

O R I G I N

RESIDENCES • BAY HARBOR

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by artefacto



WELCOME TO THE ORIGIN  
*of all that is to come.*

# AN EXQUISITE COLLECTION OF 27 WATERFRONT LIMITED EDITION LUXURY RESIDENCES

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Nestled on the western-most part of Bay Harbor Islands, this sanctuary boasts spectacular sunset views, peace, tranquility, and is close to everything.

This eight floor boutique building epitomizes island living in Miami.



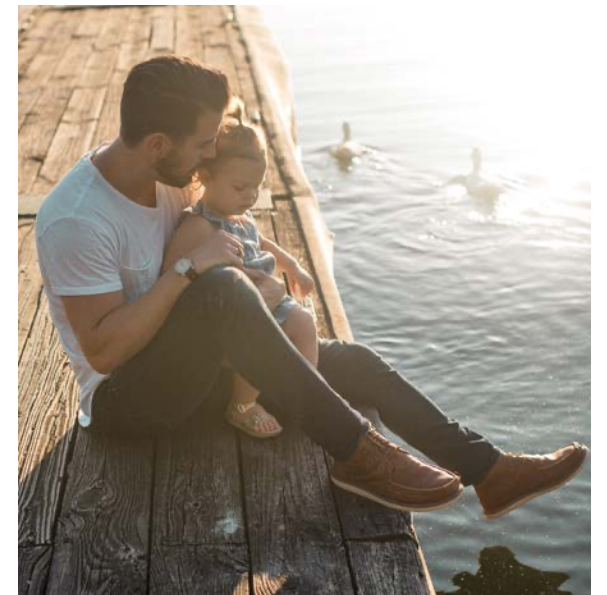






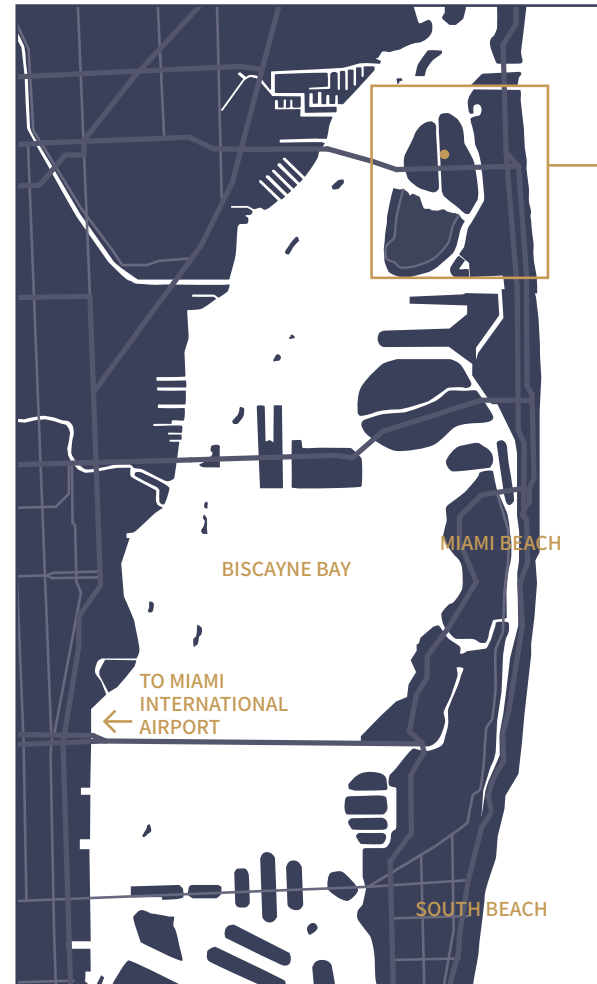
# BAY HARBOR

## THE ULTIMATE WATERFRONT LIFESTYLE



# POINTS OF INTEREST

- 1 / Bal Harbour Shops
- 2 / Rustiko
- 3 / Hillstone Restaurant
- 4 / Makoto
- 5 / Le Zoo
- 6 / Cafe on 3
- 7 / Atlantiko
- 8 / BH Burger Bar
- 9 / Balmoral Restaurant
- 10 / King David Cuisine
- 11 / Artisan Beach House
- 12 / Haulover Park
- 13 / The Ritz Carlton
- 14 / St Regis
- 15 / Pura Vida
- 16 / Meat Bar
- 17 / Foozo Artisan Pizza
- 18 / The Bistro
- 19 / The Palm Miami
- 20 / O'Lima Signature Cuisine
- 21 / Officer Scott Winters Park
- 22 / Bay Harbor Islands Branch Library
- 23 / Public School Ruth K,  
Broad Bay Harbor K-8
- 24 / Indian Creek Country Club
- 25 / FIU Biscayne Campus
- 26 / Oleta River State Park
- 27 / Whole Foods Market
- 28 / Church By de Sea
- 29 / Young Israel of Bal Harbour
- 30 / Bal hHarbor Kollel
- 31 / The Shul



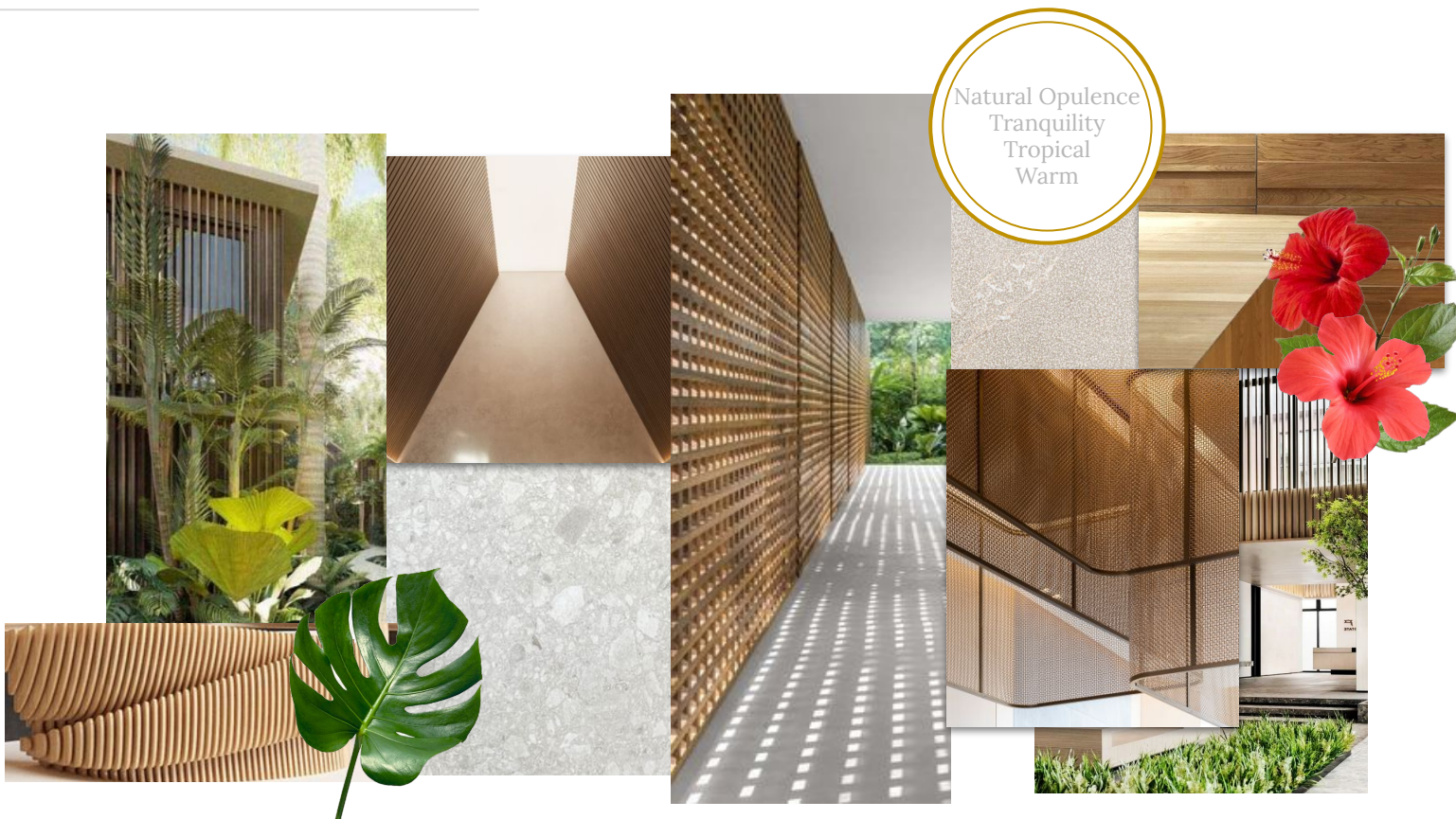
The image features a dark blue background with several thin, light-colored lines forming overlapping circles and arcs. A central text block is positioned within one of the larger circles. The text is in a white, serif font, arranged in three lines. A thin horizontal line extends from the left edge of the text block towards the center.

ARCHITECTURE  
AND DESIGN  
INSPIRATION



# Concept

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Natural Opulence  
Tranquility  
Tropical  
Warm

# CLASSIC ELEGANCE FOR MODERN LIVING

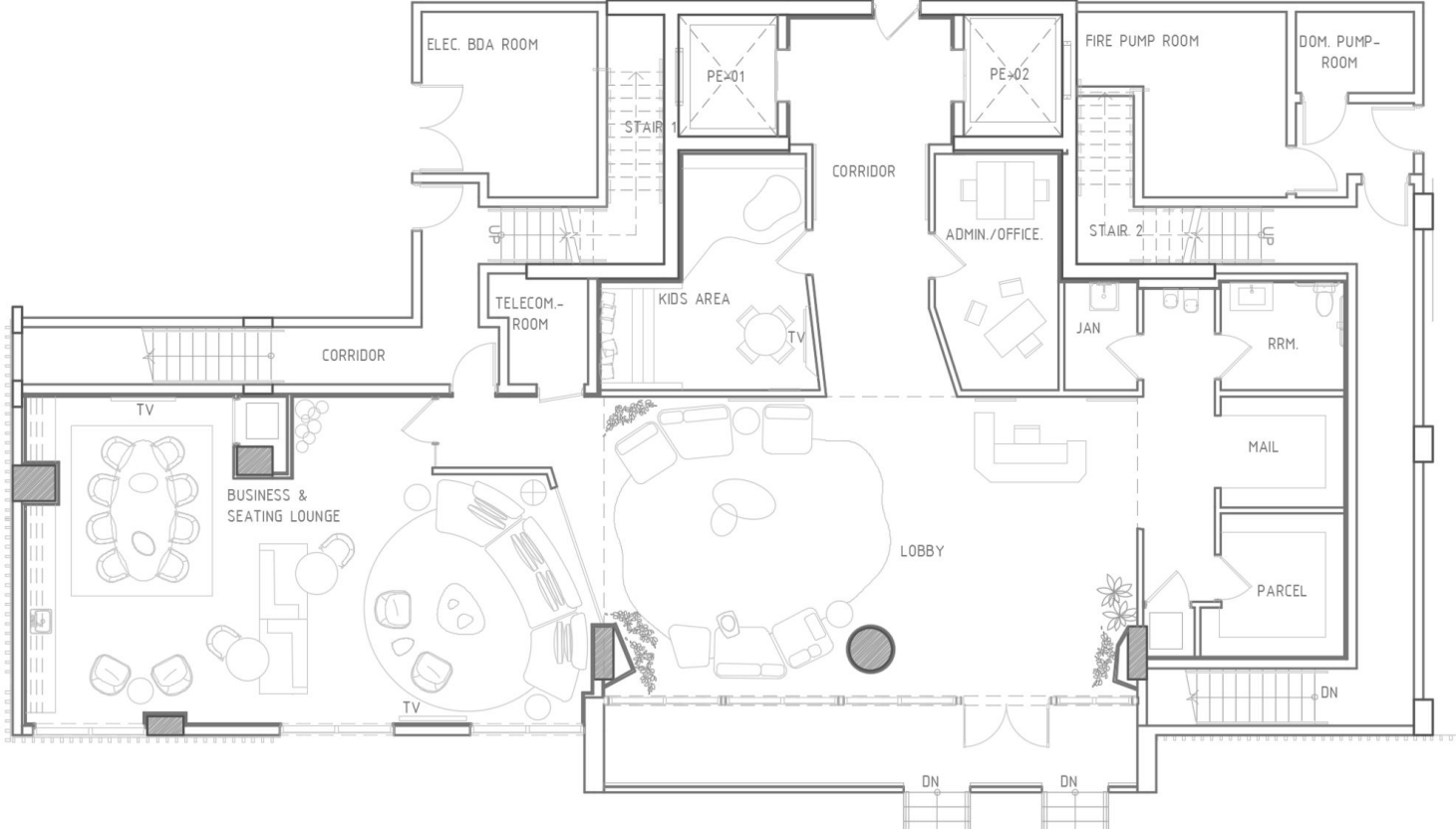
Large plans with flexible layouts and unit sizes make this the perfect design for today's family and world travelers alike.

With floor to ceiling windows, water views, and a contemporary aesthetic that evokes classic elegance, the building and the residences are sophisticated yet comfortable.



