

Soft breezes and streaming sunlight dance along the edge of a tiny island.

Surrounded by Caribbean-blue waters and a charming neighborhood atmosphere, it is a new day at Ambienta, a stylishly chic residential haven of only seven floors and 30 boutique residences in an upscale location known only to locals and insiders.

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.







An Escape All Its Own

With a striking curvilinear design that echoes Miami's Art Deco legacy, and an elegantly modern low-rise façade, Ambienta captures the essence of what it means to call Bay Harbor Islands home. This is life as it should be – close to beaches, city skyline views, a quiet island mood, designer interiors, impeccable amenities, all in a home that celebrates the indoor-outdoor lifestyle for which the area is famous.



An Elevated Island Home

Carefree living, inspired design, and quality craftsmanship all come together at Ambienta. Brand-new construction, high-end materials and finishes, and flawless attention to detail are clear from the first glimpse of the property and extend to every element of the building and residences. This creates a home that is not only beautiful to look at, but also intensely enjoyable to own.

Effortless

A sense of chic comfort moves throughout every space at Ambienta, creating a home-like feeling that is always pleasant and welcoming.



Designed by Experts in Distinction

The concept behind Ambianta has been brought to life by a team of recognized leaders in their respective fields. The undulating minimalist design and sinuous glass shape of the building is the work of Revuelta Architecture International, the world-renowned firm behind iconic residences in countries around the globe.

Inside, Bea Pernia of Bea Interior Design, whose vision for everyday life at Ambianta echoes the effortless flow of the building with soft natural materials, custom millwork, and finishes that express a one-of-a-kind perspective on island life.

Throughout the property, lush gardens and captivating outdoor spaces by David J. Odishoo reflect the truly special atmosphere of this unique location and the intimate boutique nature of the property.

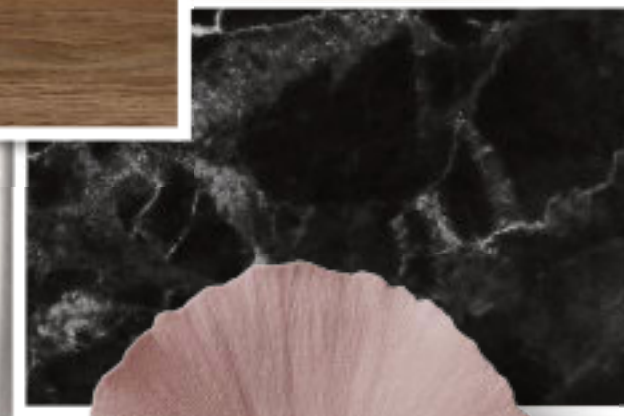
Together, the result is artistry layered upon artistry – and a residential address unlike any other in South Florida.



inspirational shapes

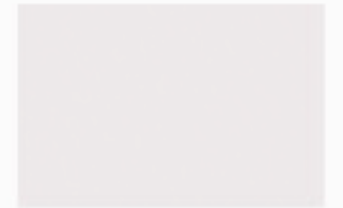


soft natural materials



designed with nature in mind

ambient color palette



morning dew



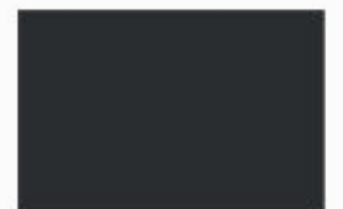
warm cream



warm copper



winter flannel



midnight sky



Bespoke Experiences. Boutique Amenities.

Each moment at Ambienta is meant to inspire and delight through amenities that add fullness to everyday life. Whether it's the limitless sunset views from the rooftop Sky Lounge, warm days relaxing and grilling by the resort-style pool, or sharing a smile on the children's playground or resident's social room, you'll find your happiness comes easily here.

Elevated Living. Everyday.

A thoughtfully curated array of amenities reflects the personalized, boutique aspect of Ambianta – all executed with exceptional attention to detail and upscale enjoyment.

