

COVE
MIAMI

MIAMI CONDO LIFESTYLE

YOUR ESCAPE
IN THE HEART
OF IT ALL



MIAMI CONDO LIFESTYLE /E MIAMI



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A SPACIOUS, SEASIDE BOUTIQUE SANCTUARY IN VIBRANT EDGEWATER



Just north of the city center, right on the shores of Biscayne Bay, Cove Miami is inspiring calm and elegant. It's Edgewater's most exclusive waterfront address, where daily routines effortlessly transition into enriching experiences. With just 134 residences available, Cove is boutique living at its best. Expansive floorplans, exquisite amenities, and serene interiors are complemented by a lifestyle that effortlessly balances the tranquility of bayside living with all that Miami has to offer.

40 | 134
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8
CABANAS

10
PRIVATE
OFFICE SUITES

EDGEWATER- UNPARALLELED ELEGANCE



Cove Miami is located in Edgewater, one of the city's most sought-after neighborhoods known for its unique mix of metropolitan sophistication and coastal spirit. Nestled along the azure shoreline of Biscayne Bay, this boutique sanctuary is a personalized work-life haven that keeps you just a step away from the city hustle. With the individual energies of Downtown Wynwood and Miami Beach close by, home does more than in

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WYNWOOD



A vibrant 50-block district in Miami’s urban core, Wynwood is an inspiring concentration of art galleries, retail stores, antique shops, bars, and eateries. Known for its eclectic street-art installations, it’s also home to Wynwood Walls: a globally-renowned street art museum that has celebrated urban revitalization projects and cutting-edge creativity since 2009. Immersed in art, fashion, innovation, and imaginative enterprise, Wynwood is one of the nation’s largest and most prominent artistic communities.

MIAMI DESIGN DISTRICT



Iconic architecture plays host to the great design houses - Holly Hunt, Mitchell Gold, Bob Williams, Ornare - and to some of the world’s most distinguished luxury brands, including Chanel, Hermès, Cartier, and Louis Vuitton. With 170+ commercial outlets, galleries, showrooms, and three Michelin-starred restaurants, Miami Design District is a premier 18-block destination that showcases the exceptional.

MIDTOWN



Midtown is considered a “city-crossroads neighborhood,” brimming with community vibes. Large pockets of open green landscapes and beautiful parks live alongside speakeasy-style bars and nightclubs, with a vibrant live music scene that draws a crowd. Sunday brunches are a popular activity and relaxed shopping sprees at Nordstrom Rack, DICK’S, West Elm, Trader Joes, HomeGoods, Italia, Salumeria 104, Little Hen, GUESS Factory Store, Marshall’s, and Target are always in the cards.

DOWNTOWN & THE ARTS & ENTERTAINMENT DISTRICT



The Arts & Entertainment District, formerly known as Omni, lies just south of Edgewater. This residential neighborhood boasts a balance of high-rise towers combined with smaller classic buildings. The Kaseya Center is a dynamic venue to visit, hosting electrifying concerts and exhilarating Miami Heat games; an unforgettable entertainment experience for all. Home to some of Miami’s oldest churches and synagogues, the historic Women’s Club, the Perez Art Museum, Adrienne Arsht Center, Frost Museum of Science, Maurice A. Ferré Park, and Bayfront Park- which hosts festivals all year round - it’s a must-visit, time-honored destination brimming with timeless character.

20M+
ANNUAL VISITORS

6MM
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507
ACRE DISTRICT

MIAMI BEACH



Miami Beach, one of the most famous U.S. beach resorts since the early 20th century, conjures up images of white sand, crystalline water, and Art Deco architecture. Some of the highlights include South Pointe Park, a beautiful green space at the neighborhood's southern tip; Lincoln Road, one of the most exclusive commercial district's in the world; South of Fifth (SoFi), a prestigious residential area boasting a long-list of 5-star restaurants; and Collins Avenue, the place to visit for boutique stores and unique accessories like nowhere else. It also plays host to the famous Art Basel Miami Beach, with art lovers from all over the world flocking to this premier event on an annual basis.

