

K O Y A B A Y



E L E V A T E D L I V I N G



A N E W

L E V E L O F

L U X U R Y



## ENTER A NEW REALM OF WATERFRONT LIVING

Tucked away in a private enclave just steps from Sunny Isles, an extraordinary new lifestyle experience will soon be perched upon the shores of the Intracoastal Waterway.



Koya Bay presents  
an unparalleled  
offering of opulence  
for the select few.

Discover just ten new waterfront residences, each boasting four levels of uncompromising refinement, modern style and serene coastal living. Koya Bay is embraced by water, where breathtaking views and fresh breezes nurture your soul from sunrise to sunset. Elevated tropical-modern design organically intertwines with unobstructed seascapes, while private docks round out the coastal lifestyle experience.

From its enviable amenities to your private rooftop terrace, Koya Bay has been fine-tuned to create a lifestyle of effortless luxury and carefree indulgence. For those who want the glamour of South Florida at their fingertips but appreciate a tranquil escape, this is your moment.

**Be part of the new waterfront lifestyle at  
Koya Bay.**



## ELEVATE YOUR PERCEPTION OF LUXURY

Come home to your tranquil neighborhood that is but a stone's throw from Sunny Isles Beach, Florida's own Riviera. This highly desirable locale offers the perfect blend of centrality and privacy, with unobstructed views of the Intracoastal Waterway, city skylines, lush Oleta State Park and shimmering Atlantic ocean. Enjoy a morning coffee or afternoon cocktail while soaking up spectacular water views from your private rooftop terrace.

Each rooftop lounge is an entertainer's paradise, with enclosed air conditioned space for year-round comfort, plus an expansive open-air terrace with private jacuzzi and summer kitchen that lets you make the most of South Florida's idyllic weather. With ocean breezes and water views from every angle, our rooftop lounges are a rarified offering that stands apart.



Delight in remarkable views from the  
privacy of your own rooftop lounge.



## MASTERFULLY DESIGNED LIVING SPACES

When in residence, Koya Bay's ten owners will find themselves immersed in an environment calibrated for relaxation and calm, with airy, light-filled spaces at every turn. The entire property is defined by tropical modern flair, blending natural materials and earth tones with thoughtfully designed open floor plans. Inviting the waterfront into each level adds even more magnificence to the quality, finishes, and amenities that set Koya Bay apart.



Elevated ceilings paired with abundant walls of glass that fold away discreetly create a seamless indoor-outdoor connection. You'll encounter incredible attention to detail, refined craftsmanship and tasteful design from every angle. Each well-appointed residence can be styled to your taste, or you may elect to have our expert design team craft a distinctive living space to complement your lifestyle.

Each smart-home residence integrates elements of minimalist sophistication paired with warm, timeless finishes. Expanses of Calacatta porcelain and wood flooring invite natural light to gracefully resonate across every living space. A chef's kitchen boasts Wolf appliances, Caesarstone countertops with waterfall island, built-in wine storage, premium designer cabinetry and Kohler fixtures. Bedrooms are all ensuite, while the expansive owner's suite features a sumptuous, spa-like bath accented by a soaking tub and Hansgrohe fixtures.



**Each residence at Koya Bay includes:**

- 2,900 to 3,600 SF of elegantly modern living space with soaring ceilings.
- Thoughtfully designed 3 to 5 bedroom townhome floor plans.
- Two-car garages with optional car lift.
- Private elevator.
- Expansive rooftop terrace with outdoor jacuzzi and summer kitchen.
- Waterfront balconies on every level.
- Enclosed air-conditioned rooftop lounge, customizable to fit your lifestyle by transforming the space into a gym, office, guest room, or gentleman's room.
- Smart home technology with low-voltage wiring system.
- Top-of-the-line professional Wolf appliances.
- Custom wood cabinetry and handcrafted solid-core interior doors.
- Floor-to-ceiling impact glass doors and impact windows.







Enjoy a level of luxury that  
elevates your lifestyle.



## WHERE LIFE MEETS STYLE

Ownership at Koya Bay includes access to a wealth of amenities designed to make life remarkably comfortable and utterly carefree. Relaxing days give way to exciting nights thanks to an exclusive program that brings tropical luxury to life.

**The select few who call Koya Bay home will benefit from exclusive world-class amenities that blend elegance with refined relaxation:**

- A private boat slip, with water and electricity hookups included at each slip.
- Minutes from Haulover Inlet.
- Direct ocean access.
- Membership to a beach club, with full-service amenities such as cabanas and oceanfront service.
- World-class health and wellness membership, including a state-of-the-art fitness center and spa.
- Access to a state-of-the-art Boat Club, which offers an exciting array of watercraft rentals, from paddleboards to jet-skis and diverse outboard vessels, all of which can be delivered to your private dock.
- Easy access to Oleta River State Park, featuring 1,000+ acres of mountain bike trails, running paths, kayaking, fishing, and waterfront summer kitchen pavilions.
- Direct and unobstructed views of Intracoastal Waterway.
- Police guard-gated community access with 24/7 manned security.

*Aforementioned amenities are subject to availability.*





## VIP CLUB PARTNERSHIPS



A full range of  
state-of-the-art  
watercrafts.

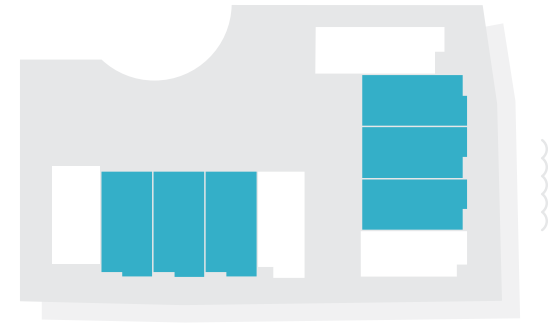


Exclusive club access is yet another elevated feature of life at Koya Bay. Residents will enjoy access to a beach club set on a pristine stretch of white sand, with refined dining, a full health club, spa and salon, and beachfront service – including umbrellas, chairs, food and beverages at the ocean's edge – from sunrise to sunset. It's the perfect beachfront retreat.

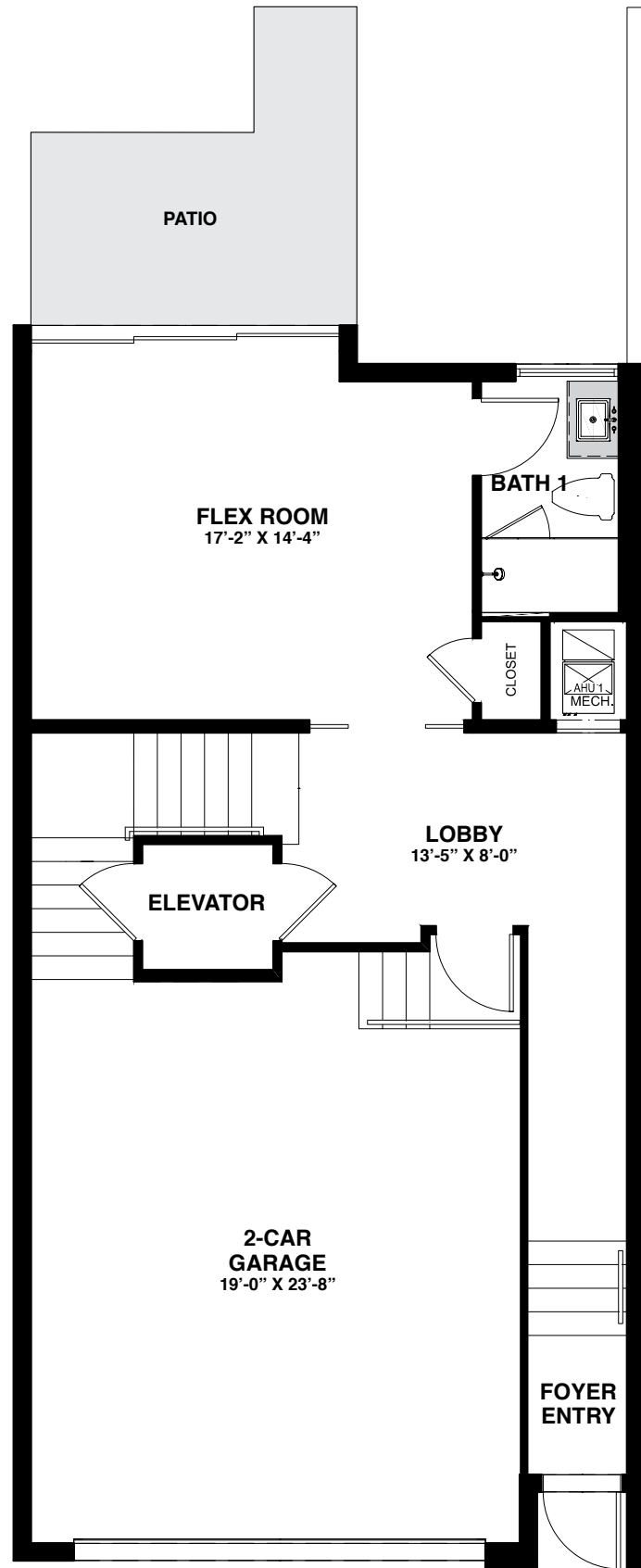
We've also partnered with a premier Boat Club – the area's leading purveyor of on-the-water excitement. Koya Bay residents will enjoy full access to a range of state-of-the-art watercraft, including kayaks, paddleboards and a variety of outboard vessels, which you can have delivered to your private dock..

Koya Bay's wealth of amenities and VIP partnerships are designed to enhance our residents' passion for wellness and the ultimate coastal lifestyle.

