

RESIDENCES

BEACH HAUS

Bal Harbour

FACT SHEET

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Residences at Beach Haus Bal Harbour

Address:	10250 Collins Avenue Bal Harbour, Florida
Estimated Delivery:	Q4 2025
Short-Term Rental Use:	Fully permitted by-right

Maintenance Fees (Estimated):
• \$1.28 per SF (<i>excluding reserves</i>)
• \$1.40 per SF (<i>including reserves</i>)

Design & Architecture

Beach Haus blends modernist architecture with warm materials and clean, coastal lines. Inspired by tropical modernism, the design emphasizes proportion, flow, and natural light.

- Clean forms balanced by natural textures and soft tones
- Wide-plank wood flooring and custom millwork throughout.
- Floor-to-ceiling windows and flush doors for seamless transitions.
- Built-in storage, concealed hardware, and minimalist lighting

Residences & Interiors

Residences are fully furnished and carefully planned to support comfortable, flexible living.

- Designer-selected furnishings throughout
- Floor-to-ceiling windows in main living areas
- Roller shades in living spaces; blackout shades in bedrooms
- Smart locks, thermostats, and keyless entry
- Fiber internet, Wi-Fi, and integrated USB/USB-C ports

Furnishings & Technology

Each residence is thoughtfully crafted to deliver comfort, utility, and aesthetic cohesion. Interiors are fully furnished and curated to support seamless everyday living—whether for year-round use, seasonal retreat, or flexible rental.

- Fully furnished with designer-selected, high-performance pieces
- Floor-to-ceiling windows maximize natural light and connect interiors to the outdoors.
- Roller shades in living areas and blackout shades in bedrooms.
- Smart thermostats, keyless entry, and electronic locks ensure ease and security.
- Fiber-optic internet, in-residence Wi-Fi, and integrated USB/USB-C ports provide modern connectivity

Interior Finishes

Every detail is considered—balancing quality materials with practical features.

- Wide-plank flooring throughout
- Solid-core interior doors with concealed hinges
- Custom millwork and integrated shelving
- Full-size washer and dryer in all residences

Kitchen & Dining

Kitchens are designed to function beautifully and integrate cleanly with living spaces.

- Panel-ready appliances, under-counter ovens, and electric cooktops.
- Quartz or natural stone countertops and backsplashes
- Waterfall-edge islands or dining tables in select layouts
- Soft-close cabinetry, integrated storage, and LED task lighting

Bath & Spa Features

Bathrooms combine natural materials with simple forms to create a spa-like feel.

- Natural stone tile on floors and walls
- Frameless walk-in showers with rain-style showerheads and trench drains
- Dual vanities and wall-mounted toilets in select layouts
- Integrated stone sinks and custom cabinetry

Amenities & Lifestyle

Amenities are thoughtfully scaled for daily use—enhancing convenience and comfort.

- Direct beach access via upgraded Jetty Park.
- Staffed and Attended Reserved Beach Haus area with loungers, umbrellas, and towel service,
- Pool deck with shaded seating and native landscaping

Wellness & Movement

- Fitness studio with Peloton® bikes, Pilates, and strength training equipment
- Direct access to the Bal Harbour Beach Walk
- Complimentary Beach Haus bicycles
- Nearby Haulover Park with 177 acres of waterfront trails, tennis, marina, and green space

Location & Community

Beach Haus is in Bal Harbour Village, a one-square-mile community known for its privacy, zoning protections, and limited development. It's one of the most sought-after addresses in South Florida.

- Across from The Ritz-Carlton Bal Harbour and near The St. Regis Bal Harbour Resort.*
- Walking distance to Bal Harbour Shops and Surfside cafés
- Adjacent to parks and coastal greenbelts
- Residents enjoy curated village events, cultural programs, and public art.

*Ritz-Carlton and St. Regis are registered trademarks of Marriott Resorts. Beach Haus is not affiliated with or endorsed by these properties. References are for location context only.