

FUTURE RESIDENCES LOCATED AT:
9309-9317 Collins Avenue
Surfside, FL 33154

OceanHouseResidences.com
Info@OceanHouseResidences.com

The Team

VISIONARY / SALES & MARKETING
Multiplan REAM

ARCHITECTURE & LANDSCAPE DESIGN
Arquitectonica / ArquitectonicaGEO

INTERIORS
Carla Guilhem Design

BRANDING & ADVERTISING
And Partners

OCEAN HOUSE

PENTHOUSE



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.

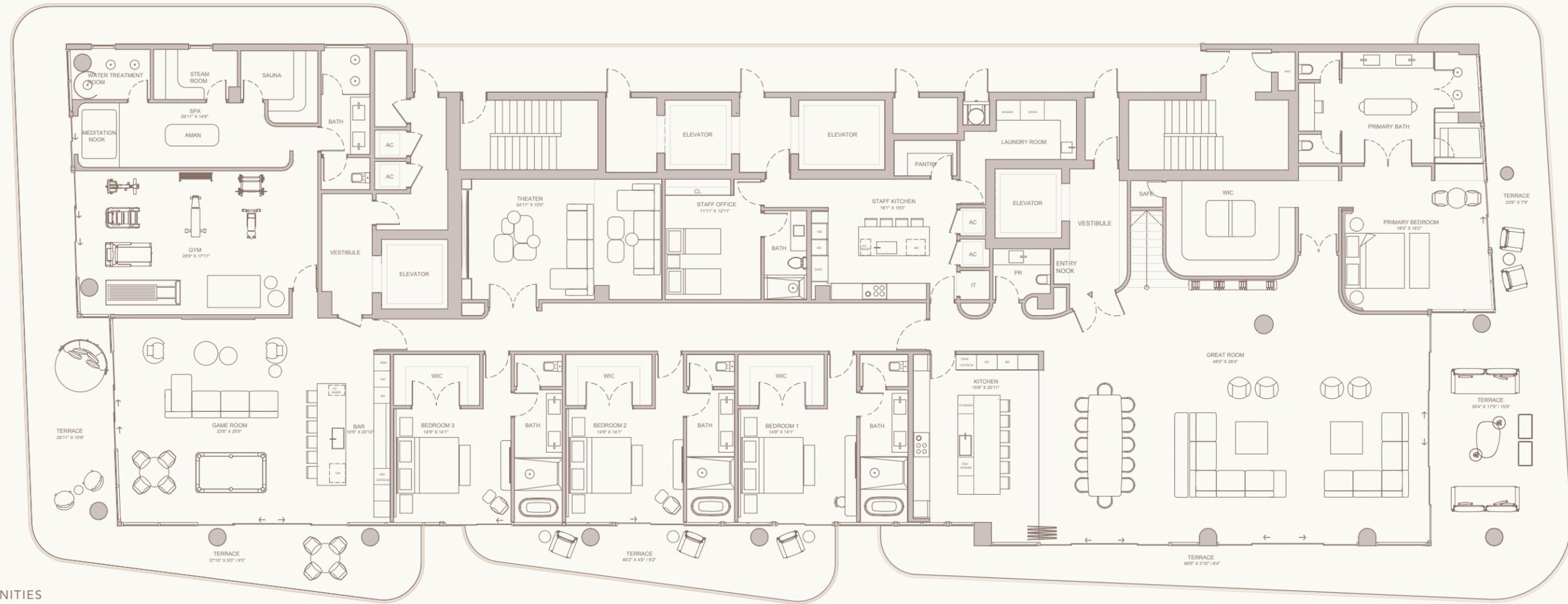
Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is as set forth on Exhibit "3" to the Declaration of Condominium contained in the Prospectus. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. Regular closets, walk-in closets, pantry closets, linen closets, and any other regular closets will not be finished or furnished with accessories, millwork, or furniture packages. These spaces are intended to be customized by the owner according to their preferences after closing. Wine cellars are not included by the Developer. The wine cellar area indicated on the plans for Sky Residences and Penthouse is for illustrative purposes only. The necessary infrastructure will be provided for future installation by the owner. Any such installation and/or customization shall be the owner's responsibility after closing. All depictions of appliances, counters, soffits, floor coverings, furniture and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. 

RESIDENCE PENTHOUSE
FLOOR 12
(WITH PRIVATE ROOFTOP)

POOL
FITNESS GYM
SUMMER KITCHEN
LOUNGE
SPA

FIRST LEVEL
INTERIOR: 8,748 SF
EXTERIOR: 2,861 SF
TOTAL: 11,609 SF

SECOND LEVEL
INTERIOR: 728 SF
EXTERIOR: 2,190 SF
TOTAL: 2,918 SF

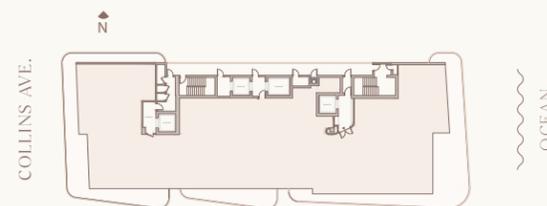


CITY & BAY VIEWS

ATLANTIC OCEAN

FEATURED AMENITIES

- FITNESS GYM*
- LOUNGE
- OUTDOOR POOL AND SPA POOL
- SUMMER KITCHEN
- PRIVATE GARAGE (6 CARS)
- GAME ROOM
- ENSUITE SPA WITH STEAM AND SAUNA*
- CINEMA
- STAFF QUARTERS WITH SERVICE KITCHEN
- PRIVATE STORAGE AREA (IN THE GARAGE)



