

# EDITION<sup>®</sup>

RESIDENCES  
MIAMI EDGEWATER





#MiamiRealEstateDuo



MIAMI  
REAL ESTATE *Duo*

YAMET PLANOS • ALESSANDRA TRINCERIO

# TEAM







DEVELOPED BY  
TWO ROADS DEVELOPMENT

Taylor Collins, Jim Harpel & Reid Boren



## INTERIOR DESIGN BY STUDIO MUNGE

Multidisciplinary collective Studio Munge has taken the design industry by storm, driven by a passion for the arts, cultural travel and experiential environments. Founder and Design Director Alessandro Munge and his international team of over sixty continue to defy conventional design norms, resulting in awe-inspiring spaces that transcend expectation.

With global operations branching across North America, Asia-Pacific and the Middle East, Studio Munge brings to life award-winning luxury residential and hospitality projects in partnership with world-renowned architects, visionary global developers and hotel operators.

Recent Studio Munge appointments include the Park Hyatt Hotel Toronto, the first integrated NOBU hotel, residences and restaurant in Toronto's Entertainment District, Pendry hotels in Chicago, Newport Beach and Tampa, a Tribute hotel in New York City, Canada's first Curio Collection and Canopy by Hilton, an MGM Urban Resort and a Shangri-La hotel in China as well as several exclusive residential properties around the world.



## ARCHITECTURE BY BERNARDO FORT-BRESCIA OF ARQUITECTONICA

From its inception in 1977, the firm received instant attention and acclaim from critics and the public alike, due to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Led by Principals Bernardo Fort-Brescia and Laurinda Spear, Arquitectonica continues to push the limits of design with its innovative use of materials, geometry, pattern and color to introduce a new brand of humanistic modern design to the world

Arquitectonica had made its mark around the world with projects in 59 countries on five continents.





