

BOUTIQUE
BAYFRONT
LIVING



THE CRIMSON
WATERFRONT RESIDENCES



OVERVIEW

On the bay in Edgewater, Miami's newest and most desirable neighborhood, stands a property where a new standard of sophistication and boutique style living resides: The Crimson.

Located in the Biscayne Corridor, The Crimson stands 20 stories and encompasses only 90 exclusive residences. This property will maintain a perfect balance between modernity and environmental responsibility. With its unique Nordic architecture, it has been consciously engineered and is LEED gold certified to offer a life-enhancing environment where style and technology meet. We invite you to embrace The Crimson's stunning 240 feet of waterfront and breathtaking views of the bay and Miami skyline.

The highest level of attention to detail is evident in everything from finishes to technology and a warm level of comfort will enhance the boutique lifestyle. The Crimson will become the center of sophisticated living, providing its residents direct access to the city's art and most cultural districts.

Welcome to The Crimson: Boutique Bayfront Living.

BUILDING

- Architectural Design by award winning IDEA architects
- Tailored interior design by world-renowned Tremblay L'ecuyer (TLA)
- LEED Gold certified building reduces energy and water consumption
- Energy efficient VRFTM cooling system
- Electric car charging stations
- Valet + assigned covered self parking
- Premium concierge service
- State-of-the-art security access for all residents
- Private residential storage.

AMENITIES

- Expansive 8th floor resort-style pool deck with panoramic views of Biscayne Bay
- Direct bayfront boardwalk access
- Beautifully landscaped 20,000 SF gated park
- Building accented by water features
- Fully-equipped, technologically advanced fitness center
- Yoga studio
- Outdoor BBQ area
- Private state-of-the-art movie theater
- Residential business center + conference room
- Cyber Cafe including event bar and catering kitchen
- Lobby boasts 20' soaring ceilings with custom designs by IDEA.

RESIDENCES

- Beautiful bay and skyline views
- Smooth-finished 9'6" ceilings
- All residences offer spacious terraces with glass railings
- Custom-finished entry and interior doors
- Stainless steel finished door fixtures
- Custom designed foyer with wood accents
- Front loading stacked washer/dryer
- Energy efficient air-conditioning system with touch control thermostat
- Superior wall sound insulation
- Energy efficient, high impact windows and sliding glass doors
- Bay windows on select residences.

TECHNOLOGY

- Smart home security recognition system
- Smart building and security monitoring system at lobby
- Controlled door access throughout public/common areas
- Advanced smart-building wiring for TV, multiple telephone/ data lines and ultra high-speed internet access in each residence
- Free Wi-Fi within the common areas.

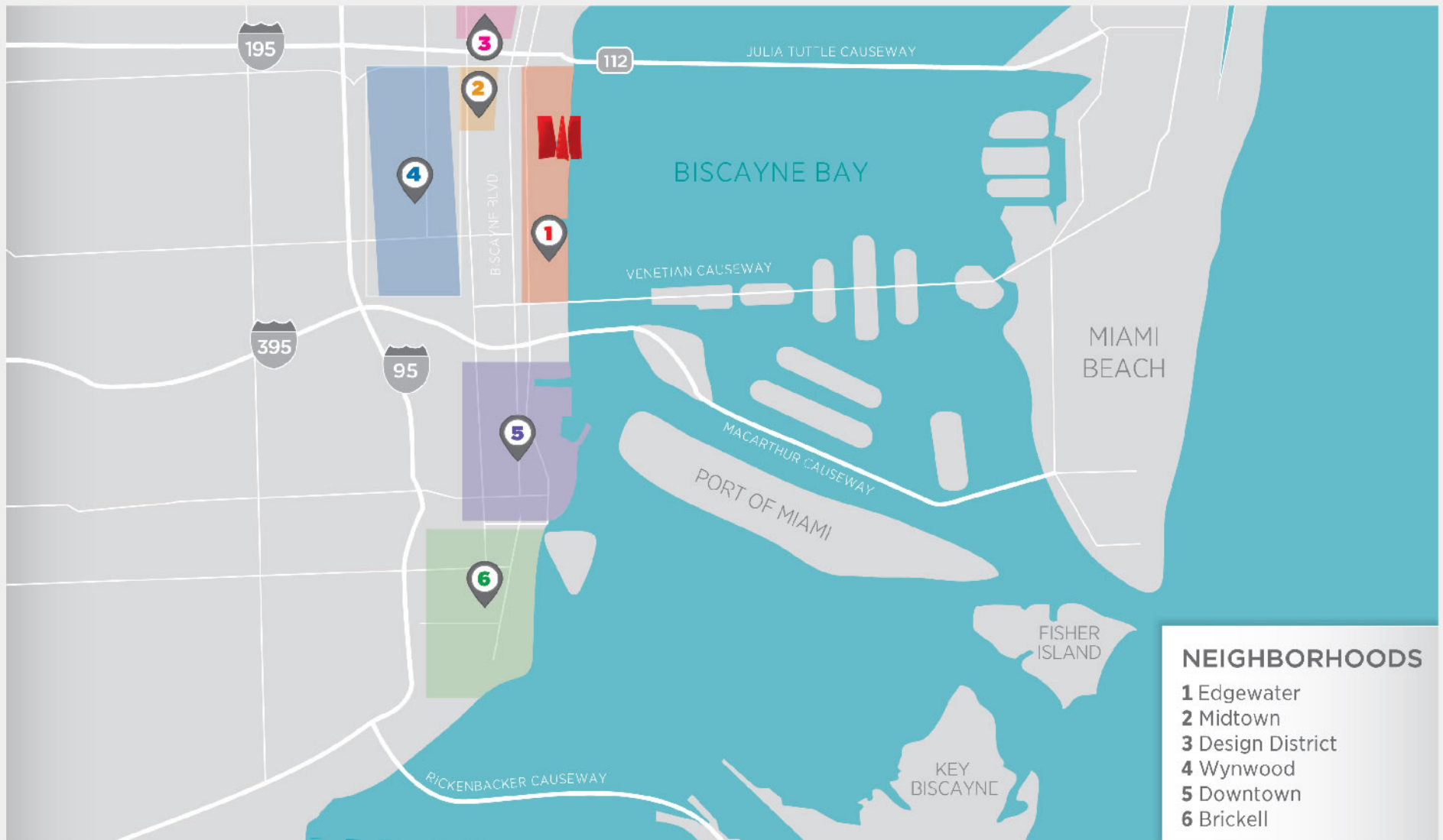
KITCHENS

- Contemporary Italian kitchen cabinetry designed exclusively by TLA featuring superior wood finishes
- Elegant quartz countertops
- Bosch Appliances
- European-style stainless steel refrigerator
- Built-in microwave, dishwasher, oven and cooktop
- Smooth surface ceramic cooktop
- Stainless steel under-mount double sink
- Single lever kitchen faucet with pull-out spray
- Cabinet lighting feature
- All kitchens include custom backsplashes
- Spacious sliding pantries.

BATHROOMS

- Contemporary vanity and mirror designed exclusively by TLA
- Marble walls and flooring
- Frameless glass shower enclosures and baths
- Smart faucet operating system located on opposite side of shower head
- Superior European-style fixtures and sinks
- LEED standard toilets with dual flush
- Elegant quartz countertops
- Built-in shower storage niche
- Superior European-style bathroom accessories.





NEIGHBORHOODS

- 1 Edgewater
- 2 Midtown
- 3 Design District
- 4 Wynwood
- 5 Downtown
- 6 Brickell



