



## SOM

Skidmore, Owings & Merrill,
founded in 1936, greatly influenced
the widespread use of mid-century
modern design and is responsible for some
of the world's most celebrated skyscrapers.
Among its highly regarded buildings is
Lever House, whose L-shaped tower
and glass curtain wall forever changed
the face of modern architecture.









## TROPICAL MODERNISM

SOM began with its signature clean modernism, then let the site—with unique access to the most exclusive beach—influence its evolution.

The pure geometry of straight lines yielded to the site's shape and the surrounding oceanfront landscape. The resulting tropical modernism is no less rigorous or dramatic, yet has a soft, organic quality, due in largepart to the total lack of orthogonals (right angles).





The conceal/reveal technique is omnipresent, with water elements, stone walls and prolific plantings carving out intimate spaces and creating thresholds to outdoor rooms, encouraging exploration and surprise. Diaphanous architectural screens in lobbies and lounges, along with changes in elevation, also help build an alternating cadence of intimacy and openness, inviting residents to adventure through the property.

## Building Features

- An expanse of 200 linear feet of pristine private shoreline
- A comprehensive amenity program, offering the best of Bal Harbour beachfront living
- 6I homes designed by world-renowned architecture firm SOM, each oriented to provide views of the Atlantic Ocean and Biscayne Bay
- Three- to eight-bedroom residences, ranging from 3,300 to 12,700 square feet
- Elegant two-story lobby with full-time concierge offering estate-level services
- Private parking garage for each home











