



EDGE HOUSE

MIAMI

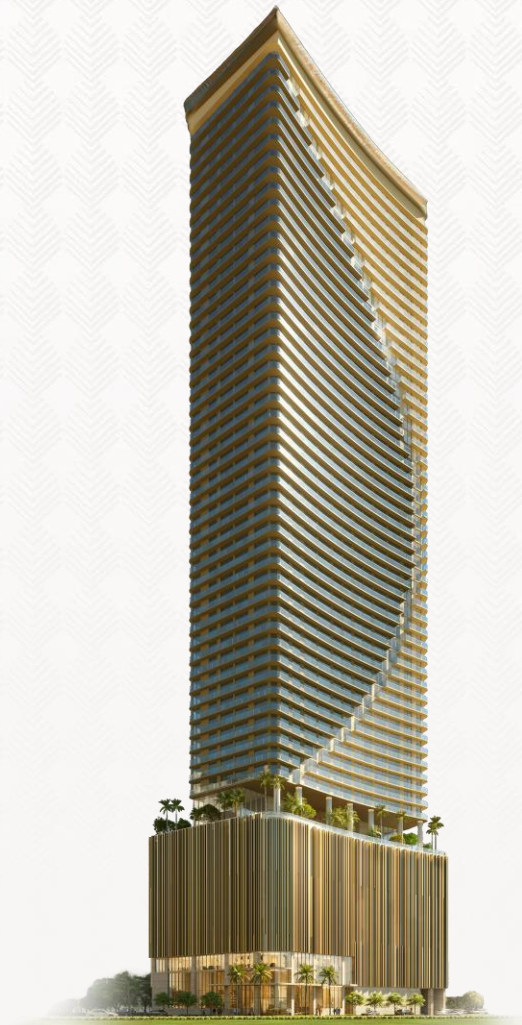


YOURS TO OWN, YOURS TO SHARE

Welcome to Edge House Miami, where luxury living meets Miami's vibrant Edgewater neighborhood.

A state-of-the-art, 57-story residential tower designed by the world-renowned architect Kobi Karp, with interiors curated by Adriana Hoyos Design Studios.

This is your gateway to everything Miami has to offer.





THE ALLURE OF THE MAGIC CITY

WHY INVEST IN MIAMI



\$585,104

Median Home Price
(Apr 2025)

7%

Annual
Growth Rate



#2 U.S

Real Estate Market
(Miami REALTORS®)



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MIAMI IN THE RANKING

An aerial photograph of a modern city skyline at sunset. Several tall, cylindrical skyscrapers with illuminated windows stand prominently. The sky is a mix of orange, yellow, and blue. In the foreground, there's a body of water reflecting the city lights and the sky. The overall scene is vibrant and urban.

#1 Home Appreciation in the U.S.

(Source: CoreLogic U.S. Home Price Insights, year end 2024)

#1 Top Destination in the World for those with \$100M in Investible Assets

(Source: Realtor.com, 2025)

#2 Top Housing Market in the U.S.

(Source: Realtor.com, 2025)

#2 Fastest Growing City in the U.S.

(Source: U.S. News & World Report, 2024)

#3 Top Buyer's Market in the U.S.

(Source: April 2025 Zillow Hot Market Index)

#5 Most Millionaire Growth in the World

(Source: 2025 Henley & Partners World's Wealthiest Cities Report)

A POPULATION AND CAPITAL MOVING SOUTH



Florida gains ~1,000 new residents daily; Miami is a top destination



Miami's millionaire population nearly doubled (2014–2024)



