

ORIGIN  
RESIDENCES  
Bay Harbor

A wide-angle photograph of a sunset over the ocean. The sun is low on the horizon, creating a bright, golden glow that reflects on the water and illuminates the sky. The sky is filled with soft, wispy clouds, and the overall color palette is dominated by warm tones of orange, yellow, and light blue. The text is centered in the middle of the image.

WELCOME TO THE ORIGIN  
*of all that is to come.*

# AN EXQUISITE COLLECTION OF 27 WATERFRONT LIMITED EDITION LUXURY RESIDENCES

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Nestled on the western-most part of Bay Harbor Islands, this sanctuary boasts spectacular sunset views, peace, tranquility, and is close to everything.

This eight floor boutique building epitomizes island living in Miami.

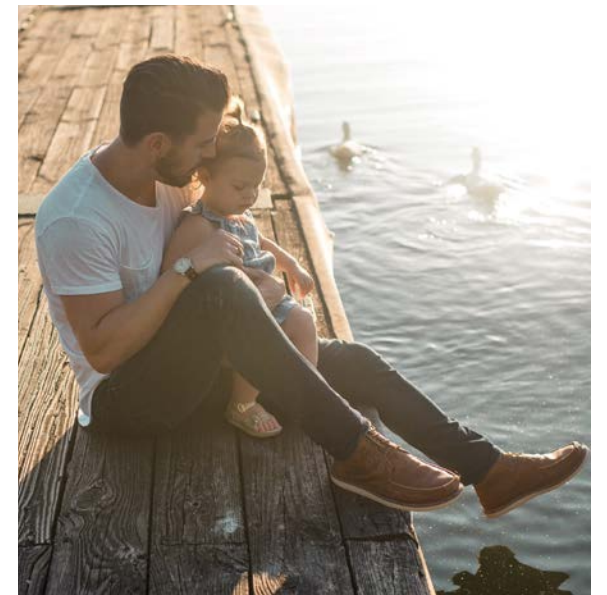






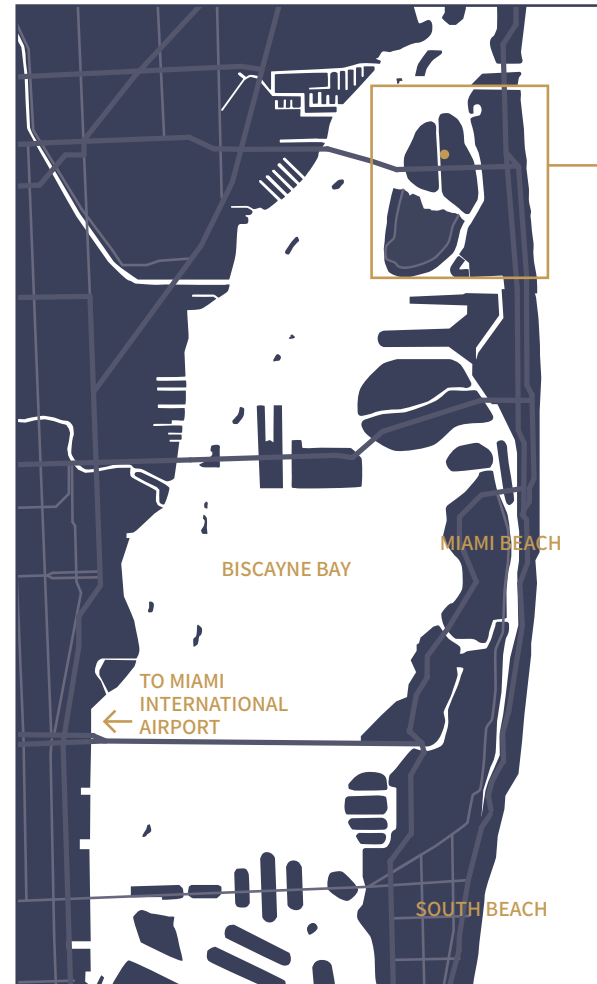
# BAY HARBOR

## THE ULTIMATE WATERFRONT LIFESTYLE



# POINTS OF INTEREST

- 1 / Bal Harbour Shops
- 2 / Rustiko
- 3 / Hillstone Restaurant
- 4 / Makoto
- 5 / Le Zoo
- 6 / Cafe on 3
- 7 / Atlantiko
- 8 / BH Burger Bar
- 9 / Balmoral Restaurant
- 10 / King David Cuisine
- 11 / Artisan Beach House
- 12 / Haulover Park
- 13 / The Ritz Carlton
- 14 / St Regis
- 15 / Pura Vida
- 16 / Meat Bar
- 17 / Foozo Artisan Pizza
- 18 / The Bistro
- 19 / The Palm Miami
- 20 / O'Lima Signature Cuisine
- 21 / Officer Scott Winters Park
- 22 / Bay Harbor Islands Branch Library
- 23 / Public School Ruth K,  
Broad Bay Harbor K-8
- 24 / Indian Creek Country Club
- 25 / FIU Biscayne Campus
- 26 / Oleta River State Park
- 27 / Whole Foods Market
- 28 / Church By de Sea
- 29 / Young Israel of Bal Harbour
- 30 / Bal Harbour Kollel
- 31 / The Shul



The image features a dark blue background with several thin, light-colored lines forming overlapping circles and arcs on the left side. A central text block is positioned within one of these circles. The text is in a white, serif font, arranged in three lines. A thin horizontal line extends from the left edge of the text block towards the center.

ARCHITECTURE  
AND DESIGN  
INSPIRATION





# CLASSIC ELEGANCE FOR MODERN LIVING

Large plans with flexible layouts and unit sizes make this the perfect design for today's family and world travelers alike.

With floor to ceiling windows, water views, and a contemporary aesthetic that evokes classic elegance, the building and the residences are sophisticated yet comfortable.



# RENEWING FLOW

An oasis of relaxing and replenishing energy that encompasses a thriving existence. Wood and stone create the perfect foundation along this environment. The combination of neutral tones is often used but it remains firm in its basic principles of sophistication and the simplicity of everyday life.



## APPLICATION

The delicate textures of the leaves are emulated through hand-blown glass sculptures that hang down as a chandelier over the lobby waiting area.



# TEXTURAL ENERGY

A diverse range of textures from carved wood and weathered timbers to honed stone surfaces, represent the diverse influences that have shaped the vibrant city. These materials bring a burst of energy — attracting the eyes to follow the movement of lines. We see upholstery and soft furnishing in forms of linen and plush velvet while woven rattan reference crisp, aesthetic of coastal towns with an elegant twist.



## APPLICATION

An interplay of visually arresting textures are introduced referencing a subdued interpretation of Miami style, with preference for organic neutrals over bold color. Textures come into play here — adding depth and richness to the overall tranquil palette.

# TROPICAL LUSH

The interior is a combination of natural shades with tropical motifs. Incorporating the local plants appeal to nature while connecting the indoor with the outdoor, makes the space come to life with freshness that allows for a more enjoyable experience. Large windows create a flow of a space from the interior to the exterior.

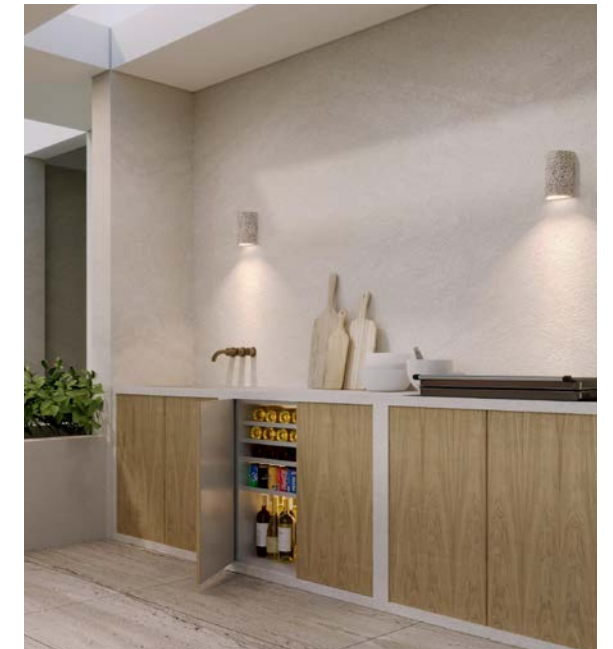


## APPLICATION

Introducing soft tones of green and plants invites nature indoors while the pattern of leaves are translated into textural surfaces on area rugs.

# BUILDING FEATURES

- / 27 Unique Residences / 7 Floors - ranging from 2 bedroom to 4 bedroom residences
- / Panoramic rooftop pool with poolside summer kitchens and bar
- / Gym with state-of-the-art equipment
- / Personalized services, 24 hour security and advanced technology
- / Designated self parking for all residences
- / EV charging stations
- / FTTH (Fiber to the Home) for video and high speed internet
- / Storage units conveniently located on every residential floor





LOBBY



LOBBY





CO WORKING



GYM

# ROOF TOP LEVEL





POOL DECK



POOL DECK



POOL DECK



POOL DECK



BAR



# ROOF LEVEL





SUMMER KITCHEN





SEATING AREA

DIVE INTO THE  
WATERFRONT  
LIVING WITH THE  
ACQUA CLUB AT  
ORIGIN



# PRIVATE MARINA PROPOSED

ORIGIN Residences is proposing to offer a Marina, pending city permitting and approvals. This will include the following features:

- / 8 Boat slips ranging from 25 to 40 feet
- / Direct Atlantic Ocean access through Haulover inlet as well as direct access to Miami and Fort Lauderdale Intracoastal Waterways
- / Private waterfront cabanas
- / Water sports launch dock for kayaks and paddle boards



