



EDGE HOUSE
MIAMI



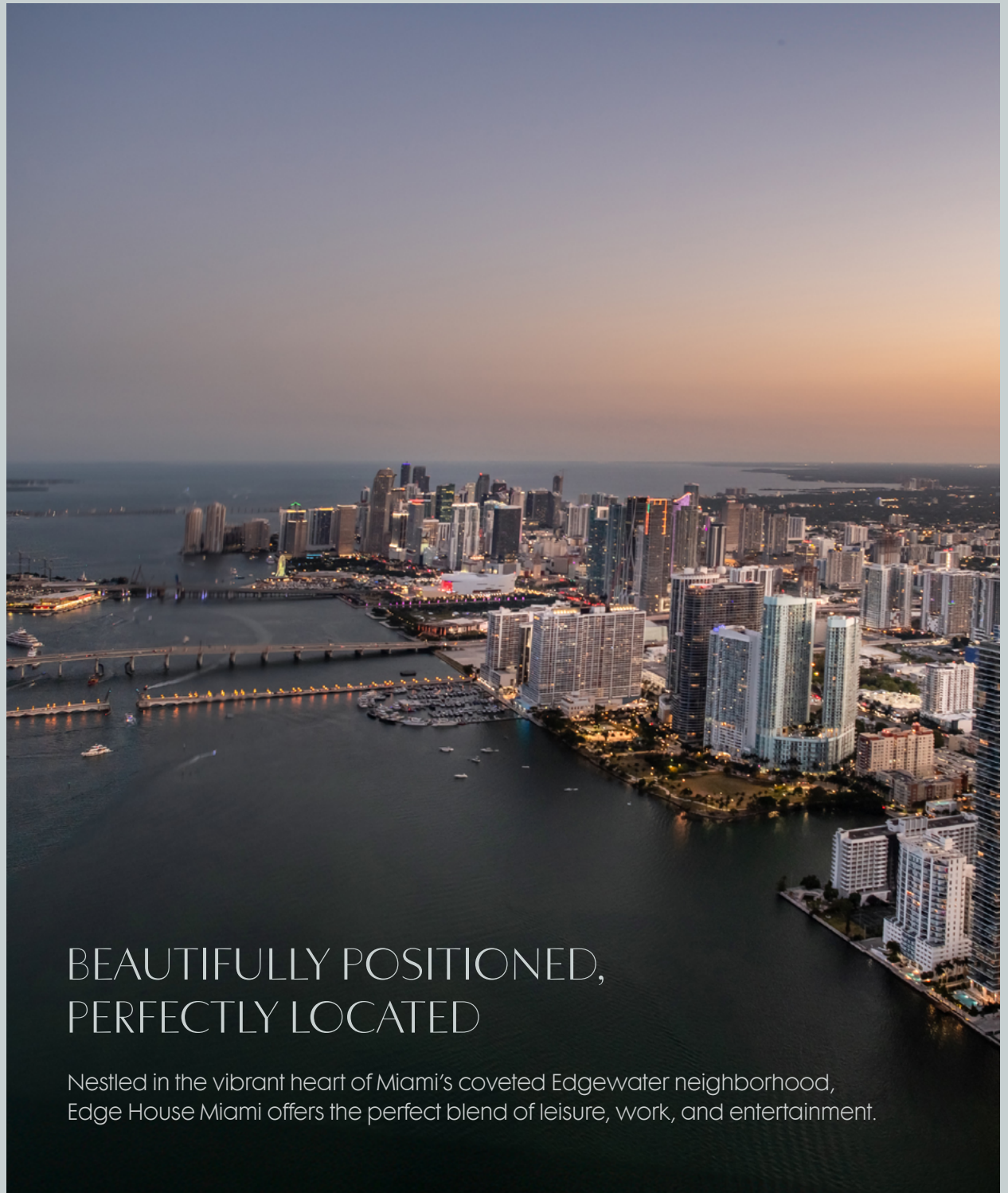


YOURS TO OWN YOURS TO SHARE

WHERE LUXURY LIVING MEETS MIAMI'S
VIBRANT EDGEWATER NEIGHBORHOOD

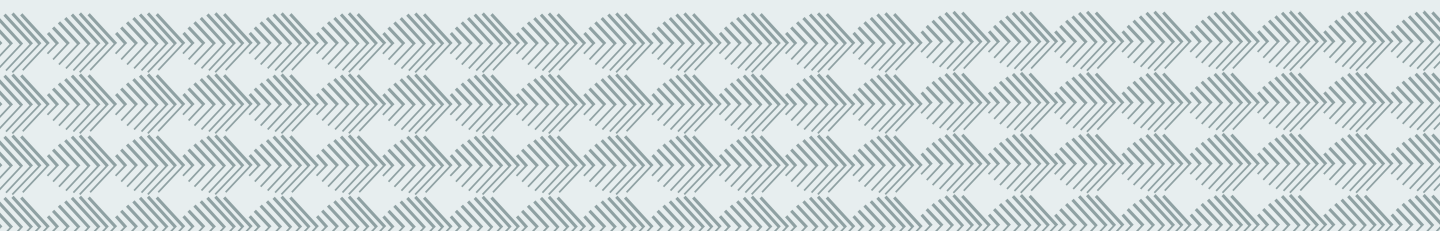
Discover the epitome of luxury living at Edge House Miami, a visionary residential masterpiece developed by international developer Grupo T&C and designed by the world-renowned architect Kobi Karp. Offering a unique and flexible homeownership experience with fully furnished and exquisitely designed residences by Adriana Hoyos Design Studio.





