

# EL NUEVO LUGAR EMBLEMÁTICO DE EDGEWATER NACEN LAS RESIDENCIAS



EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
RESIDENCES



UBICADO EN LA ESCENA MÁS MAGNÉTICA DE MIAMI, CON RESIDENCIAS CON VISTA A LA BAHÍA...

HOMESHARE HA LLEGADO A EDGEWATER  
MIAMI EL LUGAR MÁS ATRACTIVO EN  
ESTOS MOMENTOS.



RENDERIZACIÓN CONCEPTUAL DEL ARTISTA. EL DESARROLLADOR PUEDE CAMBIAR SIN AVISO.



RESIDENCIAS COMPLETAMENTE AMUEBLADAS TIPO ESTUDIO, DE UNA, DOS, TRES Y CUATRO HABITACIONES.

P R E S E N T A C I Ó N

EDGEWATER MIAMI  
**VIDA**®  
R E S I D E N C E S

PROPIEDAD, VACACIONES Y CASA COMPARTIDA  
OPORTUNIDADES DISPONIBLES



RENDERIZACIÓN CONCEPTUAL DEL ARTISTA. EL DESARROLLADOR PUEDE CAMBIAR SIN AVISO.

# UNA OPORTUNIDAD INNOVADORA

## EL SITIO

9 PISOS  
121 RESIDENCIAS  
SIN RESTRICCIONES DE  
ALQUILER

## EQUIPO DE DESARROLLO

URBANA HOLDINGS  
URBANA BUENO

## ARQUITECTO

KOBI KARP, MIAMI

## DISEÑO DE INTERIORES

EURO DESIGN GROUP

TECHOS DE 10 PIES  
TOTALMENTE AMUEBLADO  
SERVICIO DE PARKING, VALET  
TERRAZAS AMUEBLADAS  
ELECTRODOMÉSTICOS DE  
ACERO INOXIDABLE  
BAÑOS EUROESTILO

## RESIDENCIAS

### ESTUDIO

387 - 420 PIES CUADRADOS 36-40 M2

### 1 HABITACIÓN 1 BAÑO

400 - 450 PIES CUADRADOS 39-45 M2

### 2 HABITACIONES 2 BAÑOS

774 - 849 SQ FT 72-80 M2

### 3 HABITACIONES 2.5 BAÑOS

1233- 1450 PIES CUADRADOS 115- 120 M2

### 4 HABITACIONES 3.5 BAÑOS

1702 1780 PIES CUADRADOS 158- 165 M2

## PRECIOS DE RESIDENCIA

ESTUDIOS	DESDE LOS \$ 350 S
1 DORMITORIO	DESDE LOS \$ 450 S
2 DORMITORIOS	DESDE LOS \$ 700 S
3 DORMITORIOS	DESDE LOS \$ 990 S

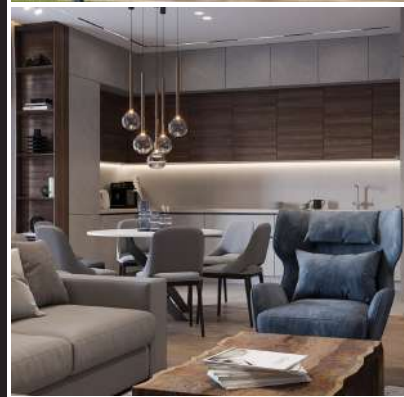
**\*Precios sujetos a cambios sin previo aviso**

## TÉRMINOS DE DEPÓSITO

10% EN RESERVAS  
10% EN CONTRATO  
20% EN GROUND BREAK | Q1 2023  
10% EN TOP OFF | Q4 2023  
50% AL CIERRE | 3T 2024

RENDERIZACIONES CONCEPTUALES DEL ARTISTA.  
EL DESARROLLADOR PUEDE CAMBIAR SIN AVISO.

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# THE VIDA ADVANT-EDGE.

MIDTOWN | DESIGN DISTRICT | WYNWOOD | THE BEACHES

UBICADO EN EL LUGAR MÁS EXCLUSIVO DE MIAMI, EDGEWATER MIAMI OFRECE UNA COMUNIDAD RICA, VIBRANTE ALIMENTADA POR LA CULTURA, EL GLAMOUR Y EL BIENESTAR. VIDA RESIDENCES CREARÁ UNA ATMÓSFERA DONDE LOS RESIDENTES EXPERIMENTEN UNA GRAN CANTIDAD DE COMODIDADES PARA VIVIR, TRABAJAR Y DIVERTIRSE, INCLUYENDO UN OASIS EN LA AZOTEA, UN CENTRO DE BIENESTAR, UNA CENA EN EL LUGAR Y UN CLUB DE PLAYA SÓLO PARA MIEMBROS. DISFRUTE DE UN ESTILO DE VIDA COSMOPOLITA SIN ESFUERZO CON UN CÓMODO ACCESO A LA VARIEDAD DE EXPERIENCIAS QUE OFRECE ESTA NUEVA Y EMOCIONANTE RESIDENCIA.

EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
RESIDENCES

VIVIR. TRABAJA. JUGAR. POR LA VIDA.



ubicación

EL CENTRO  
DE TODO



EN EL CENTRO DE TODO LO QUE ES MIAMI,  
VIDA SUPERA LAS EXPECTATIVAS

A MINUTOS DEL DISTRITO DE DISEÑO, MIDTOWN, WNWOOD, LAS PLAYAS,  
SOUTH BEACH, DOWNTOWN MIAMI & BRICKELL



# UBICACIÓN, UBICACIÓN, UBICACIÓN



entrar en

GRAN SALÓN  
& VIDA BAR



*entrar en*





entrar en

EL EDGE  
RESTAURANTE



*CEVA*

entrar en

VIDA  
RESIDENCIA



*entretener*

entrar en

VIDA  
RESIDENCIA



*despierta*

entrar en

VIDA  
RESIDENCIA



*Comodidad*

12

RENDERIZACIÓN CONCEPTUAL DEL ARTISTA. EL DESARROLLADOR PUEDE CAMBIAR SIN AVISO.

entrar en

SPA Y  
PISCINA



*¡relájate!*



entrar en

EL RETIRO  
TERRAZA EN  
LA AZOTEA



*disfrútalo*

privilegios

CLUB DE PLAYA  
PRIVADA



*consiéntete*



privilegios

## CLUB DE PLAYA PRIVADA



CONSIÉNTETE

DISFRUTE DE LA MEJOR EXPERIENCIA DE PLAYA CON UNA MEMBRESÍA EXCLUSIVA EN EL VIDA BEACH CLUB. SITUADO EN EL EXTREMO SUR DE OCEAN DRIVE, EN EL ENCLAVE PREMIER SOUTH FIFTH (SOFI), EL VIDA BEACH CLUB OFRECE UNA ESCAPADA SERENA Y SOFISTICADA.

