



OCEANA  
BAL HARBOUR



GLOBALTY  
INVESTMENT





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# I/ PRESENTATION

The most prized pieces of art are always inspired by rarity, and Oceana Bal Harbour is no exception. It has been curated to be both a museum to important art pieces and a palette from which you may create your own experience of luxury.

Completed in 2016, Oceana Bal Harbour is a 28-story residential building offering 240 1- to 4-bedroom units ranging from 1,323 to 4,185 sq ft. Units feature 10-foot-high ceilings with floor-to-ceiling windows, European natural marble, Italian cabinetry, Gaggenau appliances, and expansive terraces offering stunning views of the bay and ocean.





## II/ FLOOR PLANS

Oceana Bal Harbour offers multiple configurations of 1 to 4 bedrooms and a variety of exposures. Each unit has a private elevator lobby.

Let's see an example of each.



# Residence 01

## 2 Bedrooms / 2.5 Bathrooms

Residence 01 floor plans are located between the 2<sup>nd</sup> and 6<sup>th</sup> floors. They feature interiors ranging from 1,917 to 2,268 sq ft and balconies of 795 or 800 sq ft. This residence faces northeast and has an interior of 2,268 sq ft with a terrace of 800 sq ft.

The foyer opens to the second bedroom, the powder room, and then the kitchen and the living room. This second bedroom features a closet and a private bathroom with a shower. Next to the living area is the master bedroom, which features two walk-in closets and a bathroom with a tub, shower, and toilet room. Each bedroom as well as the living area provides access to the wraparound terrace.



# Residence 01S / 01N

## 3 Bedrooms / 4.5 Bathrooms + Den + Family room

Residence 01 South and 01 North floor plans are located between the 7<sup>th</sup> and 26<sup>th</sup> floors. They feature interiors of 4,185 sq ft and a balcony of 1,595 sq ft. This residence faces north.

The foyer opens on the right to the living/dining area and the master bedroom, and on the left to a corridor that leads to the powder room, a bathroom, the utility room, the den, the kitchen, the family room, and the two other bedrooms. The master bedroom features two walk-in closets and a bathroom with a tub, shower, and two toilet rooms. The other bedrooms feature a closet and a private bathroom with a tub or a shower. Each bedroom as well as the kitchen and the living area provide access to the wraparound terrace.



# Residence 02

## 2 Bedrooms / 3 Bathrooms + Den

Residence 02 floor plans are located between the 2<sup>nd</sup> and 12<sup>th</sup> floors and feature interiors ranging from 2,130 to 2,233 sq ft and balconies of 425 sq ft. This residence faces northeast and has an interior of 2,268 sq ft.

The foyer opens to a bathroom with a shower, a den, and then the kitchen and the living/dining room. Next to the den is the master bedroom, which features two walk-in closets and a bathroom with a tub, shower, and toilet room. On the opposite side is the second bedroom with a closet and a private bathroom with a shower. Each bedroom, as well as the living area, provides access to the terrace.



# Residence 02S / 02N / 03S / 03N

## 3 Bedrooms / 4.5 Bathrooms + Family Room

Residence 02 and 03 South and North floor plans are located between the 7<sup>th</sup> and 26<sup>th</sup> floors. They feature interiors ranging from 3,408 to 3,607 sq ft and balconies ranging from 745 to 790 sq ft. This residence is the 02S and faces south.

The foyer opens on the right to the living/dining area and the master bedroom, and on the left to the powder room, the kitchen, the family room, the utility room, a bathroom, and the two other bedrooms. The master bedroom features a large walk-in closet and a bathroom with tub, shower, and toilet room. The other bedrooms feature a closet and a private bathroom with a tub or shower. The master bedroom and the living room both provide access to the terrace with its view of the ocean, while the other bedrooms and the family room offer access to the second terrace and its view of the bay.



# Residence 03

## 1 Bedroom / 2 Bathrooms + Den

Residence 03 floor plans are located between the 3<sup>rd</sup> and 12<sup>th</sup> floors and feature interiors ranging from 1,549 to 1,632 sq ft and balconies of 355 sq ft. This residence faces northeast and has an interior of 1,603 sq ft.

