



PARA DISFRUTAR Y COMPARTIR

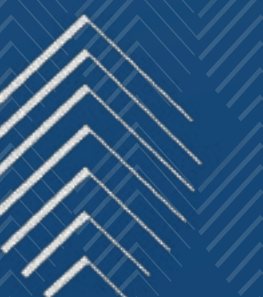




DESCUBRA EDGE HOUSE

Bienvenido a Edge House, donde la vida de lujo se combina con el vibrante vecindario de Edgewater de Miami.

Desarrollado por Grupo T&C y diseñado por Kobi Karp, arquitecto de reconocimiento internacional, esta exclusiva torre residencial ofrece interiores totalmente amueblados y equipados, decorados por Adriana Hoyos Design Studio.





EMPODERANDO A LOS PROPIETARIOS: LA OPORTUNIDAD ESPERA

Edge House ofrece valiosos beneficios a los propietarios, al permitirles disfrutar de la libertad y flexibilidad de no tener restricciones de alquiler. Este aspecto cobra especial relevancia dado que Miami es líder global en esta categoría y uno de los principales destinos vacacionales del mundo.



PERFECTAMENTE UBICADO Y
ESTRATÉGICAMENTE POSICIONADO



VIVE EDGEWATER

El vibrante vecindario de Edgewater en Miami está ubicado en una zona céntrica, cerca de las costas de Biscayne Bay, entre el centro de la ciudad y el Design District, ofreciendo una ubicación privilegiada cerca de las mejores opciones d





GASTRONOMÍA

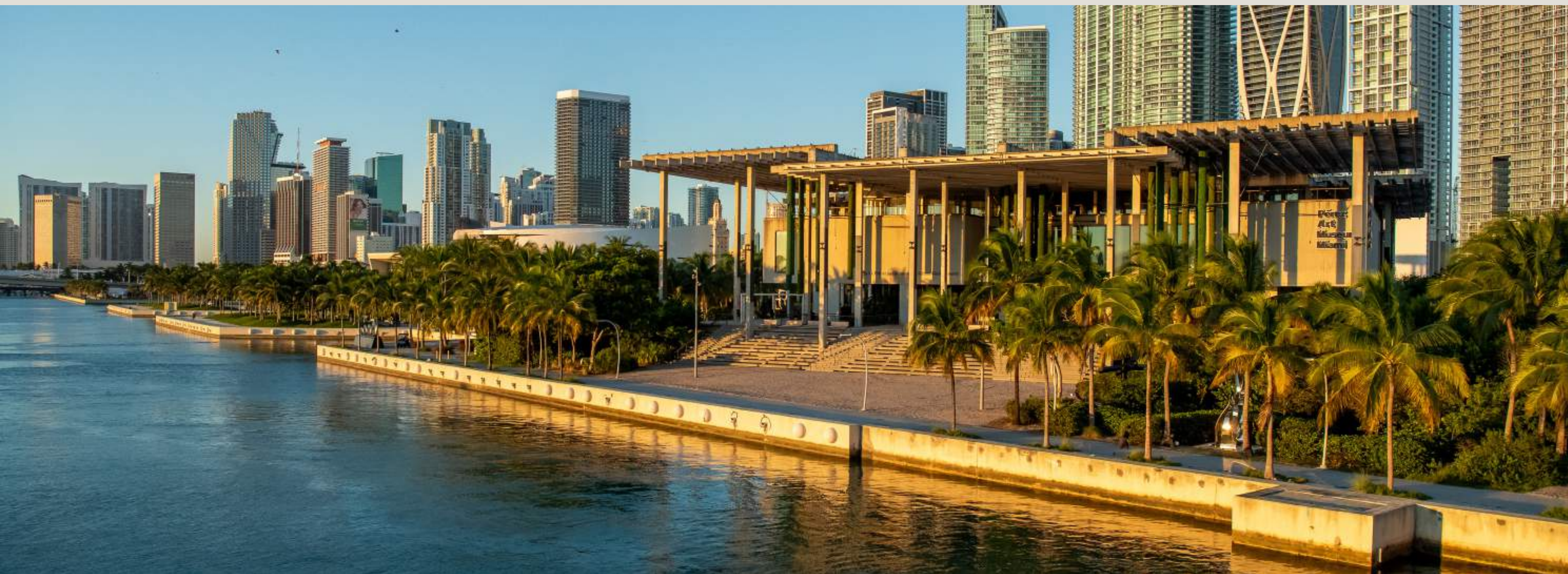
La afluencia de chefs famosos junto a veteranos visionarios que se esforzaron durante muchos años por crear un sólido escenario de alta cocina ha dado lugar a una evolución en el panorama gastronómico de Miami. Zonas como Edgewater, Wynwood y el Design District han incubado muchos restaurantes nuevos e interesantes, al tiempo que hay mucho por descubrir muy cerca de allí, en Midtown, Brickell y Miami Beach.



ARTE Y CULTURA

Las artes están floreciendo en Miami y Edge House está cerca de una gran cantidad de locales de arte. A solo media milla de Edge House se encuentra el Adrienne Arsht Center for the Performing Arts, hogar permanente de la Florida Grand Opera y el Miami City Ballet. Sumérjase en la extravagancia mundialmente conocida de Art Basel y el Miami Boat Show, muy esperados y celebrados anualmente en esta vibrante ciudad.

Museos de categoría mundial como el Pérez Art Museum Miami y el Frost Museum of Science se ubican en un radio de una milla; otros puntos imperdibles cercanos son el Institute of Contemporary Art Miami y el vanguardista Locust Projects. Wynwood, famoso por sus murales y galerías, se encuentra a poco más de una milla, con más arte por descubrir en el adyacente Design District.





DEPORTES Y ENTRETENIMIENTO

Con cinco grandes equipos profesionales y eventos que son parte habitual del calendario deportivo local, no hay escasez de deportes y entretenimiento espectaculares en Miami, y una gran cantidad de opciones se encuentran cerca de Edge House. El Kaseya Center, a solo una milla y media hacia el sur, no es solo el estadio sede de los Miami Heat, sino que también ofrece conciertos y otros eventos deportivos. El James L. Knight Center, en el cercano Downtown, es un popular complejo multiusos para conciertos, teatro y mucho más.

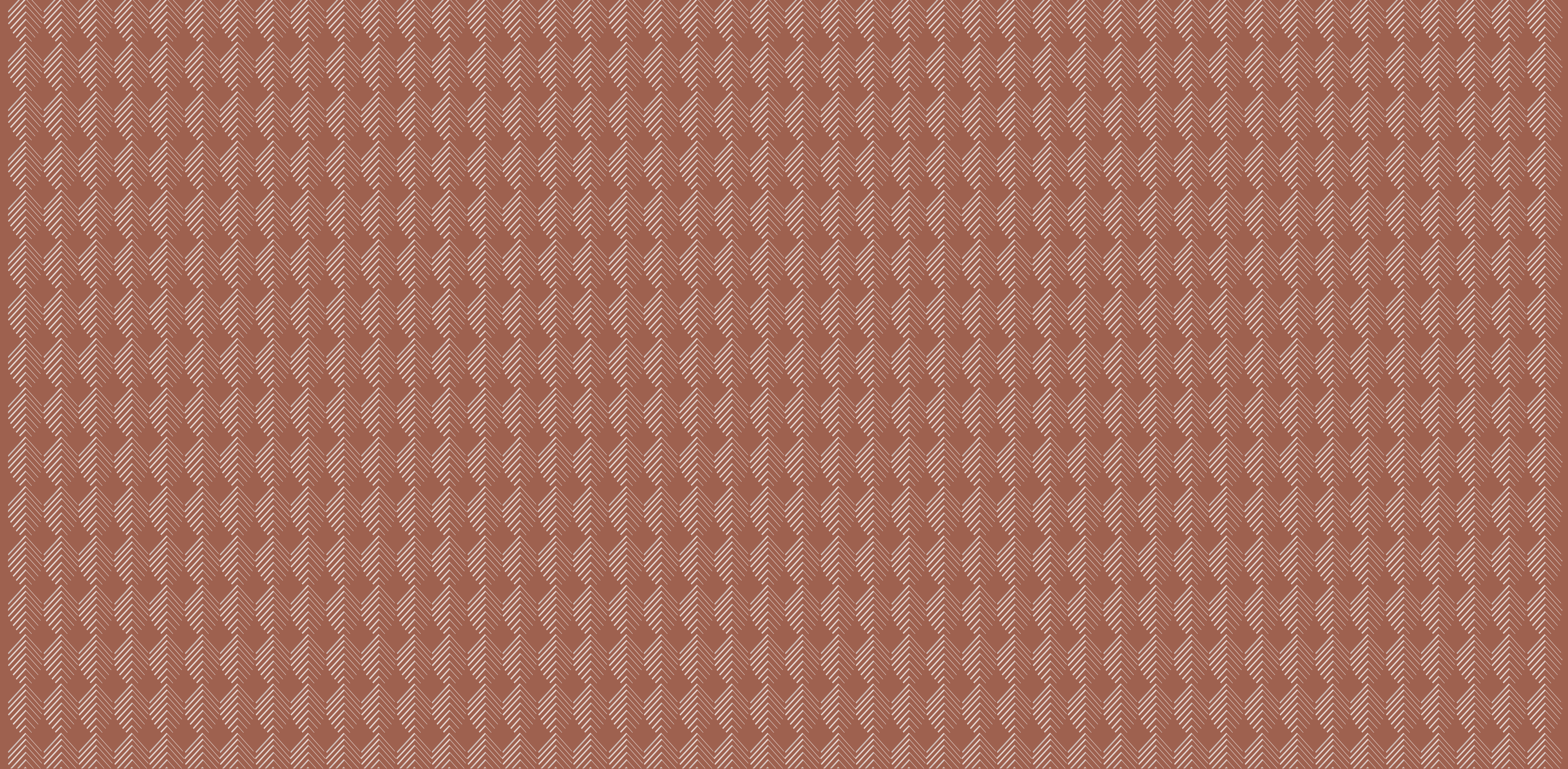


COMPRAS

En Edge House usted estará a menos de dos millas del mundialmente reconocido Miami Design District, con sus boutiques y galerías de lujo. Las 18 manzanas del Design District albergan 150 tiendas, showrooms y restaurantes de alta gama. Aquí podrá encontrar marcas de diseñadores internacionales como Louis Vuitton, Fendi, Givenchy, Hermès, Christian Louboutin, Prada y muchas más.

