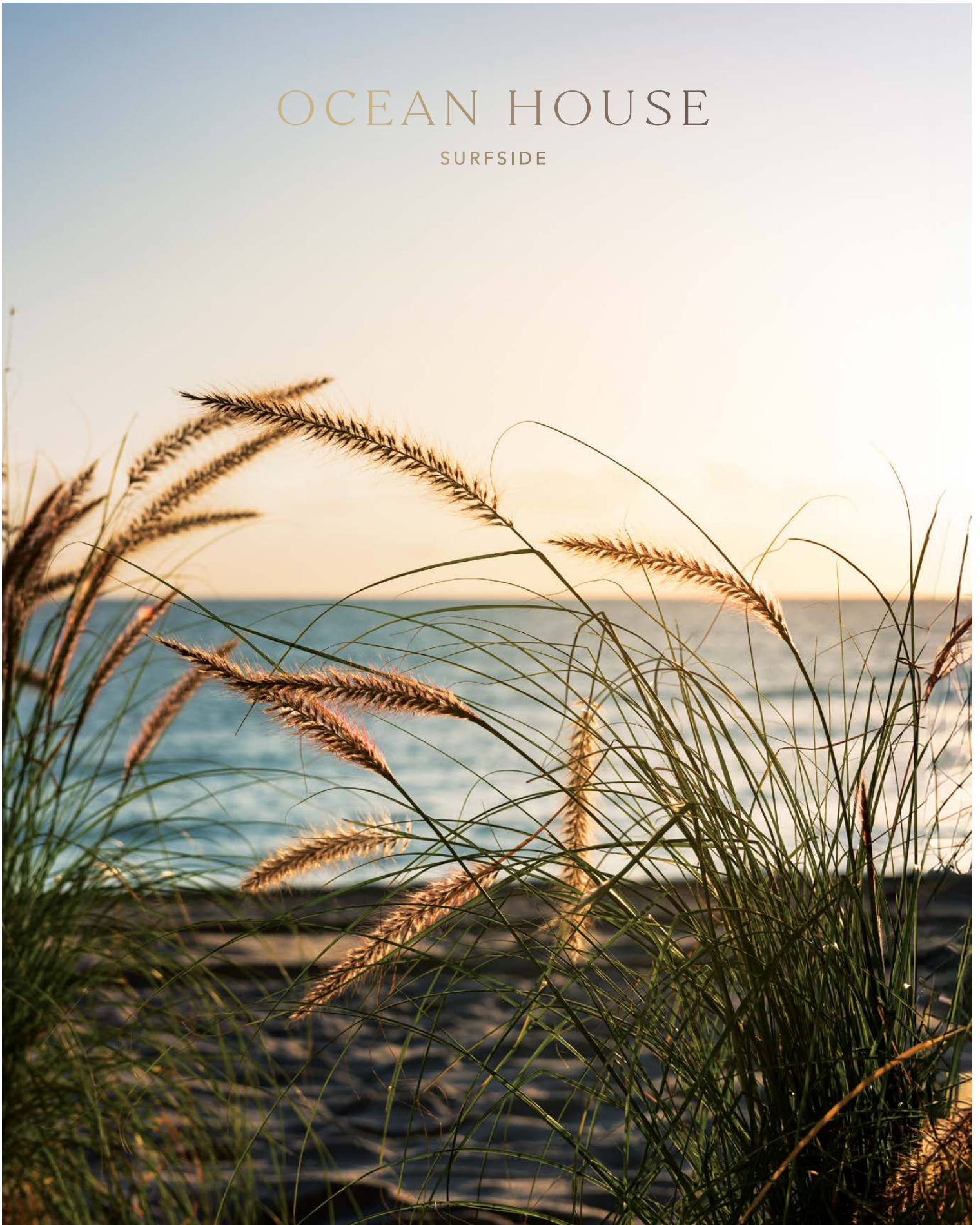


# OCEAN HOUSE

SURFSIDE



The essence of a thing is its indispensable, intrinsic nature—and that is what you find at Ocean House, Surfside.

Every part of the experience is distilled to its pure, essential form: the place, the design, the architecture. Each of these elements reflects a close attention to detail, creating an ideal lifestyle that feels effortless because it is so thoughtfully conceived.

This customized retreat on the water is a home, unique to you, that embodies the essence of exclusivity and privacy, all the intimacy of a single-family home combined with the luxuries of oceanfront resort living.

