

PERSPECTIVAS MODERNAS. ESTILO DE VIDA VIBRANTE.



UM ESPETÁCULO PARA SER CONTEMPLADO NAS ILHAS DA NORMANDIA

Com a sua impressionante arquitetura moderna e localização invejável à beira-mar na Baía de Biscayne, o IRIS é uma demonstração clara do que é um viver confortavelmente ainda que de modo mas contemporâneo no coração das Ilhas da Normandia. Muitas vezes considerado como um dos bairros mais adoráveis e estabelecidos do Sul da Flórida, escondido num canto tranquilo de Miami Beach, esta coleção única de 43 casas geminadas tem a vida num ritmo diferente, com golfe, canoagem, tênis, lojas, restaurantes ecléticos e entretenimento tudo convenientemente por perto.



“QUANTO MAIS CLARA A SUA VISÃO, MAIS VERDADEIRA A BELEZA QUE VOCÊ VAI ENXERGAR.” ~ Ruben Papian



ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER

CAPTURE UMA IMAGEM DA PERFEIÇÃO

O IRIS é uma idéia que definitivamente chegou a vez. Estas casas geminadas oferecem mais espaço e privacidade do que o típico condomínio de Miami Beach, graças a um projeto de edifícios de 4 andares que inclui garagens para 2 carros no térreo e vistas elevadas nas áreas da sala-de-estar e dos quartos nos pisos superiores de cada residência. Ao mesmo tempo, o IRIS também oferece mais conectividade e acesso do que as casas unifamiliares da Ilha da Normandia com uma orla marítima imbatível, complementada com docagem e uma excelente localização para caminhadas que está apenas a alguns passos de restaurantes, parques, campos de golfe e mesmo das areias do Atlântico.

A conceptual rendering of a modern residential building. The scene is set on a rooftop terrace with a large, rectangular swimming pool. Two people are sitting on the edge of the pool, looking out towards a waterfront. The building has large windows and a balcony with a railing. In the background, there are other buildings and a body of water under a blue sky with light clouds. The overall atmosphere is bright and modern.

ESTILOS DE VIDA EM RESIDÊNCIAS VISIONÁRIAS



ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER

CARACTERÍSTICAS DA RESIDÊNCIA

Condomínio de casas germinadas de 4 andares, com três ou quatro quartos, que variam de 200 a 230 m²

Amplas varandas e terraços nas coberturas com opção de churrasqueiras

Elevador privativo em cada residência

Garagens para 2 carros com opção de elevadores, para acomodar até 4 carros

Plantas de plano aberto que valorizam a luz e a vista

Varandas com vista para praia de Miami, a baía e o campo de golfe

Cozinhas modernas com armários em estilo Europeu

Eletrodomésticos com o monograma GE

Torneiras Kohler

Bancadas de quartzo

Piso de azulejos em toda sua extensão





O SEU MUNDO MAIS COLORIDO COM TODO CONFORTO

Piscina com vista para a baía

Avenida à beira-mar

Projeto contemporâneo de ruas da vizinhança com iluminação, bancos e calçadas modernos

Segurança, condomínio fechado

Vizinhança com ruas de design contemporâneo e iluminação, bancos e calçadas modernos