Over 134,000 HNWI's relocated globally in 2024; many to Florida



Demand growing for both short- and long-term rental assets





Art | Basel

+75,000 visitors

\$3M earned by
Airbnb hosts in 2023





MIAMI INTERNATIONAL BOAT SHOW®

+100,000 visitors

\$1.0 TO 1.3B
economic impact





+405,000 fans

13-day event

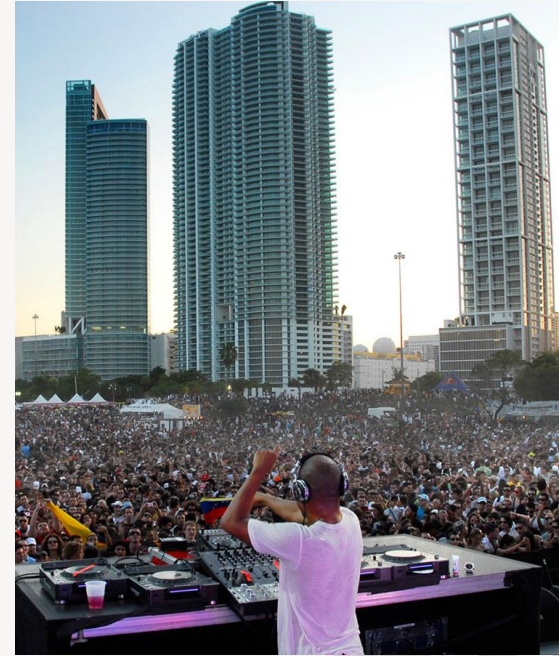




F1 will be hosted in
MIAMI until 2041

+275,000 fans over
the race weekend





+65,000 visitors

\$200 M economic impact
per year



food network **SOBEWFF**
SOUTH BEACH WINE & FOOD FESTIVAL®

\$31.2M economic
impact in Miami

+165,000 fans





Brickell

Downtown

Art & Entertainment District

Edition

Edgewater

Elysee

Aria Reserve

Wynwood

Midtown

Design District

VILLA Miami

BEAUTIFULLY POSITIONED,
PERFECTLY LOCATED



EDGE HOUSE

MIAMI

Brickell

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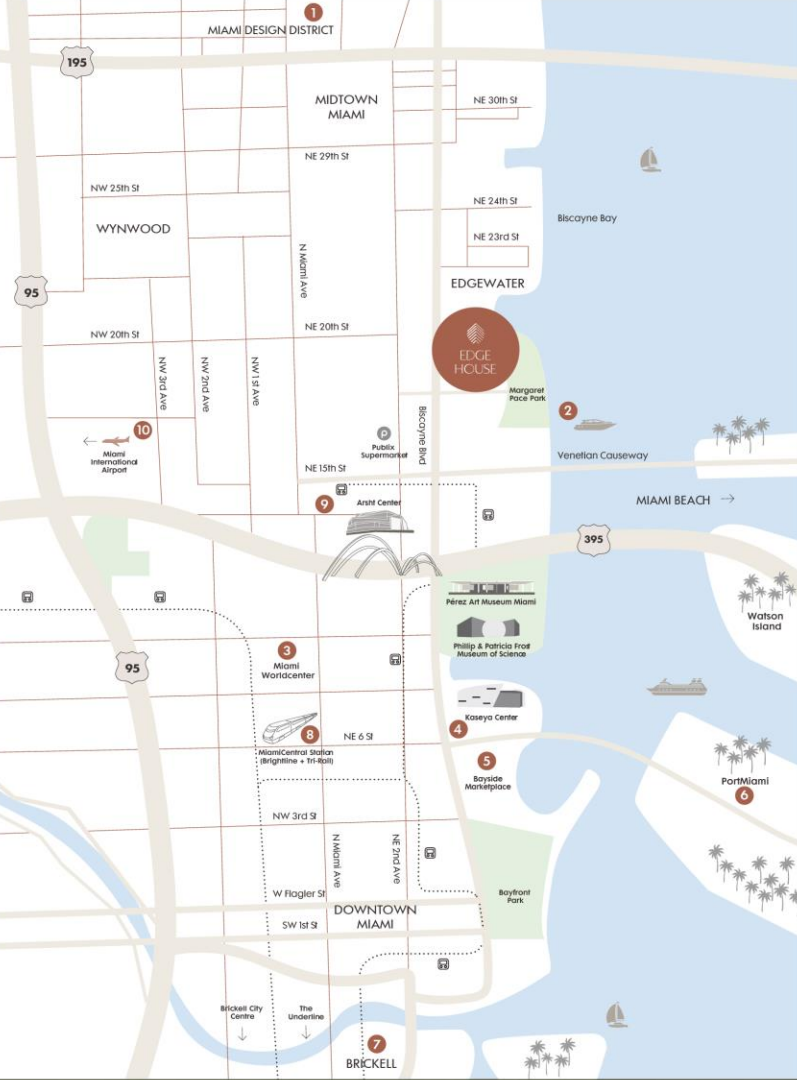
Villa
Miami