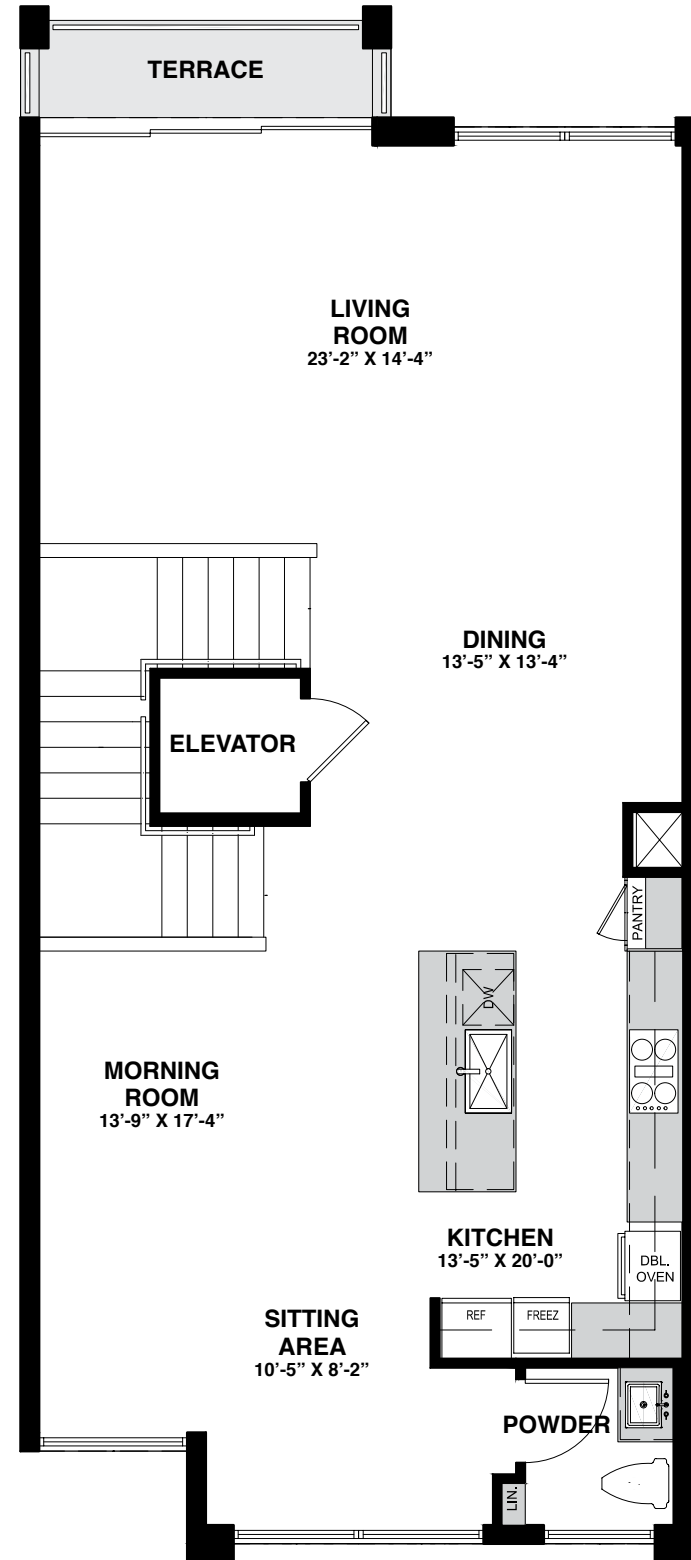
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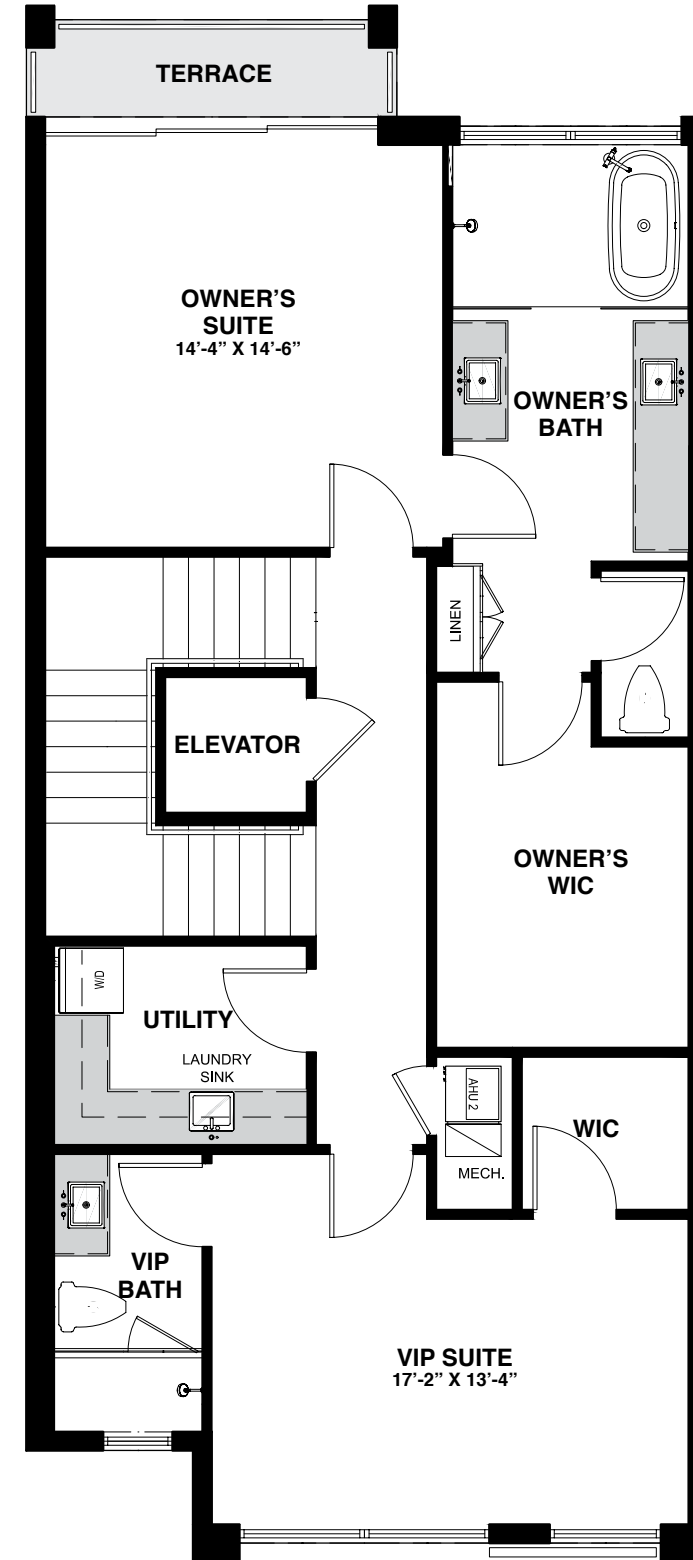
WATERWAY