- 360-degree Rooftop Oasis for outdoor enjoyment
- Infinity-edge swimming pool
- Outdoor yoga/meditation space
- Children's play area
- Fully outfitted fitness center with cardio and weight training equipment
- Resident's social room with bar, large-screen televisions, and lounge seating perfect for events or meetings of any kind
- Impressive double-height lobby with reception seating



Flawless First Impressions

The entrance to Ambianta is like entering a whole new world. Sweeping walls of windows, rich handcrafted accents of wood and stone, natural light, and curvaceous layouts welcome residents and guests into a relaxing space.





Contemporary Convenience

Designer aesthetics are only the beginning at Ambianta with technology that transforms the everyday to the exceptional. Residents enjoy Bluetooth® enabled keyless entry, state-of-the-art building infrastructure, and high-speed Wi-Fi in all common areas.

On Top of Your World

The Ambianta Rooftop Oasis overlooks perfection in all directions, with rooftop views of Miami and Bay Harbor Islands.



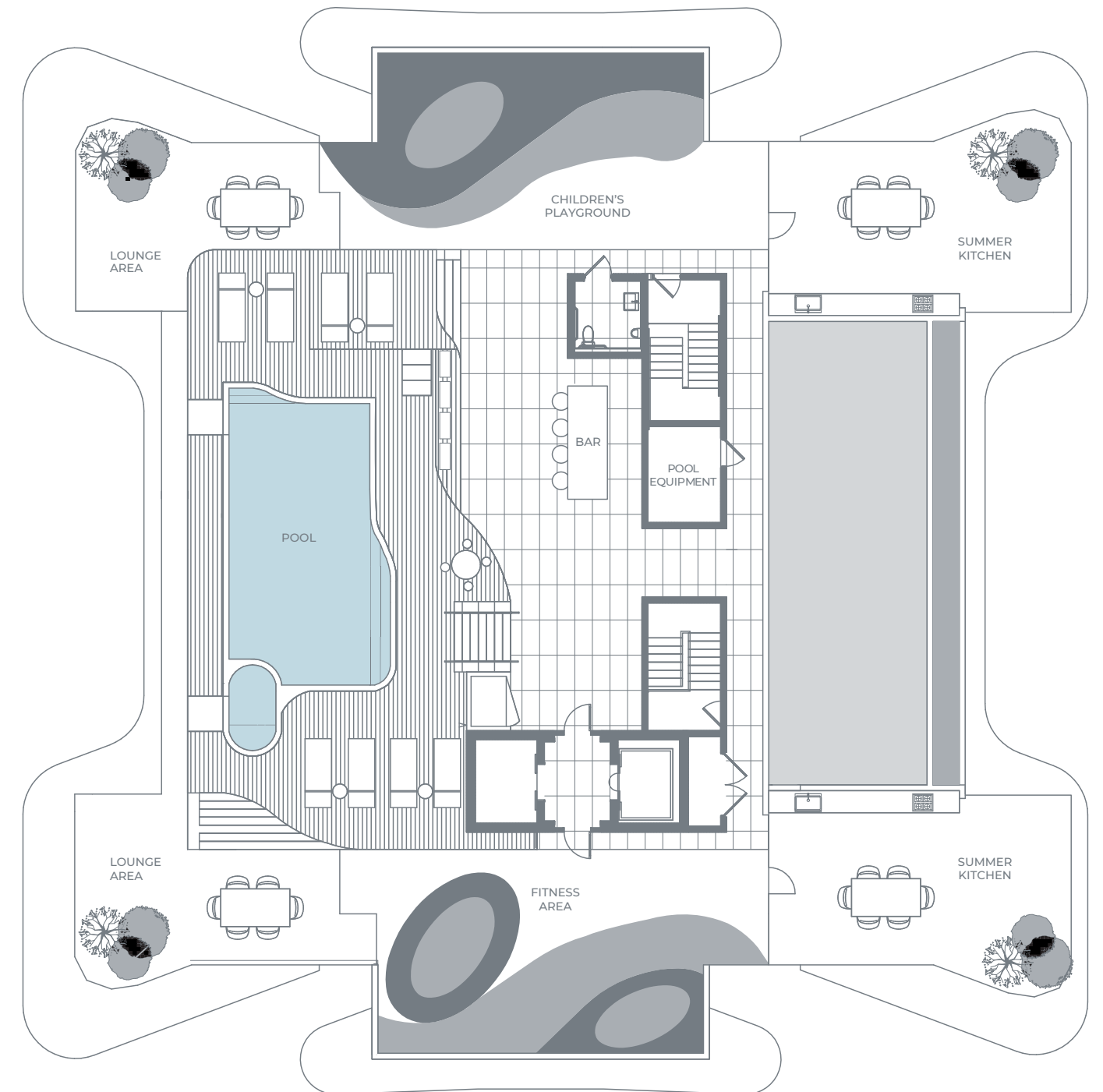
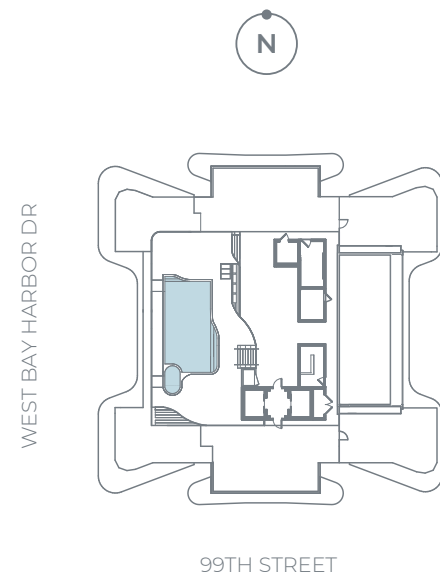
Your Rooftop Retreat

