



BALTUSHOUSE



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BALTUS HOUSE



**Price Range:** \$240.000 to \$560.500

**# of Units:** 167

**Unit SF. range:** 540 Sq. Ft. to 1160 Sq. Ft.

**Bedroom Range:**

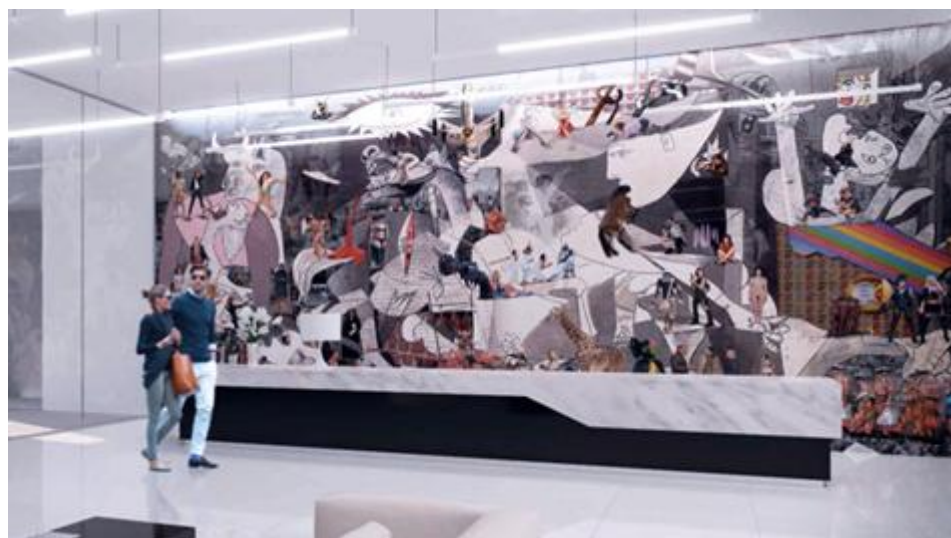
Studio	520 to 620 Sq. Ft.
1BD/1BA	700 to 800 Sq. Ft.
2BD/2BA	1,020 to 1,420 Sq. Ft.
3BD/2BA	1,520 to 1,720 Sq. Ft.

**Buyer deposit Structure:**

10% at Reservation	Now
10% at Contract	
20% at Groundbreaking	estimate Oct 2013
20% at Top Of	estimate March 2014
40% at Closing	estimate Spring 2015

**Present status:** Under Construction

**Completion:** 2015





# AMENITIES BUILDING



BALTUS HOUSE

Baltus House is the newest **place** to look for residential property in Miami. This place offers you the opportunity to live with luxury at an affordable cost. Baltus House has a limited collection of 167 residential buildings that are situated between the Design District and Biscayne Bay. The oversized balconies and from floor to ceiling windows of each building offer you the chance to watch the magnificent sceneries of Biscayne Bay waters and Miami Beach skyline. They are designed to offer you wide range of amenities and facilities that provides comfortable living. The building is designed by Cohen Freedman Encinosa, one of the highly respected building designer and plan maker. This new constructed residential property building in Miami offers enticing amenities. This structure reflects the sophistication of downtown Miami. From rich hardwoods to granite and stainless steel to marble facades and stairs, you can say that this place is luxury.



Among the amenities that you can find in this newly constructed residential building are :



## Pool

- 55-foot-long pool overlooking Biscayne Bay and Miami Beach
- 400 sqft. reflected pool
- Oversized whirlpool
- Plush chaises
- Pool cabanas
- Outdoor club seating featuring sofas, chairs, ottomans, and more



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# AMENITIES BUILDING



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## Professional-grade cardio machines

- Weight-training area
- Yoga and Pilates area
- Direct access to pool deck

## Rooftop

- Tropical wood tile walkways
- Overstuffed outdoor couches and lounges summer kitchens
- Plunge pools



Baltus House will become one of the top locations in Miami in the near future. The latest enhancement off amenities can give this place a stunning environment. It is even expected that this place will become the new capital of Miami with regards to high-end living. Baltus House is situated in a place where everything is accessible. This place is surrounded by shopping centers, restaurants, bars, beach, and other amenities that can make life very easy. Baltus House will break ground soon. want it to be.



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# AMENITIES CONDOS

This place also offers luxury furniture at every unit. Furniture that you can find in each unit are generously proportioned, carefully crafted, and offer unique textures that defines Miami experience. Baltus House offers you the opportunity to live in a property that has the highest level of artistry, design, and architecture.

From chairs and tables to bookcases and bedroom suites, each piece is hand-built by a team of artisans and personalized to suit buyers' tastes and décor needs



- Premium European cabinetry
- Premium solid surface counters and backsplashes with exhibition island in some residences
- Professional-grade stainless steel appliance package with refrigerator/ freezer
- Ceramic glass cook top, built-in oven, low noise dishwasher, and built-in microwave
- Double-basin under-mounted sinks
- Designer faucets with pull-out sprayers
- Imported porcelain tile flooring at kitchen and bathrooms





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# PRICES

Condo Type	From	To
Studio	\$240,900	\$246,900
1 Bedroom + 1 Bathroom	\$269,000	\$298,000
1 Bedroom + Den + 1 Bathroom	\$319,900	\$340,900
2 Bedrooms + 2 Bathrooms	\$463,900	\$570,900

Prices are subject to change without notice.

## Residence Types and Sizes

Studios: 520-620 SqFt  
1BED/1BA: 700-800 SqFt  
2BED/2BA: 1020-1420 SqFt  
3BED/2BA: 1520-1720 SqFt

## Deposit Structure

10% at Reservation  
10% at Contract estimate August 2013  
20% at Groundbreaking estimate October 2013  
20% at Top Off estimate March 2014  
40% at Closing estimate Spring 2015