Otros destinos de compras cercanos son Brickell City Centre y el Miami Worldcenter, actualmente en construcción; los vecindarios cercanos de Wynwood y Midtown Miami albergan una amplia gama de tiendas, desde grandes cadenas de comercios minoristas hasta exclusivas boutiques locales.





SEGUNDA PARTE
EL EDIFICIO

DISEÑO SOFISTICADO

Enclavado en medio del vibrante paisaje urbano, Edge House se yergue como un hito de elegancia modernista.

Creada por la mente visionaria de Kobi Karp, arquitecto de renombre internacional, esta estructura sofisticada y con alma combina sin esfuerzo forma y función, entrelazando modernidad elegante con un profundo respeto por el entorno.



AMENIDADES DEL EDIFICIO

LLEGADA

- Recepción de bienvenida y conserjería con servicios personalizados
- Sistema de reservas de última generación
- Servicio de valet parking las 24 horas
- Sala de paquetería inteligente de LUXER ONE
- Salón en el lobby, café bar y mercado gourmet

SERVICIOS EN LA ZONA DE PISCINA

- 2 piscinas estilo resort
- Bar en la piscina con servicio completo
- Duchas al aire libre

SERVICIOS DE BIENESTAR

- Spa y salas de tratamiento privadas
- Gimnasio totalmente equipado y estudio de yoga
- Jardín zen con espejo de agua y area de meditación

LOUNGE Y ENTRETENIMIENTO

- Salón para residentes bajo techo/al aire libre
- Sky lounge y sala de entretenimiento
- Espacios de co-working flexibles y salas de reunión privadas
- Sala de juegos para niños y parque infantil
- Cocina al aire libre con zona de parrilla
- Campo de minigolf

OTRAS COMODIDADES

- Se admiten mascotas
- Almacenamiento de bicicletas
- Almacenamiento privado con aire acondicionado
- Estaciones de carga para vehículos eléctricos
- Edificio sostenible con certificación FGBC



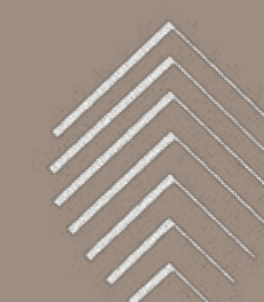


LOBBY

LLEGUE CON ESTILO

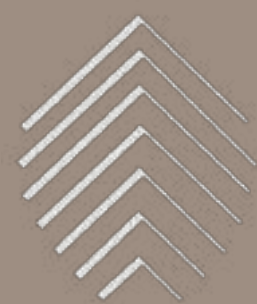
Viva el lujo a su llegada con nuestra recepción personalizada y servicios de conserjería, complementados con nuestro sistema de administración de alquileres de última generación.

Disfrute del servicio de valet parking las 24 horas, de la sala de paquetería inteligente de LUXER ONE y de nuestro acogedor salón en el lobby con café bar y mercado gourmet.



ESPACIOS DE CO- WORKING

Elevate your productivity
with our flexible co-working
spaces and private meeting
rooms, meticulously
designed to cater to your
professional needs.



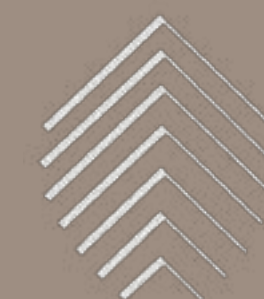
ESPACIOS DE CO-WORKING



SALÓN DE RESIDENTES

LOUNGE Y TIEMPO LIBRE

Viva experiencias inolvidables en la comodidad de su hogar en nuestro elegante salón cubierto/al aire libre para residentes. Ya sea para relajarse con sus seres queridos o para disfrutar de un merecido tiempo “para mí mismo”, nuestro acogedor espacio ofrece el marco perfecto para crear recuerdos entrañables.





UN SANTUARIO DE SERENIDAD Y BIENESTAR

Bienvenido a nuestro oasis de relajación y bienestar.

Disfrute de nuestras comodidades en la zona de piscina con dos impresionantes piscinas con vistas al perfil de Miami, un bar con servicio completo y refrescantes duchas al aire libre con regaderas. Disfrute de tratamientos de spa privados, manténgase en forma en nuestro gimnasio totalmente equipado y estudio de yoga, y encuentre la tranquilidad en nuestro jardín Zen con un espejo de agua y deck de meditación





TERRAZA CON PISCINA





TERRAZA CON PISCINA



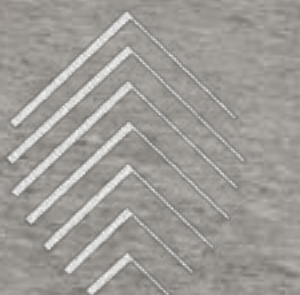


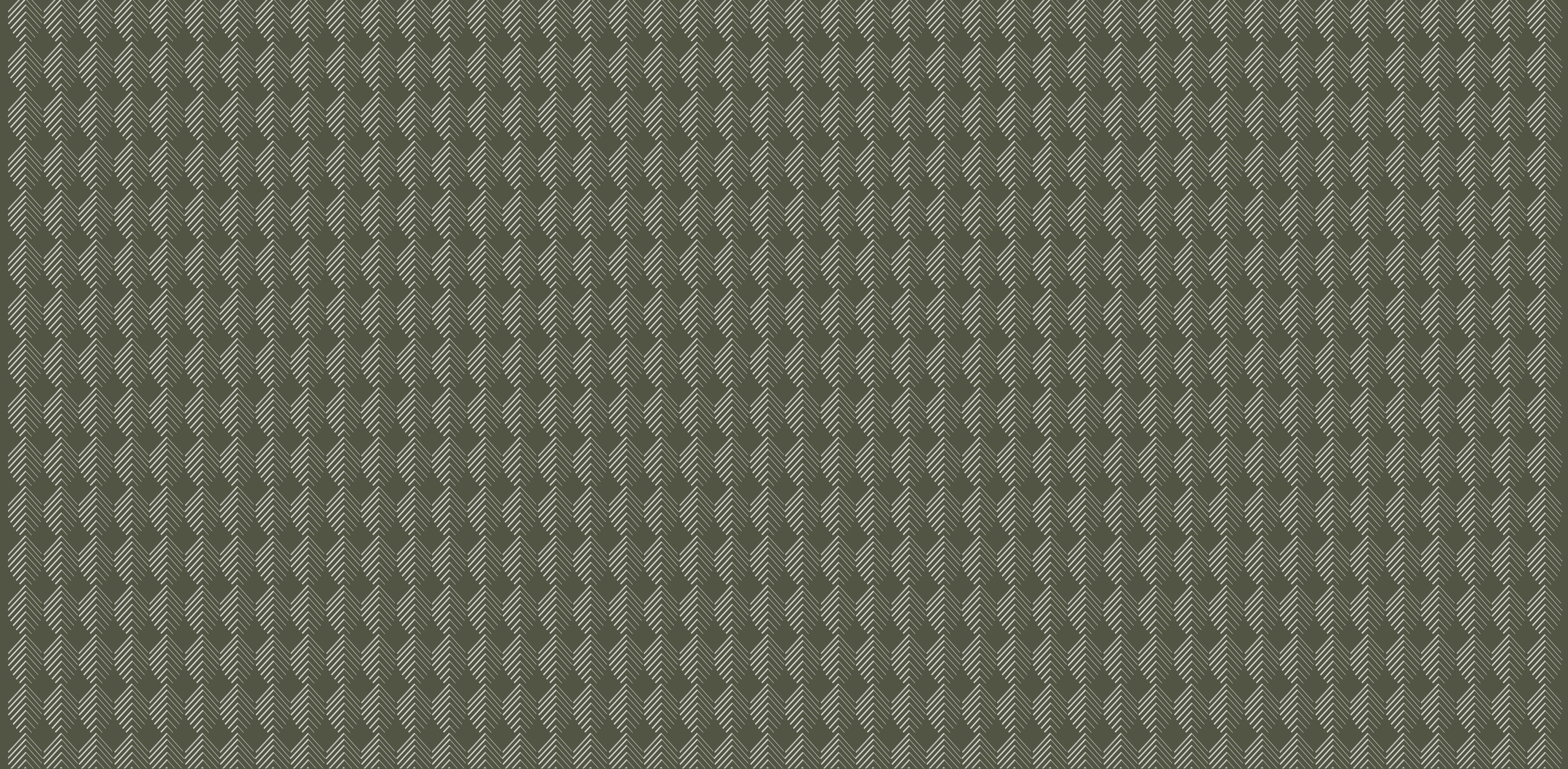
GIMNASIO





ESTUDIO DE YOGA





TERCERA PARTE

LAS RESIDENCIAS

VIVIR A LA MEDIDA

Las residencias de Edge House están bellamente diseñadas, decoradas y totalmente equipadas con muebles hechos a la medida, una gama de electrodomésticos de cocina y ebanistería europea, seleccionados por la aclamada diseñadora de interiores Adriana Hoyos.



