

EDITION[®]

RESIDENCES
MIAMI EDGEWATER



THE FIRST OF ITS KIND

Life in Miami has never been more magical. Introducing EDITION Residences, Miami Edgewater — the first private EDITION residence in the world.

As a unique expression of home, the concept is a distinctive living experience that transcends traditional hotel residences. Its vision is to offer discerning lovers of the Miami lifestyle an intriguing mix of cultural richness, elegant tranquility and the unmatched creativity, allure and expertise of EDITION Hotels.

A signature design by Bernardo Fort-Brescia and refined interiors by Studio Munge come together to deliver an exquisite collection of homes in the center of the Magic City. The inspired residences are seamlessly infused with considered amenities for an exceptional lifestyle that adapt as elegantly to quiet reflection and wellness as they do to poolside hosting and luxurious dining. Beyond the amenities of home, residents will enjoy more than 800 feet of scenic waterfront leading to Margaret Pace Park, one of Miami's highest-rated recreational areas.

As Miami's best kept secret, the Edgewater neighborhood exudes the intimacy of a private residential enclave mere minutes from Miami's most exciting cultural destinations including six out of eleven of Miami's newly named Michelin Guide restaurants, Miami Design District, Wynwood, and Downtown. EDITION Residences, Miami Edgewater reimagines the concept of home with the best of all Miami has to offer.

ARCHITECTURE BY
ARQUITECTONICA

Bernardo Fort-Brescia, FAIA, Principal

INTERIORS BY
STUDIO MUNGE

Led by Alessandro Munge

LANDSCAPE ARCHITECTURE BY
EDSA

MANAGED & OPERATED BY
EDITION HOTELS

DEVELOPED BY
TWO ROADS DEVELOPMENT

SALES & MARKETING BY
DOUGLAS ELLIMAN
DEVELOPMENT MARKETING



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.

These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Branding & Creative by këvo. Rendering by We Are Visuals.

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RESIDENCES
MIAMI EDGEWATER



LUSH, SERENE & SOPHISTICATED

EDITION Residences, Miami Edgewater welcomes residents home with a decidedly EDITION experience. Managed and operated by the same level of 5-star service as EDITION Hotels, the residences deliver exceptional hospitality and amenities set in a mood of tranquil, modern exclusivity.

Studio Munge perfectly captures the comfort and sophistication of EDITION, elevating the residences with carefully considered interiors refined for everyday living. Ranging from 1,900 to 3,800 square feet, each graciously and generously proportioned residence features 10- to 14-foot ceilings, deep terraces perfect for entertaining, Italkraft kitchens expertly appointed with Sub-Zero and Wolf appliances and luxurious natural finishes throughout.

Most spectacularly, floor-to-ceiling windows frame unobstructed and captivating views of Biscayne Bay, the Miami Beach skyline and Atlantic Ocean.



All images, designs, plans, features, and amenities depicted herein are artist's conceptual renderings based upon preliminary development plans and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any plans, features, amenities, or facilities will be provided or, if provided, will be of the same type, size, location, or nature as depicted or described herein. 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. Branding & Creative by kēvo. Rendering by We Are Visuals.



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RESIDENCES
MIAMI EDGEWATER



YOUR VISION OF EDITION

For the first time, leverage the expertise and experience of EDITION Hotels to create your perfect version of home. EDITION Residences, Miami Edgewater reinvents the modern home with considered spaces and impeccable service to support every aspect of dynamic, elegant living.

Residents are welcomed by a grand three-story, sun-filled lobby overlooking Biscayne Bay where the 24-hour concierge and valet service await. Seek sanctuary in the Library, Spa, Secret Gardens, or Bayfront and Rooftop Pools. Focus on wellness in the state-of-the-art Fitness Center and Yoga Studios. Whether unwinding or entertaining, the full-service Social Lounge and private Dining Room invite indulgence à la EDITION. With over 45,000 square feet of bespoke indoor and outdoor amenities, there are endless opportunities for privacy, relaxation, and fun.

Beyond home, residence owners will enjoy exclusive privileges with access to all Marriott International Hotels and resorts around the globe, including EDITION, The Ritz-Carlton, St. Regis, W Hotels, The Luxury Collection, and JW Marriott properties.