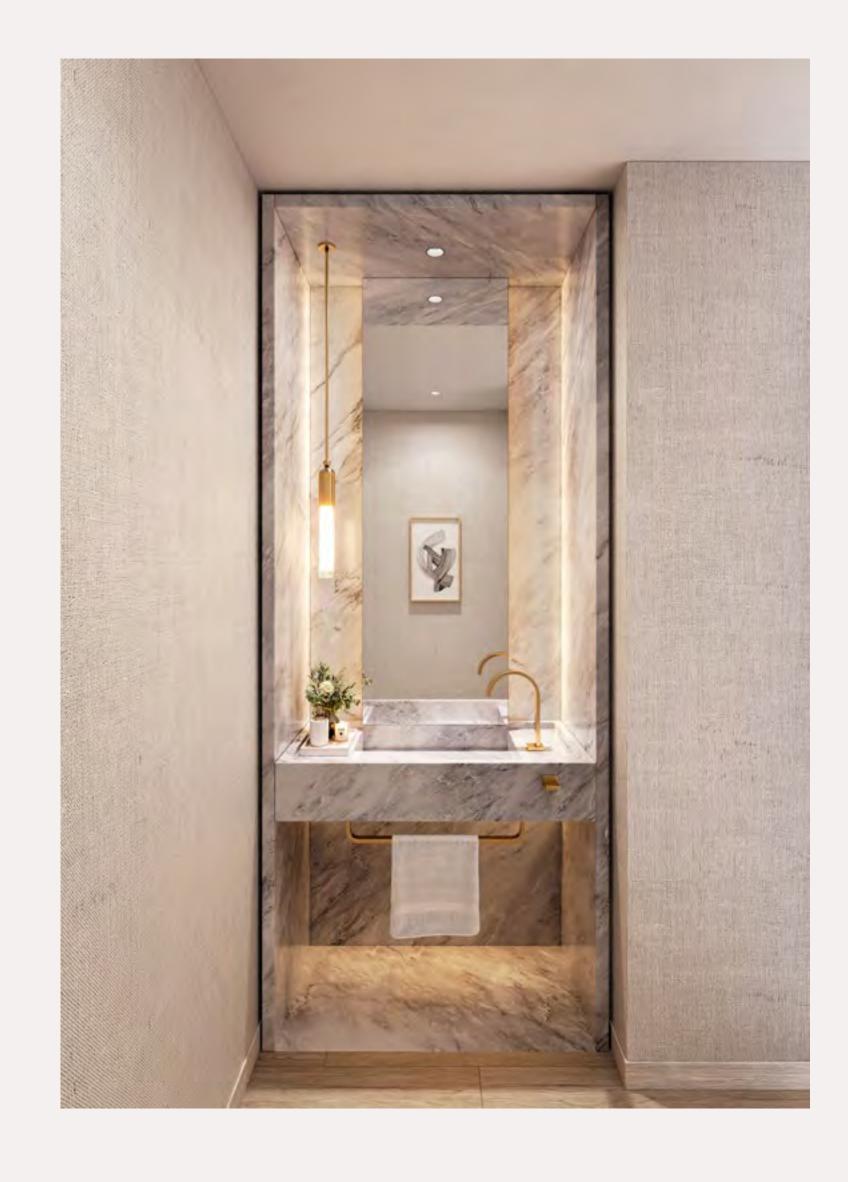




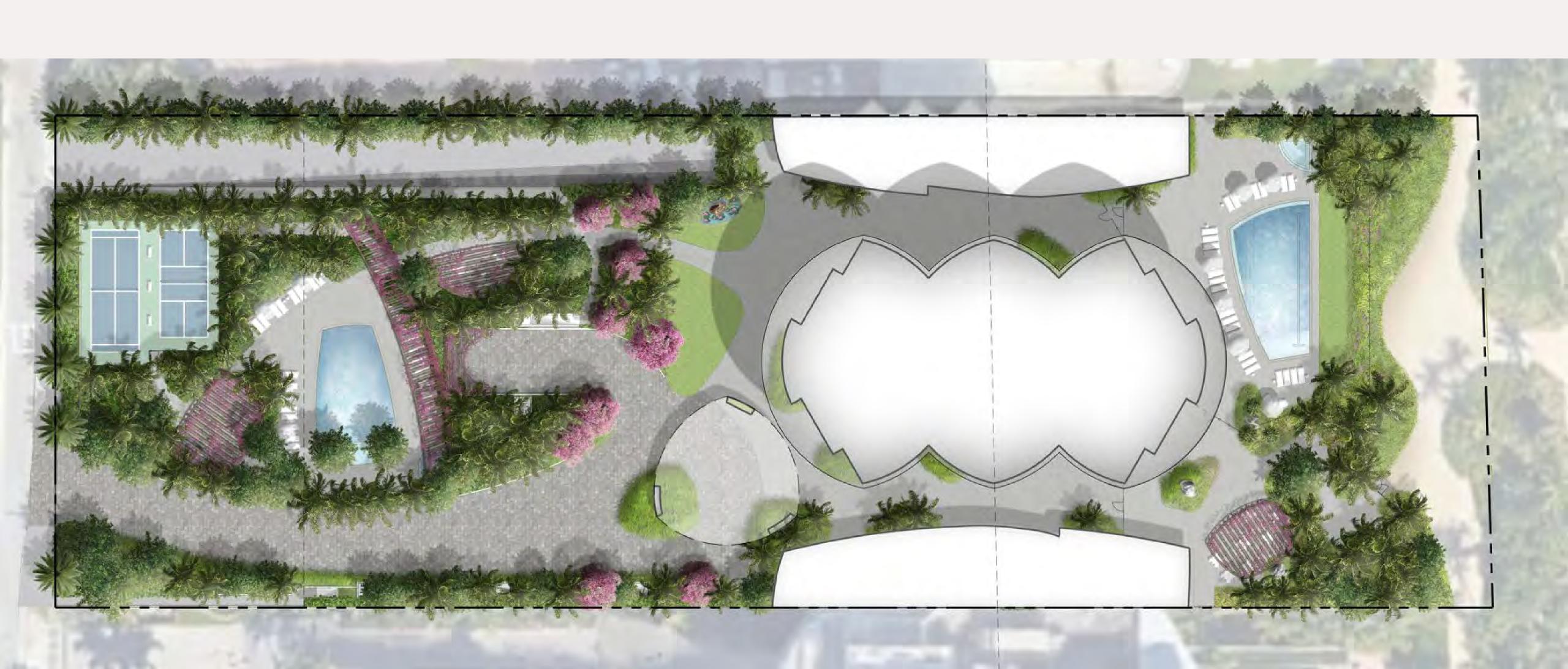


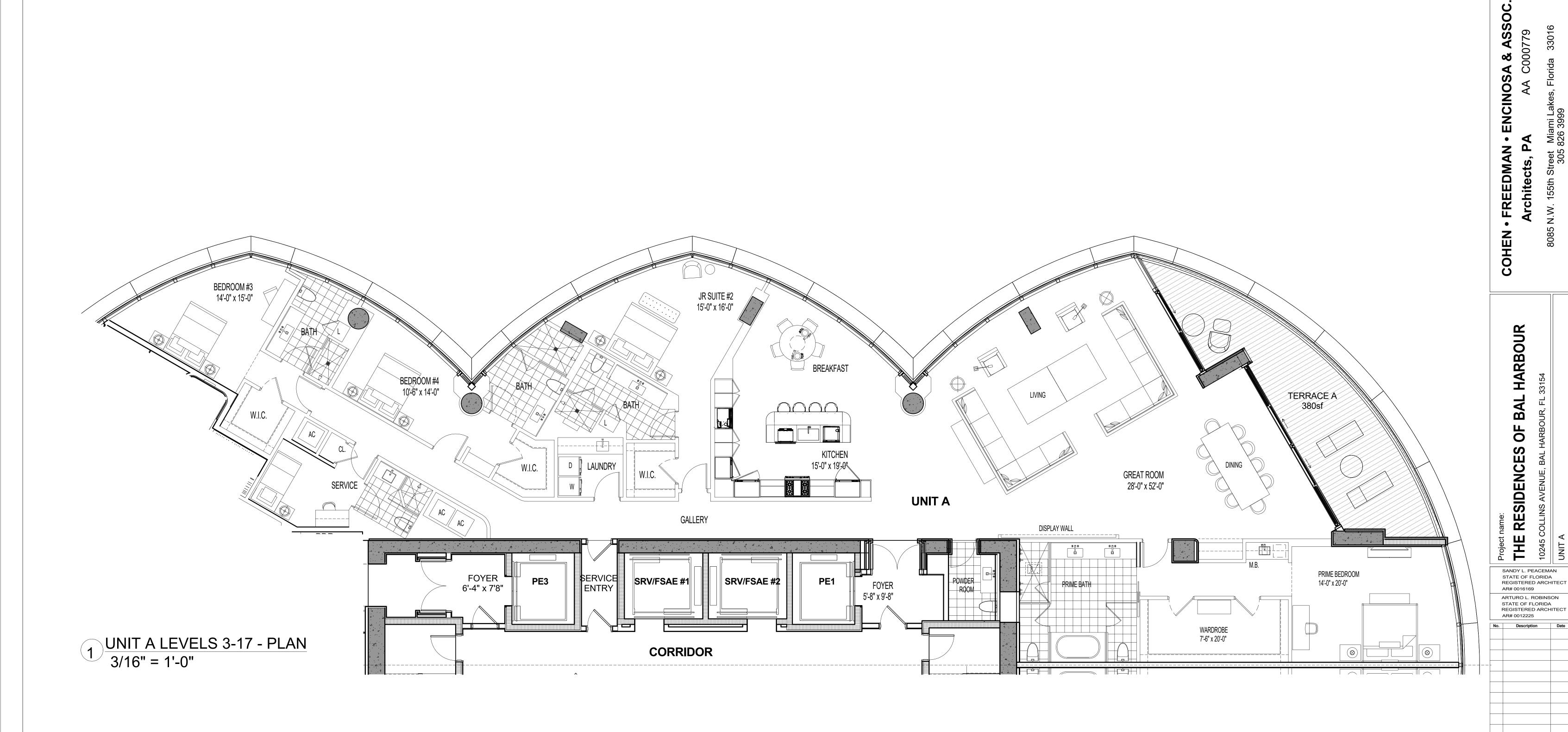


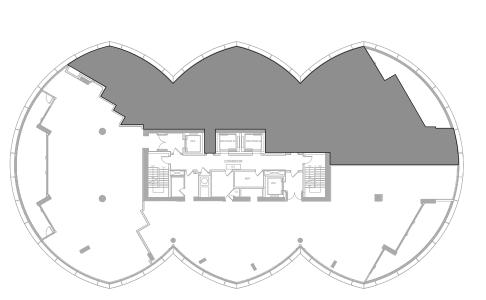




An arched ramp guides ingress through a profusion of plants and trees, like a secret garden that amplifies the sense of discovery and orchestrates the moment of arrival. Ocean breezes beckon.







