

EDITION[®]

**RESIDENCES
MIAMI EDGEWATER**



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[®]

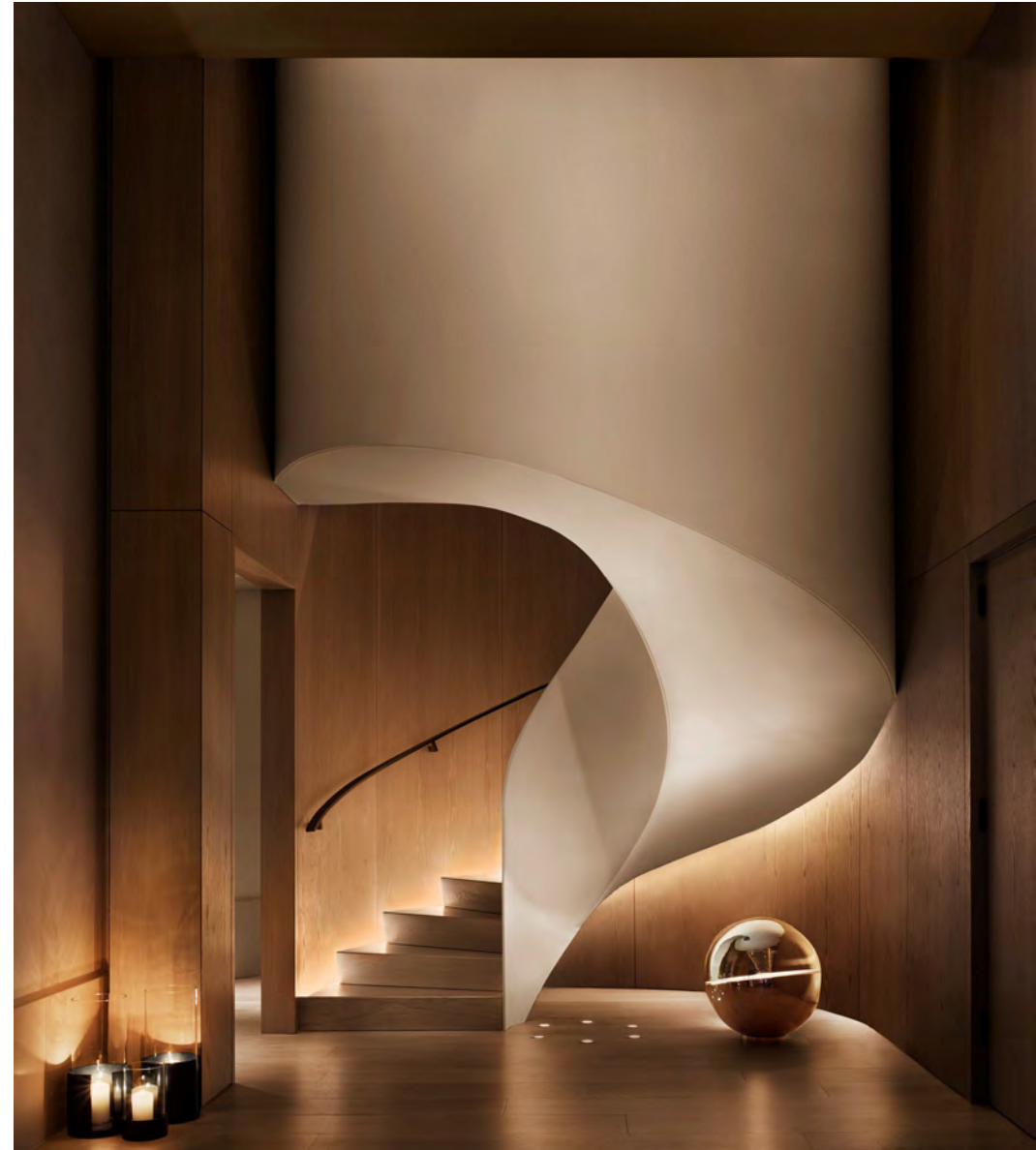
THE NEW GENERATION OF LUXURY

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



EDGEWATER



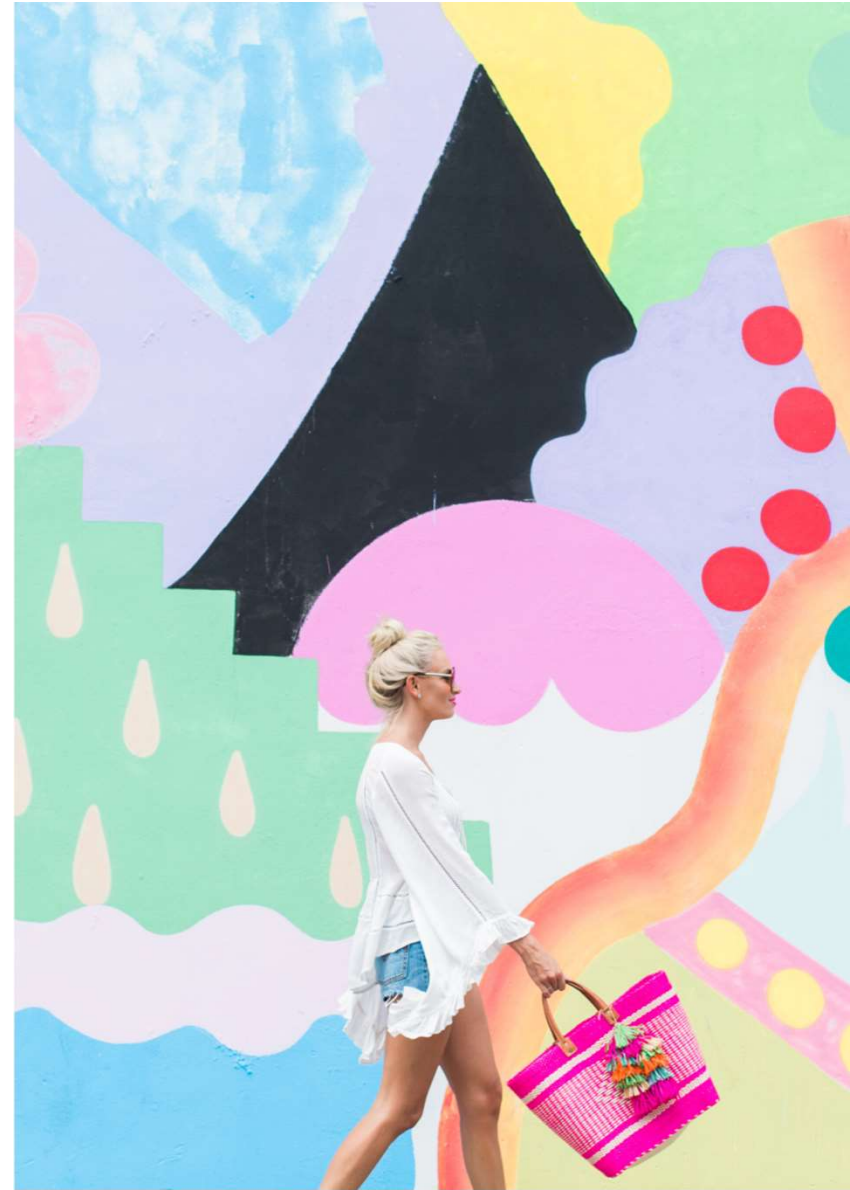
EDGEWATER



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
- 10' ceiling heights
- Up to 10-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





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 / 286.37 SQ M

EXTERIOR AREA:
354 SQ FT / 32.88 SQ M

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

EDITION
RESIDENCES
MIAMI EDGEWATER



NORTH →



BISCAYNE BAY

*Floor plan not to scale.

BAYFRONT RESIDENCE

EDITION
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 / 251.67 SQ M

EXTERIOR AREA:
435 SQ FT / 40.41 SQ M

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

EDITION
RESIDENCES
MIAMI EDGEWATER



NORTH ▶

MIAMI 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 / 251.67 SQ M

EXTERIOR AREA:
249 SQ FT / 23.13 SQ M

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

EDITION
RESIDENCES
MIAMI EDGEWATER



NORTH ▶



BISCAYNE BAY

*Floor plan not to scale.

SKY RESIDENCES

Floors 40-53



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 / 56.88 SQ M

TOTAL AREA:
3,817 SQ FT / 354.63 SQ M

EDITION
RESIDENCES
MIAMI EDGEWATER



NORTH ▶



BISCAYNE BAY

*Floor plan not to scale.

SKY RESIDENCE

EDITION
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 ▶



MIAMI BAY

*Floor plan not to scale.

SKY RESIDENCE

EDITION
RESIDENCES
MIAMI EDGEWATER

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



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.