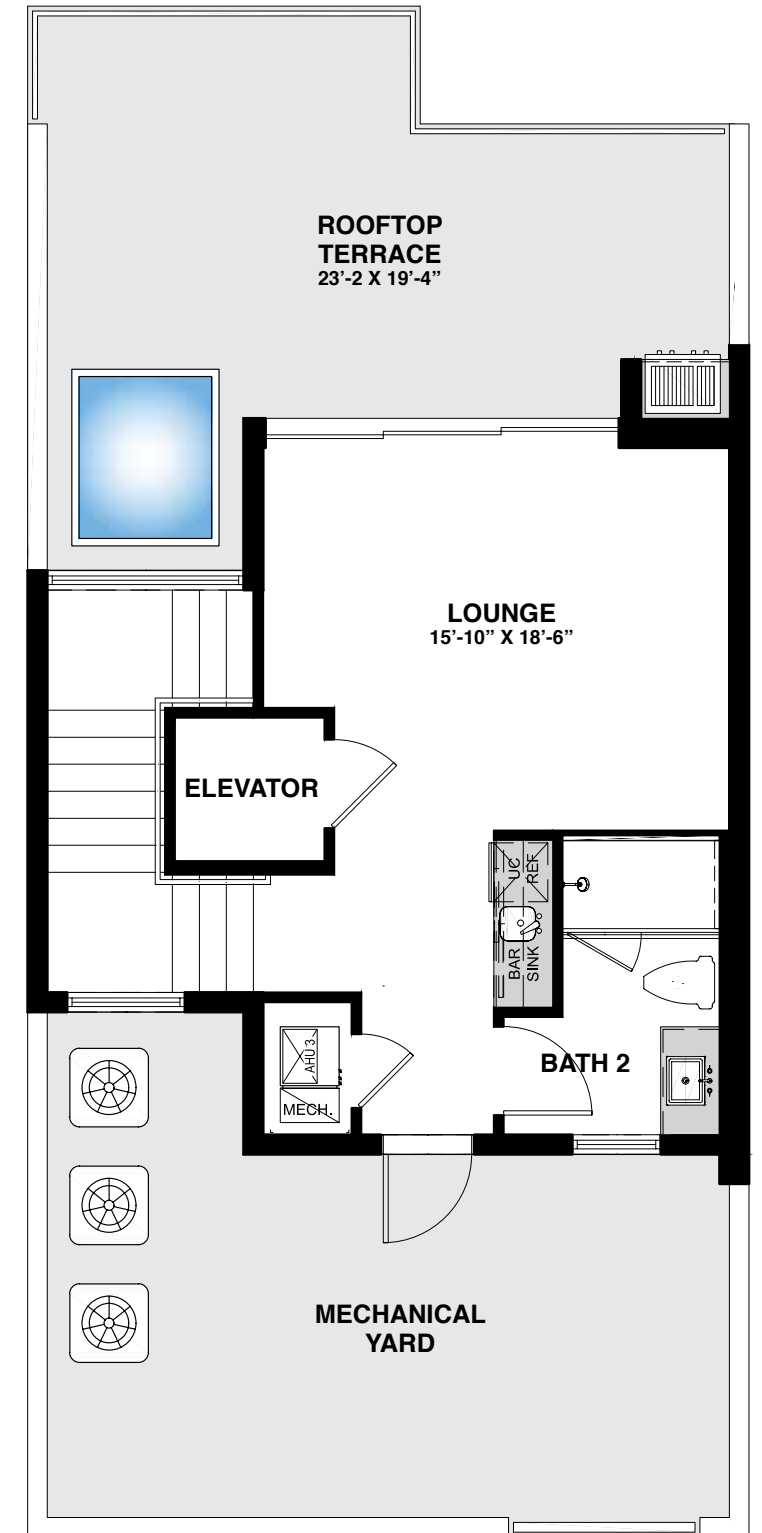
LEVEL ONE



LEVEL TWO



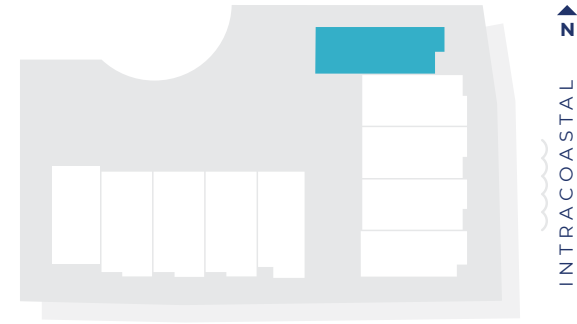
LEVEL THREE



LEVEL FOUR

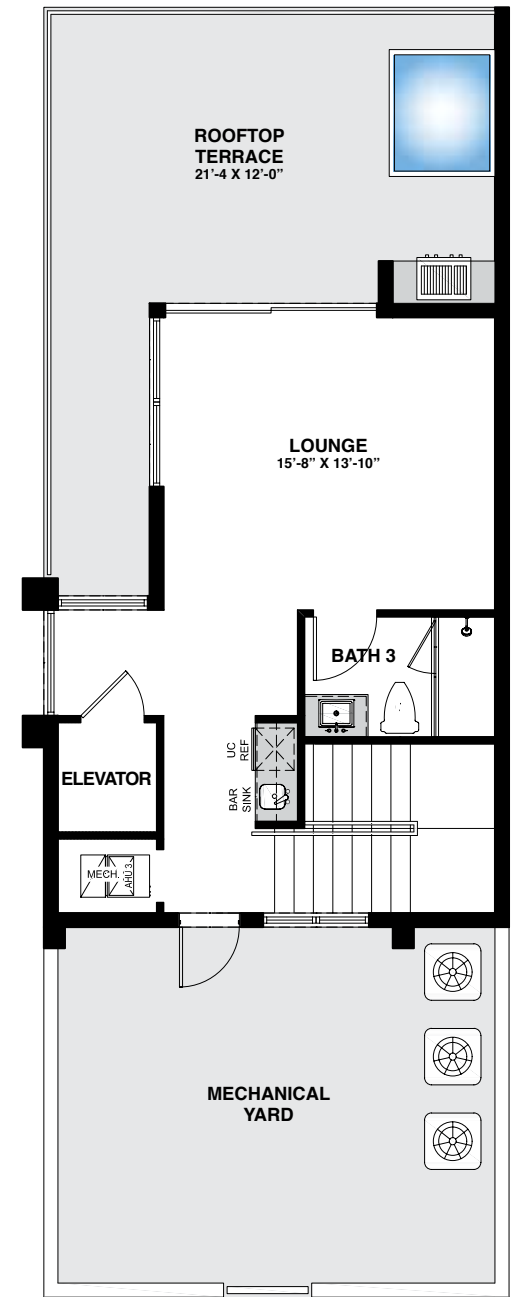
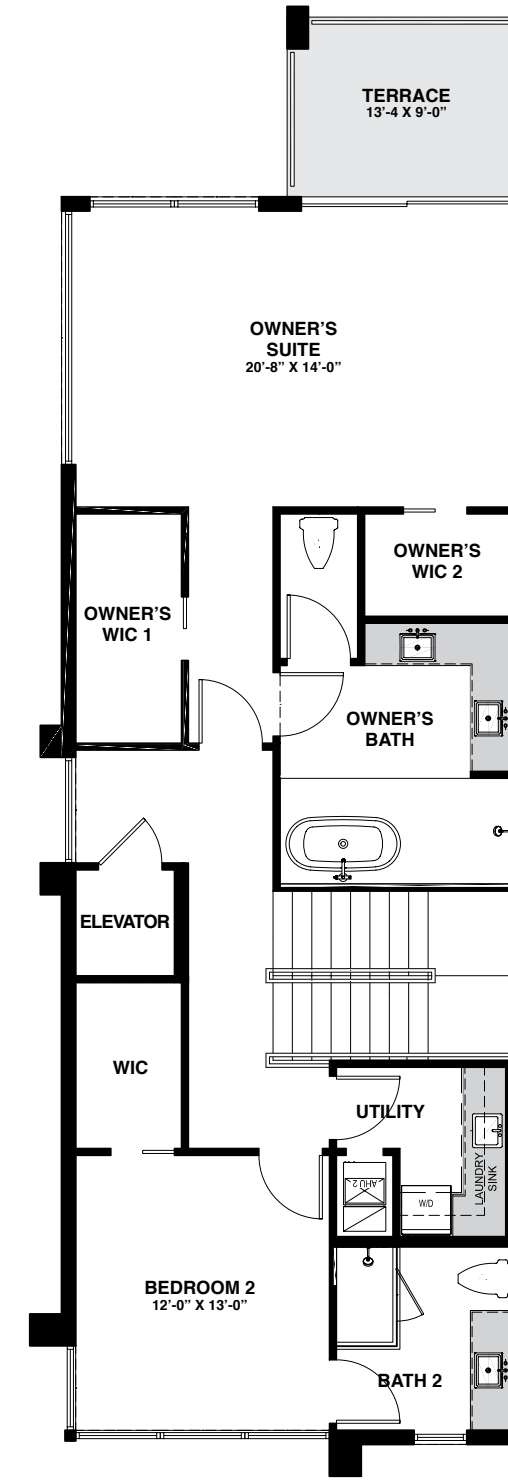
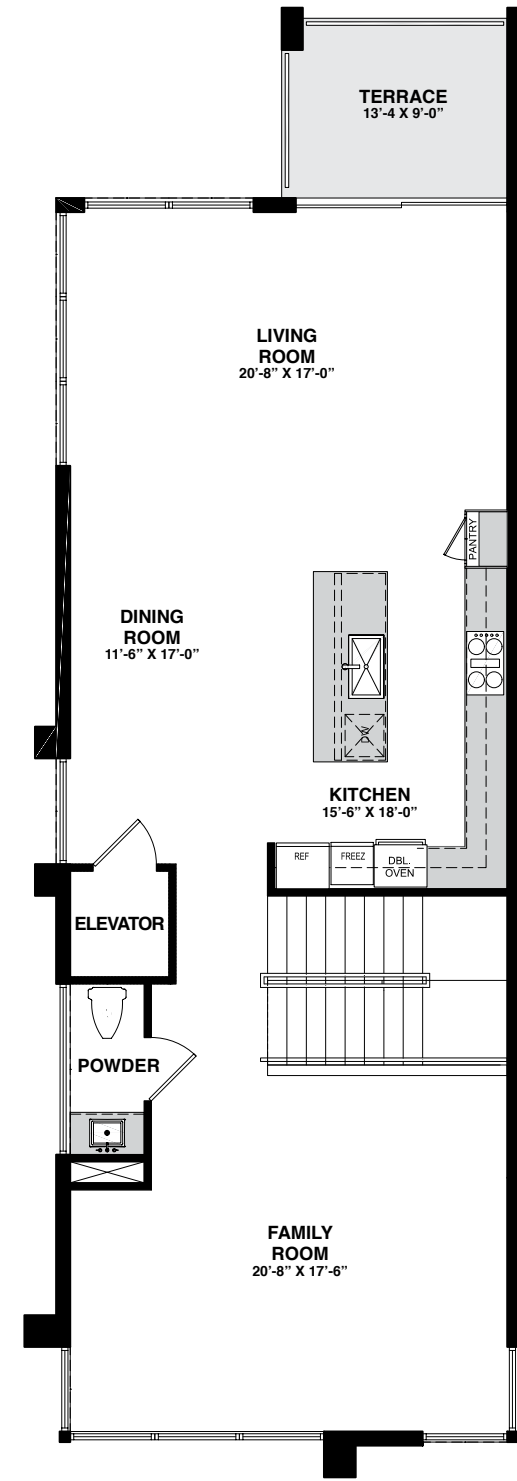
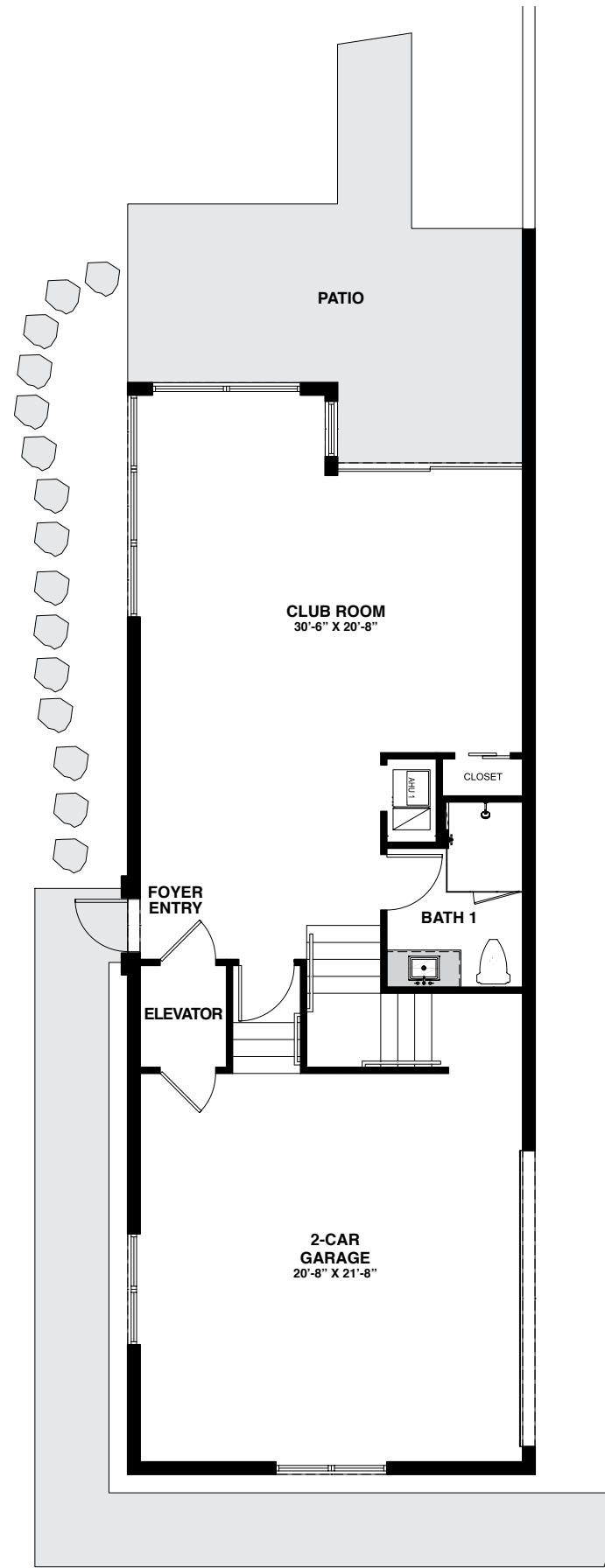
# BALI