LOS SERVICIOS PARA MIEMBROS DE VIDA INCLUYEN CAMAS ACOLCHADAS, SERVICIO DE TOALLAS MIMADAS, WIFI, JUEGOS, Y UNA CENA DE LUJO QUE ESPERA LA LLEGADA DE NUESTROS MIEMBROS...





servicios

EL RETIRO  
VIDA OASIS



EL OASIS DE 22.000 PIES CUADRADOS DE LA AZOTEA DE VIDA CUENTA CON AMPLIAS VISTAS DE LA BAHÍA DE BISCAYNE, SOUTH BEACH Y EL CENTRO DE MIAMI.



BAR Y COMEDOR AL AIRE LIBRE - ACOGEDORAS SALAS DE REUNIÓN - CAMAS BALI Y CABAÑAS - CENTRO DE FITNESS Y BIENESTAR - PARRILLAS - PISCINA DE 3.000 METROS CUADRADOS



RENDERIZACIÓN CONCEPTUAL DEL ARTISTA. EL DESARROLLADOR PUEDE CAMBIAR SIN AVISO.

servicios

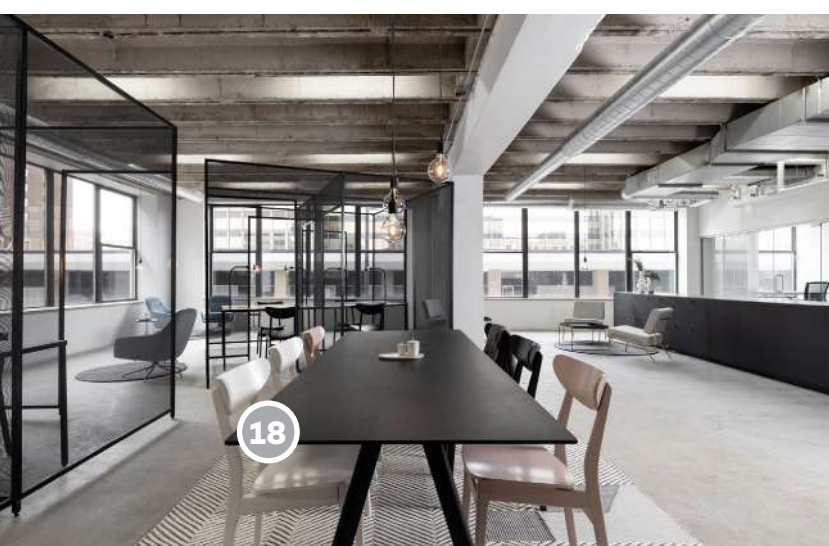
COWORKING  
CENTRO DE  
TRABAJO



EL CENTRO DE CO-WORKING DE VIDA,  
DE 3.800 PIES CUADRADOS, OFRECE EL  
ENTORNO PERFECTO PARA LA PARTE  
LABORAL Y JUEGOS.

RENDERIZACIÓN CONCEPTUAL DEL ARTISTA. EL DESARROLLADOR PUEDE CAMBIAR SIN AVISO.

ESPACIOS DE TRABAJO DELICADOS - ACCESO A MATERIALES DE OFICINA - SALAS DE REUNIONES Y ESPACIOS PARA EVENTOS  
CABINA TELEFÓNICA PRIVADA - CAFETERÍA DE APERITIVOS Y BEBIDAS - EVENTOS DE NETWORKING DE LA COMUNIDAD



18



servicios

VIDA  
BIENESTAR



BAR DE ZUMOS Y APERITIVOS  
ENTRENADOR PERSONAL  
ENTRENADOR DE BIENESTAR  
CLASES DE FITNESS EN GRUPO  
EQUIPOS DE CARDIO Y FUERZA  
YOGA Y EJERCICIOS  
SPA CON SALAS DE TRATAMIENTO DE  
MASAJE SALA DE RELAJACIÓN

SERVICIOS DE BIENESTAR PERSONALIZADOS PARA NUESTROS MIEMBROS Y HUÉSPEDES. NUESTRO ENFOQUE DE TRATAMIENTO INCORPORA LA ATENCIÓN QUIROPRÁCTICA, EL EJERCICIO TERAPÉUTICO, EL ASESORAMIENTO NUTRICIONAL, LA MEDICINA FUNCIONAL, EL COACHING DE SALUD Y LA TERAPIA DE MASAJE.

SAUNA INFRARROJO  
ASESORAMIENTO NUTRICIONAL  
CONSULTAS ANTIENVEJECIMIENTO  
ANÁLISIS Y PRUEBAS DE SALUD  
SUPLEMENTOS NATURALES  
ACEITES ESENCIALES  
PRODUCTOS DE CBDS Y CÁÑAMO

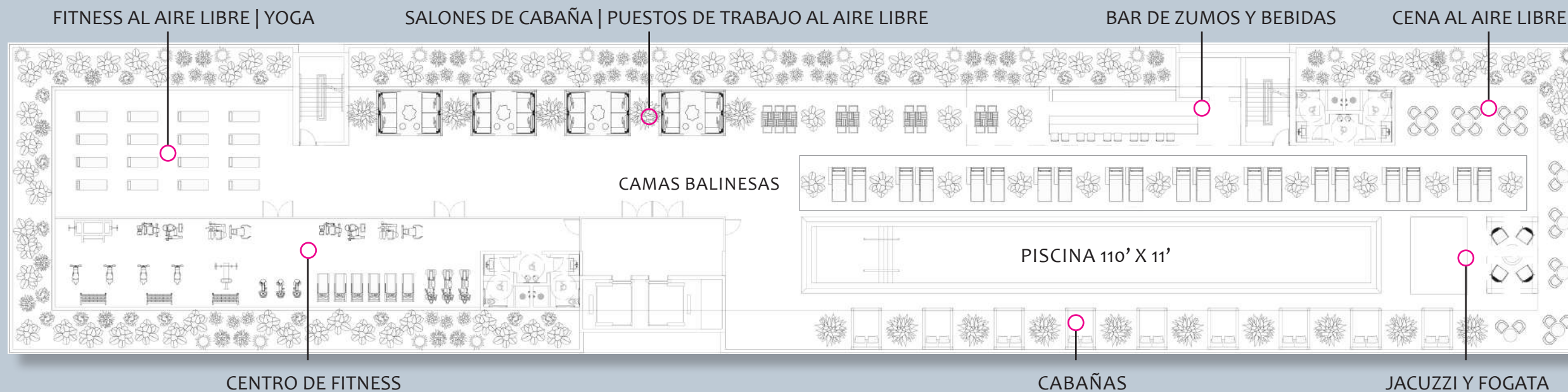


servicios

VIDA  
AZOTEA



RENDERIZACIÓN CONCEPTUAL DEL ARTISTA. EL DESARROLLADOR PUEDE CAMBIAR SIN AVISO.