BEAUTIFULLY POSITIONED,
PERFECTLY LOCATED



AT THE CENTER OF EVERYTHING

1. Design District
2. Venetian Marina
3. Miami Worldcenter
4. Kaseya Center
5. Bayside Marketplace
6. Port of Miami
7. Brickell
8. Brightline Station
9. Metro mover (Adrienne Arsht Center Station)
10. Miami International Airport (MIA)



WHAT'S TAKING SHAPE AROUND US



A Curated Culinary Destination, Not Just a Grocery Store

Spanning 53,400 square feet, this space feels more like a high-end food hall than a traditional market. Highlights include:

- **Cuban Coffee Bar:** Serving cortaditos and café con leche
- **Bakery Favorites:** Featuring Zak the Baker, Bunnie Cakes, and Simply Delicious
- **Prepared Foods:** Fresh pizza, Sushi Maki rolls, and made-to-order sandwiches

A full dive into Florida flavor—all under one roof.

THE SIGNATURE BRIDGE – TOP 5 HIGHLIGHTS

#1

5 acres of public space connecting Overtown, Downtown, Wynwood & Edgewater

#2

An iconic bridge with six arches and LED lighting inspired by Miami as a global destination

#3

Heritage-focused design honoring Miami's diverse history



THE SIGNATURE BRIDGE – TOP 5 HIGHLIGHTS

#4

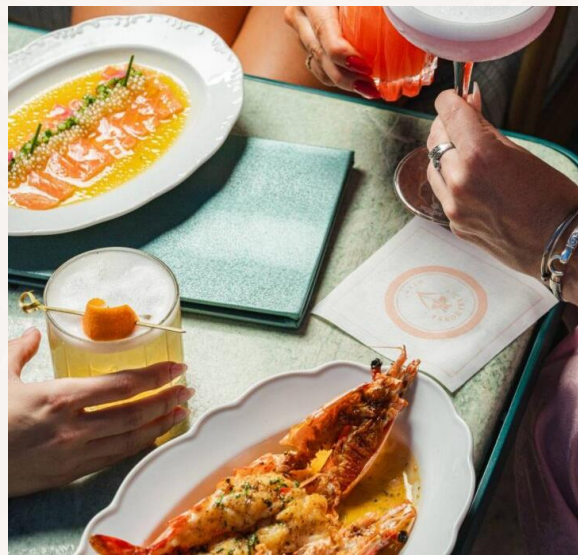
Largest arch bridge of its kind in the U.S.

#5

Creates a civic gathering space comparable to Millennium Park (Chicago) or the High Line (NYC)