# PET PARK

## FOR THE EXTENDED FAMILY



# WELCOME HOME

## RESIDENCES

2 Bedrooms / 2.5 Bath  
1,367 sq.ft.

2 Bedrooms + Den / 3.5 Bath  
From 1,302 to 1,582.25 sq.ft.

3 Bedrooms / 3.5 Bath  
From 1,491.75 to 1,549.50 sq.ft.

3 Bedrooms + Den / 4.5 Bath  
2,187.75 sq.ft.

4 Bedrooms / 4 Bath  
From 2,049.50 to 2,135 sq.ft.

## PH COLLECTION

3 Bedrooms + Den / 3.5 Bath  
From 1,563.25 to 1,582.25 sq.ft.

4 Bedrooms / 4.5 Bath  
2,200 sq.ft.

4 Bedrooms / 4.5 Bath  
(5th bedroom model available)  
2,328 sq.ft.





## RESIDENCE FEATURES

- / Floor-to-ceiling, impact-resistant sliding glass doors and windows
- / Energy - efficient air conditioning and heating system - Featuring Nest Thermostats
- / Expansive floor layouts with up to 9-foot grand ceiling heights
- / PH residences feature 11- foot ceilings
- / Fully-accessorized MiaCucina (Imported Italian) kitchens with top-of-the-line Wolfe & Sub-Zero appliances
- / Modern bathrooms with Italian marble and European cabinetry
- / Italian porcelain flooring throughout
- / Panoramic private balconies on every residence
- / Oversized walk-in closets
- / Spacious (fully built out) walk-in master closet
- / Front load full-size washer and dryer
- / FTTH (Fiber to the Home) for video and high-speed internet

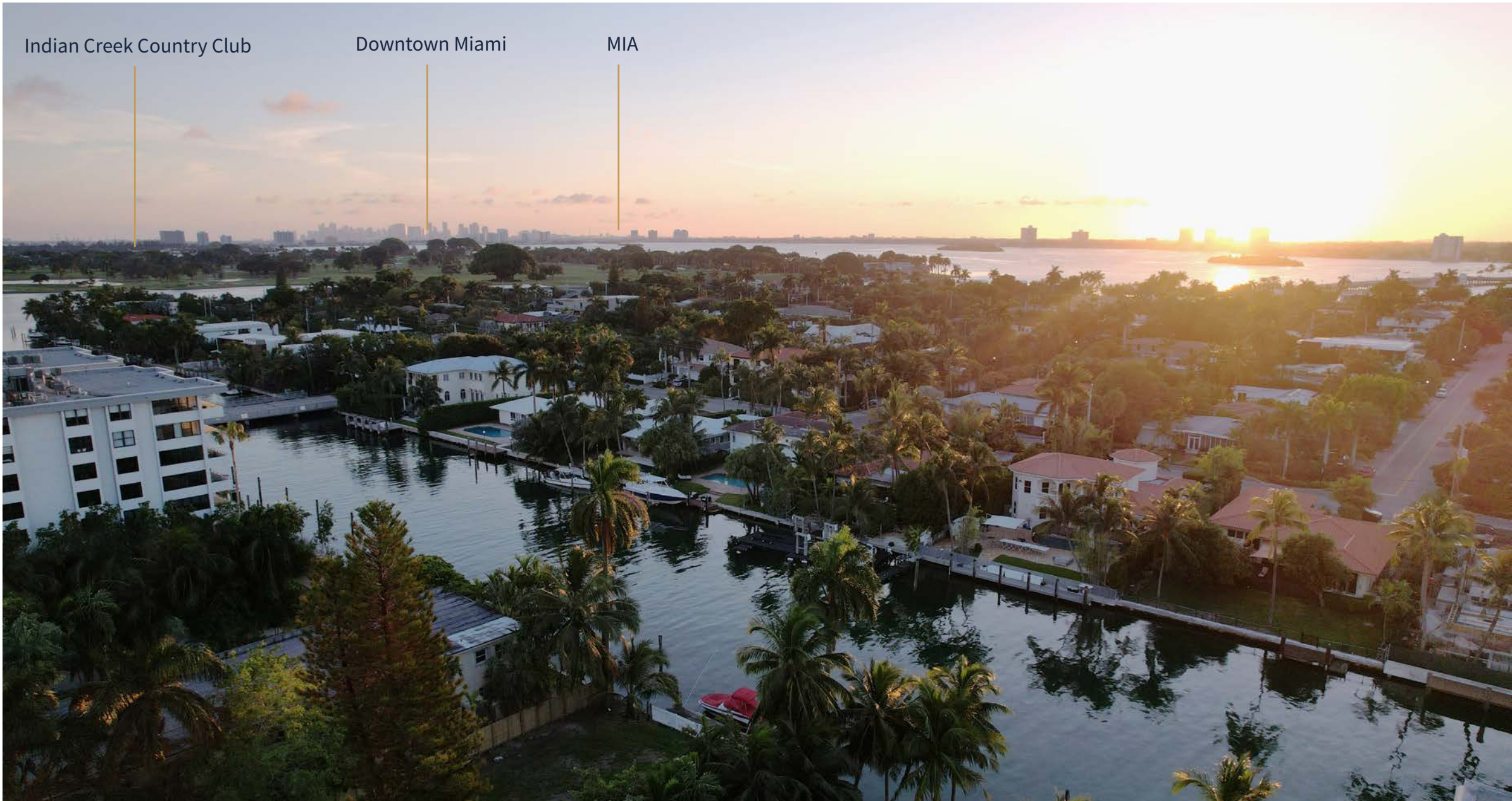


The image features a dark blue background with several thin, light-colored lines forming overlapping circles and arcs. A horizontal line extends from the left edge towards the center, ending at the word 'VIEWS'.

VIEWS



NW VIEW



SW VIEW



Sunny Isles

Bal Harbour Beaches

Bal Harbour Shops

St Regis Hotel

NE VIEW



SE VIEW

The image features a dark blue background with several overlapping, thin, light-colored circles on the left side. A horizontal line extends from the left edge towards the text. The text 'FLOOR PLANS' is centered within the large circle on the left.

FLOOR PLANS



## RESIDENCES

A collection of  
2, 3 and 4 bedroom  
residences

# 2 BEDROOM COLLECTION

## PH LEVEL 7

### UNIT 702

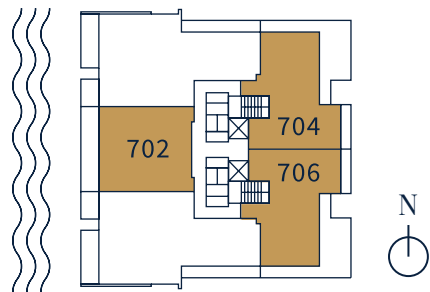
2 Bedroom + Den / 3.5 Bath  
1,867 sq.ft

### UNIT 704

2 Bedroom + Den / 3.5 Bath  
1,846 sq.ft

### UNIT 706

2 Bedroom + Den / 3.5 Bath  
1,846 sq.ft



## LEVEL 6

### UNIT 602

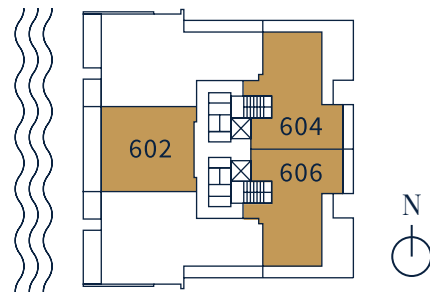
2 Bedroom + Den / 3.5 Bath  
1,870 sq.ft

