



CHÂTEAU OCEAN
RESIDENCES



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FLORIDA REAL ESTATE



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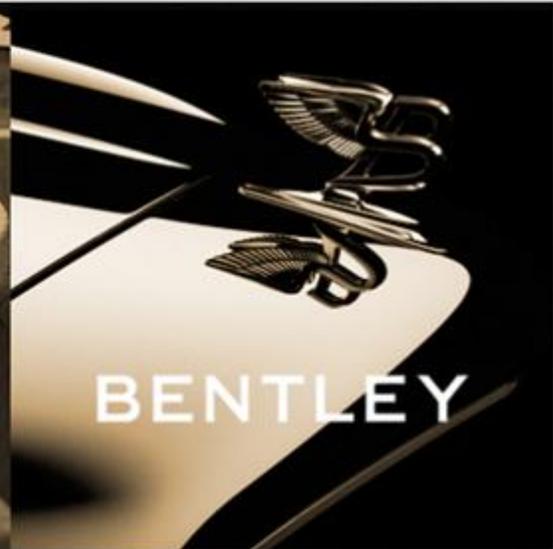
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Simplicity meets sanctuary.

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Overview

Château Ocean Residences is the alternative to the luxury development construction cranes reaching high into the sky throughout Miami. Steps away from Bal Harbour, this boutique development will rise just 12 stories and feature 58 exclusive flow-through residences right on the beach. Like their surroundings, the Residences will create a new paradigm for oceanfront luxury living, with an unparalleled degree of elegance and functionality plus the highest caliber of finishes, extraordinary amenities and 5-star white-glove service.

60 spacious ocean front residences offering 3,400 to over 7,000 square feet of livable space and 300 linear feet of pristine private beach front.



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Location





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Amenities

The lavish landscaping won't look like Miami. Instead, the plush gardens will take on an international feel starting with the cypress trees that lead to the front of the property and carry on to the ponds, pools and cabanas strategically arranged throughout.

White glove service offered on an intimate scale

Multi-lingual concierge staff available 24/7

24 hours security gated entry

Private restaurant with a full chef's kitchen for personalized casual and formal cuisine

Pool & Beach-side service

Bike storage available

Shabbat elevators functioning on service elevator



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Amenities

Doorman and valet services

Fitness center overlooking the ocean
equipped with the latest technology

Spa with European thermal indoor pool

Reception lounge with gourmet kitchen

Lounge and library area

Gazebo overlooking the ocean with fully
equipped summer kitchen

Private elevators to each residence

Business center

Private cinema theater

Kids' club

Two swimming pools designated for all
residents surrounded by lush gardens

Outdoor Jacuzzi

Poolside cabanas

Storage available for every unit



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Residences

Amenities

Private Rooftop decks with pools for select residences. Multiple beachfront pools with lushly landscaped pool decks. Private Poolside Cabanas. Lobby bar. Poolside bar and restaurant. Indoor and outdoor dining areas exclusively for residents and their guests. 24 hour valet parking service.

Features

Private elevators to all residences. All condominium residences are east to west "flow-thru" designs - Enjoy ocean views and evening sunset views over the bay. At least ten foot ceilings in all residences. Outdoor summer kitchens on oceanfront balcony for each residence. Glass railed terraces and balconies



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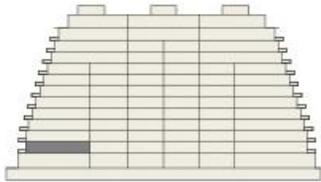


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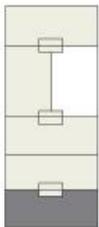
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RESIDENCES

RESIDENCES:	6,198 sq. ft.	575.80 sq. mt.
TERRACE:	1,791 sq. ft.	166.38 sq. mt.
TOTAL:	7,989.00 sq. ft.	742.18 sq. mt.



ocean



Collins Ave.



