

OCEAN HOUSE

SURFSIDE



An aerial photograph of a tropical beach. The top half of the image shows the ocean with vibrant turquoise water and white foam from gentle waves washing onto a wide, white sandy beach. Below the beach, there is a strip of green dunes with dense, low-lying vegetation. A narrow, light-colored path or road runs through the dunes, separating them into sections. In the lower-left section of the dunes, there are several small, white, square-roofed structures, possibly beach huts or cabanas, arranged in a small cluster. The overall scene is bright and serene, capturing the essence of a luxurious coastal environment.

The Essence of Surfside

A rare collection of oceanfront luxury 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, a rooftop pool, and a spa and wellness center to enhance daily life with an uplifting sense of total well-being.

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

Surfside & Surrounding Neighborhoods

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. Surfsiders inhabit a perfect paradox: a tropical getaway that happens to be just a stone’s throw from every desirable amenity and service.

SURFSIDE PARKS

- 96th Street Park: athletic field, playgrounds, basketball courts, handball/tennis wall, and restrooms
- Skate Park and Pump Track: skateboarding, biking, and pedestrian use
- Hawthorne Tot Lot: sandpit, jungle gyms, swings, picnic tables, and benches
- Surfside Community Center: recreational pool, plunge pool and slide, children’s activity pool, locker rooms, family restrooms, and a first-aid station
- Paws Up Dog Park
- Surfside Veterans Park and Tennis Center: three lighted courts

SURFSIDE DINING

- The Surf Club Restaurant by Chef Thomas Keller
- The Fresh Carrot
- Lido Restaurant at The Surf Club
- Serendipity Creamery and Yogurt Café
- Josh’s Deli
- Mendel’s Backyard BBQ & Brew
- 26 Sushi & Tapas

BAL HARBOUR SHOPS (.5 MILES)

466,000 SF of open-air dining and luxury shopping:

FINE DINING

- Cafe on 3 at Neiman Marcus
- Carpaccio
- Hillstone at Bal Harbour
- Le Zoo
- Makoto

LUXURY RETAIL

- Audemars Piguet
- Neiman Marcus
- Bottega Veneta
- Prada
- Chopard
- Saks Fifth Avenue
- Christofle
- Saint Laurent
- Fendi
- Salvatore Ferragamo
- Harry Winston
- Tom Ford
- Gucci
- Versace
- Louis Vuitton

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

FUTURE RESIDENCES LOCATED AT:

9317 Collins Avenue
Surfside, FL 33154

The Team

VISIONARY Multiplan Real Estate Asset
Management

ARCHITECTURE & LANDSCAPE DESIGN
Arquitectonica / ArquitectonicaGEO

INTERIORS
Carla Guilhem Design



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