

WELCOME TO  
POOLHAUS

BAY HARBOR ISLANDS





# REDHOEK + BREAKS GROUND IN BAY HARIHOR ISLANDS

MARCH 2024

PROFILEmiami

## REDHOEK+ LAUNCHES SOLINA BAY HARBOR

SEPTEMBER 2024

FLORIDA  
**YIMBY**

## SOLINA BAY HARBOR BREAKS GROUND

PROFILEmiami

## SOLINA BREAKS GROUND AT 50% SOLD

OCTOBER 2024

**THE REAL DEAL**

## BROOKLYN DEVELOPER LAUNCHES SALES FOR SECOND BAY HARBOR ISLANDS CONDO PROJECT

After achieving 50% pre-sales and breaking ground in less than 6 months on their debut Miami project - Solina Bay Harbor - Redhoek+ launches Pool Haus - a new, innovative and design-forward boutique project of 18 completely unique residences.



"THE CONCEPT BEHIND POOL HAUS IS TO TRULY OFFER CONDO BUYERS A ONE-OF-A-KIND HOME. WE SET OUT TO REMOVE THE TRADE OFFS BETWEEN LUXURY CONDO AND SINGLE FAMILY. AT POOL HAUS BUYERS CAN HAVE A PRIVATE POOL WITH A LARGE, COMPLETELY UNIQUE LAYOUT, LUXURY FINISHES AND STILL ENJOY THE LOW MAINTENANCE, HIGH RENTAL YIELD AND EASE OF CONDO OWNERSHIP."

LEE COHEN  
Developer, Redhoek+



An aerial photograph of North Bay Harbor Islands, Florida, showing a dense residential area with numerous multi-story apartment buildings and houses. The area is surrounded by water, with a large canal or bay in the foreground. The sky is blue with some light clouds. The text 'LOCATED IN NORTH BAY HARBOR ISLANDS' is overlaid in the center of the image in a large, black, sans-serif font.

LOCATED IN NORTH  
BAY HARBOR ISLANDS

"BAY HARBOR IS A VIBRANT, PRIVATE COMMUNITY OF MAGNIFICENT HOMES & LUXURY CONDOS, THIS EXCLUSIVE TOWN IS LOCATED BETWEEN THE UPSCALE BAL HARBOUR & INDIAN CREEK ISLAND."

