

26 EDGEWATER



ENJOY, INDULGE, EMBRACE  
THE NEW EDGE OF LIVING  
AT 26 EDGEWATER

26EDGEWATER IS THE EVOLUTION OF EDGEWATER TODAY. THE FIRST TRULY BOUTIQUE RESIDENCES LOCATED IN THE HEART OF MIAMI'S EDGEWATER NEIGHBORHOOD MINUTES FROM EVERYTHING MIAMI HAS TO OFFER. WITH TOP QUALITY FINISHES AND INTERNATIONAL INFLUENCED DESIGN, 26EDGEWATER, HAS BEEN DEVELOPED AND DESIGNED AROUND THE BASIC PRINCIPAL OF FULL AMENITY BOUTIQUE BUILDING.



# 26EDGEWATER

THE NEW EDGE OF LIVING

A black and white photograph of a woman standing on a boat. She is wearing a strapless, light-colored bikini top and matching bottoms with a belt. She is also wearing dark sunglasses and has her hair pulled back. She is looking off to the side, towards the ocean. The background shows the water and the side of the boat. The text "AT THE EDGE OF EVERYTHING BUT A WORLD AWAY." is overlaid on the right side of the image.

AT THE EDGE OF EVERYTHING  
BUT A WORLD AWAY.

# ROOF TOP POOL AND SUNDECK



Artist's conceptual renderings. See legal disclaimers on last page.

# PRIVATE ROOF TOP LOUNGE INCLUDING FULL CATERING KITCHEN



Artist's conceptual renderings. See legal disclaimers on last page.

CONTEMPORARY DESIGNED LOBBY



# FITNESS CENTER OVERLOOKING THE POOL AND SUNDECK



10,000 SQ.FT. OF RETAIL SPACE



Artist's conceptual renderings. See legal disclaimers on last page.



RETREAT TO YOUR OWN HAVEN  
AT THE EDGE

# KITCHEN AND DINING



# LIVING ROOM



# BEDROOM



# BATHROOM



## BUILDING AMENITIES

- CONTEMPORARY ARCHITECTURAL DESIGN
- HEATED ROOF TOP POOL AND SUNDECK ON 10TH FLOOR
- PRIVATE ROOF TOP LOUNGE INCLUDING FULL CATERING KITCHEN
- FITNESS CENTER OVERLOOKING THE POOL AND SUNDECK
- SELECT RESIDENCES WITH LANAIS

## RESIDENCE FEATURES

- FURNITURE READY RESIDENCES WITH PORCELAIN WOOD FLOORS THROUGHOUT
- ONE DESIGNATED PARKING SPACE PER RESIDENCE
- FLOOR TO CEILING IMPACT GLASS WINDOWS AND SLIDING DOORS
- 9 FOOT HIGH CEILINGS
- EXPANSIVE TERRACES WITH GLASS FOR UNOBSTRUCTED VIEWS

## KITCHEN

- PREMIUM ITALIAN DESIGN INSPIRED KITCHEN CABINETS
- QUARTZ COUNTERTOPS
- PREMIUM STAINLESS STEEL APPLIANCES
- EUROPEAN STYLE FAUCETS

## BATHROOMS

- EUROPEAN INSPIRED CABINETS WITH EXCEPTIONAL DETAILING
- FLOORS AND WET WALLS CLAD IN IMPORTED DESIGNER PORCELAIN TILE
- FULL SIZE VANITY MIRRORS
- DESIGNER BATHROOM FIXTURES AND ACCESSORIES
- FRAMELESS GLASS ENCLOSED SHOWER

# 1 BEDROOM/1 BATHROOM

## LINE 08/09/13/14

RESIDENCE	560 SF	52.02 M <sup>2</sup>
TERRACE	38 SF	3.53 M <sup>2</sup>
<b>TOTAL</b>	<b>598 SF</b>	<b>55.55 M<sup>2</sup></b>

## LINE 15

RESIDENCE	560 SF	52.02 M <sup>2</sup>
TERRACE	50 SF	4.64 M <sup>2</sup>
<b>TOTAL</b>	<b>610 SF</b>	<b>56.66 M<sup>2</sup></b>

