

# OCEAN HOUSE

SURFSIDE



# The Essence of Surfside

A rare collection of oceanfront luxury 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, a rooftop pool, and a spa and wellness center to enhance daily life with an uplifting sense of total well-being.



# 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

# Surfside & Surrounding Neighborhoods

Established in 1935, Surfside has long been known as the quintessential beach town for a small and discerning community. The ultimate luxury destination in Miami, it's just steps from Bal Harbour with its world-class shopping, Four Seasons Hotel at The Surf Club, and the myriad dining possibilities on Harding Avenue. A short drive from both Miami and Fort Lauderdale-Hollywood International Airports, Surfside also has easy access to top-ranked schools, and parks and recreation for every age. Those willing to travel just 10 miles quickly find themselves in the Miami Design District and Wynwood Arts District. Surfside residents inhabit a perfect paradox: a tropical getaway that happens to be just a stone's throw from every desirable amenity and service.

## SURFSIDE PARKS

96th Street Park: athletic field, playgrounds, basketball courts, handball/tennis wall, and restrooms

Hawthorne Tot Lot: sandpit, jungle gyms, swings, picnic tables, and benches

Paws Up Dog Park

Surfside Veterans Park and Tennis Center: three lighted courts

Skate Park and Pump Track: skateboarding, biking, and pedestrian use

Surfside Community Center: recreational pool, plunge pool and slide, children's activity pool, locker rooms, family restrooms, and a first-aid station

## SURFSIDE DINING

The Surf Club Restaurant by Chef Thomas Keller

Lido Restaurant at The Surf Club

Josh's Deli

26 Sushi & Tapas

The Fresh Carrot

Serendipity Creamery and Yogurt Café

Mendel's Backyard BBQ & Brew

## BAL HARBOUR SHOPS (.5 MILES)

466,000 SF of open-air dining and luxury shopping:

### FINE DINING

Cafe on 3 at Neiman Marcus

Carpaccio

Hillstone at Bal Harbour

Le Zoo

Makoto

### LUXURY RETAIL

Audemars Piguet

Neiman Marcus

Bottega Veneta

Prada

Chopard

Saks Fifth Avenue

Christofle

Saint Laurent

Fendi

Salvatore Ferragamo

Harry Winston

Tom Ford

Gucci

Versace

Louis Vuitton

## 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

# 305-494-1767

## The Team

### VISIONARY / SALES & MARKETING

Multiplan Real Estate Asset Management

### ARCHITECTURE & LANDSCAPE DESIGN

Arquitectonica / ArquitectonicaGEO

### INTERIORS

Carla Guilhem Design



**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.**

These materials are not intended to be an offer to sell, or solicitation to buy a Unit in the Condominium. Such an offering shall only be made pursuant to the Prospectus (Offering Circular) for the Condominium and no statements should be relied upon unless made in the Prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a Unit in the Condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Neither Multiplan Real Estate Asset Management or Multiplan (collectively, "Multiplan") are the developers of the OCEAN HOUSE SURFSIDE CONDOMINIUM (the "Condominium"). This Condominium is being developed by MTP Oceanside LLC, a Florida limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Multiplan pursuant to a license and marketing agreement with Multiplan. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Multiplan and you agree to look solely to Developer (and not to Multiplan and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of Units in the Condominium. The drawings and depictions shown herein are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All features, specifications, designers, architects, consultants, brands and others matters of detail are conceptual only and should not be relied upon as representations, express or implied, of the final detail of the residences or offerings available at the Condominium and/or to the residents of the Condominium. The Developer expressly reserves the right to make modifications, revisions, omissions and changes without notice. Certain features may not be included with all Units. Square footages and ceiling heights referenced herein are approximate and all subject to change and should not be relied on. Consult the Declaration for details on Unit square footage. Ceiling heights are measured from top of slab to top of slab. As a result, actual clearance between the top of the finished floor coverings and the underside of the finished ceiling, drop ceiling or soffits will be less. All ceiling heights are approximate and subject to change. Developer makes no representations regarding views from any particular Unit. The Condominium views will vary depending on the Unit purchased. No view is guaranteed. Your purchase agreement will detail items included with the Unit. Certain amenities, features, services and nearby areas that are described herein are owned by third-parties and there is no guarantee that they will be operational as described herein, or the duration of such operations. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. Neighborhood attractions, and/or venues referenced and/or identified in this publication are off-site and not controlled by the Developer. They are accurate as of the date of this publication, however there is no guarantee that they will continue to exist or that there won't be changes and/or substitutions of same. □