Bay Harbor Islands Offers A Luxurious Florida Alternative  
FORBES, JUNE 6, 2024



# POOLHAUS

# LOCATION



NEIGHBORHOOD POIS  
NEW DEVELOPMENTS

# POOLHAUS

# LOCATION

1 minute to Pura Vida & Kane Concourse

5 minutes to Bal Harbour Shops

10 minutes to Miami Beach

15 minutes Indian Creek Country Club

20 minutes to Turnberry

25 minutes to Design District

30 minutes to South Beach



POOLHAUS

BUILDING

18

4

360°

20 FT

24/7

2



# POOLHAUS

BUILDING

18

ONE-OF-A-KIND  
RESIDENCES

4

360°

24/7

20 FT

2



# POOLHAUS

BUILDING

18

4

LIMITED EDITION  
HOMES WITH  
PRIVATE POOLS

360°

24/7

20 FT

2



# POOLHAUS

# BUILDING

18

4

360°

ROOFTOP POOL VIEWS  
+ COLD PLUNGE

24/7

20 FT

2



# POOLHAUS

# BUILDING

18

4

360°

24/7  
FITNESS CENTER +  
SAUNA

20 FT

2



# POOLHAUS

# BUILDING

18

4

360°

24/7

20 FT  
DOUBLE HEIGHT  
LOBBY

2



# POOLHAUS

# BUILDING

18

4

360°

24/7

20 FT

2

PARKING SPOTS PER  
RESIDENCE



18

ONE-OF-A-KIND  
RESIDENCES















# POOLHAUS

# RESIDENCES



WOOD PANEL



CREME PANEL



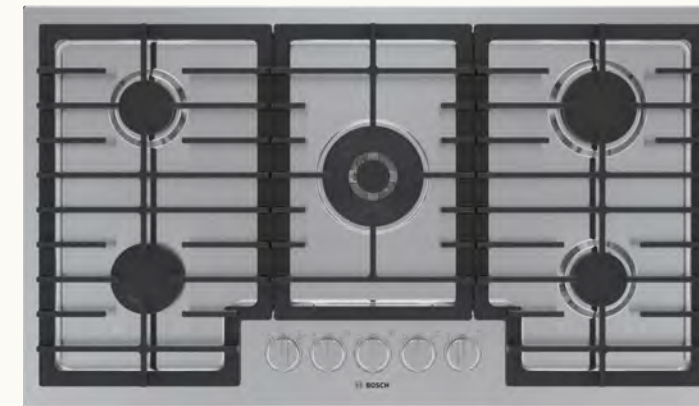
KITCHEN



TRAVERTINE



30" DOUBLE OVEN, STAINLESS STEEL  
Bosch



36" GAS COOKTOP, STAINLESS STEEL  
Bosch



DOUBLE KITCHEN SINK, WHITE  
Blanco



18" INTEGRATED COLUMN FREEZER &  
30" INTEGRATED COLUMN REFRIGERATOR  
Bosch



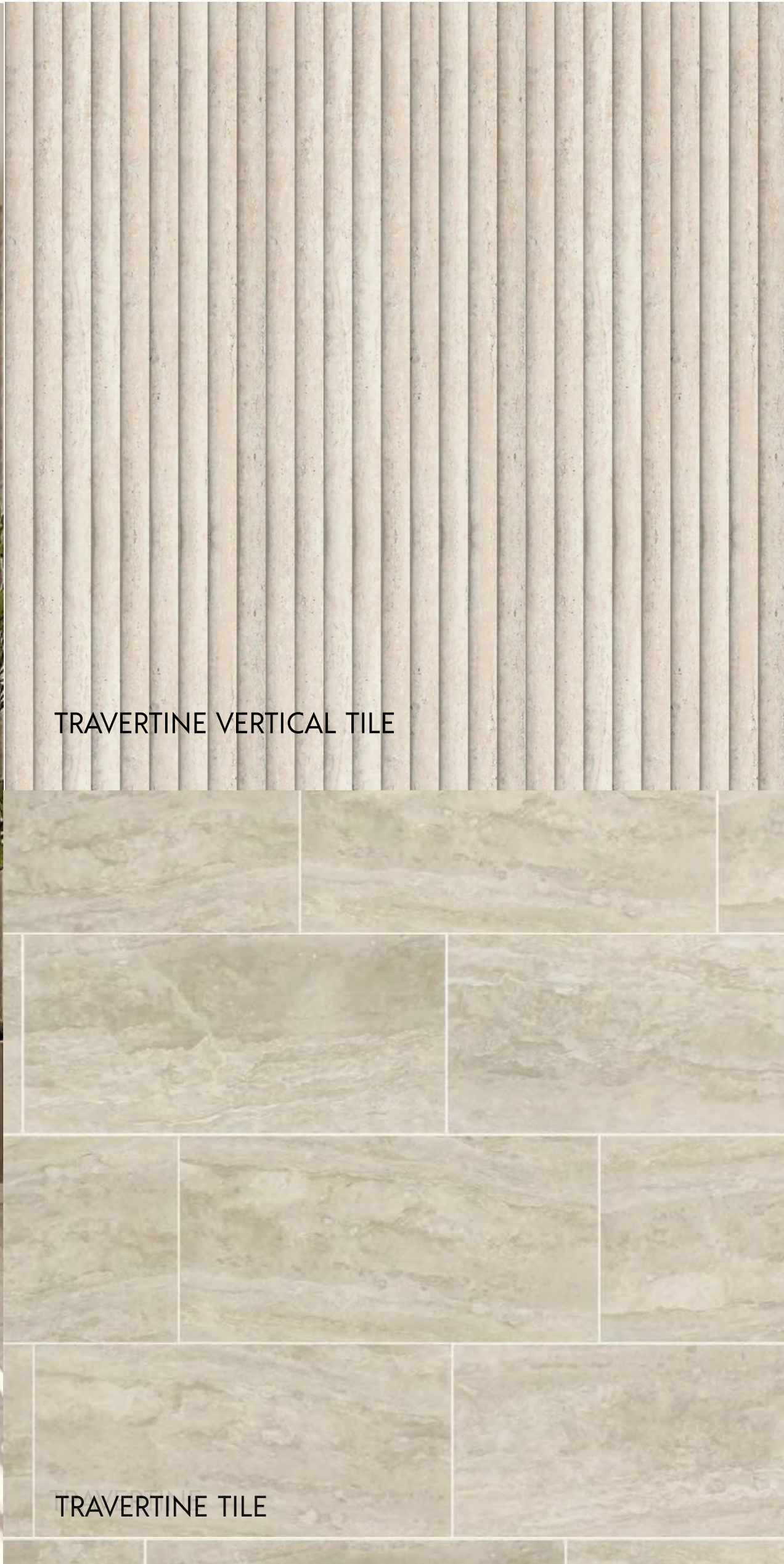
PULL-DOWN FAUCET,  
STAINLESS STEEL  
Vigo