## LINE 04/05/18

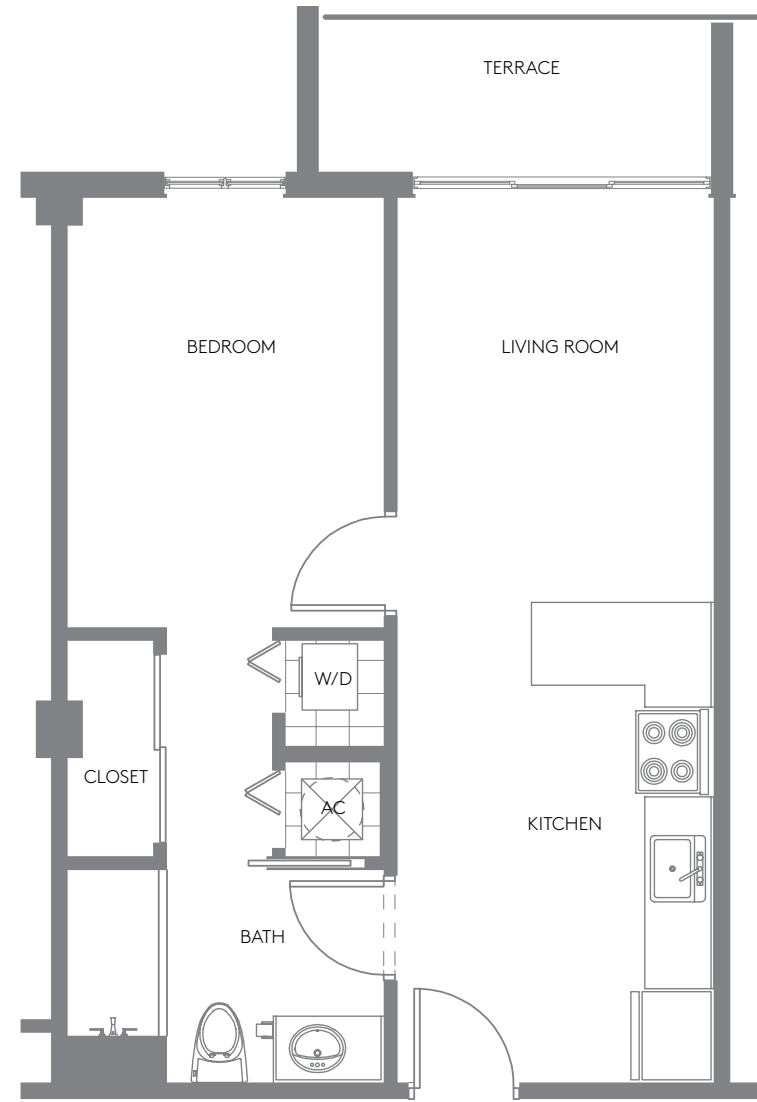
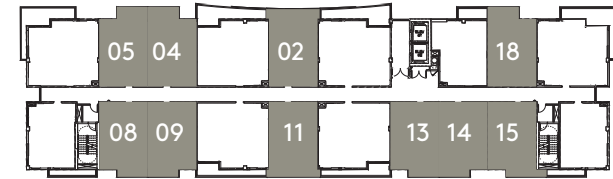
RESIDENCE	560 SF	52.02 M <sup>2</sup>
TERRACE	64 SF	5.94 M <sup>2</sup>
<b>TOTAL</b>	<b>624 SF</b>	<b>57.96 M<sup>2</sup></b>

## LINE 11

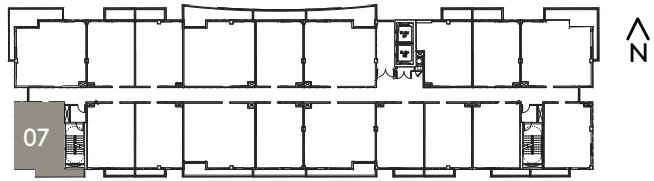
RESIDENCE	560 SF	52.02 M <sup>2</sup>
TERRACE	66 SF	6.13 M <sup>2</sup>
<b>TOTAL</b>	<b>626 SF</b>	<b>58.15 M<sup>2</sup></b>

## LINE 02

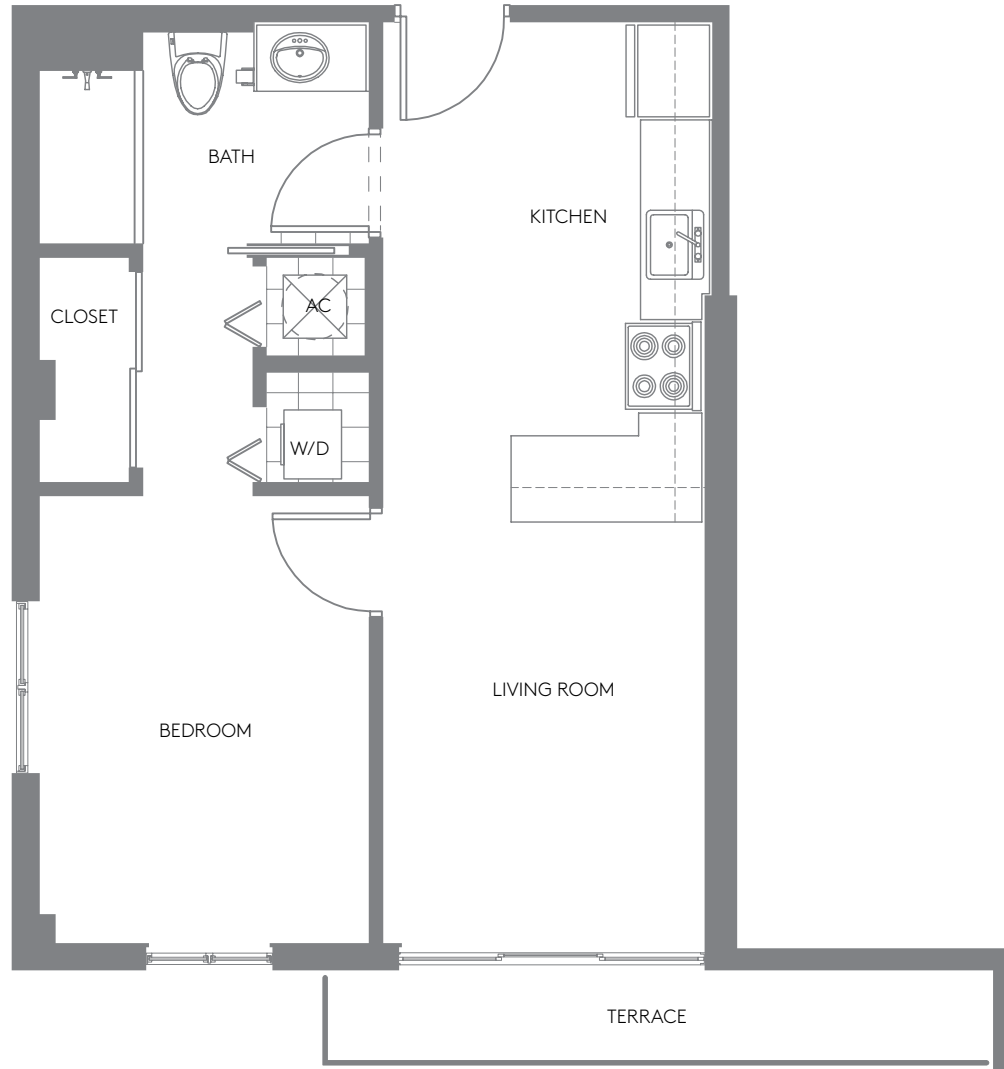
RESIDENCE	560 SF	52.02 M <sup>2</sup>
TERRACE	96 SF	8.91 M <sup>2</sup>
<b>TOTAL</b>	<b>656 SF</b>	<b>60.93 M<sup>2</sup></b>



