

ORIGIN

RESIDENCES • BAY HARBOR

by **artefacto**

WELCOME TO SOPHISTICATED ISLAND LIVING

In collaboration with Artefacto, the purveyors of sophisticated
South Florida living, VDA Miami presents





AN EXQUISITE COLLECTION OF 27 WATERFRONT LIMITED EDITION LUXURY RESIDENCES

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.



DESIGNED BY THE RENOWNED ARCHITECTURAL FIRM REVUELTA ARCHITECTURE INTERNATIONAL



Santa Maria

Luis Revuelta began his career in 1972, he has since overseen the design and project coordination of some of the most complex and significant mixed-use, urban developments that not only enhance, but have defined the vertical beauty of Miami's skyline.

His philosophy is built upon the pillars of a steadfast commitment to providing clients with design quality and balance and the adherence to attention to visual detail; a philosophy that has been the cornerstone of Revuelta Architecture International's growth and success. His diverse range

of projects include single-family homes, high-rise residential properties, hotels & assembly facilities, office buildings and commercial, retail facilities, amongst others.

Luis summarizes the firm's vision with a simple and pragmatic statement: "The underlying philosophy behind our success has been our willingness to persevere in the pursuit of the architectural concepts and details we believe will make a project successful for our clients and their customers."





BUILDING FEATURES

- / 27 Unique Residences ranging from 2 bedroom to 4 bedroom
- / Panoramic rooftop pool with poolside summer kitchens and bar
- / Waterfront Aqua Club / Water Sports Storage Facility
- / Gym with state-of-the-art equipment
- / Owner's Lounge
- / Personalized services, 24 hour security and advanced technology
- / Designated self parking for all residences
- / Designated bicycle storage area
- / EV charging stations
- / FTTH (Fiber to the Home) for video and high speed internet
- / Storage units conveniently located on every residential floor
- / Dog run / park and pet wash station



BAY HARBOR

THE ULTIMATE WATERFRONT LIFESTYLE



BY ARTEFACTO

PRESENTATION | 9 |

ORIGIN RESIDENCES • BAY HARBOR

BAY HARBOR LIVING



Bal Harbour Shops

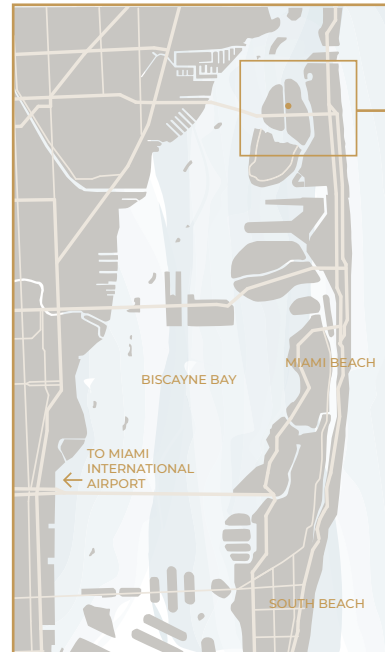


MIAMI BEACH



BAY HARBOR LIVING

- 1 / Origin Sales Lounge
- 2 / Rustiko
- 3 / Hillstone Restaurant
- 4 / Makoto
- 5 / Le Zoo
- 6 / Cafe on 3
- 7 / Atlantikos
- 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,
- 24 / Indian Creek Country Club
- 25 / FIU Biscayne Campus
- 26 / Oleta River State Park
- 27 / Whole Foods Market
- 28 / Church by The Sea
- 29 / Young Israel of Bal Harbour
- 30 / Bal Harbor Kollel
- 31 / The Shul
- 32 / Artefacto Gallery Sales Center
- 33 / Bal Harbour Shops



artefacto

The Artefacto aesthetic is highly coveted by renowned architects and designers. Each of their pieces is crafted with utmost care and attention to detail, striving to create a bond between the home and its inhabitants. You can find luxurious yet warm textures and furnishings that feature a monochrome palette of neutral hues. One statement piece can draw together an entire room. To experience Artefacto for yourself, visit an Artefacto showroom in Aventura, Coral Gables or Doral.



OUR AWARD WINNING INTERIOR DESIGNER

The setting by the renowned interior designer Carla Guilhem, in collaboration with the firm ARTEFACTO, is one of the main reasons for the great appeal of ORIGIN. Guilhem's distinctive style, her ability to combine elements and her meticulous eye for detail, is appreciated in every corner of the settings, from common spaces to individual apartments. Guilhem's decoration becomes a reflection of the good taste and quality that characterize this exceptional residence.

Awards:

BOAT International

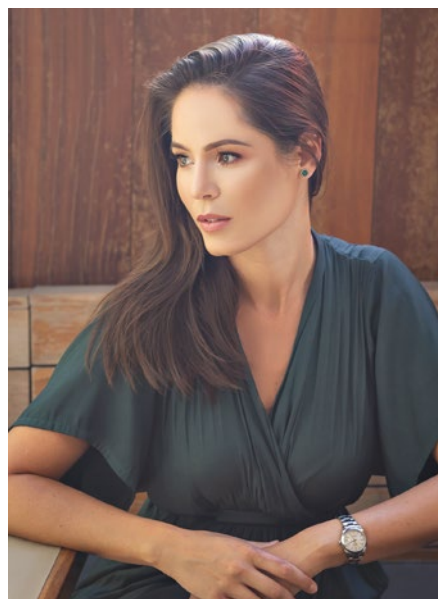
Best Interior Design (2023)

World Yachts Trophy

Best Custom Yacht (2022)

BOAT International

Judges' Commendation (2022)



CARLA GUILHEM
DESIGN

THE ORIGIN ADVANTAGE:

For more than 45 years, Artefacto has been the purveyor of luxury lifestyle in South Florida.

Ownership at Origin Residences by Artefacto offers unique privileges, including a **credit of 5% of your purchase price (\$70,000 to \$150,000) towards the Artefacto furniture collection,** a private consultation with Carla Guilhem and her award-winning design team, and white glove delivery service.

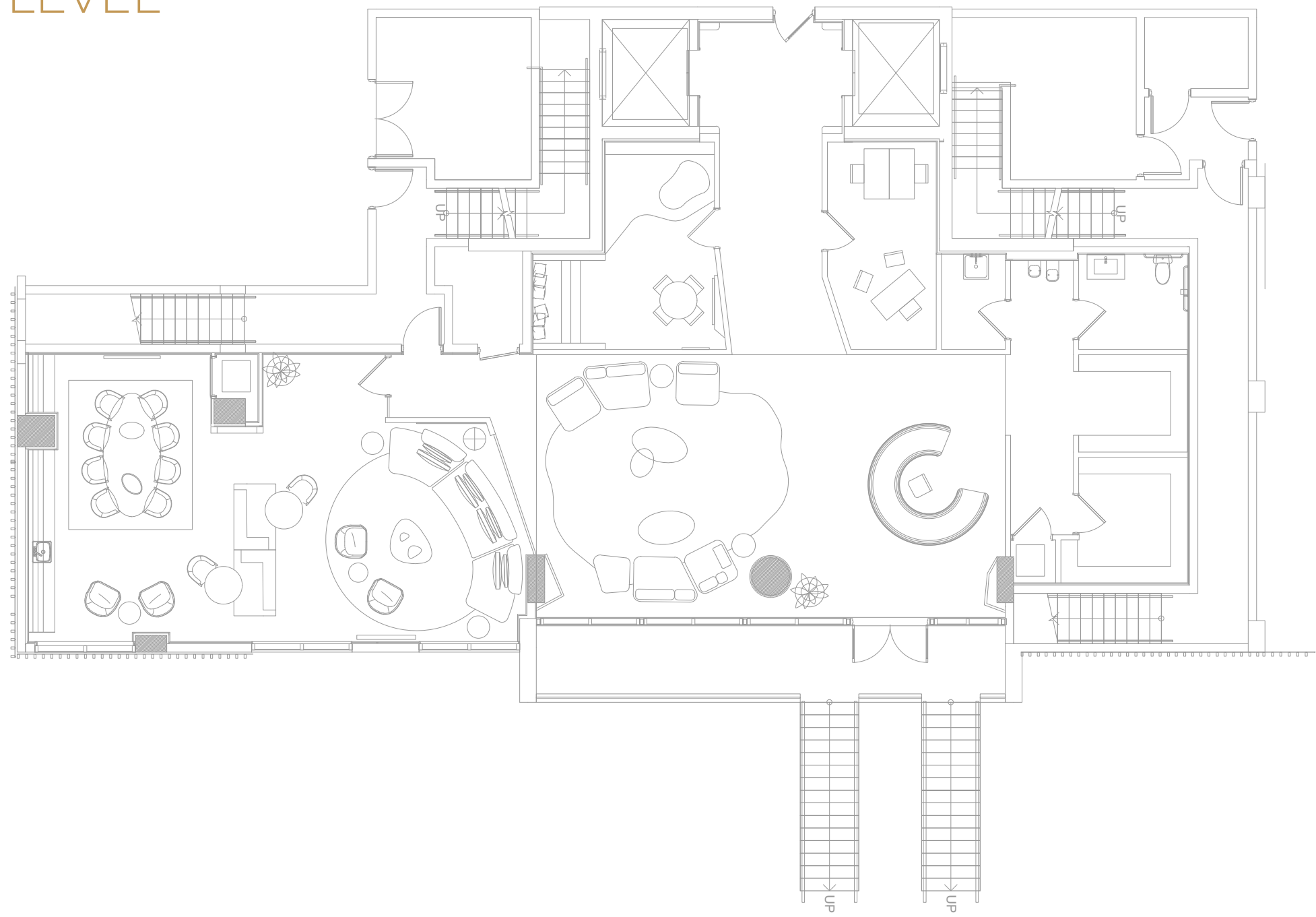
CLASSIC ELEGANCE FOR MODERN LIVING

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.



LOBBY LEVEL



LOBBY
INSPIRATION





LOBBY

ORIGIN
RESIDENCES - BAY HARBOR
artefacto



ORIGIN
RESIDENCES - BAY HARBOUR
BY ARTEFACTO



LOBBY

OWNERS LOUNGE

INSPIRATION





OWNERS LOUNGE

BY ARTEFACTO

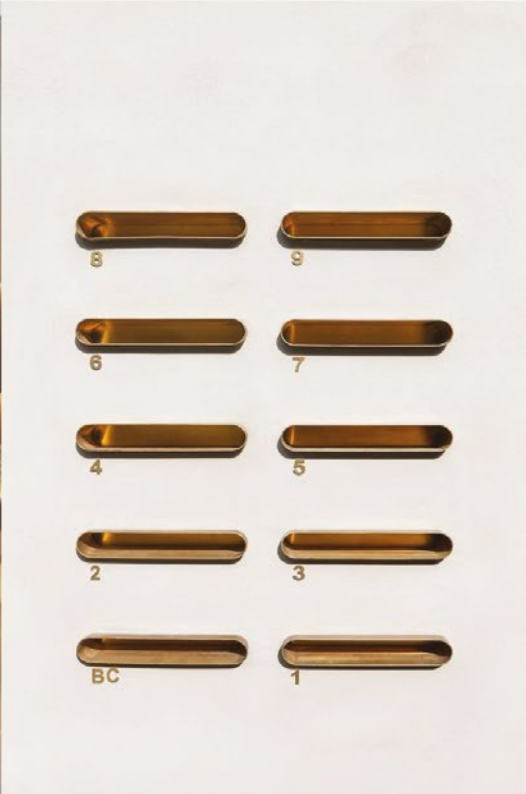
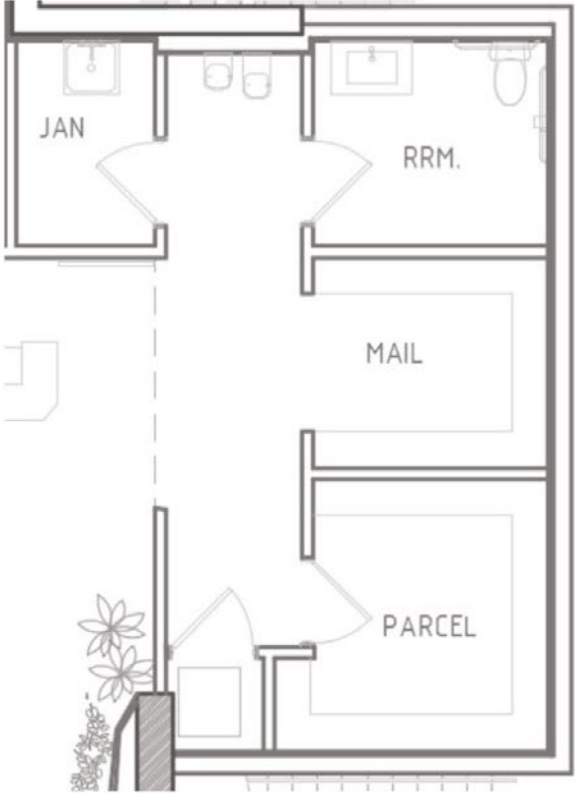
PROJECT PRESENTATION

