



# BALTUSHOUSE

EXCLUSIVE LUXURY BAYVIEW RESIDENCES

DESIGN DISTRICT

# BALTUS HOME

If you've ever wondered what it's like to be on top of the world - your moment has arrived at Baltus House. The highest level of architecture, artistry, and design now come together in a cosmopolitan residence overlooking the prestigious neighborhood of Enrique Iglesias, and other international superstars.

At the same time, steps from your door are the highest levels of Miami's multifaceted atmosphere. Industry-leading business thrives downtown and in nearby Brickell. The creative edge of the Design District, Wynwood, and Midtown are at your fingertips. Miami Beach and its many pursuits beckon from outside your windows. And there is you - living above it all in exquisite contemporary luxury designed exclusively by the acclaimed Baltus design collection.

# BALTUS. BEYOND INSPIRATION.

With a passion for careful craftsmanship, generous proportions, and unique textures and finishes, Baltus has raised the bar on furnishings and interiors that define the elite Miami experience. It is this same vision with which Baltus House comes to life.





# WELCOME TO BALTUS HOUSE

Arrive with a grand sense of style to your private sanctuary framed by the sparkling blue waters of Biscayne Bay and the urban and growing area of the Design District. The tower's undulating façade, inspired by the rippling waves of the bay, reflects the artistic nature of Miami with sleek style. Designed by the international award-winning firm Arquitectonica, all front residences offer complete flow-through floor plans with breathtaking views from the floor to ceiling windows. Top it all with every building amenity imaginable.

You have arrived...

# NOTHING TOPS THE BEST OF CITY AND SEA.

Get a new perspective on Miami living with this limited collection of 167 residences located right between Biscayne Bay and the Design District. Floor-to-ceiling windows and oversized balconies greet sunrises over the Miami Beach skyline and the sparkling waters of Biscayne Bay. Refined materials like marble, granite, rich hardwoods, and stainless steel reflect the bold sophistication of downtown Miami. Enticing amenities like a bay-view gym, a rooftop pool deck and entertainment complex, and original artwork throughout the building draw upon the energy and creativity of the Design District. Every bit of it is offered up to you.



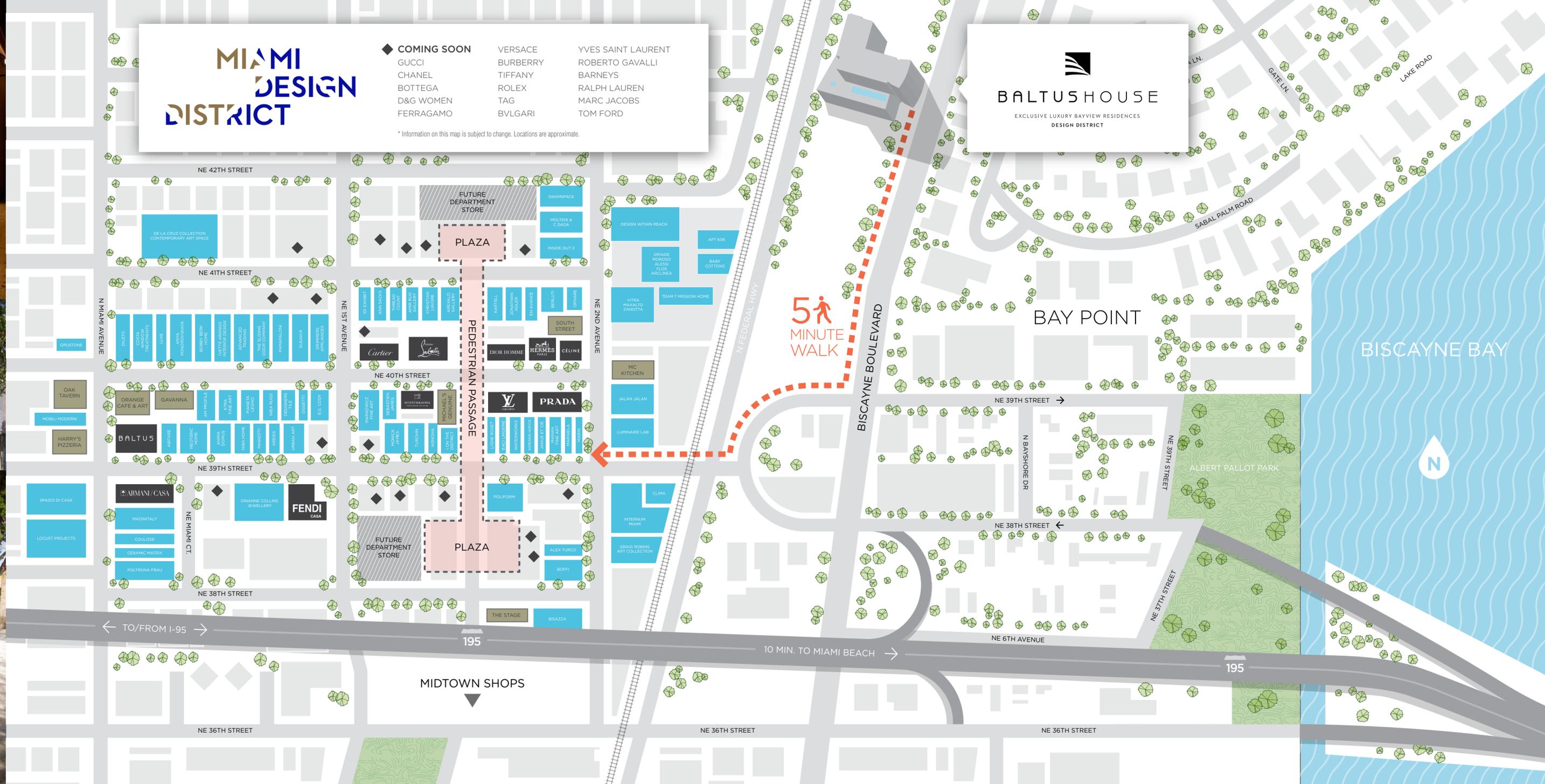
# THE STARS OF DESIGN. ONLY IN THE DISTRICT.

