

THE OCEANA RESIDENCES
Bal Harbour





OCEANA
BAL HARBOUR



Eduardo Costantini
Chairman of Consultatio

ARTFUL LUXURY

Dear Future Resident,

As a developer, I visualize two different kinds of spaces – the physical and the creative. It is through this two-sided perception that projects are born. And it is because of this thinking that Oceana Bal Harbour is destined to become a unique habitat. As a result of a comprehensive approach that integrates urbanism, landscape, architecture, interior design, art, and amenities, and their resulting synergies, Oceana Bal Harbour has been created to be truly exceptional and nearly impossible to replicate.

The beauty of the building, layout of units, exposure to the ocean and bay, high-quality detailing throughout, landscape aesthetics, and significant artistic masterpieces all define a way of life that is unquestionably based in perfection.

Such distinctive characteristics inspired us to crown Oceana Bal Harbour with two truly superlative sculptures from renowned artist Jeff Koons. *Pluto & Proserpina* as well as *Ballerina* symbolize an innovative transition from historical views to a future-oriented vision that draws from traditional subject matter and re-imagines it in captivating examples of the post-contemporary art movement. This entire creative process is driven by a desire to provide fullness and enjoyment for all who encounter Oceana Bal Harbour and it is our hope you will take pleasure in this special destination for many years to come.

Sincerely,

Eduardo Costantini

A NEW MASTERPIECE

Live the Oceana Residences Experience

Like great landscapes by the masters, Oceana Bal Harbour grants new perspective on an inspiring way of life.

From sunrise to sunset, the vision here changes - capturing gentle blue ocean reflections, golden rays of sun, vibrant culture, and the soft pastels of early evening.

Complete flow-through layouts ensure you never miss a moment of all the beauty that surrounds you. Social gatherings and evenings at home become unforgettable occasions with large terraces that act as outdoor living rooms.

Stunning art installations commissioned by a world-renowned artist highlight the impressive architecture of a five-story, ocean-view center breezeway.

The latest creations from Paris, Milan, and New York grace designer shops and boutiques just steps from your front door. Never before has luxury beachfront living been so utterly picture perfect.

YOUR ISLAND YOUR HOME YOUR WORK OF ART

Where Expression Meets Exquisite

It takes only a glimpse to realize that Oceana Bal Harbour is a one-of-a-kind original. Shimmering glass walls and balconies act as mirrors - blending seamlessly with the Atlantic Ocean, Biscayne Bay, and the swaying palms of Florida's paradise. Just inside the main entrance, the art of sculptor, Jeff Koons, captivates with *Pluto and Proserpina* and its appearance of liquid gold.

Breathtaking floor-to-ceiling windows and extra-deep balconies frame a world of natural perfection: manicured park spaces, idyllic marinas, picturesque sidewalk cafes, chic shops, and some of South Florida's most gorgeous beaches. Filled with attention to detail and yet remarkably understated, Oceana Bal Harbour is your canvas... it is luxury designed just for you.





BAL HARBOUR



KEY BISCAIYNE

SOUTH FLORIDA'S MOST PRESTIGIOUS ADDRESS

The Ultimate Location

Set on the site of the former Bal Harbour Beach Club, Oceana Bal Harbour will soon be the pinnacle destination for contemporary luxury living. This was the only remaining development site in Bal Harbour, and in this case, the best was most definitely saved for last.



BAL HARBOUR



Fashion luxury

Those fortunate enough to call Oceana Bal Harbour home will find themselves immersed in the full luxuries of the chic Bal Harbour lifestyle... A world of swaying palms and pristine white-sand beaches; high fashion from brands like Chanel, Versace, Dolce & Gabbana, Alexander McQueen, and Brioni; and relaxing days and evenings strolling along cafés and sidewalk bistros and sampling the offerings of the area's most well-known chefs.





A MASTERFUL SETTING

Less than a mile from Bal Harbour Shops, directly on Bal Harbour beach, and just moments from Haulover Park and the inlet, life here is a 360-degree panorama of carefree glamour.



A WELL DESIGNED LIFE

...without boundaries.

