



ON THE BAY





**PERSPECTIVAS ACTUALES. VIDA VIBRANTE.**



## UNA GRAN VISTA EN NORMANDY ISLES

Con una moderna arquitectura y una envidiable ubicación frente al agua en la Bahía de Biscayne, IRIS es una declaración reveladora para una vida cómoda y contemporánea en el corazón de Normandy Isles.

A menudo considerado como uno de los barrios más encantadores y establecidos del sur de la Florida, escondido en un rincón tranquilo de Miami Beach, esta colección única de 43 residencias, simboliza la vida a un ritmo diferente, con actividades de golf, canotaje, tenis, tiendas "boutiques", restaurantes eclécticos y entretenimiento, todo esto, convenientemente cerca.





“CUANTO MÁS CLARA SEA LA VISTA, MÁS REAL SERÁ LA BELLEZA A OBSERVAR”.

~ Ruben Papian



ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER



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## CAPTURE UNA IMAGEN PERFECTA

IRIS es una visión cuya hora ha llegado. Estas casas de estilo urbano, ofrecen más espacio y privacidad que los condominios típicos de Miami Beach, gracias a un diseño de 4 pisos que incluye un garaje para 2 coches en la planta baja, y vistas elevadas en la sala de estar y dormitorios ubicados en los pisos superiores de cada residencia. Al mismo tiempo, IRIS también ofrece un mayor acceso y conectividad que las viviendas unifamiliares de Normandy Isles, con vistas insuperables, amarraderos para barcos, y una excelente ubicación; a tan sólo unos pasos de restaurantes de categoría, campos de golf, parques, e incluso las arenas del Atlántico.



An architectural rendering of a modern, multi-story residential building with large glass windows and balconies. In the foreground, a rooftop swimming pool is visible, with a couple sitting at the edge. The pool is surrounded by a wooden deck and low-lying plants. In the background, a marina with several boats and a city skyline are visible under a blue sky with scattered clouds.

## ESTILOS DE VIDA VISIONARIOS



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## CARACTERÍSTICAS DE LA RESIDENCIA

- Cuatro pisos de casas privadas con tres y cuatro dormitorios, con medidas que oscilan entre 200 y 233 m2.
- Extensos balcones y terrazas techadas con cocinas opcionales
- Ascensores privados en cada residencia
- Garajes para 2 autos con ascensores opcionales para acomodar hasta 4 autos
- Amplio concepto de plantas que maximizan la luz y las vistas
- Balcones con vistas a Miami Beach, la bahía y el campo de Golf
- Cocinas modernas con muebles de estilo Europeo
- Electrodomésticos GE Monogram
- Grifería Kohler
- Mesadas de cuarzo
- Pisos de fino azulejo







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## COLOREE SU MUNDO CON CONVENIENCIA

Piscina con vista a la bahía  
Paseo por el muelle  
Diseño contemporáneo de las calles del barrio con lámparas, bancos y veredas  
Comunidad privada y segura  
15 atracaderos para botes con capacidad de hasta 35 pies.  
Jardines, céspedes y áreas de reunión al aire libre



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"LA VERDADERA ORIGINALIDAD NO CONSISTE EN UN  
NUEVO LUGAR... SINO EN UNA NUEVA VISIÓN." ~ Edith Wharton

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BAL HARBOUR SHOPS



VISTA DEL CENTRO DE MIAMI DESDE BISCAYNE BAY



OCEAN DRIVE – SOUTH BEACH



## UNA ESCENA PARA SER VISTA

Al salir de su puerta principal, la plenitud de Miami toma vida. Al otro lado de la calle, hay canchas de golf, canchas de tenis, canchas de baloncesto y campos de fútbol en el Parque Fairway... “The Normandy Isle Park & Pool”, posee una piscina olímpica y una segunda piscina con toboganes, cascadas, y fuentes para niños. Súbete a una bicicleta o a tu auto y ya estarás a menos de cinco minutos de castillos de arena y de tomar sol en Miami Beach, en una hermosa extensión de arena, el lugar favorito de la gente local.

La otra faceta de la vida en IRIS es el gran arte culinario y el entretenimiento que se encuentra dentro de su vecindario. Deléitese con las cocinas del mundo en “Rouge”, con su menú francés y marroquí; o exquisiteces asiáticas de Tamarind Thai; Saboree una rica parrillada argentina en Las Vacas Gordas, o delicatessen peruanos en K’Chapas... todo esto a tan solo pasos de su puerta. ¿Busca algo más informal? Pizza, pasta, dulces colombianos, mariscos, sándwiches y más están a pocas cuadras. Por la noche, disfrute de sofisticados salones y bares en North Beach, o diríjase a Bal Harbour, ubicada a pocos minutos al Norte; Al sur, se encuentra South Beach, y al oeste, Downtown Miami y Brickell. En IRIS, usted está conectado con todo.