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# LOCATION



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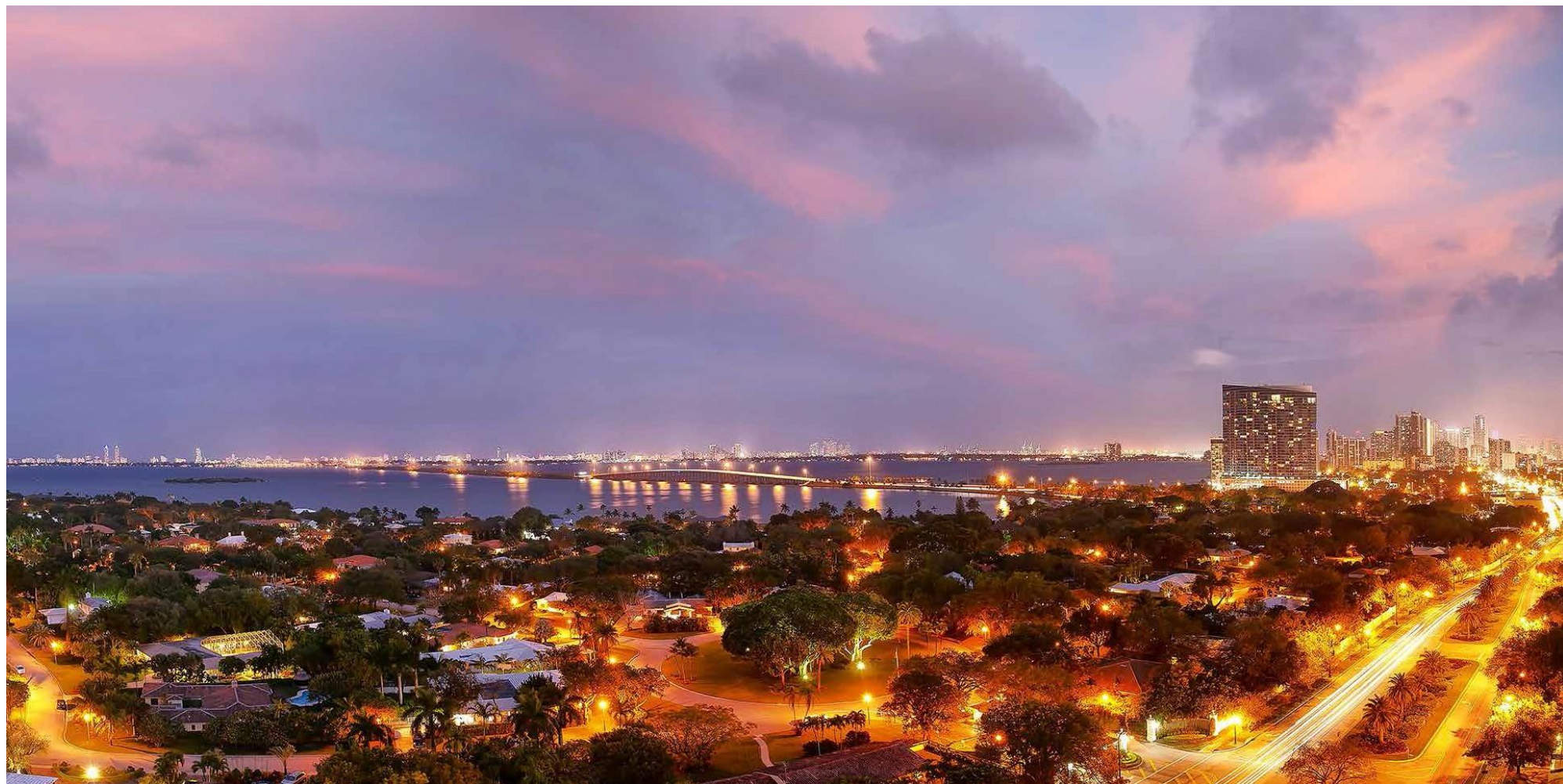


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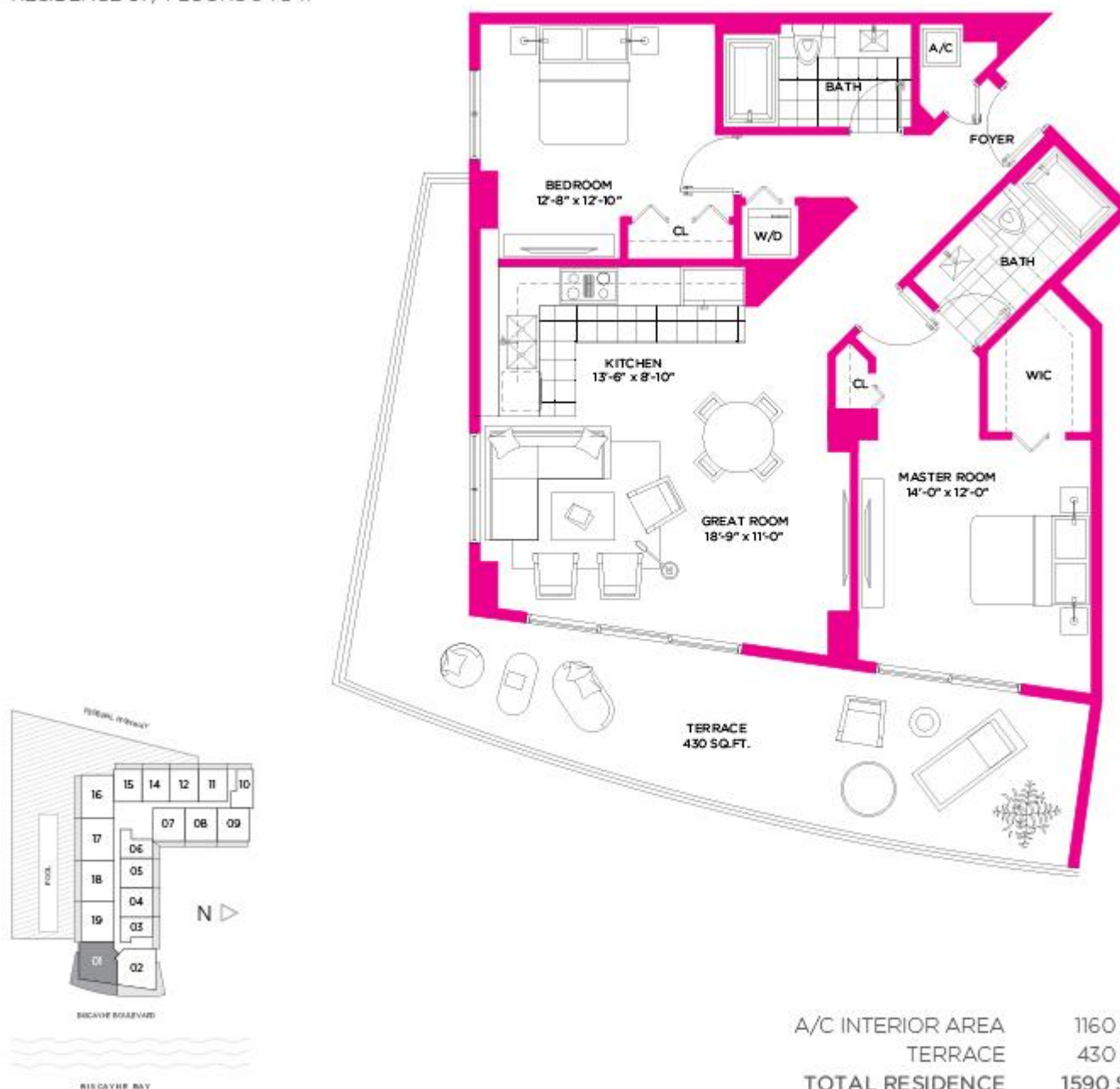