The most prized pieces of art are always inspired by rare items and experiences. Oceana Bal Harbour is no exception.

Beach spaces offer seamless connection between indoor and outdoor pursuits with two championship clay tennis courts; a cabana grill with fresh local cuisine; separate oceanside pools for laps and recreation; a professional spa and tranquility center with seaside treatment cabanas, meditation, and yoga classes; and a children's center to delight and enrich young minds.

A PRIVILEGED
PLACE TO
CALL HOME



YOUR RESIDENCE YOUR REFLECTION

An opportunity to possess paradise

Generation after generation, the denizens of style flock to Bal Harbour. Oceana Bal Harbour was created to both honor the tradition of this village by the sea, and also redefine luxury for decades more to come. Your home here will be the only place in the world that so flawlessly epitomizes the South Florida experience.

Beautiful, expansive beaches, featuring sumptuous landscaping surrounding its borders resembles an image from a vintage postcard. Residences go beyond spacious; they flow

through the width of the building to embrace both sunrise and sunset and fill your home with tranquil ocean breezes. Artistry extends to gourmet exhibition kitchens, spa-like bathrooms, lofty 10-foot ceilings, herringbone hardwood flooring, and a gallery-like openness to feature your favorite furnishings and personal expressions.





A WINDOW INTO INSPIRATION

There are few words that can articulate the beauty one knows when witnessing art that is full of meaning. It is like an instant connection between expression and one's soul. Oceana Bal Harbour has been curated to be both museum to important art pieces and a palette from which you may create your own experience of luxury. Never tiring, always inspiring from the moment you arrive, your beach-front residence awaits with the ever-changing rhythms and moods of ocean air. So much more than pied à terre or home, we invite you to experience what it means to live the Oceana lifestyle.











THE ART
OF FINE LIVING



ART BECOMES ESSENTIAL



Jeff Koons - Artist in Residence

Jeff Koons was born in York, Pennsylvania in 1955. He studied at the Maryland Institute College of Art in Baltimore and the School of the Art Institute of Chicago. He received a BFA from the Maryland Institute College of Art in 1976. Koons lives and works in New York City.

Koons's work is in numerous public collections, such as the Museum of Modern Art (New York, NY), the Whitney Museum of American Art (New York, NY), the Guggenheim Museum (New York, NY), Los Angeles County Museum (Los Angeles, CA), The Broad Art Foundation (Santa Monica, CA), The National Gallery (Washington, DC), Hirshhorn Museum (Washington, DC), San Francisco Museum of Modern Art (San Francisco, CA), Tate Gallery (London, UK), Stedelijk Museum (Amsterdam, the Netherlands), Museum Ludwig (Köln, Germany), and the Museum of Contemporary Art, Tokyo (Tokyo, Japan).

Koons earned renown for his public sculptures, such as the monumental floral sculpture Puppy (1992), shown at Rockefeller Center and

permanently installed at the Guggenheim Bilbao. Another floral sculpture, Split-Rocker (2000), was installed at the Papal Palace in Avignon and at the Palace of Versailles.

Beginning with his first solo exhibition in 1980, Koons has exhibited steadily in the United States and abroad. His work was the subject of four major solo presentations in 2008, including a large survey at the Museum of Contemporary Art in Chicago; Celebration sculptures shown on the rooftop of the Metropolitan Museum of Art in New York and at the Neue Nationalgalerie in Berlin; and an exhibition at the Château de Versailles, which opened its doors to a living artist for the first time with Jeff Koons: Versailles. He presented the Popeye series at London's Serpentine Gallery in 2009, and Artist Rooms, a collection of contemporary art jointly owned by Tate and the National Galleries of Scotland, toured until 2011. In 2012, the artist had his first solo show in a Swiss museum at the Fondation Beyeler in Basel as well as concurrent shows in Frankfurt at Schirn Kunsthalle, with an exhibition of paintings, and at Liebieghaus

Skulpturensammlung, where his sculptures were shown alongside permanent collection works. This summer an exhibition of paintings and sculpture was held at Gagosian Gallery while an exhibition of new sculptures, Gazing Ball, debuted at David Zwirner in New York. A major retrospective of Koons work will be presented at The Whitney Museum of American Art in New York in 2014 and then travel to Pompidou Center in Paris.

