



THE CRIMSON
WATERFRONT RESIDENCES



MIAMI
EAST EDGEWATER



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THERE COMES A TIME
WHEN LIFE FINALLY MEETS
ALL OF YOUR **EXPECTATIONS**



THERE IS A NEIGHBORHOOD
WHERE THE **FUTURE OF MIAMI**
IS HAPPENING, RIGHT NOW





WELCOME TO
EAST EDGEWATER

SEE DISCLAIMERS ON FINAL PAGE

THERE IS A PLACE WHERE
BOUTIQUE BAYFRONT LIVING
HAS **EVOLVED**



THERE IS A BUILDING
WHERE COMPROMISE
IS **NOT AN OPTION**



WELCOME TO THE CRIMSON
WATERFRONT RESIDENCES
AT EAST EDGEWATER

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INSPIRED ARCHITECTURE

- Architectural Design by award winning IDEA architects
- Tailored interior design by world renowned Tremblay L'ecuyer (TLA)
- LEED certified building reduces energy and water consumption
- Energy efficient VRF cooling system
- Electric car charging stations
- Covered parking spaces + valet service
- Premium concierge services
- High-tech controlled security access throughout the public and common areas
- Advanced smart-building wiring for TV, multiple telephone/data lines and ultra high-speed internet access
- Private storage spaces





INDULGENT AMENITIES

- Expansive 8th floor resort-style pool deck with panoramic views of Biscayne Bay
- Direct bayfront boardwalk access
- Beautifully landscaped 20,000 SF gated park
- Outdoor BBQ area
- Harmonious water features throughout the building, park and bay
- Fully-equipped, technologically advanced, fitness center
- Specially designed yoga studio
- Private state-of-the-art movie theater
- Fully-equipped business center with conference room
- Cyber Cafe with printer, fax and scanner
- Free Wi-Fi within the common areas
- Lobby boasts 20' soaring ceilings with custom designs by IDEA

SEE DISCLAIMERS ON FINAL PAGE

BEGIN A DAY
OVERLOOKING **BISCAYNE BAY**
WHERE MIND & BODY ACHIEVE ZEN



SEE DISCLAIMERS ON FINAL PAGE



EXPERIENCE YOUR PRIVATE 20,000 SF GARDEN
EMBRACED BY AN **INSPIRING WATERFRONT**
AND VIBRANT FOUNTAINS



RELAX AT THE CYBER CAFE
OR HOST CLIENTS AT YOUR
FULLY-EQUIPPED **BUSINESS CENTER**

THE CRIMSON IS...

SOPHISTICATION

EVOLVED BOUTIQUE

LEED BAYFRONT

EDGEWATER LIFESTYLE

MIAMI DESIGN DISTRICT

WATERFRONT

NEW STANDARD

LUXURY INSPIRING

LIFE ENHANCING ARTSY

COMFORT **NORDIC**

WYNWOOD INNOVATION

URBAN **FUTURE**



UNPRECEDENTED RESIDENCES

- Beautiful bay and skyline views
- Smooth-finished 9'6" ceilings
- Spacious terraces with glass railings
- Custom-finished entry and interior doors
- Modern stainless steel door fixtures
- Custom designed foyer with wood accents
- Front loading stacked washer/dryer
- Energy efficient air-conditioning system with touch control thermostat
- Wall sound insulation
- Energy efficient, high impact windows and sliding glass doors
- Bay windows on select residences