Swim or sunbathe, toast the sunset, relax or play, or laugh and socialize – it all happens from the 8th Floor Rooftop area created exclusively for Ambienta residents and their utmost enjoyment.



The Ambianta Rooftop Oasis

- 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



Where Captivating Meets Comfortable

There is a refreshing sense of familiar ease here, spacious and private, yet vibrant and connected. With only 30 total residences, there are only a few homes on each floor, and nothing ever feels crowded. It is a breath of fresh air in one of Miami's most lovely communities.

Life feels easier here. A calm and relaxed mood blends seamlessly with contemporary design and impeccable finishes. It is a place for people who enjoy the elegance of simplicity.





Welcome to Open Concept at Its Finest

Ample natural light, breathtaking views flow effortlessly across every room, while quality materials and construction frame your residence in elegance.





Building Features

- Seven-story boutique residential building designed by internationally acclaimed architectural firm, Revuelta Architecture International
- 30 two-bedroom and three-bedroom residences ranging from 1,229 to 1,662 sq ft
- Double-height lobby with private waiting area
- Modern, minimalistic design with a glass exterior façade
- Lush gardens throughout the property designed by the renowned David J. Odishoo
- High-speed Wi-Fi in all common areas

Residences Features

- Two covered parking spaces per residence
- Corner residences offer wrap-around terraces
- High impact floor-to-ceiling sliding glass doors and windows
- All bedrooms have access to expansive balconies
- Walk-in closets in master bedrooms
- Master bathroom with double sink, glass shower enclosure with rainfall shower head and hand shower
- Expansive glass-framed outdoor terraces accessible from bedrooms and living areas
- Italian kitchens with custom quartz counter tops and Italkraft® cabinetry
- Bosch® appliance suite includes induction cooktop, built-in stainless steel French door refrigerator, convection oven, microwave oven, and dishwasher
- Private storage available on same level as residence
- Bluetooth® enabled keyless entry system with camera technology



An Owner's Escape

Graciously oversized, with floor-to-ceiling windows and a private entrance to the terrace, the Master suite feels like a secret retreat within each residence.



