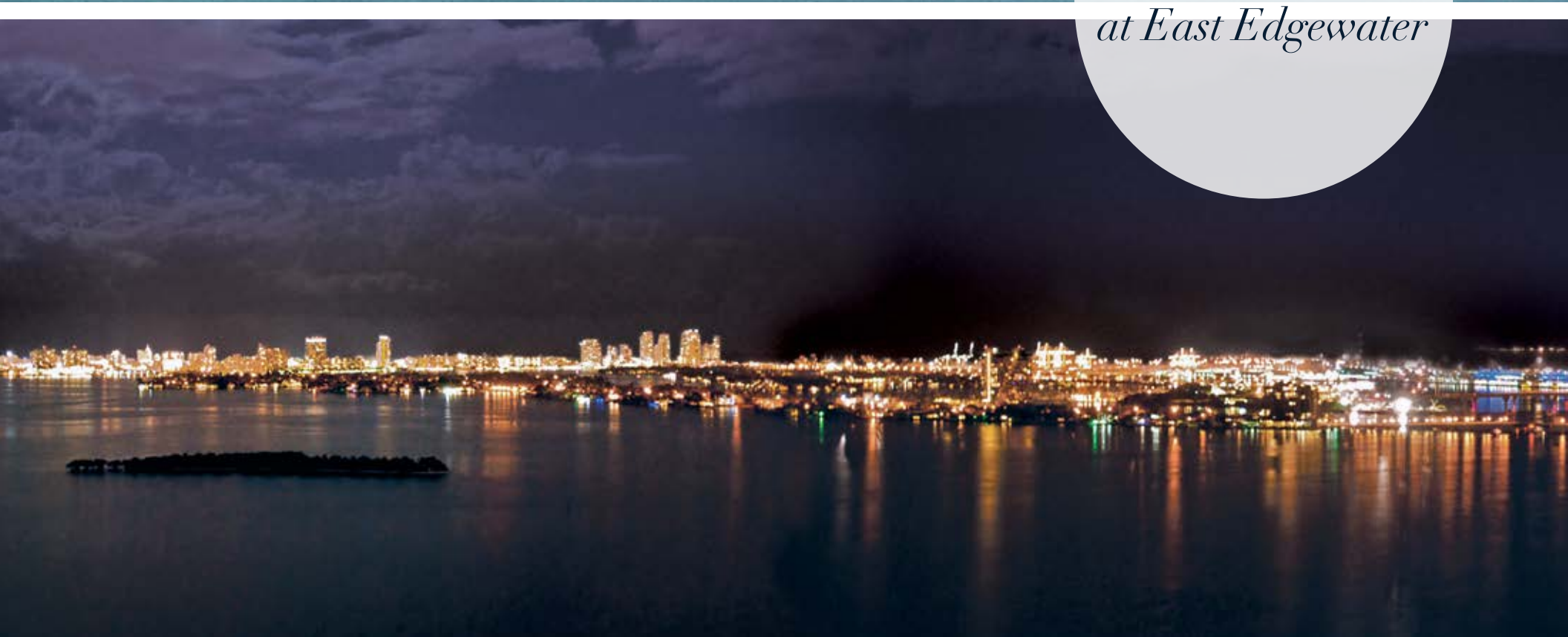


BAY HOUSE

MIAMI RESIDENCES



BAYHOUSE
at East Edgewater



A woman with long dark hair, wearing a long, flowing white dress, is floating underwater. Her arms are outstretched, and her head is tilted back, looking upwards. The water is dark, and there are some light reflections on the surface. The overall mood is serene and ethereal.

ART DESIGN STYLE



Surrounded by amazing scenery, Bay House at East Edgewater offers fortunate owners, wide open views across the blue waters of Biscayne Bay, overlooking the isles of Miami Beach and Key Biscayne and the vibrant city lights of Downtown, Midtown and the Miami Design district. Bay House is located in the heart of Miami, and is a part of the hottest new neighborhood where parks, galleries, restaurants and shops are just a few steps away. East Edgewater is the place where trends are created and the style of living is defined.





WIDE OPEN SPACIOUS

Bay House at East Edgewater goes beyond the condominium experience with a tower community comprised exclusively of 3-bedroom residences. It features expansive floor plans, panoramic bay views, private and semi-private elevators, 7' deep patios, floor-to-ceiling windows, a 20,000 sq ft resort deck and fully amenitized common areas.