# EDITION®







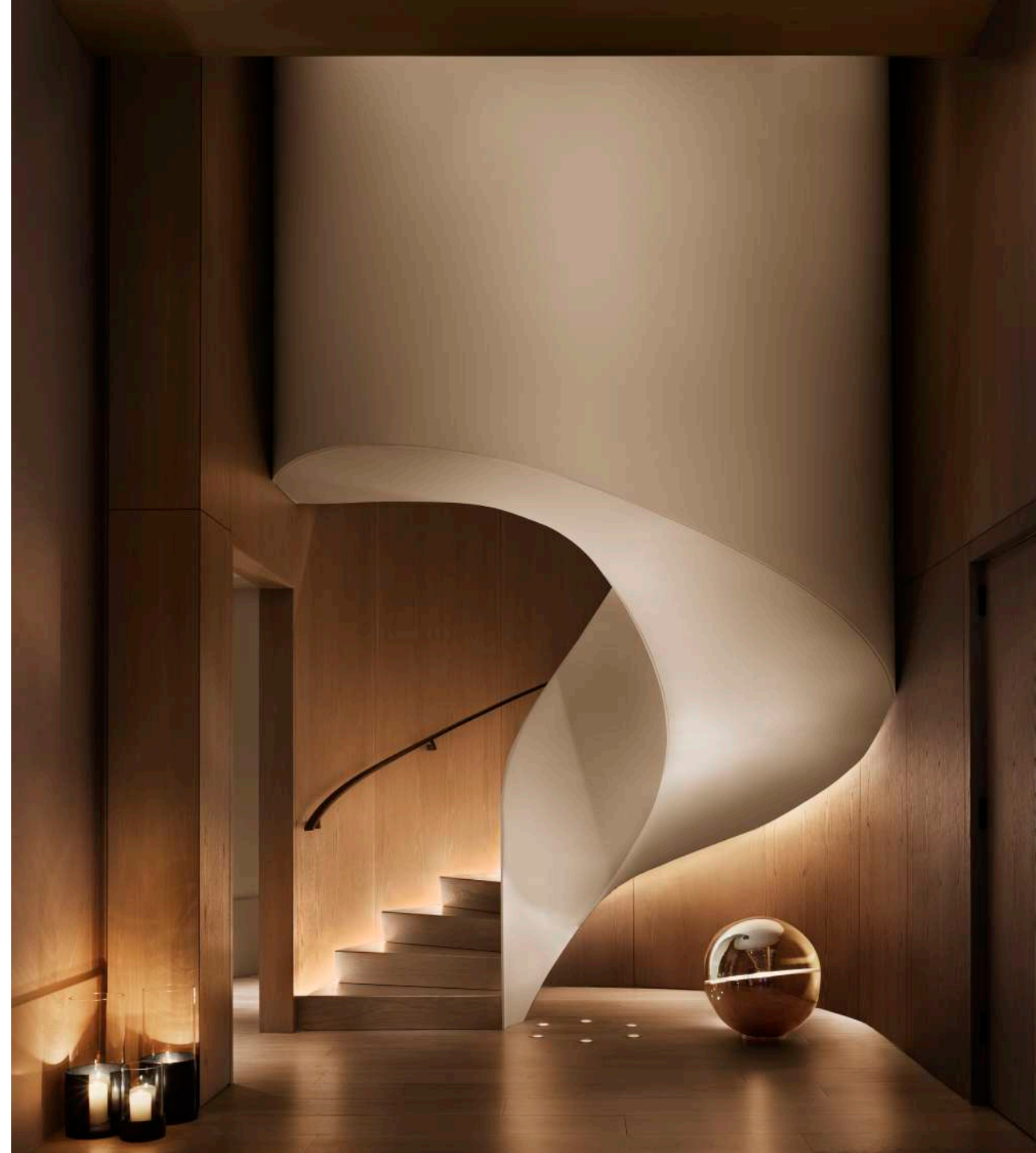
# THE NEW GENERATION OF LUXURY

No two cities are alike; why should our hotels be?

From New York City to Sanya, China, each EDITION property is designed to give guests a curated taste of the locale, reflecting the best of cultural and social milieu. The result is a refreshing collection of individualized hotels (the anti-hotel chain), representing a new generation of luxury.

A place to lay your head and get everything you need (and want). At EDITION, we believe true luxury is being heard before you even speak.

*Right: The New York EDITION*



EDITION HOTELS ARE  
STUNNING MICROCOSMS OF  
THE WORLD'S TOP CITIES  
FEATURING THE BEST IN  
SERVICE, FOOD, BEVERAGE  
AND ENTERTAINMENT.



Above: The Barcelona EDITION  
Right: The Miami Beach EDITION





Located in gateway cities throughout the world, these are hotels where you'll find guests rubbing elbows with locals because there's no better place to be in the moment. Hotels that feel different because they make you feel something. Hotels that don't act like hotels.

Our desire is to infuse emotion into a check-in/check-out world by bringing each location to life in an intimate, seductive environment.

