

# BAYFRONT RESIDENCE

**EDITION**  
RESIDENCES  
MIAMI EDGEWATER

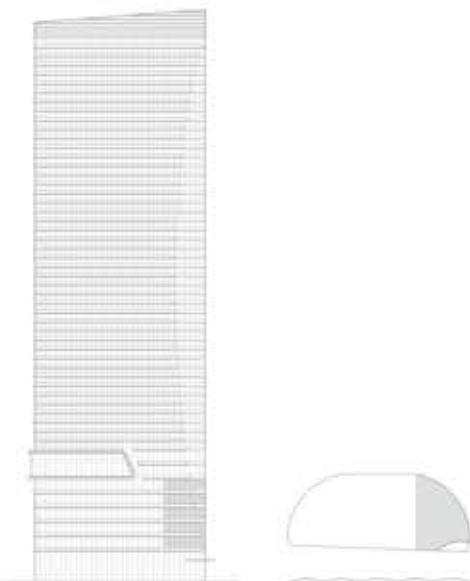
RESIDENCE AA  
NORTH  
FLOORS 03-07

3 BEDROOMS  
3 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA:  
3,124 SQ FT / 290.22 SQ M

EXTERIOR AREA:  
628-681 SQ FT / 58.34-63.27 SQ M

TOTAL AREA:  
3,590-3,805 SQ FT / 333.52-353.5 SQ M

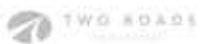


NORTH ▶

BISCAYNE BAY

\*Floor plan not to scale.

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. All artist's or architectural renderings, sketches, graphic materials and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to change. The floor plans, design, and square footage of Buyer's Unit are subject to construction variances and other engineering techniques. Plans and dimensions for similar units may contain minor variations from floor to floor. All floor plans and floor plan elements such as: room sizes, casework, other fixtures and furniture are not drawn to scale, may not be included in every unit with that floor plan and are shown for illustrative purposes only. Seller reserves the right to make changes and modify calls to plans, materials, specifications, features and delivery of home without notice or obligation. Measurements depicted show the approximate areas for the minimum and maximum lot sizes within a floor plan line and will vary per level. Consult with your sales representative for exact dimensions. These materials are not intended to be an offer or call, or solicitation to buy a unit in the condominium. Such an offer or solicitation may be made pursuant to the prospectus to be filed with the SEC for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or call of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Granting & Coe, Inc. by title.



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RESIDENCES  
MIAMI EDGEWATER

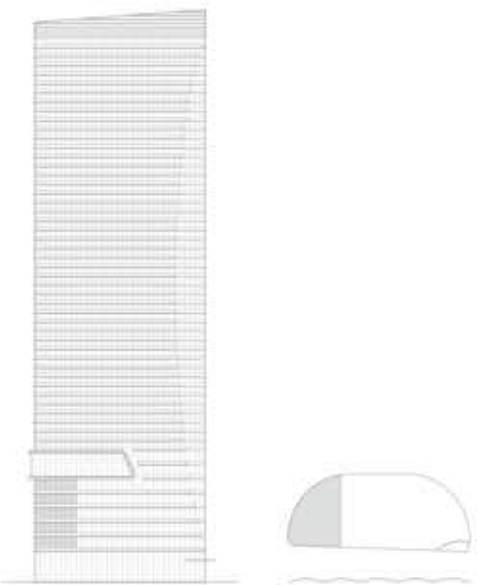
RESIDENCE AA  
SOUTH  
FLOORS 03-07

3 BEDROOMS  
3 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA:  
3,124 SQ FT / 290.23 SQ M

EXTERIOR AREA:  
397 SQ FT / 36.88 SQ M

TOTAL AREA:  
3,521 SQ FT / 327.11 SQ M



NORTH ►

BISCAYNE BAY

\*Floor plan not to scale.