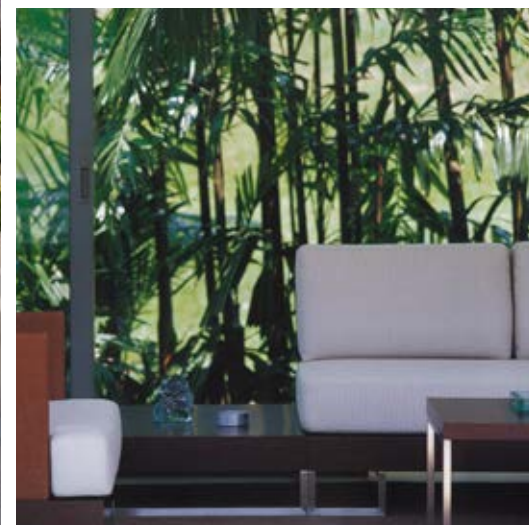
From your patio at the Bay House, you will catch the warm sunrise of every morning and the amazing sunsets of each afternoon. Then, the flickering lights from the city will invite you to eat, drink and experience the famous multi-cultural flavors of Miami's restaurants and nightclubs. And if that isn't enough, what about a night at the Opera or a Heat game? Activities you'll find down the street.

See it, feel it.

*UPSCALE
INTELLIGENT
LIVING*

There are only a few occasions in life where opportunity calls at the right moment; this is one of those occasions. Bay House is located in upcoming East Edgewater, a neighborhood nestled between Biscayne Blvd. and the Bay. The developer's vision and strategic insight present every buyer with tremendous value. Forward thinking. Strategic development. Intelligent living.