*Images: The Madrid EDITION*



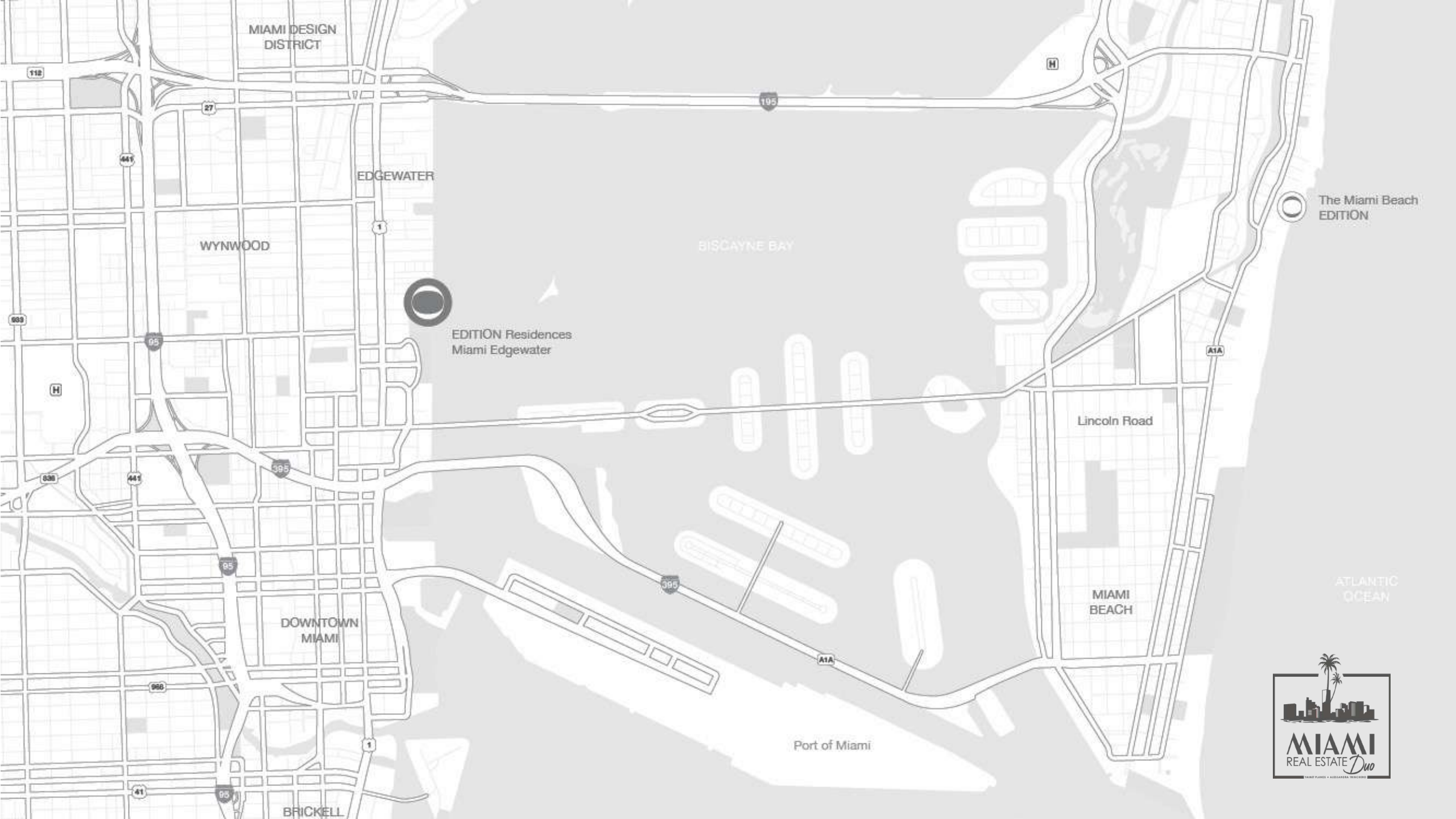
“THE WORLD’S  
HOTTEST HOTEL BRAND.”

— Forbes

# NEIGHBORHOOD







MIAMI DESIGN DISTRICT

WYNWOOD

EDGEWATER

EDITION Residences  
Miami Edgewater

DOWNTOWN MIAMI

BRICKELL

BISCAYNE BAY

Lincoln Road

MIAMI BEACH

Port of Miami

The Miami Beach  
EDITION

ATLANTIC OCEAN





EDGEWATER





# EDGEWATER







# MIAMI DESIGN DISTRICT





WYNWOOD







# ARTS DISTRICT







ARTS DISTRICT

# VIEWS







*East, Afternoon*





Northeast, Afternoon





East, Dawn





West, Evening



North, Evening





South, Evening

LOOKING SOUTH

# RESIDENCES





# THE FIRST OF ITS KIND



Life in Miami has never been more magical. Introducing EDITION Residences, Miami Edgewater — the first private EDITION residence in the world.

As a unique expression of home, the concept is a distinctive living experience that transcends traditional hotel residences. Its vision is to offer discerning lovers of the Miami lifestyle an intriguing mix of cultural richness, elegant tranquility and the unmatched creativity, allure and expertise of EDITION Hotels.

A signature design by Bernardo Fort-Brescia and refined interiors by Studio Munge come together to deliver an exquisite collection of homes in the center of the Magic City. The inspired residences are seamlessly infused with considered amenities for an exceptional lifestyle that adapt as elegantly to quiet reflection and wellness as they do to poolside hosting and luxurious dining. Beyond the amenities of home, residents will enjoy more than 800 feet of scenic waterfront leading to Margaret Pace Park, one of Miami's highest-rated recreational areas.

As Miami's best kept secret, the Edgewater neighborhood exudes the intimacy of a private residential enclave mere minutes from Miami's most exciting cultural destinations including six out of eleven of Miami's newly named Michelin Guide restaurants, Miami Design District, Wynwood, and Downtown. EDITION Residences, Miami Edgewater reimagines the concept of home with the best of all Miami has to offer.