ELEGANCE & STYLE
AWAITS YOU





GET AWAY FROM IT ALL

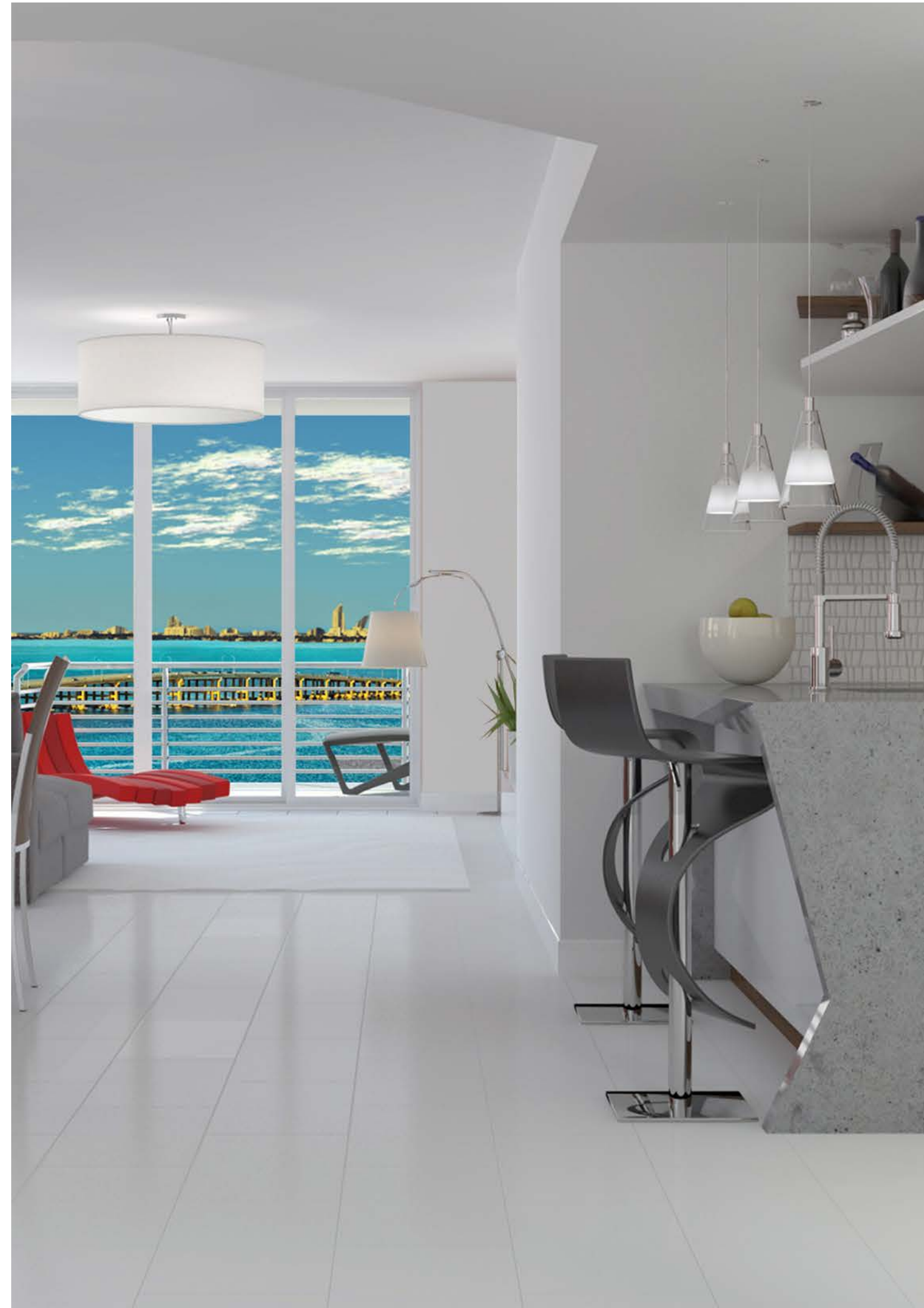
STUNNING PENTHOUSES

- Only six exclusive penthouse residences
- 10'6" high ceilings
- Upgraded Bosch appliances and fixtures
- Unobstructed views to the bay and the Miami skyline
- Spacious oversized floor plans
- Two level residences to create different atmospheres for you and your guests
- Spectacular private roof-top terraces with stone-like tile and a wood deck
- Fully-equipped terraces with barbeques
- Private Whirlpool hot tub with 22 hydrotherapy jets
- Wrap-around glass railings
- Ample area for planters and greenery



INVITING KITCHENS

- Contemporary Italian kitchen cabinetry designed exclusively by TLA featuring superior wood finishes
- Elegant quartz countertops
- Custom backsplashes
- Design-matched Bosch appliances
- European-style stainless steel refrigerator
- Built-in microwave, dishwasher, oven and cooktop
- Smooth surface ceramic cooktop
- Stainless steel under-mount double sink
- Single lever kitchen faucet with pull-out spray
- Cabinet lighting features
- Spacious sliding pantries



MICROWAVE:

Bosch brand, large capacity at 1.6 Cu.Ft., two speed vent, exclusive stainless steel handle, easy to read LCD display and 2 bright lights for cooktop illumination.