4 BEDROOMS | 4.5 BATHROOMS | OPTIONAL FLEX ROOM | 4,594 TOTAL SQ. FT.



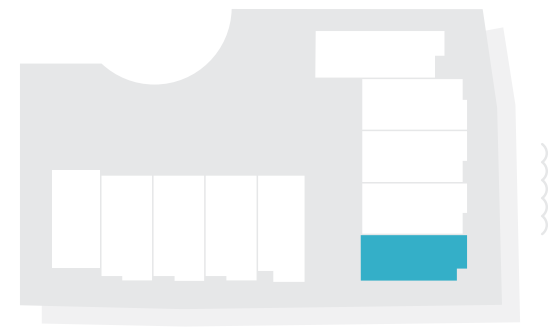
WATERWAY

INTRACOASTAL



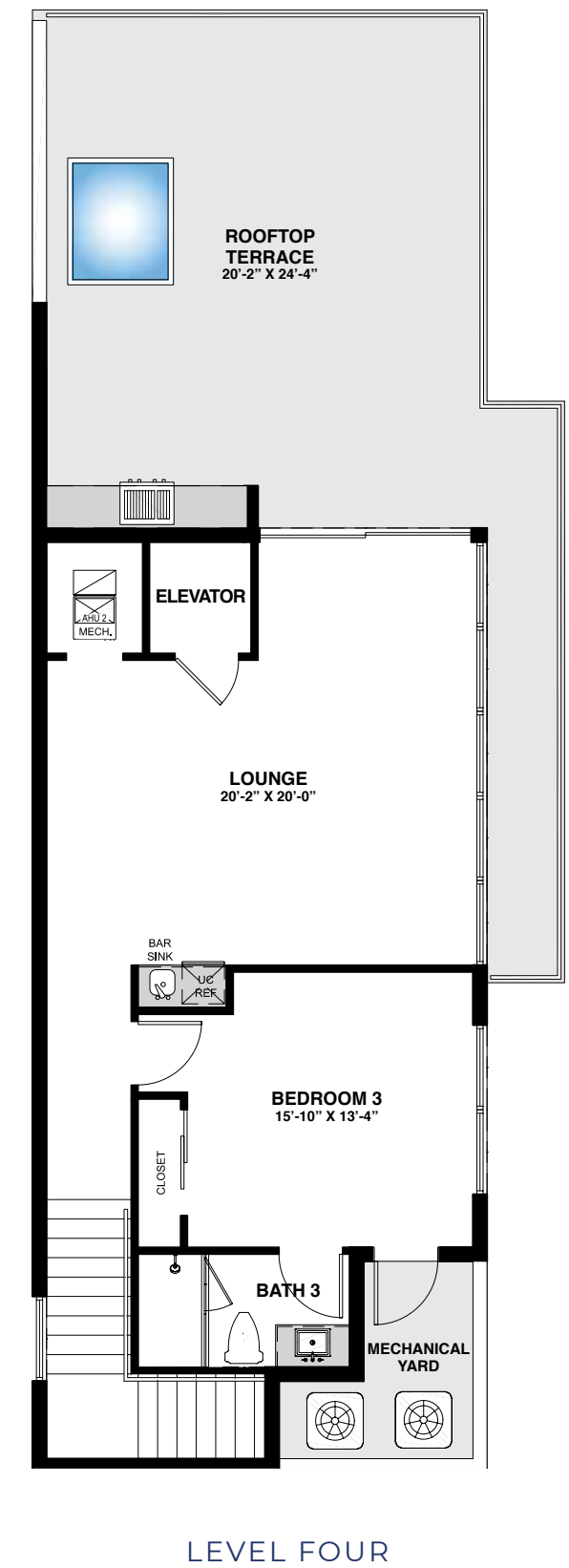
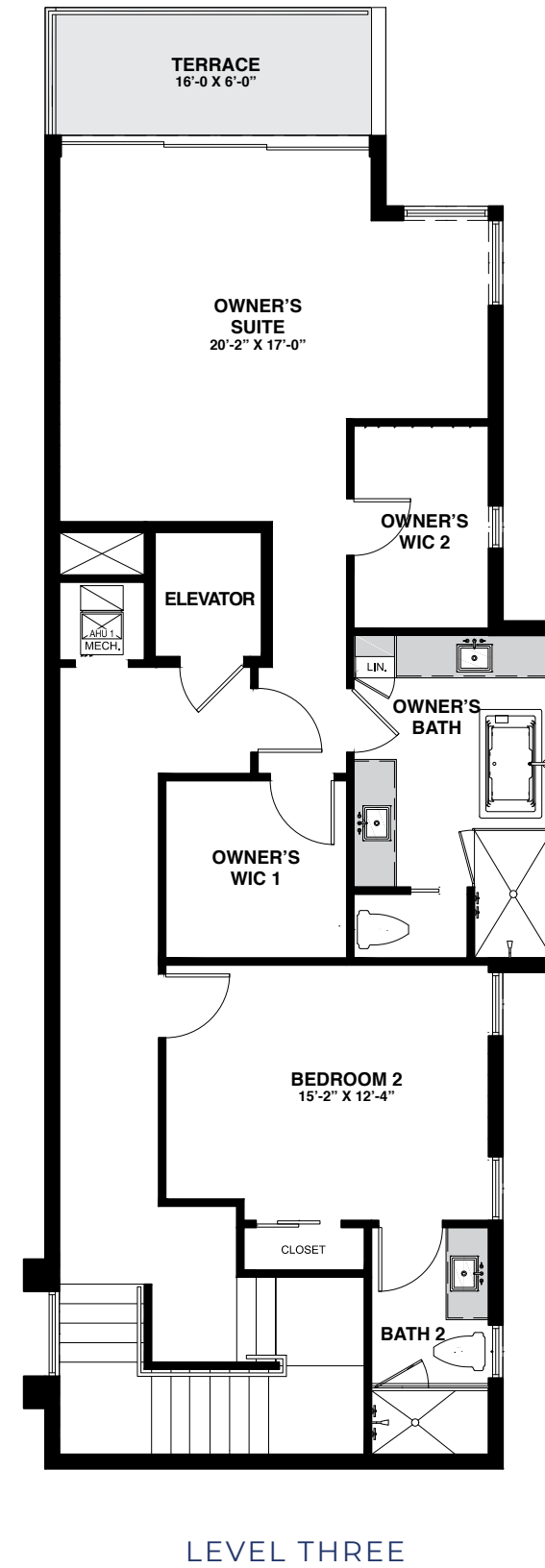
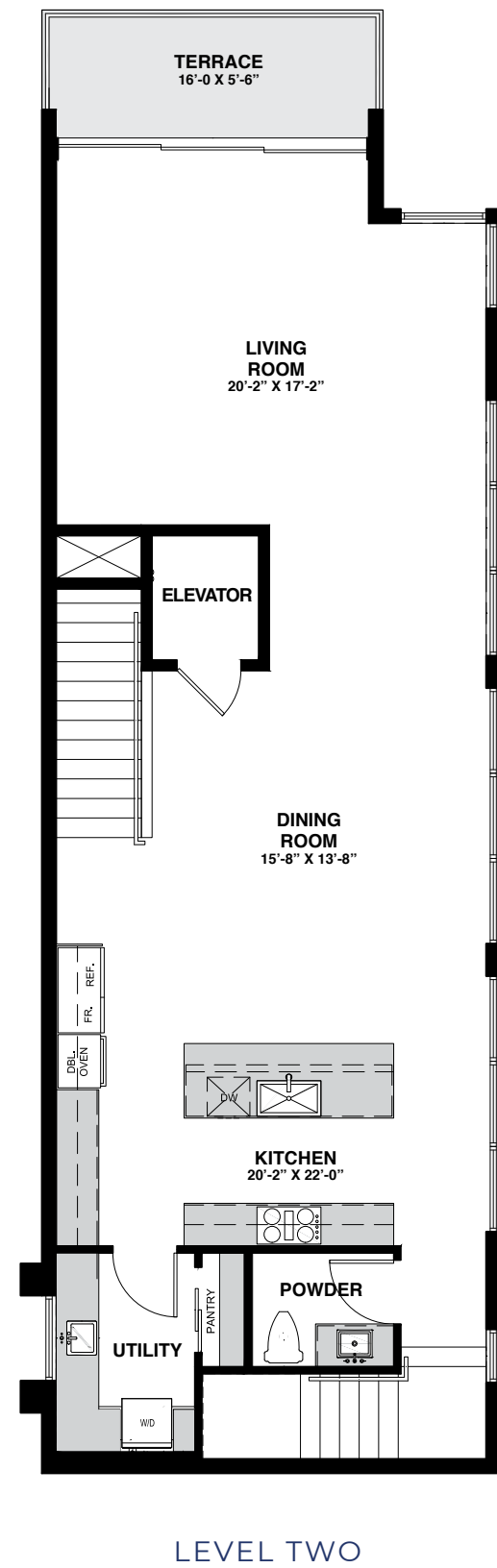
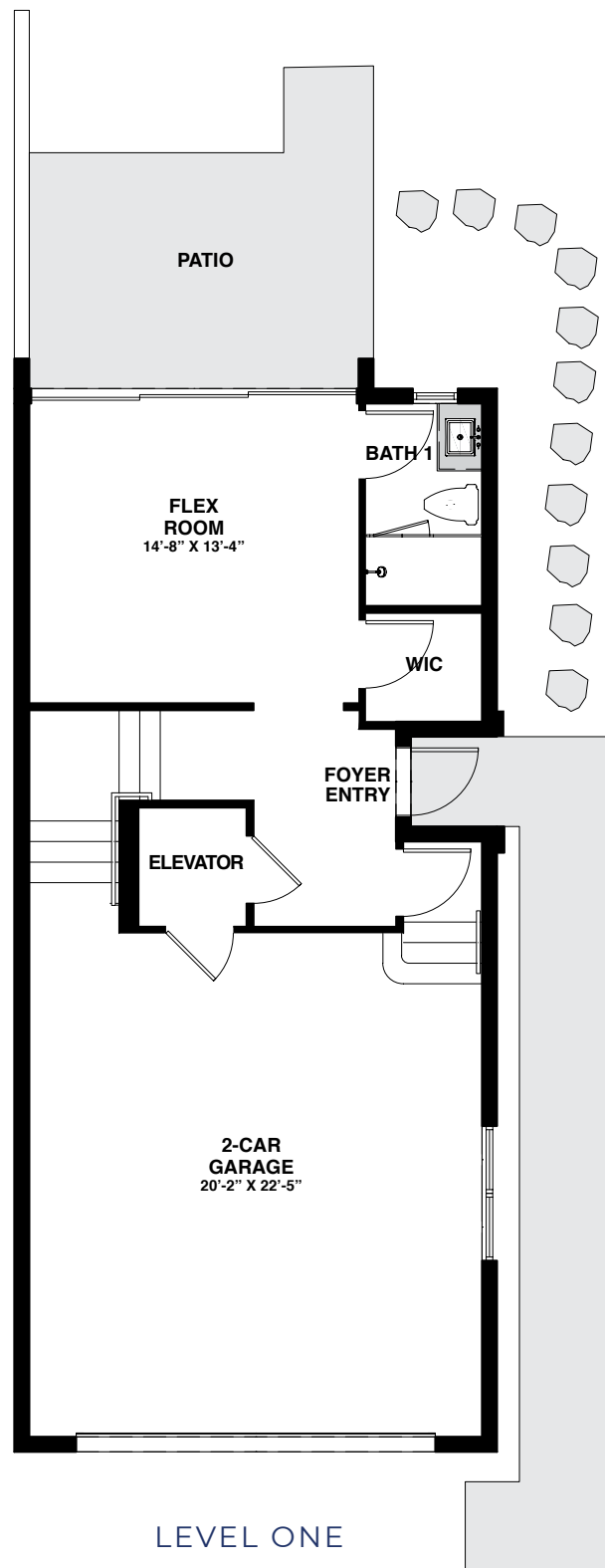
# CYPRESS

