



BOUTIQUE LUXURY LIVING

EEDEN

HOUSE

SOPHISTICATION

AN EXCLUSIVE HOME

UNIQUE BAYFRONT LIFESTYLE

MARINA BEACH CLUB

VINTAGE DESIGN

WATER RETREAT

FIRST CLASS SERVICES





The EDEN ROC, a five star resort with a history of glamour and celebrity, makes way for its first boutique residential experience – EDEN HOUSE. With stunning architecture, uniquely sophisticated interiors, marina beach club, watersports and a unique bayfront lifestyle, this exclusive development is a commitment to you in owning the very best Miami Beach has to offer.

Artist conceptual rendering. Any specifications in this depiction may change at developer's sole discretion without notice.





ACTUAL VIEW

WEST: SPECTACULAR ISLAND AND BAY VIEWS THAT STRETCH TO DOWNTOWN MIAMI

EAST: MIAMI BEACH OCEAN AND CITY VIEWS



ACTUAL VIEW



Artist conceptual rendering. Any specifications in this depiction may change at developer's sole discretion without notice.

AN IMPORTANT SENSE OF ARRIVAL

Your arrival at EDEN HOUSE is always welcomed by our first class service team and an elegant sense of style. Immediately you will feel nature, stroll through private gardens, enjoy intense water views and a cool breeze that goes from ocean to bay.





Artist conceptual rendering. Any specifications in this depiction may change at developer's sole discretion without notice.

WELCOME HOME

The residential experience at EDEN HOUSE is beyond others – starting with the three-story lobby that features a private library, fireplace and fine art. The spectacular invisible details, like LCD television panels concealed in mirrors and a vintage design, feels more like an estate living room than a lobby. EDEN HOUSE is in contrast to most other residences available in Miami. Often described as “one-of-a-kind”, we prefer “extraordinary”.



WITH PIECES BY:
ARMANI CASA
MISSONI
POLIFORM
POLTRONA FRAU



A TROPICAL SANCTUARY WITH LUXURY CABANAS AND BEACH CLUB

Artist conceptual rendering. Any specifications in this depiction may change at developer's sole discretion without notice.



RELAX, HAVE FUN AND LET US PAMPER YOU!

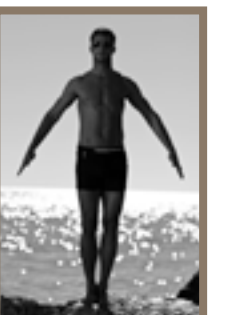
Experience life at EDEN HOUSE and awaken your senses by feeling the sand on your feet, the tropical breezes and the warm blue waters cascading before you.

Exercise on the miles of boardwalk or simply go downstairs and relax in your own oasis of luxury cabanas, sand bar and pool. This is boutique living. This is the EDEN HOUSE.

The ultimate extension of your luxury lifestyle at EDEN HOUSE is its Marina Beach Club. Enjoy water activities and unique bay front living.

EDEN HOUSE IS THE ONLY RESIDENCE TO FEATURE A WATER SPORT & BEACH ACTIVITIES CENTER

WATER SPORTS
PADDLE BOARDING
BOATING & SKIING
OCEAN KAYAK
RESORT STYLE POOL ARENA
JET SKI
SUNSET SAILING
BEACH TO BAY
PRIVILEGES





Artist conceptual rendering. Any specifications in this depiction may change at developer's sole discretion without notice.

YOUR KITCHEN INCLUDES:

- Top of the line Stainless Steel appliances
- Custom European Style cabinetry and Stainless Pulls
- Imported Stone Countertops
- Stainless Steel Double Sink with Under-Mount Installation

YOUR MASTER BATH INCLUDES:

- Premium European Custom Cabinetry and Imported Marble Vanity Tops
- Glass Enclosed Shower and Tub
- Modern Detailed Designer Fixtures and Faucets



GLOBAL CONCIERGE AT EDEN HOUSE

Your living experience at EDEN HOUSE counts with a first class concierge. A class team that will go out of their way to make your wishes and desires a reality... from reservations to the hottest spots in town to any service you could imagine. The EDEN HOUSE concierge will always pamper you.

EXCLUSIVE GYM & SPA

Complete with private facilities and services, our amenities at EDEN HOUSE include a steam room, sauna, massage rooms and fitness center.