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WATERFRONT RESIDENCES

NEIGHBORHOODS



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EAST VIEW



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NORTH EAST VIEW



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SOUTH EAST VIEW



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BAYFRONT LIVING



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LOBBY



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POOL DECK



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FITNESS CENTER



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BAYFRONT BOARDWALK



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RESIDENCE - BAY WINDOW



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WATERFRONT RESIDENCES

RESIDENCE - GLASS DOORS



THE CRIMSON
WATERFRONT RESIDENCES

RESIDENCE - LIVING AREA



THE CRIMSON
WATERFRONT RESIDENCES

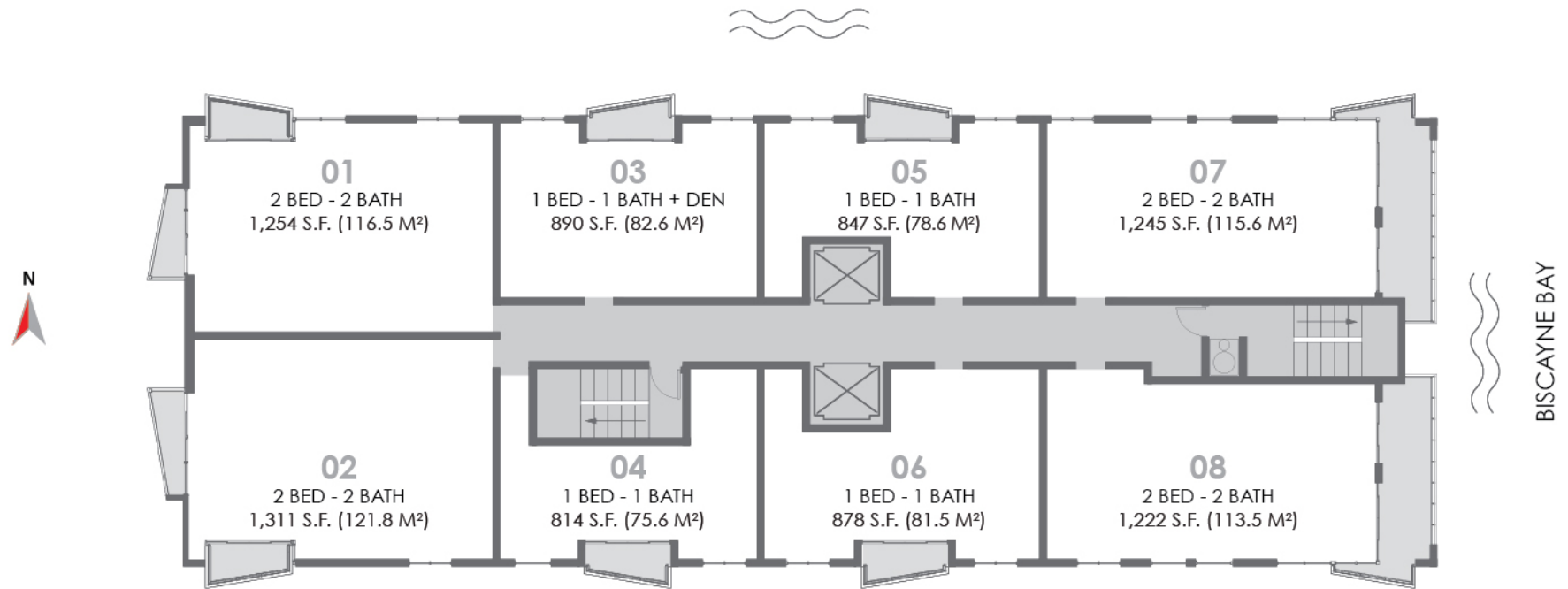
RESIDENCE - BATHROOM



THE CRIMSON
WATERFRONT RESIDENCES

BUILDING NIGHT VIEW

KEYPLAN



THE CRIMSON
WATERFRONT RESIDENCES

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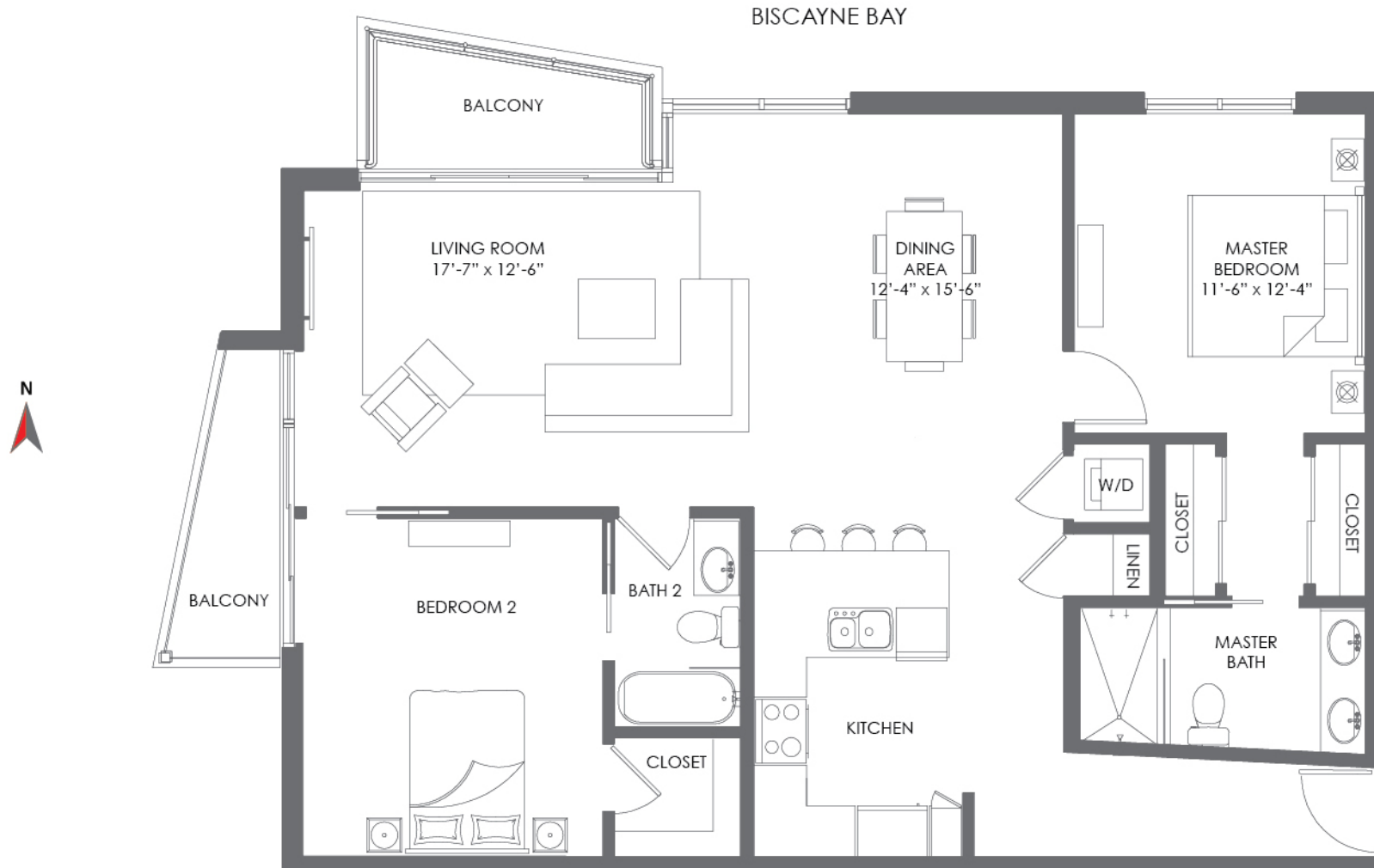
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RESIDENCE

01

2 BEDROOMS / 2 BATHROOMS

A/C AREA	1,254 S.F. (116.5 M ²)
BALCONIES	100 S.F. (9.3 M ²)
TOTAL	1,354 S.F. (125.8 M ²)

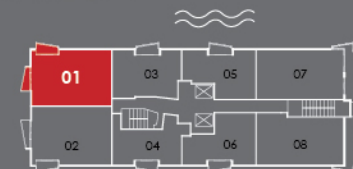


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FLOORS
9 TO 18



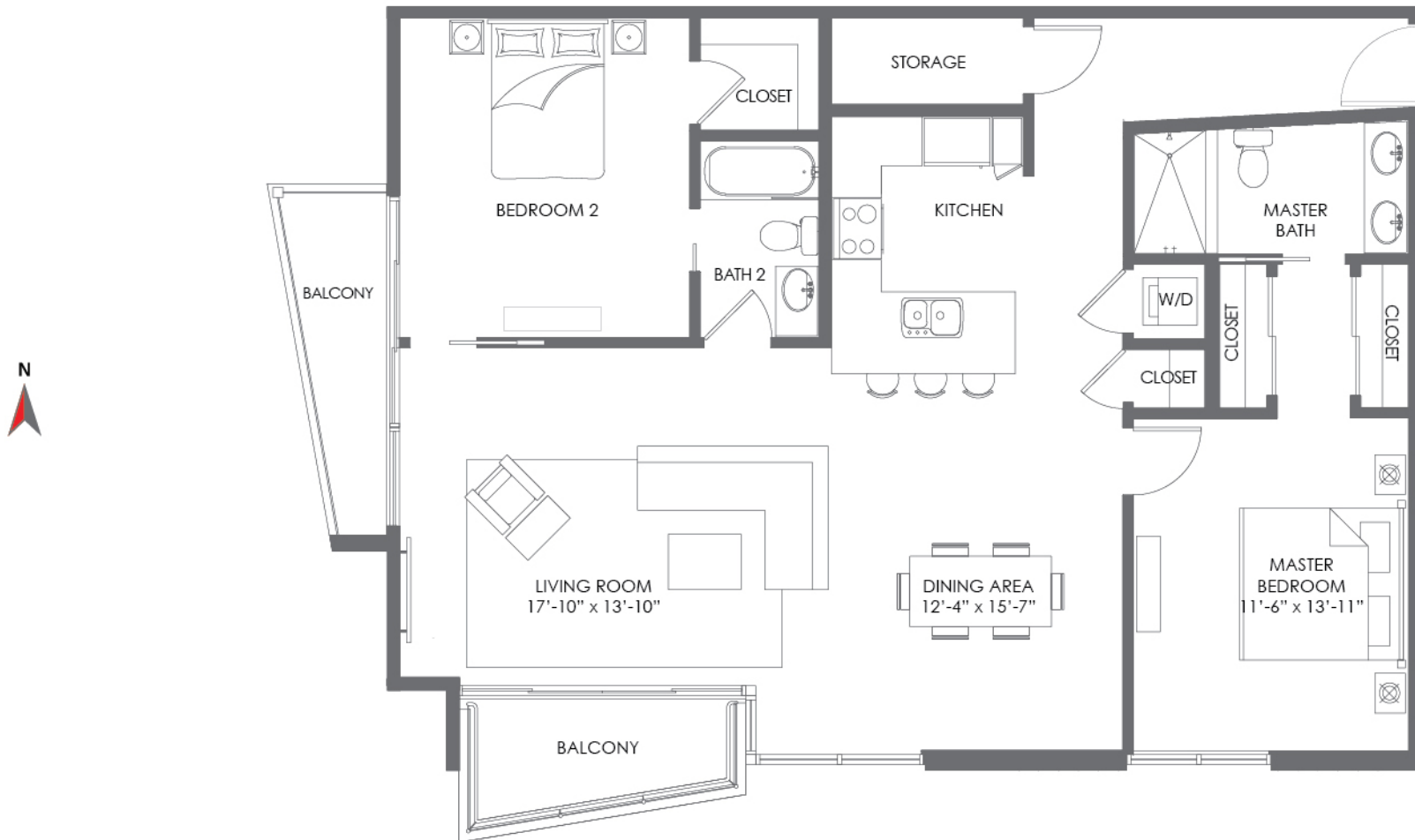
BISCAYNE
BAY

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RESIDENCE
02

2 BEDROOMS / 2 BATHROOMS

A/C AREA	1,311 S.F. (121.8 M ²)
BALCONIES	105 S.F. (9.8 M ²)
TOTAL	1,416 S.F. (131.6 M ²)



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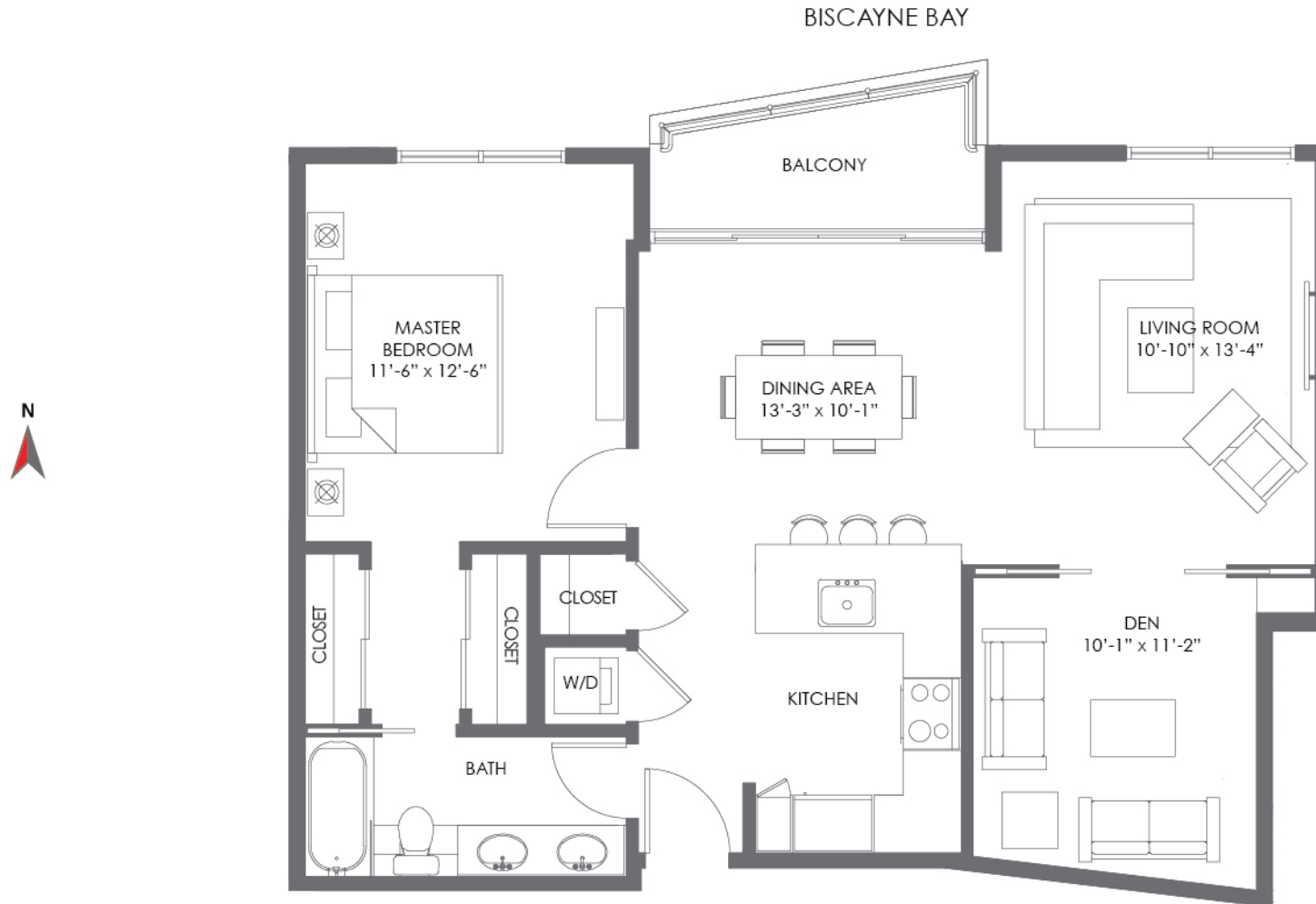
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RESIDENCE
03

1 BEDROOM / 1 BATHROOM + DEN

A/C AREA	890 S.F. (82.6 M ²)
BALCONIES	60 S.F. (5.5 M ²)
TOTAL	950 S.F. (88.1 M ²)



