



# BALTUSHOUSE

EXCLUSIVE LUXURY BAYVIEW RESIDENCES

DESIGN DISTRICT



Artist projection of Garage at Baltus House. Jaime Gili

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Dear Friends,

Over the past 20 years, I have traveled throughout Spain extensively, visiting Madrid, Barcelona, and countless destinations in between. The weather, food, and people of Spain are all simply fantastic – full of energy and enthusiasm, but poised and refined at the same time. I am also a huge fan of Spanish architects and artists, from Gaudi and Calatrava to Miro, Dali, and Picasso. All are exceptionally talented, modern and innovative and capture the vibrant essence that is modern Spain. That is why when Baltus recently requested if they might design my own penthouse, I jumped at the opportunity. They did such an impressive, unique presentation. I fell in love with their designs almost instantly, and suddenly the idea popped into my head while visiting their showroom at the Design District, “I have to get more people to see these amazing luxurious designs... Refined modern lines, sumptuous fabrics, and surprising lacquered paneling, all at the utmost quality and with the highest standards available.”

They did it for me at my new beachfront apartment, now they will do it for Baltus House. Their sophisticated and contemporary design approach makes the perfect complement for the elegant curved lines of the project we are designing steps from their studio in the Design District. They are as refined as the neighborhood of Baypoint and with a crisp, clean aesthetic as gorgeous as the skies and waters of Biscayne Bay. And to give the entire property that authentic taste of Spain, Baltus House will also feature artwork by Lluís Barba, a Barcelona artist who is one of my favorites and a fantastic garage mural by Venezuelan artist Jaime Gili

It has been said that everything happens for a reason, in this particular case Baltus House will be walking distance from their showroom, their home in Miami. We are sure that you too will embrace finding your own home at Baltus House.

A handwritten signature in black ink, appearing to read 'Jorge Pérez'.

Jorge M. Pérez

CHAIRMAN & CEO, THE RELATED GROUP



AND LIVE AMONG THE STARS

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# 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 Bay Point, home of many international celebrities.

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 you are - 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.



# RELATED. ELEVATING ART.

Like many iconic projects before it, Baltus House embodies the Related Group philosophy of uniting art and architecture into landmark real estate properties that define the South Florida landscape.

Previous public commissions by Jaime Gili:



Located on the easternmost edge of Miami's burgeoning Design District, the Baltus House mural designed by Venezuelan artist Jaime Gili will be a contemporary tribute to the tradition of Geometric Abstraction. Gili's work has been contextualized as continuing a tradition of Latin American abstract art, often described as a mix of Pop, Minimalism, Futurism and graffiti Art. After studying in Caracas and Barcelona Gili received his MA in painting from the Royal College of Art (London) in 1998, and has exhibited extensively in the UK, USA, Brazil, Switzerland, Spain, Colombia, Mexico, Argentina and Venezuela since. Other public commissions include Bloomberg Space in London, Tynemouth Train Station near Newcastle, Barrio José Félix Ribas in Petare, Caracas, Venezuela and 5 Cheapside, in the city of London.



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COMMA 04,  
BloombergSPACE,  
London, 2009  
Courtesy the artist

Posters for Posts, Tynemouth  
Station part of ¡Vamos! Festival  
2012, Tynemouth, England  
Photo: Simon Williams  
Courtesy the artist



Lluís Barba  
Viajeros en el tiempo.  
Guernica. Picasso.  
(Artist projection)  
Dimensions variable  
Courtesy of the artist

Lluís Barba's work playfully appropriates masterpieces from the history of art and reworks them using references taken from pop culture. By introducing contemporary figures into iconic compositions by artists such as Pablo Picasso, Hieronymus Bosch or Pieter Brueghel, Barba leverages the language of artistic symbolism to critique both modern society and the art world. Born in Spain, Lluís Barba has exhibited his work in the United States, Europe, Latin America and Canada. His work is held in major public collections, such as the Artothèque d'Art Anekdotia in Paris, Museo Internacional Cairo, Museo Marugame Hirai Japan and more. He currently lives and works in Barcelona.

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# ENCOUNTER NEW HORIZONS IN STYLE

As you look out over the glittering waters of Biscayne Bay, you are filled with the sense that a grand journey has begun. With clean elegant lines reminiscent of a luxury ocean liner, Baltus House transports you to a lifestyle where all things are possible...where creativity, passion, sophistication, and elegance come together. Indeed in many ways this is the place where style resides, which is why the refinement of both architecture and the interiors by Baltus, blend in perfectly in harmony with the neighboring Design District, home of the biggest names in luxury fashion, style and design. This is the place to be. This is where you live life to the fullest extent of pleasure.

Welcome home,...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.





# 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.

Thrill in the epic appeal of Baltus from the welcoming lobby seating areas, to the artistic styling of the common areas, 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.