CARACTERÍSTICAS DE LAS RESIDENCIAS

- Desde estudios hasta residencias de 3 dormitorios
- Residencias de 2 dormitorios y 3 dormitorios con opción de bloqueo (lock-out)
- Techos de 9 pies de altura
- Ventanas de piso a techo y puertas corredizas de vidrio equipadas con vidrio laminado resistente al impacto y con atenuación de sonido
- Terrazas privadas al aire libre en algunas residencias, conectando perfectamente los espacios interiores y exteriores
- Lavadora y secadora de alta eficiencia
- Cableado avanzado de tecnología inteligente para televisión HD, teléfono, líneas de datos y acceso a Internet de alta velocidad

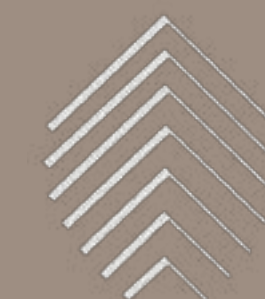




COCINA

DELICIAS CULINARIAS

Dése el gusto con la encarnación pura de una cocina de lujo con elegantes gabinetes europeos, complementados con electrodomésticos de alta gama, incluyenod nevera, lavavajillas y microondas integrado revestidos.



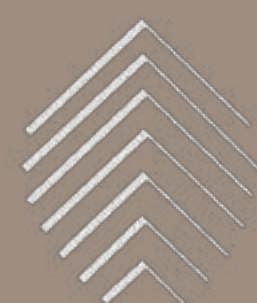


DORMITORIO



RELAJAR Y DISFRUTAR

Eleve su experiencia de baño con grifería, accesorios y gabinetes de estilo europeo, con herrajes de primera calidad para más elegancia. Sumérjase en el lujo con recintos para bañera de vidrio sin marco, que realzan tanto la amplitud como el diseño modernista.

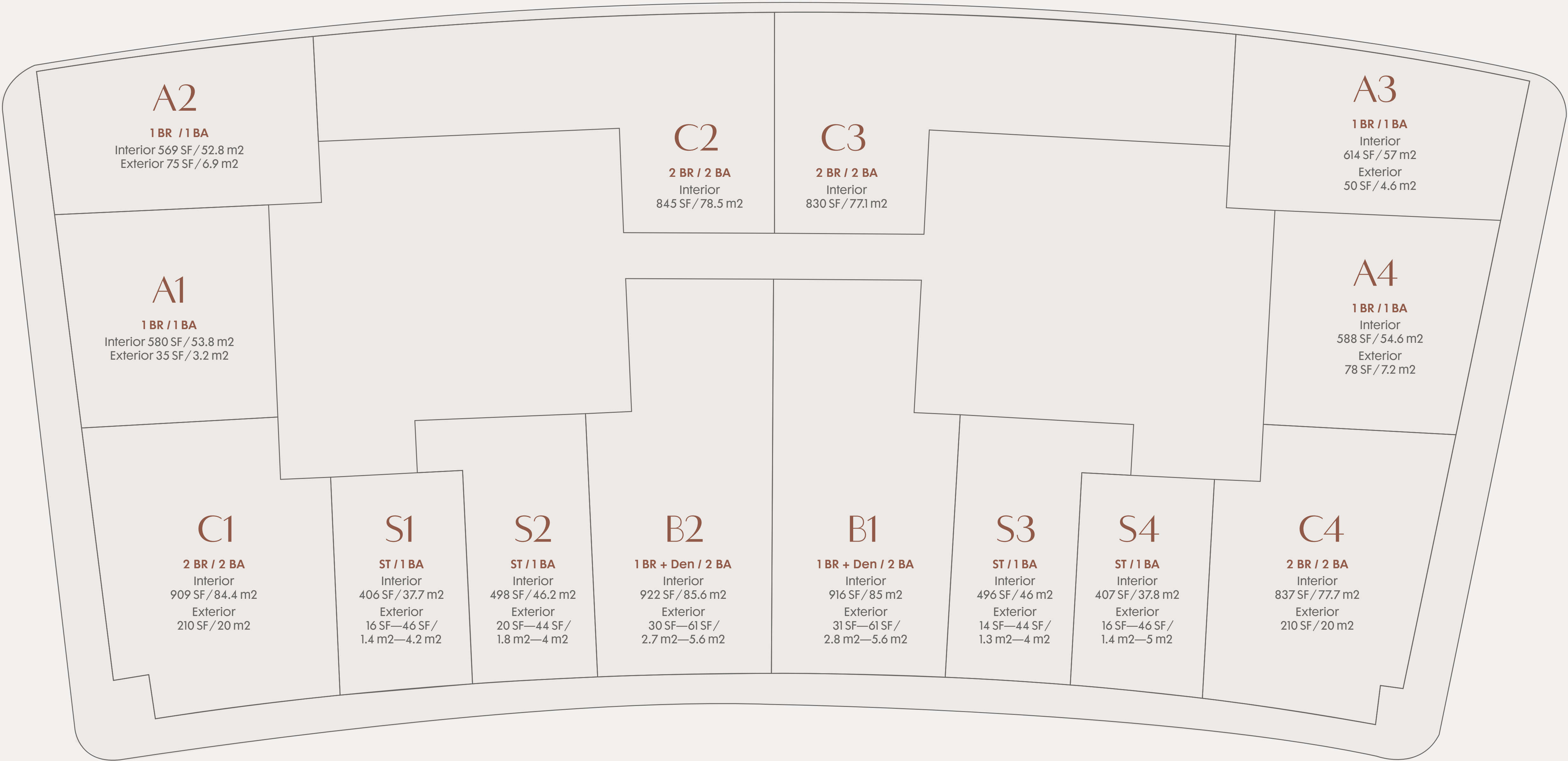


BAÑO

TOTALMENTE AMUEBLADO
Y EQUIPADO

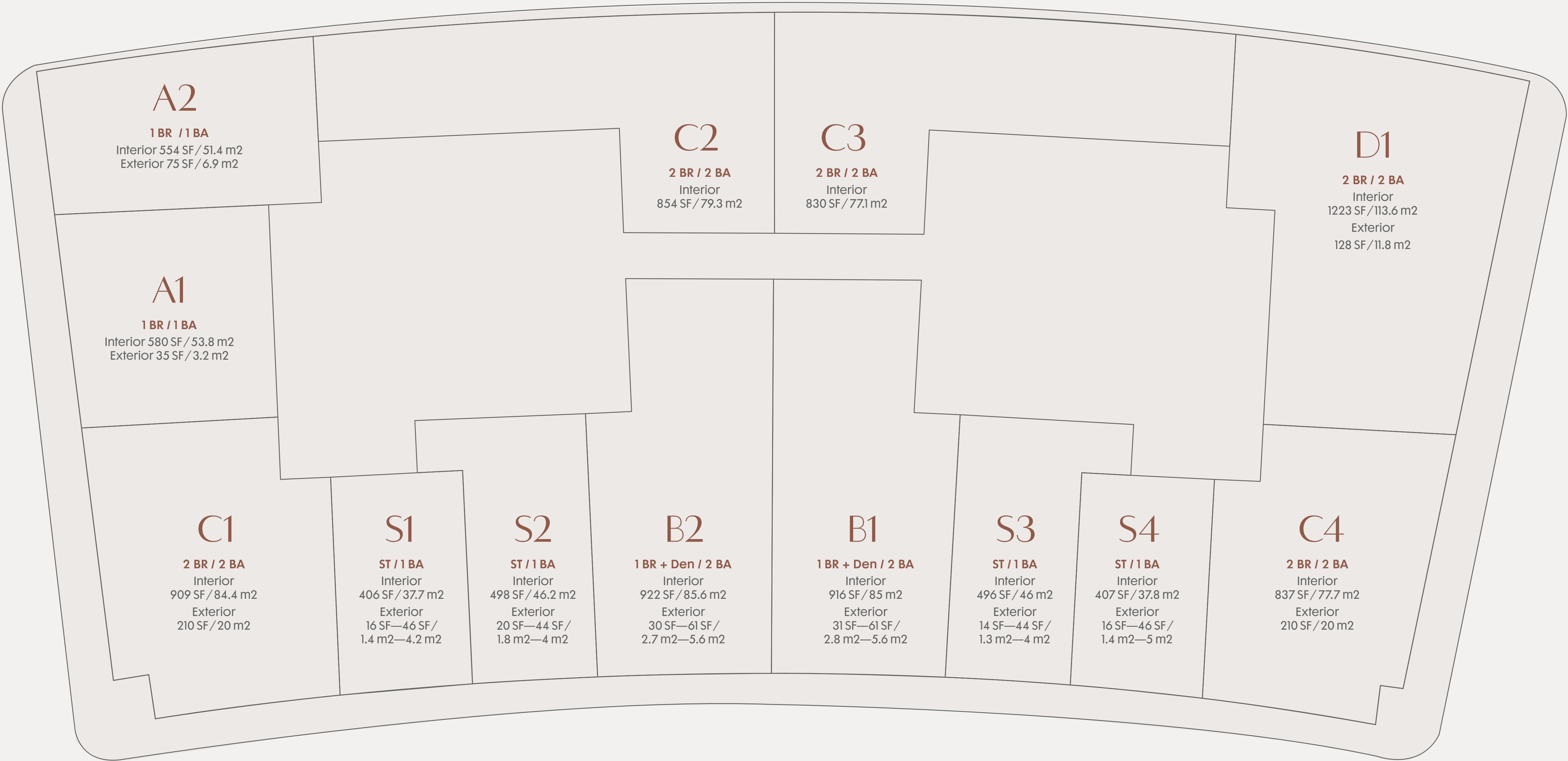


KEY PLAN LEVELS 11-26



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit 3 to the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard 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.