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# RESIDENCE 01

## 2 BEDROOMS / 2 BATHS

RESIDENCE 01 / FLOORS 3 TO 11



A/C INTERIOR AREA	1160 SQ.FT.	107.76 SQ.M.
TERRACE	430 SQ.FT.	39.94 SQ.M.
<b>TOTAL RESIDENCE</b>	<b>1590 SQ.FT.</b>	<b>147.71 SQ.M.</b>

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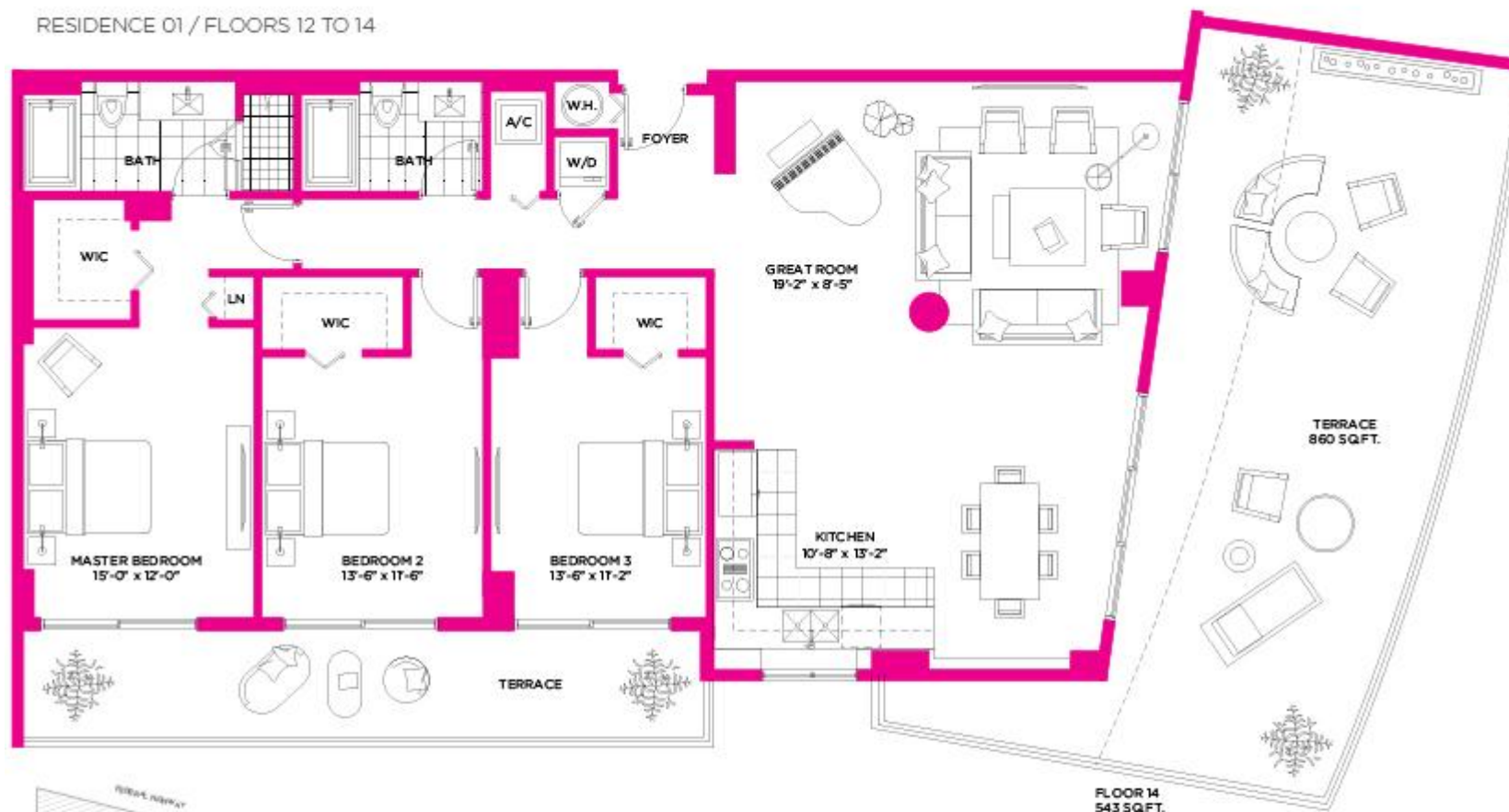


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# RESIDENCE 01

## 3 BEDROOMS / 2 BATHS

RESIDENCE 01 / FLOORS 12 TO 14



A/C INTERIOR AREA	1720 SQ.FT.	159.79 SQ.M.
TERRACE	860 SQ.FT.	79.89 SQ.M.
<b>TOTAL RESIDENCE</b>	<b>2580 SQ.FT.</b>	<b>239.68 SQ.M.</b>

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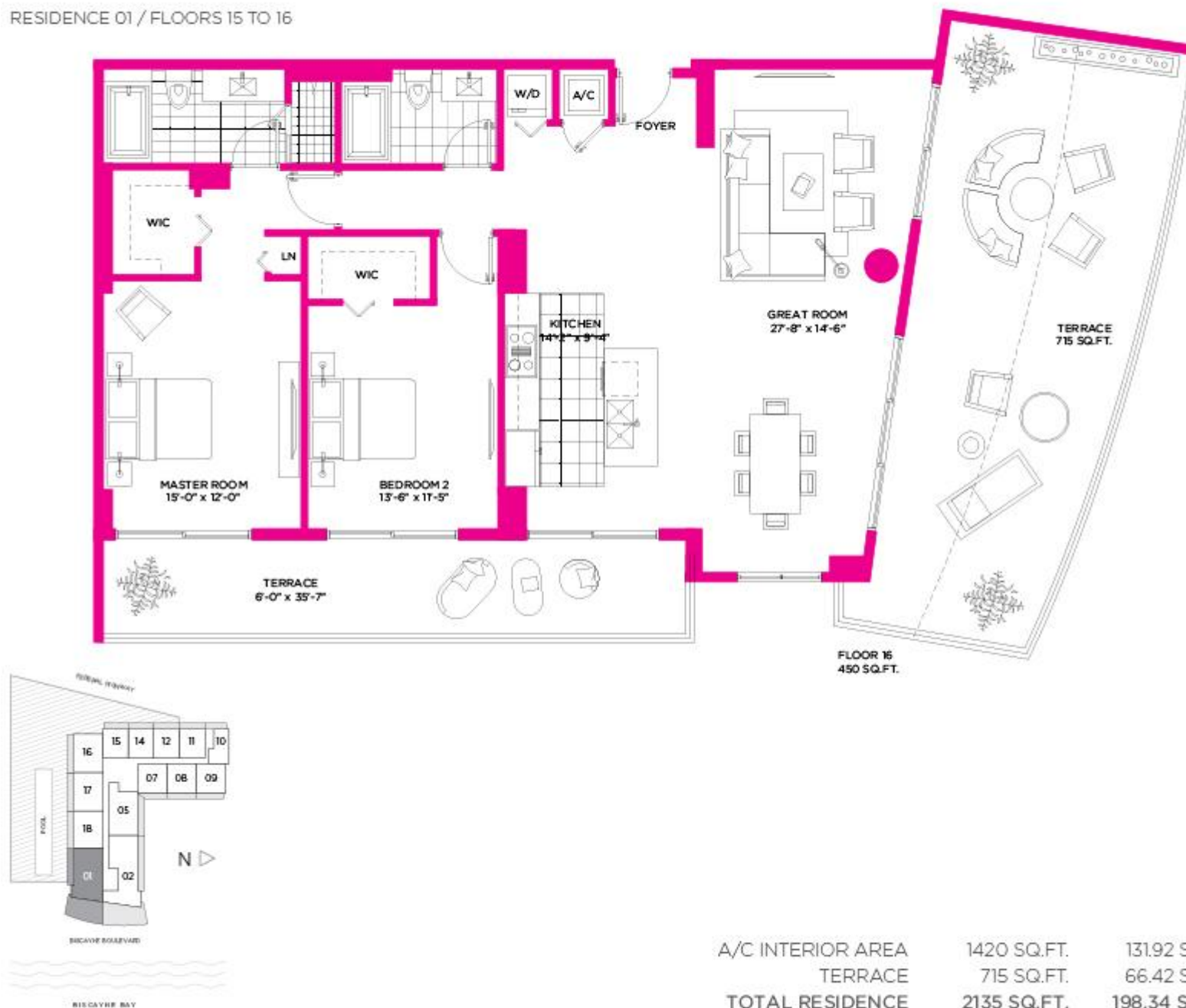


