

RESIDENCES

BEACH HAUS

Bal Harbour

MIAMI CONDO LIFESTYLE



The Residences

REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE APPLICABLE STATE AND FEDERAL DISCLOSURE AND RESCINDMENT STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

PART ONE: INTRODUCTION

Timeless Coastal Design

Where Natural Textures Meet Modern Restraint.

At Beach Haus Bal Harbour, architecture and interiors are conceived as one—expressing a unified language of proportion, light, and quiet restraint. The building's minimalist façade, composed of crisp white geometry softened by natural stone and native landscaping, draws from the principles of tropical modernism. Its scale is residential, its presence understated, and its interaction with light and landscape constantly evolving throughout the day.

This isn't design meant to impress at first glance—but to endure over time. The architecture frames space without overpowering it. Shifting shadows and soft breezes filter through lush plantings, creating a sense of natural privacy that separates Beach Haus from its surroundings without disconnecting it.

Inside, custom millwork defines transitions and reinforces continuity. Built-in shelving, floating panels, and integrated wardrobes speak to a philosophy of refined craftsmanship—where every detail is thoughtful, and nothing is extraneous. Furnishings are selected not for trend, but for longevity: woven linens, soft leathers, and earth-toned palettes that feel as effortless as they are elegant.

Floor-to-ceiling windows dissolve the division between indoors and out, inviting in natural light and ocean air. Each residence is composed with intent—shaped to feel open yet intimate, calm yet expressive.

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PART ONE : INTRODUCTION

A Boutique Building, Designed for Freedom

Short-Term Rental—Ready, Full-Time-Livable— and Entirely Your Own.

In a market defined by large-scale towers, record-setting prices, and limited-use ownership models, The Residences at Beach Haus Bal Harbour offer something meaningfully different: a boutique-scale, new-construction residence with legal short-term rental use allowed by right.

With just 36 residences in Phase One, the scale is intimate by design—enhancing privacy, preserving value, and allowing for a more personal, unencumbered ownership experience. Every residence is fully furnished, thoughtfully planned, and built to support how you choose to experience Beach Haus—whether full-time, part-time, as a pied-à-terre, or as an investment.

Intelligent systems and turnkey design make it seamless. Whether you're a global buyer, a snowbird seeking seasonal ease, or a local investor looking for long-term value, Beach Haus adapts. There are no usage restrictions, no rental pools—just freedom to define ownership on your terms.

In a location where most properties require compromise—on scale, on use, or on price—Beach Haus Bal Harbour is a rare exception: a building that moves with you.



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PART ONE : INTRODUCTION

The Concept Behind the Brand

Beach Haus is Not Just a Brand.
It's a Lifestyle Philosophy.

Beach Haus Vacation Residences was founded on the belief that true luxury lies in livability—design that feels effortless, flexible, and quietly refined. Conceived in South Florida by a team with more than four decades of experience in real estate and hospitality, the brand bridges high-design sensibility with ready-to-enjoy simplicity.

Every Beach Haus property is intentionally located within communities that are both highly desirable and inherently limited—places where demand is strong, inventory is scarce, and comparable product is virtually nonexistent. From Bal Harbour to Key Biscayne to the Design District, each location offers enduring appeal, protected value, and long-term relevance.

Collectively they share a common thread: natural materials, timeless palettes, integrated technology, and spatial layouts designed for how we actually live. They are not stage sets—they are homes built to serve daily rituals with quiet confidence. Understated in tone, elevated in detail, and completely move-in ready, each Beach Haus home is a study in how good design can improve everyday life.

In Bal Harbour, the brand complements the Village's long-standing elegance with a modern point of view—one that prioritizes flexibility over rigidity, usability over excess, and calm over complexity. Beach Haus is not about rules or restrictions. It's about creating the spaces—and the freedom—to live exactly as you choose.

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A Rare Offering in Bal Harbour Village.