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Square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footages and 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 space between the perimeter walls and excludes all interior structural components and other common elements). For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is as set forth on Exhibit "C" to the Declaration of Condominium contained in the Prospectus. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. Regular closets, walk-in closets, pantry closets, linen closets, and any other regular closets will not be finished or furnished with accessories, millwork, or furniture packages. These spaces are intended to be customized by the owner according to their preferences after closing. Wire closets are not included by the Developer. The wire closet area indicated on the plans for Six Residences and Penthouse 4 is for illustrative purposes only. The necessary infrastructure will be provided for future installation by the owner. Any such installation and/or customization shall be the owner's responsibility after closing. All depictions of appliances, counters, sofas, floor coverings, furniture and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit.

*Secondary bedrooms can be converted into amenities suites as per book and renderings.

OCEAN HOUSE

SURFSIDE

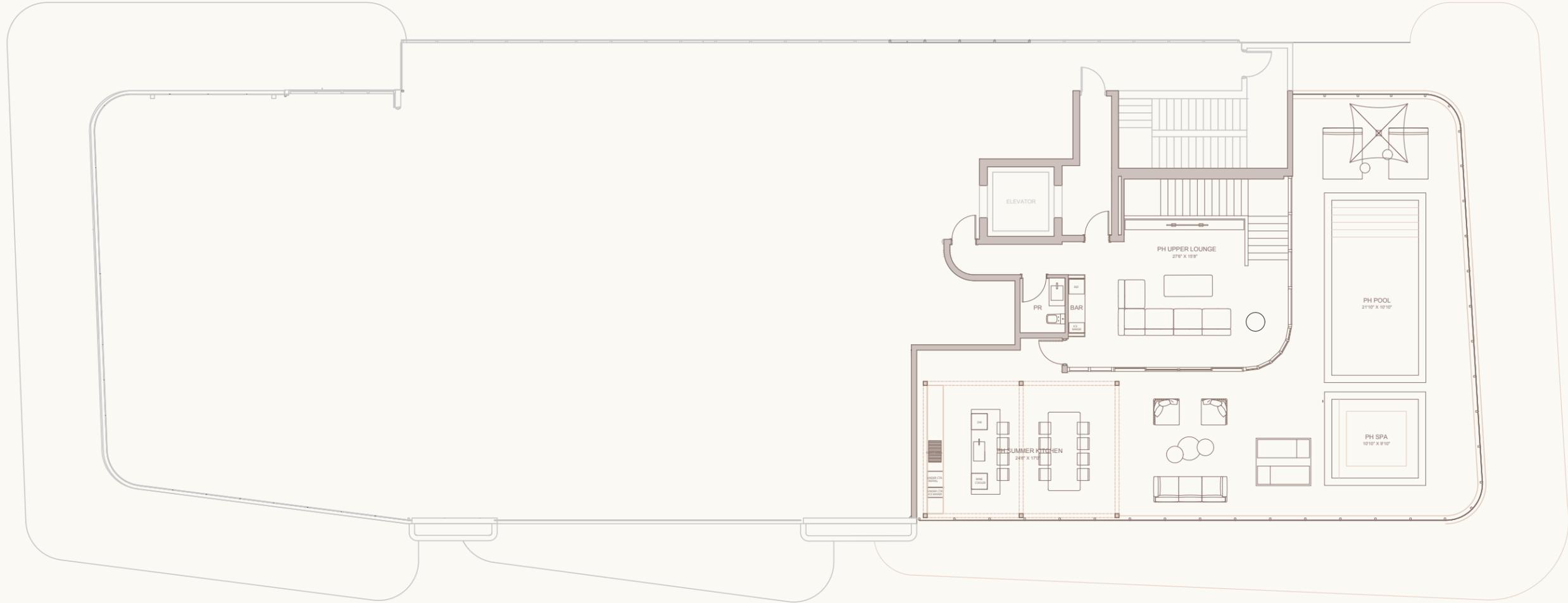
PENTHOUSE

FLOOR
12
(PRIVATE ROOFTOP)

6 BEDROOMS
6 BATHROOMS
2 POWDER ROOMS

FIRST LEVEL
INTERIOR: 8,748 SF
EXTERIOR: 2,861 SF
TOTAL: 11,609 SF

SECOND LEVEL
INTERIOR: 728 SF
EXTERIOR: 2,190 SF
TOTAL: 2,918 SF

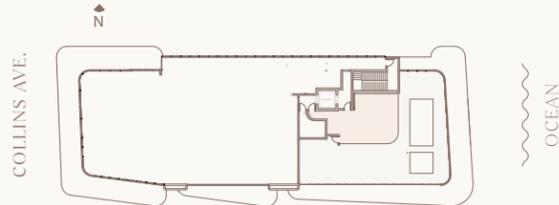


CITY & BAY VIEWS

ATLANTIC OCEAN

FEATURED AMENITIES

- FITNESS GYM*
- LOUNGE
- OUTDOOR POOL AND SPA POOL
- SUMMER KITCHEN
- PRIVATE GARAGE (6 CARS)
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