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# RESIDENCE 01

## 2 BEDROOMS / 2 BATHS

RESIDENCE 01 / FLOORS 15 TO 16



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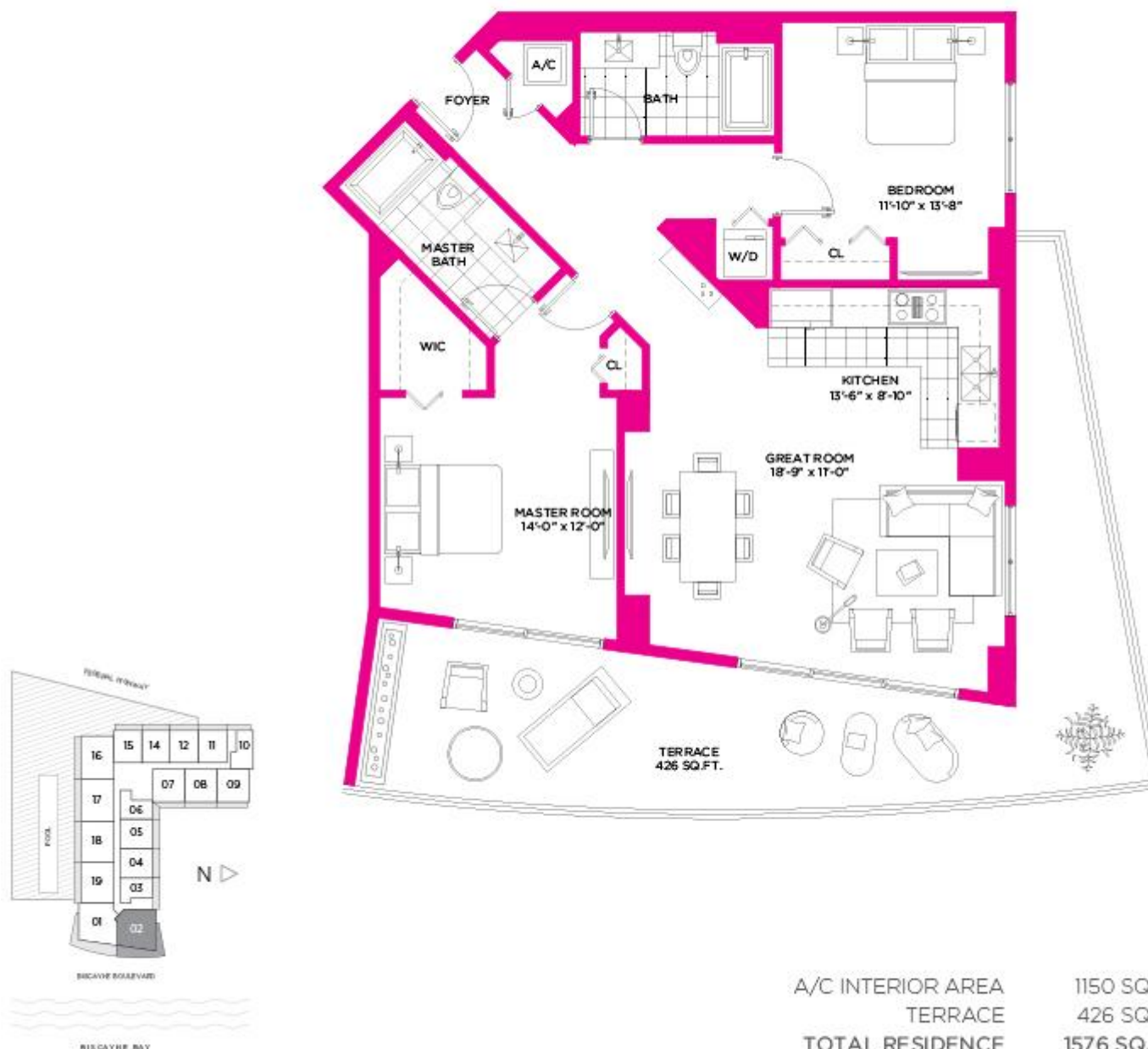