ORIGIN RESIDENCES • BAY HARBOR



OWNERS LOUNGE

MAIL ROOM



KIDS ROOM

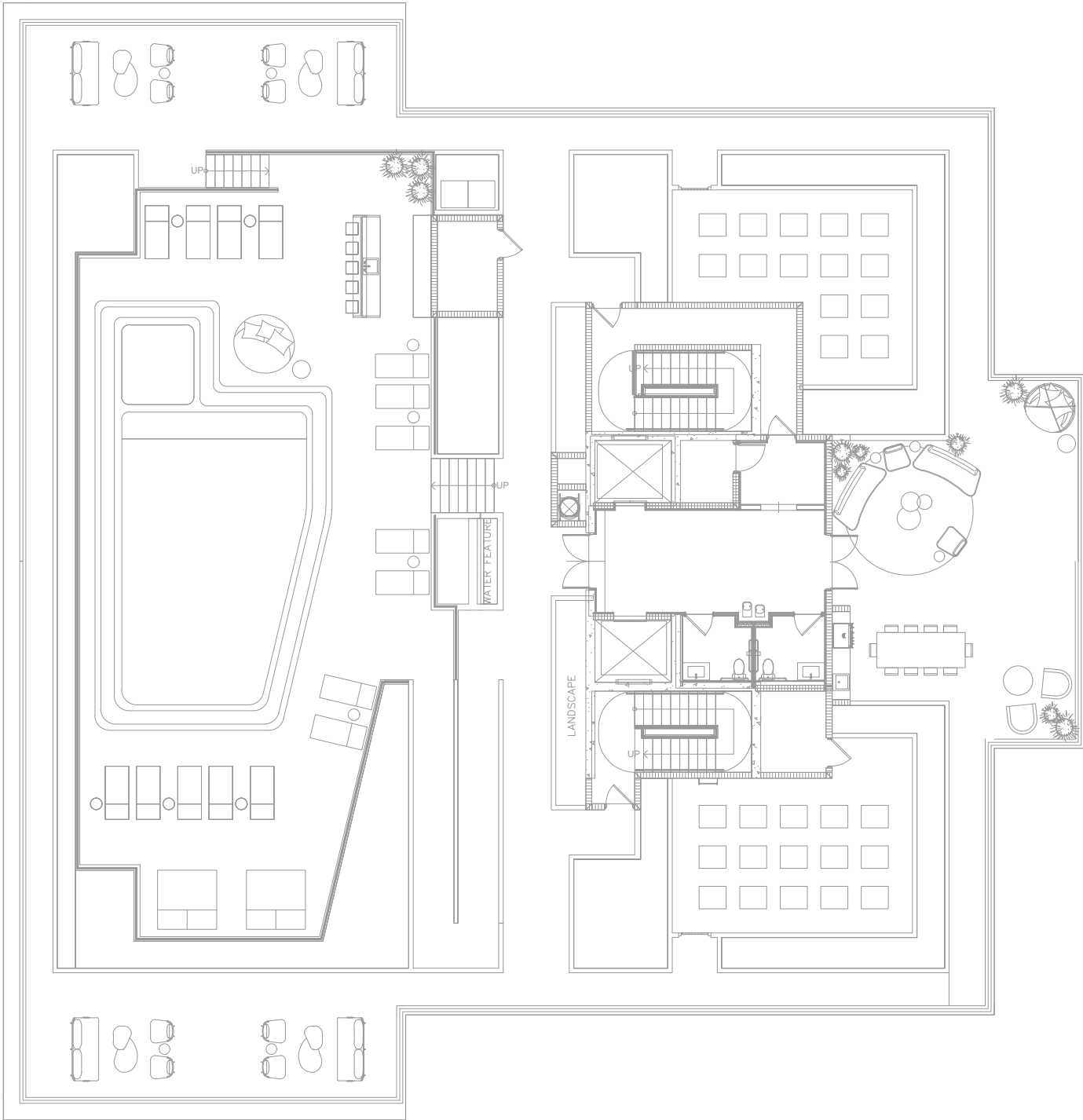


3RD FLOOR GYM



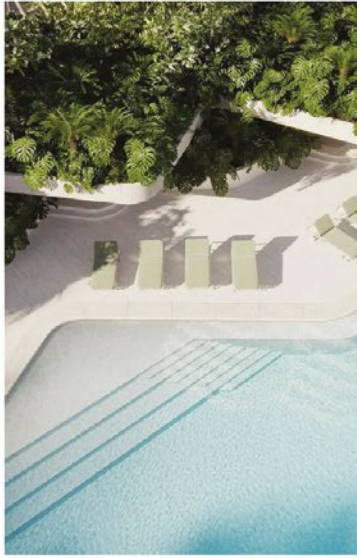
ROOF LEVEL

WEST



EAST

ROOFTOP INSPIRATION



ROOFTOP



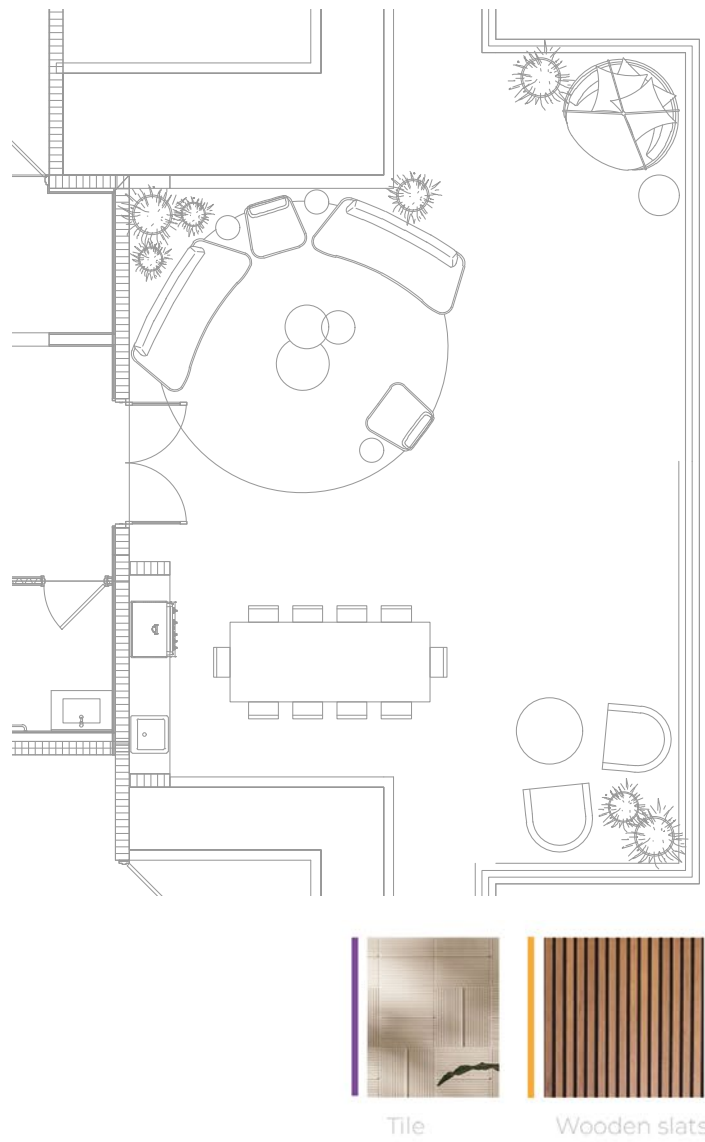


POOL DECK



POOL DECK

BBQ AREA INSPIRATION



Pergola in Wood

Ceiling lights like photo



BBQ like photo
(Slats on wall, countertop & cabinet)

Tile wall for sofa Area





BBQ AREA

WATERFRONT AQUA CLUB WATER SPORTS STORAGE FACILITY



Dive into the waterfront living at Origin. Our Aqua Club provides a paddleboard and kayak storage station with a wash down facility so you can enjoy our greatest amenity - the pristine waters of the Intracoastal Waterways and canals year round.



PRIVATE MARINA PROPOSED

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

- / 10 Boat slips
- / 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

With our dog park and pet wash station,
your furry friends will have a space to run
freely.



DISCOVER YOUR DREAM HOME

RESIDENCES

2 Bedrooms / 2.5 Bath
1,367 sq.ft

2 Bedrooms + Den / 3.5 Bath
From 1,302 to 1,659 sq.ft.

3 Bedrooms / 3.5 Bath
From 1,491 to 1,549 sq.ft

3 Bedrooms + Den / 4 Bath
2,049 sq.ft

3 Bedrooms + Den / 4.5 Bath
2,187 sq.ft

4 Bedrooms / 4 Bath
From 2,049 to 2,135 sq.ft

4 Bedrooms + Den / 4.5 Bath
From 2,328 sq.ft

PH COLLECTION

2 Bedrooms + Den / 3.5 Bath
From 1,563 to 1,883 sq.ft

4 Bedrooms / 4.5 Bath
2,200 sq.ft

4 Bedrooms / 4.5 Bath
(5th bedroom model available)
2,200 sq.ft



WELCOME
HOME





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 imported Italian kitchens with top-of-the-line Wolf & Sub-Zero appliances
- / Modern bathrooms and European cabinetry
- / Italian porcelain flooring throughout
- / Panoramic private balconies on every residence
- / Oversized walk-in closets
- / Front load full-size washer and dryer
- / FTTH (Fiber to the Home) for video and high-speed internet



WEST FACING RESIDENCES

UNIT 502





UNIT 502



UNIT 502

UNIT 603





UNIT 603



UNIT 603



UNIT 603



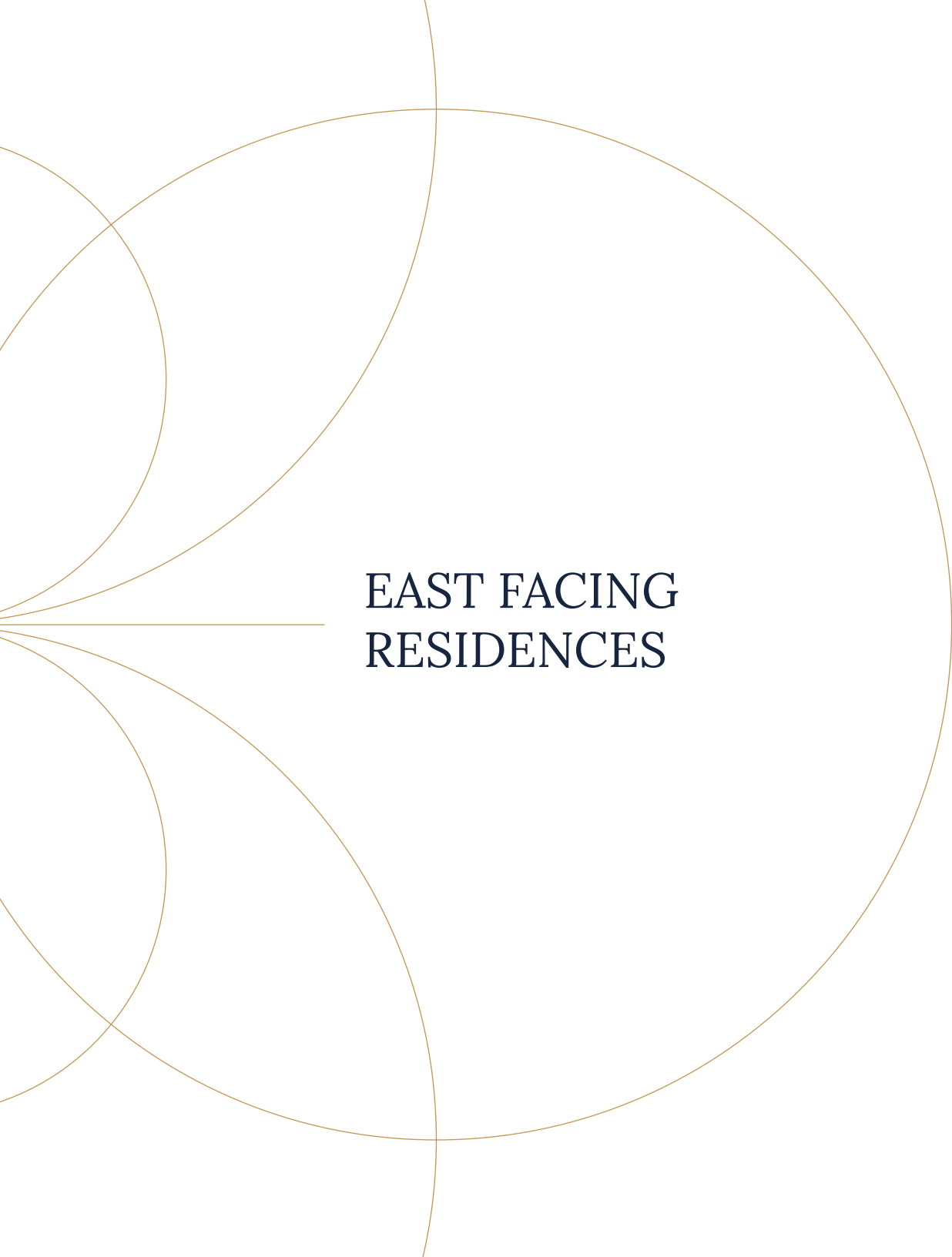
UNIT 603



UNIT 603



UNIT 603



EAST FACING RESIDENCES

UNIT 406





UNIT 406



UNIT 406



UNIT 604

UNIT 604



UNIT 604



UNIT 604



UNIT 604



Oleta River State Park

Aventura Mall

NW VIEW



NW VIEW

BY ARTEFACTO

PROJECT PRESENTATION 61

ORIGIN RESIDENCES BY HARBOR



Indian Creek Country Club

Downtown Miami

MIA

SW VIEW



SW VIEW



SE VIEW

Sunny Isles

Bal Harbour Beaches

St Regis Hotel

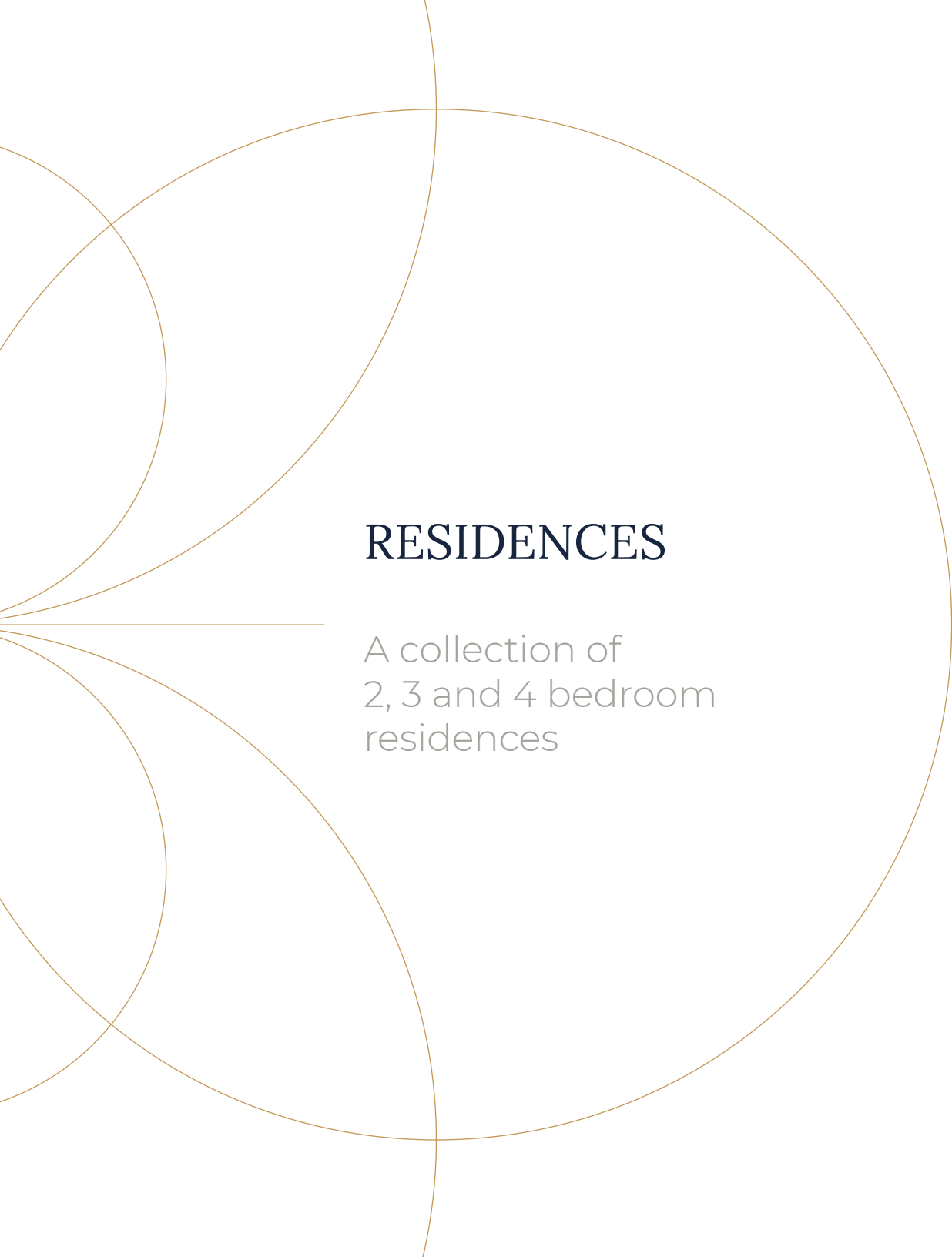
Bal Harbour Shops

NE VIEW



NE VIEW





RESIDENCES

A collection of
2, 3 and 4 bedroom
residences

2 BEDROOM COLLECTION

PH LEVEL 7

UNIT 702

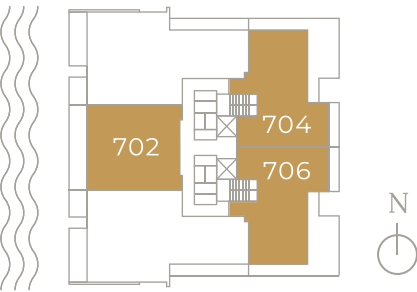
2 Bedrooms + Den / 3.5 Bath
1,883 sq. ft. / 174 m²