The foyer opens to a bathroom with a shower and the den, followed by the kitchen and the living/dining room. Next to the living area is the master bedroom, which features a walk-in closet and a bathroom with a tub, shower, and toilet room. The bedroom and the living area both provide access to the terrace.



# Residence 04

## 1 Bedroom / 1.5 Bathroom

Residence 04 floor plans have northwest or southwest exposures and are located between the 3<sup>rd</sup> and 12<sup>th</sup> floors. They feature interiors of 1,323 sq ft and balconies of 305 sq ft.

The foyer opens to the powder room and the laundry room, followed by the kitchen and the living/dining room. Next to the living area is the master bedroom, which features a walk-in closet and a bathroom with a shower. The bedroom and the living area both provide access to the terrace.

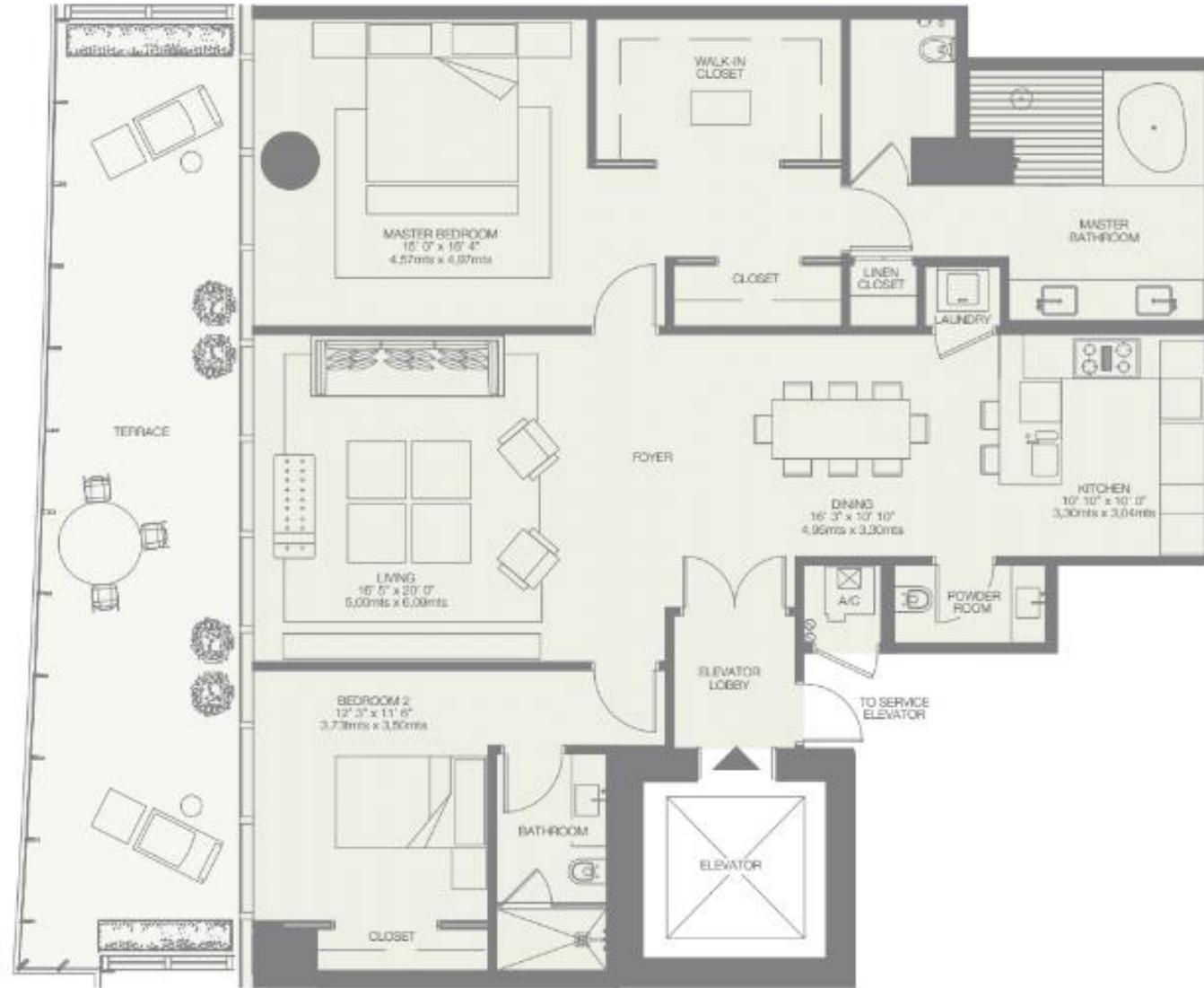
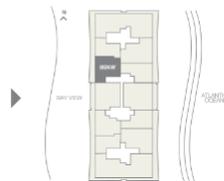
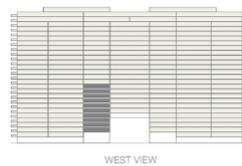


