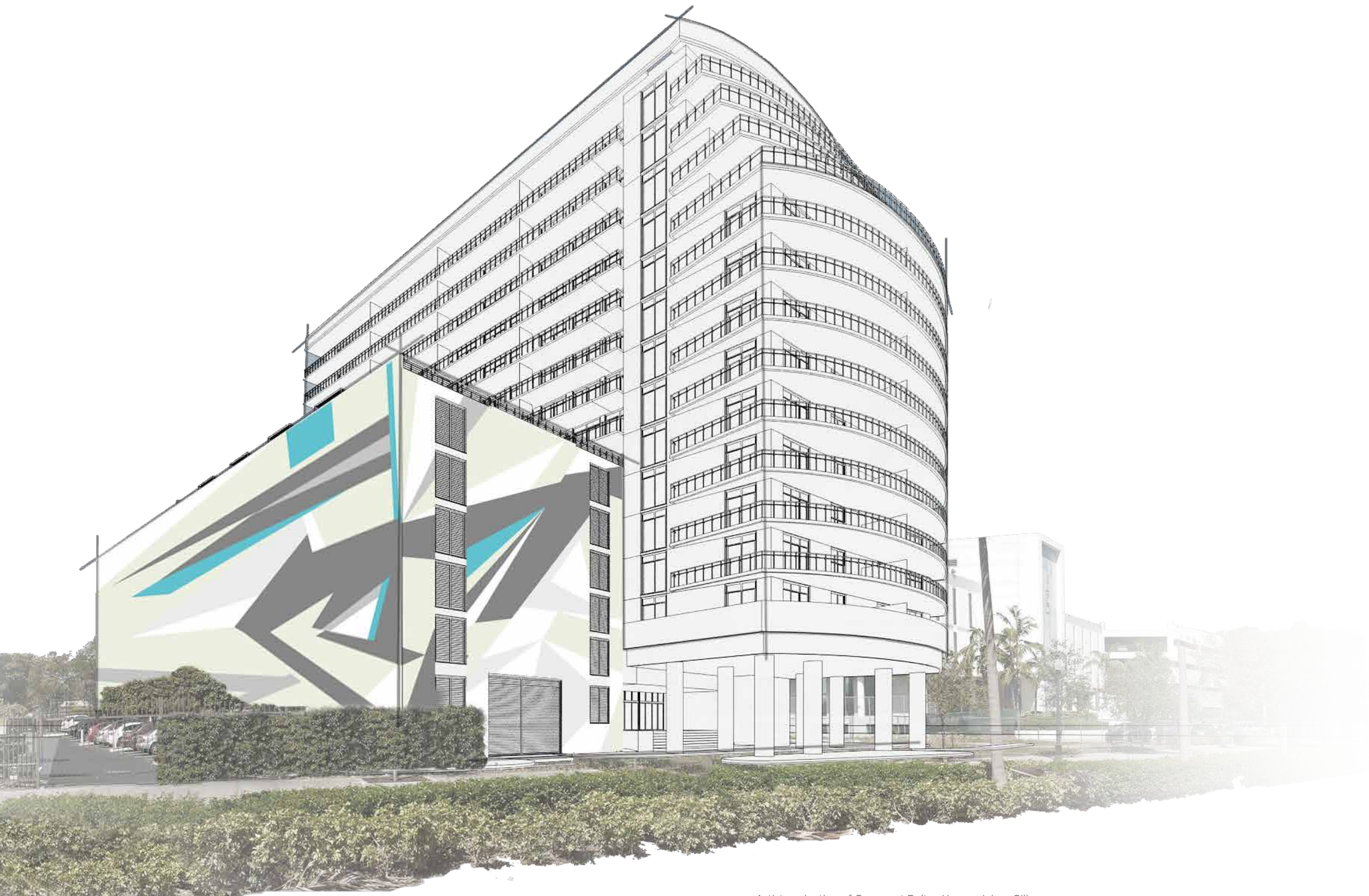




BALTUS HOUSE

EXCLUSIVE LUXURY BAYVIEW RESIDENCES

DESIGN DISTRICT



Artist projection of Garage at Baltus House. Jaime Gili

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of CT, ID, NJ, NY and OR, or in any other jurisdiction where prohibited by law. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Prices, plans and specifications are subject to change without notice. The Related Group is not the project developer. This Condominium is being developed by PRH 4300 BISCAYNE BLVD ("Developer"), which has a limited right to use the trademarked names and logos of The Related Group pursuant to a license and marketing agreement with The Related Group.