UNIT A 4B/5.5B/SERVICE / 4,810 S.F. KEY PLAN

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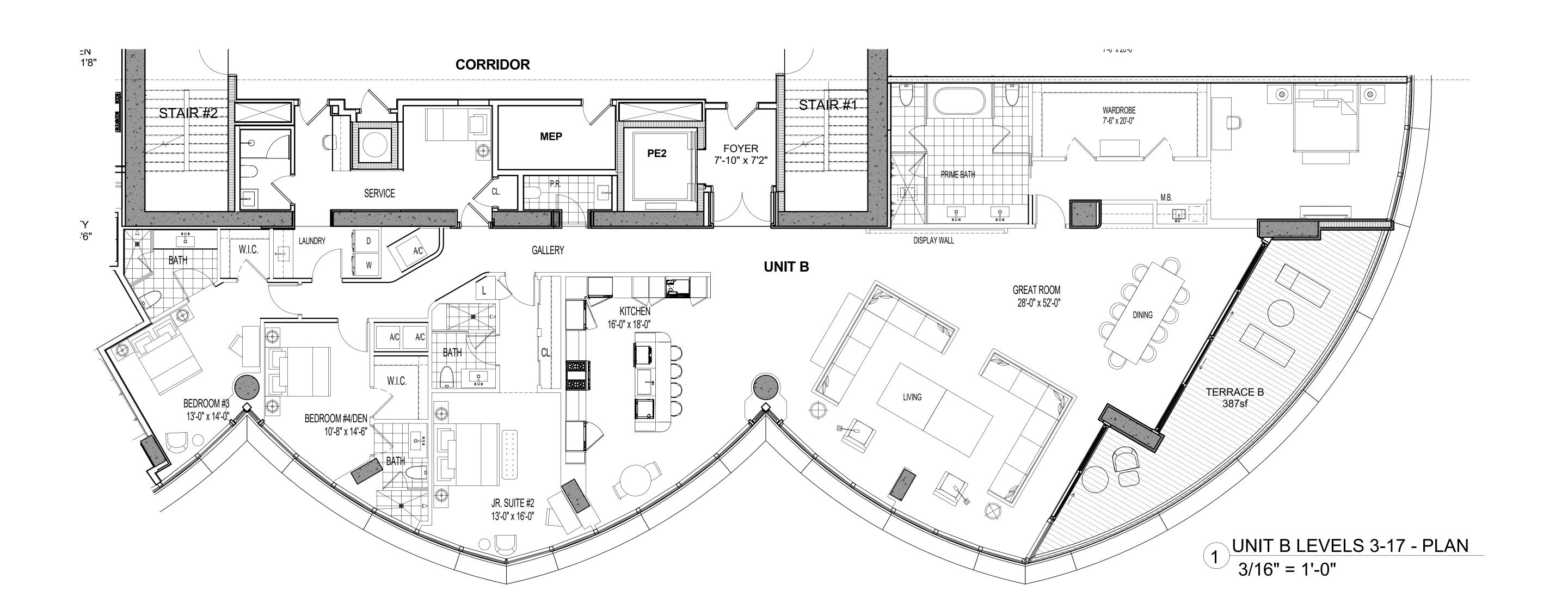
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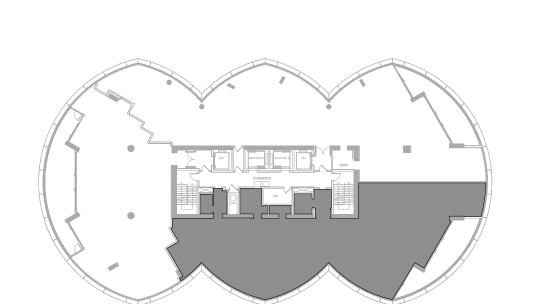
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UNIT B 4B/5.5B/SERVICE / 4,358 S.F. KEY PLAN N.T.S.

COHEN • FREEDMAN • ENCINOSA & ASSOC.

