

26 EDGEWATER



ENJOY, INDULGE, EMBRACE
THE NEW EDGE OF LIVING
AT 26 EDGEWATER

26 EDGEWATER IS THE EVOLUTION OF EDGEWATER TODAY. THE FIRST TRULY BOUTIQUE RESIDENCES LOCATED IN THE HEART OF MIAMI'S EDGEWATER NEIGHBORHOOD MINUTES FROM EVERYTHING MIAMI HAS TO OFFER. WITH TOP QUALITY FINISHES AND INTERNATIONAL INFLUENCED DESIGN, 26EDGEWATER, HAS BEEN DEVELOPED AND DESIGNED AROUND THE BASIC PRINCIPAL OF FULL AMENITY BOUTIQUE BUILDING.



26EDGEWATER
THE NEW EDGE OF LIVING

A black and white photograph of a woman with her hair in a bun, wearing aviator sunglasses and a strapless bikini. She is standing on a boat, holding onto the metal railings with both hands. The background shows the ocean with gentle waves. The text "AT THE EDGE OF EVERYTHING BUT A WORLD AWAY." is overlaid on the right side of the image in a white, sans-serif font.

AT THE EDGE OF EVERYTHING
BUT A WORLD AWAY.

ROOF TOP POOL AND SUNDECK



PRIVATE ROOF TOP LOUNGE INCLUDING FULL CATERING KITCHEN



CONTEMPORARY DESIGNED LOBBY



Artist's conceptual renderings. See legal disclaimers on last page.

FITNESS CENTER OVERLOOKING THE POOL AND SUNDECK



Artist's conceptual renderings. See legal disclaimers on last page.

10,000 SQ. FT. OF RETAIL SPACE





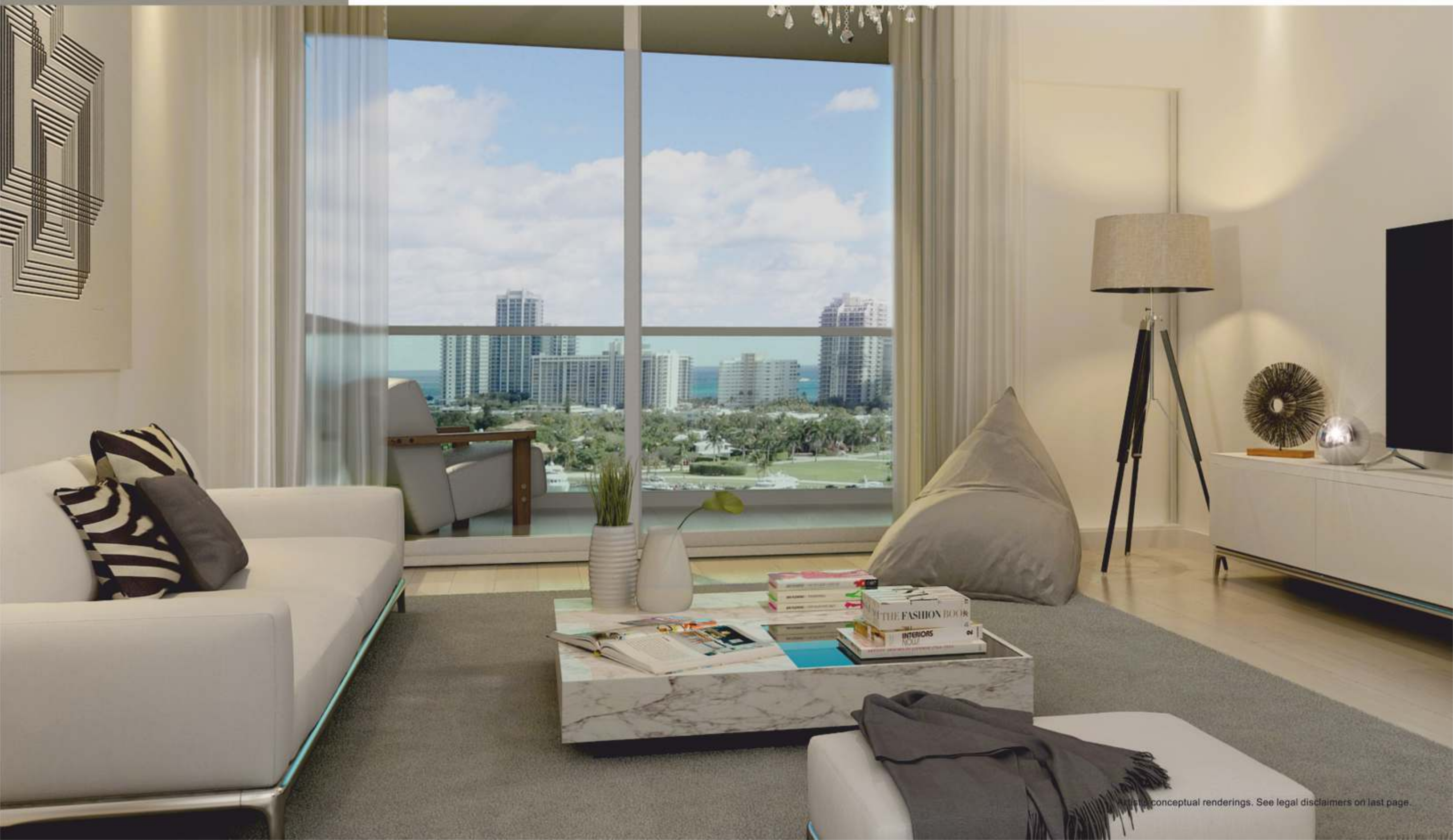
RETREAT TO YOUR OWN HAVEN
AT THE EDGE

KITCHEN AND DINING



Artist's conceptual renderings. See legal disclaimers on last page.

LIVING ROOM



BEDROOM



BATHROOM



Artist's conceptual renderings. See legal disclaimers on last page.

BUILDING AMENITIES

- CONTEMPORARY ARCHITECTURAL DESIGN
- HEATED ROOF TOP POOL AND SUNDECK ON 10TH FLOOR
- PRIVATE ROOF TOP LOUNGE INCLUDING FULL CATERING KITCHEN
- FITNESS CENTER OVERLOOKING THE POOL AND SUNDECK
- SELECT RESIDENCES WITH LANAIS

RESIDENCE FEATURES

- FURNITURE READY RESIDENCES WITH PORCELAIN WOOD FLOORS THROUGHOUT
- ONE DESIGNATED PARKING SPACE PER RESIDENCE
- FLOOR TO CEILING IMPACT GLASS WINDOWS AND SLIDING DOORS
- 9 FOOT HIGH CEILINGS
- EXPANSIVE TERRACES WITH GLASS FOR UNOBSTRUCTED VIEWS

KITCHEN

- PREMIUM ITALIAN DESIGN INSPIRED KITCHEN CABINETRY
- QUARTZ COUNTERTOPS
- PREMIUM STAINLESS STEEL APPLIANCES
- EUROPEAN STYLE FAUCETS

BATHROOMS

- EUROPEAN INSPIRED CABINETRY WITH EXCEPTIONAL DETAILING
- FLOORS AND WET WALLS CLAD IN IMPORTED DESIGNER PORCELAIN TILE
- FULL SIZE VANITY MIRRORS
- DESIGNER BATHROOM FIXTURES AND ACCESSORIES
- FRAMELESS GLASS ENCLOSED SHOWER