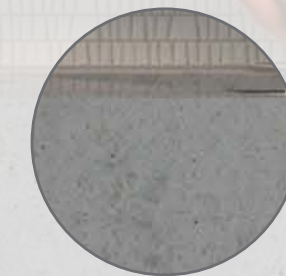
REFRIGERATOR:

Bosch brand, large capacity at 22 Cu.Ft., exact counter depth, dual evaporator, frameless ice and water dispenser, doors with hidden hinges and spill proof shelves.



COUNTERTOP

Elegant quartz countertop, modern looking stone grey color imitating concrete, hard non-porous lustrous and easy-to-clean surface.



OVEN:

Bosch brand, large capacity at 4.7 Cu. Ft., eco-friendly self clean, flush-to-cabinet design, clear touch glass controls, recessed broil for increase capacity and extra large door.



WOOD FOYER

Intimacy wood laminated shelves for decoration and storage (cooking books, pantry, etc.), matching wood with kitchen and bathroom cabinets.

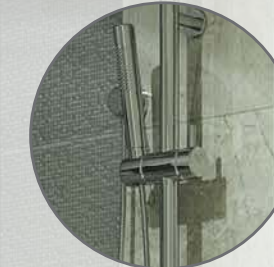
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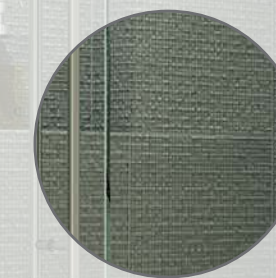


LAVISH BATHROOMS

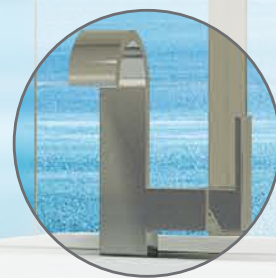
- Contemporary vanity and mirror designed exclusively by TLA
- Marble walls and flooring
- Elegant quartz countertops
- Modern European-style fixtures, sinks and accessories
- Frameless glass shower enclosures
- Smart shower faucet system
- Built-in shower storage
- Whirlpool jets in bath tubs
- LEED standard toilets with dual flush



SMART SHOWER
Smart design shower feature with faucet on the opposite end of the showerhead to allow easy access.



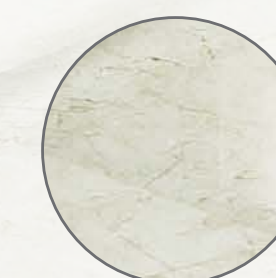
TILE & STORAGE
Modern textured grey shower accent wall tiles with convenient built-in storage space.



FAUCETS
Modern European-design faucets with single handle deck mount and solid brass fabricated body.



CABINETS
Elegant "Bora Bora" wood cabinetry on vanity doors and mirror frame, matching with kitchen finishes.



FINISHES
Luxurious marble flooring, white high-gloss porcelain and Caesar stone quartz countertops complete the finishes of a lavish bathroom.