5 BEDROOMS | 5.5 BATHROOMS | OPTIONAL FLEX ROOM | 4,718 TOTAL SQ. FT.



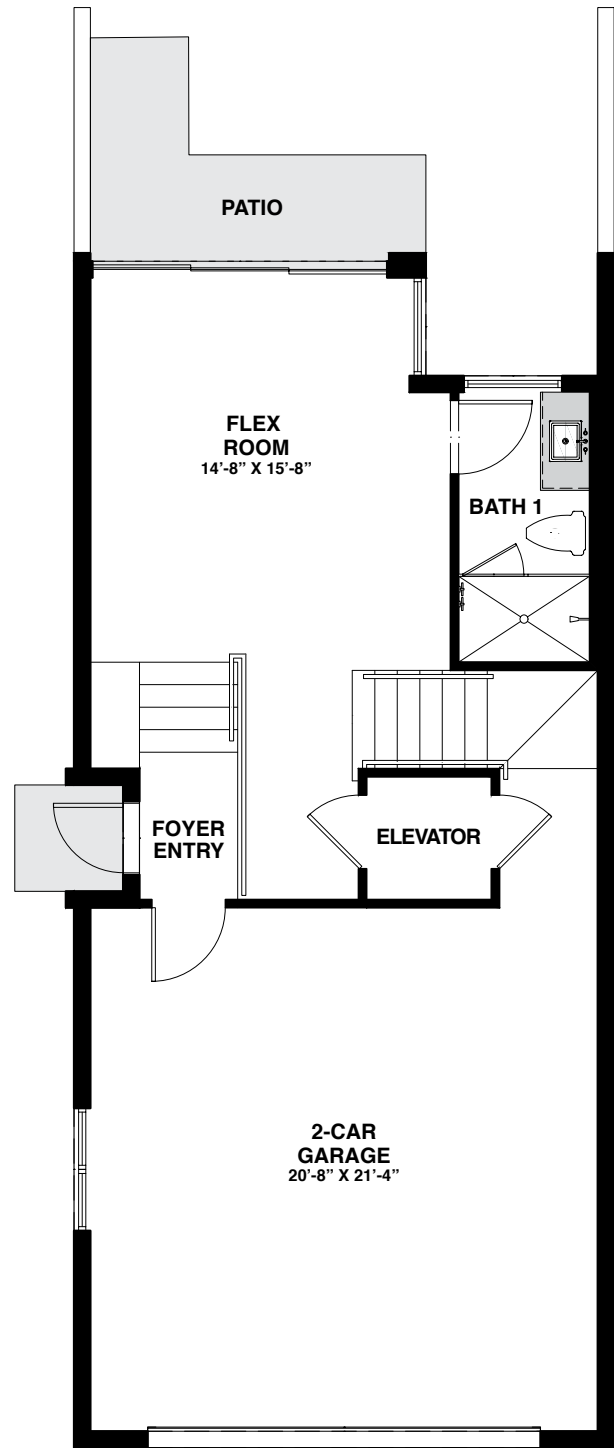
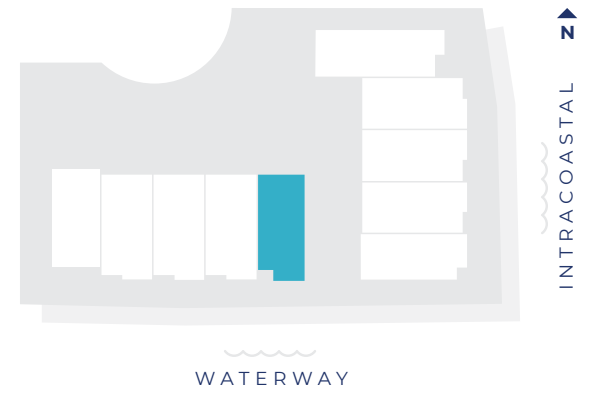
INTRACOASTAL