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FLOORS
8 TO 18



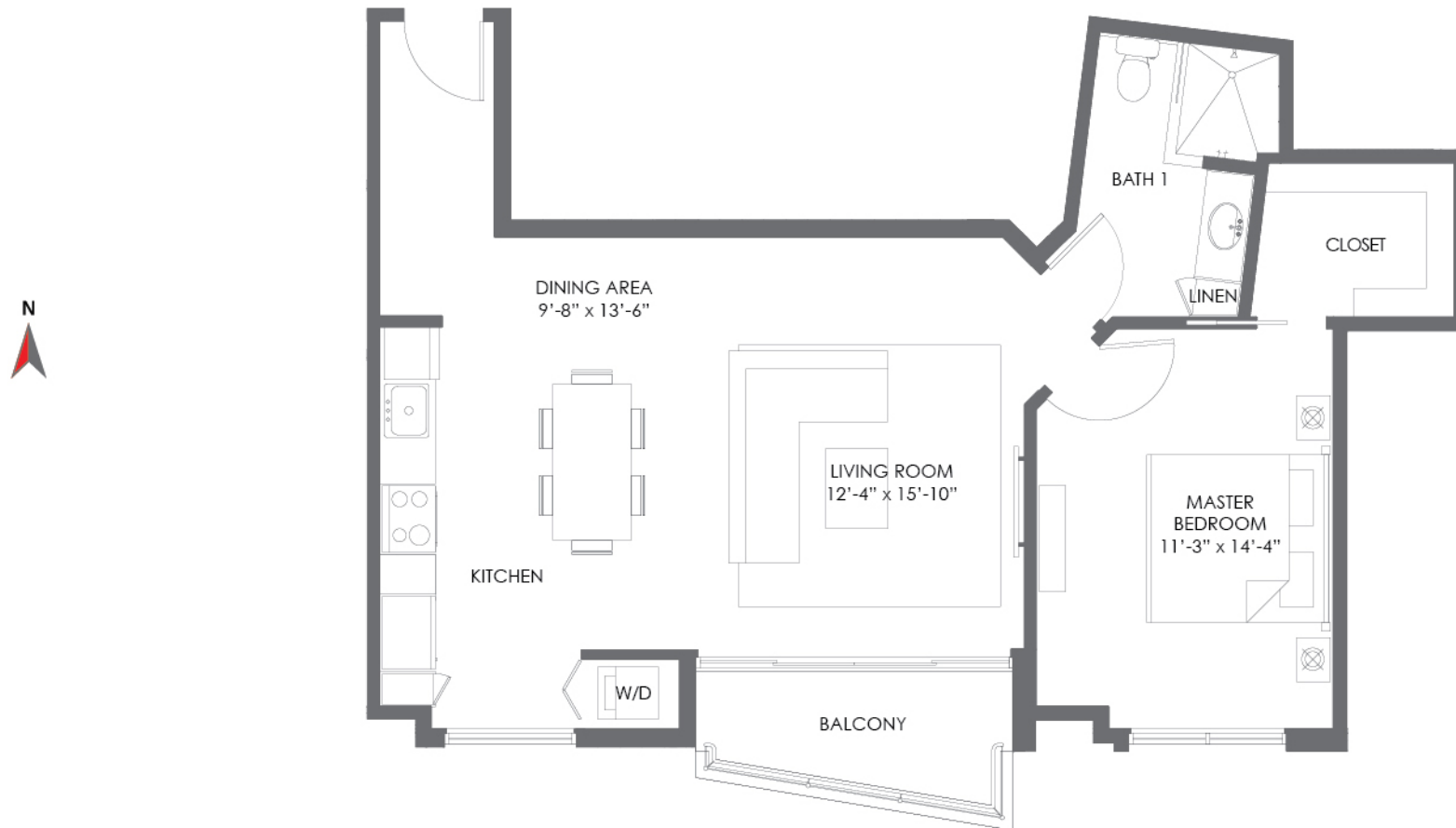
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RESIDENCE
04

1 BEDROOM / 1 BATHROOM

	FLOORS 8-14	FLOORS 15-18
A/C AREA	807 S.F. (74.9 M ²)	814 S.F. (75.6 M ²)
BALCONIES	60 S.F. (5.5 M ²)	60 S.F. (5.5 M ²)
TOTAL	867 S.F. (80.4 M ²)	874 S.F. (81.1 M ²)



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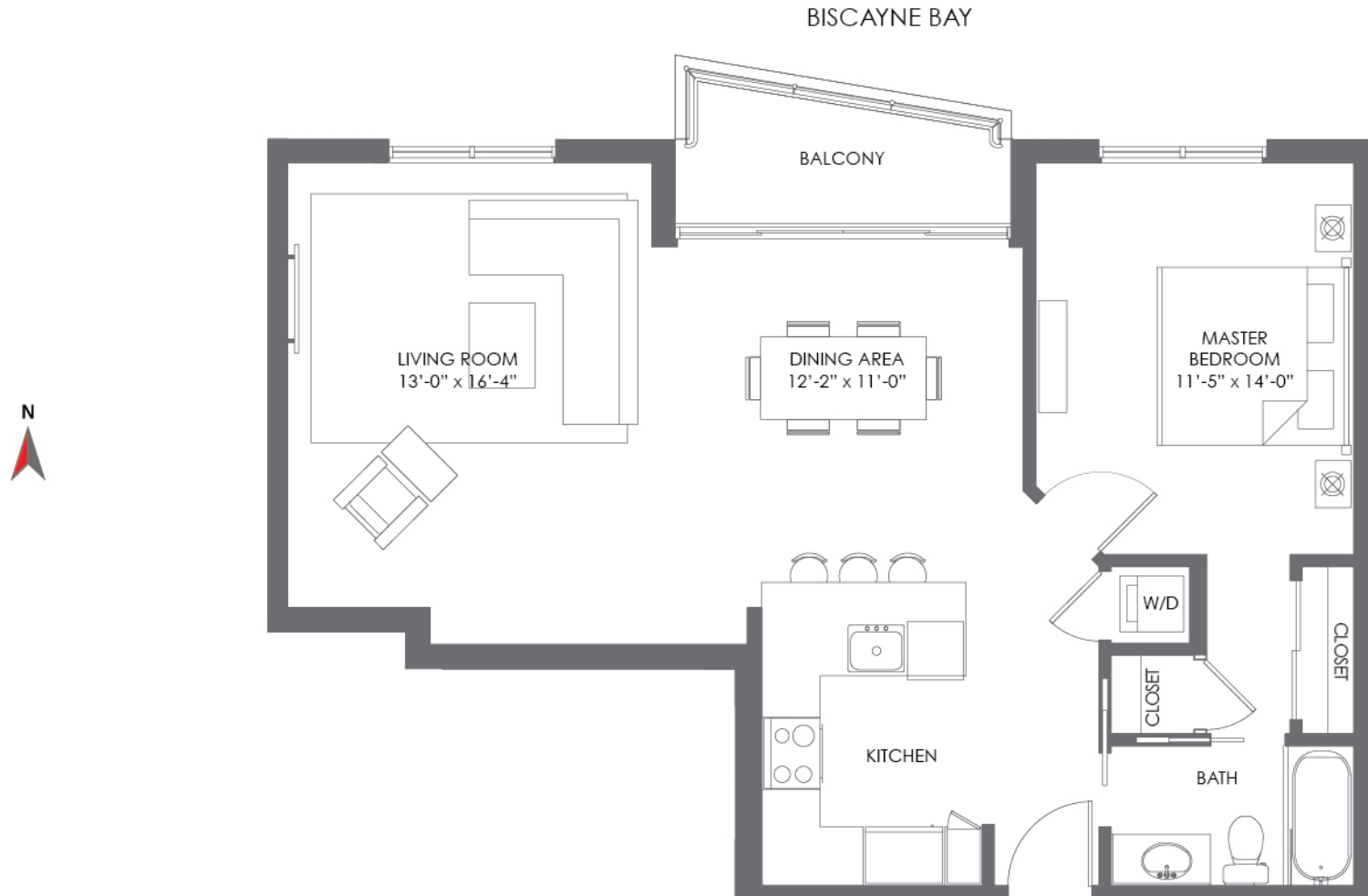


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RESIDENCE
05

1 BEDROOM / 1 BATHROOM

A/C AREA	847 S.F. (78.6 M ²)
BALCONIES	60 S.F. (5.5 M ²)
TOTAL	907 S.F. (84.1 M ²)



THE CRIMSON

WATERFRONT RESIDENCES

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FLOORS
8 TO 18



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RESIDENCE
06

1 BEDROOM / 1 BATHROOM

	FLOORS 9-14	FLOORS 15-18
A/C AREA	867 S.F. (80.5 M ²)	878 S.F. (81.5 M ²)
BALCONIES	60 S.F. (5.5 M ²)	60 S.F. (5.5 M ²)
TOTAL	927 S.F. (86 M ²)	938 S.F. (87 M ²)



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FLOORS
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BISCAYNE
BAY

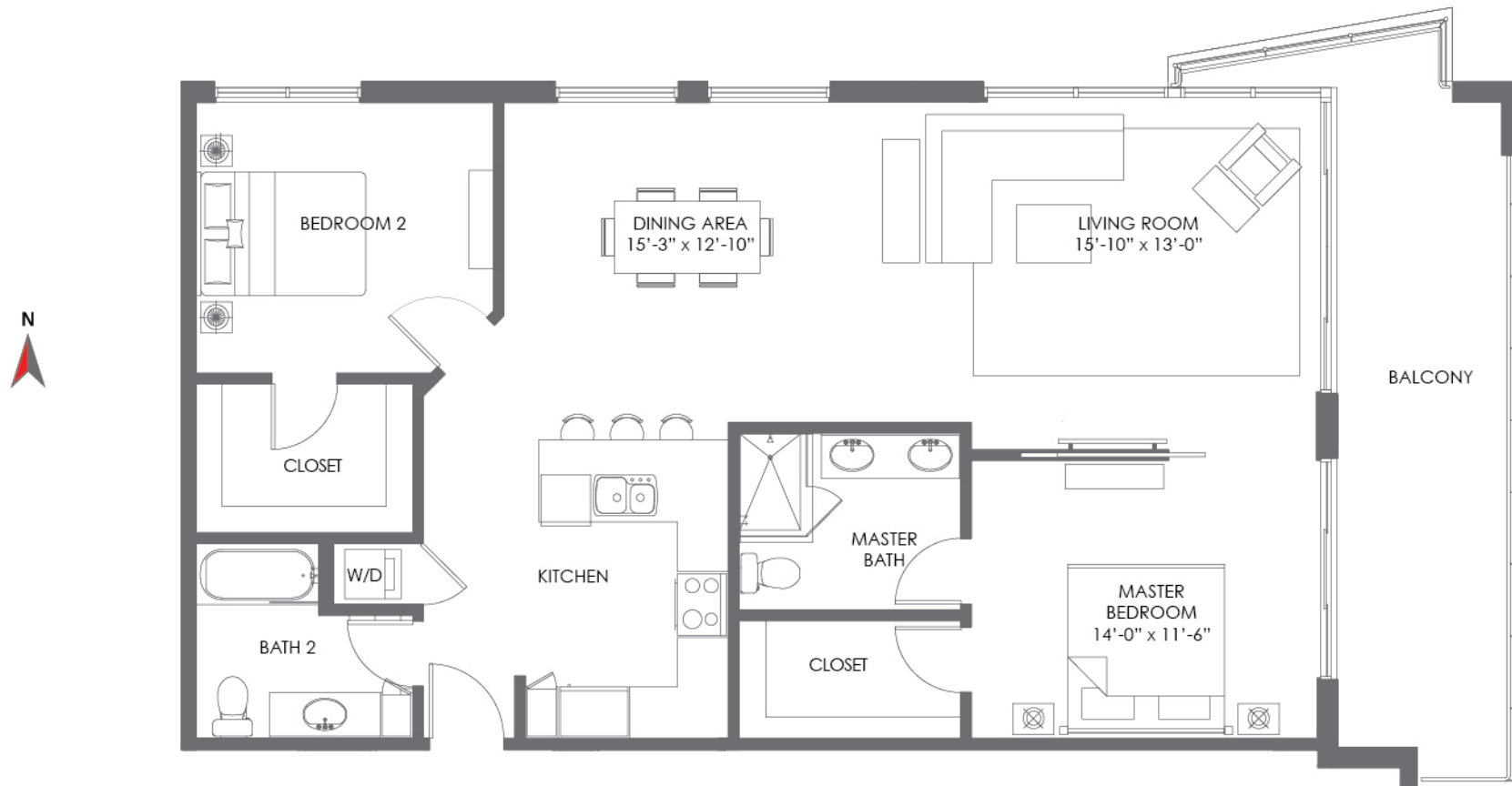
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RESIDENCE
07