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Dear Friends,

Over the past 20 years, I have traveled throughout Spain extensively, visiting Madrid, Barcelona, and countless destinations in between. The weather, food, and people of Spain are all simply fantastic – full of energy and enthusiasm, but poised and refined at the same time. I am also a huge fan of Spanish architects and artists, from Gaudi and Calatrava to Miro, Dali, and Picasso. All are exceptionally talented, modern and innovative and capture the vibrant essence that is Spain. That is why when Baltus recently requested if they might design my own Penthouse at the newly completed Apogee Beach property, I jumped on the opportunity. They did such an impressive, unique presentation. I fell in love with their designs almost instantly. And, suddenly the idea popped into my head while visiting their showroom at the Design District “I have to get more people to see these amazing luxurious designs...

Refined modern lines, sumptuous fabrics, and surprising lacquered paneling, all at the utmost quality and with the highest standards available.”

They did it for my home, my penthouse at Apogee Beach and now it will be done for everybody: and thus Baltus House was born. Their sophisticated and contemporary design approach makes the perfect complement for the elegant curved lines of the project we are designing steps from their studio in the Design District. They are as refined as the neighborhood of Baypoint and with a crisp, clean aesthetic as the gorgeous as the skies and waters of Biscayne Bay. And to give the entire property that authentic taste of Spain, Baltus House will also feature artwork by Lluís Barba, a Barcelona artist who is among one of my favorites and a fantastic garage mural by Venezuelan artist Jaime Gili

It has been said that everything happens for a reason, in this particular case Baltus House will be walking distance from their showroom, their home in Miami. We are sure that you too will embrace finding your own home at Baltus House.


Jorge M. Pérez
CHAIRMAN & CEO. THE RELATED GROUP



AND LIVE AMONG THE STARS

SEE DISCLAIMERS ON FINAL PAGE. RENDERINGS DEPICT PROPOSED VIEWS FROM HIGHER FLOORS.

BALTUS HOME

If you've ever wondered what it's like to be on top of the world - your moment has arrived at Baltus House. The highest level of architecture, artistry, and design now come together in a cosmopolitan residence overlooking the prestigious neighborhood of Enrique Iglesias, and other international superstars.

At the same time, steps from your door are the highest levels of Miami's multifaceted atmosphere. Industry-leading business thrives downtown and in nearby Brickell. The creative edge of the Design District, Wynwood, and Midtown are at your fingertips. Miami Beach and its many pursuits beckon from outside your windows. And there is you - living above it all in exquisite contemporary luxury designed exclusively by the acclaimed Baltus design collection.

BALTUS. BEYOND INSPIRATION.

With a passion for careful craftsmanship, generous proportions, and unique textures and finishes, Baltus has raised the bar on furnishings and interiors that define the elite Miami experience. It is this same vision with which Baltus House comes to life.



RELATED. ELEVATING ART.

Like many iconic projects before it, Baltus House embodies the Related Group philosophy of uniting art and architecture into landmark real estate properties that define the South Florida landscape.

Previous public commissions by Jaime Gili:



Located on the easternmost edge of Miami’s burgeoning Design District, the Baltus House mural designed by Venezuelan artist Jaime Gili will be a contemporary tribute to the tradition of Geometric Abstraction. Gili’s work has been contextualized as continuing a tradition of Latin American abstract art, often described as a mix of Pop, Minimalism, Futurism and graffiti Art. After studying in Caracas and Barcelona Gili received his an MA in painting from the Royal College of Art (London) in 1998, and has exhibited extensively in the UK, USA, Brazil, Switzerland, Spain, Colombia, Mexico, Argentina and Venezuela since. Other public commissions include Bloomberg Space in London, Tynemouth Train Station near Newcastle, Barrio José Félix Ribas in Petare, Caracas, Venezuela and 5 Cheapside, in the city of London.



BloombergSPACE, London

Tynemouth Station as part of iVamos! Festival 2012, London



Lluís Barba
Viajeros en el tiempo. Guernica. Picasso.
420 x 800 cm
Courtesy the artist



WELCOME TO BALTUS HOUSE

Arrive with a grand sense of style to your private sanctuary framed by the sparkling blue waters of Biscayne Bay and the urban and growing area of the Design District. The tower's undulating façade, inspired by the rippling waves of the bay, reflects the artistic nature of Miami with sleek style. Designed by the international award-winning firm Arquitectonica, all front residences offer complete flow-through floor plans with breathtaking views from the floor to ceiling windows. Top it all with every building amenity imaginable.