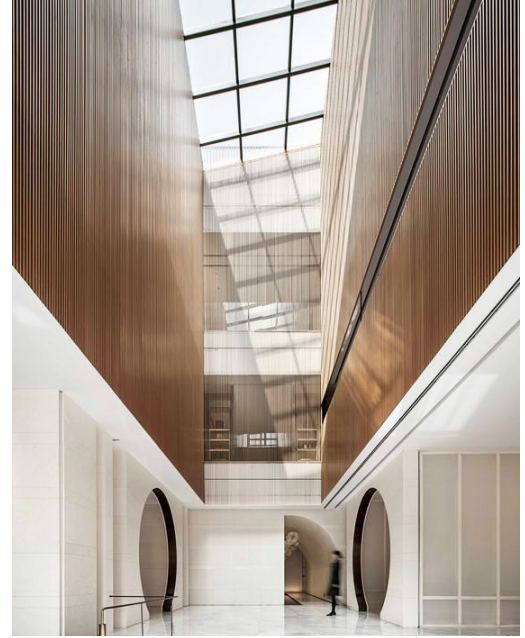
# Ground floor

## Proposal Floor Plan



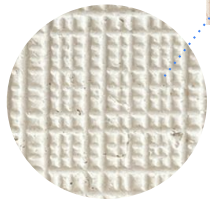
# Lobby

Inspo images



# Lobby

## Elevations collage



Zoom-in Detail  
Textured limestone

# Ground Floor

## Moodboard



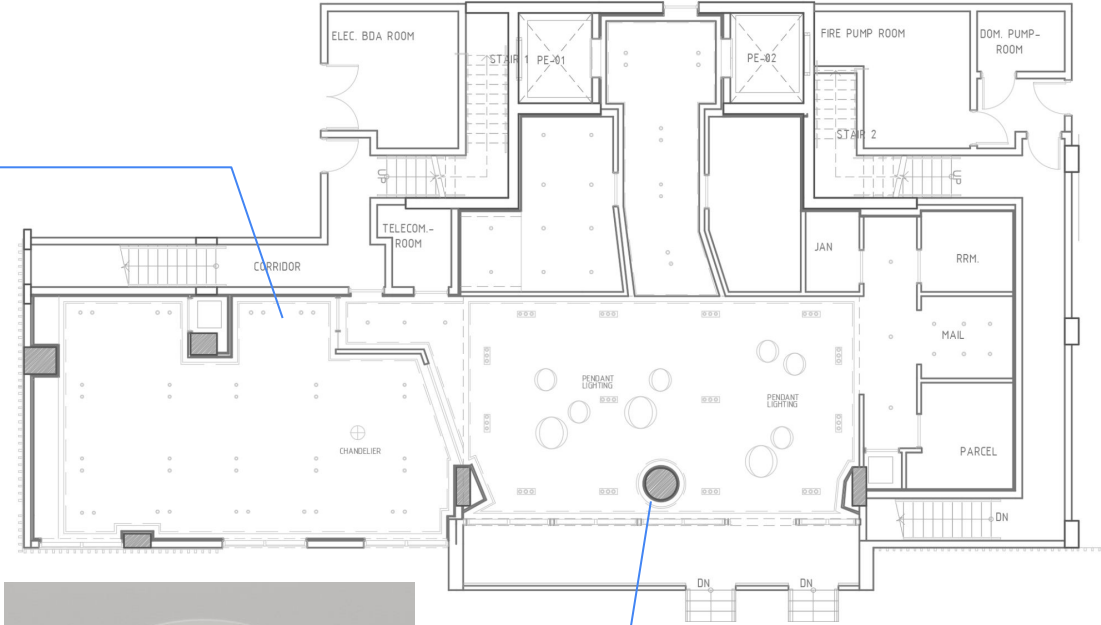
# Lobby

## Ceiling & details

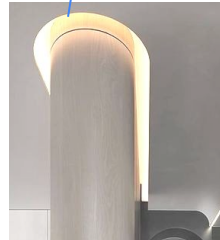
See Club room details



Perimetral ceiling detail



Recessed Downlights



Lobby  
Pendant Lights



Recessed  
Multiple trimless  
Spotlights

# TEXTURAL ENERGY

A diverse range of textures from carved wood and weathered timbers to honed stone surfaces, represent the diverse influences that have shaped the vibrant city. These materials bring a burst of energy — attracting the eyes to follow the movement of lines. We see upholstery and soft furnishing in forms of linen and plush velvet while woven rattan reference crisp, aesthetic of coastal towns with an elegant twist.



## APPLICATION

An interplay of visually arresting textures are introduced referencing a subdued interpretation of Miami style, with preference for organic neutrals over bold color. Textures come into play here — adding depth and richness to the overall tranquil palette.

# Club Room

Inspo images



# Club Room

## Materials



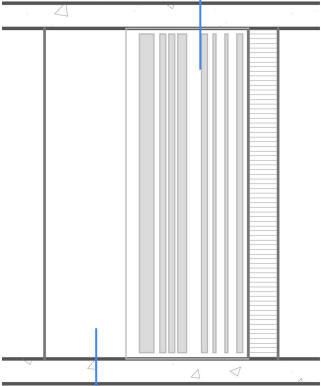
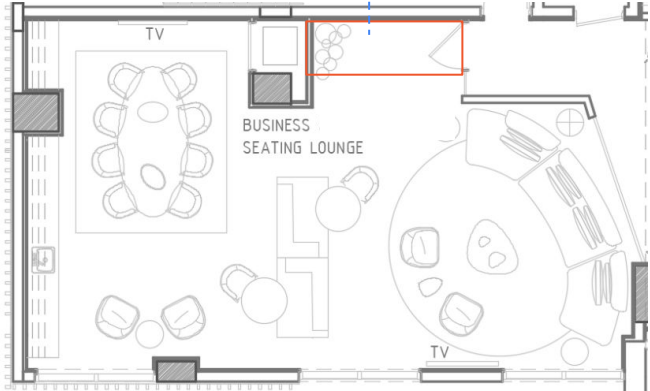
Glass partition



Detail for entrance wall - in trellis & wooden floor



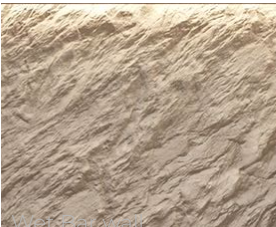
Floor detail in wood



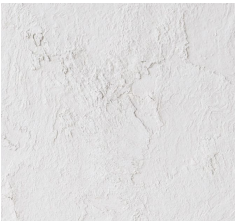
Floor tile 48x48'



Trellis



Limestone split face finish



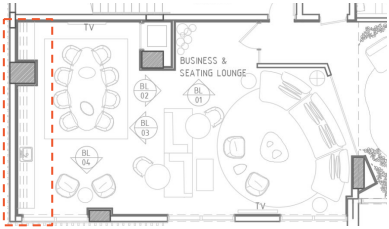
Walls - texture



Glass partition

# Club Room

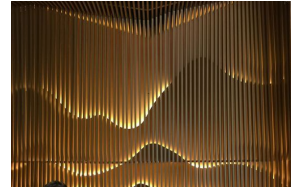
## Wet bar



Limestone  
Split face texture



Dekton Albarium  
Countertop

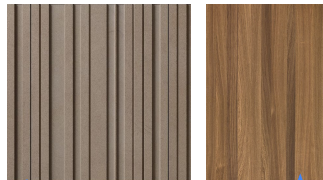
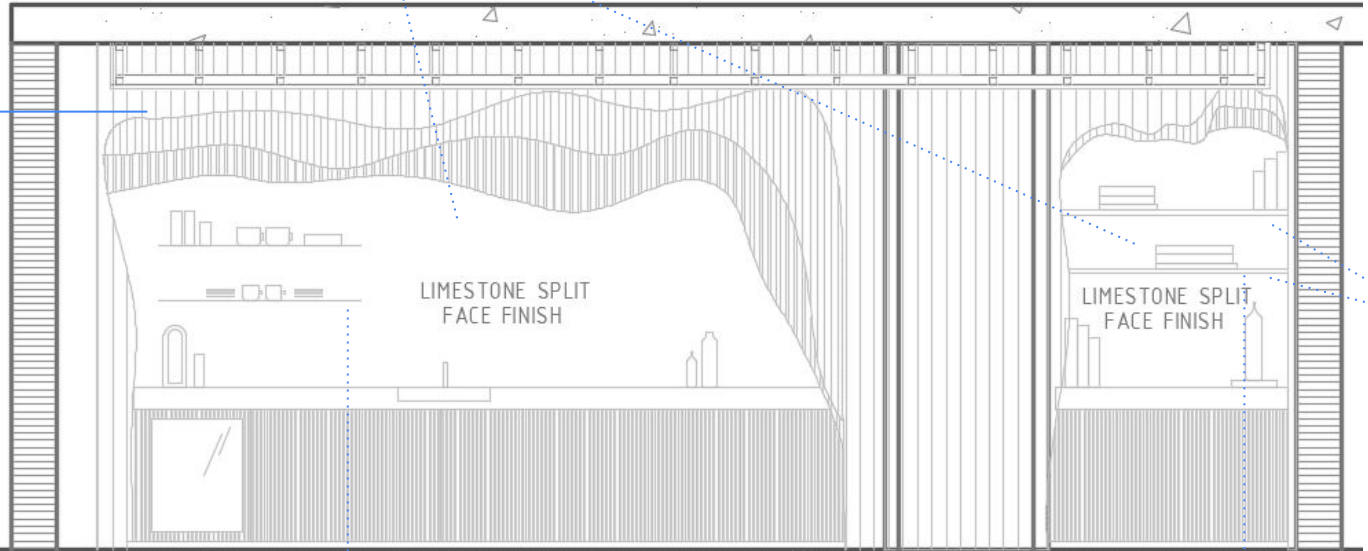


Indirect lighting  
Behind Piegatto shell



Metal finish paint  
Light under shelves

3 overlapping layers of  
Piegatto wood work



Cabinet groove  
In wood (right photo)

**BL-04**

Wine cooler

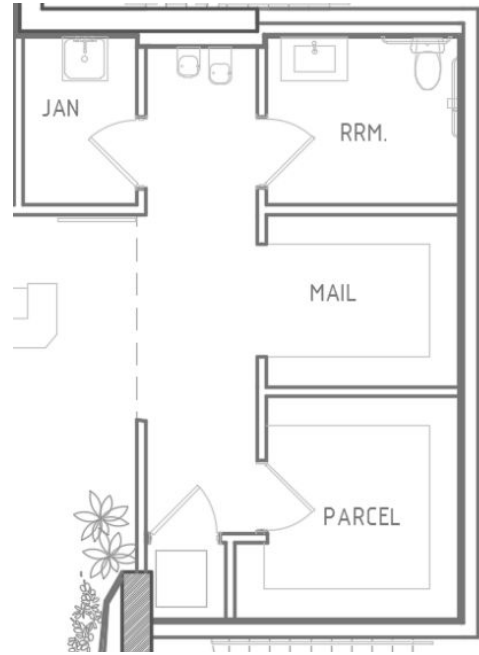
Metal shelves



Metal finish paint  
Shelves (as photo ref)

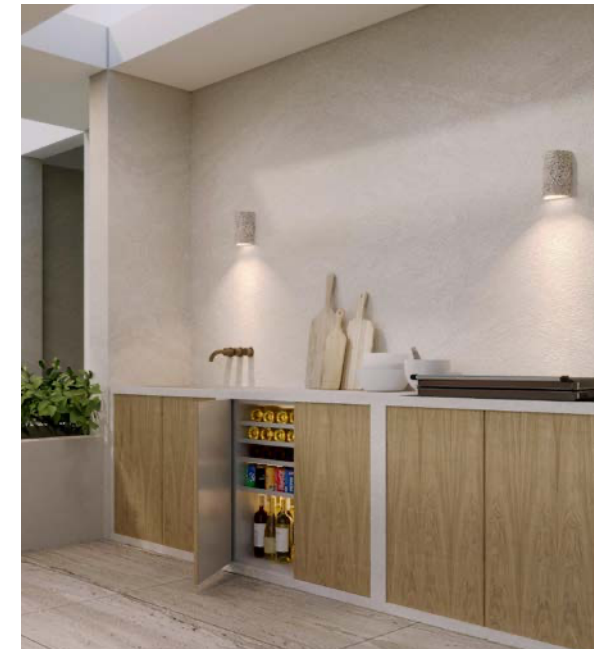
# Mail Room

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# BUILDING FEATURES

- / 27 Unique Residences / 7 Floors - ranging from 2 bedroom to 4 bedroom residences
- / Panoramic rooftop pool with poolside summer kitchens and bar
- / Gym with state-of-the-art equipment
- / Personalized services, 24 hour security and advanced technology
- / Designated self parking for all residences
- / EV charging stations
- / FTTH (Fiber to the Home) for video and high speed internet
- / Storage units conveniently located on every residential floor





GYM

BY ARTEFACTO

PROJECT PRESENTATION | 20 |

ORIGIN RESIDENCES - BAY HARBOR



POOL DECK



POOL DECK



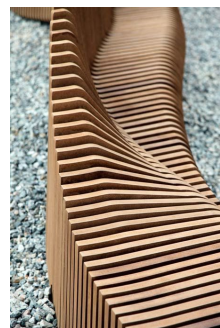
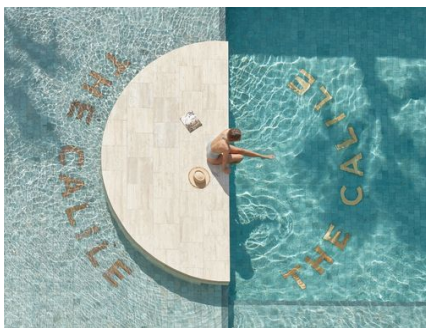
POOL DECK



POOL DECK

# Origin Artefacto Rooftop

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BAR

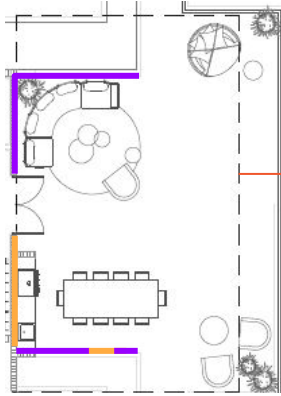
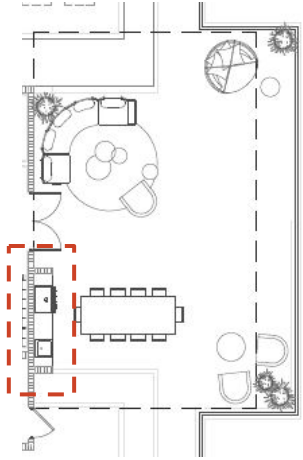
# ROOF LEVEL



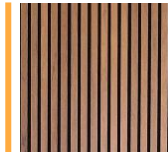
# BBQ Area

BBQ details

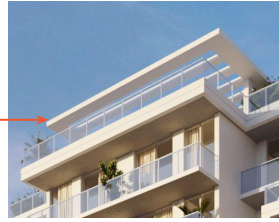
4



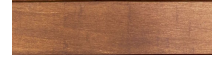
Tile



Wooden slats



Pergola in Wood



Ceiling lights like photo



BBQ like photo  
(Slats on wall, countertop & cabinet)

Tile wall for sofa Area



# DIVE INTO THE WATERFRONT LIVING WITH THE ACQUA CLUB AT ORIGIN

Our Nautical Club provides a paddleboard and kayak storage station with a wash down facility so you can enjoy Origin's greatest amenity - the pristine waters of the Intracoastal Waterways and canals year round.



