



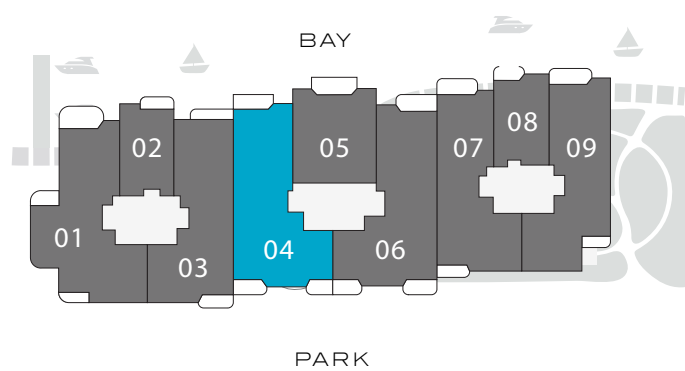
THE PENINSULA
AVENTURA

The Bay Residences

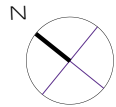
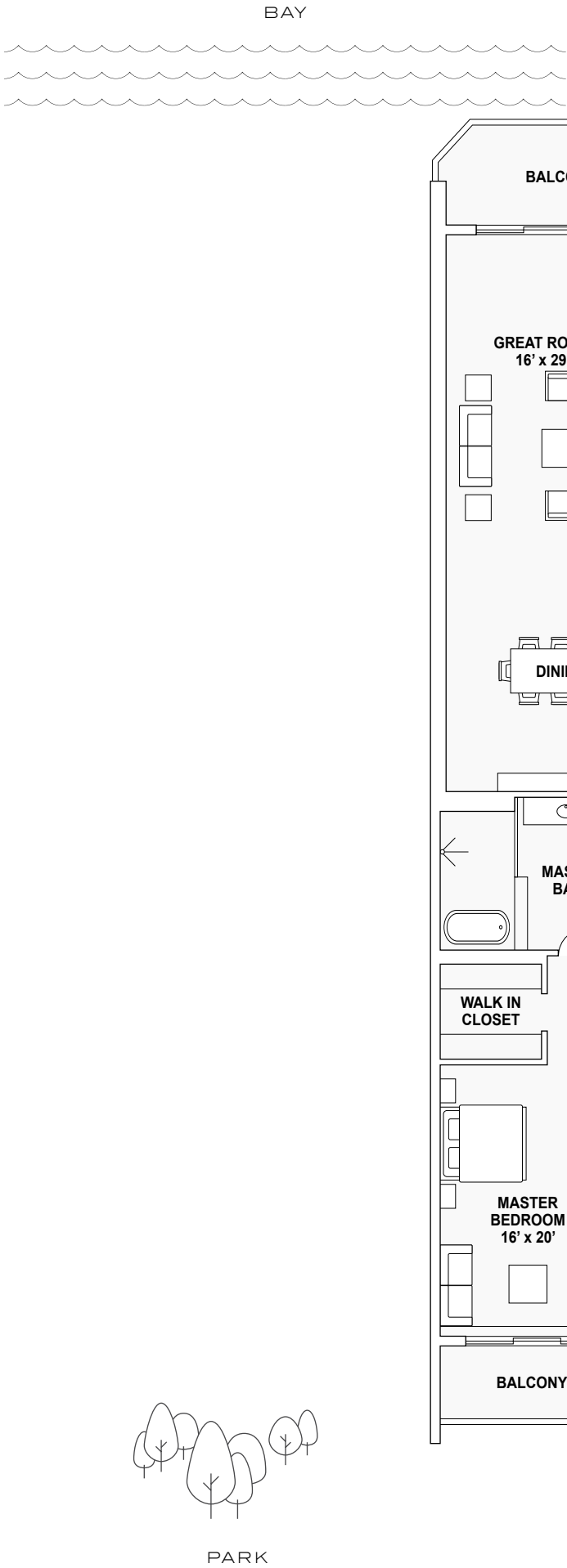
Penthouse 04

INTERIOR: 3,530 SQ. FT. 328 SQ. M.
BALCONY: 374 SQ. FT. 34.8 SQ. M.
TOTAL: 3,904 SQ. FT. 363 SQ. M.

4 BEDROOMS
4.5 BATHROOMS/
POWDER ROOM
PRIVATE TERRACES



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The floor plan provided is for illustrative purposes only and is not guaranteed to be accurate or to scale. All dimensions, layouts, and features are approximate and subject to change. The seller and broker make no representations or warranties regarding the accuracy of the information. Buyers are strongly advised to independently verify all details, including but not limited to measurements, square footage, and any applicable building regulations, prior to closing. The buyer assumes full responsibility for conducting their own due diligence.

This stunning residence features 8.5-foot ceilings, enhancing the sense of space and openness. The Bosch commercial AC units include a hot gas reheat coil for optimal humidity control, complemented by increased ductwork and linear diffusers for superior air distribution throughout the apartment.

Premium upgrades include:

- Xpel ceramic tinted windows for UV protection
- REME LED ionizers for enhanced air quality
- 48x48 imported Spanish porcelain flooring throughout
- Recessed baseboard molding with aluminum Fry Reglet
- Recessed 3” Entra LED lighting and LED accent mood lighting throughout
- All sprinkler heads replaced during renovation
- Upgraded electrical panel for modern functionality
- 40-amp ElectriChef BBQ on the main balcony

Exquisite finishes and craftsmanship:

- Dayoris Italian doors throughout
- Roxul Rockwool soundproof insulation in all interior walls for superior noise reduction
- Italkraft Grigio Bromo kitchen cabinetry with a Fenix finish for scratch resistance
- Porcelain countertops for a sleek, durable workspace
- 30” Sub-Zero refrigerator and 30” Sub-Zero freezer
- Sub-Zero wine fridge seamlessly integrated into the island
- Scotsman under-counter ice machine
- Reverse osmosis water system supplying all kitchen appliances
- Wolf induction stove, wall oven, and speed oven for a chef-caliber cooking experience
- Egger millwork throughout for enhanced durability
- Benjamin Moore Scuff-X paint on all surfaces for long-lasting finish

Advanced technology and smart home features:

- Hardwired Cat 6 networking throughout
- Sonance in-ceiling speakers controlled by Sonos
- Hardwired Ring camera at the front door
- Hardwired Ubiquiti WiFi system with replicators for seamless coverage

Luxurious bathroom and master suite details:

- Powder room fully clad in Italian porcelain
- Porcelain tile walls in all bathrooms
- Italian porcelain slab accent shower walls
- Master bathroom with book-matched Italian slab porcelain door
- Toto Japanese toilet in the master and kids' bathrooms
- Axor fixtures in the master bath
- Italkraft vanities in the master bathroom
- Master bedroom bar with a Sub-Zero beverage fridge

Additional highlights:

- Three dedicated parking spaces for ultimate convenience