Your Own Modern Spa

Thick slab white-and-gray porcelain tile wraps the floors and walls of your master bath, with seamless shower enclosures, floating Italcraft® vanities, and minimalist designer fixtures.

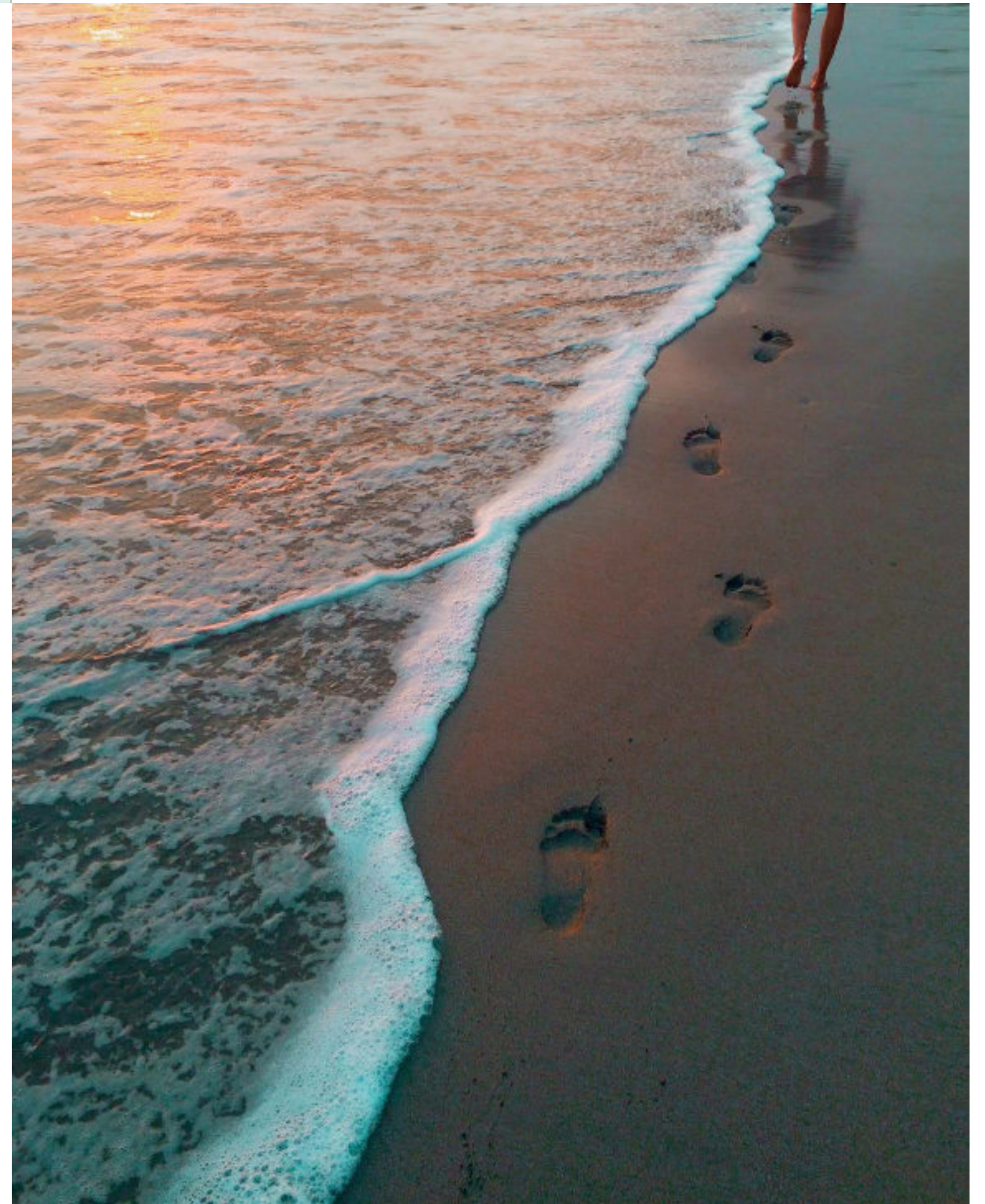


Bay Harbor Islands / Where You Belong

Ambienta is located in the small but prestigious neighborhood of Bay Harbor Islands, a pair of islands floating in the middle of Biscayne Bay right between the intracoastal waterway, Bal Harbour and Atlantic Ocean beaches. It is a place known for its relaxed pace of life, numerous family-friendly pursuits, fantastic walkability to outdoor activities and luxury destinations, excellent schools, and sophisticated atmosphere.

This is a place where people experience all that South Florida has to offer – free from crowds of tourists, yet easily connected to designer shopping, chef-driven restaurants, world-class hotels and entertainment, golf courses, yachting and boating, nearby airports, and more.

In all of South Florida, there is only one place where the sands of the Atlantic, charming neighborhood parks, local shops, and the glamour of Bal Harbor are all at your fingertips.



Boutique Bay Harbor

Delightfully free of high-rise towers, Bay Harbor Islands offers low-density living and a quiet neighborhood atmosphere that is peaceful to call home.



