

# BAY HOUSE

MIAMI RESIDENCES



ART  
DESIGN  
STYLE



# WIDE OPEN SPACIOUS

Bay House Miami located in East Edgewater goes beyond the condominium experience with a tower community comprised exclusively of 3-bedroom residences. It features expansive floor plans, panoramic bay views, private and semi-private elevators, 7' deep patios, floor-to-ceiling windows, a 20,000 sq. ft. resort deck and fully amenitized common areas.

From your patio at the Bay House Miami, you will catch the warm sunrise of every morning and the amazing sunsets of each afternoon. Then, the flickering lights from the city will invite you to eat, drink and experience the famous multi-cultural flavors of Miami's restaurants and nightclubs. And if that isn't enough, what about a night at the Opera or a Heat game? Activities you'll find down the street.







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North East View



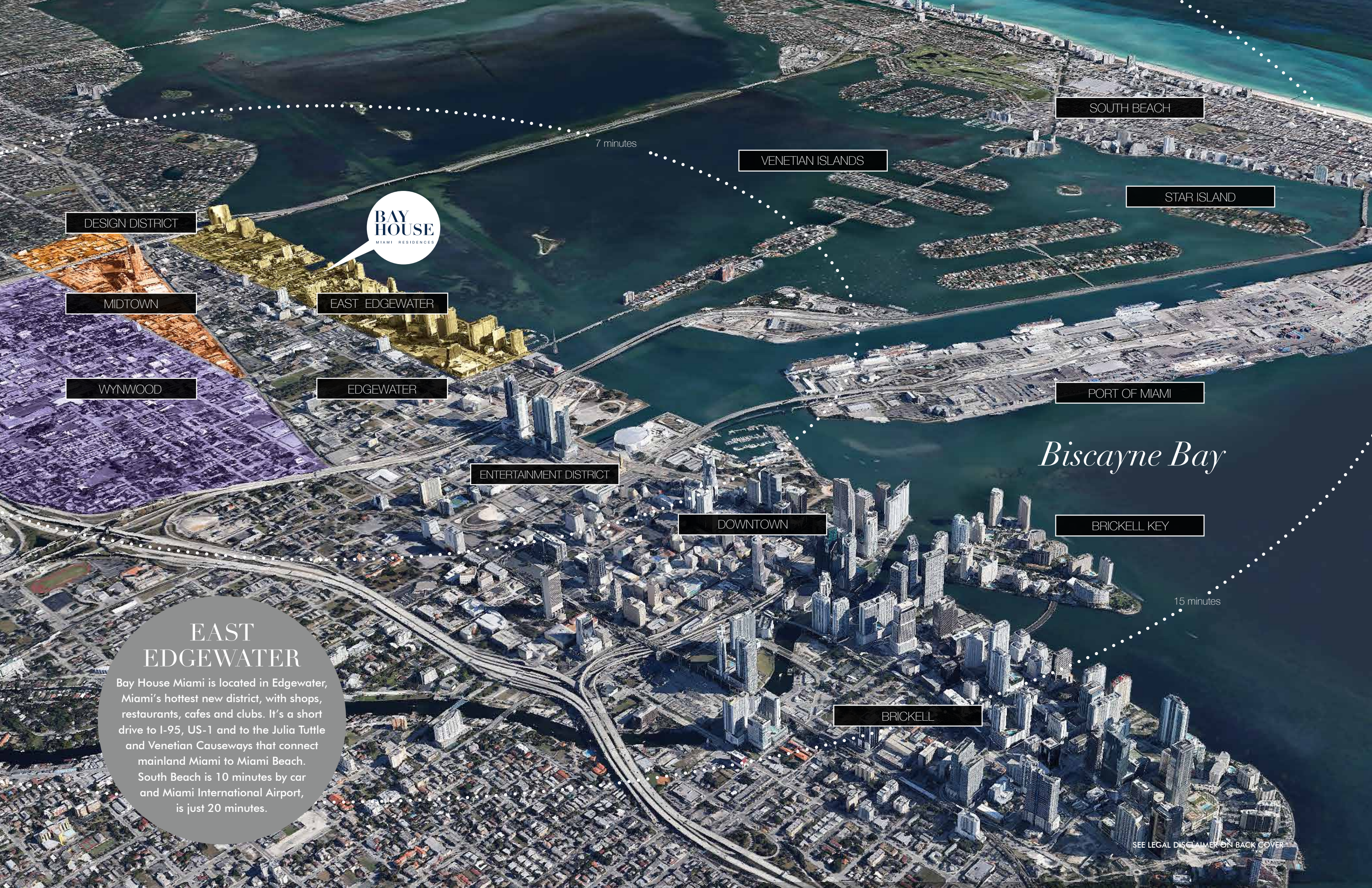
**BAYHOUSE**  
*at East Edgewater*

South East View



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SOUTH BEACH

VENETIAN ISLANDS

STAR ISLAND

DESIGN DISTRICT



MIDTOWN

EAST EDGEWATER

WYNWOOD

EDGEWATER

PORT OF MIAMI

ENTERTAINMENT DISTRICT

BRICKELL KEY

DOWNTOWN

**EAST EDGEWATER**

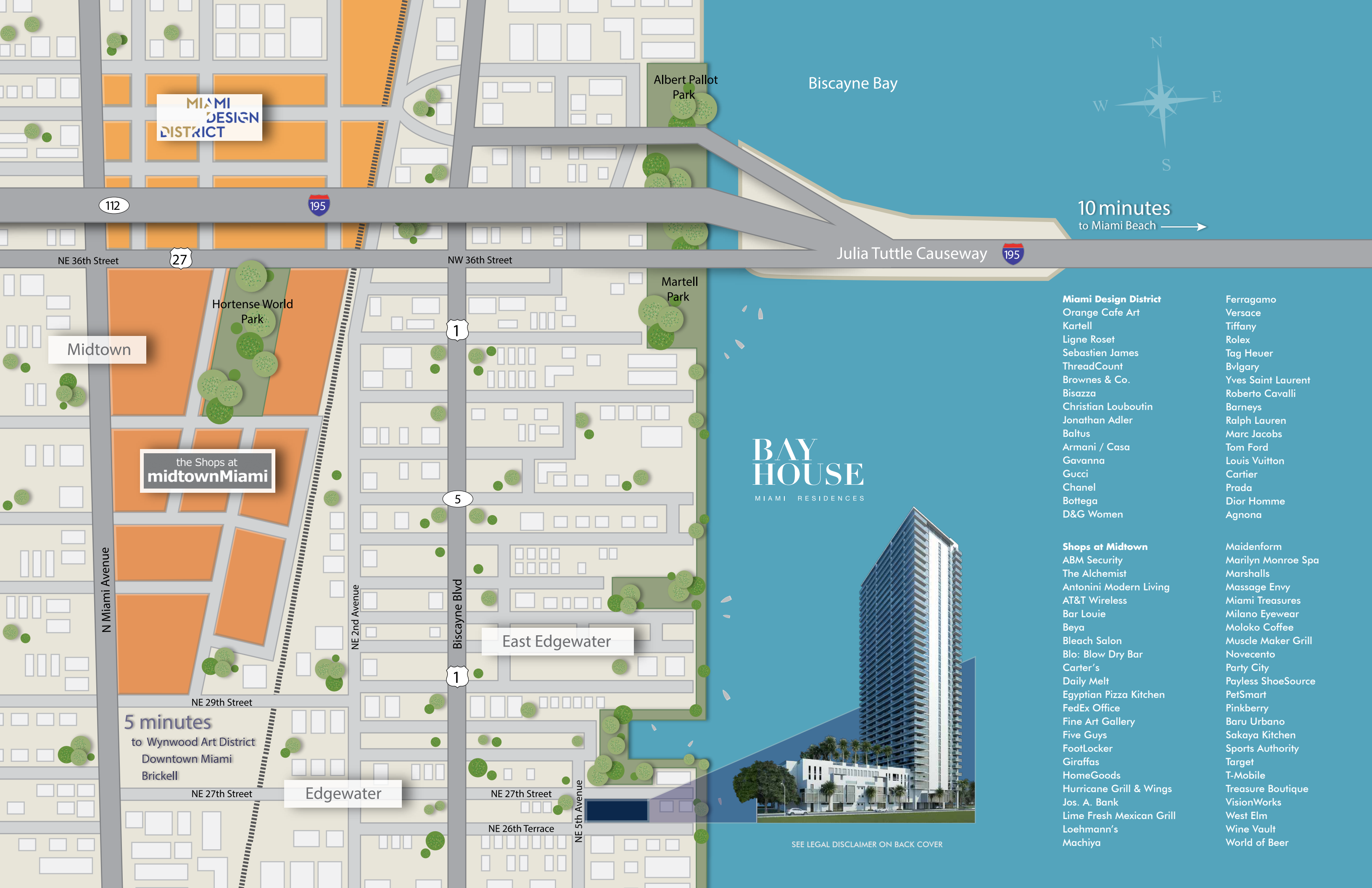
Bay House Miami is located in Edgewater, Miami's hottest new district, with shops, restaurants, cafes and clubs. It's a short drive to I-95, US-1 and to the Julia Tuttle and Venetian Causeways that connect mainland Miami to Miami Beach. South Beach is 10 minutes by car and Miami International Airport, is just 20 minutes.