Pool & Cabanas



Arrival



Pool Lounge

LOCATION

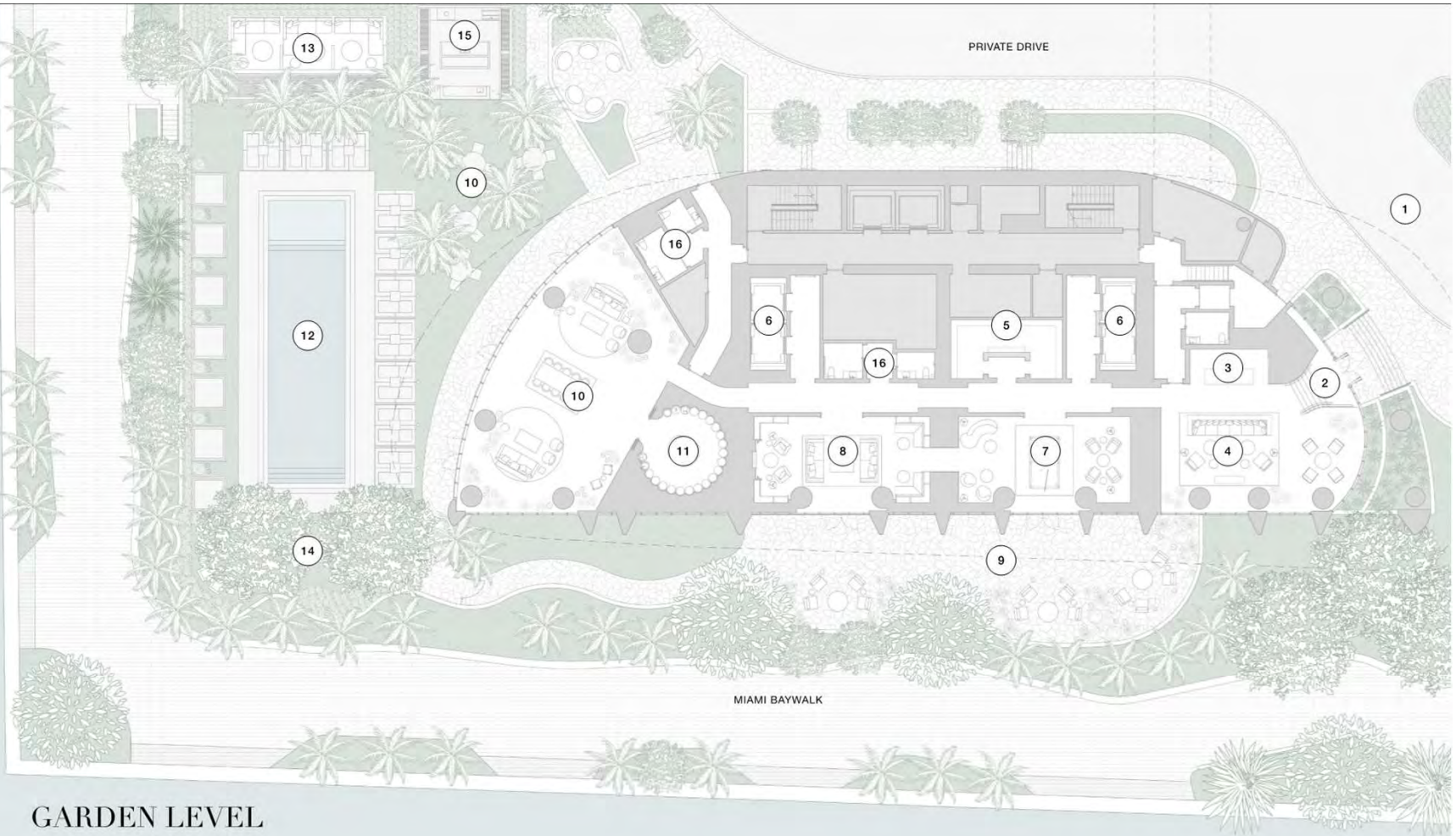
- Located at 2121 N Bayshore Dr, Miami, FL 33137 in the Edgewater Neighborhood
- Steps from Margaret Pace Park, one of Miami's most coveted waterfront parks
- 5-10 minutes from Wynwood, Midtown Miami, Miami Design District, and Museum Park
- 10-15 minutes from Downtown Miami, Port of Miami, and the Brightline's 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
- Library and Social Lounges leading to bayfront garden terraces with private fireside lounges
- Full-service Poolside Lounge and Bar connects seamlessly to the cabana-lined bayfront Pool
- Private Dog Run and Grooming Suite
- Electric vehicle charging stations