OUR

Architects, PA

AA C000779

Project name:

THE RESIDENCES OF BAL HARBOUR

SANDY L. PEACEMAN
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0016169

ARTURO L. ROBINSON
STATE OF FLORIDA
REGISTERED ARCHITECT

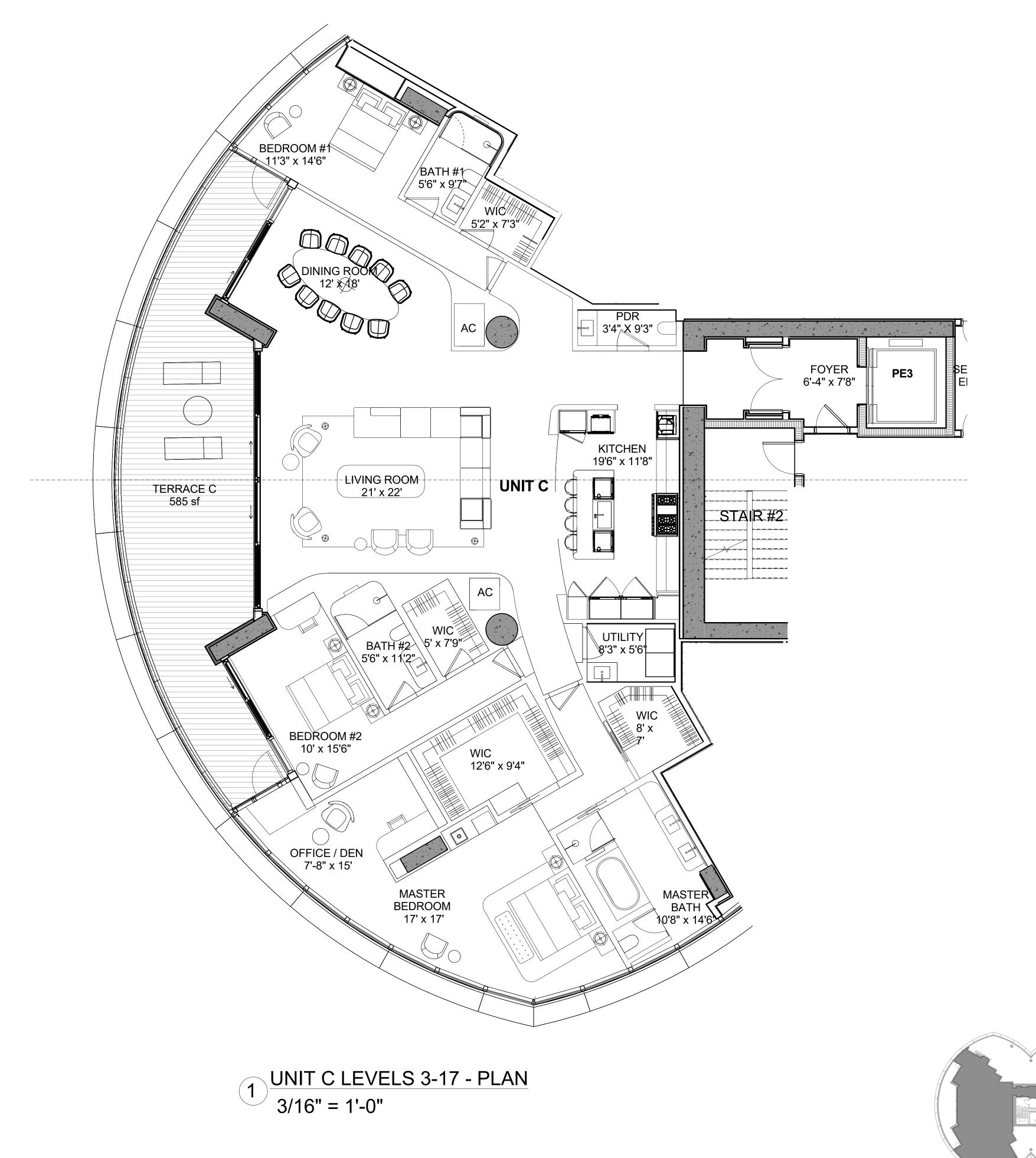
ARTURO L. ROBINSON
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0012225

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UNIT C 3B/3.5B/OFFICE 3,297 S.F. KEY PLAN