# RESIDENCE FEATURES

EDITION Residences, Miami Edgewater welcomes residents home with a decidedly EDITION touch. Managed and operated by EDITION, the residences deliver exceptional hospitality and amenities set in a mood of tranquil, modern exclusivity.



- One-, Two-, Three-, and Four-Bedroom Residences from 1,952 to 3,815 square feet
- Semi-private elevators lead to Private Residential Foyer
- Ceiling heights range from 10- to 14-feet
- Up to 12-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
- Designer kitchens with stone countertops and custom finish options
- Sub-Zero and Wolf stainless panel ready appliances
- 5-burner gas cooktop
- Designer dishwasher
- Designer cabinetry
- Undercounter wine cooler
- Luxury bathrooms featuring double vanity, stone countertops, spacious shower and free-standing tub
- Spacious walk-in closets
- Dedicated laundry rooms featuring full-size, side-by-side washer and dryer
- Pre-wiring for custom window treatments
- Finished residences include flooring
- Dedicated parking with additional valet option





North Façade





*Living and Dining*



North Terrace





*Great Room*



Kitchen



# BAYFRONT RESIDENCES

Floors 03-07







Primary Bathroom

# BAYFRONT RESIDENCE

RESIDENCE AA  
NORTH  
FLOORS 03-07

3 BEDROOMS  
3 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA:  
3,104 SQ FT / 288.37 SQ M

EXTERIOR AREA:  
627 SQ FT / 58.25 SQ M

TOTAL AREA:  
3,731 SQ FT / 346.62 SQ M



EDITION  
RESIDENCES  
MIAMI EDGEWATER



NORTH ▶



BISCAYNE BAY

\*Floor plan not to scale.





# BAYFRONT RESIDENCE

RESIDENCE AA  
SOUTH  
FLOORS 03-07

3 BEDROOMS  
3 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA:  
3,104 SQ FT / 288.37 SQ M

EXTERIOR AREA:  
354 SQ FT / 32.88 SQ M

TOTAL AREA:  
3,458 SQ FT / 321.25 SQ M



NORTH ►



BISCAYNE BAY

\*Floor plan not to scale.

EDITION<sup>®</sup>  
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MIAMI EDGEWATER



# BAYFRONT RESIDENCE

EDITION<sup>™</sup>  
RESIDENCES  
MIAMI EDGEWATER

RESIDENCE B1  
EAST-SOUTH  
FLOORS 03-07

1 BEDROOM + DEN  
2 BATHROOM  
1 POWDER ROOM

INTERIOR AREA:  
1,922 SQ FT / 178.56 SQ M

EXTERIOR AREA:  
334 SQ FT / 31.03 SQ M

TOTAL AREA:  
2,256 SQ FT / 209.59 SQ M



NORTH ►



BISCAYNE BAY

\*Floor plan not to scale.





# BAYFRONT RESIDENCE

EDITION<sup>®</sup>  
RESIDENCES  
MIAMI EDGEWATER

RESIDENCE B1  
EAST-NORTH  
FLOORS 03-07

1 BEDROOM + DEN  
2 BATHROOM  
1 POWDER ROOM

INTERIOR AREA:  
1,919 SQ FT / 178.28 SQ M

EXTERIOR AREA:  
390 SQ FT / 36.23 SQ M

TOTAL AREA:  
2,309 SQ FT / 214.51 SQ M



NORTH ►



BISCAYNE BAY

\*Floor plan not to scale.



# SIGNATURE RESIDENCES

Floors 10-39





Primary Bedroom

# SIGNATURE RESIDENCE

RESIDENCE A:  
NORTH  
FLOORS 10-40

3 BEDROOMS  
3 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA:  
2,709 SQ FT / 251.87 SQ M

EXTERIOR AREA:  
435 SQ FT / 40.41 SQ M

TOTAL AREA:  
3,144 SQ FT / 292.08 SQ M



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NORTH ►



BISCAYNE BAY

\*Floor plan not to scale.