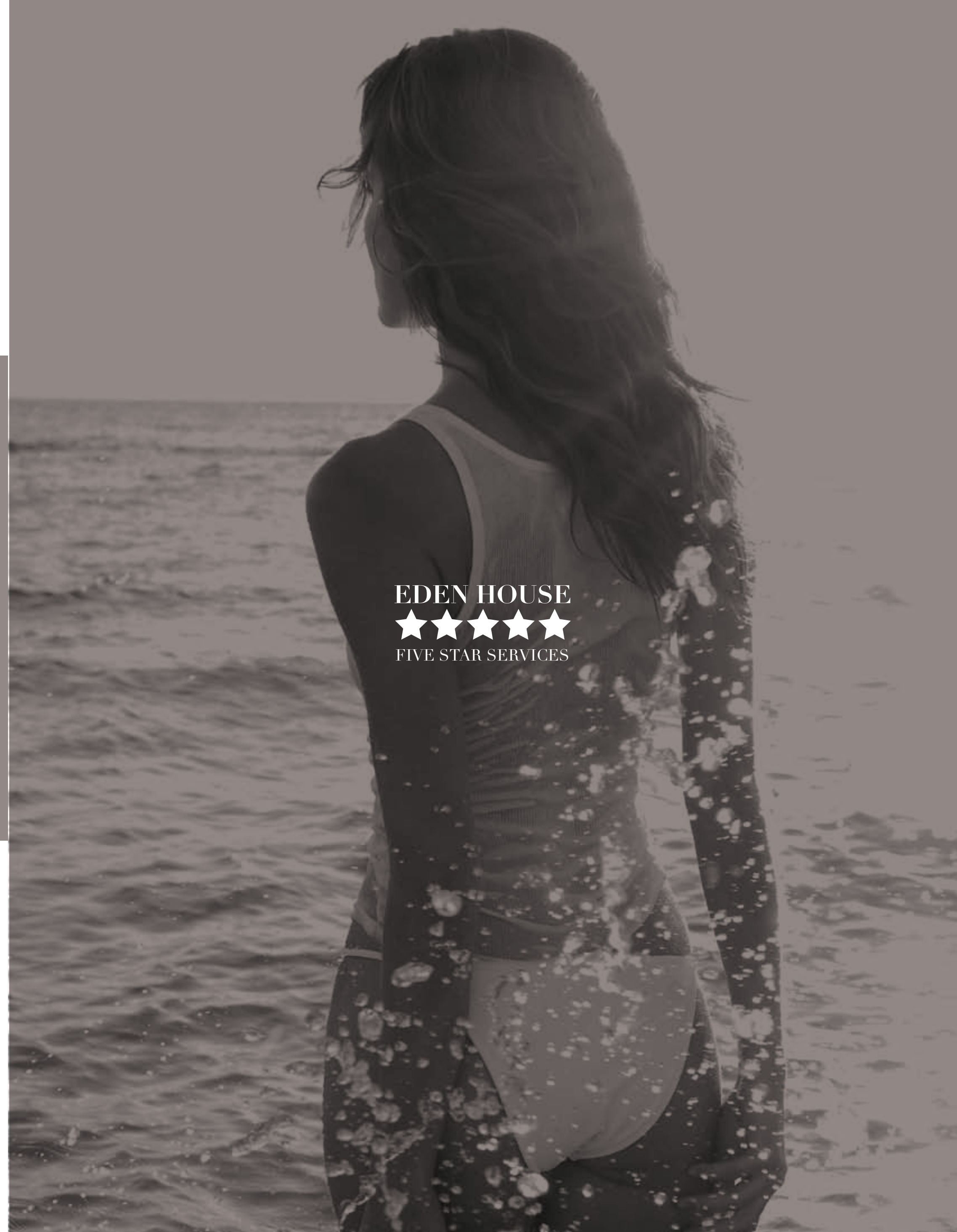
- Private Jet Rentals
- Limousine Services
- Restaurant Reservations
- Concert Tickets
- Reserve Beach Cabanas
- Room Service
- Plan the Perfect Spa Day
- Organize Special Events
- Dry Cleaning

PRIVATE BEACH CLUB & BEACH BUGGY

Every day an experience, some days an adventure, our private beach buggy is ready to take you to the beach across from the EDEN HOUSE. Also it can take you to the EDEN ROC, just minutes away, anytime you please.