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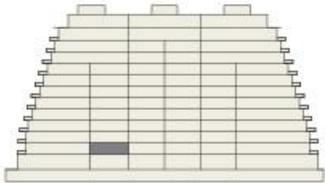
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RESIDENCES

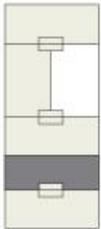
RESIDENCES: 3,616.00 sq. ft. 335.93 sq. mt.

TERRACE: 572.00 sq. ft. 53.14 sq. mt.

TOTAL: 4,188.00 sq. ft. 389.07 sq. mt.



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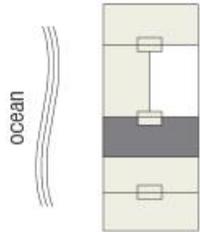
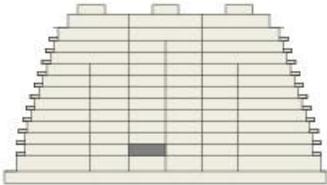
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RESIDENCES

RESIDENCES: 3,616.00 sq. ft. 347,73 sq. mt.

TERRACE: 598.00 sq. ft. 55.55 sq. mt.

TOTAL: 4,341.00 sq. ft. 403.28 sq. mt.



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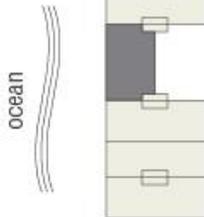
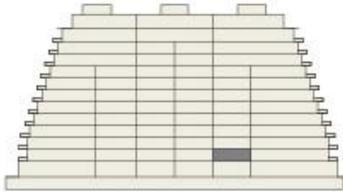
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RESIDENCES

RESIDENCES: 3,752.00 sq. ft. 348.57 sq. mt.

TERRACE: 679.00 sq. ft. 60.08 sq. mt.

TOTAL: 4,431.00 sq. ft. 411.65 sq. mt.



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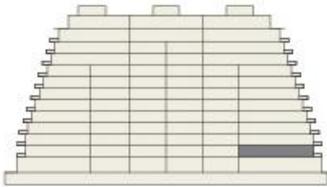
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RESIDENCES

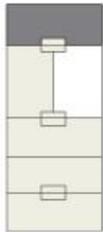
RESIDENCES: 6,641.00 sq. ft. 616,97 sq. mt.

TERRACE: 1,814.00 sq. ft. 168.52 sq. mt.

TOTAL: 8,455.00 sq. ft. 785.49 sq. mt.