A WORLD OF DIVERSE CULINARY EXPERIENCES

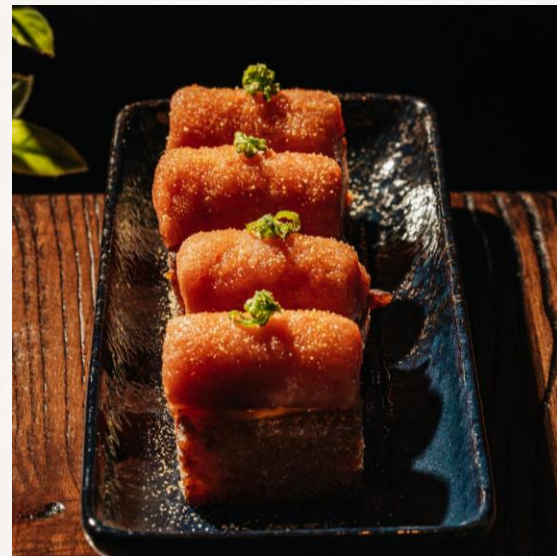


Klaw
MIAMI

CASADONNA



A WORLD OF DIVERSE CULINARY EXPERIENCES



AMARA
AT PARAIISO

Contessa
MIAMI

KYU
WOOD-FIRED | ASIAN-INSPIRED

THE DESIGN DISTRICT



170 Luxury Store Brands



Home to the Institute of Contemporary Art, Miami



Features **Michelin-starred restaurants** like L'Atelier de Joël Robuchon and Le Jardinier

THE DESIGN DISTRICT



TOP 3 UPGRADES FOR MARGARET PACE PARK

Resilient Waterfront + Greener Spaces

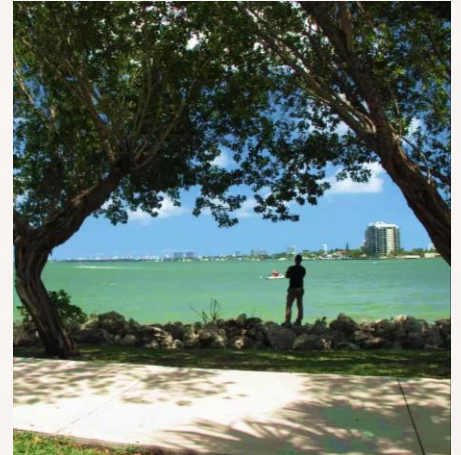
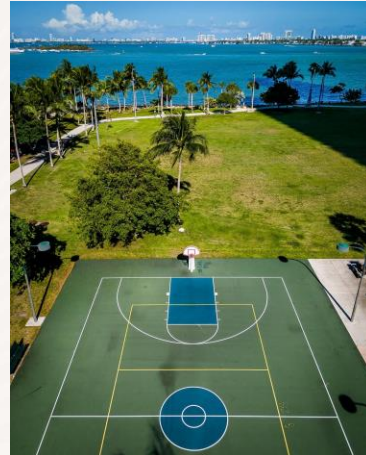
Raised seawalls, native landscaping, and shade structures to reduce heat and protect from sea-level rise.

Family-Friendly Water & Play Features

New splash pads, upgraded playgrounds, and dog park improvements, all designed for effortless, everyday enjoyment.

Future Community + Culture Center

A two-story facility with fitness studios, meeting rooms, art spaces, and bay view terraces.



CONNECTED BY MIAMI'S BAYWALK

A 4-mile public waterfront trail along Biscayne Bay and the Miami River, aiming to connect key areas like **Brickell Bay Drive, Bayfront Park, Brickell Key, Museum Park, and more.**

**Once completed, residents will enjoy:
Seamless Bayfront Access**

Stroll or cycle to PAMM, Frost Science, Bayside, and Brickell.

A Boulevard in Your Backyard

This pedestrian-first path brings a resort-style lifestyle to your doorstep.

Steps from Culture & Connection

Reach museums, waterfront dining, and water taxis in minutes.

Lifestyle-Driven Value

As the final link in Miami's Baywalk, this connection unlocks long-term appeal and upside.





EMPOWERING OWNERSHIP:
SEIZE THE OPPORTUNITY

BUILDING FEATURES 1/2



ARRIVAL

- Welcome check-in reception and concierge
- Lobby lounge, café—bar and gourmet market
- 24-hour valet parking
- Smart package room by LUXER ONE

LOUNGE AND ENTERTAINMENT SPACES

- Poolside lounge with indoor/outdoor experience
- Summer kitchen with grilling area
- Sky lounge and entertainment room with Biscayne Bay view
- Kids' playground
- Golf putting green
- Flexible co-working spaces and private meeting rooms



BUILDING FEATURES 2/2



POOLSIDE AMENITIES

- 2 resort-style pools with sun shelf and swimming turbines
- Hot tub with the view of Miami skyline
- Full-service pool bar
- Outdoor rain showers