Jeff Koons has received numerous awards and honors in recognition of his cultural achievements. In 2012, Secretary of State Hillary Rodham Clinton honored Koons for his outstanding commitment to the Art in Embassies Program and international cultural exchange. Most recently, the Royal Academy of Arts presented Koons with the John Singleton Copley Award, Koons received the Governor's Awards for the Arts (from the Pennsylvania Council on the Arts), where he was given the Distinguished Arts Award and President Jacques Chirac promoted Koons to Officier de la Legion d'Honneur.



Pluto and Proserpina (work in progress)

Destination: Oceana Bal Harbour
Mirror-polished stainless steel with transparent
color coating and live flowering plants
129 x 70 x 53 inches (327.7 x 177.8 x 134.6 cm)
Edition 1 of 3



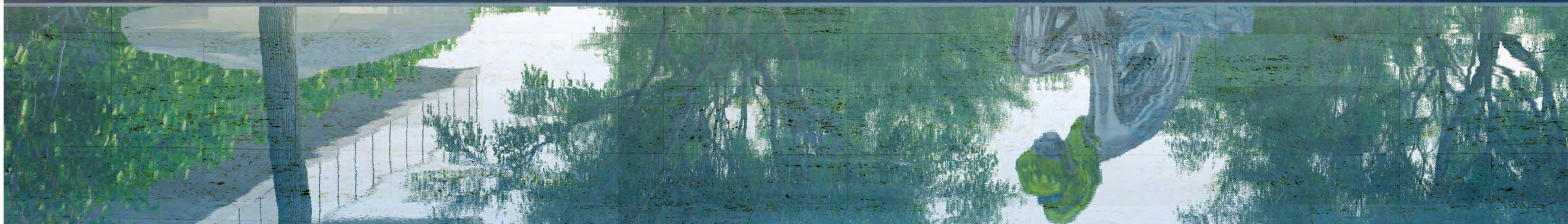




Ballerina (Seated) (work in progress)

Destination: Oceana Bal Harbour
Mirror-polished high chromium stainless
steel with transparent color coating
83 x 77 5/8 x 42 13/16 inches
(210.82 x 197.21 x 106.68 cm)
Edition 2 of 3





AMENITIES

Masterful Living in Every Moment

A place to impress... expansive green lawns that stretch all the way to the sand... a gracious staff that attends to your every need... these are but a few of the features that make your Oceana lifestyle unique.



TRANSCEND THE EXPECTED

The Oceana Bal Harbour Experience

Does art create inspiration, or does inspiration create art? At Oceana, you will have every opportunity to explore the depths of this question. We have taken care of every single detail so all that is left is you and a perfect place to make your dreams reality.

BLISS EXISTS HERE

Highlighted features

- Large relaxation pool
- Olympic-style lap pool
- Two oceanfront Jetted Spas
- Full poolside restaurant (Bar & Grill) with outdoor café
- Fitness center with ocean view
- Yoga/meditation/pilates area
- Two tennis courts
- World-class spa
- Private lockers and changing rooms
- Grand salon for entertainment events
- Chef's kitchen & bar within salon
- Private climate control wine locker
- Business center/Meeting room
- Library with lounge and private area
- Billiards & Ping Pong recreational area
- Multi-purpose kids activity room
- Private cinema / Media room
- Valet parking with two levels of underground parking
- Private storage & bicycle area
- Beach and pool side services





EXCEEDING
YOUR IMAGINATION
AND NEEDS





ELEGANT
LOBBY







*Catalinas
Grand Bourg
Nordelta*

CONSULTATIO



The Developer

Eduardo F. Costantini was born in 1946 in Buenos Aires, Argentina. He received his bachelor's in Economics (UCA University from Bs. As.) and holds a master's degree in Arts in Quantitative Economics from the University of East Anglia, England. He has more than 30 years of experience in the financial and real estate businesses.

