

OCEAN HOUSE

SURFSIDE





The essence of a thing is its indispensable, intrinsic nature—and that is what you find at Ocean House, Surfside.

Every part of the experience is distilled to its pure, essential form: the place, the design, the architecture. Each of these elements reflects a close attention to detail, creating an ideal lifestyle that feels effortless because it is so thoughtfully conceived.

This customized retreat on the water is a home, unique to you, that embodies the essence of exclusivity and privacy, all the intimacy of a single-family home combined with the luxuries of oceanfront resort living.

The Essence of Surfside



A rare collection of oceanfront residences amid the quiet and alluring sands of Surfside, Ocean House rises above the water, reflecting the brilliant light. Nestled between Miami Beach, Bal Harbour, and the Atlantic Ocean, this exclusive enclave starts with an essential location: one of the most desirable luxury residential waterfronts in Miami, with nearby access to every service and cultural amenity. The unsurpassed architecture by Bernardo Fort-Brescia offers views to the east, south, and west, taking in the sparkling ocean and Miami's sculpted skyline. Each private residence is a uniquely customized home designed to evoke a restorative calm that extends throughout the entire property. Exquisite amenities are integrated into the lush tropical landscape, with reflecting ponds, floating cabanas, intimate lounges, and a spa and wellness center to enhance daily life with an uplifting sense of total well-being.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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.





SEE LEGAL DISCLAIMERS ON FINAL PAGE

A Shimmering Presence

Ocean House is perfectly situated on its coveted stretch of beach. Each residence has a soaring wraparound balcony designed to optimize the ocean vistas. The balconies accentuate the curvilinear lines and flowing, essential nature of the building, which is artfully integrated into the native landscape. A walkway leads from the dunes directly to a lushly landscaped garden that opens into the double-height natural-stone outdoor lounge and the exclusive Club Room. This is barefoot living at its most luxurious.

“My life is like a stroll upon the beach,
as near the ocean’s edge as I can go.”

– Henry David Thoreau





OCEAN HOUSE
SURFSIDE

Upon arrival, everything is illuminated. Elegant and relaxed, the lobby—with its double-height ceilings, natural wood, and natural stone—sets the tone for a light-filled life of refinement.



SEE LEGAL DISCLAIMERS ON FINAL PAGE.

