



PARAISO BAY

SO NEAR... YET SO FAR...

“In his blue gardens men and girls came and went like moths among the whisperings and the champagne and the stars.”

f. scott fitzgerald, The Great Gatsby



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FLORIDA REAL ESTATE



Floors: 55

Luxury Residences: 2 towers / 345 Apartments each

Location:

Biscayne Bay and 31st Street, Miami, Florida 33137
New booming Miami's Biscayne Bay Area

Just blocks from Downtown and Marry Brickell Village

Near by cultural facilities- Museum Park , Opera House,
Performing Art Center), Midtown, Wynwood and Design
District.

Resort World Miami (Miami Herald site)

5 minutes drive to Port of Miami

10 minutes to South Beach

15 minutes to Miami International Airport.

6 Blocks to I-95 and highway 112



BUILDING & RESIDENCE FEATURES:

- 350 units per tower
- 55 Stories
- All Residences with Front Water Views
- All Residences with Private Elevators / Foyers
- All units face East & West
- 9 ft. Ceilings
- 8 ft. Balconies / Terraces
- Huge 2 acres elevated pool deck
- 500 Linear Ft of frontage facing the bay
- Exceptional common areas
- Waterfront Park

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AMENITIES:

- State of the Art Gym
- Spa
- Party room
- Kids room
- Teen room
- Cinema
- 100 Diameter Pool "Lagoon" waterfront
- Pool side cabanas
- BBQ Grills
- 2 Tennis courts
- Acqua Club
- Pool level cafe



Services:

24 Hour monitoring cameras

Concierge

Valet

Security

In-House Maintenance

Delivery



STARTING PRICES:

Residence 01 / 4Bed+Den:4.5Bath 2,437SqFt
Starting at \$1,141,900

Residence 01 Mod / 3Bed+Den:3.5Bath 2,181SqFt
Starting at \$871,900

Residence 02 / 1Bed+Den:2Bath 1,270SqFt
Starting at \$559,900

Residence 02 Mod / 2Bed+Den:3Bath 1,526SqFt
Starting at \$648,900

Residence 03 / 2Bed+Den:3Bath 1,495SqFt
Starting at \$627,900

Residence 04 / 2Bed+Den:3Bath 1,495SqFt
Starting at \$618,900

Residence 05 / 2Bed+Den:3Bath 1,465SqFt
Starting at \$609,900

Residence 06 / 2Bed+Den:2Bath 1,418SqFt
Starting at \$570,900

Residence 07 / 3Bed+Den:3Bath 1,909SqFt
Starting at \$784,900

UNPARALLELED BUILDING AMENITIES

Private gated complex on close to 5 acres site with 500 feet of frontage on Biscayne Bay

Located in Edgewater; Miami's hottest new neighborhood, within reach of the nearby hip Wynwood Arts District, the thriving Midtown, the evolving Miami Design District and the Downtown Arts and Entertainment District

Twin 55-story luxury high-rise condominium towers, each with 346 residences, all facing Biscayne Bay

Extraordinary architectural design by international firm Arquitectónica; headquartered in Miami and preeminent designer of most of South Florida's distinctive high-rises

Sophisticated interior design by London based United Designers; with celebrated projects such as the W in Qatar, Four Season's in Canary Wharf and Four Season's Residences in London, Mandarin Oriental in Moscow and Parrot Cay in Turk & Caicos

"Garden of Eden" - luscious gardens and park by internationally renowned Swiss landscape architect Enzo Enea of Zurich based Enea Gardens

Stunning water feature entrance to the complex with individual arrival courts and elegant porte-cochere entrances to each tower

Exquisitely appointed double volume entrance lobbies leading directly to private elevators to each residence

Elegant clubroom with billiards, catering kitchen and multimedia facilities

State-of-the-art fully equipped fitness center with cardio theatre overlooking the pool deck resort area

Private screening room with state of the art audio visual equipment and theater-style seating



Wine cellar and tasting salon

Cigar lounge with private humidors

Teen's game room with multimedia facilities

Children's play room with direct access to kids' pool with interactive water playground

Tennis center with 2 lighted tennis courts and multipurpose court

Bayfront Beach Club featuring sand-beach area with private pool for hedonistic sunbathing under the palms, lounge area for private events open to public park, marina with private slips, on-demand service for rental of speed boats, aquatic toys and personal water crafts for wind - surfing, canoeing, and paddle boarding, fishing equipment storage and children fishing club room

Planned Beach Club bayfront restaurant operated by renowned chef to be announced

Permanent installation of curated art collection throughout the building's public spaces