UNIT 704

2 Bedrooms + Den / 3.5 Bath
1,939 sq. ft. / 180 m²

UNIT 706

2 Bedrooms + Den / 3.5 Bath
1,939 sq. ft. / 180 m²



LEVEL 6

UNIT 602

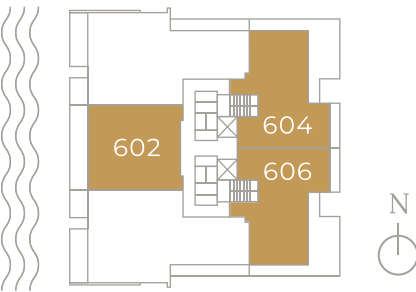
2 Bedrooms + Den / 3.5 Bath
1,883 sq. ft. / 175 m²

UNIT 604

2 Bedrooms + Den / 3.5 Bath
2,311 sq.ft / 214 m²

UNIT 606

2 Bedrooms + Den / 3.5 Bath
2,311 sq.ft / 214 m²



LEVEL 5

UNIT 504

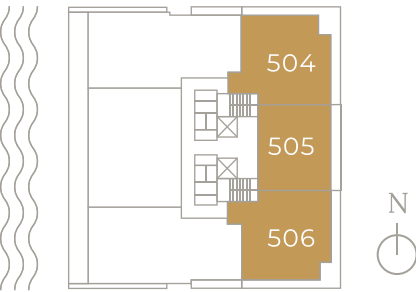
2 Bedrooms / 2.5 Bath
1,753 sq. ft. / 162 m²

UNIT 505

2 Bedrooms + Den / 3.5 Bath
1,437 sq. ft. / 133 m²

UNIT 506

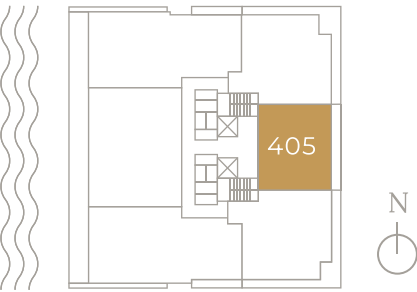
2 Bedrooms / 2.5 Bath
1,753 sq. ft. / 162 m²



LEVEL 4

UNIT 405

2 Bedrooms + Den / 3.5 Bath
1,666 sq. ft. / 154 m²

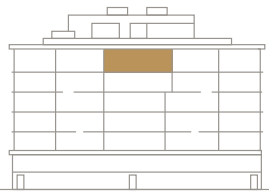


PH LEVEL 7

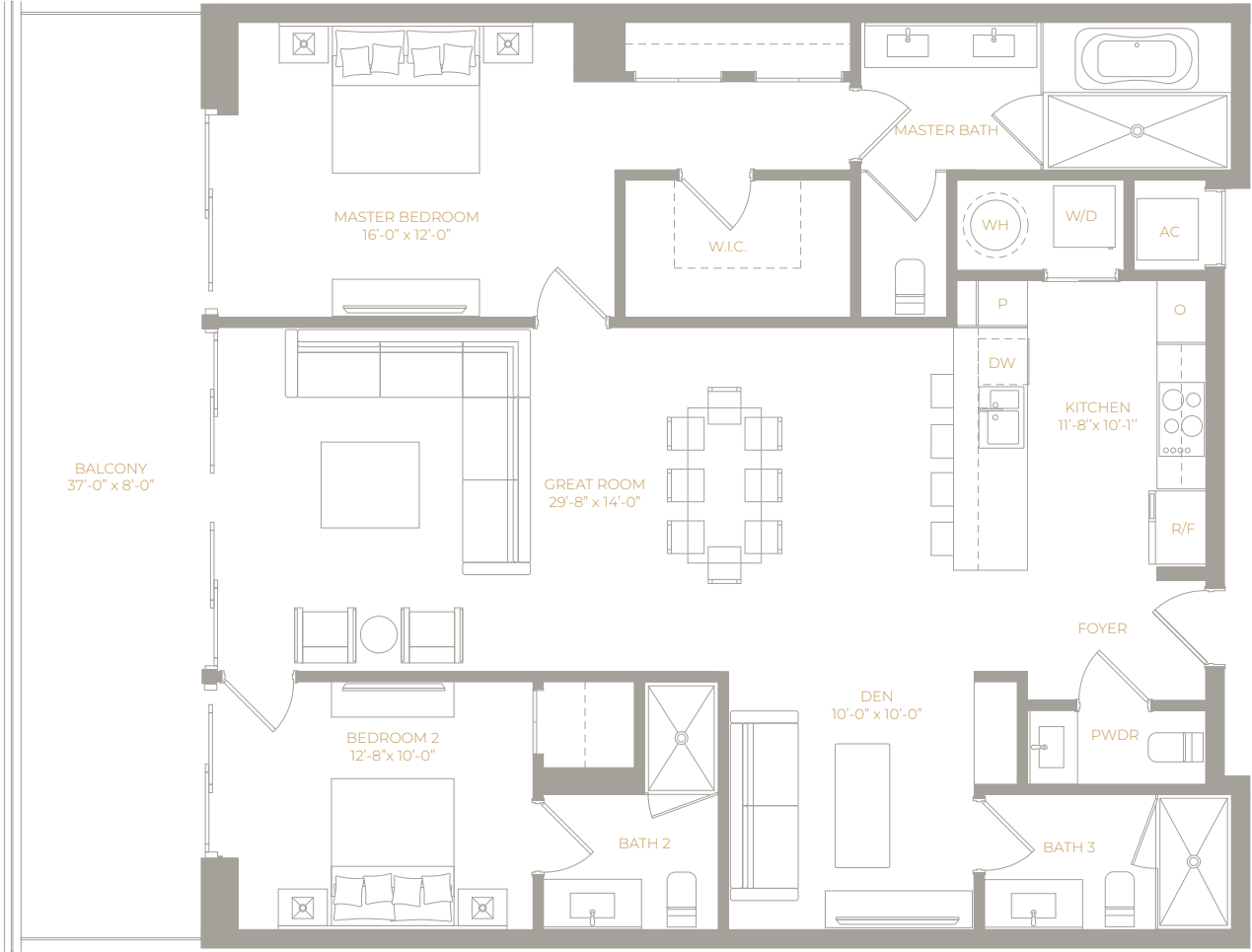
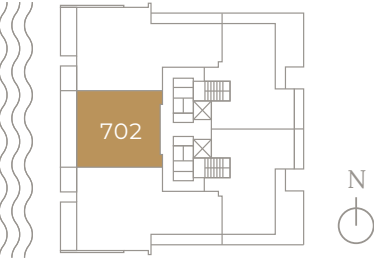
UNIT 702

2 Bedrooms + Den / 3.5 Bath

AREA
Interior:
1,582 sq. ft. / 147 m²
Exterior:
301 sq. ft. / 27 m²
TOTAL:
1,883 sq. ft. / 174 m²



WEST FACADE



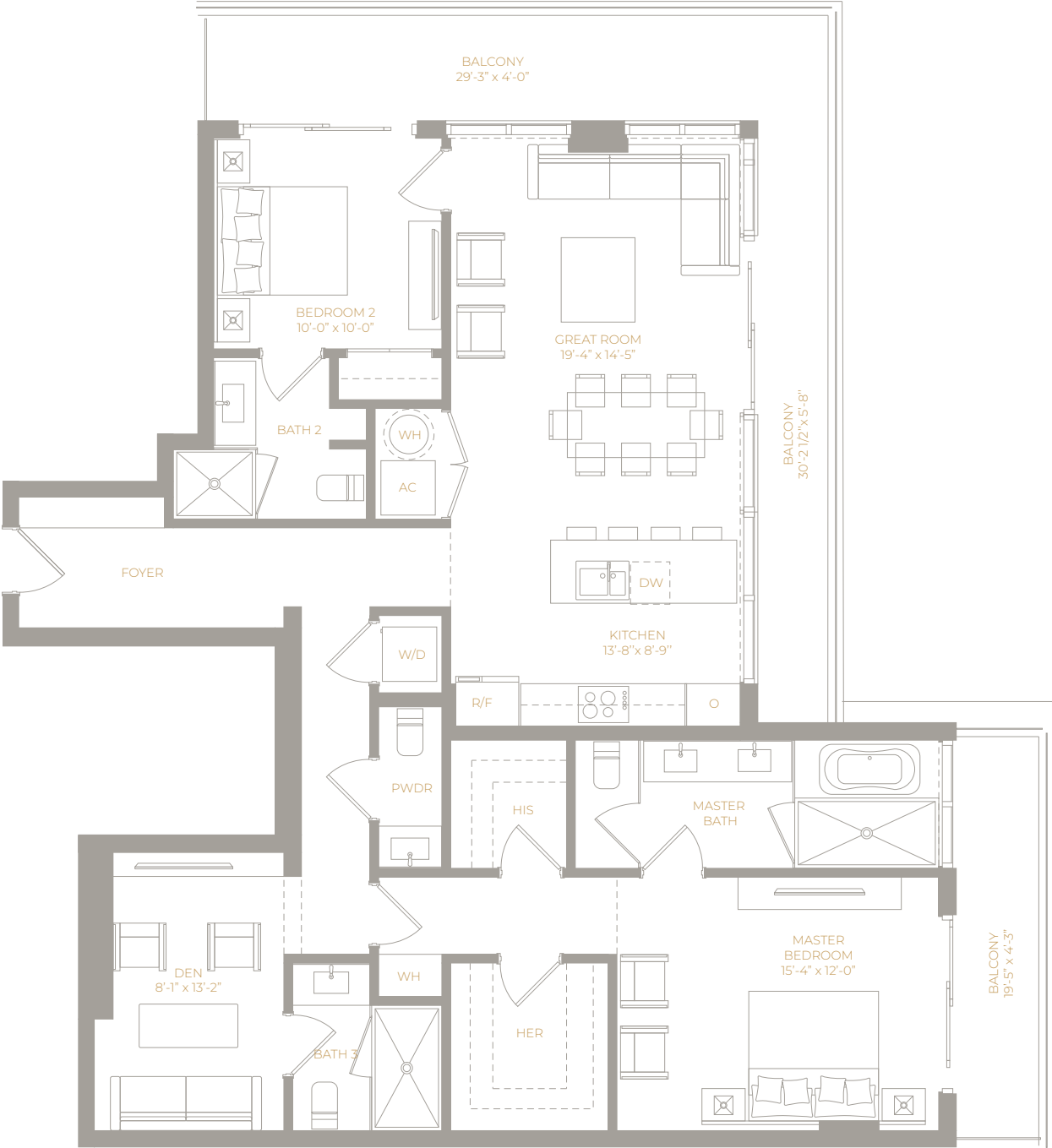
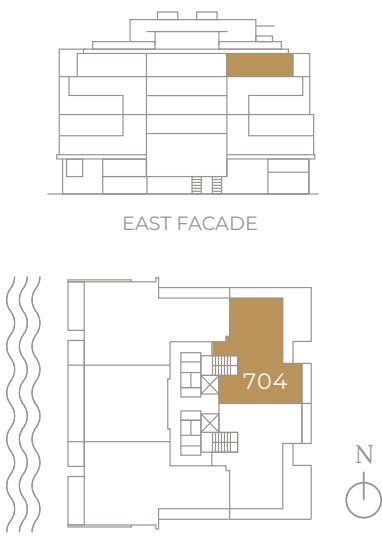
PH LEVEL 7

UNIT 704

2 Bedrooms + Den / 3.5 Bath

AREA

Interior:
1,563 sq. ft. / 145 m²
Exterior:
376 sq. ft. / 34 m²
TOTAL: 1,939 sq. ft. / 180 m²



PH LEVEL 7

UNIT 706

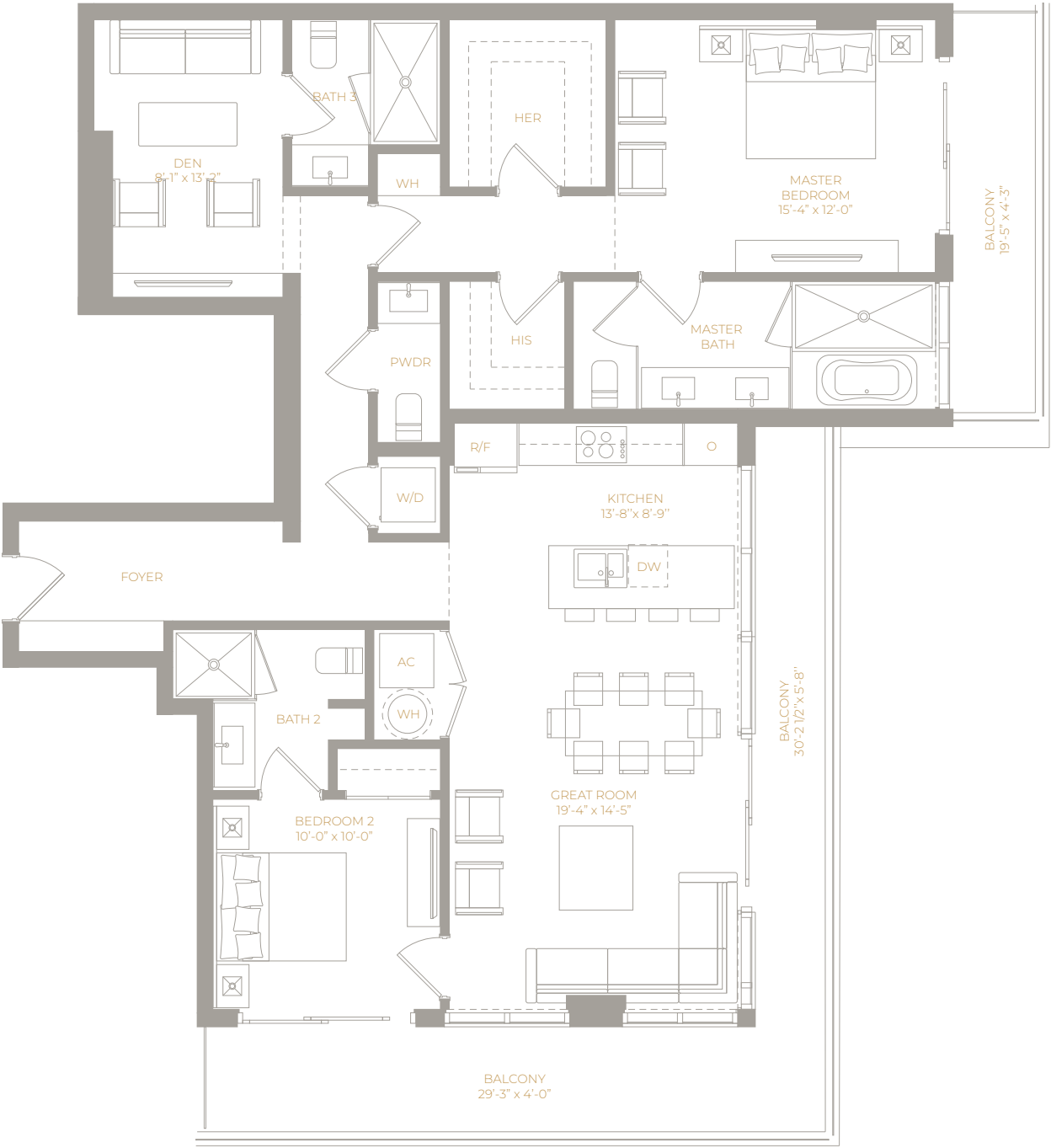
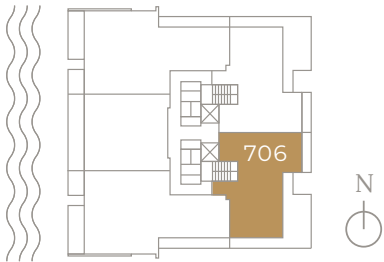
2 Bedrooms + Den / 3.5 Bath