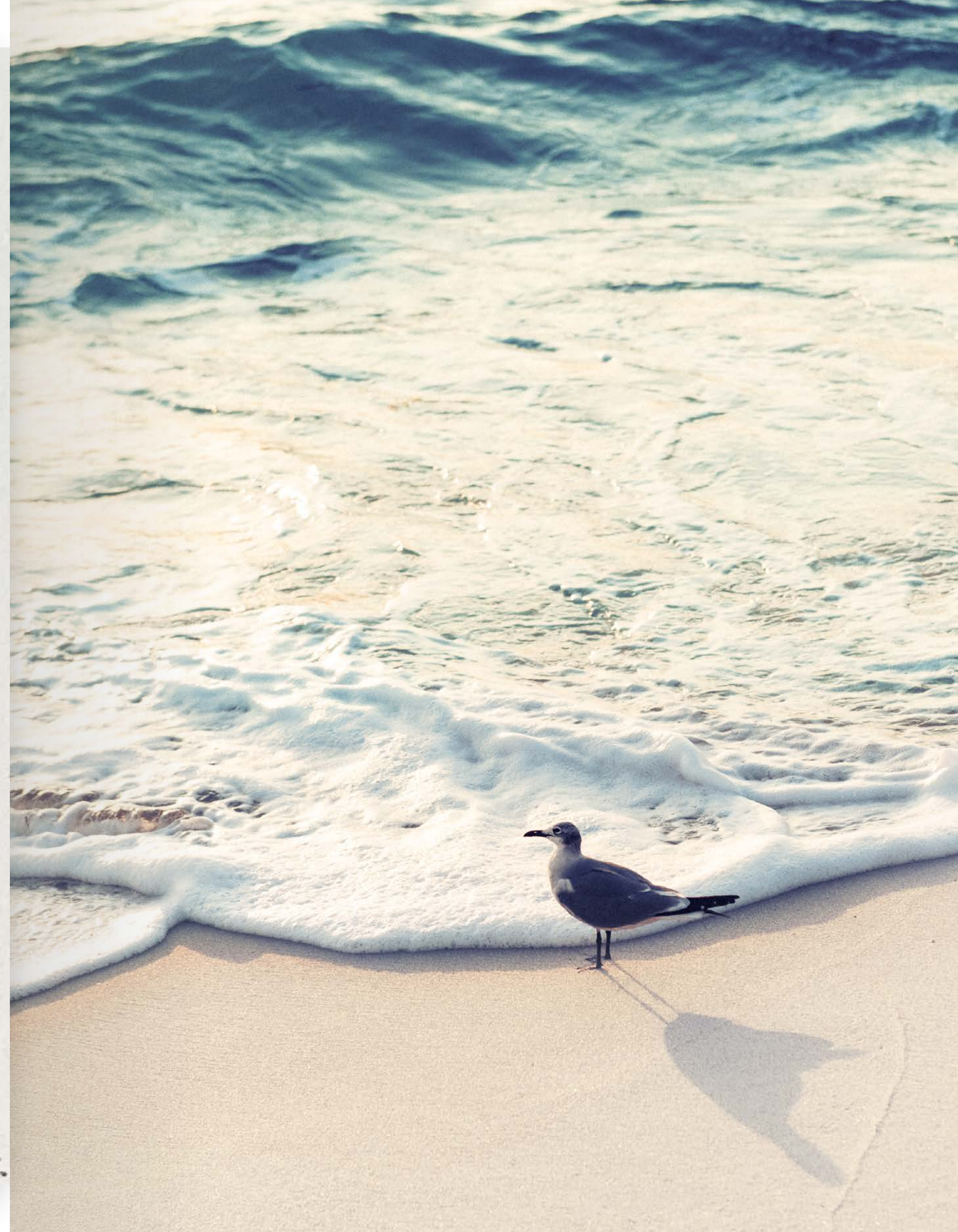
Your Retreat Awaits

Behind the transparent facade, this limited collection of homes features elegant contemporary interiors by internationally renowned designer Carla Guilhem. She combines her expertise in luxury yachts and exclusive residences to create unparalleled bespoke design with impeccably crafted details. Through the use of just a few perfect organic materials, such as wood and natural stone, the residences feel idyllic and minimalist, never stark or austere. Indoor spaces transition effortlessly into the outdoors, underscoring the tropical nature of this serene oasis.

Ocean House is the soul of discretion. Each home is accessed through private keyed elevators and vestibules, imparting a sense of arrival even before stepping through the grand front door. Once inside, the entryway is flooded with southern and eastern light, the sea and sand visible through the glass balcony.

“The sea, once it casts its spell,
holds one in its net of wonder forever.”

– Jacques Cousteau





Balconies up to 12 feet deep allow residents to enjoy the splendid outdoor Miami life all year round.

SEE LEGAL DISCLAIMERS ON FINAL PAGE.



The natural flow of spaces is conducive to indoor-outdoor living.





Expansive floor plans feature floor-to-ceiling windows. Grand living rooms and open kitchens with large islands flow into spacious balconies, creating an effortless indoor-outdoor lifestyle, ideal for entertaining. Fine finishes and fixtures include custom European cabinetry, Gaggenau appliances, and natural stone flooring.