24" DISHWASHER, STAINLESS STEEL  
Bosch



PRIMARY  
BATHROOM



TRAVERTINE VERTICAL TILE

TRAVERTINE TILE



WALL MOUNTED FAUCET, BURNISHED NICKEL  
Phylrich

UNDERMOUNT SINK, WHITE  
Kohler



RAIN & HAND SHOWER, BURNISHED NICKEL  
Phylrich



WALL MOUNTED TOILET, WHITE  
Duravit

FLUSH PLATE, BRUSHED CHROME  
Geberit



FREE STANDING BATHTUB, WHITE  
Porcelanosa



WOOD PANEL

TRAVERTINE

TRAVERTINE TILE

SECONDARY BATHROOM



DECK MOUNTED FAUCET, BURNISHED NICKEL  
Phylrich

UNDERMOUNT SINK, WHITE  
Kohler



BATH TUB, WHITE  
Duravit



SHOWER HEAD & BATHTUB SPOUT,  
BURNISHED NICKEL  
Phylrich



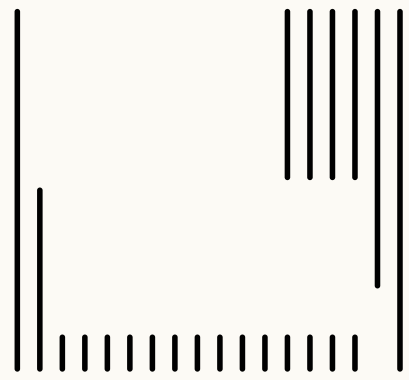
WALL MOUNTED TOILET, WHITE  
Duravit

FLUSH PLATE, BRUSHED CHROME  
Geberit



# POOLHAUS

# RESIDENCES

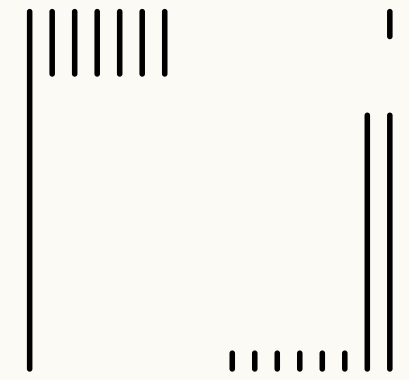


2A

3 Bed + Den | 3.5 Bath

2,519 SF | 234 SM

496 SF | 46 SM

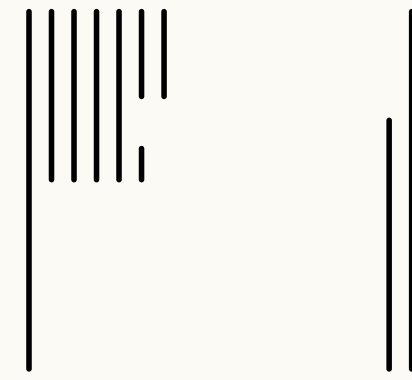


2B

4 Bed + Den | 5 Bath

3,201 SF | 297 SM

550 SF | 51 SM

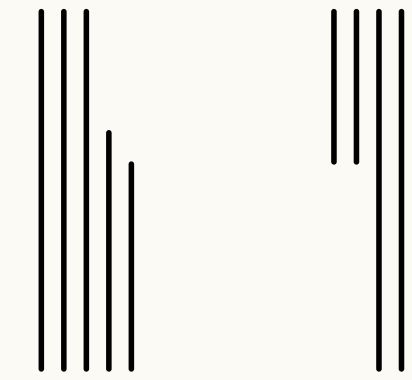


2C

3 Bed | 3.5 Bath

2,574 SF | 239 SM

626 SF | 58 SM

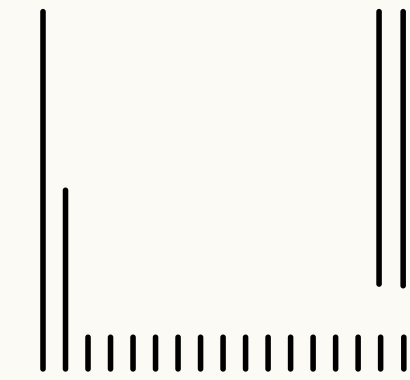


