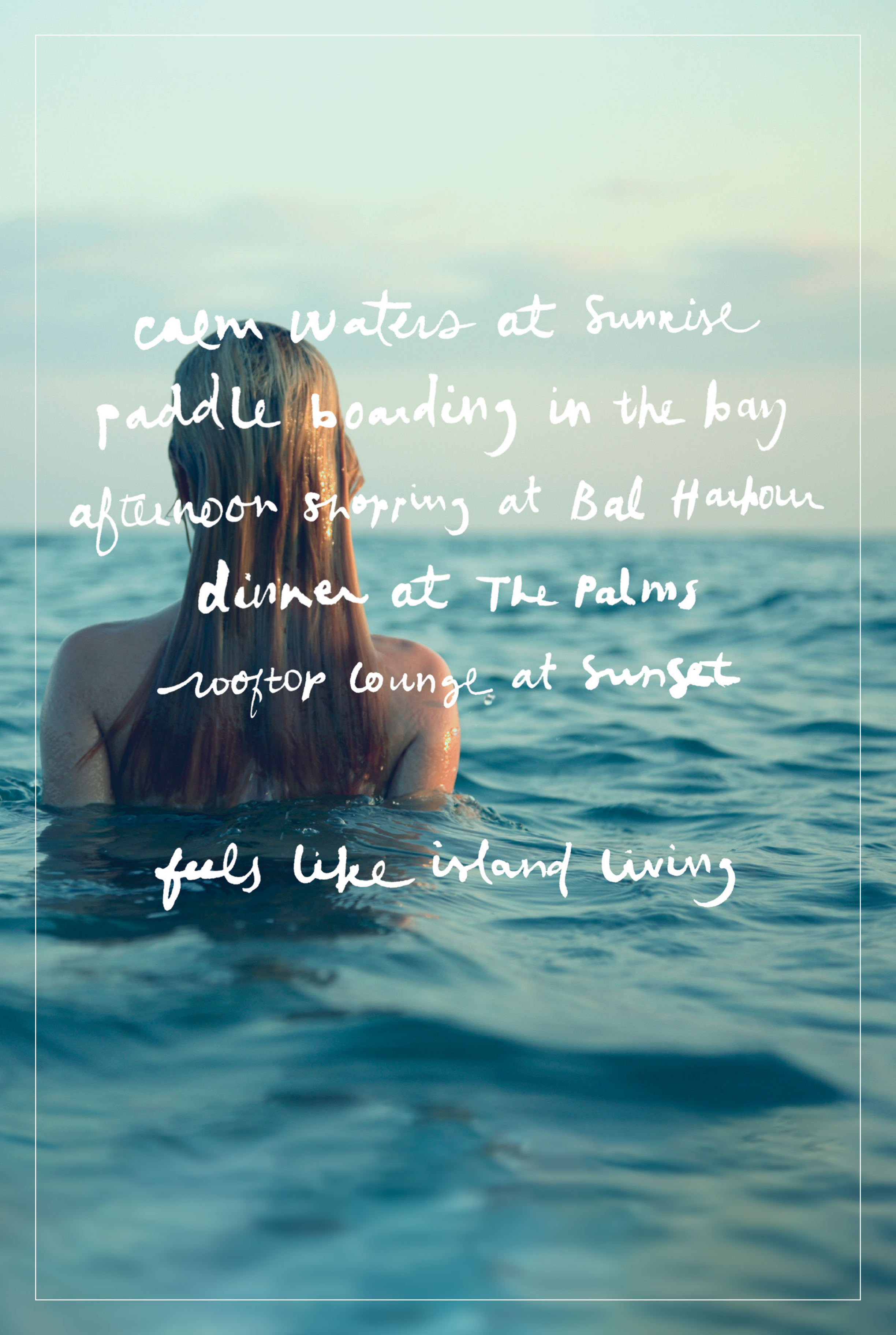




BIJOU

bay harbor

PARADISE FOUND.