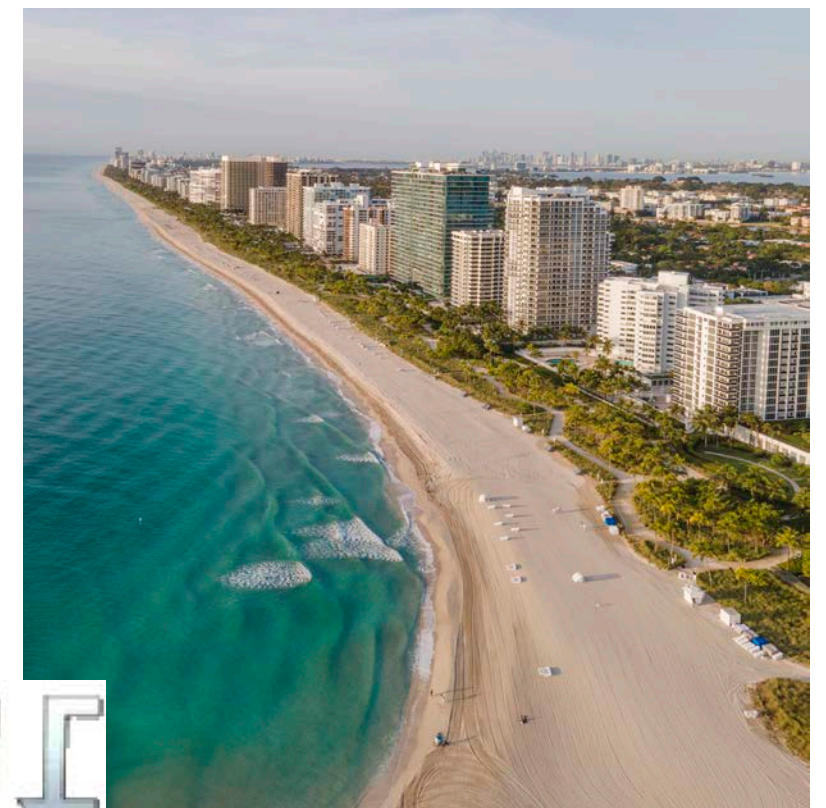
Limited Supply. Unlimited Potential.

Bal Harbour is one of the most supply-constrained neighborhoods in South Florida. Spanning just one square mile, it is nearly built out, tightly zoned, and rarely sees the introduction of new residential product—especially with legal short-term rental approval.

Beach Haus Bal Harbour stands alone in this context: a new-construction, boutique-scale development situated across from The Ritz-Carlton Bal Harbour, steps from The St. Regis Bal Harbour Resort, and a short walk to the world-renowned Bal Harbour Shops.

For buyers seeking architectural quality, flexible use, and lasting locational value, this opportunity is exceedingly rare—and unlikely to be replicated.

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PART TWO : ELEVATED INTERIORS

Elevated Interiors

Fully Furnished Residences.
Built for Life on Your Terms.

The Residences at Beach Haus Bal Harbour are designed with quiet purpose and architectural clarity. Every layout—from studio to three-bedroom, including select two-story penthouses—invites calm, movement, and ease.

All homes are fully furnished and move-in ready, with integrated appliances, clean-lined millwork, and natural materials throughout. Floor plans encourage flow between kitchen, living, and sleeping spaces, connecting the indoors to lush surroundings. This is not performative architecture—it's livable design, composed to support the everyday.



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Turnkey, Tailored Living.

Ready from Day One. Intentionally flexible.

Every residence at Beach Haus Bal Harbour is fully furnished and move-in ready—eliminating the need for setup, and allowing you to settle in from the moment you arrive.

Kitchens are clean-lined and fully integrated, featuring panel-ready appliances, quartz or stone countertops, and concealed cabinetry that maintains a quiet visual rhythm. Built-in millwork provides seamless storage throughout, while full-size washers and dryers are thoughtfully tucked behind custom panels—reinforcing the sense of ease and order that defines each home.

