

SABAL DEVELOPMENT

1165 N BISCAYNE POINT RD

MIAMI BEACH



Positioned on a quiet tree lined street overlooking the waters of Biscayne Bay, 1165 N. Biscayne Point Rd. is a distinctively developed residence.



With 70 feet of frontage on the water and a direct dock, whether by boat or by car, arriving at your distinctively designed residence is seamless. Just a short ride to some of Miami's finest shopping and entertainment, you will find no shortage of amusement.





Admire the tranquil waterfront view from your beautifully finished roof top deck, or from your spacious terraces. Cool off with a dip in the outdoor lap pool, and take in the views of Biscayne Bay.



Step inside to find soaring double height ceilings in the vestibule, with an open view from the second floor. Spanning 6,449 square feet spread across two floors of open space, including 5 ample bedrooms, 5 full bathrooms and 1 powder room.



The kitchen is outfitted with a full suite of Miele appliances. The magnificent floating island is made of black quartz stone and solid Walnut, while white Calacatta marble adorns the remaining surfaces.





Tiling by *GIGACER* and *ARIOSTEA* decorate the kitchen, hallways, and bathrooms. Elegant *MOMA DESIGN*, *FORTIS*, and *DURAVIT* fixtures in each bathroom.





Floor to ceiling windows, and state of the art lighting by *DELTA LIGHT* illuminate every inch of area. *SAVANT* smart home technology allows you to control the home's features with the touch of a finger.



TOGU

Renowned for its passion and uncompromising attention to detail, TOGU Architecture earned its reputation curating art and furniture at opulent hotels throughout France and Switzerland. Its impressive portfolio includes custom-designed wood and glass furnishings, as well as lighting that showcases priceless relics, at the Louvre's Department of Egyptian Antiquities.



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Offering the highest level of construction of its kind, Sabal Development carefully selects each project for its complementary habitat. Rather than distract or compete with its surroundings, each property peacefully coexists in, and complements its, setting.



INALCO

STORM iTOPKer is inspired by the dynamism and beauty of natural stone. A new version of a classic in dark grey with white veins, this solid surface evokes nature at its most vigorous in a contrasting gentle natural finish.



MIELE

Since being founded in 1899 Miele has followed its 'Forever Better' brand promise. This means: We do everything we can to always be better than all other suppliers and strive to be better than we already are. For our customers this means the peace of mind of knowing that choosing Miele is a good decision – and probably the decision of a lifetime.