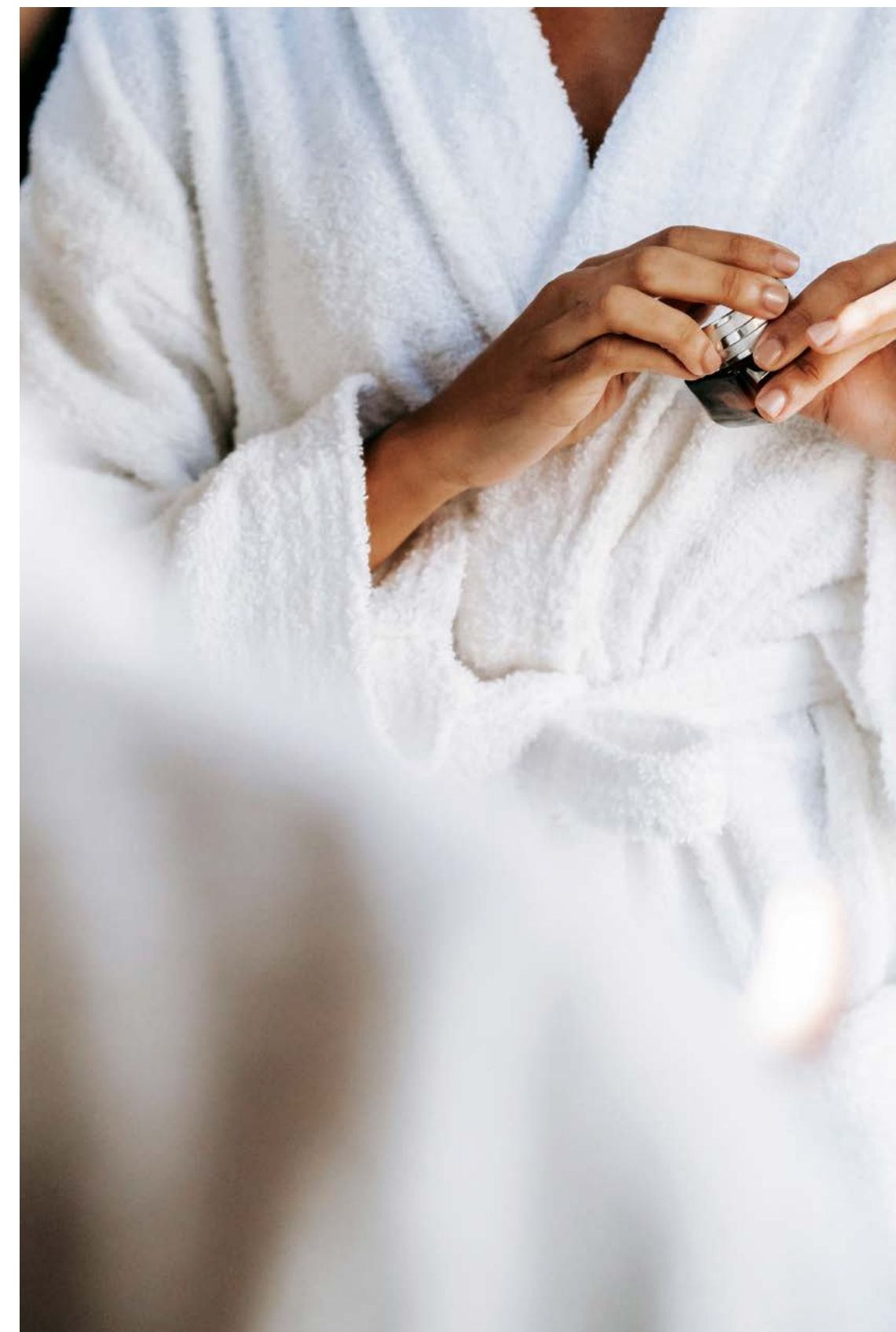




The soothing neutral palette continues in the primary bedroom.



Bathrooms are serene and spa-like, with custom European cabinetry, freestanding tubs, and natural stone flooring.





SEE LEGAL DISCLAIMERS ON FINAL PAGE.

Above & Beyond

The culture of sublime service at Ocean House continues with amenities exclusive to residents, including the intimate Club Room, a summer kitchen, and an experiential spa for which residents can book or bring their own custom treatments. Beyond lie twin reflecting ponds with private floating cabanas that serve as a liminal space between the building and the ocean. On the second level, beautifully landscaped outdoor space surrounds a vitality pool and a state-of-the-art fitness studio with a private training room. On the roof, the private pool is open to every side, with sunlight from dawn to dusk, in every season. A deck with panoramic views and an event space with cocktail lounge are ideal for residents to host private gatherings.

“I swim down through liquid green heavens,
down through the poem of the sea.”

– Clare Boothe Luce





A path winds its way over the ponds and lawn, down to the oceanfront beach.



The reflecting ponds invite quiet contemplation and provide an opportunity to relax and recharge.





The beautifully landscaped outdoor kitchen is open to the sounds of the ocean and the scents of the garden.