You have arrived...

NOTHING TOPS THE BEST OF CITY AND SEA.

Get a new perspective on Miami living with this limited collection of 167 residences located right between Biscayne Bay and the Design District. Floor-to-ceiling windows and oversized balconies greet sunrises over the Miami Beach skyline and the sparkling waters of Biscayne Bay. Refined materials like marble, granite, rich hardwoods, and stainless steel reflect the bold sophistication of downtown Miami. Enticing amenities like a bay-view gym, a rooftop pool deck and entertainment complex, and original artwork throughout the building draw upon the energy and creativity of the Design District. Every bit of it is offered up to you.

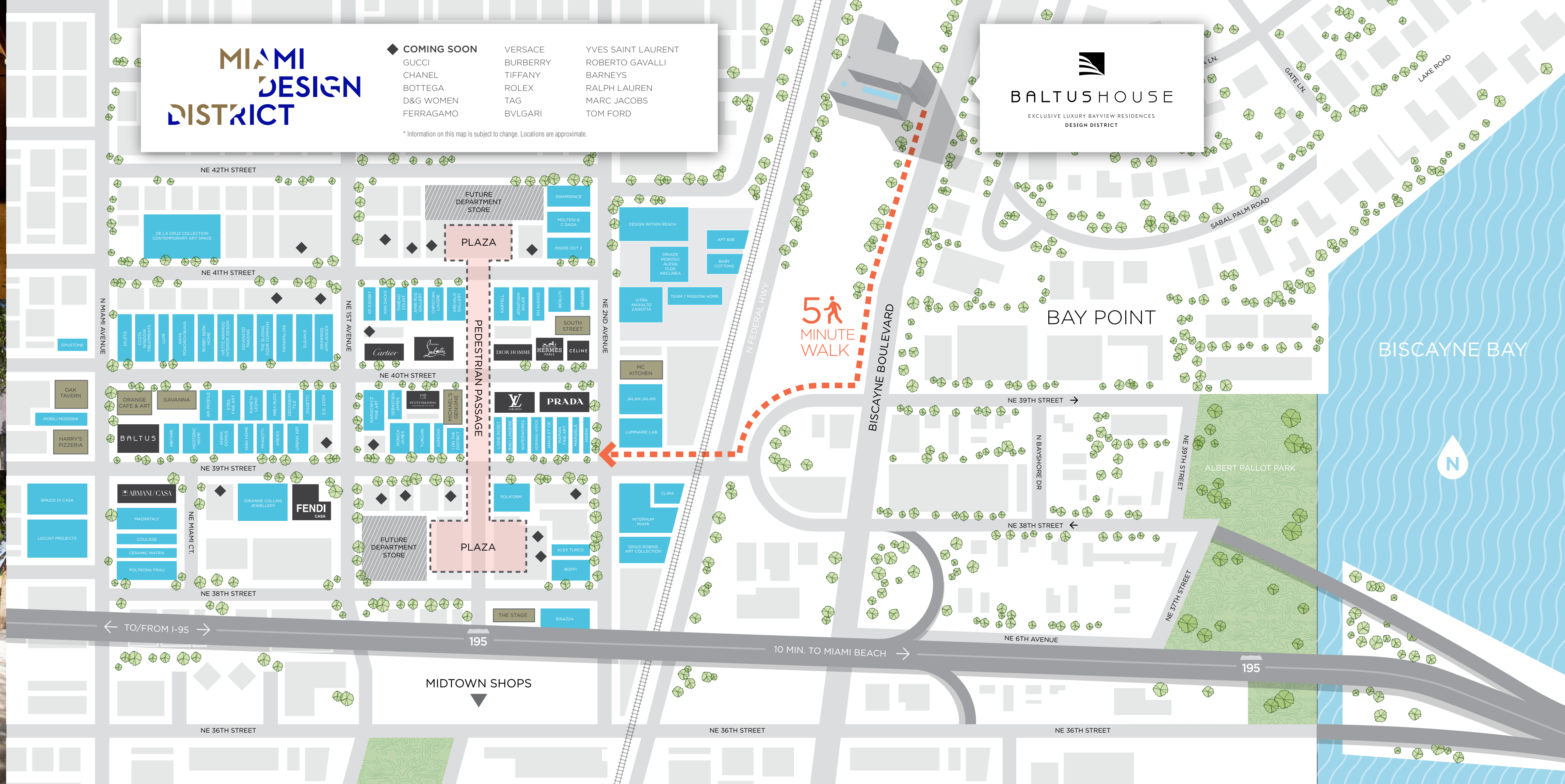
THE STARS OF
DESIGN. ONLY IN
THE DISTRICT.