This project (the "Project") and the residential units located within the Project (the "Residential Units") are being developed by TRD Biscayne LLC, a Delaware limited liability company (the "Developer"), which was formed solely for such purpose. Two Roads Development LLC, a Florida limited liability company ("Two Roads"), is affiliated with this entity, but is not the developer of this Project. This Project and the Residential Units are not owned, developed, or sold by Marriott International, Inc. or any of its respective affiliates (collectively, "Marriott"), and Marriott does not make any representations, warranties, or guaranties whatsoever with respect to the Residential Units, the Project, or any part thereof. Developer uses the EDITION brand name and certain other Marriott trademarks (collectively, the "Trademarks") in connection with the sales and marketing of the Residential Units in the Project under a limited, non-exclusive, and non-sublicensable license from Marriott. The foregoing license may be terminated or may expire without renewal, in which case neither the Residential Units nor any part of the Project will be identified as an EDITION-branded project or have any rights to use the Trademarks. Branding & Creative by këvo. Rendering by We Are Visuals.



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RESIDENCES
MIAMI EDGEWATER



SIGNATURE RESIDENCE

RESIDENCE A
NORTH
FLOORS 10-39

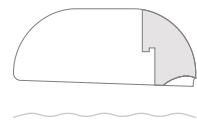
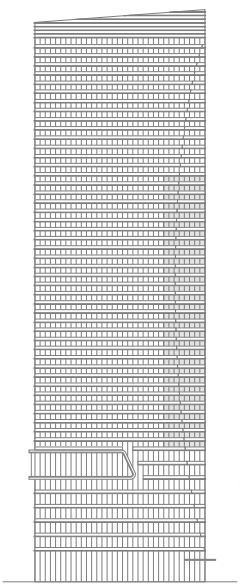
3 BEDROOMS
3 BATHROOMS
1 POWDER ROOM

INTERIOR AREA:
2,745 SQ FT / 255.02 SQ M

EXTERIOR AREA:
301-407 SQ FT / 27.96-37.81 SQ M

TOTAL AREA:
3,046-3,152 SQ FT / 282.98-292.83 SQ M

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RESIDENCES
MIAMI EDGEWATER



NORTH ►

BISCAYNE BAY

*Floor plan not to scale.



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TWO ROADS
DEVELOPMENT

SIGNATURE RESIDENCE

RESIDENCE A
SOUTH
FLOORS 10-39

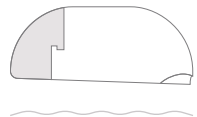
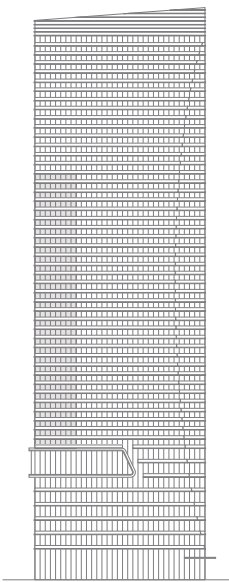
3 BEDROOMS
3 BATHROOMS
1 POWDER ROOM

INTERIOR AREA:
2,745 SQ FT / 255.02 SQ M

EXTERIOR AREA:
280 SQ FT / 26.01 SQ M

TOTAL AREA:
3,025 SQ FT / 281.03 SQ M

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RESIDENCES
MIAMI EDGEWATER



NORTH ►

BISCAYNE BAY

*Floor plan not to scale.



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SKY RESIDENCE

RESIDENCE AAA
NORTH
FLOORS 40-53

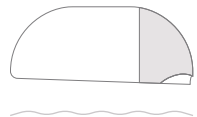
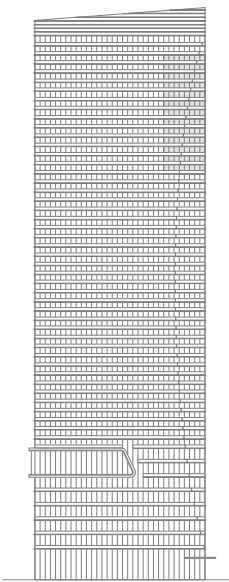
3 BEDROOMS
3 BATHROOMS
1 POWDER ROOM

INTERIOR AREA:
3,108 SQ FT / 288.74 SQ M

EXTERIOR AREA:
502-653 SQ FT / 46.64-60.67 SQ M

TOTAL AREA:
3,610-3,761 SQ FT / 335.38-349.41 SQ M

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NORTH ▶

BISCAYNE BAY

*Floor plan not to scale.