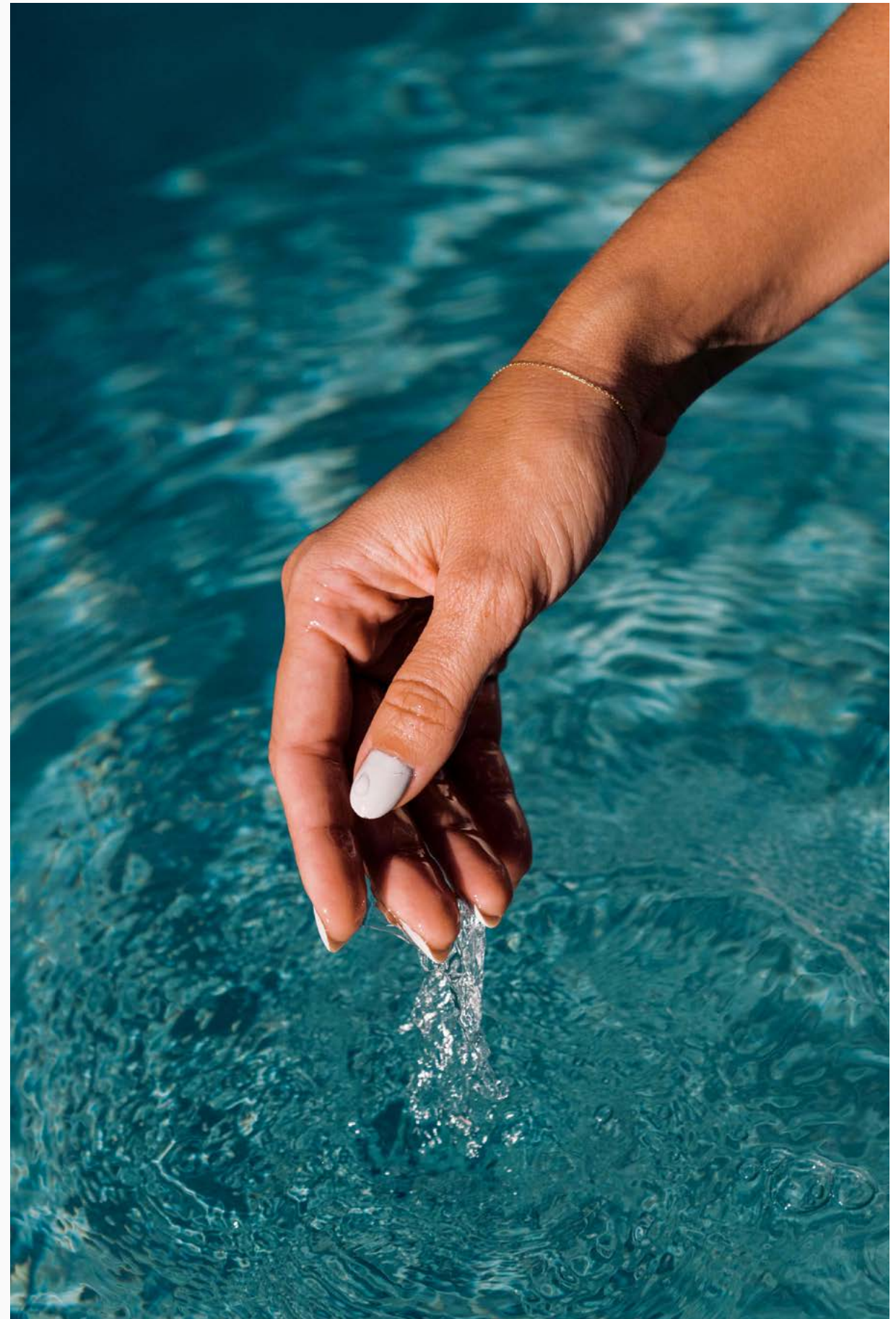


The Club Room is an elegant and comfortable space for intimate gatherings.



Throughout the building, indoor rooms flow seamlessly into outdoor spaces.

SEE LEGAL DISCLAIMERS ON FINAL PAGE.



The spa pool, surrounded by lush plantings, offers a restorative respite outdoors.



The immersive spa includes a sauna, a steam room, and private treatment and salon rooms for resident bookings, incorporating soothing vistas of water and greenery.



The vitality pool is nestled within a lush tropical garden.



The wellness center has a fully equipped state-of-the-art fitness studio and a training room for private sessions.



The private rooftop pool offers full sunlight and dazzling panoramic views.

SEE LEGAL DISCLAIMERS ON FINAL PAGE.



A unique event space on the rooftop features a cocktail room with an outdoor lounge for craft-spirit tasting experiences and sunset views.





The essence of luxury: the outdoor lounge, with its panoramic views of the water and the Miami skyline, invites relaxation and reflection.