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**ENCINOSA** 

• FREEDMAN •

COHEN

**BAL HARBOUR** 

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AR# 0016169

AR# 0012225

SANDY L. PEACEMAN STATE OF FLORIDA REGISTERED ARCHITECT

ARTURO L. ROBINSON STATE OF FLORIDA REGISTERED ARCHITECT

Architects, P

COHEN • FREEDMAN • ENCINOSA & ASS

Architects, PA

AA C000779
8085 N.W. 155th Street Miami Lakes, Florida 33016

THE RESIDENCES OF BAL HARBOUR 10245 COLLINS AVENUE, BAL HARBOUR, FL 33154

SANDY L. PEACEMAN
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0016169

ARTURO L. ROBINSON
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0012225

ARTURO L. ROBINSON
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0012225

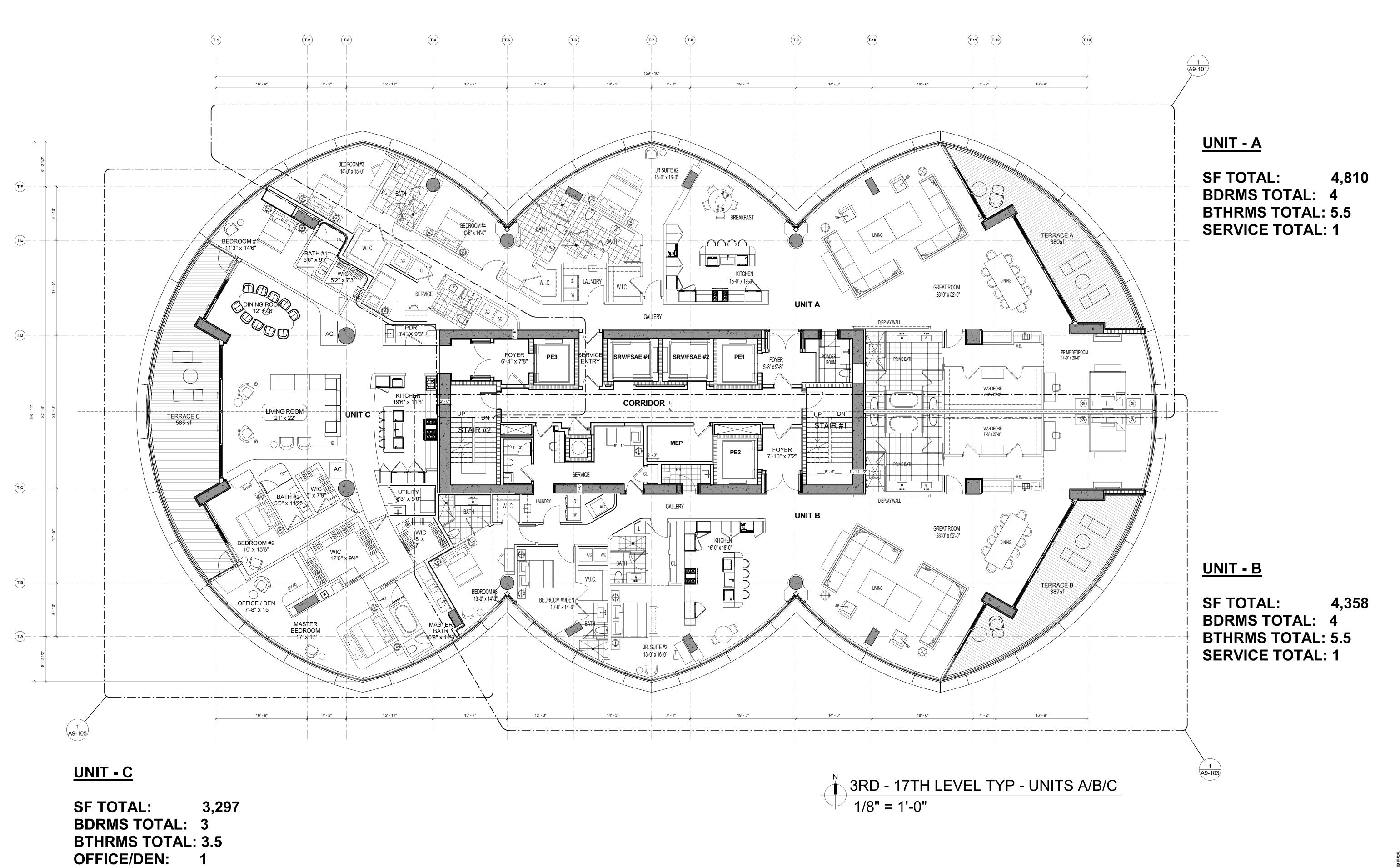
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Project: 3810



