

WATERFRONT
LUXURY
WITH A
BOUTIQUE
SOUL

VISTA

AT BAY HARBOR

Island living at its finest.



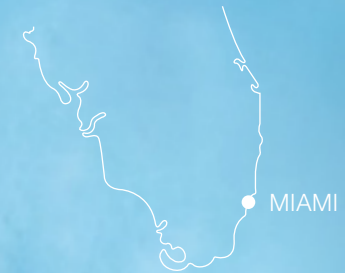
THE SECLUDED COMMUNITY OF BAY HARBOR ISLANDS IS ONE OF THE MOST EXCLUSIVE REFUGES IN THE MIAMI AREA. KNOWN FOR ITS PEACEFUL WATERFRONT LIFESTYLE AS WELL AS ITS PRIVILEGED LOCATION, THIS FLORIDIAN LOCALITY EXERTS AN ALLURING APPEAL UPON VISITORS AND RESIDENTS.



BAY HARBOR NEIGHBORHOOD

In addition to the islands' natural surroundings, the community's convenient central location — a 30-minute drive from both Miami International Airport and Fort Lauderdale - Hollywood Airport and a 25-minute drive to attractions such as Aventura Mall and South Beach— can be rightfully considered an exclusive amenity.

This peninsular setting is the ideal backdrop for a boutique-style residence. VISTA is situated on 9290 West Bay Harbor Drive, an address of indisputable charm and charisma. Sitting across the Indian Creek Country Club, this waterfront property is within walking distance to the shops of Bal Harbour, the area's cafés and restaurants, the beaches on Collins Avenue and the sparkling waters of the Atlantic Ocean.



- 1 Bal Harbour Shops
- 2 Collins Avenue
- 3 Indian Creek Country Club
- 4 South Beach
- 5 Miami International Airport
- 6 Fort Lauderdale International Airport
- 7 Aventura Mall

A LIFESTYLE YOU CAN ENVISION

Lead a magnificent lifestyle in a place where island scenery and boutique warmth are seamlessly integrated. Discover the privilege of waterfront sophistication within the atmosphere of an intimate and serene retreat.









VISTA HAS ARRIVED TO BAY HARBOR ISLANDS

This exclusive 7-story condominium comprises 11 lavish waterfront residences. VISTA will have 1 or 2 units per floor, an architecture feature that enhances the atmosphere of quiet privacy and exclusivity while maintaining the boutique island spirit.



EXPANSIVE VIEWS

THE RESIDENCES AT VISTA ARE AMPLE FLOW-THROUGH SURFACES WITH GENEROUS BALCONIES AND TERRACES, CAREFULLY CRAFTED TO BE ETHEREAL SPACES, WELL INTEGRATED TO THEIR SURROUNDINGS. ALL UNITS COMBINE IMAGINATIVE DESIGN, AVANT-GARDE ARCHITECTURAL STYLE, QUALITY CONSTRUCTION, AND WORLD-CLASS COMFORTS.





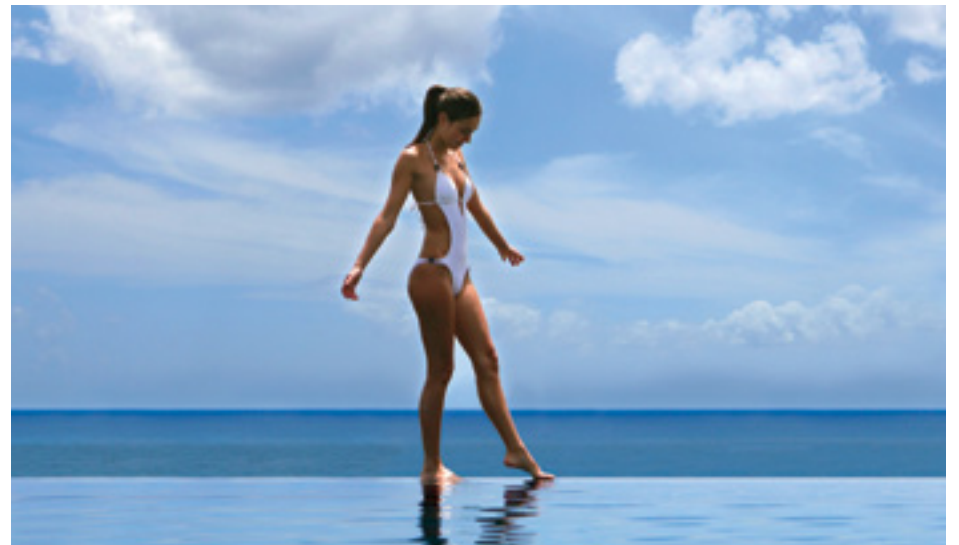


AMENITIES

The new Bay Harbor landmark building will house a vast array of amenities designed to emphasize comfort and exclusivity. Scrupulously selected finishes and attention to detail provide luxury and privacy while maintaining the warmth of a boutique island residence.

- 24-hour front desk concierge & valet parking
- State-of-the-art fitness center with waterfront view
- Multifunction entertainment area with waterfront view
- Private boat slips available for sale
- Private unit storage & bicycle area in garage
- Rooftop resort-style pool with lounging area
- Waterfront access from landscaped garden
- FOB key activated high-speed elevator
- Building Security System with 24/7 surveillance cameras
- Hurricane impact glazing throughout the building
- Pet-friendly environment
- Wi-Fi in common areas
- Parking Space





RESIDENCE FEATURES

- Flow-through residences on all floors with panoramic views of the Intracoastal waters and Indian Creek Golf Course
- 3 & 4 bedroom residences ranging from 1867 to 3789 SF
- Double entry doors
- Energy efficient tinted floor-to-ceiling windows and sliding glass doors
- 9ft high ceilings
- Open floor plans integrating living, dining & kitchen areas
- Expansive terraces with glass railings for unobstructed water views
- Powder room in each residence
- Spacious walk-in closets in master bedrooms
- Smart building with access to building services
- Pre-wired for Wi-Fi, video & audio
- Home Automation for lighting and climate control available
- Decorator ready units



KITCHENS

- Open concept layout with breakfast counters
- Custom Italian cabinets with selection of finishes
- Quartz countertops and backsplash selection
- Stainless steel top-of-the-line appliances
- Counter depth integrated panel refrigerator/freezer
- Convection wall oven
- Touch control glass cooktop
- Concealed dishwasher
- Variable speed stainless steel hood
- Double stainless steel under-mount sink
- Single lever pull-out European style faucet

