

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

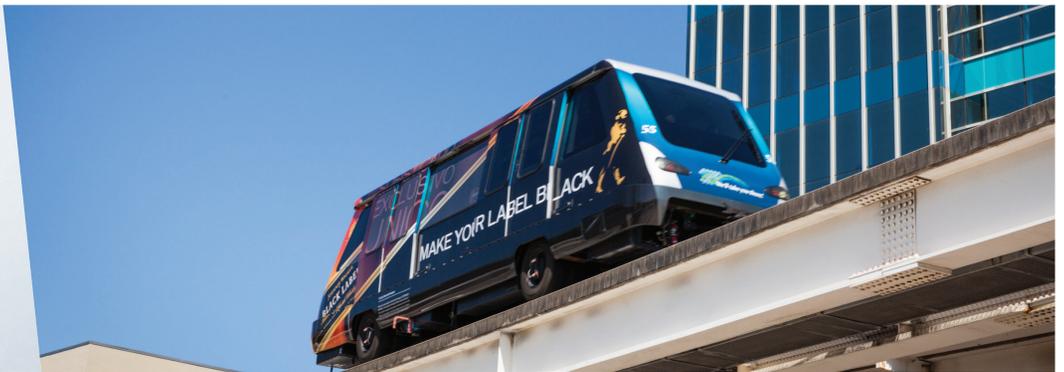
- Smart home security recognition system
- Smart building and security monitoring system at lobby
- Controlled door access throughout public/common areas
- Advanced smart-building wiring for TV, multiple telephone/ data lines and ultra high-speed internet access in each residence
- Free Wi-Fi within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

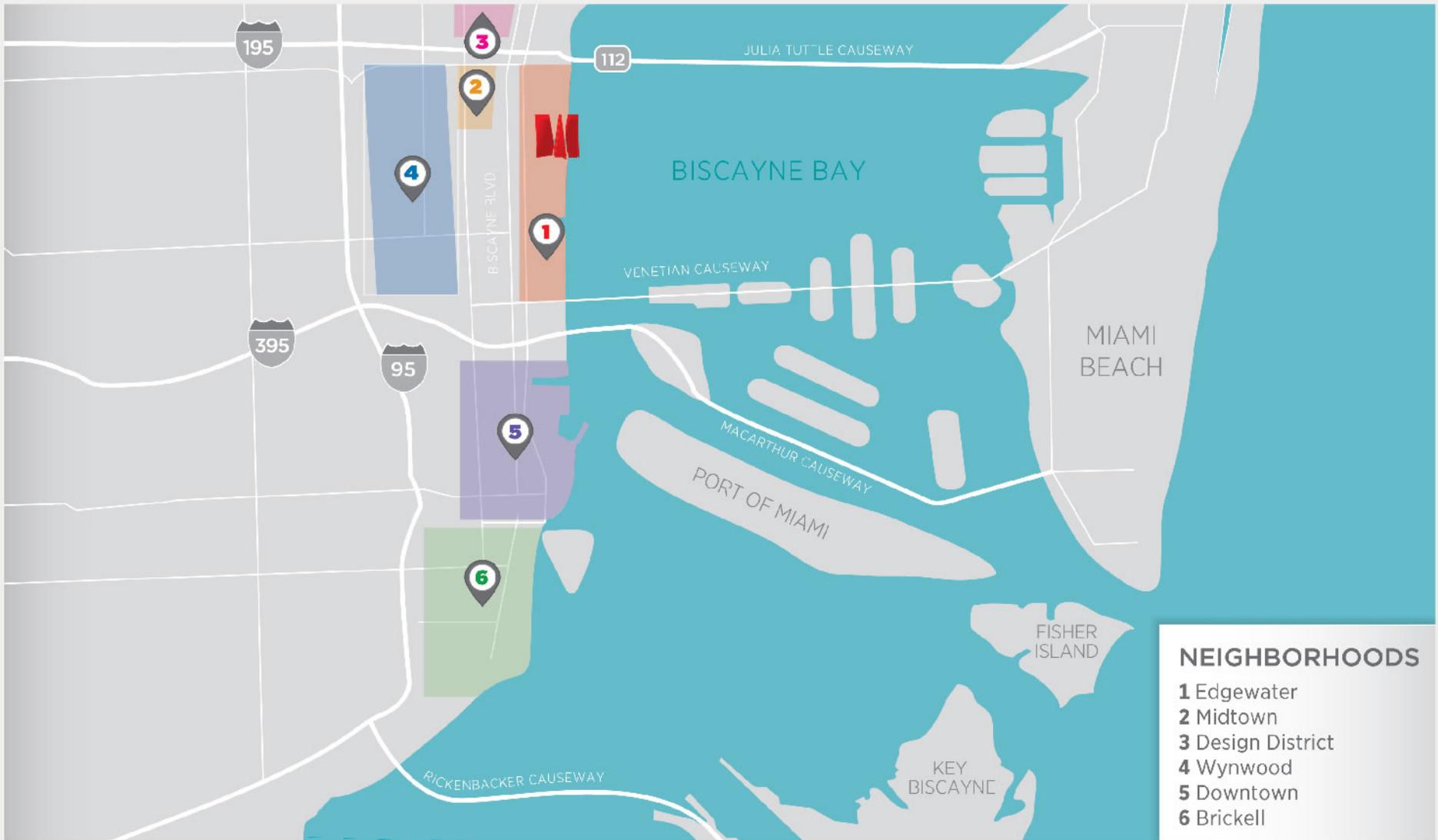
## KITCHENS

- 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.





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WATERFRONT RESIDENCES

NEIGHBORHOODS



**THE CRIMSON**  
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EAST VIEW



**THE CRIMSON**  
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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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RESIDENCE - GLASS DOORS



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WATERFRONT RESIDENCES

RESIDENCE - LIVING AREA



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WATERFRONT RESIDENCES

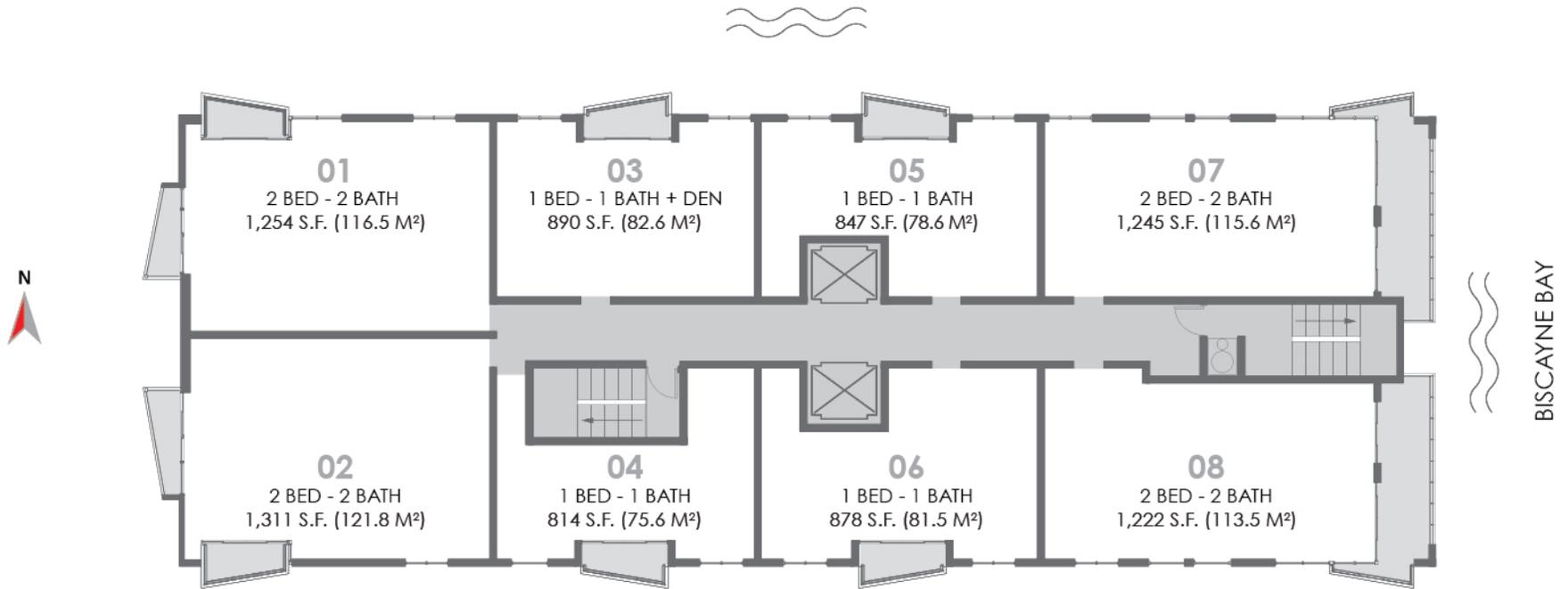
RESIDENCE - BATHROOM



**THE CRIMSON**  
WATERFRONT RESIDENCES

BUILDING NIGHT VIEW

# KEYPLAN



**THE CRIMSON**  
WATERFRONT RESIDENCES

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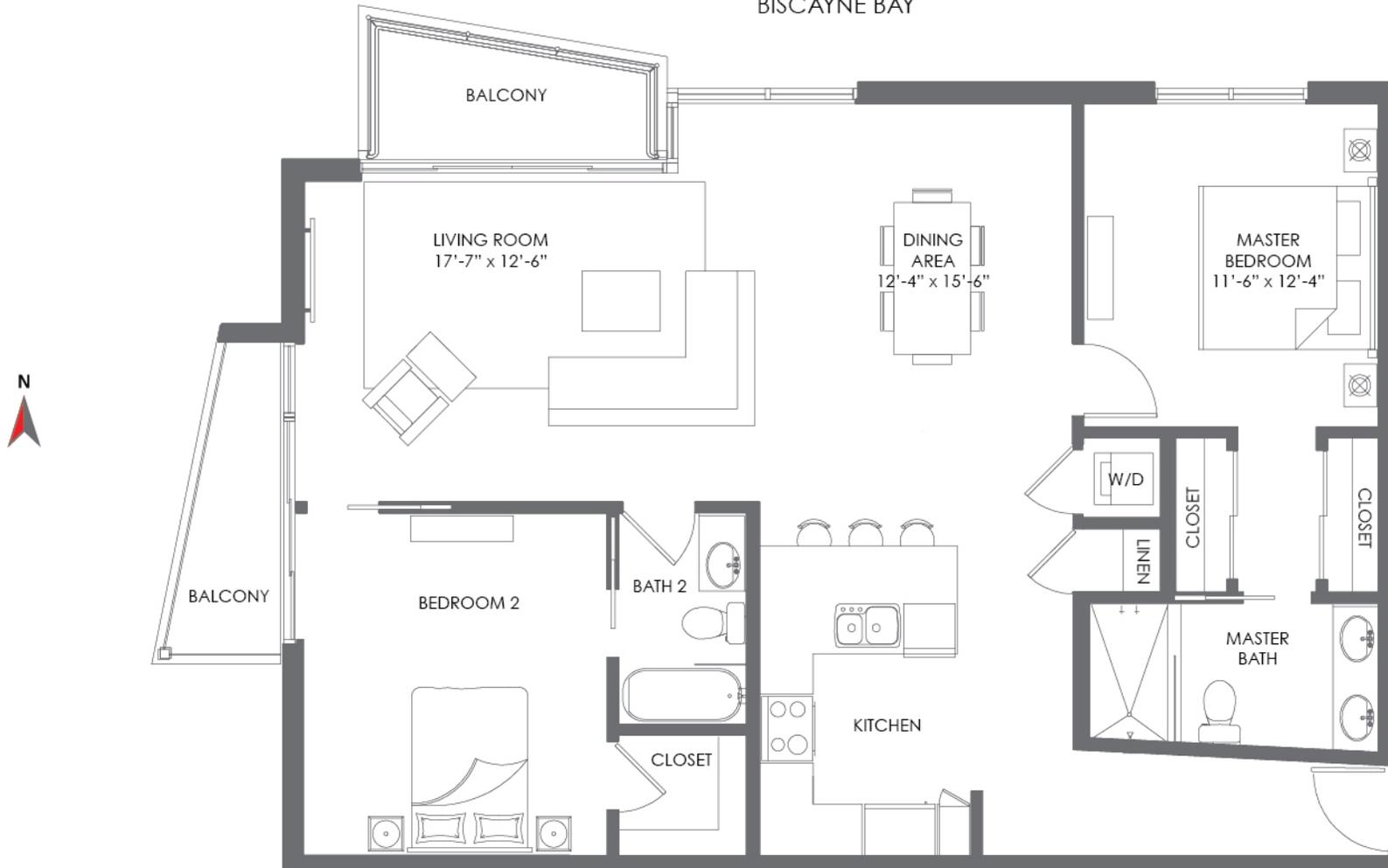


