

ONE BAL HARBOUR

GRAND ESTATE PENTHOUSE SOUTH
BAL HARBOUR, FLORIDA

THE RESIDENCE

Approximate Living Area: 7,874 sq.ft.

Total Square Footage: 10,673 sq. ft.



INTRACOASTAL



ATLANTIC OCEAN

GRAND OCEANFRONT PENTHOUSE ESTATE ONE

4 Bedroom, 5 Bath, 2 Powder Room, Family Room, Formal Dining, Grand Salon, Rooftop Spa, Exercise Room, Sauna, Media Room, Morning Room, Library, Study

Enclosed Area	7,874 Sq. Ft. (731.5 Sq. M.)
Enclosed Terrace Area	2,799 Sq. Ft. (260.0 Sq. M.)
Total Residence	10,673 Sq. Ft. (991.5 Sq. M.)

THESE DRAWINGS ARE ARTISTS RENDERINGS, CONCEPTUAL ONLY, AND THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION OR AS MAY BE REQUIRED BY LAW OR GOVERNMENTAL BODIES. ALL FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE PLANS ARE SUBJECT TO CHANGE BASED UPON REQUIREMENTS OF THE VILLAGE OF BAL HARBOUR. THE DEVELOPER, WCI COMMUNITIES, INC., HAS ENTERED INTO A CONTRACT TO PURCHASE THE PROPERTY ON WHICH 10295 COLLINS AVENUE, RESIDENTIAL CONDOMINIUM MAY BE CONSTRUCTED.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE.

THE RESIDENCE'S SQUARE FOOTAGE TOTALS AND THE INTERIOR INDIVIDUAL ROOM DIMENSIONS INDICATED ABOVE ARE APPROXIMATE AND MAY VARY DUE TO CONSTRUCTION. THE RESIDENCE'S SQUARE FOOTAGE TOTALS ARE BASED ON PERIMETER MEASUREMENTS, WHILE THE INTERIOR INDIVIDUAL ROOM DIMENSIONS ARE BASED ON THE BOUNDARIES OF THE "UNIT" AS SUCH TERM IS DEFINED IN THE DECLARATION OF CONDOMINIUM. THE SQUARE FOOTAGES DERIVED BY CALCULATING THE INTERIOR INDIVIDUAL ROOM DIMENSIONS OF THE UNIT SHALL BE THE BASIS FOR DETERMINING THE PERCENTAGE INTEREST OF THE TOTAL SQUARE FOOTAGE OF THE CONDOMINIUM ON WHICH ASSESSMENTS SHALL BE DETERMINED AND PRORATED.