



THE OCEANA RESIDENCES
Bal Harbour



OCEANA
BAL HARBOUR

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Eduardo Costantini
Chairman of Consultatio

ARTFUL LUXURY

Dear Future Resident,

As a developer, I visualize two different kinds of spaces – the physical and the creative. It is through this two-sided perception that projects are born. And it is because of this thinking that Oceana Bal Harbour is destined to become a unique habitat. As a result of a comprehensive approach that integrates urbanism, landscape, architecture, interior design, art, and amenities, and their resulting synergies, Oceana Bal Harbour has been created to be truly exceptional and nearly impossible to replicate.

The beauty of the building, layout of units, exposure to the ocean and bay, high-quality detailing throughout, landscape aesthetics, and significant artistic masterpieces all define a way of life that is unquestionably based in perfection.

Such distinctive characteristics inspired us to crown Oceana Bal Harbour with two truly superlative sculptures from renowned artist Jeff Koons. *Pluto & Proserpina* as well as *Ballerina* symbolize an innovative transition from historical views to a future-oriented vision that draws from traditional subject matter and re-imagines it in captivating examples of the post-contemporary art movement. This entire creative process is driven by a desire to provide fullness and enjoyment for all who encounter Oceana Bal Harbour and it is our hope you will take pleasure in this special destination for many years to come.

Sincerely,
Eduardo Constantini

A handwritten signature in dark ink, appearing to read 'E. Constantini', written in a cursive, flowing style.

A NEW MASTERPIECE

Live the Oceana Residences Experience

Like great landscapes by the masters, Oceana Bal Harbour grants new perspective on an inspiring way of life.

From sunrise to sunset, the vision here changes - capturing gentle blue ocean reflections, golden rays of sun, vibrant culture, and the soft pastels of early evening.

Complete flow-through layouts ensure you never miss a moment of all the beauty that surrounds you. Social gatherings and evenings at home become unforgettable

occasions with large terraces that act as outdoor living rooms. Stunning art installations commissioned by a world-renowned artist highlight the impressive architecture of a five-story, ocean-view center breezeway.

The latest creations from Paris, Milan, and New York grace designer shops and boutiques just steps from your front door. Never before has luxury beachfront living been so utterly picture perfect.

YOUR ISLAND YOUR HOME YOUR WORK OF ART

Where Expression Meets Exquisite

It takes only a glimpse to realize that Oceana Bal Harbour is a one-of-a-kind original. Shimmering glass walls and balconies act as mirrors - blending seamlessly with the Atlantic Ocean, Biscayne Bay, and the swaying palms of Florida's paradise. Just inside the main entrance, the art of sculptor, Jeff Koons, captivates with *Pluto and Proserpina* and its appearance of liquid gold. Breathtaking floor-to-ceiling windows and extra-deep balconies frame a world

of natural perfection: manicured park spaces, idyllic marinas, picturesque sidewalk cafes, chic shops, and some of South Florida's most gorgeous beaches. Filled with attention to detail and yet remarkably understated, Oceana Bal Harbour is your canvas... it is luxury designed just for you.





BAL HARBOUR



KEY BISCAYNE

SOUTH FLORIDA'S MOST PRESTIGIOUS ADDRESS

The Ultimate Location

Set on the site of the former Bal Harbour Beach Club, Oceana Bal Harbour will soon be the pinnacle destination for contemporary luxury living. This was the only remaining development site in Bal Harbour, and in this case, the best was most definitely saved for last.



BAL HARBOUR



Fashion luxury

Those fortunate enough to call Oceana Bal Harbour home will find themselves immersed in the full luxuries of the chic Bal Harbour lifestyle... A world of swaying palms and pristine white-sand beaches; high fashion from brands like Chanel, Versace, Dolce & Gabbana, Alexander McQueen, and Brioni; and relaxing days and evenings strolling along cafés and sidewalk bistros and sampling the offerings of the area's most well-known chefs.





A MASTERFUL SETTING

Less than a mile from Bal Harbour Shops, directly on Bal Harbour beach, and just moments from Haulover Park and the inlet, life here is a 360-degree panorama of carefree glamour.



A WELL DESIGNED LIFE

...without boundaries.

The most prized pieces of art are always inspired by rare items and experiences. Oceana Bal Harbour is no exception.

Beach spaces offer seamless connection between indoor and outdoor pursuits with two championship clay tennis courts; a cabana grill with fresh local cuisine; separate oceanside pools for laps and recreation; a professional spa and tranquility center with seaside treatment cabanas, meditation, and yoga classes; and a children's center to delight and enrich young minds.

