Design District, and the bustling business hub of Brickell, while providing a serene retreat filled with nature and spaciousness at home.



Miami Design District



Wynwood Arts District



Sunny Isles



Downtown Miami/ Brickell



Aventura



Bay Harbor Shops

LOCATION OVERVIEW



A Lifestyle at Your Doorstep

Learning Excellence

- 1 Ruth K. Broad School

Shopping

- 2 Bal Harbour Shops

Culinary Destinations

- | | |
|------------------------|------------------------------|
| 3 Hillstone Restaurant | 7 Mister O1 |
| 4 Makoto | 8 Meat Bar |
| 5 Carpaccio | 9 Four Seasons Champagne Bar |
| 6 Pura Vida | |

Wellness & Lifestyle

- 10 The Well - Wellness Club
- 11 Coffee Break

Nature & Wellness

- | | |
|--|--------------------------------|
| 12 Beach Walking Path | 16 Bal Harbour Waterfront Park |
| 13 Officer Scott Winters Park | 17 Surfside Park |
| 14 Bay Harbor Islands Tennis Courts | 18 Oleta River State Park |
| 15 Bay Harbor Islands Community Center | |



B A Y H A R B O R

THE SOUL OF THE ISLANDS





An Island Sanctuary Between Two Worlds

Nestled between the mainland and the sea, Bay Harbor Islands blends intimacy with access. Here, tree-lined streets lead to boutique cafes, marinas open to turquoise waters, and white-sand beaches are just minutes away.

It is both retreat and connection, privacy and possibility. A community where life moves at a slower rhythm, yet everything you desire remains within reach.



Island Living

A Life Anchored in Blue

At ALMA, water surrounds you visually, physically, emotionally. With direct access to canals and the bay, residents enjoy a rare connection to nature, wellness, and escape. Whether you sail, paddleboard, or simply watch the tides, life here is shaped by the rhythm of the sea.



Every home is a sanctuary of light and harmony, showcasing European elegance with Italian-inspired kitchens, exquisite tilework, Miele appliances, and natural stone finishes that enhance its appeal.

ARCHITECTURE AND SPACE

- Expansive terraces designed for al fresco living
- Private elevator arrival to every residence
- Floor-to-ceiling impact windows framing endless light and views

INTERIORS AND CRAFTSMANSHIP

- Italian-style kitchens with European cabinetry and integrated Miele appliances
- Natural wood and imported Italian tile finishes for warmth and refinement
- Spa-inspired bathrooms designed with timeless elegance



Miele
Appliances

ITALKRAFT



Italkraft kitchens
and Vanities

TOTO



Toto Toilets
(Electric Bidet in all Masters,
And regular in others)

GRAFF

Art of Bath



Graff Plumbing
fixtures













Contemporary Architecture with a Soulful Edge

ALMA's architecture blends clean modern lines with soft curves and earth-inspired materials, echoing the calm rhythm of the island itself. Crafted by a visionary local team with international acclaim, ALMA embodies restraint, elegance, and functional beauty.

BOUTIQUE IS THE NEW LUXURY

Luxury is Privacy

True luxury is no longer about size or noise—it's about intention. With just nine homes, ALMA offers discretion, intimacy, and community. No long waits. No crowded amenities. Just space, peace, and comfort at every turn.



5-minute Walk

to Ruth K. Broad K-8 Center (A-rated)