# Residence 05

## 2 Bedrooms / 2.5 Bathrooms

Residence 05 floor plans have northwest or southwest exposures and are located between the 3<sup>rd</sup> and 12<sup>th</sup> floors. They feature interiors of 1,728 sq ft and balconies of 465 sq ft.

The foyer opens to living/dining area and the kitchen. On the right side of the unit is the master bedroom, which features a closet, a walk-in closet, and a bathroom with a tub, shower, and toilet room. On the other side is the second bedroom with a closet and a private bathroom with a shower. The bedrooms and the living area all provide access to the terrace.



# Residence 06E

## 2 Bedrooms / 3.5 Bathrooms + Den

Residence 06E floor plans have eastern exposures and are located between the 7<sup>th</sup> and 26<sup>th</sup> floors. They feature interiors of 2,625 sq ft and balconies of 445 sq ft.

The unit opens to a foyer with a powder room, which then leads to the living/dining area, the kitchen, and the den. Next to the kitchen are the utility room and a bathroom with a shower. On the right side of the unit is the second bedroom, which features a closet and a private bathroom with a shower. Next to the den is the master bedroom with a large walk-in closet and a bathroom with a tub, shower, and toilet room. The bedrooms and the living area all provide access to the terrace and its view of the ocean.

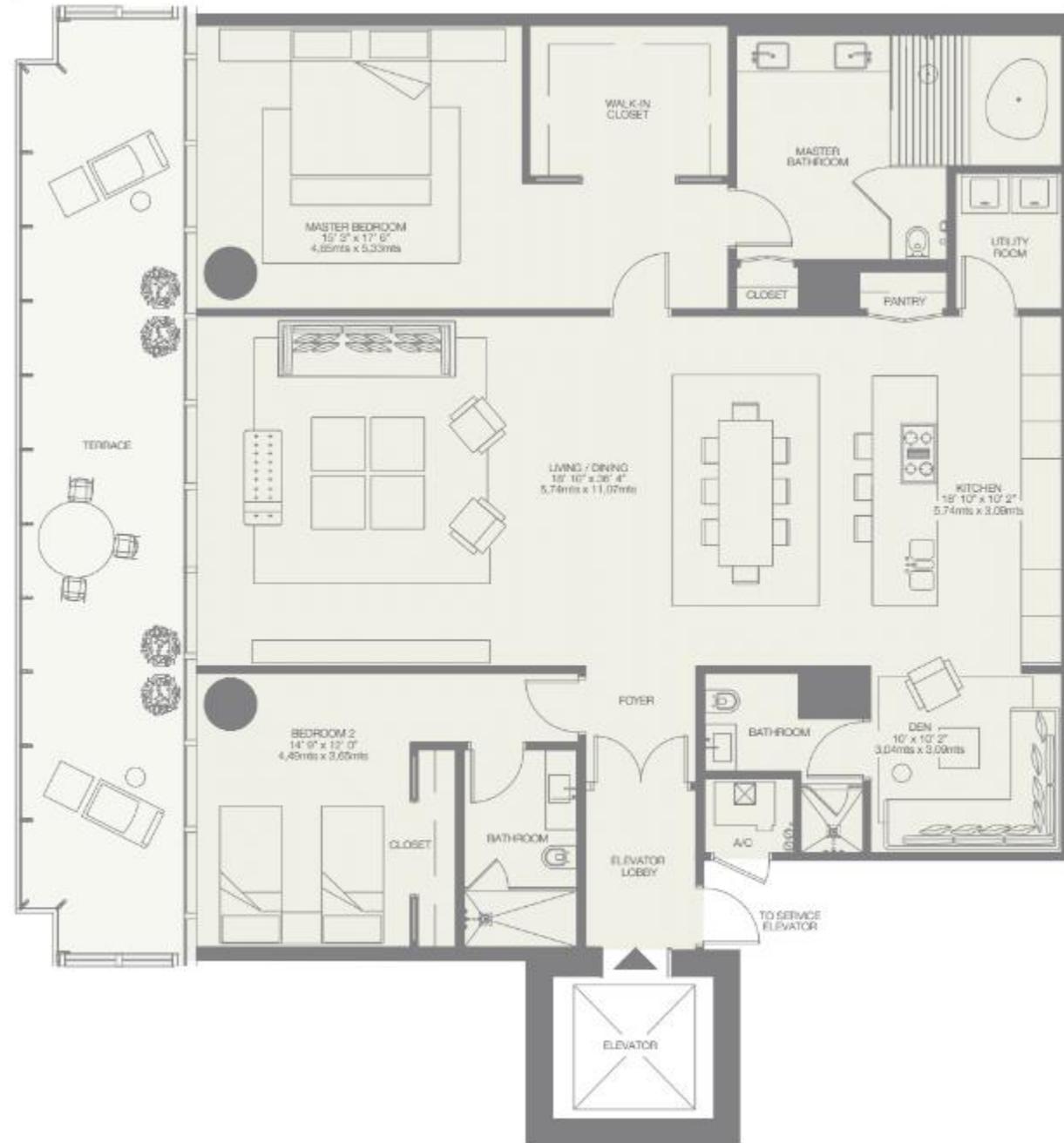


# Residence 07W

## 2 Bedrooms / 3 Bathrooms + Den

Residence 07W floor plans have western exposures and are located between the 7<sup>th</sup> and 26<sup>th</sup> floors. They feature interiors of 2,296 sq ft and balconies of 445 sq ft.

