

# EDGEWATER'S NEWEST LANDMARK RESIDENCES ARE BORN.



EDGEWATER MIAMI  
**VIDA**  
RESIDENCES



LOCATED IN MIAMI'S MOST MAGNETIC LOCALE - FEATURING BAY-VIEW RESIDENCES...



HOMESHARE HAS ARRIVED TO MIAMI'S  
MOST MAGNETIC LOCALE.



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



STUDIO, ONE, TWO,, THREE, AND FOUR BEDROOM FULLY FURNISHED RESIDENCES.



INTRODUCING

EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
RESIDENCES

410 NE 35th Terrace - Miami, FL 33137

OWNERSHIP, VACATION, & HOME-SHARE  
OPPORTUNITIES AVAILABLE.



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



# A GROUNDBREAKING OPPORTUNITY



## SALES CENTER:

✉ info@vidaedgewater.com

☎ (786) 882-2868  
(888) 598-0411

ARTIST CONCEPTUAL RENDERINGS.  
DEVELOPER MAY CHANGE WITHOUT NOTICE.



## THE SITE

9 STORIES  
138 RESIDENCES  
NO RENTAL RESTRICTIONS

## DEVELOPMENT TEAM

URBANA HOLDINGS  
URBANA BUENO  
LA MADRID

## ARCHITECT

KOBI KARP, MIAMI

## INTERIOR DESIGN

EURO DESIGN GROUP

10 FOOT CEILINGS  
FULLY FURNISHED  
VALET PARKING  
FURNISHED TERRACES  
STAINLESS APPLIANCES  
EUROSTYLE BATHS

## RESIDENCES

### STUDIO

387 - 420 SQ FT 36-40 M2

### 1 BEDROOM 1 BATH

400 - 450 SQ FT 39-45 M2

### 2 BEDROOM 2 BATH

774 - 849 SQ FT 72-80 M2

### 3 BEDROOM 2.5 BATH

1233- 1450 SQ FT 115- 120 M2

### 3 + DEN BEDROOM 3.5 BATH

1702 1780 SQ FT 158- 165 M2

## RESIDENCE PRICING

### STUDIOS

FROM THE \$400,000s

### 1 BEDROOM

FROM THE \$450,000s

### 2 BEDROOMS

FROM THE \$750,000s

### 3 BEDROOMS

FROM THE \$1,200,000s

## DEPOSIT TERMS

10% AT RESERVATIONS

10% AT CONTRACT

20% AT GROUND BREAK | Q1 2023

10% AT TOP OFF | Q4 2023

50% AT CLOSING | Q4 2024





# THE VIDA ADVANT-EDGE.

MIDTOWN | DESIGN DISTRICT | WYNWOOD | THE BEACHES

POSITIONED IN MIAMI'S MOST MAGNETIC LOCALE, EDGEWATER MIAMI OFFERS A VIBRANT AND RICH COMMUNITY FUELED BY CULTURE, GLAMOUR, AND WELLNESS. VIDA RESIDENCES WILL CREATE AN ATMOSPHERE WHERE RESIDENTS EXPERIENCE AN ABUNDANCE OF LIVING, WORK, AND PLAY AMENITIES INCLUDING A ROOFTOP OASIS, WELLNESS CENTER, ON-SITE DINING AND A MEMBER'S ONLY BEACH CLUB FOR GUESTS. ENJOY AN EFFORTLESS COSMOPOLITAN LIFESTYLE WITH CONVENIENT ACCESS TO THE VARIETY OF EXPERIENCES THIS EXCITING NEW RESIDENTIAL RESIDENCES HAS TO OFFER.

EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
RESIDENCES

LIVE. WORK. PLAY. FOR LIFE.



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



location

THE CENTER OF  
EVERYTHING



IN THE CENTER OF EVERYTHING THAT  
MIAMI IS, VIDA EXCEEDS THE EXPECTATION.

MINUTES TO THE DESIGN DISTRICT, MIDTOWN, WOODROW, THE BEACHES,  
SOUTH BEACH, DOWNTOWN MIAMI & BRICKELL



6



ARTIST CONCEPTUAL RENDERING, DEVELOPER MAY CHANGE WITHOUT NOTICE





# LOCATION, LOCATION, LOCATION

.....





enter

GRAND LOBBY  
& VIDA BAR



*enter*



enter

# THE EDGE RESTAURANT



*dine*



enter

VIDA  
RESIDENCES



*entertain*





enter

VIDA  
RESIDENCES



*awake*



enter

VIDA  
RESIDENCES



*comfort*





enter  
THE RETREAT  
SPA & POOL



*chill*





enter

THE RETREAT  
ROOF TOP DECK



*engage*



amenities

PRIVATE  
BEACH CLUB



*indulge*





amenities

## PRIVATE BEACH CLUB



INDULGE IN THE ULTIMATE BEACH  
EXPERIENCE WITH AN EXCLUSIVE  
MEMBERSHIP AT THE VIDA BEACH CLUB.  
LOCATED ON THE SOUTHERN MOST  
TIP OF OCEAN DRIVE IN THE PREMIER  
SOUTH FIFTH (SOFI) ENCLAVE, THE VIDA  
BEACH CLUB OFFERS A SERENE AND  
SOPHISTICATED ESCAPE.

VIDA MEMBER SERVICES INCLUDE  
DEEP CUSHIONED LOUNGE CHAIRS,  
PAMPERED TOWEL SERVICE, WIFI,  
GAMES, AND FINE DINING AWAITING  
OUR MEMBER'S ARRIVAL...





amenities

## THE RETREAT VIDA OASIS



VIDA'S 22,000 SQUARE FOOT ROOFTOP OASIS  
FEATURES SWEEPING VIEWS OF BISCAYNE  
BAY, SOUTH BEACH & DOWNTOWN MIAMI.