Exclusive concierge staff and services with convenient mail and receiving desk

Self-parking on assigned spaces in covered and secured parking garage

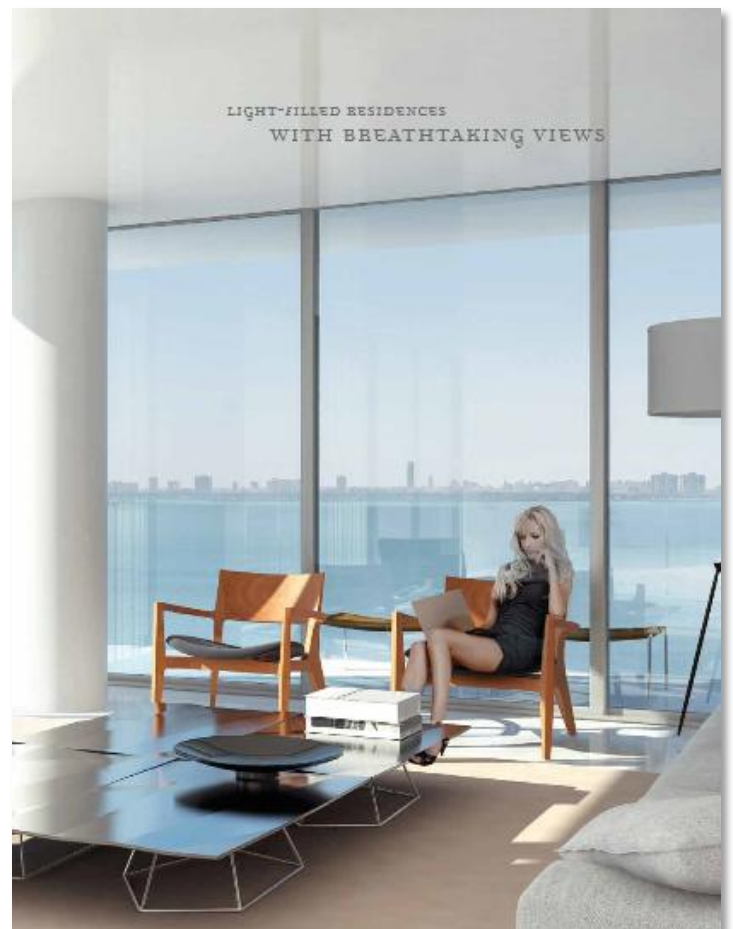
High-speed internet access in all public areas

24-hour attended security services and controlled access

High-speed elevators

Bayside park with 250 feet of open frontage on Biscayne Bay featuring a sculpture garden, children's playground and dog park (open to the public from sunrise to sunset and maintained by Paraiso Bay)

SEE LEGAL DISCLAIMERS



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Extraordinary Residences:

Open-concept flow-thru contemporary floor plans featuring several choices of one, two, three and four bedroom residences delivered decorator ready for maximum flexibility in interior design

Private elevator access and entry foyers in every residence

Floor-to-ceiling windows with panoramic views of Biscayne Bay and Miami Beach from every residence

Energy efficient, tinted impact resistant floor to ceiling sliding glass doors and windows

Wide private terraces with glass railings for unobstructed views, accessible from the living and master bedroom areas of every residence

Expanded terrace extension as part of the design element of the towers on select floors

Smooth finished ceilings with heights from 9'0" in typical floors to 10'-0" in penthouse levels

Spacious his and hers walk-in wardrobes in every residence

Individually controlled energy efficient central air conditioning and heating systems

Sprinkler fire-protection system

Advanced Technology "Smart Building" pre wired for Wi-Fi high speed internet, data/voice cable TV access





GOURMET KITCHEN

Open-concept design to the living dining room with convenient breakfast bar

European custom cabinetry with a selection of finishes and choices of quartz counter tops with optional full backsplashes

Stainless steel, under mount oversized zero radius square edge sink with single lever European-style pullout faucet sprayer

Sub-Zero fully integrated refrigerator-freezer with cabinetry matching front panels

Bosch 30" PreciseSelect touch-control glass cook top with 17 settings for unprecedented temperature control

Cabinet concealed variable speed range hood

Bosch 30" built-in contemporary style stainless steel wall oven with ClearTouch glass control and large 4.7 oven capacity

Bosch European style stainless interior exceptionally quiet dishwasher with fully integrated cabinetry matching front panel

Concealed built-in microwave





ELEGANT BATHROOMS

Open-concept master baths with optional designer privacy screens

Premium European style cabinetry with designer details, imported stone vanity tops and full size mirrors

Double vessel bowl lavatories in master baths

Separate room with elongated water closet in master baths

Spacious soaking tubs and frameless glass enclosed showers in master baths in most residences