WELLNESS AMENITIES

- Spa with dry and steam saunas, private treatment rooms, relaxation lounge, and cold plunge
- Fully equipped fitness center and yoga studio
- Zen garden with reflecting pond, cabanas, and a meditation deck

ADDITIONAL FEATURES

- Pet-friendly building
- Bicycle storage
- Air-conditioned storage rooms
- Electric vehicle charging stations
- Sustainable FGBC certified building





EDGE HOUSE

MIAMI

X

CLEAR



A PARTNERSHIP FOR WELLNESS LIVING

Edge House Miami is not just another short-term rental development. It's the first bio-secure short-term rental tower in Edgewater. Developed by Grupo T&C and powered by Clear™.

Here's how it works:

ClearCentral™ A whole-building water sterilization system that treats 100% of incoming water and eliminates contaminants before reaching any residence.

ClearAir™ Corridor Purifiers – Advanced filtration systems on every residential floor, keeping common areas clean and odor-free, 24/7.



Key benefits include:

- Safe Drinking Water free from harmful contaminants
- Improved Skin and Hair thanks to reduced chemical exposure
- Allergy Relief through cleaner, medical-grade air
- On-Demand Purity with no need for bottled water or add-on devices
- Peace of Mind knowing both air and water are consistently treated

INTRODUCING
EDGE FLEX

AT EDGE HOUSE MIAMI

POWERED BY



WHOST

COMPREHENSIVE MANAGEMENT SERVICES

- Strategic advertising and promotional efforts
- Reservation acceptance and coordination
- Seamless check-in and check-out services
- Monthly rental income statements for owners
- Quarterly furnishing and maintenance in your unit reserve account statements
- Timely monthly rent disbursement

EDGE FLEX lets your residence work for you, connected to 85+ platforms and 120M+ loyal travelers.



INTRODUCING
EDGE FLEX

AT EDGE HOUSE MIAMI

POWERED BY



WHOST

THE EXPERTS POWERING YOUR PEACE OF MIND

W HOST is a professional short-term property management company with over 10 years of experience dedicated to serving its clients' best interests. They book the property at the highest price and occupancy.

W HOST currently operates across key cities in the U.S. and Colombia, with a strong presence in Florida—specifically Miami, Fort Lauderdale, and Hollywood. Our growing portfolio includes over 270 properties in Virginia, 150+ in Colombia, and 10+ across additional locations.





Hosting

24/7 bilingual front desk travel advisory service ensures a smooth journey, day or night.



Property Manager

Every other month, we inspect your property with a keen eye for detail.



Protection

Liability coverage up to \$1 million through OTA.



Revenue Management

Dynamic prices, technology, claim disputes and high experience team.



Cleaning & Maintenance

Elevate cleanliness with our specialized team's meticulous touch. Unbeatable excellence and great prices for seamless maintenance solutions.



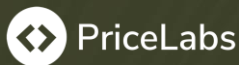
Reports

Maximize property returns effortlessly: Auditable P&L, 5 business days payment, transparent expense tracking and seamless real-time performance monitoring.



Owner Channel

Direct, efficient, and centralized communication is available with us six days a week for any inquiries or concerns you may have.





82%

Average monthly
occupancy in the
last year



20%

Higher than the
general average

16M+

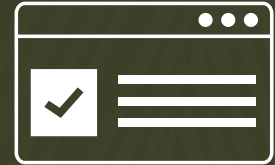
Gross annual
income

240M+

Assets under
management

185k+

Nights





PROPERTY MANAGEMENT

20% fee

No permanence clause
with associated penalties.