AL FRESCO DINING & BAR - COZY GATHERING RETREATS - BALI BEDS & CABANAS - FITNESS CENTER  
WELLNESS CENTER - GRILLING STATIONS - 11,000 SQUARE FOOT POOL



ARTIST CONCEPTUAL RENDERINGS. DEVELOPER MAY CHANGE WITHOUT NOTICE.



amenities

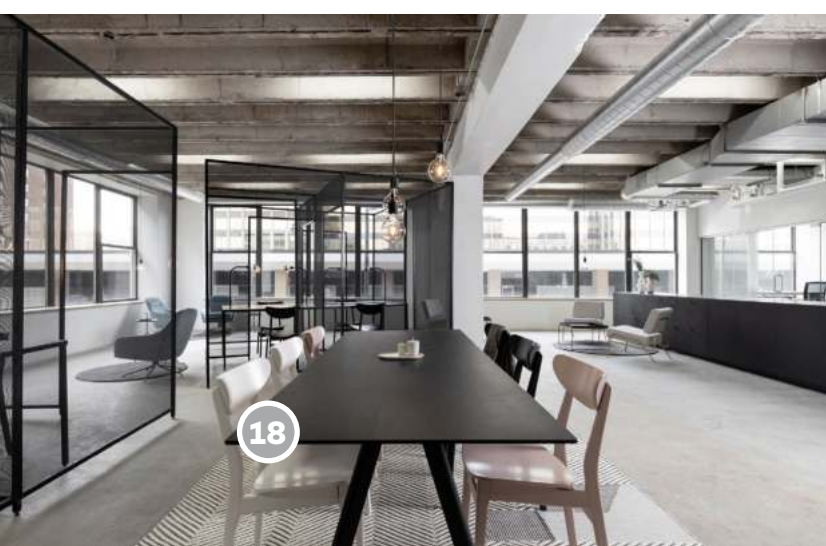
## COWORKING CENTER



VIDA'S 3,800 SQUARE FOOT CO-WORKING  
CENTER DELIVERS THE PERFECT  
ENVIRONMENT FOR THE WORK PART OF  
LIVE, WORK, PLAY.

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

DEDICATED WORK SPACES - ACCESS TO OFFICE MATERIALS - MEETING ROOMS AND EVENT SPACES  
PRIVATE PHONE BOOTH - SNACK & BEVERAGE CAFE - COMMUNITY NETWORKING EVENTS





amenities

VIDA  
WELLNESS



JUICE BAR WITH JUICES AND SNACKS  
PERSONAL TRAINER  
WELLNESS COACH  
GROUP FITNESS CLASSES  
CARDIO AND STRENGTH EQUIPMENT  
YOGA AND EXERCISE  
SPA WITH MASSAGE TREATMENT ROOMS  
RELAXATION LOUNGE

PERSONALIZED WELLNESS SERVICES FOR OUR MEMBERS & GUESTS...  
OUR TREATMENT APPROACH INCORPORATES CHIROPRACTIC CARE,  
THERAPEUTIC EXERCISE, NUTRITIONAL COUNSELING, FUNCTIONAL  
MEDICINE, HEALTH COACHING AND MASSAGE THERAPY.

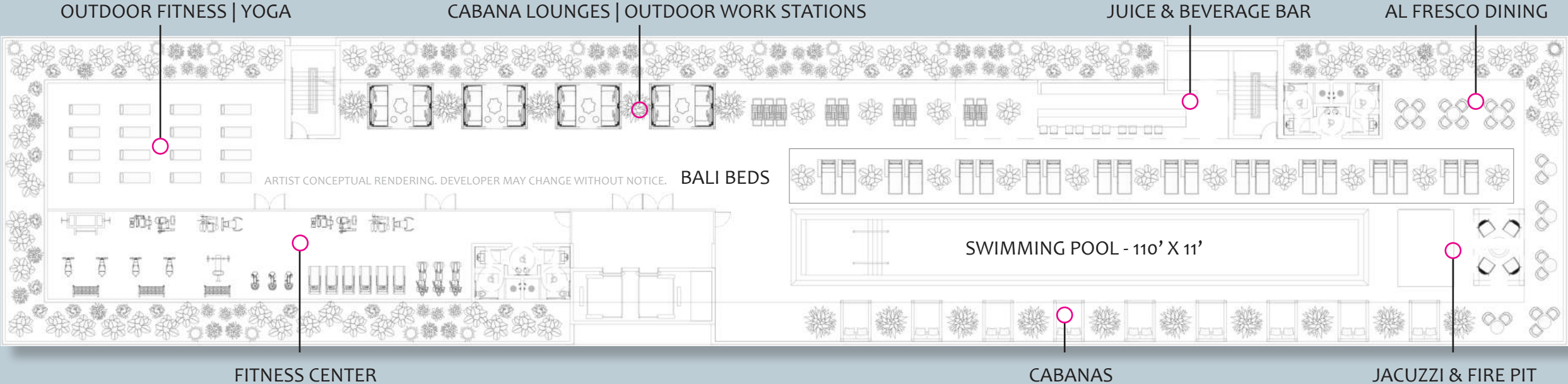
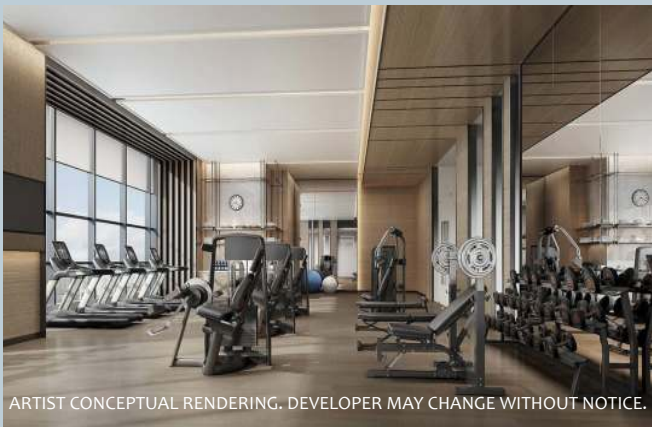
INFRARED SAUNA  
NUTRITION COUNSELING  
ANTI-AGING CONSULTATIONS  
HEALTH ANALYSIS & TESTING  
NATURAL SUPPLEMENTS  
ESSENTIAL OILS  
CBDS & HEMP PRODUCTS





amenities

VIDA  
ROOFTOP





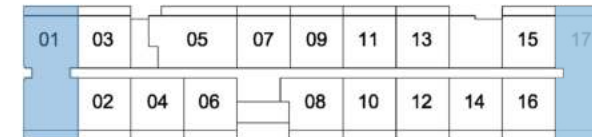
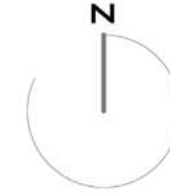
## FLOORPLANS



