

EDGEWATER MIAMI
VIDA[®]
HOTEL & RESIDENCES



RESIDENTIAL SUITES
THREE BEDROOM RESIDENCES

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.



WELCOME TO EDGEWATER

Edgewater is a small coastal slice of mainland Miami, covering about 1.68 square miles. Edgewater lies between Midtown and the Upper East Side to the north and downtown Miami to the south. North 17th Street, North 37th Street, and the Florida East Coast Railway forming its inland borders.

Head to Midtown for all the high street brands, then cross the I-195 and tour Miami's Design District, which is a nexus of cultural businesses, including over 130 art galleries, showrooms, fashion boutiques, architects' offices, antique dealerships, restaurants, and bars.



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RESIDENCES

Edgewater has always been a residential community positioned in a great location along the bay near the Arts and Entertainment District, and Miami International Airport.

Developers took great interest and saw the huge opportunity that Edgewater offered with its close proximity to the Entertainment District and the beaches, along with the spectacular direct-water views that new high-rise residential towers offer its new residents.

Welcome to
Vida Hotel & Residences



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EDGEWATER MIAMI



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The VIDA Hotel & Residences Grand Lobby offers an intimate and captivating atmosphere with a hint of casual elegance.

A flowing galleria features a range of amenities including cozy seating areas, cafe dining and of course, the Guest Reception Center where one can check in with a Vida Associate or electronically.

Suite Guests swiftly arrive at their Residence where owners or guests are greeted by a personal concierge.

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COMMUNITY FEATURES

- TURN-KEY RESIDENCES
- FULLY FURNISHED, FULL KITCHENS
- HOMESHARING - LIVE OR RENT
- BAY VIEW POOL AND BAR
- WORLD CLASS DINING
- BEACH CLUB *
- FITNESS CENTER
- OUTDOOR MEDITATION AND GYM
- SPA, OUTDOOR GARDEN AREA
- BUSINESS CENTER
- CO WORKING OFFICES
- APPROVED FOR AIRBNB

SUITE FEATURES

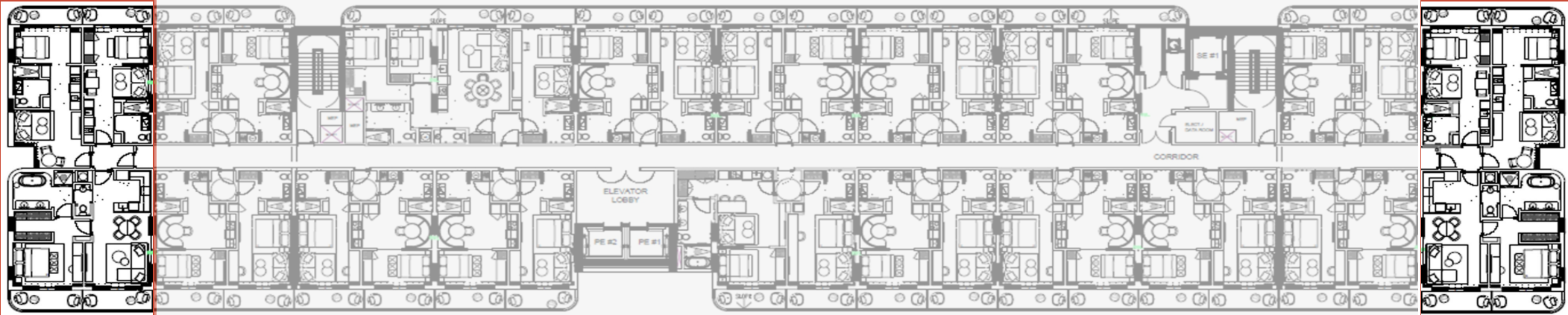
- 24 HOUR CONCIERGE SERVICES
- 2 VALET PARKING SPACES
- THREE BEDROOMS, THREE BATHS
- ITALIAN PORCELAIN FLOORING
- EUROPEAN CUSTOM FURNITURE
- ITALIAN PORCELAIN BATHROOM WALLS
- QUARTZ STONE KITCHEN COUNTER TOPS
- CUSTOM DRAPES & WINDOW TREATMENTS
- BOSCH & JENAIRE APPLIANCES
- VIEWS OF BISCAYNE BAY AND MIAMI
- SOUTH BEACH - BEACH CLUB MEMBERSHIP
BENTLEY BEACH CLUB*



* The Beach Club referenced in is not located onsite at the Condominium. It is to be located off-site and is anticipated to be provided through a separate agreement with a third party and may be for a limited term.

