

SALES CENTER NOW OPEN

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

BIJOU

bay harbor

PARADISE FOUND.



AN INTRODUCTION TO ISLAND LIVING

As effortless as a tropical breeze and as elegant as a world-class metropolis, Bijou is Miami waterfront living at its most sublime. On a quiet corner of Biscayne Bay, just seconds from Bal Harbour a contemporary enclave of 41 exclusive island residences beckon. Here, your home and your escape are the same destination – both connected to the best fashion, dining, and entertainment the city has to offer, and also blissfully set apart from the rest of the world in carefree relaxation.

LUXURY ONE + DEN, TWO + DEN AND THREE BEDROOM
RESIDENCES AND PENTHOUSES FROM THE \$500'S

RESERVE TODAY

Join us to discover your new island residence.
SALES CENTER NOW OPEN

9521 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
305 864 2220

BIJOU

bay harbor

 **ABILITY**
BY ACIERIO

exclusive sales & marketing by:
CRESCENDO
REAL ESTATE

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES. TO BE FURNISHED BY DEVELOPER TO A BUYER OR LESSEE. THIS IS NOT INTENDED TO BE AN OFFER TO SELL, OR SOLICITATION OF AN OFFER TO BUY, CONDOMINIUM UNITS TO RESIDENTS OF ANY STATE WHERE SUCH OFFER OF SOLICITATION IS PROHIBITED BY LAW. THIS OFFERING IS MADE ONLY BY THE PROSPECTUS FOR BIJOU CONDOMINIUM (THE "CONDOMINIUM") AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE PROSPECTUS PROVIDED TO YOU BY JCG BAY HARBOR, LLC (THE "DEVELOPER"). FLOOR PLANS AND UNIT FEATURES ARE PRELIMINARY AND PROPOSED ONLY. THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE, CHANGE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT PRIOR NOTICE. ADDITIONALLY, ALL FIXTURES AND ITEMS OF FINISH AND DECORATION DEPICTED ARE FOR DISPLAY ONLY AND ARE NOT TO BE INCLUDED WITH THE UNIT. THE PURCHASE AGREEMENT AND PROSPECTUS OF THE CONDOMINIUM SHOULD BE CONSULTED FOR ITEMS INCLUDED IN THE CONDOMINIUM UNITS. NO STATEMENTS OR REPRESENTATIONS HAVE BEEN MADE BY DEVELOPER OR ANY OF ITS AGENTS, EMPLOYEES OR REPRESENTATIVES WITH RESPECT TO ANY POTENTIAL FOR FUTURE PROFIT, FUTURE APPRECIATION IN VALUE, INVESTMENT OPPORTUNITY POTENTIAL, RENTAL INCOME POTENTIAL, THE ABILITY OR WILLINGNESS OF DEVELOPER OR ITS AFFILIATES TO ASSIST BUYER IN FINANCING, RENTING (OTHER THAN THE EXISTENCE OF A VOLUNTARY RENTAL PROGRAM) OR SELLING THE UNIT, THE ECONOMIC OR TAX BENEFITS TO BE DERIVED FROM THE MANAGERIAL EFFORTS OF YOU AS THE OWNER OR OF ANY THIRD PARTY AS A RESULT OF RENTING THE UNIT OR OTHER UNITS OR THE ECONOMIC OR TAX BENEFITS TO BE DERIVED FROM OWNERSHIP OF THE UNIT. NO REAL ESTATE BROKER OR SALES AGENT (WHETHER ENGAGED BY DEVELOPER OR NOT) IS AUTHORIZED TO MAKE ANY REPRESENTATIONS OR OTHER STATEMENTS (VERBAL OR WRITTEN) REGARDING THE CONDOMINIUM, AND NO AGREEMENTS WITH, DEPOSITS PAID TO, OR OTHER ARRANGEMENTS MADE WITH, ANY REAL ESTATE BROKER OR AGENTS ARE BINDING ON THE DEVELOPER. ALL PRICES ARE SUBJECT TO CHANGE AT ANY TIME AND WITHOUT NOTICE, AND DO NOT INCLUDE OPTIONAL FEATURES, DESIGN PACKAGES, FURNITURE PACKAGES, OR PREMIUMS FOR UPGRADED UNITS. THE PROJECT GRAPHICS, RENDERINGS, PHOTOGRAPHS, AND TEXT PROVIDED HEREIN ARE COPYRIGHTED WORKS OWNED BY THE DEVELOPER UNLESS OTHERWISE CREDITED.

DESIGNED BY HELIUM CREATIVE

305 864 2220

9521 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL 33154
BIJOU BAY HARBOR.COM



