



ON THE BAY



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FLORIDA REAL ESTATE





MODERN PERSPECTIVES. VIBRANT LIVING.





A SIGHT TO BEHOLD IN NORMANDY ISLES

With its striking modern architecture and enviable waterfront location on Biscayne Bay, IRIS is an eye-opening statement for comfortable-yet-contemporary living in the heart of Normandy Isles. Often regarded as one of South Florida's most lovely and established neighborhoods, tucked away in a quiet corner of Miami Beach, this unique collection of 43 town homes is life at a different pace, with golf, boating, tennis, boutique shopping, and eclectic restaurants and entertainment all conveniently close by.

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“THE MORE CLEAR YOUR VIEW, THE MORE REAL BEAUTY YOU WILL SEE.”

~ Ruben Papian



ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER



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CAPTURE AN IMAGE OF PERFECTION

IRIS is an idea whose time has most definitely come. These townhomes offer more space and privacy than the typical condos of Miami Beach thanks to a 4-story building design that includes 2-car garages on the ground floor, and elevated views for living and bedroom areas on the upper floors of each residence. At the same time, IRIS also delivers more access and connectivity than the single-family homes of Normandy Isles with an unbeatable waterfront complete with dockage, and an excellent walkable location that is just moments from restaurants, golf courses, parks, and even the sands of the Atlantic.





ON THE BAY

VISIONARY TOWNHOME LIFESTYLES



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RESIDENCE FEATURES

- 4-story, fee-simple townhomes with three and four bedroom configurations ranging from 2,152 to 2,513 Sq. Ft. of interior space
- Generous balconies and rooftop terraces with optional summer kitchens
- Private elevators in every residence
- 2-car garages with optional lifts to accommodate up to 4 cars
- Open-concept floor plans that maximize light and views
- Balconies overlooking Miami Beach, the bay, and golf course
- Modern kitchens with European-style cabinetry
- GE Monogram Appliances
- Kohler Faucets
- Quartz countertops
- Tile flooring throughout





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COLOR YOUR WORLD WITH CONVENIENCE

Pool overlooking the bay
Waterfront promenade
15 boat slips accommodating vessels up to 35 feet
Secure, gated community
Contemporary neighborhood street design with modern street lamps, benches, and sidewalks
Lush landscaping, lawns, and outdoor gathering areas



ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLOSURE



"TRUE ORIGINALITY CONSISTS NOT IN A NEW PLACE...
BUT A NEW VISION." ~ Edith Wharton

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BAL HARBOUR SHOPS



VIEW OF DOWNTOWN MIAMI FROM BISCAYNE BAY



OCEAN DRIVE – SOUTH BEACH



ON THE BAY

A SCENE TO BE SEEN

Step out your front door, and the fullness of Miami comes to life. Across the street, are tennis courts, basketball courts, and soccer fields of Fairway Park... Just beyond it, emerald greens of the Normandy Shores Golf Course beckon you to hit the links. The Normandy Isle Park & Pool, with one pool for swimming lanes and a second pool with waterslides, waterfalls, and splash encounters for children. Hop on your bike or in the car and you're less than five minutes from sandcastles and sunbathing on Miami Beach, on a gorgeous stretch of sand that's a favorite of locals.

The other facet of life at IRIS is the great dining and entertainment found right in your neighborhood. Delight in world cuisines at Rouge with its French and Moroccan menu; or Tamarind Thai's Asian delicacies; La Vacas Gordas savory Argentinian steaks, or the Peruvian-influenced K'Chapas... all steps from your front door. Looking for something more casual? Pizza, pasta, Colombian treats, seafood, sandwiches, and more are all a short stroll away. In the evenings, enjoy sophisticated lounges and bars in North Beach, or head a few minutes north to Bal Harbour, south to South Beach, or west to Downtown Miami and Brickell. You're connected to it all.

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MIAMI BEACH

79TH ST CAUSEWAY

NORTH BAY VILLAGE



NORMANDY SHORES
GOLF CLUB

NORTH SHORE

INDIAN CREEK
COUNTRY CLUB

SURFSIDE





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This is not intended to be an offer to sell, or solicitation to buy, a dwelling in Iris on the Bay (the “Community”) in any jurisdiction where prohibited by law. In no event shall any solicitation, offer or sale of a dwelling in the Community be made in, or to residents of, any state or country in which such activity would be unlawful.

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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