

BIJOU

bay harbor

 GLOBALTY
INVESTMENT







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A modern, multi-story waterfront building with glass balconies and a dock with boats. The building is situated on a waterfront with palm trees and a clear blue sky. A large white yacht is docked at a wooden pier in the foreground, and a smaller blue boat is also visible. The building has a contemporary design with a mix of glass and dark panels. The scene is set in a tropical or coastal environment.

I/ PRESENTATION

Sitting on 150 feet of bay frontage in the Bay Harbor Islands, Bijou is an intimate 9-story waterfront property with 41 residences on the shores of Biscayne Bay. Within each residence, the spirit of Bijou comes brilliantly to life. Open and light layouts, distinctive finishes, top-of-the-line fixtures, and a smart sense of design grace each of these homes with comfortable luxury and delightful details. Residences are composed of 1 to 3 bedrooms and range from 1,040 to 2,185 sq ft. They feature 9-foot-high ceilings, Italian kitchens by MiaCucina, Sub-Zero and Wolf appliances, and balconies. Bijou offers an exclusive connection to cosmopolitan city life made even better by a serene waterfront setting and a private island lifestyle.



II/ FLOOR PLANS

Bijou offers multiple configurations ranging from 1- to 3-bedroom units with a den.

Let's see an example of each.

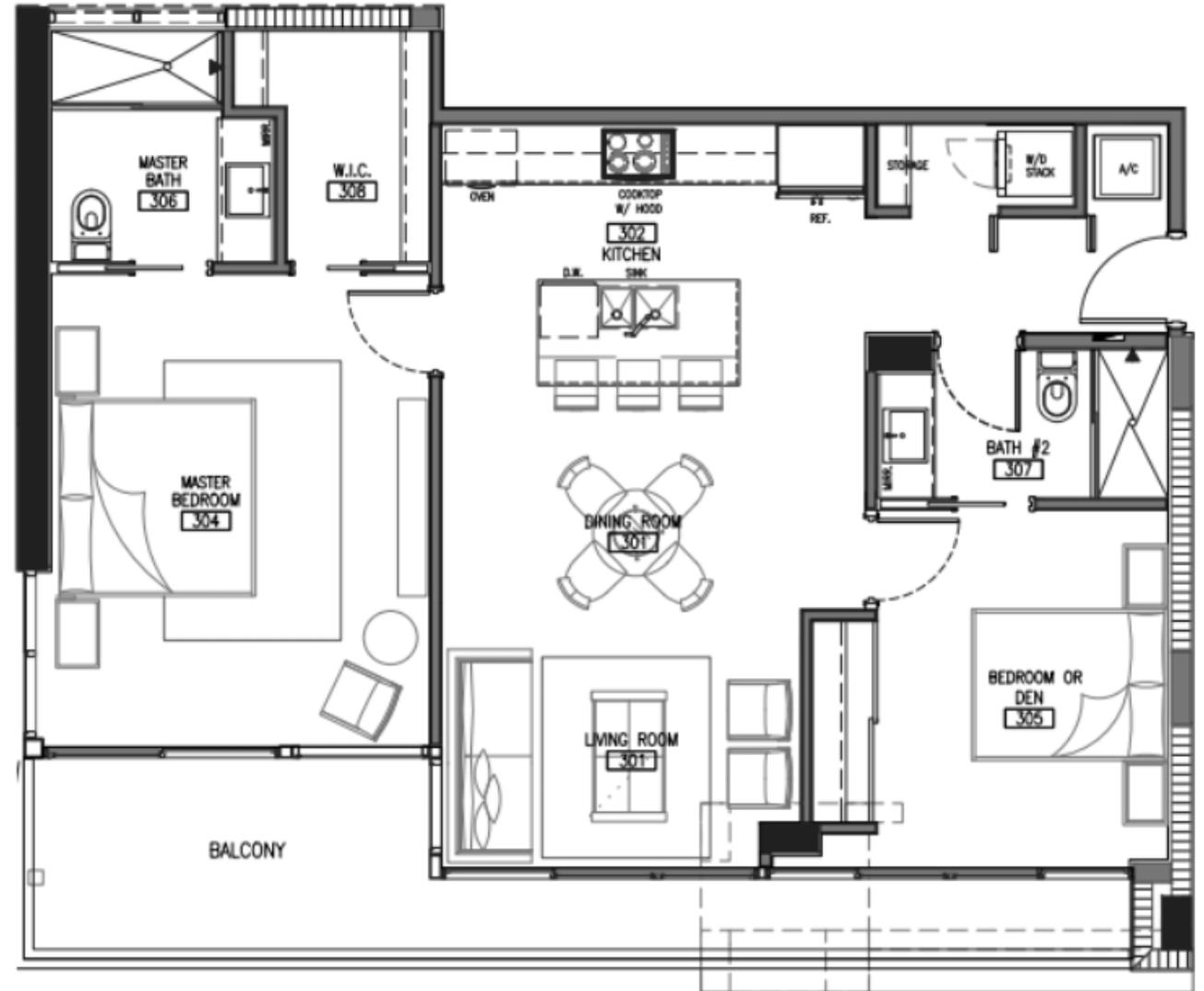


Residence One

1 Bedroom / 2 Bathrooms + Den

Residence One features an interior of 1,102 sq ft.

The kitchen opens to the dining and living room. At the entry are the second bathroom with a shower and the den that can be transformed into another bedroom, if you wish. The master bedroom features a walk-in closet and a bathroom with a shower. The den, the living area, and the master bedroom also offer access to the balcony.