Dedicated to innovative fashion, design, architecture, and dining experiences, the Miami Design District is the epicenter of avant-garde living in South Florida. Baltus House, of course, is the crowning achievement of the area - as envisioned by the esteemed Baltus Collection, a long-time Design District resident. Surrounded by the finest minds in interiors, furnishings, fixtures, art galleries, clothing, and ahead-of-the-trend restaurants, Baltus House will be the new capital of creative, connected, high-end residential living.

- Adamar Fine Arts
- Armani Casa
- Vitra (Fixtures)
- Michael's Geniune
- Crumb on Parchment
- Versace

Coming Soon:

- Barney's
- Dolce Gabanna
- Mercato
- Yves Saint Laurent
- Bulgari
- Gucci
- Hugo Boss
- Armani
- Marc Jacobs
- Tom Ford





IT'S YOUR LIFE. RISE TO THE OCCASION.

Only Related Group properties carry the distinction of being true masterpieces, drawn from the impeccable taste and talent of world-renowned designers. This visionary project offers the refined design by leading architectural firm Cohen Freedman Encinosa, featuring sweeping balconies overlooking Biscayne Bay and Miami Beach; amazing cutting-edge interiors by Baltus and the exceptional artwork from highly acclaimed artists of the caliber of Lluís Barba and Jaime Gili.

Baltus House is the next step in this grand tradition – in Miami's most connected neighborhood. Share in the peaceful and distinctly residential feel overlooking famous Bay Point gated community, while enjoying the great connectivity that comes from being close to so many of Miami's most sought after destinations.

RESIDENTIAL STYLE. TURN UP THE VOLUME.

Enter a world where inspiration is taken to new heights. Follow your eyes upward through the soaring lobby. Marvel in the beauty of original art by Lluís Barba and other emerging artists, creating a chic upscale gallery atmosphere.

“I’m delighted that my art will be part of this magnificent building, as part of Related’s commitment to embracing art in architecture”
- Lluís Barba -

Thrill in the epic appeal of Baltus from the welcoming lobby seating areas, to the artistic styling of the residents’ media room, to the impressive elevated pool deck and lounge. It’s a sense of refined grandeur you’ll see in every detail of your home among the stars.

A CONSTELLATION OF THE BEST AND THE BRIGHTEST.

Explore the unique luxury that happens when exceptional design aesthetics meet thoughtfully appointed conveniences. Gourmet exhibition kitchens with imported cabinetry and natural stone countertops flow seamlessly into living areas – leading the eye and the scene out to spacious balconies. The lines between indoor and outdoor living are gone here at Baltus House. All of these move-in-ready units have been created to make a powerful design statement.

- Premium European cabinetry
- Premium solid surface counters and backsplashes with exhibition island in some residences
- Professional-grade stainless steel appliance package with refrigerator/ freezer, ceramic glass cook top, built-in oven, low-noise dishwasher, and built-in microwave
- Double-basin under-mounted sinks
- Designer faucets with pull-out sprayers
- Imported porcelain tile flooring at kitchen and bathrooms

A HEIGHTENED SENSE OF ENJOYMENT

Raise your expectations of what luxury living truly means with a host of entertainment and lifestyle amenities designed to deliver star power. Push your workout up a notch while exercising with state-of-the-art equipment and views of Biscayne Bay.

- Professional-grade cardio machines
- Weight-training area
- Yoga and Pilates area
- Direct access to pool deck

Or, take a quick trip over the causeway to take part in all the pleasures of South Beach. Soak up the sun on the shores of the Atlantic. People watch on Ocean Drive. Explore the shops of Lincoln Road. And, in your own backyard, the elite brands of the Design District beckon, as do the trendy bistros and eateries at Midtown – just down the street.



MOVE UP. TO A NEW POINT OF VIEW.

Who says you can't have it all? The perspective at Baltus House changes everything. Indulge in a private beach club atmosphere that boasts better views than anything on the sand. You'll find it on the 7th floor pool lounge with gracious cabanas, sumptuous chaises, and a skies-the-limit approach to personal service.