### UNIT 604

2 Bedroom + Den / 3.5 Bath  
2,318 sq.ft

### UNIT 606

2 Bedroom + Den / 3.5 Bath  
2,318 sq.ft



## LEVEL 5

### UNIT 504

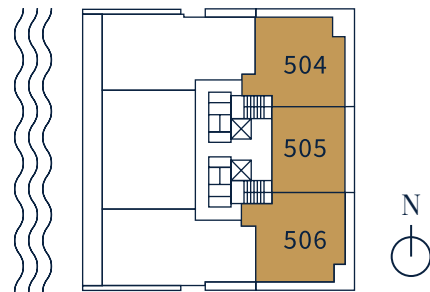
2 Bedroom / 2.5 Bath  
xxxxx sq.ft

### UNIT 505

2 Bedroom / 2.5 Bath  
1,450 sq.ft

### UNIT 506

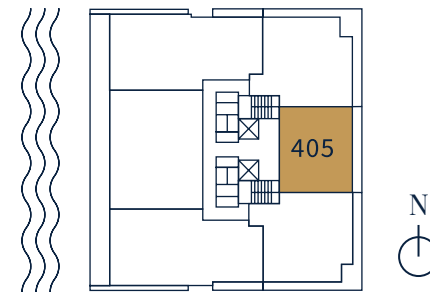
2 Bedroom / 2.5 Bath  
xxxxx sq.ft



## LEVEL 4

### UNIT 405

2 Bedroom + Den / 3.5 Bath  
1,867 sq.ft





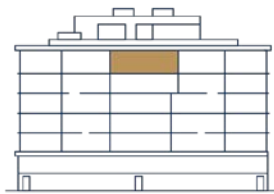
# PH LEVEL 7

## UNIT 702

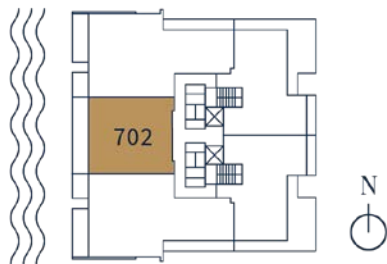
2 Bedroom + Den / 3.5 Bath

### AREA

Interior: 1,568 sq.ft  
Exterior: 301 sq.ft  
TOTAL: 1,867 sq.ft



WEST FACADE



# PH LEVEL 7

## UNIT 704

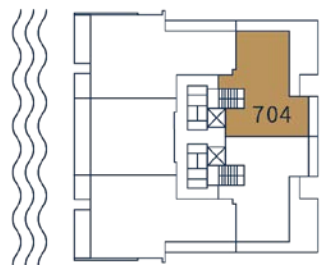
2 Bedroom + Den / 3.5 Bath

### AREA

Interior: 1,570 sq.ft  
Exterior: 376 sq.ft  
TOTAL: 1,846 sq.ft



EAST FACADE



# PH LEVEL 7

## UNIT 706

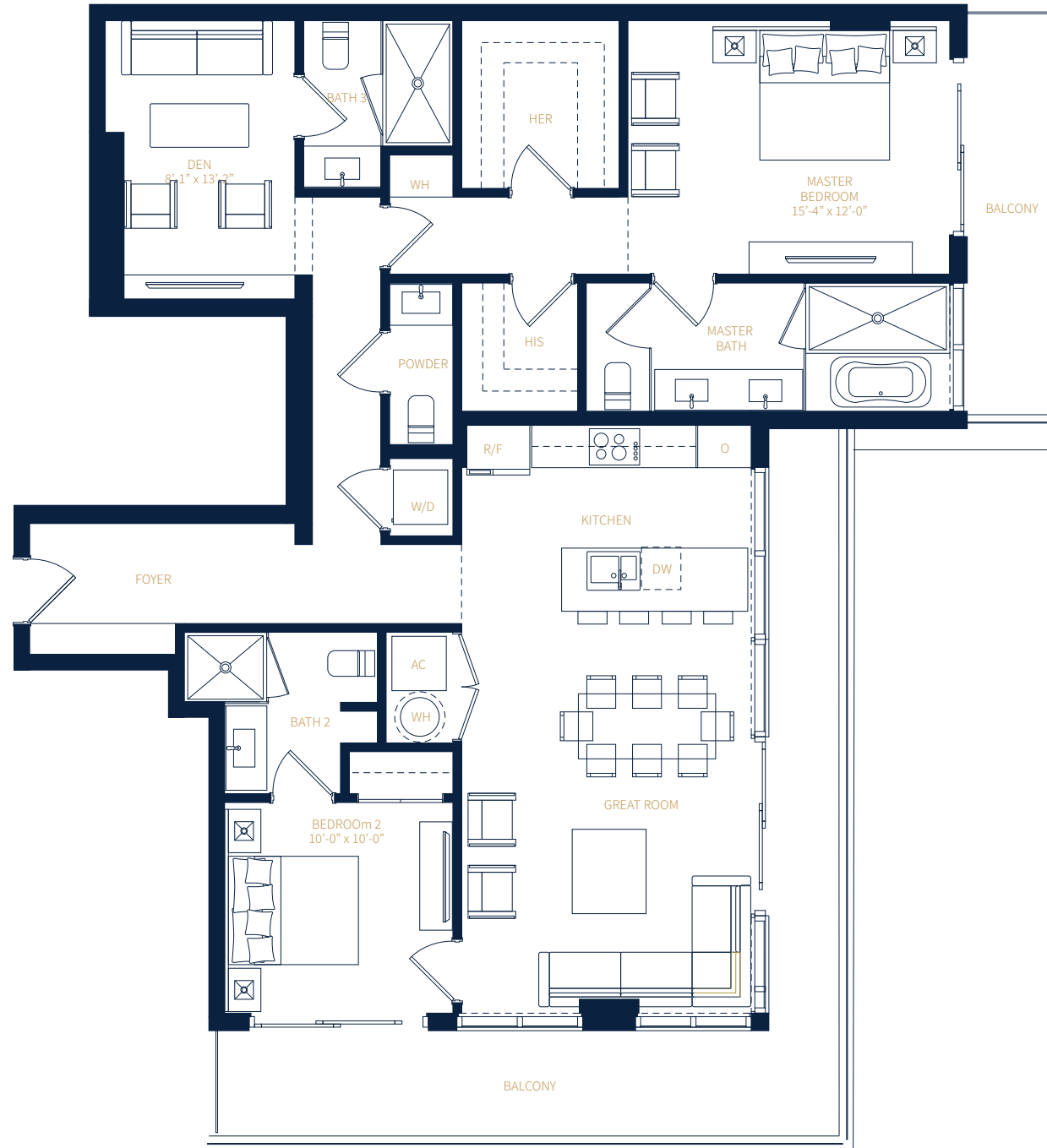
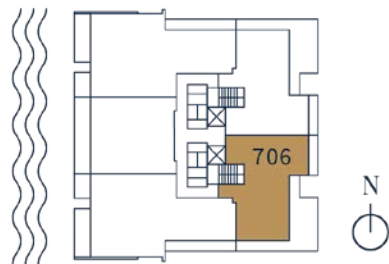
2 Bedroom + Den / 3.5 Bath

### AREA

Interior: 1,570 sq.ft  
Exterior: 376 sq.ft  
TOTAL: 1,846 sq.ft



EAST FACADE



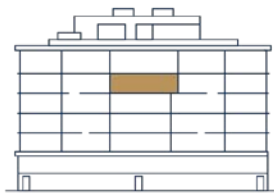
# LEVEL 6

## UNIT 602

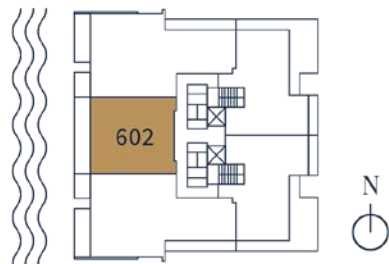
2 Bedroom + Den / 3.5 Bath

### AREA

Interior: 1,568 sq.ft  
Exterior: 302 sq.ft  
TOTAL: 1,870 sq.ft



WEST FACADE



# LEVEL 6

## UNIT 604

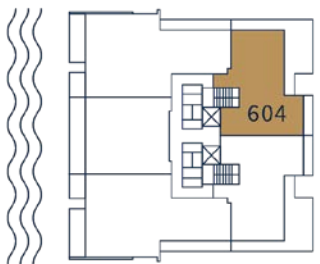
2 Bedroom + Den / 3.5 Bath

### AREA

Interior: 1,666 sq.ft  
Exterior: 652 sq.ft  
TOTAL: 2,318 sq.ft



EAST FACADE



# LEVEL 6

## UNIT 606

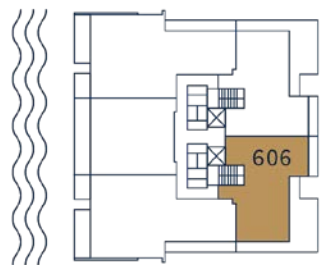
2 Bedroom + Den / 3.5 Bath

### AREA

Interior: 1,666 sq.ft  
Exterior: 652 sq.ft  
TOTAL: 2,318 sq.ft



EAST FACADE



# LEVEL 5

## UNIT 504

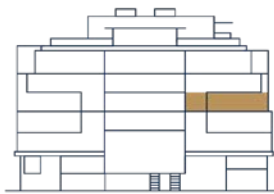
2 Bedroom / 2.5 Bath

### AREA

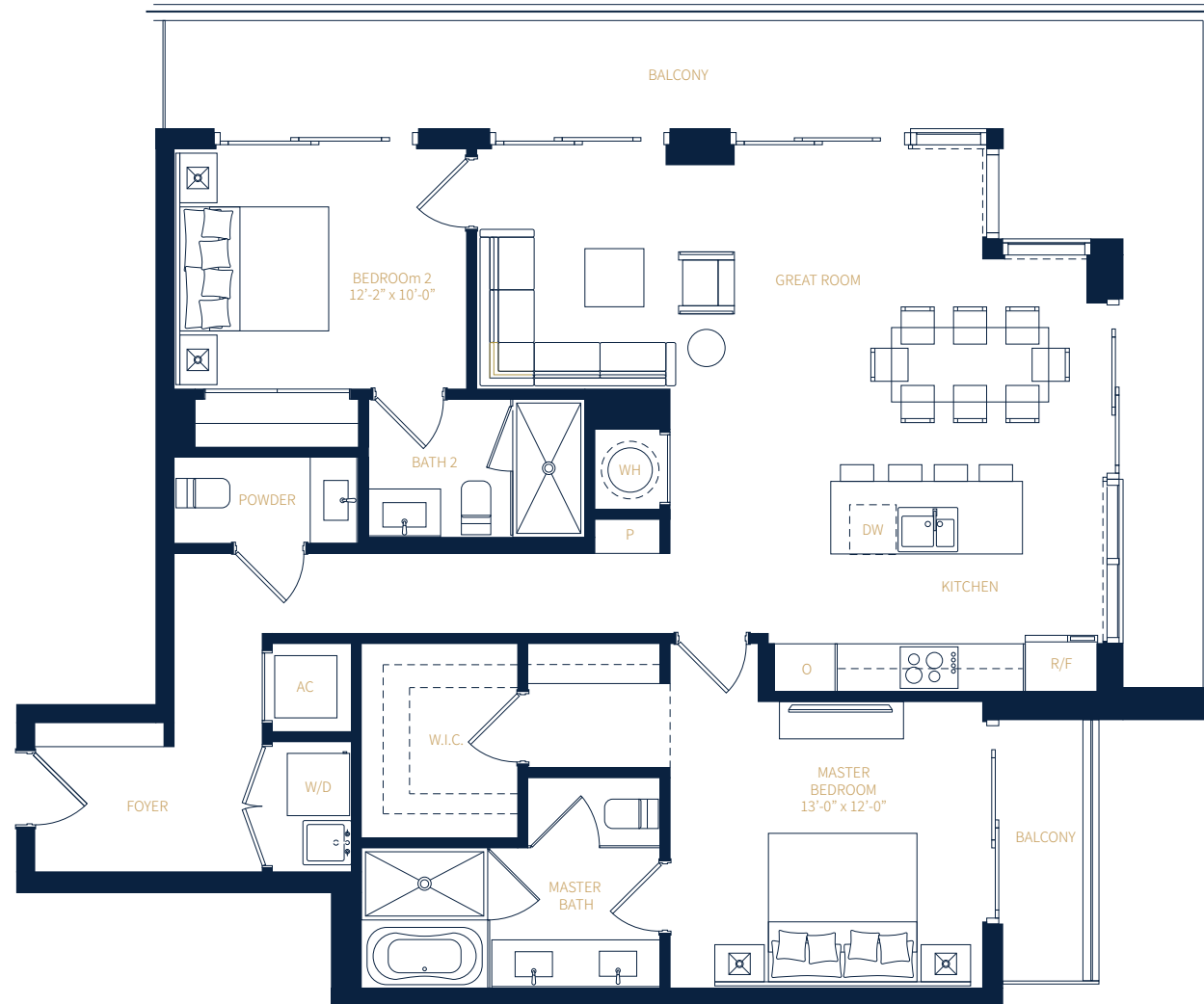
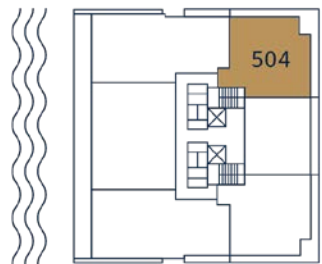
Interior: 1,367 sq.ft