**RESIDENCE**  
**01**

**2 BEDROOMS / 2 BATHROOMS**

|                  |                                    |
|------------------|------------------------------------|
| <b>A/C AREA</b>  | 1,254 S.F. (116.5 M <sup>2</sup> ) |
| <b>BALCONIES</b> | 100 S.F. (9.3 M <sup>2</sup> )     |
| <b>TOTAL</b>     | 1,354 S.F. (125.8 M <sup>2</sup> ) |

BISCAYNE BAY



**THE CRIMSON**  
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FLOORS  
9 TO 18



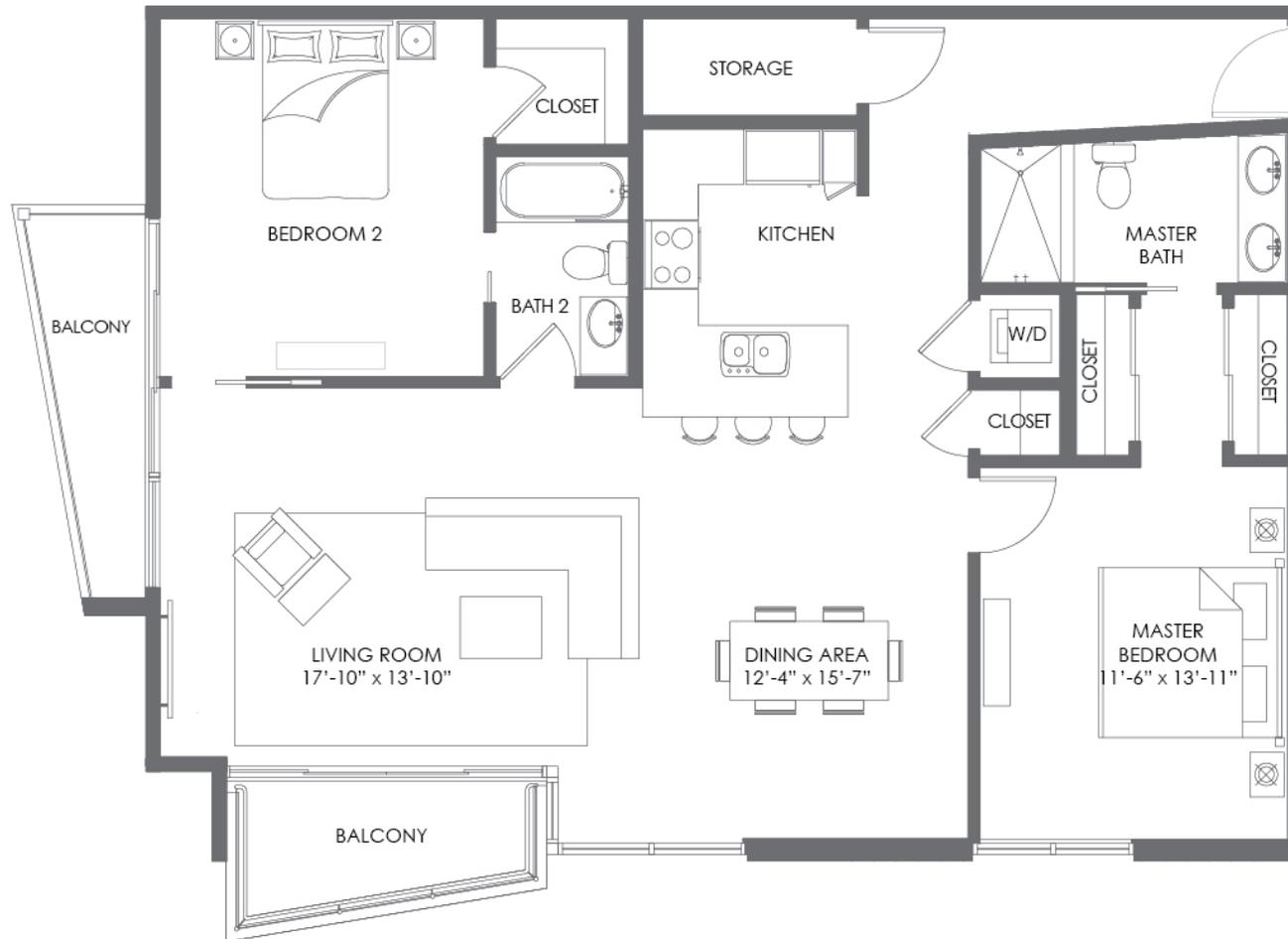
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BAY

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**RESIDENCE**  
**02**

**2 BEDROOMS / 2 BATHROOMS**

|                  |                                    |
|------------------|------------------------------------|
| <b>A/C AREA</b>  | 1,311 S.F. (121.8 M <sup>2</sup> ) |
| <b>BALCONIES</b> | 105 S.F. (9.8 M <sup>2</sup> )     |
| <b>TOTAL</b>     | 1,416 S.F. (131.6 M <sup>2</sup> ) |

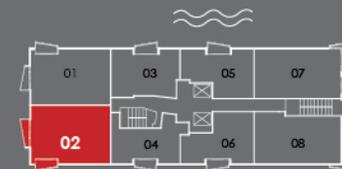


**THE CRIMSON**  
WATERFRONT RESIDENCES

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FLOORS  
9 TO 18



BISCAYNE  
BAY

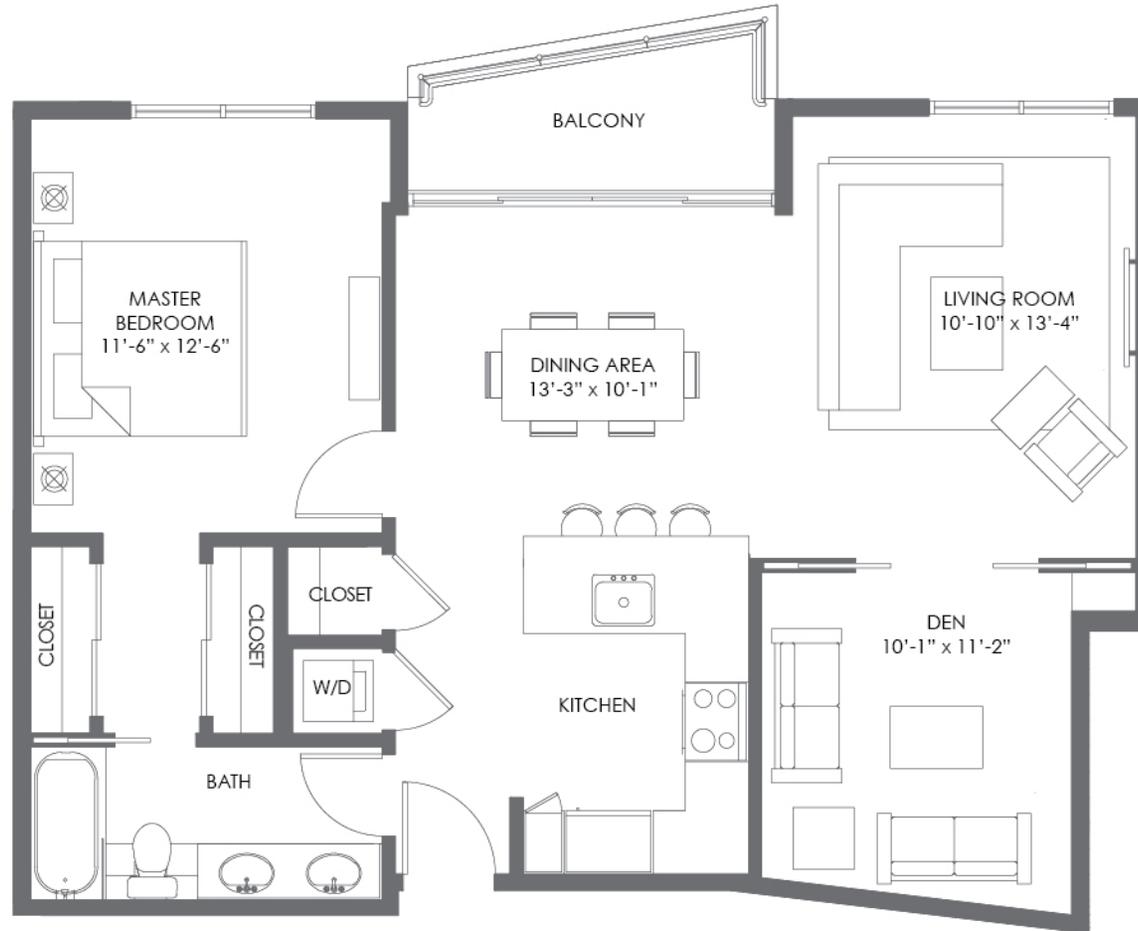
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**RESIDENCE**  
**03**

**1 BEDROOM / 1 BATHROOM + DEN**

|                  |                                 |
|------------------|---------------------------------|
| <b>A/C AREA</b>  | 890 S.F. (82.6 M <sup>2</sup> ) |
| <b>BALCONIES</b> | 60 S.F. (5.5 M <sup>2</sup> )   |
| <b>TOTAL</b>     | 950 S.F. (88.1 M <sup>2</sup> ) |

BISCAYNE BAY



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WATERFRONT RESIDENCES

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FLOORS  
8 TO 18



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BAY

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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<sup>2</sup>)

814 S.F. (75.6 M<sup>2</sup>)

**BALCONIES**

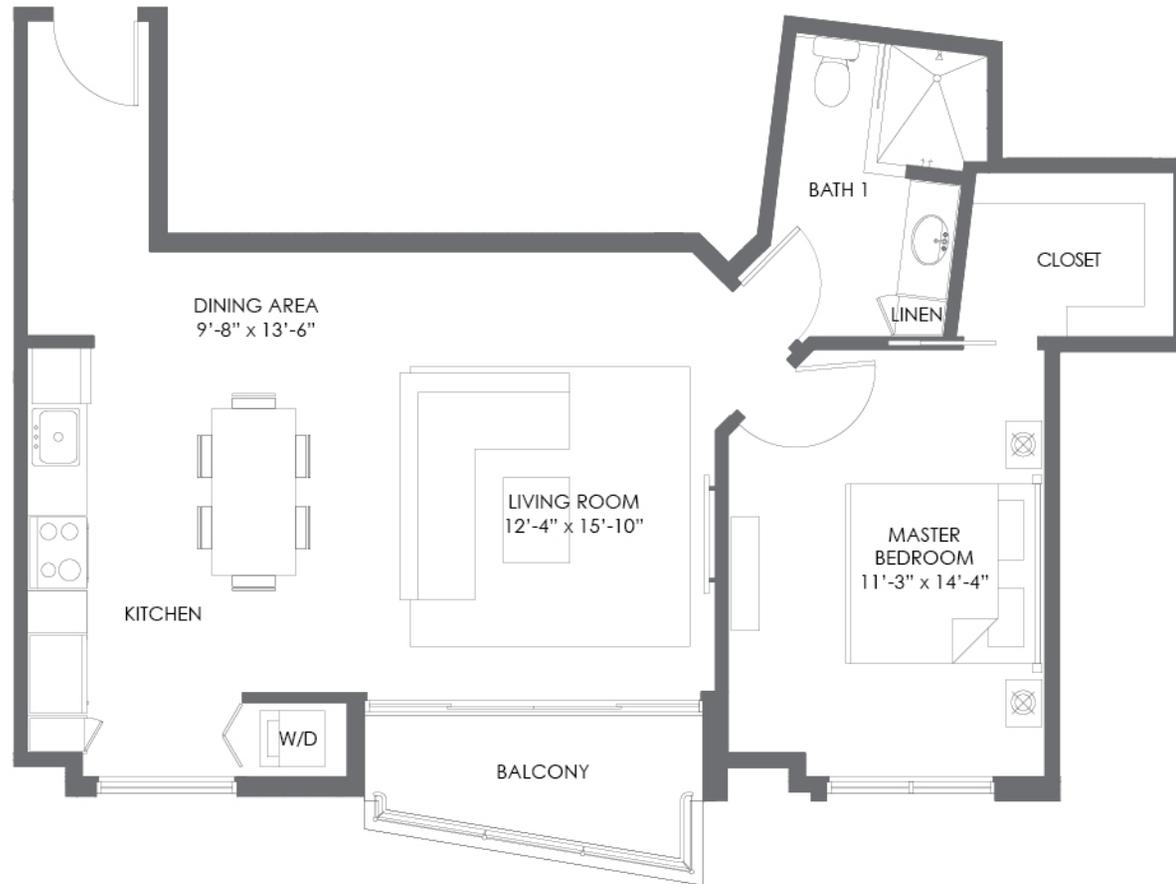
60 S.F. (5.5 M<sup>2</sup>)