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# RESIDENCE 02

## 2 BEDROOMS / 2 BATHS

RESIDENCE 02 / FLOORS 3 TO 11



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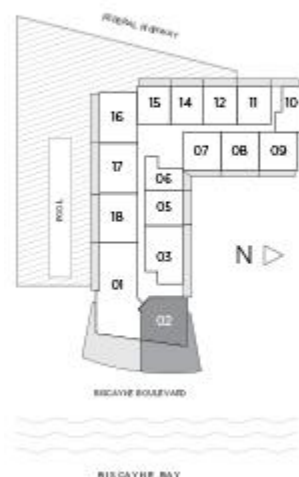
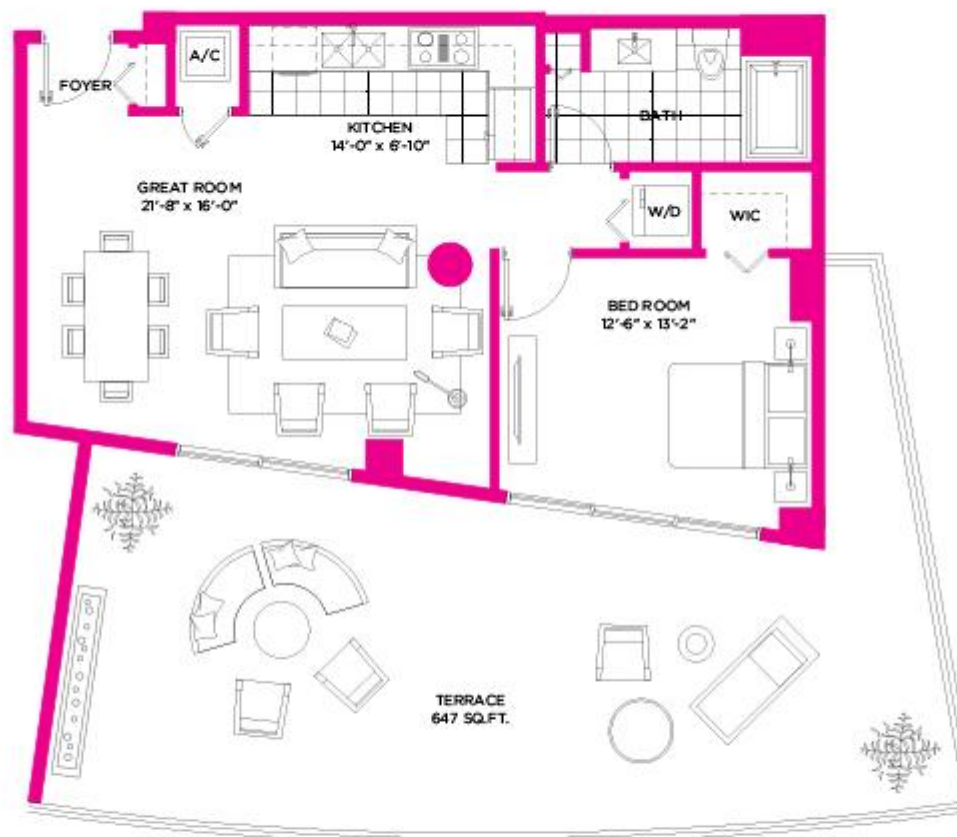


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# RESIDENCE 02

1 BEDROOM / 1 BATH

RESIDENCE 02 / FLOOR 12



A/C INTERIOR AREA	800 SQ.FT.	74.32 SQ.M.
TERRACE	647 SQ.FT.	60.10 SQ.M.
<b>TOTAL RESIDENCE</b>	<b>1447 SQ.FT.</b>	<b>134.43 SQ.M.</b>

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# RESIDENCE 02

## 2 BEDROOMS / 2 BATHS

RESIDENCE 02 / FLOOR 14



A/C INTERIOR AREA	1396 SQ.FT.	129.69 SQ.M.
TERRACE	498 SQ.FT.	46.26 SQ.M.
<b>TOTAL RESIDENCE</b>	<b>1894 SQ.FT.</b>	<b>175.95 SQ.M.</b>

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# RESIDENCE 02

## 3 BEDROOMS / 2 BATHS

RESIDENCE 02 / FLOOR 15 TO 16



A/C INTERIOR AREA	1782 SQ.FT.	165.55 SQ.M.
TERRACE	851 SQ.FT.	79.06 SQ.M.
<b>TOTAL RESIDENCE</b>	<b>2633 SQ.FT.</b>	<b>244.61 SQ.M.</b>

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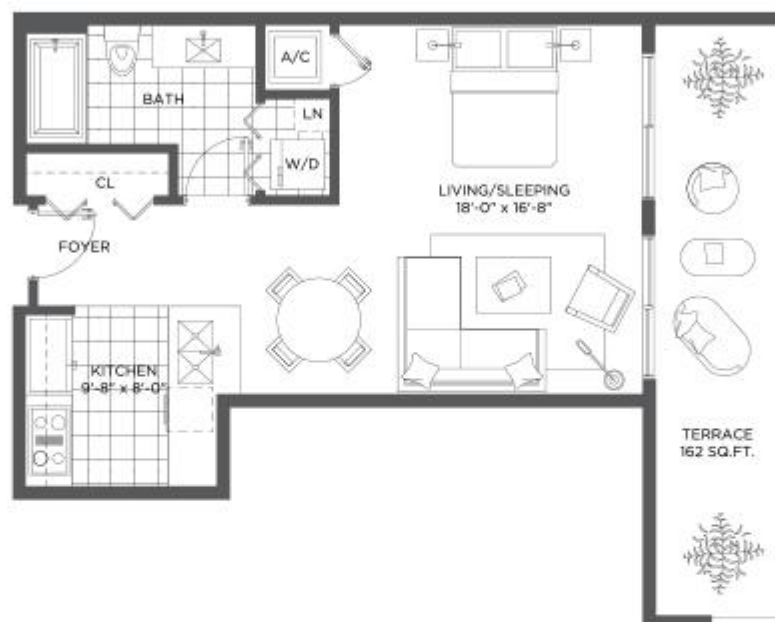




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# RESIDENCE 03 STUDIO

RESIDENCE 03 / FLOORS 7 TO 11



A/C INTERIOR AREA	520 SQ.FT.	48.30 SQ.M.
TERRACE	162 SQ.FT.	15.05 SQ.M.
<b>TOTAL RESIDENCE</b>	<b>682 SQ.FT.</b>	<b>63.35 SQ.M.</b>