- 55-foot-long pool overlooking Biscayne Bay and Miami Beach
- 400 sqft. reflected pool
- Oversized whirlpool
- Plush chaises
- Private cabanas
- Outdoor club seating featuring sofas, chairs, ottomans, and more

CAPTURE A LIFE FILLED WITH STAR POWER

There's exclusive - and then there's Baltus House - a level of luxury that's in a class by itself. Here, rooftop decks simply aren't enough - they must also reflect the leading-edge sophistication that is the Baltus design trademark. Tropical wood tile walkways, overstuffed outdoor couches and lounges, summer kitchens, and plunge pools all float above the city and bay. This is your oasis of fashion-forward style and serenity.

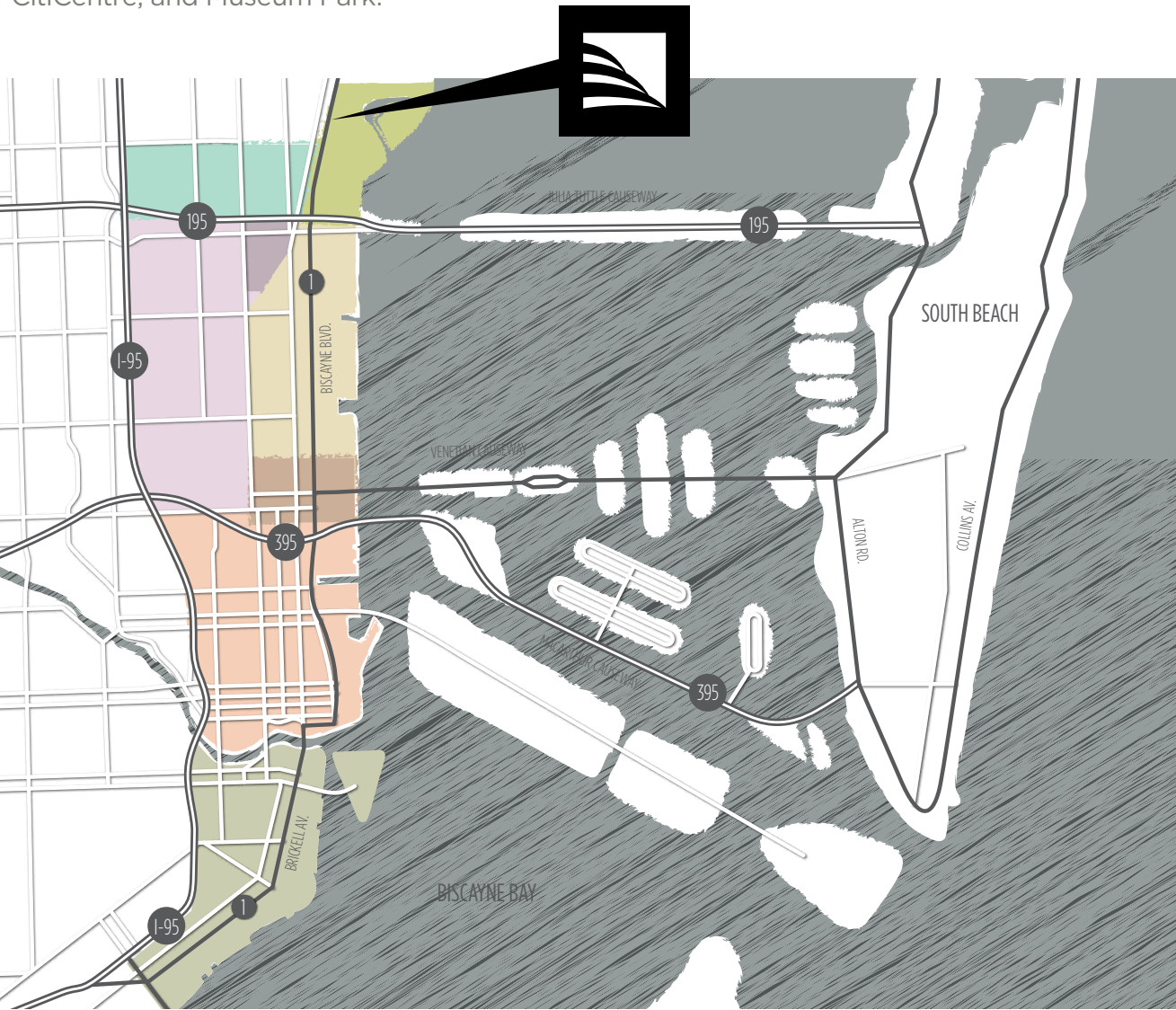


YOUR NEIGHBORHOOD. ON THE RISE.