RESIDENTIAL SUITES

THREE BEDROOM RESIDENCES



RESIDENTIAL SUITES
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UNIT TYPE H.1

#501 #601 #701 #801

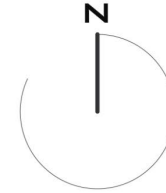
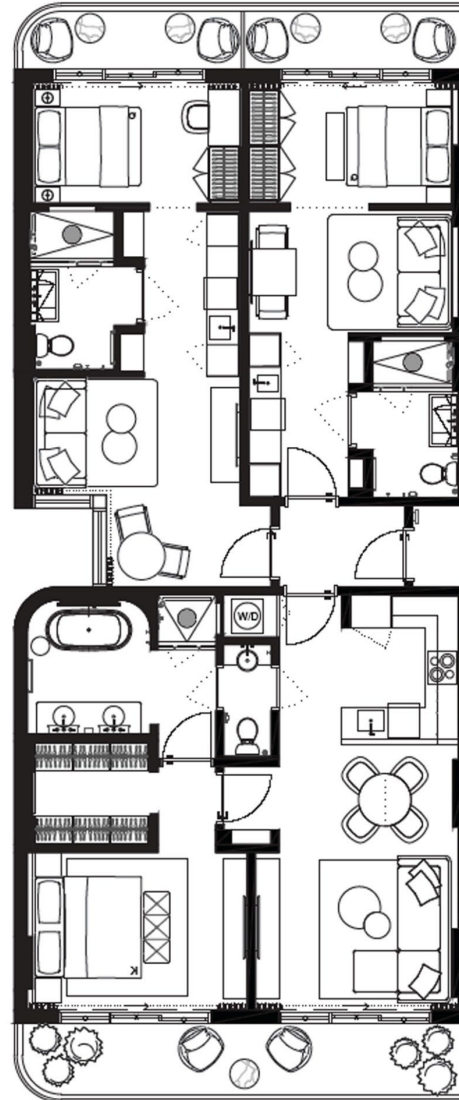
3 BED+3 BATH

INTERIOR 1681sf/156,1m²

EXTERIOR 258sf/24m²

TOTAL 1939sf/180,1m²

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01	03	05	07	09	11	13	15	17
	02	04	06	08	10	12	14	16



UNIT TYPE H.2

#517 #617 #717 #817

3 BED+3 BATH

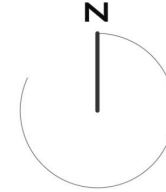
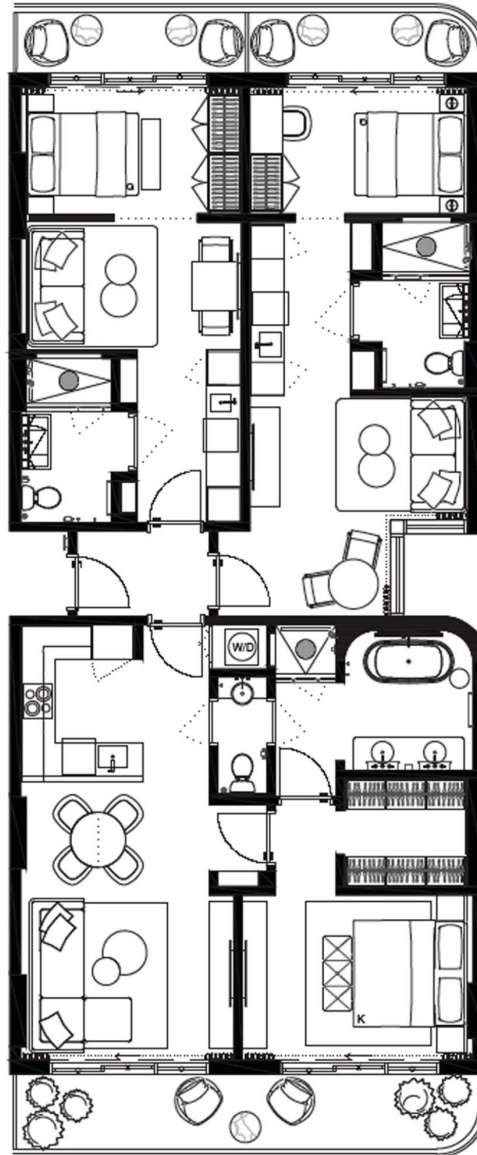
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01	03	05	07	09	11	13	15	17
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Residential Suites combine an array of living spaces from lounge areas for casual affairs to late night media enclaves.