### UNITS 01 & 17

**3 BED+2 BATH+  
2 1/2 BATH**

INTERIOR 1676sqft/155,7m<sup>2</sup>  
EXTERIOR 150sqft/13,9m<sup>2</sup>  
TOTAL 1826sqft/169,6m<sup>2</sup>



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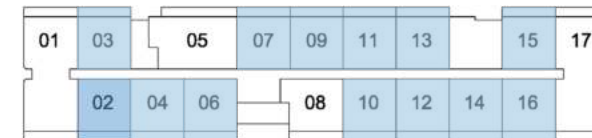
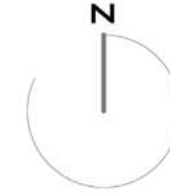
## FLOORPLANS

EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
RESIDENCES

UNITS 02, 03, 04, 06, 07, 09,  
10, 11, 12, 13, 14, 15 & 16.

**2 BED + 2 BATH**

INTERIOR 774SQFT/72M2  
EXTERIOR 84SQFT/7,7M2  
TOTAL 854SQFT/79,7M2



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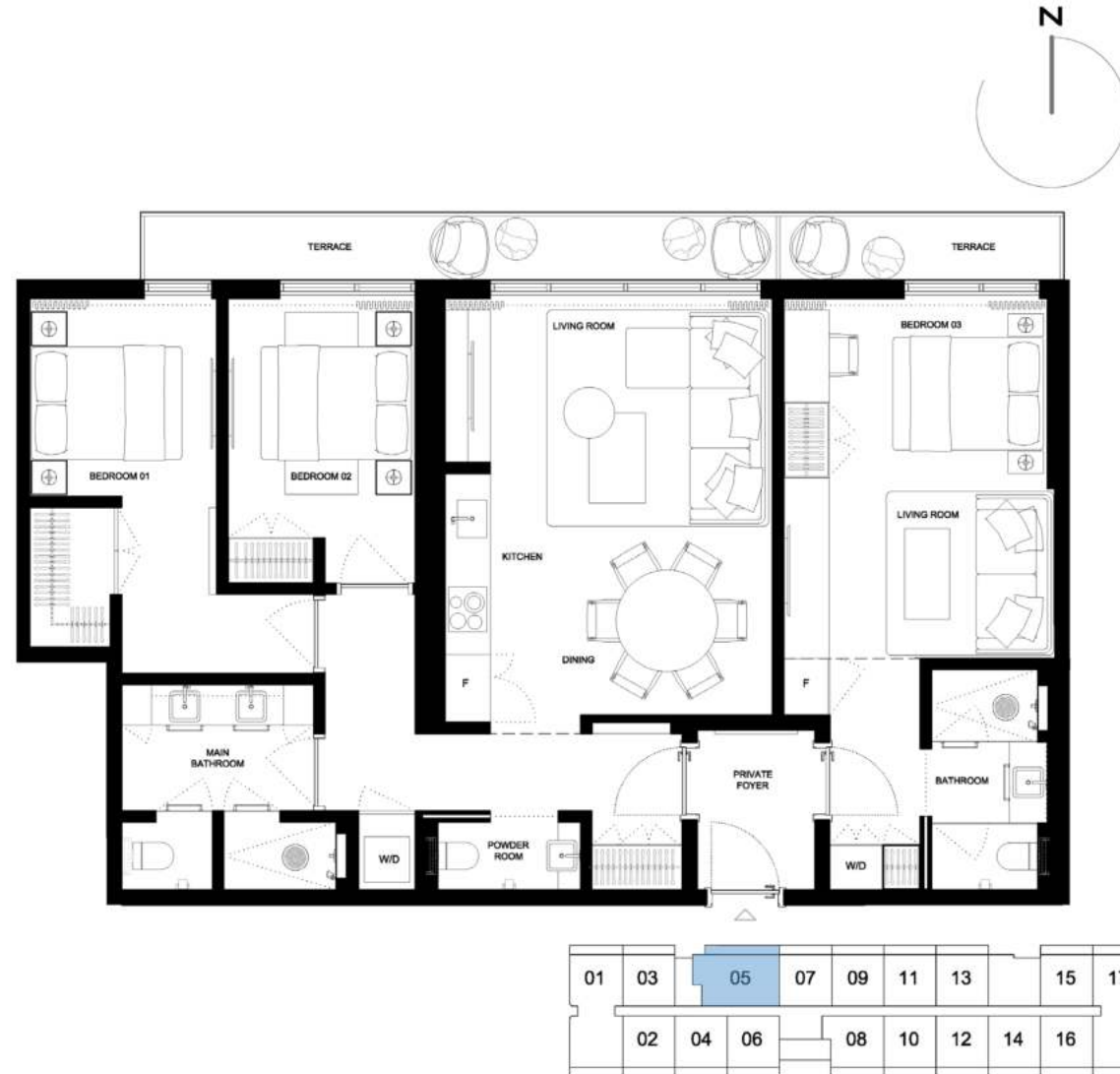
## FLOORPLANS

EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
 RESIDENCES

### UNIT 05

**3 BED+2 BATH+  
 2 1/2 BATH**

INTERIOR 1 233sqft/114,6m<sup>2</sup>  
 EXTERIOR 1 27sqft/11,8m<sup>2</sup>  
 TOTAL 1 360sqft/126,4m<sup>2</sup>