BATHROOMS

- European crafted cabinets
- Stone vanity tops and full size mirrors
- Under mount sinks
- Designer faucets and plumbing fixtures
- Imported porcelain tiled showers

MASTER BATHS

- Oversized soaking tubs and frameless shower enclosures
- Double sinks
- Separate room for water closet and bidet

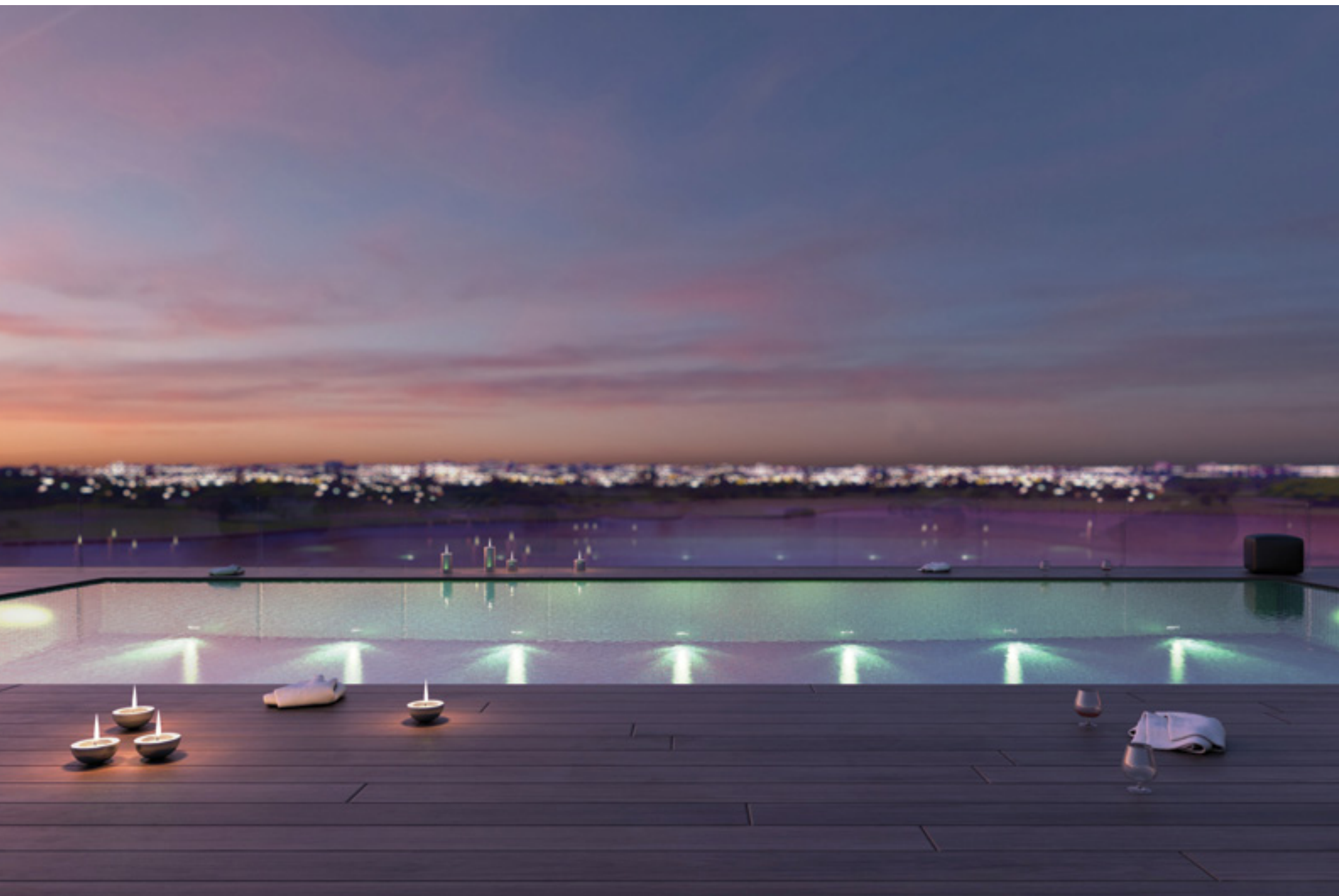


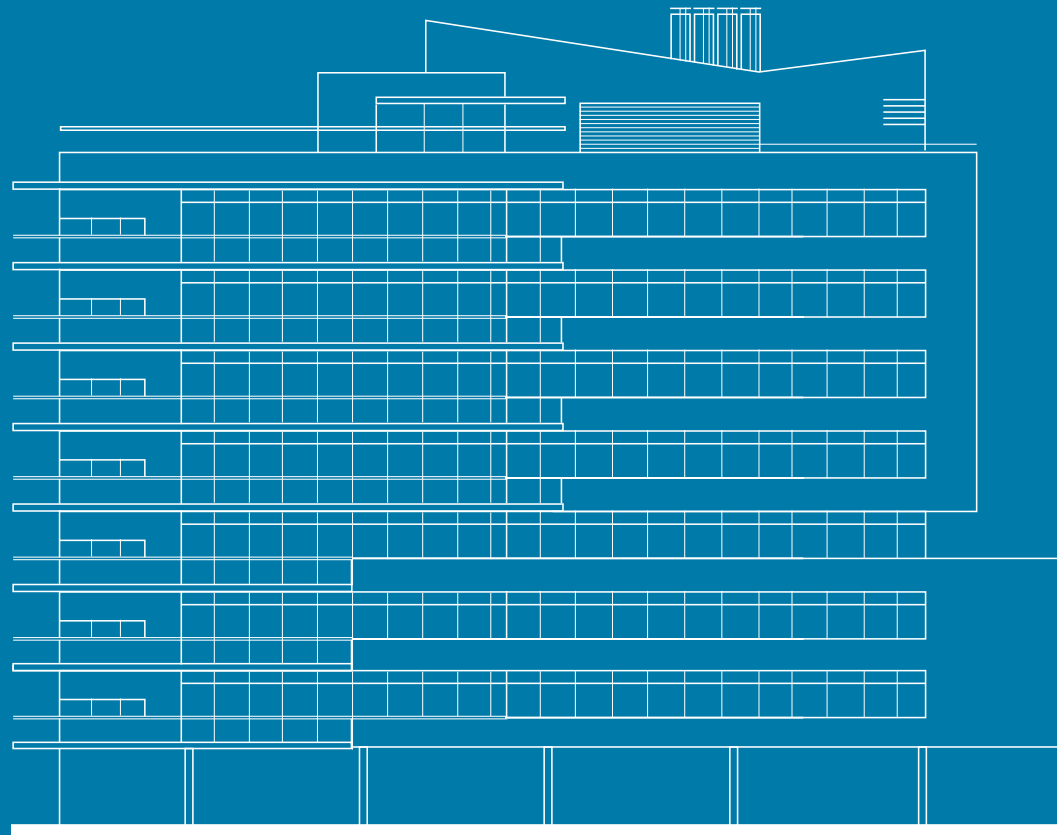
