

ELLE

RESIDENCES
MIAMI

Prêt-à-vivre

INSPIRED BY 80 YEARS OF TRENDSETTING FASHION AND DECOR, THE WORLD'S FIRST ELLE RESIDENCES ARRIVES FULLY FINISHED, PERFECTLY FURNISHED AND READY TO LIVE.

180
RESIDENCES

25 FLOORS

ONE TO
TWO *bedrooms*

2 POOLS

MIAMI MARKET *OVERVIEW*

STABILITY AND GROWTH

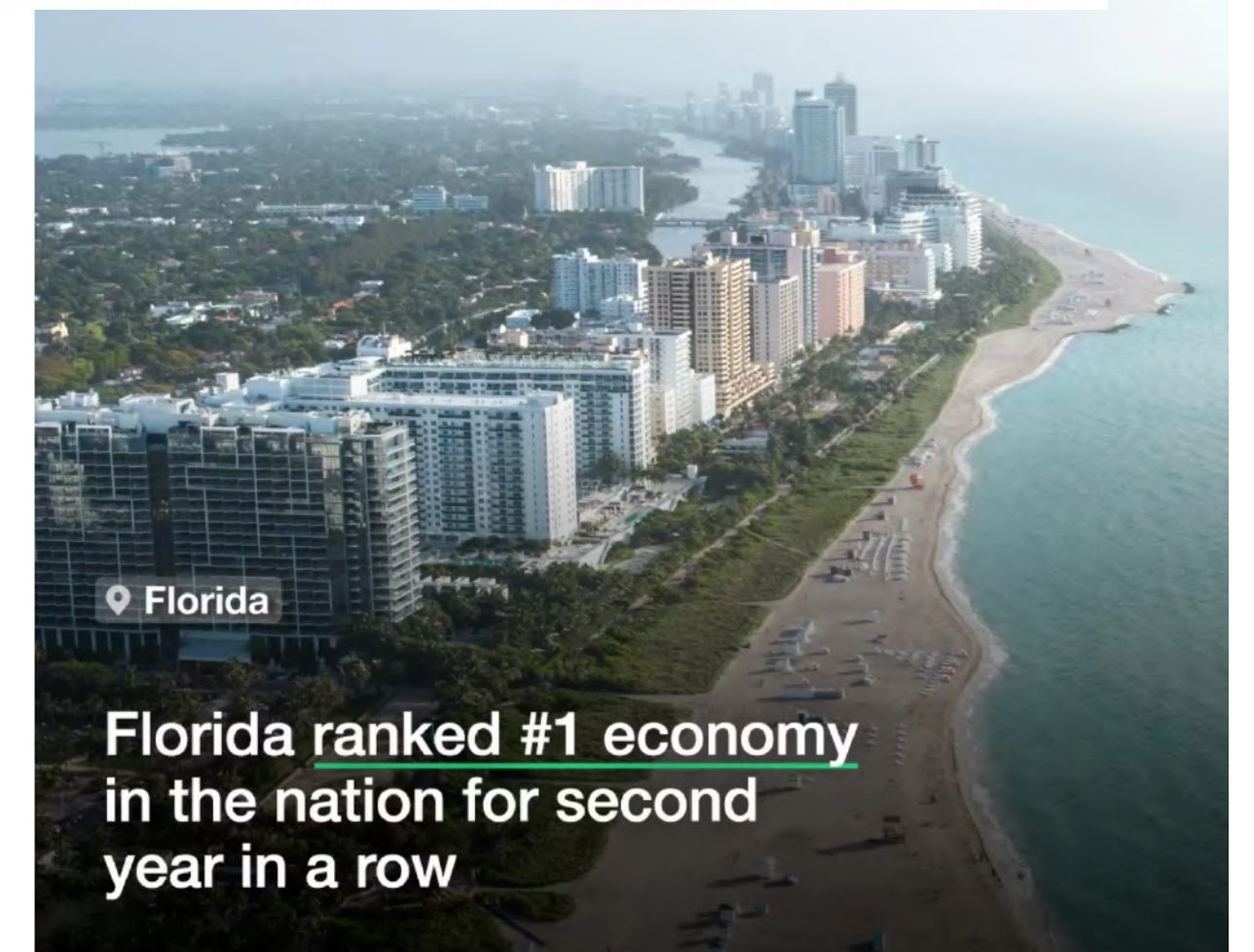
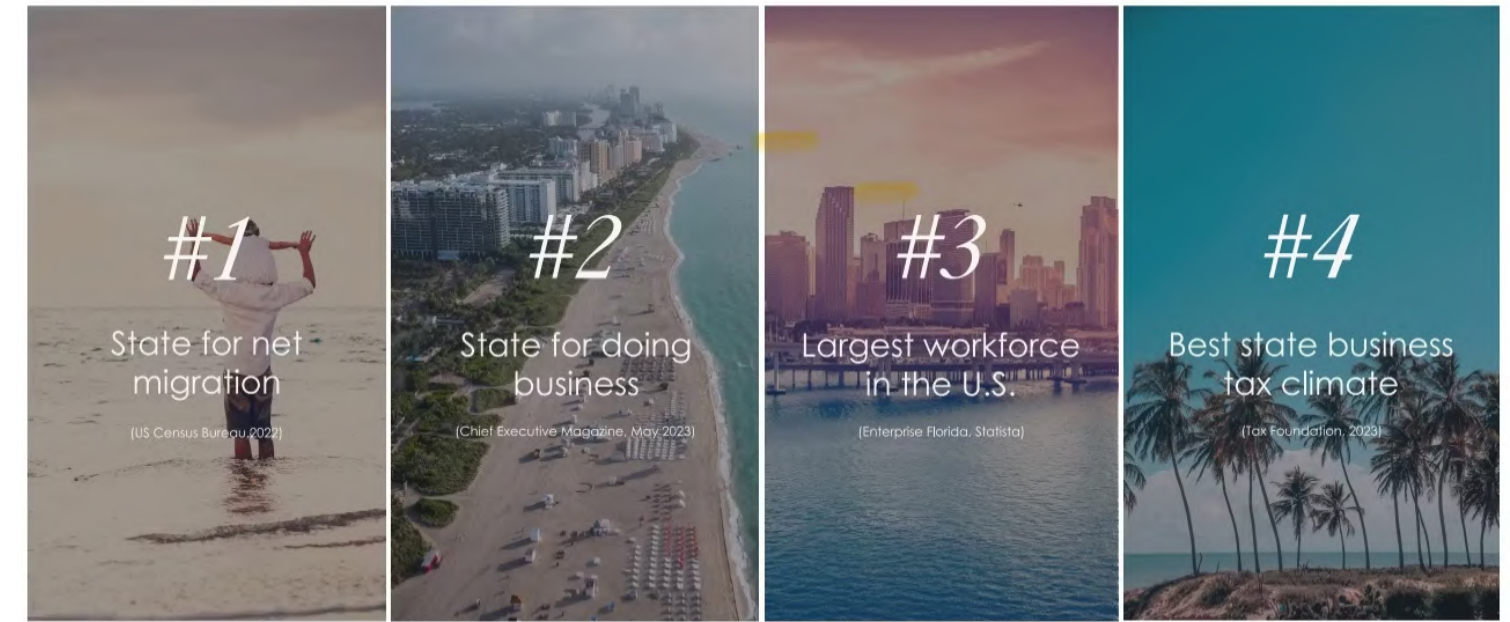
HIGHEST GROWTH IN LUXURY REAL ESTATE IN THE US