The Essence of Surfside



A rare collection of oceanfront residences amid the quiet and alluring sands of Surfside, Ocean House rises above the water, reflecting the brilliant light. Nestled between Miami Beach, Bal Harbour, and the Atlantic Ocean, this exclusive enclave starts with an essential location: one of the most desirable luxury residential waterfronts in Miami, with nearby access to every service and cultural amenity. The unsurpassed architecture by Bernardo Fort-Brescia offers views to the east, south, and west, taking in the sparkling ocean and Miami's sculpted skyline. Each private residence is a uniquely customized home designed to evoke a restorative calm that extends throughout the entire property. Exquisite amenities are integrated into the lush tropical landscape, with reflecting ponds, floating cabanas, intimate lounges, and a spa and wellness center to enhance daily life with an uplifting sense of total well-being.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.



SEE COLOR OPTIONS ON PHOTOPAGE

## A Shimmering Presence

Ocean House is perfectly situated on its coveted stretch of beach. Each residence has a soaring wraparound balcony designed to optimize the ocean vistas. The balconies accentuate the curvilinear lines and flowing, essential nature of the building, which is artfully integrated into the native landscape. A walkway leads from the dunes directly to a lushly landscaped garden that opens into the double-height natural-stone outdoor lounge and the exclusive Club Room. This is barefoot living at its most luxurious.

“My life is like a stroll upon the beach,  
as near the ocean’s edge as I can go.”

– Henry David Thoreau





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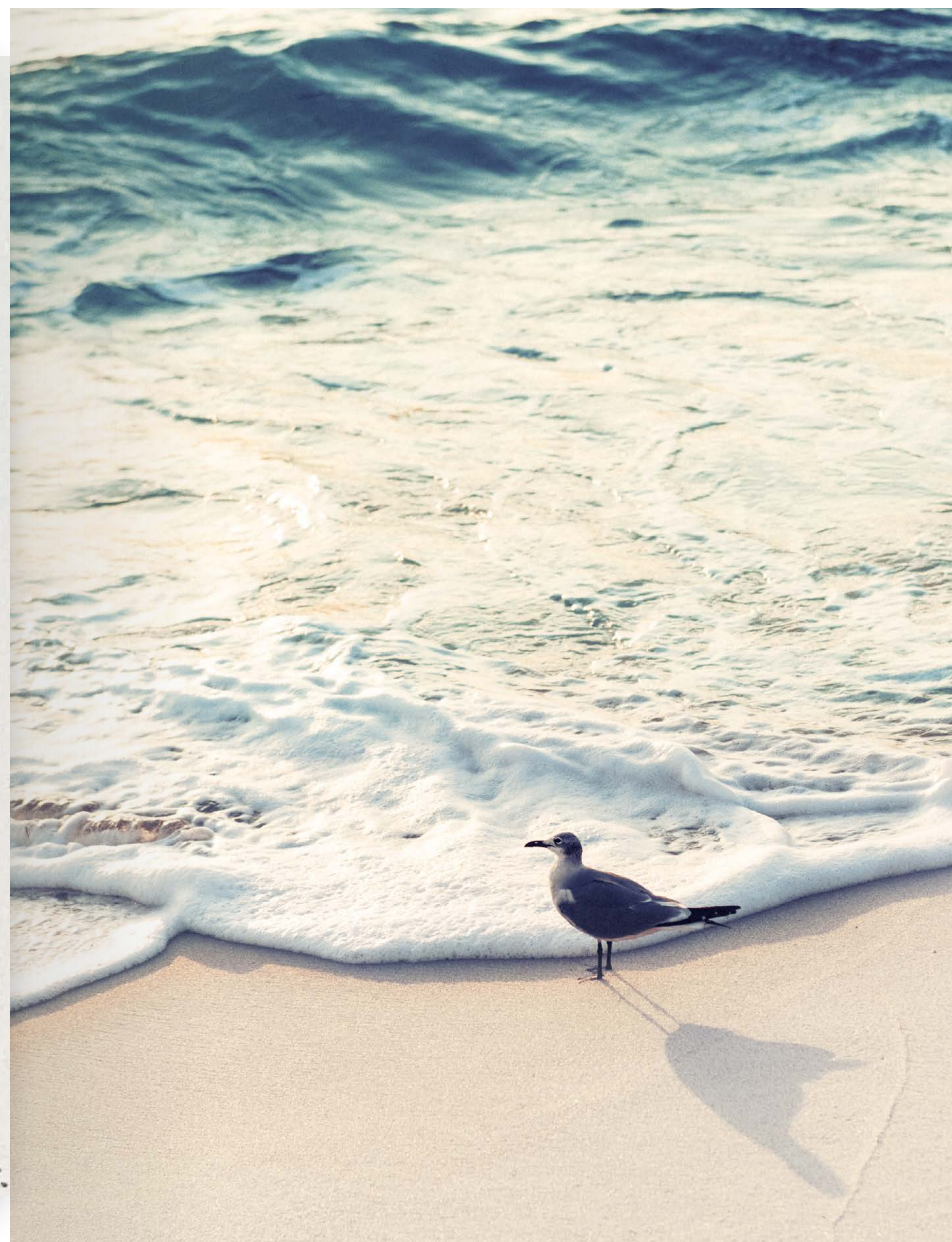
## Your Retreat Awaits