The foyer opens on the left to the second bedroom, which in turn opens to the living/dining room and the kitchen. Next to the kitchen are the den and a bathroom with a shower. The second bedroom features a closet and a private bathroom with a shower. On the other side of the unit is the master bedroom, which features a large walk-in closet and a bathroom with a tub, shower, and toilet room. The bedrooms and the living area all provide access to the bayview terrace.

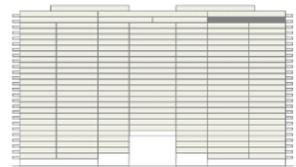


# Penthouse 01

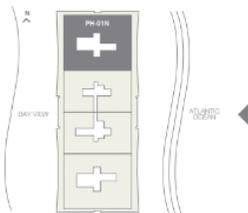
## 4 Bedrooms / 6.5 Bathrooms + Den + Family Room

Penthouse 01 North and South floor plans are located on the 27<sup>th</sup> floor. They feature an interior of 7,774 sq ft and a balcony of 2,335 sq ft.

The foyer opens to the living/dining room. On the right side of the unit are the office and the master bedroom with a large walk-in closet and a bathroom with a tub, two showers, and two toilet rooms. On the left side of the unit are the kitchen, the family room, the three other bedrooms, the den, and a wellness space with a gym, a bathroom, a massage room, and a sauna. Next to the kitchen are the utility room, the laundry room, and the service bathroom. The other bedrooms each feature a walk-in closet and a private bathroom with a tub or shower. The bedrooms and the living areas all provide access to the terrace and its panoramic views.