AREA

Interior:
1,563 sq. ft. / 145 m²
Exterior:
376 sq. ft. / 34 m²
TOTAL: 1,939 sq. ft. / 180 m²



EAST FACADE

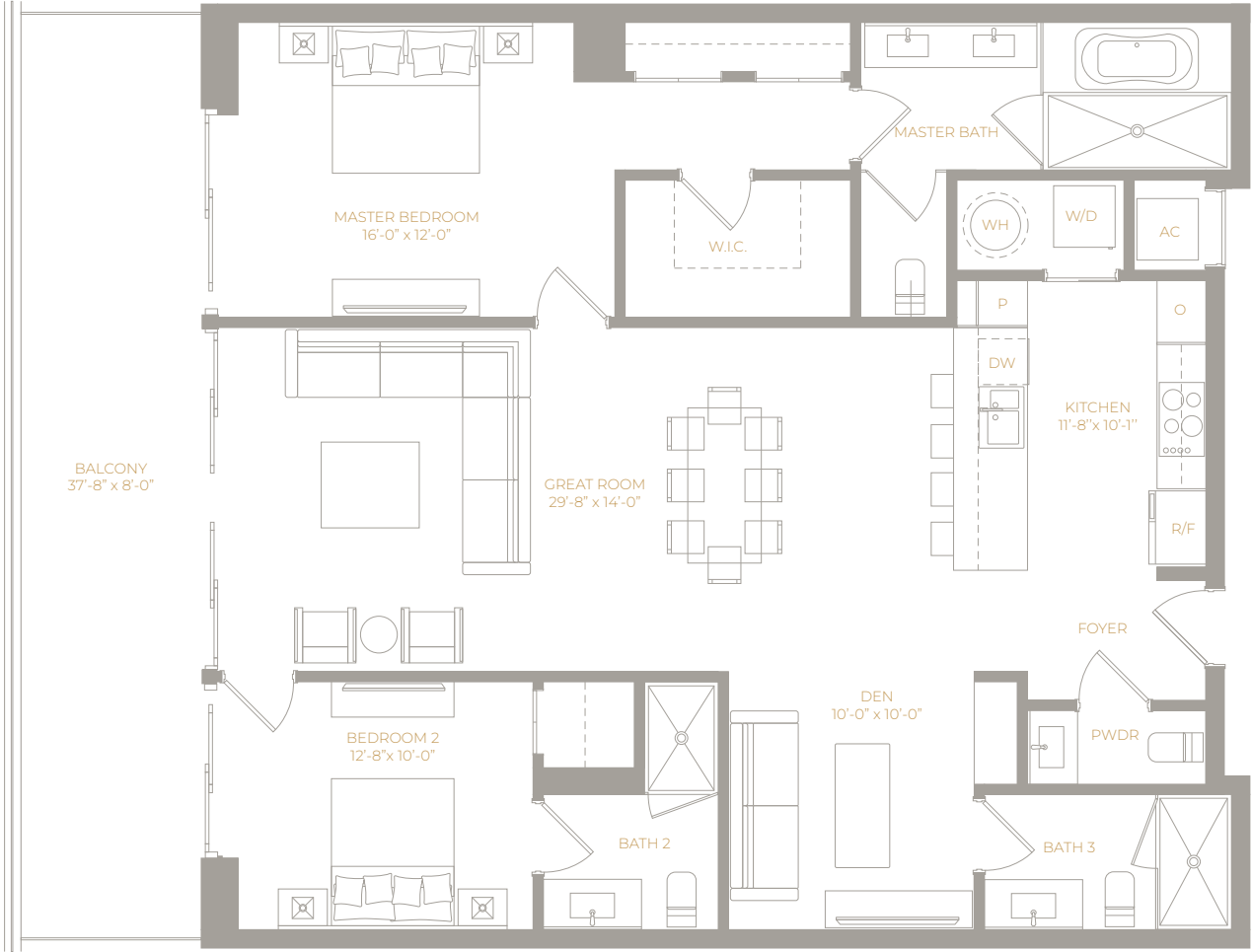
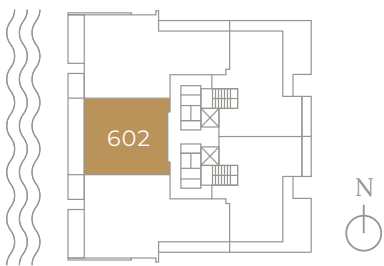
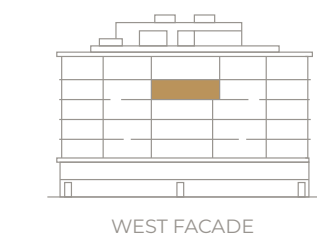


LEVEL 6

UNIT 602

2 Bedrooms + Den / 3.5 Bath

AREA
Interior:
1,582 sq. ft. / 147 m²
Exterior:
301 sq. ft. / 28 m²
TOTAL:
1,883 sq. ft. / 175 m²



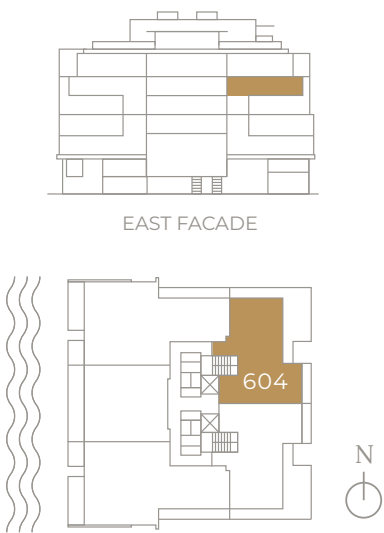
LEVEL 6

UNIT 604

2 Bedrooms + Den / 3.5 Bath

AREA

Interior:
1,659 sq. ft. / 154 m²
Exterior:
652 sq. ft. / 60 m²
TOTAL:
2,311 sq. ft. / 214 m²



LEVEL 6

UNIT 606

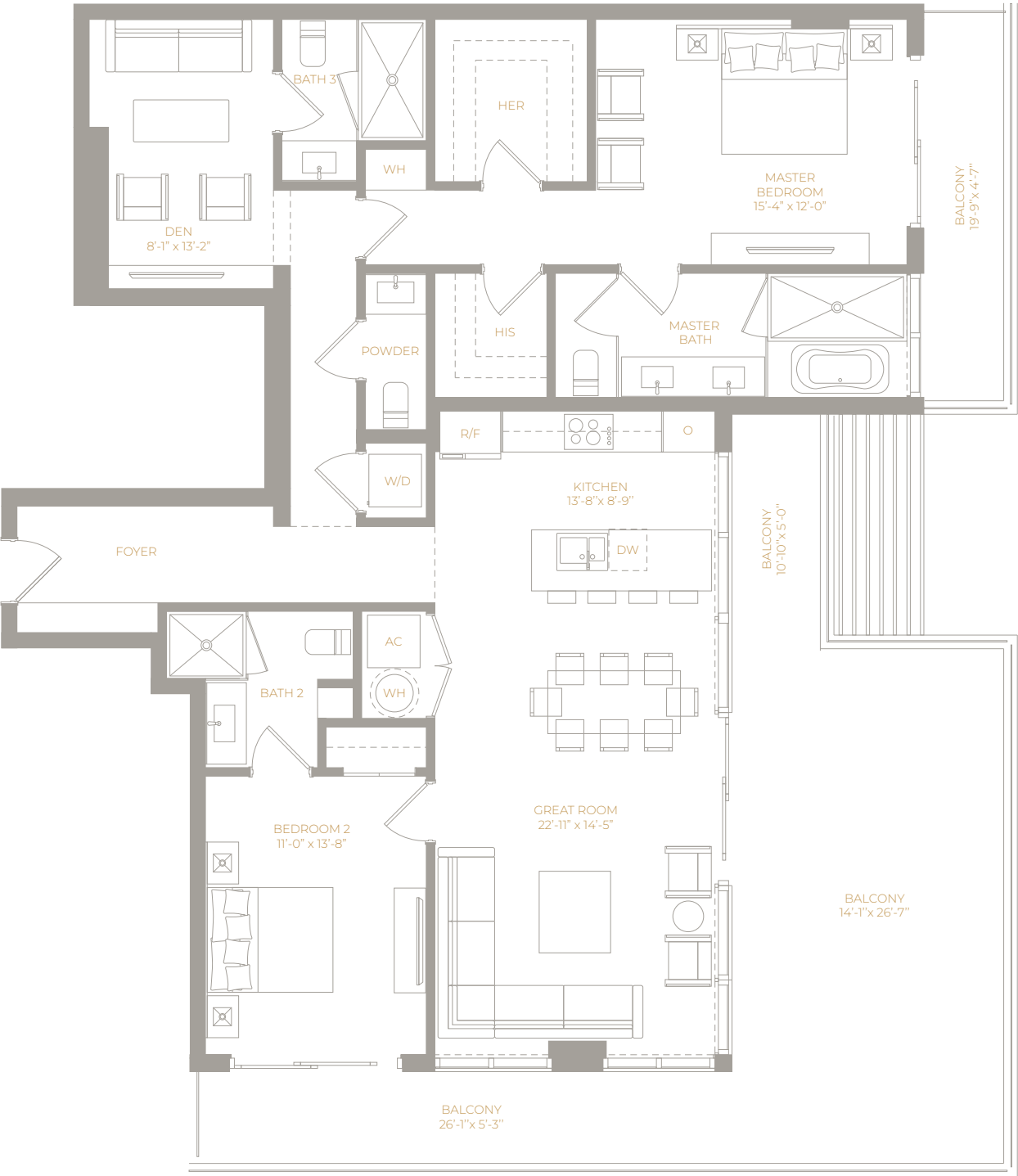
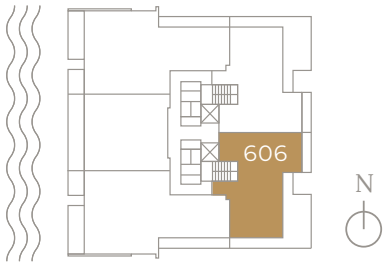
2 Bedrooms + Den / 3.5 Bath

AREA

Interior:
1,659 sq. ft. / 154 m²
Exterior:
652 sq. ft. / 60 m²
TOTAL:
2,311 sq. ft. / 214 m²



EAST FACADE



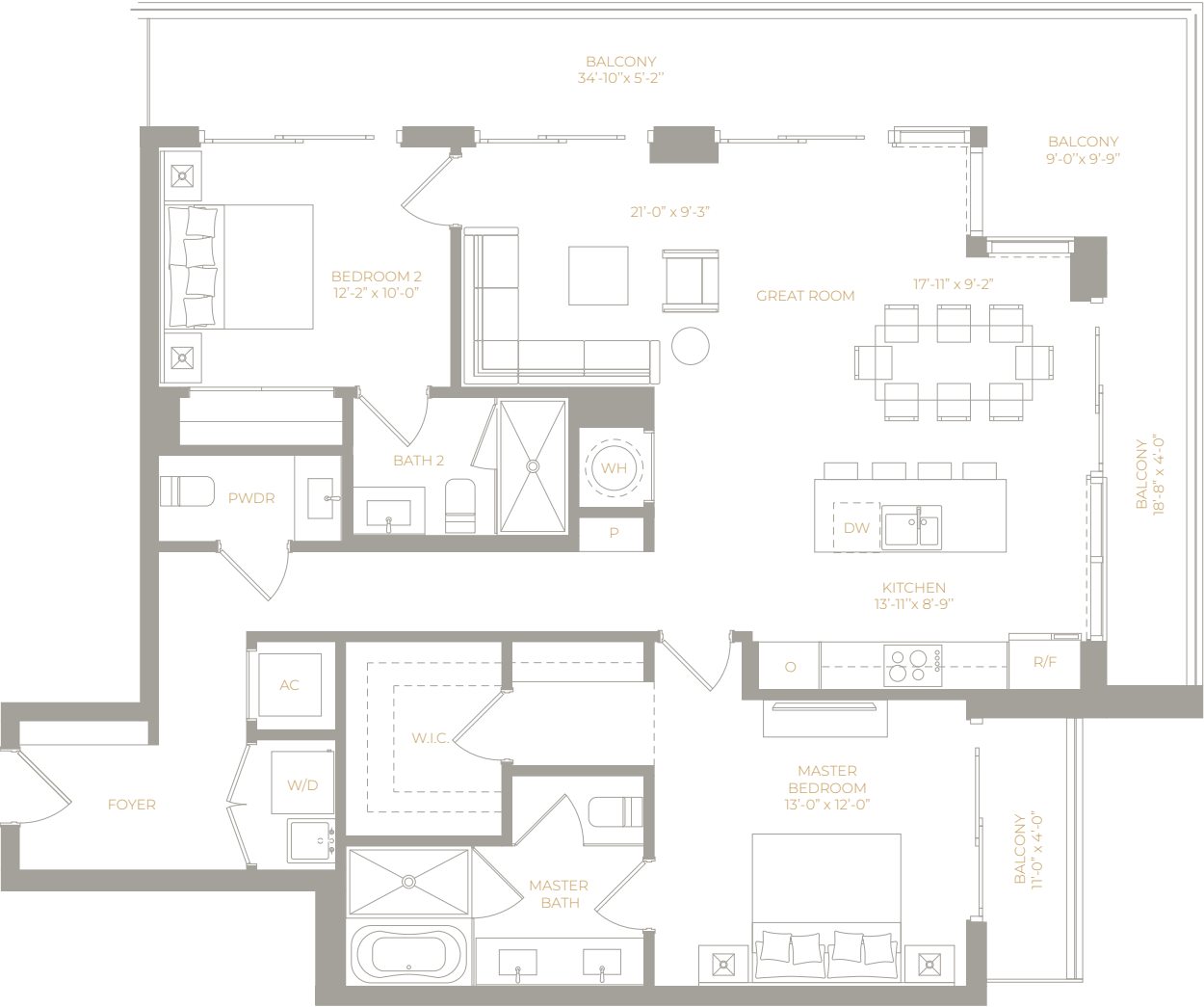
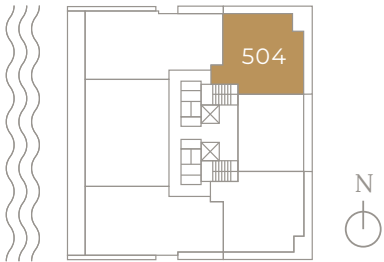
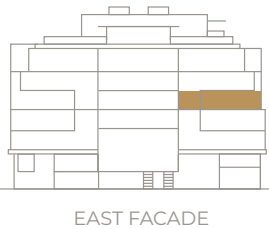
LEVEL 5