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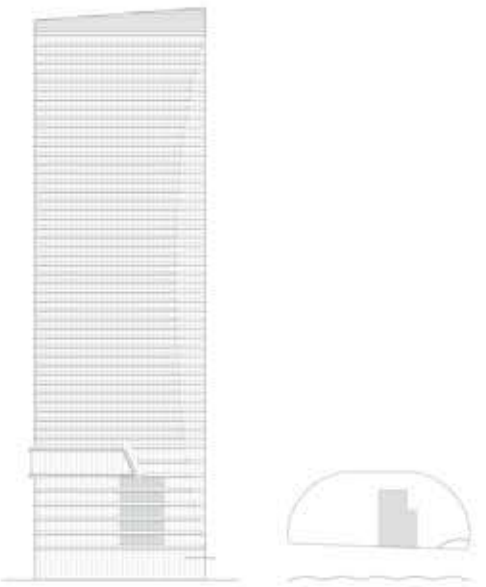
RESIDENCE B1  
EAST-NORTH  
FLOORS 03-07

1 BEDROOM + DEN  
2 BATHROOM  
1 POWDER ROOM

INTERIOR AREA:  
1,952 SQ FT / 181.35 SQ M

EXTERIOR AREA:  
425 SQ FT / 39.5 SQ M

TOTAL AREA:  
2,377 SQ FT / 220.83 SQ M



NORTH ▶

BISCAYNE BAY

\*Floor plan not to scale.

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# BAYFRONT RESIDENCE

**EDITION**  
RESIDENCES  
MIAMI EDGEWATER

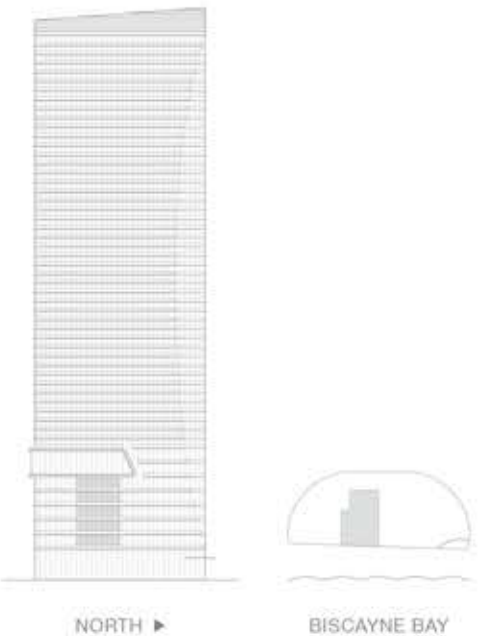
RESIDENCE B1  
EAST-SOUTH  
FLOORS 03-07

1 BEDROOM + DEN  
2 BATHROOM  
1 POWDER ROOM

INTERIOR AREA:  
1,952 SQ FT / 181.35 SQ M

EXTERIOR AREA:  
367 SQ FT / 34.10 SQ M

TOTAL AREA:  
2,319 SQ FT / 215.44 SQ M



NORTH ▶

BISCAYNE BAY

\*Floor plan not to scale.

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# SIGNATURE RESIDENCE

**EDITION**  
RESIDENCES  
MIAMI EDGEWATER

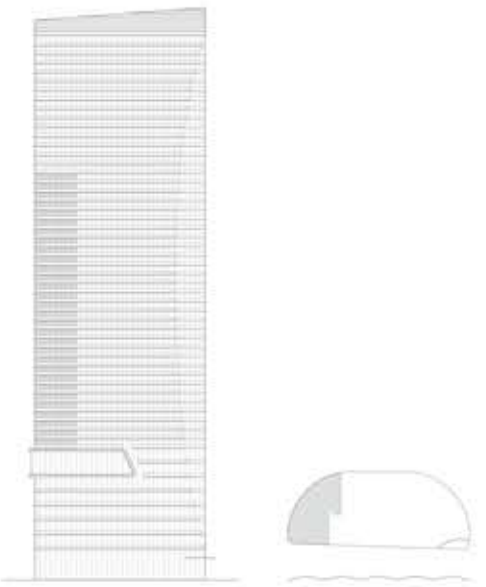
RESIDENCE A  
SOUTH  
FLOORS 10-39

3 BEDROOMS  
3 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA:  
2,745 SQ FT / 255.02 SQ M

EXTERIOR AREA:  
280 SQ FT / 26.01 SQ M

TOTAL AREA:  
3,025 SQ FT / 281.03 SQ M

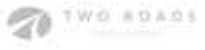


NORTH ▶

BISCAYNE BAY

\*Floor plan not to scale.