60 S.F. (5.5 M<sup>2</sup>)

**TOTAL**

867 S.F. (80.4 M<sup>2</sup>)

874 S.F. (81.1 M<sup>2</sup>)



**THE CRIMSON**  
WATERFRONT RESIDENCES



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FLOORS  
8 TO 18



BISCAYNE  
BAY

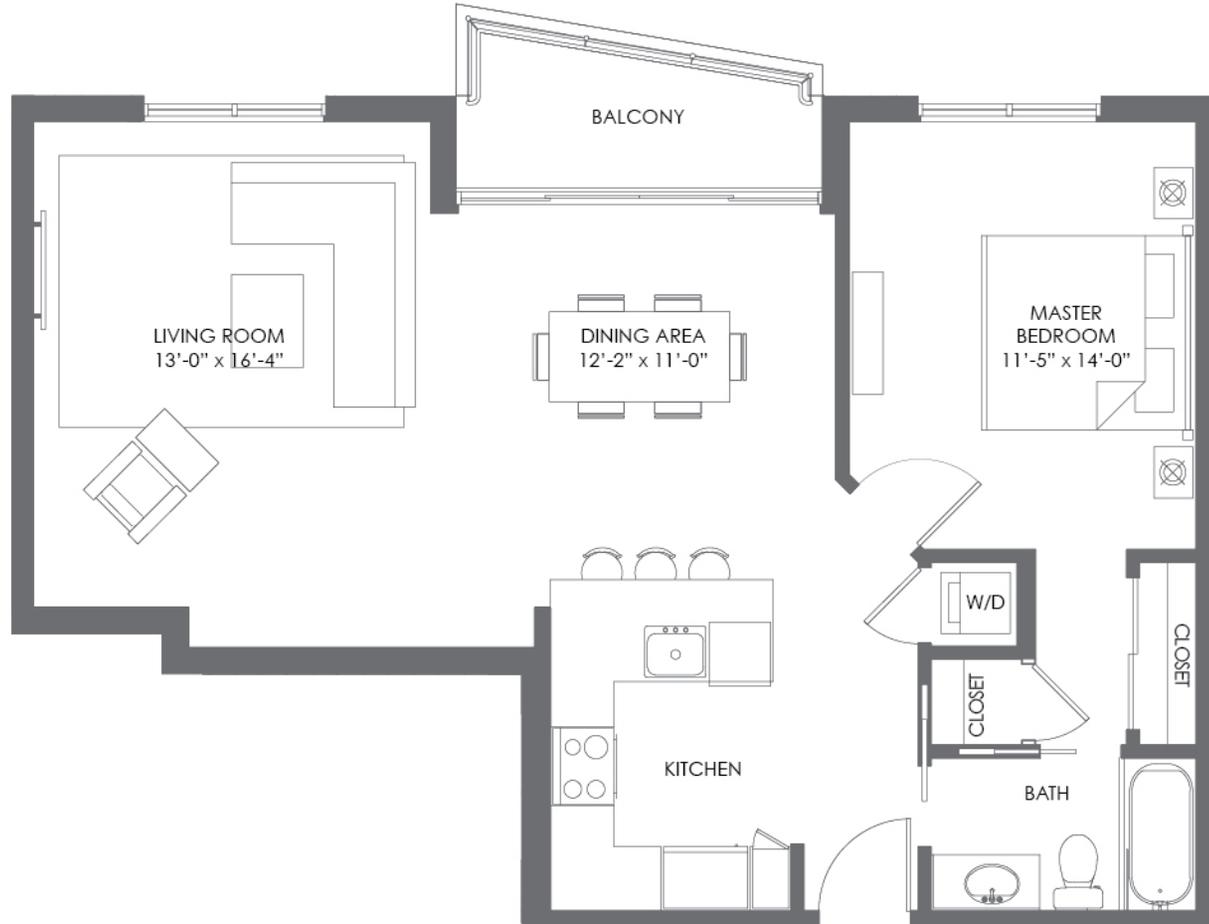
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**RESIDENCE**  
**05**

**1 BEDROOM / 1 BATHROOM**

|                  |                                 |
|------------------|---------------------------------|
| <b>A/C AREA</b>  | 847 S.F. (78.6 M <sup>2</sup> ) |
| <b>BALCONIES</b> | 60 S.F. (5.5 M <sup>2</sup> )   |
| <b>TOTAL</b>     | 907 S.F. (84.1 M <sup>2</sup> ) |

BISCAYNE BAY



**THE CRIMSON**  
WATERFRONT RESIDENCES

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FLOORS  
8 TO 18



BISCAYNE  
BAY

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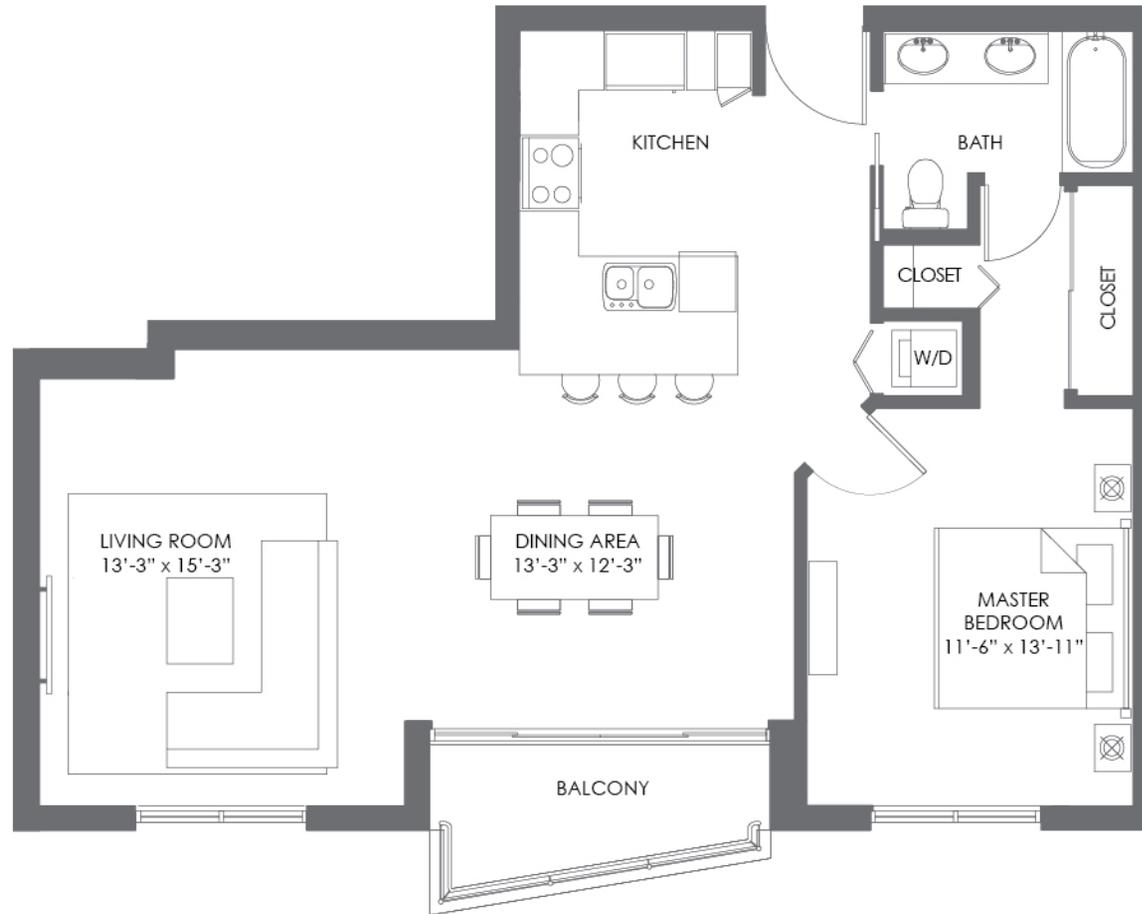
**RESIDENCE**  
**06**

**1 BEDROOM / 1 BATHROOM**

FLOORS 9-14

FLOORS 15-18

|                  |                                 |                                 |
|------------------|---------------------------------|---------------------------------|
| <b>A/C AREA</b>  | 867 S.F. (80.5 M <sup>2</sup> ) | 878 S.F. (81.5 M <sup>2</sup> ) |
| <b>BALCONIES</b> | 60 S.F. (5.5 M <sup>2</sup> )   | 60 S.F. (5.5 M <sup>2</sup> )   |
| <b>TOTAL</b>     | 927 S.F. (86 M <sup>2</sup> )   | 938 S.F. (87 M <sup>2</sup> )   |



