9900 WEST

A boutique collection of only 23 two, three and four-bedroom luxury waterside residences with private boat slips available, located in Miami's coveted Bay Harbor Island.

The Building

- Boutique collection of 23 masterfully proportioned two, three and four-bedroom exclusive waterfront residences ranging from 1,202 SF to 3,206 SF
- A grand arrival experience, framed by lush landscaping and tranquil water features
- Sun-filled lobby with soaring double-height ceilings
- Convenient EV charging station
- A dedicated mail and package room with secure storage
- Pet-friendly community designed for every member of the family

The Residences

- Residence entrances feature oversized single doors with elegant panel framing
- 9' ceilings in residences
- Floor-to-ceiling sliding glass doors and windows
- Spacious balconies for an indoor-outdoor lifestyle
- Generously sized closets, including walk-in closets in primary bedrooms
- Select residences feature a private rooftop terrace with summer kitchens
- Private storage spaces included with each residence
- LG Washer and Dryer

Kitchens

- Custom European design by Italkraft, showcasing rich wood veneer and glass cabinetry paired with elegant Taj Mahal Quartzite countertops and backsplash
- Approximately 28" undermount sink with garbage disposal
- Polished chrome Kohler pull-down faucet
- Wine refrigerator
- Miele appliance package with induction cooktop, integrated dishwasher, and refrigerator

Bathrooms

- Primary bathroom featuring a double shower and light oak–finish slat wall panels designed for durability in wet conditions
- Italkraft vanities with quartz countertops, featuring floating designs in the primary and powder rooms, and floor-mounted vanities in all secondary bathrooms
- Premium Dornbracht fittings and fixtures in primary baths and powder rooms; Hansgrohe fixtures in secondary bathrooms
- Floors finished in refined Italian porcelain tile

Amenities & Services

- Attended lobby and concierge with personalized services for residents
- Two parking spaces per resident
- Over 5,000 SF of lush tropical landscaping with open green spaces throughout
- Rooftop pool deck with tropical landscaping, featuring a Finnish saltwater pool, spa, trellis-covered lounge areas, and summer kitchen overlooking the views of Biscayne Bay
- Private entertainment suite with dining area, catering kitchen, and waterfront balcony—ideal for gatherings and events
- Sunset terrace with dockside lounge seating overlooking the waterway
- State-of-the-art fitness center
- Wellness spa featuring a dry sauna and cold plunge for restorative well-being
- Children's playroom
- Dog wash station designed for convenience
- Bicycle storage

Private Marina

- 10 private boat slips available for exclusive owner purchase, accommodating vessels with no fixed bridges
- Waterway access to Biscayne Bay and Atlantic Ocean
- Paddleboard and kayak storage
- Dockside pickup and drop-off area

The Team

- Developed by The Horizon Group
- Architecture by Frankel Benayoun Architects
- Interior Design by Craft
- Landscape design by Geomantic Designs, Inc

EQUAL HOUSING OPPORTUNITY

This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Prices, plans and specifications are subject to change without notice. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to, or other arrangements made with any real estate broker are or shall be binding on the Developer. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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 A DEVELOPER TO A BUYER OR LESSEE.



Good Eats

1. Mister O1 Extraordinary Pizza
2. Coffee Break
3. Josh's Deli
4. Morelia Gourmet Paletas
5. Pura Vida
6. The Bistro
7. The Carrot
8. The Harbour Grill
9. Flanigans
18. The Palm
19. Artisan Beach House
20. Lido Restaurant at The Surf Club
21. Kosaka at The Surf Club
22. China Grill

Night Out

10. Morla
11. Atlantikos
12. Carpaccio
13. Il Molino
14. Avra
15. Hillstone
16. The St. Regis Bar
17. Makoto

Outdoor Fun

23. 92nd Street Park & Dog Park
24. BHI Tennis Courts
25. Bal Harbour Beach
26. Haulover Sandbar
27. Indian Creek Golf Course
28. Surfside Beach
29. Bal Harbour Boardwalk

Indulge in Luxury

30. Bal Harbour Shops
31. Kane Concourse Shops

Fresh Finds

32. Bay Harbor Farmer's Market
33. Publix

Paw Hubs

34. Salon Poochini Grooming Spa & Boutique
35. Veterinary Wellness Center of Surfside

Body & Soul

36. Exhale Bal Harbour
37. Rejuvenation Spa
38. Reforming Pilates
39. Tenthirtythree Wellness Collective
40. Viva Pilates

On the Island

41. Bay Harbour Islands Police Dept.
42. Bay Harbour Islands Fire Station
43. Ruth K. Broad Bay Harbor K-8 Center

Beauty

44. ALEXIS LAUREN
45. Biotech Cosmetic Surgery & Medical Spa
46. Savou Med Spa
47. SKINNEY Medspa
48. Wow Brows
49. LAHH Salon
50. Alexia + Frankie's Beauty Bar

Within Reach

Bal Harbour | 0.7 miles
Aventura | 5.9 miles
Sunny Isles | 3.8 miles
South Beach | 9.2 miles
Brickell | 16 miles
Miami Opa Locka Executive Airport | 10.4 miles
Miami International Airport | 16.4 miles
Fort Lauderdale-Hollywood International Airport | 18 miles
Design District | 11.7 miles
Wynwood | 12.2 miles
Faena Art District | 6.2 miles

Property Address
9900 West Bay Harbor Drive | Bay Harbor Islands, FL 33154

Phone Number
305.424.9900

Email
info@9900west.com

Social Media
@9900West

THE HORIZON GROUP
REAL ESTATE ACQUISITION AND DEVELOPMENT

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS • PLANNERS • INTERIOR • DESIGN