Imported porcelain flooring, base and walls in wet areas

Designer faucets

Powder room in select residences

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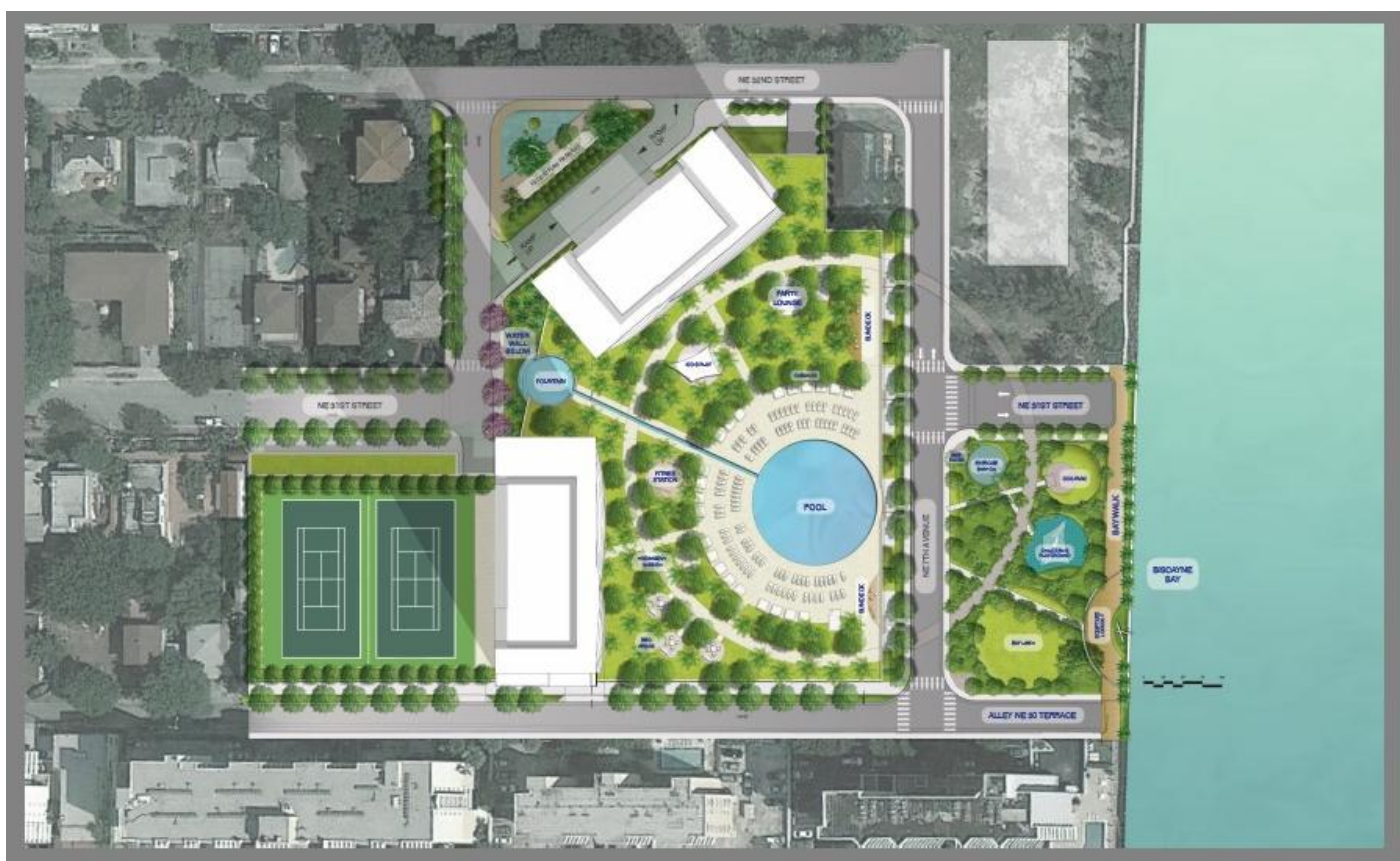
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Edgewater on the rise

Developers are snapping up land and keying up condominium and apartment projects along the bay in Edgewater, as waterfront sites in Miami become scarce. As the area gentrifies, condo prices have been rising sharply.

BUILDING	ADDRESS	STATUS
1 Former ICE site	545 NE 32 St.	Planned
2 Former Element site	NE 31 St. at Biscayne Bay	Planned
3 Unnamed	NE 29th/30th streets and bay	Planned
4 Icon Bay	428 NE 28 St.	Under construction
5 The Crimson	623 NE 27 St.	Planned
6 BayHouse	600 NE 27 St.	Planned
7 23 Biscayne	601 NE 23 St.	Completed
8 SkyView	425 NE 22 St.	Under construction (rental apartment)
9 Paramount Bay	2020 N. Bayshore Dr.	Completed



RESIDENCE 01
4 BEDROOMS 4 1/2 BATHS + DEN

A/C INTERIOR AREA	2,141 SQ.FT.	198.90 SQ.M.
TERRACE AREA	296 SQ.FT.	27.49 SQ.M.
TOTAL RESIDENCE	2,437 SQ.FT.	226.39 SQ.M.

