

**SOUTH FLORIDA  
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## **Key International, 13th Floor complete Harbour condo (Photos)**

November 9, 2018 By Brian Bandell

Key International and 13th Floor Investments have completed the Harbour, a condo project along the mangroves of Maule Lake.

The project has 425 units in two 32-story towers at 16385 Biscayne Blvd., North Miami Beach. Rey Melendi, the chief operating officer of 13th Floor, said the entrance to the Harbour was inspired by the Cove Resort at Atlantis Paradise Island.

Upon entering the Harbour, there's a view through floor-to-ceiling glass of the lake and the pool deck and the doors open to let the sea breeze flow through the lobby. The social lounge with a faux fireplace is open to the main lobby, and a second floor leads to a hangout space with billiards, a TV and a library.

Units in the Harbour range from 1,167 to 3,808 square feet and were priced from \$510,000 to nearly \$1.5 million. There are only eight units left for sale, Melendi said, and they are listed from \$593,000 for 1,167 square feet to \$967,000 for 1,873 square feet.

The units come "designer ready", meaning that buyers must install their own floors and light fixtures. Buyers have the option to order a furnishing package from Addison House.

All units come with private elevators directly into their homes. The penthouses have their own hot tubs on the balcony.

The developers are waiting to receive a certificate of occupancy (CO) for both buildings before starting unit closings, Melendi said.

Vanessa Perez, the sales manager for the Harbour, said most of the buyers were from Latin America, especially Argentina, Venezuela, Mexico, Columbia, Chile and Brazil. There are also buyers from the Northeast U.S., Canada, Turkey, Russia and Spain, she added.

Most buyers originally intended to use their condos as investments and rent them out, but now that they've seen the units, many buyers have decided to use them as second homes, Perez said.

“The Harbour truly emulates a one-of-a-kind lifestyle,” said Inigo Ardid, Co-President of Key International. “Its secluded waterfront location offers privacy, while the availability of wellness-centric, active, and resort-style amenities affords residents the convenience of entertainment at their fingertips, all while maintaining competitive pricing in the market.”

The Harbour maximizes its location on Maule Lake, which separates North Miami Beach from the beaches. It has a marine club where residents can reserve kayaks, paddle boards and other water sports toys. Later, a five-slip dock will be developed and those boat slips will be for sale.

The pool deck features a splash pad for kids, grilling stations and a man-made beach. Juice & Java will operate a restaurant for residents there. There’s also a walking trail around the 4.5-acre site so residents can take a stroll around the mangroves.

The spa in the Harbour has a high-end hotel feel, with comfortable treatment beds with bluetooth speakers, a sauna, a steam room, a rain shower, hot and cold plunge pools, and outdoor treatment areas as well. The spa has big windows to let in the light.

The Harbour also has a water view from its fitness room, which has many cardio machines with individual TVs. There’s also an aerobics room and a racquetball court.

On top of the parking garage, there’s an amenity space for more sports. It has a tennis court, a half basketball court, a mini soccer field, a playground and a running trail with fitness machines.

There's also a kid's playroom with video games, a climbing wall, a ball pit, wobbly chairs, and many toys and games.

"It exceeded my expectations for what we created," 13th Floor CEO Arnaud Karsenti said. “The good thing about a large project like this is we have more sales volume, so we can spend more money on amenities, and they really came out well.”

The Harbour was designed by Corwil Architects with interior design by the Design Agency. Moss was the general contractor.



The Harbour condominium in North Miami Beach.



The twin towers of the Harbour condominium in North Miami Beach.



The entrance to the Harbour condominium in North Miami Beach.



The lobby of the Harbour condominium in North Miami Beach.



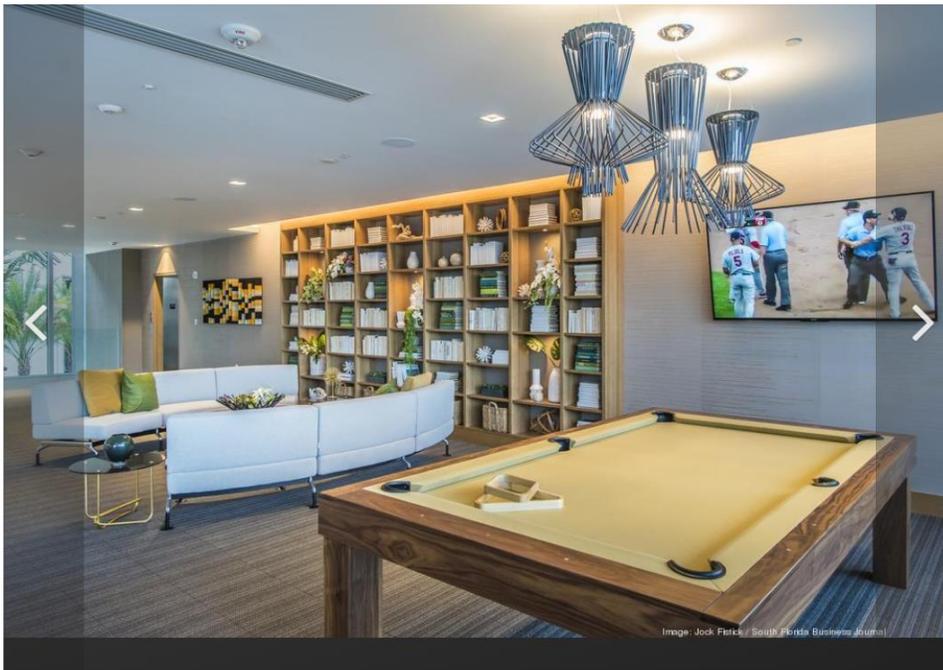
The social room at the Harbour condominium in North Miami Beach.