Exterior: 186 sq.ft

TOTAL:      sq.ft



EAST FACADE



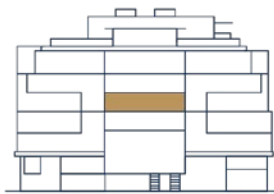
# LEVEL 5

## UNIT 505

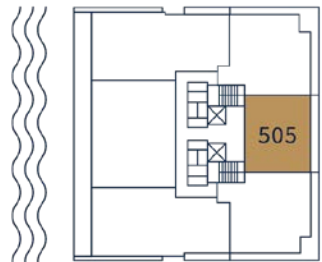
2 Bedroom + Den / 3.5 Bath

### AREA

Interior: 1,315 sq.ft  
Exterior: 135 sq.ft  
TOTAL: 1,450 sq.ft



EAST FACADE





# LEVEL 5

## UNIT 506

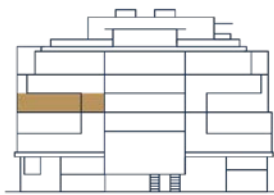
2 Bedroom / 2.5 Bath

### AREA

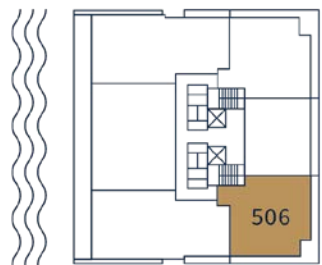
Interior: 1,367 sq.ft

Exterior: 186 sq.ft

TOTAL:      sq.ft



EAST FACADE



# LEVEL 4

## UNIT 405

2 Bedroom + Den / 3.5 Bath

### AREA

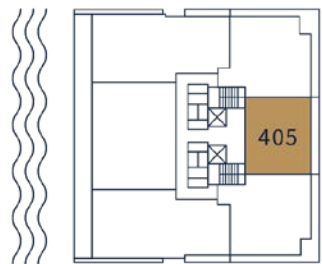
Interior: 1,315 sq.ft

Exterior: 365 sq.ft

TOTAL:      sq.ft



EAST FACADE



# 3 BEDROOM COLLECTION

## LEVEL 5

### UNIT 501

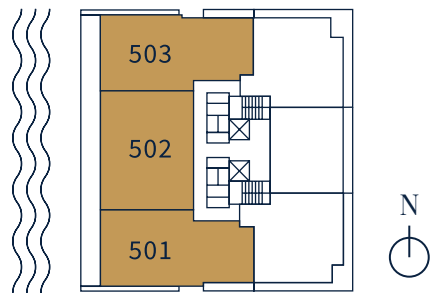
3 Bedroom + Den / 4.5 Bath  
1,867 sq.ft

### UNIT 502

3 Bedroom + Den / 3.5 Bath  
1,846 sq.ft

### UNIT 503

3 Bedroom + Den / 3.5 Bath  
1,846 sq.ft



## LEVEL 4

### UNIT 402

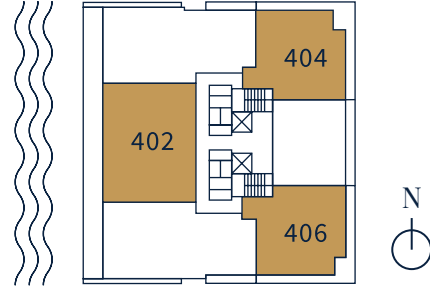
3 Bedroom + Den / 4.5 Bath  
1,870 sq.ft

### UNIT 404

3 Bedroom / 3.5 Bath  
2,318 sq.ft

### UNIT 406

3 Bedroom / 3.5 Bath  
2,318 sq.ft



## LEVEL 3

### UNIT 302

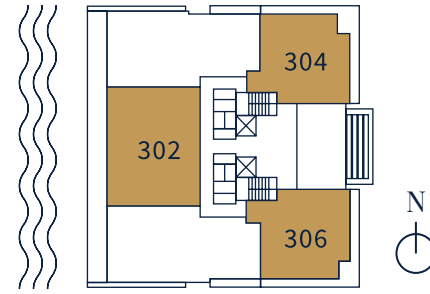
3 Bedroom / 3.5 Bath  
xxxxx sq.ft

### UNIT 304

3 Bedroom / 3.5 Bath  
1,450 sq.ft

### UNIT 306

3 Bedroom / 3.5 Bath  
xxxxx sq.ft



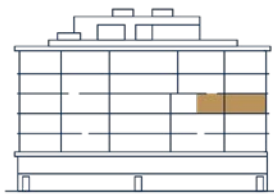
# LEVEL 5

## UNIT 501

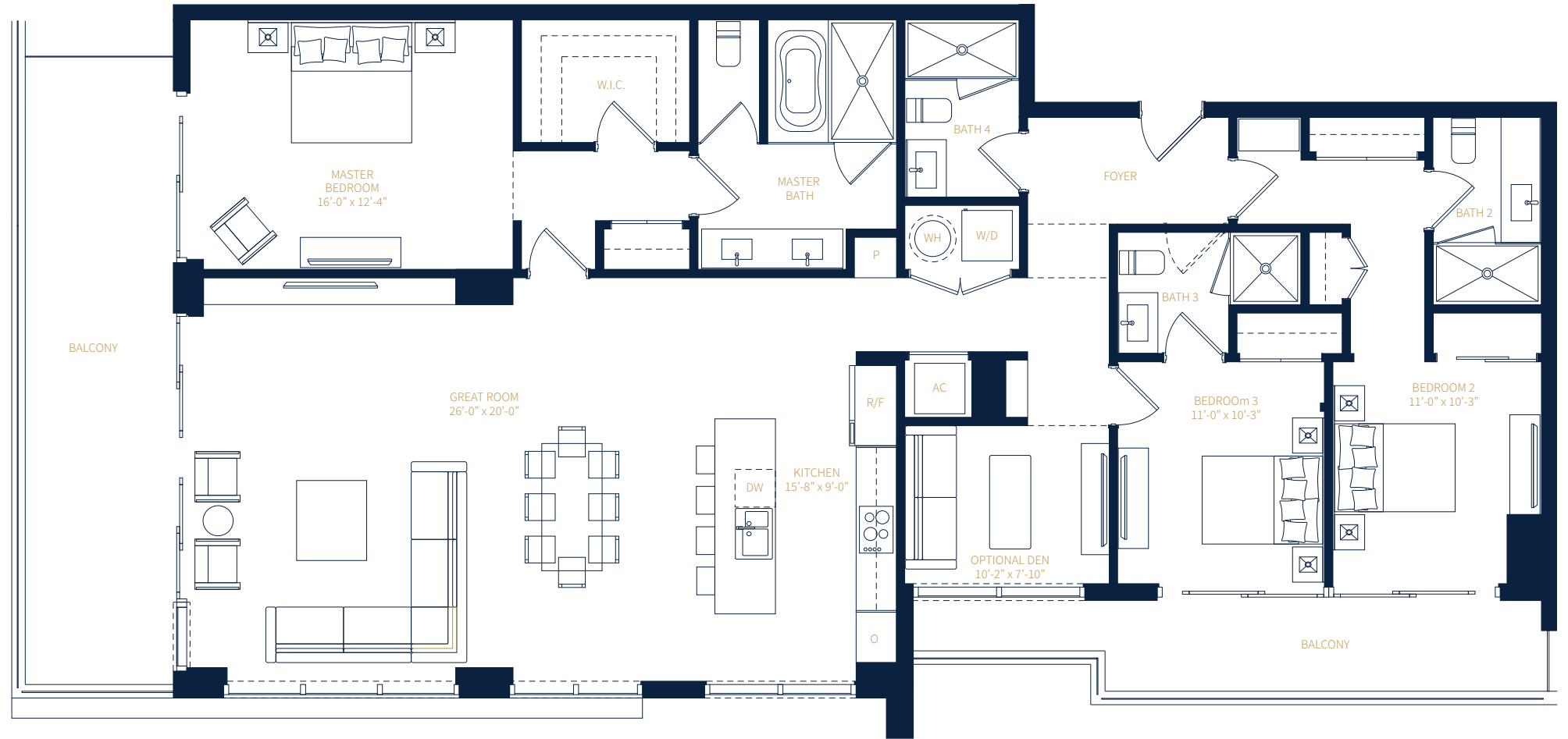
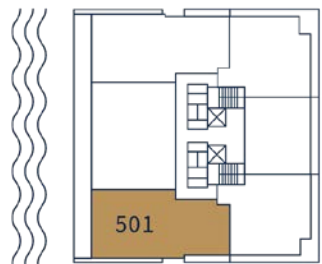
3 Bedroom + Den / 3.5 Bath