MULTIFUNCTION
ENTERTAINMENT AREA







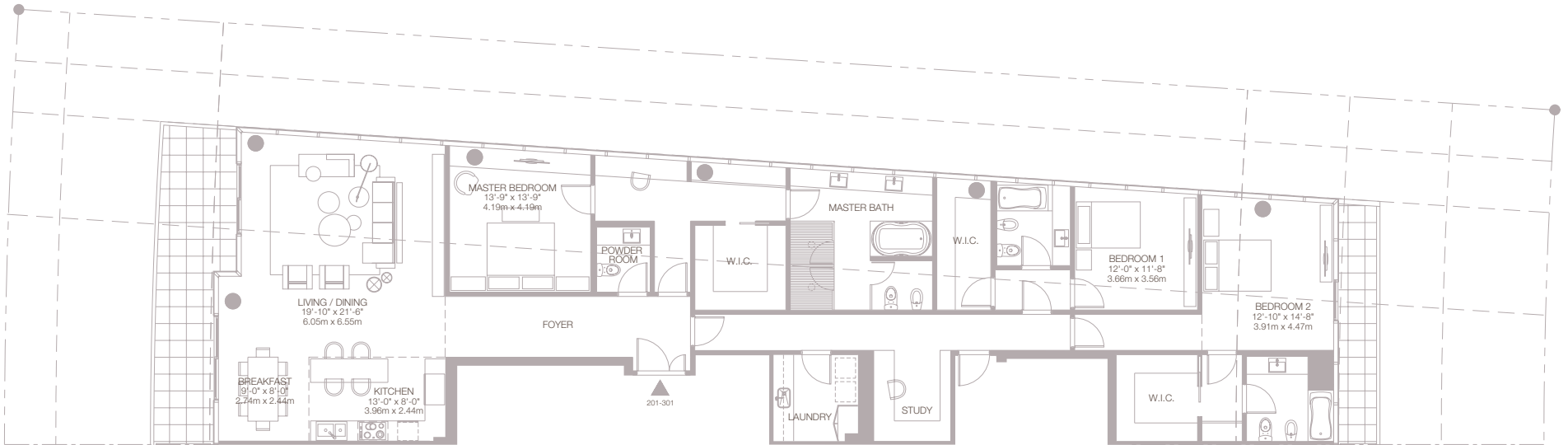
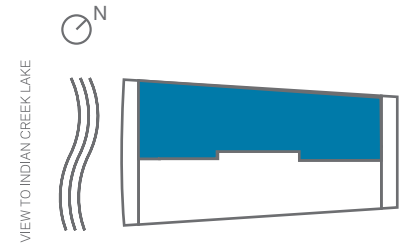




201- 301

2nd 3rd floor
3 bedrooms 3 1/2 bathrooms

Residence	2,616 SF	243 SM
Terrace	308 SF	29 SM
TOTAL	2,924 SF	272 SM



VISTA

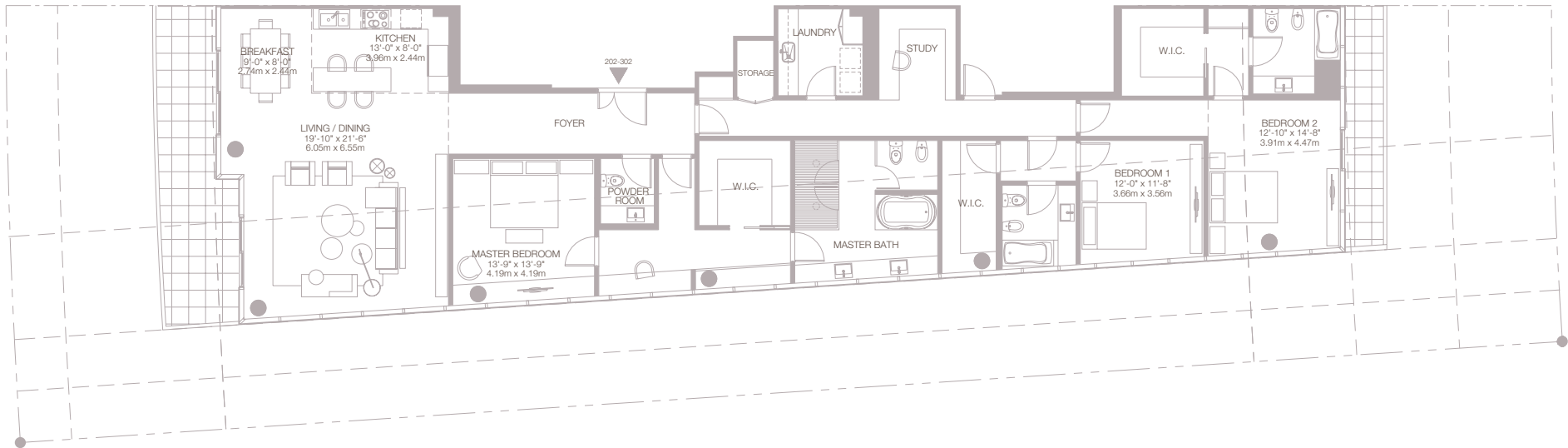
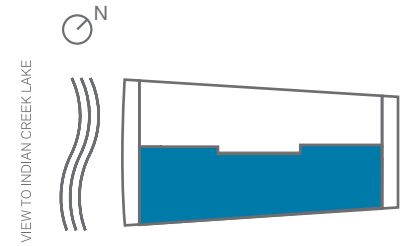
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202- 302