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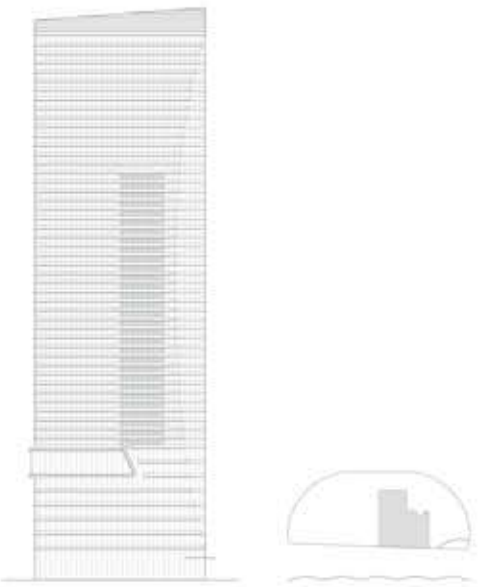
RESIDENCE B2  
EAST-NORTH  
FLOORS 10-39

2 BEDROOMS + DEN  
2 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA:  
2,331 SQ FT / 216.56 SQ M

EXTERIOR AREA:  
590 SQ FT / 54.81 SQ M

TOTAL AREA:  
2,921 SQ FT / 271.37 SQ M



NORTH ►



BISCAYNE BAY

\*Floor plan not to scale.