- Agile Pricing Strategy.
- Round-the-clock customer support.
- Exclusive exposure across multiple channels.
- Owner Channel – full Access.
- Property Insurance Advice.
- Maintenance.
- Cleaning.
- Claim Dispute.
- Assigned Property Manager.
- Referral discount.
- No blackout dates.
- Furnishing and Interior Design.*
- Assistance with Licenses.*
- Taxes Management.*

*Additional Cost

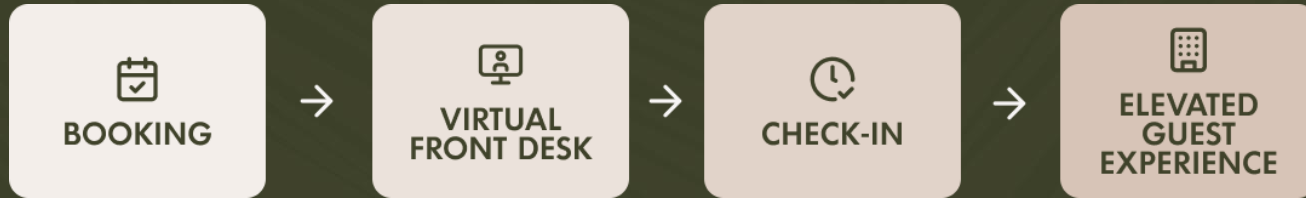
Free up your time and worry
less with W Host.



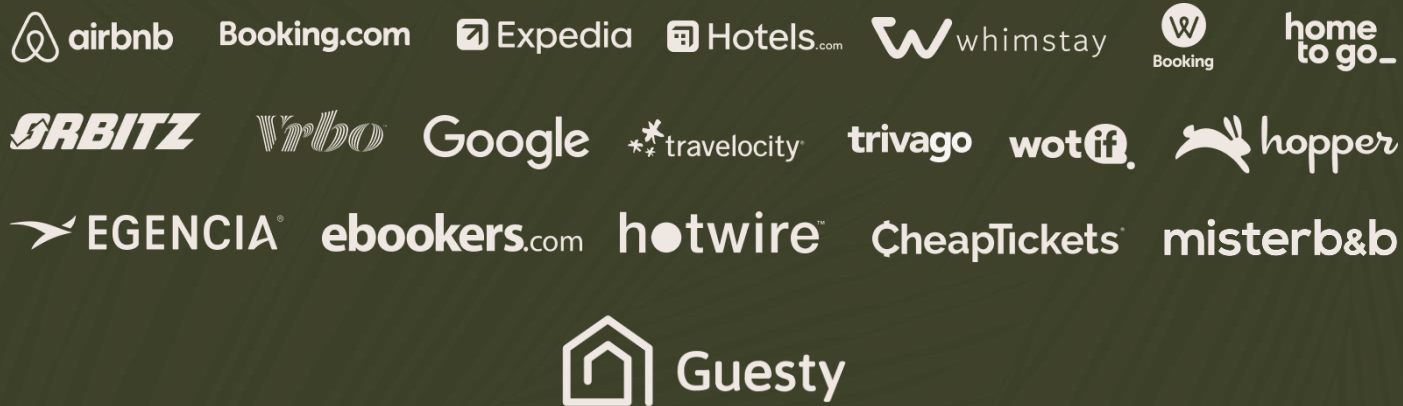


TECH-ENABLED HOSPITALITY

Booking is simple. Our virtual front desk lets guests check in, check out, and manage their stay with ease.