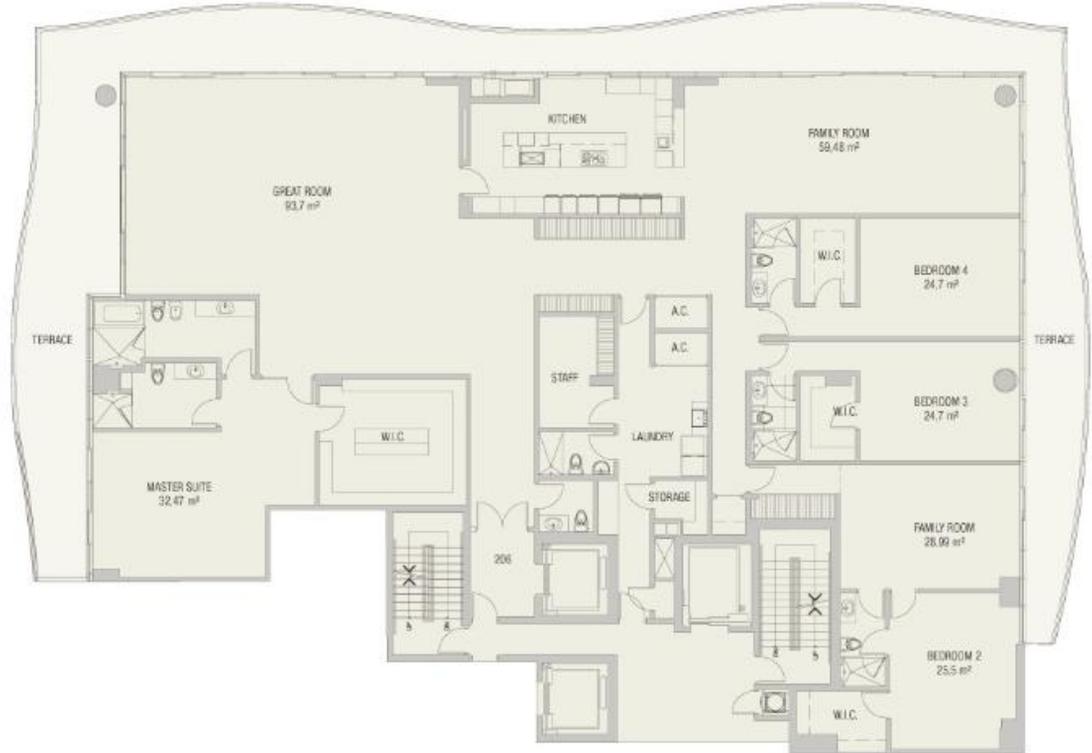


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Residences



Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, reference should be made to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. This is not an offer to sell, or solicitation of offers to buy, the condominium units in states where such offer or solicitation cannot be made. Prices, plans and specifications are subject to change without notice. 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



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CHÂTEAU OCEAN
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The Team



CHÂTEAU GROUP

DEVELOPED BY: CHÂTEAU GROUP

CHÂTEAU GROUP is a leading real estate development company with over 35 years of experience in residential, commercial, and mixed-use projects in the United States and South America in its portfolio.

Château Group has deep experience in southern Florida's most prestigious communities. Its properties there include, 900 Biscayne Bay residences , built and sold out, Château Ocean in Surfside and Freedom Square and Freedom Tower in Miami; Hallandale Square in Hallandale Beach; and Puerto Aventura residences in Aventura (under development).



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VENEGAS INTERNATIONAL GROUP

Real estate sales and marketing deyoune Monica Venegas established the Venegas International Group after 20 over years of experience. Under her leadership VIG became internationally recognized for its outstanding record in the pre-construction planning, marketing and sales of premier new luxury residential developments and condominium hotels in major markets worldwide. Ms. Venegas is the principal of VIG and oversees the sales and marketing for all Château Group developments with an active role in media campaigns and production design



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ARQUITECTONICA

ARQUITECH: ARQUITECTONICA

ARQUITECTONICA is an architecture, interior design and planning firm that began in Miami in 1977 as an experimental studio. Led by Bernardo Fort-Brescia and Laurinda Spear, the studio has evolved into a worldwide practice, combining the creative spirit of the principals with the efficiency of delivery and reliability of a major architectural firm.

Arquitectonica's work spans several continents, from projects such as schools and universities, resorts and casinos, hotels, luxury condominium towers, retail centers and office buildings to specialized projects such as a U.S. Embassy, opera house/ symphony halls, museums, courthouses, multipurpose arenas and convention centers, airports and transportation centers, television studios and several bank headquarters



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FH&A

INTERIOR DESIGN: FANNY HAIM & ASSOCIATES INC:

FANNY HAIM, ASID, IDG, born in Colombia, resident of Florida, 1980. Educated in fine arts, university of Los Andes, Bogota, Colombia, 1971, university of Miami, 1972. Apprentice with David Manzur, 1972-1976, exhibited in major galleries and museums in Colombia and Washington, dc. Some of her drawings are part of private collections around the world. Among many distinctions, her work was selected among the most notable in the ii biennale of arts in Chile. Registered interior designer, whose artistic expertise has been successfully applied into award winning interior designs.. Her award-winning firm has had its work featured in many local and international publications as well as in national television, and has received international recognition.



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FENDI
CASA

FURNISHING BY: FENDI CASA

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Juan G. Ramirez, P.A.
Real Estate & Business Consultant, e-PRO, TRC
Pre-Construction Specialist
La Rosa Realty, LLC



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www.JuanMiami.com
Miami – Broward - Florida

Direct: +1.786.253.7621
Email: info@JuanMiami.com