

MILA

BAY HARBOR

Nine Signature Residences.
One Timeless Legacy.



Disclaimer

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.



A Return to Stillness

In a world that moves too quickly, Mila offers something profoundly rare: the quiet luxury of stillness.

This private collection of nine residences was envisioned for those who value clarity, calm, and spaces that breathe with light. Guided by natural rhythms, crafted with intentional materials, Mila embodies a slower, more graceful way of living, one where serenity and elegance converge.

Mila isn't simply a home.
It is a state of being.

Miami, Reimagined

Where Culture Meets Calm

The Miami of today presents a more intricate landscape. It's lively yet rooted. Mila serves as a bridge to these two worlds. Located just minutes from the vibrancy of Wynwood, the fashion of the Design District, and the bustling business core of Brickell, you can retreat to a home that offers tranquility, nature, and ample space.



Miami Design District



Wynwood Arts District



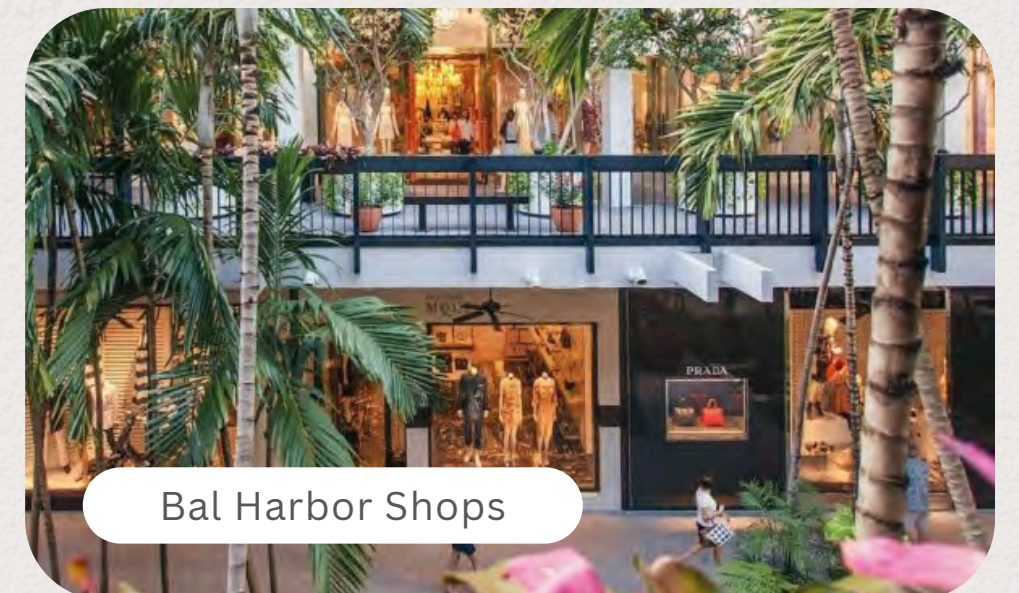
Sunny Isles



Downtown Miami/ Brickell



Aventura



Bal Harbor Shops



The Most **Serene** Neighborhood in Miami

Mila is gracefully situated in Bay Harbor Islands, a discreet residential enclave celebrated for its leafy streets, boutique charm, and walkable elegance.

Positioned on a private interior lot, Mila enjoys the stillness of a quiet street while remaining moments from Bal Harbour Shops, Surfside Beach, world-class dining, and top-rated schools.



An intimate, private interior setting



Moments to Bal Harbour Shops, beaches, and marinas



Steps from parks, paths, and the shoreline



Surrounded by A-rated schools and boutique cafés

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 | |



The New of Miami Rhythm

MILA connects you to a new Miami: curated, elevated, and elegant. From Bal Harbour's designer boutiques to serene spa rituals and world-class cuisine, everything is within effortless reach.