2 BEDROOMS / 2 BATHROOMS

A/C AREA	1,245 S.F. (115.6 M ²)
BALCONIES	221 S.F. (20.5 M ²)
TOTAL	1,466 S.F. (136 M²)

BISCAYNE BAY



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FLOORS
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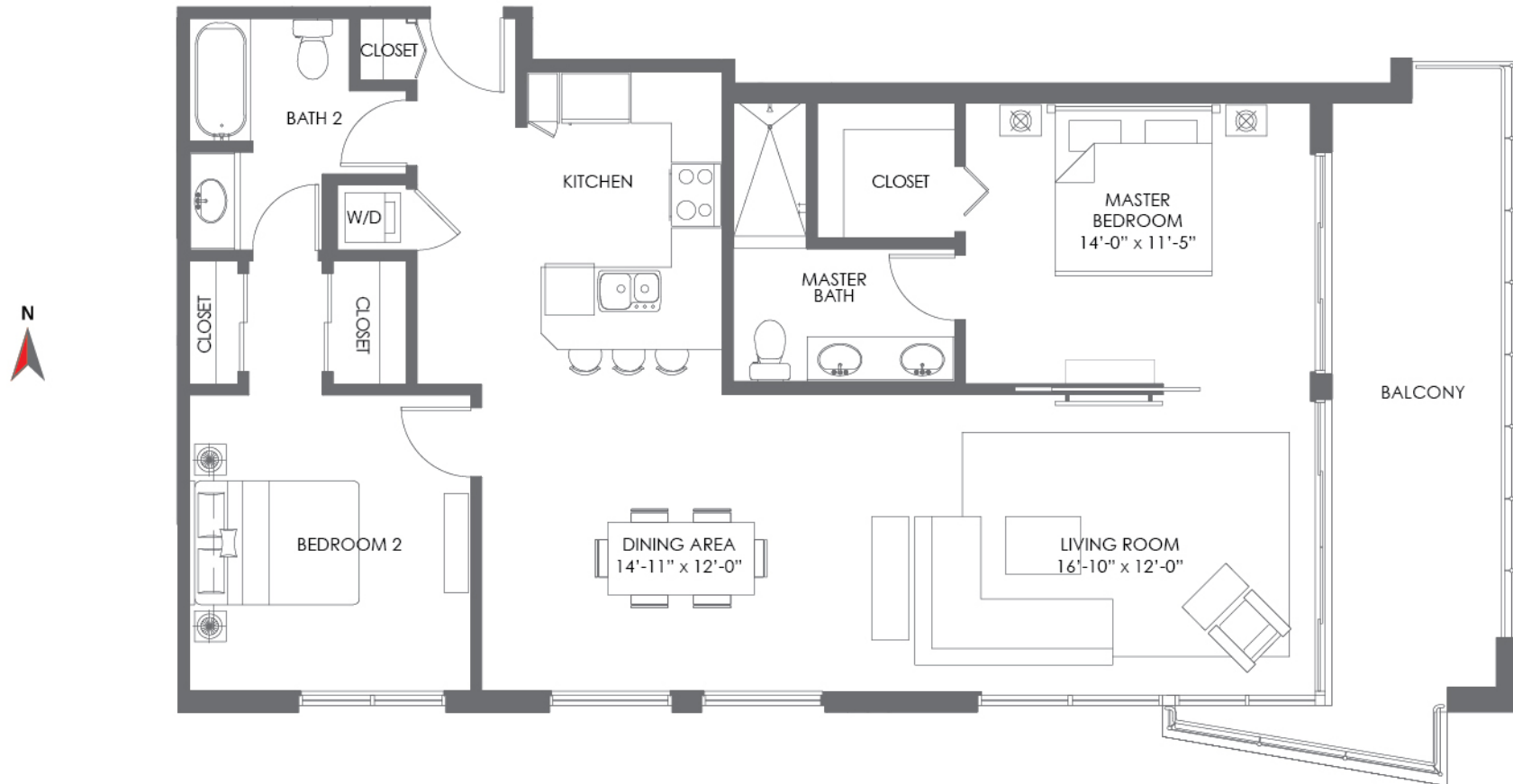
RESIDENCE
08

2 BEDROOMS / 2 BATHROOMS

FLOORS 9-14

FLOORS 15-18

A/C AREA	1,210 S.F. (112.4 M ²)	1,222 S.F. (113.5 M ²)
BALCONIES	211 S.F. (19.6 M ²)	208 S.F. (19.3 M ²)
TOTAL	1,421 S.F. (132 M ²)	1,430 S.F. (132.8 M ²)

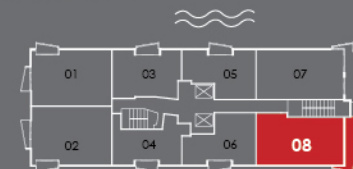


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FLOORS
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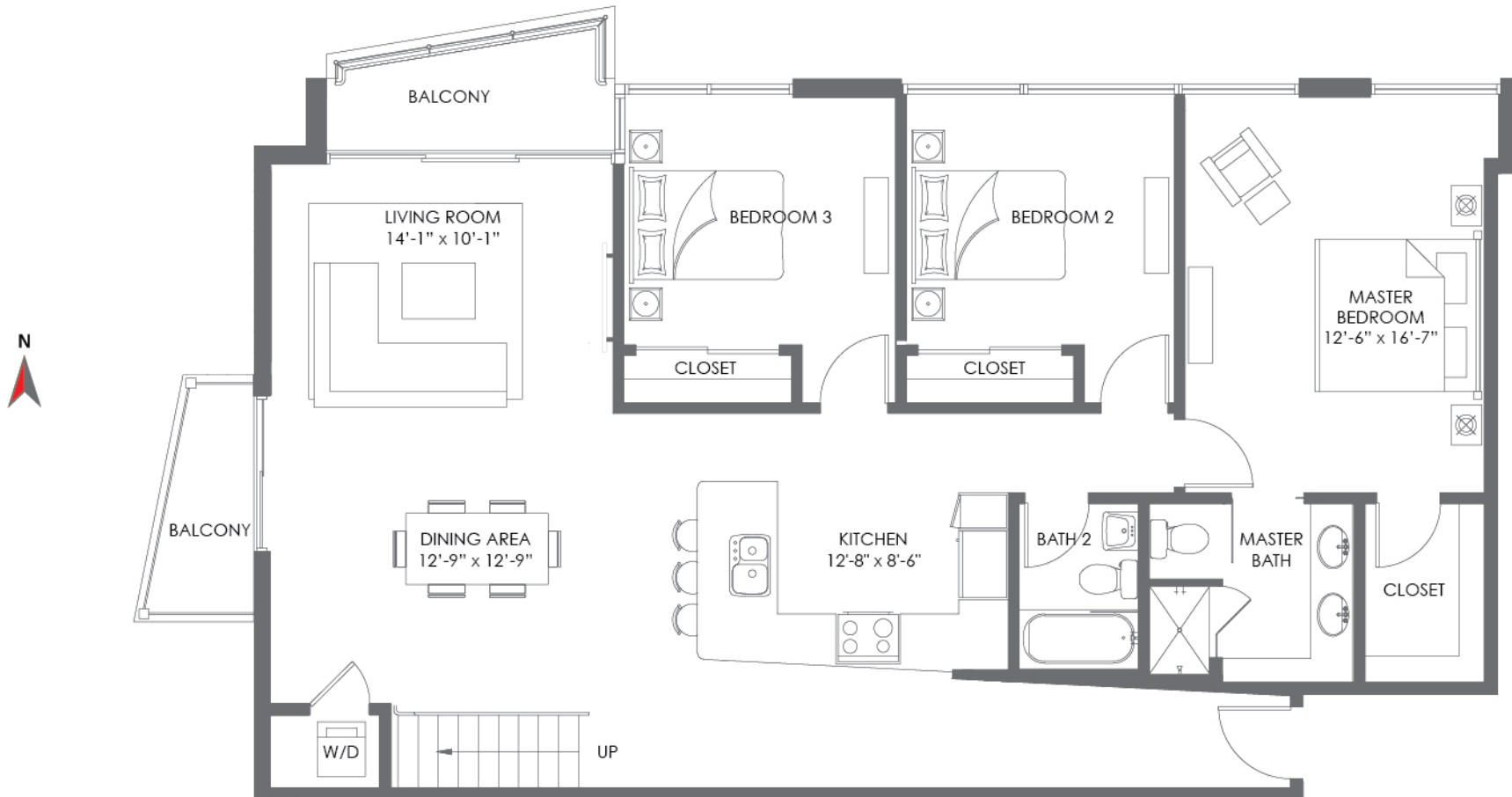
PENTHOUSE

01

3 BEDROOMS / 2 BATHROOMS

A/C AREA	1,625 S.F. (150.9 M ²)
BALCONIES	100 S.F. (9.2 M ²)
ROOF TERRACE	983 S.F. (91.3 M ²)
TOTAL	2,708 S.F. (251.4 M ²)

BISCAYNE BAY

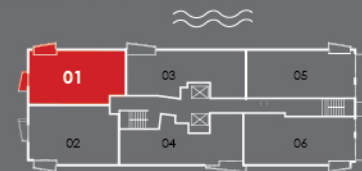


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PENTHOUSES
19TH FLOOR



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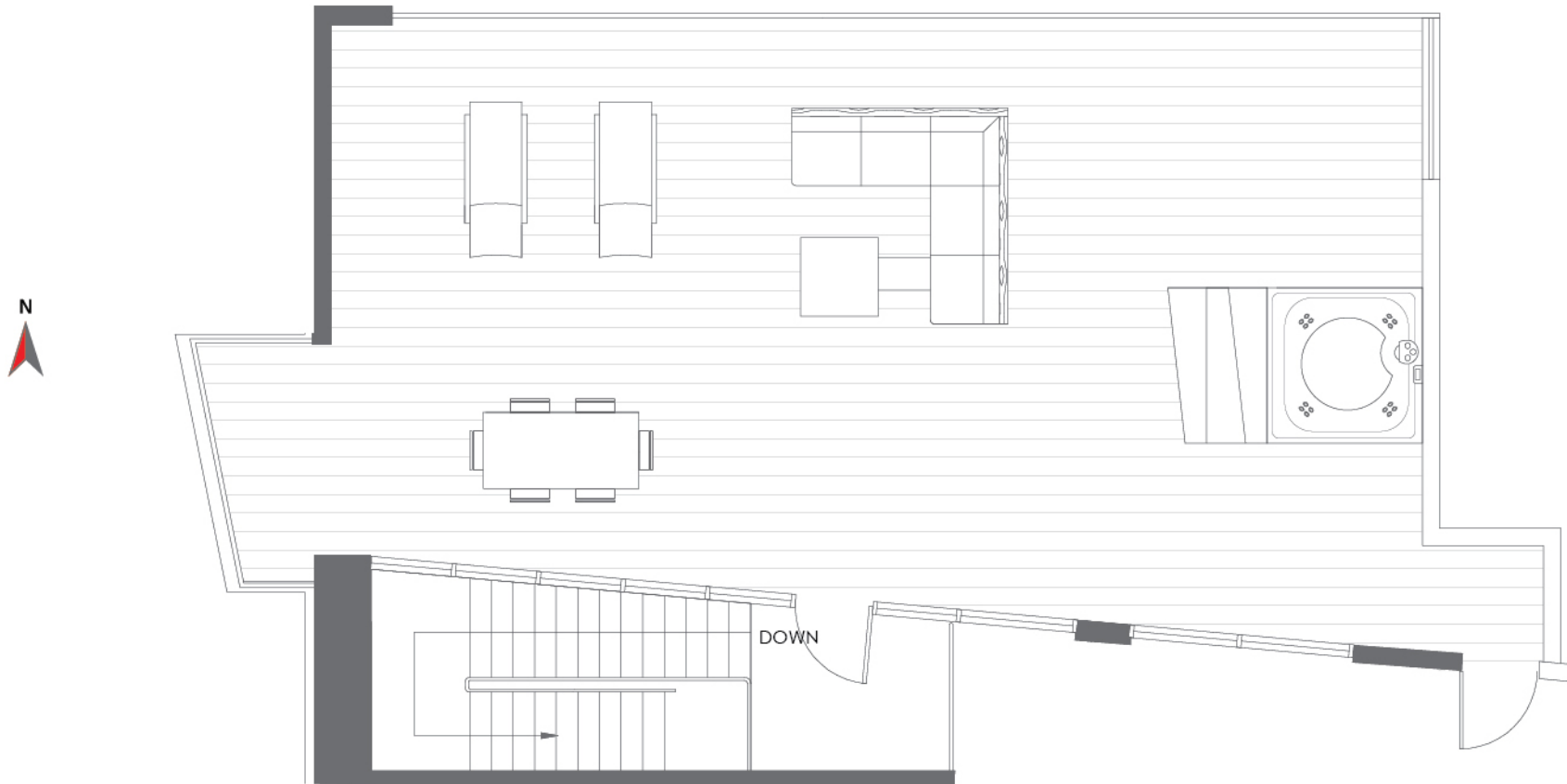
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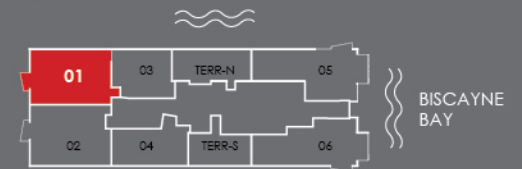