Dedicated to innovative fashion, design, architecture, and dining experiences, the Miami Design District is the epicenter of avant-garde living in South Florida. Baltus House, of course, is the crowning achievement of the area - as envisioned by the esteemed Baltus Collection, a long-time Design District resident. Surrounded by the finest minds in interiors, furnishings, fixtures, art galleries, clothing, and ahead-of-the-trend restaurants, Baltus House will be the new capital of creative, connected, high-end residential living.

- Adamar Fine Arts
- Michael's Geniune
- Armani Casa
- Crumb on Parchment
- Vitra (Fixtures)
- Versace

### Coming Soon:

- Barney's
- Gucci
- Dolce Gabanna
- Hugo Boss
- Mercato
- Armani
- Yves Saint Laurent
- Marc Jacobs
- Bulgari
- Tom Ford





# IT'S YOUR LIFE. RISE TO THE OCCASION.

Only Related Group properties carry the distinction of being true masterpieces, drawn from the impeccable taste and talent of world-renowned designers. This visionary project offers the refined design by leading architectural firm Cohen Freedman Encinosa, featuring sweeping balconies overlooking Biscayne Bay and Miami Beach; amazing cutting-edge interiors by Baltus and the exceptional artwork from highly acclaimed artists of the caliber of Lluís Barba and Jaime Gili.

Baltus House is the next step in this grand tradition – in Miami's most connected neighborhood. Share in the peaceful and distinctly residential feel overlooking famous Bay Point gated community, while enjoying the great connectivity that comes from being close to so many of Miami's most sought after destinations.

# RESIDENTIAL STYLE. TURN UP THE VOLUME.

Enter a world where inspiration is taken to new heights. Follow your eyes upward through the soaring lobby. Marvel in the beauty of original art by Lluís Barba and other emerging artists, creating a chic upscale gallery atmosphere.

"I'm delighted that my art will be part of this magnificent building, as part of Related's commitment to embracing art in architecture"  
- Lluís Barba -

Thrill in the epic appeal of Baltus from the welcoming lobby seating areas, to the artistic styling of the residents' media room, to the impressive elevated pool deck and lounge. It's a sense of refined grandeur you'll see in every detail of your home among the stars.

# A CONSTELLATION OF THE BEST AND THE BRIGHTEST.

Explore the unique luxury that happens when exceptional design aesthetics meet thoughtfully appointed conveniences. Gourmet exhibition kitchens with imported cabinetry and natural stone countertops flow seamlessly into living areas - leading the eye and the scene out to spacious balconies. The lines between indoor and outdoor living are gone here at Baltus House. All of these move-in-ready units have been created to make a powerful design statement.

- Premium European cabinetry
- Premium solid surface counters and backsplashes with exhibition island in some residences
- Professional-grade stainless steel appliance package with refrigerator/ freezer, ceramic glass cook top, built-in oven, low-noise dishwasher, and built-in microwave
- Double-basin under-mounted sinks
- Designer faucets with pull-out sprayers
- Imported porcelain tile flooring at kitchen and bathrooms



# A HEIGHTENED SENSE OF ENJOYMENT

Raise your expectations of what luxury living truly means with a host of entertainment and lifestyle amenities designed to deliver star power. Push your workout up a notch while exercising with state-of-the-art equipment and views of Biscayne Bay.

- Professional-grade cardio machines
- Weight-training area
- Yoga and Pilates area
- Direct access to pool deck

Or, take a quick trip over the causeway to take part in all the pleasures of South Beach. Soak up the sun on the shores of the Atlantic. People watch on Ocean Drive. Explore the shops of Lincoln Road. And, in your own backyard, the elite brands of the Design District beckon, as do the trendy bistros and eateries at Midtown – just down the street.



# MOVE UP. TO A NEW POINT OF VIEW.

Who says you can't have it all? The perspective at Baltus House changes everything. Indulge in a private beach club atmosphere that boasts better views than anything on the sand. You'll find it on the 7th floor pool lounge with gracious cabanas, sumptuous chaises, and a skies-the-limit approach to personal service.

- 55-foot-long pool overlooking Biscayne Bay and Miami Beach
- 400 sqft. reflected pool
- Oversized whirlpool
- Plush chaises
- Private cabanas
- Outdoor club seating featuring sofas, chairs, ottomans, and more

# CAPTURE A LIFE FILLED WITH STAR POWER

There's exclusive - and then there's Baltus House - a level of luxury that's in a class by itself. Here, rooftop decks simply aren't enough - they must also reflect the leading-edge sophistication that is the Baltus design trademark. Tropical wood tile walkways, overstuffed outdoor couches and lounges, summer kitchens, and plunge pools all float above the city and bay. This is your oasis of fashion-forward style and serenity.

