

ELLE
RESIDENCES
MIAMI

The New Home of High Style



EDGEWATER

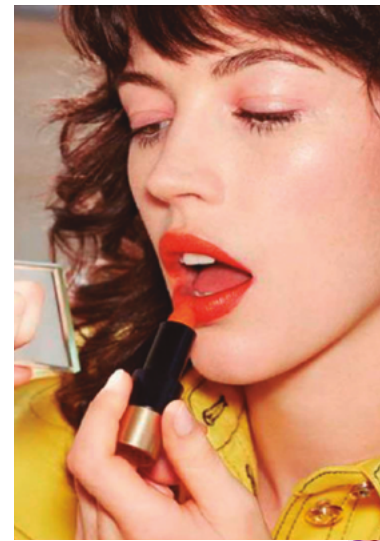


*DEVOTED
TO A LIFE OF STYLE*

Now you can live the five pillars of **ELLE** every day in the brand's first immersive residential experience.



BEAUTY 2



SOCIETY 3

4 CULTURE



5 LIFESTYLE

“
MAKING *THE WORLD*
MORE BEAUTIFUL
ONE RESIDENCE
AT A TIME.”

— ELLE *DÉCOR*

THE TEAM

ELLE Residences brings a powerhouse team of architects, designers and developers together with the world's number one fashion and lifestyle media brand.

THE BRAND
ELLE

INTERIOR DESIGN
The One Atelier

ARCHITECTURE
Behar & Partners

LANDSCAPE
L&ND Design

ELLE BRANDED REAL ESTATE
Arquinaut

EXCLUSIVE MARKETING & SALES
Fortune Development Sales

DEVELOPMENT
UNCG
Vertical Developments

THE RESIDENCES

Live in high style in Edgewater, on the runway to Miami's design, fashion and cultural districts.

ELLE Residences, inspired by 80 years of trendsetting fashion and decor – fully finished, perfectly furnished and ready-to-live.

Inspired by the pages of ELLE Decor, the Residences blend mid-century modern and contemporary French chic with a splash of tropical luxury, for a new twist on Miami living.

FEATURES

- Thoughtful floor plans with high ceilings
water & skyline views*
- Top-floor Grande Suites with 11-foot ceilings*
- Floor-to-ceiling impact windows & doors*
- Sleek kitchens with Miele kitchen appliance suite*
- Imported Italian cabinetry & woodwork by Italkraft*
- Exquisite quartz countertops*
- French-inspired chevron pattern wood flooring*
- Modern brass fixtures and finishings*
- Smart climate control systems*
- High-efficiency washer/dryer*
- Built-in closets*
- Option to use flexible rental platforms or use a fully managed rental program*

THE AMENITIES

Discover a collection of luxury amenities curated for effortless living. It's not just a home, it's a lifestyle.. **ELLE Residences** is your lounge, café, rooftop club, a place to play gather and so much more.



THE TERRASSE

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

Prêt-à-vivre



Ready to live



THE FOYER

- Grand double-height lobby*
- Guest check-in services*
- Valet parking*
- 24-hour concierge*
- 24-hour security and screening*
- 24-hour cleaning and maintenance*
- Café & Restaurant*
- Management office*
- Mail & package room*
- Boutique retail*
- House bicycles & bicycle storage*
- High-speed WiFi*

THE SOMMET ROOFTOP

- Sky Pool with unobstructed north, east & west views*
- Sundeck with Chaise Lounges*
- Maison Club with library, listening room, lounge with bar & entertainment space*

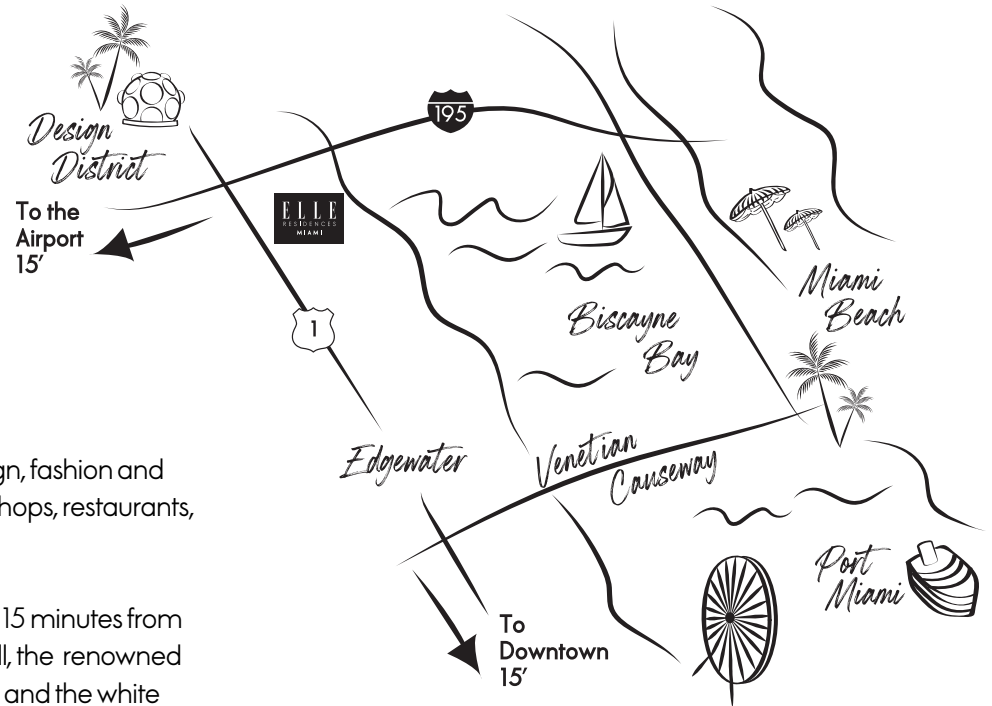
180
RESIDENCES

25 FLOORS

ONE TO 450 SF TO 845 SF
TWO *bedrooms*

2 POOLS

THE PLACE TO BE IN THE PLACE TO BE



Edgewater is minutes from Miami's design, fashion and cultural districts, with easy access to hip shops, restaurants, clubs, co-working, beaches and more.

Our central location places you less than 15 minutes from Miami International Airport, stylish Brickell, the renowned Miami Design District, hip Upper Eastside and the white sands of Miami Beach.

BUILDING LOCATION

NE 36TH ST. & 5TH AVE
MIAMI, FL 33137

THIS ADVERTISEMENT IS NOT AN OFFERING. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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. THE ARTIST REPRESENTATIONS AND INTERIOR DECORATIONS, FINISHES, APPLIANCES AND FURNISHINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. DEVELOPER MAKES NO REPRESENTATIONS OR WARRANTIES EXCEPT AS MAY BE SET FORTH IN THE OFFERING PLAN. DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE MATERIALS, APPLIANCES, EQUIPMENT, FIXTURES AND OTHER CONSTRUCTION AND DESIGN DETAILS SPECIFIED HEREIN WITH SIMILAR MATERIALS, APPLIANCES, EQUIPMENT AND/OR FIXTURES OF SUBSTANTIALLY EQUAL OR BETTER QUALITY. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. SQUARE FOOTAGE EXCEEDS THE USABLE FLOOR AREA. DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE TERMS OF THE OFFERING PLAN. PLANS AND DIMENSIONS MAY CONTAIN MINOR VARIATIONS FROM FLOOR TO FLOOR. REFER TO WWW.ELLERESIDENCESMIAMI.COM FOR FULL LEGAL DISCLAIMERS.

WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

ELLE™ is a trademark owned by HACHETTE FILIPACCHI PRESSE SA, France.