



RESIDENCE

2 Bedrooms - 4 1/2 Baths  
Den/Library  
Staff Room

Total Living Area:  
5,250 square feet

Total Terrace Area:  
920 square feet

Total Residence:  
6,170 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. (Ten-foot ceiling on Penthouse and Tower floors.)

#### 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 luxurious touch, Her Bath includes a whirlpool tub, complete with a marble deck.

#### 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.

#### 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 resident's 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.

#### Staff Room

The housekeeper receives a private room and bath, adjacent to the kitchen all well-removed from the master suite.

#### Utility Room

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

#### 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 night 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.

BAL HARBOUR TOWER

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