2D

3 Bed + Den | 3.5 Bath

2,456 SF | 228 SM

554 SF | 51 SM

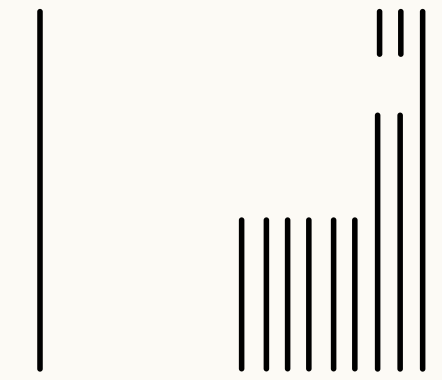


3A

4 Bed | 4.5 Bath

3,074 SF | 285 SM

562 SF | 52 SM

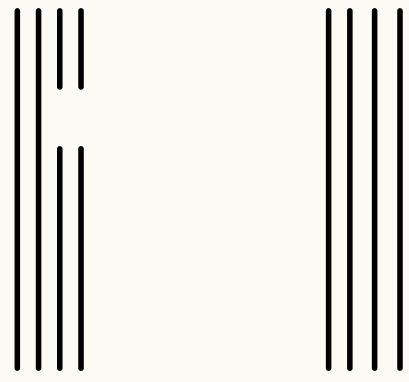


3B

3 Bed + Den | 3.5 Bath

2,994 SF | 278 SM

1,147 SF | 106 SM

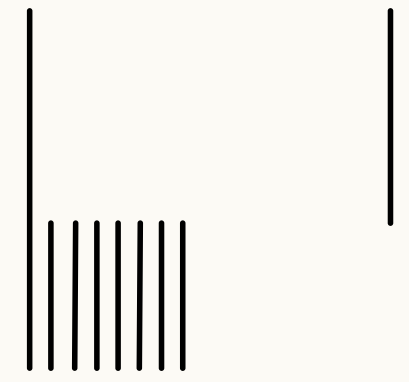


3C

3 Bed + Den | 3.5 Bath

2,458 SF | 228 SM

1,120 SF | 104 SM

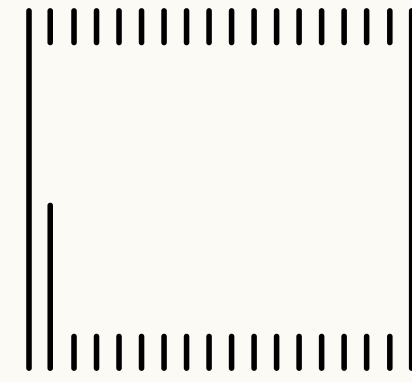


3D

3 Bed + Den | 3.5 Bath

2,622 SF | 243 SM

641 SF | 59 SM

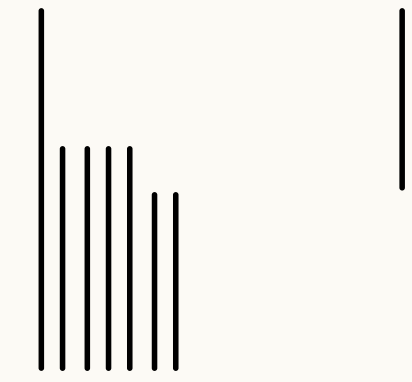


4A

3 Bed | 3.5 Bath

2,375 SF | 220 SM

786 SF | 73 SM

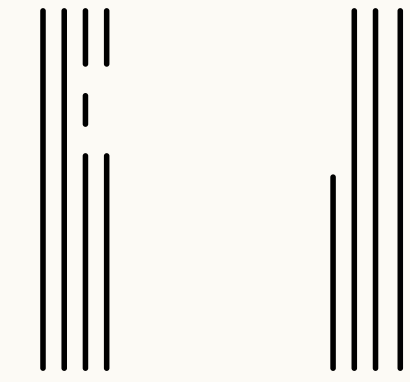


4B

3 Bed + Den | 3.5 Bath

2,736 SF | 254 SM

999 SF | 92 SM

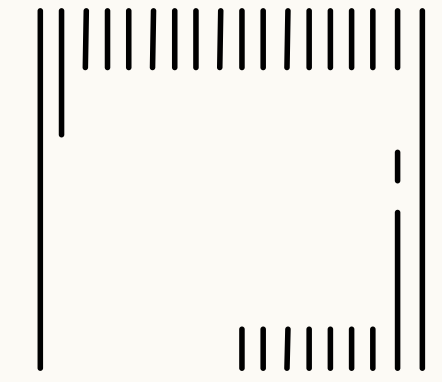


4C

2 Bed | 2.5 Bath

2,184 SF | 202 SM

592 SF | 54 SM

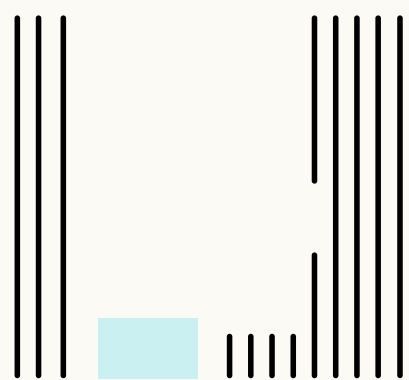


4D

3 Bed + Den | 3.5 Bath

2,183 SF | 202 SM

865 SF | 80 SM

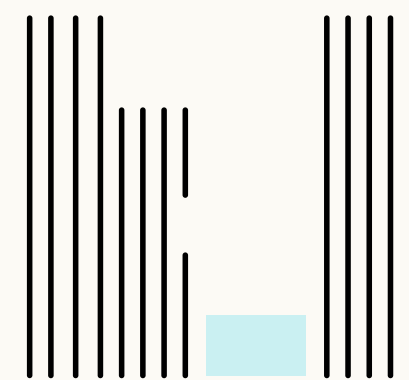


5A

4 Bed + Den | 4.5 Bath

3,390 S | 314 SM

2,461 SF | 228 SM

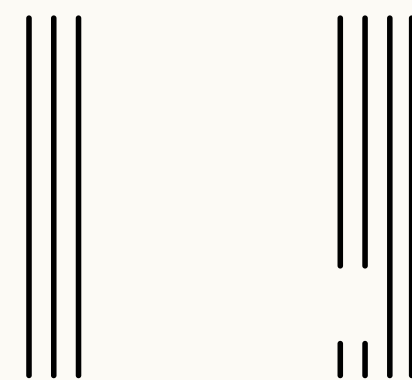


5B

4 Bed | 4.5 Bath

3,219 SF | 299 SM

2,438 SF | 226 SM