The lounge area and game room.



The lounge area in the game room.



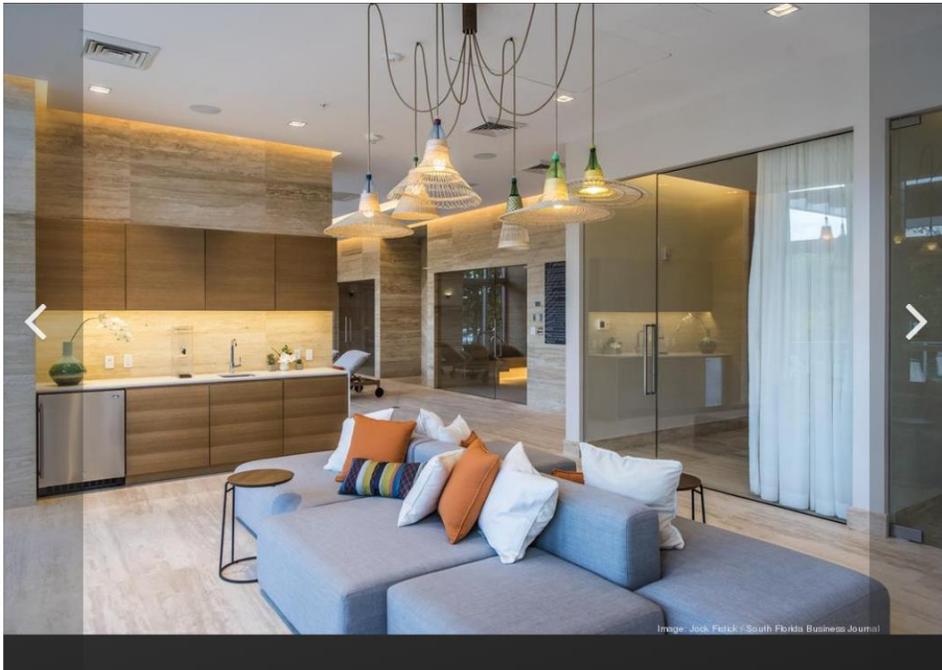
The lounge area in the game room.



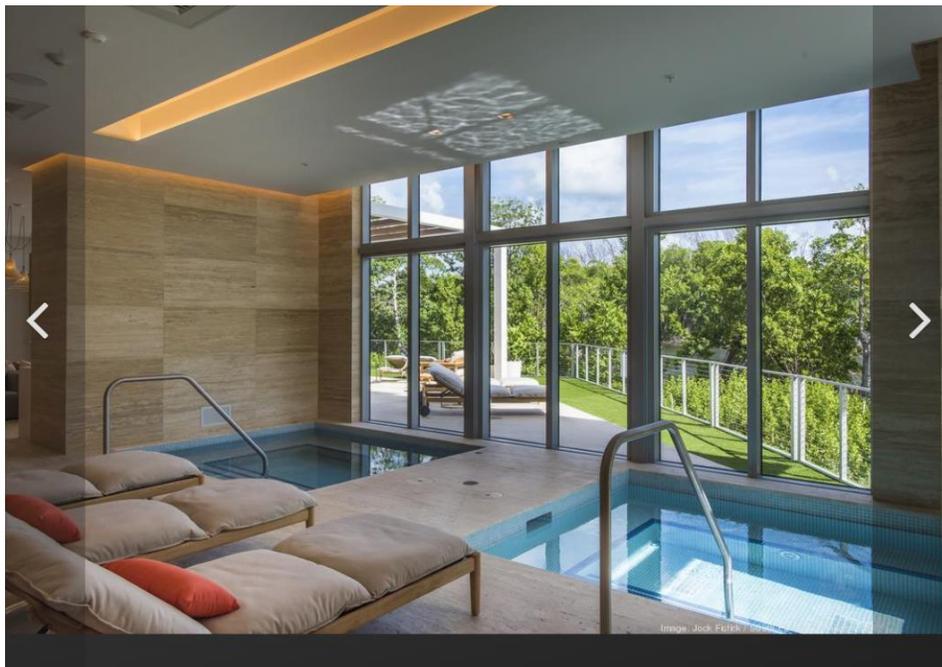
The pool and sundeck at the Harbour condominium in North Miami Beach.