Residences are fully furnished and decorated - designed for modern living in Miami's finest bespoke fashion.

Fully equipped state-of-the-art kitchens boast hi-end energy efficient appliances, Quartz counter-tops, back splashes. And a separate pantry feature a stackable washer and dryer.





Savor the stunning vista of Miami and South Beach from your Residential Suite. Up to fifteen-foot ceilings* enlarge the space complimenting the views by day or night.

Floor plans maximize the space of each residence delivering a sense of openness, hard to find in today's new communities.

Surround sound technology amplifies large, flat screen TV 's or the music of your choice.

*Approximate





Residential Suite kitchens are masterfully designed for efficiency and use of space. High end appliances include Bosch cook-tops and ovens, stainless steel refrigerators and dishwashers.

Quartz counter-tops and back splashes add a touch of elegance, finesse and sophistication.

Each VIDA suite is turn-key. European cabinetry offers ample storage in the most convenient layout and design for both short- and long-term occupancy.





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Residential Suites feature ensuite bathrooms. An alluring oasis with spa-like amenities and features. Soak away in a masterfully designed tub. Prepare for an evening out on the town with dual quartz sinks. A separate shower enclave delivers a rain fall of temperature-controlled water. Savor the good life.



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Penthouse guestrooms have the option of twin beds or a configuration featuring a queen-sized bed. View included.

Balcony access and views of Miami and South Beach complement the arrangement.

Closet space is well designed for maximum efficiency and storage. Each guest suite features its own ensuite bathroom.







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LEISURE & DINING

On Site Amenities





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Fine dining to casual
conversation.



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Savor the Vida Life.

Restaurants, culinary experiences, bars, retail and other business establishments and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, bars, clubs, businesses and/or operators within the Condominium may be relied upon. Restaurants, culinary experiences, bars and/or other business establishments are anticipated to be operated from the commercial components of the Condominium which will be offered for sale to third parties. Determination regarding use of the commercial components will be in the discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein.



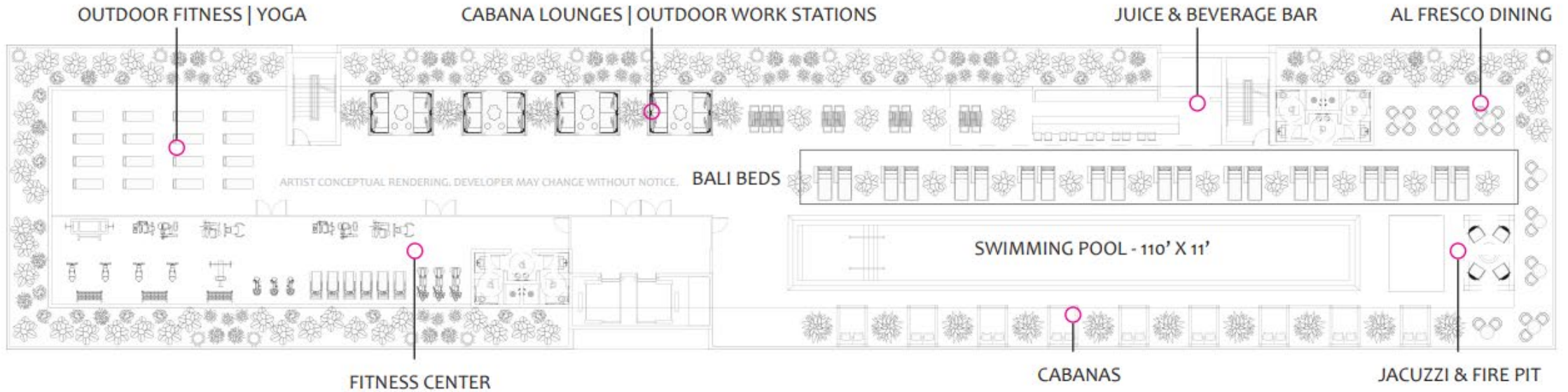
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THE OUTDOOR OASIS