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PENTHOUSES
20TH FLOOR



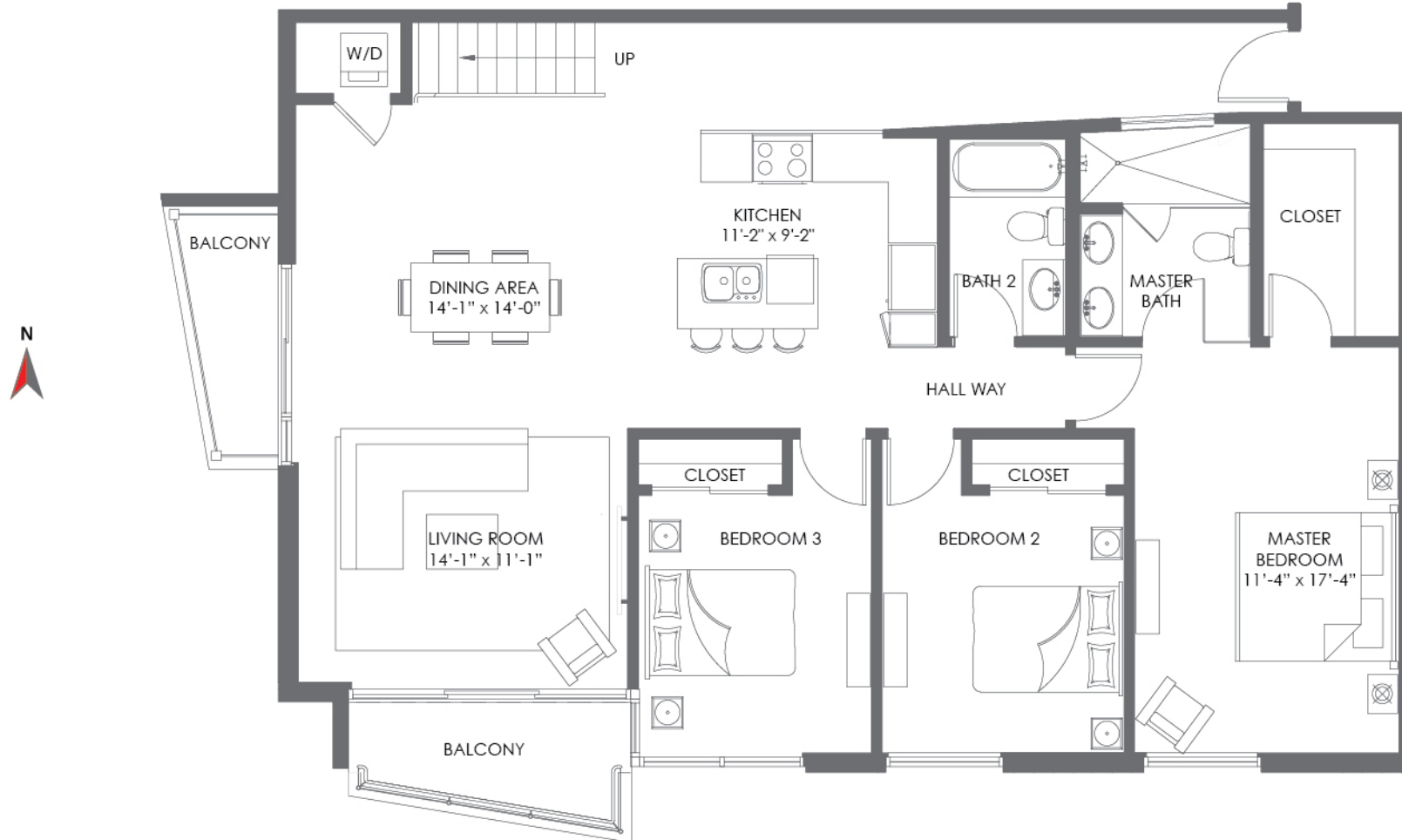
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PENTHOUSE

02

3 BEDROOMS / 2 BATHROOMS

A/C AREA	1,651 S.F. (153.3 M ²)
BALCONIES	106 S.F. (9.7 M ²)
ROOF TERRACE	1,077 S.F. (100 M ²)
TOTAL	2,834 S.F. (263 M ²)

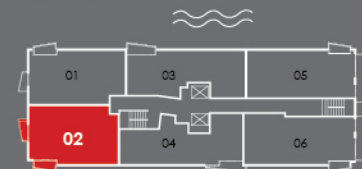


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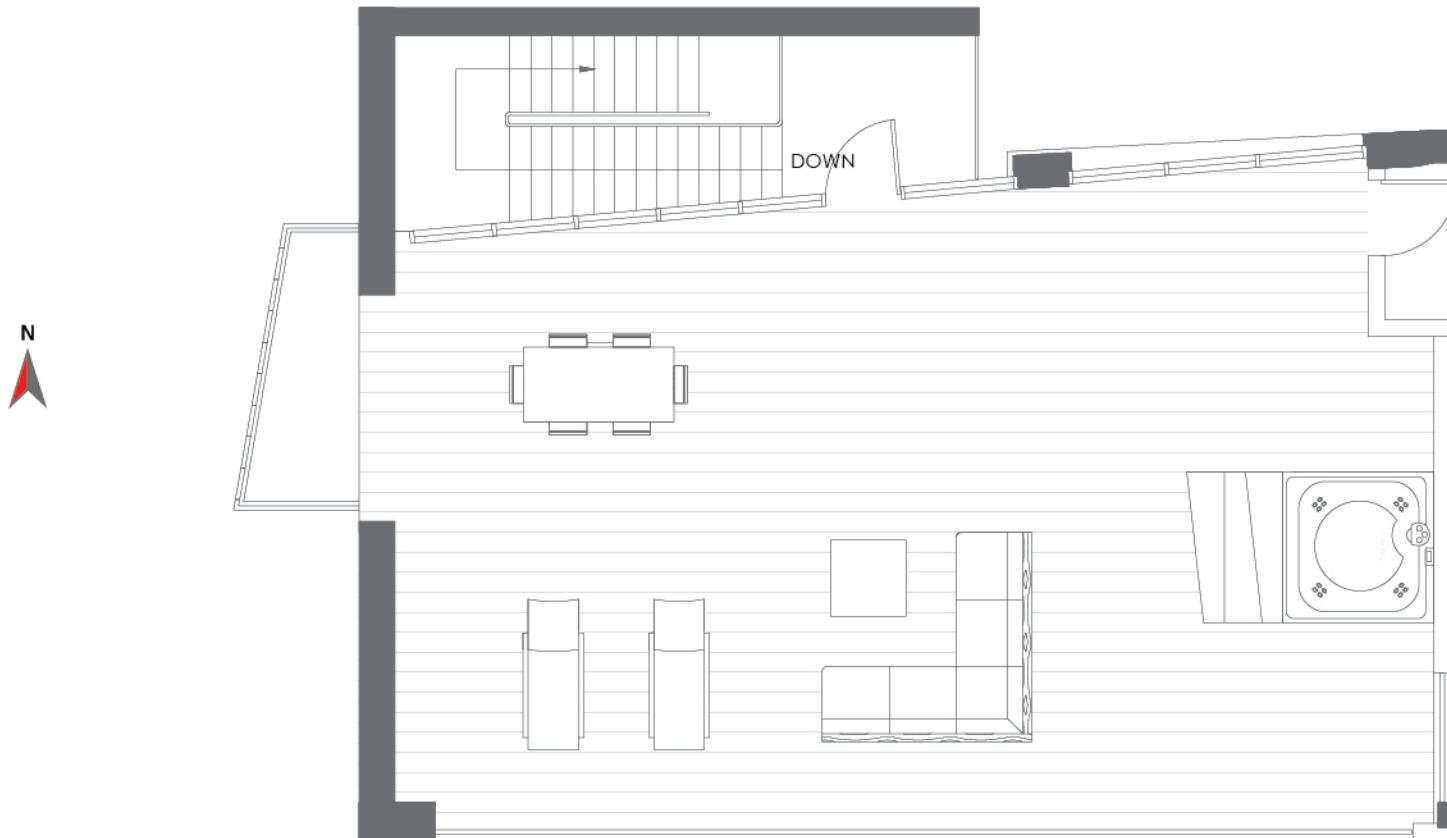
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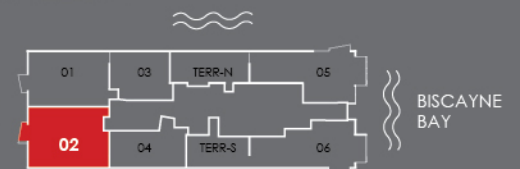