2nd 3rd floor
3 bedrooms 3 1/2 bathrooms

Residence	2,635 SF	245 SM
Terrace	308 SF	29 SM
TOTAL	2,943 SF	274 SM



VISTA

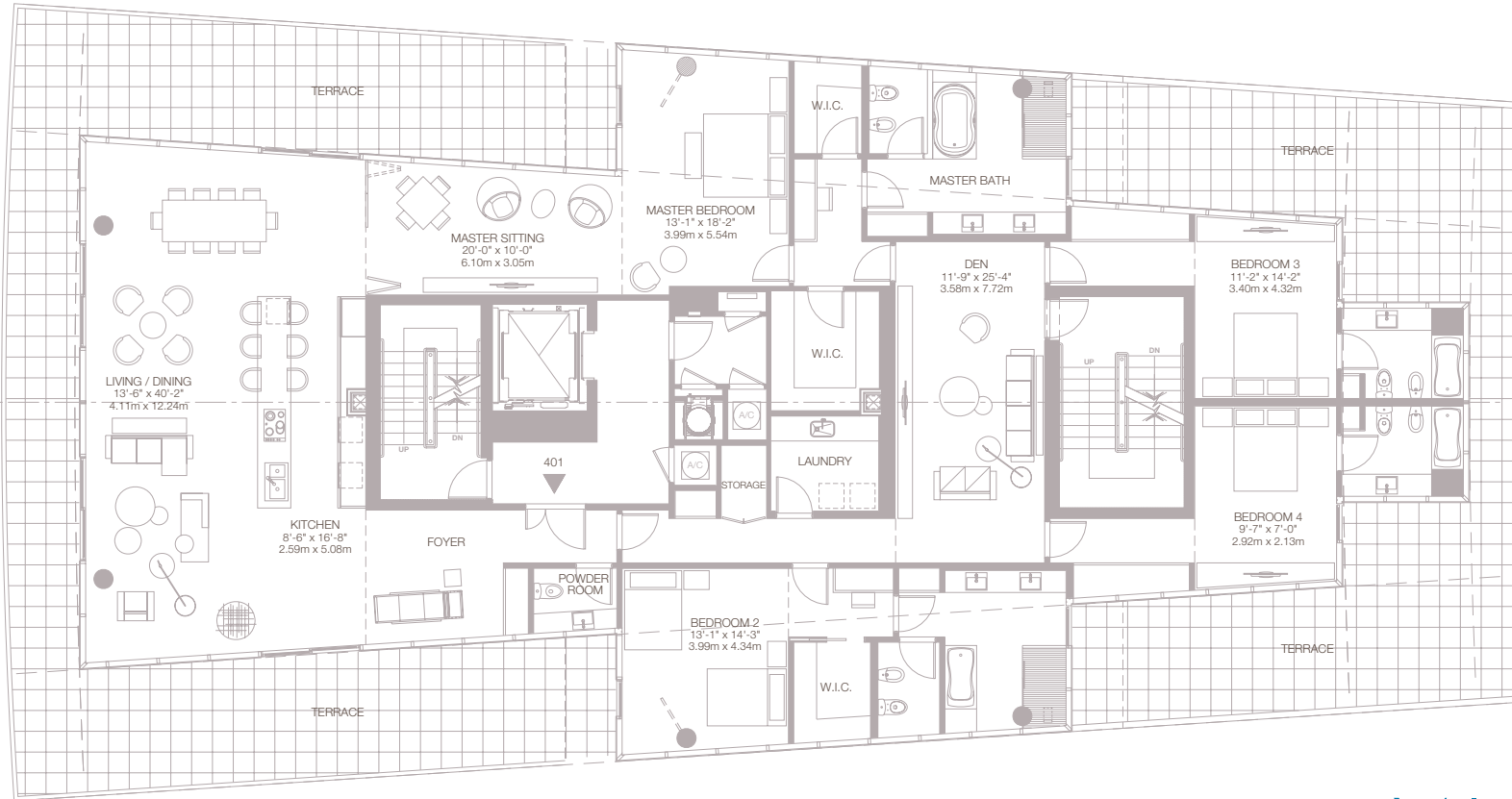
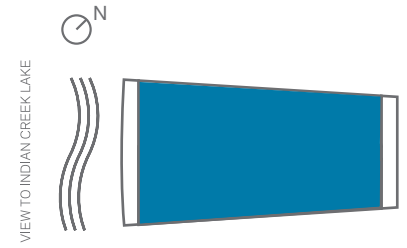
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401