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WATERFRONT RESIDENCES

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FLOORS  
9 TO 18



BISCAYNE  
BAY

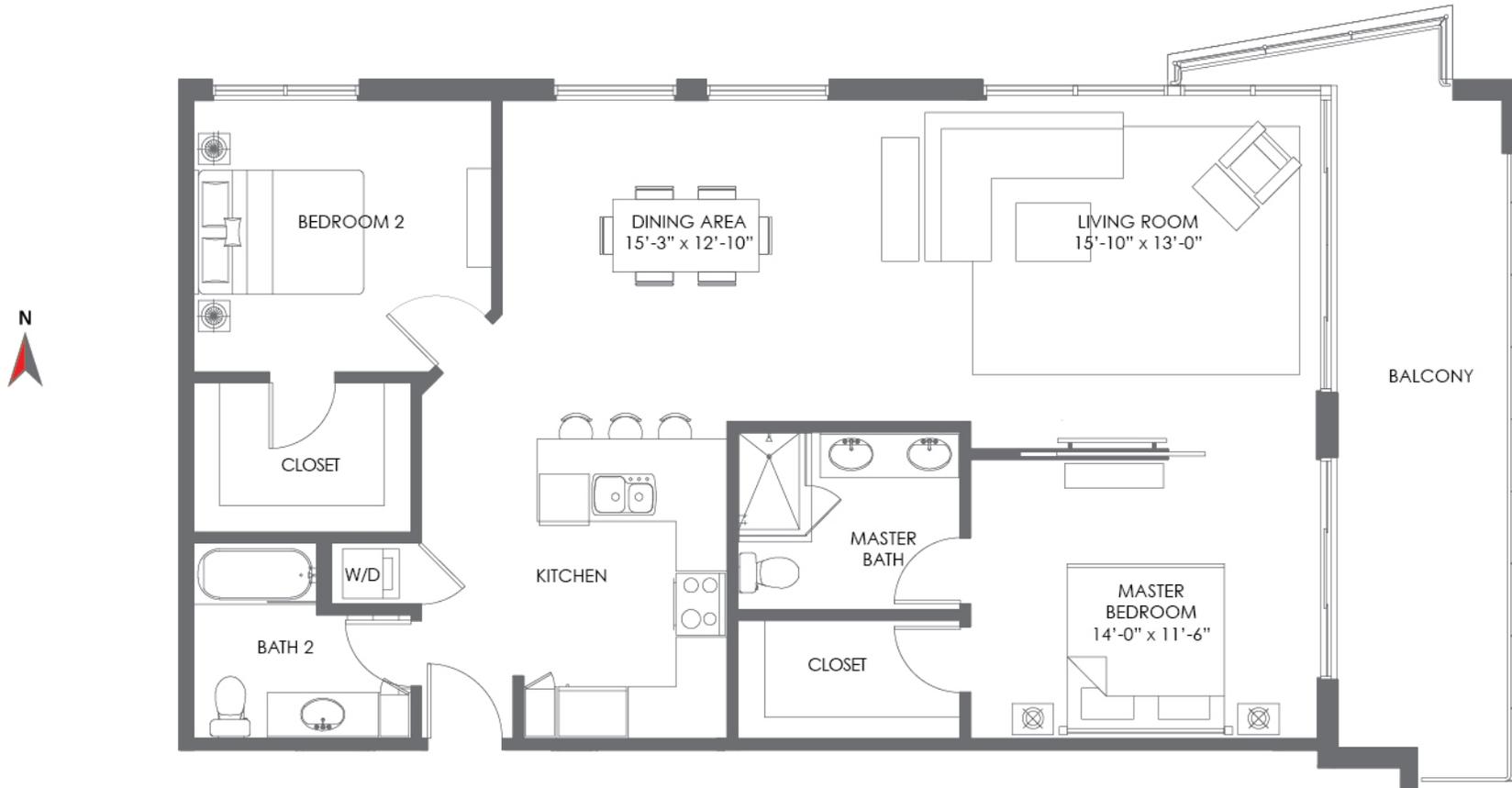
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**RESIDENCE**  
**07**

**2 BEDROOMS / 2 BATHROOMS**

|                  |                                    |
|------------------|------------------------------------|
| <b>A/C AREA</b>  | 1,245 S.F. (115.6 M <sup>2</sup> ) |
| <b>BALCONIES</b> | 221 S.F. (20.5 M <sup>2</sup> )    |
| <b>TOTAL</b>     | 1,466 S.F. (136 M <sup>2</sup> )   |

BISCAYNE BAY

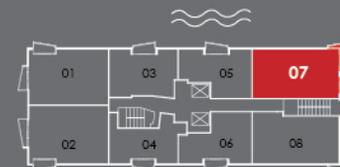


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WATERFRONT RESIDENCES

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FLOORS  
8 TO 18



BISCAYNE  
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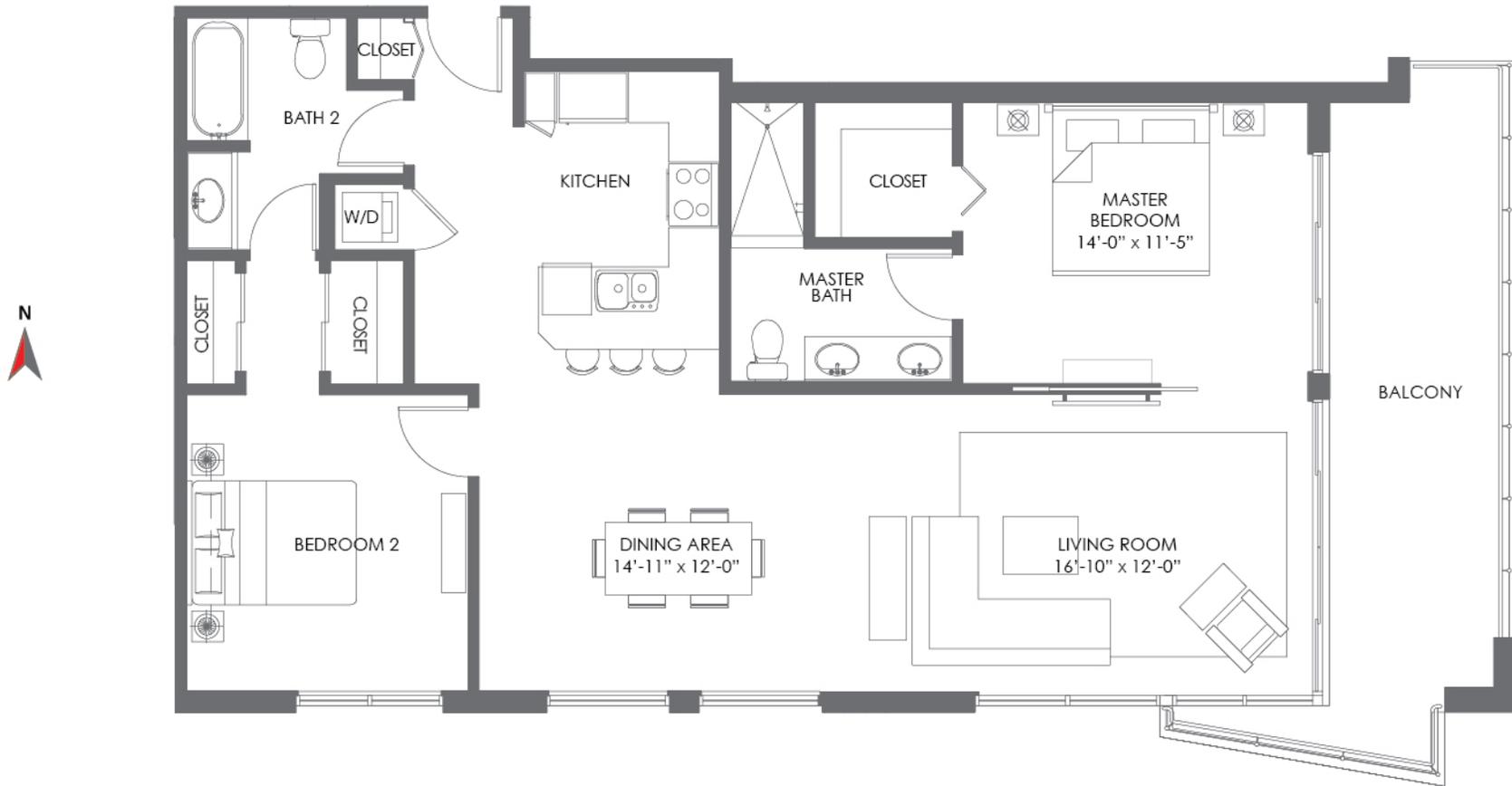
**RESIDENCE**  
**08**

**2 BEDROOMS / 2 BATHROOMS**

FLOORS 9-14

FLOORS 15-18

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



**THE CRIMSON**  
WATERFRONT RESIDENCES

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FLOORS  
9 TO 18



BISCAYNE  
BAY

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**PENTHOUSE**  
**01**

**3 BEDROOMS / 2 BATHROOMS**

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

BISCAYNE BAY

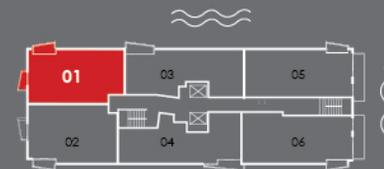


**THE CRIMSON**  
WATERFRONT RESIDENCES

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PENTHOUSES  
19<sup>TH</sup> FLOOR



BISCAYNE  
BAY

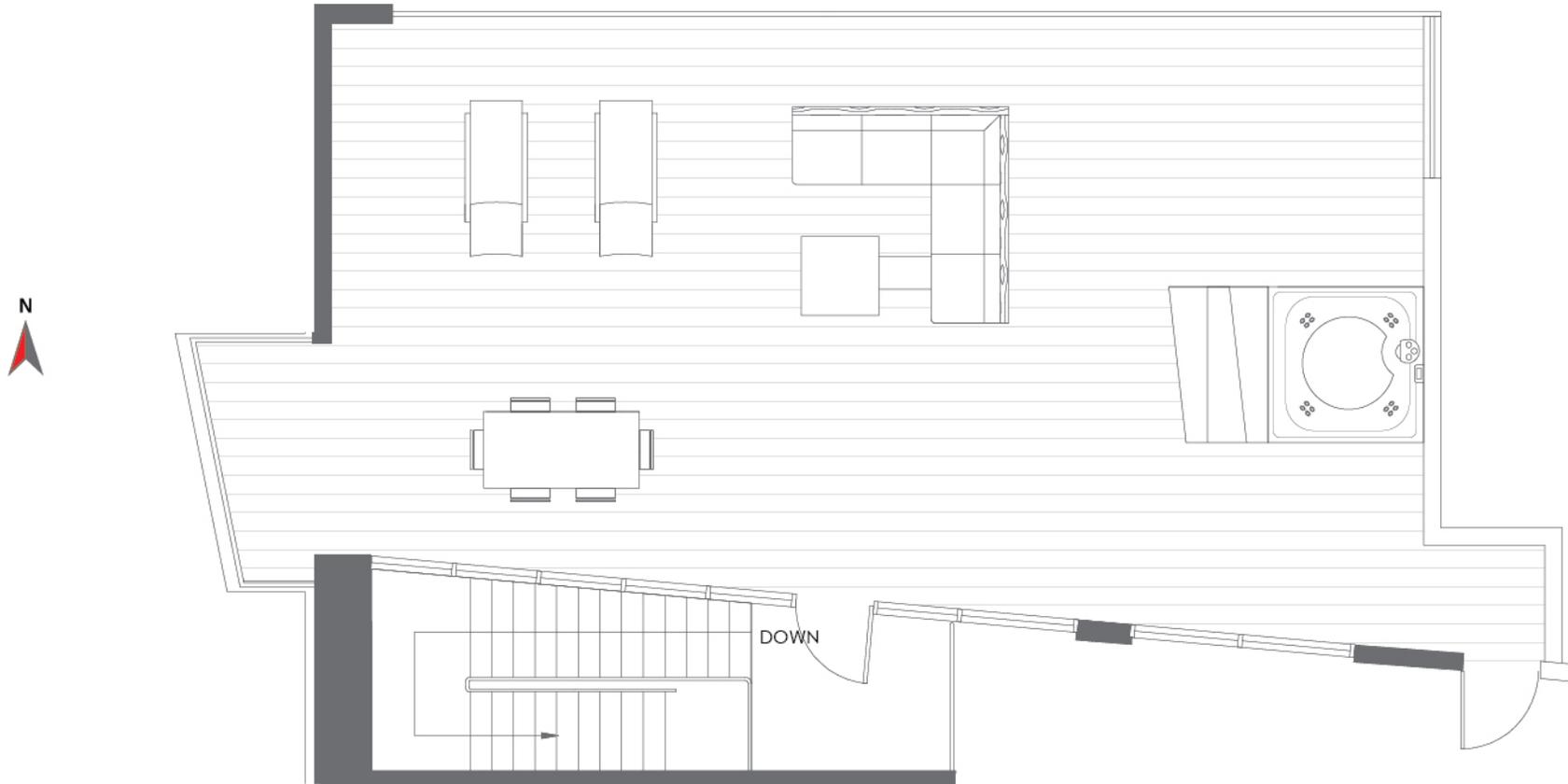
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**PENTHOUSE**  
**01**

**ROOF TERRACE**

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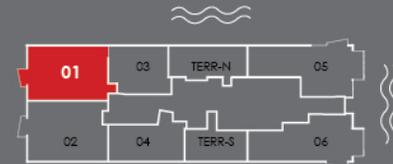


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PENTHOUSES  
20<sup>TH</sup> FLOOR