BE AT THE EDGE OF IT ALL





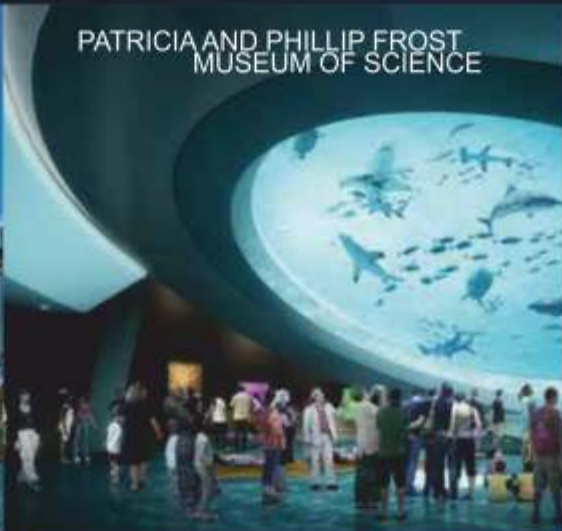
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DESIGN DISTRICT



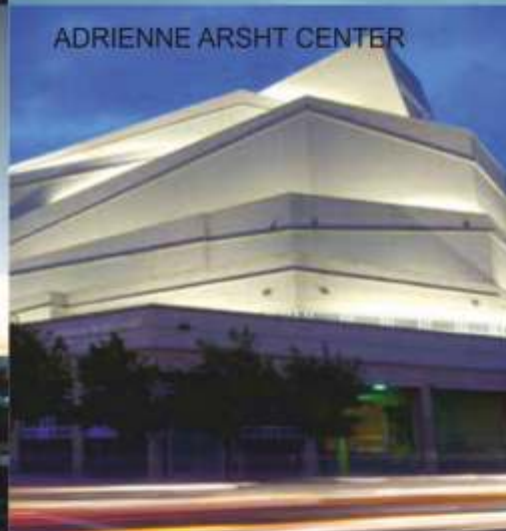
PORT OF MIAMI



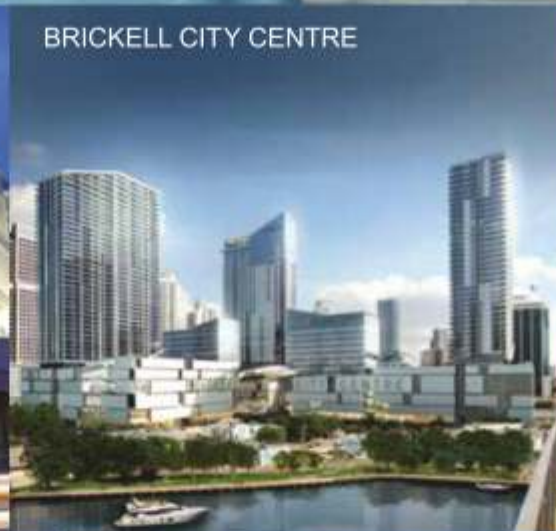
PATRICIA AND PHILLIP FROST
MUSEUM OF SCIENCE