Áreas de lazer ao ar livre com gramados e paisagismo exuberantes





"A VERDADEIRA ORIGINALIDADE CONSISTE NÃO EM UM LUGAR NOVO... MAS EM UMA NOVA VISÃO". ~ Edith Wharton



BAL HARBOUR SHOPS



VIEW OF DOWNTOWN MIAMI FROM BISCAYNE BAY

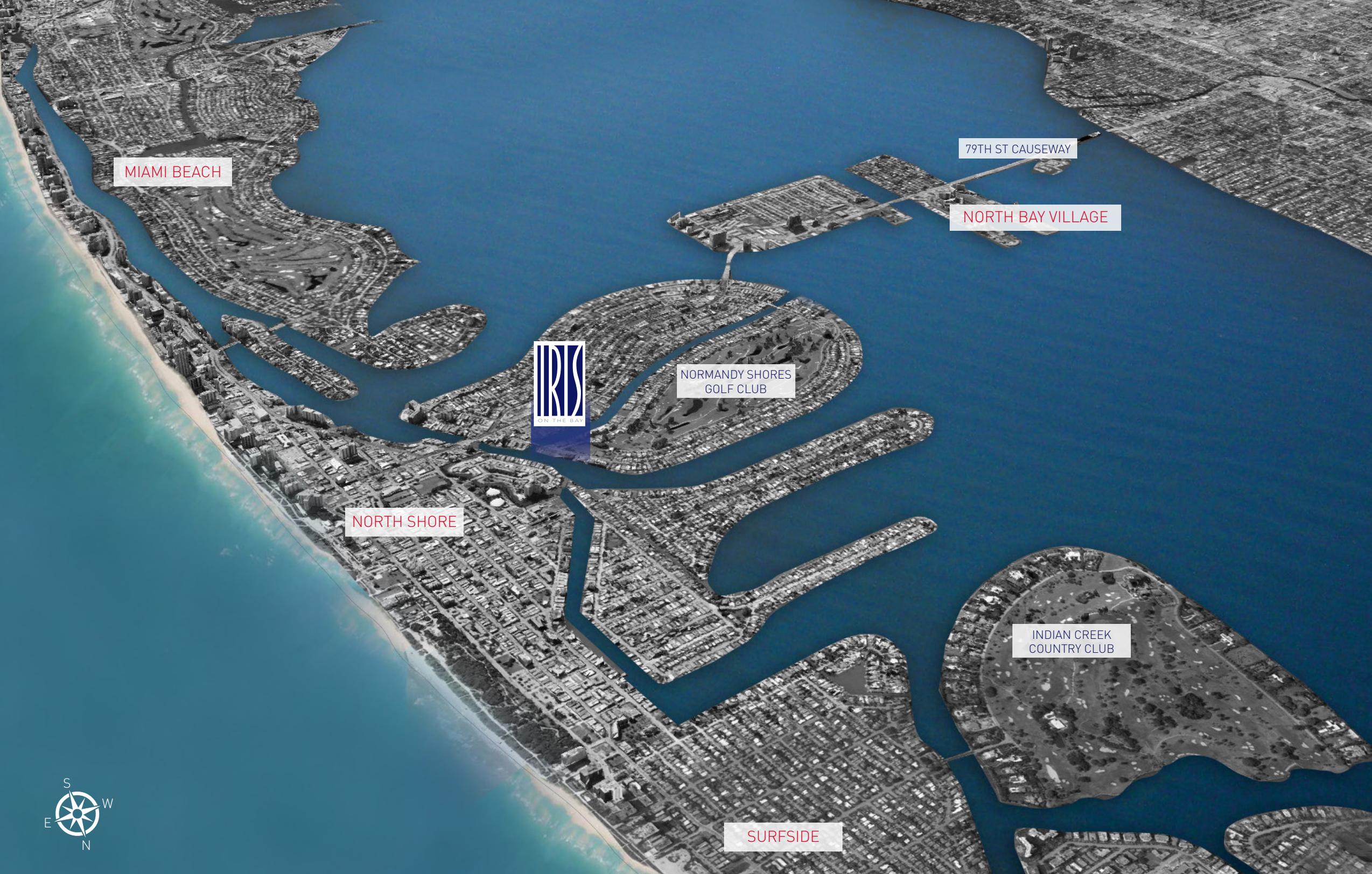
UM CENÁRIO PARA SER VISTO

Saia da sua porta da frente e a plenitude de Miami ganha vida. Do outro lado da rua existem quadras de tênis, quadras de basquete e campos de futebol do Fairway Park... Passando o parque, verdes esmeralda do campo de golfe das Margens da Normandia o convidam a jogar. A Piscina e Parque da Ilha da Normandia, com uma piscina com raias de natação e uma segunda piscina com toboáguas, cachoeiras e encontros splash para crianças. Suba na sua moto ou no seu carro e estará a menos de cinco minutos de castelos de areia e banhos de sol de Miami Beach, num lindo trecho de areia que é o lugar favorito dos moradores locais.

A outra faceta da vida no IRIS são as opções de refeição e entretenimento encontradas na sua vizinhança. Delicie-se com a culinária mundial no Rouge com seu menu marroquino e francês; ou iguarias asiáticas do Tamarind Thai; a saborosa carne argentina do La Vacas Gordas, ou o K'Chapas com influências peruanas... tudo a alguns passos da sua porta. À procura de algo mais casual? Pizza, massas, guloseimas colombianas, frutos do mar, sanduíches e muito mais está tudo a uma distância curta. À noite, desfrute de sofisticados lounges e bares na North Beach, ou vá alguns minutos para o norte em Bal Harbour, sul de South Beach, ou oeste para o centro de Miami e Brickell. Você estará ligado a tudo isso.



OCEAN DRIVE, SOUTH BEACH



MIAMI BEACH

79TH ST CAUSEWAY

NORTH BAY VILLAGE



NORMANDY SHORES
GOLF CLUB

NORTH SHORE

INDIAN CREEK
COUNTRY CLUB

SURFSIDE



www.irisonthebay.com

25 -135 North Shore Drive, Miami Beach, FL 33141 | T 786 693 9669

A Development by



THE SPEAR GROUP

Exclusive Sales by



Architecture by



Interiors by



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE PURCHASE AGREEMENT FURNISHED BY A DEVELOPER TO A BUYER. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

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.

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.