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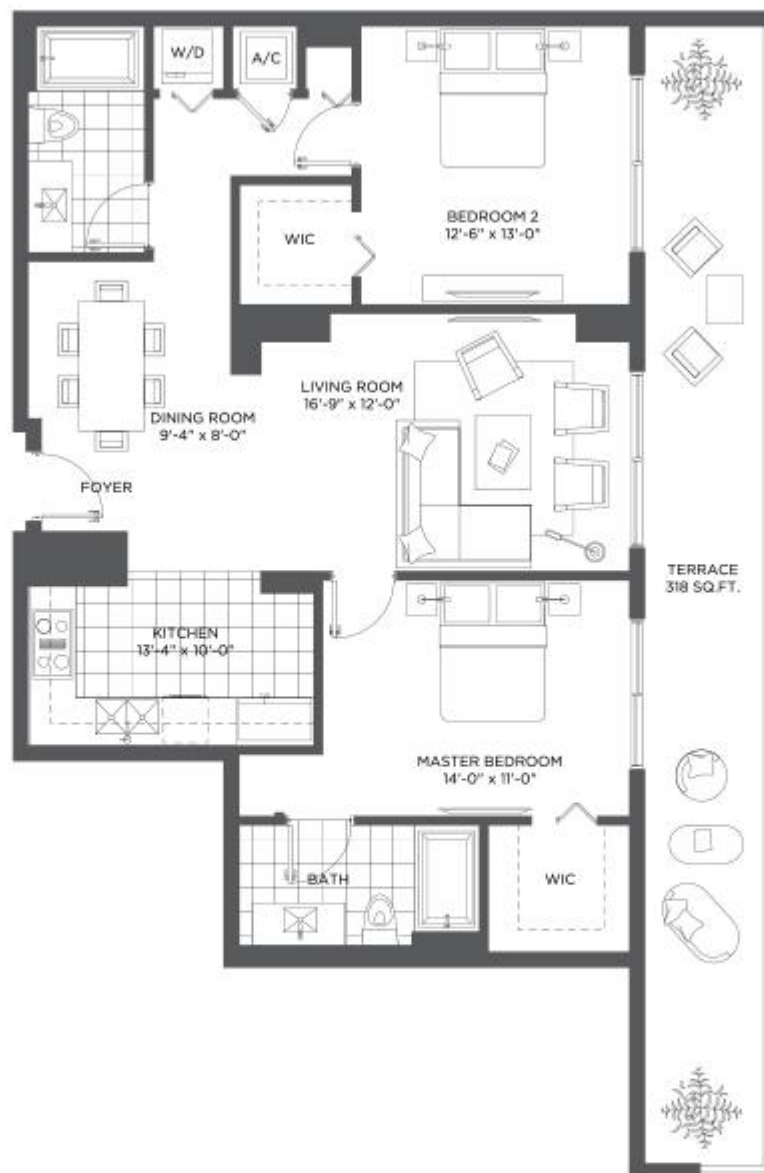


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# RESIDENCE 03

## 2 BEDROOMS / 2 BATHS

RESIDENCE 03 / FLOOR 12



A/C INTERIOR AREA	1130 SQ.FT.	104.98 SQ.M.
TERRACE	318 SQ.FT.	29.54 SQ.M.
<b>TOTAL RESIDENCE</b>	<b>1448 SQ.FT.</b>	<b>134.52 SQ.M.</b>

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# RESIDENCE 04, 05, 19

1 BEDROOM / 1 BATH + DEN

RESIDENCES 04, 05 / FLOORS 7 TO 14

RESIDENCE 19 / FLOOR 7



A/C INTERIOR AREA	740 SQ.FT.	68.74 SQ.M.
TERRACE	156 SQ.FT.	14.49 SQ.M.
<b>TOTAL RESIDENCE</b>	<b>896 SQ.FT.</b>	<b>83.24 SQ.M.</b>

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# RESIDENCE 05

## 2 BEDROOMS / 2 BATHS

RESIDENCE 05 / FLOORS 15 TO 16



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# RESIDENCE 06

## STUDIO

RESIDENCE 06 / FLOORS 7 TO 14



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A/C INTERIOR AREA	540 SQ.FT.	50.16 SQ.M.
TERRACE	72 SQ.FT.	6.68 SQ.M.
<b>TOTAL RESIDENCE</b>	<b>612 SQ.FT.</b>	<b>56.85 SQ.M.</b>

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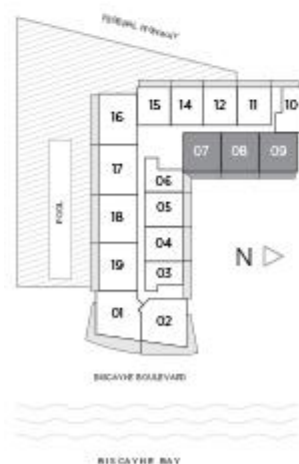
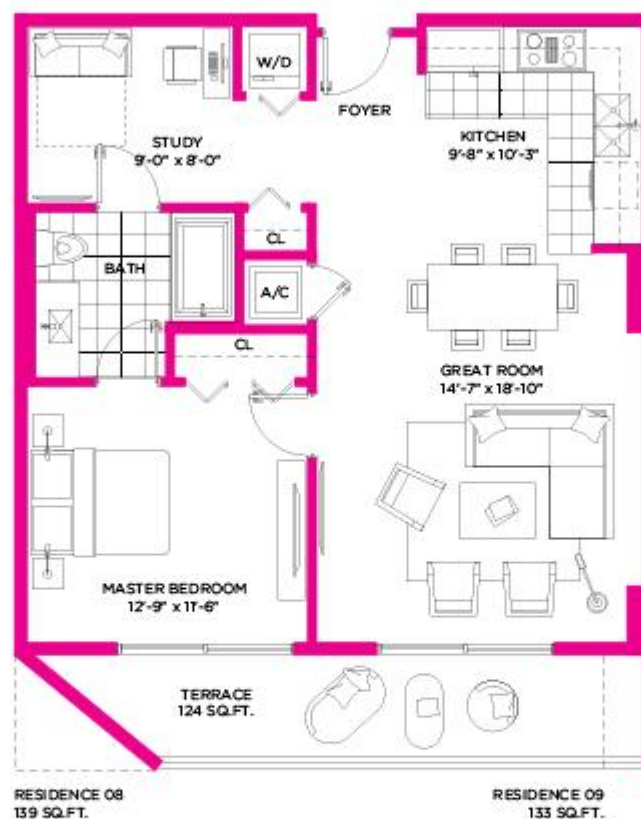
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# RESIDENCE 07, 08, 09

1 BEDROOM / 1 BATH + DEN

RESIDENCE 07 / FLOORS 7 TO 15

RESIDENCES 08, 09 / FLOORS 5 TO 15



A/C INTERIOR AREA	790 SQ.FT.	73.39 SQ.M.
TERRACE	124 SQ.FT.	11.52 SQ.M.
<b>TOTAL RESIDENCE</b>	<b>914 SQ.FT.</b>	<b>84.91 SQ.M.</b>

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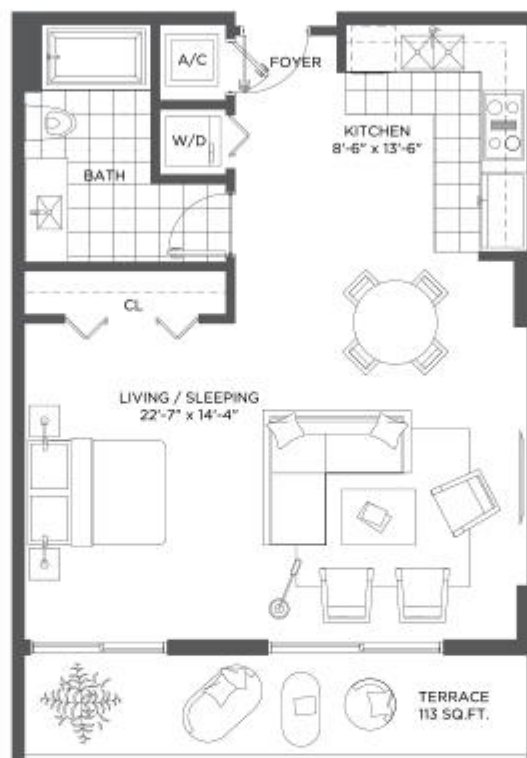
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# RESIDENCE 07 STUDIO

