



a *unique* paradise to call *home*

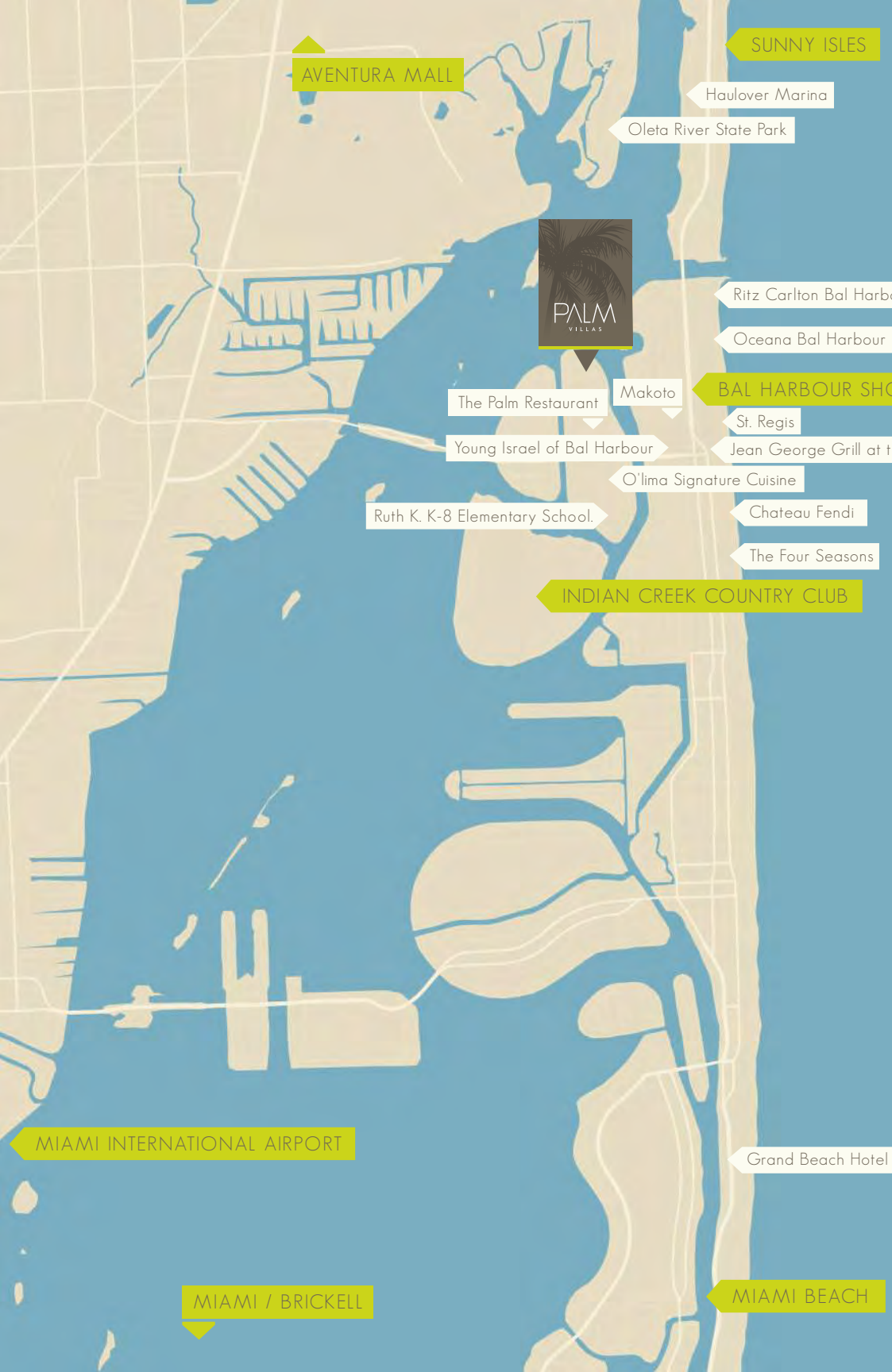


YOU'RE ONE-OF-A-KIND.  
DIFFERENT. UNIQUE.