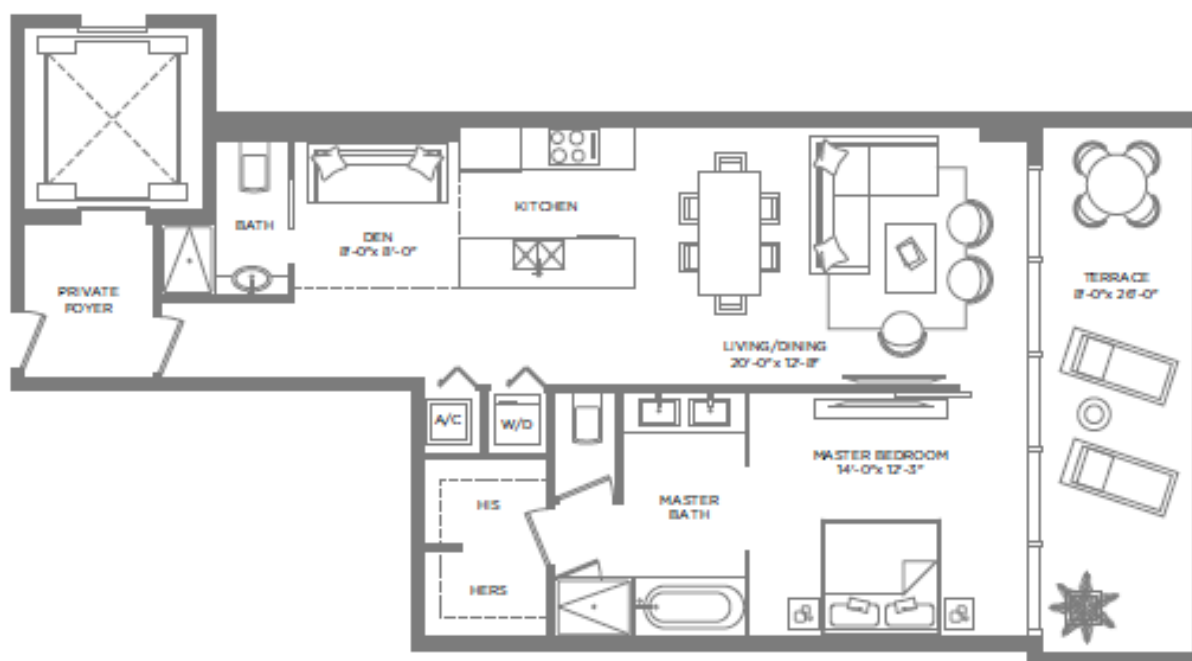


RESIDENCE 01 MOD
3 BEDROOMS 3 1/2 BATHS + DEN

A/C INTERIOR AREA
TERRACE AREA
TOTAL RESIDENCE

1,885 SQ.FT.
296 SQ.FT.
2,181 SQ.FT.