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BAYFRONT RESIDENCE

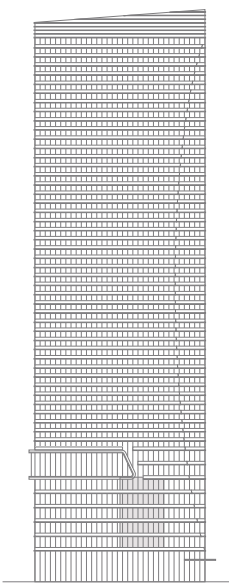
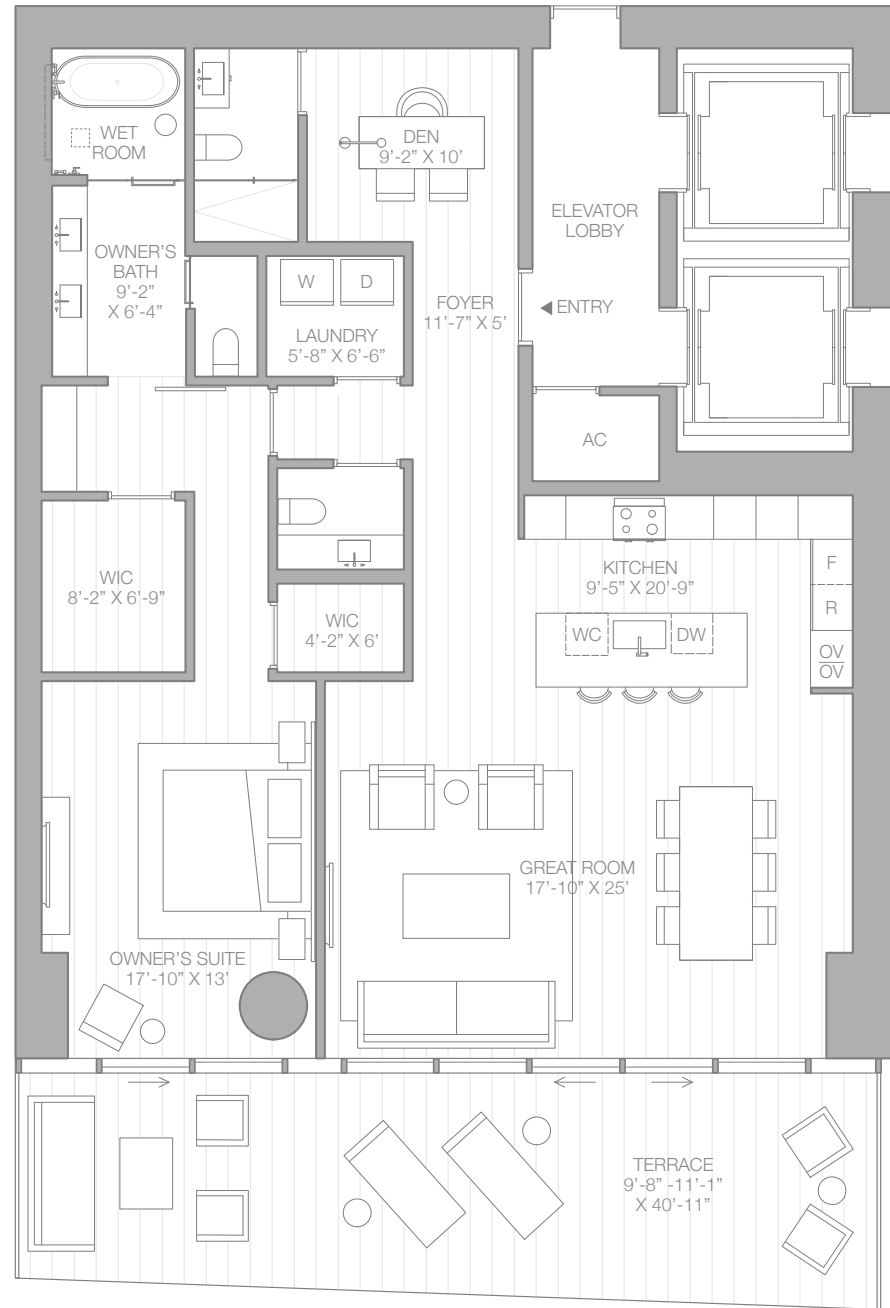
RESIDENCE B1
EAST-NORTH
FLOORS 03-07