44+
PARKS & BEACHES

BRICKELL



Brickell is a vibrant urban oasis, where towering skyscrapers and chic boutiques meet sun-drenched streets and lush green spaces. Known as Miami's financial district, Brickell is a melting pot of culture, commerce, and cosmopolitan living; a place of global cuisine and trendy rooftop bars with panoramic Miami views. Its proximity to Biscayne Bay provides residents and visitors with ample opportunities for waterfront recreation, while its attractions, including Brickell City Centre, offer a glimpse into the city's rich heritage and contemporary allure.

100+
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A TRANSIT GATEWAY



Brightline, a high-speed, privately owned and operated, intercity rail service, offers eco-friendly, efficient connections between a number of cities in South and Central Florida. Whizz between Miami, Fort Lauderdale, West Palm Beach, and Orlando, while safeguarding the environment and making use of the comfortable, in-station lounges along the way.

PORT MIAMI






Port Miami, often referred to as the "Cruise Capital of the World," is one of the busiest and most dynamic ports in the U.S. Beyond its renowned cruise terminals, Port Miami is a hub of international trade and commerce, facilitating the movement of goods and services between the Americas and global markets. Committed to innovation, equipped with state-of-the-art facilities, and strategically located, Port Miami plays a pivotal role in shaping the city's cultural and economic identity.

7.3M+
PASSENGERS YEARLY

CLOSE TO THE SIGHTS. REMOVED FROM THE SCENE.



- ART & CULTURE
- 1 ADRIENNE ARSHT CENTER FOR THE PERFORMING ARTS
 - 2 PEREZ ART MUSEUM MIAMI
 - 3 PATRICIA & PHILLIP FROST MUSEUM OF SCIENCE
 - 4 MIAMI CHILDREN'S MUSEUM
 - 5 KASEYA CENTER
 - 6 WYNWOOD WALLS
 - 7 CHABAD AT MIDTOWN MIAMI
- SHOPPING
- 8 MIAMI DESIGN DISTRICT
 - 9 THE SHOPS AT MIDTOWN MIAMI
 - 10 PUBLIX
 - 11 WHOLE FOODS
 - 12 TRADER JOE'S
- DINING
- 13 MANDOLIN AEGEAN BISTRO
 - 14 MICHAEL'S GENUINE FOOD & DRINK
 - 15 WYNWOOD KITCHEN & BAR
 - 16 MIA MARKET
 - 17 PURA VIDA
 - 18 KYU
 - 19 MIGNONETTE
 - 20 SUGARCANE
 - 21 AMARA AT PARAISO
 - 22 SOHO MIAMI POOL HOUSE
- LEISURE
- 23 BISCAYNE BAY BOARDWALK
 - 24 MARGARET PACE PARK
 - 25 PACE PICNIC ISLAND
 - 26 MAURICE A. FERRÉ PARK
 - 27 ICON BAY PARK
 - 28 JUNGLE ISLAND
- TRANSPORTATION
-  BRIGHTLINE
 -  CITY BIKES
 -  METROMOVER CENTER STATION

LUXURY AMENITIES



EXCLUSIVE AMENITIES IN SECLUDED SERENITY



Rejuvenating dips in the sun-kissed Infinity Pool, serene afternoons in your Private Cabana, and inspiring productivity in the tranquil ambiance of your exclusive Cove Office Suite; life and work at Cove Miami is an oasis of refreshing optimism, day and night. Enjoy easy access to a Hot Tub and Cold Plunge Pool, a state-of-the-art Fitness Center, a Game & Billiards Lounge, and an elevated cinematic experience in the Grand Theater. Inner tranquility and an elevated lifestyle, Cove is designed to meet your needs in a waterside location that is impossible to match.