They say timing is everything. And Baltus House is bursting onto the Upper Biscayne scene at just the right moment. With Midtown Miami becoming a thriving center for business and retail, and the Design District and Arsht Center for the Performing Arts anchoring the creative energy of Miami, anything seems possible here. And, in the not too distant future, Baltus House will be one of the top locations to encounter Miami's latest enhancements, like Resorts World, Brickell CitiCentre, and Museum Park.

NEIGHBORHOOD AND DISTANCES

- BAY POINT - 1 Min. Walking
- DESIGN DISTRICT - 5 Min. Walking
- MIDTOWN - 20 Min. Walking
- EDGEWATER - 3 Min. Driving
- WYNWOOD - 6 Min. Driving
- ENTERTAINMENT AREA - 6 Min. Driving
- DOWNTOWN - 10 Min. Driving
- BRICKELL AREA - 11 Min. Driving
- SOUTH BEACH - 15 Min. Driving
- MIAMI INT'L AIRPORT - 15 Min. Driving
- AVENTURA MALL - 21 Min. Driving



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Brickell CitiCentre

- A new \$700 million, 4.6 million sqft business and shopping district
- Multiple urban office towers, condominium high-rises and downtown apartments
- Four city blocks of restaurants, upscale shops such as Harrods, and elite hotels
- As proposed the City of Miami



BRICKELL CITICENTRE

Resorts World Miami

- Four hotels catering to different clientele; a 2,000 room family hotel, 1,200 room luxury hotel, 1,300 room convention hotel and a 750 room boutique hotel.
- Two residential condo towers with 1,000 units sitting behind the Boulevard Shops on Biscayne Boulevard.
- Over 50 restaurants, lounges, bars and nightclubs, ranging from fine dining to buffets and a food court for a total of 700,000 square feet.
- About 60 luxury shops, plus a marketplace for a total of 250,000 square feet.
- Convention and meeting space totaling 750,000 square feet, including a 200,000 sqft ballroom.
- Entertainment facilities to include a cinema and an interactive museum.
- A 3.6 acre rooftop lagoon
- Proposed site of Miami's first full-scale casino



DESIGN DISTRICT

Miami Art Museum

- Extraordinary design by Pritzker Prize winners Herzog & De Meuron
- To be opened in 2013
- 200,000 sqft of world class galleries
- The new MAM will transform Museum Park into a central destination on Miami's cultural map.



PROPOSED RESORTS WORLD MIAMI (GENTING/ARQUITECTONICA)



MIDTOWN DISTRICT

New World Symphony

- Designed by world-renowned architect Frank Gehry
- Home of Miami's New World Symphony
- Extensive international concert season, largest world outdoor cinema, and comprehensive children's outreach program



PROPOSED MIAMI ART MUSEUM AT MUSEUM PARK

BALTUS COLLECTION

Headquartered in Marbella, Spain, Baltus Collection is known for its devotion to design and quality, while never losing sight of function. The Miami-based studio is a showroom of the group's latest range of furnishings as conceived by the caliber of such visionaries as Antonio Cabrera, Pedro Peña, and Javier Martin. From chairs and tables to bookcases and bedroom suites, each piece is hand-built by a team of artisans and personalized to suit buyers' tastes and décor needs. Like Related Group, the developer of Baltus House, Baltus Collection prides itself on creating high-end, large-scale pieces that are contemporary interpretations of classic standards, with design innovations seamlessly incorporated for a luxurious and comfortable lifestyle.





CARLOS ROSSO, President, Condominium Division, The Related Group, JORGE M. PÉREZ, Chairman & CEO, The Related Group and MATTHEW ALLEN, COO, The Related Group

RELATED GROUP

The meaning of waterfront living has forever changed for the better, thanks to The Related Group’s elite contemporary design exclusively for Baltus House. With its reputation for working with the world’s most respected designers and its track record of numerous successful sell-out properties in South Florida, the Related Group has assembled the finest team of experts to bring this one-of-a-kind project to reality. Since its inception more than 30 years ago, The Related Group has built

and/or managed more than 80,000 apartments and condominium residences with a portfolio worth more than \$16 Billion. The secret to Related’s success lies in an approach that embraces amazing architectural and interior design, one of a kind art installations and incomparable project locations. As a brand buyers have come to expect and receive a consistently reliable level of value and luxury in every project bearing the Related brand.

IN COLLABORATION WITH STRATEGIC PROPERTIES

Strategic Properties is a recognized development firm providing complete planning, design and construction services. Under the leadership of Henry Pino who has 20 years of development experience, Strategic Properties is a leading development firm recognized throughout South Florida for exceptionable performance in project management.