The pool and sundeck at the Harbour condominium in North Miami Beach.



The lounge area in the spa.



Hot and cold sports baths in the spa at the Harbour condominium in North Miami Beach.



One of many outside lounge areas.



Another view of the outside lounge area.



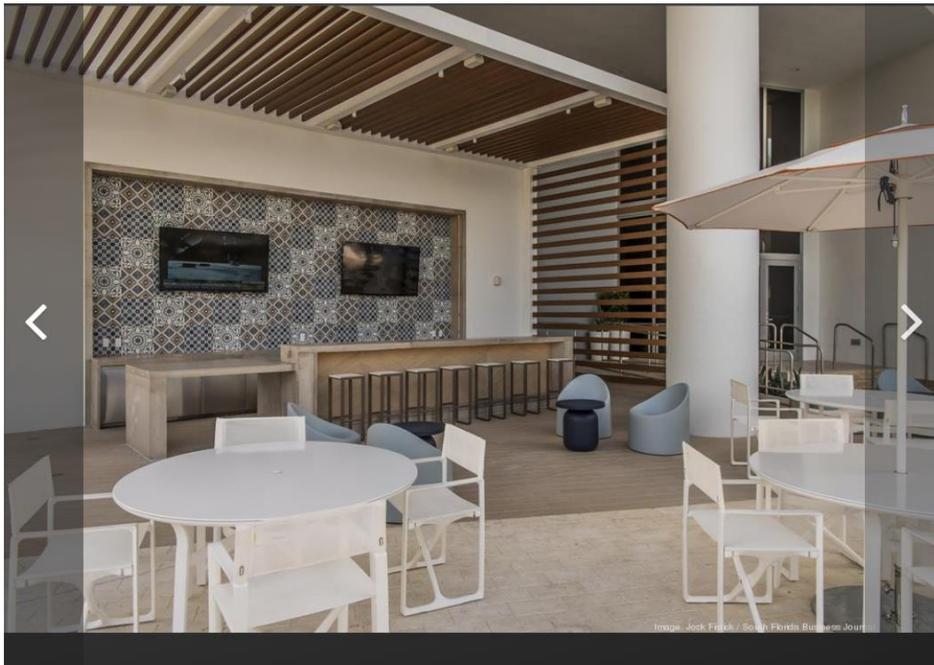
An outdoor spa area.



A lounge area on the sundeck.



The BBQ area on the sundeck.



The outdoor bar.



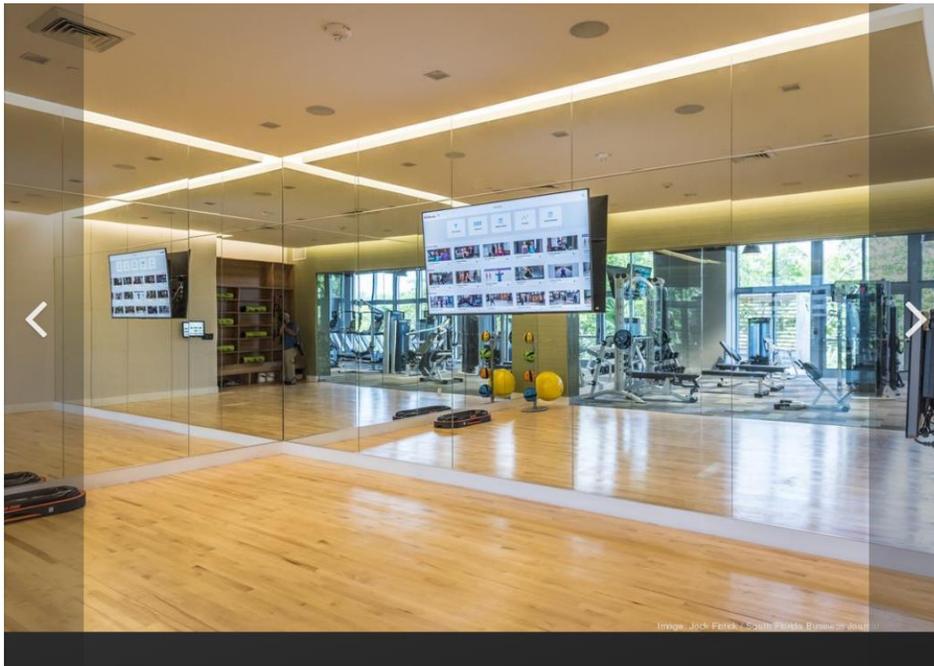
The pool deck looks out onto the lagoon.



