



EDGE  
HOUSE  
MIAMI

YOURS  
TO OWN,  
YOURS  
TO SHARE





## PRIME LOCATION, SOPHISTICATED AND SOULFUL DESIGN

Experience luxury living at its best. Designed by the world-renowned architect Kobi Karp with interiors curated by Adriana Hoyos Design Studios, this state-of-the-art residential tower from international developer Grupo T&C is nestled in the heart of Miami within the dynamic Edgewater neighborhood, minutes away from many of the city's top attractions. Choose from fully furnished and impeccably equipped studios, one-bedroom, one-bedroom plus den, two-bedroom, and three-bedroom residences. Select two-bedroom and three-bedroom residences with lock-out option. Thoughtful amenities and features with luxury finishes throughout and an array of concierge services will make spending time here an absolute pleasure.

# EXPERIENCE EDGEWATER

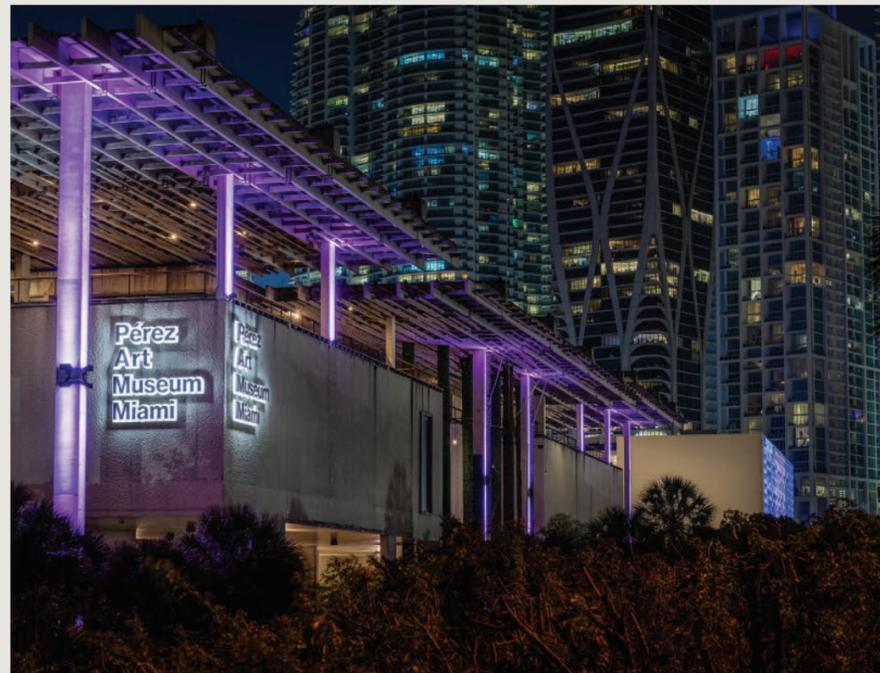
Miami's vibrant Edgewater area is centrally located near the shores of Biscayne Bay, nestled between downtown Miami and the Design District, offering the ultimate proximity to top entertainment, fine dining, shopping, parks, and cultural experiences.

- Margaret Pace Park
- Adrienne Arsht Center for the Performing Arts
- Pérez Art Museum Miami
- Phillip and Patricia Frost Museum of Science
- Kaseya Center
- Midtown Miami
- Wynwood
- Miami Design District
- Downtown Miami
- Brickell
- Miami Beach
- Multiple modes of rail transportation
- Miami International Airport
- PortMiami



# EMPOWERING OWNERS: OPPORTUNITY AWAITS

Edge House provides substantial benefits to owners, offering the freedom and flexibility of no rental restrictions, which is significant given that Miami is a global leader in this category as well as one of the world's top vacation destinations.



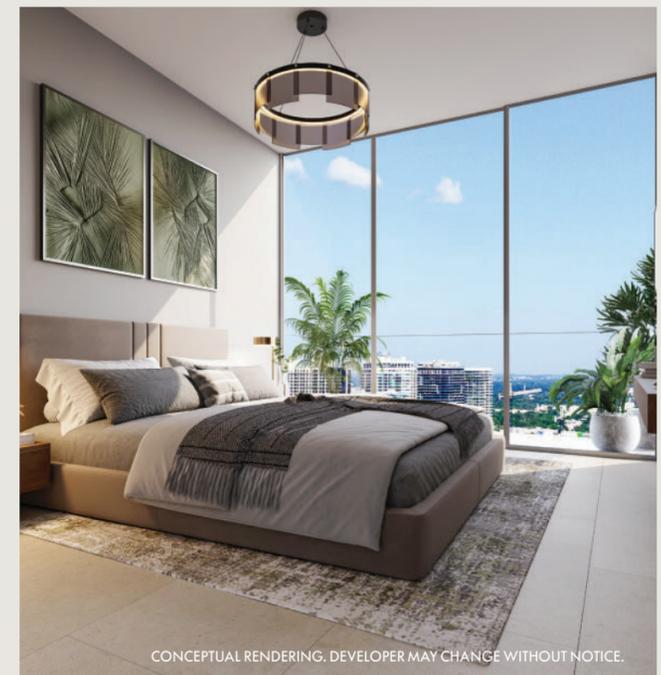
## EDGE HOUSE OFFERS EXCEPTIONAL AMENITIES

- 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 w 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



## FULLY FURNISHED, FULLY EQUIPPED

The residences are beautifully designed, decorated, and fully appointed with bespoke furniture, a range of kitchen appliances, and European cabinetry, curated by acclaimed interior designer Adriana Hoyos.