A person with long, dark hair is seen from behind, floating in the ocean. The water is a deep blue, and the sky above is a soft, hazy mix of light blue and yellow, suggesting a sunset or sunrise. The person's hair is wet and glistening with water. The overall mood is peaceful and serene.

calm waters at sunrise
paddle boarding in the bay
afternoon shopping at Bal Harbour
dinner at The Palms
rooftop lounge at sunset
feels like island living



CASUAL MEETS ELEGANCE



Between where the city stops and the shore begins, there is a high-fashion atmosphere with a distinctively low-key island vibe... Bijou Bay Harbor.

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. This rare collection of one + den, two + den, and three-bedroom residences and penthouses are moments from the designer luxury of Bal Harbour and the cosmopolitan pursuits of Miami and Fort Lauderdale. And yet, Bijou is an exclusive connection to cosmopolitan city life made even better by a serene waterfront setting and a private island lifestyle.

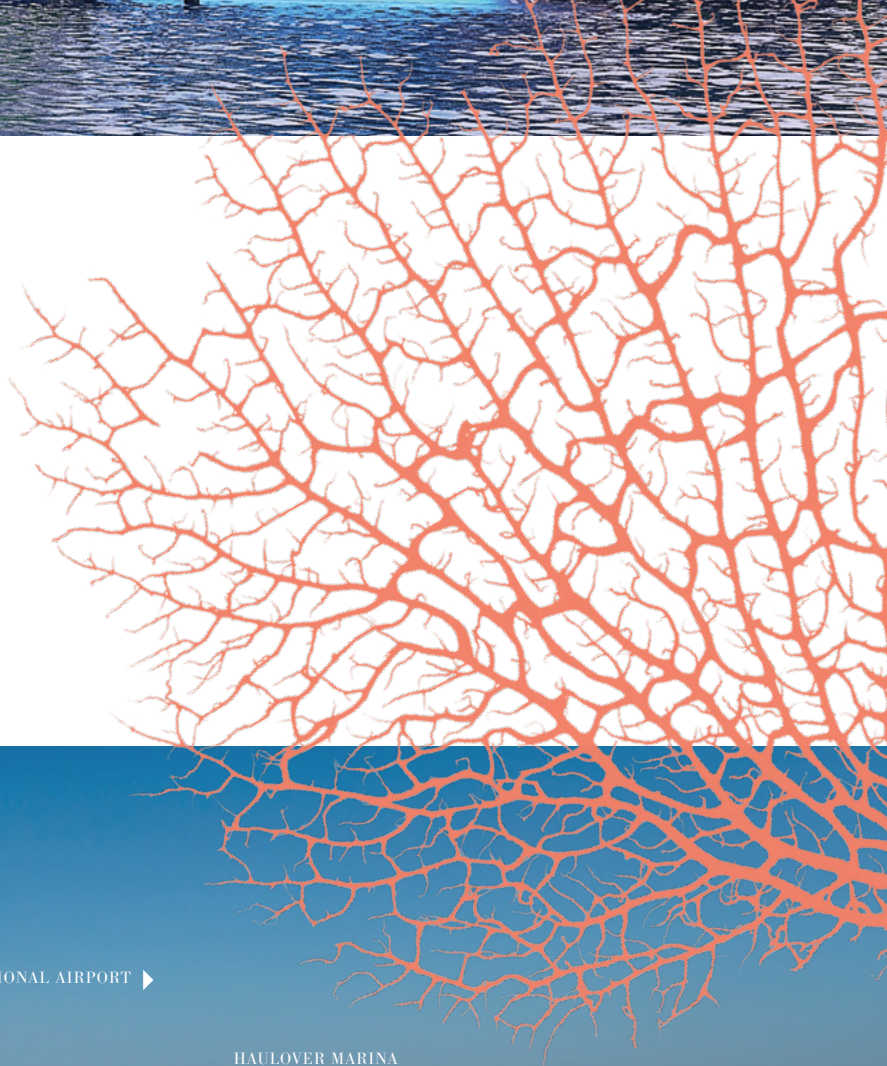


BETTER ON THE *bay*

At only nine stories, Bijou is an intimate modern oasis quite unlike any other waterfront residence. Here on the eastern shores of the Bay Harbor Islands, sleek modern architecture, 105 feet of bay frontage, and a dazzling rooftop lounge are all yours to enjoy. Just a short walk away and you're at the world-famous Bal Harbour shops or standing on the sands of Atlantic Beaches.