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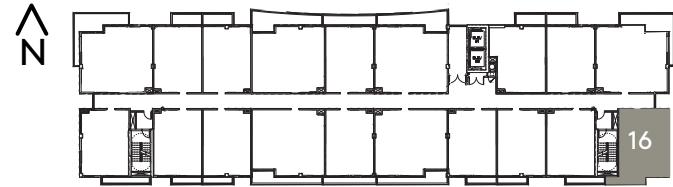
# 1 BEDROOM/1 BATHROOM



<b>LINE 07</b>		
RESIDENCE	568 SF	52.76 M <sup>2</sup>
TERRACE	61 SF	5.66 M <sup>2</sup>
<b>TOTAL</b>	<b>629 SF</b>	<b>58.42 M<sup>2</sup></b>

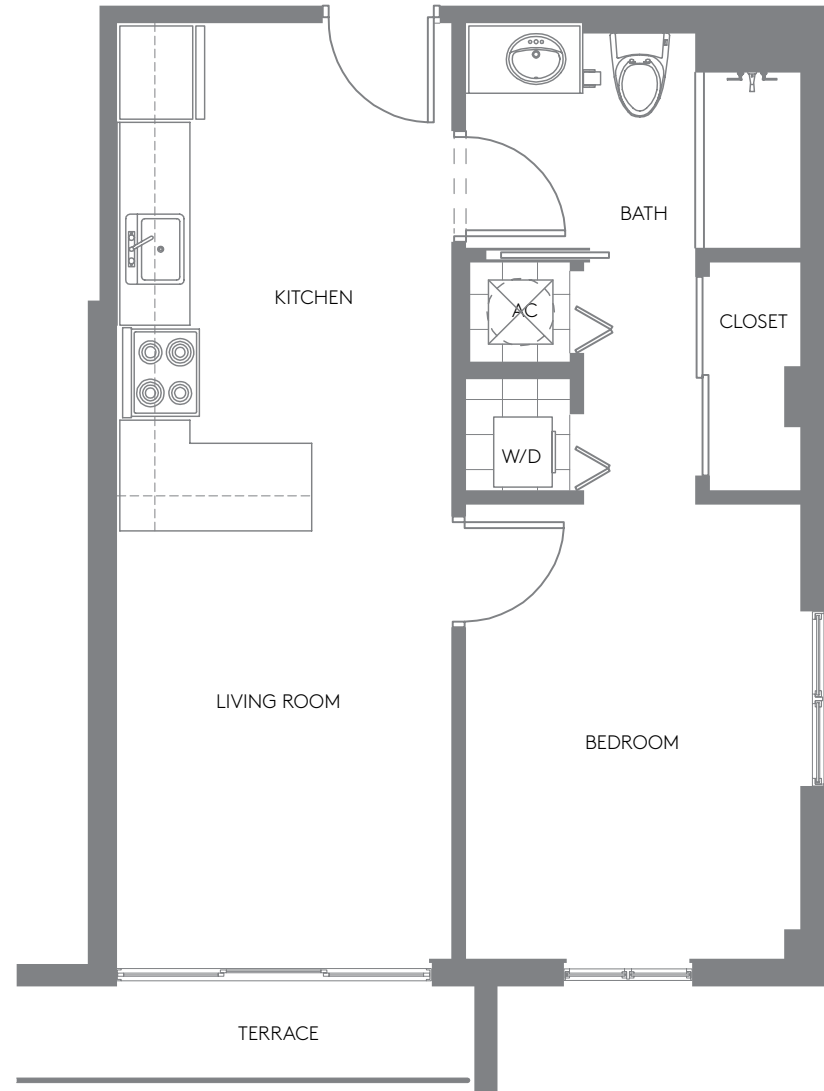
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# 1 BEDROOM/1 BATHROOM