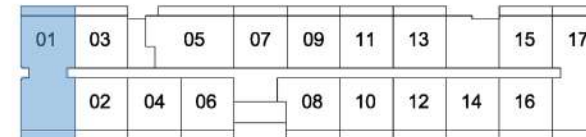
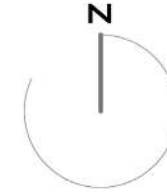
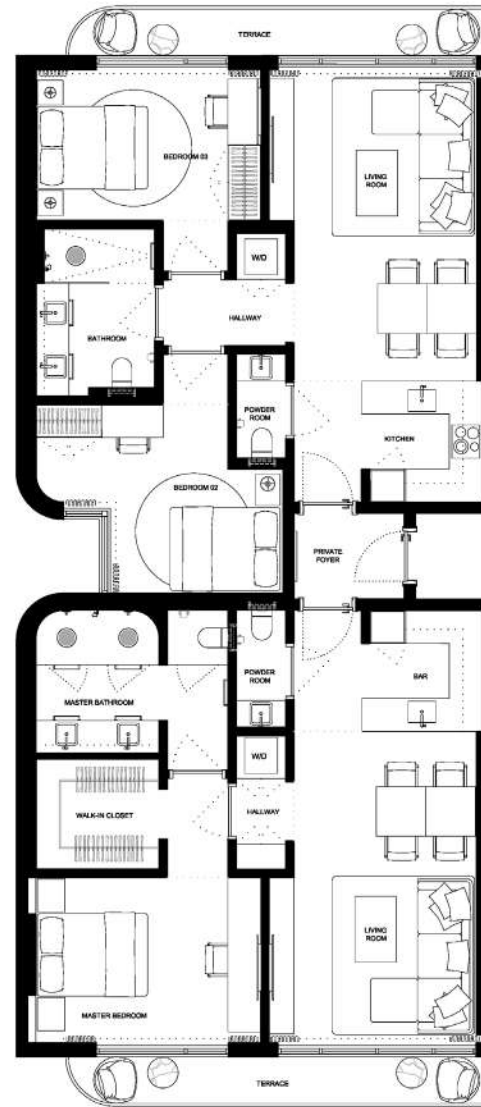
# FLOORPLANS

EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
 RESIDENCES

## UNIT 01

**3 BED+2 BATH+**  
**2 1/2 BATH**

INTERIOR 1 676sqft/155,7m<sup>2</sup>  
 EXTERIOR 1 50sqft/13,9m<sup>2</sup>  
 TOTAL 1 826sqft/169,6m<sup>2</sup>



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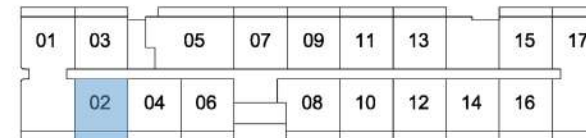
# FLOORPLANS

EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
 RESIDENCES

## UNIT 02

**2 BED + 2 BATH**

INTERIOR 774SQFT/72M2  
 EXTERIOR 84SQFT/7,7M2  
 TOTAL 854SQFT/79,7M2

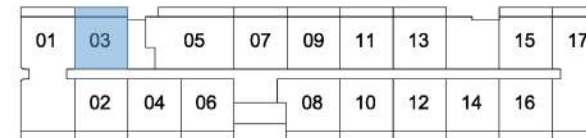
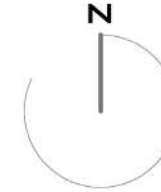
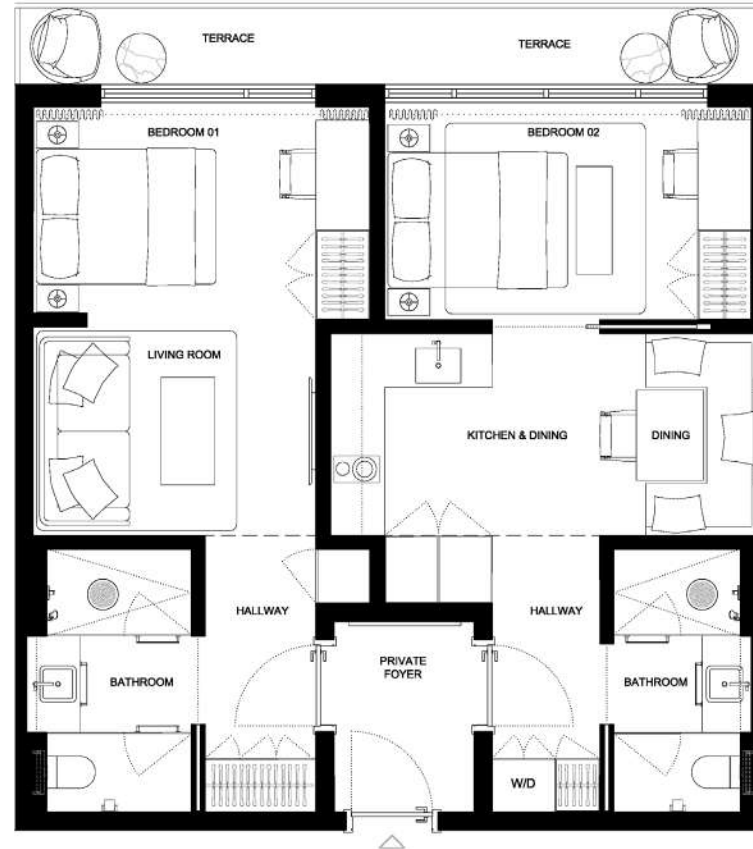