This is the paradise you've longed to discover, and one that is changing the meaning of South Florida luxury.







Beautiful island sunrises come up over the nearby Atlantic horizon, filling your island home at Bijou with golden light. In the evening, colorful Biscayne Bay sunsets wrap the rooftop lounge area in color. All around, shades of blue sky and turquoise water complete the island paradise setting. Slip on your sandals and pay a visit to your neighbors – some of the most desirable names in town – Chanel, Ferragamo, Valentino, Fendi, The St. Regis, The Ritz-Carlton, The Four Seasons, and the other elite boutiques and eateries of Bal Harbour, the fashion capital of the east coast, and a part of the everyday elegance that is yours at Bijou.

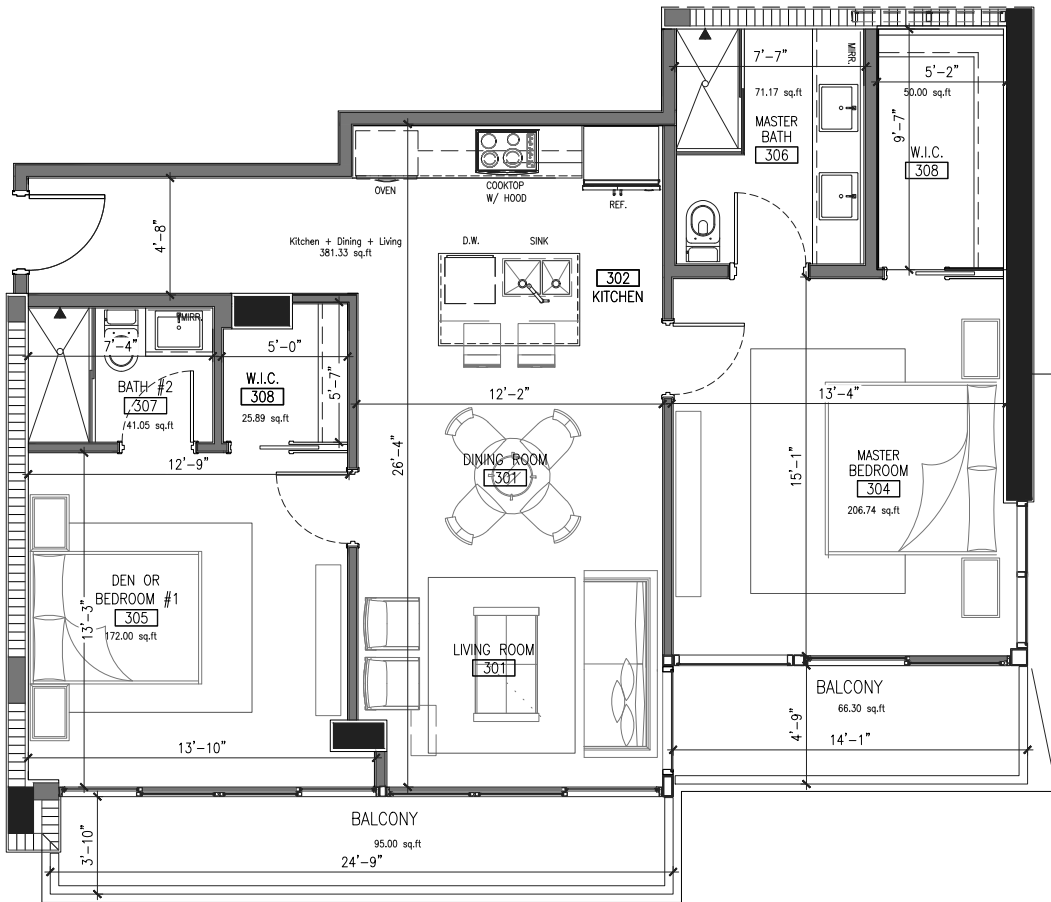
ISLAND LIVING



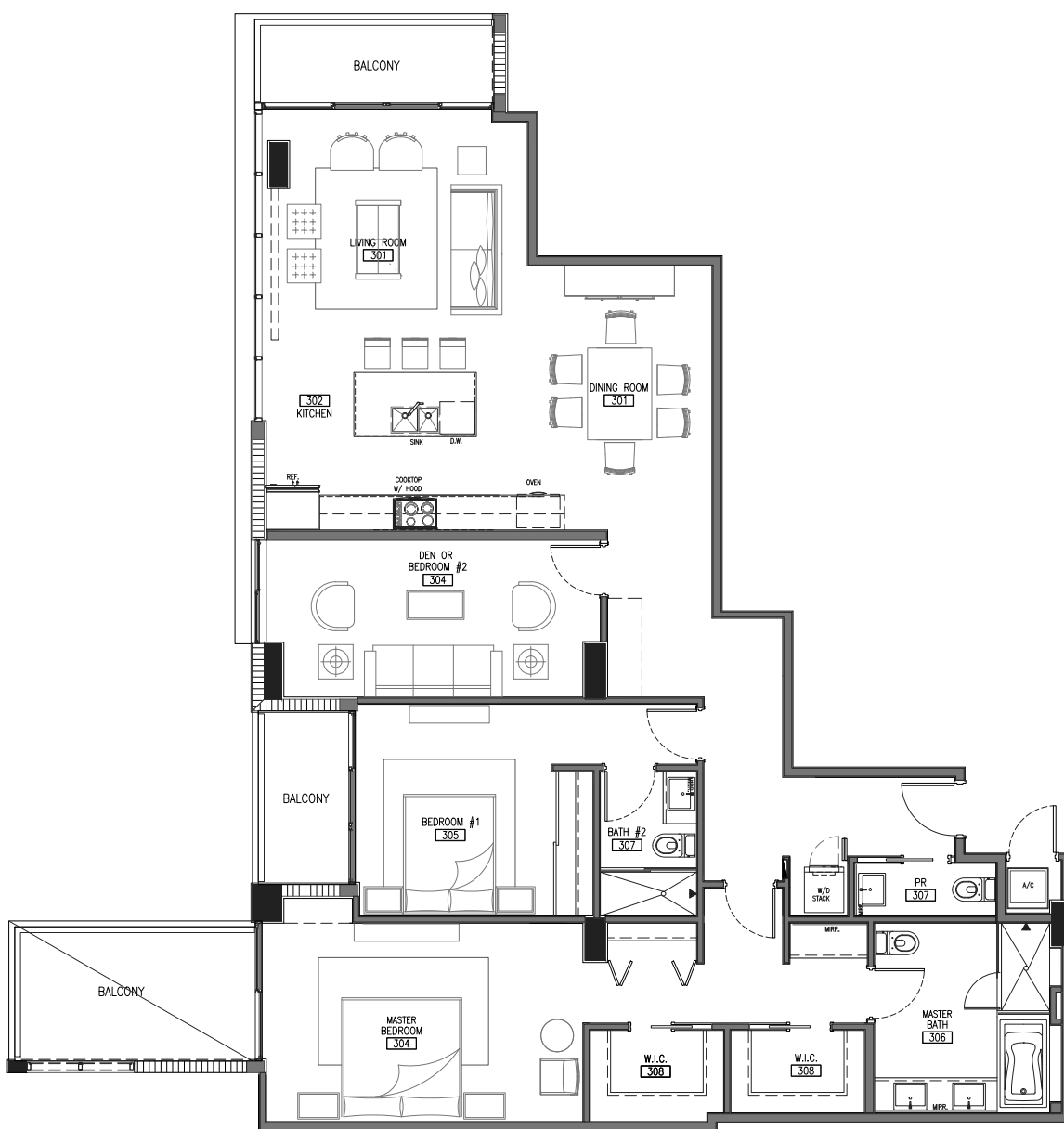
9521 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL 33154 | BIJOUHARBOR.COM | 305 864 2220