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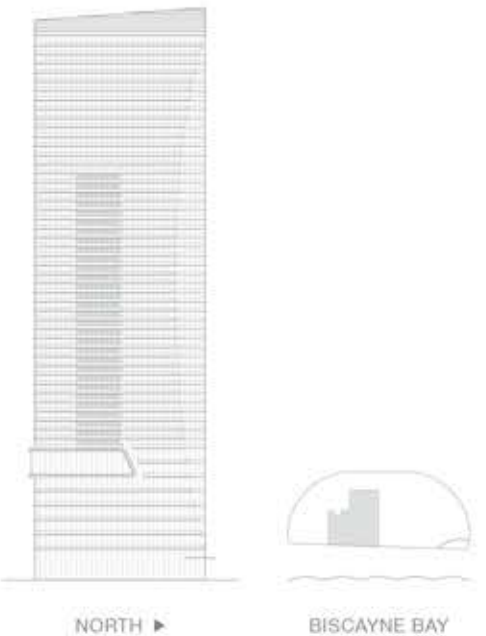
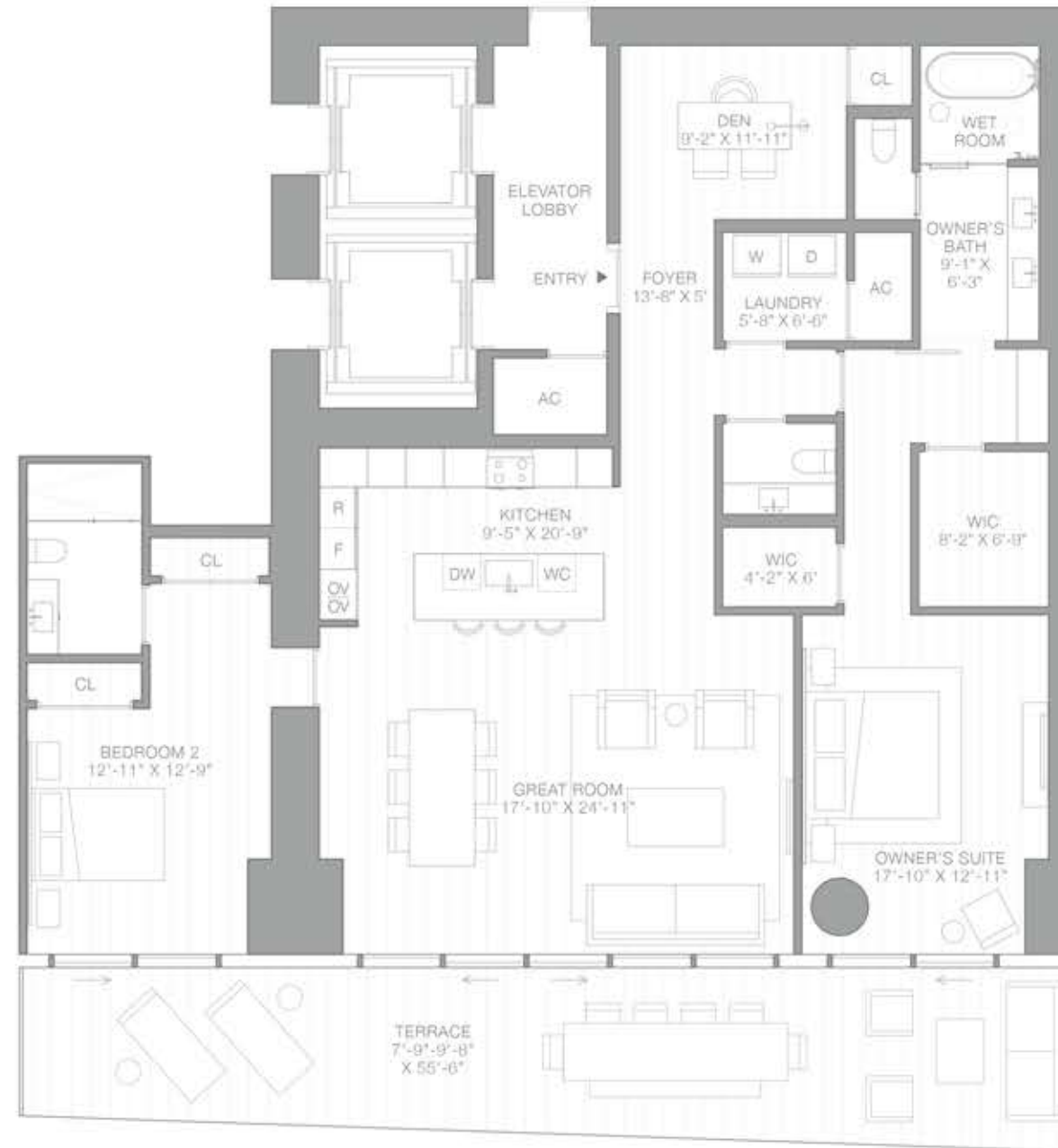
RESIDENCE B2  
EAST-SOUTH  
FLOORS 10-39

2 BEDROOMS + DEN  
2 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA:  
2,331 SQ FT / 216.56 SQ M

EXTERIOR AREA:  
484 SQ FT / 44.97 SQ M

TOTAL AREA:  
2,815 SQ FT / 261.53 SQ M



\*Floor plan not to scale.



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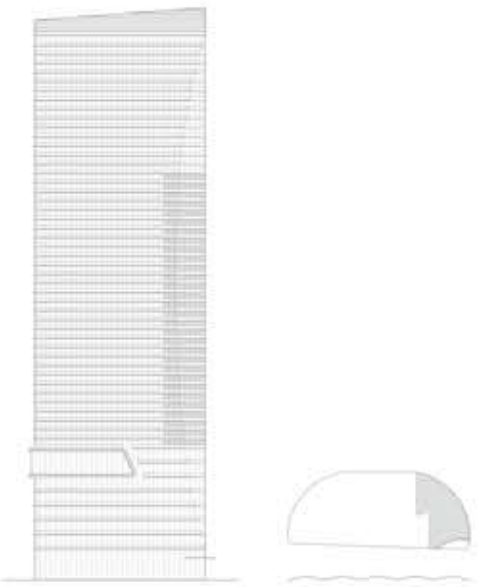
RESIDENCE A  
NORTH  
FLOORS 10-39