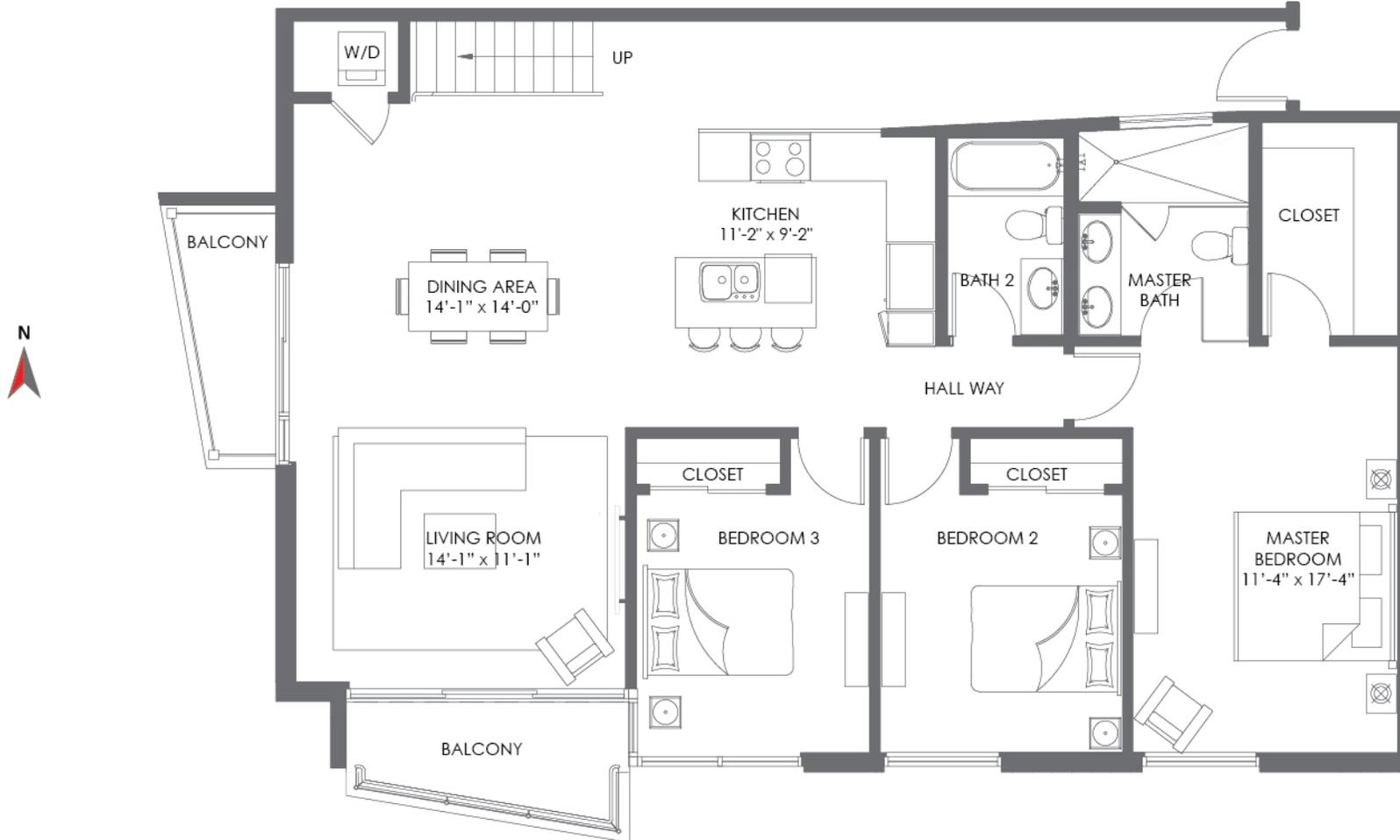
BISCAYNE  
BAY

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**PENTHOUSE**  
**02**

**3 BEDROOMS / 2 BATHROOMS**

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

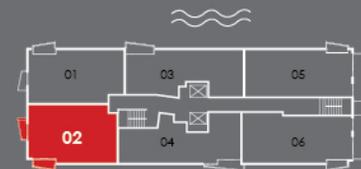


**THE CRIMSON**  
WATERFRONT RESIDENCES

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PENTHOUSES  
19<sup>TH</sup> FLOOR



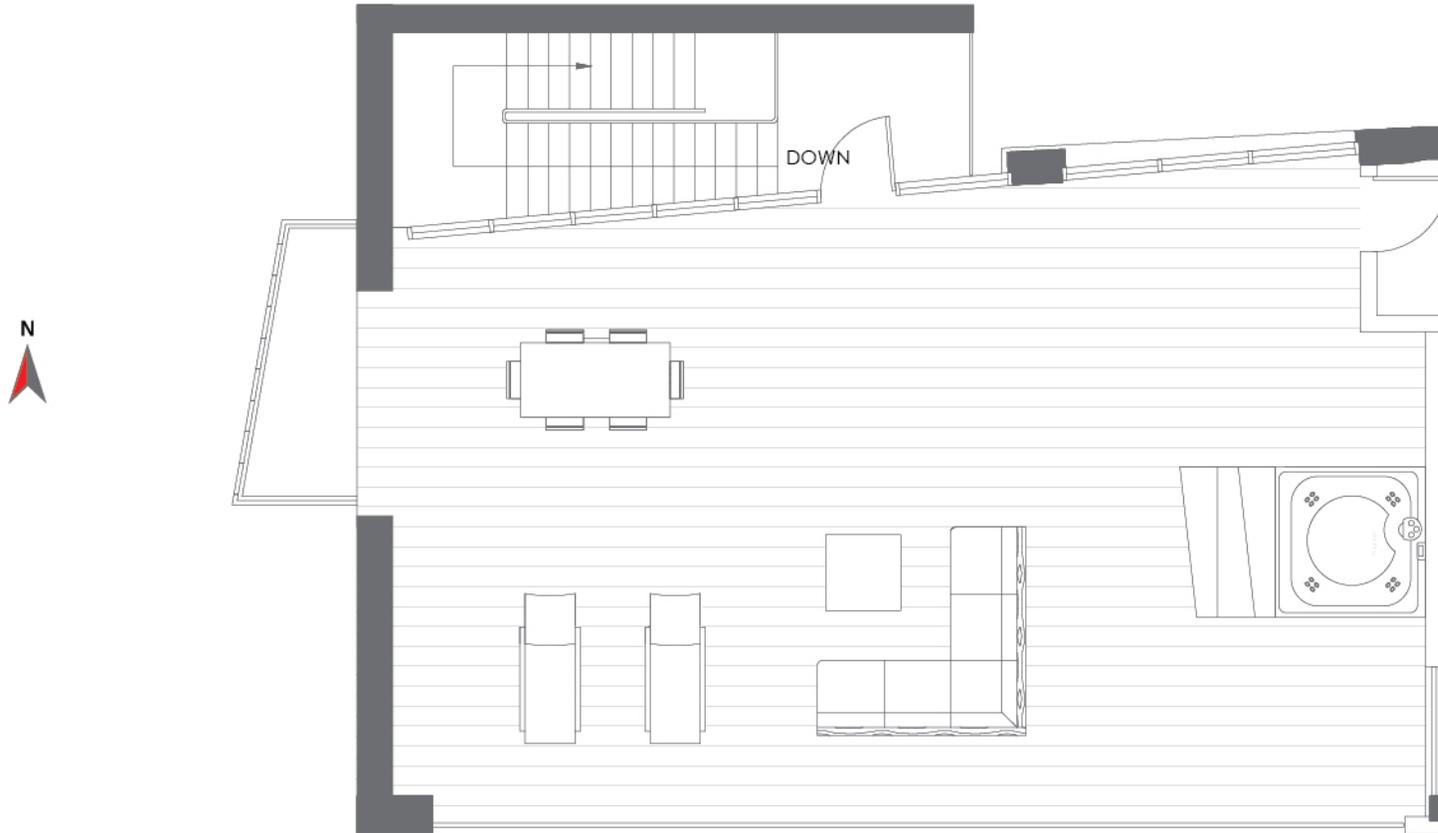
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**PENTHOUSE**  
**02**

**ROOF TERRACE**

|                     |                                    |
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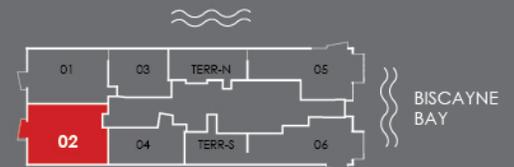


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PENTHOUSES  
20<sup>TH</sup> FLOOR



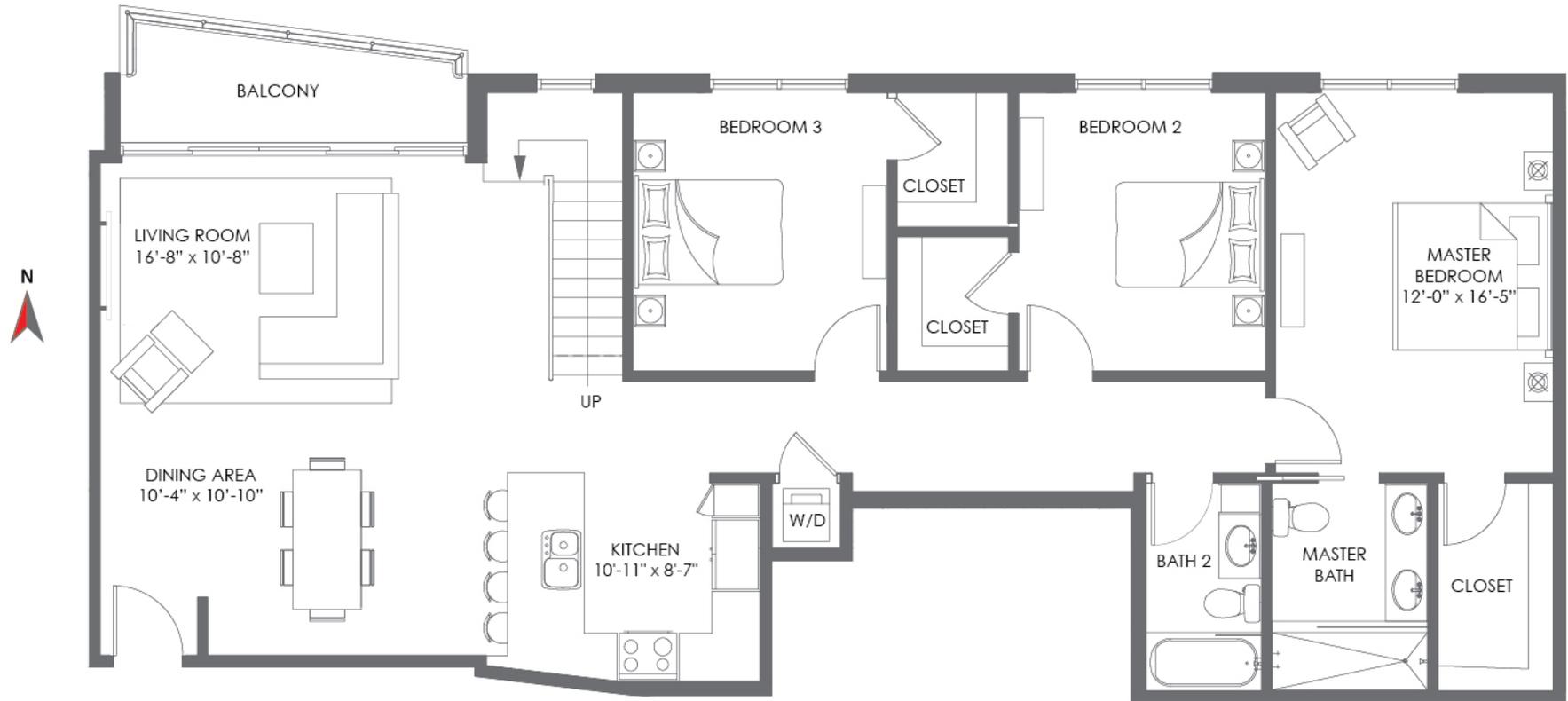
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**PENTHOUSE**  
**03**

**3 BEDROOMS / 2 BATHROOMS**

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

BISCAYNE BAY



**THE CRIMSON**  
WATERFRONT RESIDENCES

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PENTHOUSES  
19<sup>TH</sup> FLOOR