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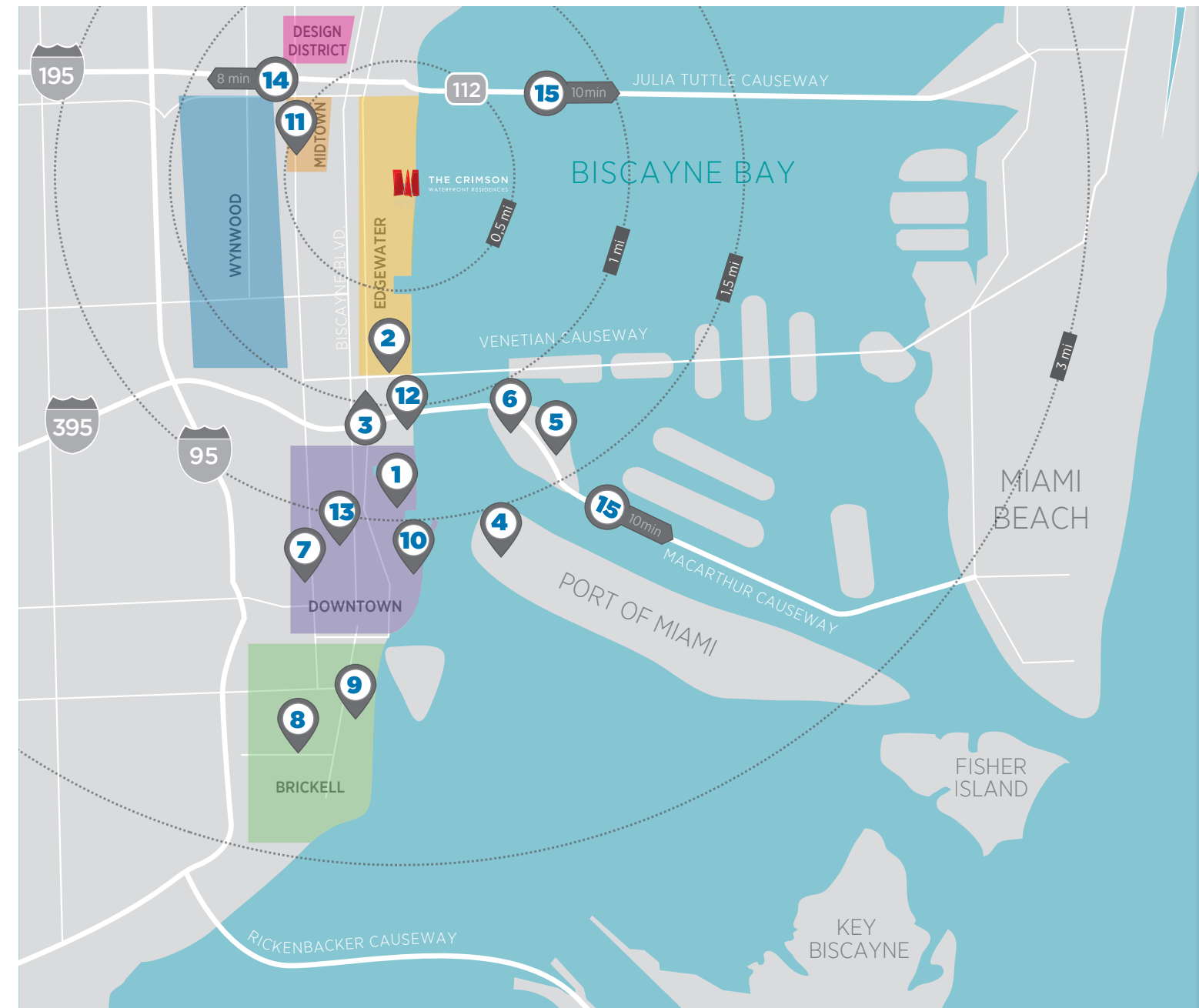
EAST EDGEWATER NEIGHBORHOOD

The exponential growth of Downtown and Brickell has resulted in an outward residential expansion of Miami's center. One neighborhood born of this expansion is the new waterfront area of East Edgewater, just north of Downtown.

With Miami's famed Design District to the north and the world-renowned Adrienne Arsht Center to the south, the East Edgewater area provides proximity to just about everything Miami has to offer. East Edgewater also borders the hot neighborhoods of Wynwood and Downtown and is just a bridge away from South Beach, all while boasting it's own unique set of restaurants, parks and shops.

Just a few blocks away, Miami's Design District is experiencing a whole "second" transformation with a new, multi-level hotel and retail mall now under construction. This will add to the existing high-end retail stores, interior design showrooms, and dining experiences that have made the area world renowned.

Edgewater's prime location combined with ideal positioning directly on the water explains the numerous new luxury condominium developments on the horizon.



REFERENCES

1. American Airlines Arena
2. Art Institute of Miami
3. Adrienne Arsht Center
4. Port of Miami
5. Jungle Island
6. Miami Children's Museum
7. US Court House
8. County Court House
9. Brickell (Financial District)
10. Bayside Marketplace
11. The Shops at Midtown
12. Publix Supermarket
13. Miami Dade College
14. "To Miami Airport"
15. "To Miami Beach"

POINTS OF INTEREST

RESTAURANTS

1. City Hall Restaurant
2. Cypress Room
3. Jimmy's Kitchen
4. Joey's
5. Kitchen & Bar
6. La Provence
7. Mandolin
8. MC Kitchen
9. Michael's Genuine
10. Morgans
11. Panther Coffee
12. Sabor a Peru
13. Salsa Fiesta

14. Sugarcane Raw
15. The Cheese Course

RETAILERS

16. Cartier
17. Christian Dior
18. Christian Louboutin
19. Hermes
20. Loehmann's
21. Louis Vuitton
22. Midtown Shops
23. Prada
24. West Elm