15 minutes

BRICKELL

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MIAMI DESIGN DISTRICT

Albert Pallot Park

Biscayne Bay



10 minutes

to Miami Beach →

112

195

NE 36th Street

27

NW 36th Street

Julia Tuttle Causeway

195

Midtown

Hortense World Park

Martell Park

the Shops at midtownMiami

1

BAY HOUSE

MIAMI RESIDENCES

5

East Edgewater

N Miami Avenue

NE 2nd Avenue

Biscayne Blvd

5 minutes

to Wynwood Art District

Downtown Miami

Brickell

NE 27th Street

Edgewater

NE 27th Street

NE 26th Terrace

NE 5th Avenue



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**Miami Design District**

- Orange Cafe Art
- Kartell
- Ligne Roset
- Sebastien James
- ThreadCount
- Brownes & Co.
- Bisazza
- Christian Louboutin
- Jonathan Adler
- Baltus
- Armani / Casa
- Gavanna
- Gucci
- Chanel
- Bottega
- D&G Women

- Ferragamo
- Versace
- Tiffany
- Rolex
- Tag Heuer
- Bulgary
- Yves Saint Laurent
- Roberto Cavalli
- Barneys
- Ralph Lauren
- Marc Jacobs
- Tom Ford
- Louis Vuitton
- Cartier
- Prada
- Dior Homme
- Agnona

**Shops at Midtown**

- ABM Security
- The Alchemist
- Antonini Modern Living
- AT&T Wireless
- Bar Louie
- Beya
- Bleach Salon
- Blo: Blow Dry Bar
- Carter's
- Daily Melt
- Egyptian Pizza Kitchen
- FedEx Office
- Fine Art Gallery
- Five Guys
- FootLocker
- Giraffas
- HomeGoods
- Hurricane Grill & Wings
- Jos. A. Bank
- Lime Fresh Mexican Grill
- Loehmann's
- Machiya

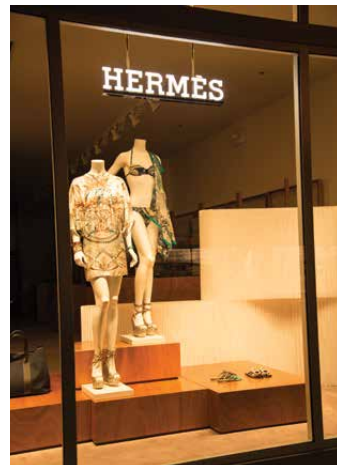
- Maidenform
- Marilyn Monroe Spa
- Marshalls
- Massage Envy
- Miami Treasures
- Milano Eyewear
- Moloko Coffee
- Muscle Maker Grill
- Novecento
- Party City
- Payless ShoeSource
- PetSmart
- Pinkberry
- Baru Urbano
- Sakaya Kitchen
- Sports Authority
- Target
- T-Mobile
- Treasure Boutique
- VisionWorks
- West Elm
- Wine Vault
- World of Beer





## DESIGN DISTRICT

Right next door to Bay House – The Design District is South Florida’s capital of creativity. Besides dozens of elite studios and showrooms, the area also boasts restaurants by world-renowned chefs, fine art galleries and art exhibitions, and fashion from top designers.



## WYNWOOD

Only a mile from East Edgewater, the colorful historic neighborhood of Wynwood embodies Miami’s cultural past, present, and future. Global cuisine, international fashion, and contemporary and street-inspired art make this a haute place to be seen.



## MIDTOWN

Known for its hip, modern, edge, Midtown offers Class A office space, brand-name shopping, and trendy eateries, conveniently close by.



## THE BEACHES

Outside your windows, the glitter and glamour of Miami Beach beckons. Cross the causeway to gorgeous sands, art deco design, celebrity-filled restaurants and bars, nightclubs, live music and theatre, and non-stop excitement.



## ENTERTAINMENT DISTRICT

Home to the Miami City Ballet, the Florida Grand Opera, the New World Symphony, a steady stream of Broadway productions, museums, restaurants, lovely parks, and the beauty of Biscayne Bay, this is Miami’s cultural core.