MIAMI WORLD CENTER



ADRIENNE ARSHT CENTER



BRICKELL CITY CENTRE



MIDTOWN



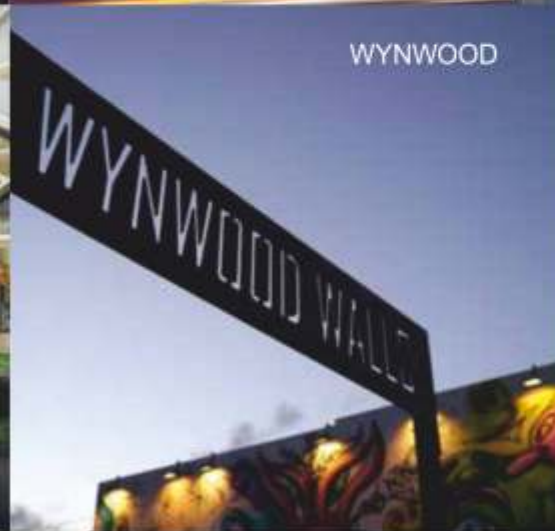
AA ARENA



RESORTS WORLD MIAMI



ALL ABOARD FLORIDA



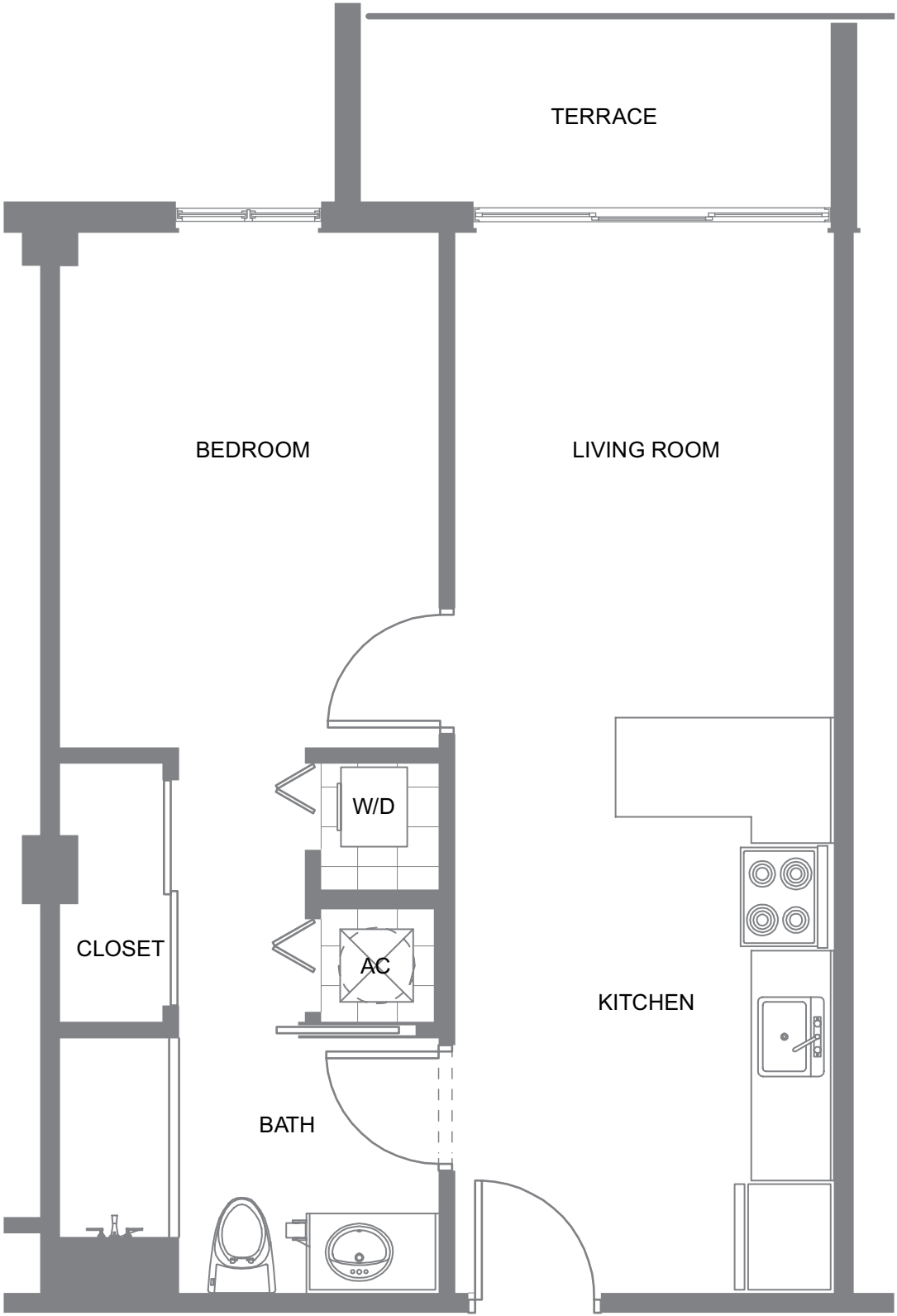
WYNWOOD



SOUTH BEACH

1 BEDROOM/1 BATHROOM

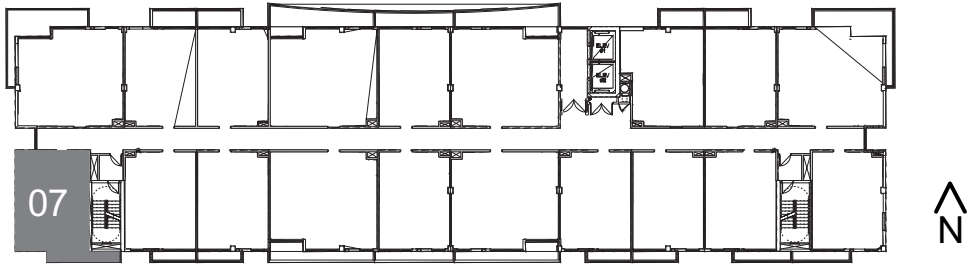
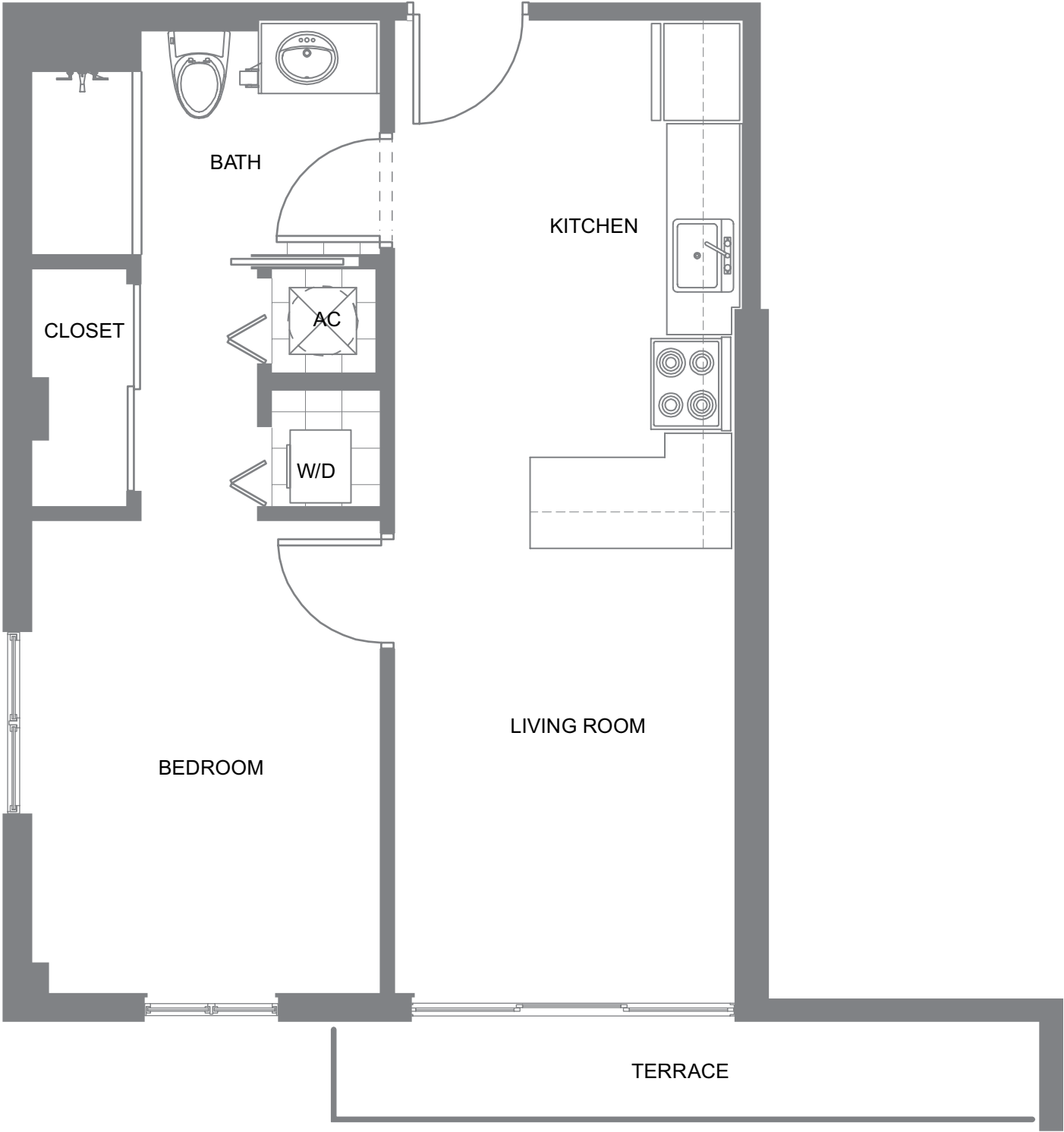
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|------------------|--------|----------------------|
| LINE 08/09/13/14 | | |
| RESIDENCE | 560 SF | 52.02 M ² |
| TERRACE | 38 SF | 3.53 M ² |
| TOTAL | 598 SF | 55.55 M ² |
| LINE 15 | | |
| RESIDENCE | 560 SF | 52.02 M ² |
| TERRACE | 50 SF | 4.64 M ² |
| TOTAL | 610 SF | 56.66 M ² |
| LINE 04/05/18 | | |
| RESIDENCE | 560 SF | 52.02 M ² |
| TERRACE | 64 SF | 5.94 M ² |
| TOTAL | 624 SF | 57.96 M ² |
| LINE 11 | | |
| RESIDENCE | 560 SF | 52.02 M ² |
| TERRACE | 66 SF | 6.13 M ² |
| TOTAL | 626 SF | 58.15 M ² |
| LINE 02 | | |
| RESIDENCE | 560 SF | 52.02 M ² |
| TERRACE | 96 SF | 8.91 M ² |
| TOTAL | 656 SF | 60.93 M ² |



