

# 9900 WEST

A boutique collection of only 23 two, three and four-bedroom luxury waterside residences with private boat slips available, located in Miami's coveted Bay Harbor Island.

## The Building

- Boutique collection of 23 masterfully proportioned two, three and four-bedroom exclusive waterfront residences ranging from 1,202 SF to 3,206 SF
- A grand arrival experience, framed by lush landscaping and tranquil water features
- Sun-filled lobby with soaring double-height ceilings
- Convenient EV charging station
- A dedicated mail and package room with secure storage
- Pet-friendly community designed for every member of the family

## The Residences

- Residence entrances feature oversized single doors with elegant panel framing
- 9' ceilings in residences
- Floor-to-ceiling sliding glass doors and windows
- Spacious balconies for an indoor-outdoor lifestyle
- Generously sized closets, including walk-in closets in primary bedrooms
- Select residences feature a private rooftop terrace with summer kitchens
- Private storage spaces included with each residence
- LG Washer and Dryer

## Kitchens

- Custom European design by Italkraft, showcasing rich wood veneer and glass cabinetry paired with elegant Taj Mahal Quartzite countertops and backsplash
- Approximately 28" undermount sink with garbage disposal
- Polished chrome Kohler pull-down faucet
- Wine refrigerator
- Miele appliance package with induction cooktop, integrated dishwasher, and refrigerator

## Bathrooms

- Primary bathroom featuring a double shower and light oak-finish slat wall panels designed for durability in wet conditions
- Italkraft vanities with quartz countertops, featuring floating designs in the primary and powder rooms, and floor-mounted vanities in all secondary bathrooms
- Premium Dornbracht fittings and fixtures in primary baths and powder rooms; Hansgrohe fixtures in secondary bathrooms
- Floors finished in refined Italian porcelain tile

## Amenities & Services

- Attended lobby and concierge with personalized services for residents
- Two parking spaces per resident
- Over 5,000 SF of lush tropical landscaping with open green spaces throughout
- Rooftop pool deck with tropical landscaping, featuring a Finnish saltwater pool, spa, trellis-covered lounge areas, and summer kitchen overlooking the views of Biscayne Bay
- Private entertainment suite with dining area, catering kitchen, and waterfront balcony—ideal for gatherings and events
- Sunset terrace with dockside lounge seating overlooking the waterway
- State-of-the-art fitness center
- Wellness spa featuring a dry sauna and cold plunge for restorative well-being
- Children's playroom
- Dog wash station designed for convenience
- Bicycle storage