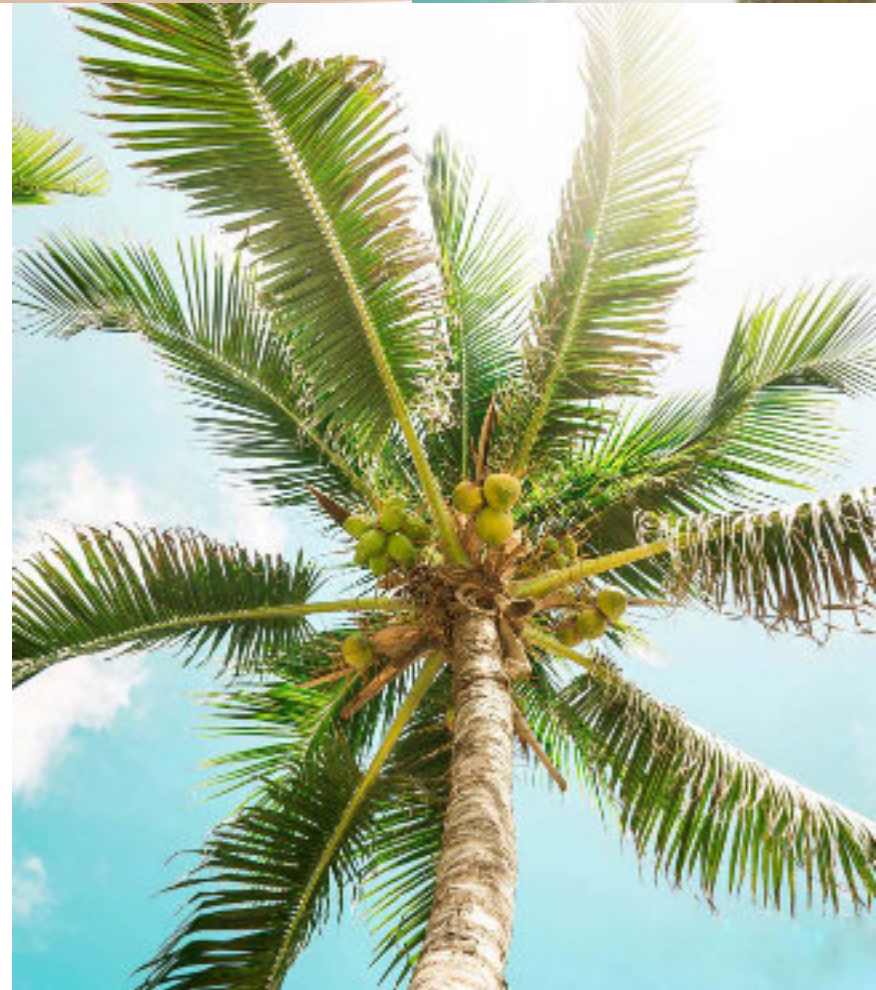


Excellence in Education

Families love Bay Harbor Islands because of its top-rated public school, the Ruth K Broad Bay Harbour K-8 Center – one of the best in the county year after year. The area also boasts a number of superior pre-schools, children's programs, parks and playgrounds, and year-round family activities and events.

Everything You Love... and Then Some

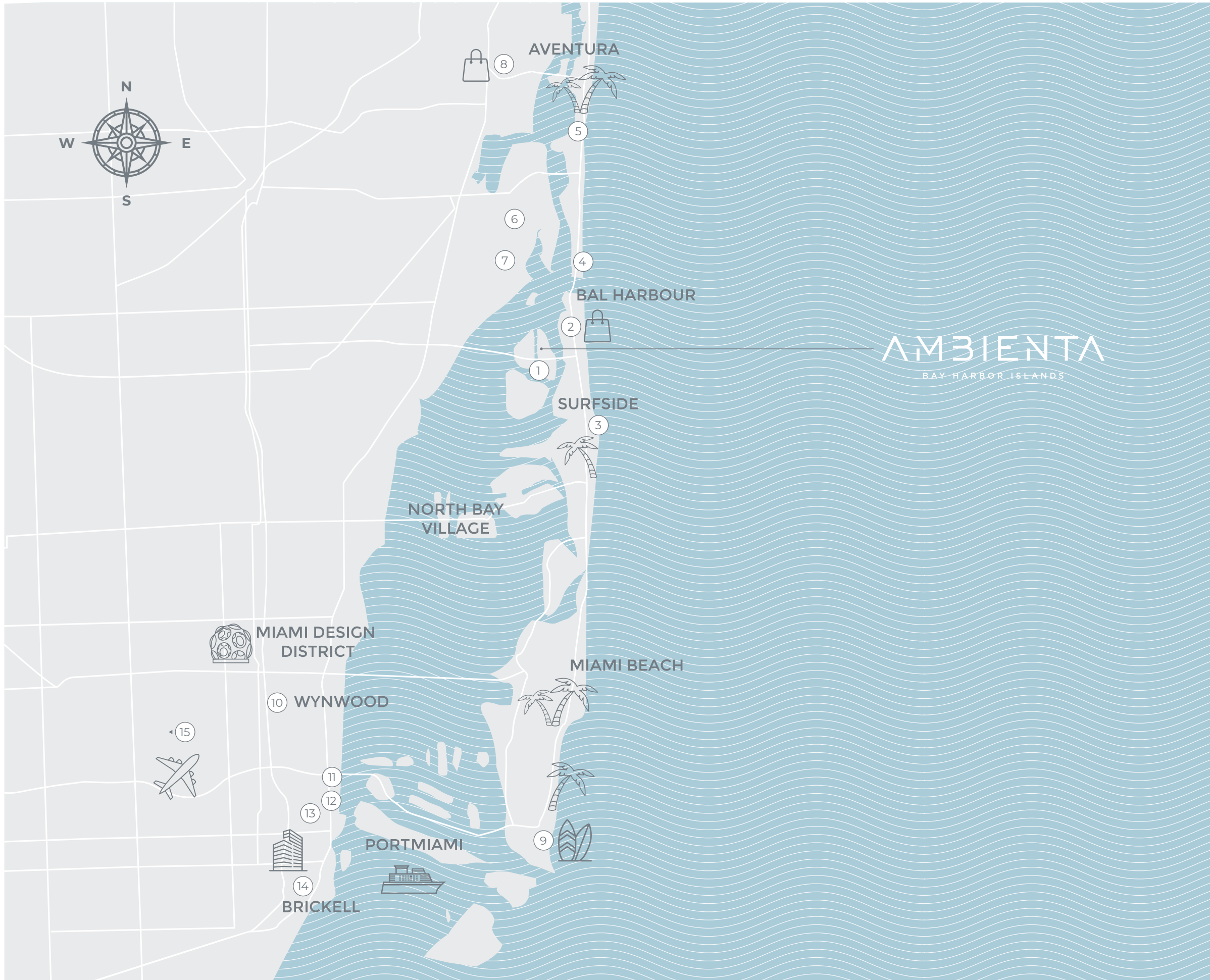
One of the best aspects of living in Bay Harbor Islands is the freedom to explore so many pleasures all just a few minutes from your front door. Ambianta is a short walk or bike ride to white-sand beaches, the world-famous Bal Harbour Shops, Haulover Inlet and Marina, and numerous local bistros and shops. Just a few minutes more by car, and the delights of Miami Beach, Aventura, and Sunny Isles Beach are yours as well.