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g the season, or ready to call it home,
our rhythm—effortless, complete, and

Crafted Materials, Effortless Functionality

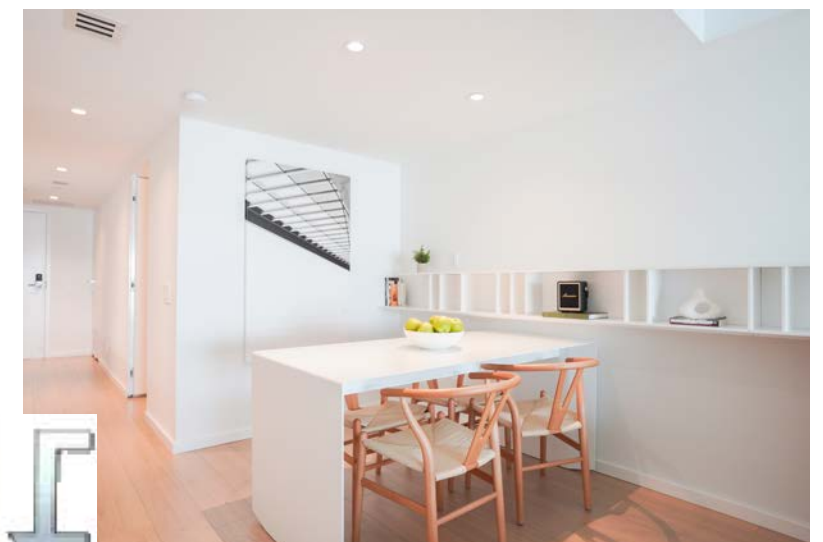
Elevated Design Meets Everyday Use.

At The Residences at Beach Haus Bal Harbour, luxury is expressed through restraint—and defined by performance. Every surface, junction, and fixture has been selected not only for how it looks, but for how it works over time. These are homes where the design is quiet, but the execution is exacting.

Bathrooms are finished with large-format imported stone tile, carefully wrapped across floors, walls, and custom vanities to create visual consistency and a grounded sense of calm. Frameless floor-to-ceiling glass enclosures, recessed trench drains, and wall-mounted fixtures reflect a commitment to clean lines and architectural integrity—where nothing feels extraneous and everything has been resolved.

Interior doors are flush, and fitted with concealed hinges. Drawer systems glide softly. Lighting is layered and ambient, designed to support time of day and mood without calling attention to itself. Smart locks, zoned thermostats, and discreet charging access points are seamlessly built in—removing friction from daily rituals while preserving a sense of visual clarity.

These aren't spaces designed to impress on arrival. They're spaces that impress over time—refined, intuitive, and crafted to elevate the simple act of living well. At Beach Haus, form and function are inseparable, and each detail—seen or unseen—plays a role in the quiet sophistication of the home.



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PART THREE : AMENITIES

Everyday Ease, Elevated.

Techology, Connectivity, and Comfort. All Quietly Integrated.

At Beach Haus Bal Harbour, simplicity isn't just a convenience—it's a quiet form of luxury. From the moment you arrive, well-considered systems work in the background to remove friction from your day. Secure keyless entry allows for effortless access, while zoned climate controls automatically adapt to individual room preferences, maintaining comfort without effort.

Inside each residence, high-speed internet supports seamless remote work, streaming, and daily connectivity. Lighting and technology are designed to respond intuitively, creating a calm, responsive environment with minimal input.

This is a home that doesn't require managing—it simply works. Every element is tuned for ease, allowing daily life to unfold naturally. Amenities aren't ornamental—they're discreet extensions of the Beach Haus philosophy: refined, restrained, and highly functional. There is no excess—only precision. And that, in itself, is the new definition of luxury.

Whether for a weekend stay or full-time living, the systems around you are designed to recede—so you can focus on what matters most: clarity, comfort, and a sense of belonging in your space.



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Wellness, Your Way.

A Space to Recharge, Inside and Out.