GARDEN LEVEL

GROUND FLOOR

- | | | | | | | | | | |
|---|----------------------------|---|----------------|----|-----------------|----|-----------------|----|---------|
| 1 | Porte Cochere & 24/7 Valet | 5 | Mail Room | 9 | The Terrace | 13 | Cabanas | LL | Storage |
| 2 | 24/7 Doorman & Bellman | 6 | Elevators | 10 | Pool Bar & Café | 14 | The Lawn | | |
| 3 | Reception and Concierge | 7 | The Miami Room | 11 | The Stash | 15 | Outdoor Kitchen | | |
| 4 | Lobby | 8 | The Library | 12 | Pool | 16 | Restrooms | | |

*Floor plate not to scale.



Library Lounge



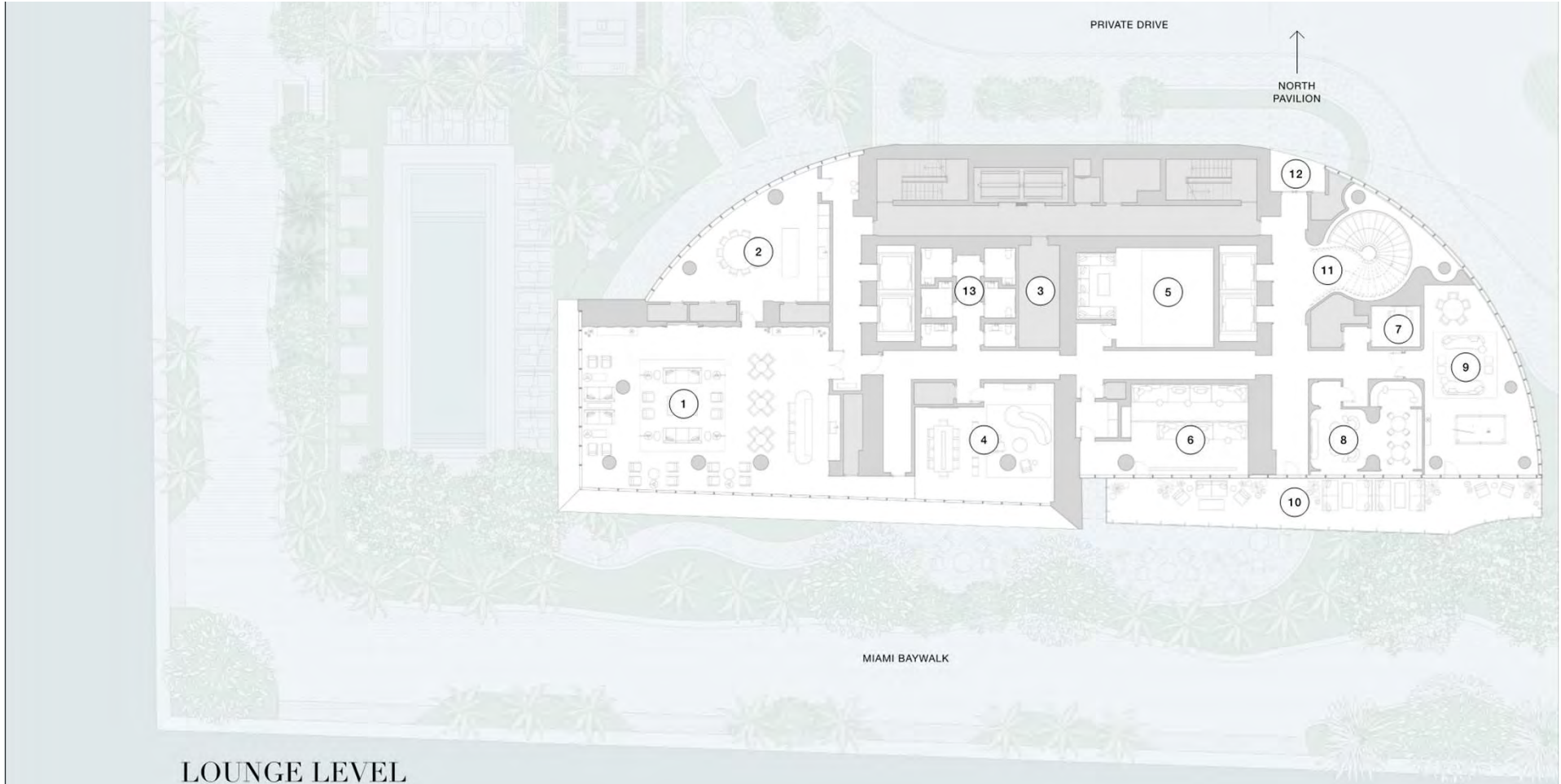
Spa Relaxation Lounge

ELEVATED AMENITIES

- 6 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
- Two Pickleball Courts
- Outdoor Kitchen Facilities