COHEN • FREEDMAN • ENCINOSA & ASSOC
Architects, PA

AA C000779

8085 N.W. 155th Street Miami Lakes, Florida 33016

THE RESIDENCES OF BAL HARBOUR FL 33154

SANDY L. PEACEMAN STATE OF FLORIDA REGISTERED ARCHITE

STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0016169

ARTURO L. ROBINSON
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0012225

No. Description Date

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01.12.23

**A1-103**Project: 3810















































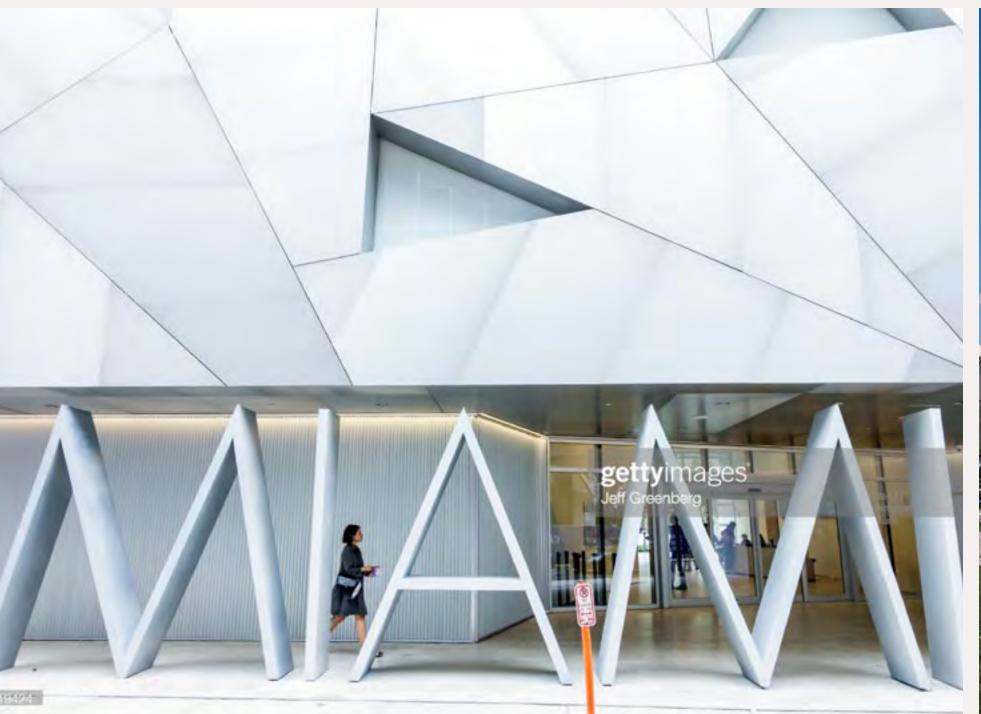


A favorite of snowbirds from the beginning, the town welcomed the now-legendary Bal Harbour Shops in 1965 with a caliber of stores unrivaled by Manhattan's Madison and Fifth Avenues and the Champs- Élysées in Paris.











The village is also home to Unscripted Bal Harbour, a renowned public art program, and to its Art Access program that provides complimentary admission for residents and their guests to some of the area's finest museums.







ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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.

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One of the proposed budget, terms, conditions, fees, and Unit dimensions. Sketches, renderings, or photographs depicting lifestyle, amenities, for the proposed budget, terms, conditions, fees, and Unit dimensions, sketches, renderings, or photographs depicting lifestyle, amenities, for the proposed budget, terms, conditions, seeifications, seeifications, design, or photographs depicting lifestyle, amenities, for the proposed budget, terms, conditions, seeifications, design, or art are proposed only, and the Developer's Prospectus for the proposed only, and the Developer's Prospectus for the proposed only and the Deve