Wellness at Beach Haus Bal Harbour is designed to feel effortless and integrated. The light-filled fitness studio features Peloton® bikes, resistance machines, and state-of-the-art Pilates equipment, along with open space for stretching, personal training, or recovery. It's calm, complete, and easy to return to each day.

Outside, the Bal Harbour Beach Walk extends along the oceanfront—offering a shaded, scenic path for walking, jogging, or cycling, just steps from your front door. Onsite, a stone-trimmed pool is quietly tucked within native landscaping, surrounded by spaced loungers and shaded seating for moments of stillness.

Just north, Haulover Park adds 177 acres of trails, tennis courts, open green space, and more, all within a short walking distance. At Beach Haus, wellness is a lifestyle, not just something you live with, daily and naturally.

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SEE LEGAL DISCLAIMERS ON FINAL PAGE.



Steps from the Shore.

Beach Access - Reserved, Attended, and Always Within Reach.

Just steps from Beach Haus Bal Harbour, the newly updated Jetty Park offers direct access to one of South Florida's most iconic coastlines. For nearly a century, this stretch of shoreline has been considered among the most coveted—known for its quiet atmosphere, refined setting, and uninterrupted views. It remains a benchmark for exclusive, residential beachfront living.

Each day, loungers, umbrellas, and towel service are arranged exclusively for Beach Haus owners and their guests. Attended and maintained with care, the experience is seamless—thoughtfully managed, and always ready.

Here, the beach isn't an escape. It's part of your environment—woven into your daily rhythm with ease and intention.



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PART FOUR : THE VILLAGE

The Legacy of Bal Harbour Village.

*A Vision of Elegance,
Nearly a Century in the Making.*

Bal Harbour Village has long stood apart—not by being the most visible, but by remaining the most consistently sought after. Conceived in 1929 as one of South Florida's first purpose-planned coastal communities, it was designed around enduring principles: low-scale architecture, preserved ocean views, and a commitment to long-term exclusivity over short-term gain.

That vision has held steady for generations. Today, the Village remains just one square mile of oceanfront land—carefully zoned, nearly built out, and tightly held. In a region defined by reinvention, Bal Harbour has preserved what many others have lost: calm, privacy, and architectural integrity. It is one of the most supply-constrained coastal markets in the country.

New development here is exceedingly rare. Fewer than 100 new residences have been delivered in the past 15 years—and of those, 61 are currently under construction at Rivage Bal Harbour, with price points in the ultra-luxury tier. That leaves very little new inventory for buyers seeking flexibility, immediate livability, or a more grounded entry point.

To own in Bal Harbour today is to secure a position in one of the few coastal enclaves in America where scarcity isn't a marketing line—it's structural reality.



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PART FOUR : THE VILLAGE

The American Riviera, Reimagined.

Where Culture, Style,
and Coastal Serenity Coexist.

Bal Harbour has earned its place as South Florida's most refined coastal village—a destination where luxury is curated, not displayed. Often referred to as “The American Riviera,” it blends international sophistication with an unmistakably calm rhythm that sets it apart from the city that surrounds it.

At the heart of the Village is its iconic open-air shopping promenade—globally recognized for its mix of legacy brands, contemporary designers, and lush landscaping. More than a destination, it serves as a daily gathering place where residents and visitors move at a slower, more considered pace.

Restaurants within Bal Harbour Shops and the neighborhood's beachfront hotels are consistently ranked among the best in South Florida. Whether dining indoors or oceanfront, the culinary experience here is both elevated and unpretentious—reflecting the Village's reputation as a place of taste, not trend.

Culture is woven into everyday life. Through the Unscripted Bal Harbour public art initiative, installations and sculptures bring creative energy to sidewalks, plazas, and waterfront parks. Residents also enjoy complimentary access to leading museums and exhibitions through the Art Access program, connecting the Village to Miami's broader cultural landscape.

Seasonal events, outdoor concerts, and curated wellness experiences foster a sense of belonging and engagement. Bal Harbour feels both intimate and worldly—a rare balance achieved through thoughtful planning and a shared commitment to living well.