Behind the transparent facade, this limited collection of homes features elegant contemporary interiors by internationally renowned designer Carla Guilhem. She combines her expertise in luxury yachts and exclusive residences to create unparalleled bespoke design with impeccably crafted details. Through the use of just a few perfect organic materials, such as wood and natural stone, the residences feel idyllic and minimalist, never stark or austere. Indoor spaces transition effortlessly into the outdoors, underscoring the tropical nature of this serene oasis.

Ocean House is the soul of discretion. Each home is accessed through private keyed elevators and vestibules, imparting a sense of arrival even before stepping through the grand front door. Once inside, the entryway is flooded with southern and eastern light, the sea and sand visible through the glass balcony.

“The sea, once it casts its spell,  
holds one in its net of wonder forever.”

– Jacques Cousteau





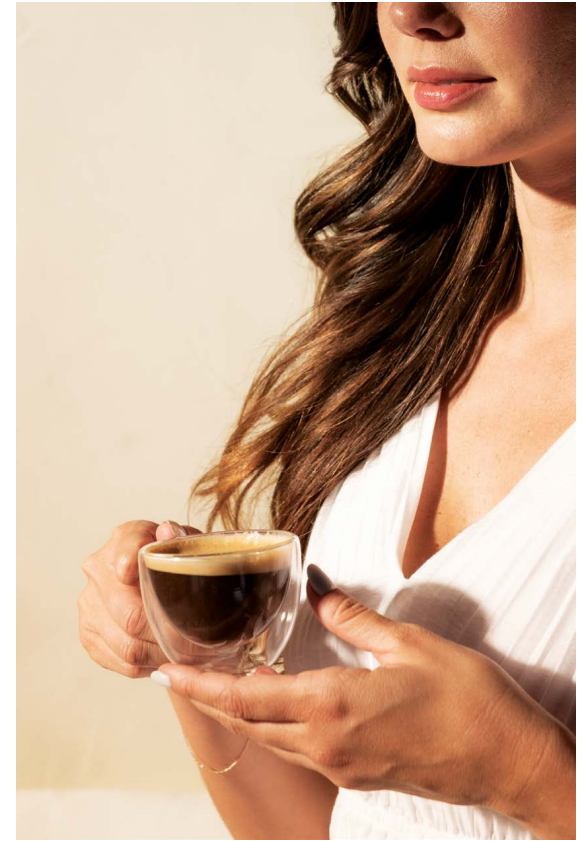


Balconies up to 12 feet deep allow residents to enjoy the splendid outdoor Miami life all year round.

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The natural flow of spaces is conducive to indoor-outdoor living.





The luxuriously appointed kitchens are ideal for cooking and entertaining.

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The soothing neutral palette continues in the primary bedroom.



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## Above & Beyond

The culture of sublime service at Ocean House continues with amenities exclusive to residents, including the intimate Club Room, a summer kitchen, and an experiential spa for which residents can book or bring their own custom treatments. Beyond lie twin reflecting ponds with private floating cabanas that serve as a liminal space between the building and the ocean. On the second level, beautifully landscaped outdoor space surrounds a vitality pool and a state-of-the-art fitness studio with a private training room. On the roof, the private pool is open to every side, with sunlight from dawn to dusk, in every season. A deck with panoramic views and an event space with cocktail lounge are ideal for residents to host private gatherings.