7 minutes

to Bal Harbour Shops

Low-rise zoning

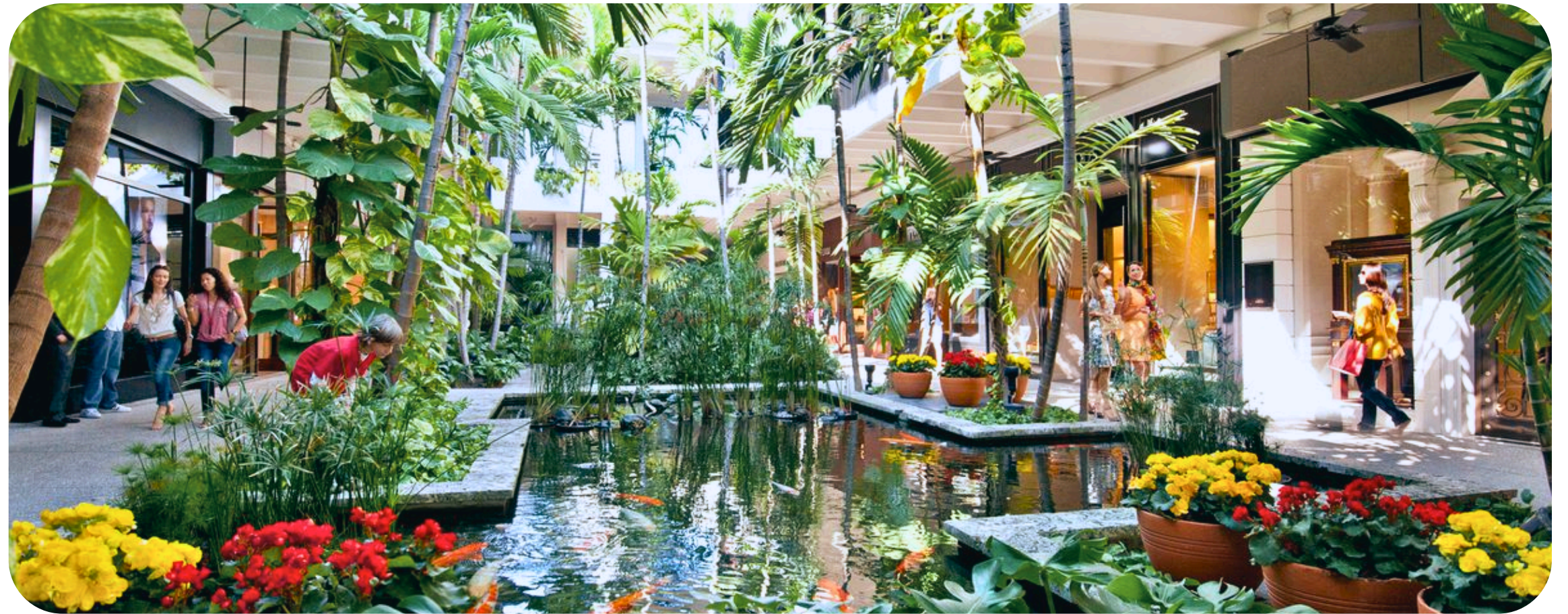
ensures protected views and privacy

10 minutes

to Miami Beach

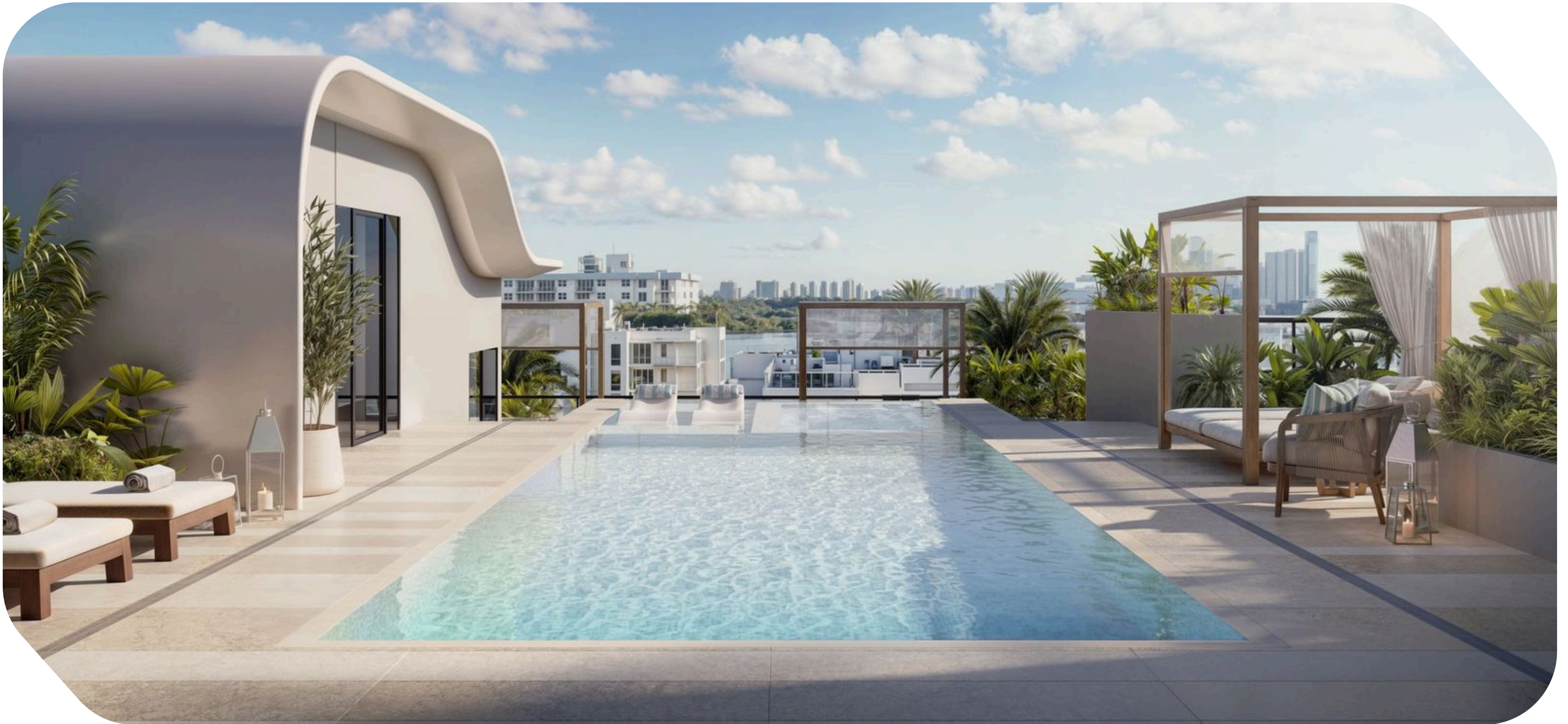
Thriving dining scene

boutique retail, serene parks



AMENITIES

ALMA





Rooftop Pool
& Yoga Area



Rooftop Summer
Kitchen



Pet-Friendly
Condominium



Secure Lobby &
Smart Access







Day in the Life at ALMA

7:00 AM

Golden light on your terrace. Espresso in hand.

9:00 AM

Beach walk. No traffic. No stress.

12:30 PM

Lunch at Makoto. Rosé and conversation.

3:00 PM

Zoom calls from your sunlit office.

6:30 PM

Rooftop swim as the sun dips.

9:00 PM

Dinner in the Design District. Home by moonlight.





An Irreplaceable Opportunity in a Limited-Inventory Market

With only nine residences, ALMA offers a singular opportunity for those seeking long-term value and lifestyle. In a city defined by change, this is one of the few offerings built with timelessness in mind.

Whether a primary home, seasonal retreat, or investment, ALMA offers something far more rare than luxury: permanence.

The Team

Developed by **Islands Development Group**
Architect and Interior Design by **Kobi Karp**
General Contractor **Charleville Development & Construction**
Landscape Architecture by **Exoticscape**

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