FURNITURE

25. Anima Domus
26. Anthonini Modern Living
27. Design Within Reach
28. Luminaire
29. Modani Furniture

LANDMARKS

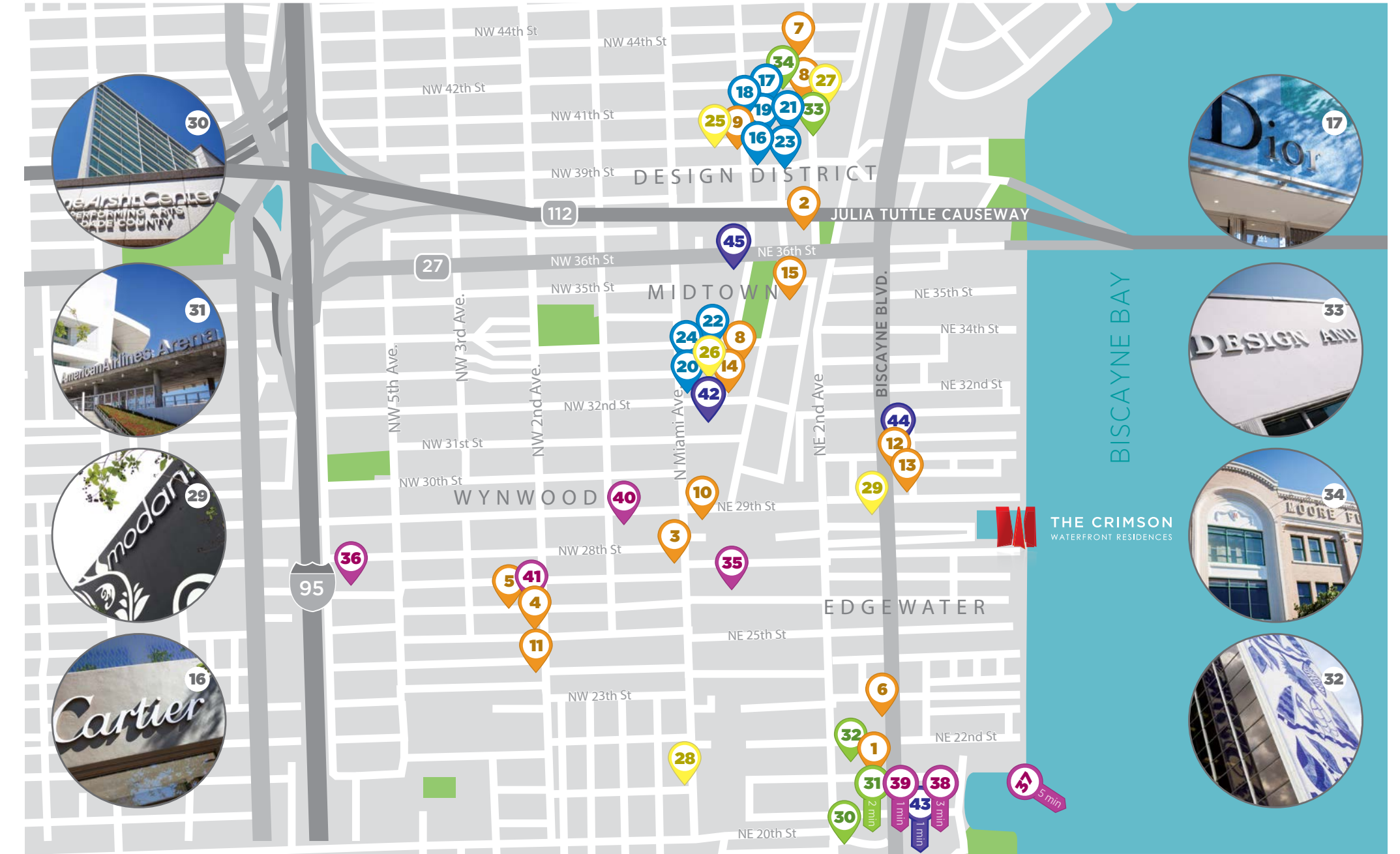
30. Adrienne Arsht Center
31. American Airlines Arena
32. Bacardi Building/Young Arts
33. DASH - Design and Architecture High School
34. Moore Building

GALLERIES / MUSEUMS

35. Gary Nader Fine Arts
36. Martin Z. Margulies Gallery
37. Miami Children's Museum
38. Miami Science Museum
39. Perez Art Museum Miami
40. Rubell Family Collection
41. Wynwood Walls

OTHERS

42. Banfield Pet Hospital
43. Publix Supermarket
44. Starbucks
45. Target



WORLD CLASS TEAM THE TALENT THAT ENVISIONED THE CRIMSON



McKafka Development Group

McKafka Development Group is a fully integrated real estate group with development, property management and realty services, specializing in construction and acquisition of properties in South Florida.