# PRIVATE MARINA PROPOSED

ORIGIN Residences is proposing to offer a Marina, pending city permitting and approvals. This will include the following features:

- / 8 Boat slips ranging from 25 to 40 feet
- / Direct Atlantic Ocean access through Haulover inlet as well as direct access to Miami and Fort Lauderdale Intracoastal Waterways
- / Private waterfront cabanas
- / Water sports launch dock for kayaks and paddle boards



# PET PARK FOR THE EXTENDED FAMILY

With our dog park and pet wash station,  
your furry friends will have a space to run  
freely.



# WELCOME HOME

## RESIDENCES

2 Bedrooms / 2.5 Bath  
1,367 sq.ft.

2 Bedrooms + Den / 3.5 Bath  
From 1,302 to 1,582.25 sq.ft.

3 Bedrooms / 3.5 Bath  
From 1,491.75 to 1,549.50 sq.ft.

3 Bedrooms + Den / 4.5 Bath  
2,187.75 sq.ft.

4 Bedrooms / 4 Bath  
From 2,049.50 to 2,135 sq.ft.

## PH COLLECTION

3 Bedrooms + Den / 3.5 Bath  
From 1,563.25 to 1,582.25 sq.ft.

4 Bedrooms / 4.5 Bath  
2,200 sq.ft.

4 Bedrooms / 4.5 Bath  
(5th bedroom model available)  
2,328 sq.ft.





## RESIDENCE FEATURES

- / Floor-to-ceiling, impact-resistant sliding glass doors and windows
- / Energy - efficient air conditioning and heating system - Featuring Nest Thermostats
- / Expansive floor layouts with up to 9-foot grand ceiling heights
- / PH residences feature 11- foot ceilings
- / Fully-accessorized MiaCucina (Imported Italian) kitchens with top-of-the-line Wolfe & Sub-Zero appliances
- / Modern bathrooms with Italian marble and European cabinetry
- / Italian porcelain flooring throughout
- / Panoramic private balconies on every residence
- / Oversized walk-in closets
- / Spacious (fully built out) walk-in master closet
- / Front load full-size washer and dryer
- / FTTH (Fiber to the Home) for video and high-speed internet

















The image features a dark blue background with several thin, light-colored lines forming overlapping circles and arcs. A horizontal line extends from the left edge towards the center, ending at the word 'VIEWS'.

VIEWS



Oleta River State Park

Aventura Mall

NW VIEW

Indian Creek Country Club

Downtown Miami

MIA

BY ARTEFACTO

PROJECT PRESENTATION | 14

SW VIEW



Sunny Isles

Bal Harbour Beaches

St Regis Hotel

Bal Harbour Shops

NE VIEW



Grand Beach Hotel

Four Seasons

Surfside Beach

Kane Concourse

SE VIEW

A decorative graphic on a dark blue background. It features several overlapping circles of varying sizes, some of which are partially cut off by the left edge of the frame. A thin, horizontal white line extends from the left edge towards the center, ending just before the text. The text 'FLOOR PLANS' is centered within the large circle that is most prominent on the left side.

# FLOOR PLANS



## RESIDENCES

A collection of  
2, 3 and 4 bedroom  
residences

# 2 BEDROOM COLLECTION

## PH LEVEL 7

### UNIT 702

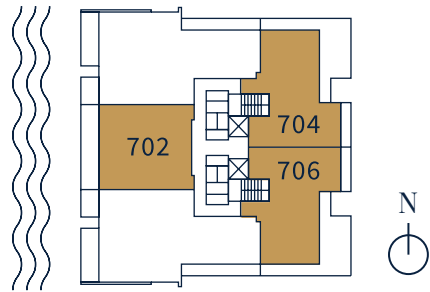
2 Bedroom + Den / 3.5 Bath  
1,883.50 sq. ft. / 174.99 m<sup>2</sup>

### UNIT 704

2 Bedroom + Den / 3.5 Bath  
1,563.25 sq. ft. / 180.16 m<sup>2</sup>

### UNIT 706

2 Bedroom + Den / 3.5 Bath  
1,563.25 sq. ft. / 180.16 m<sup>2</sup>



## LEVEL 6

### UNIT 602

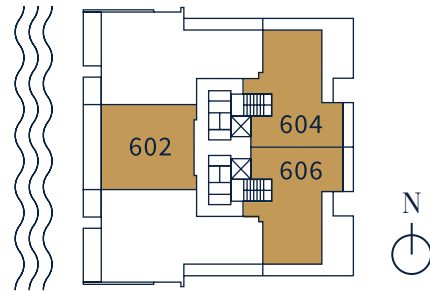
2 Bedroom + Den / 3.5 Bath  
2,799 sq. ft. / 175.01 m<sup>2</sup>

### UNIT 604

2 Bedroom + Den / 3.5 Bath  
2,311.75 sq. ft. / 214.77 m<sup>2</sup>

### UNIT 606

2 Bedroom + Den / 3.5 Bath  
2,311.75 sq. ft. / 214.77 m<sup>2</sup>



## LEVEL 5

### UNIT 504

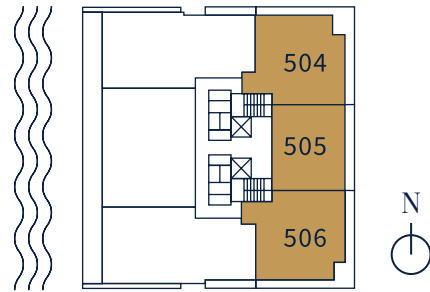
2 Bedroom / 2.5 Bath  
1,753 sq. ft. / 162.86 m<sup>2</sup>

### UNIT 505

2 Bedroom / 2.5 Bath  
1,437.50 sq. ft. / 133.55 m<sup>2</sup>

### UNIT 506

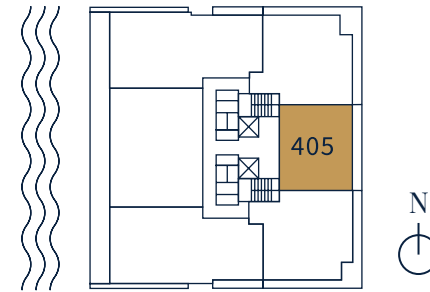
2 Bedroom / 2.5 Bath  
1,753 sq. ft. / 162.86 m<sup>2</sup>



## LEVEL 4

### UNIT 405

2 Bedroom + Den / 3.5 Bath  
1,666.75 sq. ft. / 154.85 m<sup>2</sup>



# PH LEVEL 7

## UNIT 702

2 Bedroom + Den / 3.5 Bath

### AREA

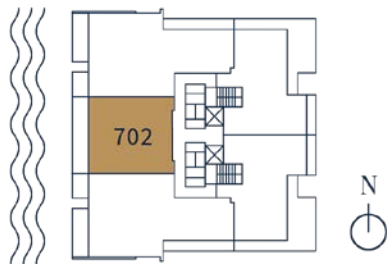
Interior: 1,582.25 sq. ft. / 147 m<sup>2</sup>

Exterior: 301.25 sq. ft. / 27.99 m<sup>2</sup>

TOTAL: 1,883.50 sq. ft. / 174.99 m<sup>2</sup>



WEST FACADE



# PH LEVEL 7

## UNIT 704

2 Bedroom + Den / 3.5 Bath

### AREA

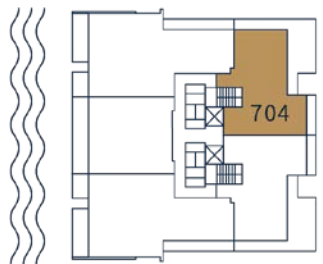
Interior: 1,563.25 sq. ft. / 145.23 m<sup>2</sup>

Exterior: 376 sq. ft. / 34.93 m<sup>2</sup>

TOTAL: 1,939.25 sq. ft. / 180.16 m<sup>2</sup>



EAST FACADE



# PH LEVEL 7

## UNIT 706

2 Bedroom + Den / 3.5 Bath

### AREA

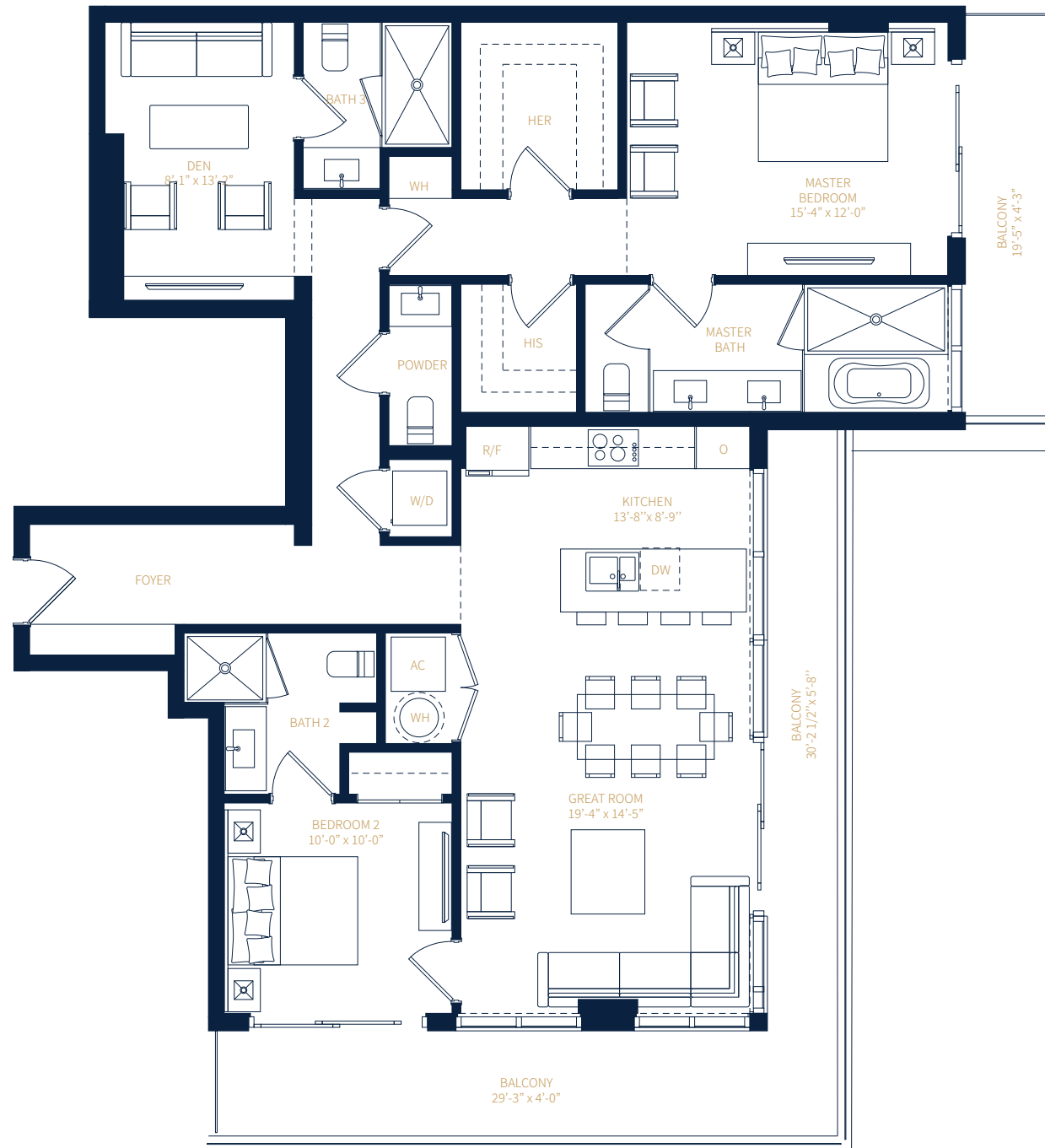
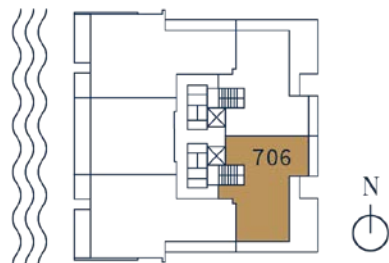
Interior: 1,563.25 sq. ft. / 145.23 m<sup>2</sup>

Exterior: 376 sq. ft. / 34.93 m<sup>2</sup>

TOTAL: 1,939.25 sq. ft. / 180.16 m<sup>2</sup>



EAST FACADE



# LEVEL 6

## UNIT 602

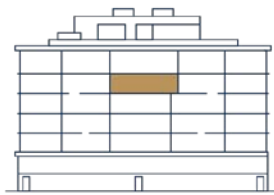
2 Bedroom + Den / 3.5 Bath

### AREA

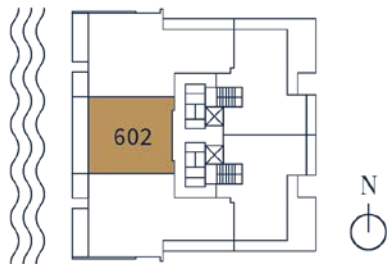
Interior: 1,582.25 sq. ft. / 147 m<sup>2</sup>

Exterior: 301.50 sq. ft. / 28.01 m<sup>2</sup>

TOTAL: 1,883.75 sq. ft. / 175.01 m<sup>2</sup>



WEST FACADE



# LEVEL 6

## UNIT 604

2 Bedroom + Den / 3.5 Bath

### AREA

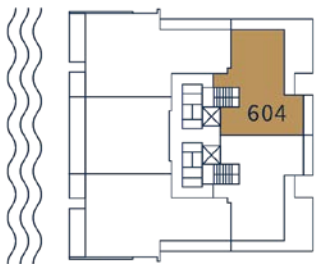
Interior: 1,659.50 sq. ft. / 154.17 m<sup>2</sup>

