

EXCLUSIVE DEVELOPMENT OPPORTUNITY

Iconic Ultra-Luxury Waterfront Tower North Bay Village

Prime 160 Linear Feet of Direct Biscayne Bay Waterfront | 24,000 SF Parcel Existing 20-Unit Apartment Building

This rare waterfront site is one of the final major development opportunities in North Bay Village, ideally positioned to deliver the area's most iconic ultra-luxury branded residential tower.

Property Highlights

- 160 linear feet of prime direct Biscayne Bay frontage with sweeping panoramic water views
- 24,000-square-foot development parcel
- Existing 20-unit apartment building providing potential interim cash flow or phased redevelopment
- Strong alignment with the award-winning NBV100 Master Plan — a visionary framework focused on livability, sustainability, resilience, and long-term prosperity

Zoning & Entitlement Opportunity

Current zoning supports redevelopment and allows up to 20 stories as-of-right, with additional density achievable through Transfer of Development Rights (TDR). The selected developer will file for increased density and height entitlements. Additional residential units can be unlocked by acquiring and transferring TDR credits from eligible sending sites within the NBV zoning framework, materially increasing the project's unit count and value above baseline entitlements. Recent approvals for major high-rise projects in the area confirm strong municipal support for high-quality, resilient luxury developments that advance NBV100 principles.

North Bay Village: Miami's Next Ultra-Luxury Waterfront Enclave

North Bay Village is rapidly transforming into the region's premier ultra-luxury destination — often compared to the next Bal Harbour. Momentum is fueled by landmark projects including:

- **Sunbeam North Bay Village** — the 7.3 million SF mixed-use masterplan featuring nearly 2,000 residences, a hotel, retail, restaurants, offices, and expansive public waterfront parks and promenades (first phase: 39-story Isle of Dreams tower)
- **Shoma Bay** — mixed-use luxury residences anchored by Publix retail
- **Continuum Club & Residences** — waterfront club-style living
- **Pagani Residences** — the world's first Pagani-branded ultra-luxury development
- **Ritz-Carlton Residences** by Related Group and Macklowe Properties

Lifestyle & Community Amenities Directly across the street: the new **AFA (Argentine Football Association) International Center** — a world-class sports complex with illuminated soccer fields, padel courts, and pickleball courts. This premier facility brings vibrant recreational energy and premium lifestyle appeal to the neighborhood.

The site offers exceptional scale and location to create a signature high-rise that defines the evolving skyline, with potential for a private marina and resort-style amenities.

Location Advantages

Centrally located on Biscayne Bay between Miami Beach and the mainland. Immediate access to Bal Harbour Shops, Wynwood, Design District, Miami International Airport, and major highways. Benefits from ongoing infrastructure enhancements under the NBV100 vision, including the new AFA sports complex and the transformative Sunbeam development.

This is a legacy-defining opportunity to shape the future of North Bay Village's prestigious waterfront skyline.