

PERSPECTIVAS ACTUALES. VIDA VIBRANTE.



UNA VISTA PARA OBSERVAR 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

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.

A conceptual rendering of a modern residential building with a rooftop pool and waterfront view. The scene is set during the golden hour, with a sky of soft blues and oranges. The building features large glass windows and balconies. A couple is sitting on the edge of a rectangular pool on the rooftop deck. In the background, a marina with several boats and other buildings is visible across the water.

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



SEE LEGAL DISCLAIMERS ON BACK COVER



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



BAL HARBOUR SHOPS



VIEW OF DOWNTOWN MIAMI FROM BISCAINE BAY

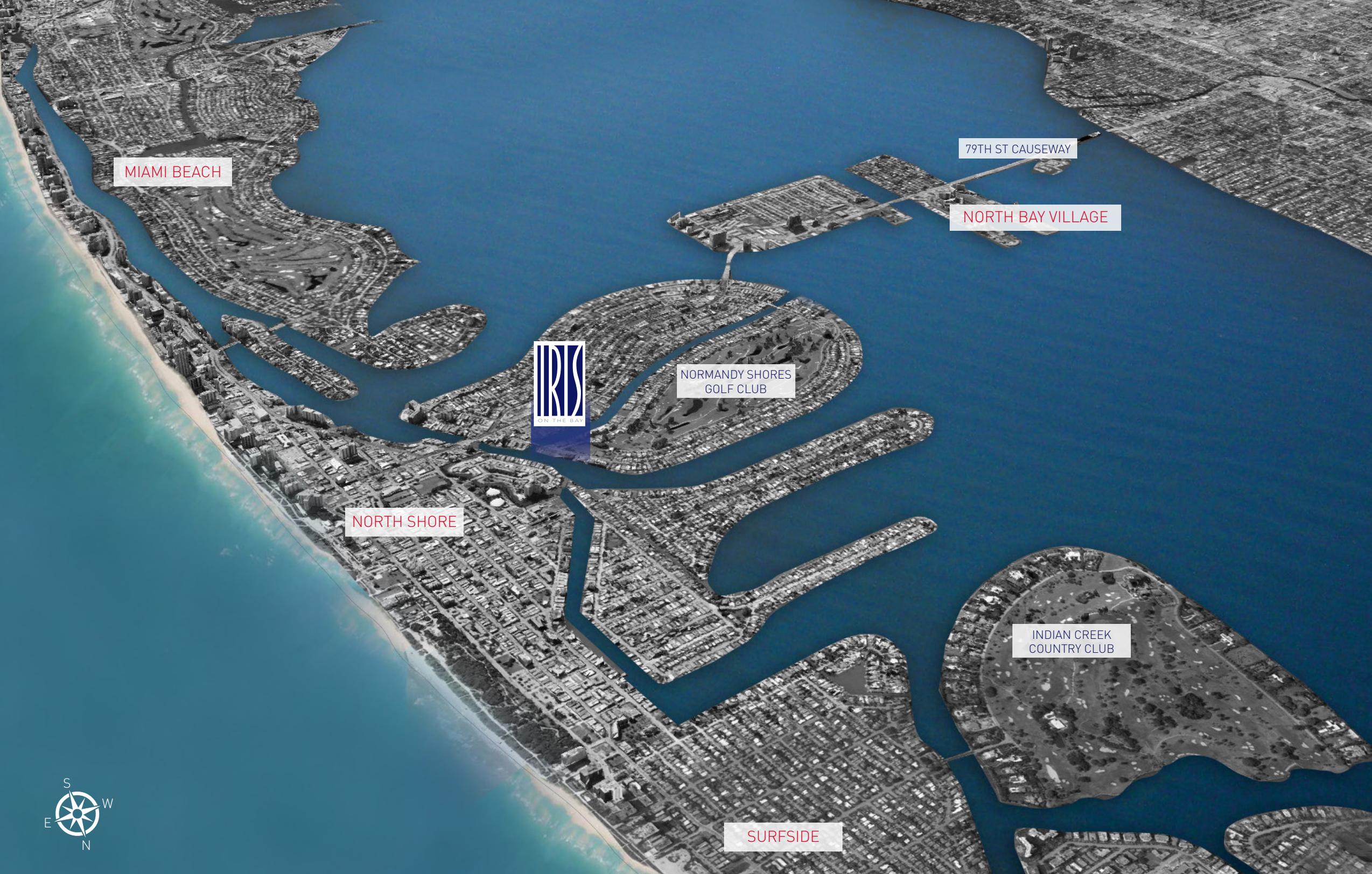
UNA ESCENA PARA SER VISTA

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.



OCEAN DRIVE, SOUTH BEACH



MIAMI BEACH

79TH ST CAUSEWAY

NORTH BAY VILLAGE



NORMANDY SHORES
GOLF CLUB

NORTH SHORE

INDIAN CREEK
COUNTRY CLUB

SURFSIDE



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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.

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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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