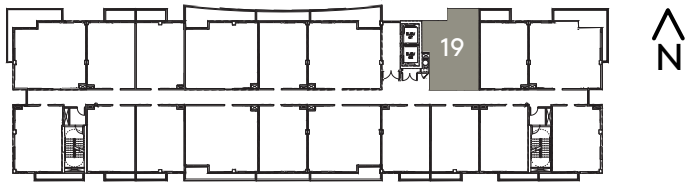


## LINE 16

RESIDENCE	574 SF	53.32 M <sup>2</sup>
TERRACE	50 SF	4.64 M <sup>2</sup>
<b>TOTAL</b>	<b>624 SF</b>	<b>57.96 M<sup>2</sup></b>

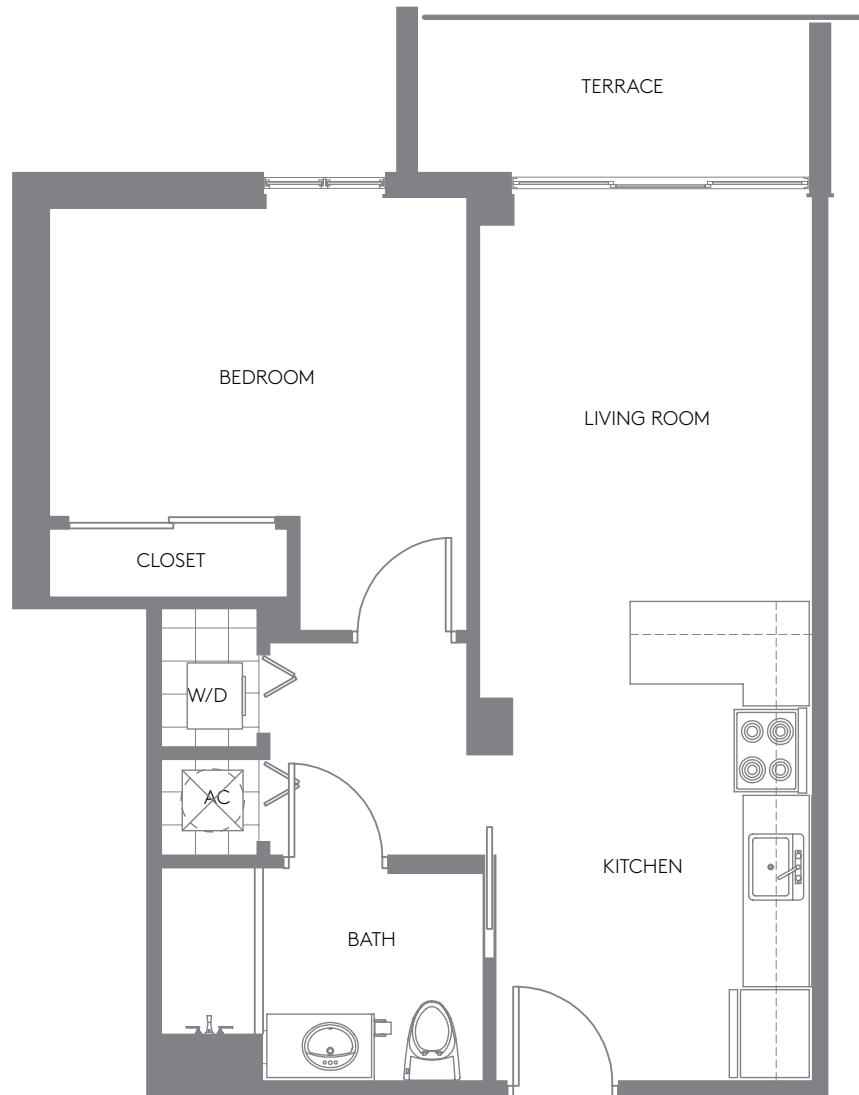


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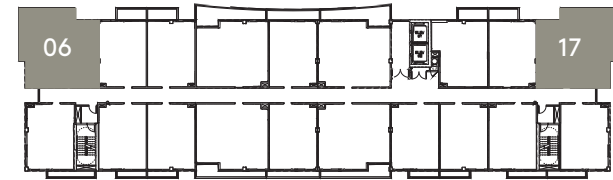
# 1 BEDROOM/1 BATHROOM

<b>LINE 19</b>		
RESIDENCE	605SF	56.20 M <sup>2</sup>
TERRACE	64 SF	5.94 M <sup>2</sup>
<b>TOTAL</b>	<b>669 SF</b>	<b>62.14 M<sup>2</sup></b>