As a real state developer, Costantini is the founder, Chairman, CEO and main shareholder of Consultatio S.A. (Argentina) and Consultatio Real Estate Inc. (United States). As a financier, is the Chairman and main shareholder of Consultatio Asset Management Co. He is Chairman of Nordelta S.A., one of the main Latin American master planned communities. He also serves as Vice President of the Nordelta Foundation. Eduardo Costantini is an art collector. In 1995 he launched the Eduardo F. Costantini Foundation in order to

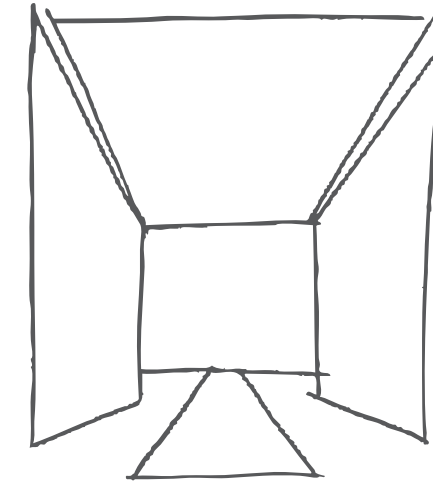
promote cultural and educational events in Buenos Aires. In September 2001, he founded Malba - Fundación Costantini, Museo de Arte Latinoamericano de Buenos Aires, a nonprofit institution that preserves and exhibits a heritage of over 500 works by leading modern and contemporary artists from the region. The museum combines this internationally renowned collection, with the development of temporary exhibitions, film and literature programs and an important educational work. Today Malba is one of the most significant cultural institutions in Buenos Aires. Mr. Costantini is also a member of the International Board of MOLAA, Museum of Latin American Art of Los Angeles. In October 2011, Eduardo Costantini received the Order of Rio Branco in the rank of Commander, in recognition of his contribution to the dissemination of Brazilian culture.

ARQUITECTONICA

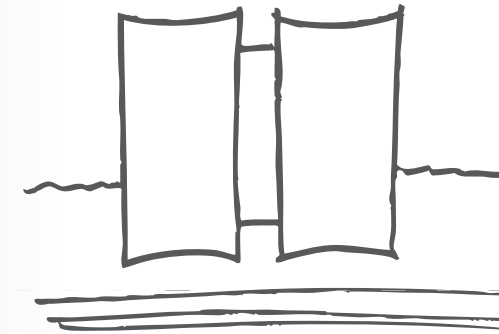


The Architect

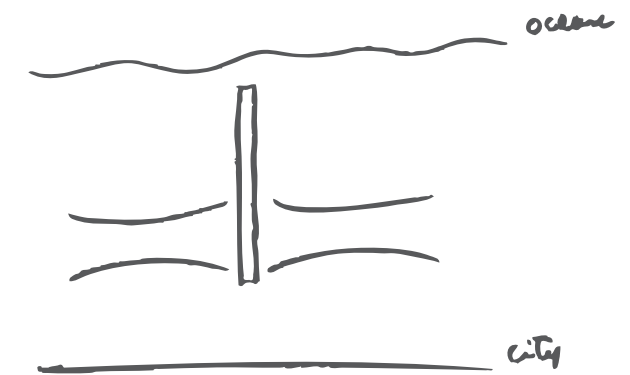
Bernardo Fort-Brescia, a founding member of Arquitectonica, studied architecture and urban planning at Princeton University and received a Master of Architecture from Harvard University where he later taught. He has been Fellow of the American Institute of Architects since 1992 and is a recipient of the American Institute of Architect's Honor for Design Award and the Silver Medal for Design Excellence. Bernardo is designing prominent buildings in New York, Chicago, Atlanta, Miami, Las Vegas, Los Angeles, San Francisco, Paris, Madrid, Milan, Dubai, Abu Dhabi, Singapore, Hong Kong, Shanghai, New Delhi, and Buenos Aires.



Window to the horizon
Ventana al horizonte



Bridge between two curves.
Puente entre dos curvas.