A PRIVILEGED
PLACE TO
CALL HOME



YOUR RESIDENCE. YOUR REFLECTION.

An opportunity to possess paradise

Generation after generation, the denizens of style flock to Bal Harbour. Oceana Bal Harbour was created to both honor the tradition of this village by the sea, and also redefine luxury for decades more to come. Your home here will be the only place in the world that so flawlessly epitomizes the South Florida experience.

Beautiful, expansive beaches, featuring sumptuous landscaping surrounding its borders resembles an image from a vintage postcard. Residences go beyond spacious; they flow

through the width of the building to embrace both sunrise and sunset and fill your home with tranquil ocean breezes. Artistry extends to gourmet exhibition kitchens, spa-like bathrooms, lofty 10-foot ceilings, herringbone hardwood flooring, and a gallery-like openness to feature your favorite furnishings and personal expressions.





A WINDOW INTO INSPIRATION

There are few words that can articulate the beauty one knows when witnessing art that is full of meaning. It is like an instant connection between expression and one's soul.

Oceana Bal Harbour has been curated to be both museum to important art pieces and a palette from which you may create your own experience of luxury.

Never tiring, always inspiring from the moment you arrive, your beach-front residence awaits with the ever-changing rhythms and moods of ocean air. So much more than pied à terre or home, we invite you to experience what it means to live the Oceana lifestyle.











THE ART
OF FINE LIVING





Pluto and Proserpina (work in progress)

Destination: Oceana Bal Harbour
Mirror-polished stainless steel with transparent
color coating and live flowering plants
129 x 70 x 53 inches (327.7 x 177.8 x 134.6 cm)
Edition 1 of 3







Ballerina (Seated) (work in progress)

Destination: Oceana Bal Harbour
Mirror-polished high chromium stainless
steel with transparent color coating
83 x 77 5/8 x 42 13/16 inches
(210.82 x 197.21 x 106.68 cm)
Edition 2 of 3





AMENITIES

Masterful Living in Every Moment

A place to impress... expansive green lawns that stretch all the way to the sand... a gracious staff that attends to your every need... these are but a few of the features that make your Oceana lifestyle unique.



TRANSCEND THE EXPECTED

The Oceana Bal Harbour Experience

Does art create inspiration, or does inspiration create art? At Oceana, you will have every opportunity to explore the depths of this question. We have taken care of every single detail so all that is left is you and a perfect place to make your dreams reality.

BLISS EXISTS HERE

Highlighted features

- Large relaxation pool
- Olympic-style lap pool
- Two oceanfront Jetted Spas
- Full poolside restaurant (Bar & Grill) with outdoor café
- Fitness center with ocean view
- Yoga/meditation/pilates area
- Two tennis courts
- World-class spa
- Private lockers and changing rooms
- Grand salon for entertainment events
- Chef's kitchen & bar within salon
- Private climate control wine locker
- Business center/Meeting room
- Library with lounge and private area
- Billiards & Ping Pong recreational area
- Multi-purpose kids activity room
- Private cinema / Media room
- Valet parking with two levels of underground parking
- Private storage & bicycle area
- Beach and pool side services