RESIDENCE 07 / FLOORS 5 TO 6



A/C INTERIOR AREA	620 SQ.FT.	57.59 SQ.M.
TERRACE	113 SQ.FT.	10.498 SQ.M.
<b>TOTAL RESIDENCE</b>	<b>733 SQ.FT.</b>	<b>68.09 SQ.M.</b>

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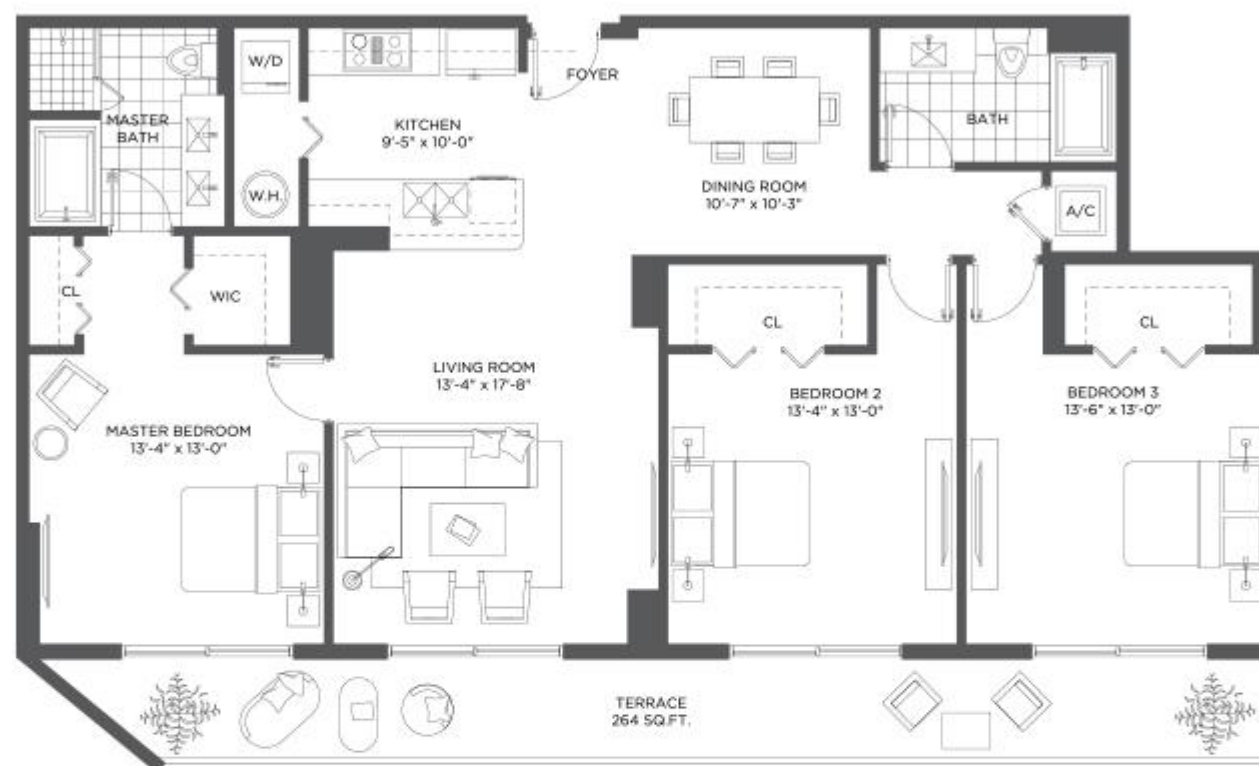


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# RESIDENCE 07

## 3 BEDROOMS / 2 BATHS

RESIDENCE 07 / FLOOR 16



A/C INTERIOR AREA	1520 SQ.FT.	141.21 SQ.M.
TERRACE	264 SQ.FT.	24.52 SQ.M.
<b>TOTAL RESIDENCE</b>	<b>1784 SQ.FT.</b>	<b>165.73 SQ.M.</b>

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# RESIDENCE 09

## 2 BEDROOMS / 2 BATHS

RESIDENCE 09 / FLOOR 16



A/C INTERIOR AREA	1430 SQ.FT.	132.85 SQ.M.
TERRACE	241 SQ.FT.	22.38 SQ.M.
<b>TOTAL RESIDENCE</b>	<b>1671 SQ.FT.</b>	<b>155.24 SQ.M.</b>

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# RESIDENCE 10 STUDIO

RESIDENCE 10 / FLOORS 5 TO 15



A/C INTERIOR AREA	530 SQ.FT.	49.23 SQ.M.
TERRACE	108 SQ.FT.	10.03 SQ.M.
<b>TOTAL RESIDENCE</b>	<b>638 SQ.FT.</b>	<b>59.27 SQ.M.</b>

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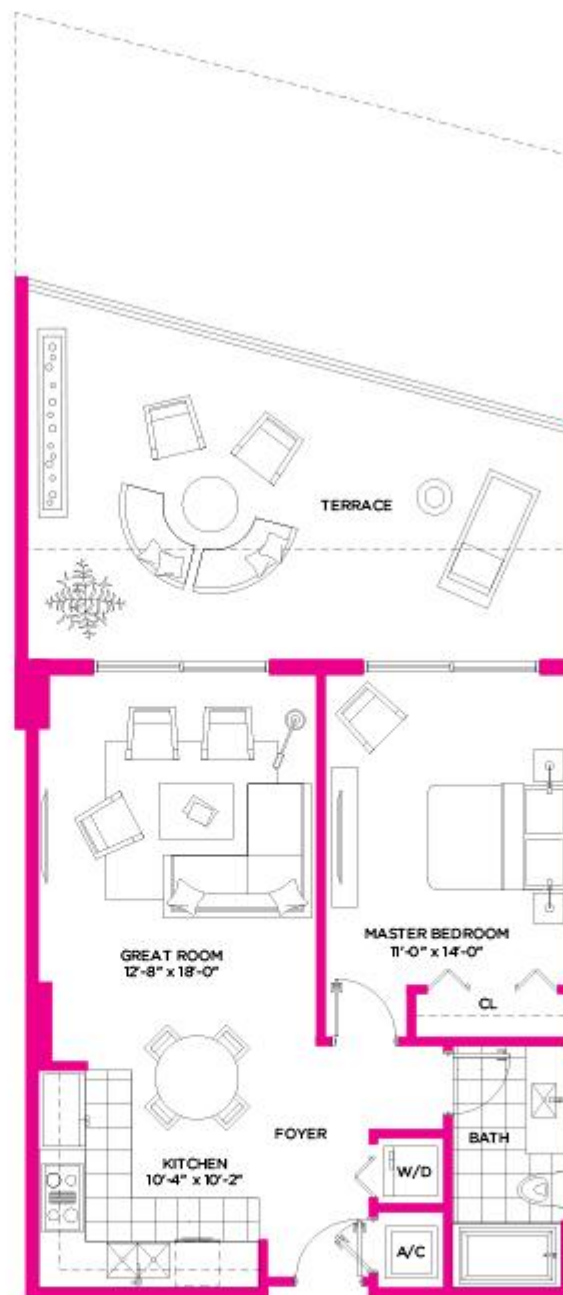