EAST VIEW



# Penthouse 02

## 4 Bedrooms / 5.5 Bathrooms + Den + Family Room

Penthouse 02 North and South floor plans are located on the 27<sup>th</sup> floor and feature interiors of 5,904 or 6,111 sq ft and balconies of 1,240 sq ft. This penthouse has a northern exposure and an interior of 6,111 sq ft.

The foyer opens to the living/dining room. On the right side of the unit is the master bedroom with an office, two large walk-in closets, a bathroom with a tub, shower, and two toilet rooms, a gym, and a sauna. On the left side is a corridor that leads to the powder room, the kitchen, the family room, the three other bedrooms, the den, and two utility rooms—one of which includes a service bathroom. The bedrooms each feature a walk-in closet and a private bathroom with a shower. The master bedroom and the living room both provide access to the terrace with its view of the ocean, and the other bedrooms and the family room provide access to the second terrace and its view of the bay.

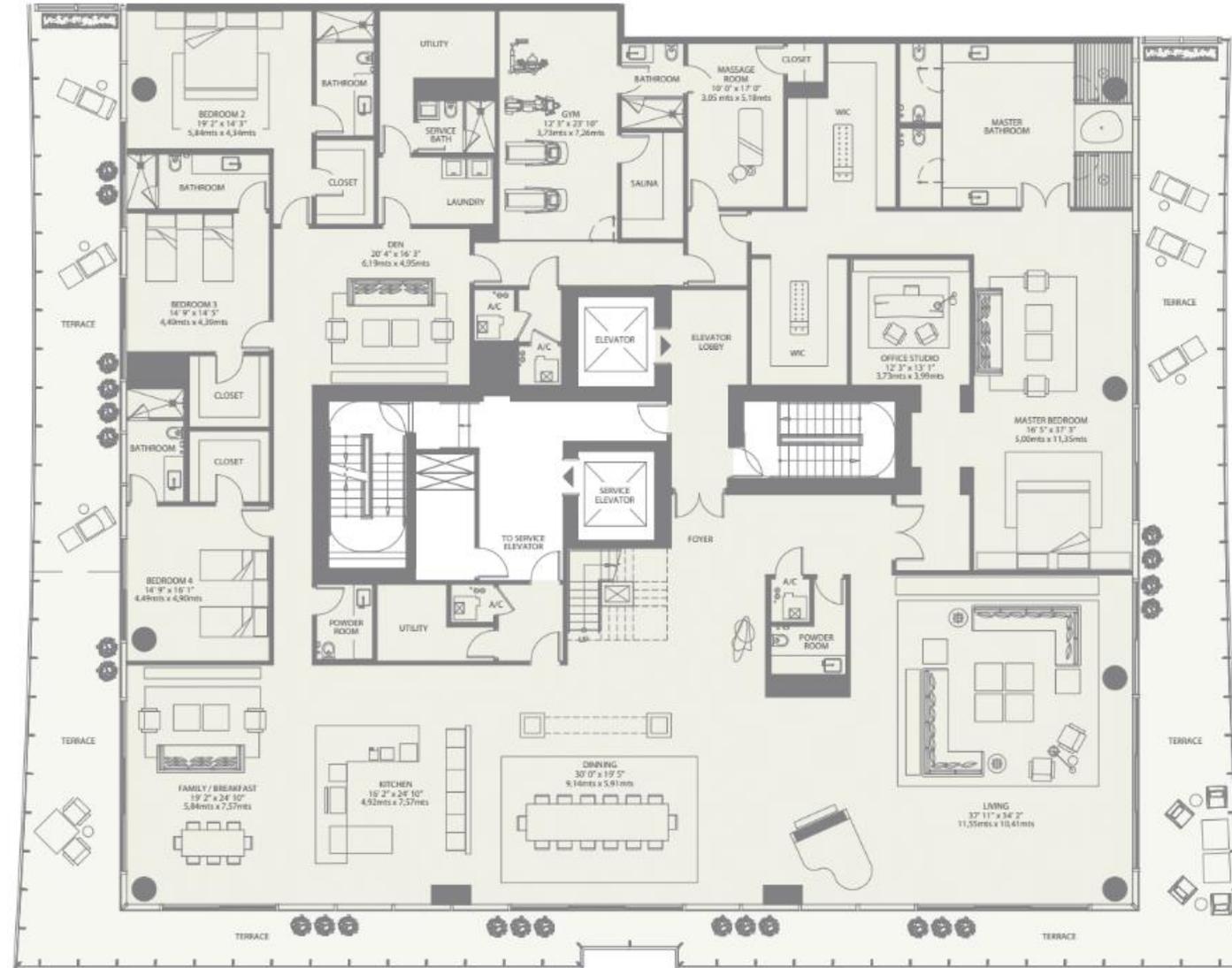
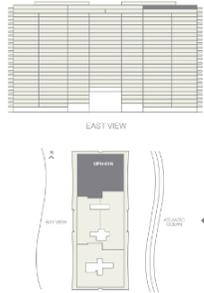