1 BEDROOM + DEN
2 BATHROOM
1 POWDER ROOM

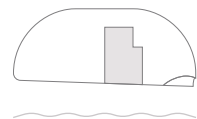
INTERIOR AREA:
1,952 SQ FT / 181.35 SQ M

EXTERIOR AREA:
425 SQ FT / 39.5 SQ M

TOTAL AREA:
2,377 SQ FT / 220.83 SQ M



NORTH ►



BISCAYNE BAY

*Floor plan not to scale.



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SIGNATURE RESIDENCE

EDITION
RESIDENCES
MIAMI EDGEWATER

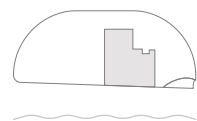
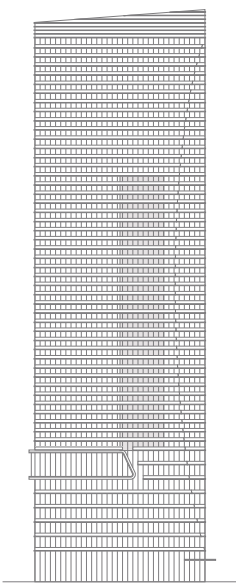
RESIDENCE B2
EAST-NORTH
FLOORS 10-39

2 BEDROOMS + DEN
2 BATHROOMS
1 POWDER ROOM

INTERIOR AREA:
2,331 SQ FT / 216.56 SQ M

EXTERIOR AREA:
590 SQ FT / 54.81 SQ M

TOTAL AREA:
2,921 SQ FT / 271.37 SQ M



NORTH ►

BISCAYNE BAY

*Floor plan not to scale.

