



MIAMI
REAL ESTATE *Duo*

EDGEWATER MIAMI
VIDA[®]
RESIDENCES



BUILDING AMENITIES

Over 22,000 sq. ft | 2,050 m² of amenities
Expansive rooftop tranquility pool with jacuzzi, cabanas and grilling stations
Private rooftop restaurant/bar
Breathtaking vistas of Biscayne Bay
State-of-the-art fitness center
Convenient juice and coffee bar
HiTech coworking center
24/7 security services
Controlled property access
24/7 concierge services

9 STORIES
138 RESIDENCES
NO RENTAL RESTRICTIONS

DEVELOPMENT TEAM
Urbana Holdings
Urbana Bueno

ARCHITECT
Kobi Karp, Miami

INTERIOR DESIGN
Euro Design Group

As its name indicates, Edgewater is a small coastal slice of mainland Miami, covering about 1.68 square miles. It lies between Midtown and the Upper East Side to the north and downtown Miami to the south. North 17th Street, North 37th Street, and the Florida East Coast Railway form its inland borders. Its official eastern border lies a few miles out in the Intracoastal Waterway because the district also has jurisdiction over Pace Picnic Island, about 3/4 mile offshore.

THE CENTER OF MIAMI'S MOST IN DEMAND DISTRICT

Miami's beaches and downtown hot spots are all within easy reach of Edgewater, making this a compelling place to live. Hyper-expensive condo developments line the waterfront (one boasts an \$8.6 million penthouse) with more affordable accommodation inland. The high-rise condos have unleashed a wave of gentrification, with all the contradictions that term implies, but more down-to-earth places can be found to while away an evening or an idle Sunday. Neighborhood bodegas, cafes, and thrift stores contrast dramatically with the high-rises behind them, and Edgewater does feel like a place in transition. However, it does offer variety, a high standard of living, and excellent proximity to both beach and city center highlights.

OWNERSHIP ON YOUR TERMS

INTRODUCING VIDA RESIDENCES.

HOMESHARING OPPORTUNITIES

STUDIO, 1,2 & 3 BEDROOM RESIDENCES

RESIDENCES

STUDIO

387 - 420 sqft 36-40 m²

1 BEDROOM 1 BATH

400 - 450 sqft 39-45 m²

2 BEDROOM 2 BATH

774 - 849 sqft 72-80 m²

3 BEDROOM 2.5 BATH

1702 1780 SQFT 158-165 m²

3 BEDROOM+DEN 3.5 BATH

1702 1780 sqft 158- 165 m²

DEPOSIT TERMS

40% @ under construction (now)
10% @ top floor (Q3 2024)
50% @ delivery (Q3 2025)



RESIDENCE FEATURES

Fully finished and furnished Studio,
1- 2-3- & 4 bedroom residences
9-foot-high ceilings with floor
Balcony with every residence
Finished flooring
Gourmet kitchens
Euro-style appliances
Rain showers in primary bathrooms
Custom vanities
Washer and dryer in residences
Built-out closets
Contemporary lighting packages
Smart-home systems
Keyless entry system

From \$500,000's

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SITE
410 NE 35th Terrace
Miami, FL 33137