# Upper Penthouse 01

## 4 Bedrooms / 7.5 Bathrooms + Den + Family Room

Upper Penthouse 01 North and South floor plans are located on the 28<sup>th</sup> floor and feature an interior of 9,371 sq ft and an outdoor living area of 9,350 sq ft.

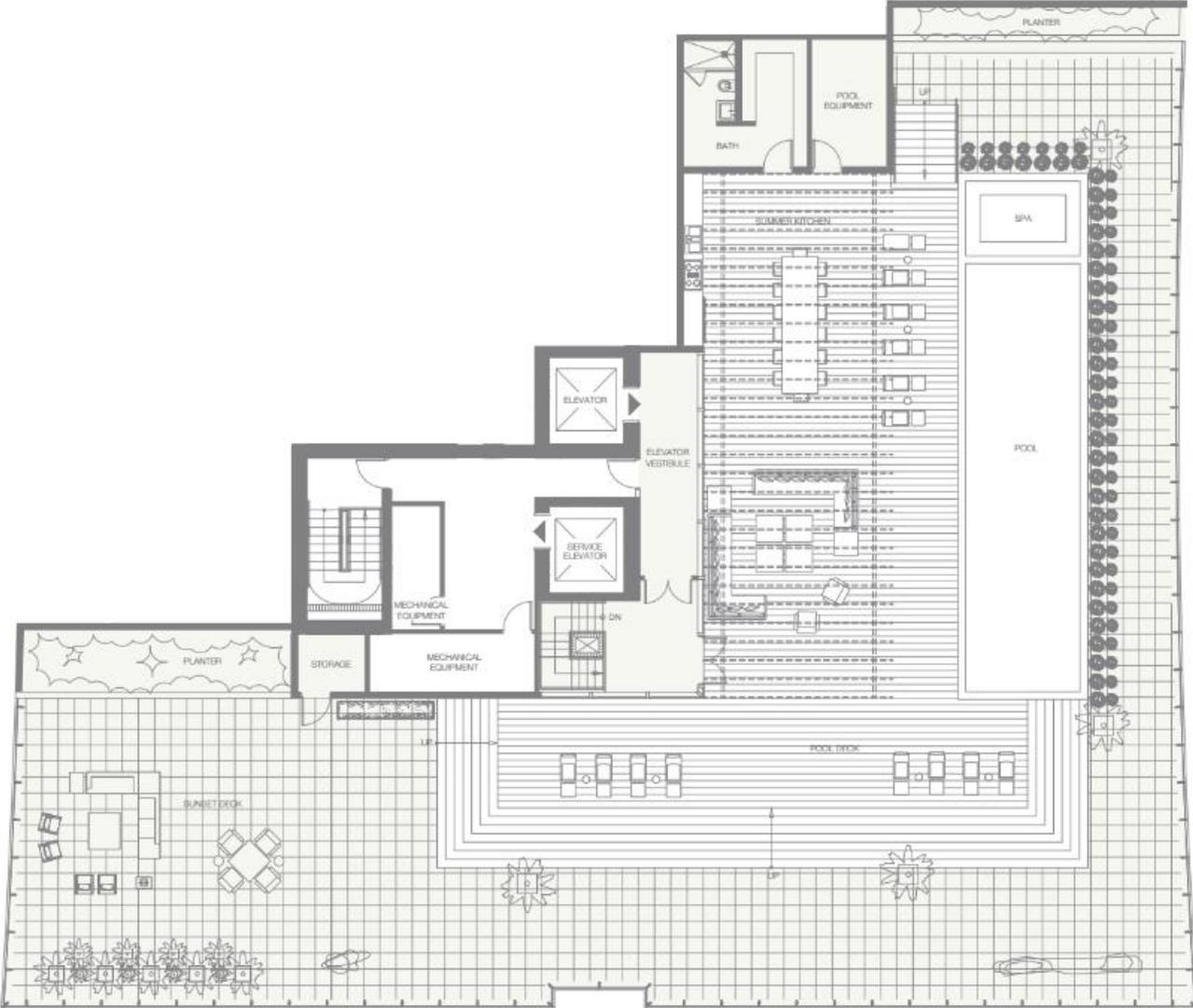
On the lower level, the foyer opens to the living/dining room. On the left side of the unit are the powder room and the master bedroom with an office, two large walk-in closets, and a bathroom with a tub, two showers, and two toilet rooms. The walk-in closets are connected to a corridor that leads to a wellness space with a massage room, a bathroom, a gym, and a sauna. On the right side of the unit are the kitchen, the family room, the utility room, a powder room, and a corridor that leads to the three other bedrooms, the laundry room, another utility room, and the den, which is connected to the wellness area by another corridor. The other bedrooms each feature a walk-in closet and a private bathroom with a shower. The bedrooms and the living areas all provide access to the terrace and its panoramic views.