"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 -

# 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 imported solid surface 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 and sumptuous chaises.

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

# CAPTURE A LIFE FILLED WITH STAR POWER

There's exclusive - and then there's the 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.

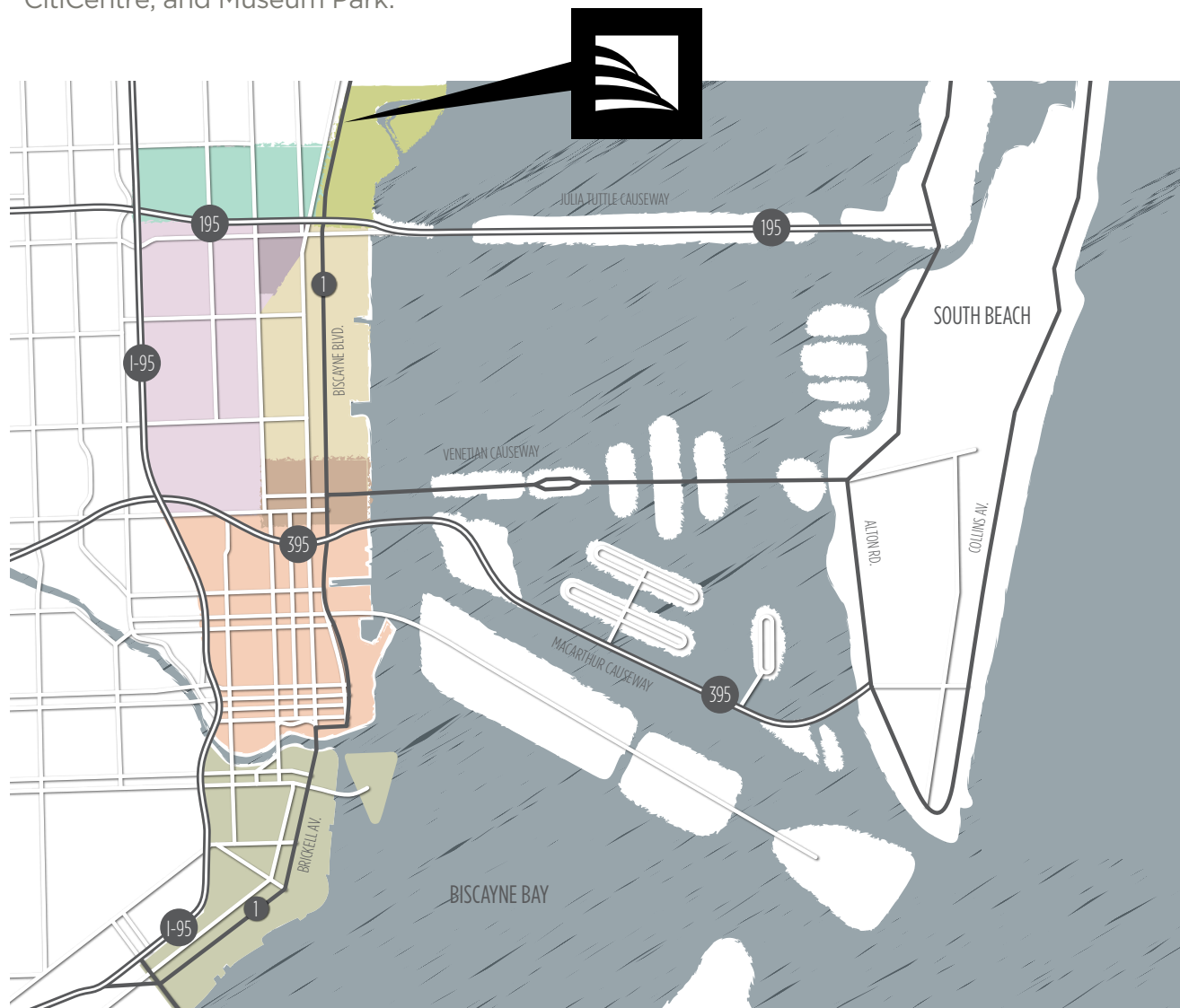


# YOUR NEIGHBORHOOD. ON THE RISE.

They say timing is everything. And Baltus House is bursting onto the Upper Biscayne scene at just the right moment. With Midtown Miami becoming a thriving center for business and retail, and the Design District and Arsht Center for the Performing Arts anchoring the creative energy of Miami, anything seems possible here. And, in the not too distant future, Baltus House will be one of the top locations to encounter Miami's latest enhancements, like Resorts World, Brickell CitiCentre, and Museum Park.