## DOWNTOWN

Shimmering with glass and steel, the heroes of the Miami skyline highlight a sophisticated urban scene that proves business and pleasure mix well.







THESE SCENES ARE NOT A PART OF THE CONDOMINIUM, BUT ARE PHOTOS OF THE GREATER MIAMI AREA. SEE LEGAL DISCLAIMER ON BACK COVER.





# THE RHYTHM OF NATURE WITH AN UPTOWN TEMPO.

Surrounded by amazing scenery, Bay House Miami located in East Edgewater offers fortunate owners, wide open views across the blue waters of Biscayne Bay, overlooking the isles of Miami Beach and Key Biscayne and the vibrant city lights of Downtown, Midtown and the Miami Design district.

Bay House Miami is located in the heart of Miami, and is a part of the hottest new neighborhood where parks, galleries, restaurants and shops are just a few steps away. East Edgewater is the place where trends are created and the style of living is defined.

*Living it has its privileges.*





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Indoor / Outdoor Lounge • Bar and Living Room

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## AMENITIES

Sky pool deck overlooking  
Biscayne Bay

Elevated lobby at Mezzanine level

24-hour concierge  
and security services

Valet parking service

Secure, covered parking  
in 5-story garage

Fully-equipped, state-of-the-art  
fitness center

Business center

Media room

Children's play room

Pool club room

Advance "smart building"  
technology pre-wired with fiber  
optics for high-speed internet,  
data/voice, and cable TV access

Storage and additional  
parking available

## FEATURES

Only 5 luxury units per floor

Private and semi-private  
high-speed elevators

Panoramic, unobstructed views of  
Biscayne Bay and Miami Beach

Flow-through layouts with  
9-foot ceilings

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

Spacious private terraces  
with glass railings

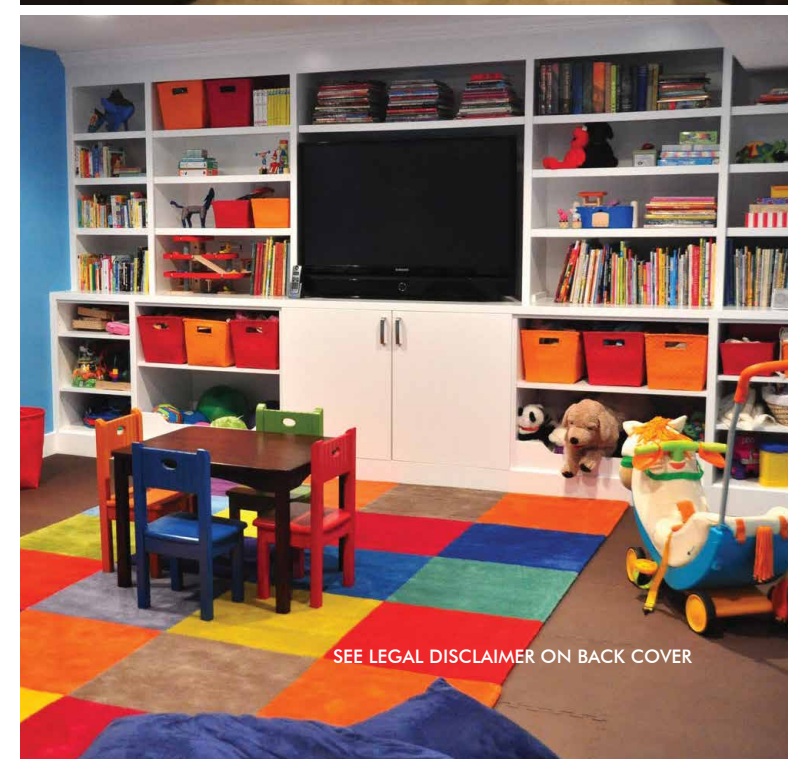
European style cabinetry  
in kitchens and bathrooms