4th floor
4 bedrooms + den 4 1/2 bathrooms

Residence	3,789 SF	352 SM
Terrace	2,157 SF	200 SM
TOTAL	5,946 SF	552 SM



VISTA

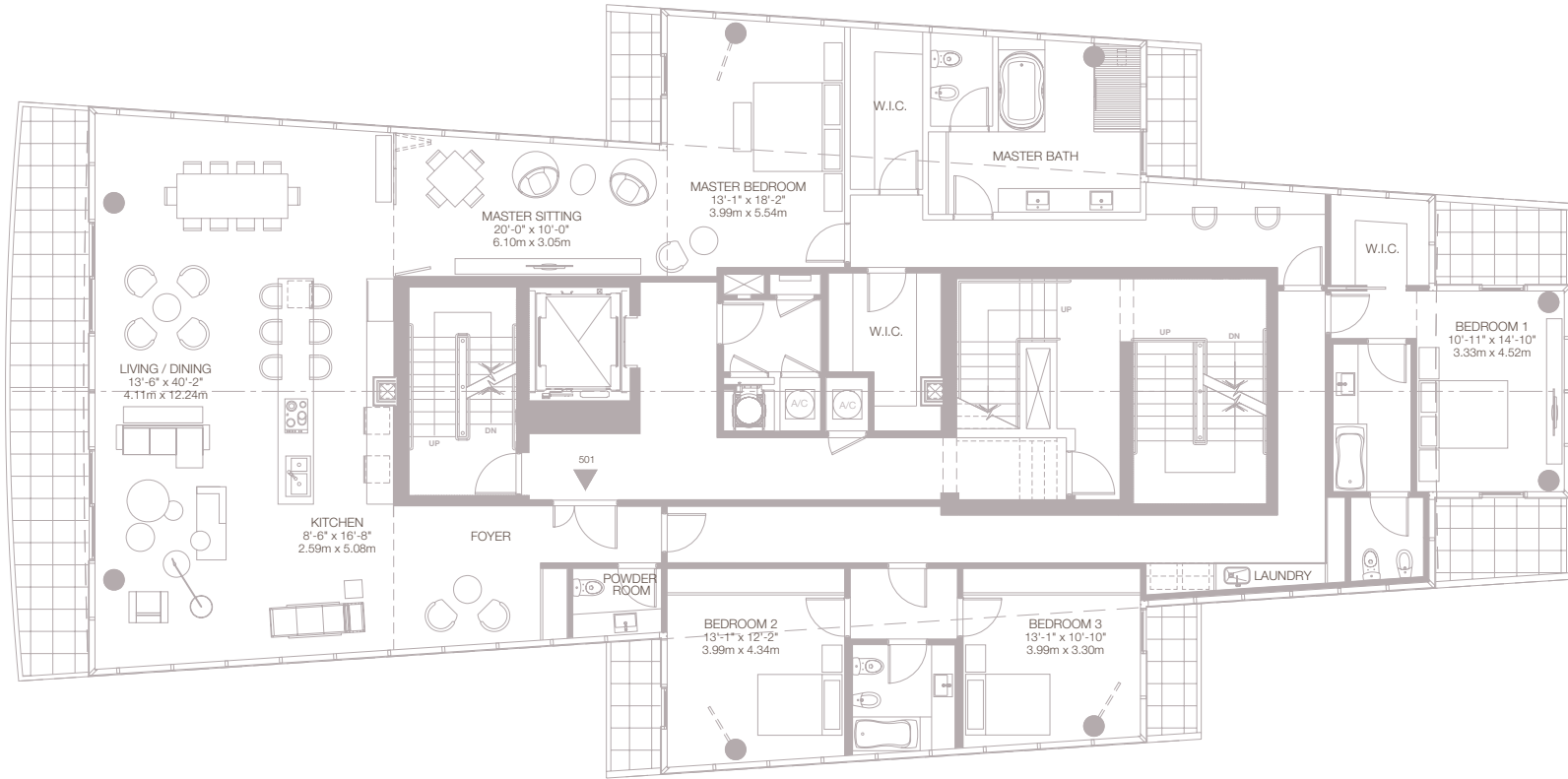
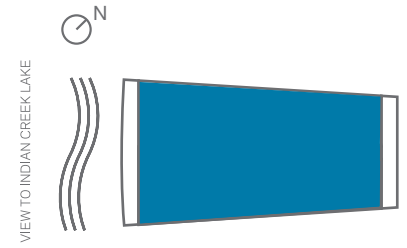
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501

5th floor
4 bedrooms 3 1/2 bathrooms

Residence	3,481 SF	324 SM
Terrace	533 SF	50 SM
TOTAL	4,014 SF	374 SM



VISTA

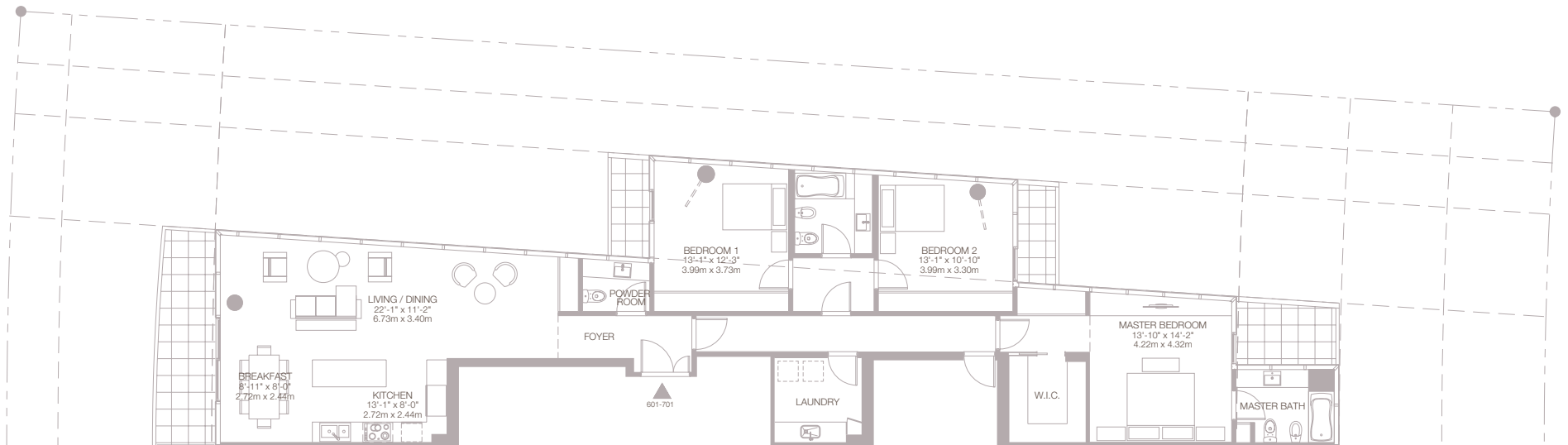
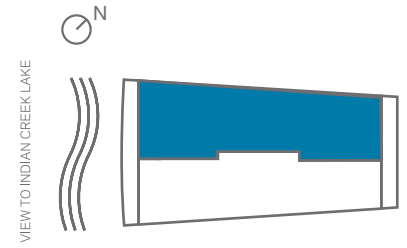
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601-701