Exterior: 652.25 sq. ft. / 60.60 m<sup>2</sup>

TOTAL: 2,311.75 sq. ft. / 214.77 m<sup>2</sup>



EAST FACADE



# LEVEL 6

## UNIT 606

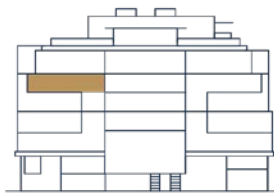
2 Bedroom + Den / 3.5 Bath

### AREA

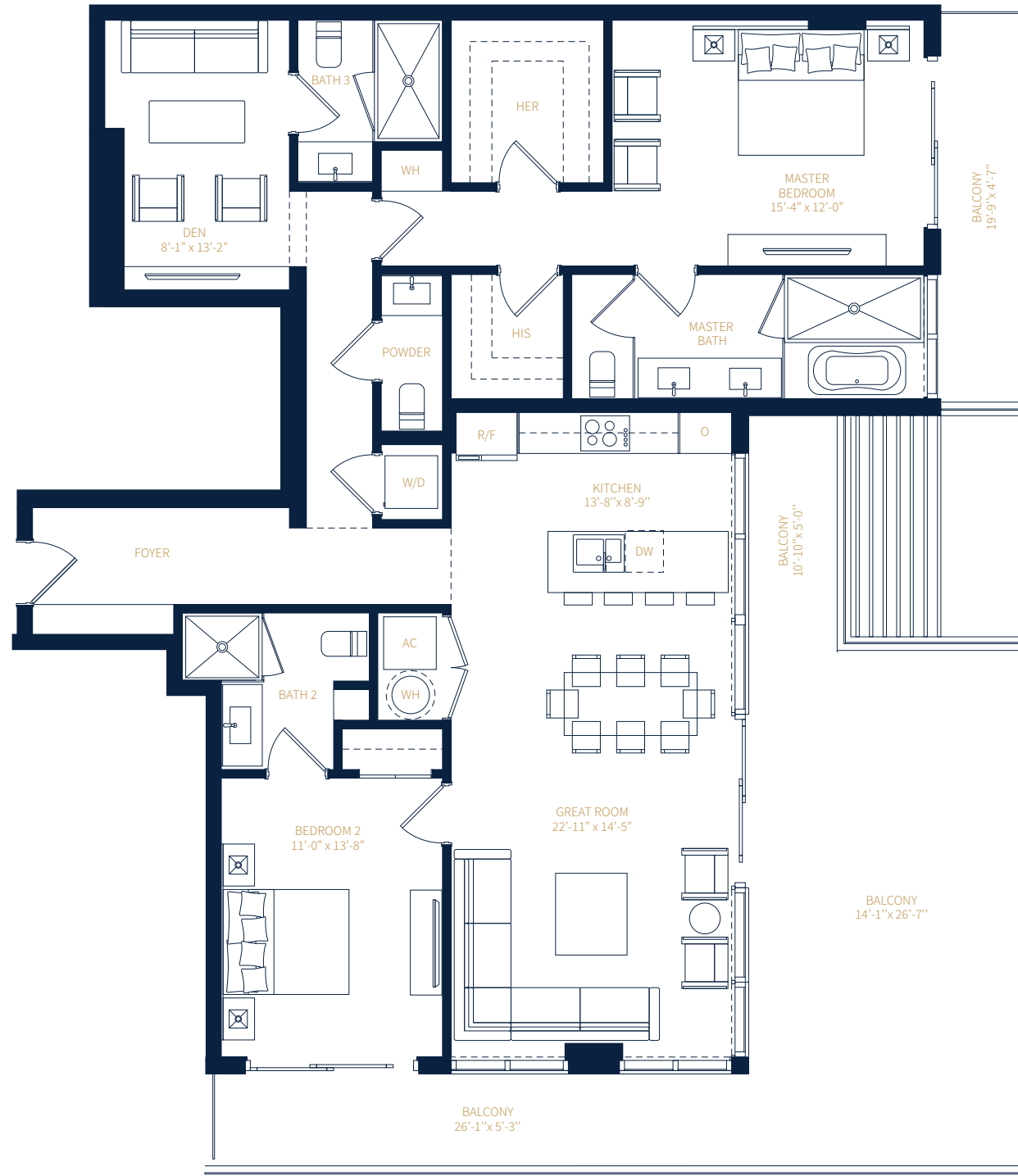
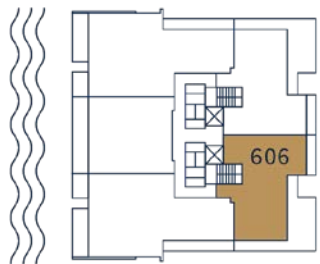
Interior: 1,659.50 sq. ft. / 154.17 m<sup>2</sup>

Exterior: 652.25 sq. ft. / 60.60 m<sup>2</sup>

TOTAL: 2,311.75 sq. ft. / 214.77 m<sup>2</sup>



EAST FACADE



# LEVEL 5

## UNIT 504

2 Bedroom / 2.5 Bath

### AREA

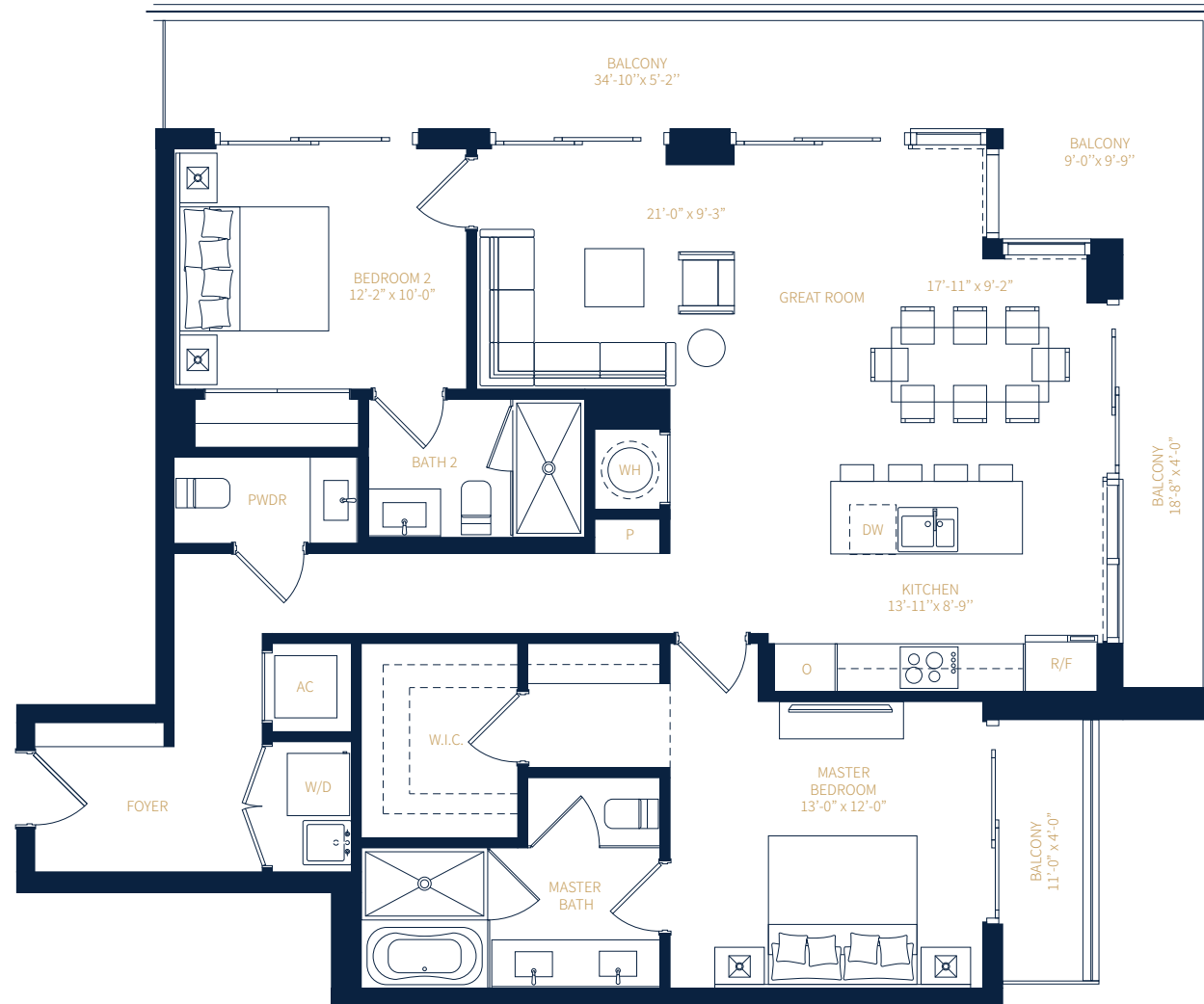
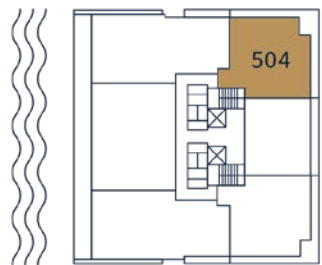
Interior: 1,367 sq. ft. / 127 m<sup>2</sup>

Exterior: 386 sq. ft. / 35.86 m<sup>2</sup>

TOTAL: 1,753 sq. ft. / 162.86 m<sup>2</sup>



EAST FACADE



# LEVEL 5

## UNIT 505

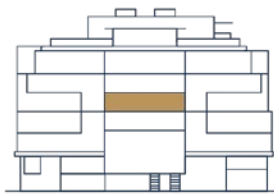
2 Bedroom + Den / 3.5 Bath

### AREA

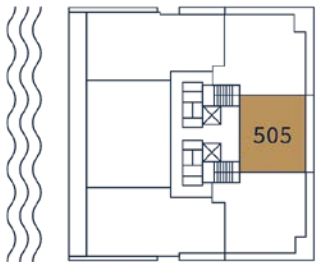
Interior: 1,302.25 sq. ft. / 120.98 m<sup>2</sup>

Exterior: 135.25 sq. ft. / 12.57 m<sup>2</sup>

TOTAL: 1,437.50 sq. ft. / 133.55 m<sup>2</sup>



EAST FACADE



# LEVEL 5

## UNIT 506

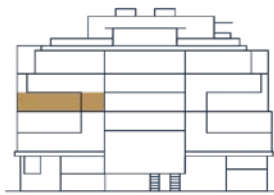
2 Bedroom / 2.5 Bath

### AREA

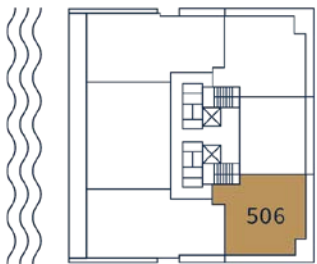
Interior: 1,367 sq. ft. / 127 m<sup>2</sup>

Exterior: 386 sq. ft. / 35.86 m<sup>2</sup>

TOTAL: 1,753 sq. ft. / 162.86 m<sup>2</sup>



EAST FACADE



# LEVEL 4

## UNIT 405

2 Bedroom + Den / 3.5 Bath

### AREA

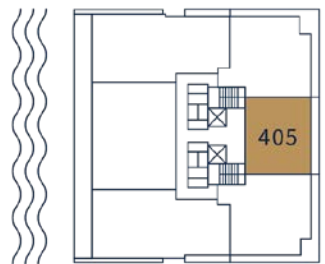
Interior: 1,302.25 sq. ft. / 120.98 m<sup>2</sup>

Exterior: 364.50 sq. ft. / 33.86 m<sup>2</sup>

TOTAL: 1,666.75 sq. ft. / 154.85 m<sup>2</sup>



EAST FACADE



# 3 BEDROOM COLLECTION

## LEVEL 5

### UNIT 501

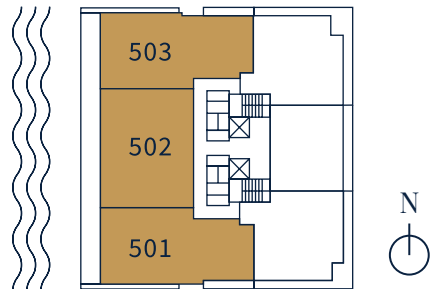
3 Bedroom + Den / 4.5 Bath  
2,466.25 sq. ft. / 229.12 m<sup>2</sup>

### UNIT 502

3 Bedroom + Den / 3.5 Bath  
2,603.75 sq. ft. / 241.90 m<sup>2</sup>

### UNIT 503

3 Bedroom + Den / 3.5 Bath  
2,466.25 sq. ft. / 229.12 m<sup>2</sup>



## LEVEL 4

### UNIT 402

3 Bedroom + Den / 4.5 Bath  
2,609.25 sq. ft. / 242.41 m<sup>2</sup>

### UNIT 403

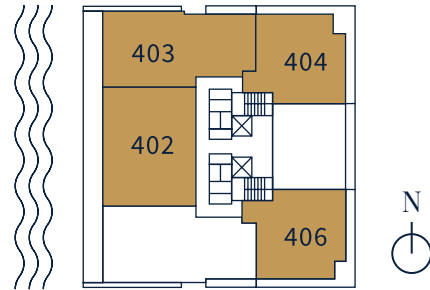
3 Bedroom + Den / 4 Bath  
2,461.25 sq. ft. / 228.66 m<sup>2</sup>

### UNIT 404

3 Bedroom / 3.5 Bath  
1,856.50 sq. ft. / 172.47m<sup>2</sup>

### UNIT 406

3 Bedroom / 3.5 Bath  
2,609.25 sq. ft. / 242.41 m<sup>2</sup>



## LEVEL 3

### UNIT 302

3 Bedroom / 3.5 Bath  
2,603.75 sq. ft. / 241.90m<sup>2</sup>

### UNIT 303

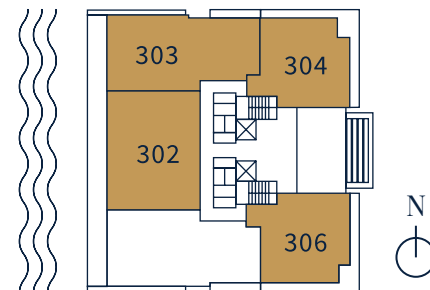
3 Bedroom + Den / 4 Bath  
2,490.50 sq. ft. / 231.38 m<sup>2</sup>