### AREA

Interior: 2,050 sq.ft  
Exterior: 417 sq.ft  
TOTAL: sq.ft



WEST FACADE



# LEVEL 5

## UNIT 502

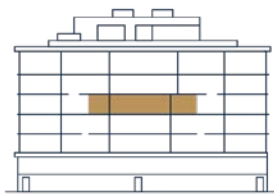
3 Bedroom + Den / 4.5 Bath

### AREA

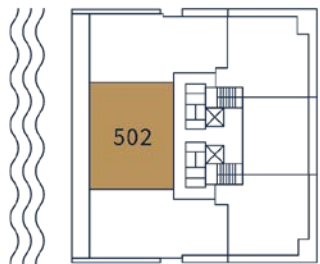
Interior: 2,170 sq.ft

Exterior: 416 sq.ft

TOTAL: sq.ft



WEST FACADE



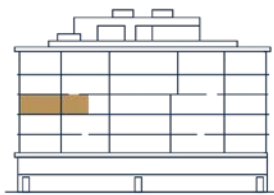
# LEVEL 5

## UNIT 503

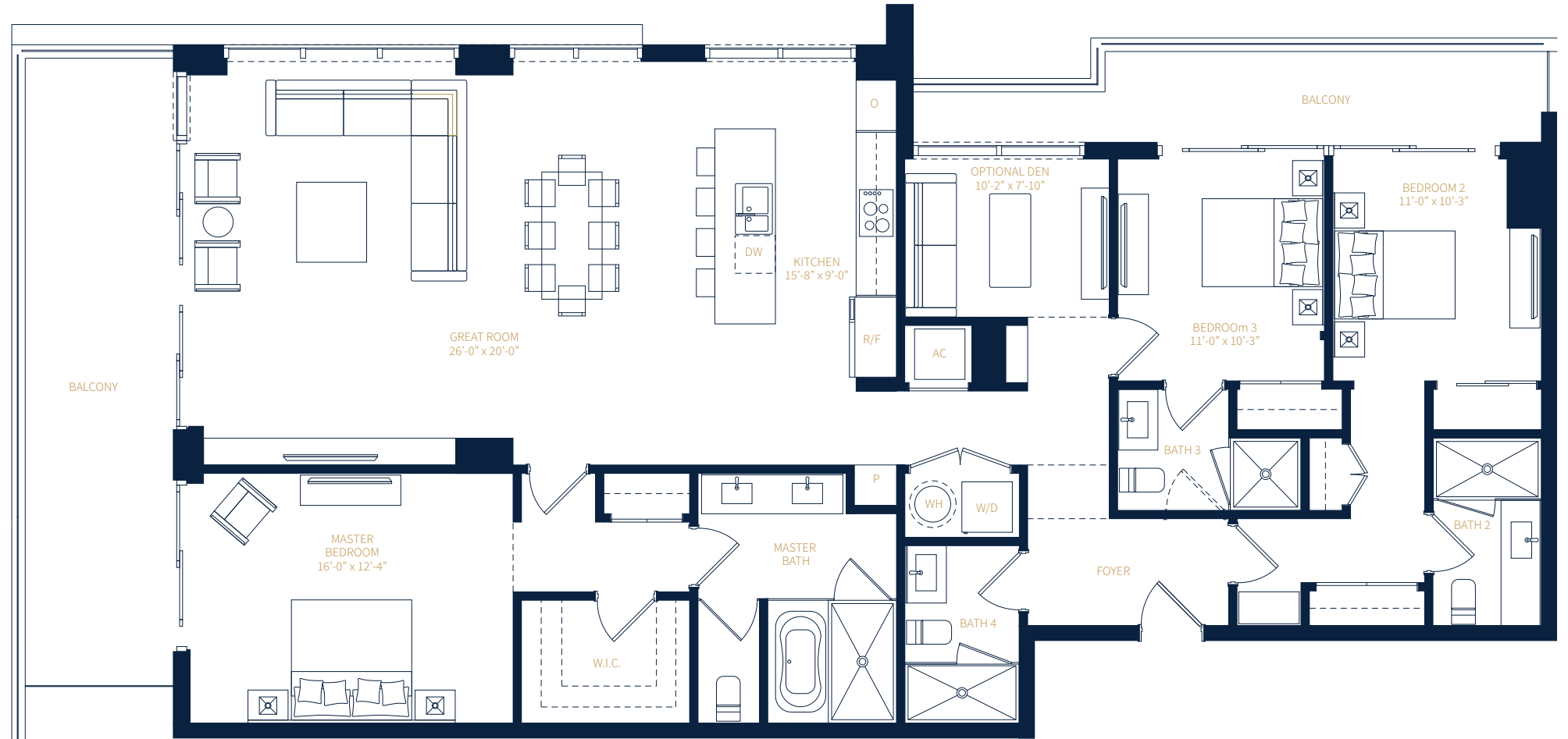
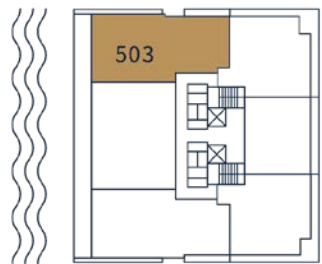
3 Bedroom + Den / 3.5 Bath

### AREA

Interior: 2,050 sq.ft  
Exterior: 417 sq.ft  
TOTAL: sq.ft



WEST FACADE



# LEVEL 4

## UNIT 402

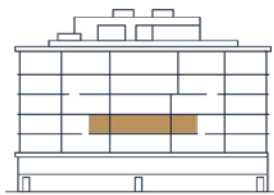
3 Bedroom + Den / 4.5 Bath

### AREA

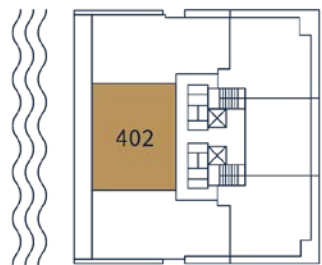
Interior: 2,170 sq.ft

Exterior: 422 sq.ft

TOTAL:      sq.ft



WEST FACADE



# LEVEL 4

## UNIT 404

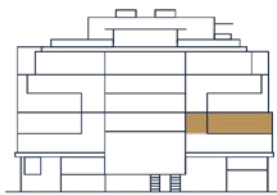
3 Bedroom / 3.5 Bath

### AREA

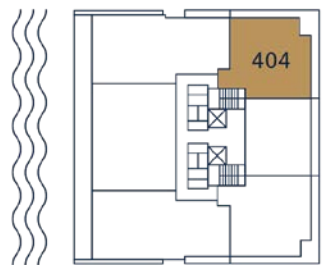
Interior: 1,492 sq.ft

Exterior: 365 sq.ft

TOTAL:      sq.ft



EAST FACADE





# LEVEL 4

## UNIT 406

3 Bedroom / 3.5 Bath

### AREA

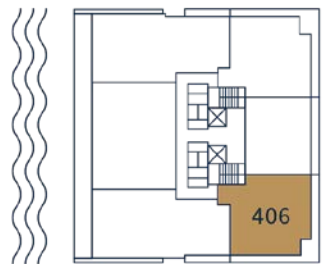
Interior: 1,492 sq.ft

Exterior: 365 sq.ft

TOTAL:      sq.ft



EAST FACADE



# LEVEL 3

## UNIT 302

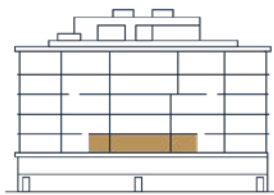
3 Bedroom + Den / 4.5 Bath

### AREA

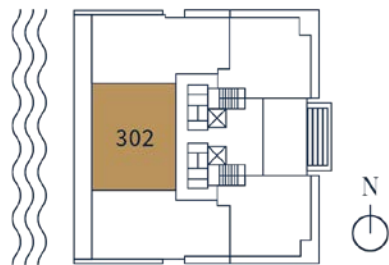
Interior: 2,170 sq.ft

Exterior: 416 sq.ft

TOTAL: sq.ft



WEST FACADE



# LEVEL 3

## UNIT 304

3 Bedroom / 3.5 Bath

### AREA

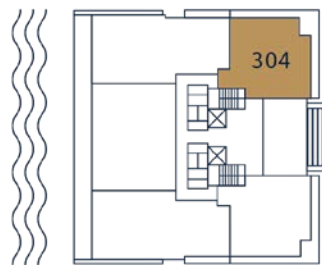
Interior: 1,539 sq.ft

Exterior: 353 sq.ft

TOTAL:      sq.ft



EAST FACADE



# LEVEL 3

## UNIT 306

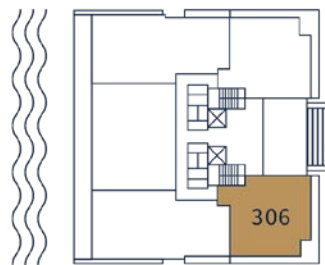
3 Bedroom / 3.5 Bath

### AREA

Interior: 1,539 sq.ft  
Exterior: 353 sq.ft  
TOTAL:      sq.ft



EAST FACADE

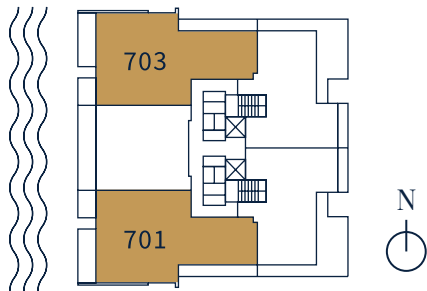


# 4 BEDROOM COLLECTION

## PH LEVEL 7

**UNIT 701**  
4 Bedroom / 4.5 Bath  
xxxxx sq.ft

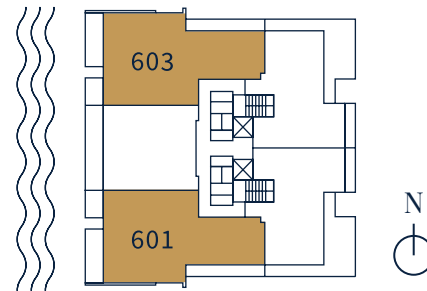
**UNIT 703**  
4 Bedroom / 4.5 Bath  
xxxxxxx sq.ft



## LEVEL 6

**UNIT 601**  
4 Bedroom + Den / 4.5 Bath  
xxxxxx sq.ft

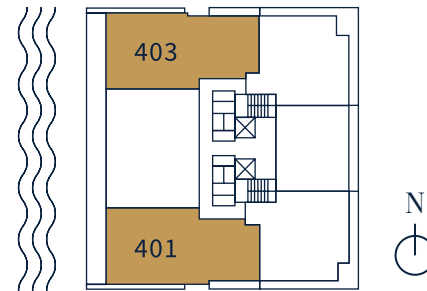
**UNIT 603**  
4 Bedroom + Den / 4.5 Bath  
xxxxxx sq.ft



## LEVEL 4

**UNIT 401**  
4 Bedroom / 4 Bath  
xxxxxx sq.ft

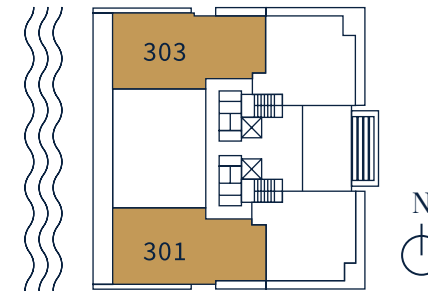
**UNIT 403**  
4 Bedroom / 4 Bath  
xxxxxx sq.ft