EXCEEDING YOUR
IMAGINATION
AND NEEDS

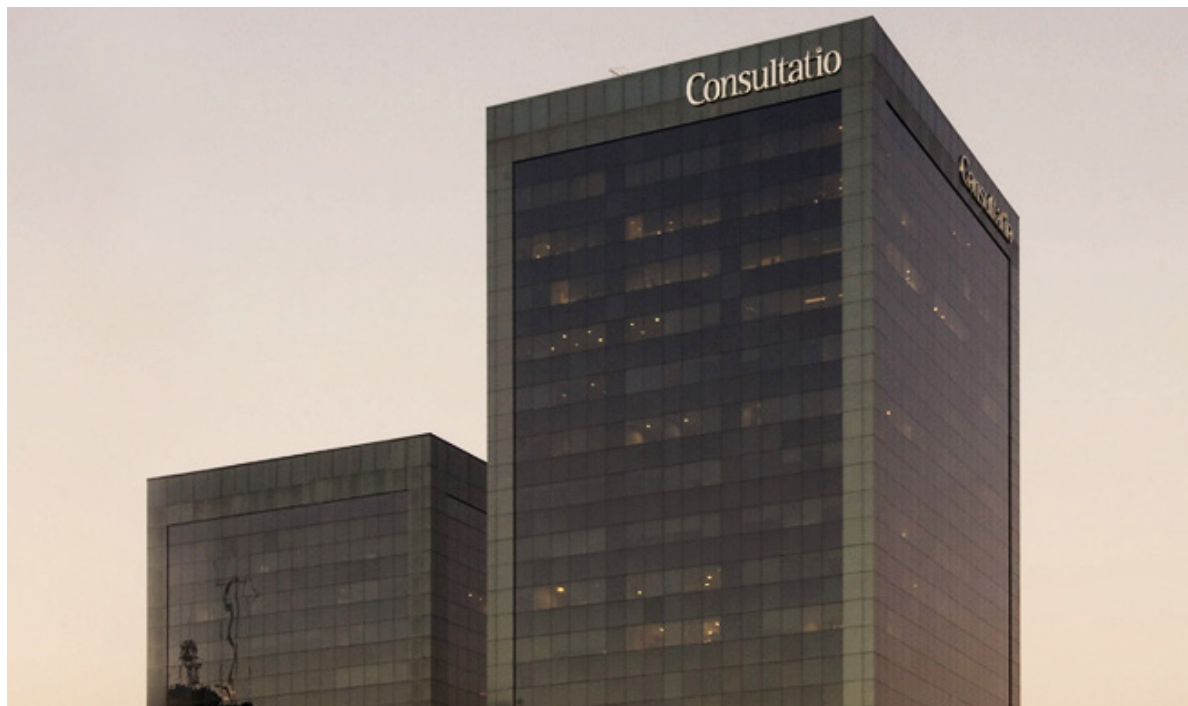




ELEGANT
LOBBY







CONSULTATIO



The Developer

Eduardo Costantini, a native Buenos Aires resident earned a masters degree in economics in the UK. In 1975 he established the successful brokerage house, Consultatio Bursatil. In the mid 1990's he ventured into the real estate market and has since been responsible for some of the most prominent developments in Argentina including the master planned community of Nordelta, Grand Bourg Residences and the

Consultatio twin towers in Catalinas Norte office park in Buenos Aires.

Costantini is also a keen art collector. In 1995 he created the Eduardo F. Costantini Foundation and in 2001, he opened the Malba- Coleccion Costantini, the Latin American Art Museum of Buenos Aires. He is a member of the International Advisory Board of the Museum of Modern Art, MoMA, N.Y.

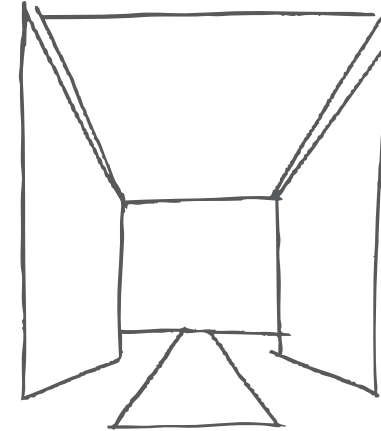
*Catalinas
Grand Bourg
Nordelta*

ARQUITECTONICA



The Architect

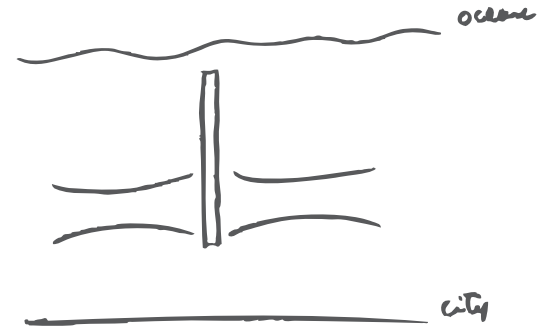
Bernardo Fort-Brescia, a founding member of Arquitectonica, studied architecture and urban planning at Princeton University and received a Master of Architecture from Harvard University where he later taught. He has been Fellow of the American Institute of Architects since 1992 and is a recipient of the American Institute of Architect's Honor for Design Award and the Silver Medal for Design Excellence. Bernardo is designing prominent buildings in New York, Chicago, Atlanta, Miami, Las Vegas, Los Angeles, San Francisco, Paris, Madrid, Milan, Dubai, Abu Dhabi, Singapore, Hong Kong, Shanghai, New Delhi, and Buenos Aires.



Window to the horizon
Ventana al horizonte



Bridge between two curves.
Puente entre dos curvas.