Naturally, your home should be unique as well.

Palm Villas gives you a place in paradise to live with openness, privacy, and elegance. A gated community in Bay Harbor Islands, these four-story contemporary villas offer your family a place to experience luxury in an island paradise.

Bay Harbor Islands is an exclusive location that is a fusion between the natural and the luxury world. Close to premium white-sand beaches and surrounded by shady palms, Palm Villas constantly reminds you of the island beauty that Bay Harbor Islands is immersed in. But with all of the natural beauty, also comes exclusive shopping and a contemporary home with comforts and amenities you should expect of a luxurious life.



AVENTURA MALL

SUNNY ISLES

Haulover Marina

Oleta River State Park



Ritz Carlton Bal Harbour

Oceana Bal Harbour

The Palm Restaurant

Makoto

BAL HARBOUR SHOPS

St. Regis

Young Israel of Bal Harbour

Jean George Grill at the St. Regis

O'lina Signature Cuisine

Ruth K. K-8 Elementary School

Chateau Fendi

The Four Seasons

INDIAN CREEK COUNTRY CLUB

MIAMI INTERNATIONAL AIRPORT

Grand Beach Hotel

MIAMI / BRICKELL

MIAMI BEACH

*a village in paradise*

There's a proverb which states, *"It takes a village to raise a child."*

At Palm Villas, the Bay Harbor Islands village is one that allows your family to live a fulfilled life. Whether it's the need for the top schools in Miami-Dade, proximity to essential shopping, parks, and beaches, or a plethora of different restaurants, marinas, and houses of worship, Bay Harbor Islands has your family covered.



The True Expression of Living in  
*paradise*

Palm Villas is a secured complex with a private garden for each unit. With a total of 14 villas, Palm Villas features beautifully designed landscaping, gated access, 8 street-accessible villas, and 6 internal access villas for privacy, the way you want it.

- 14 villas with front and back private gardens
- Floor plans ranging from 3000 sq ft to 4000 sq ft
- Beautifully designed landscaping
- Gated Access
- 2 assigned parking spaces per residence
- Modern Architecture, appliances and finishes





## *private*

Which is why the private garden, gated access and rooftop terraces of Palm Villas provides the perfect place for your family to live and grow in comfort.





## *spacious*

The Palm Villas is a collection of expansive spaces, floor to ceiling windows and high ceilings for optimal natural light, and plenty of parking.





## *relaxing*

Live in elegance with beautiful landscapes, modern and top-shelf architecture, appliances, and accents. A private elevator awaits, ready to take you into a smart home equipped with modern comforts made to make your life a little more serene.





## *Social*

Above it all is your rooftop sanctuary. A place to enjoy the best things in life. The main room can be used as a gym or recreational room, one patio features a jacuzzi and lounge area, and the other houses a barbecue pit, making your top level the perfect place to entertain your family and friends.





an island  
*paradise*

A community like no other. Bay Harbor Islands is a safe neighborhood featuring a plethora of parks, shopping destinations, beaches, restaurants, marinas, spiritual sanctuaries of many faiths, and an A+ school, ranked among the best schools in Miami-Dade.

The Calm Epicenter of  
*paradise*





## COMMUNITY FEATURES

A gated community committed to privacy and security.

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Optional smart home configurations.

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A towering four floors per unit.

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Covered parking for all villas.

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Enjoy a lush private garden and rooftop terrace surrounded by cool palm trees.

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Barbecue and Jacuzzi deck options for units.

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The building is a blend of modern architecture and luscious landscaping.

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Located in a exclusive, chic neighborhood.

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A short distance from beautiful stretches of atlantic ocean beaches.

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Also close to the premiere designer shopping at Bal Harbour Shops.

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**DEVELOPER**  
Bay Harbor TH1 LLC  
in collaboration with



[PalmVillasatBayHarbor.Com](http://PalmVillasatBayHarbor.Com)

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