BEAUTIFULLY POSITIONED, PERFECTLY LOCATED

Nestled in the vibrant heart of Miami's coveted Edgewater neighborhood, Edge House Miami offers the perfect blend of leisure, work, and entertainment.

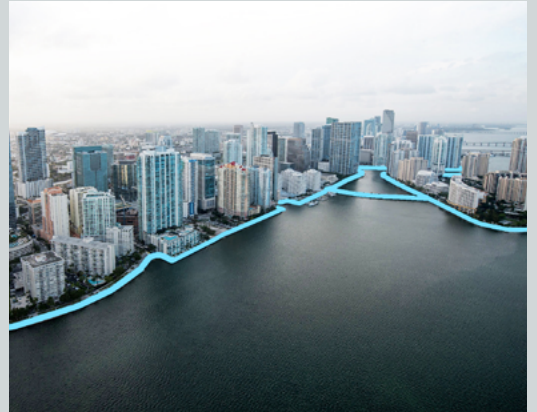


THE PERFECT BLEND OF LEISURE & LUXURY

Being at Edge House Miami means immersing yourself in the epicenter of fine dining, shopping, and Miami's most exclusive and exhilarating cultural events.

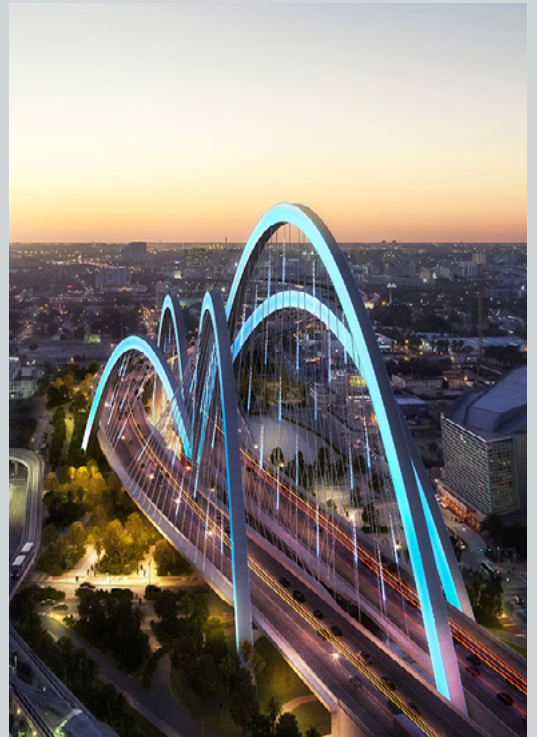
EFFORTLESS CONNECTION

- The Miami Baywalk Project: a 5-mile scenic waterfront trail that will connect Biscayne Bay from Margaret Pace Park in Edgewater around Brickell Key. (Coming Soon)
 - Miami's iconic signature bridge, hosting The Underdeck - A 33-acre park. (Coming Soon)
 - Residents will benefit from seamless connectivity via:
 - Brightline high-speed rail
 - Free Metromover for Downtown and Brickell access
 - Miami Trolley, linking Edgewater to key districts
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UNRIVALED ENTERTAINMENT

- Attend the **Miami International Boat Show**, showcasing luxury yachts and cutting-edge nautical design.
- Admire rare and exotic automobiles at **The Miami Concours**.
- Immerse yourself in **Art Basel Miami**, a premier event blending art, fashion, and culture.
- Experience the energy of **Miami Music Week**, culminating in the legendary Ultra Music Festival.
- Feel the adrenaline at the **Formula 1 Miami Grand Prix**.
- Enjoy courtside and VIP access to Miami's major sports teams:
 - Miami Heat (NBA)
 - Miami Marlins (MLB)
 - Florida Panthers (NHL)
 - Miami Dolphins (NFL)
- Explore iconic venues hosting world-class events year-round:
 - Kaseya Center
 - Hard Rock Stadium
 - Adrienne Arsht Center
 - Miami Freedom Park (Completion 2026) will be home to Inter Miami CF's world-class stadium to accommodate Futbol, concerts, special events and more.



DESIGNED FOR LUXURY, CRAFTED FOR COMFORT

The residences at Edge House Miami are meticulously designed to offer an exceptional living experience, featuring fully furnished homes with bespoke pieces, premium kitchen appliances, and sleek European cabinetry, all curated by renowned interior designer Adriana Hoyos.

RESIDENTIAL MIX

Studio
1 Bedroom
2 Bedroom
3 Bedroom
Select 2- and 3-bedroom residences with lock-out options

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



RESIDENCE FEATURES

- 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
- Keyless entry smart lock system





BUILDING FEATURES & 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
- Air-conditioned storage rooms
- Electric vehicle charging stations
- Bicycle storage
- Centralized UV water purification throughout the building and cutting-edge air filters by

CLEAR

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





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

FINE DINING

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



TEAM OF VISIONARIES

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

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 international real estate developer from 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.

DEVELOPER



ARCHITECT



INTERIOR DESIGNER



LANDSCAPE ARCHITECT



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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 some 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.