Bal Harbour Shops

Just a short walk, you'll find one of the world's premiere destinations for fashion, food, and design. Bal Harbour shops has long been Miami's most elite shopping and entertainment experience – and at Ambianta, it is right there whenever you desire.





AMBIENTA

BAY HARBOR ISLANDS

1. **Public School Ruth K, Broad Bay Harbor K-8** (2 min) (#2 in the ranking of public schools in Miami Dade County)
2. **Bal Harbour Shops Mall** (5 min)
3. **Surfside Beach** (6 min)
4. **Haulover Marina & Beach Park** (7 min)
5. **Sunny Isles Beach** (8 min)
6. **Oleta River State Park** (12 min)
7. **FIU Biscayne Bay Campus** (15 min)
8. **Aventura Mall** (20 min)
9. **South Beach** (25 min)
10. **Wynwood Walls** (30 min)
11. **Pérez Art Museum** (35 min)
12. **American Airlines Arena** (30 min)
13. **Downtown Miami** (30 min)
14. **Brickell Financial District** (30 min)
15. **Miami International Airport** (35 min)



AMBIENTA

BAY HARBOR ISLANDS



Ambienta is more than a building... it is a feeling of truly being at home. This is where you will make memories and create the story of your family, your friendships, your lifetime.

The Team



DEVELOPER

Ambienta Developers

Inmobiliaria Ambienta was founded in 2012 by Claudio Cordero Tabach in Santiago, Chile. Designing different housing solutions for the most demanding clientele, in order to improve people's lifestyle, has always been the main company's inspiration. The desire to allow the best experience to those who are going to live in an Ambienta building, means that every detail has been contemplated to achieve perfection, with the goal to deliver the best quality at the best price possible. For almost a decade, they have been developed a total of 12 emblematic projects in the capital and southern Chile, always following the company's philosophy, and trying to expand their concept of excellence in the United States with their first project in Miami, Ambienta Bay Harbor Islands.



ARCHITECTURE

Revuelta Architecture International

Revuelta Architecture International, P.A. is a full-service architecture and planning firm, headquartered in historic Coconut Grove, Fl. The firm's association with top local and national developers has resulted in the successful evolution of functionally sound and aesthetically significant projects in South Florida and beyond. A principal of Revuelta Architecture International, P.A., over the last 39 years Luis O. Revuelta, AIA, has overseen the design and coordination of some of the most significant mixed-use, urban developments in the area including Brickell Flatiron, the EPIC Residences & Hotel, Bristol Tower, the Santa Maria, Porto Vita-South, Porto Vita-North, The Bath Club, Azure, Jade Residences, Il Villaggio, and Grovenor House.