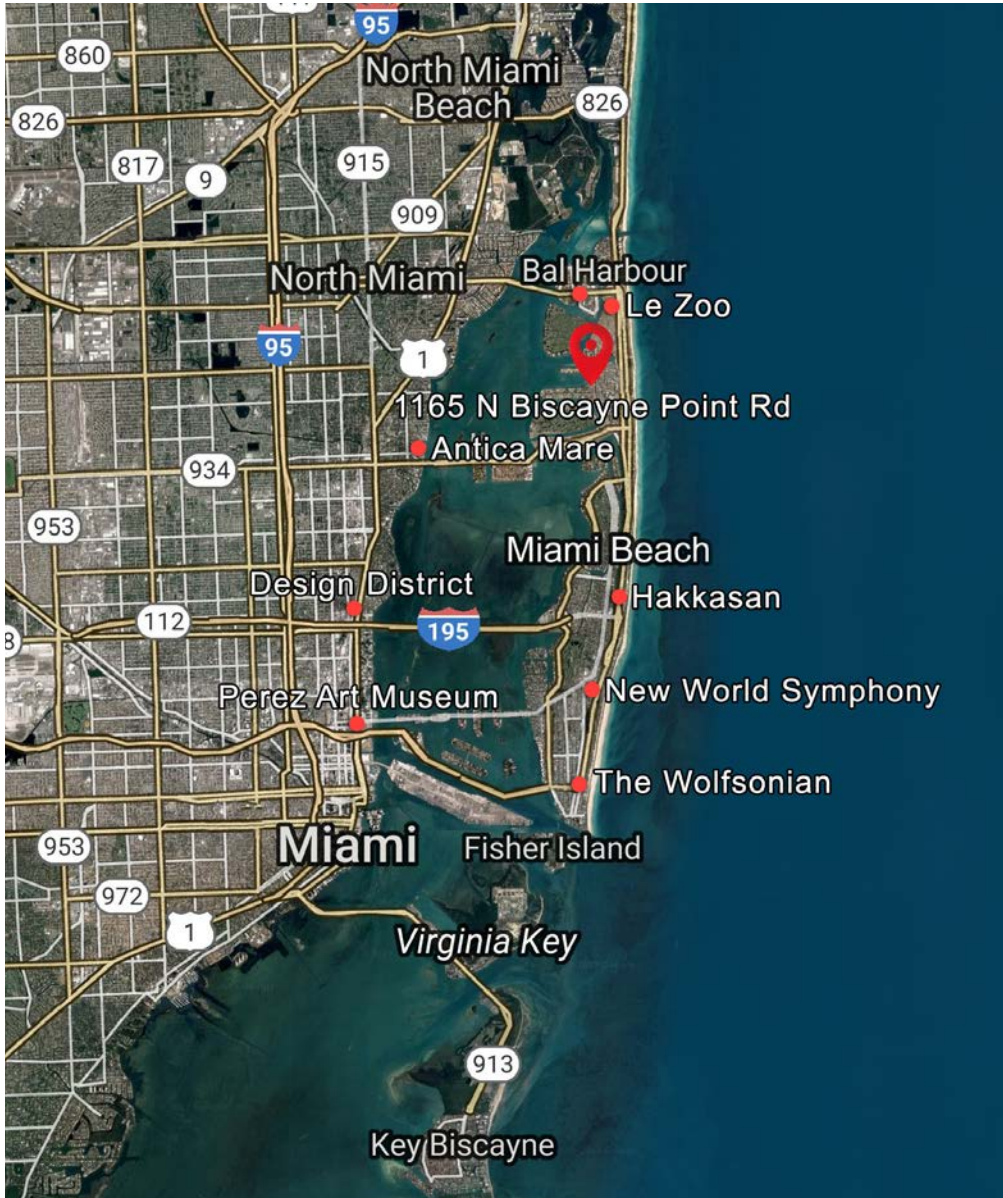
Le Zoo



New World Symphony



Perez Art Museum



POINTS OF INTEREST

DINING

Antica Mare
Le Zoo
Hakkasan

ARTS

New World Symphony
The Wolfsonian
Perez Art Museum

LEISURE

Design District
Normandy Shores Golf Course
Bal Harbour Shops



SABAL DEVELOPMENT



SABAL LUXURY BUILDER

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All plans, specifications, prices, brands, features, materials, finishes, amenities, renderings, sizes and dimensions, and other statements contained in this brochure (collectively, "Plans and Renderings") are based upon preliminary development plans, which are conceptual in nature, are subject to change without notice and may not be relied upon. No guarantees or representations whatsoever are made that any matters described or depicted in such Plans and Renderings will be provided or, if provided, will be of the same type, size, location or nature as described herein. All prices are subject to change, and price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. All depictions and other descriptions of appliances, brands, counters, floor coverings, upgrades and other matters of detail depict options and upgrades which are not representative of standard features for the dwellings, may not be available for all model types, and are not included with the dwellings unless expressly provided in your purchase agreement. Other proposed and/or existing projects, parks, commercial, retail, or other facilities referenced herein are not owned or being developed by the Developer. The Developer has no control over such facilities and there is no guarantee regarding their continued existence.

All measurements and dimensions for dwellings reflected herein are estimates based on preliminary plans which will vary with actual construction. Measurements of rooms set forth on floorplans are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All floorplans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specification. This offering is made only by the purchase agreement and disclosure summary for the dwelling and no statement should be relied upon if not made therein. This is not intended to be an offer to sell nor a solicitation of offers to buy real estate to residents of NY or in any jurisdiction where prohibited by law. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the nation. We encourage and support an affirmative advertising, marketing and sales program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.