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1 BEDROOM/1 BATHROOM

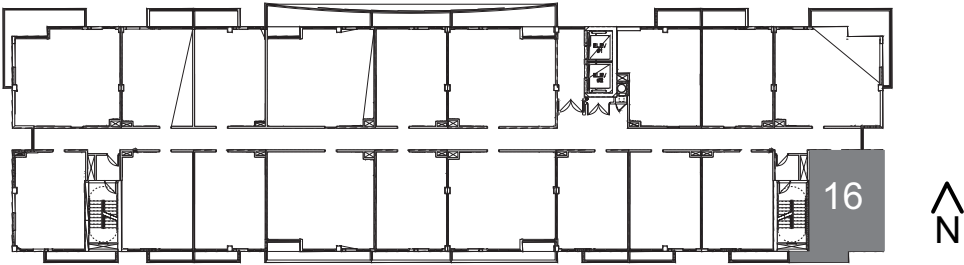
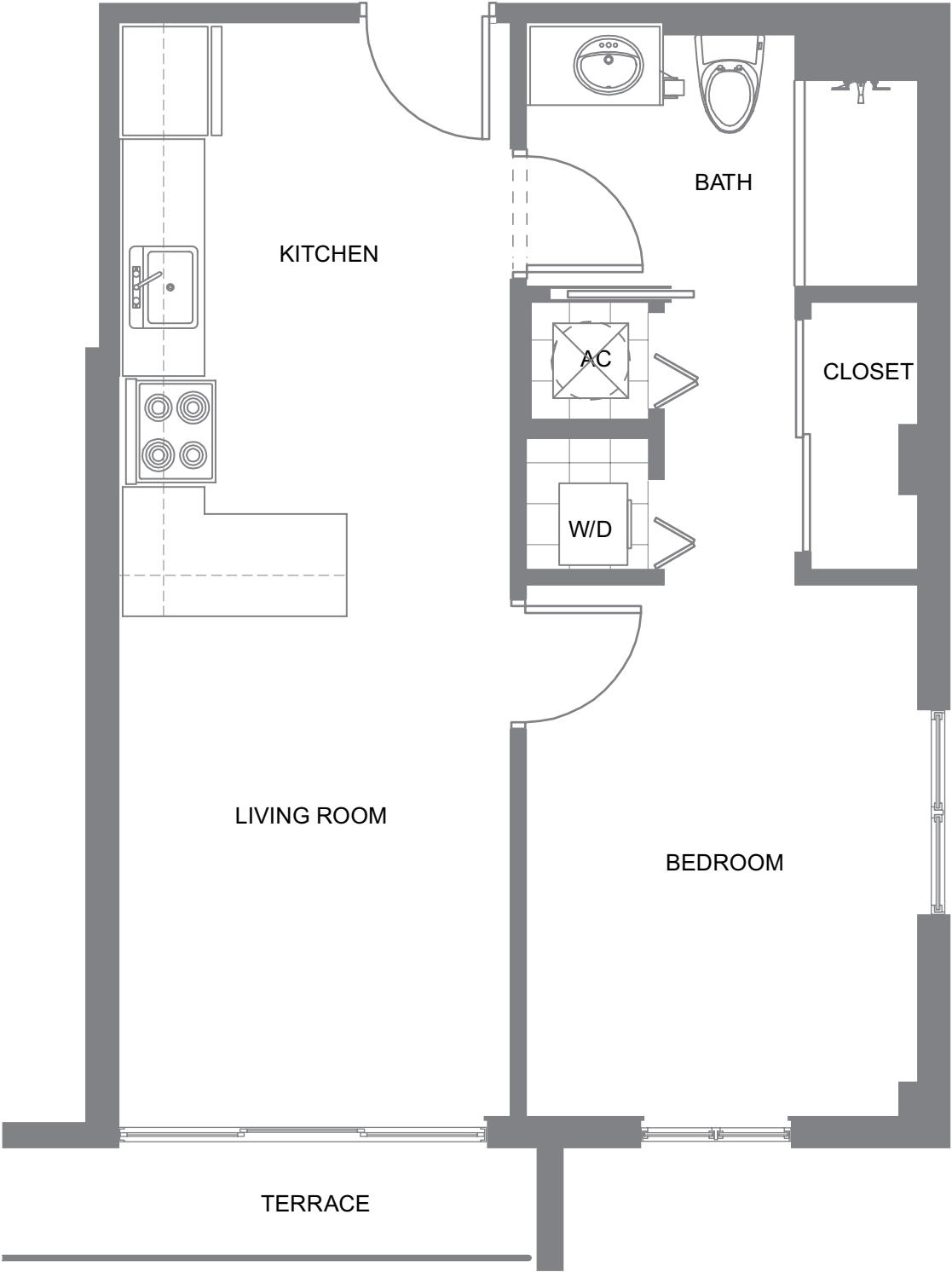
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| LINE 07 | | |
| RESIDENCE | 568 SF | 52.76 M ² |
| TERRACE | 61 SF | 5.66 M ² |
| TOTAL | 629 SF | 58.42 M ² |



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1 BEDROOM/1 BATHROOM

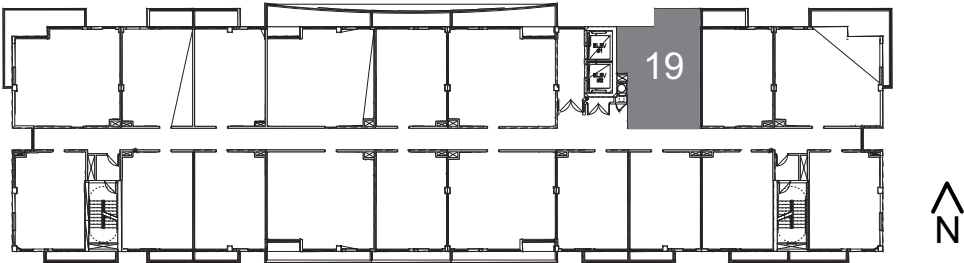
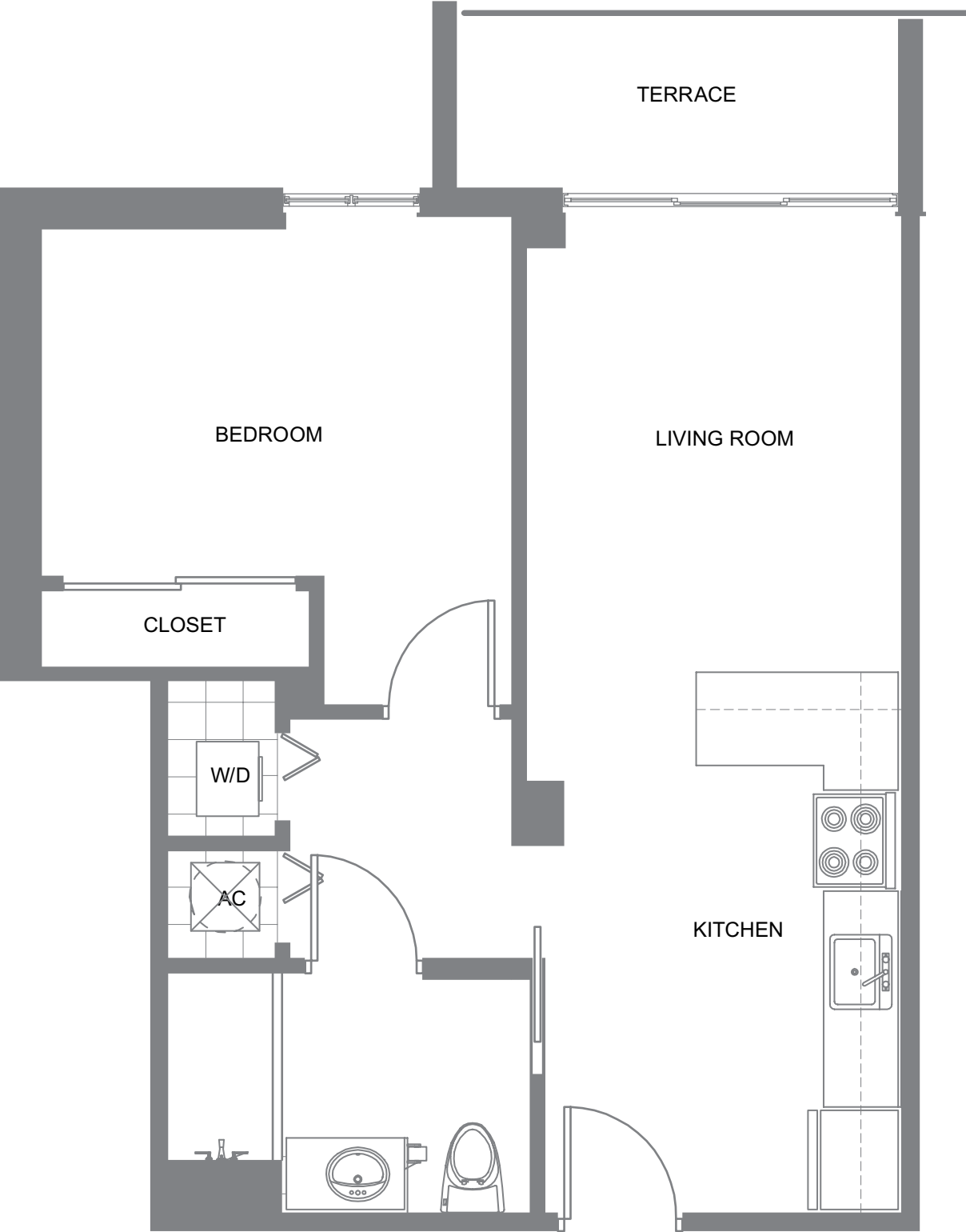
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|-----------|--------|----------------------|
| LINE 16 | | |
| RESIDENCE | 574 SF | 53.32 M ² |
| TERRACE | 50 SF | 4.64 M ² |
| TOTAL | 624 SF | 57.96 M ² |