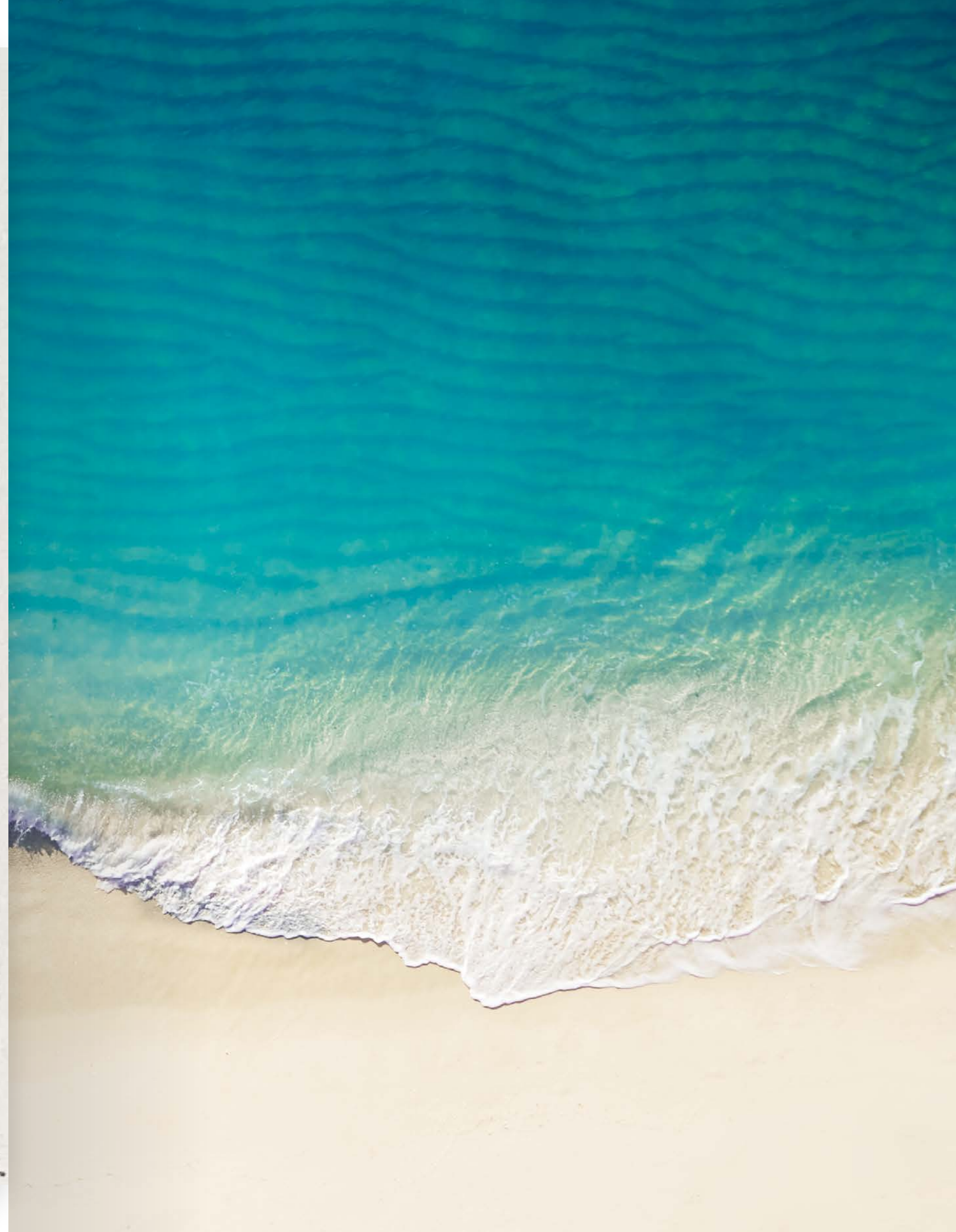


Surfside Beckons

Established in 1935, Surfside has long been known as the quintessential beach town for a small and discerning community. The ultimate luxury destination in Miami, it's just steps from Bal Harbour with its world-class shopping, Four Seasons Hotel at The Surf Club, and the myriad dining possibilities on Harding Avenue. A short drive from both Miami and Fort Lauderdale-Hollywood International Airports, Surfside also has easy access to top-ranked schools, and parks and recreation for every age. Those willing to travel just 10 miles quickly find themselves in the Miami Design District and Wynwood Arts District. Surfside's inhabitants inhabit a perfect paradox: a tropical getaway that happens to be just a stone's throw from every desirable amenity and service.

“I swim down through liquid green heavens,
down through the poem of the sea.”