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# 2 BEDROOMS/2 BATHROOMS

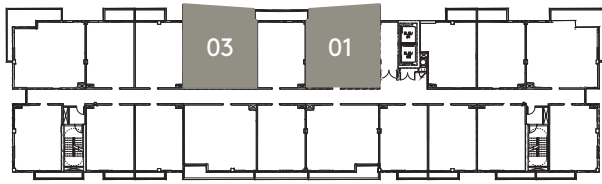


## LINE 06/17

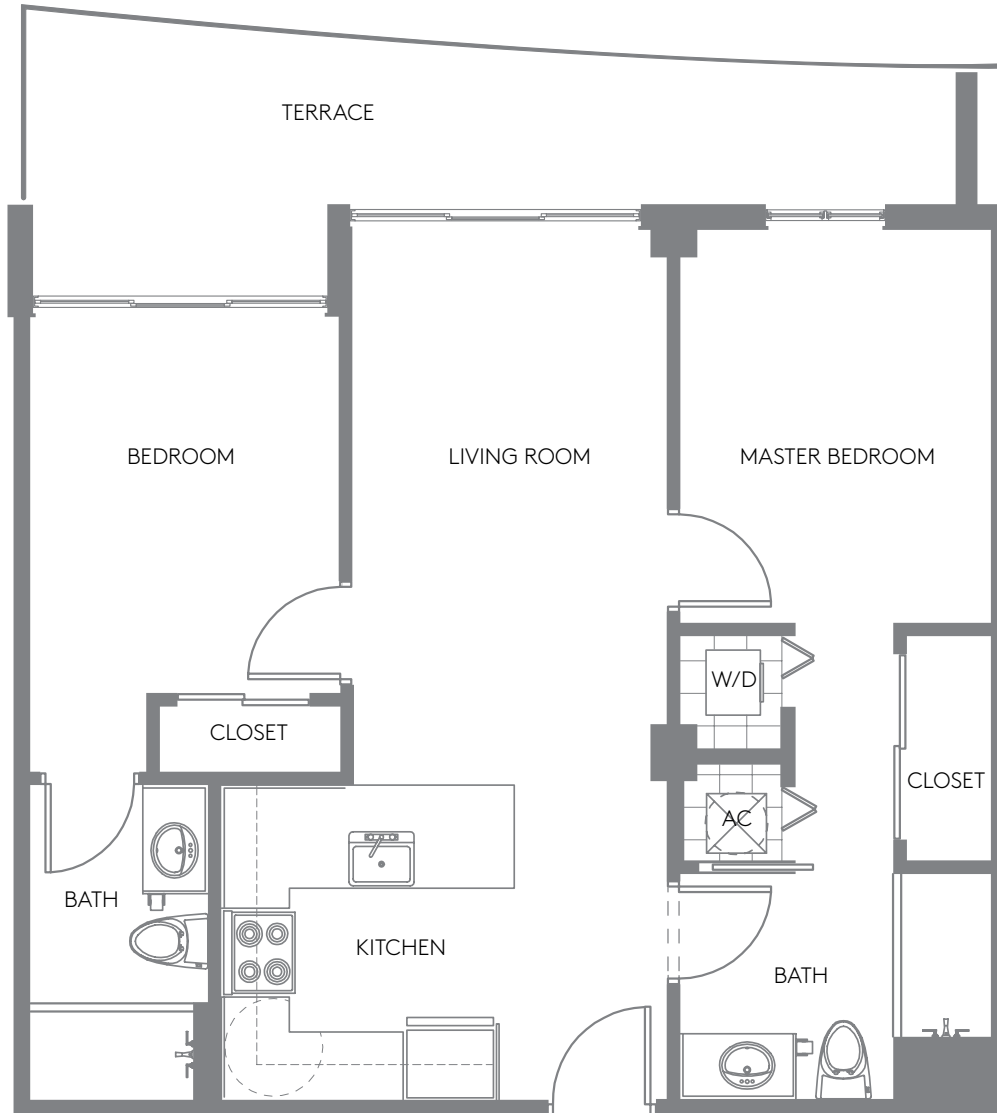
RESIDENCE	814 SF	75.82 M <sup>2</sup>
TERRACE	182 SF	16.90 M <sup>2</sup>
<b>TOTAL</b>	<b>996 SF</b>	<b>92.72 M<sup>2</sup></b>



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# 2 BEDROOMS/2 BATHROOMS

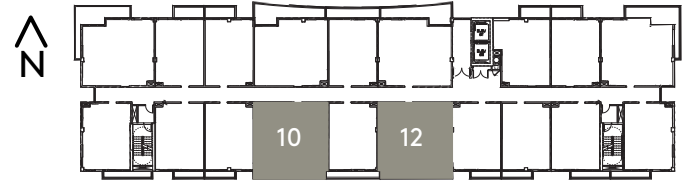


<b>LINE 01</b>		
RESIDENCE	821 SF	76.27 M <sup>2</sup>
TERRACE	180 SF	16.72 M <sup>2</sup>
<b>TOTAL</b>	<b>1,001 SF</b>	<b>92.99 M<sup>2</sup></b>