FEATURED BOOKING SITES



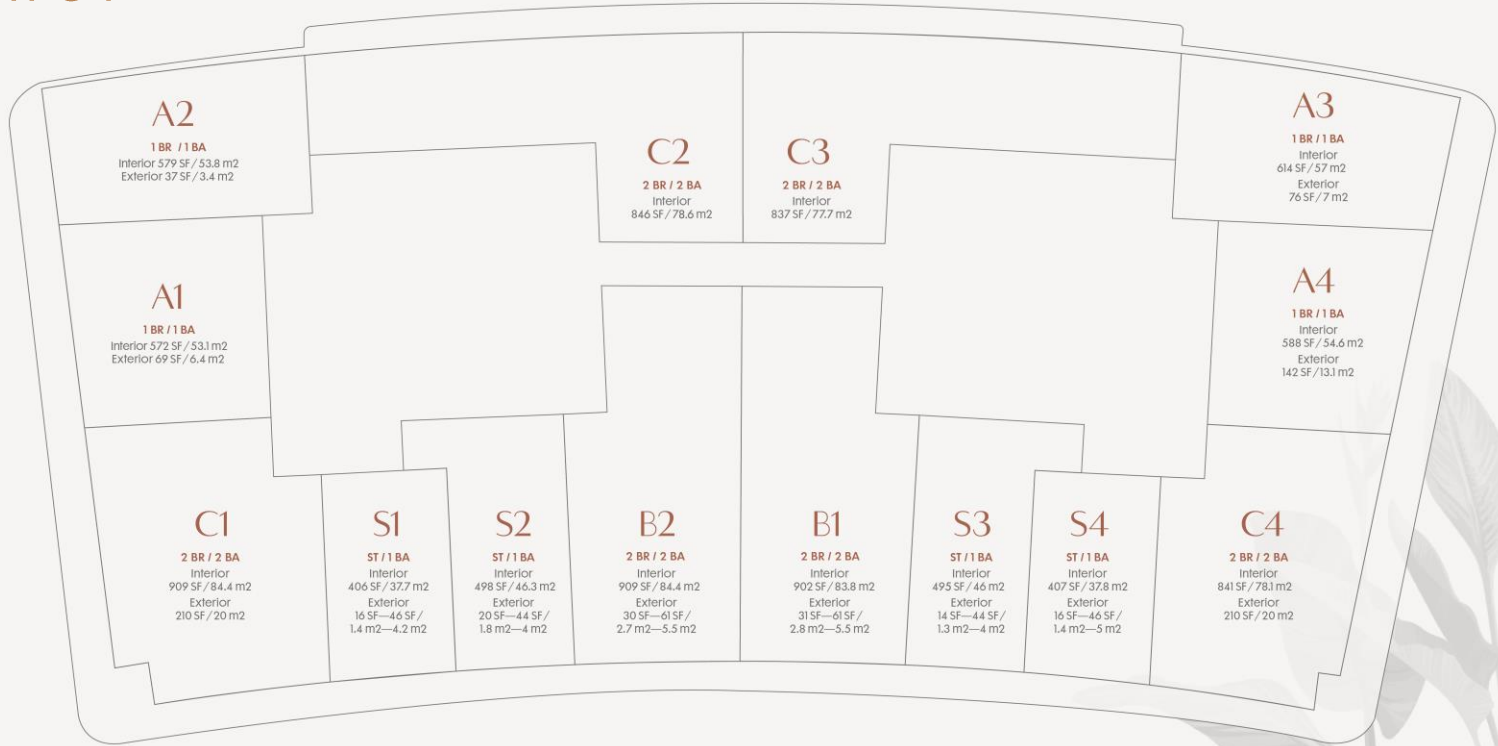


RESIDENTIAL FEATURES

- Studio ,1-bedroom, 2-bedroom & 3-bedroom residences
- Select 2-bedroom and 3-bedroom residences with lock-out option
- Fully furnished & furnished, curated by acclaimed interior designer Adriana Hoyos
- 9-foot-high ceilings
- Floor-to-ceiling windows & sliding glass doors equipped with sound attenuating, impact-resistant laminated glass
- Private outdoor terraces in select residences, seamlessly connecting interior and exterior spaces
- High efficiency washer and dryer
- Advanced technology smart building with ultra-high-speed internet access