EDEN HOUSE
★★★★★
FIVE STAR SERVICES





AN UNCOMPROMISING COMMITMENT TO EXCELLENCE... THEN & NOW

EDEN ROC

ELLE SPA • BEACH CLUB • 3 POOLS • DINING



Elizabeth Taylor



Frank Sinatra



Miss America



1978 at the Eden Roc Pool



1971 Photo of Eden Roc



Laughing at the Beach 1972



Then & Now, the EDEN ROC is a five star resort with unparalleled amenities, white glove services and concierge. From the days of celebrities often calling this resort home to the present when sophisticated and stylish guests come to enjoy themselves, now you can enjoy the same great lifestyle... every day. Discover more than four pools, food and beverage service on the beach, organic fine dining at "1500 DEGREES", casual dining and sunset cocktails at "CABANA", live music at the pool deck and so much more.



YOUR VIP BEACH ACCESS AT EDEN ROC



EXOTIC MASSAGES

LUXURY FACIALS

MANICURES / PEDICURES

AROMA THERAPY

DETOX STEAM ROOM

RELAXATION LOUNGE

WORLD RENOWN FASHION BRAND AND MAGAZINE, ELLE, HAS CREATED ONE OF THE MOST EXCLUSIVE AND LUXURIOUS SPAS IN MIAMI.

LOCATED IN THE EDEN ROC, AND DESIGNED BY THE SAME INTERIOR DESIGN GROUP CREATING EDEN HOUSE, YOU WILL HAVE PRIVILEGED ACCESS, SPECIAL RATES AND EXCLUSIVE SERVICES.



WHERE THE ULTIMATE FASHION BRAND CREATES TRANQUILITY WITH STYLE



APPOINTMENTS WILL BE AVAILABLE WITHIN 24 HOURS RESERVATION IF NOT IMMEDIATELY OR UPON A REQUESTED DATE AND TIME. SIGNATURE SERVICES CAN BE SCHEDULED AT YOUR CONVENIENCE THROUGH THE EDEN HOUSE CONCIERGE.

ELLE SPA



Miami Beach



“Located on one of the last great waterfront sites in Miami Beach, this luxurious and boutique building will be recognized worldwide as an extraordinary place to live.”

Miami Beach and the ocean are just steps from your residence.

Less than 5 minutes from Eden Roc, you will have member's only access to our private beach buggy taking you to one of the best beach clubs in Miami Beach, five star services and ELLE Spa.

The EDEN HOUSE Marina Beach Club gives you unique access to the bay waters and puts you just minutes from sport fishing in the Atlantic Ocean.

Just 20 minutes from Miami International Airport.

Within 10 miles there are multiple golf courses to choose from.

Less than 15 minutes from South Beach where you will enjoy it's famed restaurants and destinations including: Joe's Stone Crab, Prime 112, Lincoln Road, Smith & Wollensky, Quattro and the worlds hottest night life.

Conveniently close to the most luxurious shopping in the world at Bal Harbour Shoppes and other great malls.

Enjoy Broadway performances downtown Miami, see the frequent Cirque du Soleil shows or relax to art exhibits featured year-round at more than 5 local museums.

Walk the tree lined streets now bustling with fashion and design in the Design District, home to the LVMH brand collection in 2014.

Visit more than 65 art galleries all within blocks of each other in the Wynwood Arts District.

Take a cruise and escape Miami anytime you like. With one of the largest ports Miami gives you instant access to the Caribbean, Latin American and many other exotic Virgin Island destinations.

Dine casually at local cafe's that line the streets of your neighborhood or go for chic cuisine at nearby restaurants including: The Forge, SoHo Beach House, Hakkasan, Scarpetta and many more...