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1 BEDROOM/1 BATHROOM

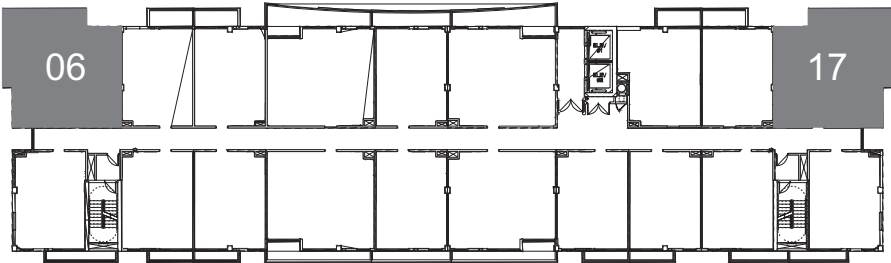
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| LINE 19 | | |
| RESIDENCE | 605SF | 56.20 M ² |
| TERRACE | 64 SF | 5.94 M ² |
| TOTAL | 669 SF | 62.14 M ² |



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2 BEDROOMS/2 BATHROOMS

| | | | |
|------------|--------|----------------------|--|
| LINE 06/17 | | | |
| RESIDENCE | 814 SF | 75.82 M ² | |
| TERRACE | 182 SF | 16.90 M ² | |
| TOTAL | 996 SF | 92.72 M ² | |

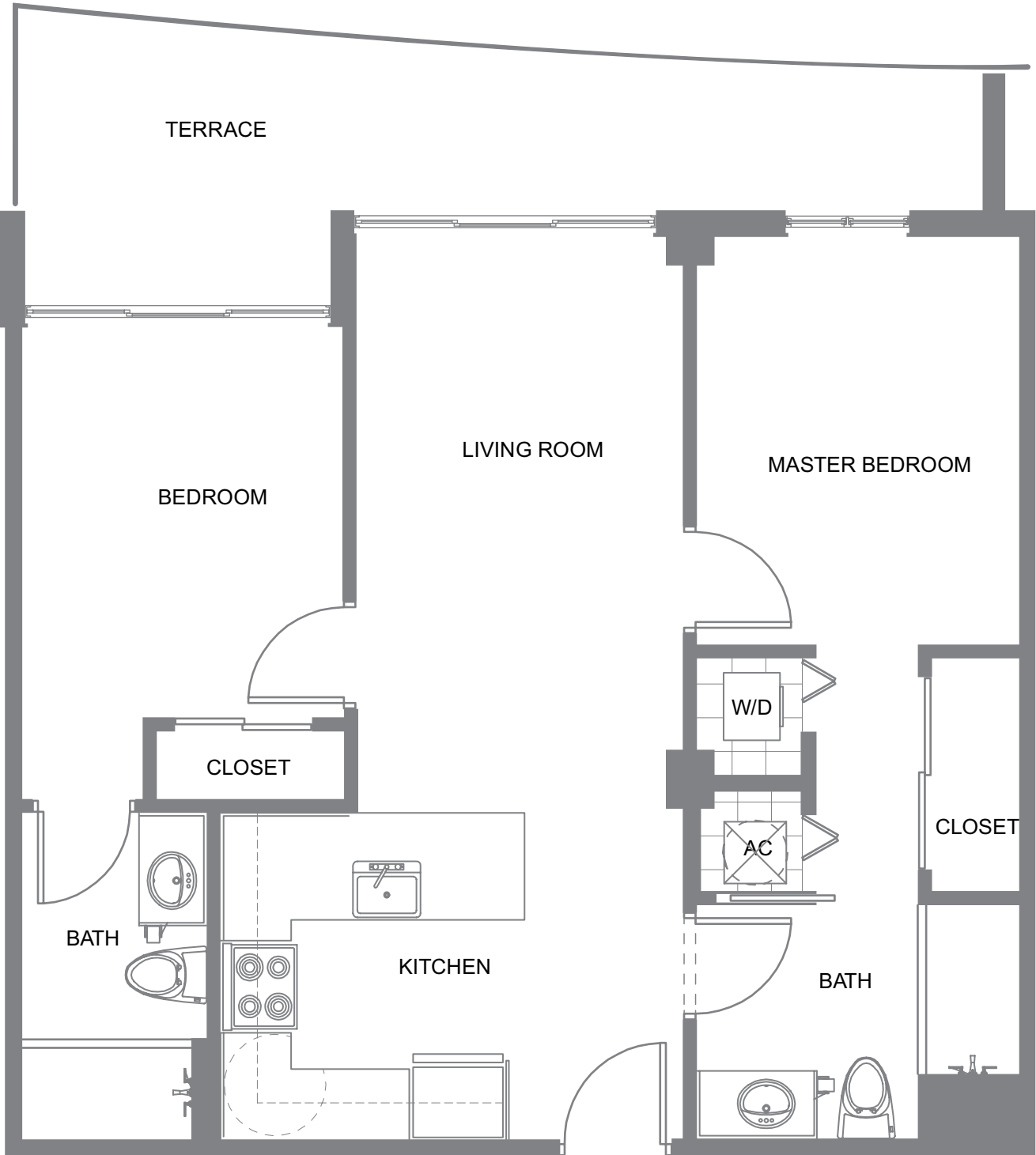
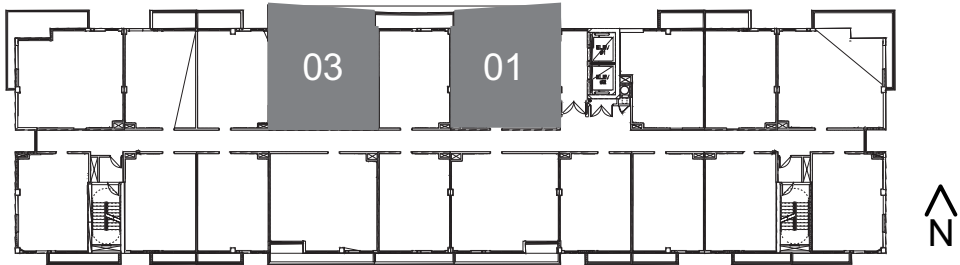