Vida's Rooftop Deck



*Swim, Spa, Sun
Dine, Dance, Delight*

The image depicts a sophisticated rooftop lounge and club during the twilight hours. The space is characterized by a multi-level design with dark, horizontal architectural beams. Warm, glowing string lights are strung across the ceiling, creating a cozy and inviting atmosphere. In the background, a well-stocked bar with a backlit menu board is visible. The foreground and middle ground are filled with lush greenery, including various trees and manicured bushes. Several outdoor seating areas are arranged, featuring wooden tables and chairs, as well as large, comfortable sofas with blue cushions. A small table with a lamp and drinks is positioned near the sofas in the foreground. The overall aesthetic is modern and elegant, with a focus on natural elements and ambient lighting.

THE VIDA ROOFTOP LOUNGE & CLUB



THE VIDA OASIS & SPA

THE PRIVATE BEACH CLUB

Indulge in the ultimate beach experience with an exclusive membership at the Vida beach club. Located on the southern most tip of ocean drive in the premier south fifth (sofi) enclave, the Vida beach club offers a serene and sophisticated escape. A small neighborhood situated on the southern tip of Miami beach surrounded by the Atlantic ocean, Biscayne bay and government cut, south of fifth is known as an exclusive tropical paradise.

The Beach Club referenced in is not located onsite at the Condominium. It is to be located off-site and is anticipated to be provided through a separate agreement with a third party and may be for a limited term.

THE VIDA SPA

personalized wellness services for our members & guests...our treatment approach incorporates chiropractic care, therapeutic exercise, nutritional counseling, functional medicine, health coaching and massage therapy.

JUICE BAR WITH JUICES AND SNACKS
PERSONAL TRAINER
WELLNESS COACH
GROUP FITNESS CLASSES
CARDIO AND STRENGTH EQUIPMENT
YOGA AND EXERCISE
SPA WITH MASSAGE TREATMENT ROOMS
RELAXATION LOUNGE

INFRARED SAUNA
NUTRITION COUNSELING
ANTI-AGING CONSULTATIONS
HEALTH ANALYSIS & TESTING
NATURAL SUPPLEMENTS
ESSENTIAL OILS
CBDS & HEMP PRODUCTS

Spa treatments may be provided for a separate fee.



ARCHITECT: KOBI KARP



Kobi Karp is the Founder and Principal of Kobi Karp Architecture and Interior Design, Inc (KKAID). Kobi Karp founded the firm in 1996 and has been the Principal-in-Charge of design since that time. KKAID is a full-service architectural and interior design firm providing a vast array of services, ranging from the design of large-scale, high-rise condominium and hospitality projects to intimate, small-scale low-rise residential and commercial structures.

Kobi Karp earned degrees in both Architecture and Environmental Design. Subsequently, Kobi Karp began his career working on major hospitality and all-inclusive resort projects throughout the United States and the Caribbean.

Kobi Karp has developed expertise in design over the last 20 years, working with a wide range of project types, sizes, complexities, and budgets. It is through this last quarter century working in warm weather climates that KKAID has garnered international acclaim and been selected to spearhead numerous resort projects. Developers and builders in the Caribbean, Black Sea region, and the Middle East have relied on the firm for their design eye and planning contributions in the preservation of historical areas.

For over two decades, Kobi Karp Architecture and Interior Design has been providing unique, creative and innovative design solutions to renowned clients internationally and domestically in Hospitality, Retail and high-rise Residential developments. To date, Kobi Karp Architecture and Interior Design has designed over 36 billion in mixed-use Commercial, Residential and Multifamily properties worldwide from the Caribbean, to the Far East, to the Black Sea region, throughout the Gulf and the Middle East.