### UNIT 304

3 Bedroom / 3.5 Bath  
1,902 sq. ft. / 176.70 m<sup>2</sup>

### UNIT 306

3 Bedroom / 3.5 Bath  
1,902 sq. ft. / 176.70 m<sup>2</sup>



# LEVEL 5

## UNIT 501

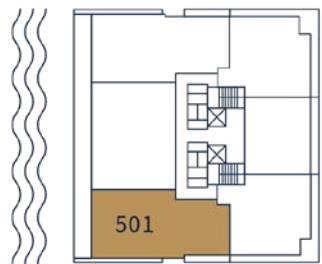
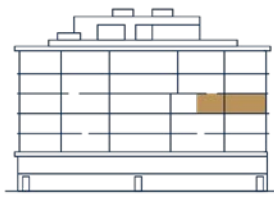
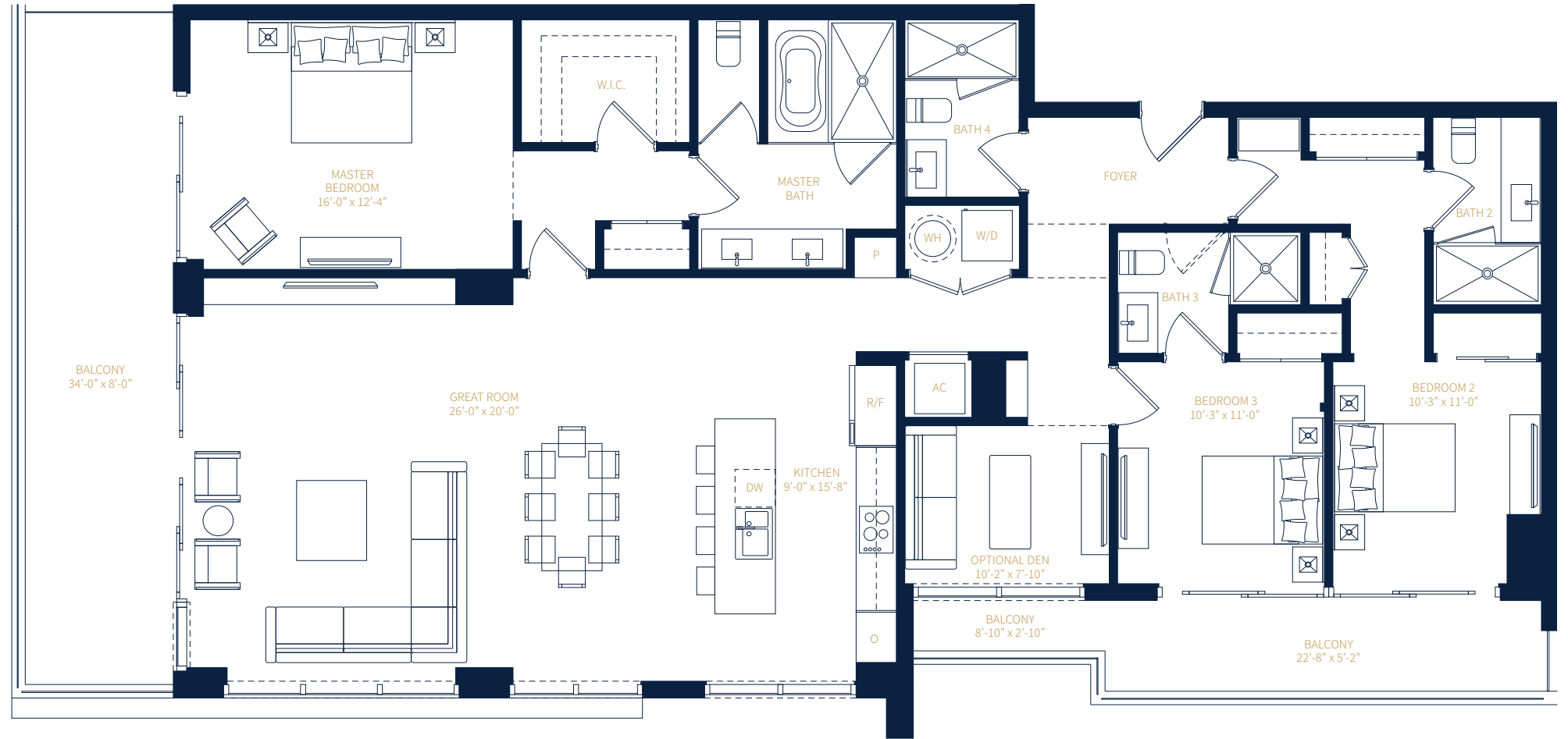
3 Bedroom + Den / 3.5 Bath

### AREA

Interior: 2,049.50 sq. ft. / 190.40 m<sup>2</sup>

Exterior: 416.75 sq. ft. / 38.72 m<sup>2</sup>

TOTAL: 2,466.25 sq. ft. / 229.12 m<sup>2</sup>



# LEVEL 5

## UNIT 502

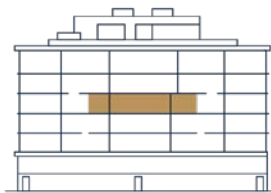
3 Bedroom + Den / 4.5 Bath

### AREA

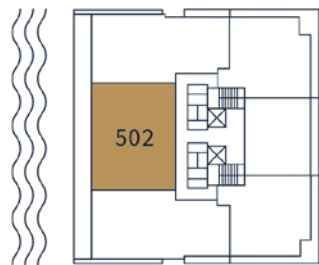
Interior: 2,187.75 sq. ft. / 203.25 m<sup>2</sup>

Exterior: 416 sq. ft. / 38.65 m<sup>2</sup>

TOTAL: 2,603.75 sq. ft. / 241.90m<sup>2</sup>



WEST FACADE



# LEVEL 5

## UNIT 503

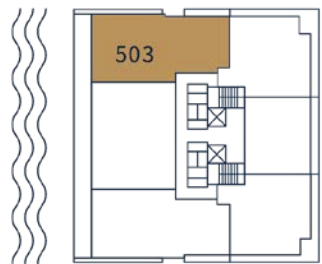
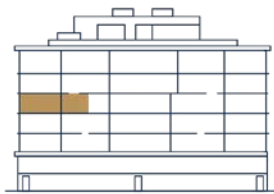
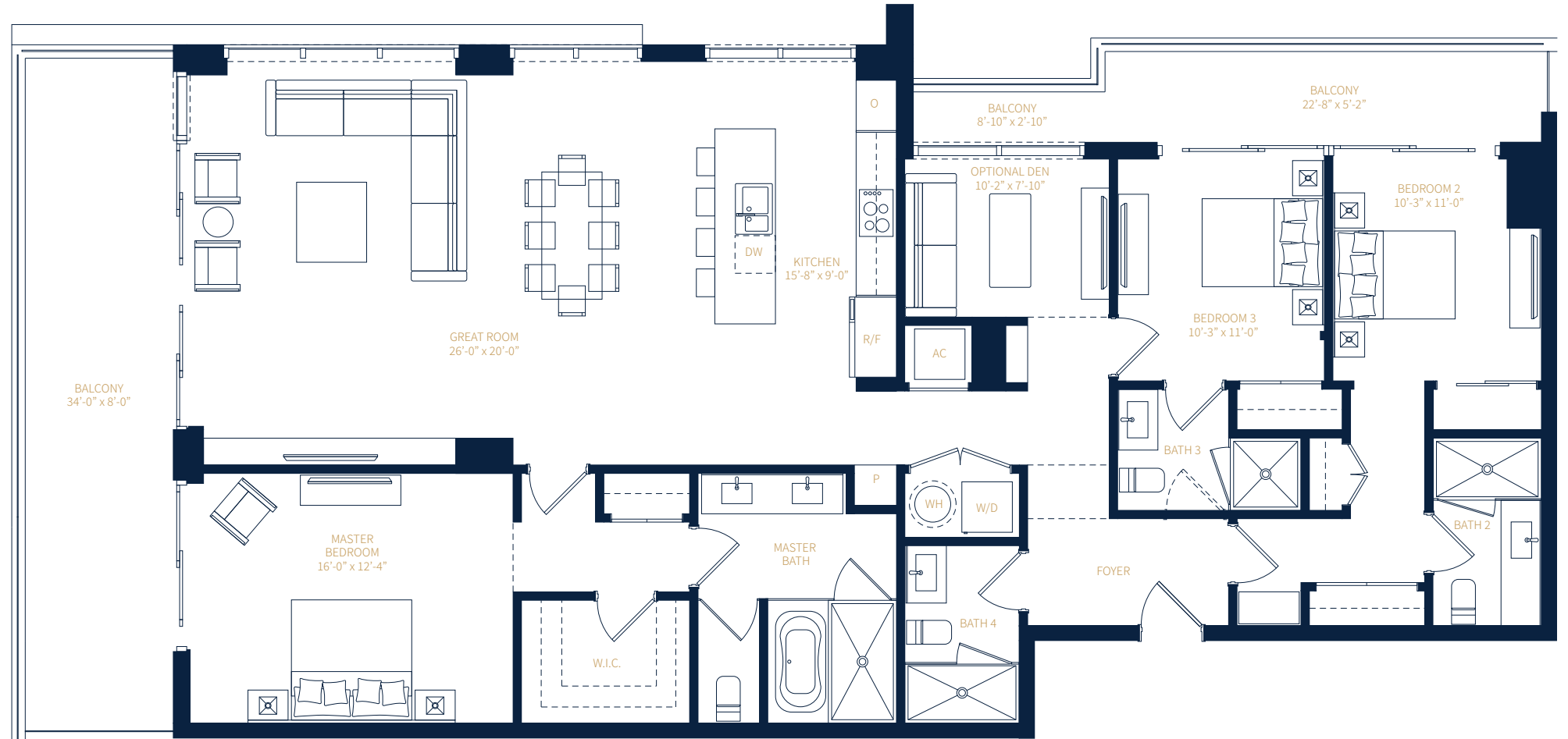
3 Bedroom + Den / 3.5 Bath

### AREA

Interior: 2,049.50 sq. ft. / 190.40 m<sup>2</sup>

Exterior: 416.75 sq. ft. / 38.72 m<sup>2</sup>

TOTAL: 2,466.25 sq. ft. / 229.12 m<sup>2</sup>



# LEVEL 4

## UNIT 402

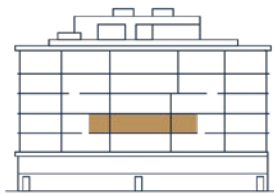
3 Bedroom + Den / 4.5 Bath

### AREA

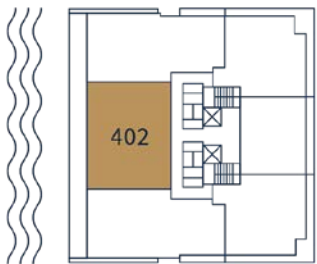
Interior: 2,187.75 sq. ft. / 203.25 m<sup>2</sup>

Exterior: 421.50 sq. ft. / 39.16 m<sup>2</sup>

TOTAL: 2,609.25 sq. ft. / 242.41m<sup>2</sup>



WEST FACADE



# LEVEL 4

## UNIT 404

3 Bedroom / 3.5 Bath

### AREA

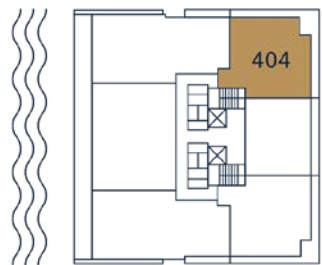
Interior: 1,491.75 sq. ft. / 138.59 m<sup>2</sup>

Exterior: 364.75 sq. ft. / 33.89 m<sup>2</sup>

TOTAL: 1,856.50 sq. ft. / 172.47 m<sup>2</sup>



EAST FACADE



# LEVEL 4

## UNIT 406

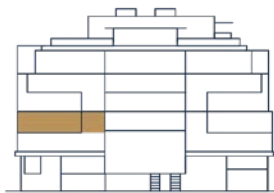
3 Bedroom / 3.5 Bath

### AREA

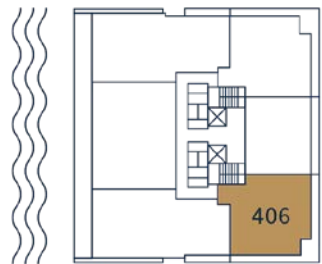
Interior: 1,491.75 sq. ft. / 138.59 m<sup>2</sup>

Exterior: 364.75 sq. ft. / 33.89 m<sup>2</sup>

TOTAL: 1,856.50 sq. ft. / 172.47 m<sup>2</sup>



EAST FACADE



# LEVEL 3

## UNIT 302

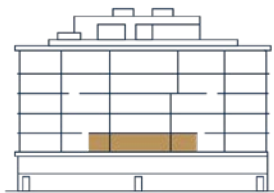
3 Bedroom + Den / 4.5 Bath

### AREA

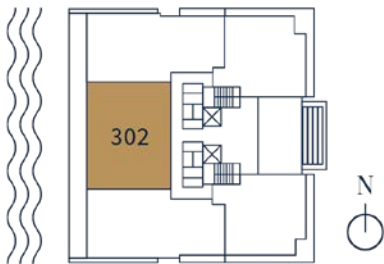
Interior: 2,187.75 sq. ft. / 203.25 m<sup>2</sup>

Exterior: 416 sq. ft. / 38.65 m<sup>2</sup>

TOTAL: 2,603.75 sq. ft. / 241.90 m<sup>2</sup>



WEST FACADE



# LEVEL 3

## UNIT 304

3 Bedroom / 3.5 Bath

### AREA

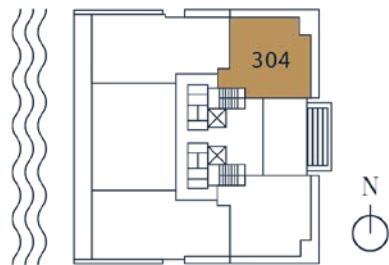
Interior: 1,549.50 sq. ft. / 143.95 m<sup>2</sup>