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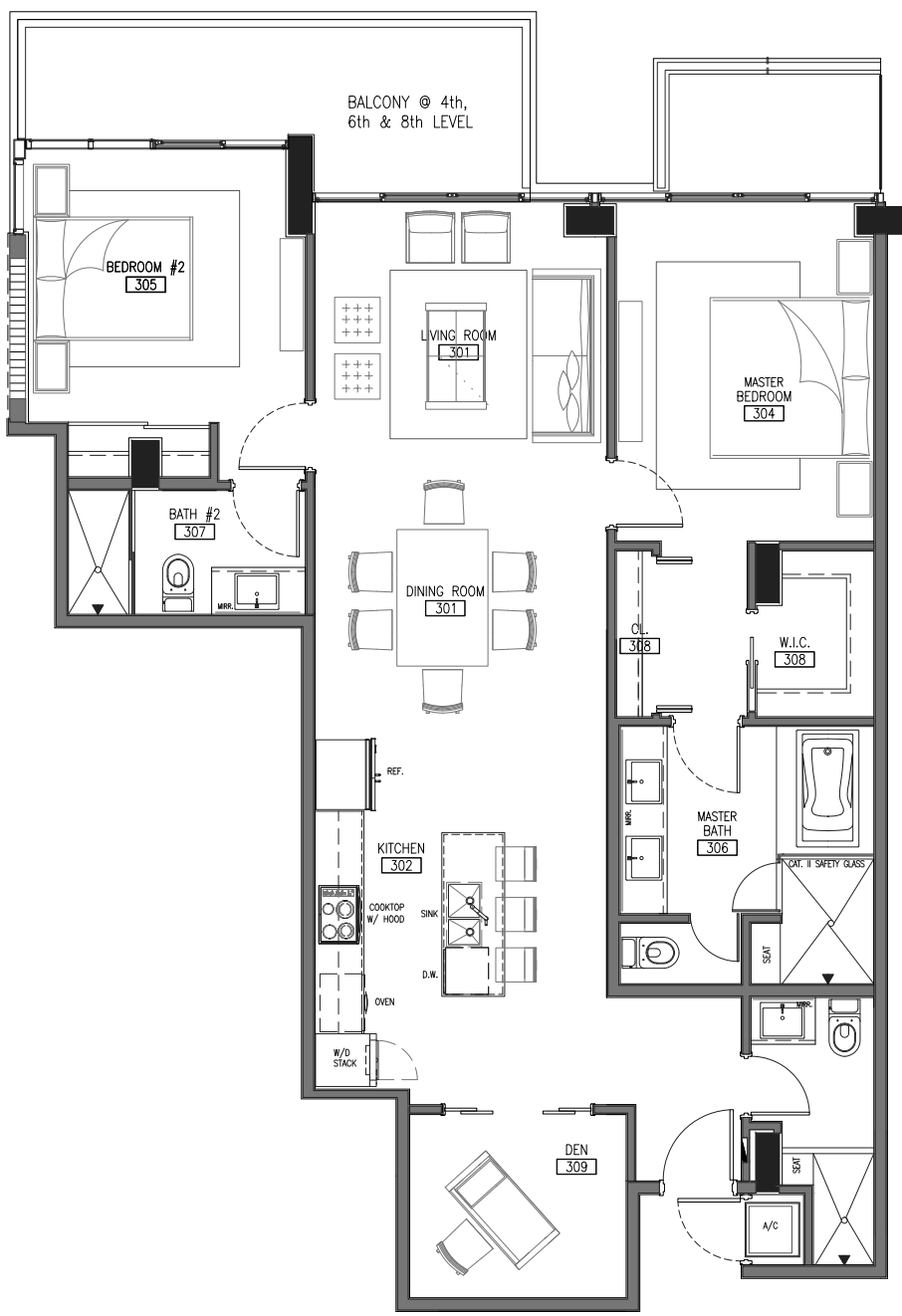
SAMPLE ONE + DEN, TWO + DEN, THREE BEDROOM LAYOUTS