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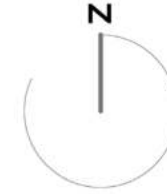
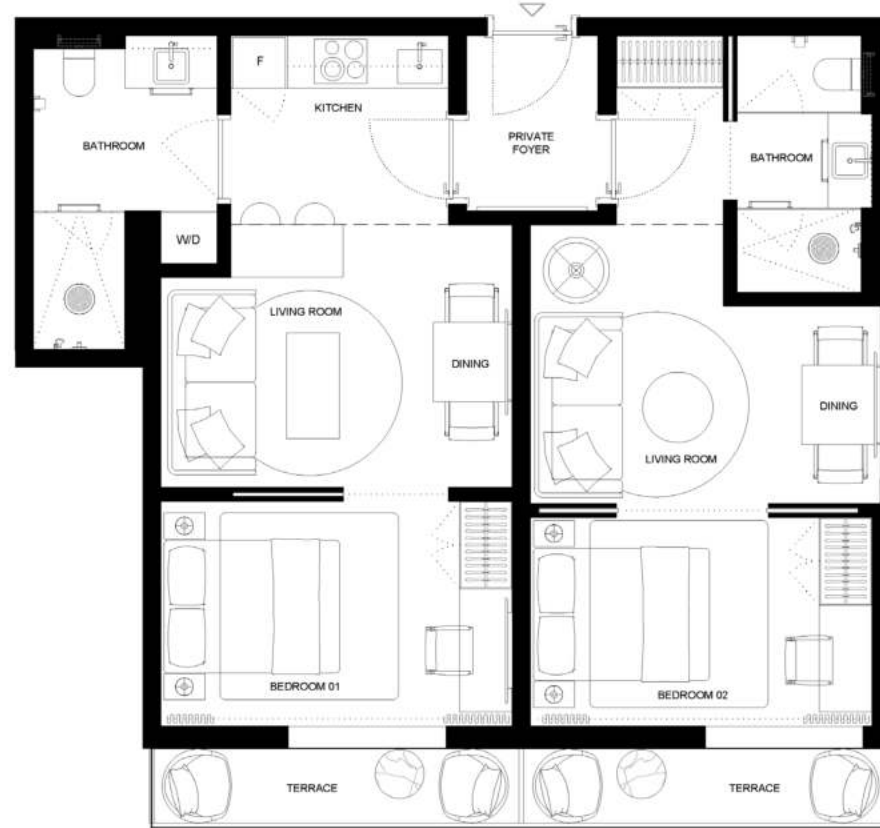
## FLOORPLANS

EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
RESIDENCES

### UNIT 08

**2 BED + 2 BATH**

INTERIOR 849SQFT/78,9M2  
EXTERIOR 134SQFT/12,4M2  
TOTAL 983SQFT/91,3M2



01	03	05	07	09	11	13	15	17
	02	04	06	08	10	12	14	16

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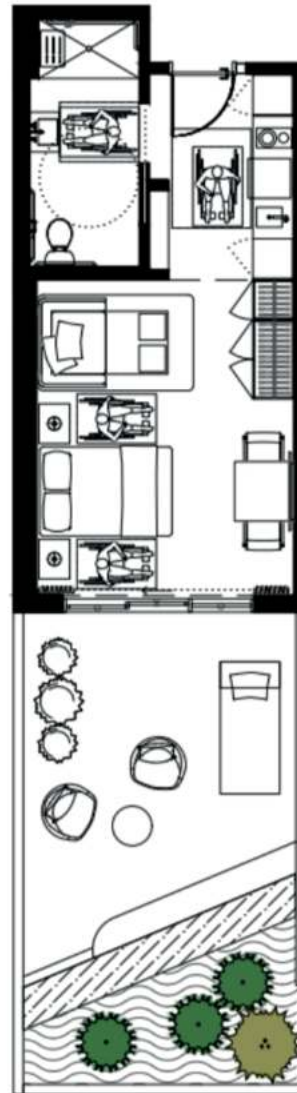
## FLOORPLANS



### UNIT TYPE A.2 #302

#### STUDIO

INTERIOR	420SF/39M2
EXTERIOR	353SF/32,8M2
<b>TOTAL</b>	<b>773SF/71,8M2</b>



301	303	305	307		309	311	313	315	317	319	321	323	325	327	329		331	333	335	337
302	304	306	308	310	312				318	320	322	324	326	328	330	332	334	336		

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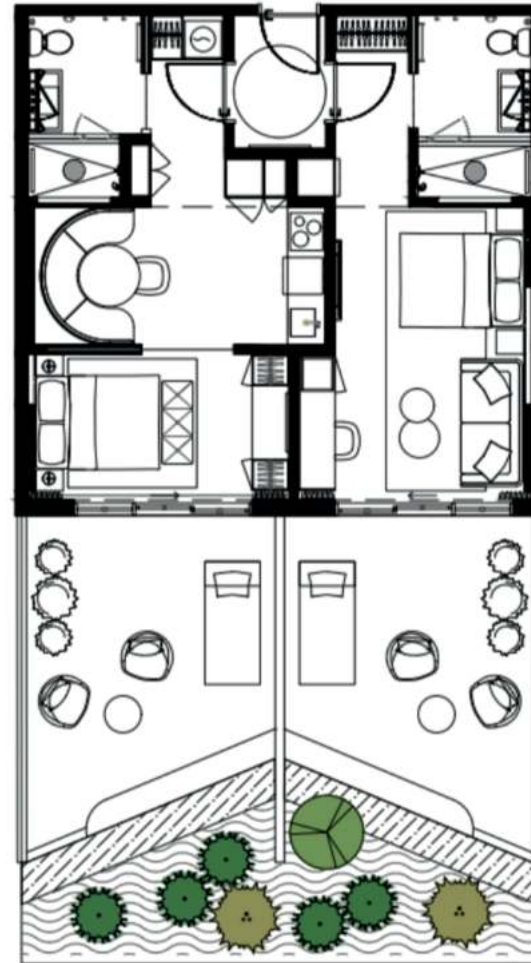
## FLOORPLANS

EDGEWATER MIAMI  
**VIDA**<sup>®</sup>  
RESIDENCES

**UNIT TYPE E.1**  
#310

**2 BED + 2 BATH**

INTERIOR	774SF/71,9M <sup>2</sup>
EXTERIOR	682SF/63,4M <sup>2</sup>
<b>TOTAL</b>	<b>1456SF/135,3M<sup>2</sup></b>



301	303	305	307	309	311	313	315	317	319	321	323	325	327	329	331	333	335	337
302	304	306	308	310	312			318	320	322	324	326	328	330	332	334	336	



