EDITION®
RESIDENCES
MIAMI EDGEWATER

BUILDING AMENITIES

The amenities of EDITION Residences, Miami Edgewater reinvent the modern home with considered spaces for every aspect of dynamic, elegant living. Residence owners will also enjoy exclusive privileges and access to all Marriott International Hotels and resorts around the globe, including EDITION, The Ritz-Carlton, St. Regis, W Hotels, The Luxury Collection, and JW Marriott properties.

LOCATION

- Located at 2121 N Bayshore Dr, Miami, FL 33137 in the Edgewater neighborhood
- Steps from Margaret Pace Park, one of Miami's most coveted waterfront recreational areas
- 5-10 minutes from Wynwood, Midtown Miami, Miami Design District, and Museum Park
- 10-15 minutes from Downtown Miami, Port of Miami, and the Brightline's MiamiCentral Station
- 15-20 minutes from the Miami Beaches, Brickell, Key Biscayne and Miami International Airport

DESIGN

- 55-Story Glass Tower Rising 649 feet along Biscayne Bay
- Signature Design by Bernardo Fort-Brescia, Principal of Miami-based architecture firm, Arquitectonica
- Interior Design by Studio Munge, led by Alessandro Munge
- Managed and operated by EDITION Hotels
- 185 Luxurious, Full-Service One- to Four-Bedroom Residences ranging from 1,900 to over 3,800 square feet
- All residences feature panoramic bay and ocean views
- Two exclusive tri-level Penthouses, each with a private rooftop pool and garden
- Expansive indoor and outdoor amenity program
- Direct access to the Miami Baywalk with over 800 linear feet of water frontage connecting to Margaret Pace Park

GROUND LEVEL AMENITIES AND SERVICES

- Floor-to-ceiling glass and 25-foot ceilings welcome ample natural light and views of Biscayne Bay
- Covered Porte-Cochère leading to a grand three-story Lobby with Valet, Security, and Reception Desk
- Library and Social Lounges leading to bayfront garden terraces with private fireside lounges
- Full-service Poolside Lounge and Bar connects seamlessly to the cabana-lined bayfront Pool
- Private Dog Run and Grooming Suite
- Electric vehicle charging stations

ELEVATED AMENITIES

- 6 Guest Suites for the use of all residents
- State-of-the-art Fitness Center & Yoga Studio
- Full Spa treatment program serviced by EDITION
- Private Dining Room with panoramic views of the Miami Skyline
- Board Room
- Teen Room featuring Virtual Reality Gaming Technology
- Children's Room
- Multi-sport Simulator
- On-site Fine Dining Restaurant and Catering Kitchen
- Cinema
- Two Pickleball Courts

TWO ROADS
DEVELOPMENT

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OWNER BENEFITS WITH MARRIOTT INTERNATIONAL

At Marriott International Luxury Residences, our mission is to deliver Owners an inspiring journey, rooted in the traditions and distinct character of each unique locale. Our expanded perspective paired with exquisitely enchanting elegance will truly touch your spirit. Here, Residence Owners will relish every opportunity to enjoy the sumptuous, singular experiences that define our brands. With new hotel addresses in some of the most captivating destinations worldwide, there are endless memories to be made when you stay at one of Marriott International's luxury hotels.

INSPIRED SETTINGS

The Marriott International Luxury Residences Hotel Reservation Service is dedicated to matching the experience with the Owners and crafting each detail to ensure every stay is entirely unique. We seek to inspire and enlighten, exceeding all expectations with one-of-a-kind experiences.

YOUR EXCLUSIVE PRIVILEGES INCLUDE:

- VIP status with Guest Relations
- 10% off regular room rate
- Upgrade at time of check-in (based on availability)
- Daily breakfast for two
- Special hotel amenity*
- Welcome amenity and note from General Manager
- Complimentary high-speed internet access
- 4pm check-out (based on availability)

HOTEL RESERVATION SERVICE

The Marriott International Luxury Residences Hotel Reservation Service is dedicated to making each stay sublime, beginning with your reservation.