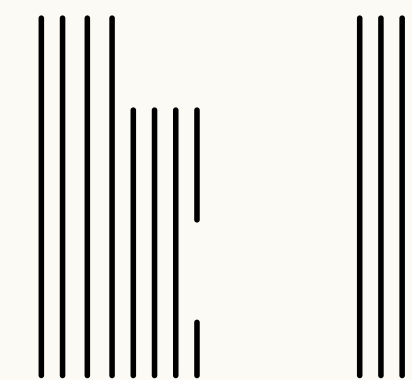


6A

4 Bed | 4.5 Bath

3,113 SF | 289 SM

992 SF | 92 SM

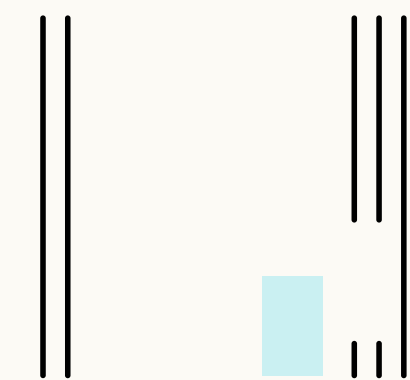


6B

4 Bed + Den | 4.5 Bath

2,986 SF | 277 SM

979 SF | 91 SM

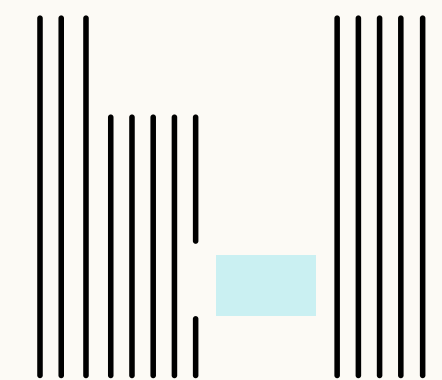


PHA

3 Bed + Den | 3.5 Bath

2,569 SF | 238 SM

1,372 SF | 127 SM



PHB

3 Bed | 3.5 Bath

2,627 SF | 244 SM

1,484 SF | 138 SM

~\$1.10/FT HOAS

FLEXIBLE RENTAL TERMS

DEPOSIT SCHEDULE

20% Upon Contract                      10% at Top Off

10% Commencement Upon Construction                      50% at Closing

10% Commencement Upon Pouring Foundation

OUTSIDE BROKER COMMISSION

5%

COMMISSION SCHEDULE

1/3 Paid Upon Hard Contract\*

1/3 Paid at Top Off

1/3 Paid at Closing

\*Following 15 Day Rescission Period



# POOLHAUS

# TEAM

REDHOEK+

Developer

PILSKIN  
ARCHITECTURE  
& FAB314

Architects

POWERED BY  
DMT

Sales & Marketing



SOLINA  
Bay Harbor Islands, Miami  
22 Condos | Q4 2025 Completion



THE CONOVER  
Red Hook, Brooklyn  
22 Condos | March 2023 Completion



996 MANHATTAN AVE  
Greenpoint, Brooklyn  