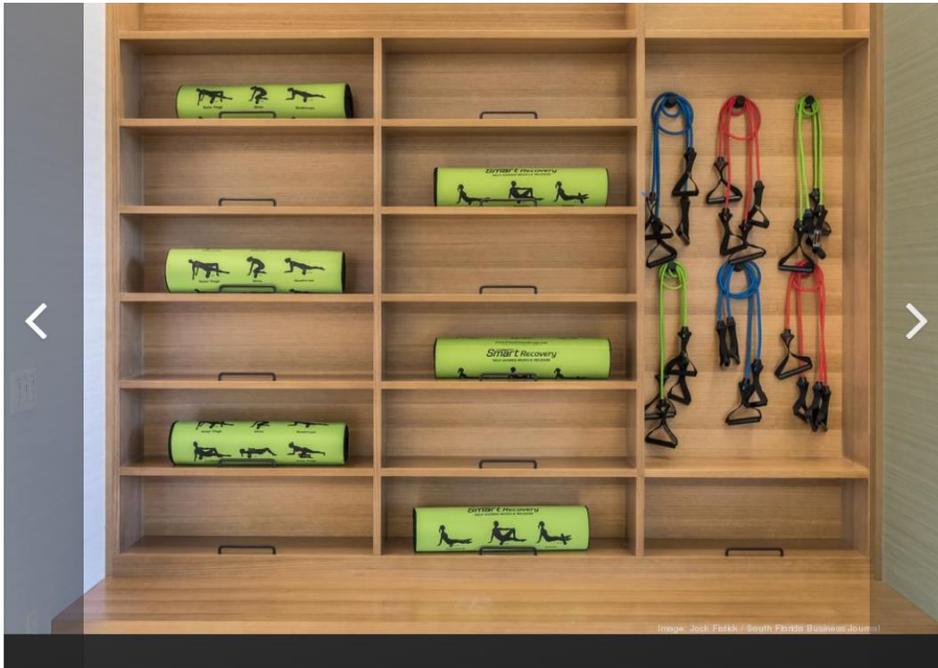
A man-made beach on the lagoon.



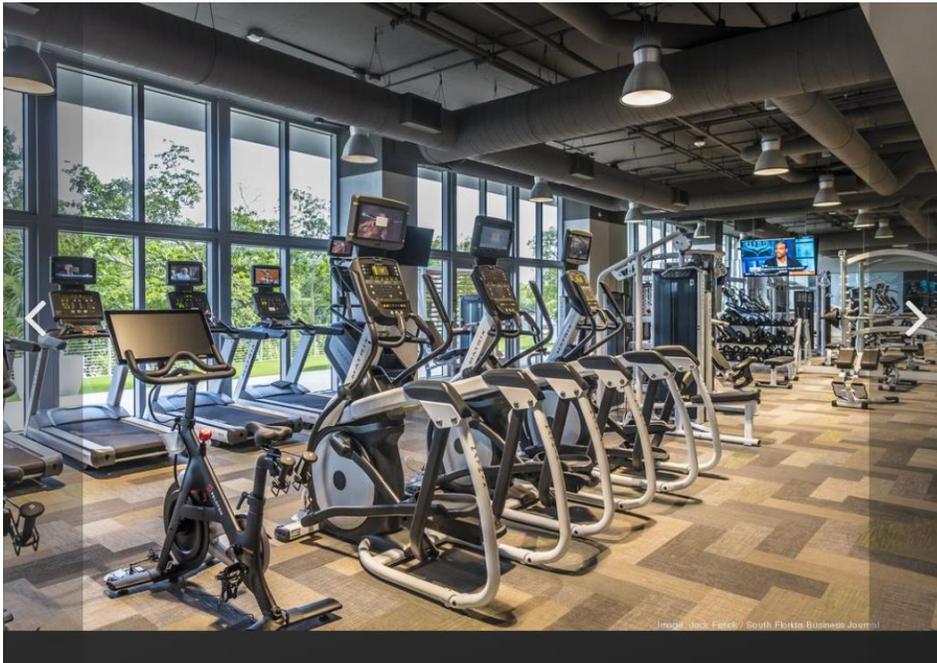
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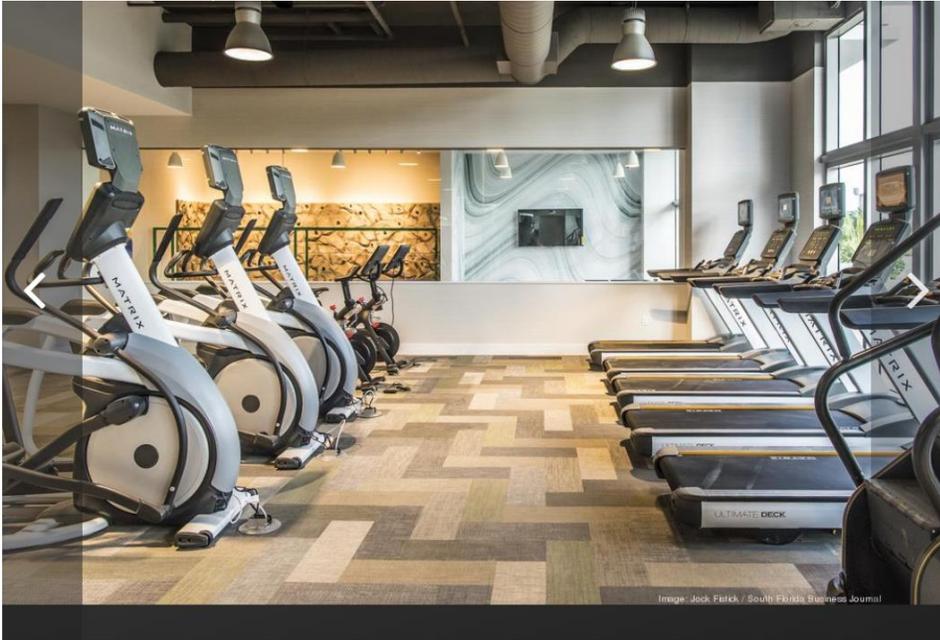
The yoga studio with on-demand workout services.