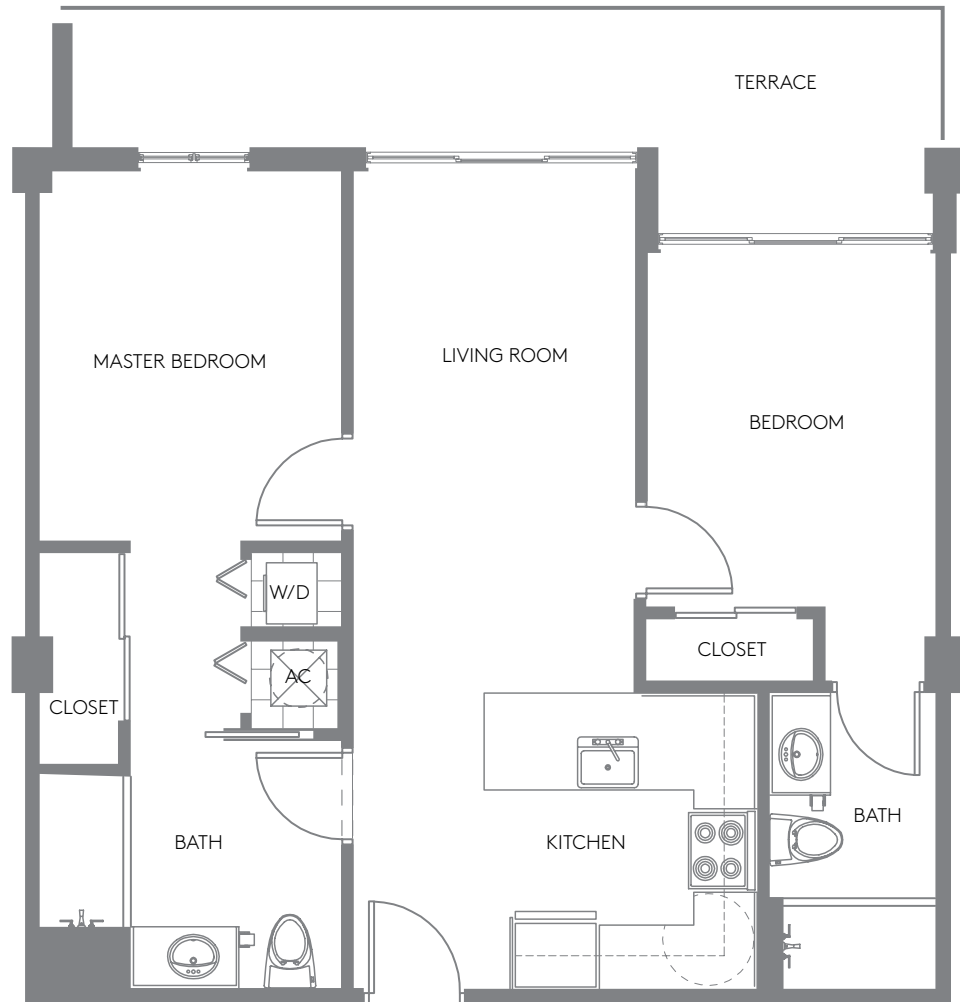
<b>LINE 03</b>		
RESIDENCE	815 SF	75.71 M <sup>2</sup>
TERRACE	180 SF	16.72 M <sup>2</sup>
<b>TOTAL</b>	<b>995 SF</b>	<b>92.43 M<sup>2</sup></b>

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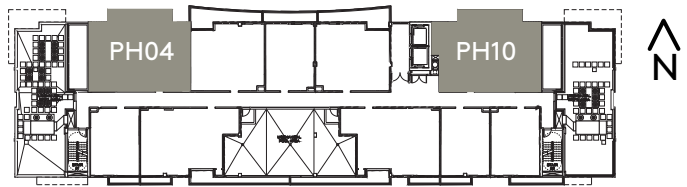
# 2 BEDROOMS/2 BATHROOMS



<b>LINE 10/12</b>		
RESIDENCE	815 SF	75.71 M <sup>2</sup>
TERRACE	112 SF	10.40 M <sup>2</sup>
<b>TOTAL</b>	<b>927 SF</b>	<b>86.11 M<sup>2</sup></b>



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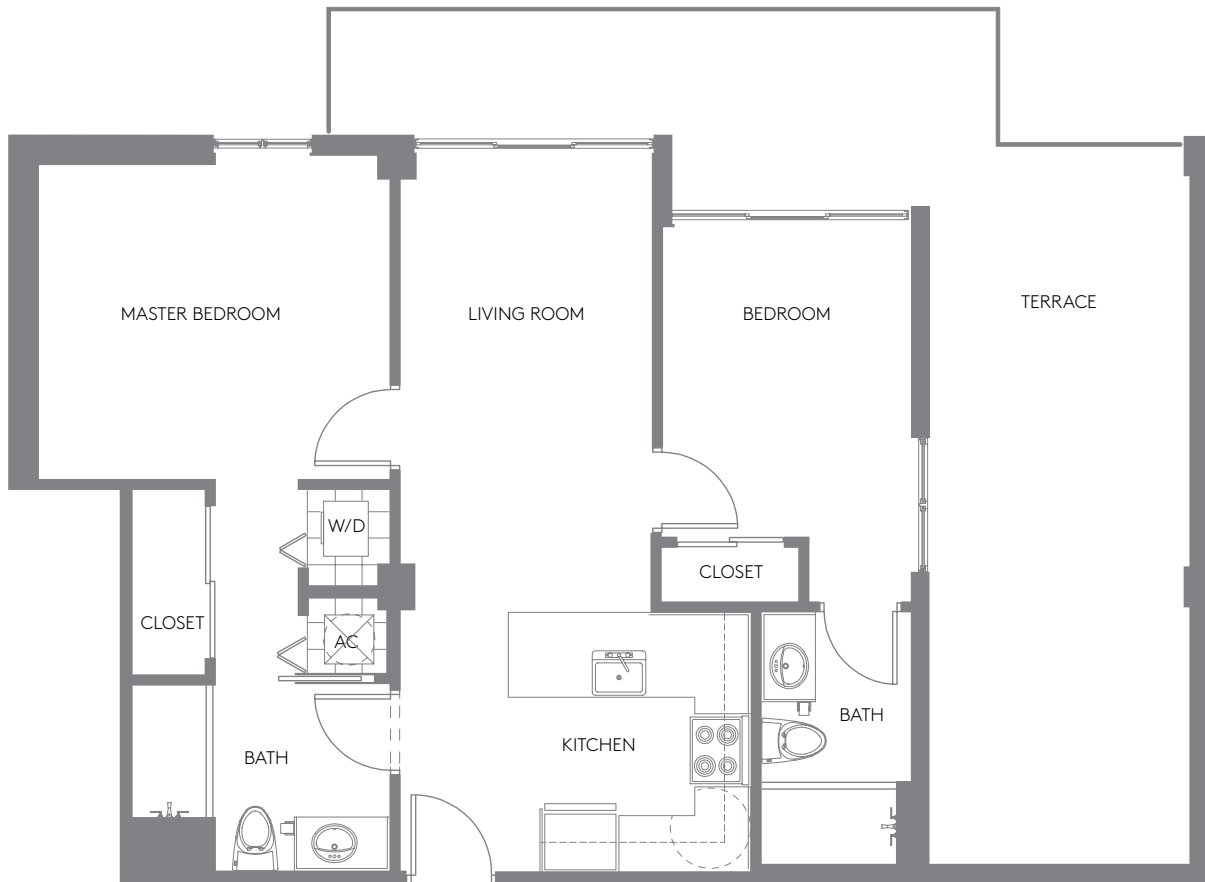
# 2 BEDROOMS/2 BATHROOMS