## NEIGHBORHOOD AND DISTANCES

- BAY POINT - 1 Min. Walking
- DESIGN DISTRICT - 5 Min. Walking
- MIDTOWN - 20 Min. Walking
- EDGEWATER - 3 Min. Driving
- WYNWOOD - 6 Min. Driving
- ENTERTAINMENT AREA - 6 Min. Driving
- DOWNTOWN - 10 Min. Driving
- BRICKELL AREA - 11 Min. Driving
- SOUTH BEACH - 15 Min. Driving
- MIAMI INT'L AIRPORT - 15 Min. Driving
- AVENTURA MALL - 21 Min. Driving



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## Brickell CitiCentre (planned)

- A new 1 billion, 4.6 million sqft business and shopping district currently under construction
- Multiple urban office towers, condominium high-rises and downtown apartments
- Four city blocks of restaurants, upscale shops and elite hotels

## Resorts World Miami (planned)

- Four hotels catering to different clientele; a 2,000 room family hotel, 1,200 room luxury hotel, 1,300 room convention hotel and a 750 room boutique hotel.
- Two residential condo towers with 1,000 units sitting behind the Boulevard Shops on Biscayne Boulevard.
- Over 50 restaurants, lounges, bars and nightclubs, ranging from fine dining to buffets and a food court for a total of 700,000 square feet.
- About 60 luxury shops, plus a marketplace for a total of 250,000 square feet.
- Convention and meeting space totaling 750,000 square feet, including a 200,000 sqft ballroom.
- Entertainment facilities to include a cinema and an interactive museum.
- A 3.6 acre rooftop lagoon

## Perez Art Museum Miami

- Extraordinary design by Pritzker Prize winners Herzog & De Meuron
- To be opened in 2013
- 200,000 sqft of world class galleries
- The new PAMM will transform Museum Park into a central destination on Miami's cultural map.

## New World Symphony

- Designed by world-renowned architect Frank Gehry
- Home of Miami's New World Symphony
- Extensive international concert season, largest world outdoor cinema, and comprehensive children's outreach program



BRICKELL CITICENTRE



PROPOSED RESORTS WORLD MIAMI (GENTING/ARQUITECTONICA)



DESIGN DISTRICT



MIDTOWN DISTRICT



PROPOSED MIAMI ART MUSEUM AT MUSEUM PARK

# BALTUS COLLECTION

Headquartered in Marbella, Spain, Baltus Collection is known for its devotion to design and quality, while never losing sight of function. The Miami-based studio is a showroom of the group's latest range of furnishings as conceived by their founder and designer Javier Martin. From chairs and tables to bookcases and bedroom suites, each piece is hand-built by a team of artisans and personalized to suit buyers' tastes and décor needs. Like Related Group, the developer of Baltus House, Baltus Collection prides itself on creating high-end, large-scale pieces that are contemporary interpretations of classic standards, with design innovations seamlessly incorporated for a luxurious and comfortable lifestyle.





CARLOS ROSSO, President, Condominium Division, The Related Group, JORGE M. PÉREZ, Chairman & CEO, The Related Group and MATTHEW ALLEN, COO, The Related Group

# RELATED GROUP

The meaning of exquisite living has forever changed for the better, thanks to The Related Group's elite contemporary design exclusively for Baltus House. With its reputation for working with the world's most respected designers and its track record of numerous successful sell-out properties in South Florida, the Related Group has assembled the finest team of experts to bring this one-of-a-kind project to reality.

Since its inception more than 30 years ago, The Related Group has built and/or managed more than 80,000 apartments and condominium residences with a portfolio worth more than \$16 Billion. The secret to Related's success lies in an approach that embraces amazing architectural and interior design, one of a kind art installations and incomparable project locations. As a brand buyers have come to expect and receive a consistently reliable level of value and luxury in every project bearing the Related brand.

## IN COLLABORATION WITH STRATEGIC PROPERTIES

Strategic Properties is a recognized development firm providing complete planning, design and construction services. Under the leadership of Henry Pino who has 20 years of development experience, Strategic Properties is a leading development firm recognized throughout South Florida for exceptional performance in project management.

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In collaboration with



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While the certain portions of the property may contain water and/or bay views, the property is not waterfront, but rather is located approximately 1,200 ft. west of Biscayne Bay. While certain portions of the Common Elements and certain Units may have water and/or bay views, views vary from location to location and further, there is no assurance that any views shown hereon or now existing will not be affected by neighboring developments and/or design and development of the Condominium. Artwork for the Condominium is still to be selected and works shown hereon are conceptual only. Baltus is not the Developer. The Developer has a license to use the name "Baltus". The rights in and to the use of the name "Baltus House" are limited by the terms of the license agreement and will expire upon the terms of the license. Accordingly, there is no assurance as to the continued use of the name "Baltus House". Baltus furnishings shown (indoor and outdoor) are not included with purchase.

DESIGN BY INNOVART