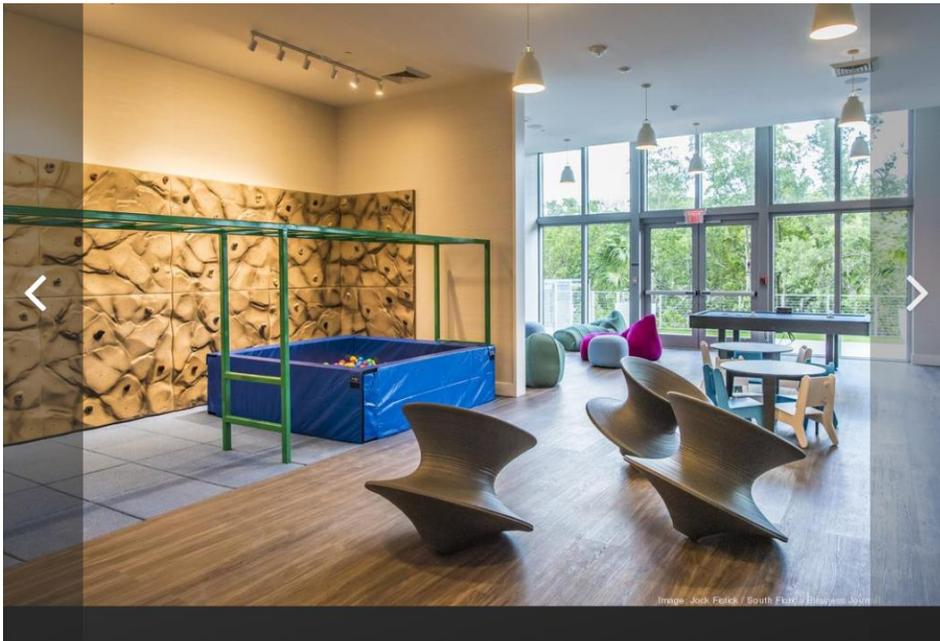
Supplied mats and jump ropes.



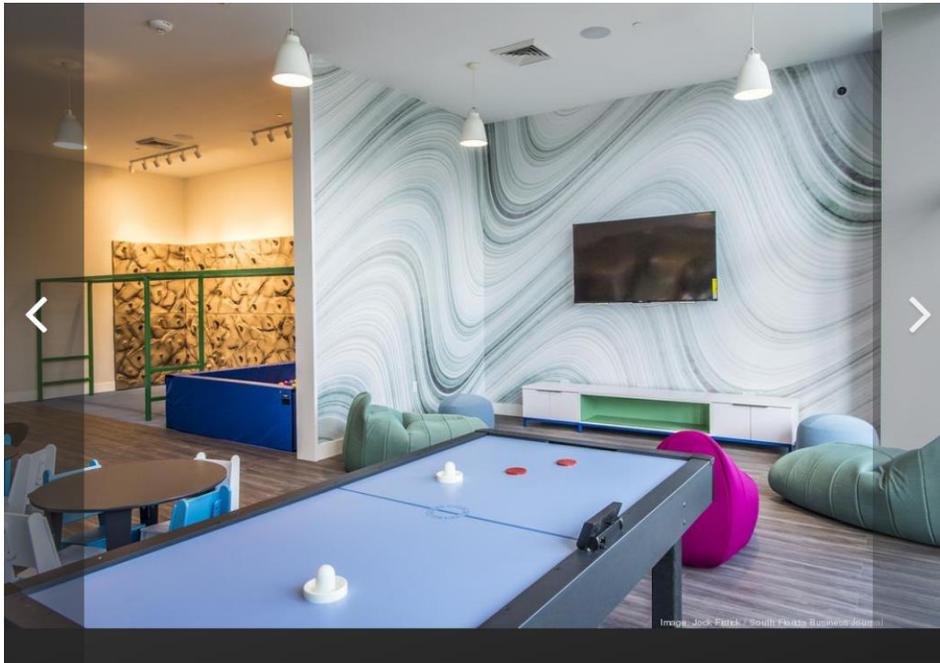
The well appointed fitness center.