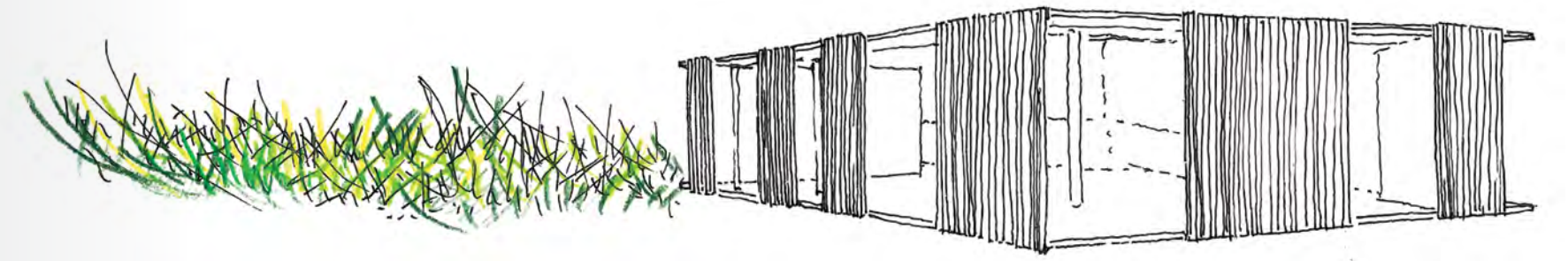
City and ocean linked
Conexión entre la ciudad y el mar

PIERO LISSONI

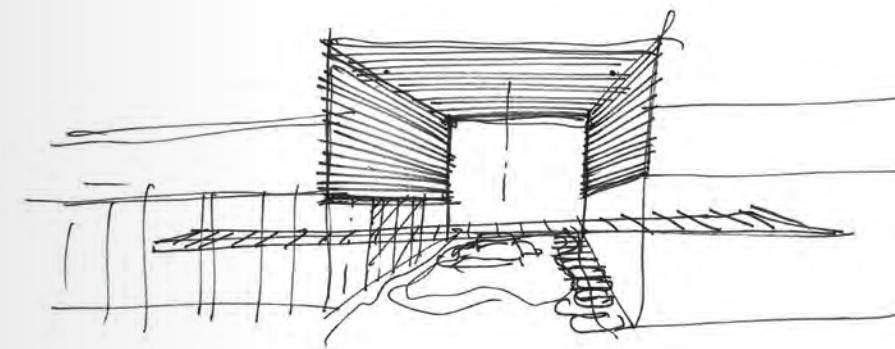


Interior Design

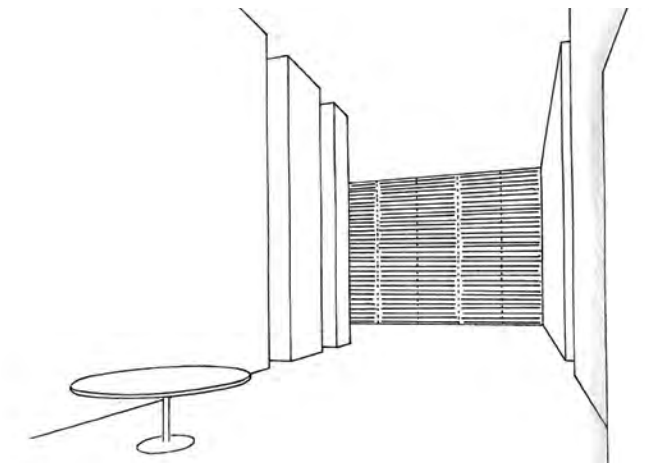
Piero Lissoni is a world renowned Italian architect and designer. Lissoni Associati studio (1986) initiated a lifelong collaboration with the world's most notable design companies including Pierantonio Bonacina, Poltrona Frau, Swarovski, Cassina and Kartell to name a few. Some of his notable works include the interior design of the Mamilla Hotel, Jurasalem; Teatro Nazionale, Milan and numerous luxurious hotels and residences throughout the world.