KEY PLAN LEVELS 27-56

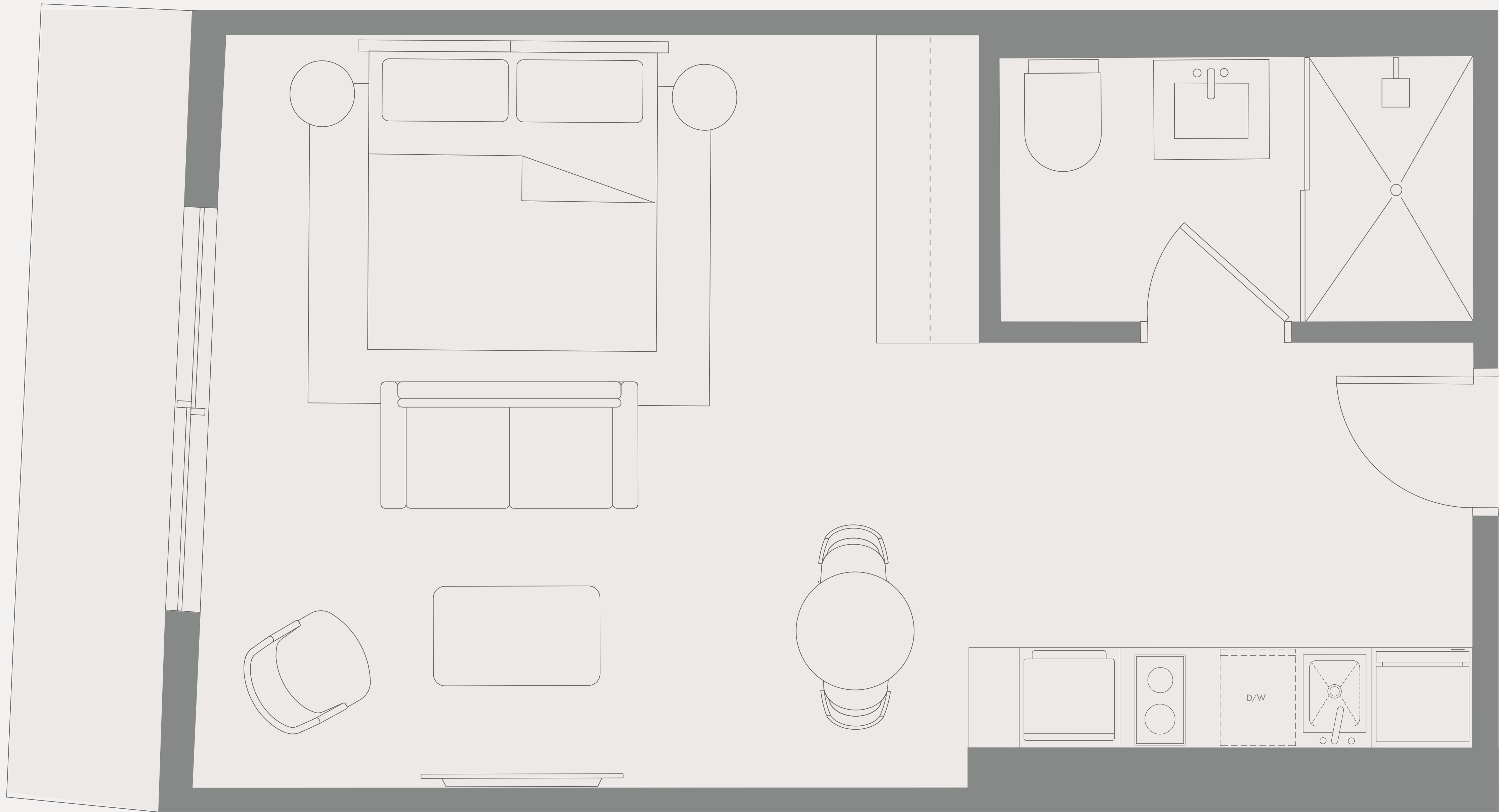


RESIDENCE S1 LEVELS 11-56

Studio / 1 Bathroom

Interior Space
406 SF
37.7 m2

Exterior Space
16—46 SF
1.4—4.2 m2



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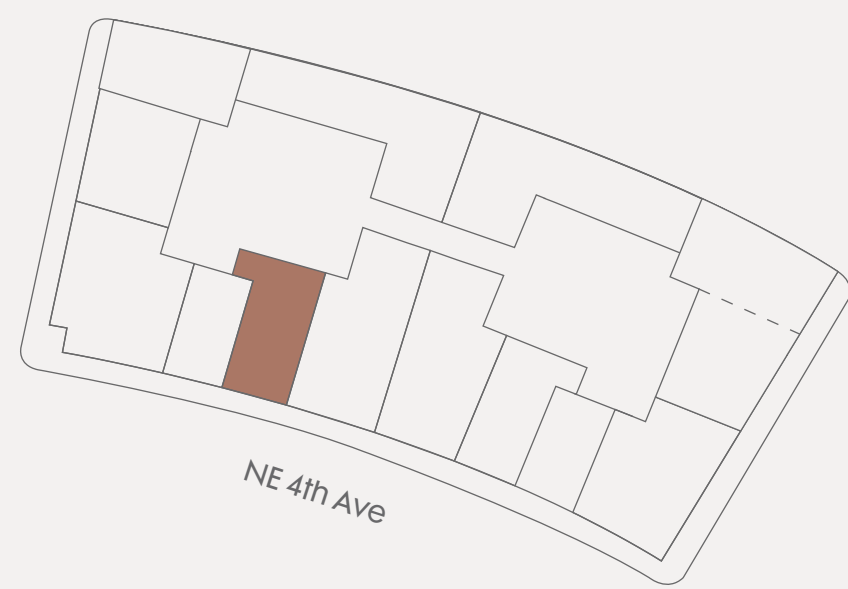
RESIDENCE S2

LEVELS 11-56

Studio / 1 Bathroom

Interior Space
498 SF
46.2 m2

Exterior Space
20—44 SF
1.8—4 m2



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RESIDENCE A1 LEVELS 11-56

1 Bedroom / 1 Bathroom

Interior Space

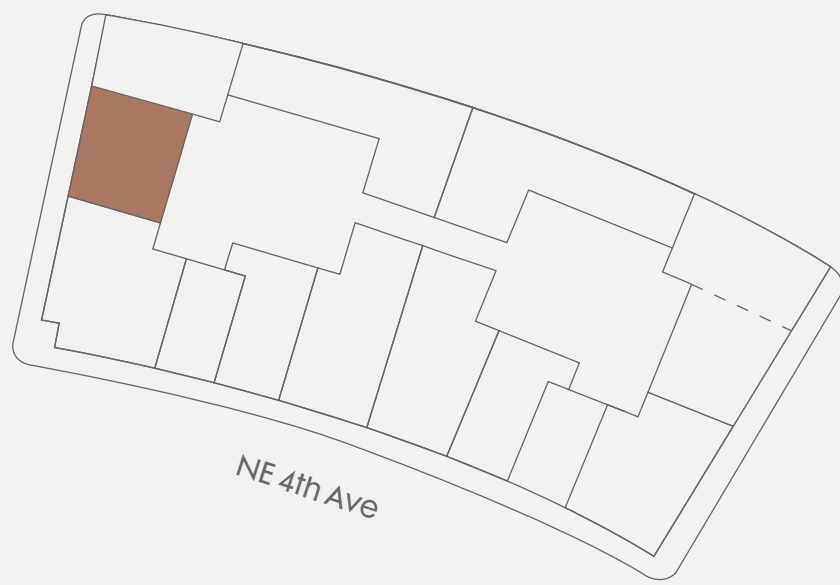
580 SF
53.8 m2

Exterior Space

35 SF
3.2 m2

Total Area

615 SF
57 m2



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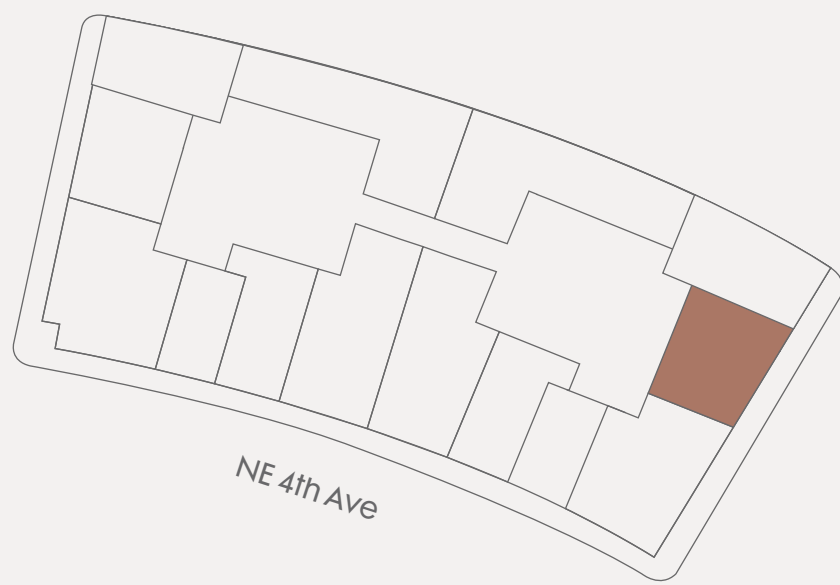
RESIDENCE A4 LEVELS 11-26

