

A stylized graphic of a palm frond, composed of several white, curved lines that sweep upwards and to the right, positioned behind the text.

THE PALMS  
RESIDENCES



MIAMI LIFESTYLE  
MEETS ISLAND SERENITY





# THE PALMS

The Palms is a boutique development that conjures a relaxing lifestyle of luxuries and indulgences. A place that invites you to embrace life and harmony in an enchanting island neighborhood - Bay Harbor Islands.

Lushly landscaped, The Palms is elegantly secluded, yet just a short walk from the Islands' charming main boulevard with its wide variety of retails and minutes from the world-famous Bal Harbour Shops, entertainment venues and legendary pristine beaches.

A tribute to modern architecture's cool, clean lines, The Palms rises eight stories and features 42 exclusive residences with terraces and lanais. Unwind and find your tranquility at The Palms, a place that will connect you with all the treasures of the captivating Miami lifestyle.

# ELEGANT ARCHITECTURE

Even on an island, The Palms feels like its own oasis, regally rising eight stories above a tropical landscape of stately palm trees. Its high-end contemporary lines define the best of modern architecture crafted by its talented architects.

The Palms celebrates nature with elegant details: floor-to-ceiling windows, spacious lanais, lofty breezeways and glass paneled terraces for amazing views. The Palms invites you outside to inhale the salty breezes and marvel at spectacular Biscayne Bay vistas, while inside, lavish hanging vegetation is a constant reminder of your island lifestyle.

# PRIME LOCATION

The Palms at Bay Harbor Islands is situated in one of Miami's most desirable locations. Surrounded by the gentle waters of Biscayne Bay, the islands enjoy an air of seclusion and exclusiveness in spite of being just one picturesque bridge west of the world-famous Bal Harbour Shops and north of Miami Beach and Collins Avenue's miles of attractions.

Living at The Palms, you'll have easy access to major highways, the airport, Miami Beach, Brickell and Aventura. The island's comforting small-town feel is a perfect setting for families. Its many features include a top ranked school district, playgrounds, tennis courts and golf course. A leisurely stroll in your neighborhood takes you down quiet streets of beautiful, upscale homes. Walk along 96th Street past quaint boutiques, charming bistros and fine dining restaurants.

Enjoy The Palms lifestyle in an island neighborhood of natural beauty and familiar conveniences.

# MODERN AMENITIES

Relax and indulge in The Palms' modern and sophisticated amenities. The large, stylish lobby welcomes you in with a floor-to-ceiling window wall. Ride the elevator up to the rooftop terrace for al fresco social gatherings amidst panoramic bay views. Cool off and unwind in the tranquil infinity pool. Relax in the warmth of the whirlpool spa. Stay fit in the fully equipped gym. Grill juicy steaks on the barbecue. Enjoy the private comforts of the lanai-style rooftop terraces. The Palms' amenities also include two assigned, covered parking spots.

ENJOY THE  
PALMS LIFESTYLE





**LINE 01**

2 BED + DEN / 2 BATH

INDOOR 1,371 S.F. 127 M<sup>2</sup>  
 OUTDOOR 227 S.F. 21 M<sup>2</sup>  
 TOTAL 1,598 S.F. 148 M<sup>2</sup>



**LINE 02**

2 BED + DEN / 2 BATH

INDOOR 1,223 S.F. 114 M<sup>2</sup>  
 OUTDOOR 297 S.F. 28 M<sup>2</sup>  
 TOTAL 1,520 S.F. 142 M<sup>2</sup>



**LINE 03**

2 BED / 2 BATH

INDOOR 1,258 S.F. 117 M<sup>2</sup>  
 OUTDOOR 283 S.F. 26 M<sup>2</sup>  
 TOTAL 1,541 S.F. 143 M<sup>2</sup>



**LINE 04**

1 BED + DEN / 2 BATH

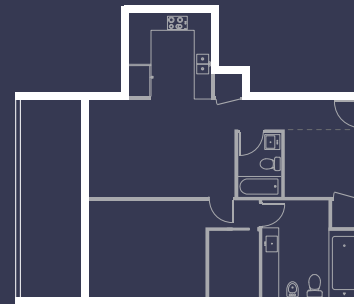
INDOOR 1,073 S.F. 100 M<sup>2</sup>  
 OUTDOOR 198 S.F. 18 M<sup>2</sup>  
 TOTAL 1,271 S.F. 118 M<sup>2</sup>



**LINE 05**

2 BED + DEN / 2 BATH

INDOOR 1,221 S.F. 113 M<sup>2</sup>  
 OUTDOOR 277 S.F. 26 M<sup>2</sup>  
 TOTAL 1,498 S.F. 139 M<sup>2</sup>



**LINE 06**

1 BED + DEN / 2 BATH

INDOOR 959 S.F. 89 M<sup>2</sup>  
 OUTDOOR 190 S.F. 18 M<sup>2</sup>  
 TOTAL 1,149 S.F. 107 M<sup>2</sup>



**LINE 07**

3 BED / 3½ BATH

INDOOR 1,503 S.F. 140 M<sup>2</sup>  
 OUTDOOR 191 S.F. 18 M<sup>2</sup>  
 TOTAL 1,694 S.F. 158 M<sup>2</sup>