This is not a place built for show. It's a place built to last. In Bal Harbour, luxury



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The Residences.

Limited Residences, Timeless Design.

Phase One at The Residences at Beach Haus Bal Harbour introduces just 36 turnkey homes, composed in studio, one-, two-, and three-bedroom layouts—including a limited selection of two-story penthouses. Each residence is fully furnished and move-in ready, with integrated appliances, natural materials, and clean architectural lines that reflect the project's overarching design ethos.

This is a curated collection—intentionally limited in number, refined in execution, and designed for real living. Explore the available floor plans and discover the residence that fits your rhythm—whether you're arriving for a weekend, staying the season, or calling it home year-round.

RESIDENCE

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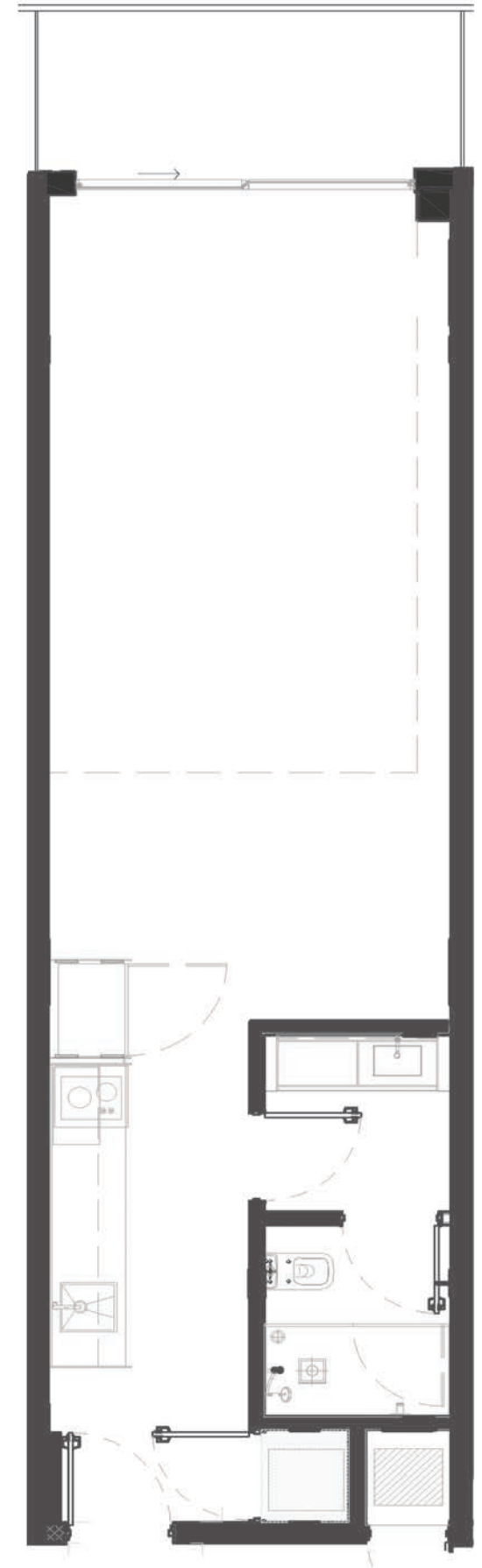
Studio 1 Bathroom