10 Condos | Dec 2023 Completion



OPAL  
Gravesend, Brooklyn  
12 Condos | Summer 2025 Completion



ONYX  
Gravesend, Brooklyn  
12 Condos | Summer 2025 Completion

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SOLINA  
Bay Harbor Islands, Miami  
22 Condos | Q4 2025 Completion



THE CONOVER  
Red Hook, Brooklyn  
22 Condos | March 2023 Completion



OPAL  
Gravesend, Brooklyn  
12 Condos | Summer 2025 Completion



ONYX  
Gravesend, Brooklyn  
12 Condos | Summer 2025 Completion



601 UNION STREET  
Gowanus, Brooklyn  
Mixed Use Building

# POOLHAUS

# TEAM

REDHOEK+

Developer

PILSKIN  
ARCHITECTURE  
& FAB314

Architects

POWERED BY  
DMT

Sales & Marketing



SOLINA  
Bay Harbor Islands, Miami  
22 Condos | March 2023 Completion



LA BAIÁ NORTH  
Bay Harbor Islands, Miami  
57 Condos | 2026 Completion



CONTINUUM CLUB &  
RESIDENCES  
North Bay Village, Miami  
198 Condos | 2027 Completion



ETURNA BEACH VILLAS & RESIDENCES  
Hollywood Beach, Florida  
36 Units | Summer 2025 Completion

# POOLHAUS

BAY HARBOR ISLANDS

# THANK YOU

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