

PART FIVE : THE RESIDENCES

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.

RESIDENCES
BEACH HAUS
Bal Harbour

RESIDENCE

10

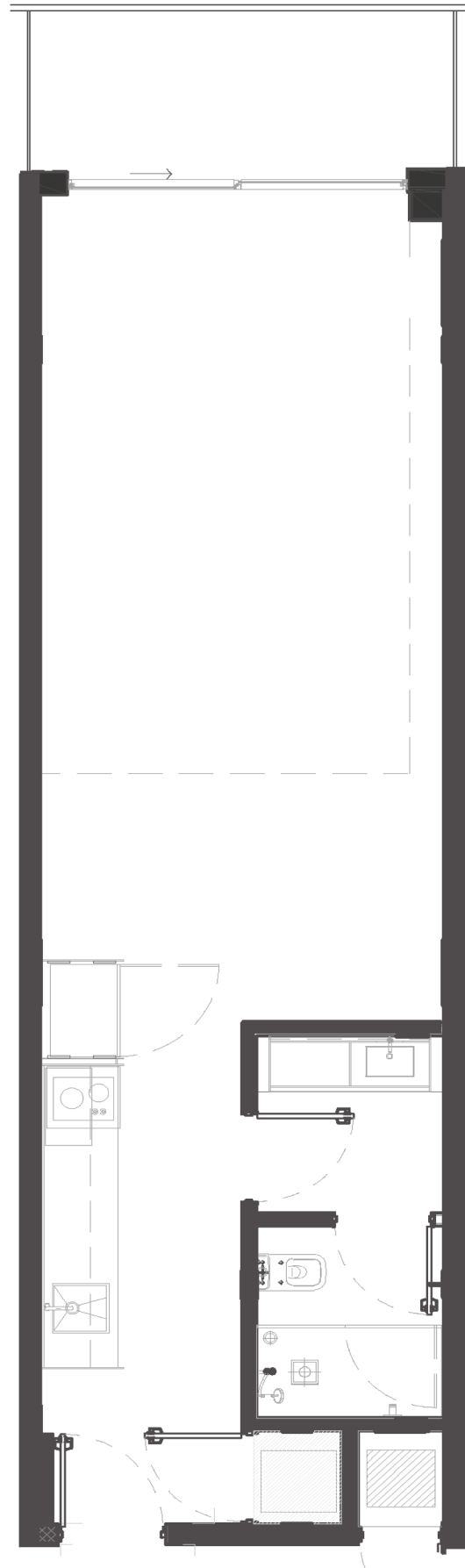
Studio
1 Bathroom

UNITS: 410, 310, 210

INTERIOR : 555 FT²

EXTERIOR : 64 FT²

TOTAL : 619 FT²



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Refer to the Declaration included in the Condominium Documents for the area of the Unit, determined in accordance with those defined unit boundaries. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without 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.

RESIDENCES
BEACH HAUS
Bal Harbour

RESIDENCE

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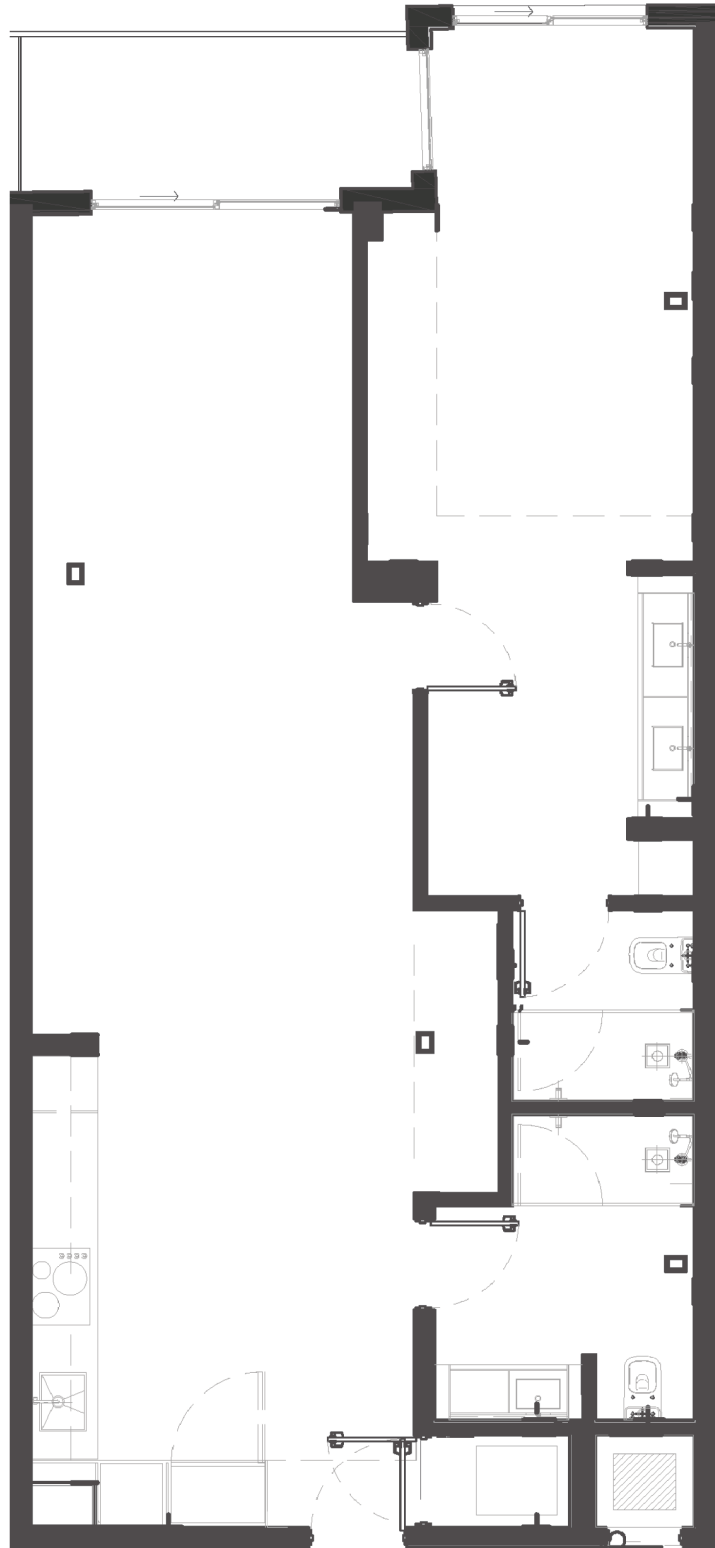
1 Bedroom
2 Bathrooms