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SIGNATURE RESIDENCE

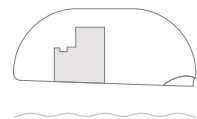
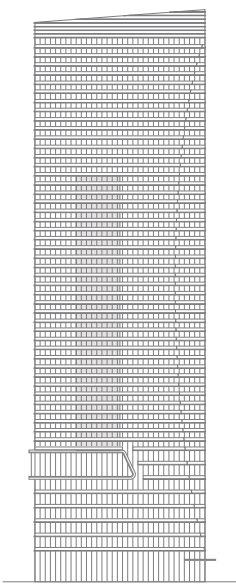
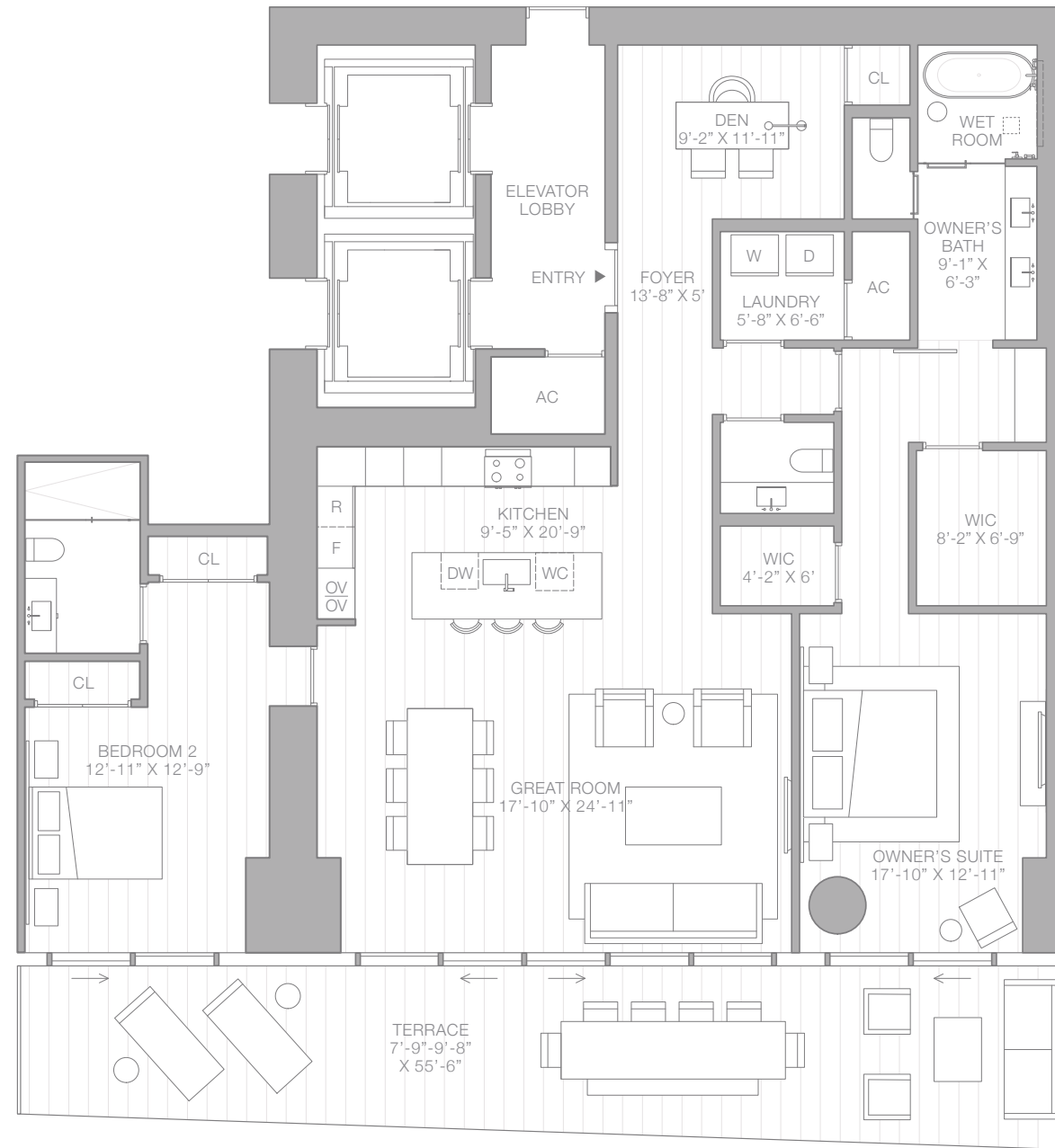
RESIDENCE B2
EAST-SOUTH
FLOORS 10-39

2 BEDROOMS + DEN
2 BATHROOMS
1 POWDER ROOM

INTERIOR AREA:
2,331 SQ FT / 216.56 SQ M

EXTERIOR AREA:
484 SQ FT / 44.97 SQ M

TOTAL AREA:
2,815 SQ FT / 261.53 SQ M



NORTH ►

BISCAYNE BAY

*Floor plan not to scale.