Quartz countertops

Summer Kitchen

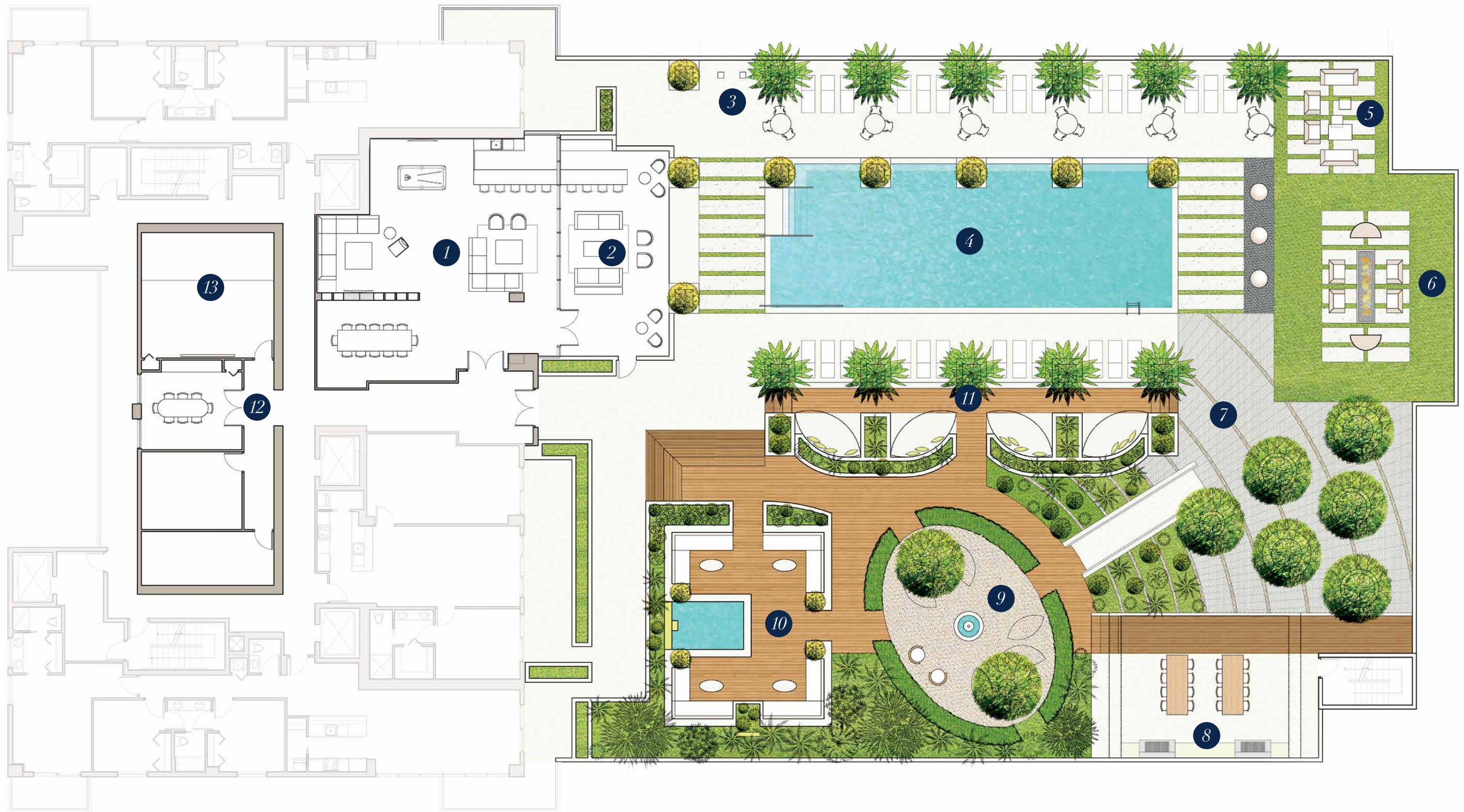
Playroom and Game Room

Social Room



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SKY  
POOL  
DECK

- |                  |                 |                                     |                     |
|------------------|-----------------|-------------------------------------|---------------------|
| 1 Social Room    | 4 Swimming Pool | 7 Sky Park                          | 10 Hot Tub          |
| 2 Outdoor Lounge | 5 Sunrise Deck  | 8 Summer Kitchens & Dining Pavilion | 11 Private Day Beds |
| 3 Showers        | 6 Fire Pit      | 9 Meditation Garden                 | 12 Office Center    |
|                  |                 |                                     | 13 Media Room       |