WATERWAY

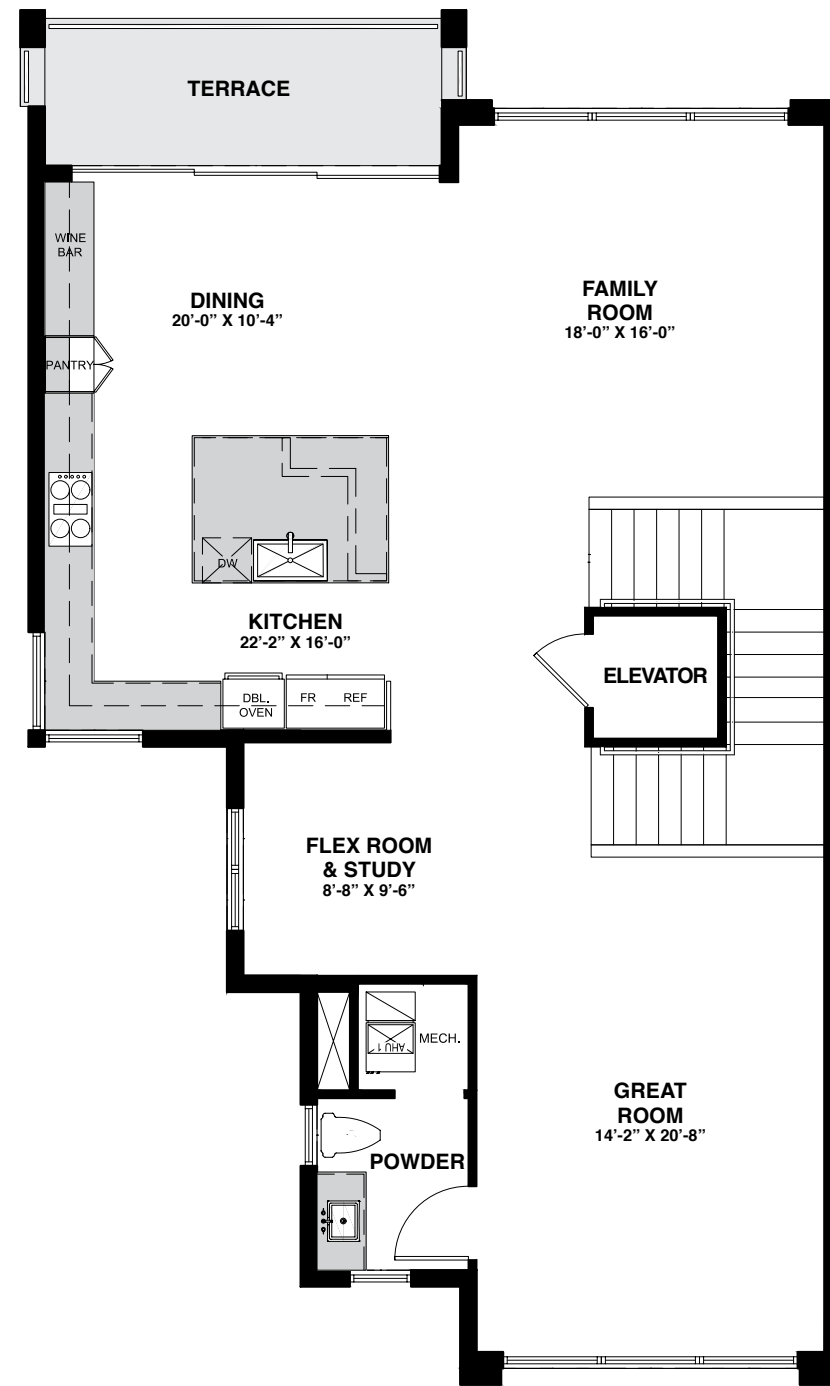


# DAHLIA

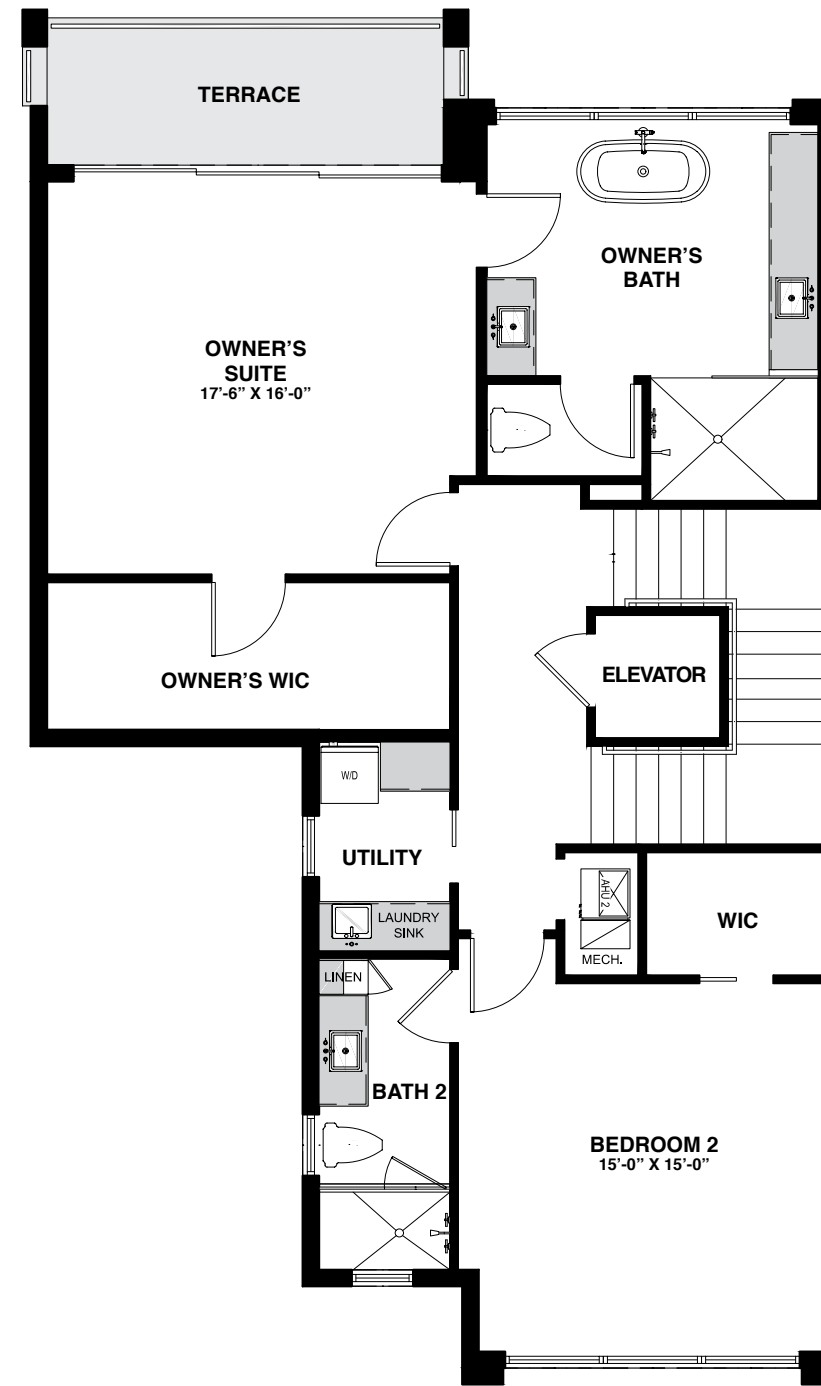
4 BEDROOMS | 4.5 BATHROOMS | OPTIONAL FLEX ROOM | STUDY | 4,833 TOTAL SQ. FT.