THERE ARE THREE SIMPLE WAYS TO ACCESS THE HOTEL RESERVATION SERVICE:

- Connect with your on-property Residences Concierge to make reservations or to inquire about rates or properties.
- Contact the Hotel Reservation Service Residences Owner reservations line by dialing 1.800.686.2786 from within the U.S. or 1.801.468.4044 internationally.
- Use corporate code "RES" through the BONVOY App or Marriott.com.

REWARDING EXPERIENCES

As the world's richest loyalty travel program, Marriott Bonvoy™ enables everyone to keep traveling with passion and purpose. With more than 7,000 hotels and resorts in 130 countries across a portfolio of extraordinary brands, our members enjoy unparalleled benefits, rewards and recognition.

Our awarded loyalty program was developed to better cater to the unique preferences of our most valuable visitors by providing you with premium opportunities for a variety of exciting rewards such as preferred rates, endless experiences and special partnerships. As an exclusive member, you will earn points for every U.S. dollar spent on accommodations at participating locations worldwide.

MEMBERS WILL ALSO RECEIVE:

- Special offers through our luxury partners and exclusive access to our most exquisite experiences.
- Exclusive member benefits at our premium properties around the globe.
- Seemingly endless opportunities to redeem your points or miles for complimentary stays, air travel, and so much more.
- Access to 100,000+ experiences.

To enroll in this exclusive program and experience a new level of luxury, we invite you to visit: meetmarriottbonvoy.marriott.com

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The Hotel Reservation Service is valid from January 1, 2023, through December 31, 2024.

** Subject to availability. Varies by brand and location.*

***When hotel is not sold out; excludes time periods defined as "special events" (e.g. Super Bowl, Mardi Gras, etc.).*

****Marriott Hotels participating in the Service include the following brands: EDITION, JW Marriott, The Ritz-Carlton, Ritz-Carlton Reserve, St. Regis, The Luxury Collection, and W Hotels.*

The Hotel Reservation Service (the "Service") is offered solely by Marriott International, Inc. The Service is available only to Eligible Persons as defined in the Terms and Conditions and subject to Section 2 of the Terms and Conditions. Additional terms and conditions apply. Service is not transferable. Marriott International, Inc. reserves the right, in its sole discretion, to modify, replace or discontinue the Service at any time and without prior notice.

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RESIDENCE FEATURES

EDITION Residences, Miami Edgewater welcomes residents home with a decidedly EDITION touch. Managed and operated by EDITION, The Residences deliver exceptional living spaces set in a mood of tranquil, modern exclusivity.

RESIDENCE

- One-, Two-, Three-, and Four-Bedroom Residences from 1,952 to 3,815 square feet
- Semi-private elevators lead to Private Residential Foyer
- 10’ ceiling heights
- Up to 10-foot deep terraces with panoramic views of Biscayne Bay, Downtown Miami, Miami Beach, and the Atlantic Ocean
- Floor-to-ceiling glass windows and sliding glass terrace doors
- Spacious walk-in closets
- Dedicated laundry rooms featuring full-size, side-by-side washer and dryer
- Pre-wiring for custom window treatments
- Dedicated parking with additional valet option

KITCHEN

- Custom millwork cabinetry in Natural White Oak finish.
- Natural Dolomite honed stone countertop and full backsplash.
- Panel-ready appliances include 30” Subzero Designer Column Refrigerator and 30” Subzero Designer Column Freezer with Ice Maker, as well as 24” Subzero Designer Undercounter Wine Cooler and 24” ASKO Dishwasher in kitchen island.
- Five-burner 36” Wolf Contemporary Gas Cooktop
- Built-in 36” Wolf Ceiling-Mounted Stainless Steel Hood
- Built-in 30” Wolf M Series Contemporary Single Oven

MASTER BATHROOM

- Wet room clad in Natural Dolomite honed stone with shower niche for toiletries.
- Custom free-standing tub positioned along floor-to-ceiling glass window overlooking Biscayne Bay.
- Double vanity with backlit mirror, White Oak soft-close cabinets and under-cabinet shelf with lighting.
- Designer Kohler plumbing fixtures in Vibrant Brushed Nickel finish.
- Water closet features electric toilet with opaque glass privacy door.