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# FLOORPLANS

EDGEWATER MIAMI  
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 RESIDENCES  
**UNIT 03**  
**2 BED + 2 BATH**

INTERIOR 774SQFT/72M2  
 EXTERIOR 84SQFT/7,7M2  
 TOTAL 854SQFT/79,7M2

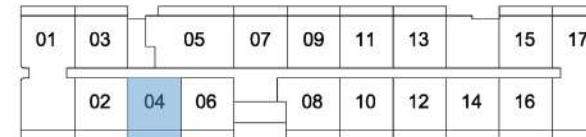


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EDGEWATER MIAMI  
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 RESIDENCES  
**UNIT 04**  
**2 BED + 2 BATH**

INTERIOR 774SQFT/72M2  
 EXTERIOR 84SQFT/7,7M2  
 TOTAL 854SQFT/79,7M2



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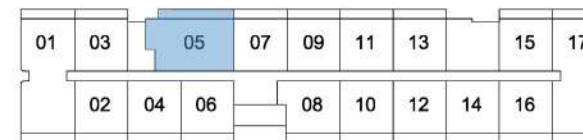
# FLOORPLANS

EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
 RESIDENCES

## UNIT 05

**3 BED+2 BATH+**  
**2 1/2 BATH**

INTERIOR 1 233sqft/114,6m<sup>2</sup>  
 EXTERIOR 1 27sqft/11,8m<sup>2</sup>  
 TOTAL 1 360sqft/126,4m<sup>2</sup>



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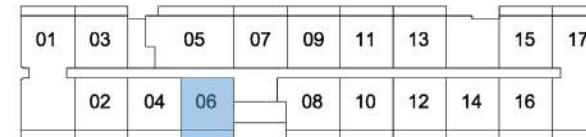
# FLOORPLANS

EDGEWATER MIAMI  
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 RESIDENCES

## UNIT 06

**2 BED + 2 BATH**

INTERIOR 774SQFT/72M2  
 EXTERIOR 84SQFT/7,7M2  
 TOTAL 854SQFT/79,7M2

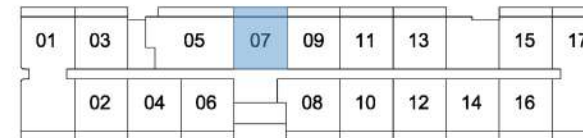
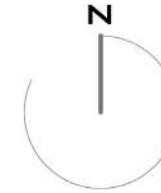
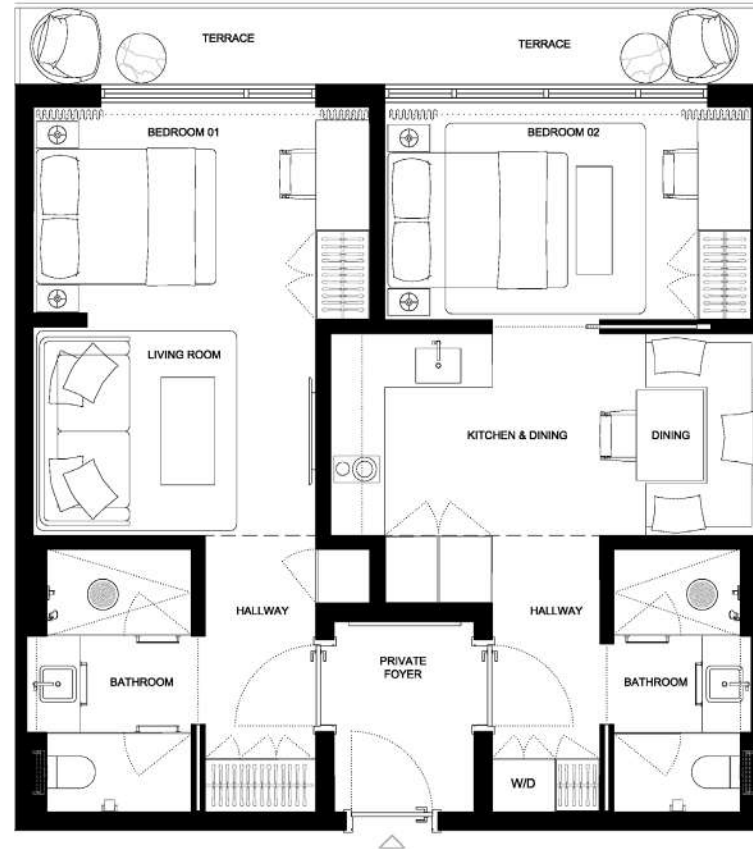


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# FLOORPLANS

EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
 RESIDENCES  
**UNIT 07**  
**2 BED + 2 BATH**

INTERIOR 774SQFT/72M2  
 EXTERIOR 84SQFT/7,7M2  
 TOTAL 854SQFT/79,7M2



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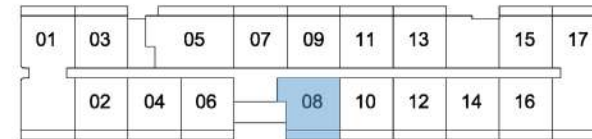
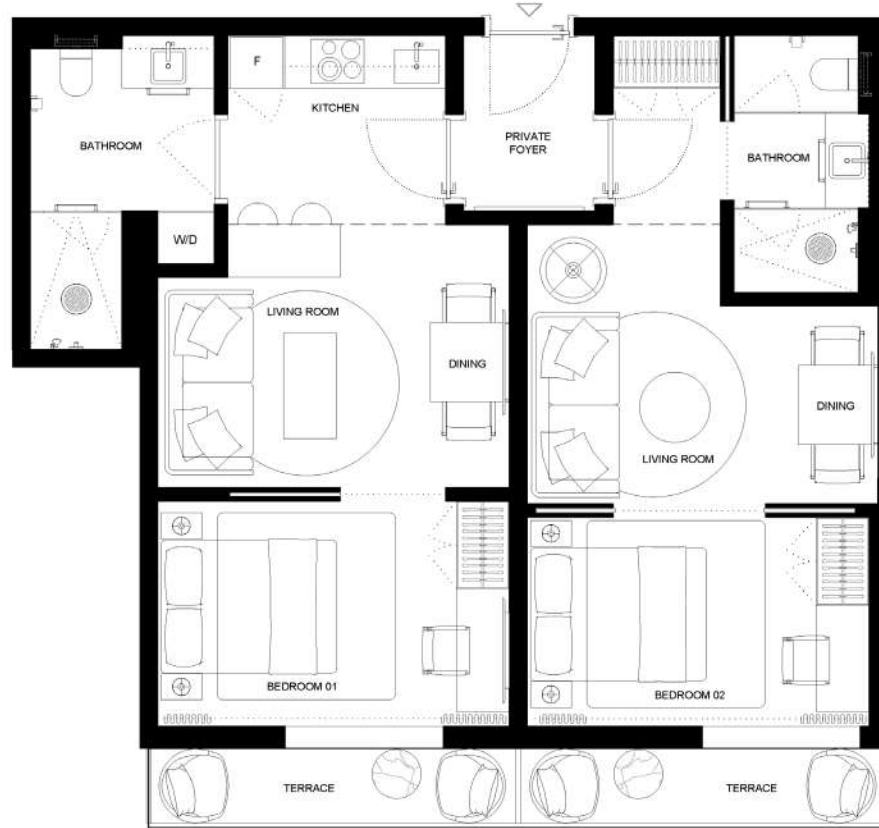
# FLOORPLANS