1 Bedroom /1 Bathroom

Interior Space
588 SF
54.6 m2

Exterior Space
78 SF
7.2 m2

Total Area
666 SF
61.8 m2



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RESIDENCE A2

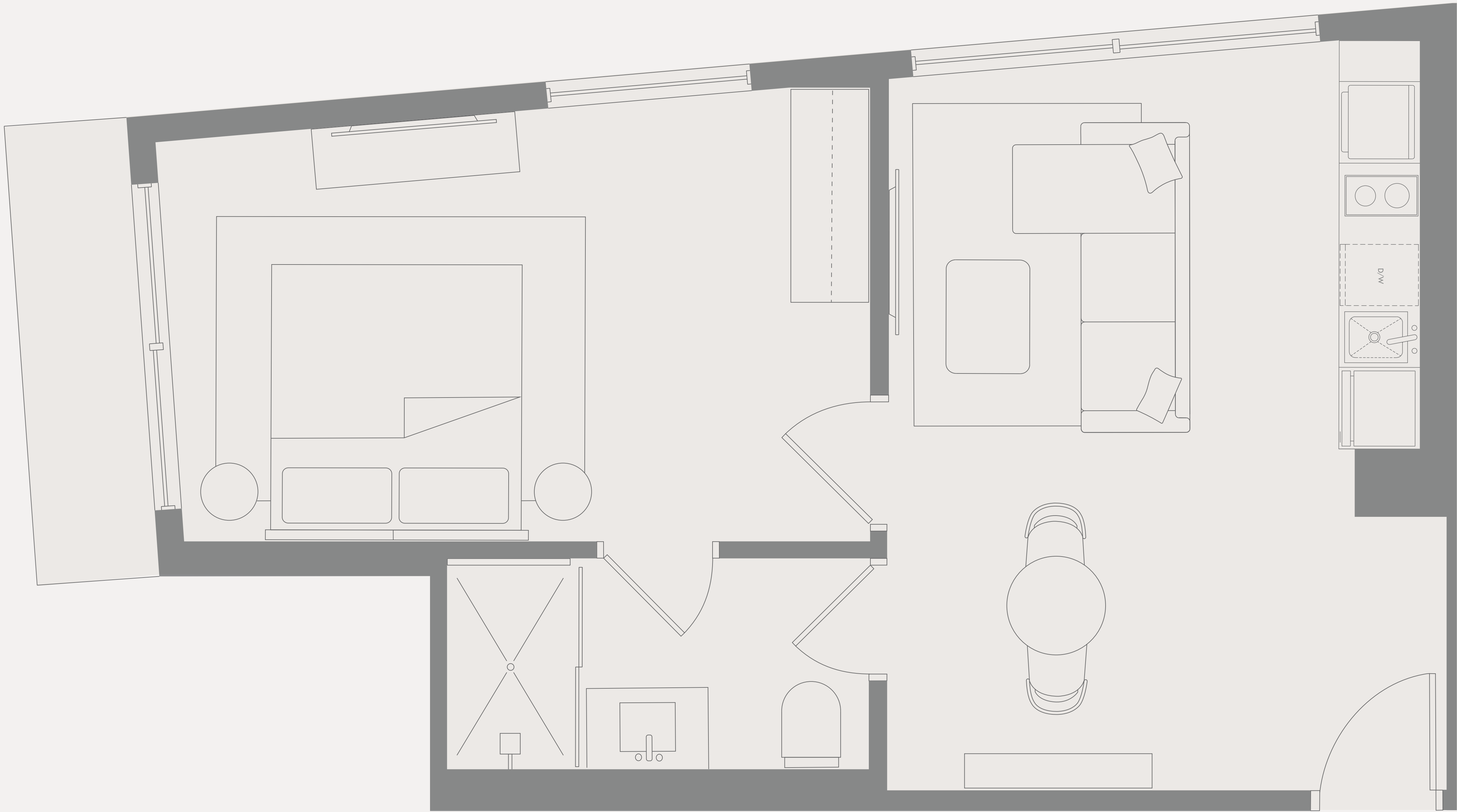
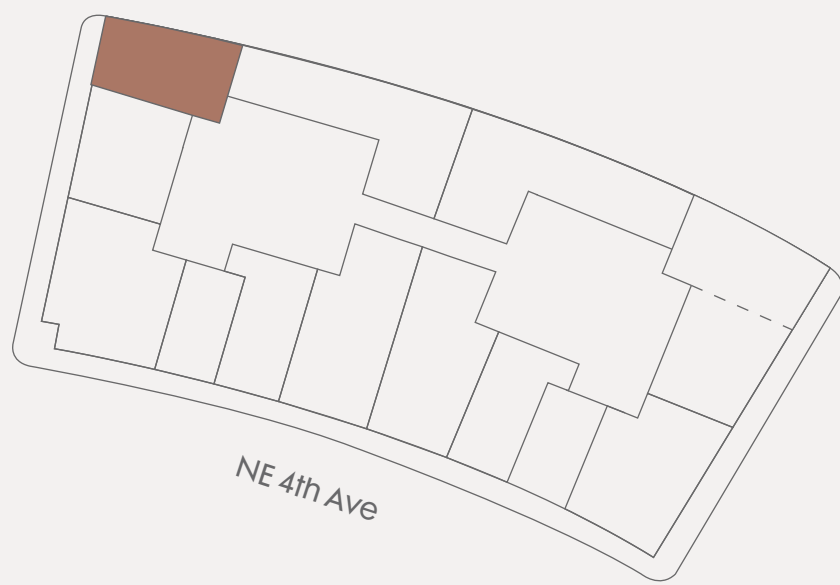
LEVELS 11-26

1 Bedroom /1 Bathrooms

Interior Space
569 SF
52.8 m2

Exterior Space
75 SF
6.9 m2

Total Area
644 SF
59.7m2



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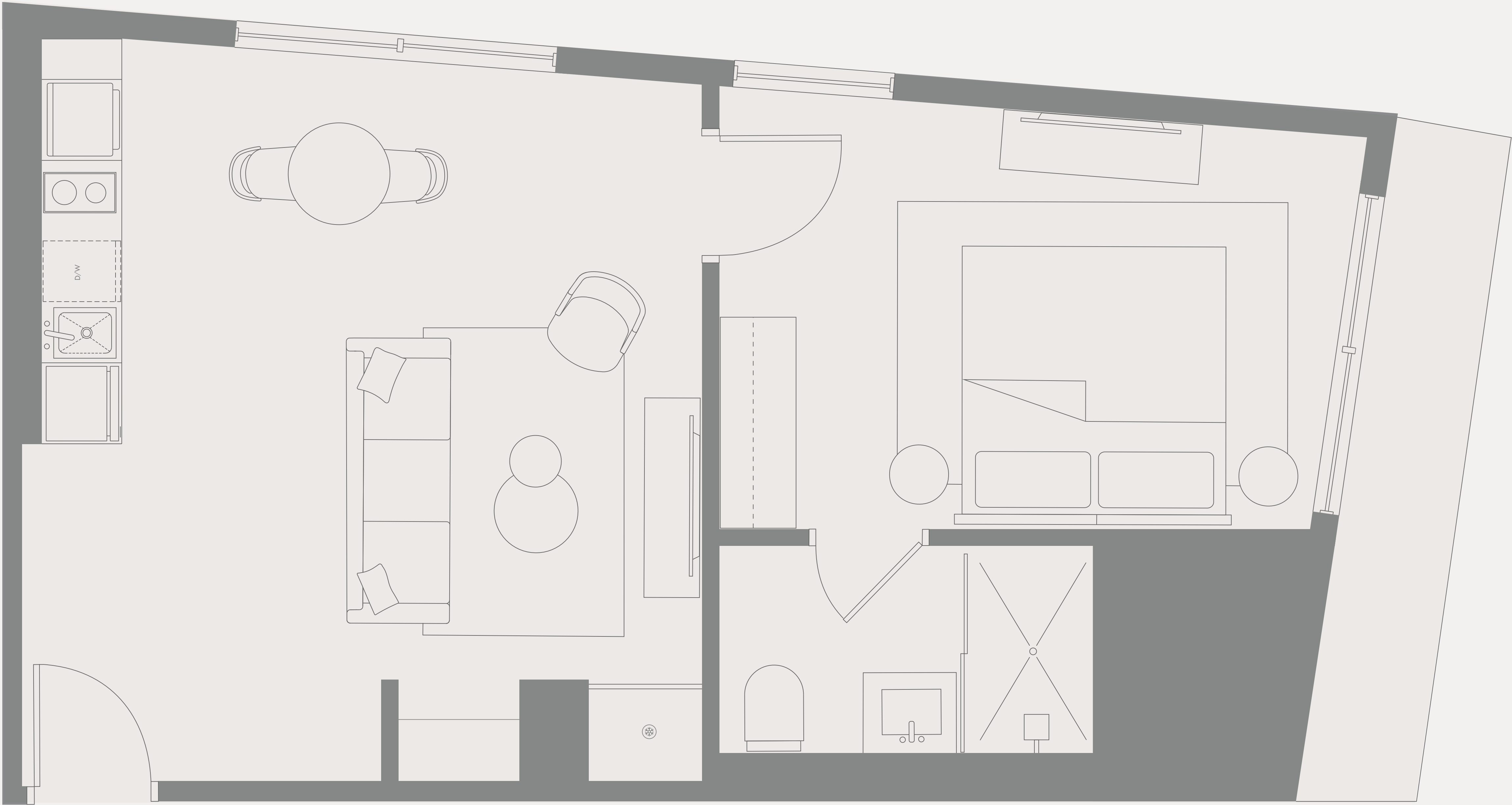
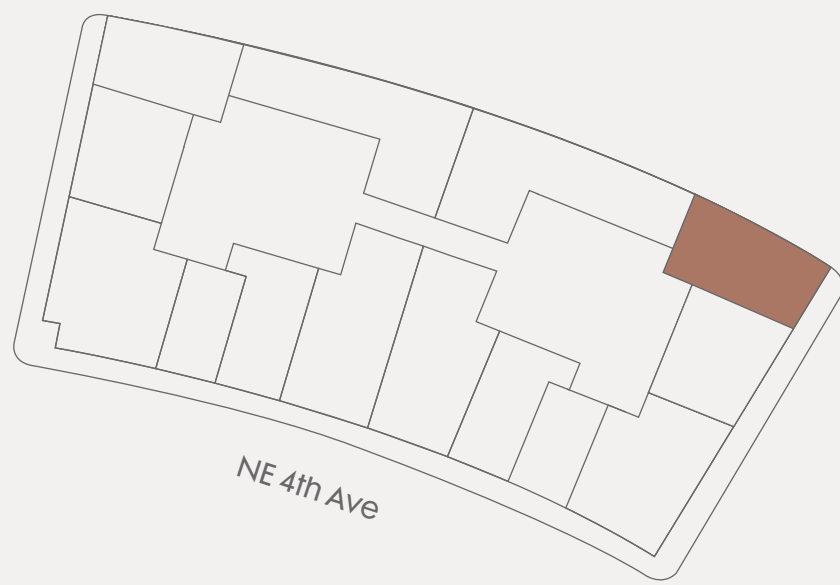
RESIDENCE A3 LEVELS 11-26