The fitness center is situated next to the children's play room so parents can keep an eye on their children during a workout.



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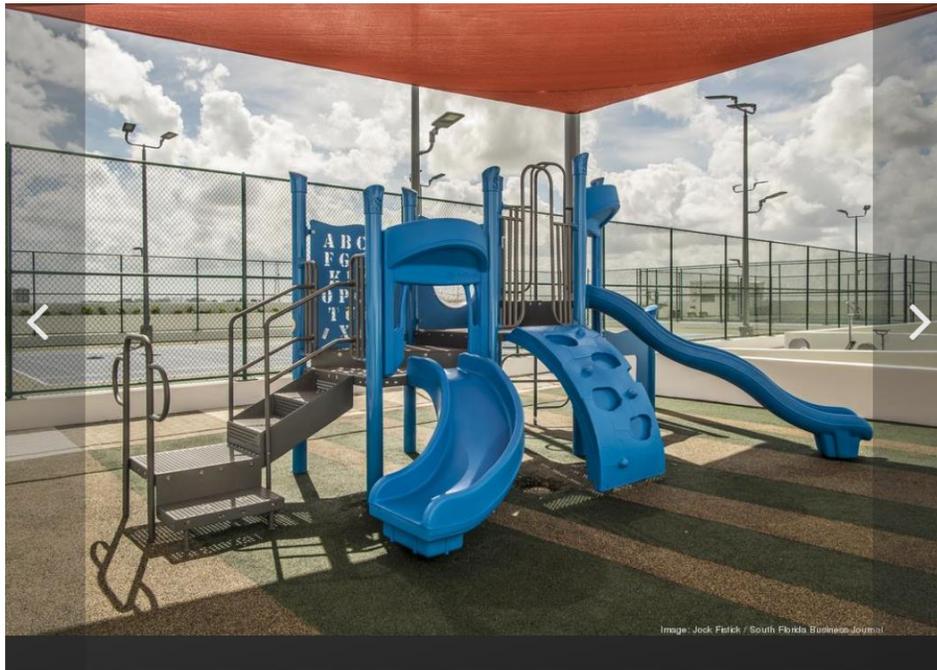
The children's play room.



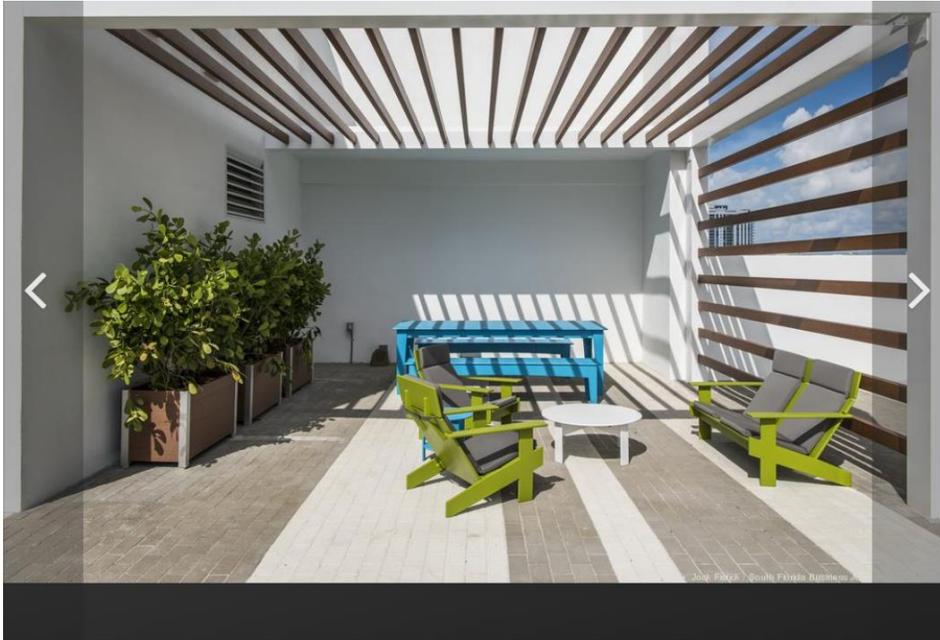
Looking down on the elevated sports deck that features tennis courts, a soccer pitch, a basketball court, a shaded children's play area and a lounge area at left, with the entrance to the Harbour at right.



