BEAUTIFULLY APPOINTED RESIDENCES YOURS TO OWN, YOURS TO SHARE

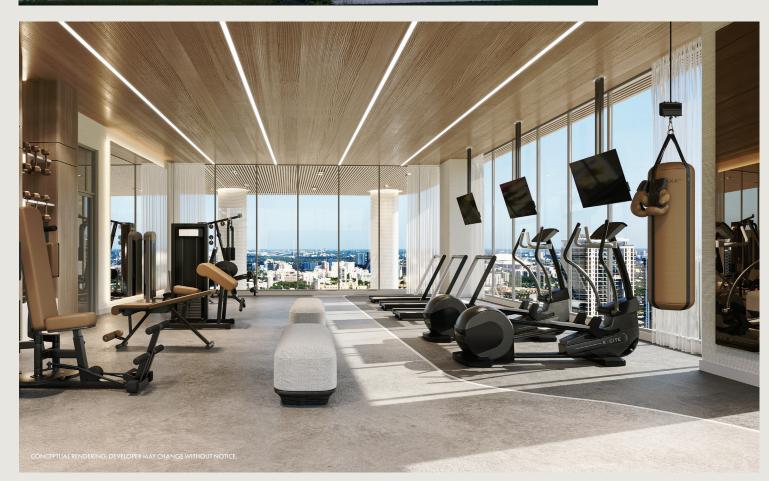




EXPERIENCE LUXURY LIVING IN THE HEART OF MIAMI. LOCATED IN THE VIBRANT EDGEWATER NEIGHBORHOOD, EDGE HOUSE OFFERS SOPHISTICATED AMENITIES, A BEAUTIFULLY CURATED ENVIRONMENT, FULLY FURNISHED RESIDENCES WITH NO RENTAL RESTRICTIONS, AND THE ULTIMATE PROXIMITY TO ENTERTAINMENT, FINE DINING, SHOPPING, PARKS, AND CULTURAL EXPERIENCES.







BUILDING FEATURES & AMENTIES

- Welcome reception and concierge with an array of personalized services
- · Cutting-edge rental reservation system
- · 24-hour valet parking
- \cdot Smart package room by LUXER ONE
- $\cdot\,$ Lobby lounge with coffee bar and gourmet market
- $\cdot\,$ Flexible co-working spaces and private meeting rooms
- Poolside amenities:
- Two resort-style pools overlooking the Miami skyline
- Full-service pool bar
- Outdoor rain showers
- \cdot Residents' lounge with indoor/outdoor experience
- \cdot Spa with private treatment rooms
- · Fully equipped fitness center and yoga studio
- \cdot Sky lounge and entertainment room
- \cdot Zen garden with reflecting pond and meditation deck
- $\cdot\,$ Summer kitchen with grilling area
- \cdot Kids' game room and playground
- \cdot Pet-friendly building
- · Bicycle storage
- \cdot Air-conditioned storage rooms
- \cdot Electric vehicle charging stations
- Sustainable FGBC (Florida Green Building Coalition) certified building



RESIDENCE FEATURES

- $\cdot\,$ From studios to 3-bedroom residences
- $\cdot\,$ Select 2-bedroom and 3-bedroom residences with lock-out option
- Fully finished and furnished, curated by acclaimed interior designer Adriana Hoyos
- · 9-foot-high ceilings
- Floor-to-ceiling windows and sliding glass doors equipped with sound attenuating, impact-resistant laminated glass
- Private outdoor terraces in select residences, seamlessly connecting interior and exterior spaces
- · Owner's closet in every residence
- $\cdot\,$ High efficiency washer and dryer
- Advanced technology Smart Building wiring for HD TV, telephone, data lines, and ultra-high-speed Internet access

Kitchens

- · European cabinetry
- Top-of-the-line appliances, including paneled refrigerator and dishwasher, built-in microwave oven
- · Contemporary stainless steel under-mount sinks

Bathrooms

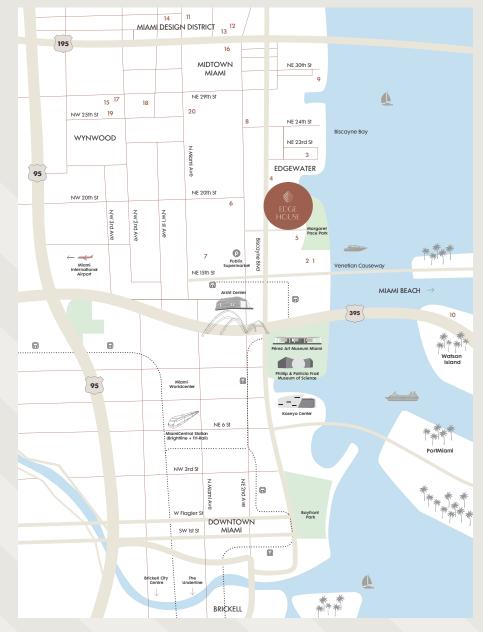
- · European cabinets with premium hardware
- · Frameless glass shower enclosures
- Premium, European-style fixtures and accessories



BEAUTIFULLY POSITIONED, PERFECTLY LOCATED

Midtown Miami: 1.3 miles Wynwood: 1.4 miles Downtown Miami: 1.5 miles Design District: 1.7 miles PortMiami: 2.4 miles Brickell: 2.5 miles Miami Beach: 4 miles Miami International Airport: 7 miles





FINE DINING

1 Klaw	8 Amor di Pasta	15 Hiden
2 Casadonna	9 Amara	16 Little Hen
3 The Hideout Miami	10 Joia Beach	17 Uchi
4 The Daily Creative Food Co.	11 L'Atelier de Joël Robuchon	18 Joey's
5 Pura Vida	12 Cote	19 Куи
6 Mignonette Downtown	13 Contessa	20 dōma
7 Natura Eatery	14 Michael's Genuine	

DEVELOPER



ARCHITECT



INTERIOR DESIGNER

H ADRIANA HOYOS DESIGN STUDIO LANDSCAPE ARCHITECT

WITKIN HULTS PARTNERS

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