



\$1,450,000

• Condominium

## 9900 WEST BAY HARBOR ISLANDS

<https://miamipre.com>



9900 West Residences is a luxury condominium development located in the exclusive community of Bay Harbor Islands, Miami. This boutique building offers only twelve exclusive residences, providing an intimate and private living experience. Residents will luxuriate in expansive flow-through floor plans, stylish two-tone European-designed kitchens equipped with high-end Miele appliances, and chic modern bathrooms featuring [...]

---

### Basics



**Date added:** Added 2 years ago  
**Prices from:** \$1,450,000  
**Bedrooms:** 2 bedrooms, 3 bedrooms, 4 bedrooms  
**Bedrooms short:** 2-4  
**Start sales:** 2023 sq ft  
**Total residences:** 23  
**Sizes from:** 1202  
**Unit view:** Waterfront, Bay view  
**Rental Rules:** Long-term rentals  
**Architect:** Frankel Benayoun Architects  
**Furnished:** No

**Type:** Condominium  
**Prices to:** \$4,099,999  
**Bathrooms:** 2, 3  
**Year built:** 2025 sq ft  
**Start sales month:** March  
**Floors:** 7 floors  
**Sizes to:** 3204  
**HOA:** \$1.40 / sqft  
**Developer:** The Horizon Group  
**Interior Designer:** Craft Studio

---

## Features

**Features list:** Curated Service & Amenities

- Attended lobby & concierge with an array of personalized services available for residents
- Valet parking with two spaces per residence
- Over 5,000 SF of lush tropical landscaping with open green spaces throughout
- TROPICALLY landscaped rooftop pool deck complete with Finnish overflow salt water pool and spa, trellis-covered lounging areas and summer kitchen overlooking the breathtaking views of Biscayne Bay
- Private entertainment suite featuring a dining area and catering kitchen, complemented by a waterfront balcony ideal for events and gathering
- Sunset terrace with dock-side lounge seating overlooking the waterway
- State-of-the-art fitness center
- Serene spa room with hydrotherapy tub for well-being
- Children's playroom
- Dog grooming room
- Beach club membership
- Bicycle storage

---

## Schools

**sch:** fire

---

## Payment Plan



**First Payment:** Contract 10

**Third Payment:** 4th Floor Slab Completion 10

**Fifth Payment:** Closing 60

**Second Payment:** Groundbreaking 10

**Fourth Payment:** Top-off 10