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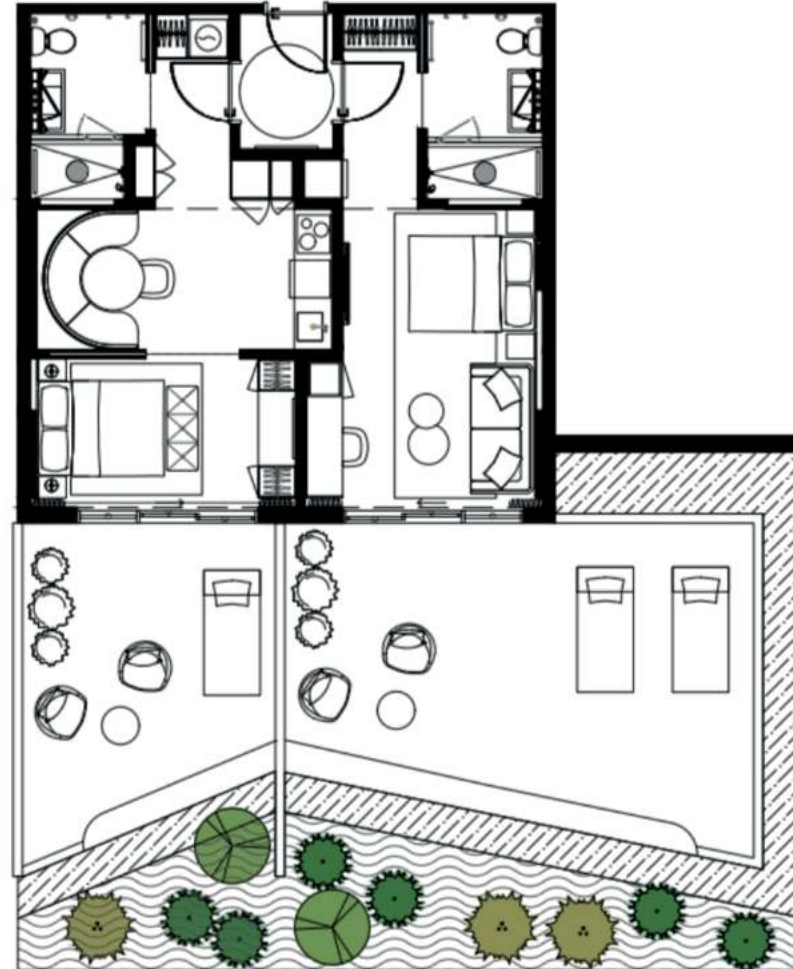
## FLOORPLANS



### UNIT TYPE E.2 #312

**2 BED + 2 BATH**

INTERIOR 774SF/71,9M2  
EXTERIOR 1073SF/99,7M2  
TOTAL 1847SF/171,6M2



301	303	305	307		309	311	313	315	317	319	321	323	325	327	329		331	333	335	337
302	304	306	308	310	312					318		320	322	324	326	328	330	332	334	336

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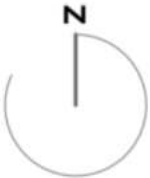
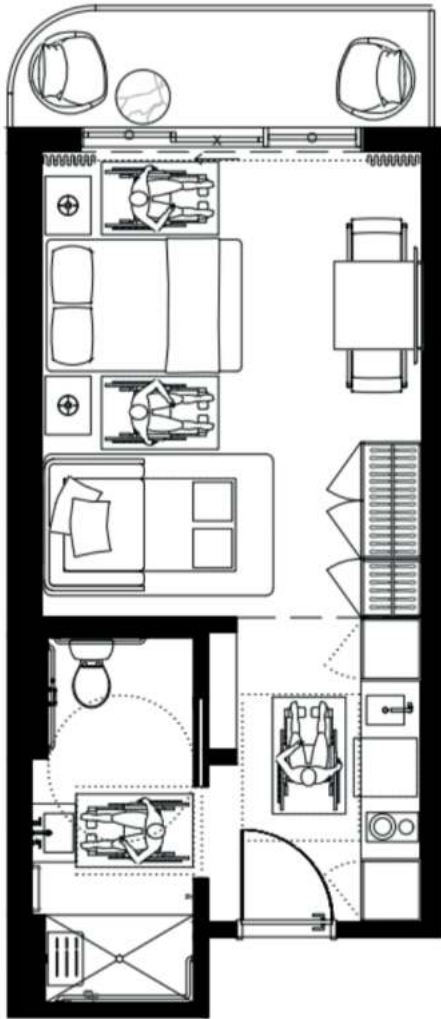
FLOORPLANS



**UNIT TYPE A.1**  
#401

**STUDIO**

INTERIOR      420SF/39M2  
EXTERIOR      58,5SF/2,6M2  
**TOTAL      478,5SF/44,5M2**



401	403	405	407	409	411	413	415	417	419	421	423	425	427	429	431	433	435	437
402	404	406	408	410	412	418	420	422	424	426	428	430	432	434	436			

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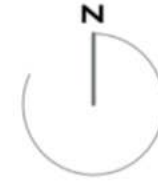
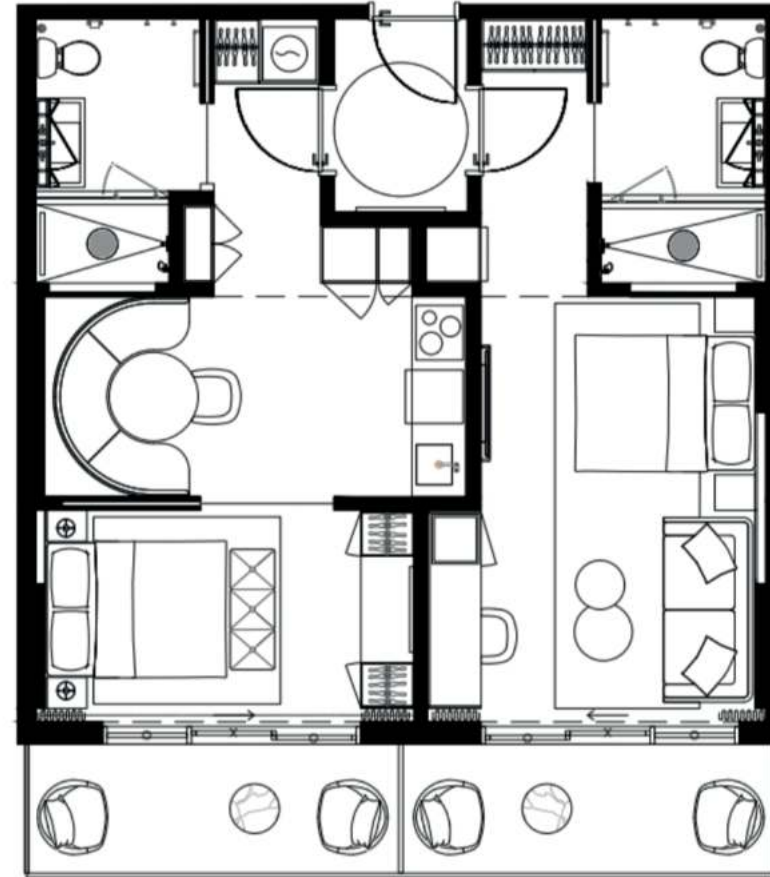
## FLOORPLANS