“I swim down through liquid green heavens,  
down through the poem of the sea.”

— Clare Boothe Luce





The reflecting ponds invite quiet contemplation and provide an opportunity to relax and recharge.

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Throughout the building, indoor rooms flow seamlessly into outdoor spaces.

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The immersive spa includes a sauna, a steam room, and private treatment and salon rooms for resident bookings, incorporating soothing vistas of water and greenery.



The wellness center has a fully equipped state-of-the-art fitness studio and a training room for private sessions.



The private rooftop pool offers full sunlight and dazzling panoramic views.



The essence of luxury: the outdoor lounge, with its panoramic views of the water and the Miami skyline, invites relaxation and reflection.

**HOTELS**

The Ritz-Carlton Bal Harbour  
The St. Regis Bal Harbour Resort  
Four Seasons Hotel at The Surf Club

**SHOPPING**

Bal Harbour Shops

**RESTAURANTS**

Surfside Restaurant Row at Harding Avenue  
Bal Harbour Restaurants

**PARKS**

Surfside Community Center  
Surfside Tennis Center  
Paws Up Dog Park  
96th Street Park  
Hawthorne Tot Lot

**NEXT DOOR TO EVERYTHING**

**5 MILES**  
Sunny Isles Beach, Miami Country Day School

**10 MILES**

Aventura, The Cushman School, South Beach,  
Midtown Miami, Miami Design District,  
Wynwood Arts District,  
Miami-Opa Locka Executive Airport, Fisher Island

**15 MILES**

Downtown Miami, Brickell / Financial District,  
Miami International Airport, Coconut Grove

**20 MILES**

Coral Gables,  
Fort Lauderdale-Hollywood International Airport,  
Las Olas Boulevard, Fort Lauderdale, Key Biscayne





## Building & Residential Features

### BUILDING OVERVIEW

25 luxurious two- to five-bedroom residences

Expansive balconies, up to 12 ft. deep, with wood-like ceiling accents

Atlantic Ocean, Bal Harbour, Miami Beach, and Downtown Miami views

Lushly landscaped arrival with covered porte-cochère

Elegant double-height lobby with custom stone reception desk

Private elevators with dedicated lobbies

Electronic fob-controlled access throughout

Mailroom with package-receiving services

Garage with 24-hour valet service

Electric vehicle charging stations

### RESIDENCES

Ceilings are approximately 10 ft. in all residences and up to 12 ft. in the Penthouse

Clear glass terraces offer spectacular views—of the Atlantic Ocean, Bal Harbour, Miami Beach, and Downtown Miami—from select units

All residences are delivered finished with curated flooring

Automated light control system

Floor-to-ceiling, impact-resistant sliding glass doors and windows

### BATHROOMS

Custom European cabinetry

Natural stone flooring

Vanity with double sinks

Glass-enclosed rainfall shower

Freestanding tub

European-style fixtures

### KITCHENS

Custom European cabinetry

Gaggenau appliances

European-style fixtures

Custom-designed Silestone island with waterfall edge and countertops

## Amenities & Services

Comprehensive boutique amenities  
 Experiential spa with steam room, sauna, hot tub, salon room, and massage treatment room  
 Expansive rooftop pool with sundeck and relaxation area  
 Ground-floor garden, outdoor kitchen, lounge area, and lawn for recreational activities  
 Reflecting ponds and cabanas for relaxation and meditation  
 Residents' Club Room with lounge seating, television, library, and communal dining table for reserved private events  
 Wellness center with state-of-the-art fitness studio and private training room  
 Covered bicycle storage with outdoor pathway access  
 Direct ocean access  
 24/7 front-desk reception/concierge  
 24/7 valet service  
 On-site property manager  
 Beach- and pool-chair services  
 Sunset deck with vitality pool

### TOP FLOOR

1. Rooftop Pool Deck
2. Event Space
3. Outdoor Lounge
4. Pool Lounges
5. Bathroom

### SECOND FLOOR

6. Vitality Pool
7. Lounge
8. Gym
9. Private Training Room
10. Bathroom
11. Locker Room

### GROUND FLOOR

12. Lobby
13. Management Office
14. Treatment Room
15. Salon Room
16. Steam Room
17. Shower
18. Sauna
19. Spa Lounges
20. Spa Terrace
21. Spa Pool
22. Club Room
23. Lawn Lounge