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# RESIDENCE 11, 12, 15

## 1 BEDROOM / 1 BATH

RESIDENCE 11 / FLOORS 5 TO 16  
RESIDENCE 12 / FLOORS 6 TO 16  
RESIDENCE 15 / FLOORS 8 TO 16



RESIDENCE 15 / FLOOR 7  
634 SQ.FT.

RESIDENCE 12 / FLOOR 5  
340 SQ.FT.

RESIDENCE 11  
122 SQ.FT.

A/C INTERIOR AREA	700 SQ.FT.	65.03 SQ.M.
TERRACE	340 SQ.FT.	31.58 SQ.M.
<b>TOTAL RESIDENCE</b>	<b>1040 SQ.FT.</b>	<b>96.61 SQ.M.</b>

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is + or - 1,305 sq. ft. for units 01. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



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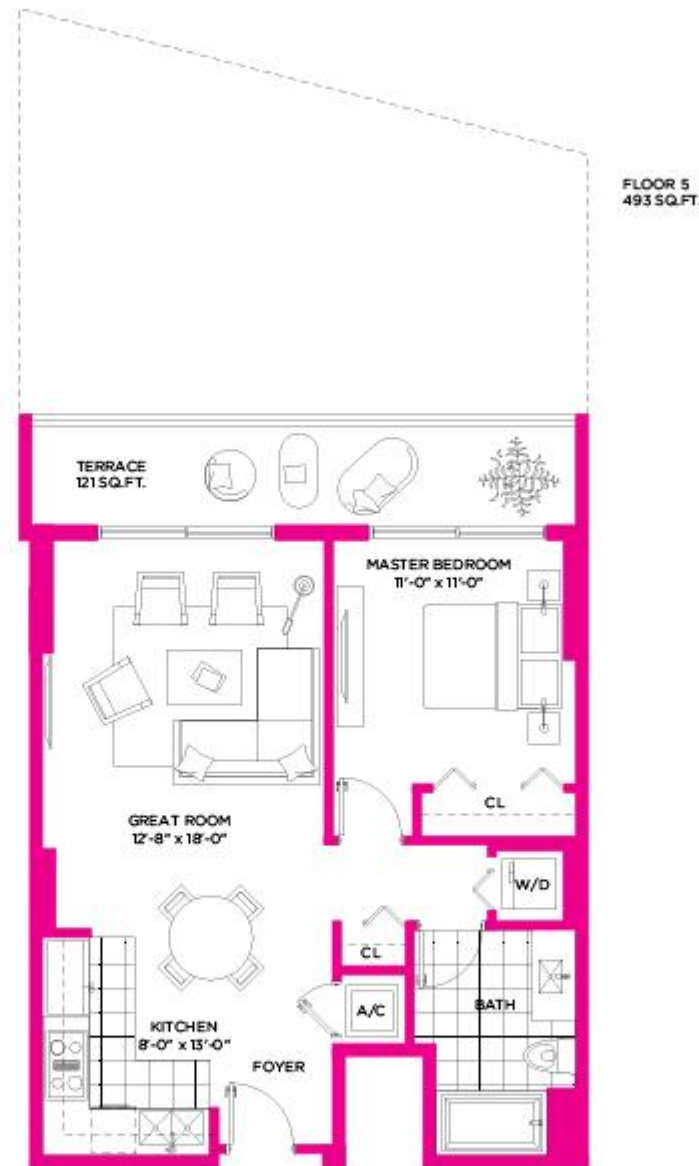
# RESIDENCE 14

## 1 BEDROOM / 1 BATH

RESIDENCE 14 / FLOORS 5 TO 16



BALTUSHOUSE



A/C INTERIOR AREA	680 SQ.FT.	63.17 SQ.M.
TERRACE	121 SQ.FT.	11.24 SQ.M.
<b>TOTAL RESIDENCE</b>	<b>801 SQ.FT.</b>	<b>74.41 SQ.M.</b>

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is + or - 1,305 sq. ft. for units 01. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



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# RESIDENCE 16, 17

## 2 BEDROOMS / 2 BATHS

RESIDENCES 16, 17 / FLOORS 8 TO 16



A/C INTERIOR AREA	1060 SQ.FT.	98.47 SQ.M.
TERRACE	222 SQ.FT.	20.62 SQ.M.
<b>TOTAL RESIDENCE</b>	<b>1282 SQ.FT.</b>	<b>119.10 SQ.M.</b>

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# RESIDENCE 18, 19

## 2 BEDROOMS / 2 BATHS

RESIDENCE 18 / FLOORS 8 TO 16  
RESIDENCE 19 / FLOORS 8 TO 11



BALTUSHOUSE



A/C INTERIOR AREA	1020 SQ.FT.	94.76 SQ.M.
TERRACE	213 SQ.FT.	19.78 SQ.M.
<b>TOTAL RESIDENCE</b>	<b>1233 SQ.FT.</b>	<b>114.54 SQ.M.</b>

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is + or - 1,305 sq. ft. for units 01. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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. UNITS IN THIS CONDOMINIUM ARE SUBJECT TO TIMESHARE ESTATES. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

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Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate, will vary with specific unit type, and may vary with actual construction.

Additionally, measurements of rooms set forth on any floor plan are nominal and generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Unit orientation and windows (including number, size, orientation and awnings), balcony/lanais (including configuration, size and railing/balustrade), structure and mechanical chases may vary. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion and without notice. All drawings are conceptual renderings and the Developer expressly reserves the right to make modifications. Actual views may vary and cannot be guaranteed. Views shown cannot be relied upon as the actual view from any particular unit within the condominium. Improvements, landscaping and amenities depicted may not exist. Photographs may be stock photography used to depict suggested lifestyles rather than any that may exist. Prices, plans, architectural interpretations and specifications are subject to change without notice.