

EDITION[®]

RESIDENCES
MIAMI EDGEWATER

FACTS & FEATURES

BUILDING AMENITIES AND 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.

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 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
- » 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 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

- » 4 luxury 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

CONCIERGE SERVICES CONTINUED

- » 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
- » Loss Prevention
- » Theater & Entertainment Information

BUILDING AMENITIES AND SERVICES CONTINUED

- » 24-hour Butler/Doorman/Porter Services
- » Common Area Housekeeping
- » Common Area Maintenance
- » Newspaper/Magazine/Package Delivery/Storage
- » Sanitizing Deliveries
- » Bike Storage
- » Owner Storage
- » Meeting Set-up in Board Room/Function Room w/Conferencing/Technology
- » Trash Removal

À 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

À 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

À LA CARTE* HOUSEKEEPING 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

** À La Carte Services may be arranged by the concierge team, and are typically provided by third parties not affiliated with EDITION Hotels.*

+ Guest Suites at standalone properties where the Suites are owned by the condominiums owners' association.

OWNER BENEFITS WITH MARRIOTT INTERNATIONAL

- » VIP status with Guest Relations
- » Breakfast for two daily
- » Welcome amenity and note from General Manager
- » Special hotel amenity (varies by brand and/or property)
- » Upgrade at check-in*
- » 4 PM checkout*
- » 10% off Regular Room Rate** at participating Marriott Hotels***
- » Complimentary basic high-speed wireless Internet access

**Based upon availability.*

***When hotel is not sold out; excludes time periods defined as "special events" (e.g. Super Bowl, Mardi Gras, etc.).*

****Marriott Hotels participating in the Service include the following brands: EDITION, JW Marriott, The Ritz-Carlton, Ritz-Carlton Reserve, St. Regis, The Luxury Collection, and W Hotels.*

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

PHONE (305) 767-1414
INFO@EDITIONRESIDENCESEDGEWATER.COM
EDITIONRESIDENCESEDGEWATER.COM



The EDITION Residences Miami Edgewater are not owned, developed or sold by Marriott International, Inc. or its affiliates ("Marriott"). Two Roads Development LLC uses the EDITION marks under a license from Marriott, which has not confirmed the accuracy of any of the statements or representations made herein.

Broker Participation is welcomed and encouraged. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. Prices and availability are subject to change at any time without notice. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. Renderings depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view. This project is being developed by TRD Biscayne LLC, a Delaware limited liability company, which was formed solely for such purpose. Two Roads Development LLC, a Florida limited liability company ("Two Roads"), is affiliated with this entity, but is not the developer of this project. This condominium is being developed by TRD Biscayne LLC, a Delaware limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Two Roads pursuant to a license and marketing agreement with Two Roads. Any and all statements, disclosures, and/or representations shall be deemed made by Developer and not by Two Roads and you agree to look solely to Developer (and not to Two Roads and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. The project described herein (the "Project") and the residential units located within the Project (the "Residential Units") are not owned, developed, or sold by Marriott International, Inc. or any of its respective affiliates (collectively, "Marriott"), and Marriott does not make any representations, warranties or guarantees whatsoever with respect to the Residential Units, the Project or any part thereof. TRD Biscayne LLC uses the EDITION brand name and certain other Marriott trademarks (collectively, the "Trademarks") in connection with the sales and marketing of the Residential Units in the Project under a limited, non-exclusive and non-sublicensable license from Marriott. The foregoing license may be terminated or may expire without renewal, in which case neither the Residential Units nor any part of the Project will be identified as a EDITION-branded project or have any rights to use the Trademarks. Branding & Creative by këvo.