– Clare Boothe Luce



HOTELS

The Ritz-Carlton Bal Harbour
The St. Regis Bal Harbour Resort
Four Seasons Hotel at The Surf Club

SHOPPING

Bal Harbour Shops

RESTAURANTS

Surfside Restaurant Row at Harding Avenue
Bal Harbour Restaurants

PARKS

Surfside Community Center
Surfside Tennis Center
Paws Up Dog Park
96th Street Park
Hawthorne Tot Lot

NEXT DOOR TO EVERYTHING

5 MILES

Sunny Isles Beach, Miami Country Day School

10 MILES

Aventura, The Cushman School, South Beach,
Midtown Miami, Miami Design District,
Wynwood Arts District,
Miami-Opa Locka Executive Airport, Fisher Island

15 MILES

Downtown Miami, Brickell / Financial District,
Miami International Airport, Coconut Grove

20 MILES

Coral Gables,
Fort Lauderdale-Hollywood International Airport,
Las Olas Boulevard, Fort Lauderdale, Key Biscayne



WEST PALM
50 MIN

DESIGN DISTRICT
10 MIN

ATLANTIC OCEAN

BISCAYNE BAY

OCEAN HOUSE
SURFSIDE

MIAMI BEACH
5 MIN



OCEAN
HOUSE
SURFSIDE



SURFSIDE BECKONS



SURFSIDE BEACH ACCESS



RUNNING PATH



SURFSIDE TENNIS CENTER



HAULOVER INLET



INDIAN CREEK COUNTRY CLUB



BAL HARBOUR SHOPS



RESTAURANT ROW AT HARDING AVENUE



MAKOTO



ABA



LE ZOO



THE SURF CLUB



Building & Residential Features

BUILDING OVERVIEW

25 luxurious two- to five-bedroom residences

Expansive balconies, up to 12 ft. deep,
with wood-like ceiling accents

Atlantic Ocean, Bal Harbour, Miami Beach,
and Downtown Miami views

Lushly landscaped arrival with
covered porte-cochère

Elegant double-height lobby with custom
stone reception desk

Private elevators with dedicated lobbies

Electronic fob-controlled access throughout

Mailroom with package-receiving services

Garage with 24-hour valet service

Electric vehicle charging stations

RESIDENCES

Ceilings are approximately 10 ft. in all residences
and up to 12 ft. in the Penthouse

Clear glass terraces offer spectacular views—
of the Atlantic Ocean, Bal Harbour, Miami Beach,
and Downtown Miami—from select units

All residences are delivered finished with
curated flooring

Automated light control system

Floor-to-ceiling, impact-resistant sliding glass
doors and windows

BATHROOMS

Custom European cabinetry

Natural stone flooring

Vanity with double sinks

Glass-enclosed rainfall shower

Freestanding tub

European-style fixtures

KITCHENS

Custom European cabinetry

Gaggenau appliances

European-style fixtures

Custom-designed Silestone island with
waterfall edge and countertops

Amenities & Services

- Comprehensive boutique amenities
- Experiential spa with steam room, sauna, hot tub, salon room, and massage treatment room
- Expansive rooftop pool with sundeck and relaxation area
- Ground-floor garden, outdoor kitchen, lounge area, and lawn for recreational activities
- Reflecting ponds and cabanas for relaxation and meditation
- Residents' Club Room with lounge seating, television, library, and communal dining table for reserved private events
- Wellness center with state-of-the-art fitness studio and private training room
- Covered bicycle storage with outdoor pathway access
- Direct ocean access
- 24/7 front-desk reception/concierge
- 24/7 valet service
- On-site property manager
- Beach- and pool-chair services
- Sunset deck with vitality pool

TOP FLOOR

- 1. Rooftop Pool Deck
- 2. Event Space
- 3. Outdoor Lounge
- 4. Pool Lounges
- 5. Bathroom