Directors Fernando Levy Hara and Stephan Gietl realized their shared passion for real estate and architecture while attending the Advanced Management Development Program in Real Estate (AMDP) at Harvard University Graduate School of Design. AMDP is exclusively for entrepreneurs and senior-level professionals with minimum 15 years of real estate-related experience.

Levy Hara and Gietl have developed residential and commercial projects in South Florida, Europe and Latin America including the successful waterfront condominiums Regatta and Bay View Lofts in Miami Beach. Since its inception, McKafka Development Group has acquired properties and development sites with \$50 million in value and has sold more than 400 units mostly to international investors. With its latest development, The Crimson, McKafka Development Group will leave an imprint on Miami's skyline.



DEVELOPER BIO

Stephan Gietl, originally from Austria, was responsible for the completion of a mix-used project called Palladium in Downtown Prague with more than one million square feet of shopping center, office and parking space.

Fernando Levy Hara, originally from Argentina, planned, designed and built more than 1 Million square feet of commercial and residential projects in South Florida, including Bayview Lofts and Regatta in Miami Beach, and One Aventura Executive Center in Aventura.

Levy Hara and Gietl are also instructors of Executive Education at Harvard and members of Harvard's Board of Real Estate Academic Initiative.



+1 Downtown - Orlando



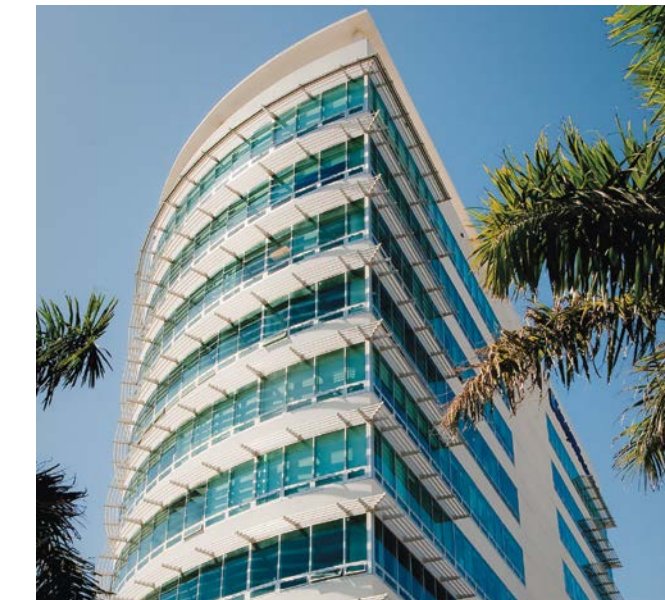
Regatta - Miami Beach



Palladium - Prague



Edgewater Lofts - Edgewater



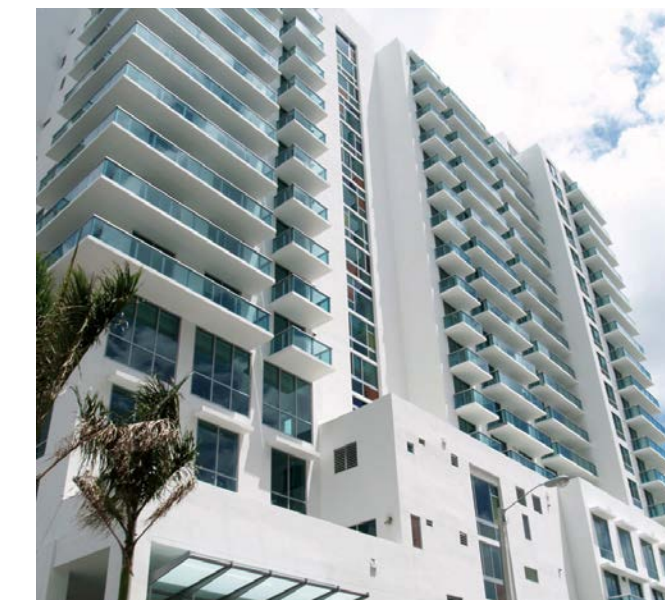
One Aventura - Aventura



Las Olas by the River - Ft. Lauderdale



Bay View Lofts - Miami Beach



Gallery Art - Edgewater



Praha City Center - Prague



Baubois College - Montréal



Saint Martin - Quebec



Groupe Cholette - Quebec



Baseball Stadium - Quebec



Commercial Condos - Rosemere



Casablanca - Morocco



Boisé - Quebec



Aquatic Center - St. Hyacinthe



Groupe Cholette - Quebec

WORLD CLASS TEAM THE ARCHITECTS AND DESIGNERS



IDEA Architects