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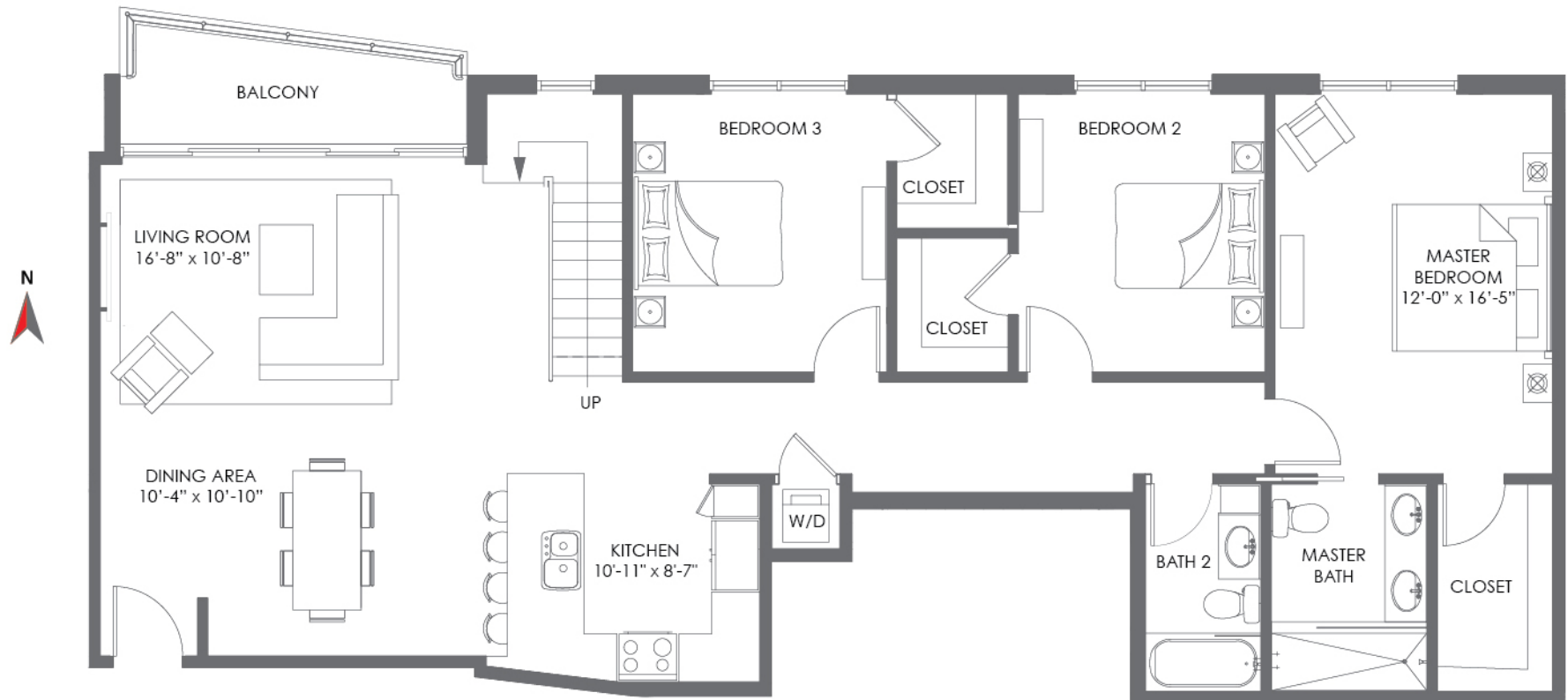
PENTHOUSE

03

3 BEDROOMS / 2 BATHROOMS

A/C AREA	1,606 S.F. (149.2 M ²)
BALCONIES	78 S.F. (7.2 M ²)
ROOF TERRACE	664 S.F. (61.7 M ²)
TOTAL	2,348 S.F. (218.1 M ²)

BISCAYNE BAY



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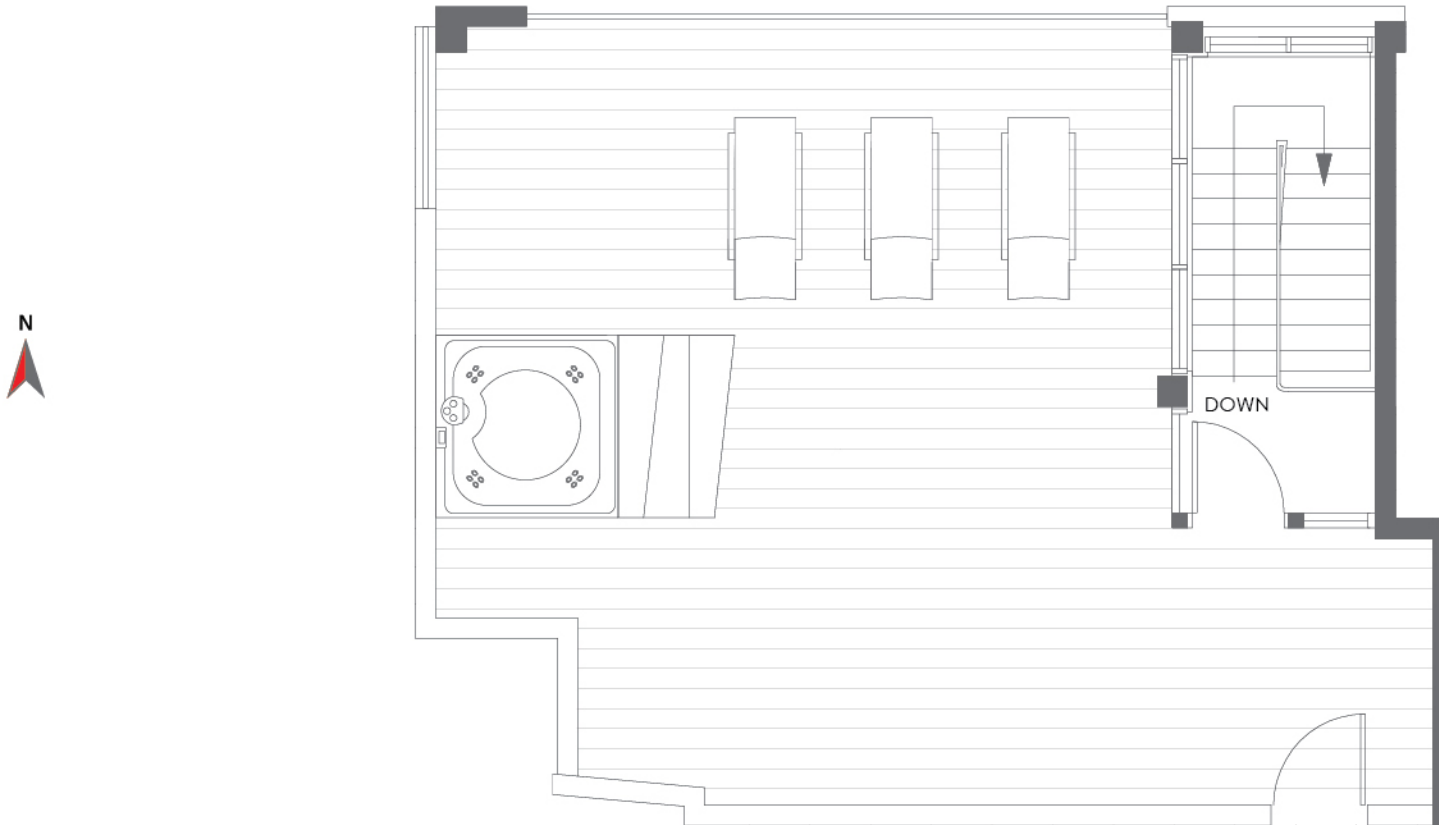
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BISCAYNE BAY

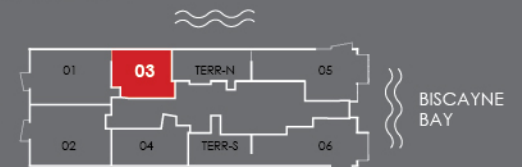


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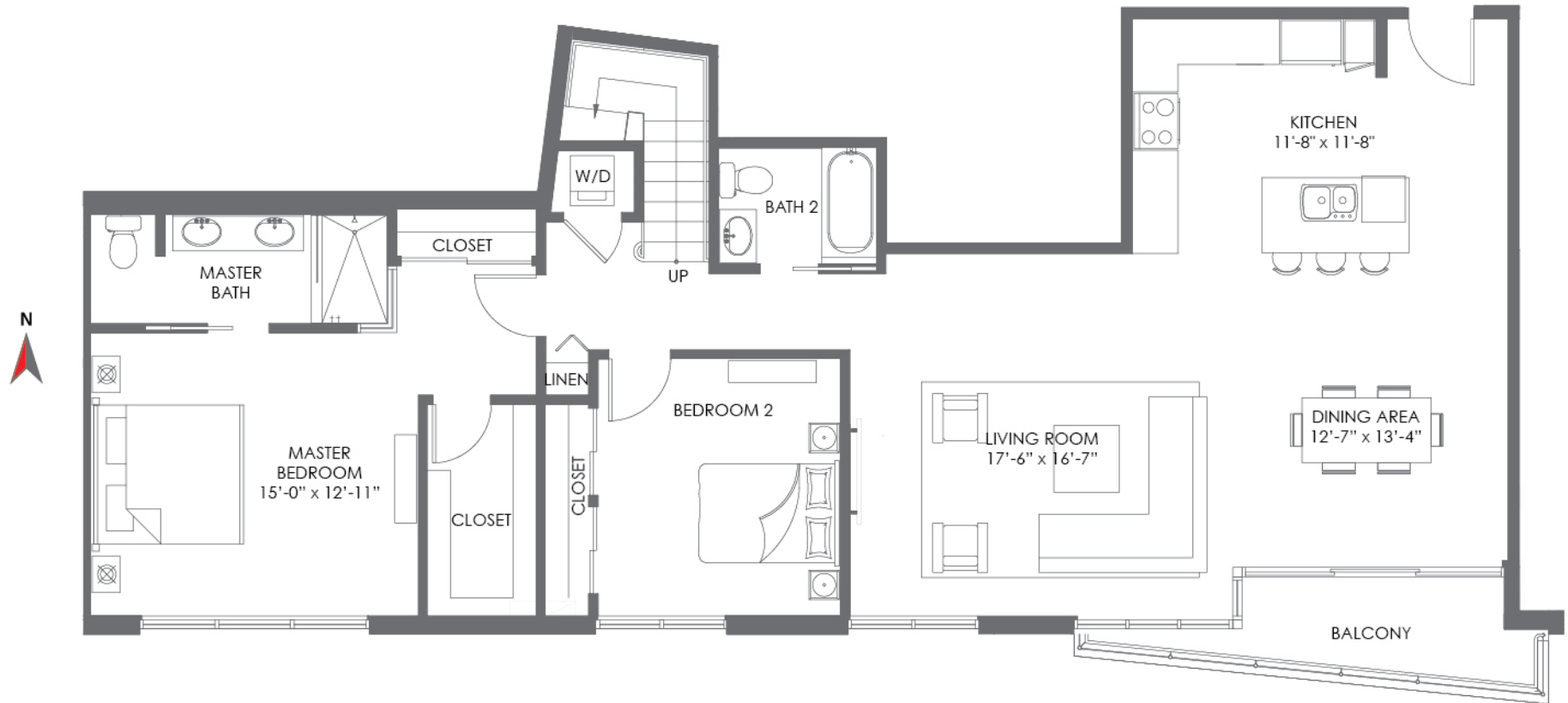
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PENTHOUSE

04

2 BEDROOMS / 2 BATHROOMS

A/C AREA	1,578 S.F. (146.6 M ²)
BALCONIES	79 S.F. (7.3 M ²)
ROOF TERRACE	688 S.F. (63.9 M ²)
TOTAL	2,345 S.F. (217.8 M ²)