One of a kind







MODERN
CHIC
UNIQUE

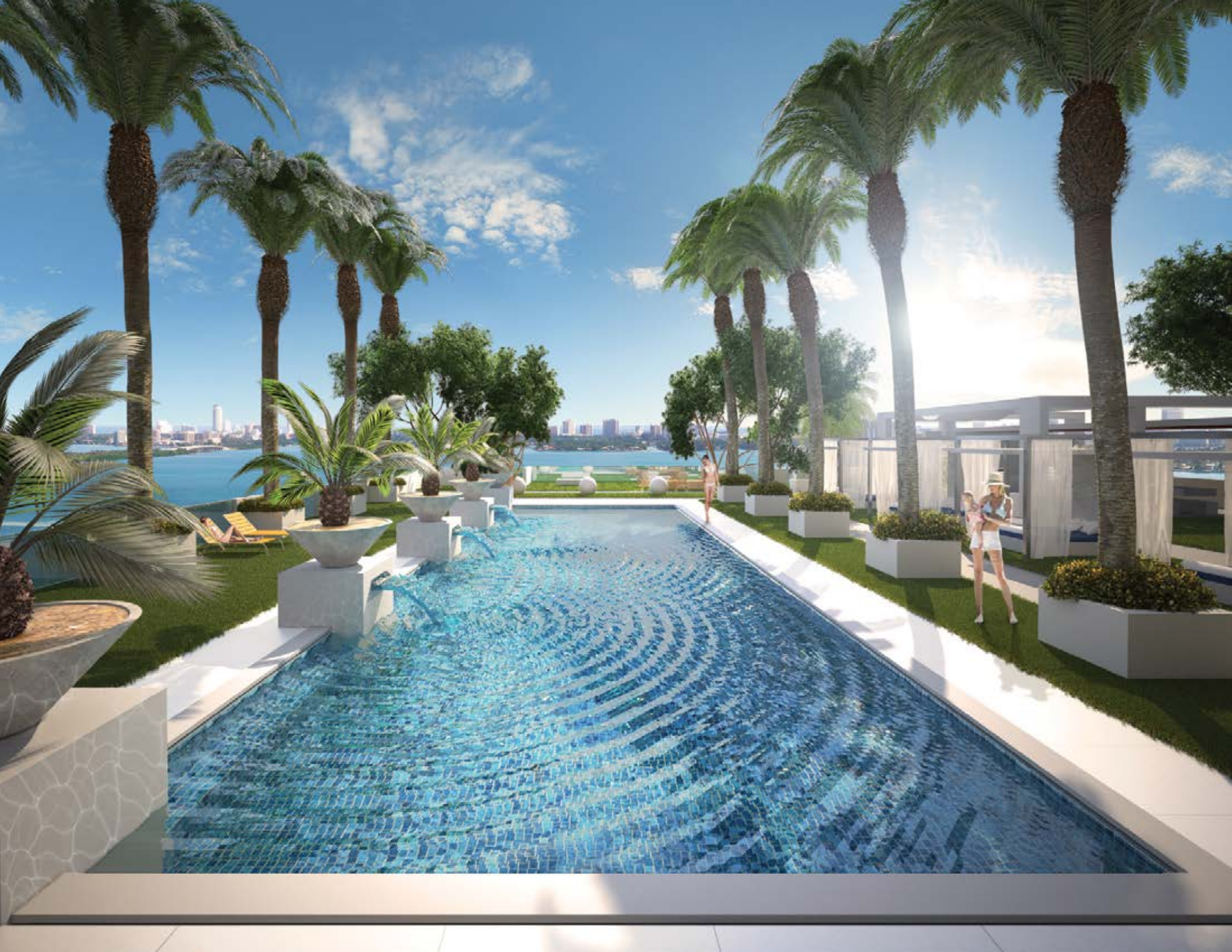


*AN UPTOWN
ENVIRONMENT*

Belonging to the Bay House at East Edgewater, means never compromising on the lifestyle you've always wanted. Inside and outside, Bay House has been built to impress.

Huge residences open out to graciously sized balconies and panoramic Bay and city views. Condominium life is enriched by elevated outdoor amenity levels. From the 20,000 sq ft resort deck, you will enjoy sparkling waters of an ocean-view pool and secluded spa. You'll soak up warm Miami sunshine on the cabana area. A gorgeous summer kitchen grants you plenty of excuses for outdoor entertaining. And with countless diversions and points of interest right outside your front door, Bay House will undoubtedly be the center of your world and everyone else's.

Your private oasis in the sky



AMENITIES/ FEATURES

Sky pool deck overlooking Biscayne Bay

Elevated lobby at Mezzanine level

24-hour concierge and security services

24-hour valet parking service

Secure, covered parking in 5-story garage

Fully-equipped, state-of-the-art fitness center

Business center

Media room

Children's play room

Pool club room

Advance "smart building" technology pre-wired with fiber optics for high-speed internet, data/voice, and cable TV access

