

BEAUTIFULLY APPOINTED RESIDENCES

YOURS TO OWN, YOURS TO SHARE



EDGE
HOUSE

MIAMI

EXPERIENCE LUXURY LIVING IN THE HEART OF MIAMI. LOCATED IN THE VIBRANT EDGEWATER NEIGHBORHOOD, EDGE HOUSE OFFERS SOPHISTICATED AMENITIES, A BEAUTIFULLY CURATED ENVIRONMENT, FULLY FURNISHED RESIDENCES WITH NO RENTAL RESTRICTIONS, AND THE ULTIMATE PROXIMITY TO ENTERTAINMENT, FINE DINING, SHOPPING, PARKS, AND CULTURAL EXPERIENCES.



BUILDING FEATURES & AMENITIES

- Welcome reception and concierge with an array of personalized services
- Cutting-edge rental reservation system
- 24-hour valet parking
- Smart package room by LUXER ONE
- Lobby lounge with coffee bar and gourmet market
- Flexible co-working spaces and private meeting rooms
- Poolside amenities:
 - Two resort-style pools overlooking the Miami skyline
 - Full-service pool bar
 - Outdoor rain showers
- Residents' lounge with indoor/outdoor experience
- Spa with private treatment rooms
- Fully equipped fitness center and yoga studio
- Sky lounge and entertainment room
- Zen garden with reflecting pond and meditation deck
- Summer kitchen with grilling area
- Kids' game room and playground
- Pet-friendly building
- Bicycle storage
- Air-conditioned storage rooms
- Electric vehicle charging stations
- Sustainable FGBC (Florida Green Building Coalition) certified building

RESIDENCE FEATURES

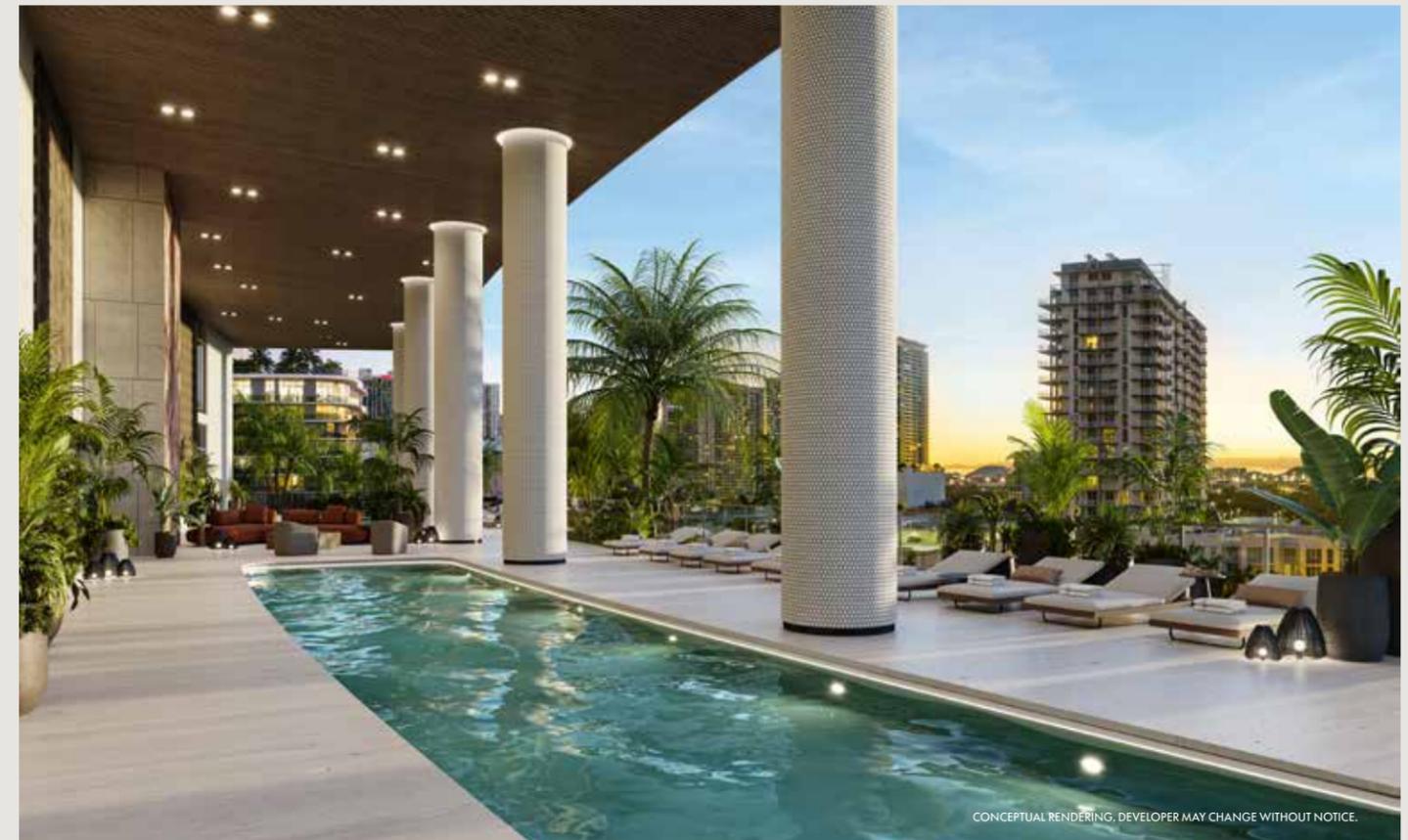
- From studios to 3-bedroom residences
- Select 2-bedroom and 3-bedroom residences with lockout option
- Fully finished and furnished, curated by acclaimed interior designer Adriana Hoyos
- 9-foot-high ceilings
- Floor-to-ceiling windows and sliding glass doors equipped with sound attenuating, impact-resistant laminated glass
- Private outdoor terraces in select residences, seamlessly connecting interior and exterior spaces
- Owner's closet in every residence
- High efficiency washer and dryer
- Advanced technology Smart Building wiring for HD TV, telephone, data lines, and ultra-high-speed Internet access