UNITS: 411, 311, 211

INTERIOR : 1,033 FT²

EXTERIOR : 78 FT²

TOTAL : 1,101 FT²



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RESIDENCES
BEACH HAUS
Bal Harbour

RESIDENCE

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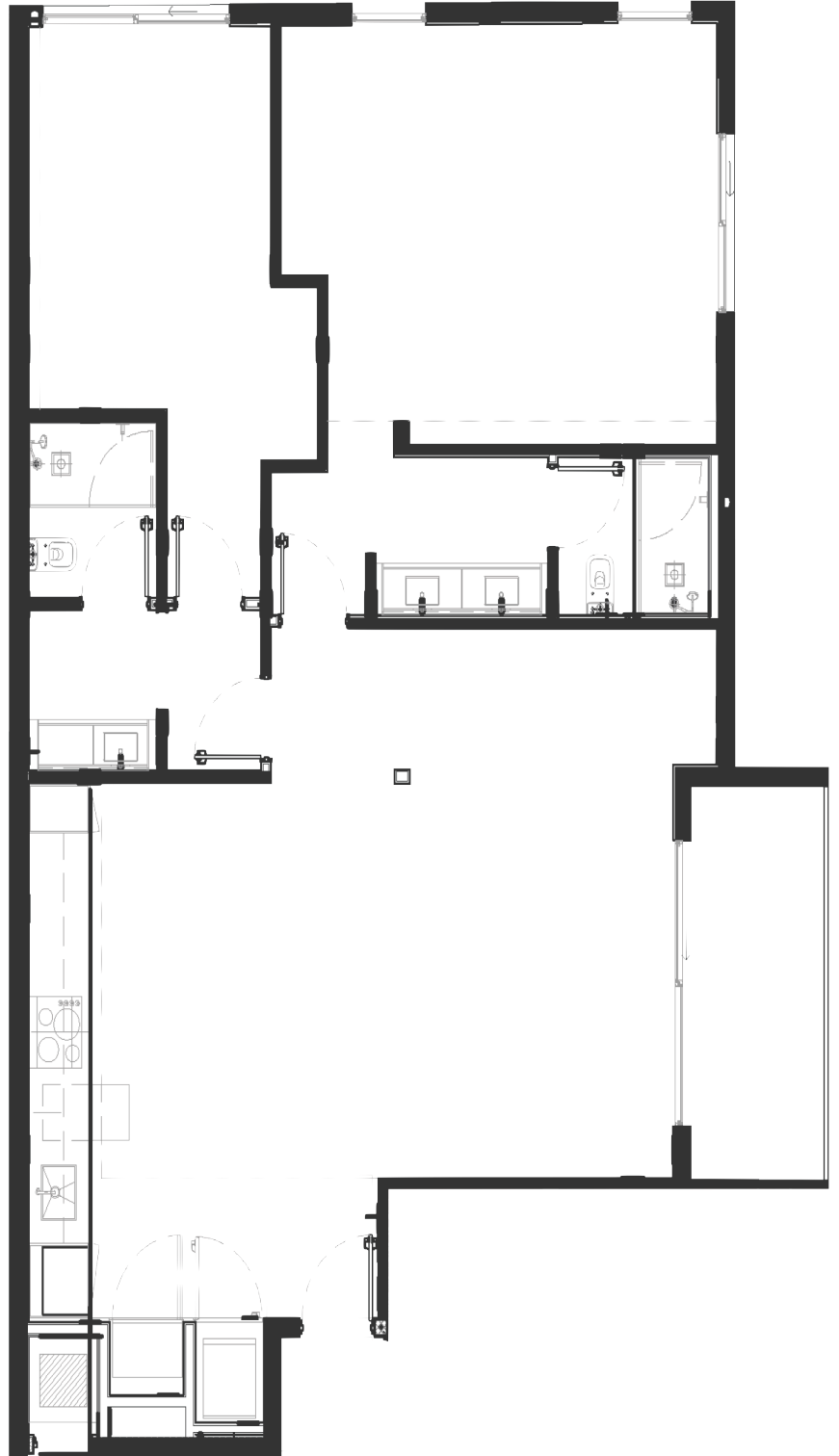
2 Bedrooms
2 Bathrooms