3 BEDROOMS  
3 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA:  
2,745 SQ FT / 255.02 SQ M

EXTERIOR AREA:  
301-407 SQ FT / 27.96-37.81 SQ M

TOTAL AREA:  
3,046-3,152 SQ FT / 282.98-292.83 SQ M



NORTH ▶

BISCAYNE BAY

\*Floor plan not to scale.

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# SKY RESIDENCE

**EDITION**  
RESIDENCES  
MIAMI EDGEWATER

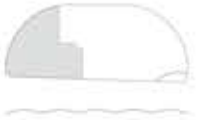
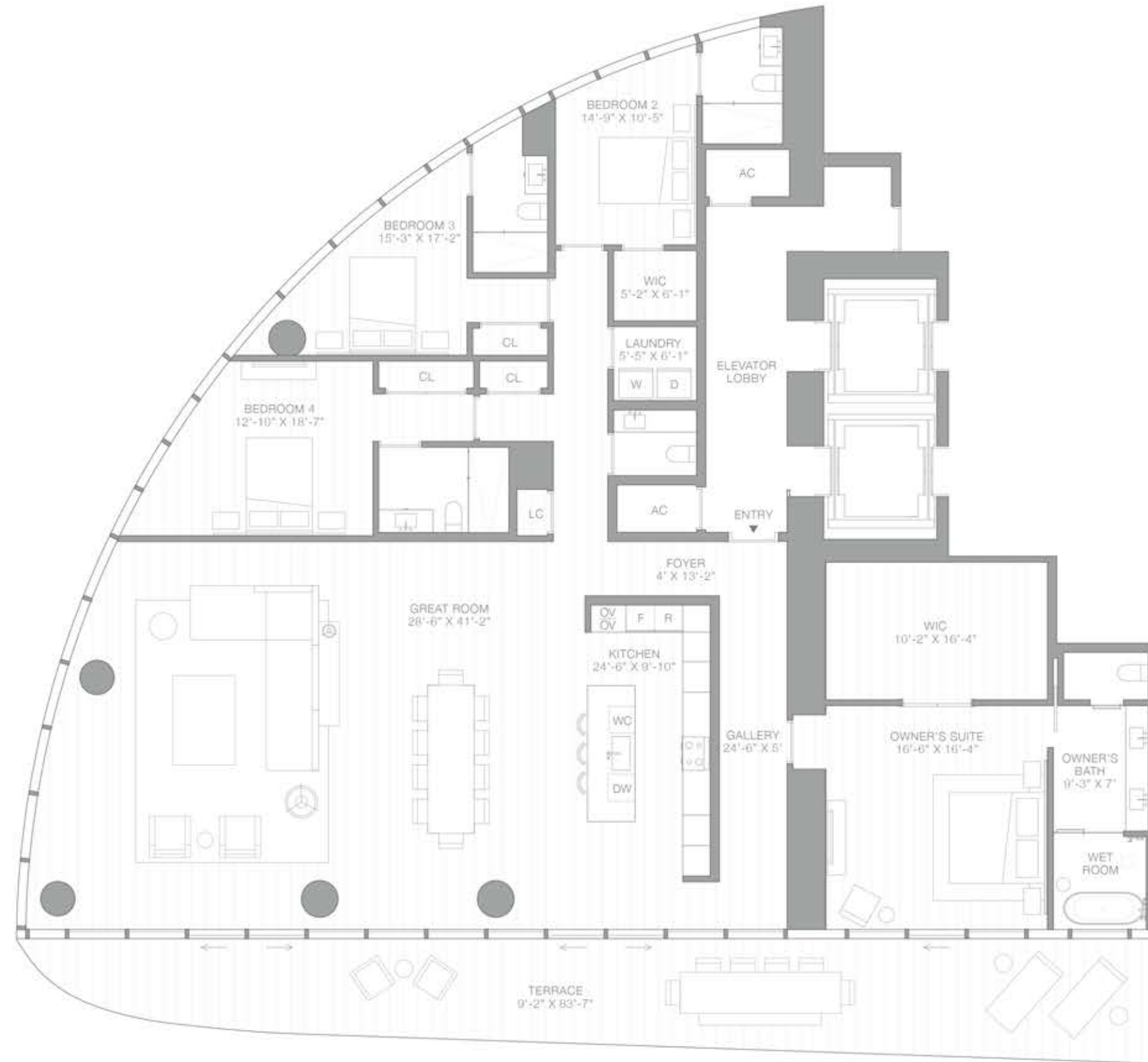
RESIDENCE D  
SOUTH  
FLOORS 40-53