6th & 7th floor
3 bedrooms 2 1/2 bathrooms

Residence	1,867 SF	173 SM
Terrace	267 SF	25 SM
TOTAL	2,134 SF	198 SM



VISTA

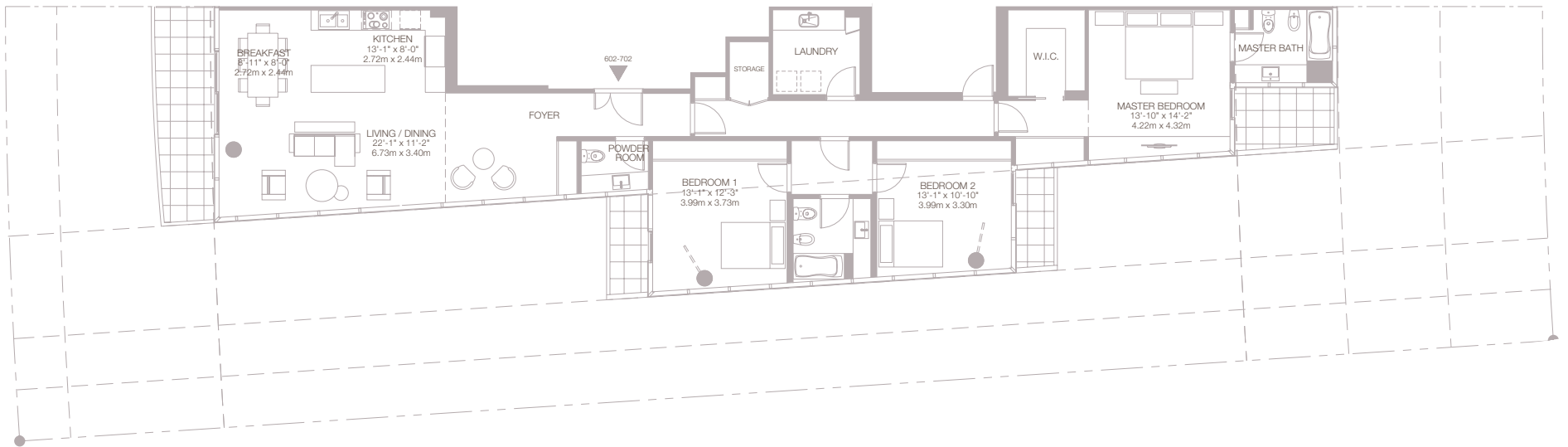
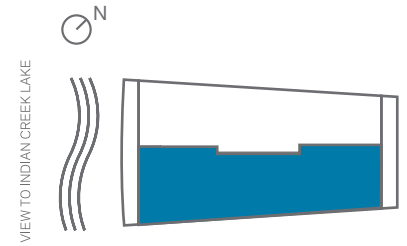


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602-702

6th & 7th floor
3 bedrooms 2 1/2 bathrooms

Residence	1,887 SF	175 SM
Terrace	267 SF	25 SM
TOTAL	2,154 SF	200 SM



VISTA

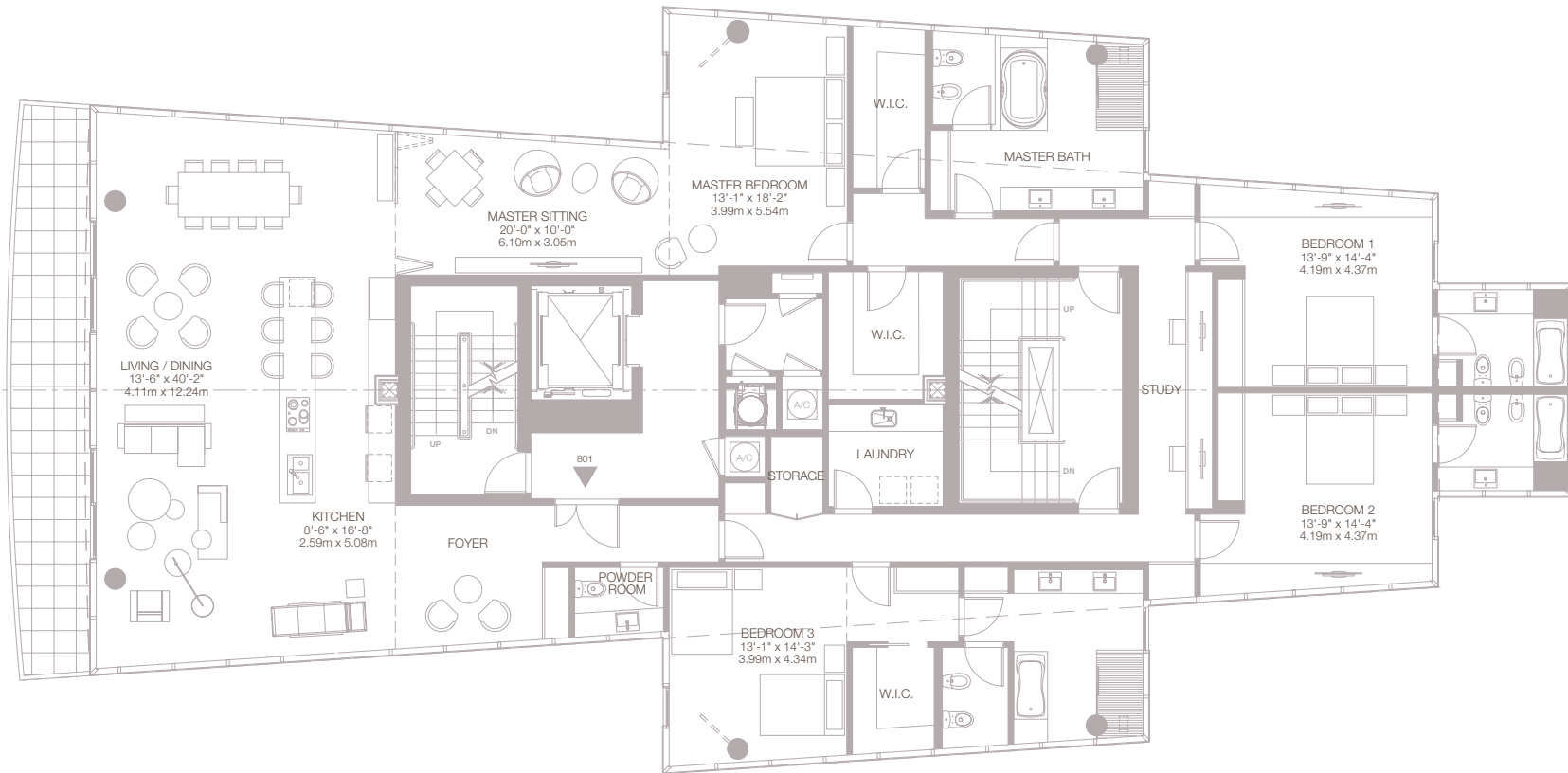
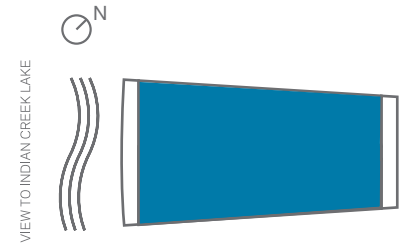
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801