## LEVEL 3

**UNIT 301**  
4 Bedroom / 4 Bath  
xxxxxx sq.ft

**UNIT 303**  
4 Bedroom / 4 Bath  
xxxxxx sq.ft



# PH LEVEL 7

## UNIT 701

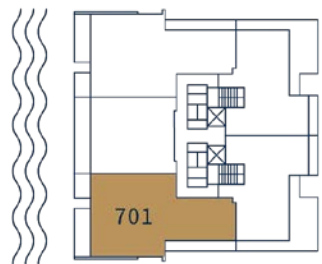
4 Bedrooms / 4.5 Bath

### AREA

Interior: 2,194 sq.ft  
Exterior: 528 sq.ft  
TOTAL: 2,722 sq.ft



WEST FACADE



# PH LEVEL 7

## UNIT 703

4 Bedrooms / 4.5 Bath

### AREA

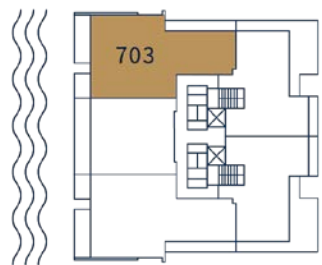
Interior: 2,194 sq.ft

Exterior: 528 sq.ft

TOTAL: 2,722 sq.ft



WEST FACADE



# LEVEL 6

## UNIT 601

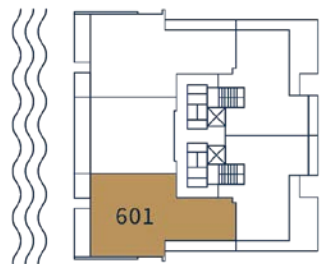
4 Bedrooms + Den /  
4.5 Bath

### AREA

Interior: 2,321 sq.ft  
Exterior: 471 sq.ft  
TOTAL: sq.ft



WEST FACADE





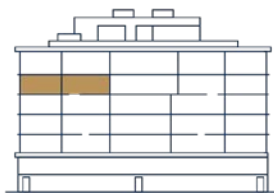
# LEVEL 6

## UNIT 603

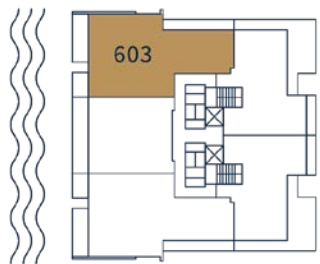
4 Bedrooms + Den /  
4.5 Bath

### AREA

Interior: 2,321 sq.ft  
Exterior: 471 sq.ft  
TOTAL: sq.ft



WEST FACADE



# LEVEL 4

## UNIT 401

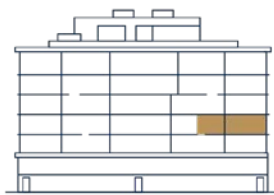
4 Bedrooms / 4 Bath

### AREA

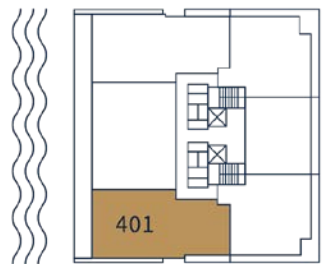
Interior: 2,135 sq.ft

Exterior: 326 sq.ft

TOTAL: sq.ft



WEST FACADE



# LEVEL 4

## UNIT 403

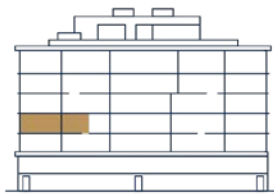
4 Bedrooms / 4 Bath

### AREA

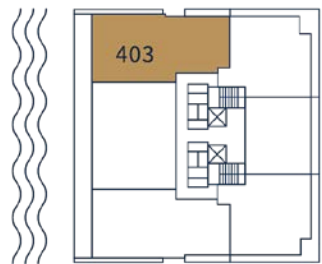
Interior: 2,135 sq.ft

Exterior: 326 sq.ft

TOTAL: sq.ft



WEST FACADE



# LEVEL 3

## UNIT 301

4 Bedrooms / 4 Bath

### AREA

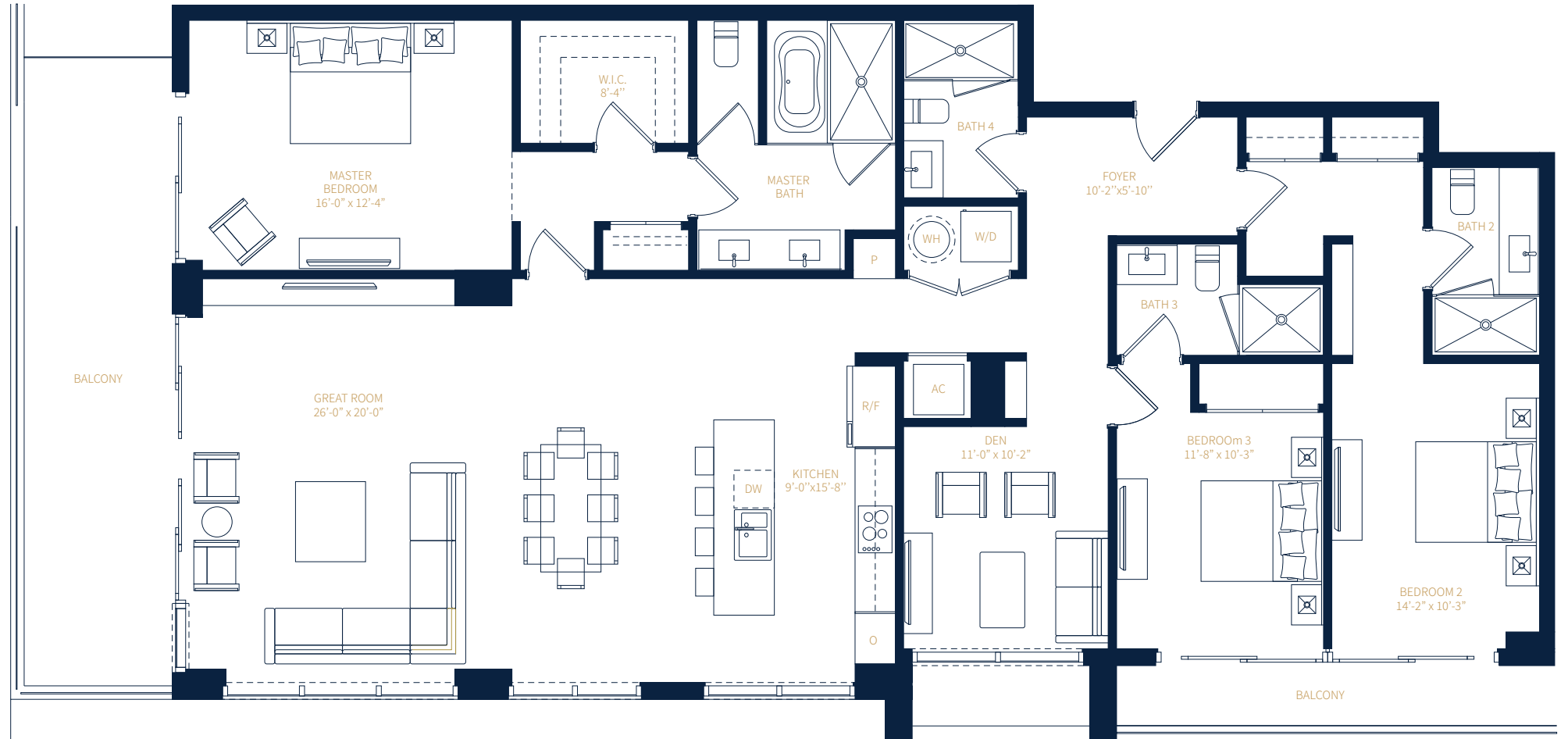
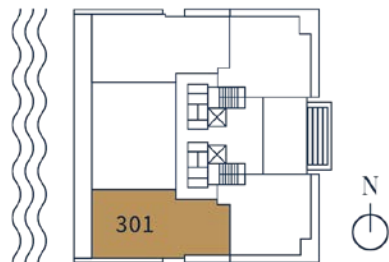
Interior: 2,135 sq.ft

