

## BUILDING AMENITIES

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.

### 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 recreational areas
- » 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 AND 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
- » Two exclusive tri-level Penthouses, each with a private rooftop pool and garden
- » 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 AND 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

### ELEVATED AMENITIES

- » 8 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

## 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



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