175.12 SQ.M.
27.49 SQ.M.
202.61 SQ.M.



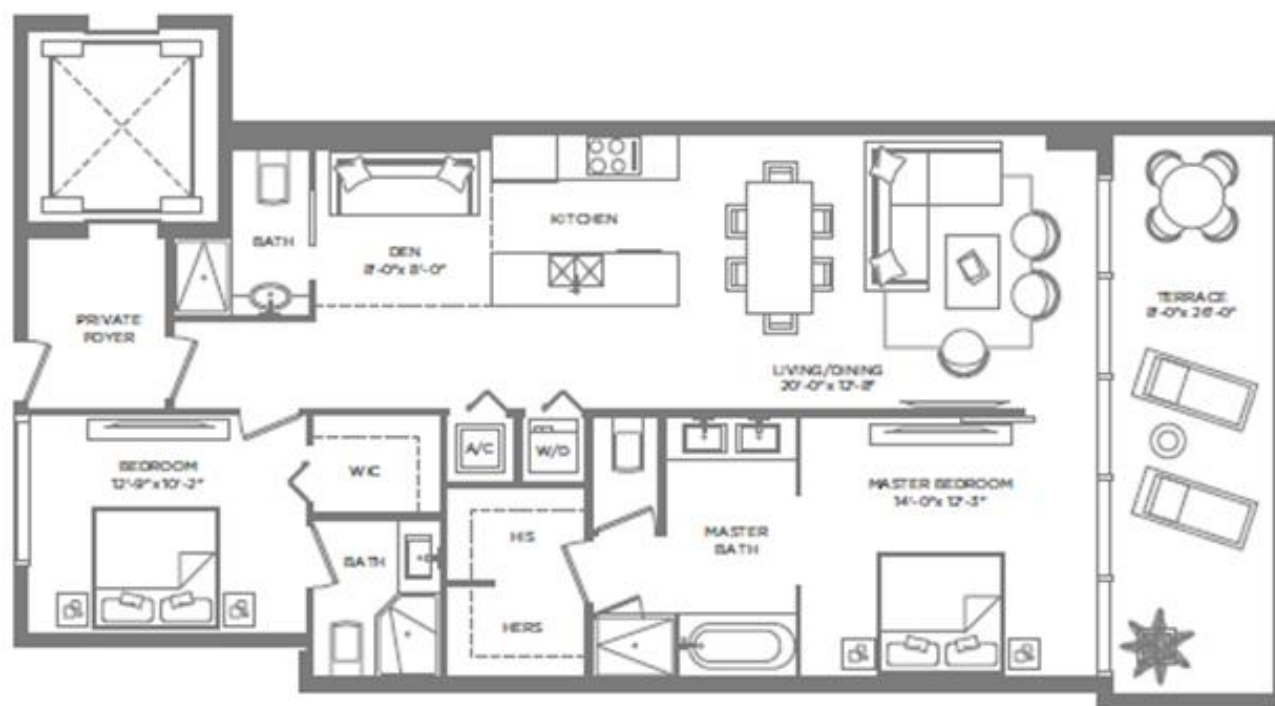
RESIDENCE 02

1 BEDROOM 2 BATHS + DEN

A/C INTERIOR AREA
TERRACE AREA
TOTAL RESIDENCE

1,055 SQ.FT.
215 SQ.FT.
1,270 SQ.FT.

98.01 SQ.M.
19.97 SQ.M.
117.98 SQ.M.

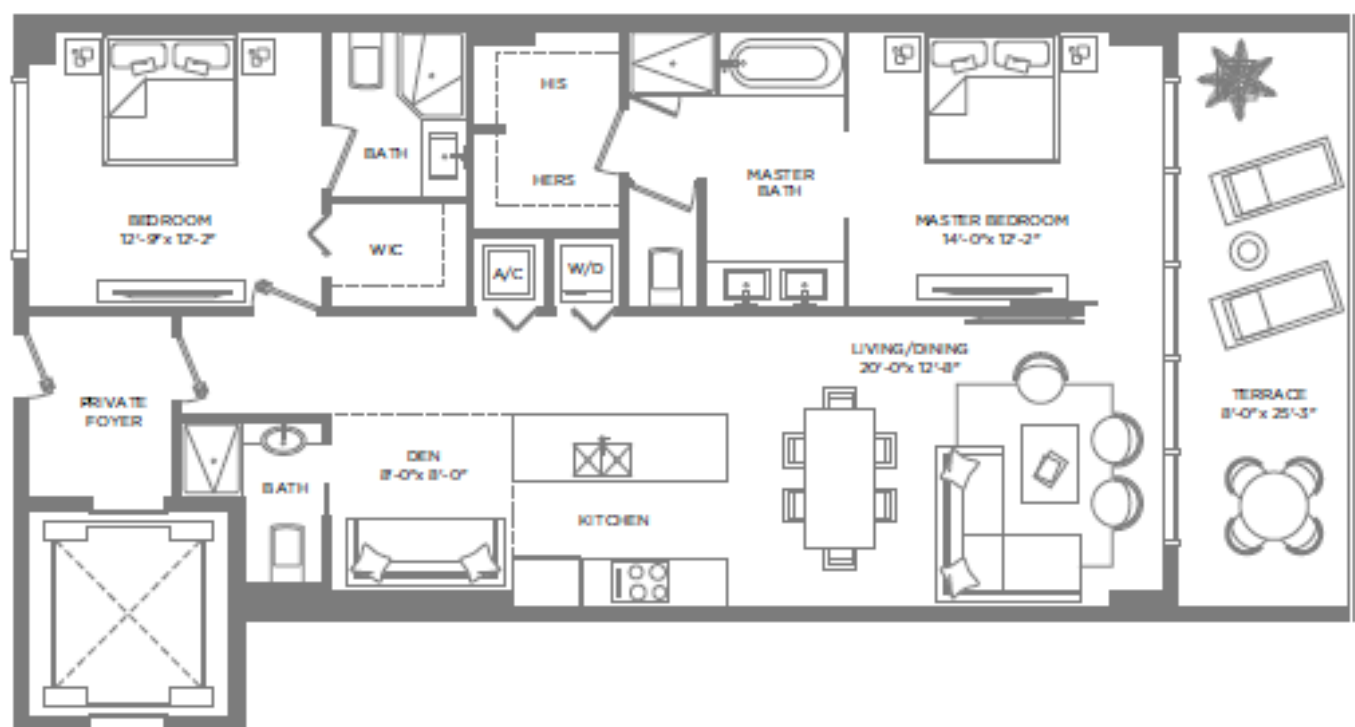


RESIDENCE 02 MOD
2 BEDROOMS 3 BATHS + DEN

A/C INTERIOR AREA
TERRACE AREA
TOTAL RESIDENCE

1,311 SQ.FT.
215 SQ.FT.
1,526 SQ.FT.