Exterior: 355 sq.ft

TOTAL: sq.ft



WEST FACADE



# LEVEL 3

## UNIT 303

4 Bedrooms / 4 Bath

### AREA

Interior: 2,135 sq.ft

Exterior: 355 sq.ft

TOTAL: sq.ft



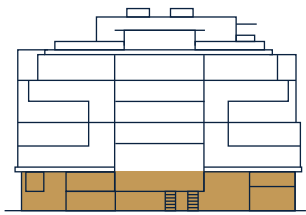
WEST FACADE



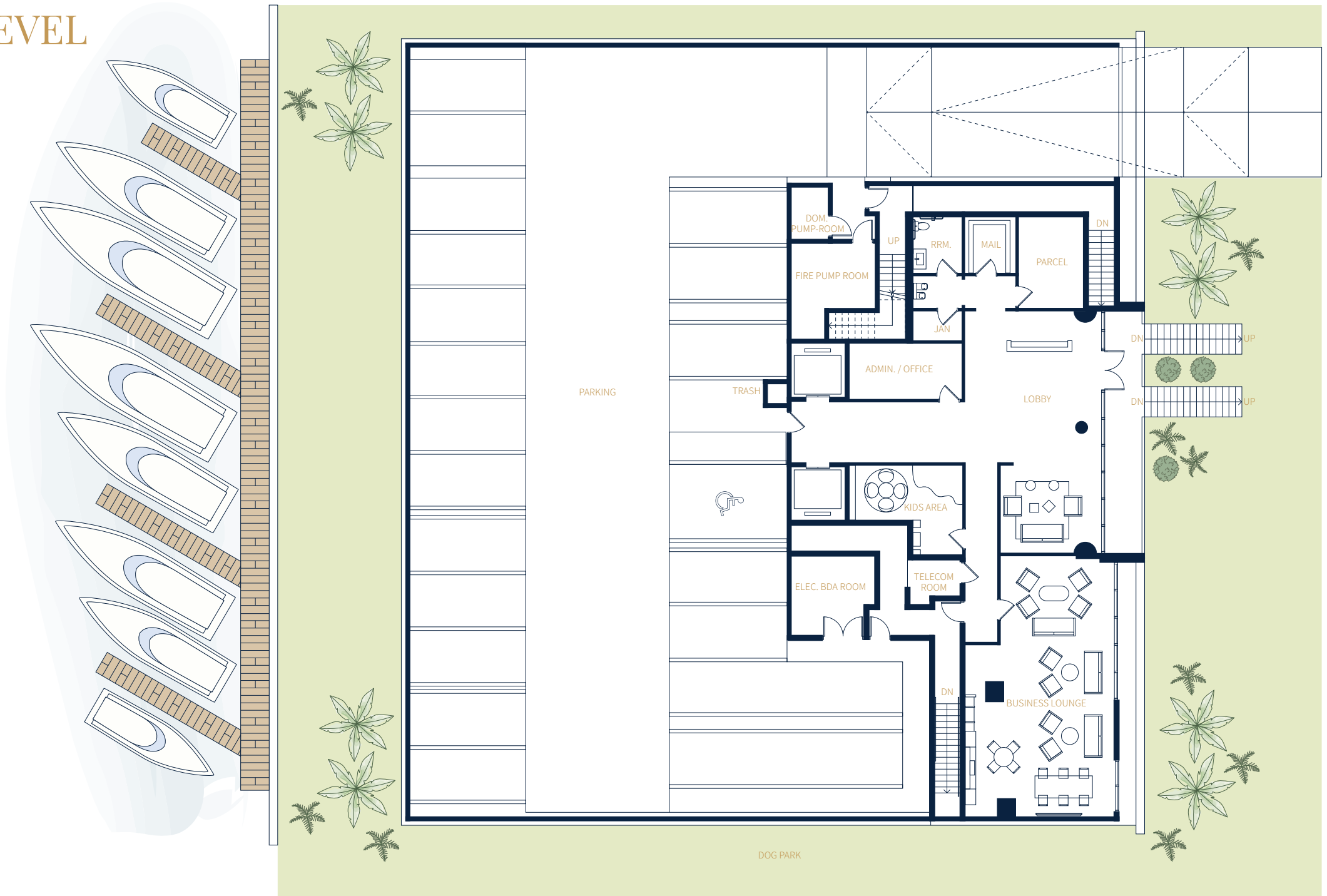


# AMENITIES

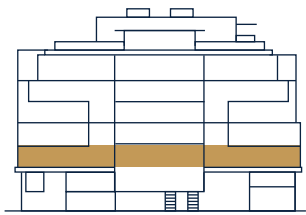
# LOBBY LEVEL



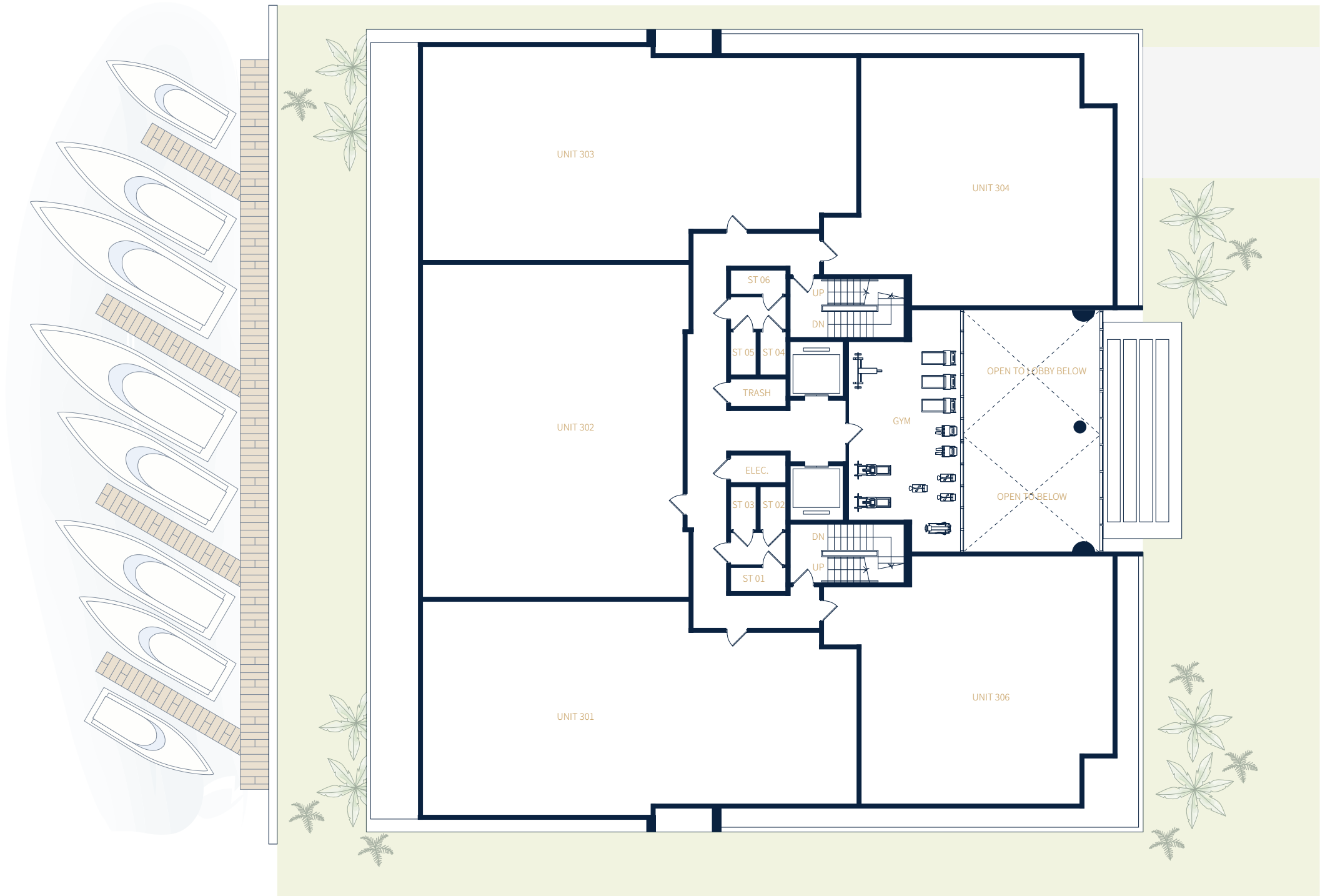
EAST FACADE



# LEVEL 3

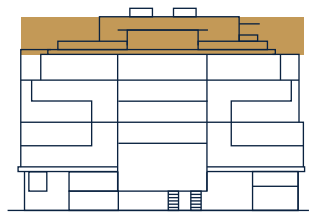


EAST FACADE

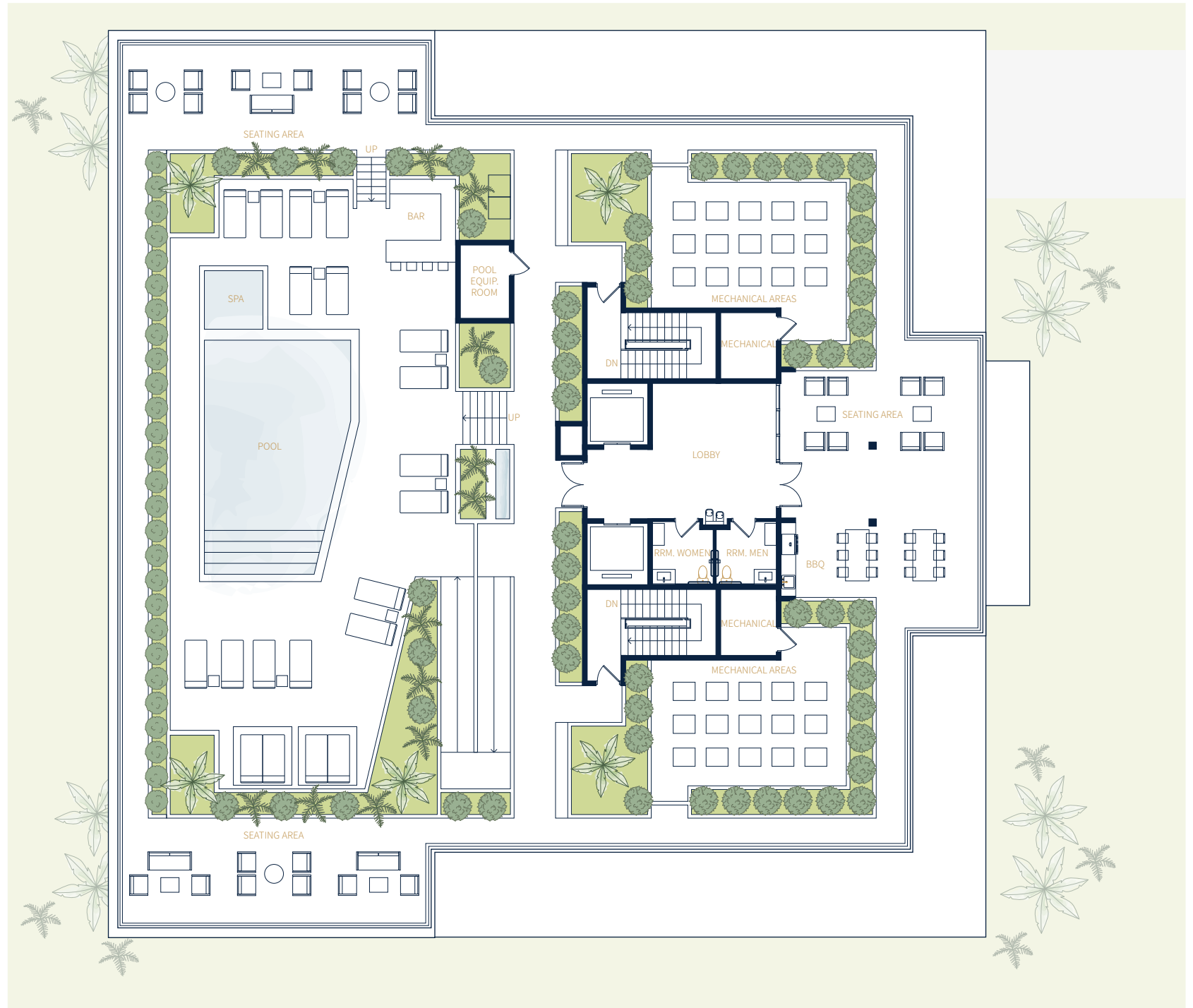
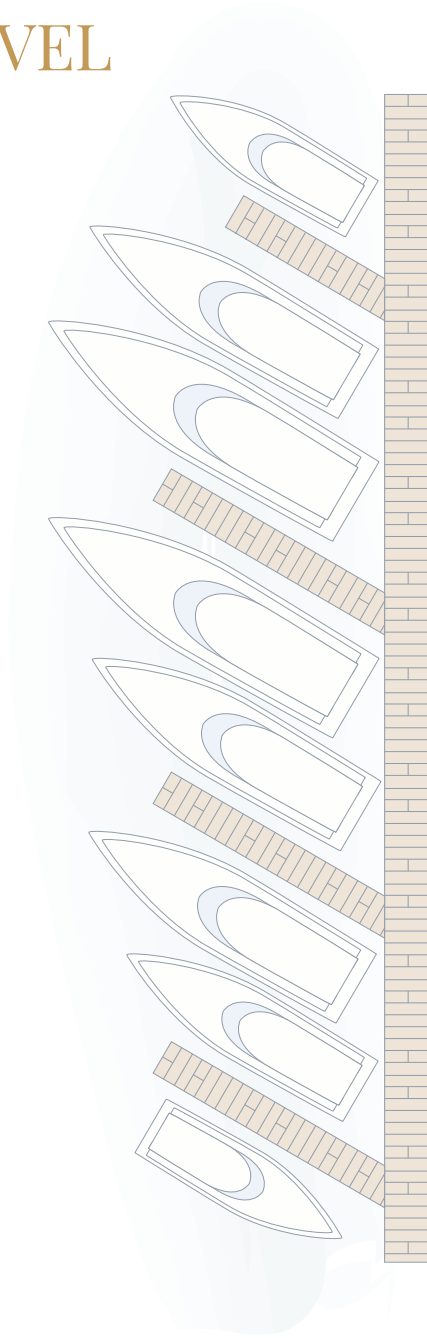




# ROOF LEVEL



EAST FACADE







Sergio Guzmán & Mauricio Moya

## VDA | MIAMI *Origin*

What began as a boutique project, with only 21 apartments in the commune of Ñuñoa, Santiago de Chile, would become the starting point of a successful career marked by innovation and a visionary spirit that, to this day, promotes each one of the ideas and projects of VDA.