Exterior: 352.50 sq. ft. / 32.75 m<sup>2</sup>

TOTAL: 1,902 sq. ft. / 176.70 m<sup>2</sup>



EAST FACADE



# LEVEL 3

## UNIT 306

3 Bedroom / 3.5 Bath

### AREA

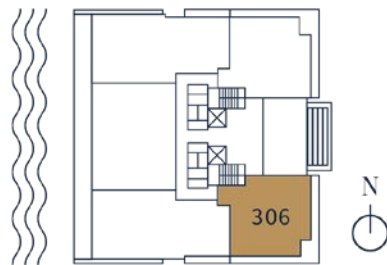
Interior: 1,549.50 sq. ft. / 143.95 m<sup>2</sup>

Exterior: 352.50 sq. ft. / 32.75 m<sup>2</sup>

TOTAL: 1,902 sq. ft. / 176.70 m<sup>2</sup>



EAST FACADE



# 4 BEDROOM COLLECTION

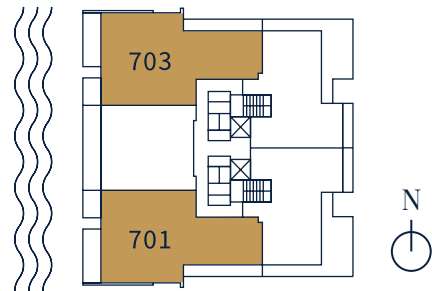
## PH LEVEL 7

### UNIT 701

4 Bedroom / 4.5 Bath  
2,728.25 sq. ft. / 253.46 m<sup>2</sup>

### UNIT 703

4 Bedroom / 4.5 Bath  
2,728.25 sq. ft. / 253.46 m<sup>2</sup>



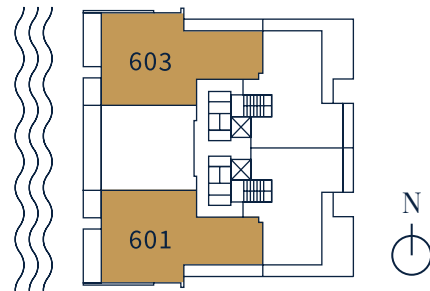
## LEVEL 6

### UNIT 601

4 Bedroom + Den / 4.5 Bath  
2,799 sq. ft. / 260.04 m<sup>2</sup>

### UNIT 603

4 Bedroom + Den / 4.5 Bath  
2,799 sq. ft. / 260.04 m<sup>2</sup>



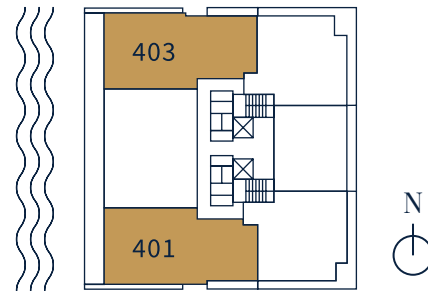
## LEVEL 4

### UNIT 401

4 Bedroom / 4 Bath  
2,461.25 sq. ft. / 228.66 m<sup>2</sup>

### UNIT 403

4 Bedroom / 4 Bath  
2,461.25 sq. ft. / 228.66 m<sup>2</sup>



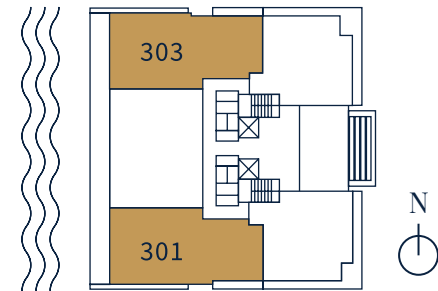
## LEVEL 3

### UNIT 301

4 Bedroom / 4 Bath  
2,490.50 sq. ft. / 231.38 m<sup>2</sup>

### UNIT 303

4 Bedroom / 4 Bath  
2,490.50 sq. ft. / 231.38 m<sup>2</sup>



# PH LEVEL 7

## UNIT 701

4 Bedrooms / 4.5 Bath

### AREA

Interior:

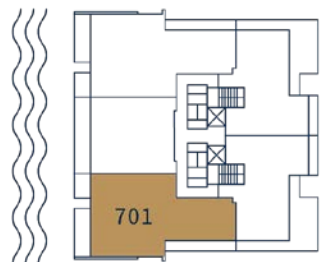
2,200 sq. ft. / 204.39 m<sup>2</sup>

Exterior:

528.25 sq. ft. / 49.08 m<sup>2</sup>

TOTAL:

2,728.25 sq. ft. / 253.46 m<sup>2</sup>



# PH LEVEL 7

## UNIT 703

4 Bedrooms / 4.5 Bath

### AREA

Interior:

2,200 sq. ft. / 204.39 m<sup>2</sup>

Exterior:

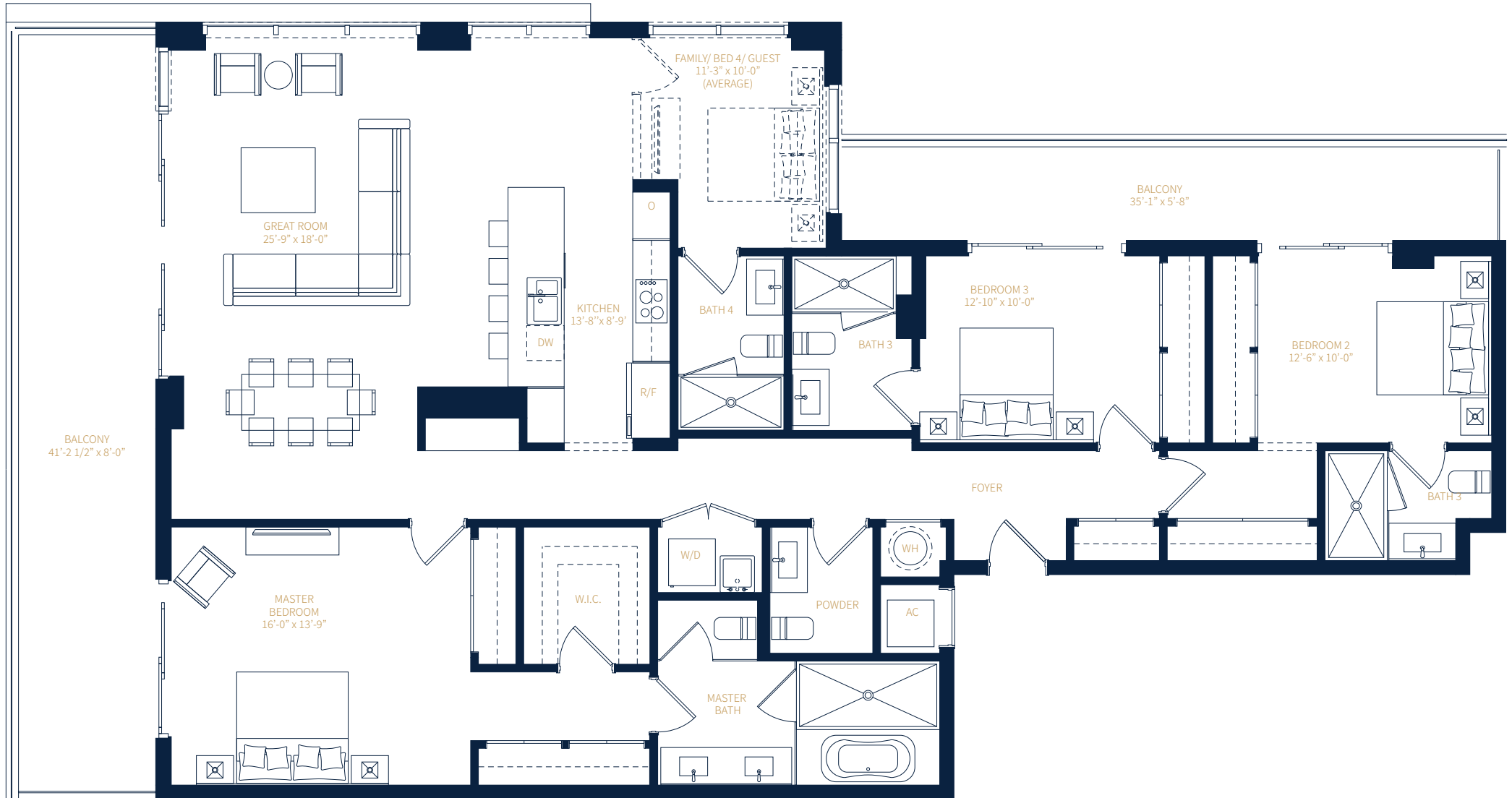
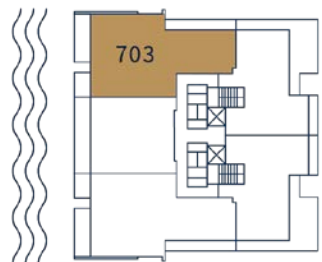
528.25 sq. ft. / 49.08 m<sup>2</sup>

TOTAL:

2,728.25 sq. ft. / 253.46 m<sup>2</sup>



WEST FACADE



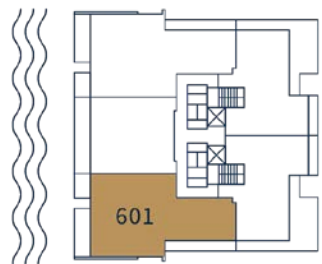
# LEVEL 6

## UNIT 601

4 Bedrooms + Den /  
4.5 Bath

### AREA

Interior:  
2,328 sq. ft. / 216.28 m<sup>2</sup>  
Exterior:  
471 sq. ft. / 43.76 m<sup>2</sup>  
TOTAL:  
2,799 sq. ft. / 260.04 m<sup>2</sup>



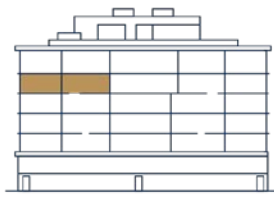
# LEVEL 6

## UNIT 603

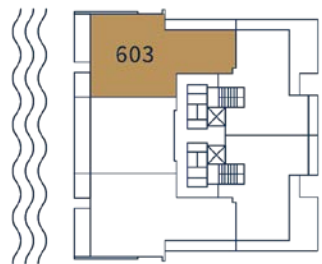
4 Bedrooms + Den /  
4.5 Bath

### AREA

Interior:  
2,328 sq. ft. / 216.28 m<sup>2</sup>  
Exterior:  
471 sq. ft. / 43.76 m<sup>2</sup>  
TOTAL:  
2,799 sq. ft. / 260.04 m<sup>2</sup>



WEST FACADE



# LEVEL 4

## UNIT 401

4 Bedrooms / 4 Bath

### AREA

Interior:

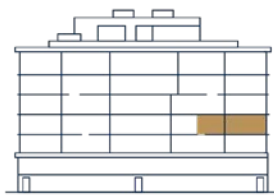
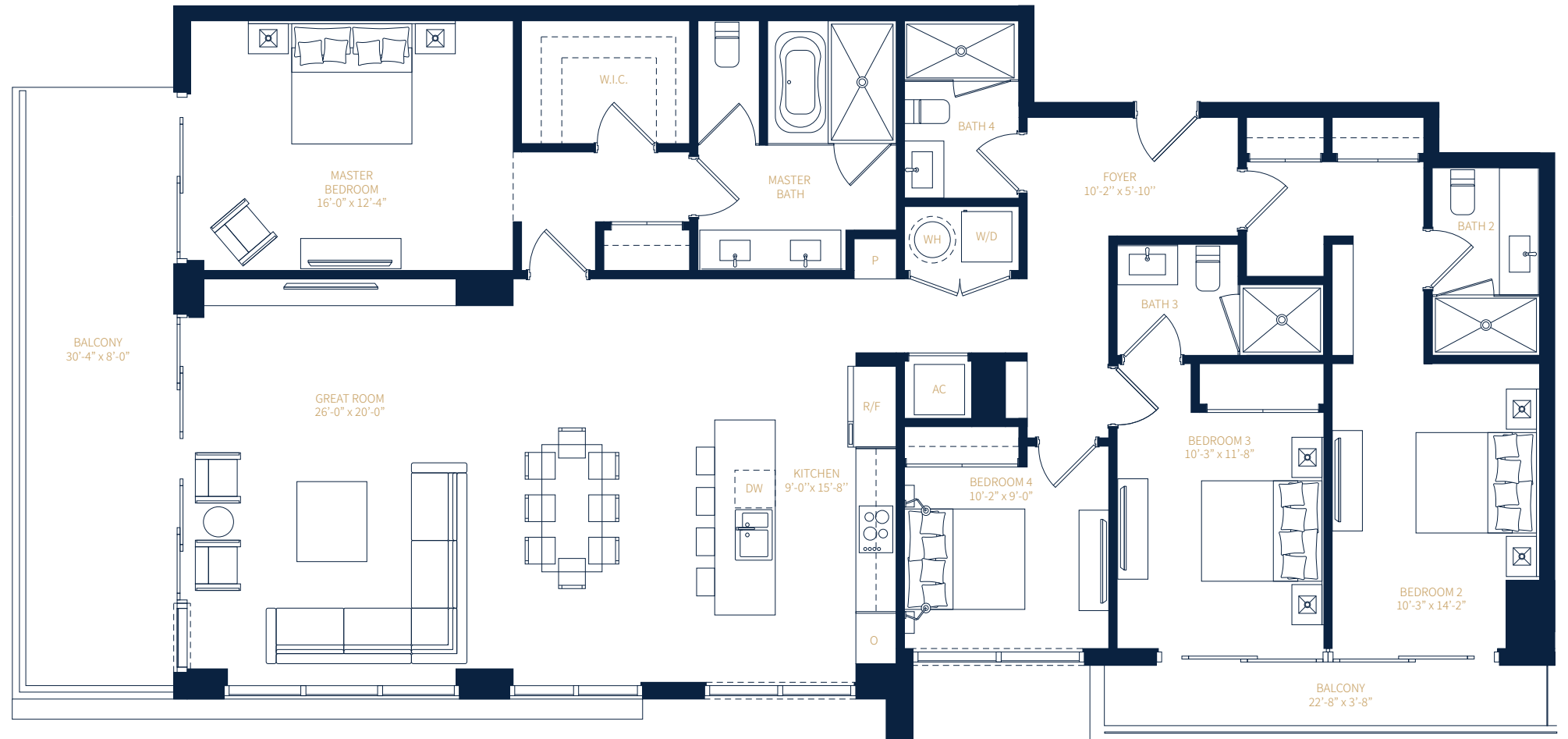
2,135 sq. ft. / 198.35 m<sup>2</sup>

