



# YOURS TO OWN, YOURS TO SHARE

## 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, and the ultimate proximity to top entertainment, fine dining, shopping, parks, and cultural experiences.

### RESIDENTIAL MIX

- Studio
- 1 Bedroom
- Lock-out options available
- 2 Bedroom
- 3 Bedroom

### OVERVIEW

- Prices from \$500,000's to \$1.9M
- Approved for short-term rentals
- Fully Furnished Residences
- Spectacular Views of Biscayne Bay and the Miami Skyline

### BUILDING FEATURES AND SERVICES

- Architecturally iconic 57-story high rise
- Sustainable FGBC-certified SMART building with advanced technology
- Cutting-edge rental reservation system and guest check-in service
- 24-hour valet parking
- Pet-friendly
- Airconditioned storage rooms
- Electric vehicle charging stations

### RESIDENTIAL FEATURES

- Select 2- and 3-bedroom residences with lock-out option
- Fully finished and furnished, curated by acclaimed interior designer Adriana Hoyos
- 9-foot-high ceilings
- Floor-to-ceiling windows and sliding glass doors with premium laminated glass for soundproofing and impact resistance
- Private outdoor terraces with breathtaking views
- Paneled kitchens with Italian cabinetry, Bosch appliances and quartz countertops
- Built-in closets with integrated lighting
- High efficiency washer and dryer

### AMENITIES

- Welcome reception and concierge with personalized services
- Lobby lounge with café-bar and double height ceiling
- 24/7 gourmet market
- Smart package room by LUXER ONE
- Two resort-style pools overlooking the Miami skyline
- Cabanas and chaise lounges, sun shelf, hot tub and outdoor rain showers
- Full-service pool bar
- Spa with sauna, steam room and relaxation area
- Private wellness treatment rooms
- Fully equipped fitness center and yoga studio
- Zen garden with reflecting pond and meditation deck
- Residents' lounge on pool level with indoor and outdoor seating
- Sky bar and lounge with unobstructed Biscayne Bay views
- Flexible co-working spaces and private meeting rooms
- Podcast room with professional equipment and soundproof acoustic panels
- Kids' playground
- Golf putting green
- Summer kitchen with grilling area and outdoor lounge seating
- Lush landscaping
- Bicycle storage





EDGE HOUSE  
MIAMI

## SITE ADDRESS

1837 NE 4TH AVENUE, MIAMI, FL 33132

DEVELOPER



ARCHITECT



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.