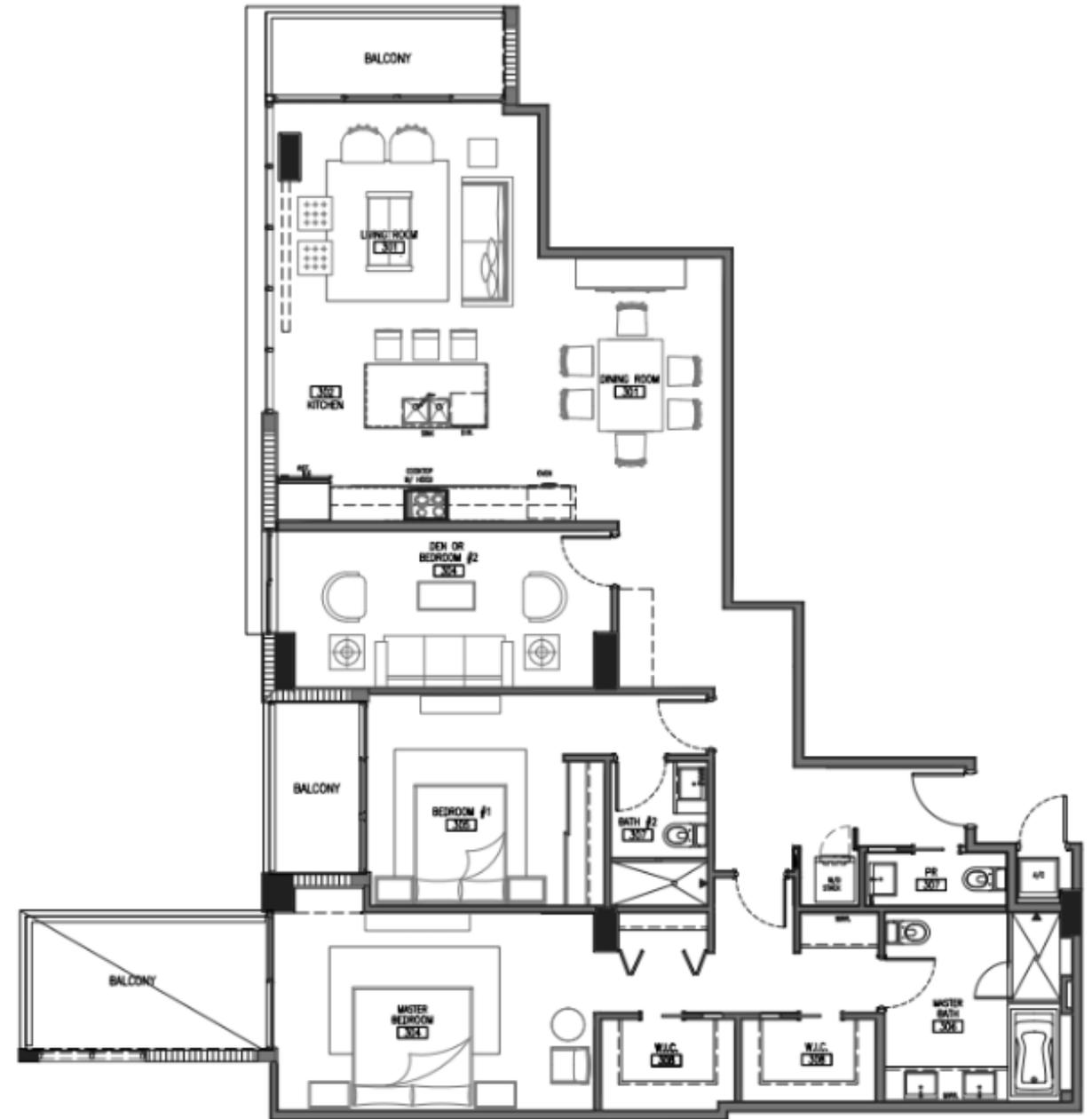


Residence Two

2 Bedrooms / 3.5 Bathrooms + Den

Residence Two features an interior of 1,799 sq ft.

The unit has a central corridor that offers access to the powder room, all the bedrooms, the den, and finally, the kitchen, dining room, and living room. The master bedroom features two walk-in closets and a bathroom with a tub and a shower. The second bedroom features a closet and a private bathroom with a shower. The den can be transformed into a third bedroom, if you wish. Each bedroom, in addition to the living area, has its own balcony.

