



RESIDENCE

2 Bedrooms-5 Baths  
Den/Library

Total Living Area:  
3,200 square feet

Total Terrace Area:  
700 square feet

Total Residence:  
3,900 square feet

#### Living without limits

We designed each residence at Bal Harbour Tower to be uncommonly grand and spacious. So as not to limit the enjoyment of your lifestyle. We designed each to be superbly detailed and appointed. So as not to limit your comfort. And we designed them to be extraordinarily secure. So that nothing limits your peace of mind.

#### Living Areas

Exceptionally gracious, the space is highlighted by tinted glass windows that stretch from the floor to the nine-foot ceiling.

#### Dining Room

The dining room can accommodate an intimate meal for two as well as a reception or dinner party for many times that number.

#### Master Bedroom

Not merely a room, but a suite of rooms, presidential in size. The suite incorporates a bedroom, sitting area, separate baths, and voluminous closets.

#### Baths

The timeless yet sensual texture of European marble elegantly enhances all baths, including separate His and Her oversized Baths. All are complemented by the classic simplicity of the finest American Standard fixtures and the enduring beauty of Poggenpohl cabinets. Each bath features its own expansive shower enclosure with dramatic interplay of glass and marble. And, for a final luxuriant touch, Her Bath includes a whirlpool tub, complete with a marble deck.

#### Elevators

Each of the building's residence elevators serves only one apartment per floor, opening directly to your entrance foyer. Individual electronic keys operate the elevators and permit access to the residents' apartment only. Access to service elevators is also direct.

#### Terraces

Larger than the interior rooms in many buildings, terraces are wrapped by a European-designed glass enclosure topped with a handsome gleaming railing. Each terrace has its own watering system to facilitate plant care.

#### Kitchen

Gourmet kitchens are custom-designed by Poggenpohl. Each boasts under-counter lighting and island work spaces. Professional-quality appliances include sub-zero refrigerator/freezer, Jenn-Air cooktop and double wall oven with microwave. Also a Jenn-Air wine cellar. The adjoining breakfast area opens onto a dining terrace.

#### Utility Room

Laundry and utility facilities have a spacious room which has built-in Poggenpohl cabinets, Maytag side-by-side washer/dryer, laundry tub, storage pantry, and staff bath.

#### Security

Perhaps the most complete, comprehensive and responsible personalized security system available at any residential address. It blends state-of-the-art technology with constant professional supervision. In addition to 24-hour monitoring of all security systems throughout the property, there is an emergency call line that links each residence directly to central control. Important medical data on each resident can also be computer-filed and made instantly available.

Scale: 1/4" = 1'0"

All dimensions are approximate.

BAL HARBOUR TOWER

9999 Collins Avenue, Bal Harbour, FL 33154 Phone: 305-864-9999