UNIT 504

2 Bedrooms / 2.5 Bath

AREA

Interior:
1,367 sq. ft. / 127 m²
Exterior:
386 sq. ft. / 35 m²
TOTAL:
1,753 sq. ft. / 162 m²

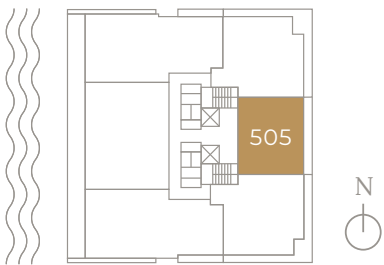
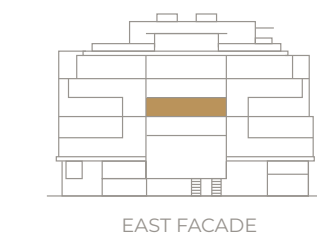


LEVEL 5

UNIT 505

2 Bedrooms + Den / 3.5 Bath

AREA
Interior:
1,302 sq. ft. / 120 m²
Exterior:
135 sq. ft. / 12 m²
TOTAL:
1,437 sq. ft. / 133 m²

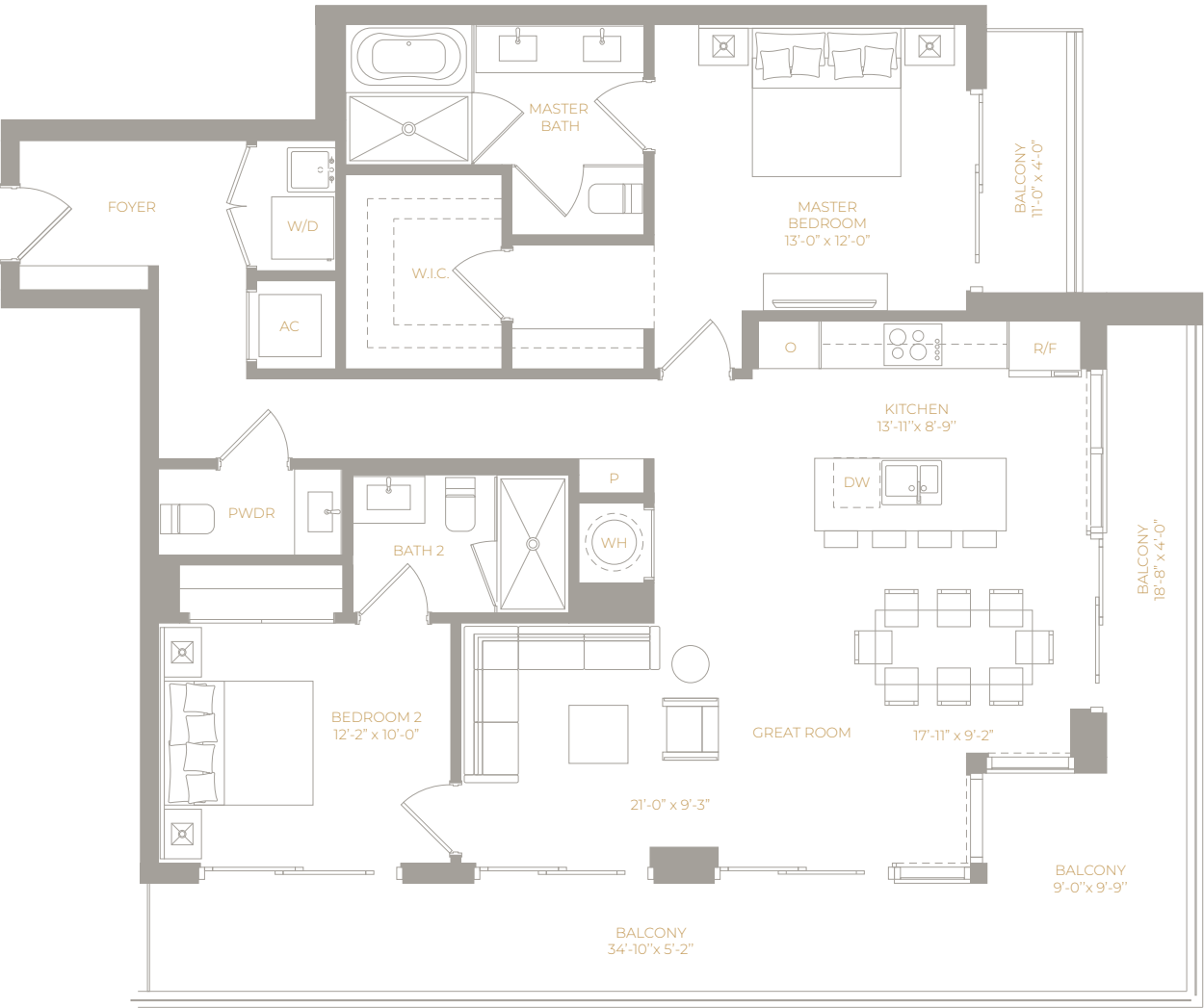
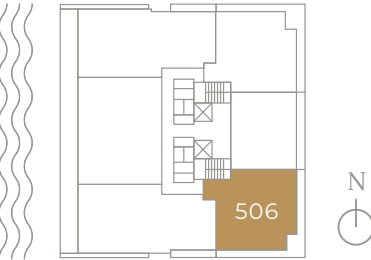
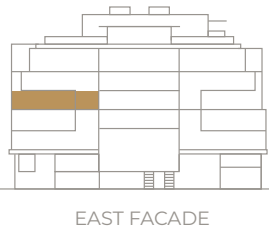


LEVEL 5

UNIT 506

2 Bedrooms / 2.5 Bath

AREA
Interior:
1,367 sq. ft. / 127 m²
Exterior:
386 sq. ft. / 35 m²
TOTAL:
1,753 sq. ft. / 162 m²

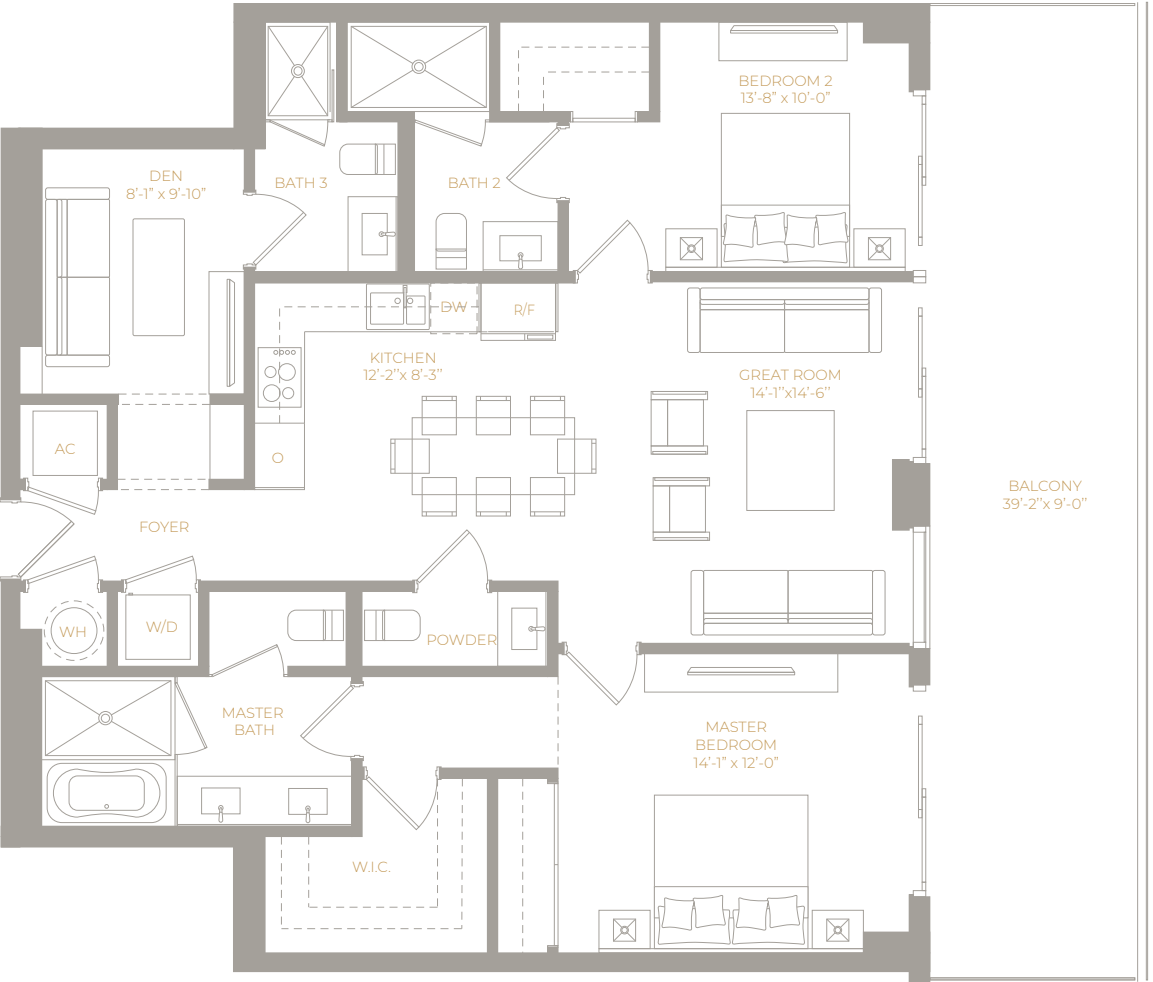
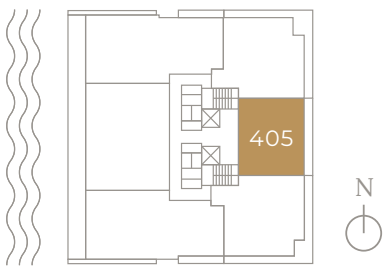
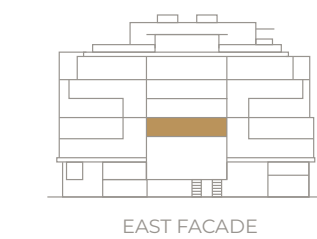


LEVEL 4

UNIT 405

2 Bedrooms + Den / 3.5 Bath

AREA
Interior:
1,302 sq. ft. / 120 m²
Exterior:
364 sq. ft. / 33 m²
TOTAL:
1,666 sq. ft. / 154 m²



3 BEDROOM COLLECTION

LEVEL 5

UNIT 501

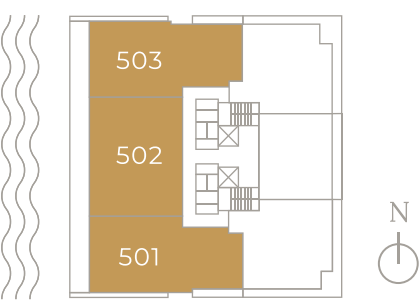
3 Bedrooms + Den / 4 Bath
2,466 sq. ft. / 229 m²

UNIT 502

3 Bedrooms + Den / 4.5 Bath
2,603 sq. ft. / 241 m²

UNIT 503

3 Bedrooms + Den / 4 Bath
2,466 sq. ft. / 229 m²



LEVEL 4

UNIT 402

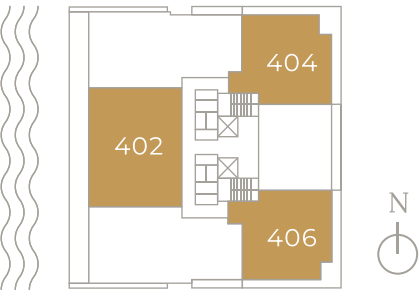
3 Bedrooms + Den / 4.5 Bath
2,609 sq. ft. / 242 m²

UNIT 404

3 Bedrooms / 3.5 Bath
1,856 sq. ft. / 172 m²

UNIT 406

3 Bedrooms / 3.5 Bath
1,856 sq. ft. / 172 m²



LEVEL 3

UNIT 302

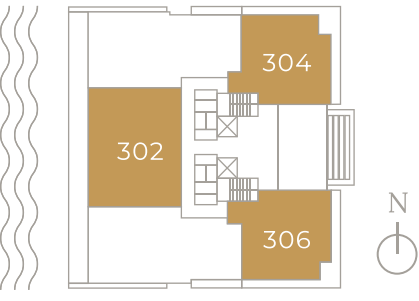
3 Bedrooms + Den / 4.5 Bath
2,603 sq. ft. / 241m²