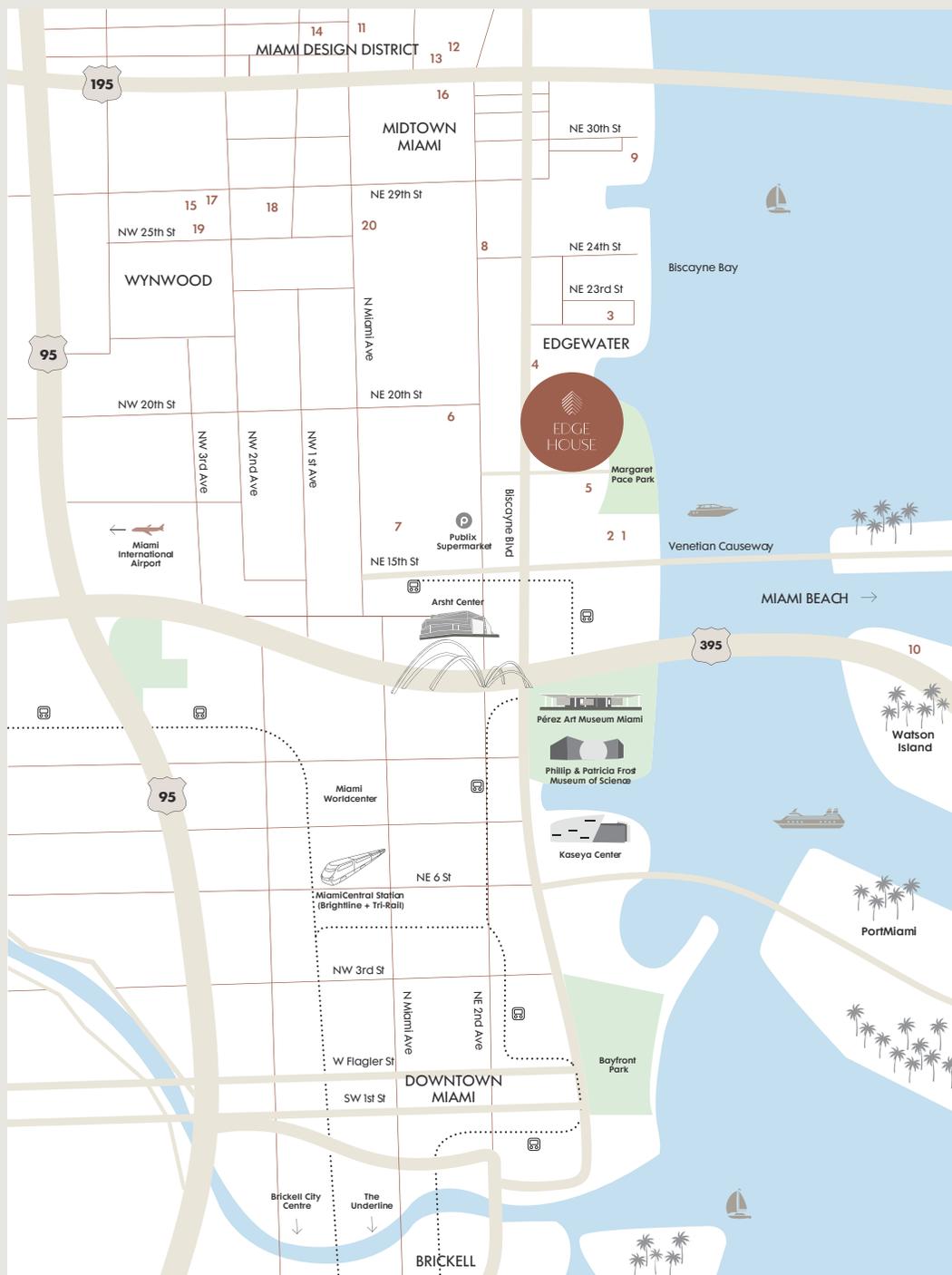




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## TEAM OF VISIONARIES

Edge House has gathered a stellar line-up of professionals known nationally and internationally for their high-caliber work. Edge House's developer is Grupo T & C, a leading real estate developer in Peru, with decades of experience in high-end residential and commercial buildings. Design is helmed by award-winning Kobi Karp Architecture, working hand-in-hand with Adriana Hoyos Design Studio on the interiors and Witkin Hults & Partners on landscape architecture. Sales and marketing are led by Douglas Elliman Development Marketing.



## FINE DINING

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

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.