1 Bedroom /1 Bathroom

Interior Space
614 SF
57 m2

Exterior Space
50 SF
4.6 m2

Total Area
664 SF
61.6 m2



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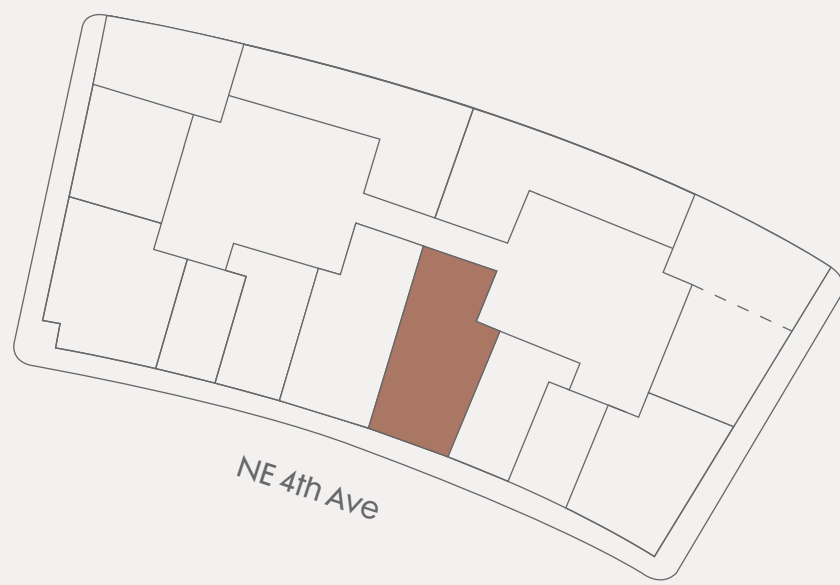
RESIDENCE B1 LEVELS 11-56

1 Bedroom + Den / 2 Bathrooms

Interior Space
916 SF
85 m2

Exterior Space
61 SF
5.5 m2

Total Area
977 SF
90.5 m2



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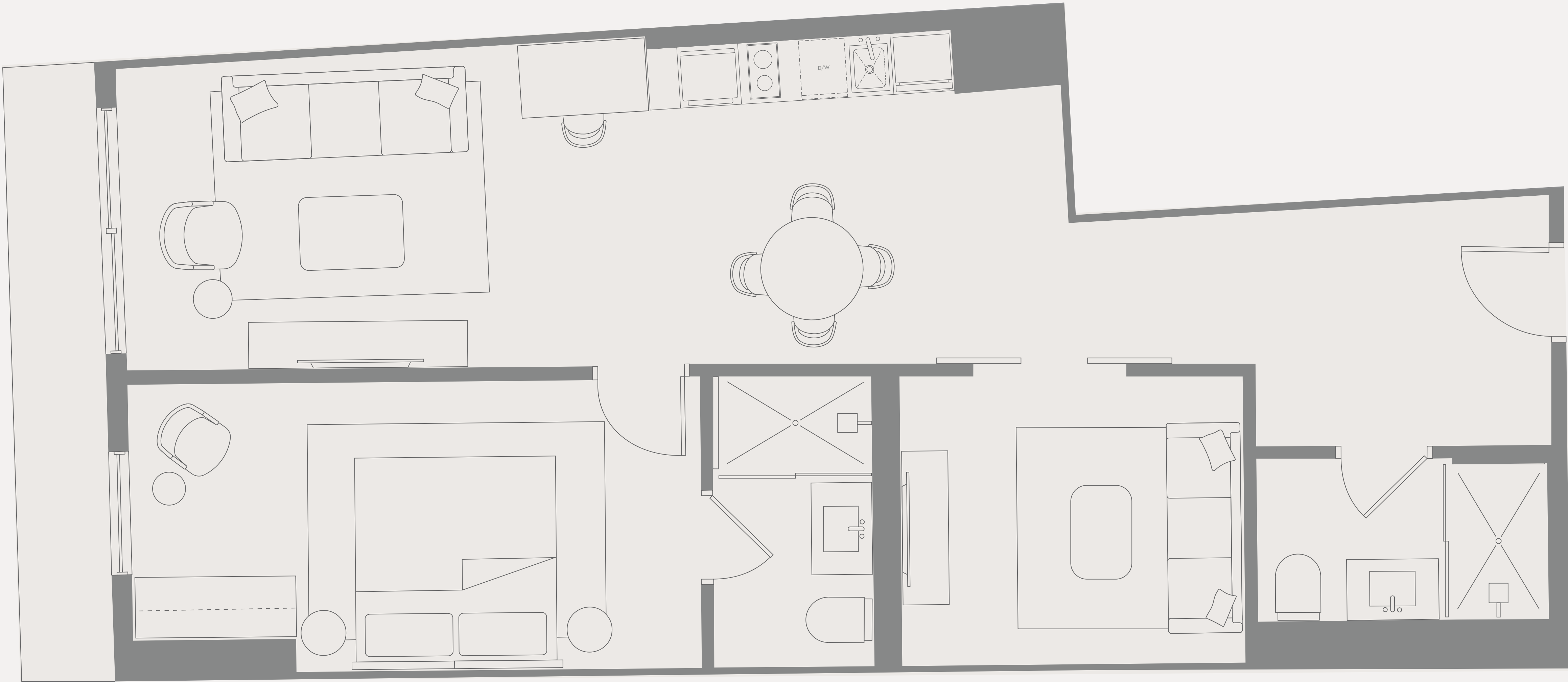
RESIDENCE B2 LEVELS 11-56

