



BALTUS HOUSE

EXCLUSIVE LUXURY BAYVIEW RESIDENCES
DESIGN DISTRICT

**4250 Biscayne Blvd.
Miami, Florida 33137
www.baltushouse.com**

Location

Nestled between the eastern edge of Miami's iconic Design District and prestigious Bay Point waterfront community, Baltus House is ideally located 5-10 minutes away from most of Miami's great destinations, including Miami Beach, Downtown, Wynwood Arts District, Miami International Airport, and it is literally steps away from the Shops at Midtown and Miami's Design District, currently undergoing a \$312million renovation as it becomes home to some of the biggest names in fashion retail offering a uniquely new urban chic street retail experience, mixing high-end fashion, home design and an exquisite array of fine dining establishments. 4250 Biscayne Blvd., Miami, Florida 33137

Design Overview

Baltus House is a 15-story new construction development with 167 luxury condominium residences. Expansive floor-to-ceiling windows, glass railing terraces, oversized balconies and stunning city and bay views – welcome to urban utopia. Just outside your door, the renovated Miami Design District will beckon you to enjoy, a uniquely creative urban experience with works of art, and historic sites all coexist alongside some of world's most recognizable names in fashion and design.

Interior Designer

Creativity and innovation, exciting designs and functional precision: Baltus, the exclusive home furnishings and design house from Spain, with a showroom in the Design District provide contemporary European elegance and refinement to the interiors of Baltus House. www.baltuscollection.com.

Architect

Cohen Freedman Encinosa & Associates Architects, responsible for Baltus House streamline design, will celebrate this year their fiftieth year in service to the Southeast United States as one of its premiere multi-family residential design firms. Since its inception in 1961, CFE Architects has completed over three billion dollars of construction in South Florida. These projects range in size and diversity from hospital expansions and office projects to mixed-use retail and residential developments. Established and managed by partners Stuart Cohen, Lawrence B. Freedman, and Guillermo J. Encinosa, this professional association with a combined experience of over a century in architectural design has received numerous awards and recognitions. www.cfearchitects.com

Developer

The Related Group, established over 30 years ago, is America's largest multi-family developer with an international reputation for its visionary design and development of luxury condominiums. It is a leader in luxury residential development, with over 70,000 units developed, valued at over \$20 billion. The Related Group has built and delivered over 8,000 condominium residences. Related has helped shaped today's Miami skyline with iconic developments such as Icon Brickell, One Miami, The Plaza on Brickell, 500 Brickell, 50 Biscayne, Loft 1 and Loft 2, The Mark and The Yacht Club at Brickell, have all been completed on time and to the highest standards in the industry. www.relatedgroup.com

General Contractor

Beauchamp Construction is a general contracting and construction management company that began its work in 1936 and in the years since has successfully completed hundreds of projects including some recognizable buildings such as Alhambra Towers and 2020 Ponce in Coral Gables as well as Z Ocean Hotel in South Beach. www.beauchampco.com

Sales Team

Sales by **Related Realty** in collaboration with **Fortune Development Sales** - Fortune International - Founded by Edgardo Defortuna, Fortune International has raised the bar in high-end real estate throughout South Florida since 1983. In its brokerage division, Fortune boasts more than 1,000 real estate agents, 11 offices from Key Biscayne to Weston, and numerous international affiliates. Fortune Development Sales is the division that is the developer's choice for exclusive on-site sales, having represented some of South Florida's most successful projects with thousands of sales to date. The name Fortune International is synonymous with excellence and unwavering commitment to quality and service in the world of luxury real estate. www.fortune-network.com

Features and Amenities

Building Features and Amenities

- Elegant lobby exquisitely appointed by Baltus with sleek contemporary designer furnishings and finishes, alongside beautiful artwork from highly acclaimed artist Lluís Barba, part of Jorge Perez art collection
- Elevated 7th floor level amenities resort deck fully loaded with pool cabanas around a heated pool and spa and beautifully landscaped sun terrace with stunning bay views and the Miami Skyline.
- State-of-the-art fully equipped fitness center with cardio area overlooking the pool deck and Biscayne Bay.
- Roof level amenities including 2 spas, a summer kitchen and lounge area overlooking stunning views of Biscayne Bay and the city skyline
- Permanent installation of curated art collection throughout the building's public spaces
- Exclusive concierge staff and services with convenient mail and receiving desk
- One assigned parking space included with each residence within a secured parking garage
- High-speed internet access in all public areas
- 24-hour attended security services and controlled access
- High-speed elevators

Residence Features

- Open-concept contemporary floor plans featuring studios and several choices of one bedrooms and two-bedroom residences with designer wall-to-wall carpeting throughout living, dining & bedrooms
- Wide private terraces with glass railings for unobstructed views, accessible from the living and bedroom areas of most residences
- Dazzling city views and partial Biscayne Bay views from select residences
- Energy efficient, tinted impact resistant floor to ceiling sliding glass doors and windows
- Spacious walk-in wardrobes in most residences
- Individually controlled energy efficient air conditioning system
- Sprinkler fire-protection system
- Advanced Technology "Smart Building" pre wired for Wi-Fi high speed internet, data/voice cable TV access
- Optional Baltus interior design and furniture packages for units available.

Gourmet Kitchens

- A premium selection of contemporary European cabinetry
- Imported solid surface counter tops with convenient breakfast bar in some residences
- Stainless steel appliance package with refrigerator/ freezer, stove glass cooktop, built-in oven, multi-cycle quiet dishwasher, built in microwave with integrated vent hood and stackable washer and dryer
- Double stainless steel under-mount sink, with single-lever European-style pullout faucet sprayer
- Imported designer porcelain tile floor

Bathroom Features

- European cabinetry with exceptional detailing
- Imported solid surface counter tops
- Full size vanity mirrors
- Floors and wet walls clad in imported designer porcelain tile
- Designer bathroom fixtures and accessories

Residence Types and Sizes

- Studios: 520-620 SqFt
- 1BED/1BA: 700-800 SqFt
- 2BED/2BA: 1020-1420 SqFt
- 3BED/2BA: 1520-1720 SqFt

*Some residences offer oversized balconies of up to 860sf of outdoor space

Deposit Structure

- 10% at Reservation
- 10% at Contract estimate August 2013
- 20% at Groundbreaking estimate September 2013
- 20% at Top Off estimate March 2014
- 40% at Closing estimate Spring 2015

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of CT, ID, NJ, NY and OR, or in any other jurisdiction where prohibited by law. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Prices, plans and specifications are subject to change without notice. The Related Group is not the project developer. This Condominium is being developed by PRH 4300 Biscayne Boulevard, LLC ("Developer"), which has a limited right to use the trademarked names and logos of The Related Group and Baltus pursuant to a license and marketing agreement with both The Related Group and Baltus. Oral Representations cannot be relied upon as correctly stating the representations of the Developer. For correct representations, make reference to the documents required by Section 718.503, Florida Statutes, to be furnished by a Developer to a buyer or lessee. 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.