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2 BEDROOMS/2 BATHROOMS

| | | |
|-----------|----------|----------------------|
| LINE 01 | | |
| RESIDENCE | 821 SF | 76.27 M ² |
| TERRACE | 180 SF | 16.72 M ² |
| TOTAL | 1,001 SF | 92.99 M ² |

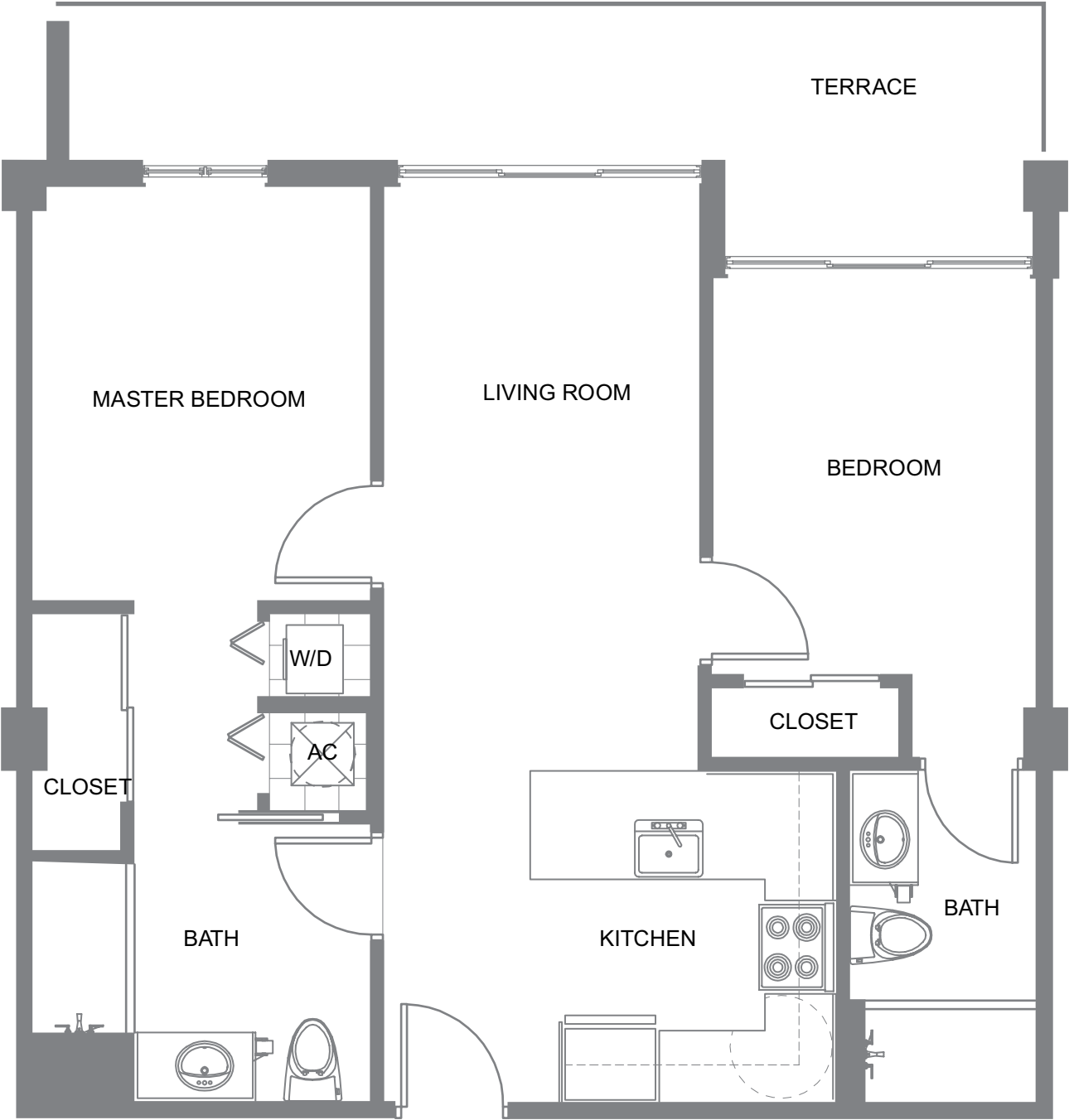
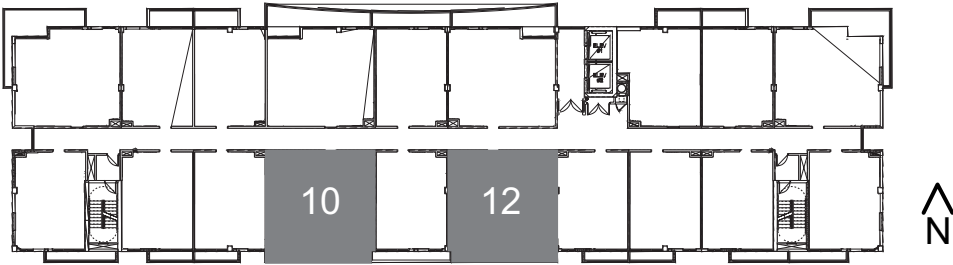
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|-----------|--------|----------------------|
| LINE 03 | | |
| RESIDENCE | 815 SF | 75.71 M ² |
| TERRACE | 180 SF | 16.72 M ² |
| TOTAL | 995 SF | 92.43 M ² |



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2 BEDROOMS/2 BATHROOMS

| | | |
|------------|--------|----------------------|
| LINE 10/12 | | |
| RESIDENCE | 815 SF | 75.71 M ² |
| TERRACE | 112 SF | 10.40 M ² |
| TOTAL | 927 SF | 86.11 M ² |