Exterior:

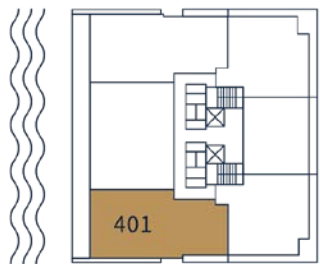
326.25 sq. ft. / 30.31 m<sup>2</sup>

TOTAL:

2,461.25 sq. ft. / 228.66 m<sup>2</sup>



WEST FACADE



# LEVEL 4

## UNIT 403

4 Bedroom / 4 Bath

### AREA

Interior:

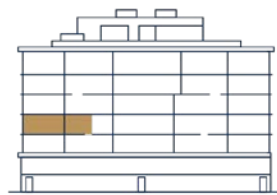
2,135 sq. ft. / 198.35 m<sup>2</sup>

Exterior:

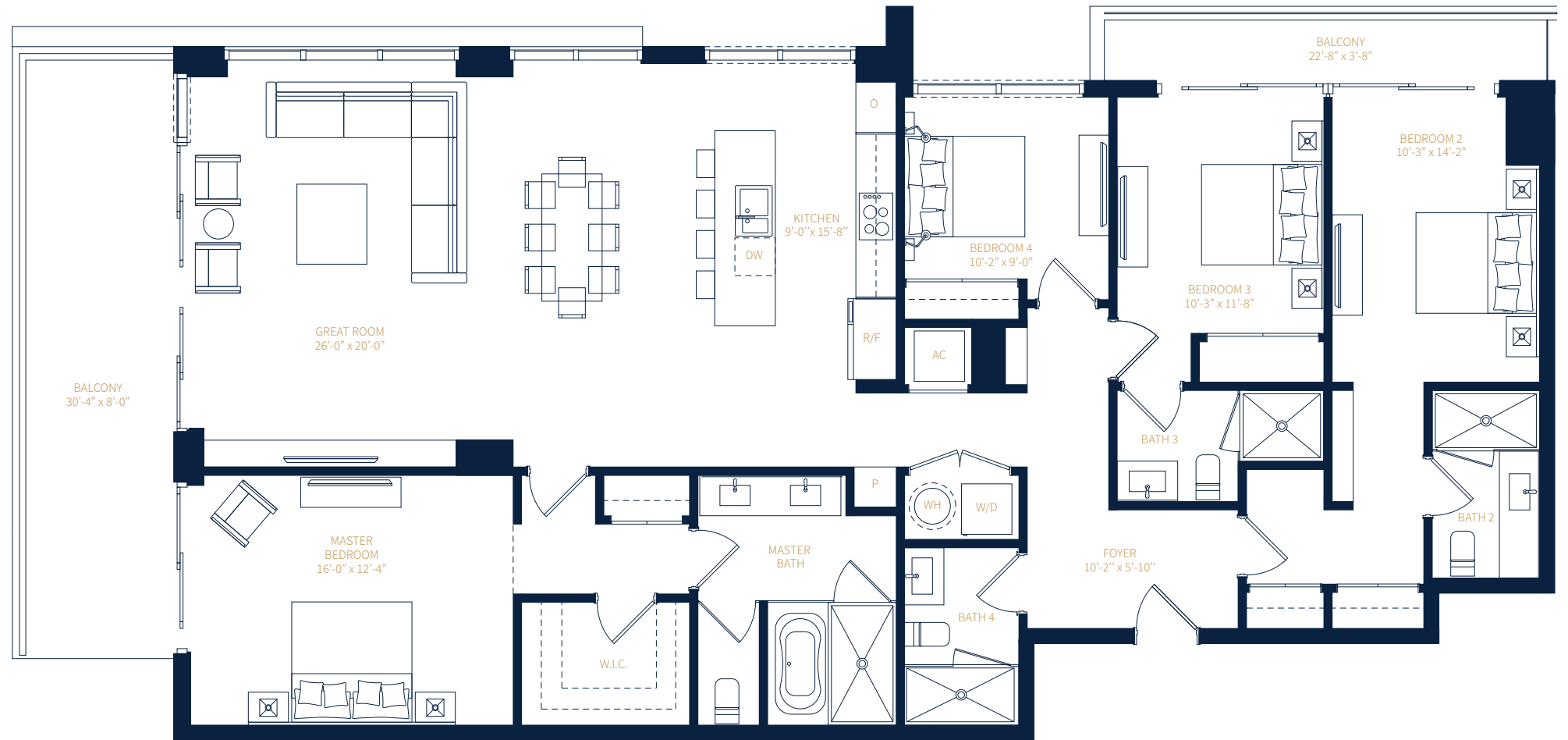
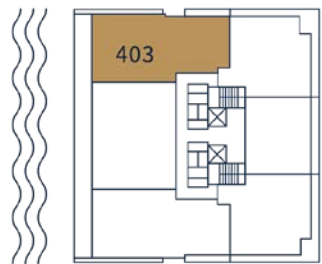
326.25 sq. ft. / 30.31 m<sup>2</sup>

TOTAL:

2,461.25 sq. ft. / 228.66 m<sup>2</sup>



WEST FACADE



# LEVEL 3

## UNIT 301

4 Bedrooms / 4 Bath

### AREA

Interior:

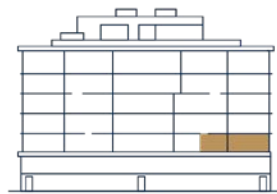
2,135 sq. ft. / 198.35 m<sup>2</sup>

Exterior:

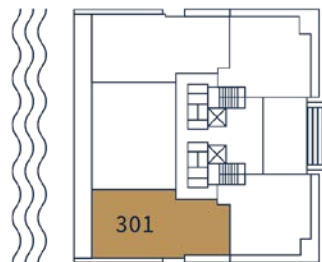
355.50 sq. ft. / 33.03 m<sup>2</sup>

TOTAL:

2,490.50 sq. ft. / 231.38 m<sup>2</sup>



WEST FACADE



# LEVEL 3

## UNIT 303

4 Bedroom / 4 Bath

### AREA

Interior:  
2,135 sq. ft. / 198.35 m<sup>2</sup>

Exterior:  
355.50 sq. ft. / 33.03 m<sup>2</sup>

TOTAL:  
2,490.50 sq. ft. / 231.38 m<sup>2</sup>



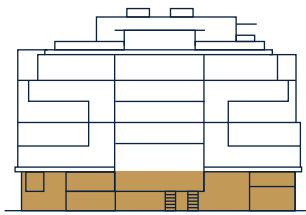
WEST FACADE



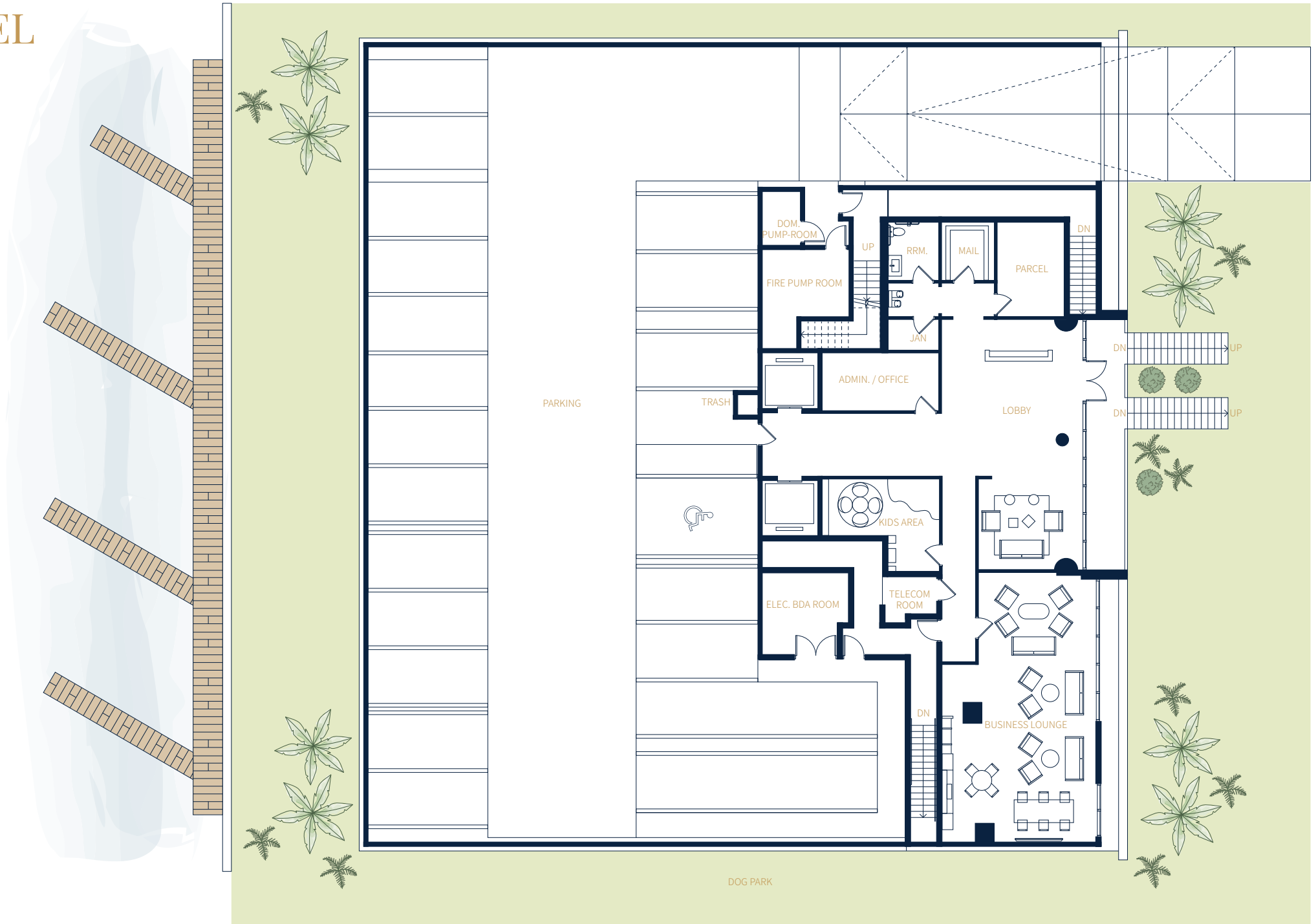


# AMENITIES

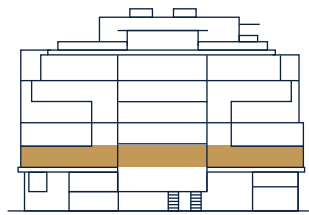
# LOBBY LEVEL



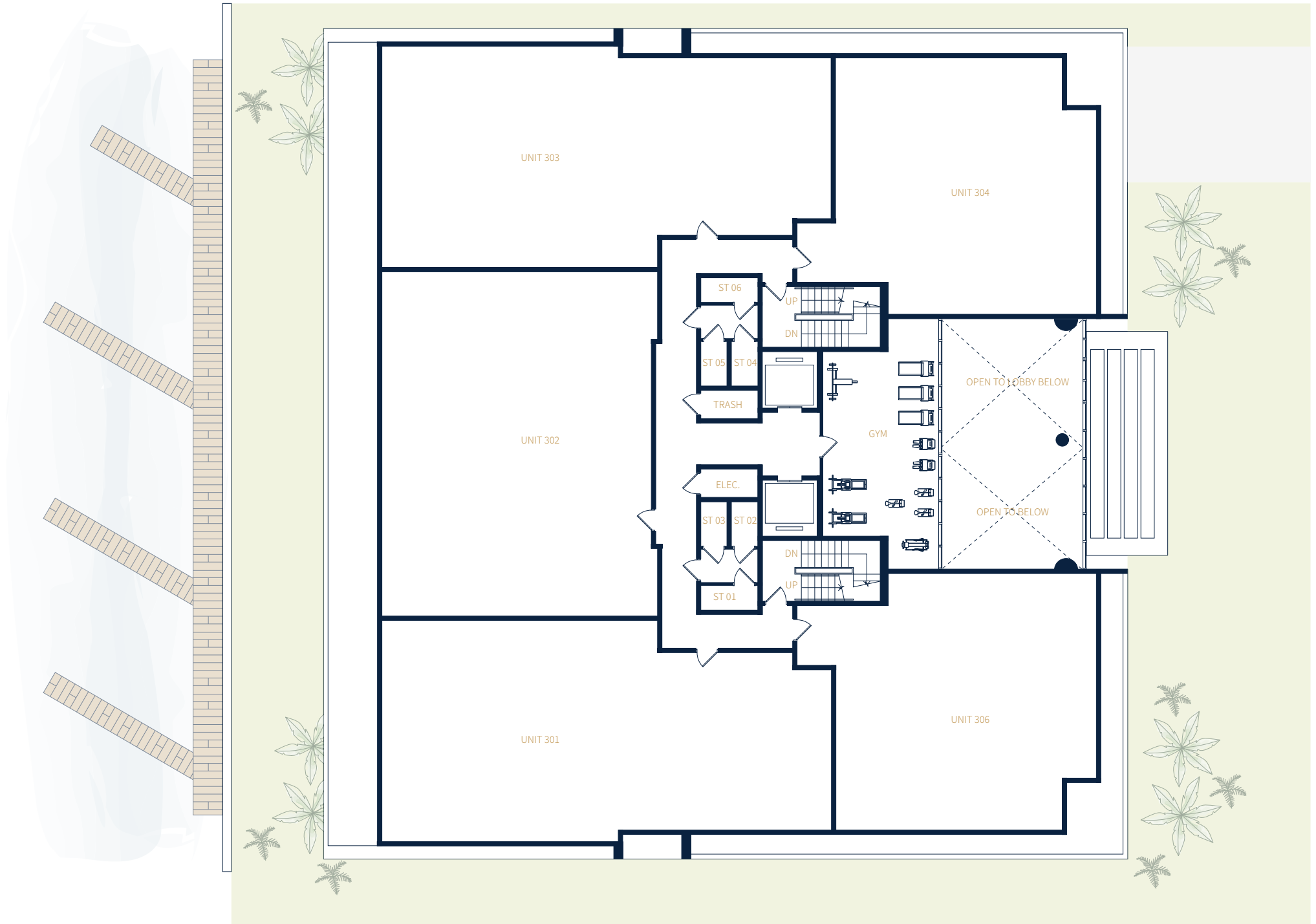
EAST FACADE



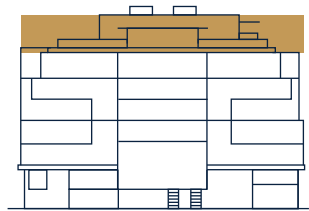
# LEVEL 3



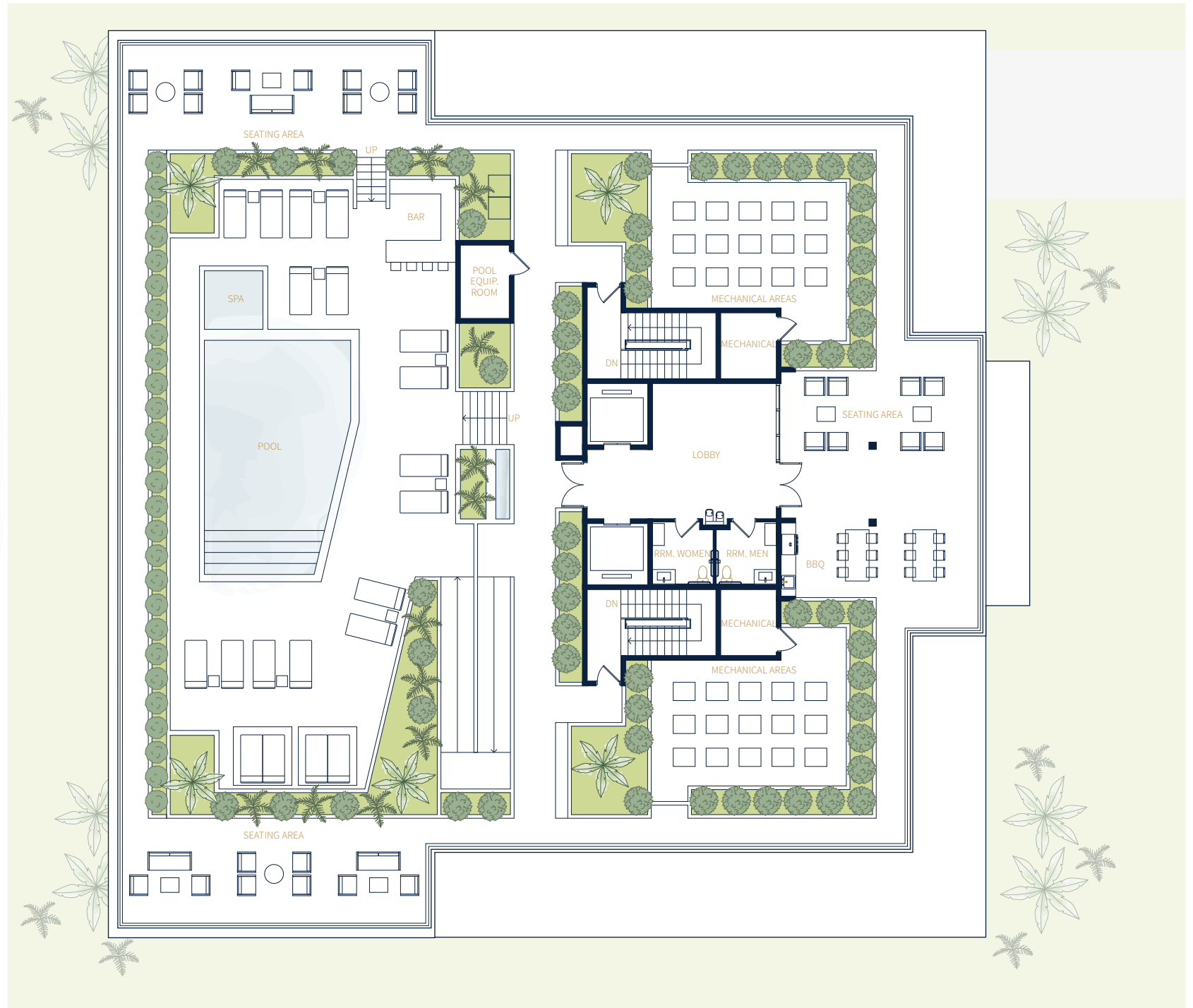
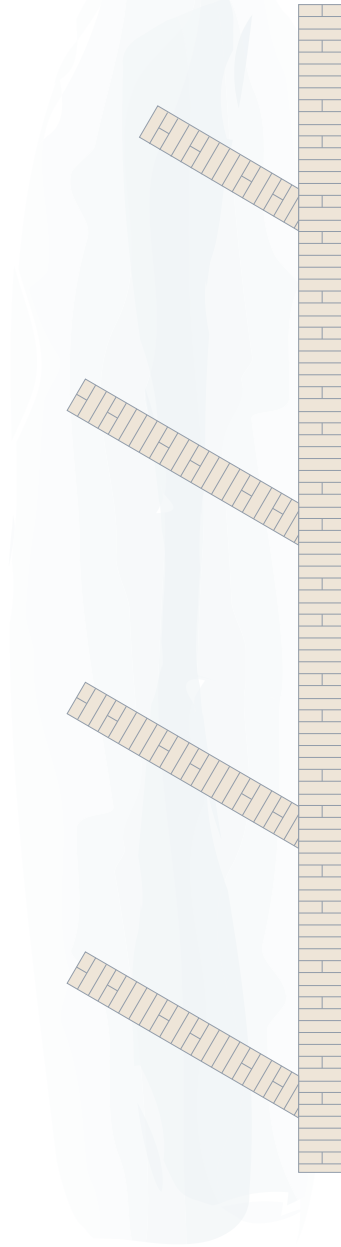
EAST FACADE



# ROOF LEVEL



EAST FACADE







Sergio Guzmán & Mauricio Moya

## VDA | MIAMI *Origin*

What began as a boutique project, with only 21 apartments in the commune of Ñuñoa, Santiago de Chile, would become the starting point of a successful career marked by innovation and a visionary spirit that, to this day, promotes each one of the ideas and projects of VDA.

With more than 22 years of experience in the real estate market in Chile, VDA has been building its history on the solid foundation of excellence throughout the country. The key to its success lies in constant and rapid learning, the ability to adapt and stay ahead of its competition and always maintain the highest quality standard in each product it launches on the market.

In this way, emblematic projects such as the Radisson La Dehesa and Radisson Concepción hotels established a standard thanks to the company's pioneering vision, by choosing innovative locations in sectors with little development until then, outside of Santiago, the capital of Chile.

Thanks to this way of approaching the market, many VDA projects marked the path to follow for other developers in the industry. Some of those projects are:

- Hotel Radisson Petra, Concepción
- Hotel Radisson Petra La Dehesa, Santiago
- Edificio Plaza el Cobre, Rancagua
- Edificio Almar, Concón
- Edificio Rakun, Pucón
- Edificio Vista el Valle en La Dehesa, Santiago
- Edificio Coventry 21, Ñuñoa, Santiago
- Edificio Santa Rosa del Mar, Coquimbo
- Edificio Bio Bio Centro, Concepción

The history of VDA is marked by each of its projects, which have been a fundamental step on a path that continues towards new challenges and crosses borders.

*“Bay Harbor is the best choice for our condo project, it is on the water, in a vibrant community close to everything Miami has to offer, that creates the perfect combination of urban and island living that beautifully connects you to the land, the air and the sea.”*

*Mauricio Moya*

# VDA PROJECTS

Edificio Almar Concón, V Región, Chile  
Departamentos



Edificio Plaza El Cobre, Rancagua, Chile  
Departamentos y oficinas



Edificio Santa Rosa del Mar, Coquimbo, Chile  
Departamentos



Edificio Bío Bío, Concepción, Chile  
Oficinas



Edificio Rakün, Pucón, Chile  
Departamentos



Edificio Vista El Valle, Santiago, Chile  
Departamentos

# revuelta

architecture  
international



Designed by renowned architectural firm,  
Revuelta Architecture International.

Revuelta Architecture International was founded with a commitment to provide our clients with quality designs balanced with sustainable and economically feasible solutions, delivered within stringent time schedules. This philosophy, over the past two decades, has been the cornerstone of the success of many of our projects. We have partnered with top local and national developers in the design and creation of some of South Florida's leading landmark residential, commercial, hospitality, automobile dealerships and mixed-use projects.

Paramount



Azure



Santa Maria



Brickell Flatiron



Bath Club



Porto Vita



# artefacto



Paulo, Pietro, Albino and Bruno Bacchi

## EXCELLENCE SPANNING THREE GENERATIONS

The word Artefacto is practically synonymous with high-end furnishings and home staging. More so, it decodes a lifestyle that is highly regarded amongst the biggest names in architecture and décor. Behind every accessory and piece of furniture is a carefully thought-out concept that aims to establish connections between the home and the owner.

This attention to detail began in 1976, when Albino Bacchi, patriarch, launched the brand with a collection made of renewable natural fiber pieces. Artefacto continues to combine technology and craftsmanship under the second generation, Paulo Bacchi, with quality, elegance and impeccable finishes that make the furniture and accessories true objects of desire. Paulo's twin sons, Pietro and Bruno, continue the family tradition of excellence into the third generation.

Located in Iperó, the countryside state of São Paulo, Artefacto's factory boasts a 750,000 squarefoot self-sufficient production system (without third-party intervention). The plant is responsible for developing, crafting and maintaining the demanding quality standard that makes the company the industry leader.

Adopting exclusively raw materials certified by agencies such as Ibama, the manufacturing process involves various stages, from the frames of the furniture to the upholstery and finishes, integrating manual work and technology according to the design and function of each piece.

The unique feature of Artefacto furniture is achieved by the union of modern and traditional, such as high-tech designs and custom-built pieces, hand-held tools and large manufacturing machinery.

INTERIOR DESIGN

# CARLA GUILHEM

Carla Guilhem Design is a creative interior design studio based in Miami with over a decade of experience in high-end projects. Led by creative director Carla Guilhem, who taps into her Brazilian heritage and academic studies at the Instituto Europeo di Design in Madrid, Spain, the studio has built a global reputation for creating uniquely creative, beautiful and yet functional spaces that reflect the unique needs and desires of its highly demanding clients.

Carla's keen eye for detail and her ability to create highly bespoke spaces made her a sought-after designer for superyachts. Her debut project Lady Lene won recognition at the BOAT International World Superyacht Awards 2022. Further, she was recognized as the Best Interior Designer during the 2023 Superyacht Design Festival. With a team of highly qualified professionals across architecture and interior design disciplines, Carla Guilhem Design is now considered one of the leading yacht interior design studios in the world.

Over the years, the studio has gained deep experience in designing luxury residences, residential condo developments, commercial, hospitality projects, and has worked on projects throughout the USA, Europe, and Latin America.



One Thousand Museum, Miami



Lady Lene 112\_ , Custom Superyacht



Dutch Falcon 82\_ - Custom Superyacht



Beachclub 67\_ - Custom Superyacht

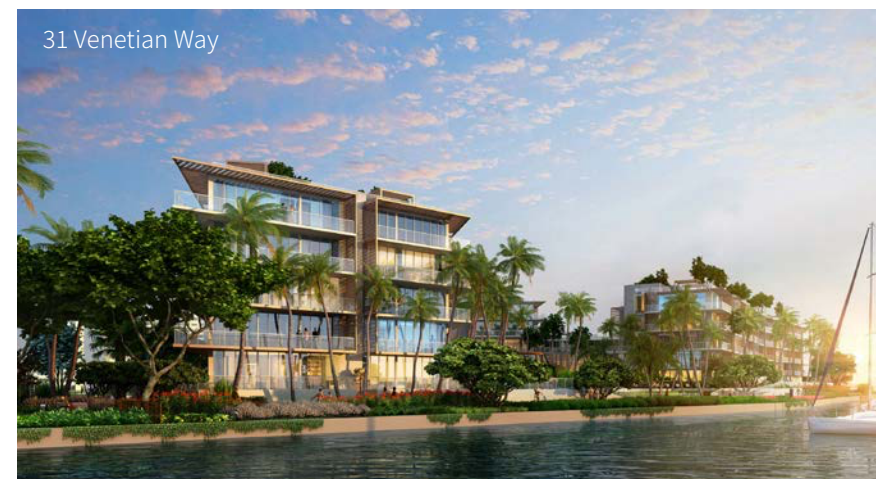


**GARDNER + SEMLER  
LANDSCAPE ARCHITECTURE**

Founded in 1985, Gardner + Semler Landscape Architecture Design (GSLA Design) is a Landscape Architecture firm located in Miami, Florida. Current President Ken Gardner has been with the firm since 1993 and Partner Kiehl Semler joined in 2008. Committed to innovation, sustainability and sound horticultural practices, GSLA Design specializes in modern, subtropical design that is synonymous with South Florida. Our office pushes for creative, memorable design solutions and innovative detail work in all of our projects, large or small. We serve clients throughout South Florida, the mid-Atlantic states, and South America. Our completed work covers a broad array of public and private projects from municipal and commercial endeavors, to residential projects, parks, streetscapes, and community masterplans. The firm has teamed up with prominent international architecture firms to design notable projects such as the Miami Marlins' Ballpark, Soundscape Park at the New World Symphony Building on Miami Beach, as well as the streetscape for Miami Beach's iconic Ocean Drive. Our clients are always surprised to learn that the scale of work we produce comes out of a relatively small office with a family atmosphere. All of our staff are intimately involved in every project and we would not want it any other way.



Jackson Memorial Hospital



31 Venetian Way



Soundscape Park



Coconut Grove Hotel



South Pointe Park



Miami Marlins Ballpark

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Vita at Grove Isle

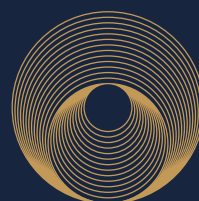


The Residences at 1428 Brickell



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