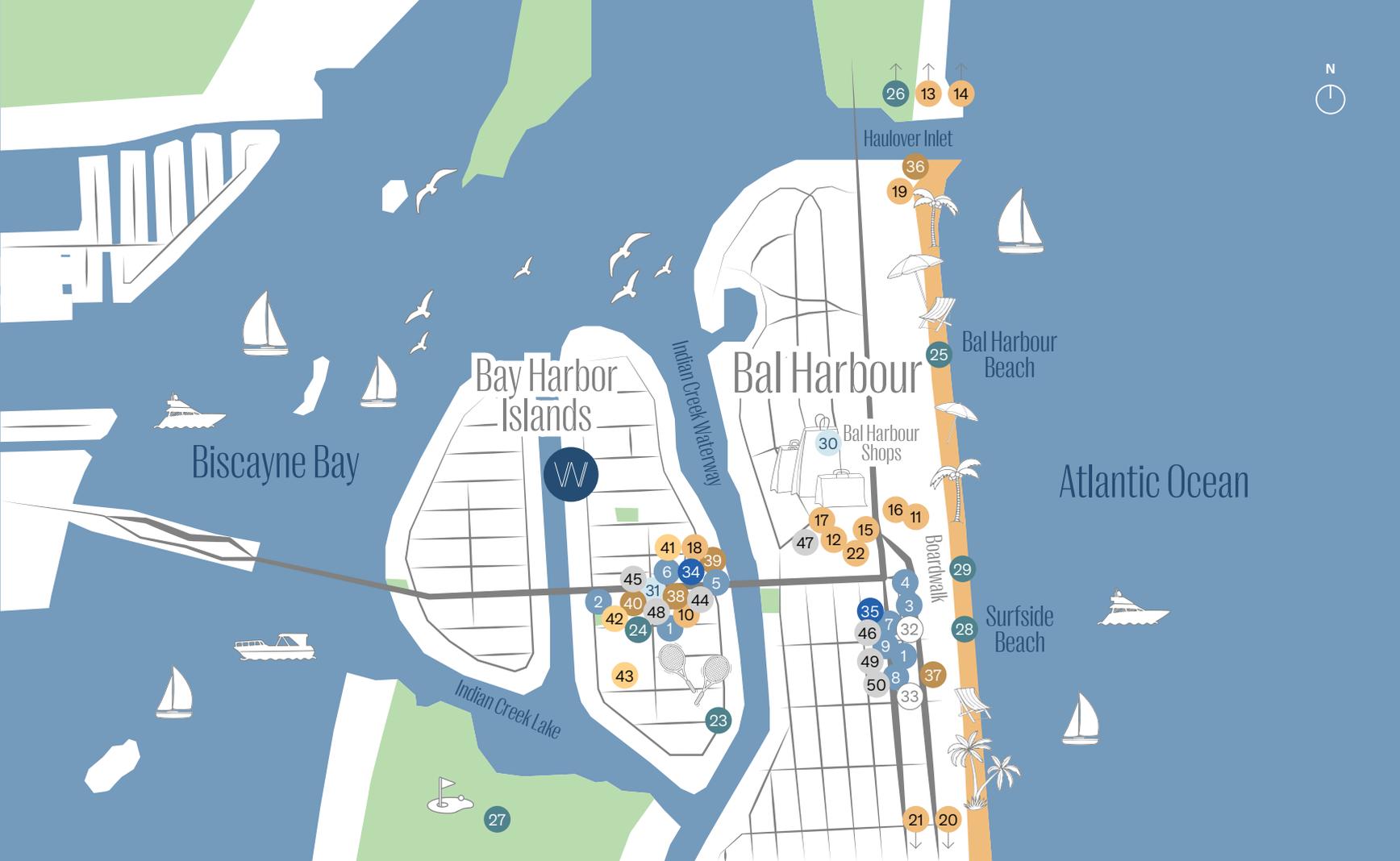
## Private Marina

- 10 private boat slips available for exclusive owner purchase, accommodating vessels with no fixed bridges
- Waterway access to Biscayne Bay and Atlantic Ocean
- Paddleboard and kayak storage
- Dockside pickup and drop-off area

## The Team

- Developed by The Horizon Group
- Architecture by Frankel Benayoun Architects
- Interior Design by Craft
- Landscape design by Geomantic Designs, Inc





### Good Eats

- 1 Mister O1 Extraordinary Pizza
- 2 Coffee Break
- 3 Josh's Deli
- 4 Morelia Gourmet Paletas
- 5 Pura Vida
- 6 The Bistro
- 7 The Carrot
- 8 The Harbour Grill
- 9 Flanigans
- 18 The Palm
- 19 Artisan Beach House
- 20 Lido Restaurant at The Surf Club
- 21 Kosaka at The Surf Club
- 22 China Grill

### Outdoor Fun

- 23 92nd Street Park & Dog Park
- 24 BHI Tennis Courts
- 25 Bal Harbour Beach
- 26 Haulover Sandbar
- 27 Indian Creek Golf Course
- 28 Surfside Beach
- 29 Bal Harbour Boardwalk

### Night Out

- 10 Morla
- 11 Atlantikos
- 12 Carpaccio
- 13 Il Molino
- 14 Avra
- 15 Hillstone
- 16 The St. Regis Bar
- 17 Makoto

### Indulge in Luxury

- 30 Bal Harbour Shops
- 31 Kane Concourse Shops

### Fresh Finds

- 32 Bay Harbor Farmer's Market
- 33 Publix

### Paw Hubs

- 34 Salon Poochini Grooming Spa & Boutique
- 35 Veterinary Wellness Center of Surfside

### Body & Soul

- 36 Exhale Bal Harbour
- 37 Rejuvenation Spa
- 38 Reforming Pilates
- 39 Tenthirtythree Wellness Collective
- 40 Viva Pilates

### On the Island

- 41 Bay Harbour Islands Police Dept.
- 42 Bay Harbour Islands Fire Station
- 43 Ruth K. Broad Bay Harbor K-8 Center

### Beauty

- 44 ALEXIS LAUREN
- 45 Biotech Cosmetic Surgery & Medical Spa
- 46 Savou Med Spa
- 47 SKINNEY Medspa
- 48 Wow Brows
- 49 LAHH Salon
- 50 Alexia + Frankie's Beauty Bar

### Within Reach

- Bal Harbour | 0.7 miles
- Aventura | 5.9 miles
- Sunny Isles | 3.8 miles
- South Beach | 9.2 miles
- Brickell | 16 miles
- Miami Opa Locka Executive Airport | 10.4 miles
- Miami International Airport | 16.4 miles
- Fort Lauderdale-Hollywood International Airport | 18 miles
- Design District | 11.7 miles
- Wynwood | 12.2 miles
- Faena Art District | 6.2 miles

#### Property Address

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#### Phone Number

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#### Social Media

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