The offspring of Canada's world-renowned TLA and S.M. Group International architectural and engineering firms, IDEA capitalizes on the full potential of scientific resources through development of integrated design, construction and execution. Their exceptional integration capabilities, allows them to complete projects with remarkable accuracy, speed, reliability and optimization, while remaining true to their commitment to work towards a better quality of life.

IDEA's impressive list of successful projects includes major hotels, commercial spaces, residential developments, educational institutions, municipal buildings, medical clinics, food chain outlets, industrial facilities, road infrastructure and energy distribution networks.

IDEA Designers

The interior designers of IDEA offer interiors that meet the needs and style of their clients, in which they can evolve into. Their primary target is to highlight the organizational culture. Using interior design language, IDEA's interior designers create their client's personal signature. Combining functional and aesthetics aspects, their design team manages interiors from floor to ceiling. IDEA's interior designers maximize the ergonomic and luminosity of spaces by selecting and harmonizing materials, furniture, textures, finishes, accessories and colors.

WORLD CLASS TEAM THE EXCLUSIVE SALES TEAM



International Sales Group (ISG)

International Sales Group LLC is a fully integrated luxury real estate sales and marketing firm representing properties throughout South Florida and Latin America. With a portfolio that includes The Crimson, Echo Aventura, Echo Brickell, Sage Beach, Vizcayne, MEI, Tao Sawgrass, Atrium, Apogee Beach, MyBrickell and more; this team of top real estate professionals provides their clients the latest expertise in marketing, sales and administrative solutions. Founded by Philip Spiegelman and Craig Studnicky, ISG offers developers in-depth local market research and is constantly adapting to market changes to provide immediate return for the real estate developments they represent.



Apogee Beach - Hollywood



Casa Costa - East Palm Beach



Echo Brickell - Miami



My Brickell - Miami



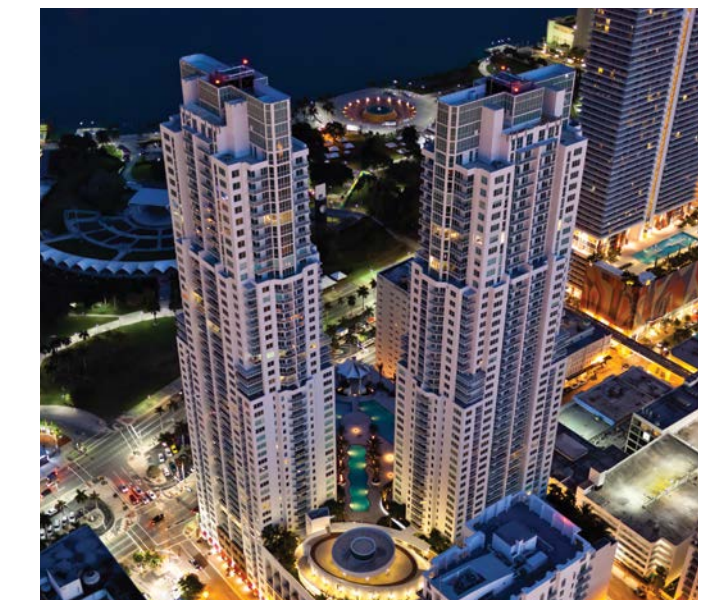
Echo Aventura - Aventura



Sage Beach - Hollywood



Trump Ocean Club - Panama



Vizcayne - Downtown Miami



BOUTIQUE BAYFRONT LIVING



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BY APPOINTMENT