121.79 SQ.M.
19.97 SQ.M.
141.76 SQ.M.

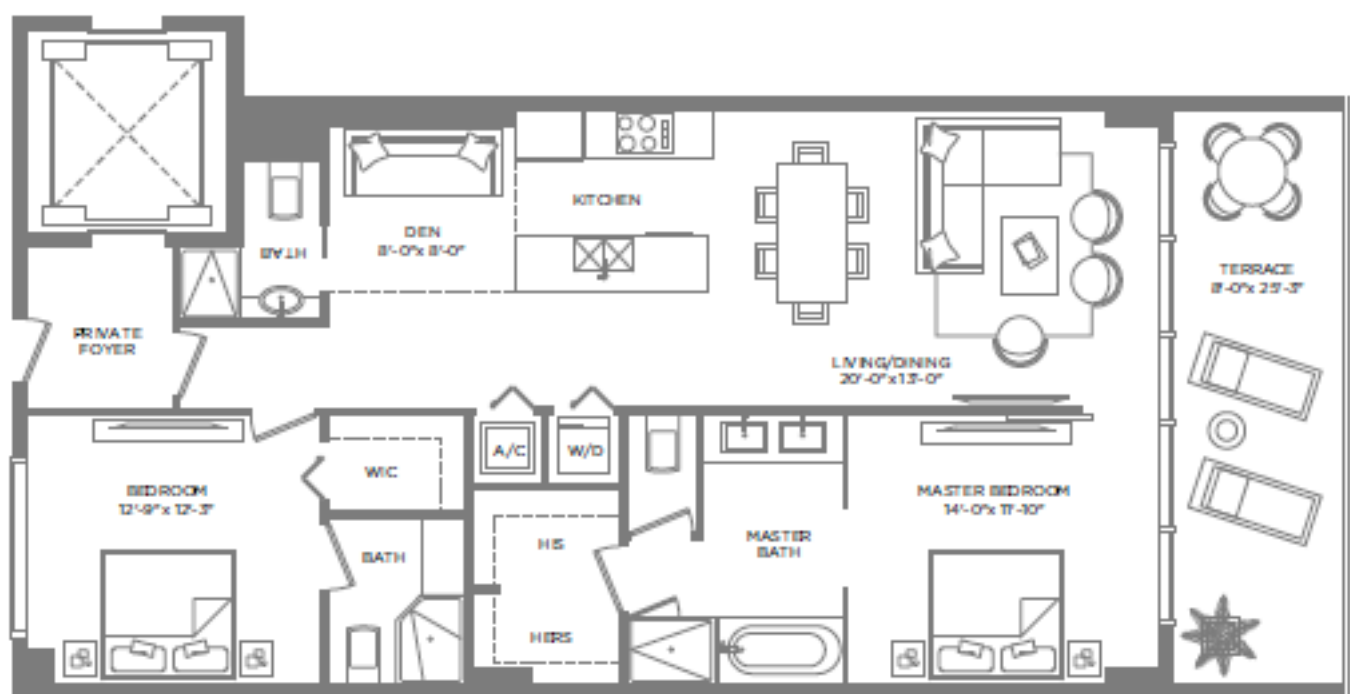


RESIDENCE 03
2 BEDROOMS 3 BATHS + DEN

A/C INTERIOR AREA
TERRACE AREA
TOTAL RESIDENCE

1,286 SQ.FT.
209 SQ.FT.
1,495 SQ.FT.