KEY PLAN

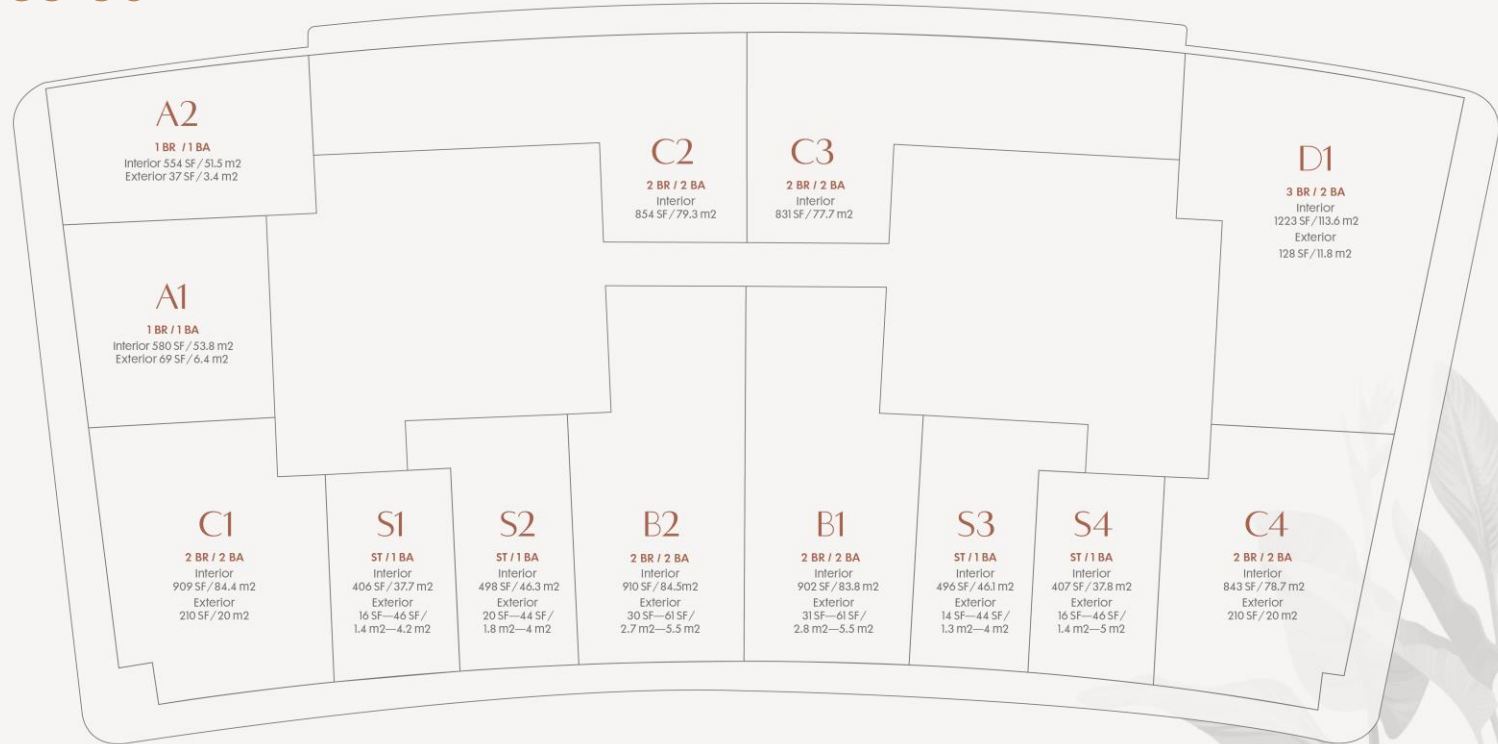
LEVELS 11-34





KEY PLAN

LEVELS 35-56







THE TEAM BEHIND THE VISION



The Developer:

Grupo T&C, a leader in high-end real estate, brings decades of excellence from Peru to Miami. Led by William Ticona, their approach is clear: exceed expectations, always.

THE TEAM BEHIND THE VISION



The Interior
Designer


ADRIANA HOYOS
DESIGN STUDIO



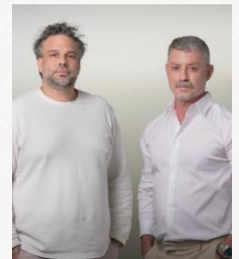
The Architect:


KOBI KARP



The
Landscape
Architects

WITKIN HULTS
+ **PARTNERS**



WWW.EDGEHOUSEMIAMI.COM

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YOURS TO SHARE