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 RESIDENCES

## UNIT 08

**2 BED + 2 BATH**

INTERIOR 849sqft/78,9m<sup>2</sup>  
 EXTERIOR 134sqft/12,4m<sup>2</sup>  
 TOTAL 983sqft/91,3m<sup>2</sup>



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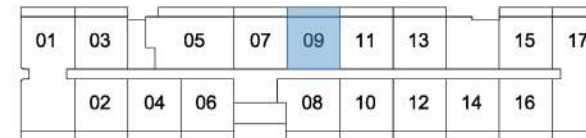
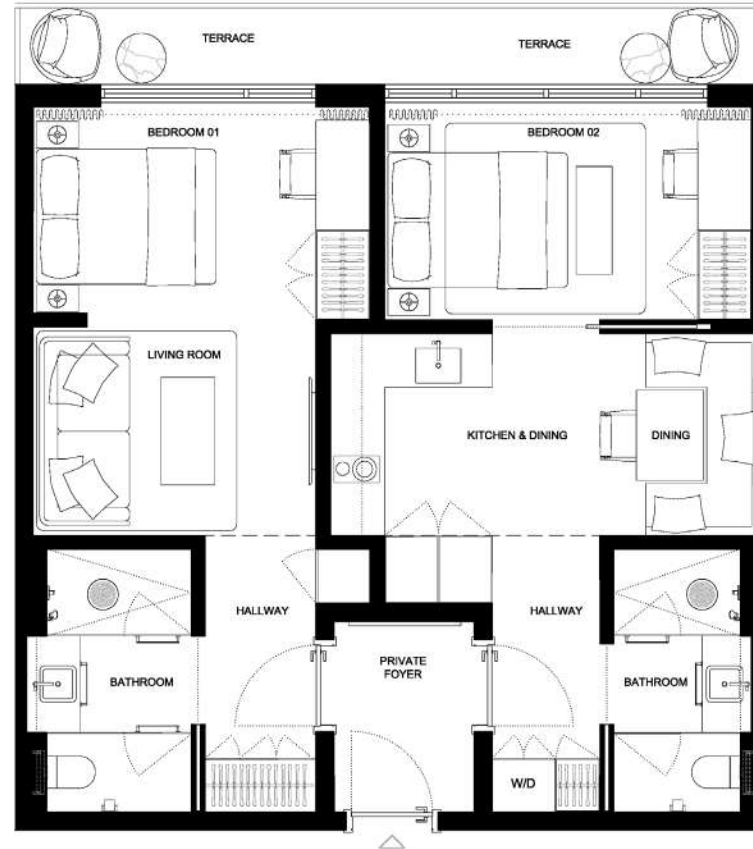
# FLOORPLANS

EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
 RESIDENCES

## UNIT 09

**2 BED + 2 BATH**

INTERIOR 774SQFT/72M2  
 EXTERIOR 84SQFT/7,7M2  
 TOTAL 854SQFT/79,7M2



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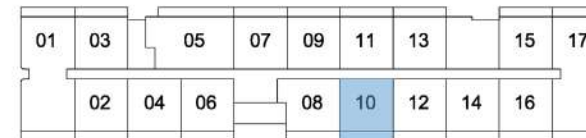
# FLOORPLANS

EDGEWATER MIAMI  
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 RESIDENCES

## UNIT 10

**2 BED + 2 BATH**

INTERIOR 774SQFT/72M2  
 EXTERIOR 84SQFT/7,7M2  
 TOTAL 854SQFT/79,7M2



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# FLOORPLANS

EDGEWATER MIAMI  
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 RESIDENCES

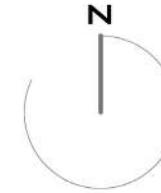
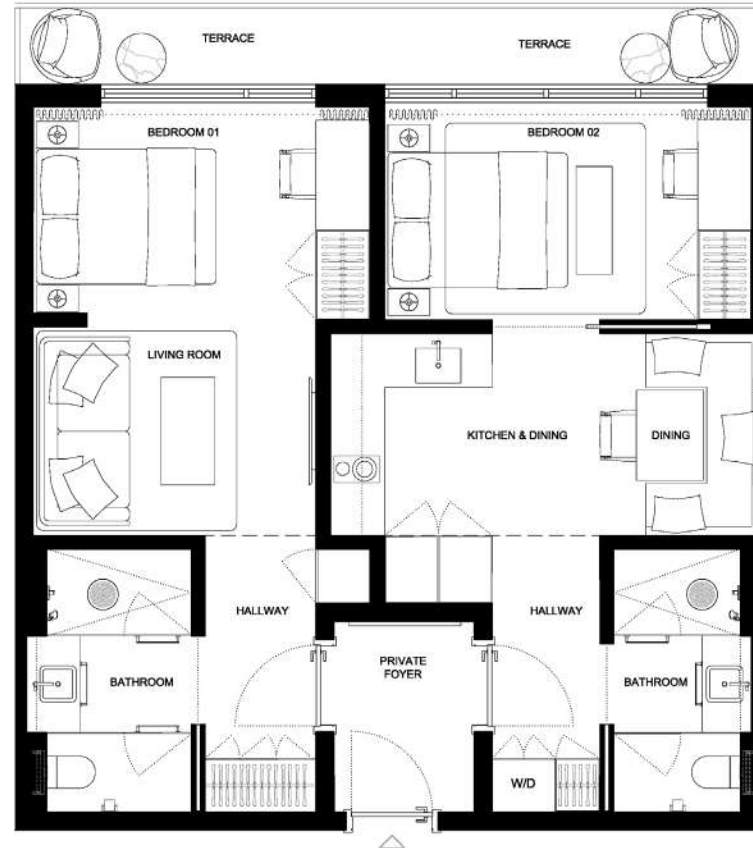
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**UNIT 11**