Kitchens

- European cabinetry
- Top-of-the-line appliances, including paneled refrigerator and dishwasher, built-in microwave oven
- Contemporary stainless steel under-mount sinks

Bathrooms

- European cabinets with premium hardware
- Frameless glass shower enclosures
- Premium, European-style fixtures and accessories





EDGE
HOUSE
MIAMI

BEAUTIFULLY
POSITIONED
PERFECTLY LOCATED

- Midtown Miami: 1.3 miles
- Wynwood: 1.4 miles
- Downtown Miami: 1.5 miles
- Design District: 1.7 miles
- PortMiami: 2.4 miles
- Brickell: 2.5 miles
- Miami Beach: 4 miles
- Miami International Airport: 7 miles



VISIT OUR SALES GALLERY
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EdgeHouseMiami.com

BUILDING LOCATION
1825 NE 4th Ave., Miami, FL 33132



FINE DINING

- | | | |
|-------------------------------|-------------------------------|---------------|
| 1 Klaw | 8 Amor di Pasta | 15 Hiden |
| 2 Casadonna | 9 Amara | 16 Little Hen |
| 3 The Hideout Miami | 10 Joia Beach | 17 Uchi |
| 4 The Daily Creative Food Co. | 11 L'Atelier de Joël Robuchon | 18 Joey's |
| 5 Pura Vida | 12 Cote | 19 Kyu |
| 6 Mignonette Downtown | 13 Confessa | 20 dōma |
| 7 Natura Eatery | 14 Michael's Genuine | |

DEVELOPER



ARCHITECT



EXCLUSIVE SALES AND
MARKETING



INTERIOR DESIGNER



LANDSCAPE ARCHITECT



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. Grupo T&C is not the project Developer. This Condominium is being developed by MERIDIAN TC REAL ESTATE GROUP, LLC. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Named Party and any purchaser agrees to look solely to Developer (and not to Named Party and/or any of its affiliates or principals) 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 graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.



Jacqueline Zimmerman

Specializing in the Finest Palm Beach Properties | Committed To Finding You Exactly What You Want

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Jacqueline and Adam Zimmerman specialize in the finest luxury properties on the Island of Palm Beach. Island residents since 2006, they live in the center of town just minutes to Worth Avenue, and are passionate about Palm Beach real estate. The successful team has a proven track record in the art of bringing buyers and sellers together to orchestrate successful transactions. They are known for their unusual ability to zero in quickly on client's goals - based on a few carefully crafted questions - to achieve results. Described by friends as sophisticated, smart and driven, they are committed to getting clients exactly what they want. Prior to working in real estate, Jacqueline worked in investment banking on Wall Street and received her MBA in Finance from Columbia Business School in New York, and Adam worked as a stock broker for a major Wall Street firm. Together, they provide clients with unparalleled investment opportunities. For sellers, their passion, creativity, extensive personal network and mastery of marketing, offers clients a wealth of resources for maximizing returns on the sale of their property. Creating one of Palm Beach's most searched websites, DistinctivePalmBeachProperties.com offers real-time, focused search directly from the Palm Beach MLS, over 1,000 original photos, and a window into the Palm Beach lifestyle. The website, combined with the team's expert knowledge, technical skill and personalized commitment offers clients a unique opportunity to achieve their goals. We welcome the opportunity to work with you. Call us anytime (561) 906-7153. "You are world-class. You knew exactly what we were looking for. Thanks a million." -Clients from Ontario, Canada "We absolutely love our place. Thank you!" -Clients from Greenwich, CT "Thank you for getting us the deal of the century. Absolute Success!" -Palm Beach Developers, Investors "You made the process smooth and seamless. I can't thank you enough!" -Client from New York

Languages I speak

English

I can advise you on:

- Condominiums
- International Buyers
- Investment Property
- Luxury Homes
- New Construction
- New Developments
- Oceanfront Homes
- Rental
- Resort & Second Homes
- Townhomes
- Vacation Homes

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