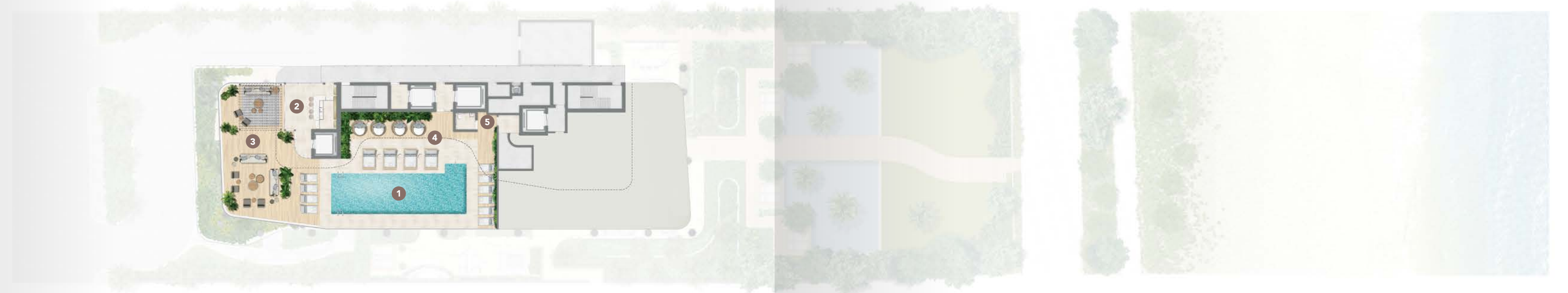
SECOND FLOOR

- 6. Vitality Pool
- 7. Lounge
- 8. Gym
- 9. Private Training Room
- 10. Bathroom
- 11. Locker Room

GROUND FLOOR

- 12. Lobby
- 13. Management Office
- 14. Treatment Room
- 15. Salon Room
- 16. Steam Room
- 17. Shower
- 18. Sauna
- 19. Spa Lounges
- 20. Spa Terrace
- 21. Spa Pool
- 22. Club Room
- 23. Lawn Lounge
- 24. Outdoor Kitchen
- 25. Reflecting Ponds
- 26. Recreational Lawn
- 27. Beach Access

TOP FLOOR



SECOND FLOOR



GROUND FLOOR





Visionary Developer

Multiplan REAM

VISIONARY / SALES & MARKETING

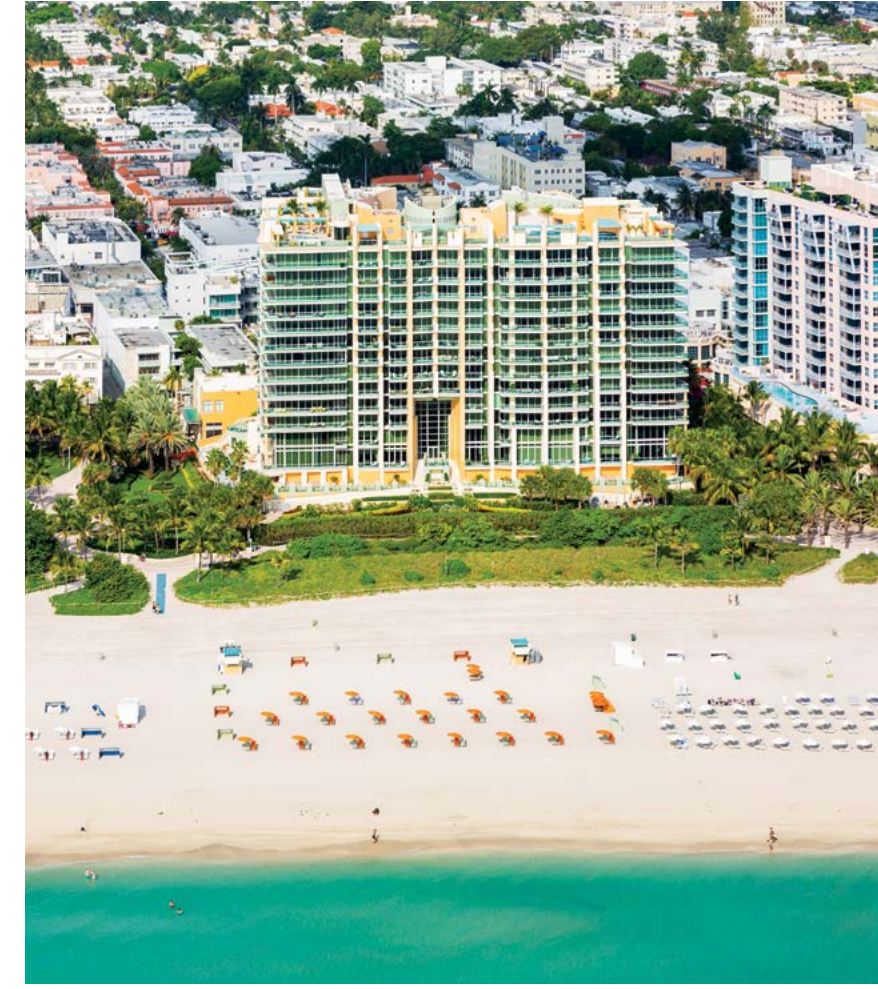
Multiplan Real Estate Asset Management's singular vision for inspired living was born from a rich 50-year history stretching across continents and culminating in South Florida, where the firm has distinguished itself as the preeminent developer of sustainability-driven, ultra-luxury real estate projects. Led by CEO Marcelo Kingston, seasoned real estate executive and entrepreneur with over 25 years of experience, the firm builds upon founder José Isaac Peres' long-standing history of excellence, with iconic projects that herald a new and prosperous era for the region.