MIAMI BEACH

79TH ST CAUSEWAY

NORTH BAY VILLAGE



NORMANDY SHORES  
GOLF CLUB

NORTH SHORE

INDIAN CREEK  
COUNTRY CLUB

SURFSIDE





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The Community is being developed by Normandy Ventures, LLC, a Florida limited liability company (the “Developer”), which was formed solely for such purpose and has a limited right to use the trademarked names and logos of The Spear Group and Braddock Financial Corporation pursuant to license and marketing agreements with each entity. The Spear Group and Braddock Financial Corporation are affiliated with the Developer, but are not the developer of the Community. Any and all statements, disclosures and/or representations shall be deemed made by the Developer and not by The Spear Group, Braddock Financial Corporation, or any other party, and each buyer shall look solely to Developer (and not to The Spear Group, Braddock Financial Corporation, and/or any of their affiliates) with respect to any and all matters relating to the development and construction of the Community and with respect to the marketing and sale of dwellings in the Community.

Broker participation is welcomed. No real estate broker or salesperson is authorized to make any representations or other statements regarding this Community, 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 information contained herein, including, without limitation, any and all artist’s or architectural conceptual renderings, plans, floor plans, specifications, features, facilities, dimensions, measurements and amenities depicted or otherwise described, are based upon current development plans, which are subject to change or abandonment without notice. No guarantees or representations whatsoever are made that any plans, floor plans, specifications, features, facilities, dimensions or amenities depicted by artists’ or architectural renderings, or otherwise described herein, will be provided, or, if provided, will be of the same type, size, quality, location or nature as depicted or otherwise described herein.

Any stated square footages, dimensions and other measurements reflected herein are based on preliminary pre-construction plans, which are subject to change and will vary with actual construction. Any stated square footages, dimensions and other measurements are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between dwellings and will vary from the dimensions of the dwelling that would be determined by using other methods of measurement (including methods that only include the interior airspace between the perimeter walls and exclude all interior structural components and other common areas). This method is generally used in sales materials and is provided to allow a prospective purchaser to compare the dwellings in the Community with dwellings in other residential projects that utilize the same method. Measurements of rooms are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts, soffits or other variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width.

All depictions of furniture, appliances, fixtures, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not included in your dwelling unless expressly indicated in your purchase agreement. The Developer reserves the right, without notice to or approval by the buyers, to make changes or substitutions of equal or better quality for any fixtures, appliances, furniture and any other items of finish and decoration which are included with the dwelling. The dwellings depicted herein may include optional features or premiums for upgrades which are not included in the price of the dwellings. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing.

Renderings depict proposed views, which are not identical from each dwelling. Any view from a dwelling or from other portions of the Community may in the future be limited or eliminated by future development or forces of nature, and the Developer in no manner guarantees the continuing existence of any view. No guarantees or representations whatsoever are made that existing or future views of the Community and surrounding areas depicted by artist’s conceptual renderings, or otherwise described herein, will be provided or, if provided, will be as depicted or described herein.

The photographs contained herein may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein. Interior photos shown may depict options and upgrades and are not representative of standard features and may not be available for all model types.

The development of the Community is expected to occur over an extended period of time and, as a result, the development plan may be modified from time to time to respond to varying market conditions and changes in circumstances.

All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the dwellings or the Community. The Developer expressly reserved the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion.

Any and all references to and/or renderings of other proposed projects or of nearby attractions or facilities depicted may be proposed only, may not be constructed, and are not being developed by the Developer. As such, the Developer has no control over those projects, attractions or facilities, and there is no guarantee that they will be developed, or if so, when and what they will consist of.

All depictions or descriptions of a marina, and all references to boat slips, docks and related facilities, are based on potential development plans, which are subject to change without notice. The Developer, or its designee, may (in its sole and absolute discretion and without creating any obligation) construct a marina, including boat slips, docks and related facilities along the waterway adjacent to the Community. Construction of a marina requires numerous permits and approvals from various governmental authorities, which approvals have not been obtained. If obtained, the issuance of permits and/or approvals for a marina is at the discretion of, and shall be subject to the terms and conditions set forth by, the applicable governmental authorities. As a result, no representations or warranties are made regarding the development, construction or use of a marina, or any boat slips, docks or related facilities. Any existing plans for a marina may be abandoned, or otherwise modified, at any time, and, accordingly, no buyer should rely upon, or have any assurances that a marina, or any boat slips, docks or related facilities, will in fact be constructed (and, if constructed, that any such marina, or any boat slips, docks or related facilities, will be available to the Community or its owners). This [brochure/website] is an overview of the Community and in no way whatsoever should the information be relied upon for financial, tax, accounting, investment, business, architectural design, interior design or legal advice.

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