

La Maré Residences

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is an ultra-luxury, waterfront boutique condominium development in **Bay Harbor Islands**. Organized into three distinct collections—**Regency**, **Signature**, and **Bay**—the project is designed as "tropical villas vertically stacked," offering a high level of privacy and expansive living spaces with direct water access.

Fact Sheet

- **Addresses:**
 - **Regency Collection:** 9927 E Bay Harbor Dr, Bay Harbor Islands, FL 33154.
 - **Signature Collection:** 9781 E Bay Harbor Dr, Bay Harbor Islands, FL 33154.
 - **Bay Collection:** 10301 E Bay Harbor Dr, Bay Harbor Islands, FL 33154.
- **Developer:** Regency Development Group.
- **Architect:** Kobi Karp Architecture.
- **Interior Designer:** Debora Aguiar Arquitetos.
- **Estimated Completion:** 2026.
- **HOA Fees:** Approximately **\$1.20 to \$1.63 per square foot**.
- **Property Taxes:** Estimated at approximately **1.8% to 2%** of the purchase price, standard for Miami-Dade new construction.

Residential Pricing & Sizes

The development offers residences ranging from **1,567 to over 5,300 square feet**.

Average pricing is approximately **\$1,200 per square foot**, though prime waterfront units in the Signature and Bay collections command higher premiums.

Residence Type	Collection	Interior Size (Sq. Ft.)	Starting Price (Approx.)
2 Bedrooms	Regency	1,567 – 1,600	From \$1,400,000
3 Bedrooms	Regency / Signature	2,100 – 3,200	From \$3,000,000
3 Bedrooms + Den	Signature / Bay	3,750 – 4,200	From \$4,800,000

4 Bedrooms	Signature / Bay	4,200 – 5,389+	From \$5,750,000
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Penthouse / Large Villa	Bay Collection	5,400+	Up to \$7,075,000+
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Note: Pricing is subject to change based on floor level and water frontage.

Amenities

Each collection offers boutique, resort-style amenities with a focus on waterfront recreation.

- **Waterfront & Boating:** 12 private boat slips available for purchase with direct bay access and no fixed bridges to the ocean; drop-in access for kayaks and paddleboards.
- **Rooftop Leisure:** Landscaped rooftop pool decks featuring infinity pools, jacuzzis, daybeds, and summer kitchens with bars.
- **Wellness:** State-of-the-art fitness centers and spa facilities including steam rooms and saunas.
- **Residential Features:** Private or semi-private elevator entries, **10-foot ceilings**, and custom **Poliform kitchens** with Miele appliance suites.
- **Services:** 24-hour on-site doorman, secured parking garage, and private storage rooms for each residence.

Deposit Schedule

- **20%** at Contract
- **10%** at Groundbreaking
- **10%** at Top-off
- **60%** due upon closing