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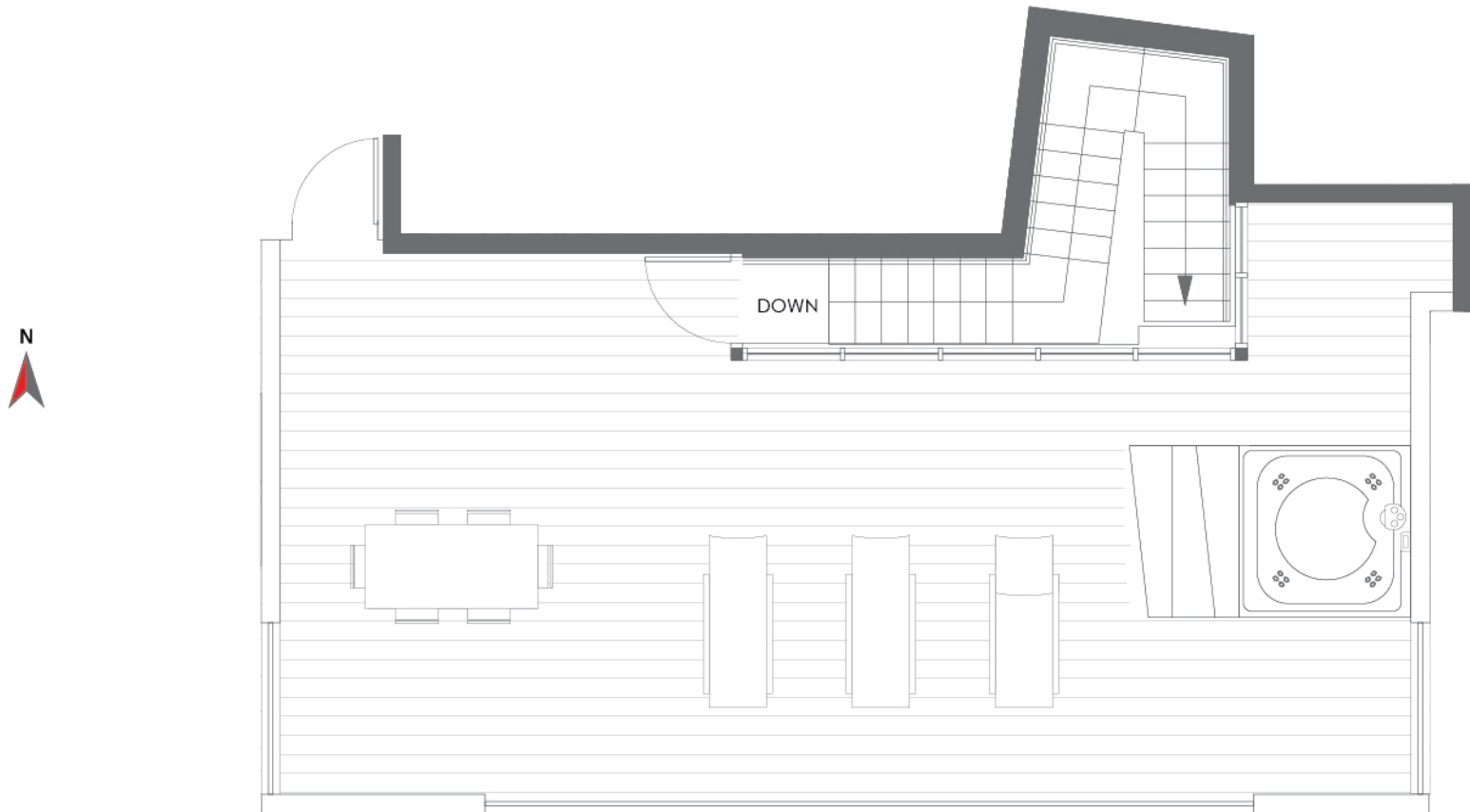
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PENTHOUSE
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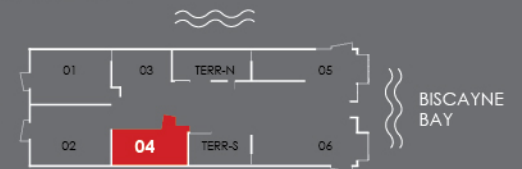


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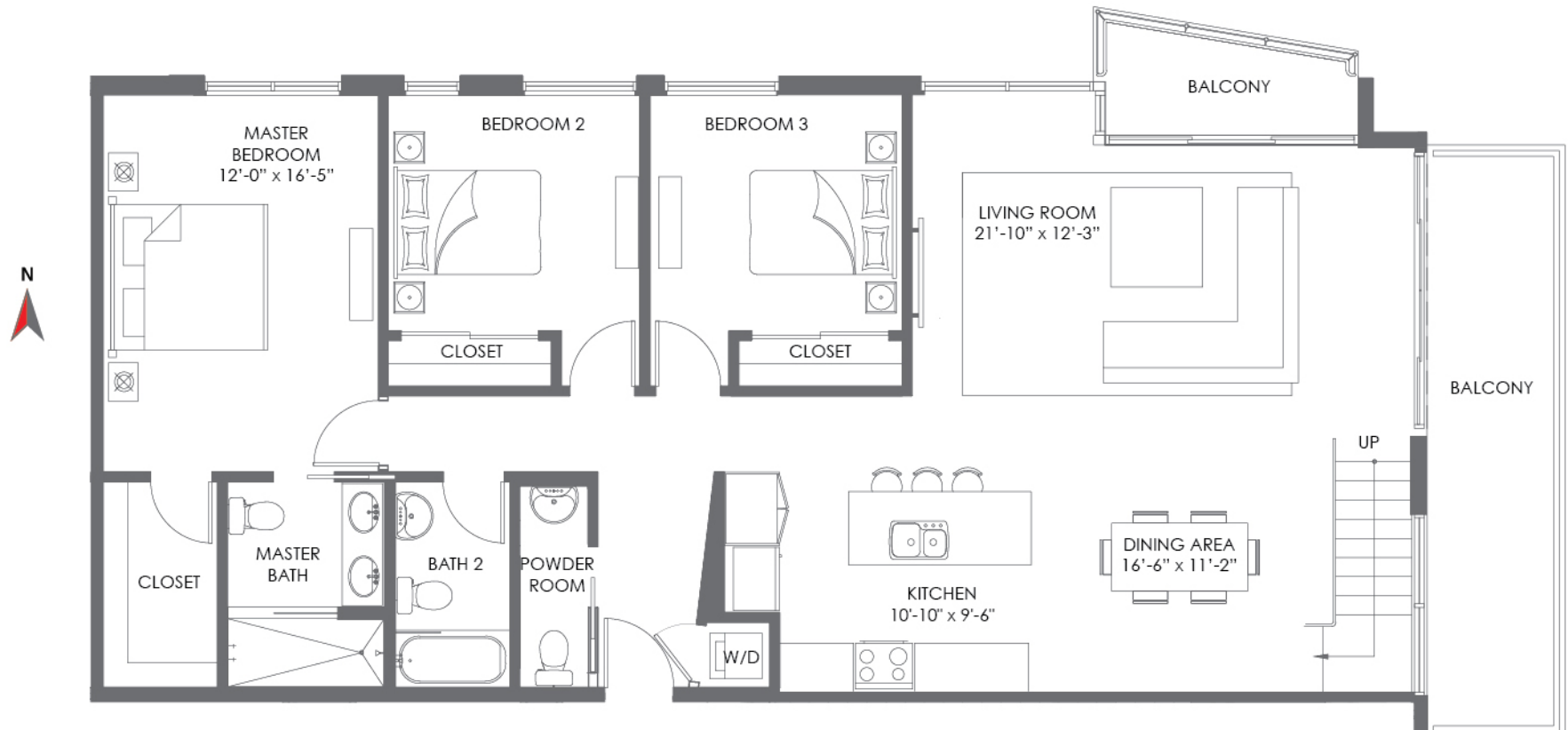
PENTHOUSE

05

3 BEDROOMS / 2 BATHROOMS

A/C AREA	1,668 S.F. (154.9 M ²)
BALCONIES	205 S.F. (19 M ²)
ROOF TERRACE	1,123 S.F. (104.3 M ²)
TOTAL	2,996 S.F. (278.2 M ²)

BISCAYNE BAY

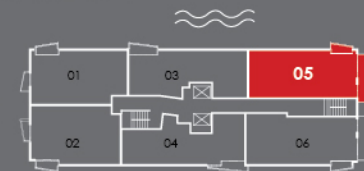


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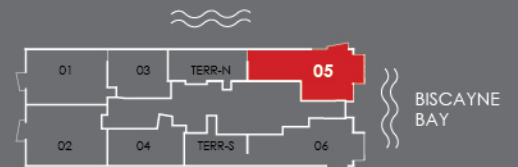


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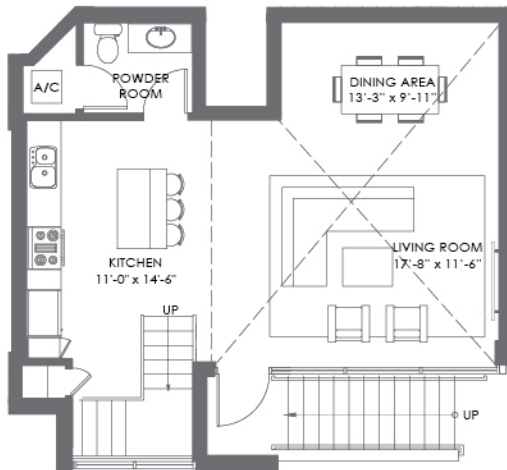
TOWNHOME

01

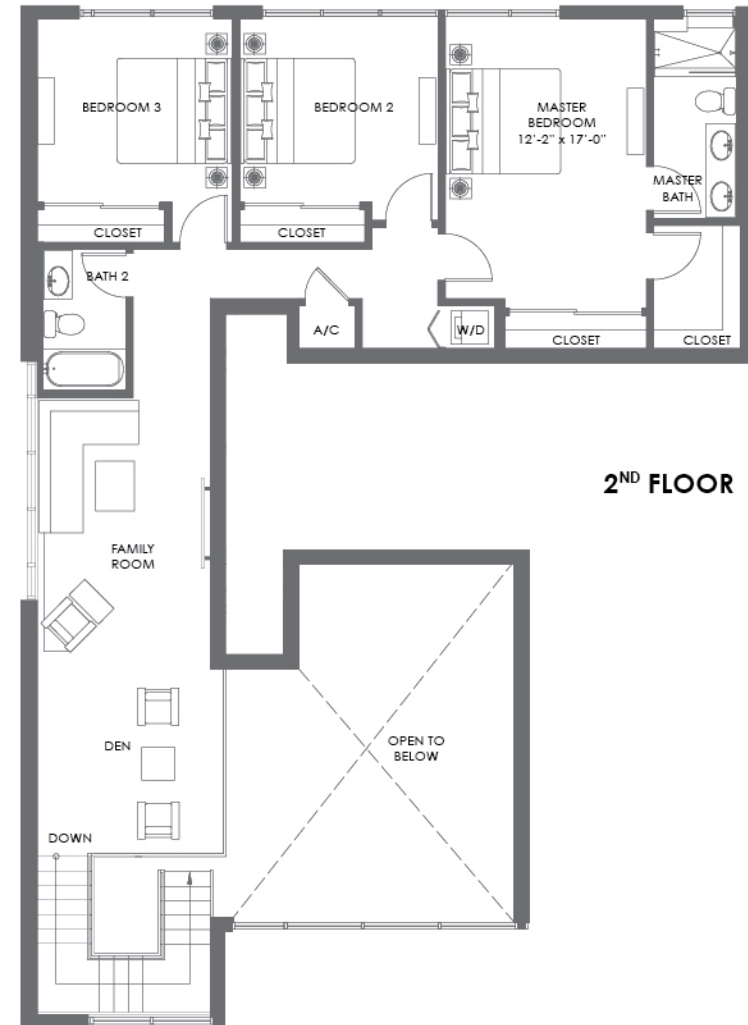
3 BEDROOMS / 2 1/2 BATHROOMS

BISCAYNE BAY

1ST FLOOR 671 S.F. (62.3 M²)
 2ND FLOOR 1,339 S.F. (124.4 M²)
 TOTAL 2,010 S.F. (186.7 M²)



1ST FLOOR



2ND FLOOR



THE CRIMSON
 WATERFRONT RESIDENCES

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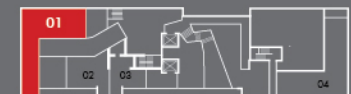