ESSENTIAL SERVICES

- Dedicated Residential Leader
- Airline/Private Air Reservation/Ticket Printing
- Shopping Information
- Airport/Ground Transportation Arrangements
- Ordering Floral Arrangements
- Activity Arrangements
- Coordinate Delivery Services
- Automobile Rental Reservations
- Business Center
- Car Service Reservations
- 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
- Theater & Entertainment Information
- 24-hour Butler/Doorman/Porter Services
- Common Area Housekeeping
- Common Area Maintenance
- Newspaper/Magazine/Package Delivery/Storage
- Bike Storage
- Owner Storage
- Meeting Set-up in Board Room/Function Room with Conferencing/Technology
- Trash Removal



LOUNGE LEVEL

FLOOR 8

- | | | | |
|--------------------------|------------------|-----------------------------------|--------------|
| 1 Bay Lounge | 5 Virtual Sports | 9 Game Room | 13 Restrooms |
| 2 The Nook | 6 Screening Room | 10 Bay Terrace | |
| 3 Private Chef's Kitchen | 7 Call Studio | 11 Spiral Stair to Wellness Level | |
| 4 Boardroom | 8 Kids Club | 12 Skywalk to North Pavilion | |

*Floor plate not to scale.



The Stash



Lobby











Social Lounge



A LA CARTE GENERAL SERVICES

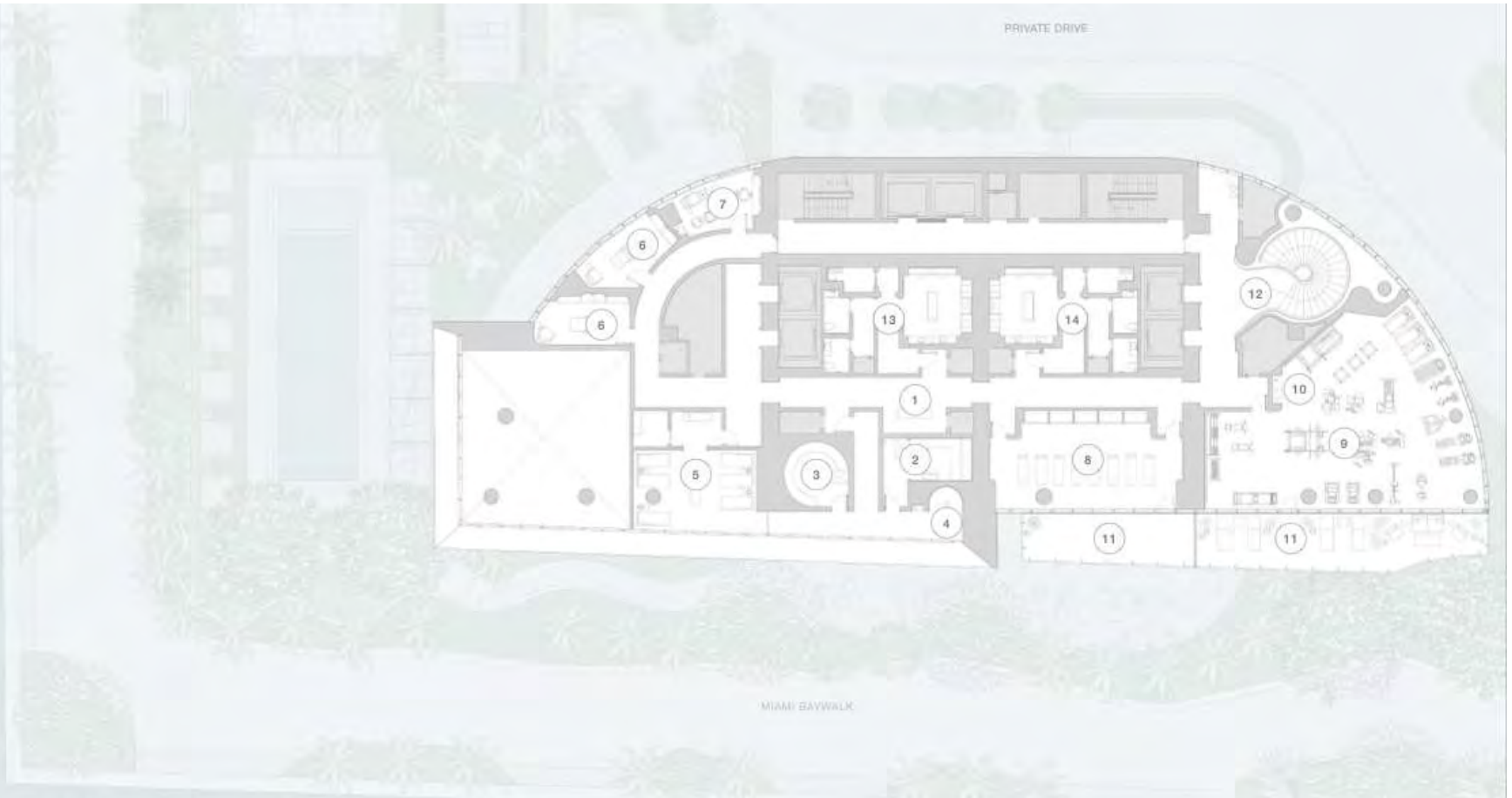
- Grocery Shopping
- Laundry/Dry Cleaning
- Alterations Services
- Car Washing/Detailing
- Travel & Vacation Planning
- Equipment Rental
- Photocopies/Telegrams/Facsimiles
- Secretarial Services
- Function/Event Planning
- In-Residence Dining/Catering
- Mail Packing & Shipping
- Personal Chef Services
- 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 ENGINEERING SERVICES