BISCAYNE  
BAY

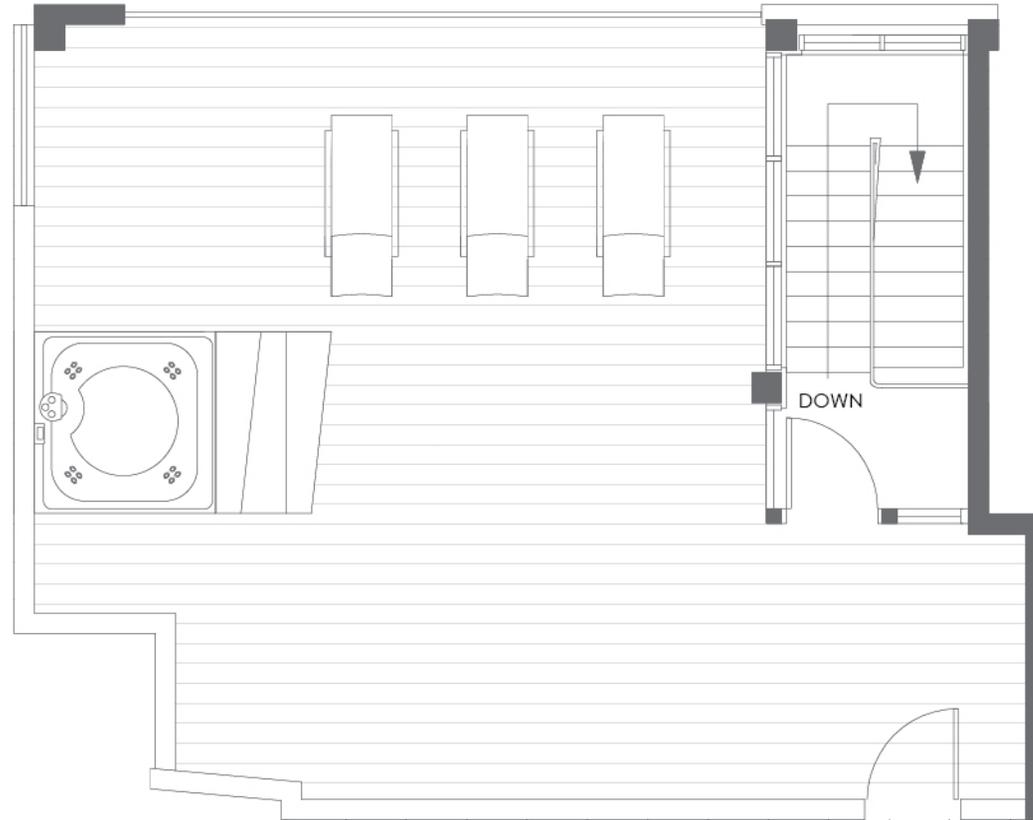
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**PENTHOUSE**  
**03**

**ROOF TERRACE**

|                     |                                    |
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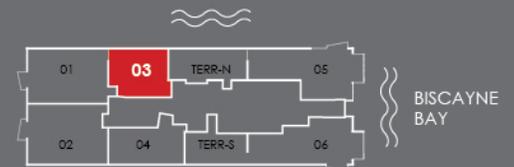


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PENTHOUSES  
20<sup>TH</sup> FLOOR

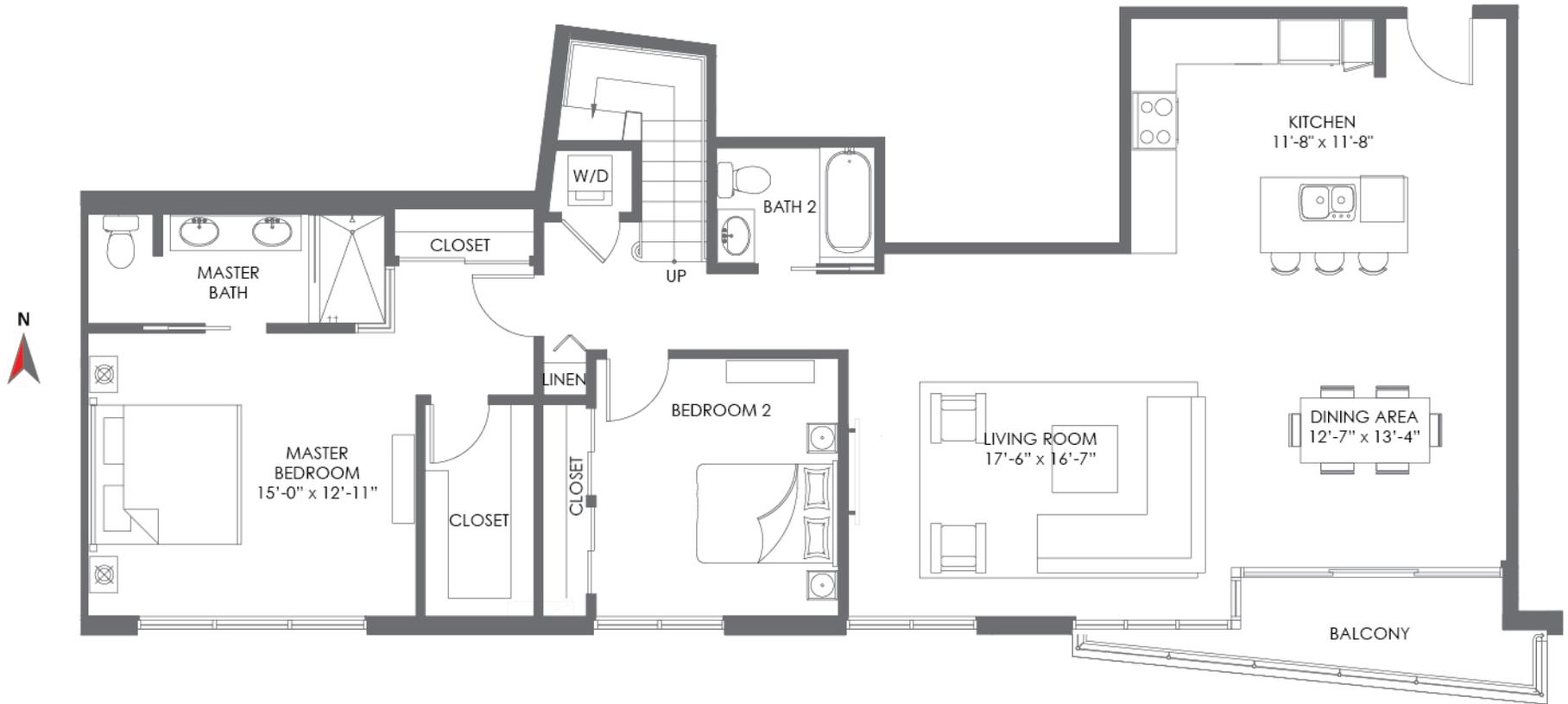


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**PENTHOUSE**  
**04**

**2 BEDROOMS / 2 BATHROOMS**

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

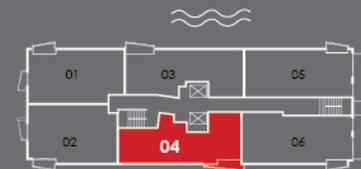


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WATERFRONT RESIDENCES

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19<sup>TH</sup> FLOOR



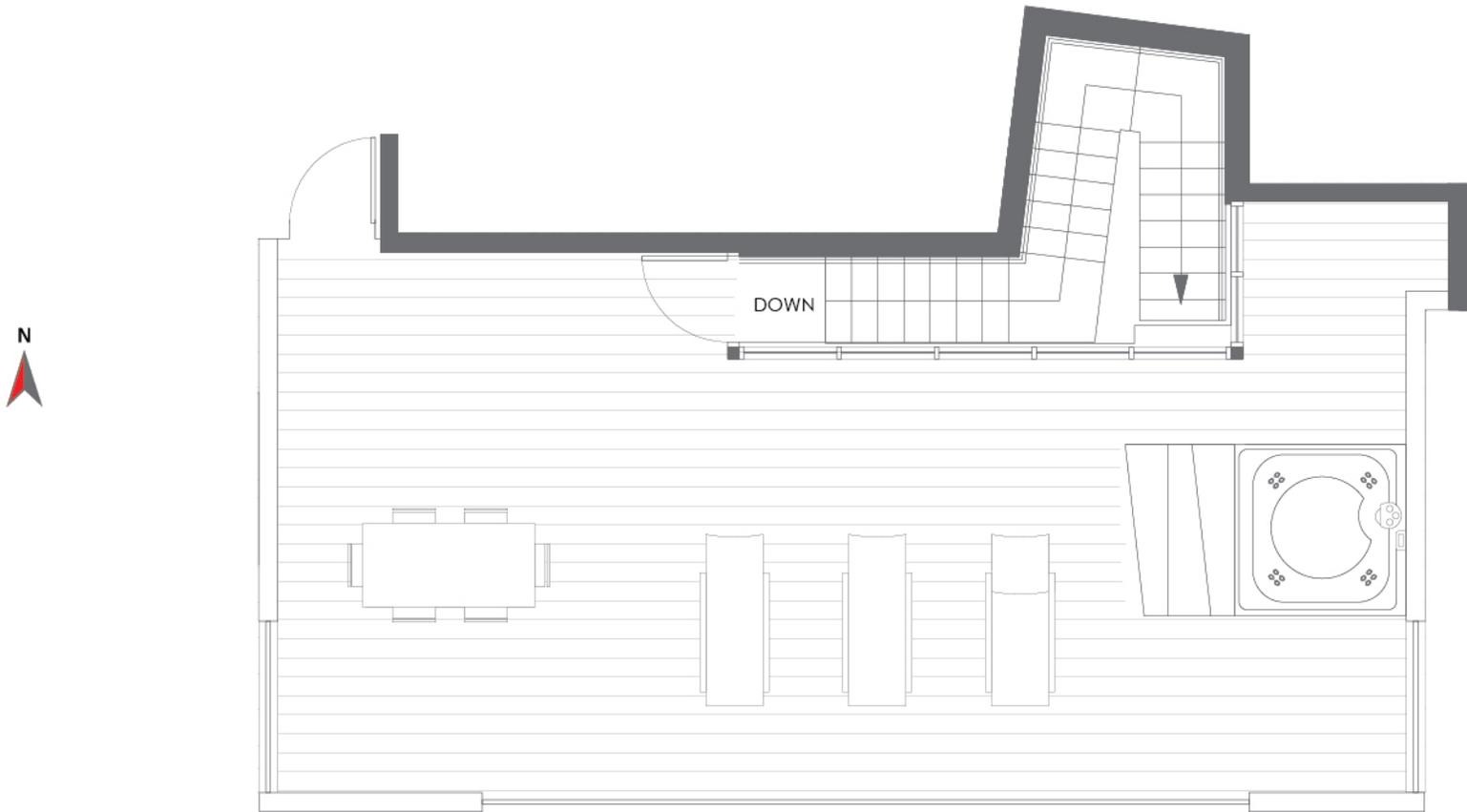
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BAY

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**PENTHOUSE**  
**04**

**ROOF TERRACE**

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

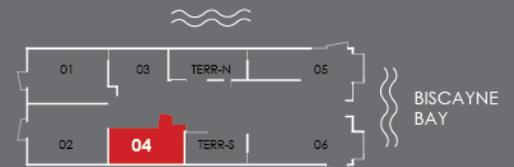


**THE CRIMSON**  
WATERFRONT RESIDENCES

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PENTHOUSES  
20<sup>TH</sup> FLOOR