4 BEDROOMS  
4 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA:  
3,815 SQ FT / 354.43 SQ M

EXTERIOR AREA:  
619 SQ FT / 57.51 SQ M

TOTAL AREA:  
4,434 SQ FT / 411.93 SQ M

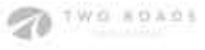


NORTH ▶

BISCAYNE BAY

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RESIDENCES  
MIAMI EDGEWATER

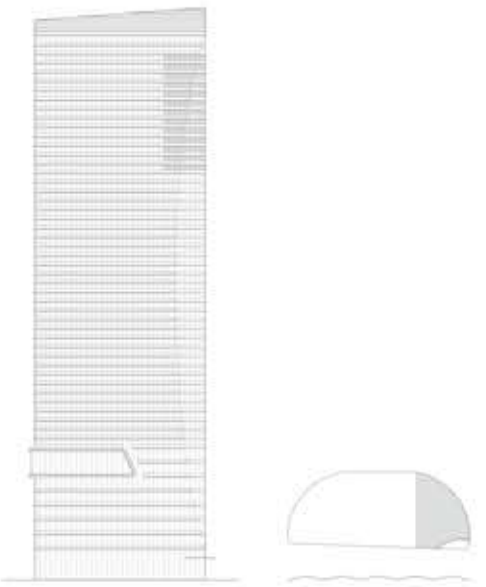
RESIDENCE AAA  
NORTH  
FLOORS 40-53

3 BEDROOMS  
3 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA:  
3,108 SQ FT / 288.74 SQ M

EXTERIOR AREA:  
502-653 SQ FT / 46.64-60.67 SQ M

TOTAL AREA:  
3,610-3,761 SQ FT / 335.38-349.41 SQ M

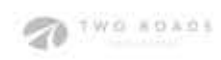


NORTH ▶

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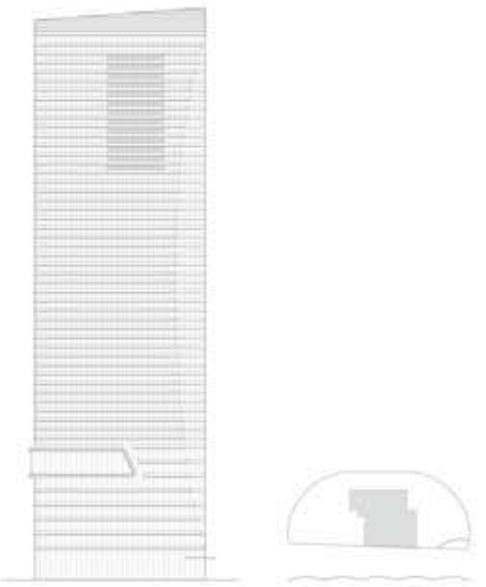
RESIDENCE C  
EAST  
FLOORS 40-53

2 BEDROOMS + STUDY  
3 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA:  
3,105 SQ FT / 288.46 SQ M

EXTERIOR AREA:  
571 SQ FT / 53.05 SQ M

TOTAL AREA:  
3,676 SQ FT / 341.51 SQ M



NORTH ▶

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\*Floor plan not to scale.

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