119.47 SQ.M.
19.41 SQ.M.
138.88 SQ.M.



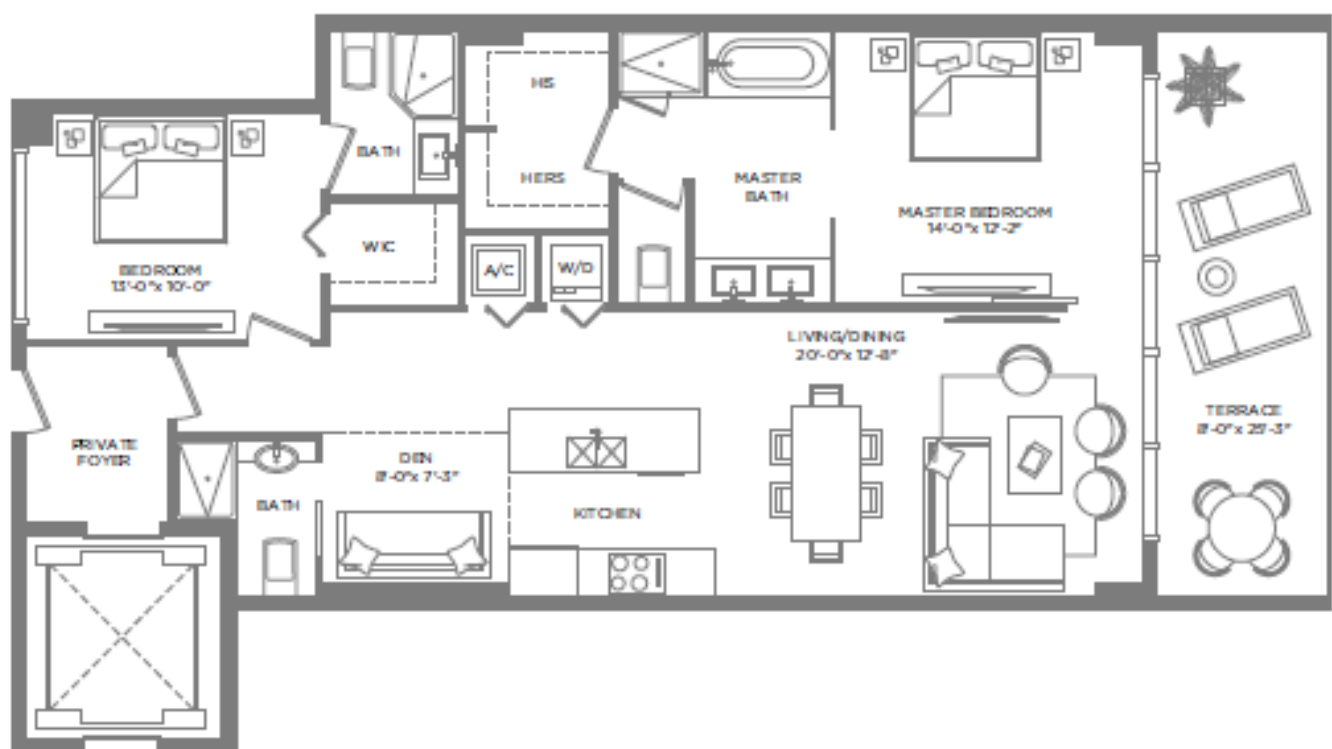
RESIDENCE 04

2 BEDROOMS 3 BATHS + DEN

A/C INTERIOR AREA
TERRACE AREA
TOTAL RESIDENCE

1,272 SQ.FT.
209 SQ.FT.
1,495 SQ.FT.