UNIT 304

3 Bedrooms / 3.5 Bath
1,902 sq. ft. / 176 m²

UNIT 306

3 Bedrooms / 3.5 Bath
1,902 sq. ft. / 176 m²

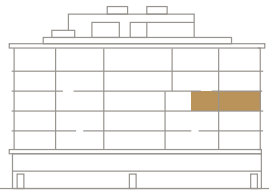


LEVEL 5

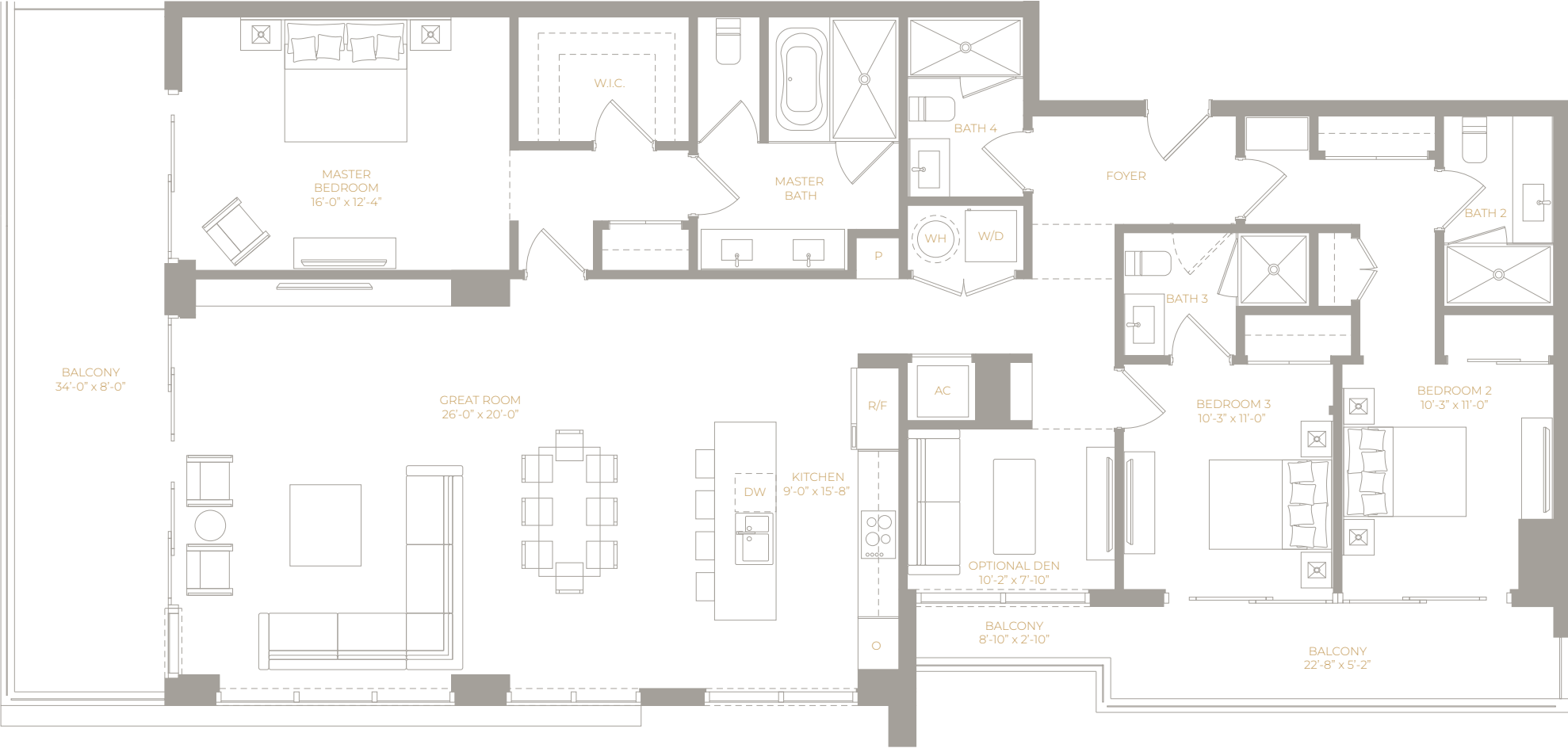
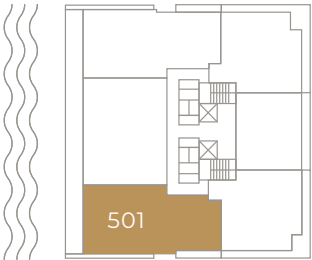
UNIT 501

3 Bedrooms + Den / 4 Bath

AREA
Interior:
2,049 sq. ft. / 190 m²
Exterior:
416 sq. ft. / 38 m²
TOTAL:
2,466 sq. ft. / 229 m²



WEST FACADE



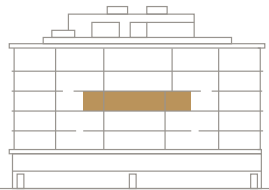
LEVEL 5

UNIT 502

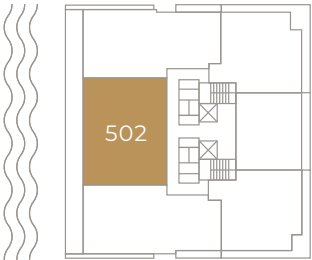
3 Bedrooms + Den / 4.5 Bath

AREA

Interior:
2,187 sq. ft. / 203 m²
Exterior:
416 sq. ft. / 38 m²
TOTAL:
2,603 sq. ft. / 241 m²



WEST FACADE

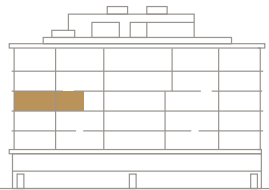


LEVEL 5

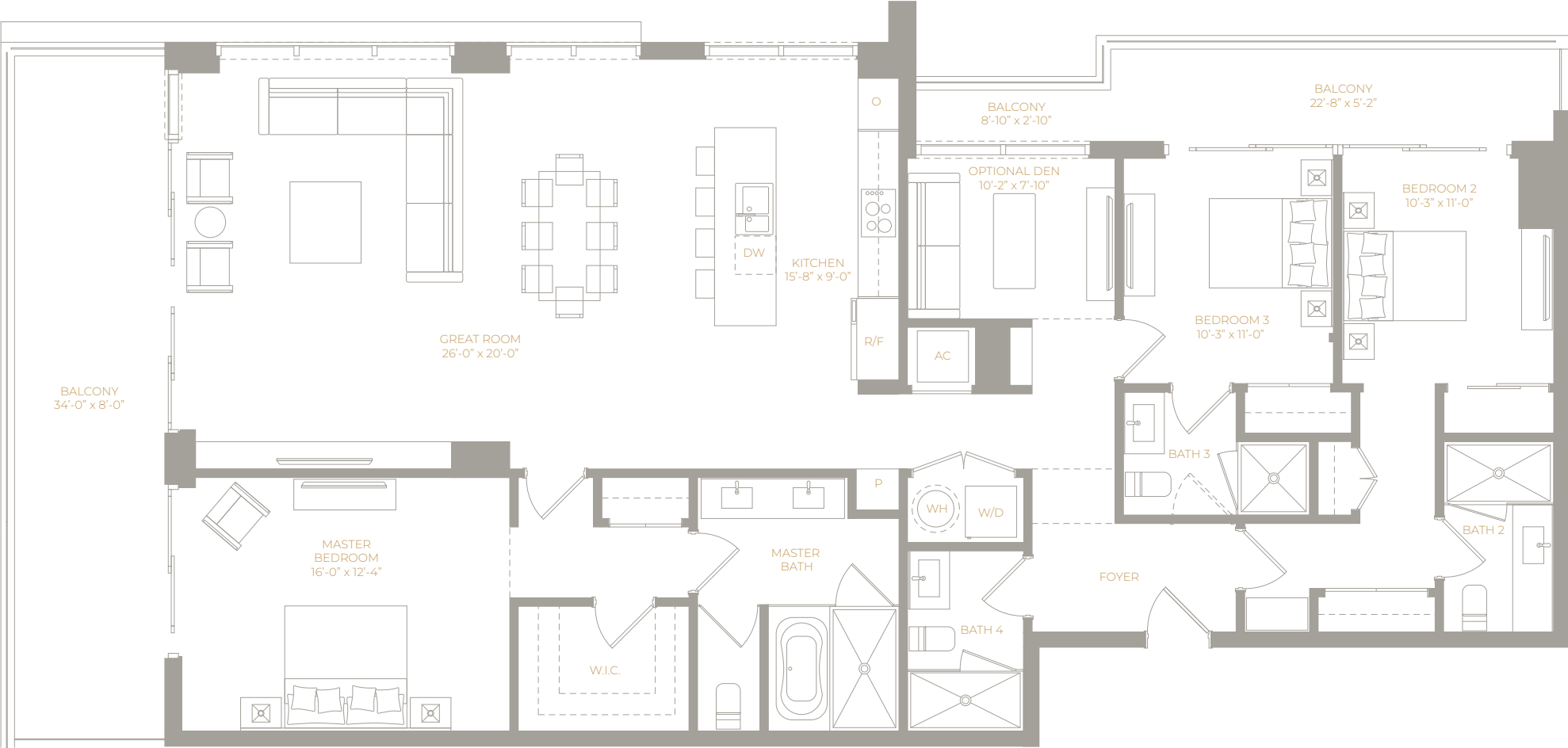
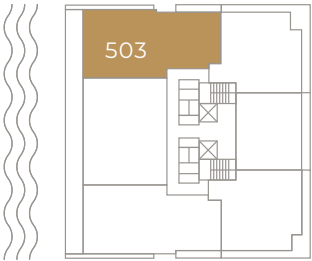
UNIT 503

3 Bedrooms + Den / 4 Bath

AREA
Interior:
2,049 sq. ft. / 190 m²
Exterior:
416 sq. ft. / 38 m²
TOTAL:
2,466 sq. ft. / 229 m²



WEST FACADE



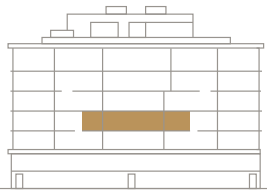
LEVEL 4

UNIT 402

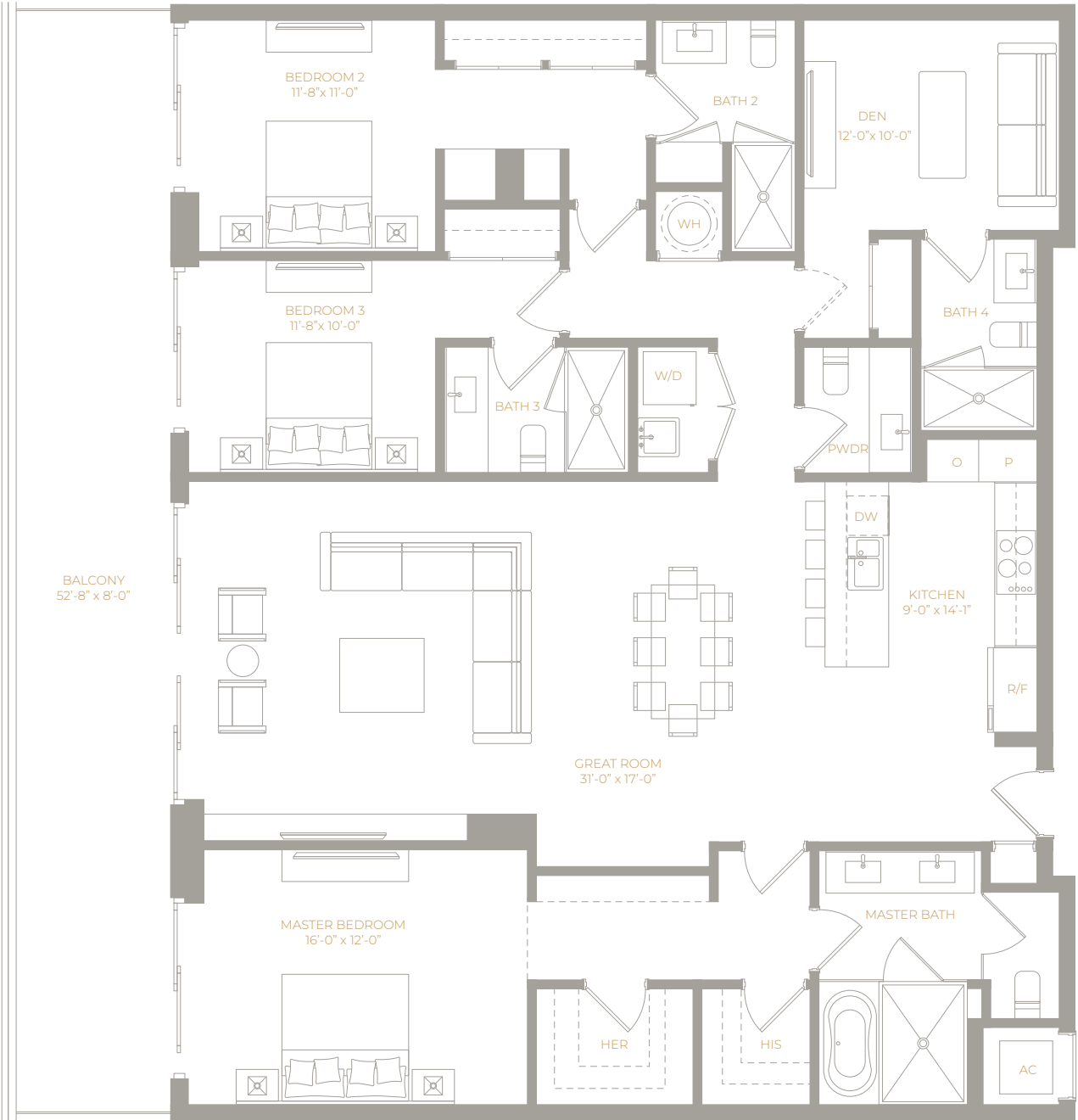
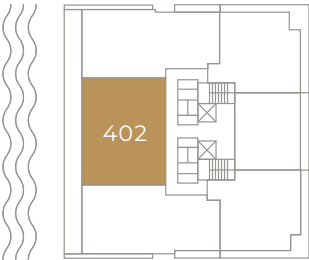
3 Bedrooms + Den / 4.5 Bath

AREA

Interior:
2,187 sq. ft. / 203 m²
Exterior:
421 sq. ft. / 39 m²
TOTAL:
2,609 sq. ft. / 242 m²



WEST FACADE

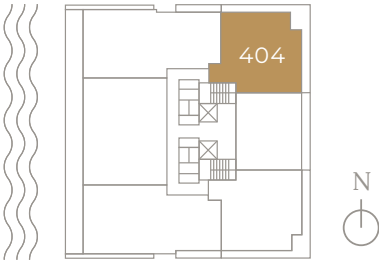


LEVEL 4

UNIT 404

3 Bedrooms / 3.5 Bath

AREA
Interior:
1,491 sq. ft. / 138 m²
Exterior:
364 sq. ft. / 33 m²
TOTAL:
1,856 sq. ft. / 172 m²

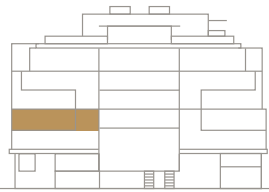


LEVEL 4

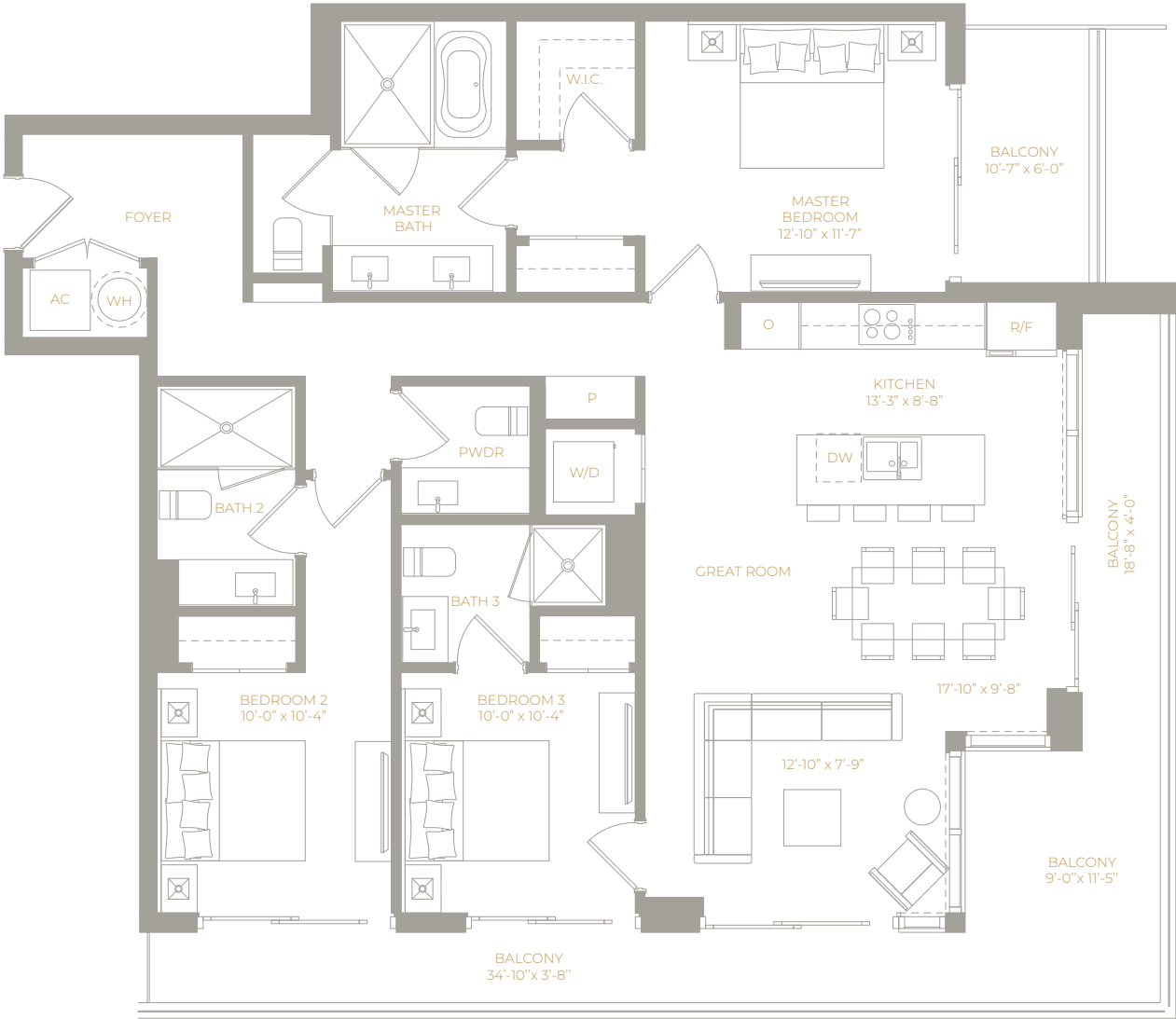
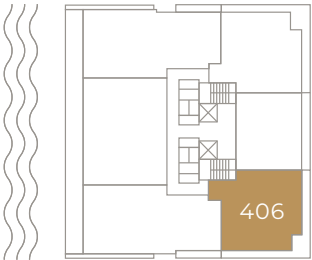
UNIT 406