### UNIT TYPE E.1 #420

**2 BED + 2 BATH**

INTERIOR	774SF/71,9M2
EXTERIOR	140SF/13M2
<b>TOTAL</b>	<b>914SF/84,9M2</b>



401	403	405	407	409	411	413	415	417	419	421	423	425	427	429	431	433	435	437
402	404	406	408	410	412	418	420	422	424	426	428	430	432	434	436			

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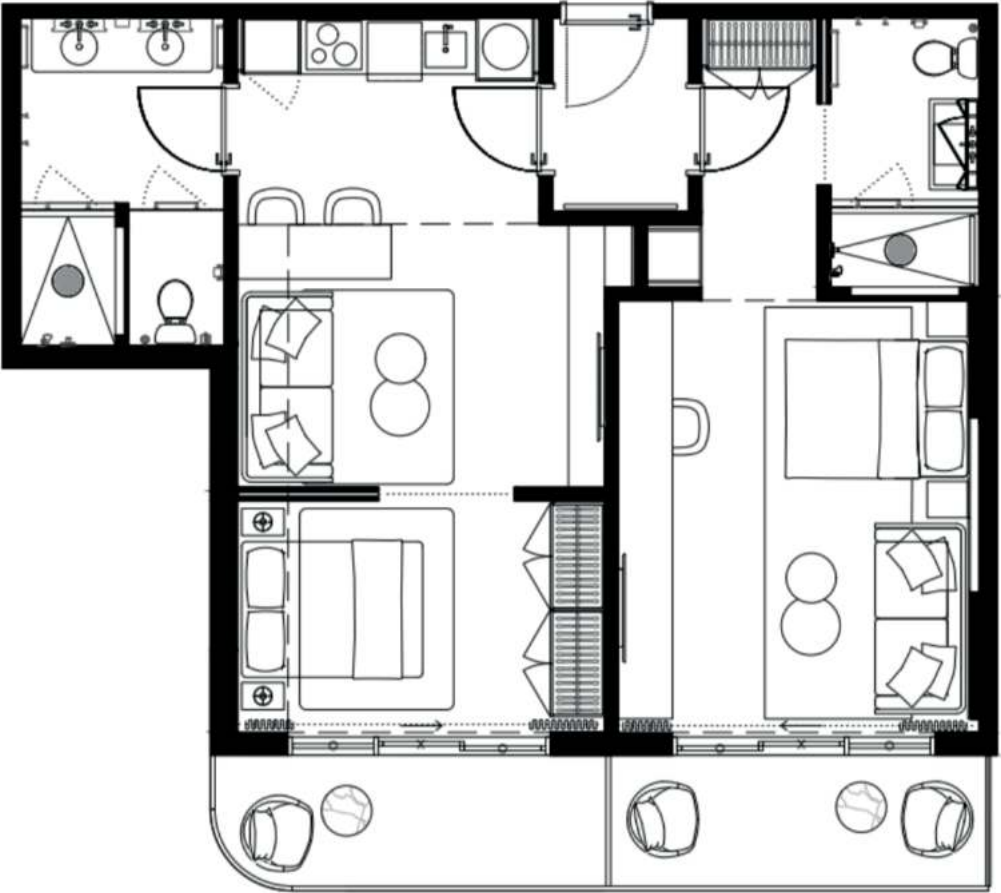
FLOORPLANS



UNIT TYPE F  
#418

2 BED + 2 BATH

INTERIOR	888sf/82,5M2
EXTERIOR	141sf/13M2
TOTAL	1029sf/95,5M2



401	403	405	407	409	411	413	415	417	419	421	423	425	427	429	431	433	435	437
402	404	406	408	410	412	418	420	422	424	426	428	430	432	434	436			

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HOMESHARE



VIDA RESIDENCES WILL BE THE FIRST  
CONDOMINIUM WITH A FLEXIBLE RENTAL  
PROGRAM IN EDGEWATER MIAMI.

The alluring advantage of VIDA ownership.

## Introducing FlexShare.

Transform unused nights into dollars.

Vida's FlexShare will list residences online including many of the global homeshare sites.

Vida Residences will be the first condominium with a flexible rental program in Edgewater Miami approved for airbnb and other homeshare and online travel agencies. Studio to 4 bedroom residences will be fully furnished turn-key residences.