24. Outdoor Kitchen
25. Reflecting Ponds
26. Recreational Lawn
27. Beach Access





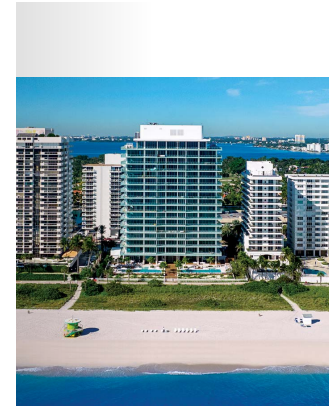
## Visionary Developer

### Multiplan REAM VISIONARY / SALES & MARKETING

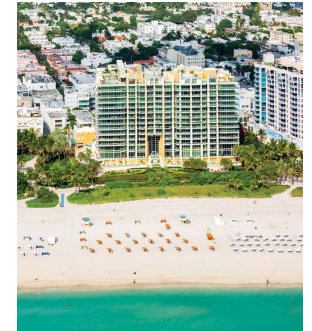
Multiplan Real Estate Asset Management's singular vision for inspired living was born from a rich 50-year history stretching across continents and culminating in South Florida, where the firm has distinguished itself as the preeminent developer of sustainability-driven, ultra-luxury real estate projects. Led by CEO Marcello Kingston, seasoned real estate executive and entrepreneur with over 25 years of experience, the firm builds upon founder José Isaac Peres' long-standing history of excellence, with iconic projects that herald a new and prosperous era for the region.

In the 1990s, Mr. Peres developed the luxurious Il Villaggio, and since then has completed two of the most luxurious boutique condos in Miami Beach: 57 Ocean and Ocean Park South Beach. Over the course of his career, Mr. Peres has established one of the most renowned and dominant real estate portfolios in Latin America. He is the founder and chairman of Multiplan Empreendimentos Imobiliários S.A., the largest publicly listed real estate company in Brazil, and has completed more than 35,000 residential condo units within over 350 projects in Brazil and South Florida.

Multiplan REAM's overarching mission is to pay homage to the buildings' natural environments while enhancing the value of the surrounding communities. Energized by the unique cross-cultural synergy that continuously shapes and reshapes Miami-Dade County, this world-class development team and its distinguished partners continue to expand Mr. Peres' legacy throughout South Florida.



57 OCEAN—MIAMI BEACH



IL VILLAGGIO—MIAMI BEACH



GOLDEN GREEN CONDOS GATED COMMUNITY—RIO DE JANEIRO, BRAZIL





## The Team

### Arquitectonica

#### ARCHITECTURE

A renowned interdisciplinary studio that weaves together art, architecture, and design practices, Arquitectonica has been building luxury properties in the Miami area since 1977. That level of history and familiarity with the market means the firm has the expertise not only to maximize what can be done on a property, but also to bring out the essence of Miami and South Florida in any project. Arquitectonica approaches each project with curiosity and creative inquiry, engaging artists, writers, and makers within its community into the design process.

### Carla Guilhem Design

#### INTERIORS

Carla Guilhem knows luxury: her practice focuses on yachts and residences, and she cleverly cross-pollinates ideas between the two. No stranger to Miami either, her ability to make luxury deeply personal adds to the pervasive sense of bespoke design and calm in all the homes here. The Brazilian designer, educated in Italy and Spain, brings an international sophistication and global perspective to her work, which elevates not only the aesthetics but the very essence of people's lives.

### ArquitectonicaGEO

#### LANDSCAPE DESIGN

Founded in 2005, ArquitectonicaGEO creates aesthetic and functional design solutions that maximize the incorporation of nature into the built environment. Its contemporary, technologically informed landscapes are designed to meet the challenges of the changing environment and positively influence people's lives. These outdoor spaces have elevated the conversation about the important role that landscape architecture plays and the contributions it can make in the face of climate change and sea level rise.

### And Partners

#### BRANDING & ADVERTISING

And Partners is a branding and design agency based in New York City, Los Angeles, and Miami. And Partners collaborates with premium brands and creates innovative methods to effectively communicate with discerning consumers—on every platform, in every format, worldwide. Since 1999, the firm has helped its clients build and differentiate their brands, drive sales, and command a premium in the marketplace.