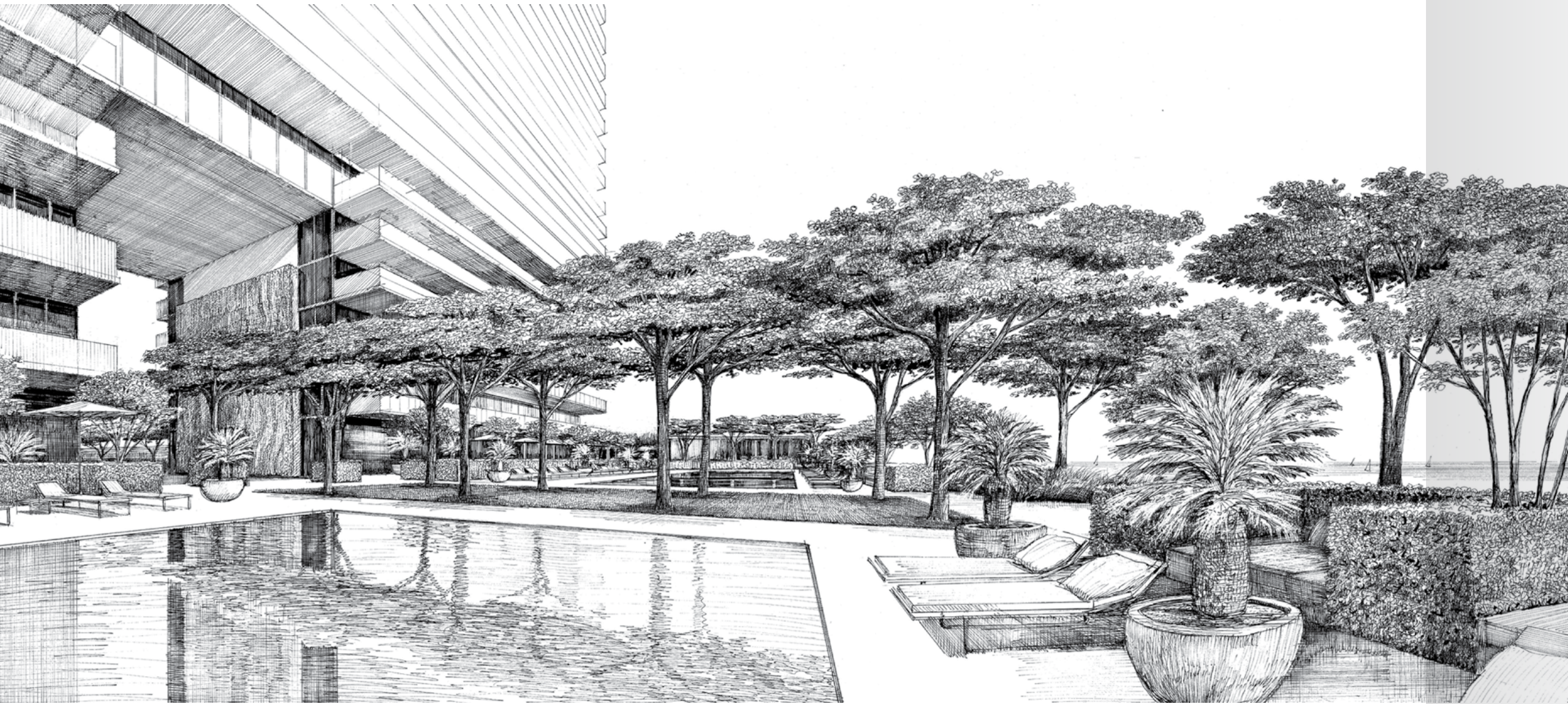
Restaurant Pavilion



Breezeway



Lobby



Pool Gardens

ENZO ENEA



Landscaping

Enzo Enea's landscape architecture provides creative landscape designs that seek to improve people's quality of life. The strength and philosophy of Enea is in the overall execution and implementation of challenging projects; his work can be found in residences, hotels, and public spaces throughout the world.

Enzo Enea designed and built the Tree Museum outside of Zurich, Switzerland showcasing an incredible selection of over 2,000 different species of trees from around the world, which he personally curated over the past 17 years.



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