Kobi Karp Architecture and Interior Design's clients have relied on the firm for their Architecture Design and Planning. Kobi Karp, the firm's founding principal, is an award winning member of the American Institute of Architects, and American Society of Interior Design. Kobi Karp Architecture and Interior Design is an award winning company and member of the American Institute of Architects (AIA) and the American Society of Interior Designs (ASID).

Kobi Karp Architecture and Interior Design's studios are headquartered in Miami, with branch studios in the Middle East. The firm is the recipient of many awards, including AIA Awards for Outstanding Young Architect of the Year Award, AIA Outstanding Service Award, AIA Award of Merit, American Resort Development Association (ARDA) Gold Award for Hotel Conversion, The Network of the Hospitality (NEWH) Excellence in Design Award, Miami Design Preservation League Merit Awards, and Dade Heritage Trust Historic Preservation Awards.

Kobi Karp Architecture and Interior Design has been recognized in various publications such as The Wall Street Journal, The New York Times, Miami Herald, Ocean Drive Magazine, Haute Magazine, El Nuevo Herald, Architectural Digest, Forbes Magazine, Newsweek, Fisher Island Magazine and Hospitality Design Magazine. Kobi Karp Architecture and Interior Design has also been featured on CBS, NBC, CNN and 1 TV Russia.

KKAID's modern designs and architectural work have been extensively published and recognized internationally. They are inspired by the vernacular of the environments in which they reside, complementing their logistical and historical contexts.



INTERIOR DESIGN: JAVIER CALVO

JAVIER is a Spanish architect and interior designer with a strong interest in branding, fashion and graphics. A truly enthusiastic designer in all of its manifestations. Whether architecture, interior, furniture, product or landscape Javier guides every project throughout all facets from conceptual design to design execution with devotion and commitment.

Javier is passionate about exploring shapes, materials and the value of patterned ornament within design and its ability in storytelling. His experience and skills focus on translating brand identities into tailored spaces, where the design process is driven to serve the needs, personality, schedule parameter and lifestyle of each client.

Specialized in high end projects Javier has been part of the creative community of the Netherlands since 2012; first at Marcel Wanders Studio, then Piet Boon Studio and at HBA in Miami where he continues sharing knowledge, excitement, and dreams with people from all over the world.

VIDA Edgewater is proud to have Javier as the Director of Interior design for VIDA Edgewater.



THE VISIONARY



Urbana's focus is on the acquisition and redevelopment of existing value-add Class "A" commercial real estate properties across the United States.

Urbana actively pursues both the development of strategically-located commercial sites and redevelopment of existing value-add commercial properties that are in need of renovation, repositioning, and/or wholesale re-adaptation. While the strategy pursued with each property may differ, the firm's investment approach is uniform: underwrite each prospective investment conservatively in order to minimize downside risk and maximize profitability for both the firm and its investment partners.

This approach, which is informed by a keen understanding of real estate market trends, an eye for optimizing the capital structure of each investment, an ability to keep costs under control, and a highly-capable property management team, has enabled the firm to reliably deliver Class A properties to institutional investors when our value-enhancing efforts are completed.



Urbana both develops and redevelops strategically-located commercial properties in the United States and around the world.

As a developer, Urbana seeks out strategically-located commercial sites that show great promise and evaluates their development potential with an eye toward the proper risk-reward balance.

As a redeveloper, Urbana acquires under-performing commercial real estate properties with the goal of transforming them, via a host of value-enhancing repositioning and management strategies, into investment-caliber properties.