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SKY RESIDENCE

EDITION
RESIDENCES
MIAMI EDGEWATER

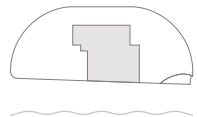
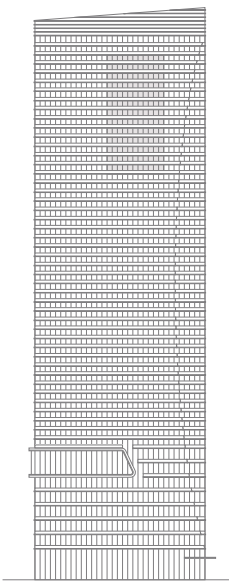
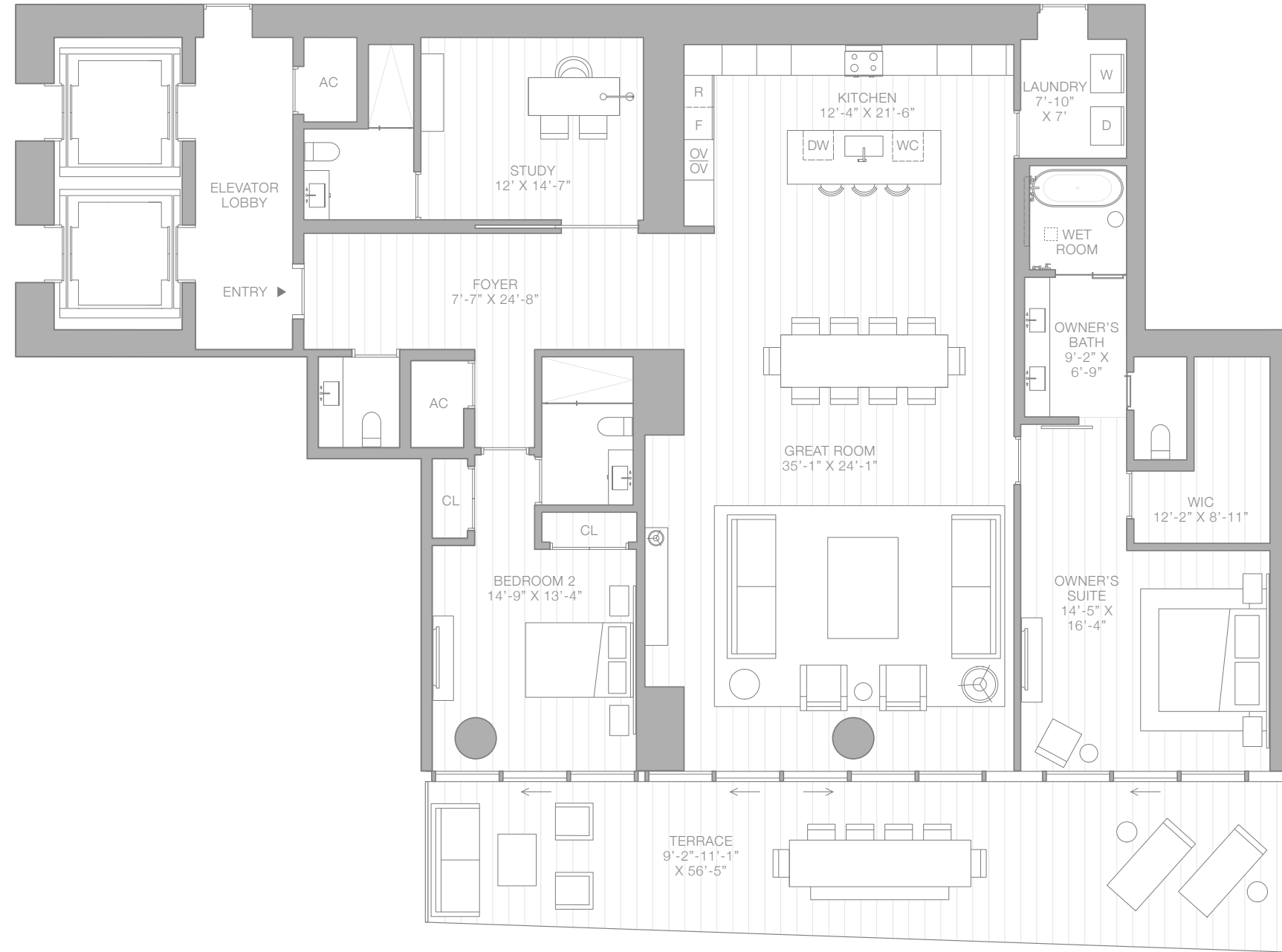
RESIDENCE C
EAST
FLOORS 40-53

2 BEDROOMS + STUDY
3 BATHROOMS
1 POWDER ROOM

INTERIOR AREA:
3,105 SQ FT / 288.46 SQ M

EXTERIOR AREA:
571 SQ FT / 53.05 SQ M

TOTAL AREA:
3,676 SQ FT / 341.51 SQ M



NORTH ►

BISCAYNE BAY

*Floor plan not to scale.



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SKY RESIDENCE

EDITION
RESIDENCES
MIAMI EDGEWATER

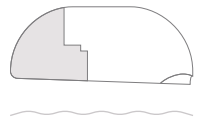
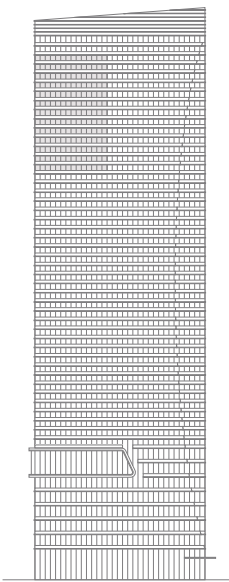
RESIDENCE D
SOUTH
FLOORS 40-53

4 BEDROOMS
4 BATHROOMS
1 POWDER ROOM

INTERIOR AREA:
3,815 SQ FT / 354.43 SQ M

EXTERIOR AREA:
619 SQ FT / 57.51 SQ M

TOTAL AREA:
4,434 SQ FT / 411.93 SQ M



NORTH ►

BISCAYNE BAY

*Floor plan not to scale.