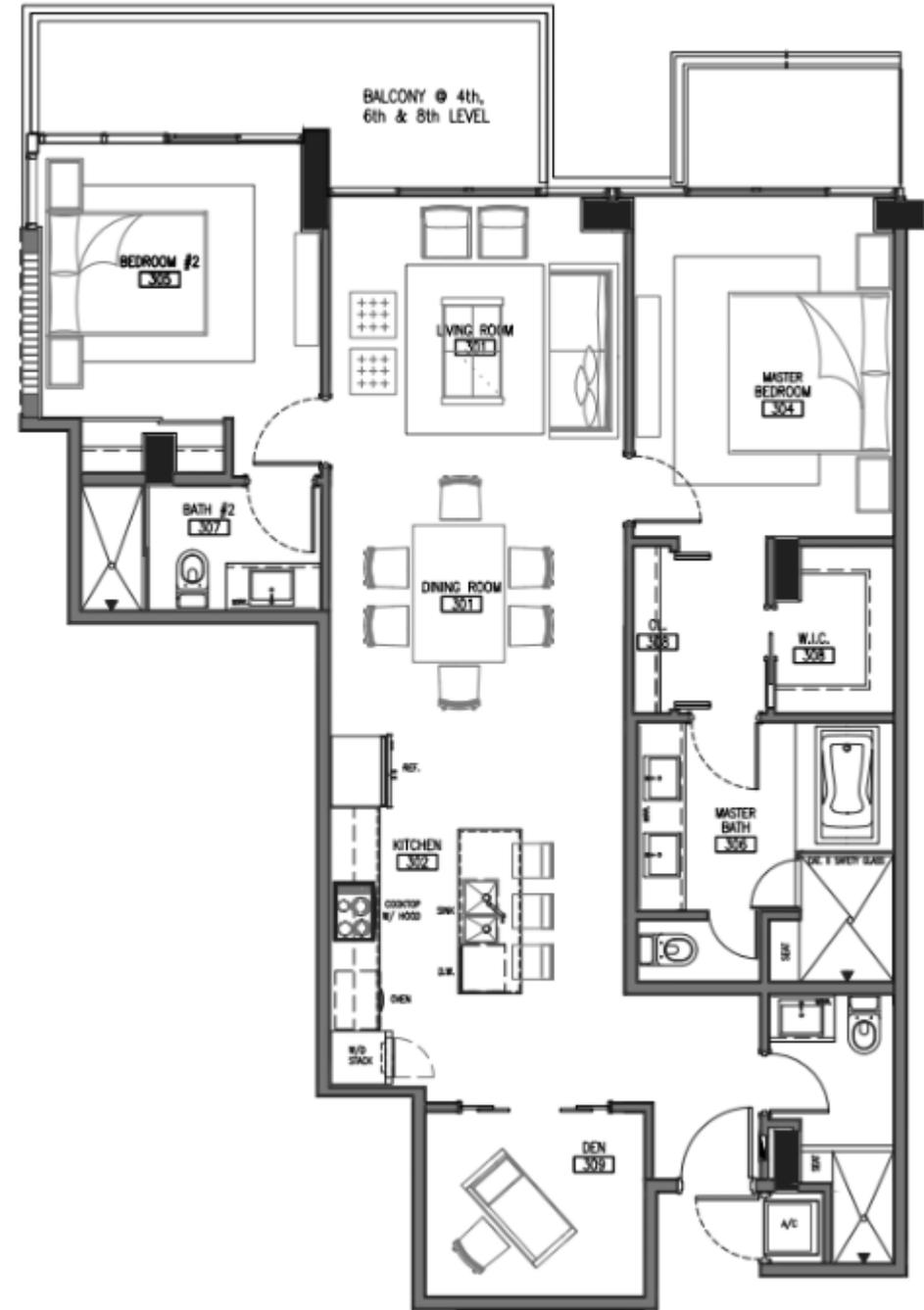


Residence Three

2 Bedrooms / 3 Bathrooms + Den

Residence Three features an interior of 1,363 sq ft.

The unit has a little corridor that offers access to a bathroom with a shower, the den, then the kitchen and the dining/living room. On the right side is the master bedroom that features a closet, a walk-in-closet, a private balcony, and a bathroom with a tub, shower, and toilet room. On the left side is the second bedroom with a closet and a private bathroom with a shower. The second bedroom and the living area have offer access to the main balcony.



Residence Four

3 Bedrooms / 3.5 Bathrooms + Den

Residence Four features an interior of 2,185 sq ft.

The unit's main area is composed of a foyer with a powder room that opens to the kitchen and a dining and living room with a den and balcony. On the left is the master bedroom, which features a large walk-in closet, a private balcony, and a bathroom with a tub, shower, and toilet room. On the right are the two other bedrooms, which each feature a closet and a private bathroom with a shower. The first bedroom has its own private balcony as well.