UNITS: 410, 310, 210

INTERIOR : 555 FT²

EXTERIOR : 64 FT²

TOTAL : 619 FT²



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RESIDENCE

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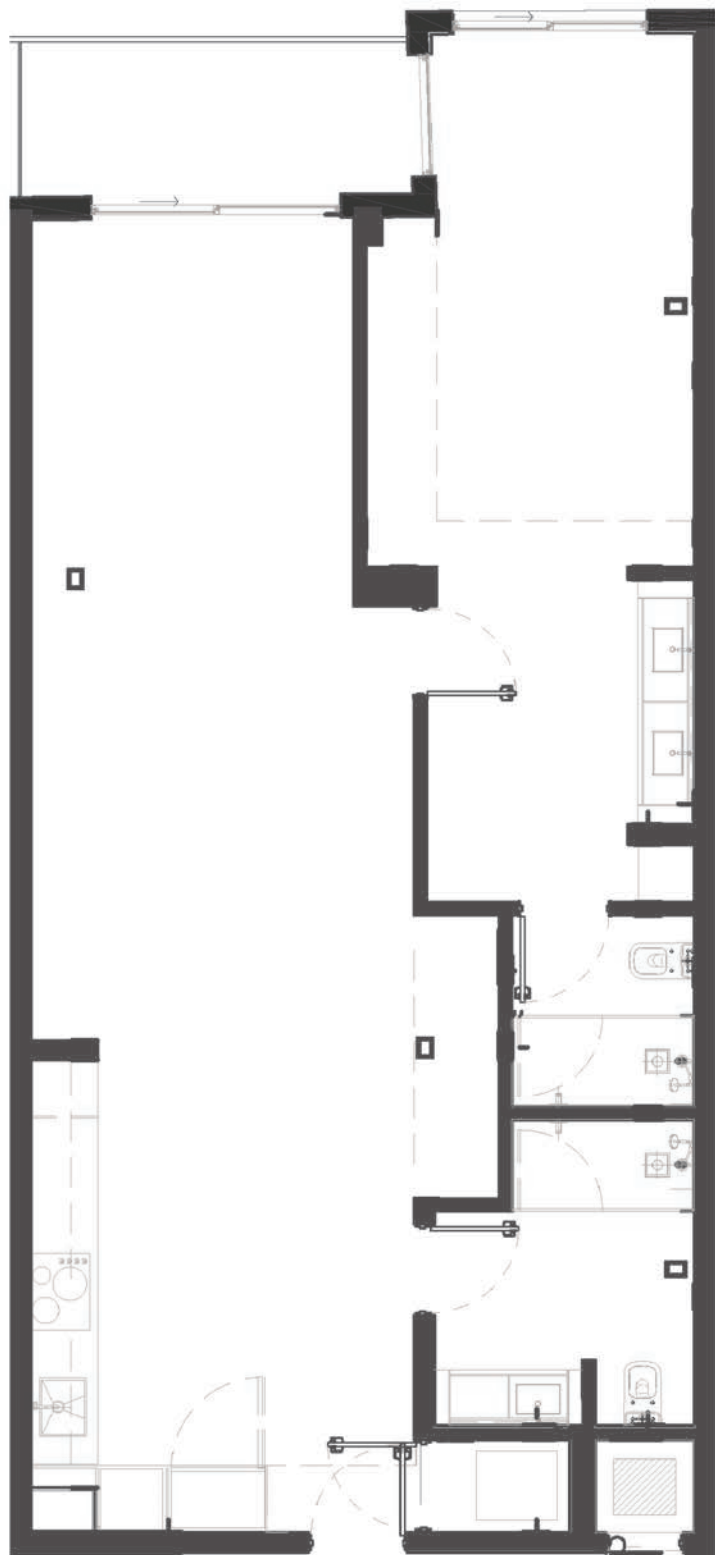
1 Bedroom
2 Bathrooms