Casa Tua Cucina



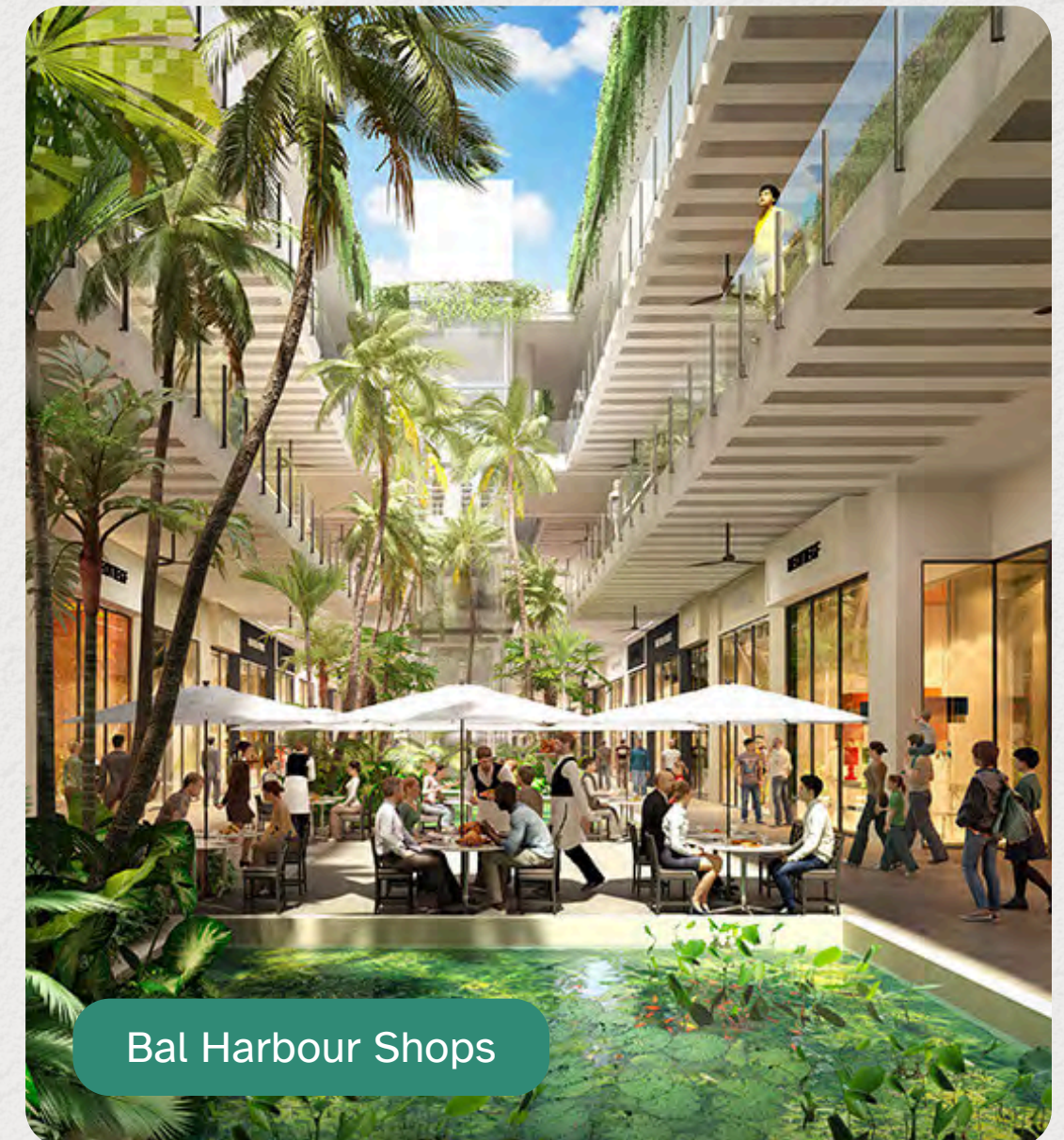
Carillon Wellness Spa



Design District Shops



Mandolin Aegean Bistro



Bal Harbour Shops



Every Mila residence is a bright sanctuary featuring European elegance, Italian-style kitchens, fine tilework, Miele appliances, and natural stone finishes.

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

Residences that Reflect a Life Well Composed

MILA homes are sun-washed, open, and composed with intention. From natural oak to organic stone, every finish is chosen to calm and elevate.



2 to 4 bedrooms from 2,100 to 3,900 SF



Expansive terraces



Private elevator entry to each home



Italian Flooring



Floor-to-ceiling glass for natural light and views



Spa-inspired baths with deep soaking tubs



Graff plumbing fixtures and Toto Toilets



Miele appliance suite





Curated simplicity.
Bold in its quietude

Mila's architecture is defined by restraint, where soft curves meet clean lines, and every surface feels sculpted with purpose. Light dances across textured finishes, creating spaces that whisper serenity rather than shout for attention.

This is Mediterranean-modern as philosophy: timeless and intimate, contemporary yet rooted in place designed to feel as though it has always belonged.



Refined Amenities with Purpose and Peace

Skyline Pool & Solarium

A rooftop oasis with sweeping views, where sunlit days flow into golden evenings.



Fitness & Garden Sanctuary

A private, light-filled space to strengthen, stretch, and recharge.



Rooftop Summer Kitchen

An open-air culinary escape and sunset views made for effortless entertaining.





Natural Living, Grounded in Calm

MILA lives in rhythm with it. The lot is embraced by breezes and framed by palms, offering peace and privacy from every angle.

Nature surrounds you whether through the rooftop breeze, terrace garden, or the sound of trees swaying just beyond your walls.



Only Nine Homes. One Extraordinary Standard.

Mila is more than a residence it is a philosophy of ease. Every detail, from the curve of a chair to the fall of natural light, has been chosen to create softness, wellness, and flow.

Step onto your terrace and let the bay breeze find you. Watch sunlight drift across oak floors as sheer curtains sway in rhythm with the day. Here, silence is a luxury, and space becomes a sanctuary.

This is Mila: a home where grace lives in every moment.



Grace in Every Hour

8:00 AM

Tea on the terrace, palms swaying

10:00 AM

Wellness session in the fitness studio

1:00 PM

Lunch at Hillstone

4:00 PM

Golden light across your living room

6:30 PM

Rooftop swim + breeze

9:00 PM

Dinner party under soft lights





Secure Lobby &
Smart Access



Rooftop Pool
& Yoga Area



Pet-Friendly
Condominium



Private Marina
Slips Nearby





Nestled in Miami's most sought-after neighborhood, Bay Harbor Islands, Mila provides a unique blend of tranquility at home and elegance just outside your door.







An Investment in Intention

Mila is more than a residence. It is a commitment to living with purpose. In a market of fleeting design and fast flips, Mila offers something enduring: a home defined by longevity, elegance, and intention.

Every detail is considered, every space designed to create lasting balance.

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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