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TOWNHOMES



1ST FLOOR



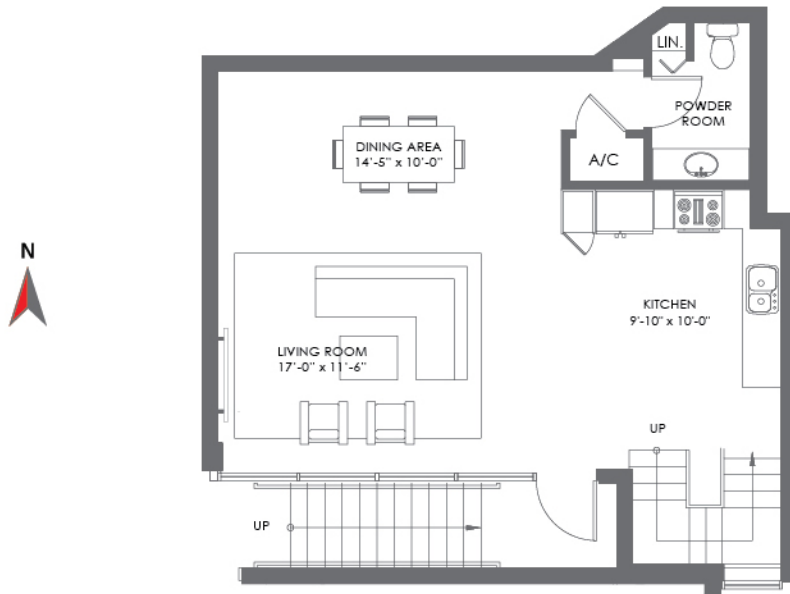
2ND FLOOR

BISCAYNE
 BAY

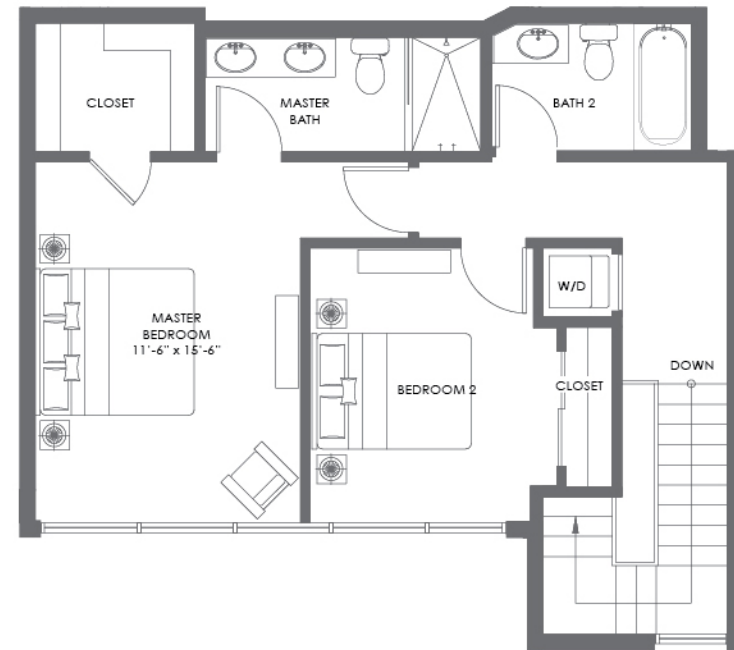
TOWNHOME
02

2 BEDROOMS / 2 1/2 BATHROOMS

1 ST FLOOR	671 S.F. (62.3 M ²)
2 ND FLOOR	1,339 S.F. (124.4 M ²)
TOTAL	2,010 S.F. (186.7 M²)



1ST FLOOR



2ND FLOOR



THE CRIMSON
WATERFRONT RESIDENCES

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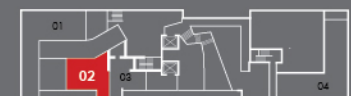


Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "unit" set forth in the declaration. All floor plans and development plans are approximate and subject to change.

TOWNHOMES



1ST FLOOR



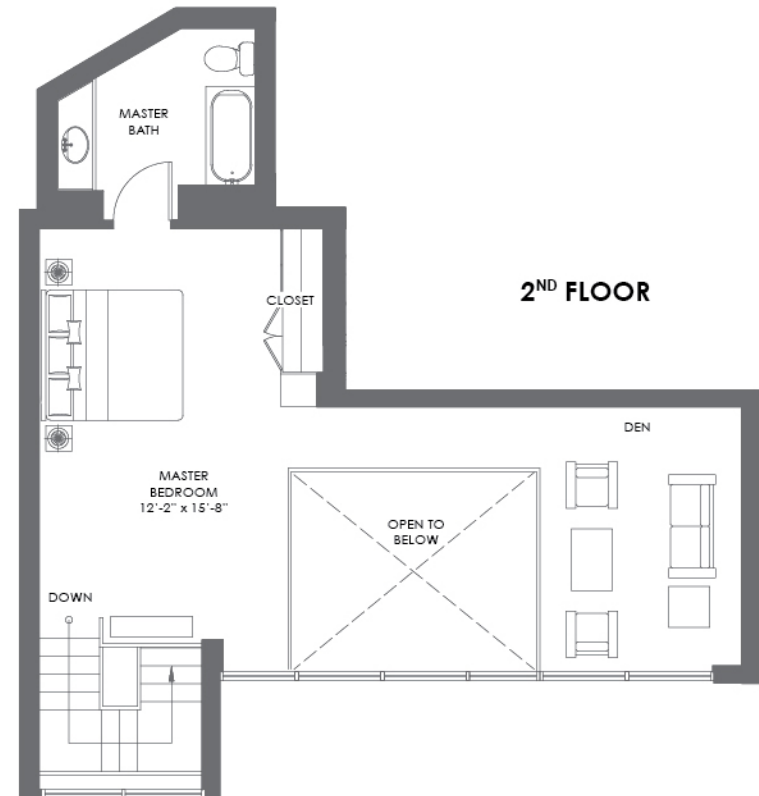
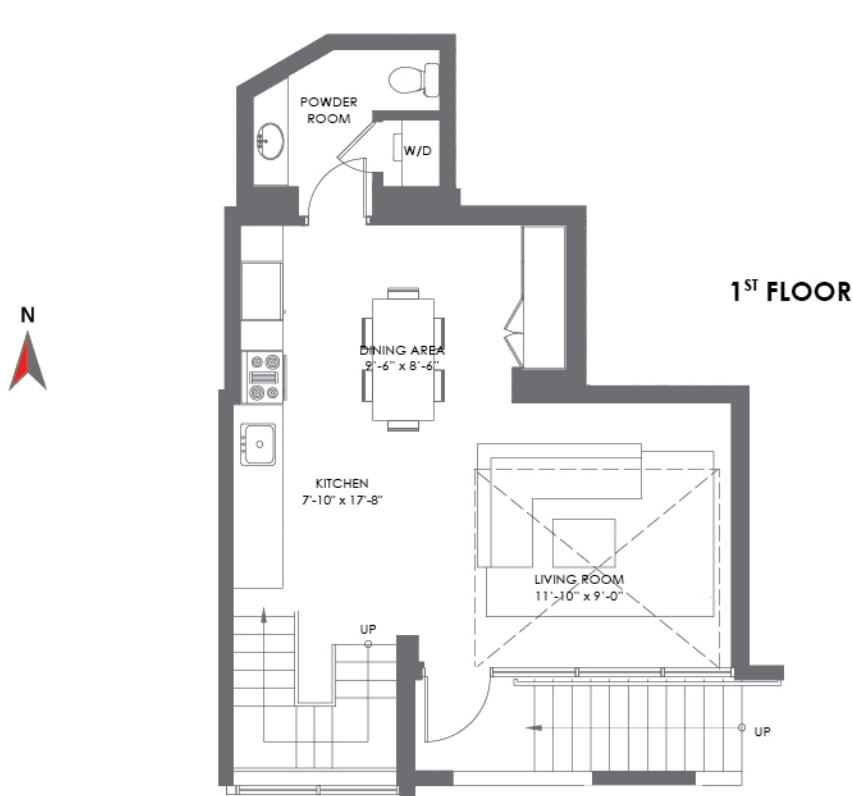
2ND FLOOR

BISCAYNE
BAY

TOWNHOME
03

1 BEDROOM + DEN / 1 1/2 BATHROOMS

1 ST FLOOR	600 S.F. (55.7 M ²)
2 ND FLOOR	732 S.F. (68 M ²)
TOTAL	1,332 S.F. (123.7 M²)



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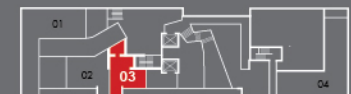


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TOWNHOMES



1ST FLOOR



2ND FLOOR

BISCAYNE
BAY

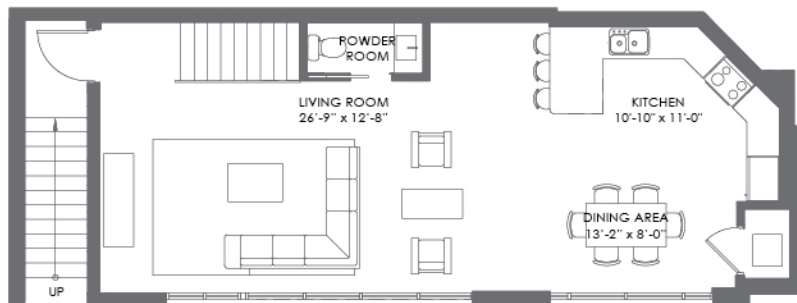
TOWNHOME
04

3 BEDROOMS + DEN / 2 1/2 BATHROOMS

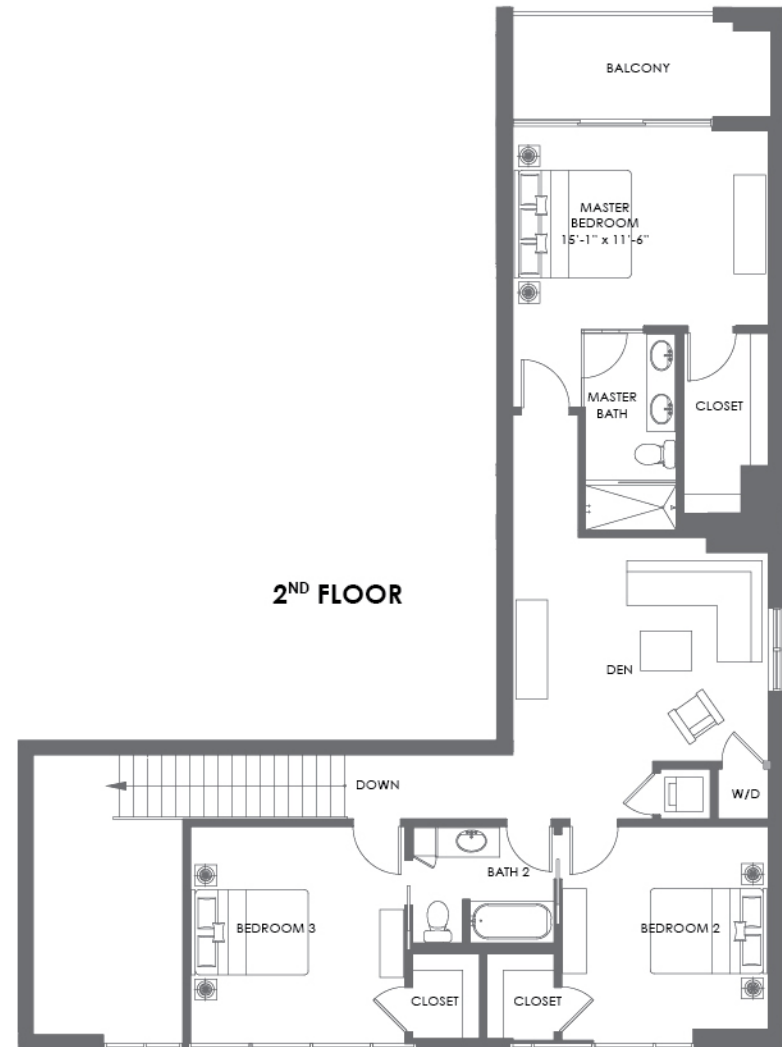
1ST FLOOR	763 S.F. (70.8 M ²)
2ND FLOOR	1,209 S.F. (112.3 M ²)
BALCONIES	100 S.F. (9.2 M ²)
TOTAL	1,972 S.F. (183.2 M ²)



1ST FLOOR



2ND FLOOR



THE CRIMSON
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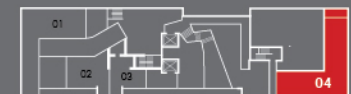


Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "unit" set forth in the declaration. All floor plans and development plans are approximate and subject to change.

TOWNHOMES



1ST FLOOR



2ND FLOOR

BISCAYNE
BAY

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WATERFRONT RESIDENCES



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