UNITS: 411, 311, 211

INTERIOR : 1,033 FT²

EXTERIOR : 78 FT²

TOTAL : 1,101 FT²



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RESIDENCE

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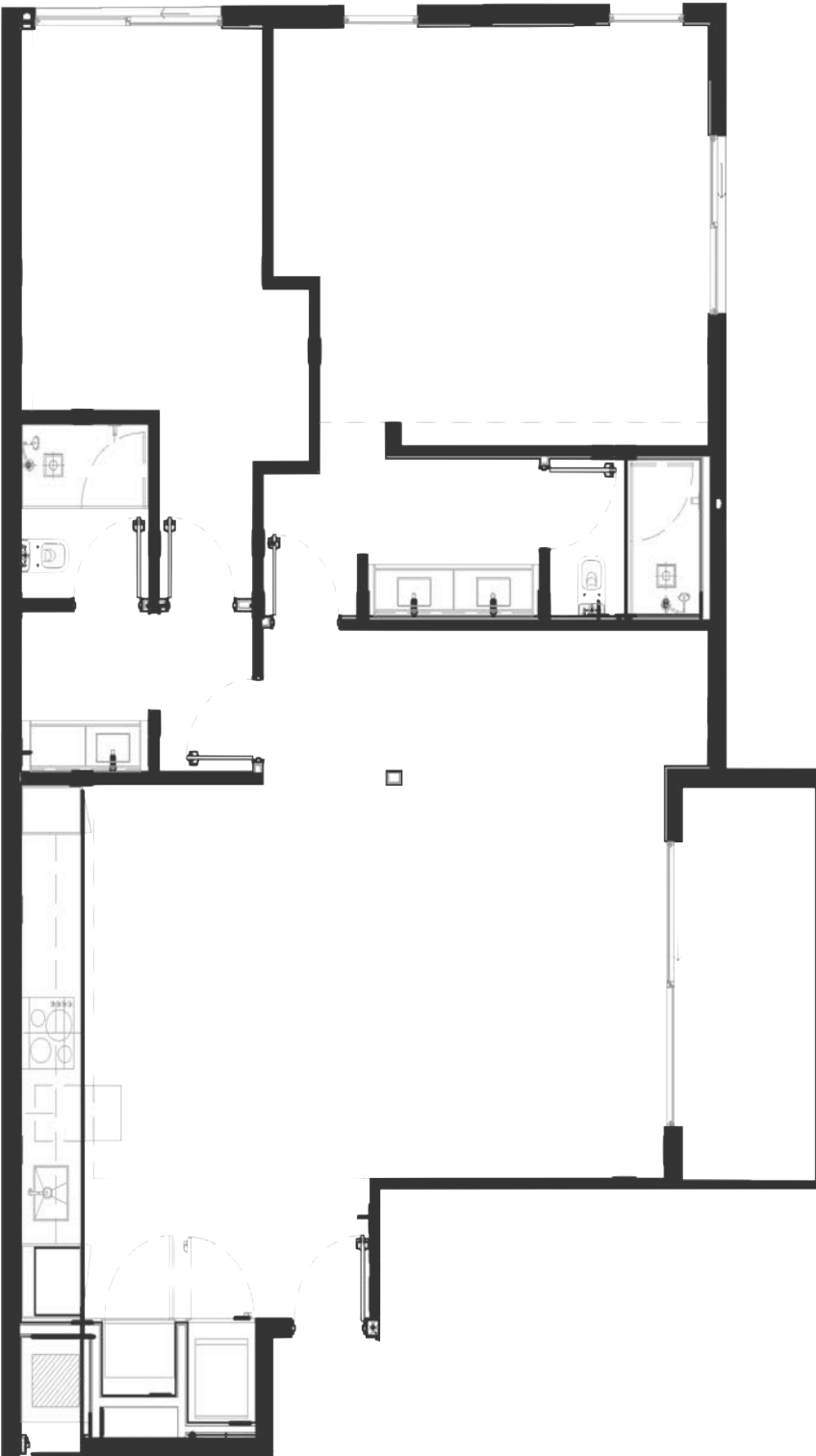
2 Bedrooms
2 Bathrooms

UNITS: 412, 312, 212

INTERIOR : 1,033 FT²

EXTERIOR : 79 FT²

TOTAL : 1,442 FT²



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes the Unit, determined in accordance with those defined unit boundaries. Note that measurements of rooms set forth on this regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. All depictions of appliances, counters, soffits, floor coverings, furniture and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit.