RESIDENCE one | 1 BED / 2 BATH + DEN
 INTERIOR 1,102 SQ FT 102.38 M²



RESIDENCE two | 2 BED / 2.5 BATH + DEN
 INTERIOR 1,799 SQ FT 167.13 M²



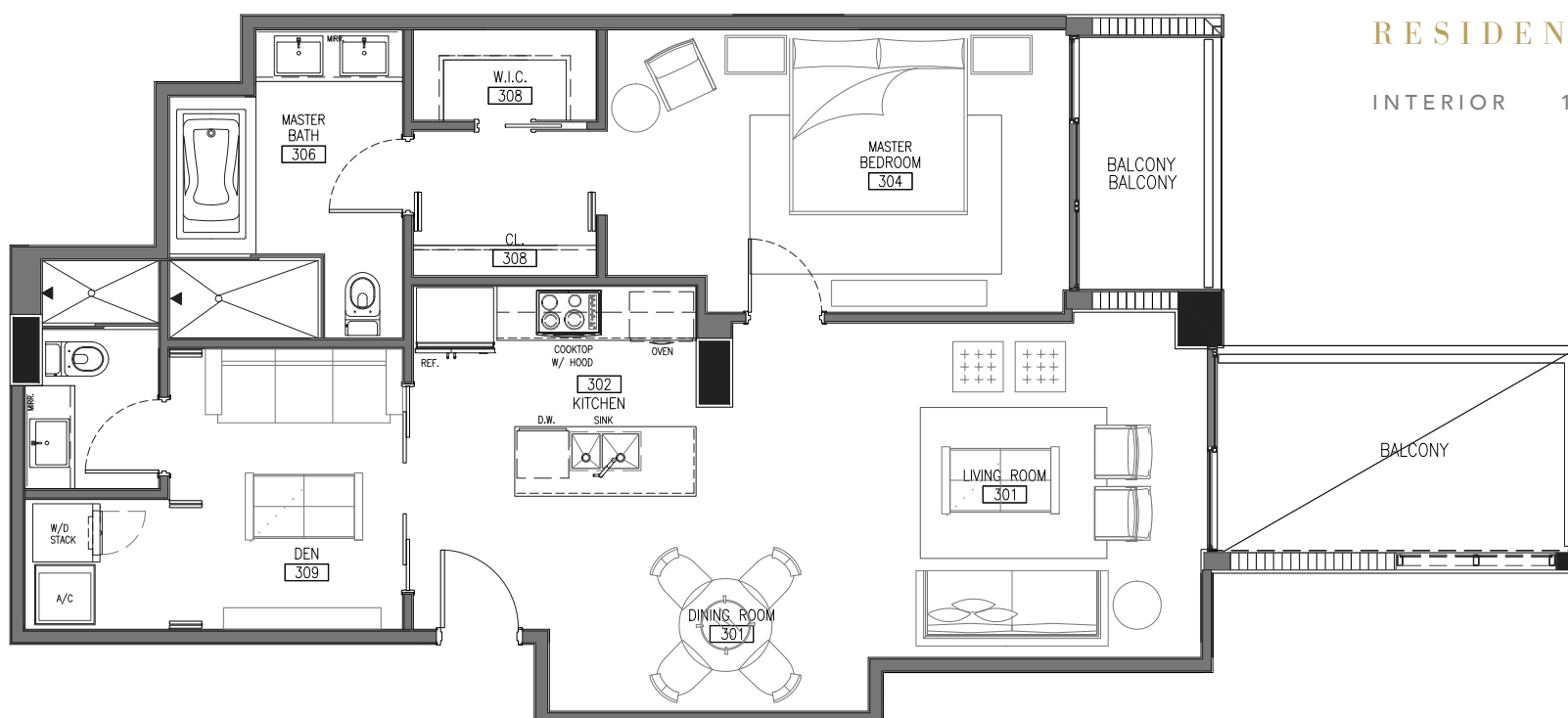
RESIDENCE *three* | 2 BED / 3 BATH + DEN