# SIGNATURE RESIDENCE

RESIDENCE A  
SOUTH  
FLOORS 10-40

3 BEDROOMS  
3 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA:  
2,709 SQ FT / 251.87 SQ M

EXTERIOR AREA:  
249 SQ FT / 23.13 SQ M

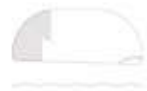
TOTAL AREA:  
2,958 SQ FT / 274.80 SQ M



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NORTH ►



BISCAYNE BAY

\*Floor plan not to scale.



# SIGNATURE RESIDENCE

RESIDENCE B2  
EAST-SOUTH  
FLOORS 10-40

2 BEDROOMS + DEN  
2 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA:  
2,315 SQ FT / 215.07 SQ M

EXTERIOR AREA:  
439 SQ FT / 40.78 SQ M

TOTAL AREA:  
2,754 SQ FT / 255.85 SQ M



NORTH ►



BISCAYNE BAY

\*Floor plan not to scale.

EDITION<sup>™</sup>  
RESIDENCES  
MIAMI EDGEWATER





# SIGNATURE RESIDENCE

RESIDENCE B2  
EAST-NORTH  
FLOORS 10-40

2 BEDROOMS + DEN  
2 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA:  
2,314 SQ FT / 214.98 SQ M

EXTERIOR AREA:  
542 SQ FT / 50.35 SQ M

TOTAL AREA:  
2,856 SQ FT / 265.33 SQ M



NORTH ►



BISCAYNE BAY

\*Floor plan not to scale.

EDITION<sup>®</sup>  
RESIDENCES  
MIAMI EDGEWATER



# SKY RESIDENCES

Floors 40-53







# SKY RESIDENCE

RESIDENCE D  
SOUTH  
FLOORS 41-54

4 BEDROOMS  
4 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA:  
3,760 SQ FT / 349.31 SQ M

EXTERIOR AREA:  
556 SQ FT / 51.65 SQ M

TOTAL AREA:  
4,316 SQ FT / 400.96 SQ M



EDITION<sup>®</sup>  
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NORTH ▶



BISCAYNE BAY

\*Floor plan not to scale.





# SKY RESIDENCE

EDITION<sup>®</sup>  
RESIDENCES  
MIAMI EDGEWATER

RESIDENCE C  
EAST  
FLOORS 41-54

2 BEDROOMS + STUDY  
3 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA:  
3,081 SQ FT / 286.23 SQ M

EXTERIOR AREA:  
523 SQ FT / 48.59 SQ M

TOTAL AREA:  
3,604 SQ FT / 334.82 SQ M



NORTH ▶



BISCAYNE BAY

\*Floor plan not to scale.



# SKY RESIDENCE

RESIDENCE AAA  
NORTH  
FLOORS 41-54

3 BEDROOMS  
3 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA:  
3,205 SQ FT / 297.75 SQ M

EXTERIOR AREA:  
612 SQ FT / 56.86 SQ M

TOTAL AREA:  
3,817 SQ FT / 354.61 SQ M



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NORTH ▶



BISCAYNE BAY

\*Floor plan not to scale.





# SERVICES & AMENITIES



# BUILDING AMENITIES & SERVICES

The amenities and services 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.







Arrival





Pool & Cabanas







Pool Lounge



## 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 parks
- 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

## BUILDING & 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
- Three exclusive tri-level Penthouses, each with private rooftop pools and gardens
- 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 & 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
- Full-service Poolside Lounge and Bar connects seamlessly to the cabana-lined bayfront
- Pool
- Private Dog Run and Grooming Suite
- Electric vehicle charging stations







Yoga Studio





Fitness Center







*Spa Relaxation Lounge*

## ELEVATED AMENITIES

- 4 luxury 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

## CONCIERGE SERVICES

- 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
- Loss Prevention
- Theater & Entertainment Information
- 24-hour Butler/Doorman/Porter Services
- Common Area Housekeeping
- Common Area Maintenance
- Newspaper/Magazine/Package Delivery/Storage
- Sanitizing Deliveries
- Bike Storage
- Owner Storage
- Meeting Set-up in Boardroom/Function Room w/Conferencing/Technology







Lobby





Social Lounge







## A 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

## A 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

## A LA CARTE HOUSEKEEPING SERVICES

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









# SALES TEAM







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# EDITION<sup>®</sup>

## RESIDENCES

### MIAMI EDGEWATER



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