3 Bedrooms / 3.5 Bath

AREA
Interior:
1,491 sq. ft. / 138 m²
Exterior:
364 sq. ft. / 33 m²
TOTAL:
1,856 sq. ft. / 172 m²



EAST FACADE



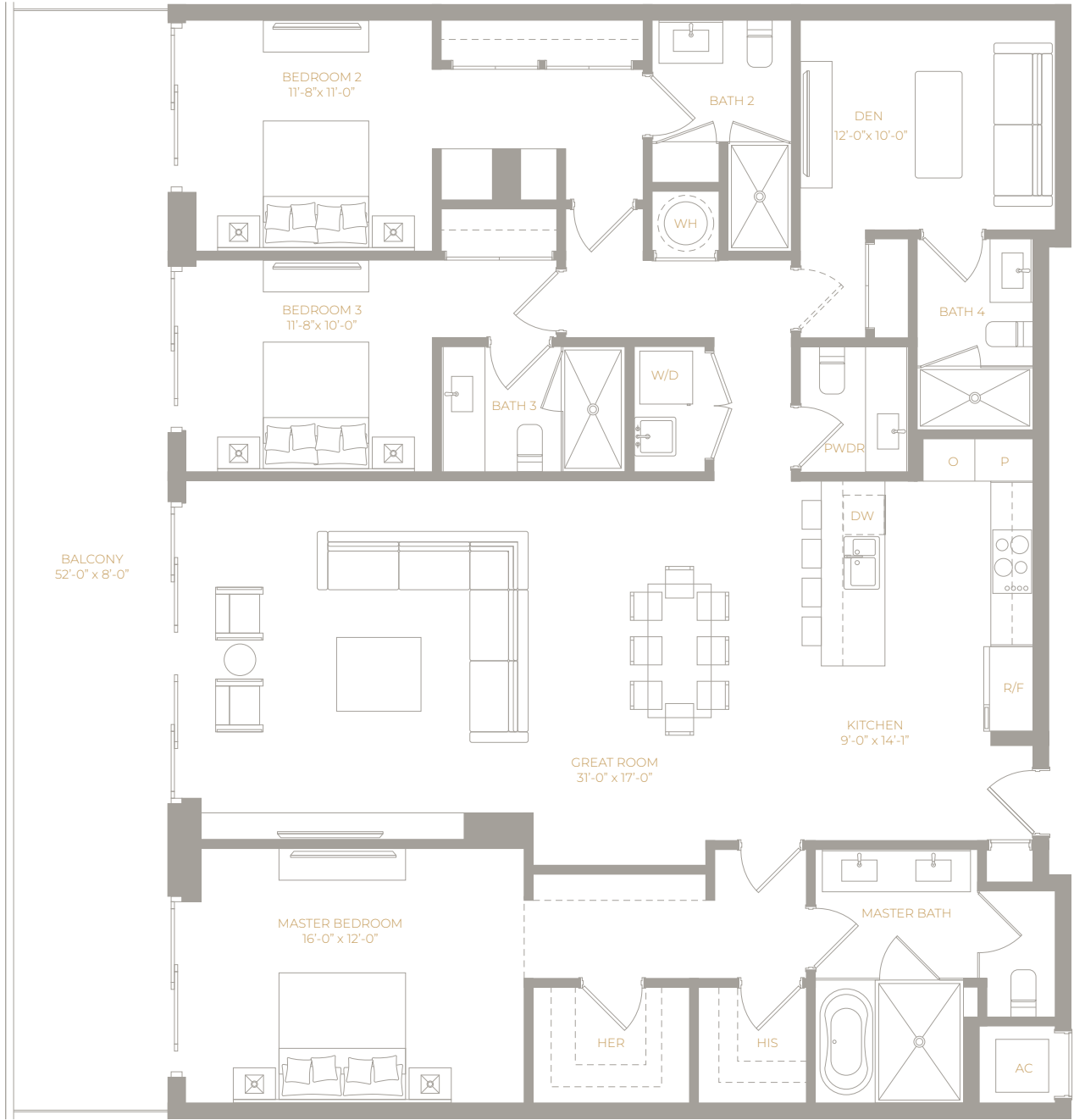
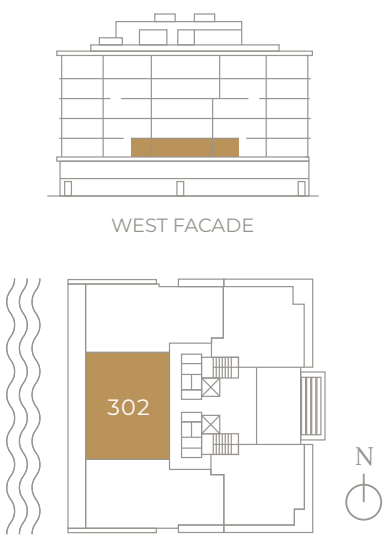
LEVEL 3

UNIT 302

3 Bedrooms + Den / 4.5 Bath

AREA

Interior:
2,187 sq. ft. / 203 m²
Exterior:
416 sq. ft. / 38 m²
TOTAL:
2,603 sq. ft. / 241 m²

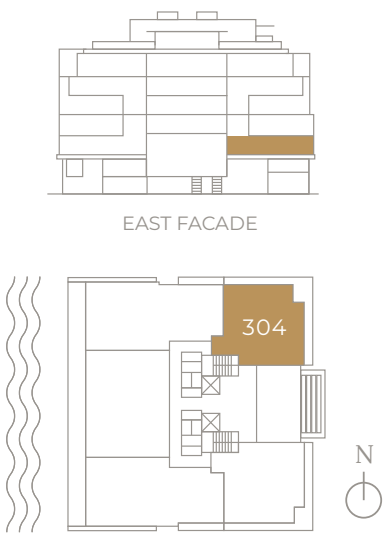


LEVEL 3

UNIT 304

3 Bedrooms / 3.5 Bath

AREA
Interior:
1,549 sq. ft. / 143 m²
Exterior:
352 sq. ft. / 32 m²
TOTAL:
1,902 sq. ft. / 176 m²



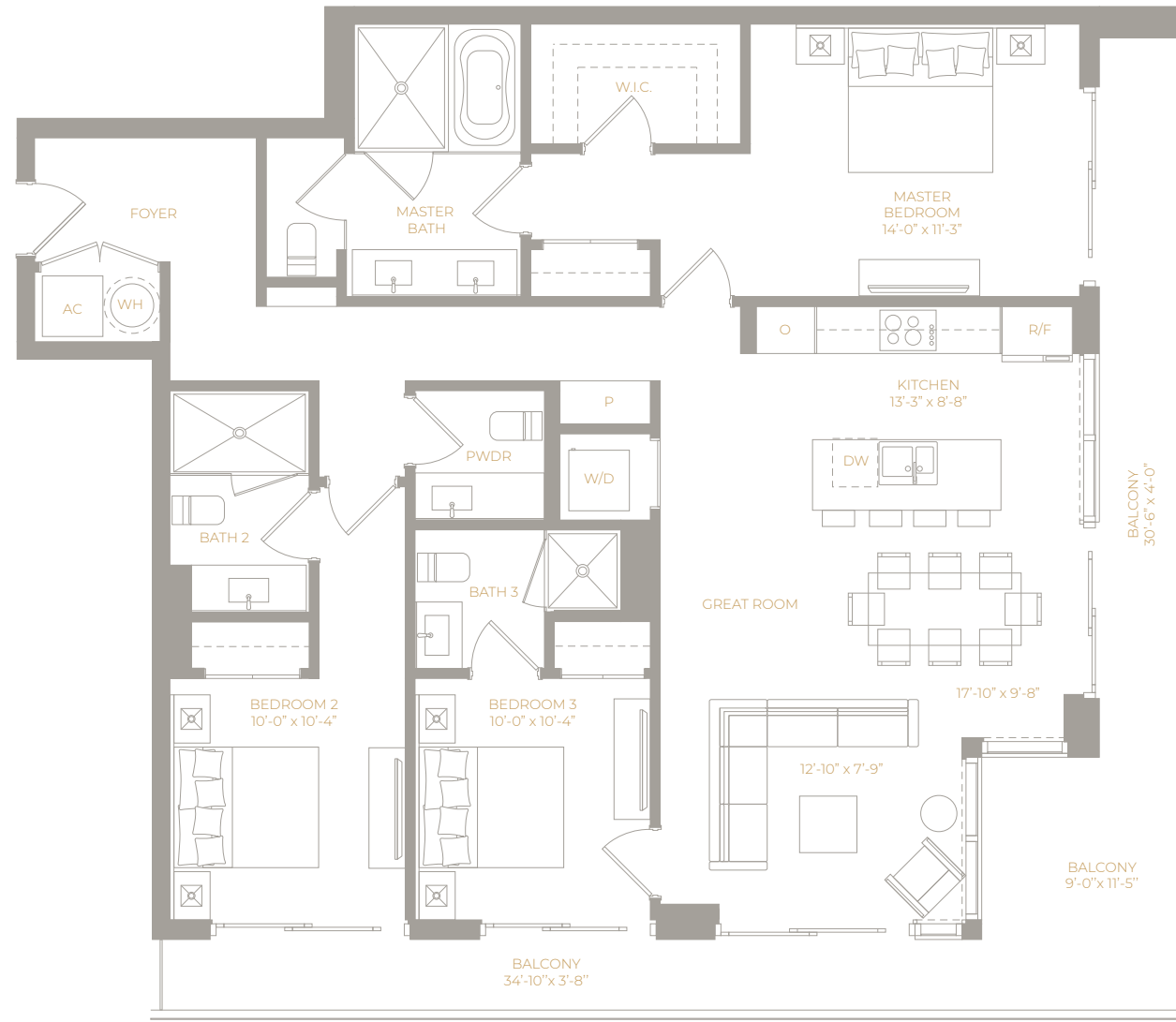
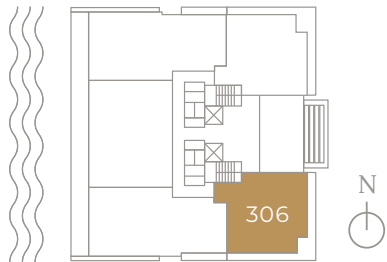
3 Bedrooms / 3.5 Bath

AREA

Interior:
1,549 sq. ft. / 143 m²
Exterior:
352 sq. ft. / 32 m²
TOTAL:
1,902 sq. ft. / 176 m²



EAST FACADE



4 BEDROOM COLLECTION

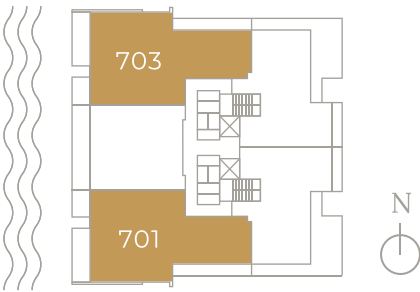
PH LEVEL 7

UNIT 701

4 Bedrooms / 4.5 Bath
2,728 sq. ft. / 253 m²

UNIT 703

4 Bedrooms / 4.5 Bath
2,728 sq. ft. / 253 m²



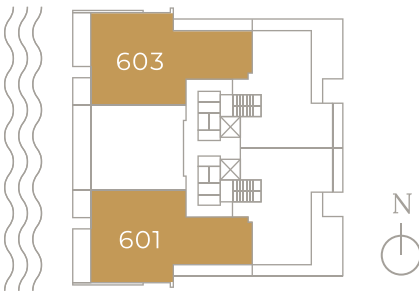
LEVEL 6

UNIT 601

4 Bedrooms + Den / 4.5 Bath
2,799 sq. ft. / 260 m²

UNIT 603

4 Bedrooms + Den / 4.5 Bath
2,799 sq. ft. / 260 m²



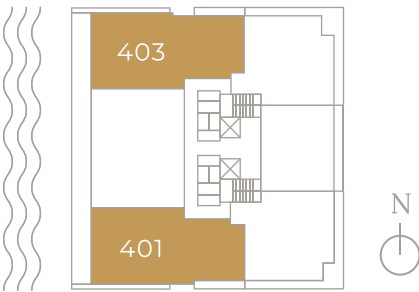
LEVEL 4

UNIT 401

4 Bedrooms / 4 Bath
2,461 sq. ft. / 228 m²

UNIT 403

4 Bedrooms / 4 Bath
2,461 sq. ft. / 228 m²



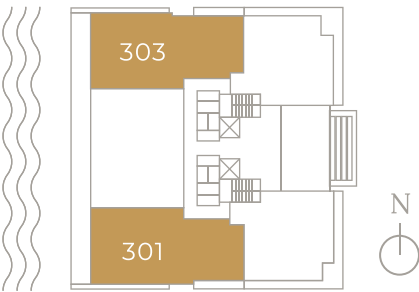
LEVEL 3

UNIT 301

4 Bedrooms / 4 Bath
2,490 sq. ft. / 231 m²

UNIT 303

4 Bedrooms / 4 Bath
2,490 sq. ft. / 231 m²



PH LEVEL 7

UNIT 701

4 Bedrooms
/ 4.5 Bath

AREA
Interior:
2,200 sq. ft. / 204 m²
Exterior:
528 sq. ft. / 49 m²
TOTAL:
2,728 sq. ft. / 253 m²