8th floor
4 bedrooms 4 1/2 bathrooms

Residence	3,744 SF	348 SM
Terrace	533 SF	50 SM
TOTAL	4,277 SF	398 SM

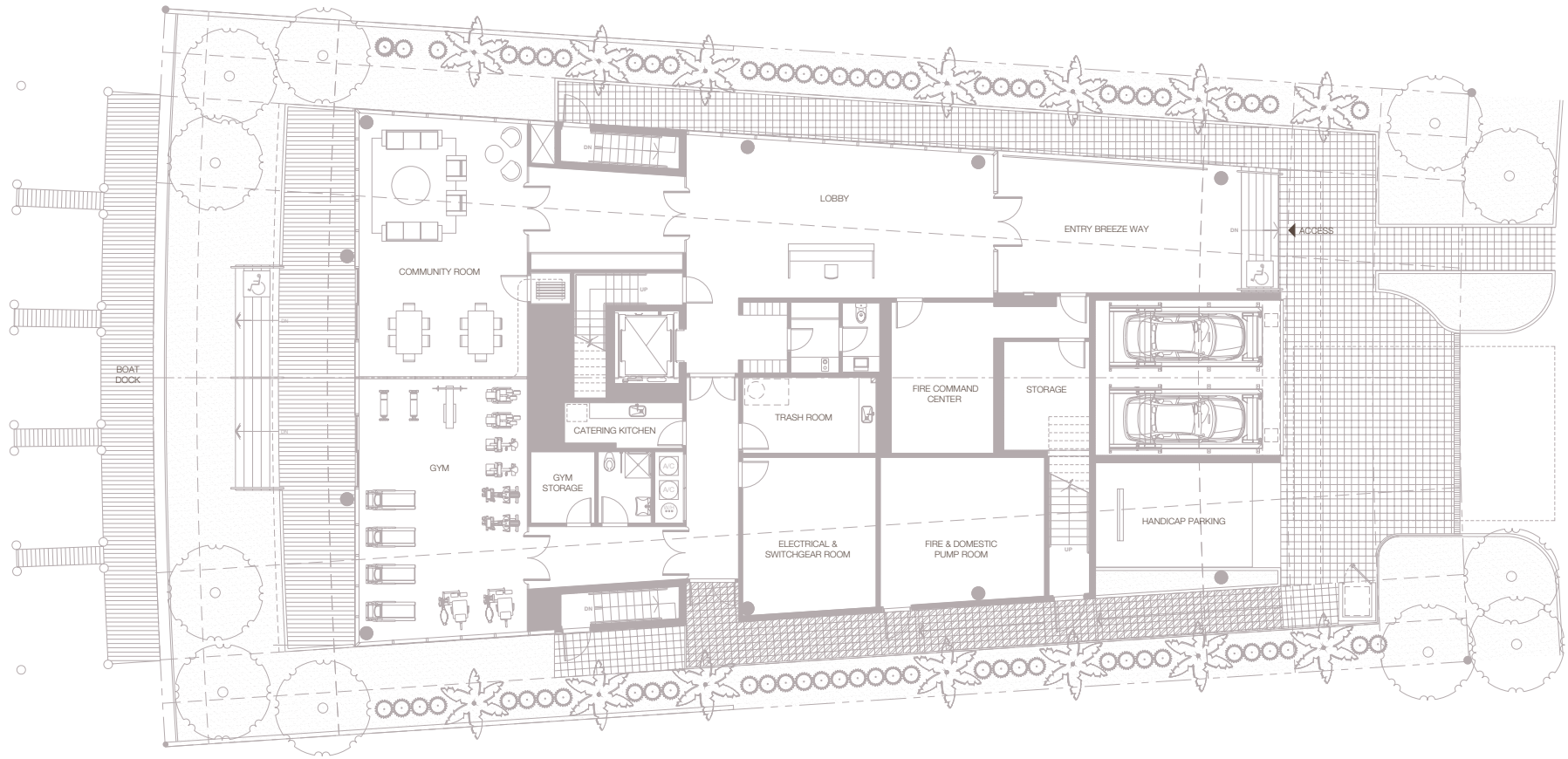
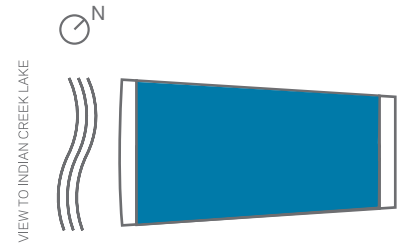


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GROUND FLOOR

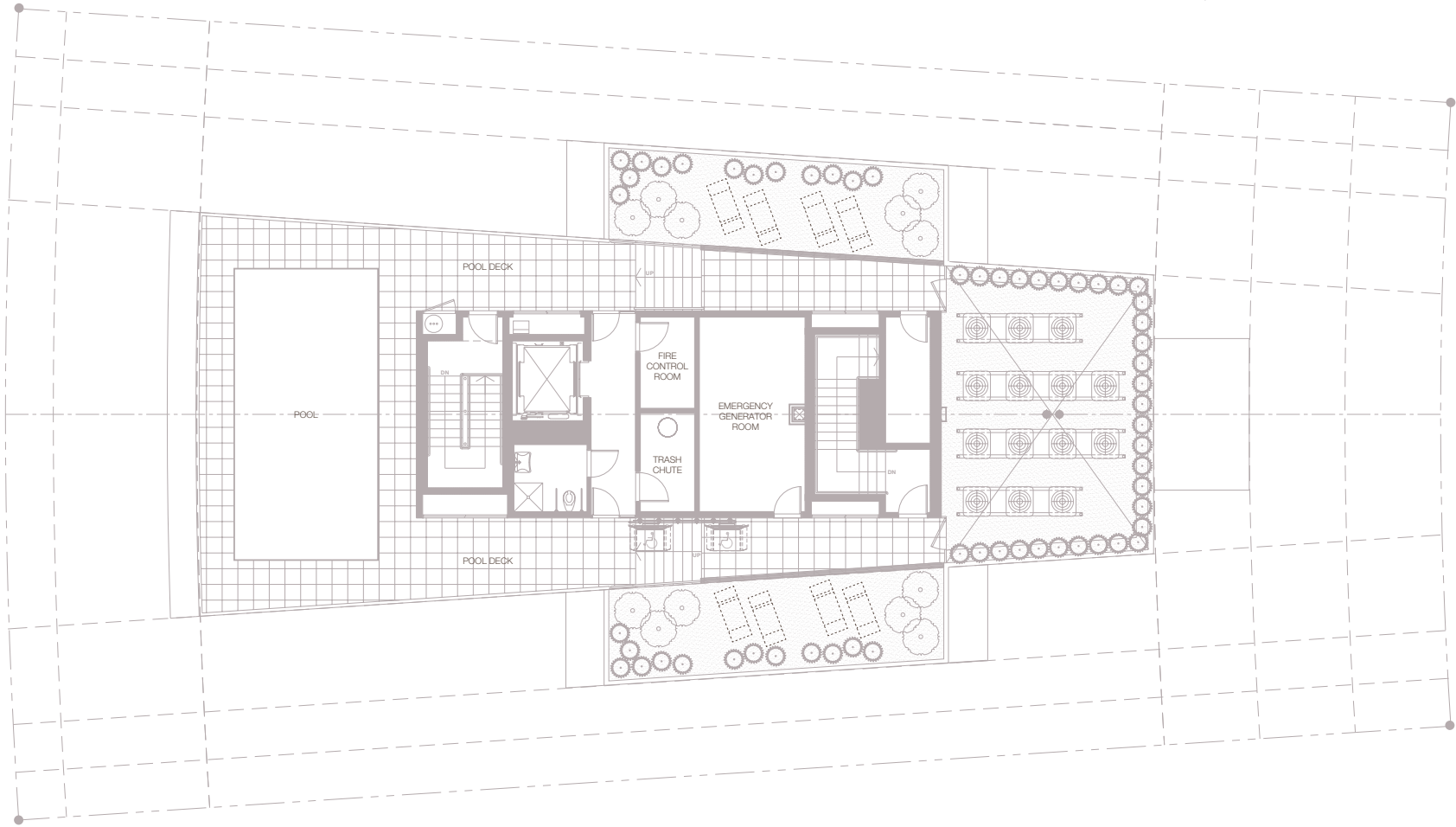
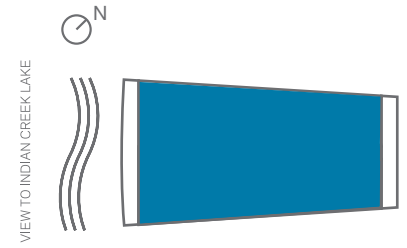