118.17 SQ.M.
19.41 SQ.M.
137.58 SQ.M.



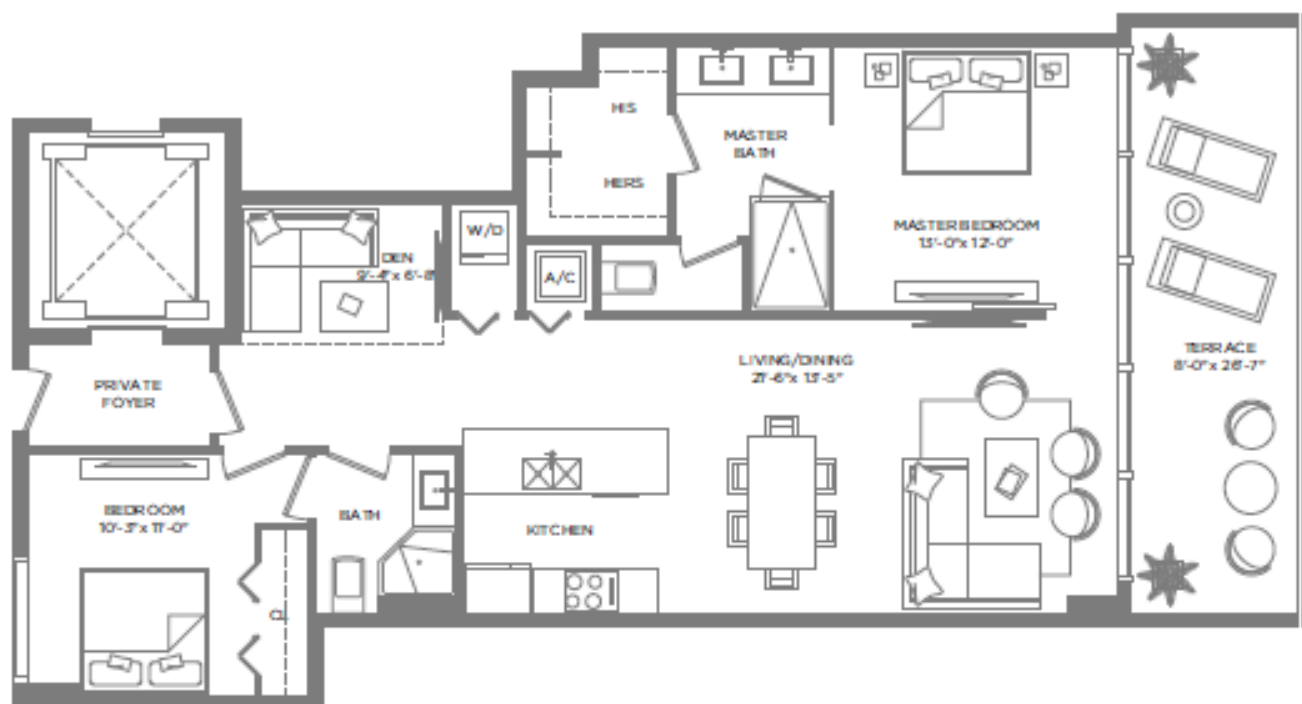
RESIDENCE 05

2 BEDROOMS 3 BATHS + DEN

A/C INTERIOR AREA
TERRACE AREA
TOTAL RESIDENCE

1,256 SQ.FT.
209 SQ.FT.
1,465 SQ.FT.

116.68 SQ.M.
19.41 SQ.M.
136.09 SQ.M.



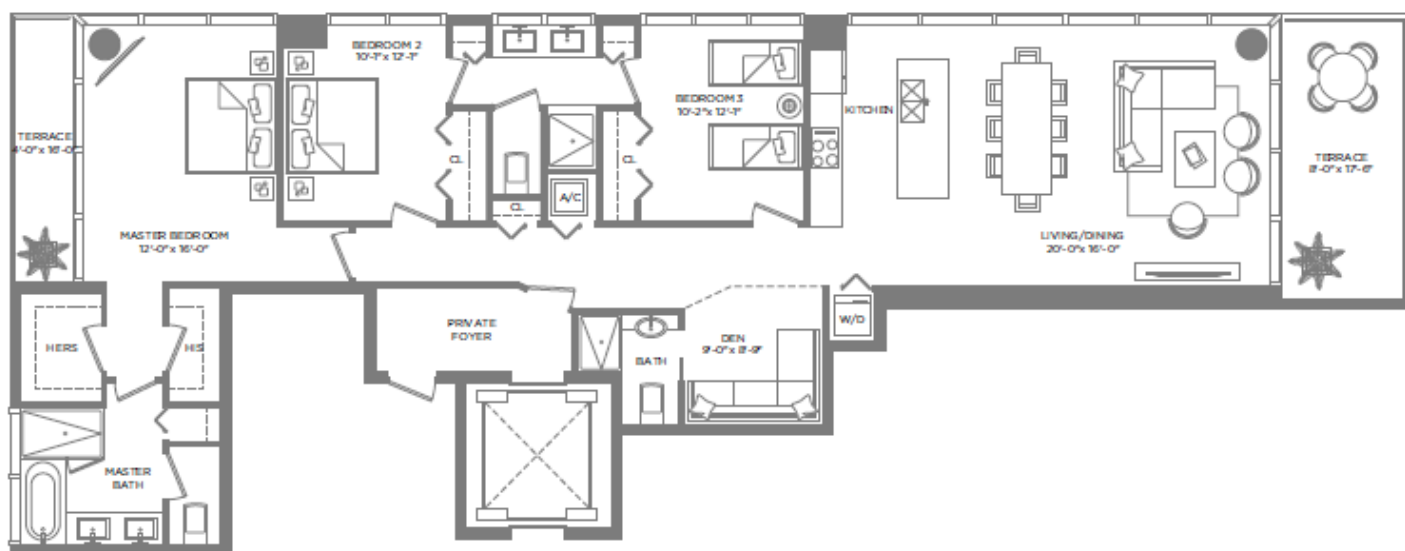
RESIDENCE 06

2 BEDROOMS 2 BATHS + DEN

A/C INTERIOR AREA
TERRACE AREA
TOTAL RESIDENCE

1,206 SQ.FT.
212 SQ.FT.
1,418 SQ.FT.

112.04 SQ.M.
19.69 SQ.M.
131.73 SQ.M.



RESIDENCE 07

3 BEDROOMS 3 BATHS + DEN

A/C INTERIOR AREA
TERRACE AREA
TOTAL RESIDENCE

1,702 SQ.FT.
207 SQ.FT.
1,909 SQ.FT.

158.12 SQ.M.
19.23 SQ.M.
177.35 SQ.M.



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CONTACT



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