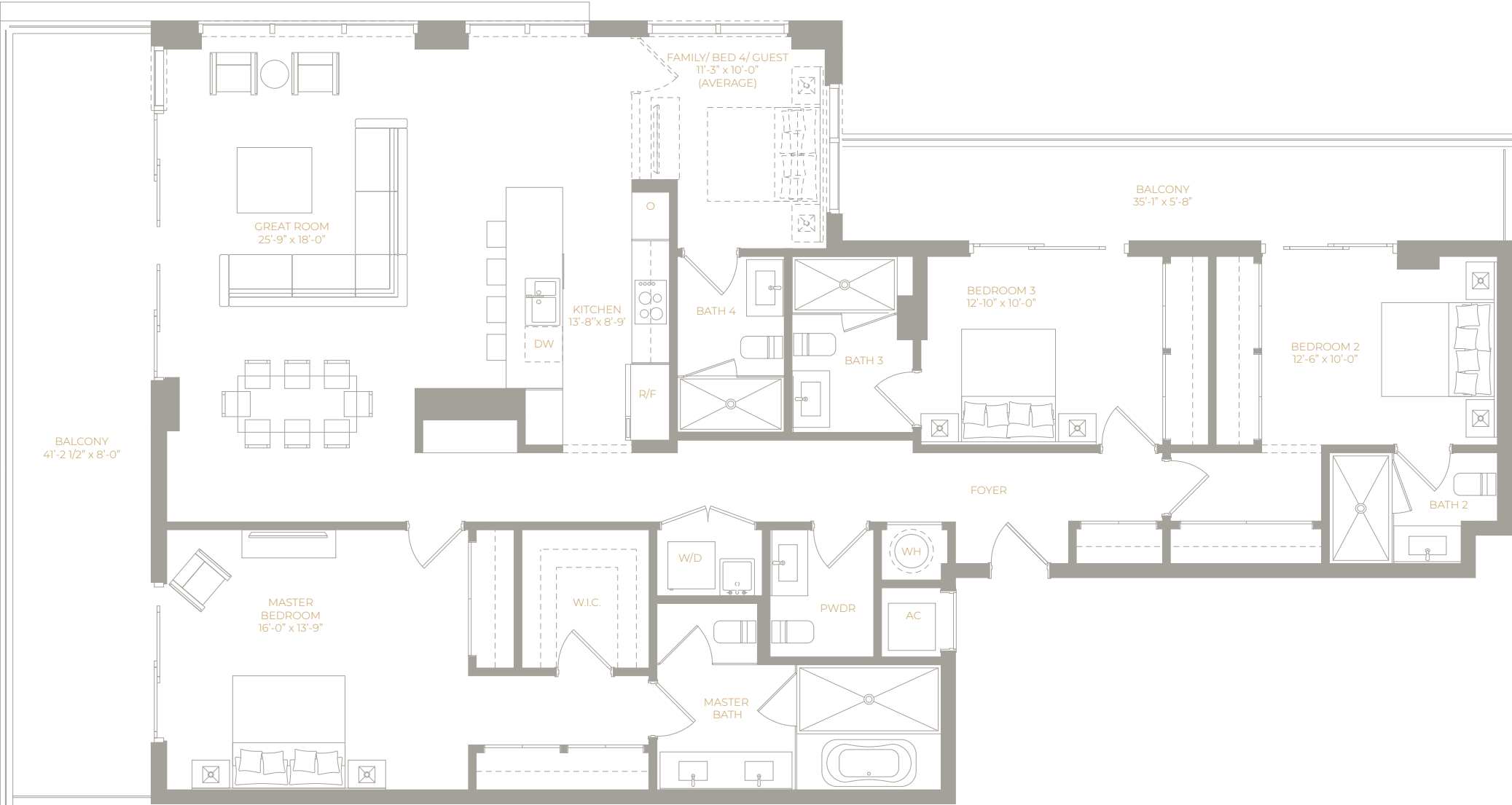
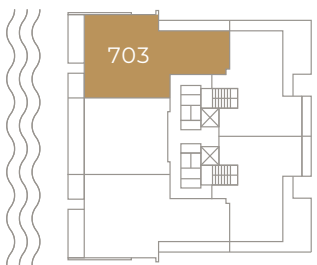
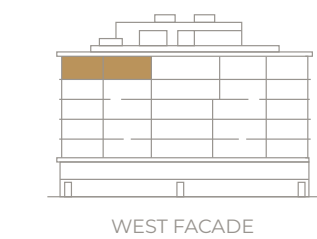


PH LEVEL 7

UNIT 703

4 Bedrooms
/ 4.5 Bath

AREA
Interior:
2,200 sq. ft. / 204 m²
Exterior:
528 sq. ft. / 49 m²
TOTAL:
2,728 sq. ft. / 253 m²



LEVEL 6

UNIT 601

4 Bedrooms + Den
/ 4.5 Bath

AREA

Interior:
2,328 sq. ft. / 216 m²
Exterior:
471 sq. ft. / 43 m²
TOTAL:
2,799 sq. ft. / 260 m²

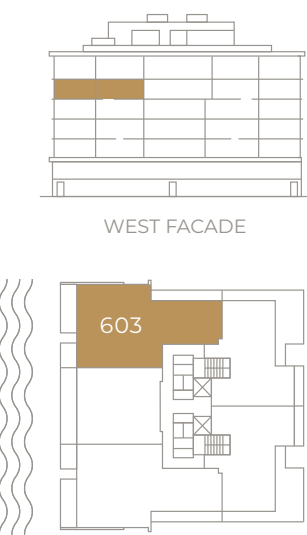


LEVEL 6

UNIT 603

4 Bedrooms + Den
/ 4.5 Bath

AREA
Interior:
2,328 sq. ft. / 216 m²
Exterior:
471 sq. ft. / 43 m²
TOTAL:
2,799 sq. ft. / 260 m²



LEVEL 4

UNIT 401

4 Bedrooms / 4 Bath

AREA
Interior:
2,135 sq. ft. / 198 m²
Exterior:
326 sq. ft. / 30 m²
TOTAL:
2,461 sq. ft. / 228 m²

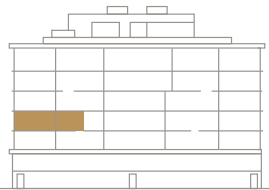


LEVEL 4

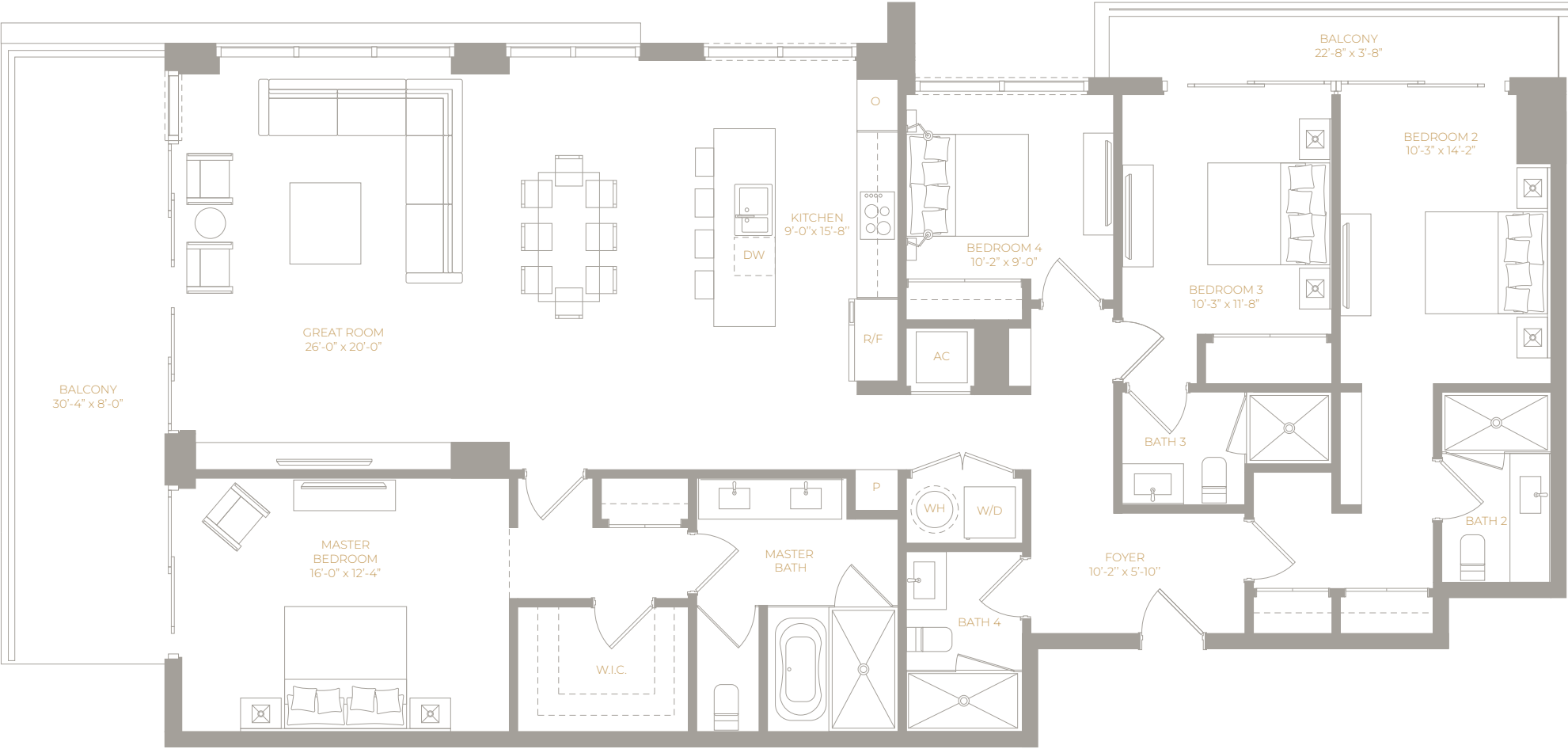
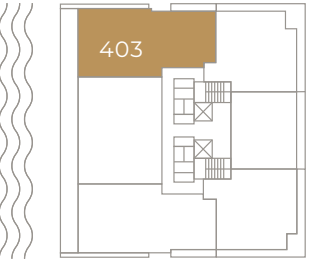
UNIT 403

4 Bedrooms / 4 Bath

AREA
Interior:
2,135 sq. ft. / 198 m²
Exterior:
326 sq. ft. / 30 m²
TOTAL:
2,461 sq. ft. / 228 m²



WEST FACADE

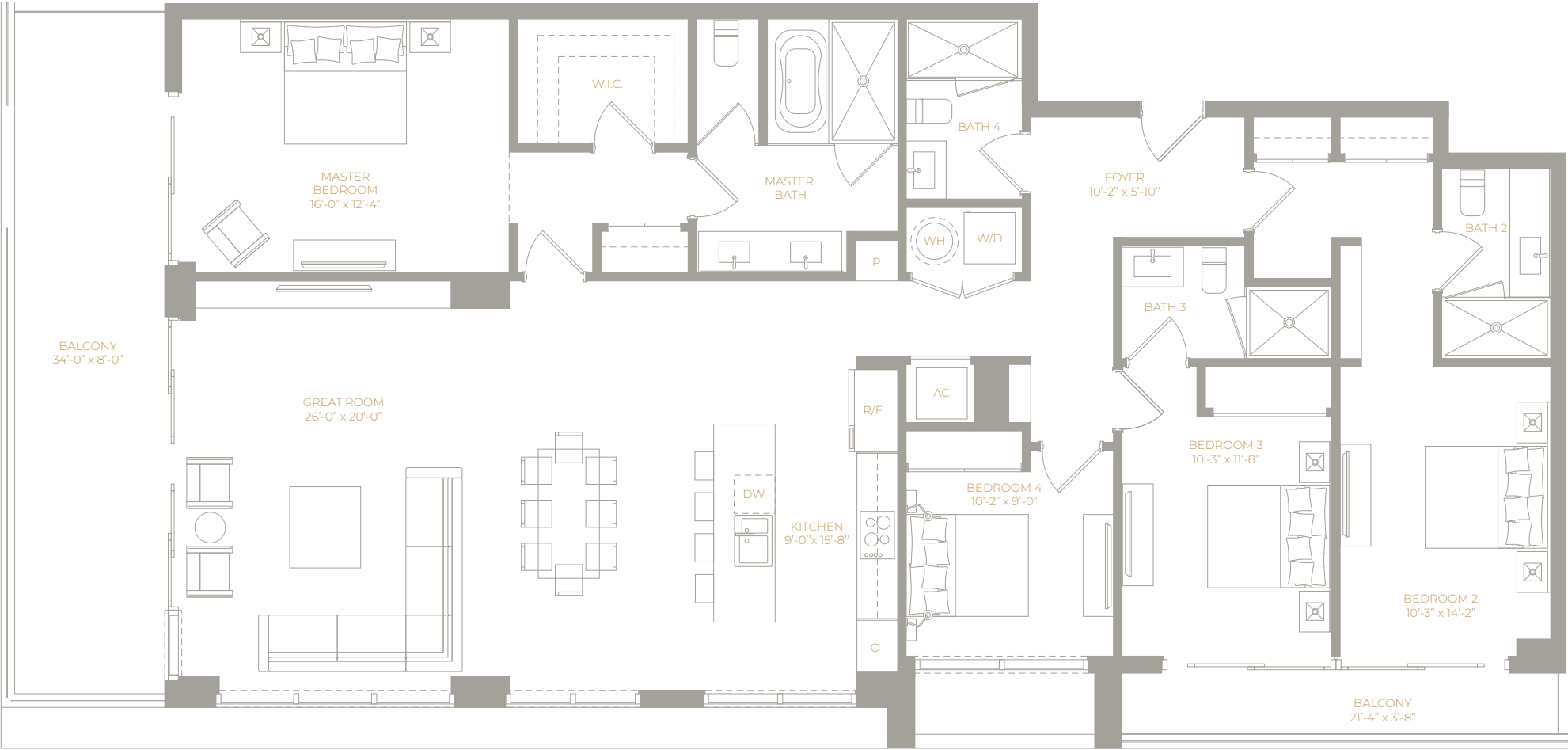
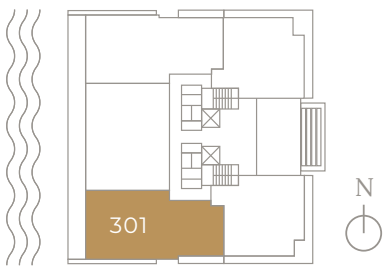
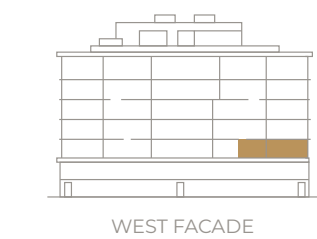


LEVEL 3

UNIT 301

4 Bedrooms / 4 Bath

AREA
Interior:
2,135 sq. ft. / 198 m²
Exterior:
355 sq. ft. / 33 m²
TOTAL:
2,490 sq. ft. / 231 m²



LEVEL 3

UNIT 303

4 Bedrooms / 4 Bath

AREA
Interior:
2,135 sq. ft. / 198 m²
Exterior:
355 sq. ft. / 33 m²
TOTAL:
2,490 sq. ft. / 231 m²