# Upper Penthouse 01

## 4 Bedrooms / 7.5 Bathrooms + Den + Family Room

Upstairs on the rooftop are a sunset deck, a pool deck, a swimming pool with a spa, a summer kitchen, and a bathroom with a shower and a closet. Enjoy the panoramic views of the bay and the Atlantic Ocean while relaxing on your deck.

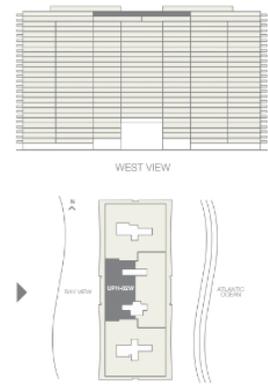
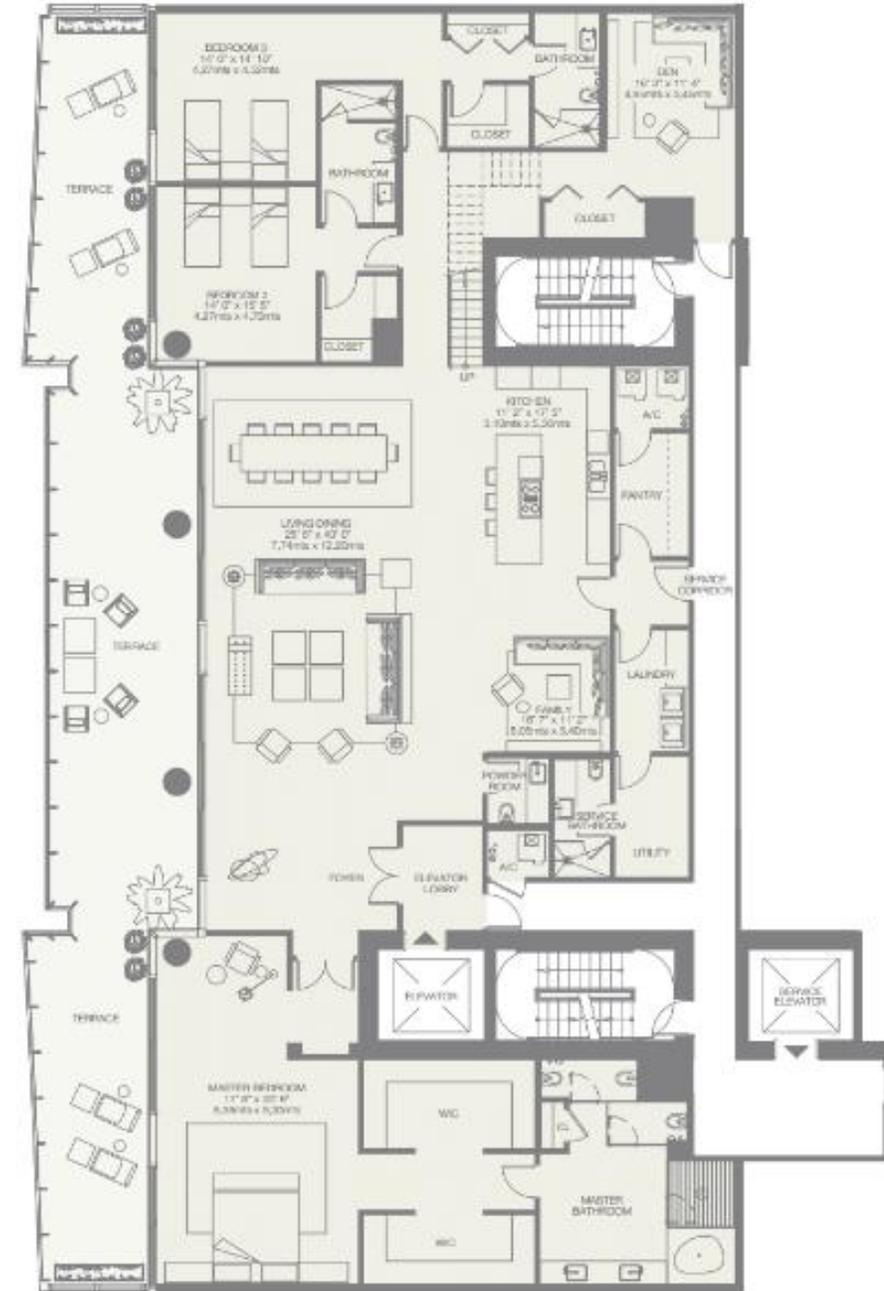


# Upper Penthouse 02

## 3 Bedrooms / 5.5 Bathrooms + Den + Family Room

Upper Penthouse 02 West and East floor plans are located on the 28<sup>th</sup> floor. They feature interiors of 5,183 or 6,145 sq ft and outdoor living areas of 4,957 or 5,193 sq ft. This is the Upper Penthouse West, with 5,183 sq ft of indoor living and 5,193 sq ft of terrace.

On the lower level, the foyer opens to the living/dining room, kitchen, and family room. Next to the kitchen are the pantry, laundry room, utility room with a bathroom, and powder room. On the left side of the unit is the master bedroom, which features two walk-in closets and a bathroom with a tub, shower, and two toilet rooms. On the right side of the unit are the two other bedrooms and the den. These bedrooms each feature a walk-in closet and a private bathroom with a shower. The bedrooms and the living area all provide access to the terrace and its bay view. Upstairs on the rooftop are the sunset and sunrise decks, a pool deck, a swimming pool with a spa, a summer kitchen, and a bathroom with a shower and a storage area. Enjoy views of the bay while relaxing on your deck.





### III/ AMENITIES

- Swimming pools
- Poolside cabanas
- Jacuzzis
- Pool and beachside service
- Fitness center
- Spa
- Tennis courts
- Library
- Lounge
- Business center
- Children's playroom
- Movie room
- Game room
- Event room
- Private dining serving
- Concierge
- Valet parking
- 24-hour security





## IV/ WHY OCEANA BAL HARBOUR?

The beauty of the building, layout of the units, exposure to the ocean and bay, high-quality details throughout, landscape aesthetics, and artistic masterpieces all work together to define a way of life that is unquestionably based in perfection. From sunrise to sunset, you can capture the beauty that surrounds you. Sitting on 400 ft of pristine beachfront, Oceana Bal Harbour is close to designer shops and fine restaurants. Never before has luxury beachfront living been so utterly picture perfect.



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