UNITS: 412, 312, 212

INTERIOR : 1,033 FT²

EXTERIOR : 79 FT²

TOTAL : 1,442 FT²



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RESIDENCES
BEACH HAUS
Bal Harbour

RESIDENCE

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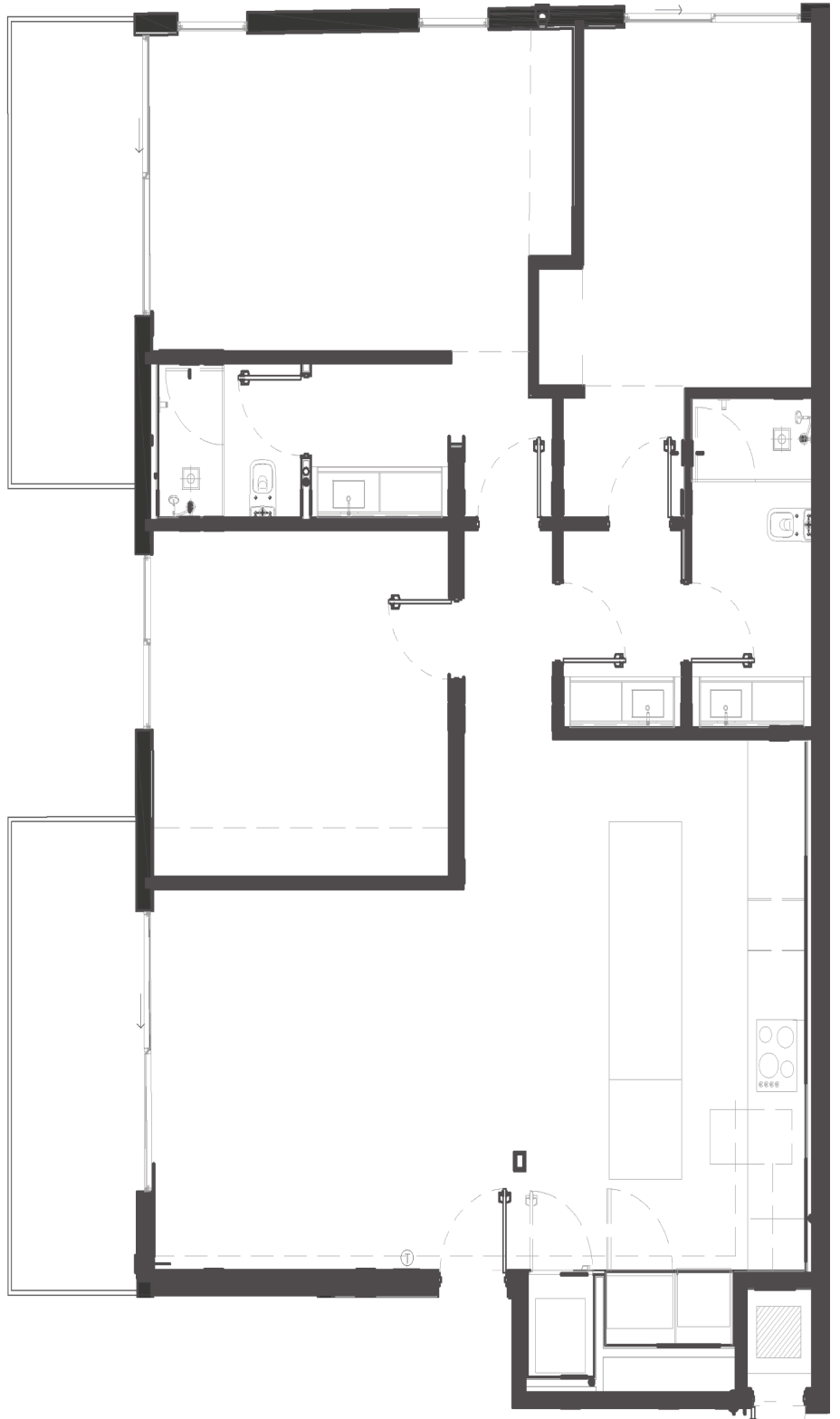
3 Bedrooms
2 Bathrooms

UNITS: 307, 207

INTERIOR : 1,470 FT²

EXTERIOR : 105 FT²

TOTAL : 1,575 FT²



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RESIDENCES

BEACH HAUS

Bal Harbour

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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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. Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Refer to the Declaration included in the Condominium Documents for the the area of the Unit, determined in accordance with those defined unit boundaries. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without 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, WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus.

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