## LINE PH04

RESIDENCE	815 SF	75.71 M <sup>2</sup>
TERRACE	449 SF	41.71 M <sup>2</sup>
<b>TOTAL</b>	<b>1,264 SF</b>	<b>117.42 M<sup>2</sup></b>

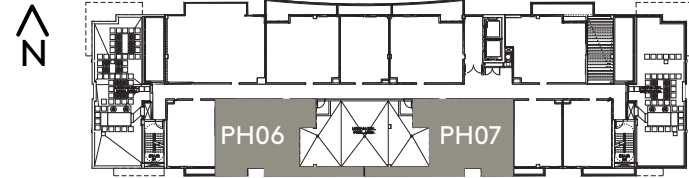
## LINE PH10

RESIDENCE	863 SF	80.17 M <sup>2</sup>
TERRACE	449 SF	41.71 M <sup>2</sup>
<b>TOTAL</b>	<b>1,312 SF</b>	<b>121.88 M<sup>2</sup></b>



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# 2 BEDROOMS/2 BATHROOMS



## LINE PH6

RESIDENCE	998 SF	92.71 M <sup>2</sup>
TERRACE	183 SF	17.00 M <sup>2</sup>
<b>TOTAL</b>	<b>1,181 SF</b>	<b>109.71 M<sup>2</sup></b>

## LINE PH7

RESIDENCE	998 SF	92.71 M <sup>2</sup>
TERRACE	145 SF	13.47 M <sup>2</sup>
<b>TOTAL</b>	<b>1,143 SF</b>	<b>106.18 M<sup>2</sup></b>