INTERIOR 1,363 SQ FT 126.63 M²



RESIDENCE *four* | 3 BED / 3.5 BATH + DEN

INTERIOR 2,185 SQ FT 202.99 M²



RESIDENCE *five* | 1 BED / 2 BATH + DEN

INTERIOR 1,040 SQ FT 96.62 M²

BIJOU

bay harbor

ADDRESS

9521 EAST BAY HARBOR DRIVE,
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT DEVELOPER

ABILITY BY ACIERTO

INTERIOR DESIGN

ADRIANA HOYOS DESIGN GROUP

ARCHITECTURE

REVUELTA ARCHITECTURE INTERNATIONAL

TOTAL RESIDENCES

41 UNITS

TYPES

1 + DEN, 2 + DEN, 3 BEDROOM RESIDENCES AND PENTHOUSES

PRICING

STARTING IN THE \$500,000's

PR

BOARDROOM PR

CREATIVE

HELIUM CREATIVE

PROPERTY OVERVIEW

An intimate 9-story waterfront property consisting of only 41 residences on the Biscayne Bay shores of the Bay Harbor Islands. Discover "Paradise Found" on a quiet island sanctuary that's away from the hustle and bustle of the city, yet still connected to the best aspects of the South Florida lifestyle.

Sleek, contemporary architecture by renowned Revuelta Architecture International and the bold interior design of Adriana Hoyos blends the beauty of the Bal Harbour area's natural surroundings with the modern attitudes of South Florida style. Developed exclusively by Acierto.

COMMUNITY FEATURES

Bijou is fashionable living, made better on the Bay. This is elegant island life with gorgeous Biscayne Bay sunsets, calm waters perfect for boating, a residents-only rooftop bar & lounge, and a chic upscale neighborhood centrally located close to Miami, Aventura, Hollywood, and Fort Lauderdale. Your neighbors are among the most desirable names in town – Chanel, Ferragamo, Valentino, Fendi, The St. Regis, The Ritz-Carlton, The Four Seasons.

As an island, it is worlds apart from the ordinary while also being in the middle of the city's most chic scene.

- 150 linear feet of Bay Harbor Islands frontage
- Secluded residential location on Bay Harbor Islands
- 2 blocks from the prestigious Bal Harbour Shops
- 3 blocks from un-crowded Atlantic Ocean beaches
- 6 private boat slips for vessels up to 45 feet in length
- Water sports marina for paddleboards, jet skis, windsurfing, and more
- 9th-floor rooftop lounge with captivating panoramic views
- Residents lounge and gathering space
- State-of-the-art fitness center with the latest equipment
- 24-hour security

DEVELOPMENT OVERVIEW

At the heart of the Bijou experience is a blend of real estate expertise unmatched anywhere in the world. It is the premier U.S. project for Acierto Development - long regarded as one of the most prolific developers in South America. Architecture is the creation of world-renowned Revuelta Architecture International, with captivating interiors by Adriana Hoyos.

PROPERTY AMENITIES

Being located on an island that is one of South Florida's best kept secrets means you have the privilege of keeping Bijou's elegant features all to yourself, or sharing with your own select friends and family. With only 41 total residences in this exclusive building, it's a sense of community that's highlighted by refinement.

- 36-foot-long infinity-edge pool with Bay views
- Whirlpool overlooking the ocean and Biscayne Bay
- Poolside lounge area with cabanas and chaises
- Outdoor bar and dining spaces
- Fire pit with comfortable social seating

RESIDENCE FEATURES

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.

- 9-foot-high ceilings on most residences
- Floorplans ranging from 900 sq ft to 2100 sq ft
- Residences delivered designer-ready with multiple flooring & lighting options available
- Italian-designed kitchens by MiaCucina
- Appliances by SubZero® and Wolf®
- Key-fob operated elevators for residents
- 2 assigned, covered parking spaces per residence
- Private storage for each residence