Storage and additional parking available

Only 5 luxury units per floor

Private/semi-private high-speed elevators

Panoramic, unobstructed views of Biscayne Bay and Miami Beach

Flow-through layouts with 9-foot ceilings

Floor-to-ceiling, impact resistant windows/sliding glass doors

Spacious private terraces w/ glass railings

Italian cabinetry in kitchens and bathrooms

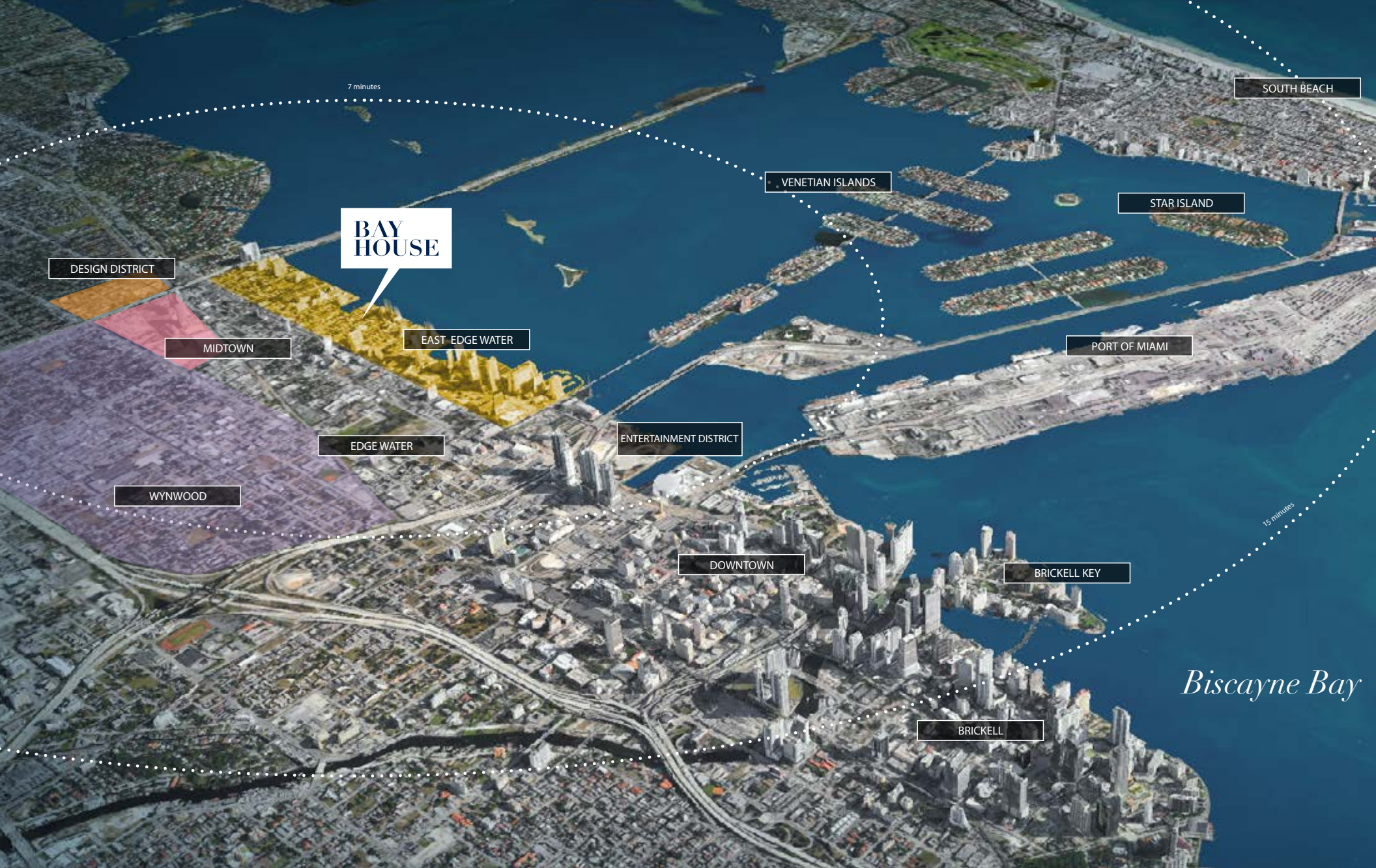
Imported stone countertops

Summer Kitchen

Playroom and Game Room

Social Room





THE RHYTHM OF NATURE
WITH AN UPTOWN TEMPO.



*FLAGLER ON
THE RIVER (2014)*



SKYVIEW (2013)



23 BISCAYNE BAY (2012)



OAK PLAZA (2012)



SECOND PLAZA (2011)



25 BISCAYNE PLAZA (2007)



ONE PLAZA (2009)



1800 BISCAYNE PLAZA (2005)

PROJECTS



22 BISCAYNE BAY (2003)

VERTICAL INTEGRATED TEAM

Bay House at East Edgewater, has been designed and will be developed as a new, luxury high-rise residential complex.

The vertical integration and experience of The Melo Group allows the project to be carried from inception to completion by the same team. The seamless development process and experience they bring benefits the buyers of today and residents of tomorrow.



Melo Group is a father-and-son team committed to high quality, affordable construction. Their 50 year expertise spearheaded by Jose Luis Melo, father; has inspired sons, Carlos and Martin Melo, to build and deliver quality buildings in the Miami Biscayne Corridor and Brickell area since 2001. With 8 buildings under their belt and more to come Melo Group are the builders of choice in the upcoming "East Edgewater" residential neighborhood of Miami.

Melo Group's keen insight to Miami's up and coming locations of choice has given way to the realization of BAYHOUSE, the next luxury Building in the Art and Entertainment district of Miami better known to locals as "East Edgewater."

BAYHOUSE, residences's distinctive bay view location is in the heart of Miami's urban residential growth, where development is underway for the new generation of restaurants, entertainment and shopping.

This is where Melo Group is going... straight into the future of Miami's residential expansion where the cultural and arts growth of the city know no limits...



Cervera Real Estate, Inc. came to fruition from a goal to assist developers of multi-family residential projects in South Florida. No other real estate firm can match our depth of local knowledge - or our place in Miami's heritage. Our vision has played an instrumental role in the start of what are some of today's most sought-after Miami real estate neighborhoods including South of Fifth Street in Miami Beach, Brickell Avenue and Downtown Miami.

A foundation of vision, integrity, knowledge and commitment has led us to successfully navigate South Florida's market cycles for nearly half a century. Growing steadily, while delivering quality and building long term relationships throughout the years. This resiliency is a Cervera hallmark and assures our clients that we will be here for a long time.



NC Studio is a multi-disciplinary firm that focuses on architecture, interiors, lighting, and furniture design. The firm has a comprehensive approach that spans from the programming phase through the design and specification of interior details. NC Studio has been producing award-winning work since 1998 and has been a design partner with some of the nation's leading developers.

www.bayhousemiami.com

Sales Center Address:

250 NE 25 St., Suite 101
Miami, FL 33137
305 573 0666

Bay House Address:

600 NE 27th St.
Miami, FL 33137

Architecture:



Interior Design:



Marketing & Sales:



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