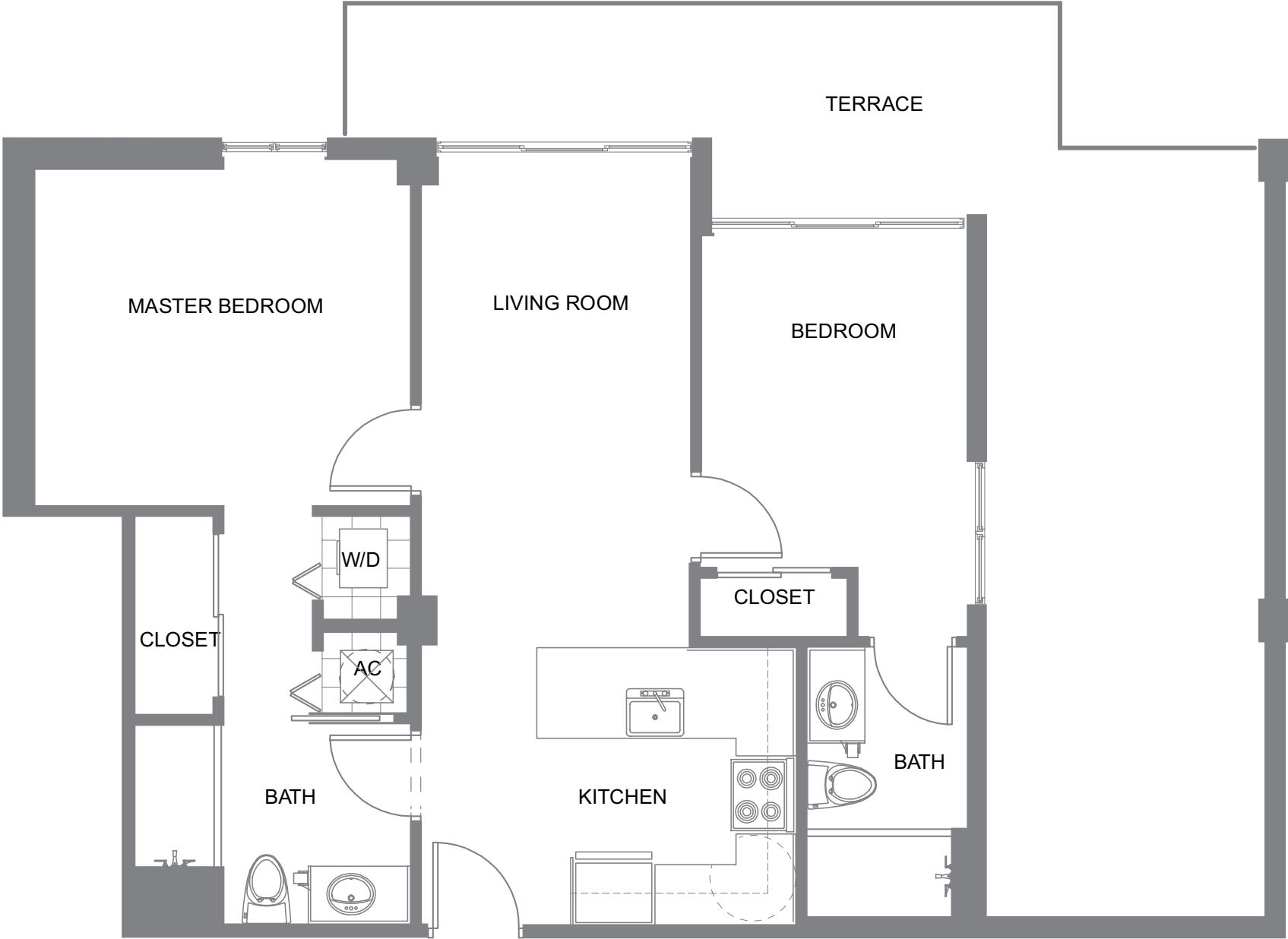
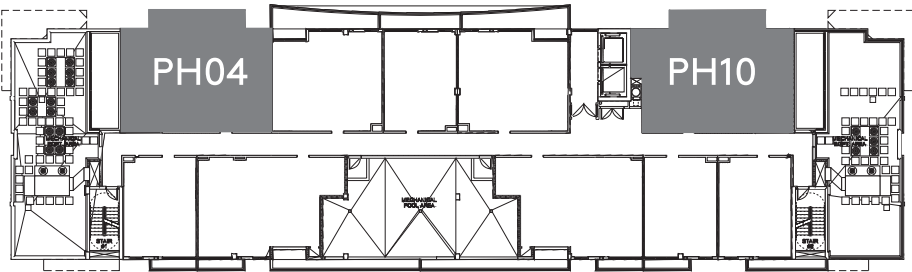


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2 BEDROOMS/2 BATHROOMS

| | | |
|-----------|----------|-----------------------|
| LINE PH04 | | |
| RESIDENCE | 815 SF | 75.71 M ² |
| TERRACE | 449 SF | 41.71 M ² |
| TOTAL | 1,264 SF | 117.42 M ² |

| | | |
|-----------|----------|-----------------------|
| LINE PH10 | | |
| RESIDENCE | 863 SF | 80.17 M ² |
| TERRACE | 449 SF | 41.71 M ² |
| TOTAL | 1,312 SF | 121.88 M ² |

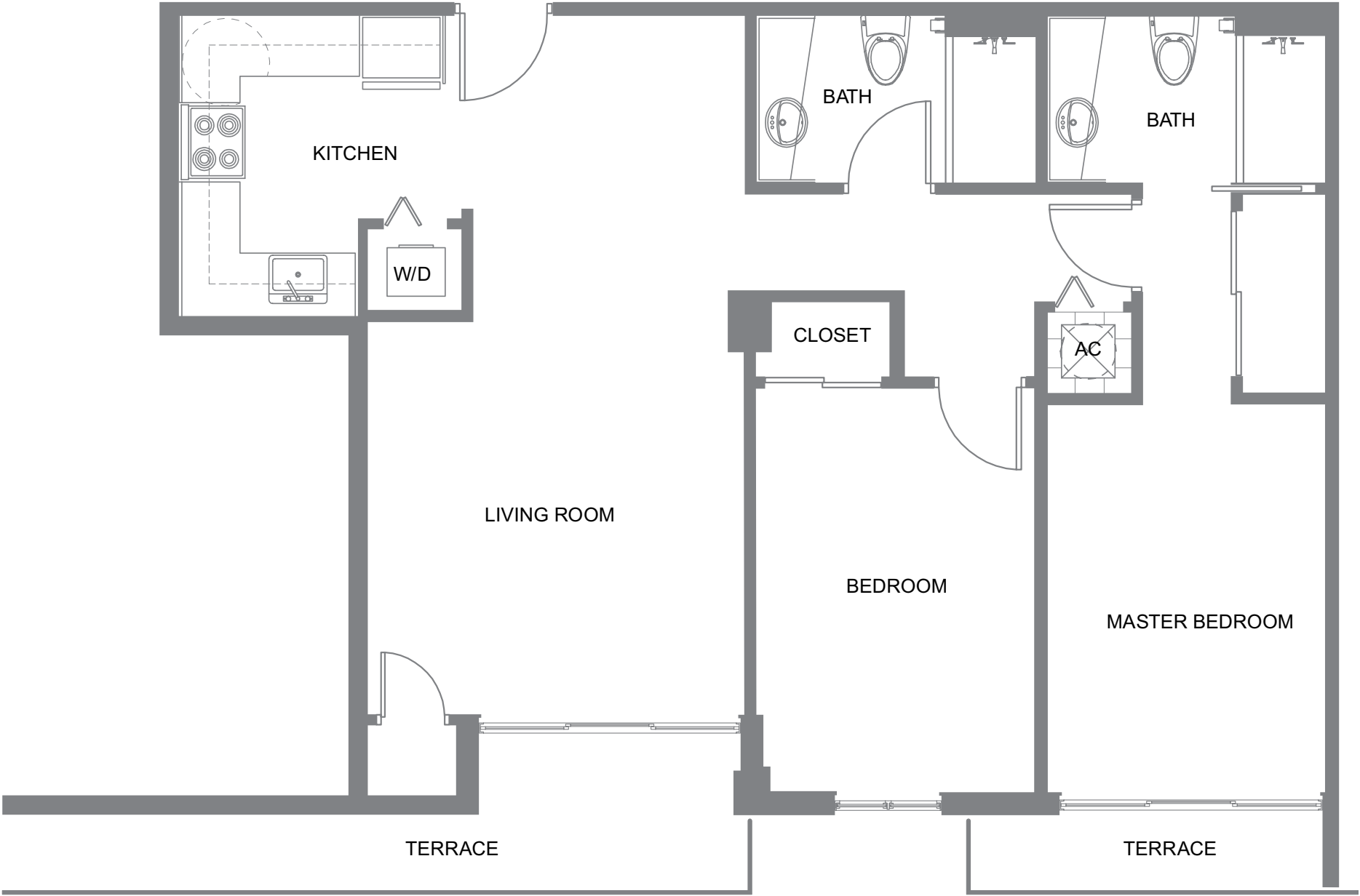
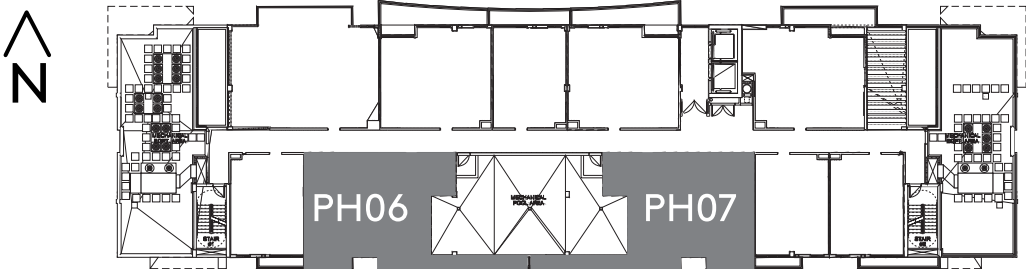