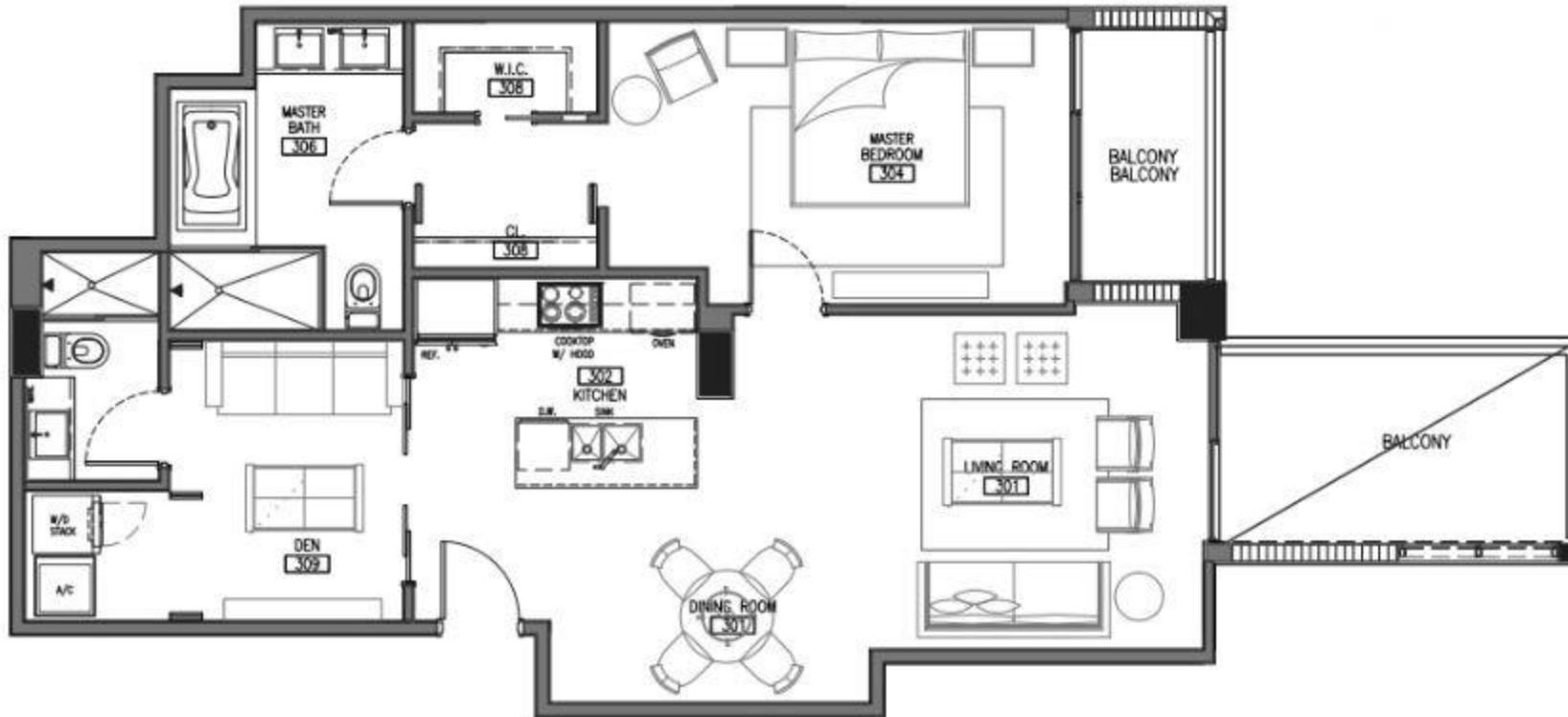


Residence Five

1 Bedroom / 2 Bathrooms + Den

Residence Five features an interior of 1,040 sq ft.

The unit's kitchen opens to the dining and living room with a balcony. On the left is the den, which can be transformed into a second bedroom if you wish, and a bathroom with a shower. Behind the kitchen is the master bedroom, which features a closet, a walk-in-closet, and a bathroom with a tub and shower. The master bedroom has its own private balcony as well.





III/ AMENITIES

- Swimming pool
- Cabanas
- Whirlpool
- Outdoor bar and dining spaces
- Fitness center
- Lounge
- Marina with 6 private boat slips
- 24-hour security



The image is a full-page architectural rendering of a modern high-rise residential building. The building features a mix of dark brown and light beige facades, with prominent glass windows and balconies. The balconies have white railings and are cantilevered out from the building. In the foreground, there are several tall palm trees and a few people walking on a sidewalk. A silver car is parked on the street. The sky is a soft, golden color, suggesting a sunset or sunrise. On the left side, there is a large, semi-transparent white circle containing text.

IV/ WHY BIJOU ?

Located in an exclusive enclave surrounded by Biscayne Bay, this island community of 41 residences invites you to discover a neighborhood that is one of the best-kept-secrets in Miami. Just a short walk away from world-famous Bal Harbour shops and the sands of the Atlantic Ocean shore, Bijou provides 5-star amenities and exceptional views from its expansive rooftop. If you are looking for a serene retreat in the heart of Miami Beach, then Bijou is the place for you.



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