1 Bedroom + Den / 2 Bathrooms

Interior Space
922 SF
85.6 m2

Exterior Space
61 SF
5.5 m2

Total Area
983 SF
91.1 m2



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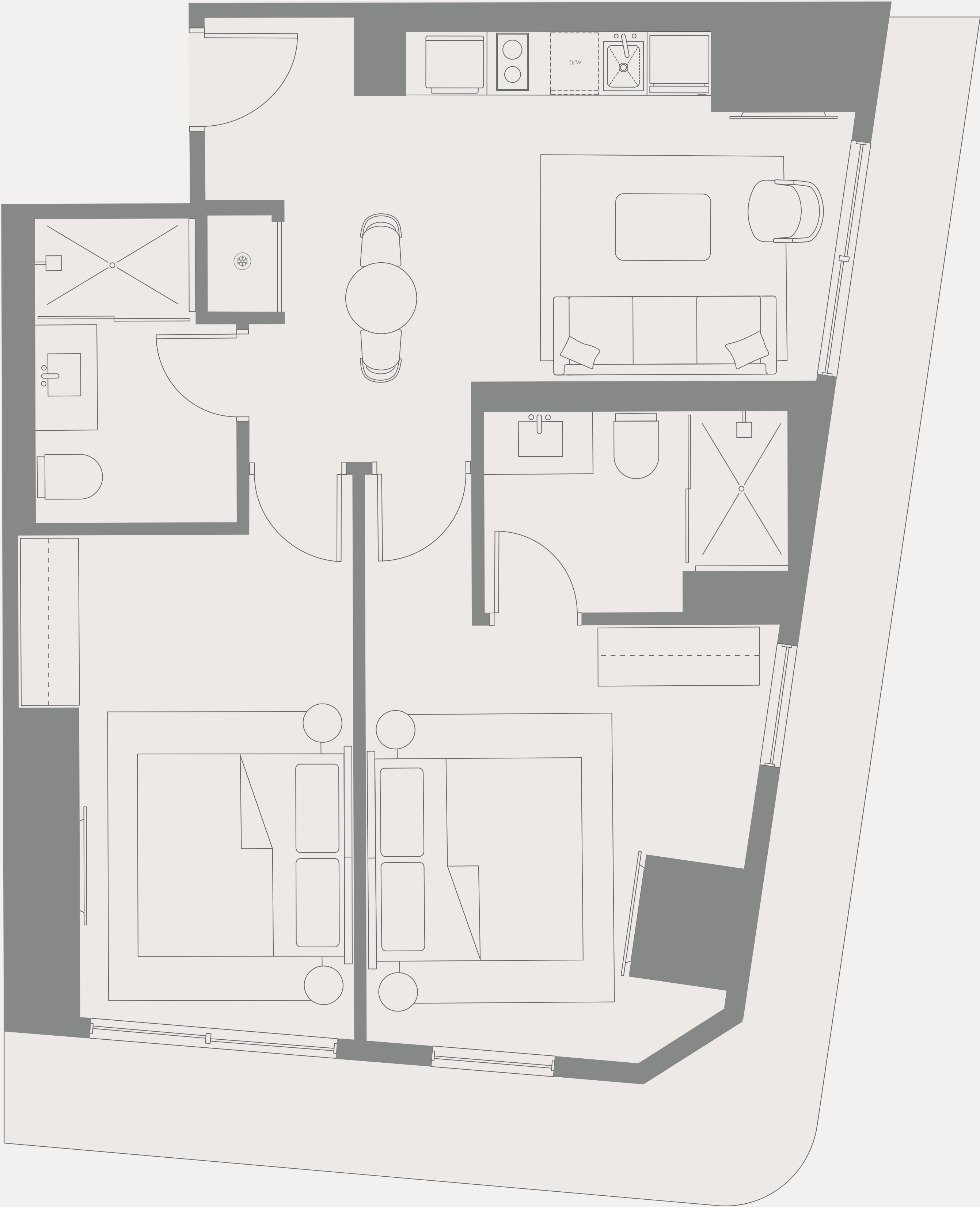
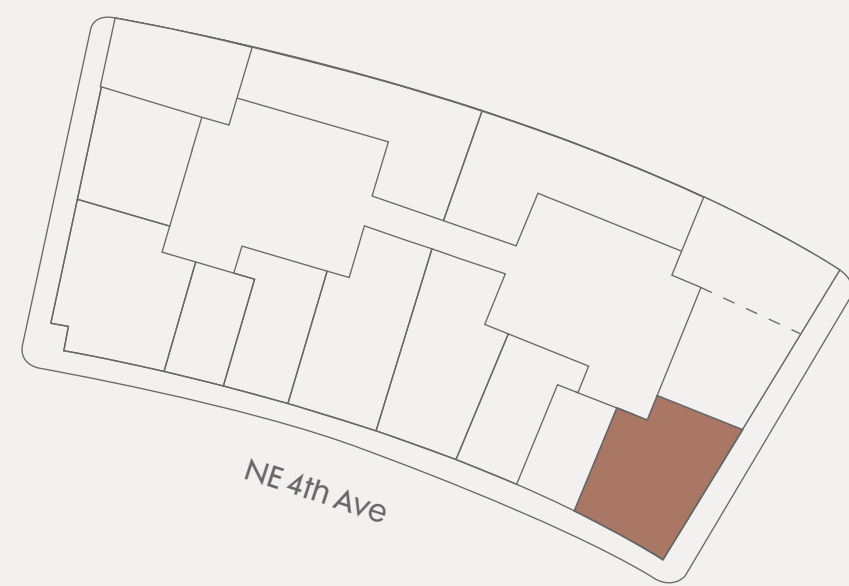
RESIDENCE C4 LEVELS 11-56

2 Bedrooms / 2 Bathrooms

Interior Space
837 SF
77.7 m2

Exterior Space
210 SF
20 m2

Total Area
1119 SF
104.4 m2



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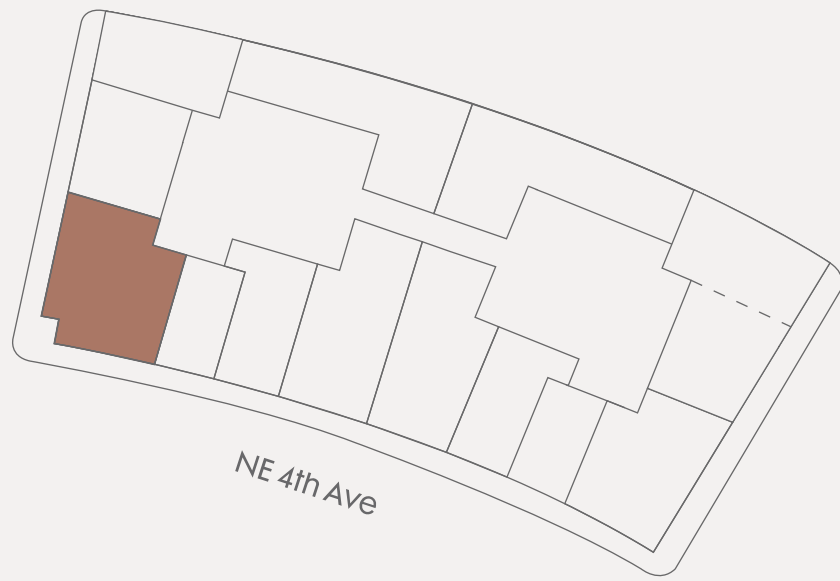
RESIDENCE C1 LEVELS 11-56

2 Bedrooms / 2 Bathrooms

Interior Space
909 SF
84.4 m2

Exterior Space
210 SF
20 m2

Total Area
1119 SF
104.4 m2

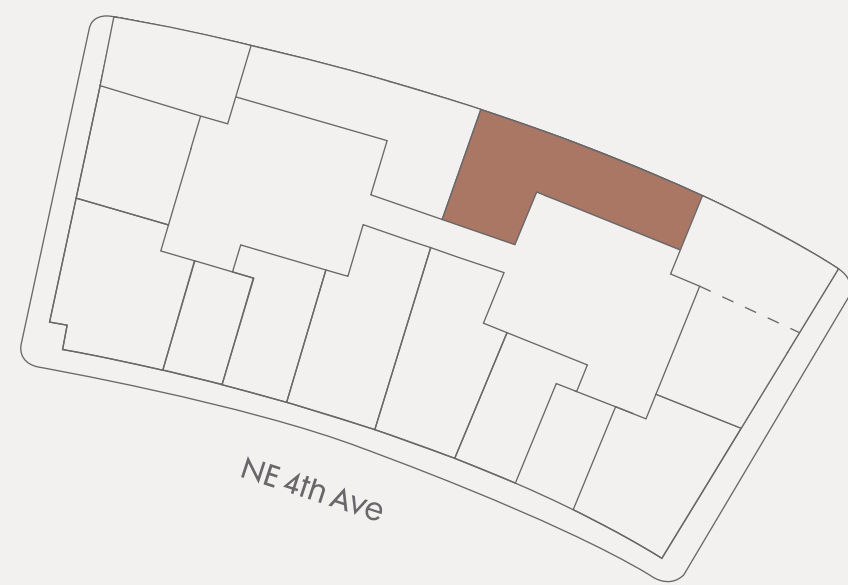
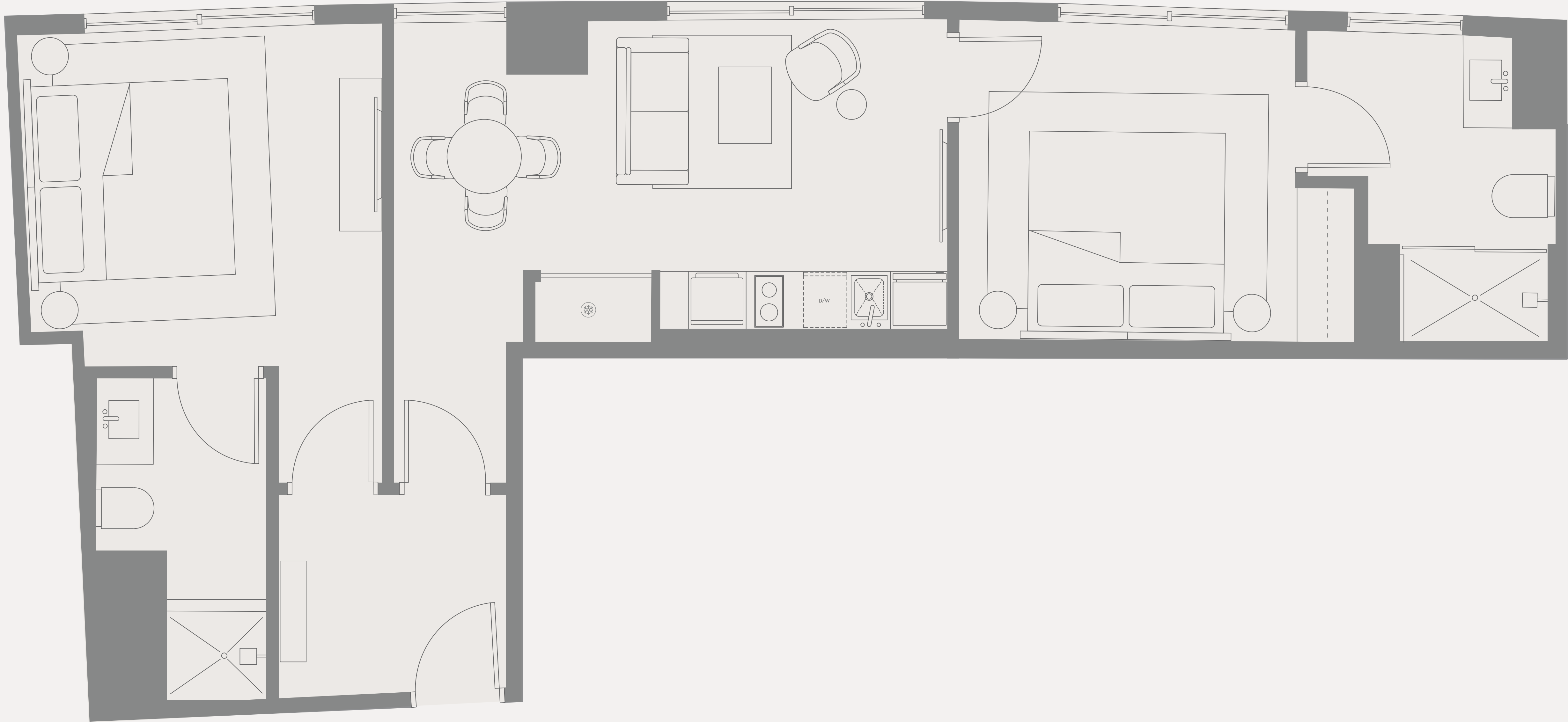