HIGHEST GROWTH IN LUXURY REAL ESTATE IN THE WORLD

2024 RECORD BREAKING SURGE IN REAL ESTATE PRICES IN THE
UNITED STATES

MIAMI #1

WHY FLORIDA



THE BRAND

Over eight decades, ELLE has grown from one woman's vision to the world's number one fashion and lifestyle media brand, with a global reach of 250 million.

Today, ELLE is a 360-degree lifestyle brand committed to empowering and inspiring its readers daily. This mission comes to life through print and digital media, cafés, salons, retail, fashion products, cultural events, hospitality and now private residences.

THE #1 FEMALE MEDIA BRAND IN THE WORLD

- 50 international editions
- 25 editions of ELLE DECOR
- 5 editions of ELLE a Table
- 70+ spinoffs, supplements & digital properties
- 1 Edition of ELLE Men / 1 Edition of ELLE Girl



THE RESIDENCES

FEATURES

- Delivered furnished
- Thoughtful floor plans with high ceilings, water & skyline views
- Floor-to-ceiling impact windows & doors
- Each residence has a balcony
- Sleek kitchens with Miele kitchen appliance suite
- Imported Italian cabinetry & woodwork by Italkraft
- Exquisite quartz countertops
- Modern brass fixtures & finishings
- Smart climate control systems
- High-efficiency washer/dryer
- Built-in closets

*Option to use flexible rental platforms or
a fully-managed centralized rental program*



Artist Conceptual Rendering



Artist Conceptual Rendering



Artist Conceptual Rendering



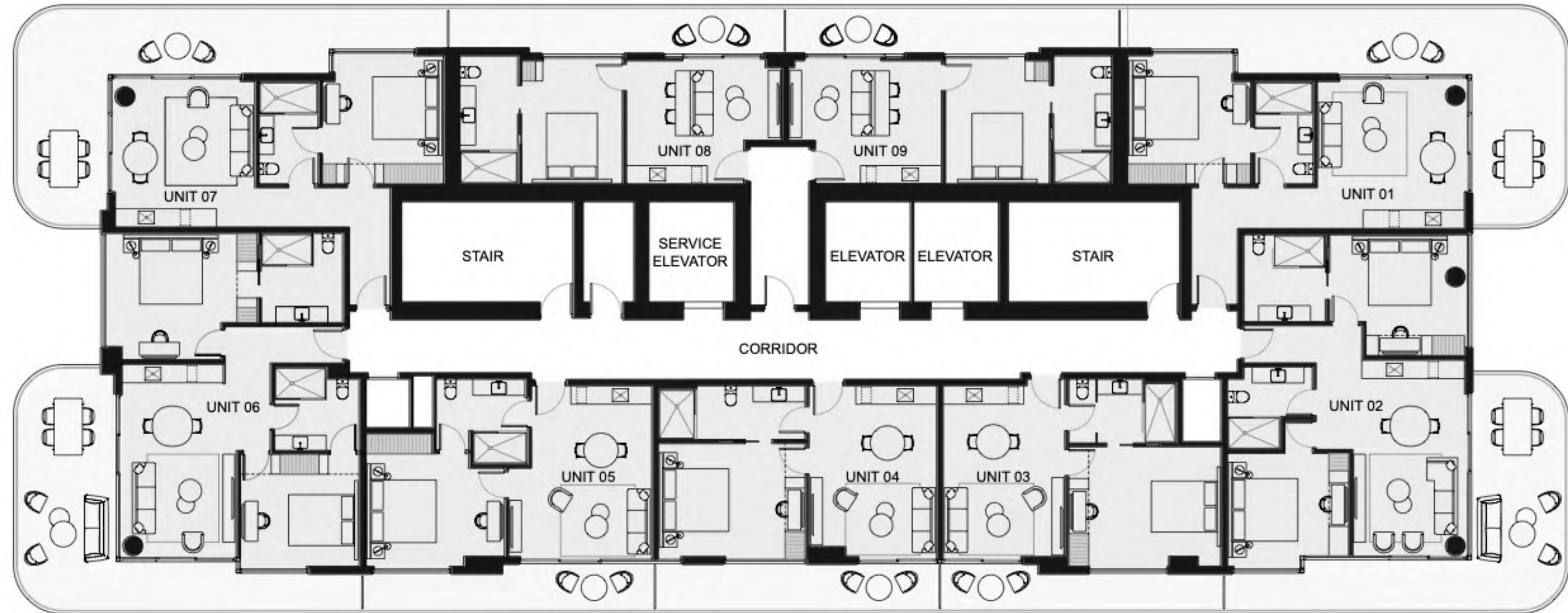
Artist Conceptual Rendering



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THE FLOORPLANS

5th, 6th and 24th Floors



THE FLOORPLANS

7th to 23rd Floors



THE BUILDING

Discover a collection of lifestyle amenities curated for chic and effortless living. It's not just a home. ELLE Residences Miami is your lounge, café, pool club, playground and so much more.