**2 BED + 2 BATH**

INTERIOR 774SQFT/72M2  
 EXTERIOR 84SQFT/7,7M2  
 TOTAL 854SQFT/79,7M2

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01	03	05	07	09	11	13	15	17
	02	04	06	08	10	12	14	16

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EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
 RESIDENCES

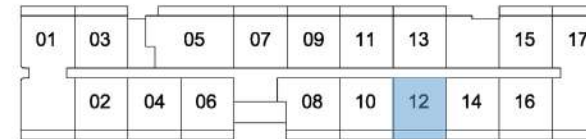
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**UNIT 12**

**2 BED + 2 BATH**

INTERIOR 774SQFT/72M2  
 EXTERIOR 84SQFT/7,7M2  
 TOTAL 854SQFT/79,7M2

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These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area 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 interior structural components). Note that measurements of rooms set forth on this floorplan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regards for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.





# FLOORPLANS

EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
 RESIDENCES

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**UNIT 13**

**2 BED + 2 BATH**

INTERIOR 774SQFT/72M2  
 EXTERIOR 84SQFT/7,7M2  
 TOTAL 854SQFT/79,7M2

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01	03	05	07	09	11	13	15	17
	02	04	06	08	10	12	14	16



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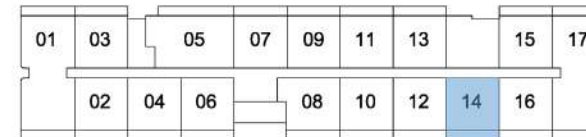
# FLOORPLANS

EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
 RESIDENCES

## UNIT 14

**2 BED + 2 BATH**

INTERIOR 774SQFT/72M2  
 EXTERIOR 84SQFT/7,7M2  
 TOTAL 854SQFT/79,7M2

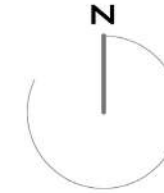
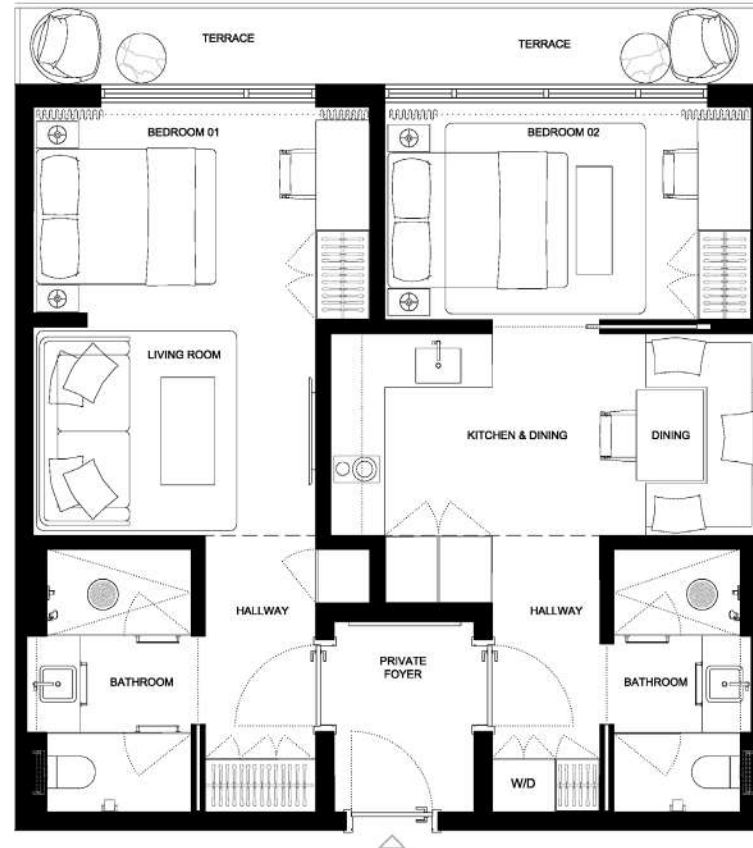


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# FLOORPLANS

EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
 RESIDENCES  
**UNIT 15**  
**2 BED + 2 BATH**

INTERIOR 774SQFT/72M2  
 EXTERIOR 84SQFT/7,7M2  
 TOTAL 854SQFT/79,7M2



01	03	05	07	09	11	13	15	17
	02	04	06	08	10	12	14	16

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# FLOORPLANS

EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
 RESIDENCES

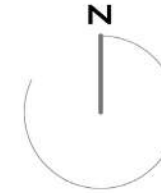
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**UNIT 16**

**2 BED + 2 BATH**

INTERIOR 774SQFT/72M2  
 EXTERIOR 84SQFT/7,7M2  
 TOTAL 854SQFT/79,7M2

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01	03	05	07	09	11	13	15	17
	02	04	06	08	10	12	14	16

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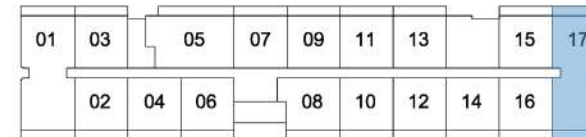
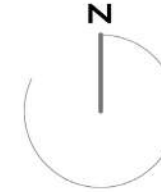
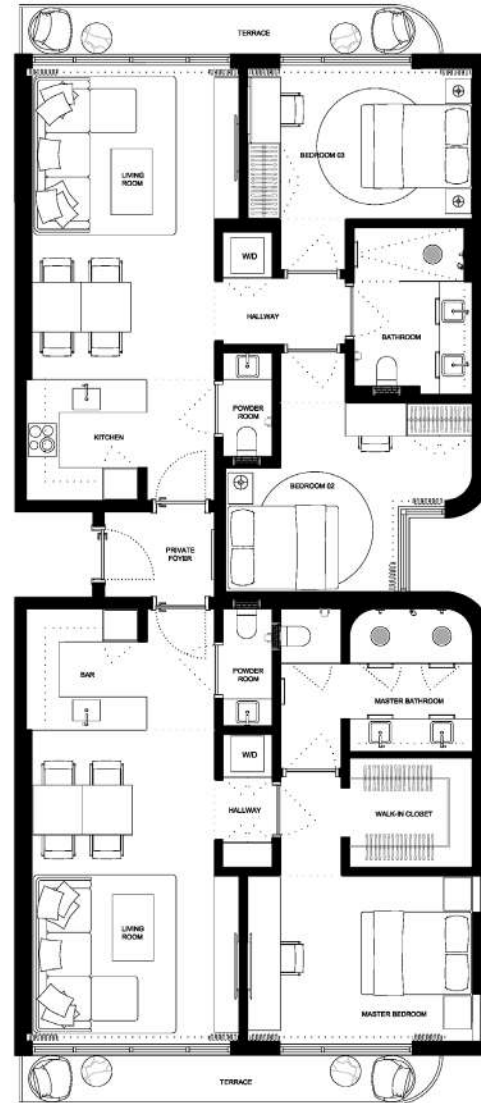
# FLOORPLANS

EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
 RESIDENCES

## UNIT 17

**3 BED+2 BATH+**  
**2 1/2 BATH**

INTERIOR 1 676sqft/155,7m<sup>2</sup>  
 EXTERIOR 1 50sqft/13,9m<sup>2</sup>  
 TOTAL 1 826sqft/169,6m<sup>2</sup>



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HOMESHARE



## VIDA RESIDENCES SERÁ EL PRIMER CONDominio CON UN PROGRAMA DE ALQUILER FLEXIBLE EN EDGEWATER MIAMI

La atractiva ventaja de ser propietario  
de una residencia de VIDA.

### Presentamos FlexShare.

Transforme las noches no utilizadas en dólares.  
FlexShare de Vida listará las residencias en línea  
incluyendo muchos de los sitios globales de homeshare.

Vida Residences será el primer condominio con un  
programa de alquiler flexible en Edgewater Miami  
aprobado para airbnb y otros homeshare y agencias de  
viajes en línea.

Las residencias de estudio a 4 dormitorios serán  
residencias completamente amuebladas llave en mano.

FLEXSHARE®

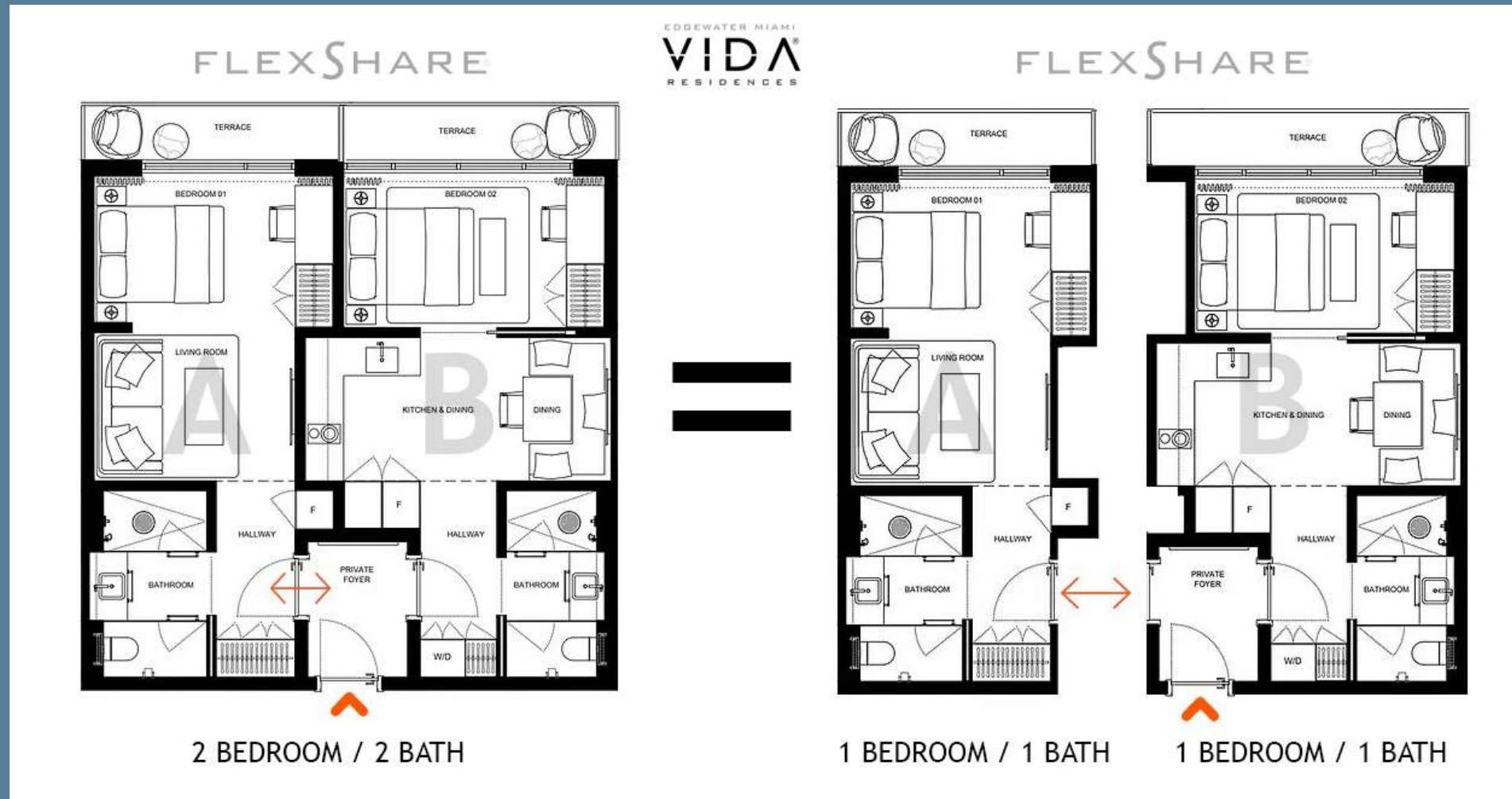


# HOMESHARE



Vida Flexshare combines a studio residence adjacent to a one or two-bedroom residence featuring adjoining entryways. The standard occupancy is up to 10 adults.

The design of the floor plan below details a common foyer which enables the residence owner to transform the residence to guests separately as a one-bedroom residence, a two-bedroom residence, or when fully combined, as an executive three-bedroom residence. This flexibility of homesharing is invaluable because it allows the owner to utilize the residence in three different ways.