In the 1990s, Mr. Peres developed the luxurious Il Villaggio, and since then has completed two of the most luxurious boutique condos in Miami Beach: 57 Ocean and Ocean Park South Beach. Over the course of his career, Mr. Peres has established one of the most renowned and dominant real estate portfolios in Latin America. He is the founder and chairman of Multiplan Empreendimentos Imobiliários S.A., the largest publicly listed real estate company in Brazil, and has completed more than 35,000 residential condo units within over 350 projects in Brazil and South Florida.

Multiplan REAM's overarching mission is to pay homage to the buildings' natural environments while enhancing the value of the surrounding communities. Energized by the unique cross-cultural synergy that continuously shapes and reshapes Miami-Dade County, this world-class development team and its distinguished partners continue to expand Mr. Peres' legacy throughout South Florida.



57 OCEAN—MIAMI BEACH



IL VILLAGGIO—MIAMI BEACH



GOLDEN GREEN CONDOS GATED COMMUNITY—RIO DE JANEIRO, BRAZIL



The Team

Arquitectonica

ARCHITECTURE

A renowned interdisciplinary studio that weaves together art, architecture, and design practices, Arquitectonica has been building luxury properties in the Miami area since 1977. That level of history and familiarity with the market means the firm has the expertise not only to maximize what can be done on a property, but also to bring out the essence of Miami and South Florida in any project. Arquitectonica approaches each project with curiosity and creative inquiry, engaging artists, writers, and makers within its community into the design process.

Carla Guilhem Design

INTERIORS

Carla Guilhem knows luxury: her practice focuses on yachts and residences, and she cleverly cross-pollinates ideas between the two. No stranger to Miami either, her ability to make luxury deeply personal adds to the pervasive sense of bespoke design and calm in all the homes here. The Brazilian designer, educated in Italy and Spain, brings an international sophistication and global perspective to her work, which elevates not only the aesthetics but the very essence of people's lives.

ArquitectonicaGEO

LANDSCAPE DESIGN

Founded in 2005, ArquitectonicaGEO creates aesthetic and functional design solutions that maximize the incorporation of nature into the built environment. Its contemporary, technologically informed landscapes are designed to meet the challenges of the changing environment and positively influence people's lives. These outdoor spaces have elevated the conversation about the important role that landscape architecture plays and the contributions it can make in the face of climate change and sea level rise.

And Partners

BRANDING & ADVERTISING

And Partners is a branding and design agency based in New York City, Los Angeles, and Miami. And Partners collaborates with premium brands and creates innovative methods to effectively communicate with discerning consumers—on every platform, in every format, worldwide. Since 1999, the firm has helped its clients build and differentiate their brands, drive sales, and command a premium in the marketplace.

FUTURE RESIDENCES LOCATED AT:

9309-9317 Collins Avenue
Surfside, FL 33154



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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.

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. Neither Multiplan Real Estate Asset Management or Multiplan ("Multiplan") are the developers of the OCEAN HOUSE SURFSIDE CONDOMINIUM (the "Condominium"). This Condominium is being developed by MTP Oceanside LLC, a Florida limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Multiplan pursuant to a license and marketing agreement with Multiplan. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Multiplan and you agree to look solely to Developer (and not to Multiplan and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of Units in the Condominium. This offering is made only by the Prospectus of the Condominium and no statement should be relied upon if not made in the Prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. All residence features and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. Certain finishes, furnishings and services, may not be included with the purchase of a Unit, and if provided, may be upgrades or extras and require additional payments. Consult the Offering Documents and the Agreement for a description of those features/items which are to be included in the Units. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage and ceiling heights are approximate and may vary with actual construction. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded Units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing. Neighborhood attractions, and/or venues referenced and/or identified in this publication are off-site and not controlled by the Developer. They are accurate as of the date of this publication, however there is no guarantee that they will continue to exist or that there won't be changes and/or substitutions of same. ®