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TERRACE



VISTA

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DEVELOPMENT WITH A VISION

MRA + A ARCHITECTURE DESIGN

MRA + A is an Argentine award-winning architecture firm. The company was founded by the renowned architect Mario Roberto Álvarez and is operated by a new generation comprised by his son Mario Roberto Álvarez, Jr. Hernán C. Bernabó and Fernando Sabatini. With a 75-year uninterrupted career, MRA + A is considered by the International Journal World Survey/World Architecture, as South America's leading architecture company.

With 5,000,000 square feet built to date, the company has designed and developed diverse projects ranging from single-family homes, horizontal property housing, multi-family housing projects, office buildings, commercial centers, hotels, laboratories, airports, banks and urban projects.

For some time, MRA + A has been designing and developing projects in Uruguay, Paraguay, Japan, Spain and most recently has added a new luxury waterfront venture in Miami, Florida.

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CONTEST – FIRST PRIZE
INDUSTRIAL AUDIOVISUAL CENTER



DOCKS OFICINAS, MASTERPLAN AL RIO
VICENTE LOPEZ, BUENOS AIRES, ARGENTINA



INTERNATIONAL CONTEST – FIRST PRIZE
OSAKA, JAPAN



SANTA TERESA
ASUNCION, PARAGUAY



HILTON PUERTO MADERO,
BUENOS AIRES, ARGENTINA



EL PONENT
BARCELONA, ESPAÑA



CARPE DIEM
LA LUCILA, BUENOS AIRES, ARGENTINA



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BANCO GALICIA - CORPORATE TOWER
CITY OF BUENOS AIRES, ARGENTINA



TORRE IV, MASTERPLAN AL RIO
VICENTE LOPEZ, BUENOS AIRES, ARGENTINA

PROJECT MANAGEMENT & DEVELOPEMENT
ART + TEC DEVELOPMENT

ART+ TEC is a real estate development and construction company that has been providing a broad catalogue of high quality services in the South Florida area for over 10 years. ART+ TEC strategically partners with renowned consultants in the design, construction and financial field. The firm's experience ranges from high-rise pre-development to residential, townhome and mid-rise development ventures. Well known for the successful development of landmark projects, ART+TEC graces the communities where it operates with beautiful and functional aesthetic designs, quality construction and dedicated expertise.

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ARCHITECT
ALAIN R. BARTROLI

Alain R. Bartroli - Architect is a design oriented Miami architecture studio. Founded by Alain R. Bartroli, AIA in 2005, the studio's work has received numerous accolades and was recently published in "100 Florida - Architect and Interior Designers," a book featuring 100 of Florida's emerging firms.

Under the direction of Alain R. Bartroli the studio has completed a wide range of projects including custom-single family homes, hi-rise condominiums, office buildings and Interiors.

Alain R. Bartroli - Architect discards the superfluous to create modern, environmentally aware, aesthetically conscious structures that play to the strengths as well as unique character of each place.

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DEVELOPER
GLOBAL REACH INVESTMENTS LLC

Our mission is to exceed clients' needs, delivering unique and sophisticated projects in the luxury market. For that purpose, Global Reach has engaged a highly qualified group of professionals with worldwide expertise and experience to develop VISTA, a luxury building. Global Reach creates synergy within the team and develops projects of the highest construction standards.





 Oral representations cannot be relied upon as correctly stating the representation of the developer. For correct representations, make reference to the documents required by section 718.503, Florida Statutes, to be furnished by the developer to a buyer or lessee.

This is not an offer to sell nor a solicitation of offers to buy a unit in any state where prohibited by law.

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The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. The photographs contained in this brochure have been taken off-site and may have been digitally enhanced or altered and are merely intended as illustrations of the activities and concepts depicted therein and may not represent actual or surrounding views. These photographs are indicative only. This brochure is a guide only and does not constitute an offer or a contract. The colors of the building are indicative only. Fittings and specifications are subject to change without notice based on availability and vendor discretion.

Any description, rendering or mention of boat slips is conceptual and not binding upon the developer. The boat slips are subject to governmental approvals, which have not yet been obtained. Nothing in this document should be construed as a warranty or guarantee that the project will have boat slips or that an individual unit owner will be assigned a boat slip. Please consult the Offering Document and the Purchase Agreement for further details regarding the boat slips.

Please note that this brochure was prepared prior to obtaining all necessary Government consents for commencement of construction.

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