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THE EDGEWATER ADVANTAGE, FOR LIFE





**9 STORIES**  
121 RESIDENCES  
NO RENTAL RESTRICTIONS

**DEVELOPMENT TEAM**  
Urbana Holdings  
Urbana Bueno

**ARCHITECT**  
Kobi Karp, Miami

**INTERIOR DESIGN**  
Euro Design Group

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 sqft 36-40 m<sup>2</sup>

#### 1 BEDROOM 1 BATH

400 - 450 sqft 39-45 m<sup>2</sup>

#### 2 BEDROOM 2 BATH

774 - 849 sqft 72-80 m<sup>2</sup>

#### 3 BEDROOM 2.5 BATH

1702 1780 SQFT 158-165 m<sup>2</sup>

#### 4 BEDROOM 3.5 BATH

1702 1780 sqft 158- 165 m<sup>2</sup>

### DEPOSIT TERMS

10% at Reservations

10% at Contract

20% at Ground Break | Q1 2023

10% at Top Off | Q4 2023

50% at Closing | Q3 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

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

SITE  
410 NE 35th Terrace  
Miami, FL 33137

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

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