With more than 22 years of experience in the real estate market in Chile, VDA has been building its history on the solid foundation of excellence throughout the country. The key to its success lies in constant and rapid learning, the ability to adapt and stay ahead of its competition and always maintain the highest quality standard in each product it launches on the market.

In this way, emblematic projects such as the Radisson La Dehesa and Radisson Concepción hotels established a standard thanks to the company's pioneering vision, by choosing innovative locations in sectors with little development until then, outside of Santiago, the capital of Chile.

Thanks to this way of approaching the market, many VDA projects marked the path to follow for other developers in the industry. Some of those projects are:

- Hotel Radisson Petra, Concepción
- Hotel Radisson Petra La Dehesa, Santiago
- Edificio Plaza el Cobre, Rancagua
- Edificio Almar, Concón
- Edificio Rakun, Pucón
- Edificio Vista el Valle en La Dehesa, Santiago
- Edificio Coventry 21, Ñuñoa, Santiago
- Edificio Santa Rosa del Mar, Coquimbo
- Edificio Bio Bio Centro, Concepción

The history of VDA is marked by each of its projects, which have been a fundamental step on a path that continues towards new challenges and crosses borders.

*“Bay Harbor is the best choice for our condo project, it is on the water, in a vibrant community close to everything Miami has to offer, that creates the perfect combination of urban and island living that beautifully connects you to the land, the air and the sea.”*

*Mauricio Moya*

# VDA PROJECTS

Edificio Almar Concón, V Región, Chile  
Departamentos



Edificio Plaza El Cobre, Rancagua, Chile  
Departamentos y oficinas



Edificio Santa Rosa del Mar, Coquimbo, Chile  
Departamentos



Edificio Bío Bío, Concepción, Chile  
Oficinas



Edificio Rakün, Pucón, Chile  
Departamentos



Edificio Vista El Valle, Santiago, Chile  
Departamentos

# revuelta

architecture  
international



Designed by renowned architectural firm,  
Revuelta Architecture International.

Revuelta Architecture International was founded with a commitment to provide our clients with quality designs balanced with sustainable and economically feasible solutions, delivered within stringent time schedules. This philosophy, over the past two decades, has been the cornerstone of the success of many of our projects. We have partnered with top local and national developers in the design and creation of some of South Florida's leading landmark residential, commercial, hospitality, automobile dealerships and mixed-use projects.

Paramount



Azure



Bath Club



Santa Maria



Brickell Flatiron



Porto Vita





We are an expansive infinite creative interior design studio where we contact our souls to touch thru design our client's hearts which translates in making earth a better place to live.

Created by Marco Van Ham and Maricarmen Castillon with projects worldwide in residential, hospitality, commercial, yachts and planes. A wide variety of projects in America, Europe, Asia, India, Middle East, Mexico. A multicultural team with offices in Miami, Kuala Lumpur, Amsterdam and Mexico.

Castillon Van Ham represents the culmination of culture, craftsmanship and collaboration. Our dna is based on a holistic approach of storytelling design, our methodology embodies that of a journey, each one different from one another.

The process begins at its core, rigorous research within the cultural context that informs the insightful experience, textures and forms of each space. We believe concepts are core and are a reflection of each design manifestation.

We are a company of authenticity, uniqueness and service starting from the interior design to the production in our own furniture with the most unique worldwide materials.

We have the passion for pure creation translating to a signature brand.



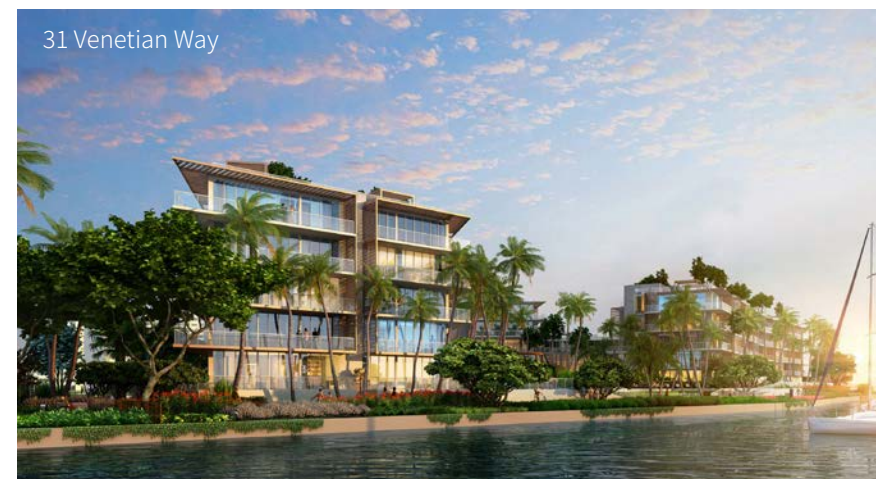


**GARDNER + SEMLER  
LANDSCAPE ARCHITECTURE**

Founded in 1985, Gardner + Semler Landscape Architecture Design (GSLA Design) is a Landscape Architecture firm located in Miami, Florida. Current President Ken Gardner has been with the firm since 1993 and Partner Kiehl Semler joined in 2008. Committed to innovation, sustainability and sound horticultural practices, GSLA Design specializes in modern, subtropical design that is synonymous with South Florida. Our office pushes for creative, memorable design solutions and innovative detail work in all of our projects, large or small. We serve clients throughout South Florida, the mid-Atlantic states, and South America. Our completed work covers a broad array of public and private projects from municipal and commercial endeavors, to residential projects, parks, streetscapes, and community masterplans. The firm has teamed up with prominent international architecture firms to design notable projects such as the Miami Marlins' Ballpark, Soundscape Park at the New World Symphony Building on Miami Beach, as well as the streetscape for Miami Beach's iconic Ocean Drive. Our clients are always surprised to learn that the scale of work we produce comes out of a relatively small office with a family atmosphere. All of our staff are intimately involved in every project and we would not want it any other way.



Jackson Memorial Hospital



31 Venetian Way



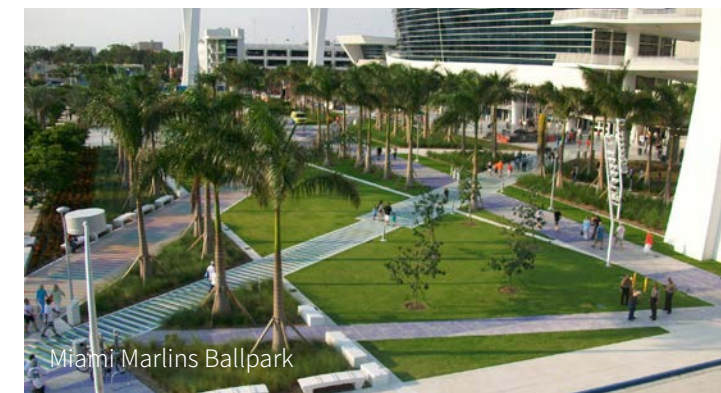
Soundscape Park



Coconut Grove Hotel



South Pointe Park



Miami Marlins Ballpark

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REAL ESTATE  
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A South Florida-based, family owned and operated real estate company responsible for exclusively representing and selling over 115 of South Florida's most prestigious condominiums, the most among any brokerage firm in South Florida. Backed by over 50 years of market expertise, Cervera has deep roots in the local community, and an international broker and buyer network built on five decades of trust. With a far reaching and unrivaled international network and decades on the ground, Cervera has cultivated unique and long-lasting relationships with developers, architects, investors, and real estate firms that are crucial to the success of their clients and partners. No other real estate firm in South Florida has the transformational impact, marketing reach, and decades of proven sales results.

LOFTY Brickell



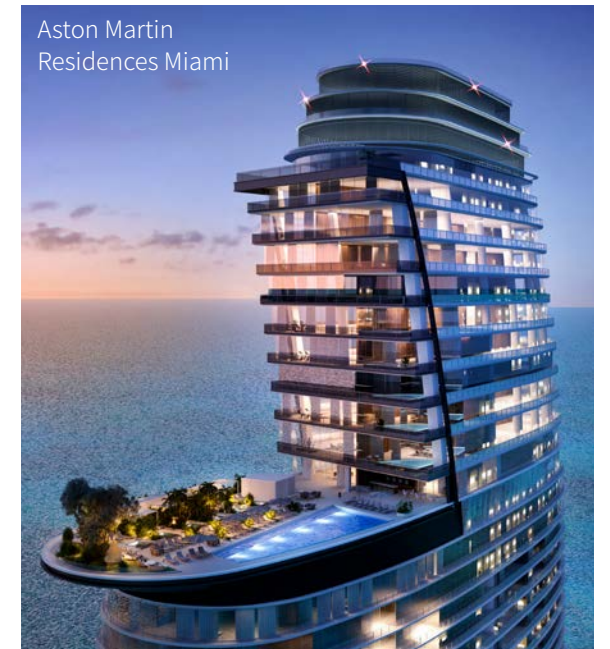
Vita at Grove Isle



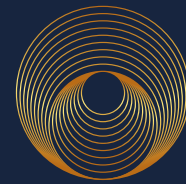
The Residences at 1428 Brickell



Aston Martin  
Residences Miami







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