LUXURY RESIDENCES 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 WITH NO RENTAL RESTRICTIONS, AND THE ULTIMATE PROXIMITY TO ENTERTAINMENT, FINE DINING, SHOPPING, PARKS, AND CULTURAL EXPERIENCES.





BUILDING FEATURES

- 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
- · Kids' playground
- · Pet-friendly building
- · Bicycle storage
- · Air-conditioned storage rooms
- · Electric vehicle charging stations
- Sustainable FGBC (Florida Green Building Coalition) certified building

RESIDENCE FEATURES

- · Studio, 1-bedroom, 1-bedroom + den and 2-bedroom residences
- · Select 2-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

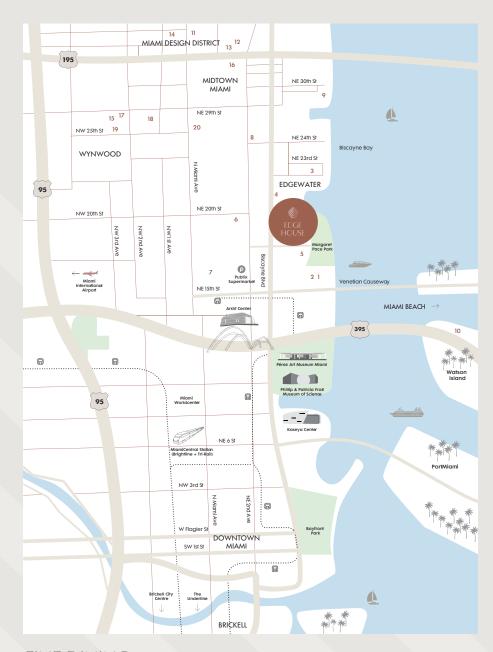




BEAUTIFULLY POSITIONED PERFECTLY LOCATED

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

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



FINE DINING

1 Klaw

2 Casadonna

3 The Hideout Miami

4 The Daily Creative Food Co.

5 Pura Vida

6 Mignonette Downtown

7 Natura Eatery

8 Amor di Pasta

9 Amara

10 Joia Beach

11 L'Atelier de Joël Robuchon

12 Cote

13 Contessa

14 Michael's Genuine

15 Hiden

16 Little Hen

17 Uchi

18 Joey's

19 Kyu

20 doma

LANDSCAPE ARCHITECT



DEVELOPER



ARCHITECT



INTERIOR DESIGNER



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, sofflits, 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 foolage 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 ESATTE 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 $\hbox{\it materials is strictly prohibited and constitutes copyright infringement.}$