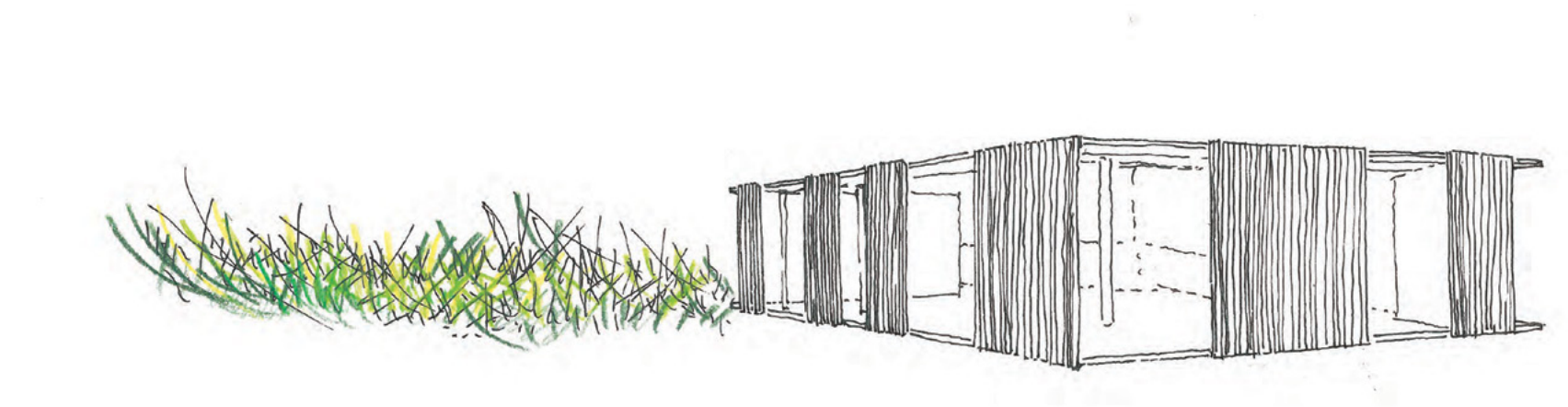
City and ocean linked
Conexión entre la ciudad y el mar

PIERO LISSONI

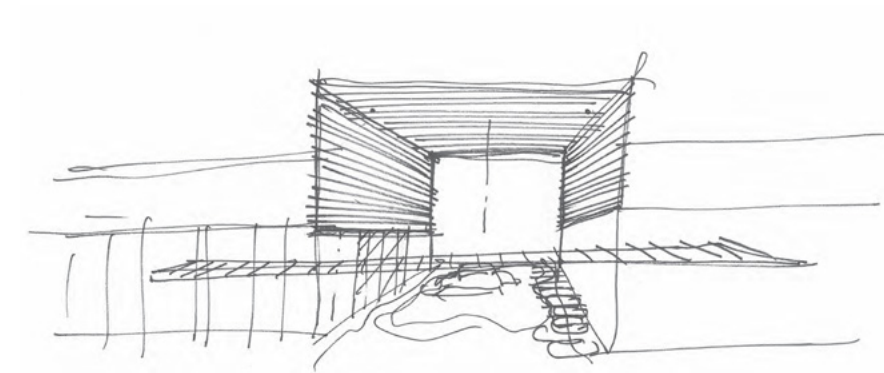


Interior Design

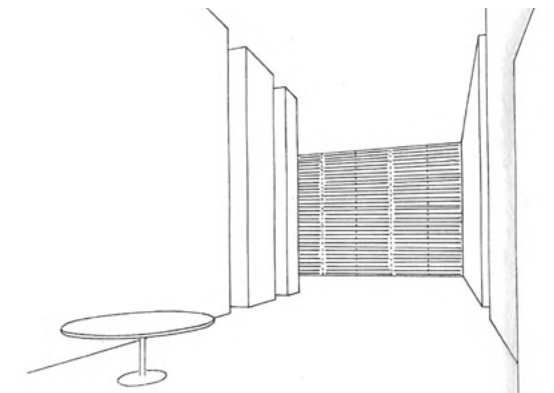
Piero Lissoni is a world renowned Italian architect and designer. Lissoni Associati studio (1986) initiated a lifelong collaboration with the world's most notable design companies including Pierantonio Bonacina, Poltrona Frau, Swarovski, Cassina and Kartell to name a few. Some of his notable works include the interior design of the Mamilla Hotel, Jurasalem; Teatro Nazionale, Milan and numerous luxurious hotels and residences throughout the world.