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BE AT THE EDGE OF IT ALL

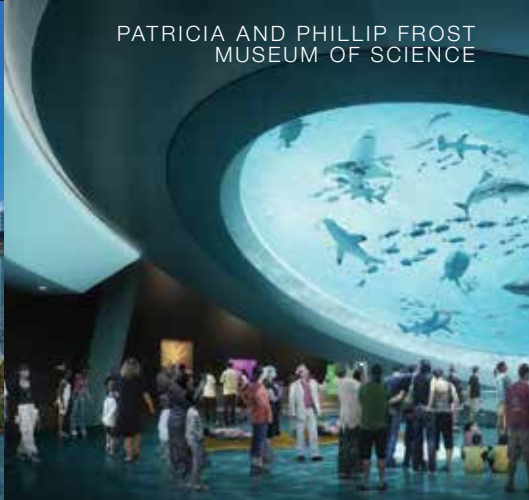
DOWNTOWN MIAMI



PORT OF MIAMI



PATRICIA AND PHILLIP FROST MUSEUM OF SCIENCE



MIAMI WORLD CENTER



AA ARENA



RESORTS WORLD MIAMI





DESIGN DISTRICT



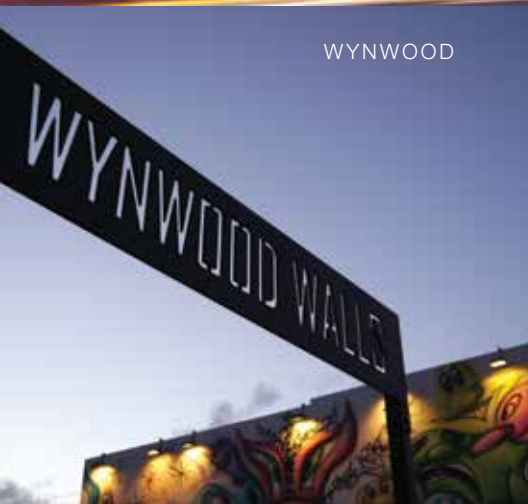
ADRIENNE ARSHT CENTER



BRICKELL CITY CENTRE



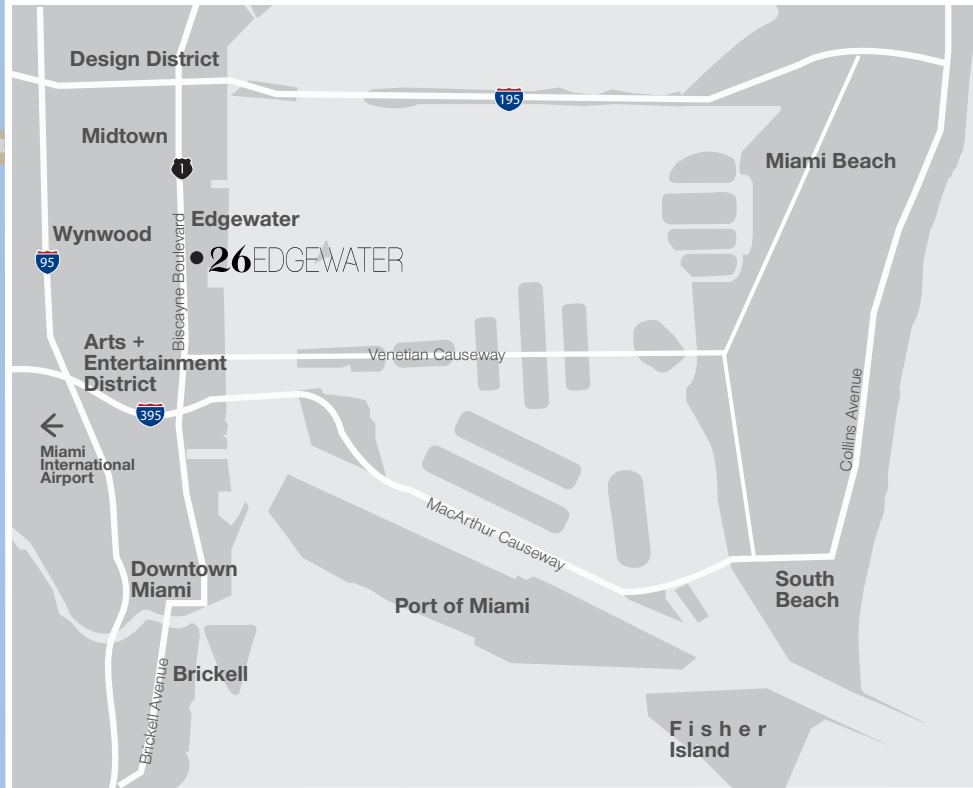
MIDTOWN



WYNWOOD



SOUTH BEACH



- 3 MINUTES TO WYNWOOD
- 3 MINUTES OF ARTS + ENTERTAINMENT DISTRICT (ADRIENNE ARSHT PERFORMING ARTS)
- 5 MINUTES TO PAMM AND PATRICIA & PHILLIP FROST MUSEUM OF SCIENCE
- 5 MINUTES OF MIDTOWN
- 5 MINUTES TO AMERICAN AIRLINES ARENA
- 5 MINUTES TO MIAMI DESIGN DISTRICT
- 10 MINUTES TO BRICKELL
- 10 MINUTES TO MIAMI BEACH
- 15 MINUTES TO MIAMI INTERNATIONAL AIRPORT



ASUNCION, PARAGUAY

MONTEVIDEO, URUGUAY



BAY HARBOR, MIAMI



NORWICH, CONNECTICUT



PUNTA DEL ESTE, URUGUAY



ROSARIO, ARGENTINA

SOUTH BEACH, MIAMI

# STRIPEY

## Real Estate Development

With over 12 years experience in bringing to life more than **45 projects** in the US, Argentina, Paraguay and Uruguay, Stripey Real Estate Development has positioned itself as an innovative international developer. Since its inception, success has been attributed to the ability of cohesively combining design, efficiency and exclusive locations, into remarkable residential, commercial and mix-use properties. [WWW.STRIPEYDEV.COM](http://WWW.STRIPEYDEV.COM)

# FORTUNE

## INTERNATIONAL REALTY

Fortune International Realty was founded in 1983 by the Defortuna Family. Since then, the company has expanded to include brokerage activities, property management, financing, new development sales and proprietary developments. What started as a family-boutique company has become one of the leading real estate firms in South Florida. Fortune is member of Who's Who in Real Estate, a premier global organization that brings together worldwide industry leaders and luxury properties from all over the world; and it was awarded "Best Real Estate Agent and Best Floridian Agent" by The Bentley International Property Awards. Fortune International Realty, is the exclusive sales firm for some of the most prominent high-end developments in South Florida and Latin America, today: Reach and Rise at Brickell City Centre, Trump Punta del Este, Downtown Doral, H3 at Hollywood, Canvas, and Residences at Mondrian South Beach, among others.

**STRIPEY**  
Real Estate Development

**4R**  
Development



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE 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. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. PRICES, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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RENDERS OF PATRICIA AND PHILLIP FROST MUSEUM OF SCIENCE COURTESY OF PATRICIA AND PHILLIP FROST MUSEUM OF SCIENCE. RENDERS OF ALL ABOARD MIAMI COURTESY OF ALL ABOARD MIAMI. RENDERS OF MIAMI WORLD CENTER COURTESY OF MIAMI WORLD CENTER. RENDERS OF RESORTS WORLD MIAMI COURTESY OF RESORTS WORLD MIAMI.