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



WELLNESS LEVEL

FLOOR 9

THE SPA

- 1 Reception
- 2 Sauna
- 3 Steam Room

- 4 Shower
- 5 Relaxation Lounge
- 6 Treatment Room
- 7 Salon

WELLNESS FACILITIES

- 8 The Studio
- 9 Gym
- 10 Wellness Bar

- 11 Recovery Deck
- 12 Spiral Stair to Leisure Level
- 13 Women's Changing Room
- 14 Men's Changing Room

*Floor plate not to scale.

OWNER BENEFITS

OWNER BENEFITS WITH MARRIOTT INTERNATIONAL

At Marriott International Luxury Residences, our mission is to deliver Owners an inspiring journey, rooted in the traditions and distinct character of each unique locale. Our expanded perspective paired with exquisitely enchanting elegance will truly touch your spirit. Here, Residence Owners will relish every opportunity to enjoy the sumptuous, singular experiences that define our brands. With new hotel addresses in some of the most captivating destinations worldwide, there are endless memories to be made when you stay at one of Marriott International's luxury hotels.



OWNER BENEFITS WITH MARRIOTT INTERNATIONAL

The Marriott International Luxury Residences Hotel Reservation Service is dedicated to matching the experience with the Owners and crafting each detail to ensure every stay is entirely unique. We seek to inspire and enlighten, exceeding all expectations with one-of-a-kind experiences.

OWNER EXCLUSIVE PRIVILEGES

- VIP status with Guest Relations
- 10% off regular room rate
- Upgrade at time of check-in (based on availability)
- Daily breakfast for two
- Special hotel amenity*
- Welcome amenity and note from General Manager
- Complimentary high-speed internet access
- 4pm check-out (based on availability)

ADDITIONAL MEMBER BENEFITS

- Special offers through our luxury partners and exclusive access to our most exquisite experiences
- Exclusive member benefits at our premium properties around the globe
- Seemingly endless opportunities to redeem your points or miles for complimentary stays, air travel, and so much more
- Access to 100,000+ experiences

COMPLIMENTARY YACHT CLUB MEMBERSHIP

New Owners, enjoy a one-time Gift Charter Package available at signing. Select from a wide array of elite vessels to enjoy a half-day or full-day cruise with chauffeured pick-up and drop-off anywhere in Miami. Your Yacht Club Concierge will assist in destination planning and desired activities to ensure with curating an exceptional personalized experience. Aboard, your licensed Captain and Crew will see to your every need









DEPOSIT STRUCTURE

BUYER DEPOSIT STRUCTURE

20% DEPOSIT

Due at buyers execution of contract

10% DEPOSIT

Due at groundbreaking

10% deposit

Due at pouring of unit floor

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RESIDENCES

MIAMI EDGEWATER



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