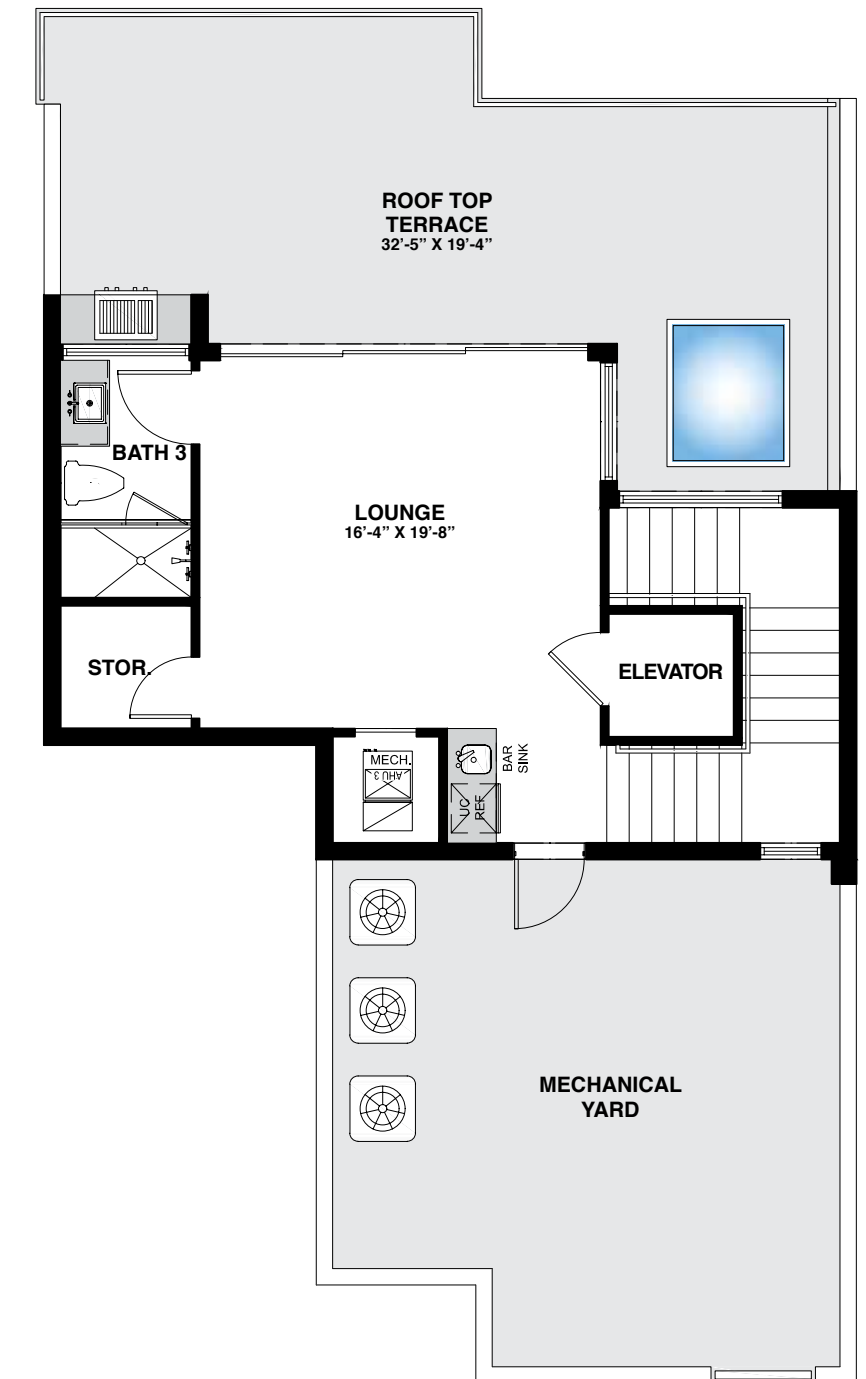
LEVEL ONE



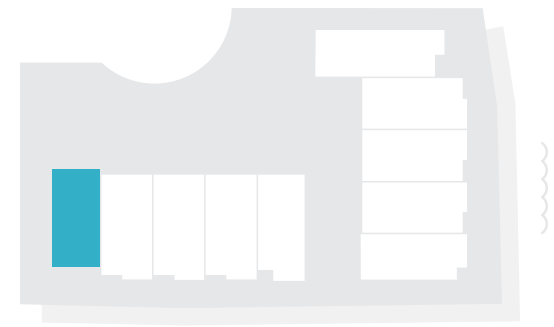
LEVEL TWO



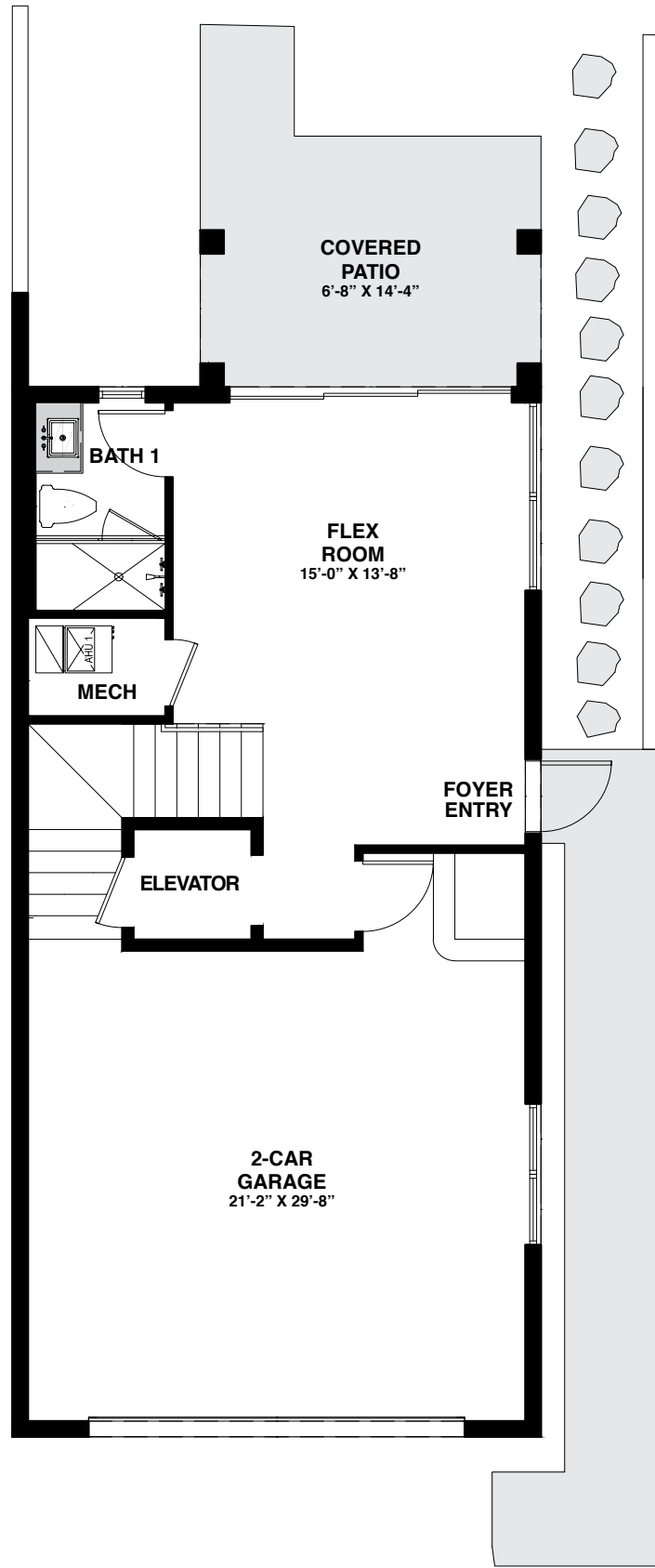
LEVEL THREE



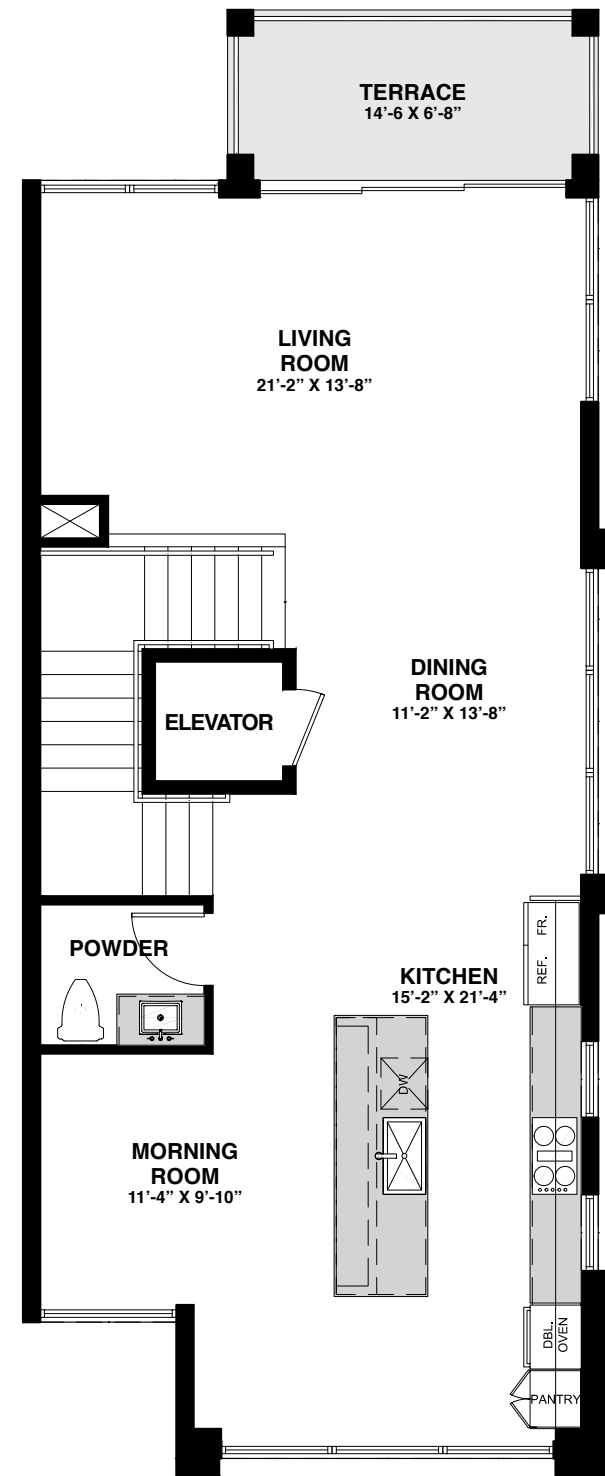
LEVEL FOUR



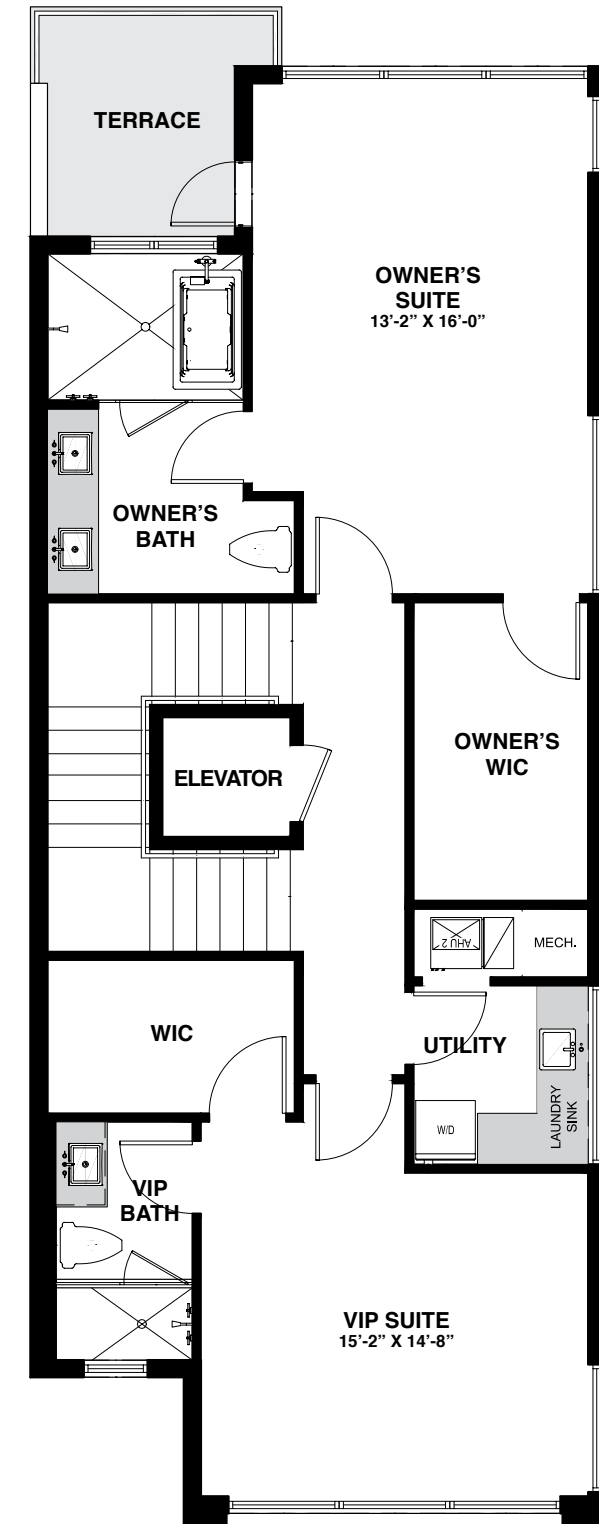
WATERWAY



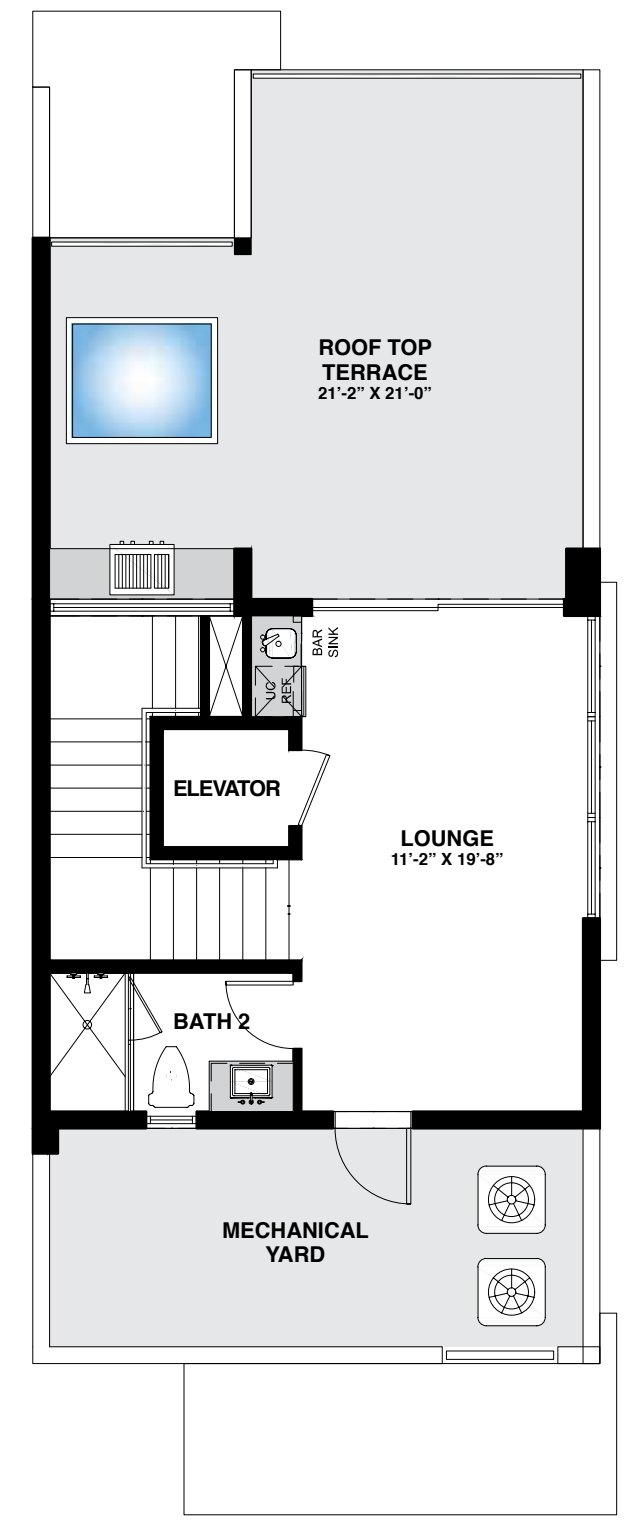
LEVEL ONE



LEVEL TWO



LEVEL THREE



LEVEL FOUR





## PRIVACY IN THE HEART OF IT ALL

Set on one of the most sought after sites, Koya Bay is a unique opportunity to own a brand new 4-story waterfront residence.

The elegant, family friendly Eastern Shores neighborhood is a secure gated community with 24/7 police manned security. Residents enjoy abundant conveniences, including the beauty of Oleta River State Park, with more than 1,000 acres to explore. Enjoy living a stone's throw from golden beaches, full-service marinas, star-chef dining, fine art museums and luxury shopping.

Eastern Shores is accessed via the 163rd Street Causeway and is centrally located just 12 miles north of Miami and less than 20 miles south of Fort Lauderdale. Koya Bay's location is a short drive to the beach and Haulover Marina, which provides direct ocean access, as well as to two of Florida's premier shopping destinations – Aventura Mall and the legendary Bal Harbour Shops.

## A POWERHOUSE TEAM

With decades of experience and a commitment to developing and designing properties that reshape cities and with a distinctive brand of culture, design, and lifestyle, the Koya Bay team is the perfect fit to bring this next level project to life. Through groundbreaking partnerships with world-renowned architects, designers, and artists, Macken Companies creates vibrant residential environments that become sources of local pride.





ALAN S. MACKEN | MACKEN COMPANIES

30 Years of Experience  
\$1 Billion+ in Development  
& Investments



## FULL-SERVICE DEVELOPMENT FIRM DEVELOPED WITH INTEGRITY

Celebrating over 30 years in business, Macken Companies is a vertically integrated real estate firm with investment, development, construction, financing and brokerage entities. The firm has been instrumental in repositioning and revitalizing neighborhoods throughout the tri-county area and the west coast of Florida with a diverse portfolio of projects that comprises award-winning residential, commercial and mixed-use projects.

As a fully integrated firm, Macken works in tandem with its affiliates – VCM Builders and Macken Realty – to offer comprehensive real estate solutions. The company approaches every project with equal passion, diligence and accountability, and has earned a reputation for visionary planning and development, superior construction, and record-breaking sales and marketing.

[MACKENCOMPANIES.COM](http://MACKENCOMPANIES.COM)

**AWARD-WINNING  
ARCHITECTURAL FIRM**

**DESIGNED WITH  
VISION**