RESIDENCE C3

LEVELS 11-56

2 Bedrooms / 2 Bathrooms

Interior Space
830 SF
77 m2



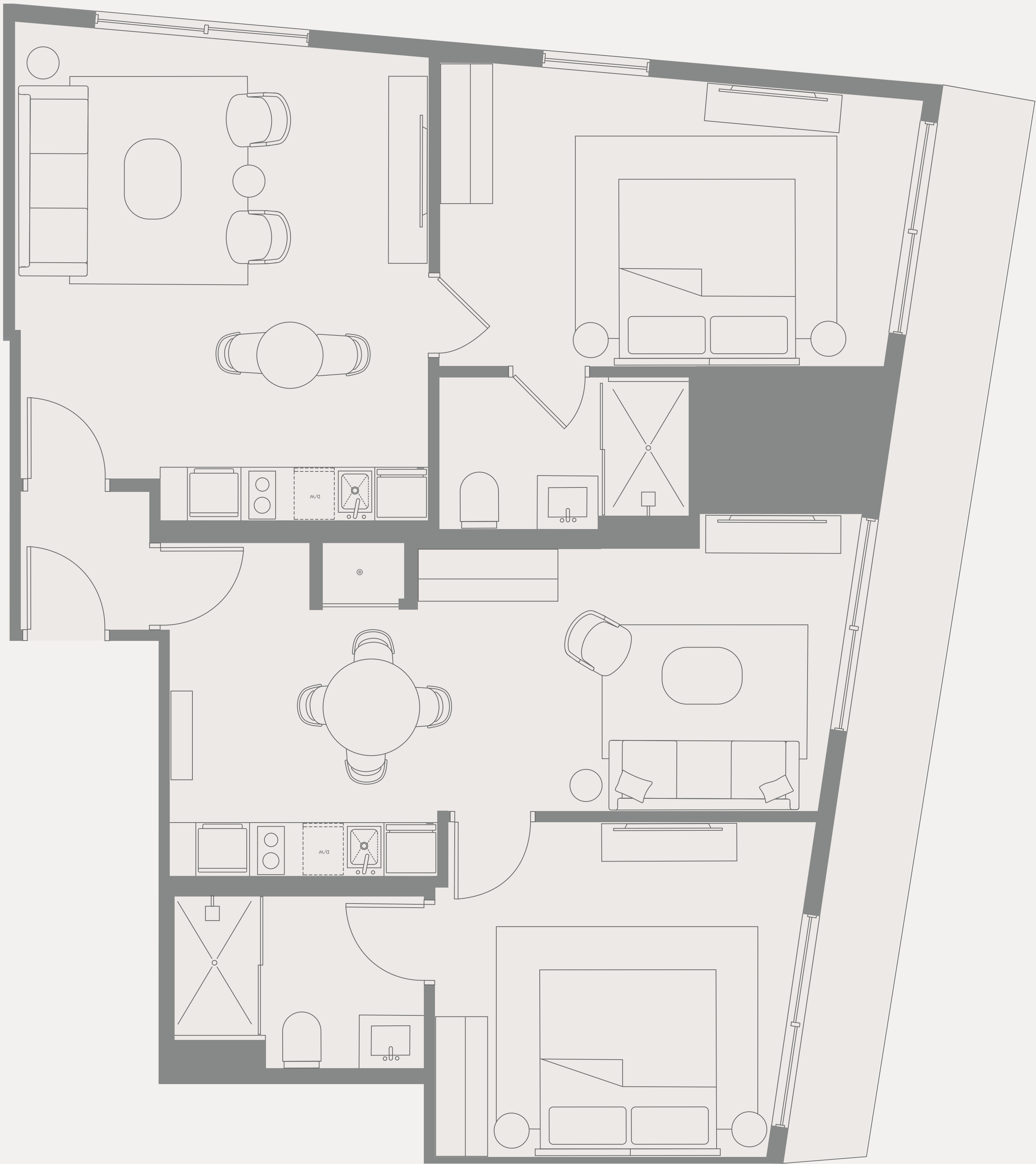
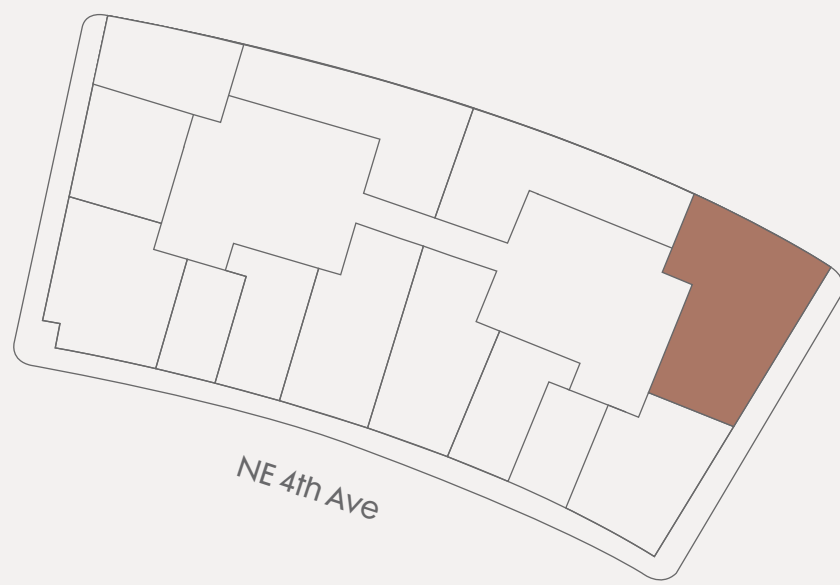
RESIDENCE D1 LEVELS 27-56

2 Bedrooms / 2 Bathrooms

Interior Space
1223 SF
113.6 m2

Exterior Space
128 SF
11.8 m2

Total Area
1351 SF
125.4 m2



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EQUIPO DE VISIONARIOS

Edge House reúne una escuadra estelar de profesionales reconocidos nacional e internacionalmente por su trabajo de alto calibre. El desarrollador inmobiliario de Edge House es el Grupo T&C, uno de los principales desarrolladores inmobiliarios en Perú, con décadas de experiencia en edificios residenciales y comerciales de alta gama. La arquitectura está a cargo del galardonado estudio Kobi Karp Architecture, que trabaja mano a mano con Adriana Hoyos Design Studio en el diseño de interiores y con Witkin Hults & Partners en el paisajismo. Las ventas y el marketing corren a cargo de Douglas Elliman Development Marketing.





DESARROLLADOR INMOBILIARIO GRUPO T&C

William Ticona
Director Ejecutivo

El desarrollador inmobiliario Grupo T&C lleva su experiencia internacional a Miami con Edge House. Se trata de una empresa de desarrollo inmobiliario líder en Perú, con décadas de experiencia en edificios residenciales y comerciales de alta gama. El equipo multidisciplinario de la empresa está compuesto por profesionales con profunda experiencia en sus campos y un fuerte compromiso para ofrecer lo mejor y superar las expectativas de los clientes.

ARQUITECTO
KOBI KARP
ARCHITECTURE &
INTERIOR DESIGN

Kobi Karp
Fundador y Director

Kobi Karp, R.A., AIA, NCARB, es el Fundador y Director de Kobi Karp Architecture and Interior Design, Inc. (KKAID), fundada en 1996. KKAID es un estudio de servicios integrales de arquitectura y diseño de interiores que ofrece una amplia gama de servicios, desde el diseño de edificios de condominios de gran altura y proyectos hoteleros de gran escala hasta estructuras residenciales y comerciales íntimas y de pequeña escala. Sus innovadoras técnicas de restauración han contribuido al renacimiento del atesorado distrito Art Déco de Miami Beach.





DISEÑO DE INTERIORES ADRIANA HOYOS DESIGN STUDIO

Adriana Hoyos
Fundadora

La diseñadora de interiores de Edge House, Adriana Hoyos, es la Fundadora y Directora Creativa de Adriana Hoyos Design Studio y Directora Principal y Creativa de Adriana Hoyos. Es pionera de un estilo único, atemporal, cálido y sofisticado, tanto en diseño de interiores como de muebles. A lo largo de una trayectoria de más de 30 años, miles de proyectos de diseño de interiores y 13 colecciones de muebles, ha creado una cartera versátil de proyectos residenciales, comerciales y de hotelería para clientes particulares y empresas ilustres a nivel internacional.

ARQUITECTO PAISAJISTA WITKIN HULTS & PARTNERS

Jeremy Todaro & Evan Eaves
Consultor Sénior y Socio

El equipo de arquitectos paisajistas de Witkin Hults & Partners está comprometido a reimaginar el mundo natural. Su filosofía es sencilla: diseñar con sensibilidad. Con un profundo cuidado y una pasión inquebrantable por ejecutar diseños innovadores y sostenibles, la empresa ha dejado una huella de belleza salvaje en la comunidad internacional y en el sur de Florida, su base de operaciones. La empresa trabaja para imaginar diseños con alma que eleven las comunidades y proporcionen a las personas lugares acogedores donde reunirse, conectarse e inspirarse.





PARA DISFRUTAR Y COMPARTIR