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Summer Kitchen

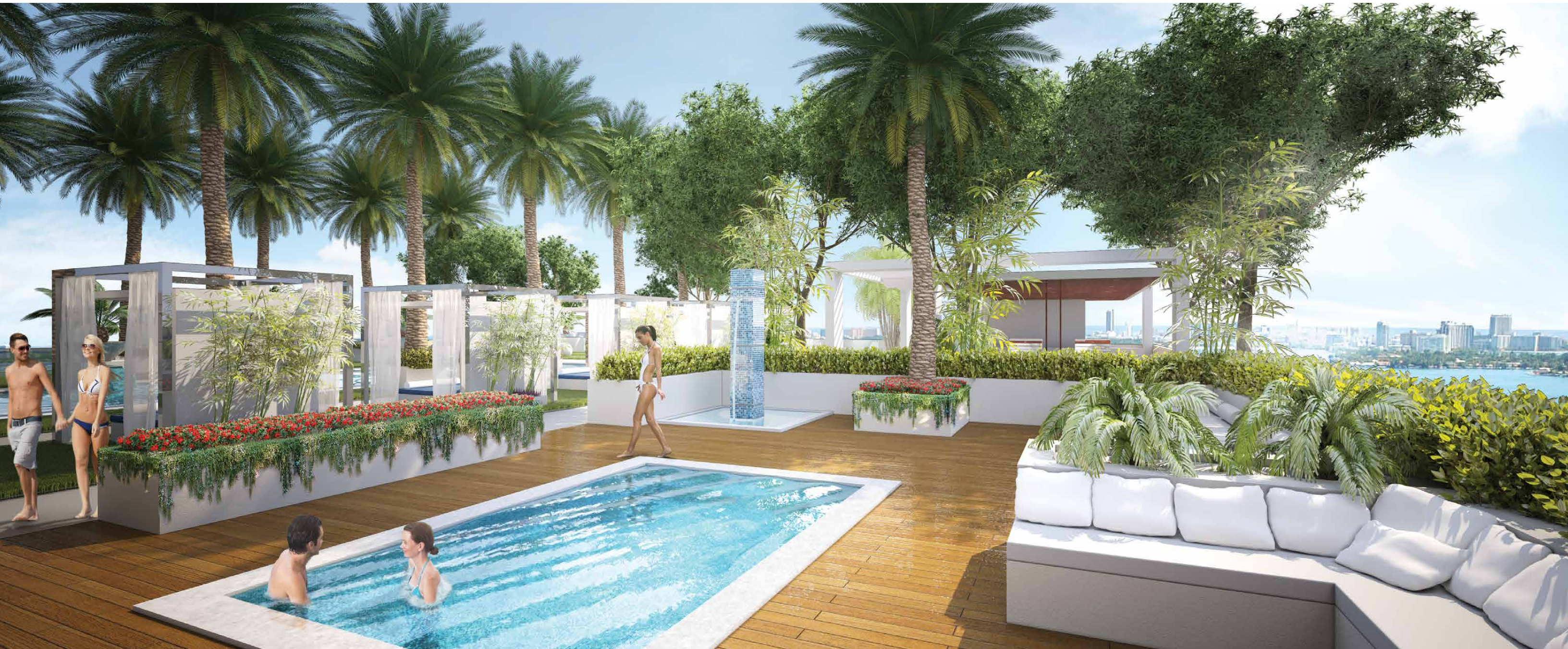
## AN UPTOWN ENVIRONMENT

Belonging to the Bay House Miami located in East Edgewater, means never compromising on the lifestyle you've always wanted. Inside and outside, Bay House Miami has been built to impress.

Huge residences open out to graciously sized balconies and panoramic Bay and city views. Condominium life is enriched by elevated outdoor amenity levels. From the 20,000 sq. ft. resort deck, you will enjoy sparkling waters of an ocean-view pool and secluded spa. You'll soak up warm Miami sunshine on the cabana area. A gorgeous summer kitchen grants you plenty of excuses for outdoor entertaining. And with countless diversions and points of interest right outside your front door, Bay House Miami will undoubtedly be the center of your world and everyone else's.

*Your private oasis in the sky*





SPA Area





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GENIUS  
LIVES  
IN THE  
DETAILS

While breathtaking views and an enviable location are plenty of reason to fall in love with Bay House Miami, it is the myriad of fine touches that come together to make this a residential destination like no other.

Light moves effortlessly through residences with floor-to-ceiling windows and sliding glass doors, casting a warm glow on subtle architectural details like tray ceilings and niche ledges. Porcelain walls and floors in the bathrooms, quartz countertops, and other high-end materials reflect exceptional elegance and discerning taste. Even technology is fluidly integrated here, with hi-speed connectivity and communications pre-wired in every residence and WiFi available in all common areas. Nothing has been left to chance at Bay House Miami... it has all been created precisely for you.

*An artistry for aesthetics*





# BAY HOUSE

MIAMI RESIDENCES

Development by



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