FLEXSHARE



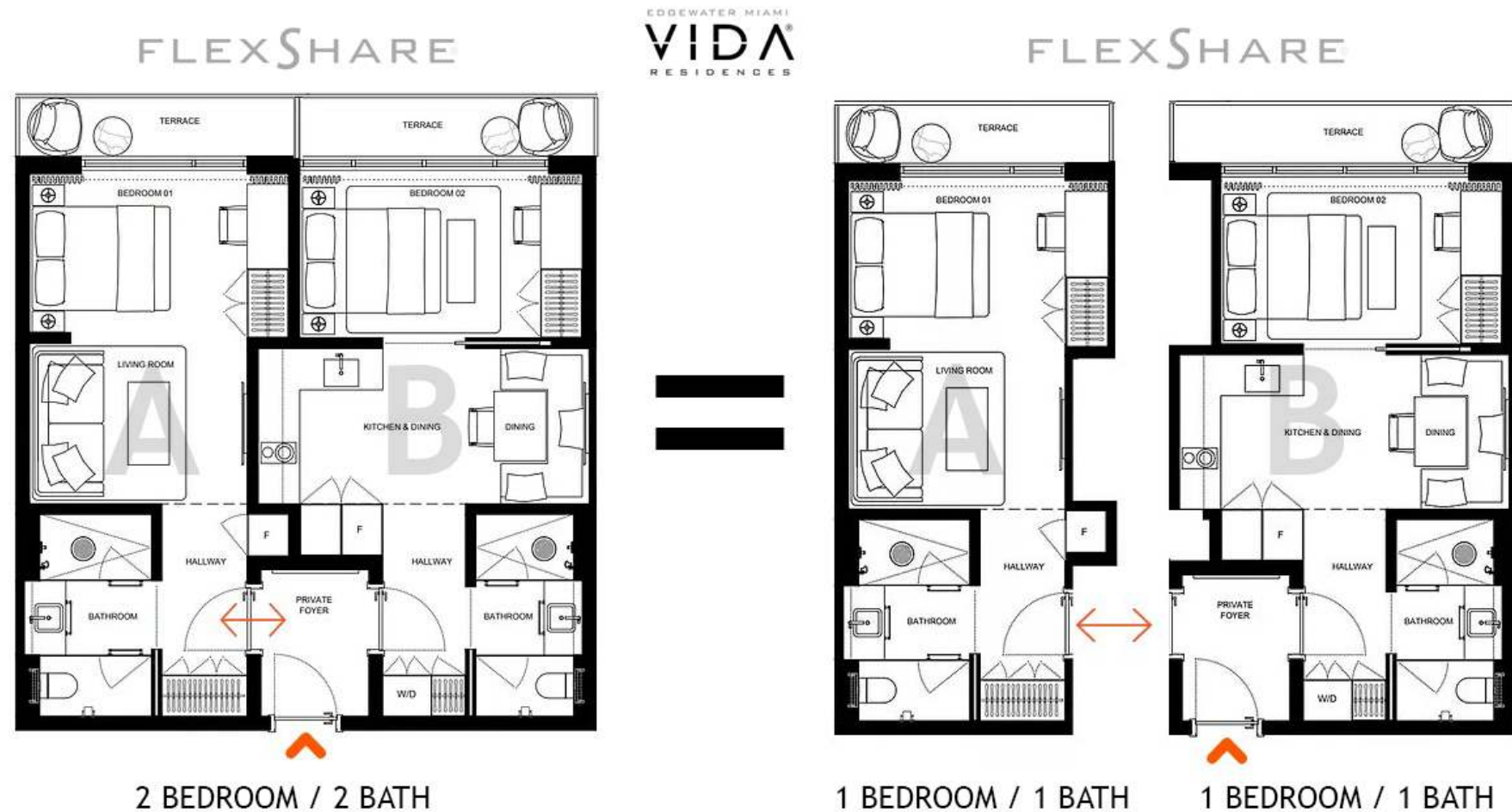


## HOMESHARE



Vida Flexshare combines a studio residence adjacent to a one or two-bedroom residence featuring adjoining entryways. The standard occupancy is up to 10 adults.

The design of the floor plan below details a common foyer which enables the residence owner to transform the residence to guests separately as a one-bedroom residence, a two-bedroom residence, or when fully combined, as an executive three-bedroom residence. This flexibility of homesharing is invaluable because it allows the owner to utilize the residence in three different ways.





# BY DESIGN: KOBI KARP, ARCHITECT



Kobi Karp is the Founder and Principal of Kobi Karp Architecture and Interior Design, Inc (KKAID). Kobi Karp founded the firm in 1996 and has been the Principal-in-Charge of design since that time. KKAID is a full-service architectural and interior design firm providing a vast array of services, ranging from the design of large-scale, high-rise condominium and hospitality projects to intimate, small-scale low-rise residential and commercial structures.

Kobi Karp earned degrees in both Architecture and Environmental Design. Subsequently, Kobi Karp began his career working on major hospitality and all-inclusive resort projects throughout the United States and the Caribbean.

Kobi Karp has developed expertise in design over the last 20 years, working with a wide range of project types, sizes, complexities, and budgets. It is through this last quarter century working in warm weather climates that KKAID has garnered international acclaim and been selected to spearhead numerous resort projects. Developers and builders in the Caribbean, Black Sea region, and the Middle East have relied on the firm for their design eye and planning contributions in the preservation of historical areas.

For over two decades, Kobi Karp Architecture and Interior Design has been providing unique, creative and innovative design solutions to renowned clients internationally and domestically in Hospitality, Retail and high-rise Residential developments. To date, Kobi Karp Architecture and Interior Design has designed over 36 billion in mixed-use Commercial, Residential and Multifamily properties worldwide from the Caribbean, to the Far East, to the Black Sea region, throughout the Gulf and the Middle East.

Kobi Karp Architecture and Interior Design's clients have relied on the firm for their Architecture Design and Planning. Kobi Karp, the firm's founding principal, is an award winning member of the American Institute of Architects, and American Society of Interior Design. Kobi Karp Architecture and Interior Design is an award winning company and member of the American Institute of Architects (AIA) and the American Society of Interior Designs (ASID).

Kobi Karp Architecture and Interior Design's studios are headquartered in Miami, with branch studios in the Middle East. The firm is the recipient of many awards, including AIA Awards for Outstanding Young Architect of the Year Award, AIA Outstanding Service Award, AIA Award of Merit, American Resort Development Association (ARDA) Gold Award for Hotel Conversion, The Network of the Hospitality (NEWH) Excellence in Design Award, Miami Design Preservation League Merit Awards, and Dade Heritage Trust Historic Preservation Awards.

Kobi Karp Architecture and Interior Design has been recognized in various publications such as The Wall Street Journal, The New York Times, Miami Herald, Ocean Drive Magazine, Haute Magazine, El Nuevo Herald, Architectural Digest, Forbes Magazine, Newsweek, Fisher Island Magazine and Hospitality Design Magazine. Kobi Karp Architecture and Interior Design has also been featured on CBS, NBC, CNN and 1 TV Russia.