With offices in Delray Beach and Naples, Florida, and the Caribbean, Stofft Architecture has designed many of the most sought-after residential, commercial and resort communities in Florida and across select locales in North America, Europe, Russia, South America and the tropics. Heavily influenced by 20-century architectural icon Frank Lloyd Wright, founder Randall Stofft has been at the top of his field for more than three decades. Today, Stofft Architecture continues to succeed thanks to its passion for creating timeless modern architecture with exemplary details. Every Stofft project boasts award-winning quality and impeccable artistry, and the firm's dedication to couture architecture has earned them a fantastic global reputation – especially here in South Florida.



**RANDALL STOFFT | RANDALL STOFFT ARCHITECTS**





## AWARD-WINNING CONSTRUCTION COMPANY COMMITTED TO EXCELLENCE

VCM Builders is an award-winning second-generation, full-service construction company with offices in Dade and Broward Counties. Servicing the tri-county area as well as the west coast of Florida, VCM Builders boasts a vast portfolio of luxury residential and commercial projects, including luxury multifamily apartments and condominiums, townhome developments, single-family estates, spec homes up to \$15 million, tenant build-outs and interiors, commercial shopping centers, university campuses and restaurants. With 30+ years of South Florida construction experience, VCM Builders has established a solid reputation for delivering quality projects on time and on budget. VCM Builders is an affiliate of Macken Companies. While operating independently, VCM Builders is able to also work in tandem with its affiliate entities to offer clients complete residential and commercial real estate solutions.



ALAN S. MACKEN & ANDREW VERZURA | PRINCIPALS, VCM BUILDERS



# THE MACKEN PORTFOLIO



## 440 ROYAL PLAZA FORT LAUDERDALE, FLORIDA

Spectacular new tropical contemporary-styled residence within Las Olas Isles.



## BEACH HOUSE FORT LAUDERDALE, FLORIDA

Award-winning luxury single family home development on Dolphin Isles



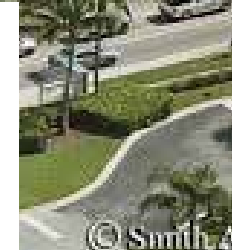
## STRADA 315 FORT LAUDERDALE, FLORIDA

20-story multifamily building with 117 units and 10,000 SF of ground commercial space, a 6-story parking garage



## SKYLOFTS NORTH MIAMI BEACH, FLORIDA

Two 6-story multifamily buildings with 60 loft-style residential units



## GULFSTREAM ESTATE GULFSTREAM, FLORIDA

\$15 million spec home on a spectacular Intracoastal point lot with over 685 linear feet of water frontage, 12,000 SF main home plus a guest house.



## PARALLEL I FORT LAUDERDALE, FLORIDA

Luxury development of single-family attached homes steps from Las Olas



## PARALLEL II FORT LAUDERDALE, FLORIDA

Luxury development of single-family attached homes steps from Las Olas



## 175 FIESTA FORT LAUDERDALE, FLORIDA

Stunning new 6,200 SF tropical modern 5-bedroom, 7-bath residence within Las Olas Isles





# K O Y A B A Y

E L E V A T E D L I V I N G

F R O M \$ 2 . 1 5 M I L L I O N