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walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" interior structural components). Refer to the Declaration included in the Condominium Documents for the the area of the floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without tripling the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor e and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not

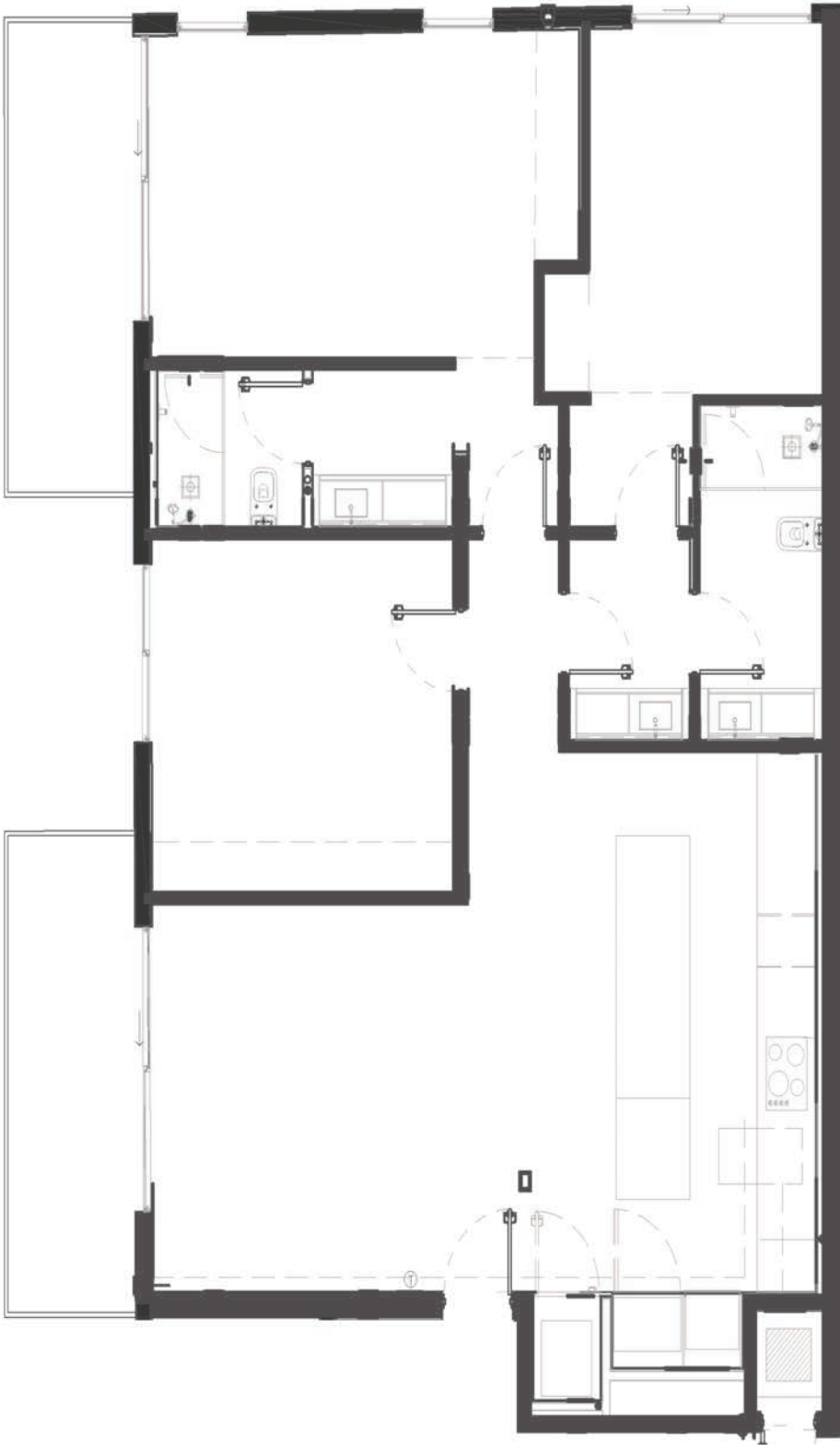
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RESIDENCE
07
3 Bedrooms
2 Bathrooms

UNITS: 307, 207

INTERIOR : 1,470 FT²
EXTERIOR : 105 FT²

TOTAL : 1,575 FT²



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