# DISEÑO POR: KOBI KARP, ARQUITECTO



Kobi Karp es el fundador y director de Kobi Karp Architecture and Interior Design, Inc (KKAID). Kobi Karp fundó la empresa en 1996 y ha sido el principal responsable del diseño desde entonces. KKAID es una empresa de servicios completos de arquitectura y diseño de interiores que ofrece una amplia gama de servicios, que van desde el diseño de proyectos de condominios y hostelería a gran escala hasta estructuras residenciales y comerciales íntimas y de pequeña escala.

Kobi Karp es profesional en Arquitectura y Diseño Medioambiental. Además, Kobi Karp comenzó su carrera trabajando en importantes proyectos de hostelería y complejos turísticos con todo incluido en Estados Unidos y el Caribe.

Kobi Karp ha desarrollado experiencia en diseño durante los últimos 20 años, trabajando con una amplia gama de tipos de proyectos, tamaños, complejidades y presupuestos. Es a través de este último cuarto de siglo trabajando en climas cálidos que KKAID ha obtenido reconocimiento internacional y ha sido seleccionado para encabezar numerosos proyectos de resorts. Los desarrolladores y constructores en el Caribe, la región del Mar Negro y el Medio Oriente han confiado en la firma por su diseño y planificación. Aportes en la preservación de espacios históricos.

Durante más de dos décadas, Kobi Karp Architecture and Interior Design ha brindado soluciones de diseño únicas, creativas e innovadoras a clientes de renombre a nivel internacional y nacional en desarrollos residenciales de gran altura y comercio minorista. Hasta la fecha, Kobi Karp Architecture and Interior Design ha diseñado más de 36 000 millones de propiedades comerciales, residenciales y multifamiliares de uso mixto en todo el mundo, desde el Caribe hasta el Lejano Oriente, la región del Mar Negro, todo el Golfo y Oriente Medio.

Los clientes de Kobi Karp Architecture and Interior Design han confiado en la firma para su diseño y planificación de arquitectura. Kobi Karp, el director fundador de la firma, es un miembro galardonado del Instituto Estadounidense de Arquitectos y la Sociedad Estadounidense de Diseño de Interiores. Kobi Karp Architecture and Interior Design es una empresa galardonada y miembro del Instituto Estadounidense de Arquitectos (AIA) y la Sociedad Estadounidense de Diseño de Interiores (ASID).

Los estudios de Kobi Karp Architecture and Interior Design tienen su sede en Miami, con sucursales en el Medio Oriente. La firma ha recibido muchos premios, incluidos los Premios AIA al Arquitecto Joven Sobresaliente del Año, el Premio al Servicio Sobresaliente de AIA, el Premio al Mérito de AIA, el Premio de Oro de la Asociación Estadounidense de Desarrollo de Resorts (ARDA) por Conversión de Hotel, The Network of the Hospitality ( NEWH) Premio a la Excelencia en el Diseño, Premios al Mérito de la Liga de Preservación del Diseño de Miami y Premios a la Preservación Histórica del Dade Heritage Trust.

Kobi Karp Architecture and Interior Design ha sido reconocido en diversas publicaciones como The Wall Street Journal, The New York Times, Miami Herald, Ocean Drive Magazine, Haute Magazine, El Nuevo Herald, Architectural Digest, Forbes Magazine, Newsweek, Fisher Island Magazine y Revista de diseño de hostelería. Kobi Karp Architecture and Interior Design también ha aparecido en CBS, NBC, CNN y 1 TV Rusia.

KKAID's modern designs and architectural work have been extensively published and recognized internationally. They are inspired by the vernacular of the environments in which they reside, complementing their logistical and historical contexts.





# THE DEVELOPER'S STORY



El enfoque de Urbana está en la adquisición y redesarrollo de propiedades inmobiliarias comerciales Clase "A" de valor agregado existentes en los Estados Unidos.

Urbana persigue activamente tanto el desarrollo de sitios comerciales estratégicamente ubicados como la remodelación de propiedades comerciales de valor agregado existentes que necesitan renovación, reposicionamiento y/o readaptación total. Si bien la estrategia seguida con cada propiedad puede diferir, el enfoque de inversión de la empresa es uniforme: suscribir cada posible inversión de manera conservadora para minimizar el riesgo de pérdidas y maximizar la rentabilidad tanto para la empresa como para sus socios inversores.

Este enfoque, que se basa en un profundo conocimiento de las tendencias del mercado inmobiliario, un vistazo para optimizar la estructura de capital de cada inversión, la capacidad de mantener los costos bajo control y un equipo de administración de propiedades altamente capacitado, ha permitido a la empresa de manera confiable entregar propiedades Clase A a inversionistas institucionales cuando se completan nuestros esfuerzos de mejora del valor.

Urbana desarrolla y reurbaniza propiedades comerciales ubicadas estratégicamente en los Estados Unidos y en todo el mundo.

Como desarrollador, Urbana busca sitios comerciales estratégicamente ubicados que muestren una gran promesa y evalúa su potencial de desarrollo con miras al equilibrio adecuado de riesgo-recompensa.

As a redeveloper, Urbana acquires under-performing commercial real estate properties with the goal of transforming them, via a host of value-enhancing repositioning and management strategies, into investment-caliber properties.

Cuando Urbana ha completado sus actividades de desarrollo o redesarrollo y ha creado con éxito una propiedad comercial Clase A estable, la empresa normalmente vende la propiedad a inversores institucionales (incluidos fondos de pensiones, REIT y compañías de seguros) interesados en adquirir propiedades estables y de rendimiento superior.

Geográficamente, Urbana busca oportunidades de adquisición en ciudades de entrada y otros mercados selectos en los Estados Unidos y es cada vez más activa fuera de los Estados Unidos. Los tipos de propiedades objetivo incluyen proyectos de oficinas, minoristas, multifamiliares, hoteleros y de uso mixto, mientras que las vías de inversión específicas incluyen la adquisición de bienes raíces de pleno dominio, así como hipotecas de bajo rendimiento y no rentables.

Urbana y sus socios de capital monitorean constantemente el pulso de los mercados inmobiliario y de capital y están listos para actuar cuando surgen oportunidades adecuadas. Independientemente de la propiedad desarrollada o adquirida, nuestro objetivo sigue siendo el mismo: la creación de un activo de calidad institucional de rendimiento superior.



*vivir. trabaja. jugar. por la vida.*

EDGEWATER MIAMI

**VIDA<sup>®</sup>**

RESIDENCES