KKAID's modern designs and architectural work have been extensively published and recognized internationally. They are inspired by the vernacular of the environments in which they reside, complementing their logistical and historical contexts.





# THE DEVELOPER'S STORY



Urbana's focus is on the acquisition and redevelopment of existing value-add Class "A" commercial real estate properties across the United States.

Urbana actively pursues both the development of strategically-located commercial sites and redevelopment of existing value-add commercial properties that are in need of renovation, repositioning, and/or wholesale re-adaptation. While the strategy pursued with each property may differ, the firm's investment approach is uniform: underwrite each prospective investment conservatively in order to minimize downside risk and maximize profitability for both the firm and its investment partners.

This approach, which is informed by a keen understanding of real estate market trends, an eye for optimizing the capital structure of each investment, an ability to keep costs under control, and a highly-capable property management team, has enabled the firm to reliably deliver Class A properties to institutional investors when our value-enhancing efforts are completed.

Urbana both develops and redevelops strategically-located commercial properties in the United States and around the world.

As a developer, Urbana seeks out strategically-located commercial sites that show great promise and evaluates their development potential with an eye toward the proper risk-reward balance.

As a redeveloper, Urbana acquires under-performing commercial real estate properties with the goal of transforming them, via a host of value-enhancing repositioning and management strategies, into investment-caliber properties.

When Urbana has completed its development or redevelopment activities and has successfully created a stable, Class A commercial property, the firm typically sells the property to institutional investors (including pension funds, REITs, and insurance companies) interested in acquiring stable, outperforming properties.

Geographically, Urbana pursues acquisition opportunities in gateway cities and other select markets throughout the United States and is increasingly active outside of the United States. Targeted property types include office, retail, multi-family, hotel and mixed-use projects, while targeted investment avenues include the acquisition of fee simple real estate as well as underperforming and non-performing mortgages.

Urbana and its equity partners constantly monitor the pulse of both the real estate and capital markets and stand ready to act when suitable opportunities arise. Regardless of the property developed or acquired, our goal remains the same: the creation of an outperforming institutional-quality asset.





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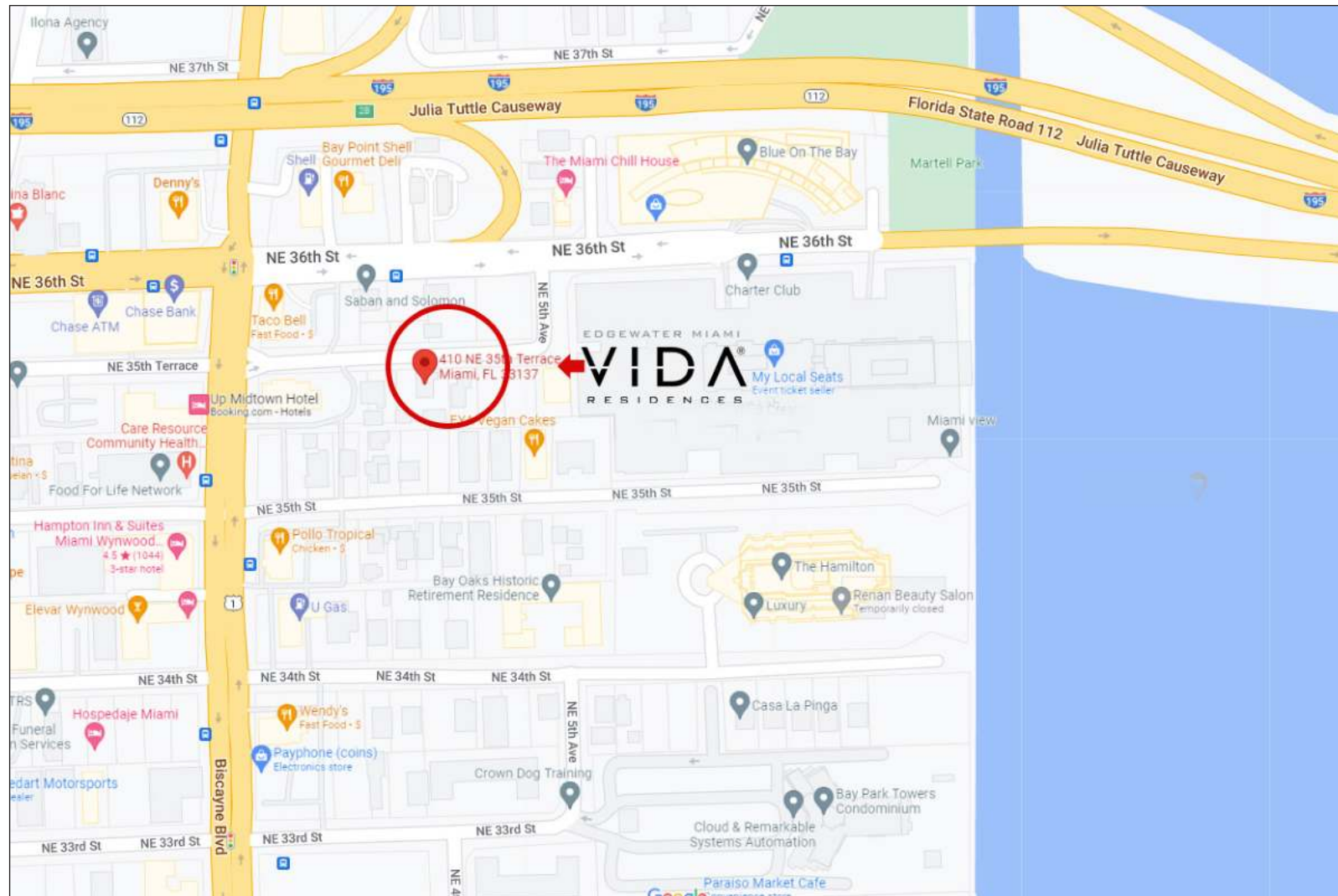


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These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area that would be determined by using the description and definition of the unit set forth in the declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Note that measurements of rooms set forth on this floorplan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regards for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.