THE FOYER

- Grand double-height lobby
- Valet parking
- Management office
- Boutique retail
- Cafe & Restaurant
- 24-hour security & screening
- 24-hour concierge
- 24-hour cleaning & maintenance
- House bicycles & bicycle storage
- High-speed WiFi



Artist Conceptual Rendering

THE TERRASE

- Resort-style deck inspired by the French Riviera
- Private cabanas & chaise lounges
- Outdoor movie theater
- State-of-the-art gym with branded fitness programming
- Spa with sauna, steam, experience shower & salt wall
- Resort pool with north to south exposure
- Gourmet summer kitchen with bar & outdoor lounge seating
- Shuffleboard & bocce courts
- Outdoor fitness & yoga lawn with meditation garden, soaking spa & cold plunge
- Private room for salon & wellness treatments

THE SOMMET | ROOFTOP

- Resort Pool with unobstructed north, east & west views
- Residents' Maison Club with library, listening room, lounge with bar & entertainment space
- Sundeck with Private Cabanas





Artist Conceptual Rendering

THE AMENITIES



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Artist Conceptual Rendering



Artist Conceptual Rendering

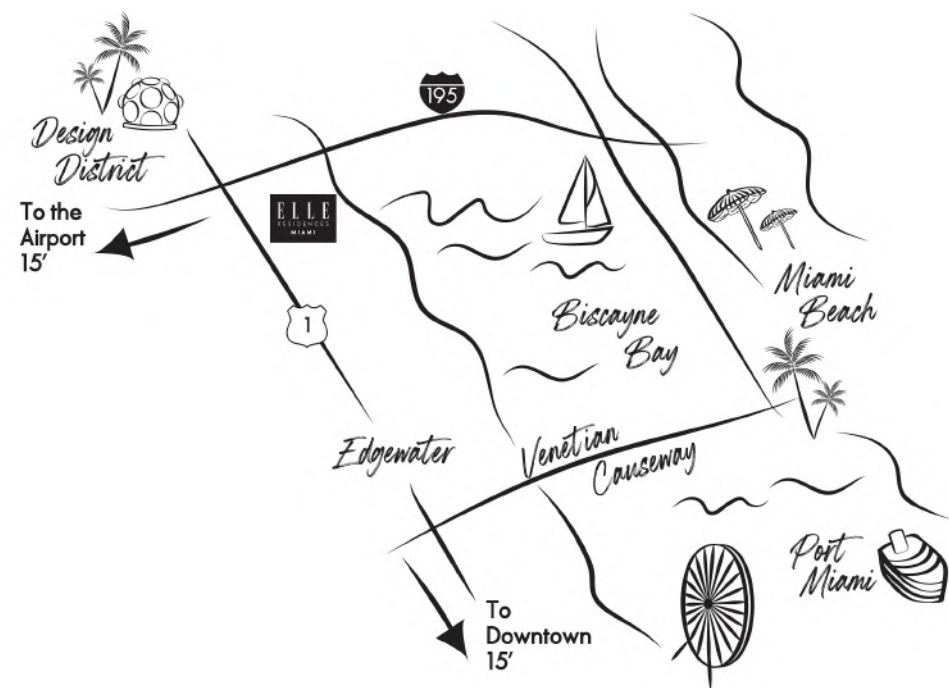


Artist Conceptual Rendering

THE PLACE TO BE IN THE PLACE TO BE

Live in high style in Edgewater, on the runway to Miami's design, fashion and cultural districts. Edgewater is filled with hip shops, restaurants, clubs, co-working, beaches and more.

Our central location places you 15 minutes from Miami International Airport, stylish Brickell, the hip Upper Eastside and the white sands of mid-Miami Beach.



ARCHITECTURE

Behar, Font & Partners

INTERIOR DESIGN

The One Atelier

LANDSCAPE

L&ND Design

BRAND REPRESENTATIVE

Arquinaut

DEVELOPMENT

UNCG

DEVELOPMENT

Vertical Developments

THE TEAM

ELLE Residences Miami brings a powerhouse team of architects, designers and developers together with the world's number one fashion and lifestyle media brand. The result is Miami's most fashionable new address, where ELLE's inimitable spirit and style come to life in every touchpoint.



DEPOSIT STRUCTURE

Contract

20% Deposit
at Contract

10% Deposit
at Groundbreaking

10% Deposit
90 Days Later or at
Amenity Level,
whichever comes first

10% at Top-Off
Balance at Closing



BUILDING LOCATION

NE 36th St & 5th Ave

Miami, FL 33137

