

RESIDENCE

**02**

FLOORS 4-7

**2 BEDROOMS + DEN  
2 BATHROOMS**

**RESIDENCE INTERIOR**

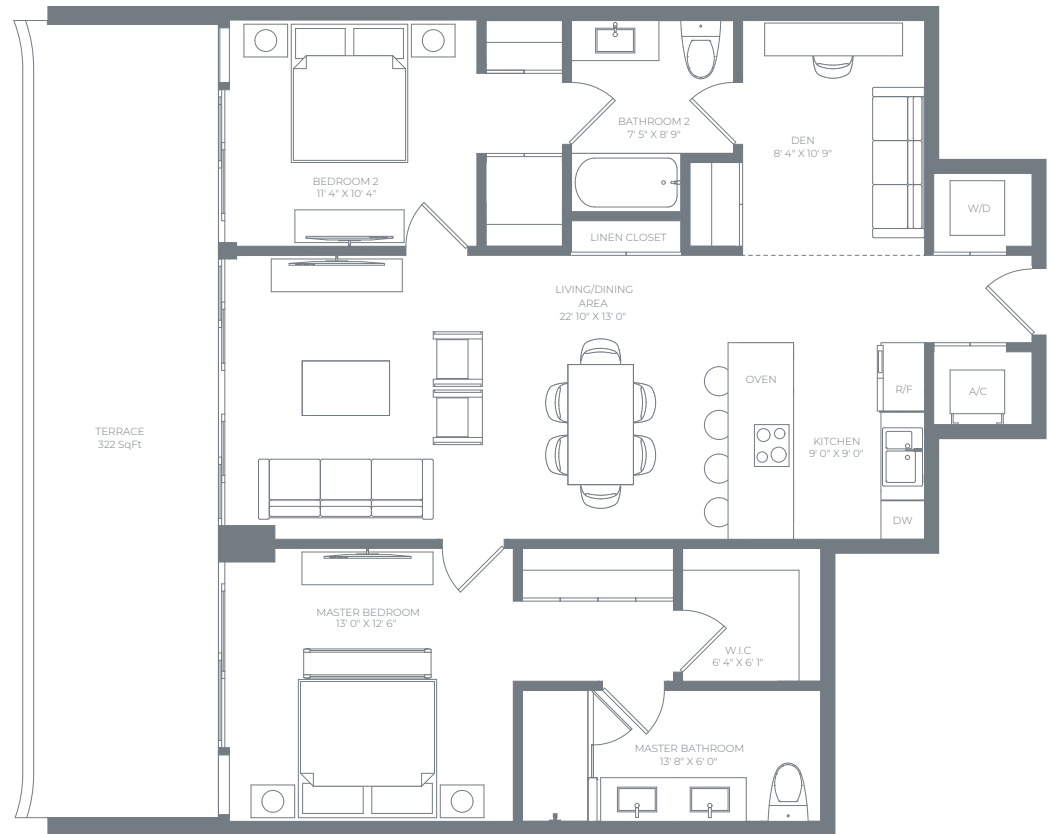
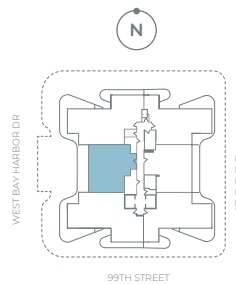
1,236 SqFt / 115 SqM

**OUTDOOR LIVING**

322 SqFt / 30 SqM

**TOTAL**

1,558 SqFt / 145 SqM



ALL ILLUSTRATIONS ARE ARTISTIC CONCEPTUAL RENDERINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. ALANA BAY HARBOR ISLANDS CONDOMINIUM IS DEVELOPED BY ALTA BAY HARBOR 1 LLC. STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE SQUARE FOOTAGES AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS; WITHIN THE PERIMETER WALLS OF THE UNIT). THE DIMENSIONS STATED FOR THIS UNIT FLOOR PLAN ARE APPROXIMATE BECAUSE THERE ARE VARIOUS RECOGNIZED METHODS FOR CALCULATING THE SQUARE FOOTAGE OF A UNIT. THE SQUARE FOOTAGE STATED HERE IS CALCULATED FROM THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS TO THE CENTERLINE OF INTERIOR DEMISING WALLS WITHOUT DEDUCTIONS FOR CUTOUTS, CURVES, OR ARCHITECTURAL FEATURES. THIS METHOD TYPICALLY RESULTS IN QUOTED DIMENSIONS GREATER THAN THE DIMENSIONS THAT WOULD BE DETERMINED BY USING OTHER ACCEPTED METHODS. THE DEFINITION OF "UNIT" AND THE CALCULATION METHOD TO BE RELIED UPON IS SET FORTH IN THE DEVELOPER'S PROSPECTUS AND THE METHOD SET FORTH IN THE DEVELOPER'S PROSPECTUS MAY RESULT IN A SQUARE FOOTAGE CALCULATION LESS THAN THE METHOD USED HERE. THE BALCONIES DEPICTED ARE CONCEPTUAL AND THE SIZE WILL VARY BASED FLOOR LEVEL OF UNIT, FINAL PERMITTING AND COMPLETED CONSTRUCTION. THE ILLUSTRATIONS AND IMAGES ARE CONCEPTUAL AND MAY VARY FROM CONCEPT TO ACTUAL CONSTRUCTION. THE FLOOR PLAN, UNIT LAYOUT, LOCATIONS OF WINDOWS, DOORS, CLOSETS, PLUMBING FIXTURES, MECHANICAL EQUIPMENT, APPLIANCES, STRUCTURAL ELEMENTS, ARCHITECTURAL DESIGN ELEMENTS, AND THE USES, CONFIGURATIONS, AND ENTRIES TO ROOMS MAY CHANGE BASED ON FINAL APPROVED PLANS, PERMITTING, AND COMPLETED CONSTRUCTION. THE FURNITURE PLAN AND THE USES OF SPACE ILLUSTRATED ARE SUGGESTED USES ONLY AND NOT INTENDED TO GUARANTY OR REPRESENT ANY SPECIFIC USE OF SPACE. FURNISHINGS, DESIGN FEATURES, FIXTURES, AND DÉCOR ILLUSTRATED ARE CONCEPTUAL AND ARE NOT INCLUDED WITH PURCHASE OF A UNIT. CONSULT THE DEVELOPER'S PROSPECTUS FOR INFORMATION ON WHAT IS OFFERED WITH THE UNIT AND THE CALCULATION OF THE UNIT SQUARE FOOTAGE AND DIMENSIONS. © 2022 WITH ALL RIGHTS RESERVED ALTA BAY HARBOR 1 LLC.