POWDER ROOM

- Single vanity with Natural Dolomite honed stone countertop and White Oak soft-close cabinets.
- Designer Kohler plumbing fixtures in Vibrant Brushed Nickel finish.
- White Oak wood wall panelling, ceiling accent lighting, mirror and wall sconce are optional upgrades.

FLOORING

- Porcelain flooring to be provided throughout unit; buyers will have three flooring options to choose from.
- The White Oak wood flooring shown in the sales gallery will be offered as an optional upgrade.
- Balcony flooring to be porcelain tile.

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RESIDENTIAL LIST OF SERVICES

The dedicated staff at EDITION Residences can assist with a variety of personal arrangements at an owner's request. Following are examples of offered services, some of which are included in the association or strata assessments paid by owners to their condominium or homeowners' association; some are a la carte.

ESSENTIAL SERVICES

- Dedicated Residential Leader
- Airline/Private Air Reservation/Ticket Printing
- Shopping Information
- Airport/Ground Transportation Arrangements
- Ordering Floral Arrangements
- Activity Arrangements
- Coordinate Delivery Services
- Automobile Rental Reservations
- Business Center
- Car Service Reservations
- Hotel and Guest Suite Reservations
- Reserving Golf Tee Times
- Restaurant Information/Reservations
- Tour Information & Reservations
- Spa & Salon Reservations
- Services Information
- Move-in Coordination
- Notary Public Services
- 24-hour Security & Valet Parking
- Pet Care/Kennel Information & Reservations
- Theater & Entertainment Information
- 24-hour Butler/Doorman/Porter Services
- Common Area Housekeeping
- Common Area Maintenance
- Newspaper/Magazine/Package Delivery/Storage
- Bike Storage
- Owner Storage
- Meeting Set-up in Board Room/Function Room with Conferencing/Technology
- Trash Removal

Á LA CARTE* GENERAL SERVICES

- Grocery Shopping
- Laundry/Dry Cleaning
- Alterations Services
- Car Washing/Detailing
- Travel & Vacation Planning
- Equipment Rental
- Photocopies/Telegrams/Facsimiles
- Secretarial Services
- Function/Event Planning
- In-Residence Dining/Catering
- Mail Packing & Shipping
- Personal Chef Services
- Plant Care Maintenance
- Personal Trainer
- Translation Services
- In-home Spa Treatments/Services
- Nanny/Child Care Services
- Pet Care/Grooming/Spa
- Dog Walking
- Vacant Home Care

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RESIDENTIAL LIST OF SERVICES

Á LA CARTE* ENGINEERING SERVICES

- Light Bulb/Florescent Tube Replacement
- Vendor and Scheduled Maintenance Coordination
- Furniture Assembly/Cleaning/Repair
- Bulk/Move-in Trash Removal
- Touch-Up Painting
- Electronics Hook-Up
- Picture Hanging
- Minor Electrical & Plumbing
- HVAC Filter Change

Á LA CARTE* HOUSEKEEPING SERVICES

- Vacuum & Mop Floors
- Clean Mirrors
- Oven/Cook Top Cleaning
- Strip Beds & Change Sheets
- Refrigerator Cleaning
- Clean Bathrooms
- Wash Dishes

** À La Carte Services may be arranged by the concierge team, and are typically provided by third parties not affiliated with EDITION Hotels.*

+ Guest Suites at standalone properties where the Suites are owned by the condominiums owners' association.

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