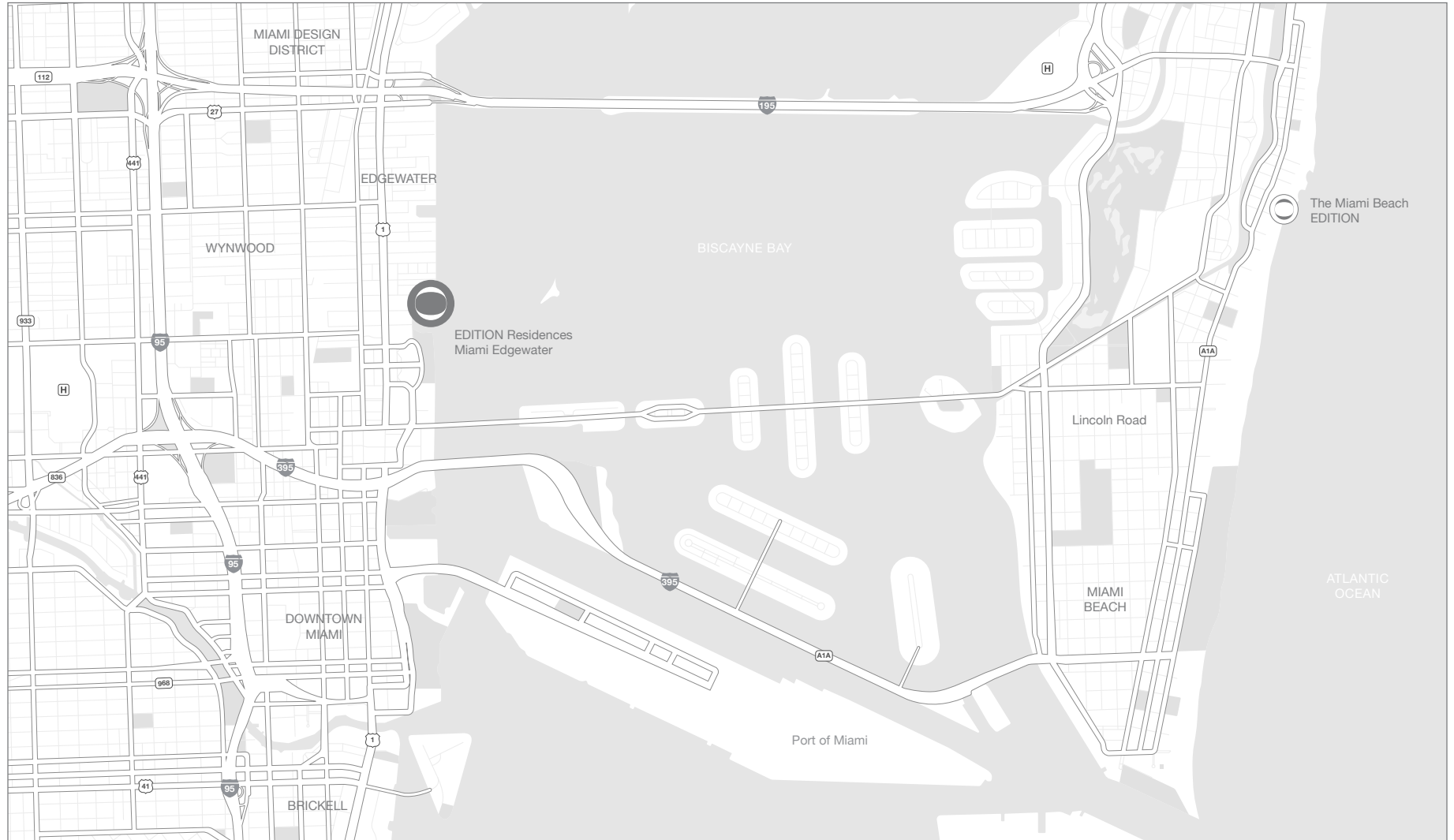


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