



WWW.VIDAEDGEWATER.COM  
 1 888 598 0411  
 SALES@VIDAEDGEWATER.COM



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 A DEVELOPER TO A BUYER OR LESSEE.

VIDA Residences is developed URBANA and URBANA BUENO. You should rely only on the Developer's written representations. The illustrations and images are conceptual and may vary from concept to actual construction. The images are examples and do not reflect the design or décor of the completed Condominium. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, views, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guaranty or represent any specific use of space. Furnishings, design features, and décor illustrated are not included with purchase of a Unit. Certain amenities and features may require additional expense by Unit owner. There are water views, but the Condominium is not waterfront and views will vary depending on the Unit purchased. No view, water or otherwise, is guaranteed. Consult only the Developer's Prospectus for the Condominium to learn terms, conditions, specifications, estimated costs, Unit views, and to learn what is included with a Unit purchase and how to calculate the Unit size. The balconies depicted are conceptual and the size will vary based on final permitting and completed construction. Pursuant to a license agreement, Developer has the right to use the trade names, marks, images, and logos for so long as the license agreement is not terminated or otherwise lapses. Artist's renderings of development; excludes images of surrounding and neighboring buildings

THE EDGEWATER ADVANTAGE, FOR LIFE





**9 STORIES**  
138 RESIDENCES  
NO RENTAL RESTRICTIONS

**DEVELOPMENT TEAM**  
Urbana Holdings  
Urbana Bueno

**ARCHITECT**  
Kobi Karp, Miami

**INTERIOR DESIGN**  
Javier Calvo

As its name indicates, Edgewater is a small coastal slice of mainland Miami, covering about 1.68 square miles. It lies between Midtown and the Upper East Side to the north and downtown Miami to the south. North 17th Street, North 37th Street, and the Florida East Coast Railway form its inland borders. Its official eastern border lies a few miles out in the Intracoastal Waterway because the district also has jurisdiction over Pace Picnic Island, about 3/4 mile offshore.

### THE CENTER OF MIAMI'S MOST IN DEMAND DISTRICT

Miami's beaches and downtown hot spots are all within easy reach of Edgewater, making this a compelling place to live. Hyper-expensive condo developments line the waterfront (one boasts an \$8.6 million penthouse) with more affordable accommodation inland. The high-rise condos have unleashed a wave of gentrification, with all the contradictions that term implies, but more down-to-earth places can be found to while away an evening or an idle Sunday. Neighborhood bodegas, cafes, and thrift stores contrast dramatically with the high-rises behind them, and Edgewater does feel like a place in transition. However, it does offer variety, a high standard of living, and excellent proximity to both beach and city center highlights.

### OWNERSHIP ON YOUR TERMS

**INTRODUCING VIDAA RESIDENCES.**  
HOMESHARING OPPORTUNITIES  
STUDIO, 1,2,3 & 4 BEDROOM RESIDENCES

### RESIDENCES

- STUDIO**  
387 - 420 sq ft 36-40 m<sup>2</sup>
- 1 BEDROOM 1 BATH**  
400 - 450 sq ft 39-45 m<sup>2</sup>
- 2 BEDROOM 2 BATH**  
774 - 849 sq ft 72-80 m<sup>2</sup>
- 3 BEDROOM 2.5 BATH**  
1702 1780 sq ft 158-165 m<sup>2</sup>
- 4 BEDROOM 3.5 BATH**  
1702 1780 sq ft 158- 165 m<sup>2</sup>

### DEPOSIT TERMS

- 10% @ reservation.
- 10% @ contract March 2023
- 20% @ initial (Q1 2023)
- 10% @ top floor (Q4 2023)
- 50% @ delivery (Q4 2024)

### BUILDING AMENITIES

- Over 22,000 sq. ft | 2,050 m<sup>2</sup> of amenities
- Expansive rooftop tranquility pool with jacuzzi, cabanas and grilling stations
- Private rooftop restaurant/bar
- Breathtaking vistas of Biscayne Bay
- State-of-the-art fitness center
- Convenient juice and coffee bar
- HiTech coworking center
- 24/7 security services
- Controlled property access
- 24/7 concierge services

### RESIDENCE FEATURES

- Fully finished and furnished Studio,
- 1- 2-3- & 4 bedroom residences
- 9-foot-high ceilings with floor
- Balcony with every residence
- Finished flooring
- Gourmet kitchens
- Euro-style appliances
- Rain showers in primary bathrooms
- Custom vanities
- Washer and dryer in residences
- Built-out closets
- Contemporary lighting packages
- Smart-home systems
- Keyless entry system

**FROM THE LOW \$300's**

[VIDAEDGEWATER.COM](http://VIDAEDGEWATER.COM)

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

**SITE**  
410 NE 35th Terrace  
Miami, FL 33137