The sports deck features tennis courts, a soccer pitch, a basketball court, a shaded children's play area and a lounge area.



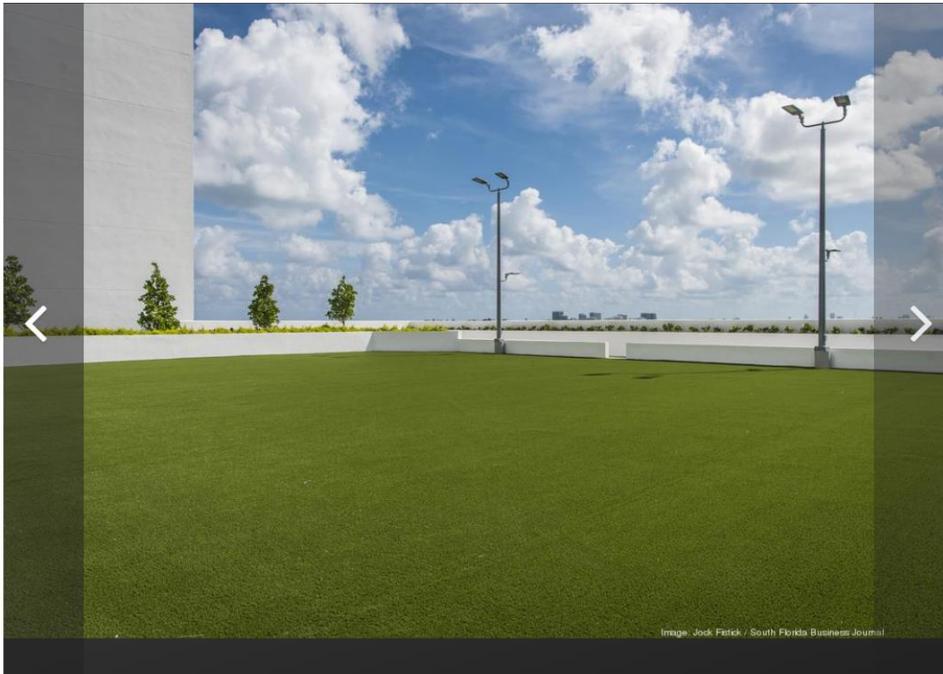
A shaded children's play area on the sports deck.



An outdoor lounge area on the sports deck which features tennis courts, a basketball court and a small soccer pitch.



The basketball court on the sports deck.



The soccer field on the sports deck.



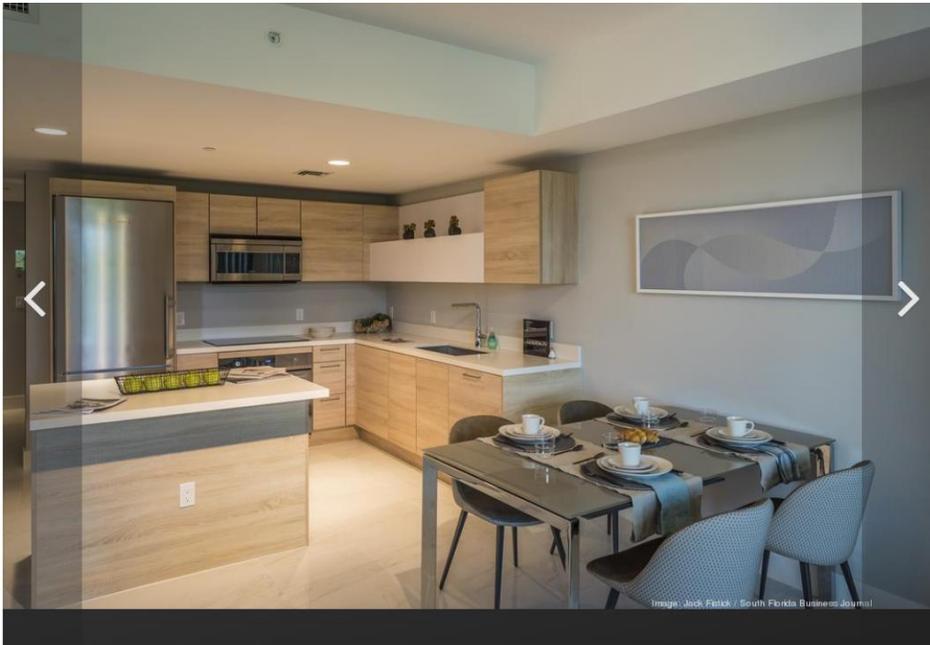
The living room in a two-bedroom condo unit.