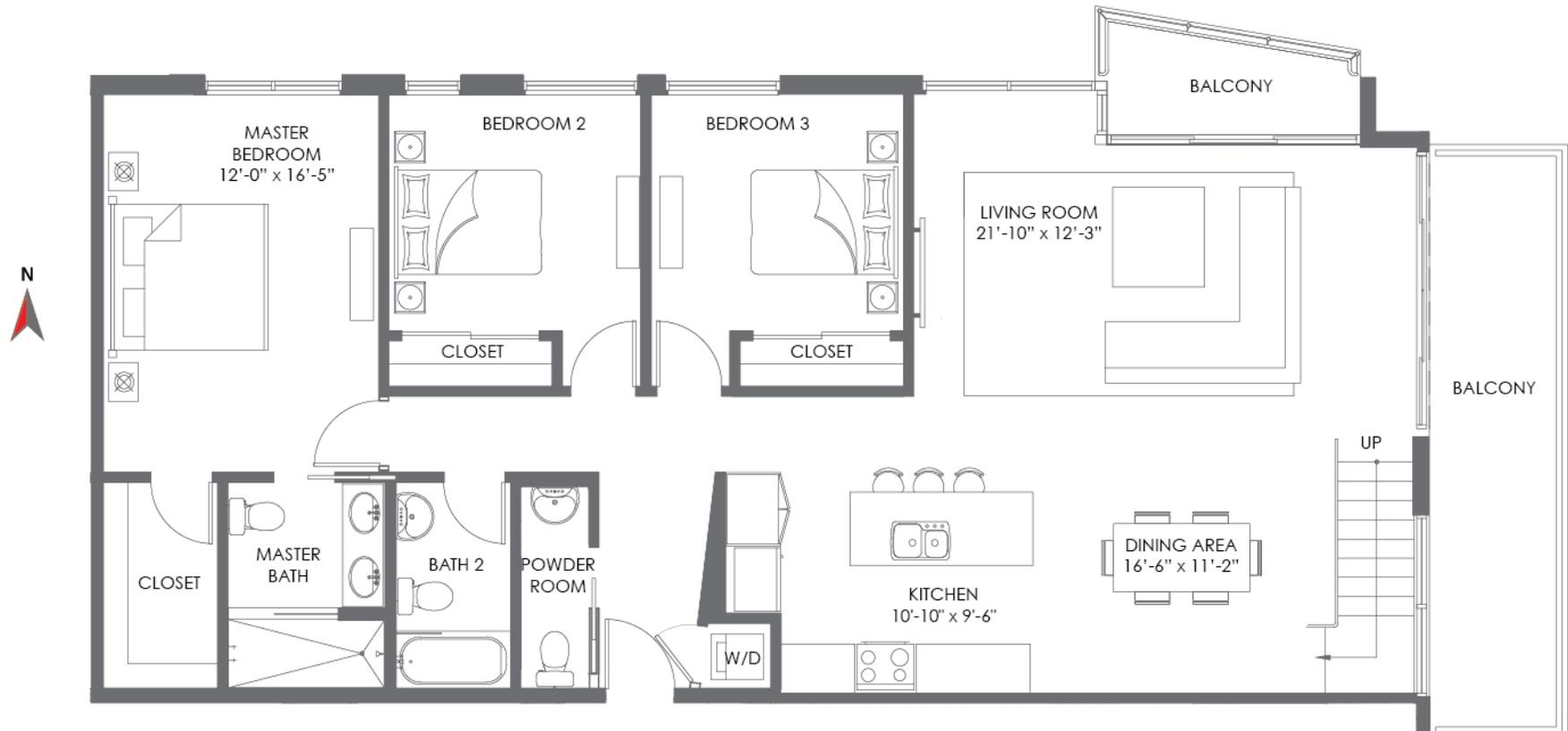
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**PENTHOUSE**  
**05**

**3 BEDROOMS / 2 BATHROOMS**

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

BISCAYNE BAY

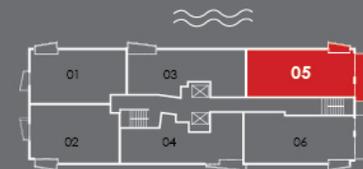


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WATERFRONT RESIDENCES

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PENTHOUSES  
19<sup>TH</sup> FLOOR



BISCAYNE  
BAY

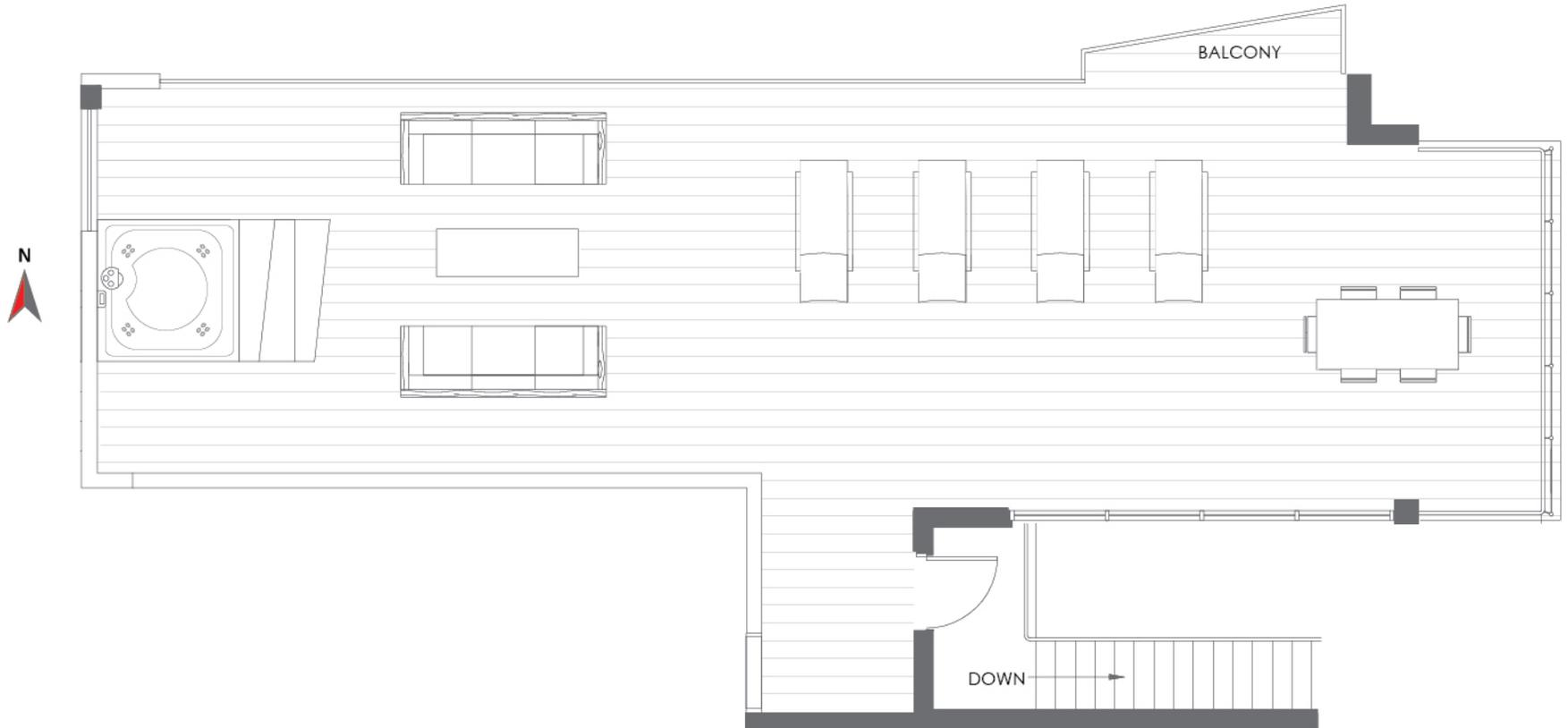
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**PENTHOUSE**  
**05**

**ROOF TERRACE**

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

BISCAYNE BAY

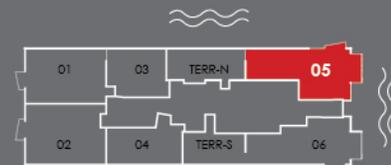


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WATERFRONT RESIDENCES

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PENTHOUSES  
20<sup>TH</sup> FLOOR



BISCAYNE  
BAY

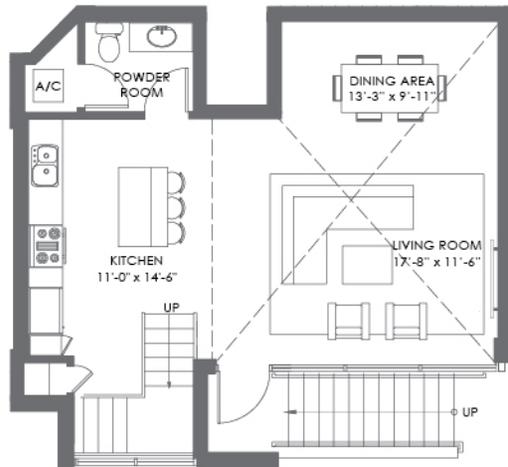
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TOWNHOME  
**01**

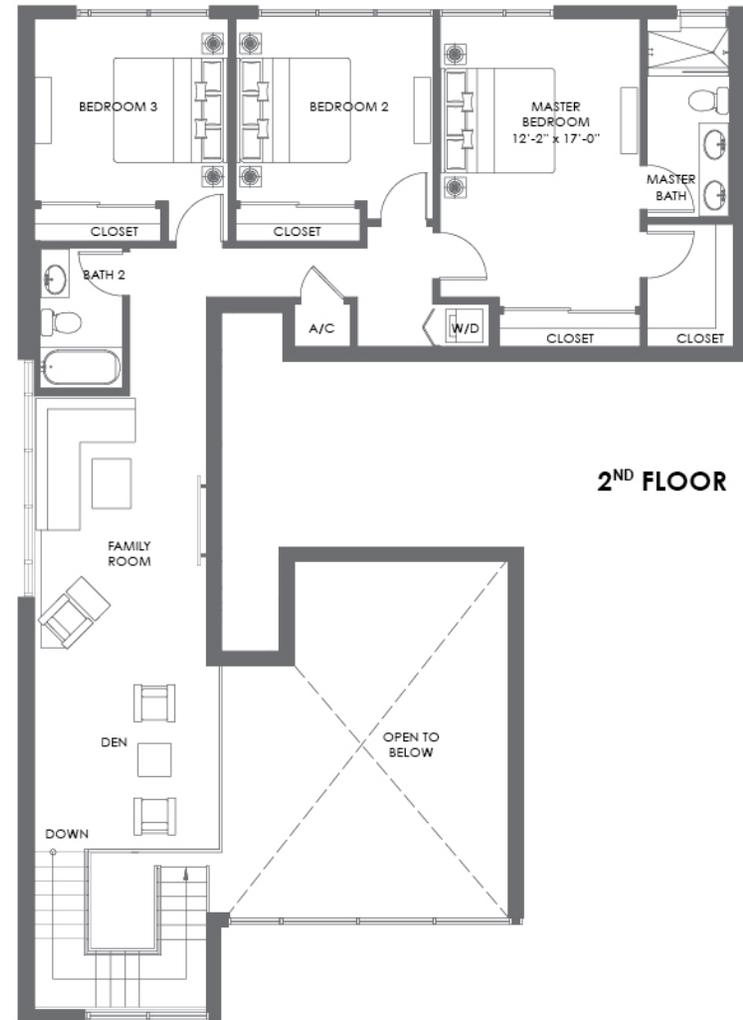
3 BEDROOMS / 2 1/2 BATHROOMS

BISCAYNE BAY

|                             |                                    |
|-----------------------------|------------------------------------|
| <b>1<sup>ST</sup> FLOOR</b> | 671 S.F. (62.3 M <sup>2</sup> )    |
| <b>2<sup>ND</sup> FLOOR</b> | 1,339 S.F. (124.4 M <sup>2</sup> ) |
| <b>TOTAL</b>                | 2,010 S.F. (186.7 M <sup>2</sup> ) |



1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR



**THE CRIMSON**  
WATERFRONT RESIDENCES

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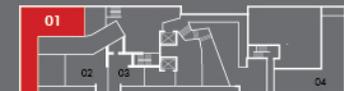