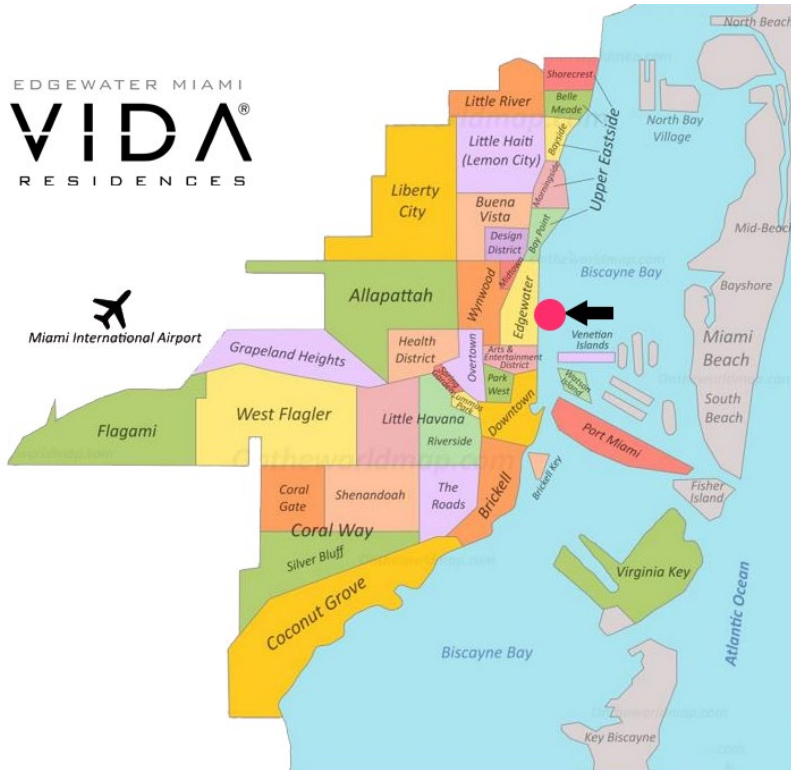
When Urbana has completed its development or redevelopment activities and has successfully created a stable, Class A commercial property, the firm typically sells the property to institutional investors (including pension funds, REITs, and insurance companies) interested in acquiring stable, outperforming properties.

Geographically, Urbana pursues acquisition opportunities in gateway cities and other select markets throughout the United States and is increasingly active outside of the United States. Targeted property types include office, retail, multi-family, hotel and mixed-use projects, while targeted investment avenues include the acquisition of fee simple real estate as well as underperforming and non-performing mortgages.

Urbana and its equity partners constantly monitor the pulse of both the real estate and capital markets and stand ready to act when suitable opportunities arise. Regardless of the property developed or acquired, our goal remains the same: the creation of an outperforming institutional-quality asset.



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RESIDENCES



To speak with a VIDA associate, call
email or stop by our sales office:

SALES CENTER:

3050 Biscayne Blvd suite 504

Miami, FL 33137

info@vidaedgewater.com

(786) 882-2868

(888) 598-0411

SITE

410 NE 35th Terrace, Miami, FL 3313

410 Edgewater Condominium

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DISCLAIMER

The name of the Condominium is 410 Edgewater Condominium. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Neither Urbana Holdings, Urbana Bueno or La Madrid (“the UBLM Parties”) is the project Developer and uses the Vida marks under a license from Urbana Bueno. This Condominium is being developed by Urbana Bueno Land, LLC, (“Developer”). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by the UBLM Parties and any purchaser agrees to look solely to Developer (and not to the UBML Parties and/ or any of its affiliates or principals) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions and statements of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Consult your Agreement and the Prospectus for the items included with the Unit. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of the interior demising walls and in fact vary from the area that would be determined by using the description and definition of the unit set forth in the declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Note that measurements of rooms set forth on this brochure are generally taken at the greatest points of each given room (as if the room were a perfect rectangle, without regards for any cutouts). Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All stated dimensions and ceiling heights are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. All depictions of furniture, appliances, counters and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Said items are only included if and to the extent provided in your purchase agreement. Additionally, ceiling heights are measured from top of slab to top of slab and exclude areas where any soffits, moldings, drop and/or suspended ceilings and/or light fixtures may be installed. As such, the referenced ceiling height may not represent actual ceiling clearance. The floorplan designs, fixtures, furnishings, finishes, and décor depicted include creations and selections which may not be included with the purchase of a Unit. There may be finishes available to purchase as an upgrade to your Unit. All residence features and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, views, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guaranty or represent any specific use of space. The Condominium views will vary depending on the Unit purchased. No view is guaranteed. Short term rental of units require each owner to obtain a certificate of use and/or license from the applicable governing agency and are otherwise subject to issuance at the discretion of the applicable governing agencies and applicable laws. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing. 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SITE

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Miami, FL 33137

SALES OFFICE

3050 Biscayne Boulevard
#504 Miami FL 33137

EDGEWATER MIAMI
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Sunset over Biscayne Bay

Edgewater, Miami