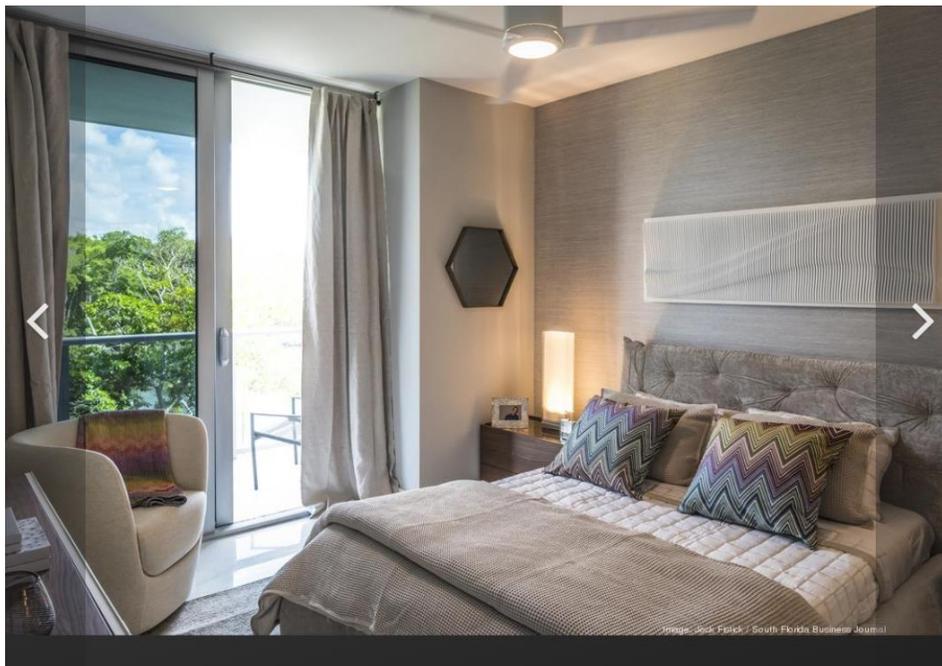
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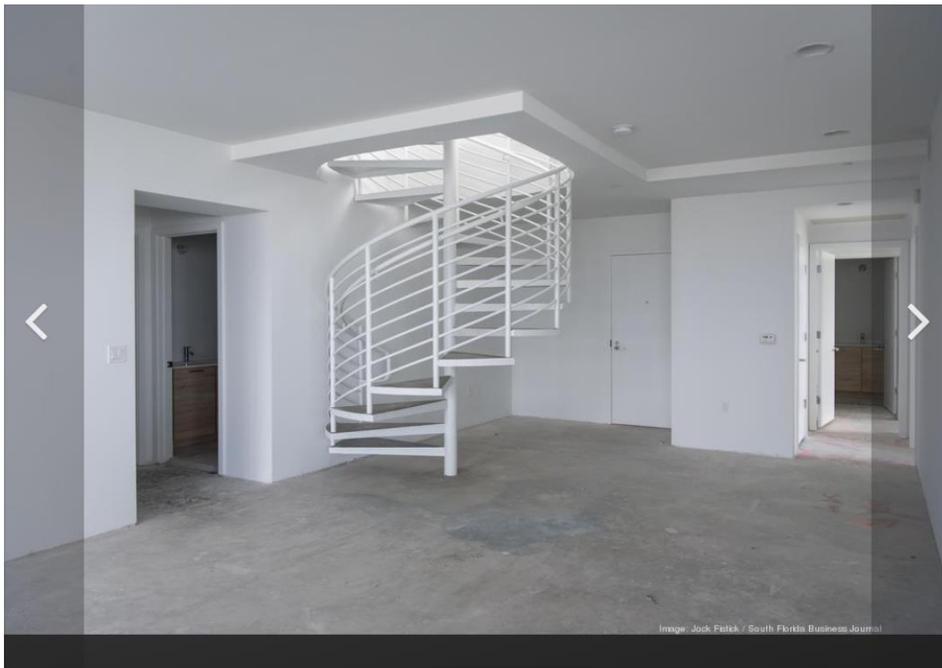
The kitchen in a two-bedroom condo unit.



A bedroom in a two-bedroom unit.



The living room area of a penthouse condo unit with floor to ceiling windows.



A spiral staircase leads to an upper terrace in a penthouse unit.



The view from the upper terrace in a penthouse unit.



The view from the upper terrace in a penthouse unit.

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