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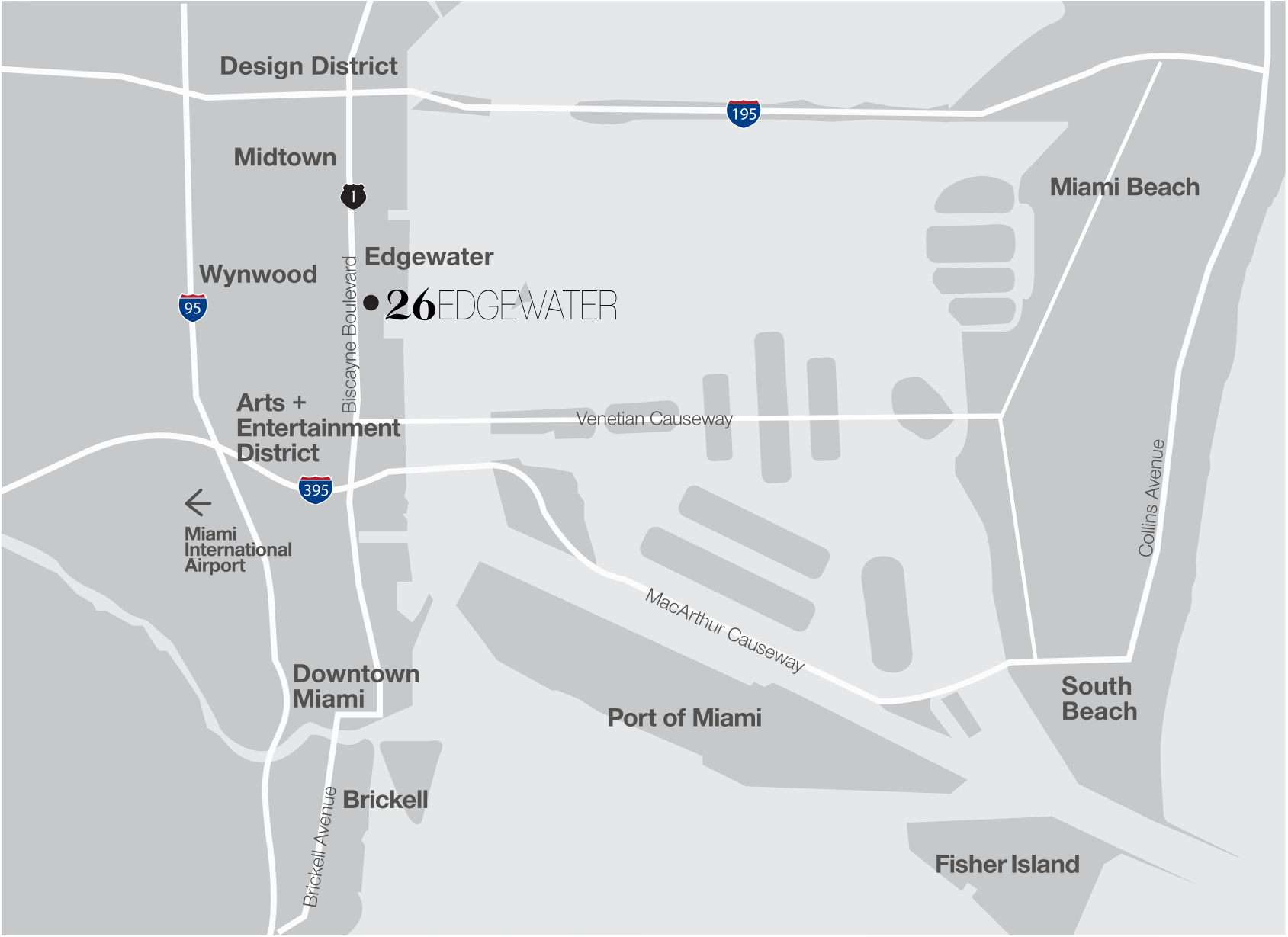
2 BEDROOMS/2 BATHROOMS

| | | |
|-----------|----------|-----------------------|
| LINE PH6 | | |
| RESIDENCE | 998 SF | 92.71 M ² |
| TERRACE | 183 SF | 17.00 M ² |
| TOTAL | 1,181 SF | 109.71 M ² |

| | | |
|-----------|----------|-----------------------|
| LINE PH7 | | |
| RESIDENCE | 998 SF | 92.71 M ² |
| TERRACE | 145 SF | 13.47 M ² |
| TOTAL | 1,143 SF | 106.18 M ² |



*PLANS, MATERIALS AND SPECIFICATIONS ARE SUBJECT TO ARCHITECTURAL AND OTHER REVISIONS AT THE SOLE DISCRETION OF THE DEVELOPER, BUILDER OR ARCHITECT, OR AS MAY BE REQUESTED BY LAW. FLOOR PLANS SHOWN ARE NOT OPPORTUNITY TO ANY PARTICULAR SCALE. ALL DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS, CORRIDOR WALLS AND TO THE CENTERLINE OF INTERIOR DEMISING WALLS AND MAY VARY FROM THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION. ALL DIMENSIONS ARE APPROXIMATE, AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. EQUAL HOUSING OPPORTUNITY. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503 FLORIDA STATUTES, TO BE FURNISHED BY THE DEVELOPER TO A BUYER OR LESSEE. NOT AN OFFER OR SOLICITATION WHERE PROHIBITED BY STATE STATUTES. ALL OTHERS ARE SUBJECT TO THE TERMS AND CONDITIONS OF ANY SALES OR RESERVATION AGREEMENT WITH THE DEVELOPER. AVAILABILITY AND PRICES OF RESIDENCES ARE SUBJECT TO CHANGE WITHOUT NOTICE. WE ARE PLEDGED TO THE LETTER AND SPIRIT OF U.S. POLICY FOR THE ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. PLAN DRAW NOT TO SCALE.



3 MINUTES TO WYNWOOD

3 MINUTES OF ARTS + ENTERTAINMENT DISTRICT

(ADRIENNE ARSHT PERFORMING ARTS)

5 MINUTES TO PAMM AND PATRICIA & PHILLIP FROST MUSEUM OF SCIENCE

5 MINUTES OF MIDTOWN

5 MINUTES TO AMERICAN AIRLINES ARENA

5 MINUTES TO MIAMI DESIGN DISTRICT

10 MINUTES TO BRICKELL

10 MINUTES TO MIAMI BEACH

15 MINUTES TO MIAMI INTERNATIONAL AIRPORT

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