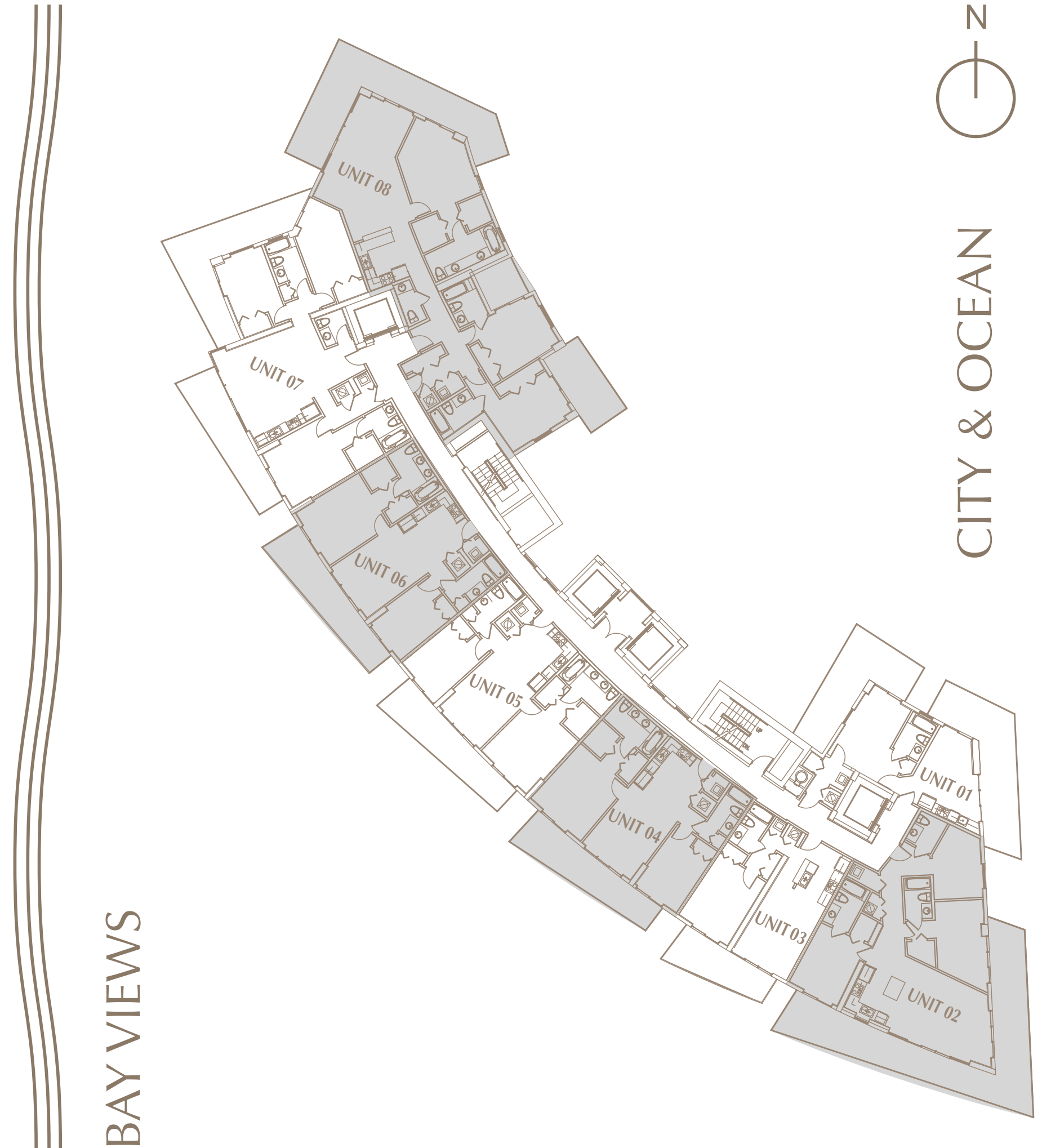
YOUR BAYFRONT RESIDENCE AMENITIES

- Elegant Porte-Cochere entrance
- More than 250 feet of private waterfront property
- High Tech Fitness Salon and Spa overlooking Pool Oasis and Bay
- Private Poolside Cabanas and resort styled Recreational Deck
- Resort Style Pool
- Poolside towel service
- Trails and meditation areas
- Marina Beach Club
- BBQ and Picnic Area
- Hammocks and outdoor lounge beds
- Water sport activities including Kayaking, Paddle Boards and Jet Skis
- Private eco-friendly luxury golf car to chauffeur residents to and from the beach at Eden Roc Hotel and home to world renown ELLE Spa
- Fitness Center with state-of-the-art Gym
- Open Areas for /Aerobics/Yoga and Pilates .
- Private Beach club membership at Eden Roc Resort and Spa comes with the purchase of Select Residences at EDEN HOUSE
- Magnificent Three Story Mezzanine Lobby and Entertainment Center with DVD Panels
- Lush landscaping with all earth elements; water, stone, wood and live gardens with palm trees
- Fast Access & Wireless Internet in most common areas
- Classic Library featuring your favorite novels, art and photography books and surprise collectibles
- Decorative and fully operational Fireplace in Lobby
- Covered secure parking garage with 24-hour surveillance
- Superior Concierge giving you access to Miami and the World
- 24- hour Valet and Assigned Parking
- 24-hour Security
- On-site Concierge Specialist for access to a world of fine dining, entertainment and excursions