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TOWNHOMES



1<sup>ST</sup> FLOOR



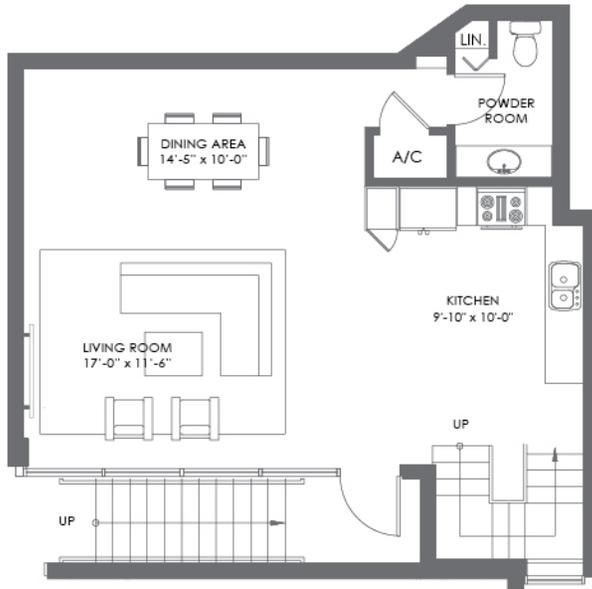
2<sup>ND</sup> FLOOR

BISCAYNE BAY

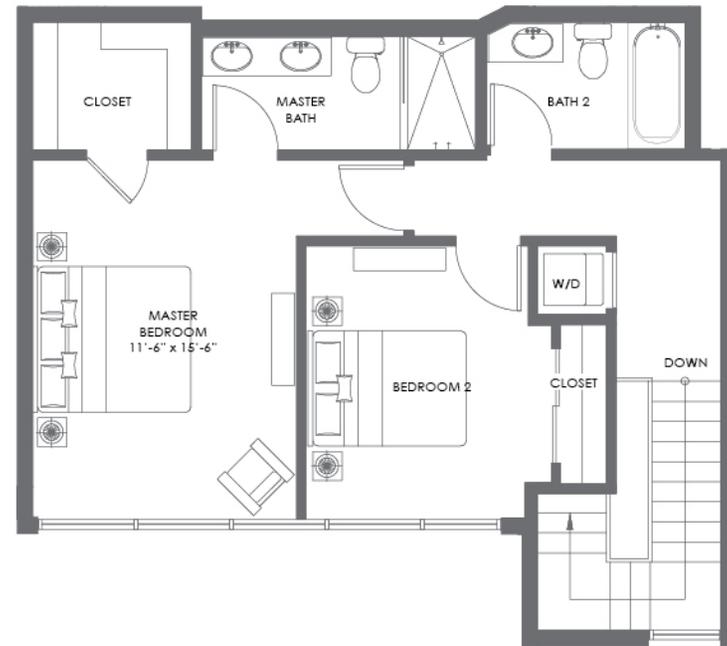
TOWNHOME  
**02**

2 BEDROOMS / 2 1/2 BATHROOMS

|                       |                                         |
|-----------------------|-----------------------------------------|
| 1 <sup>ST</sup> FLOOR | 671 S.F. (62.3 M <sup>2</sup> )         |
| 2 <sup>ND</sup> FLOOR | 1,339 S.F. (124.4 M <sup>2</sup> )      |
| <b>TOTAL</b>          | <b>2,010 S.F. (186.7 M<sup>2</sup>)</b> |



1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR



**THE CRIMSON**  
WATERFRONT RESIDENCES

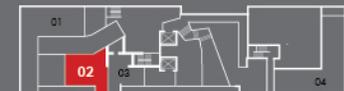
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TOWNHOMES



1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR

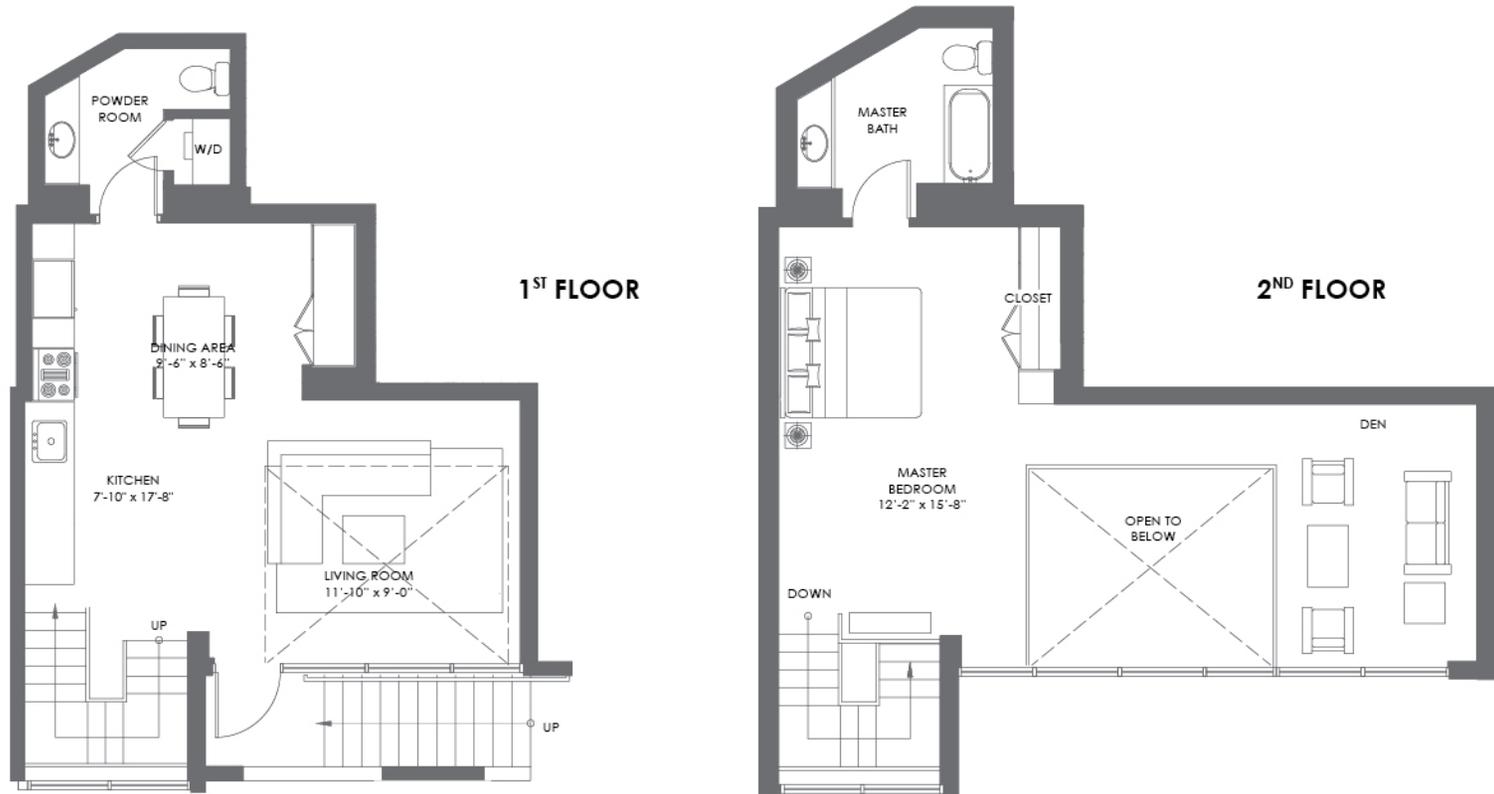
BISCAYNE  
BAY

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TOWNHOME  
**03**

1 BEDROOM + DEN / 1 1/2 BATHROOMS

|                       |                                         |
|-----------------------|-----------------------------------------|
| 1 <sup>ST</sup> FLOOR | 600 S.F. (55.7 M <sup>2</sup> )         |
| 2 <sup>ND</sup> FLOOR | 732 S.F. (68 M <sup>2</sup> )           |
| <b>TOTAL</b>          | <b>1,332 S.F. (123.7 M<sup>2</sup>)</b> |



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TOWNHOMES



1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR

BISCAYNE  
BAY

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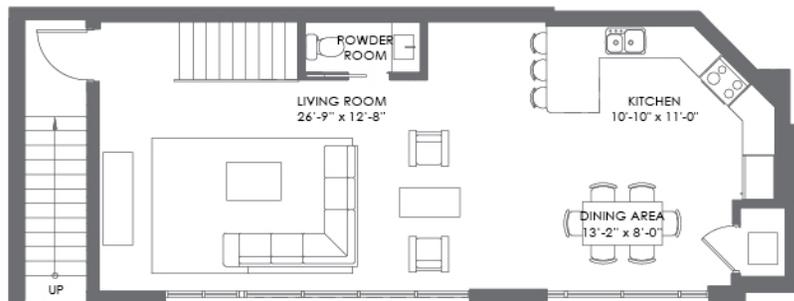
TOWNHOME  
**04**

3 BEDROOMS + DEN / 2 1/2 BATHROOMS

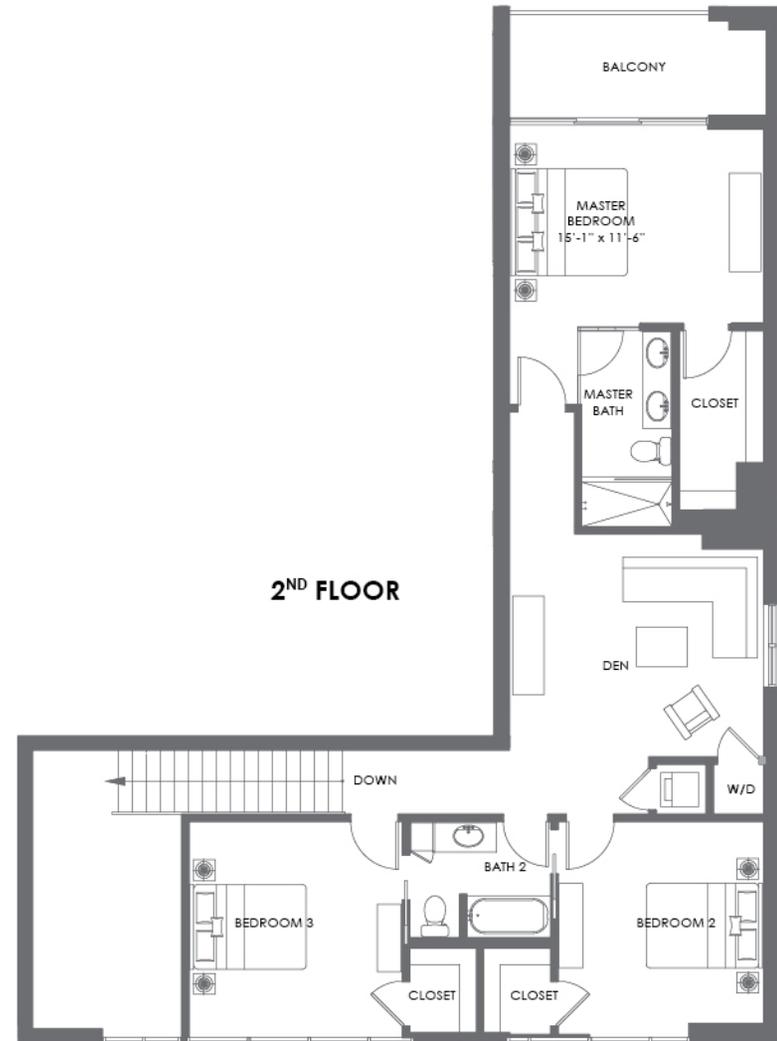
|                             |                                    |
|-----------------------------|------------------------------------|
| <b>1<sup>ST</sup> FLOOR</b> | 763 S.F. (70.8 M <sup>2</sup> )    |
| <b>2<sup>ND</sup> FLOOR</b> | 1,209 S.F. (112.3 M <sup>2</sup> ) |
| <b>BALCONIES</b>            | 100 S.F. (9.2 M <sup>2</sup> )     |
| <b>TOTAL</b>                | 1,972 S.F. (183.2 M <sup>2</sup> ) |



1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR



BISCAYNE BAY



**THE CRIMSON**  
WATERFRONT RESIDENCES

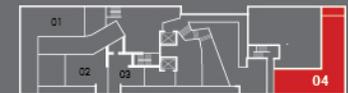
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TOWNHOMES



1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR

BISCAYNE BAY

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THE CRIMSON  
WATERFRONT RESIDENCES



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