LANDSCAPE DESIGN

David J. Odishoo

David O., Inc. is a licensed landscape architecture firm practicing in their atelier studio in Coconut Grove, Miami. After a nearly ten year career in architecture, and a move to Miami, David met and trained under the tutelage of Raymond Jungles before opening his studio in 1997. David J. Odishoo leads and mentors a well-rounded team of talented professionals with backgrounds in Landscape Architecture, Architecture and Construction that are responsible for the development of projects throughout the Americas and the Caribbean. Working with individual clients, or as part of a larger design team, their involvement in the projects includes conceptual master planning, design development and construction documentation to on-site implementation.



INTERIOR DESIGN

Bea Interiors Design

BEA Interiors Design is a dynamic interior and exterior design firm with expertise in residential, commercial and hospitality projects. Based in Miami's Design District, the firm was established in 2012 by Bea Pernia, who has since become a prominent figure in the realm of urban design. Bea combines extraordinary talent with diverse global experiences to create striking yet comfortable spaces that reflect the lifestyle, personality and esthetic goals of each of her clients. For more than a decade, BEA Interiors Design has offered a full range of services including conceptual design, custom furniture and finishes, project management, art procurement and installation, and lighting.



SALES & MARKETING

Fortune Development Sales

Fortune Development Sales is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented more than 80 of South Florida's most successful projects. Led by visionary founder Edgardo Defortuna, Fortune has 18 offices around the world, with nearly 1,000 associates and a worldwide brokerage network, reaching prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris. Fortune Development Sales is an affiliate of Fortune International Group, a recognized leader in development, sales, and marketing since 1983. The company's current development portfolio includes many of the most prominent residential properties in South Florida.

AMBIENTA

BAY HARBOR ISLANDS

PROPERTY LOCATION

9901 W Bay Harbor Drive
Bay Harbor Islands, FL 33154



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 AMBIENTA BAY HARBOR ISLANDS, (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.

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin. All renderings, sketches, photographs depicting lifestyle, graphic materials, prices, plans, specifications, terms, conditions, statements, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to withdrawal, revisions and other changes, without notice, as provided in the Purchase Agreement and the Prospectus. They should not be relied upon as representations, express or implied, of the final detail of the proposed improvements. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for the same. All features listed for the residences are representative only, and the developer reserves the right, without notice to or approval by any buyer, to make changes or substitutions that it believes are of equal or better quality for any features, finishes, materials, appliances, fixtures and equipment which are included with the unit. All dimensions, room sizes and floor plan measurements are approximate and may vary per unit. Square footages and dimensions stated in the Condominium sales materials, including this brochure, are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footages and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration included in the Prospectus (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements within the perimeter walls of the unit). The method stated in the Condominium sales materials is generally used in sales materials in the applicable market and is provided to allow a prospective buyer to compare the units in this Condominium with units in other condominium projects that utilize the same method. Interior photos may depict options and upgrades that are not representative of standard features and may not be available for all units, and all depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are not necessarily included in each unit. Consult your Purchase Agreement and the Prospectus for any information about the Unit, including the items included with the Unit. The acquisition, use and maintenance of the vehicle lift(s) are at the Unit owner's risk and expense and subject to Condominium Association rules. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by conceptual renderings or otherwise described herein, will be as depicted or described herein. Any view from any unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature. Stated information regarding nearby attractions, facilities, schools, parks, shopping, amenities, etc., whether existing or proposed, is believed accurate at time of initial publication, however there is no guarantee that same will be fully developed or continue to exist or that there will not be changes to same. NO REAL ESTATE BROKER OR SALESPERSON IS AUTHORIZED TO MAKE ANY REPRESENTATIONS OR OTHER STATEMENTS REGARDING AMBIENTA BAY HARBOR ISLANDS, 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 Ambienta Bay Harbor Islands graphics, renderings and text provided herein are copyrighted works owned by or licensed to the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials in any medium is strictly prohibited and constitutes copyright infringement.

