

# 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

## 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

## KITCHENS

- Custom European cabinetry
- Gaggenau appliances
- European-style fixtures
- Custom-designed Silestone island with waterfall edge and countertops
- 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. Surfsiders 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
- Bottega Veneta
- Chopard
- Christofle
- Fendi
- Harry Winston
- Gucci
- Louis Vuitton
- Neiman Marcus
- Prada
- Saks Fifth Avenue
- Saint Laurent
- Salvatore Ferragamo
- Tom Ford
- Versace

## 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

## **FUTURE RESIDENCES LOCATED AT:**

9317 Collins Avenue  
Surfside, FL 33154

# The Team

## **VISIONARY / SALES & MARKETING**

Multiplan Real Estate Asset Management

## **ARCHITECTURE & LANDSCAPE DESIGN**

Arquitectonica / ArquitectonicaGEO

## **INTERIORS**

Carla Guilhem Design

## **BRANDING & ADVERTISING**

And Partners



**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. ❹