YOUR BAYFRONT RESIDENCE FEATURES

- Floor-to-ceiling, wall-to-wall glass
- Spectacular direct water views
- Designer bath fixtures and faucets
- Top of the Line Full Size Washer and dryer
- Direct High Speed Elevator access from parking garage to residence levels
- Semi Private High Speed elevators to corner units
- Extra Deep Private Terraces with Glass Railings featuring Panoramic Views
- Pre-Wired with Fiber Optics for High Speed Internet, Data/Voice and Cable
- Oversized Walk-in Closets

The features and amenities listed herein are subject to change at the developer's discretion without notice.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES TO BE FURNISHED BY THE DEVELOPER TO A BUYER OR LESSEE. THIS IS NOT AN OFFER WHERE PROHIBITED BY STATE LAW. Renderings are artist interpretations based on preliminary architectural and design documents and should not be relied upon as supplementing or varying the description of the condominium or the units set forth in the condominium documents. The features and amenities depicted herein are based upon current development plans, which are subject to change without notice.



LIVING BY CHOICE ALLOWS YOU TO ENJOY THE FINEST THINGS IN LIFE.



With every passing moment there is the opportunity to change your path in life. And with every action you take,

there is a reaction that can fulfill desires and dreams you have always wanted but never lived. This is your moment!

WELCOME

If you could change something in your life, what would it be, where would you go and what would you do?

Let EDEN HOUSE be the first step to your new beginning.





THE EDEN HOUSE TEAM

KEY INTERNATIONAL is a real estate development company that has been active in South Florida since the 1970's. Jose Ardid, Key International president and CEO, is a licensed architect who moved into real estate development. His vision was to develop and acquire class-A properties in South Florida, such as the South Beach Marriott, Eden Roc Hotel and Spa, The Ivy, Mint, 407 Lincoln Road, Belle Isles Apartments, Golden Key Community, 848 Brickell Plaza, Financial Federal, Sunset Plaza, Brickell Mar, Bay View Tower and many more. Inigo Ardid, Key international Vice president, is now positioned to develop the next generation vision for the company.

13th FLOOR INVESTMENTS is organized as a Florida-based, vertically integrated real estate investment and management firm that has been involved in various aspects of the real estate industry for the past decade. Originally started as a development entity, their focus shifted towards opportunistic and value-add real estate investments in early 2008. They have developed a strong program of identifying, acquiring, managing, and successfully exiting real estate assets. Over the past five years, 13th Floor has participated in transactions totaling over \$300 million in asset value. Deals have consisted of distressed note purchases, fractured condos, CDD bonds, and joint venture investments.

KEY INTERNATIONAL SALES is the sales arm for Key International. The company is headed by Liliana Paez and she has successfully sold over \$4 billion dollars worth of Real Estate. Prior to Key International Sales, Liliana Paez was the Director of Sales for Fortune International and was Sales Director of notable projects such as Jade Brickell, Jade Ocean, Jade Beach, Mint, Ivy and Brickell on the River. In addition, prior to Fortune she was with ISG and Sales Director of notable projects such as Hamptons South and North in Aventura. All marketing materials are directed by Key International Sales.

SABO+ is a full service branding, acquisition and advertising solution for real estate developers and investors looking for a personal touch with global reach. Their expertise goes far beyond the traditional role of creative agency and extends into brand management, strategic positioning, creating brand alliances and product/service development. Creative Director T.J. Sabo has more than twelve years experience and continues to pioneer his industry with refreshing and inventive approaches that maximize his client's investment. To date SABO+ has benefitted the sale of over \$6 billion in residential and commercial real estate.