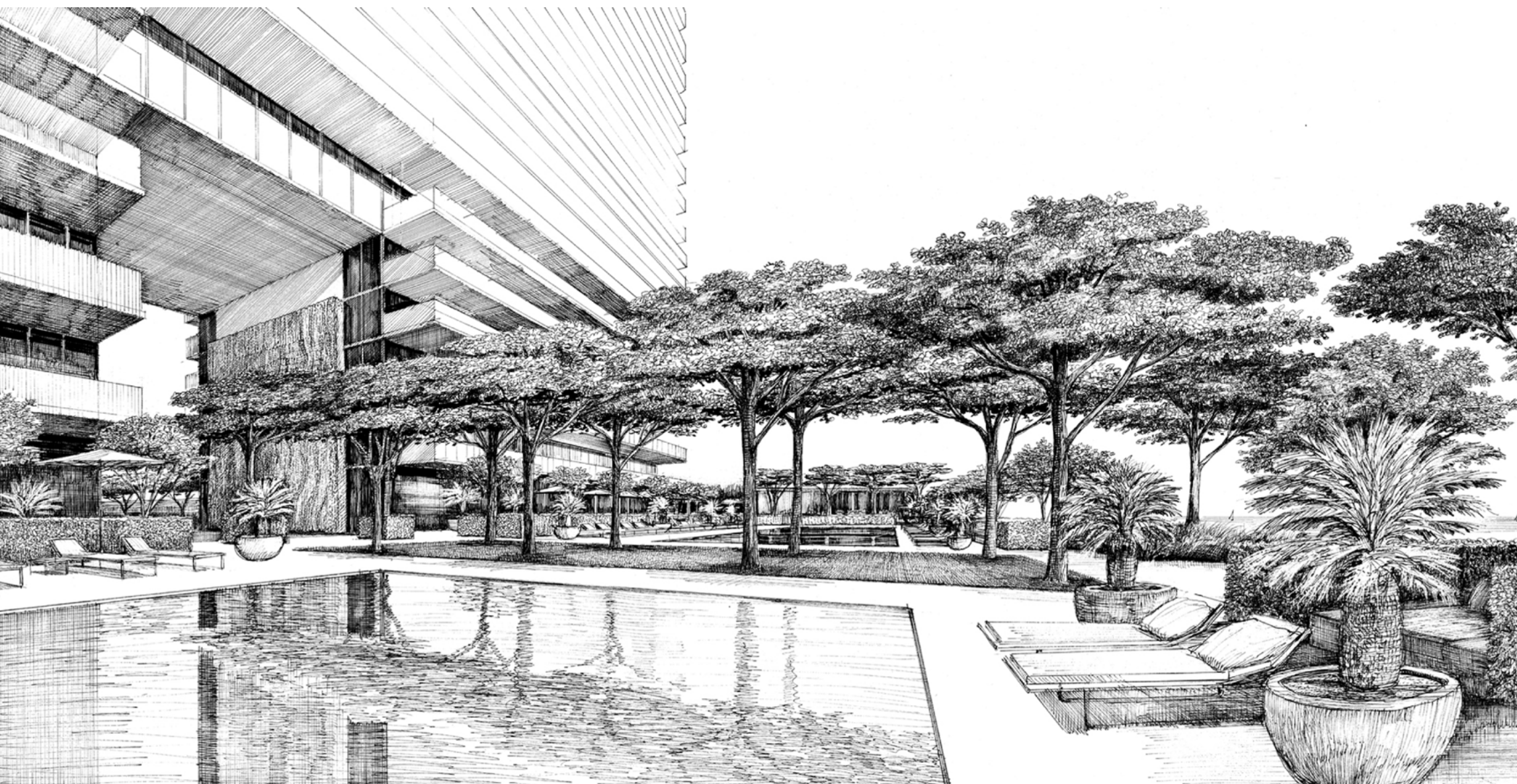
Restaurant Pavilion



Breezeway



Lobby



Pool Gardens

ENZO ENEA



Landscaping

Enzo Enea's landscape architecture provides creative landscape designs that seek to improve people's quality of life. The strength and philosophy of Enea is in the overall execution and implementation of challenging projects; his work can be found in residences, hotels, and public spaces throughout the world.

Enzo Enea designed and built the Tree Museum outside of Zurich, Switzerland showcasing an incredible selection of over 2,000 different species of trees from around the world, which he personally curated over the past 17 years.

Call 1.305.998.9922
To reserve your unit



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