42K SF

AREA OF INDOR
OUTDOOR AM

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AMENITIES THAT REACH NEW LEVELS OF LUXURY



- SKY LEVEL
ROOFTOP
- The Edge Rooftop Lounge
 - Rooftop Summer Kitchen
 - Putting Green

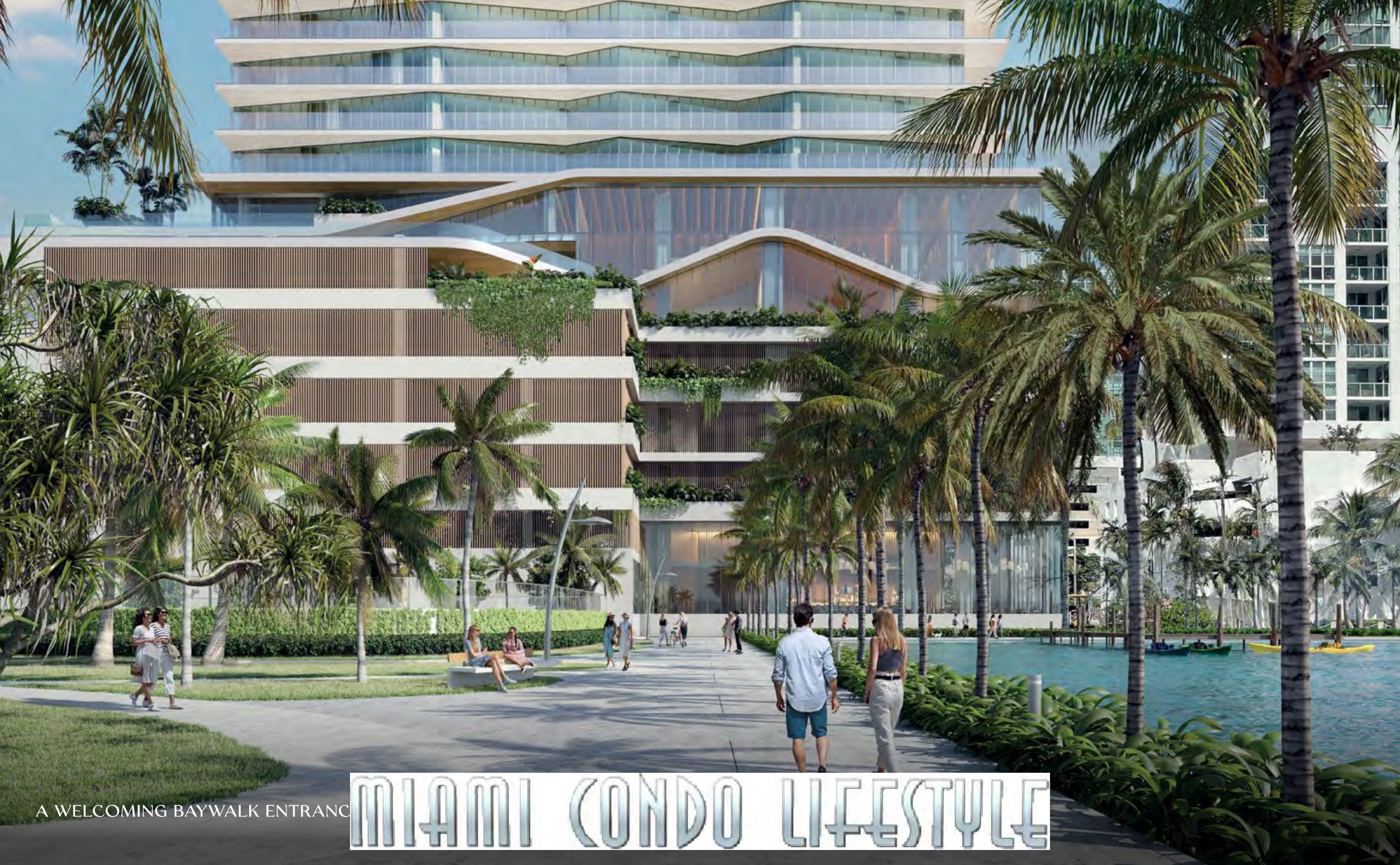
- TERRACE
7TH FLOOR
- Game and Billiards Room
 - Private Dining Room with Chef's Kitchen
 - Wine Room
 - Library
 - Guest Suite

- GROUND LEVEL
1ST FLOOR
- Attended Lobby
 - Pet Spa
 - Waterside Restaurant
 - Direct Boardwalk Access
 - Dock for Watersports Access
 - Valet Parking with Electric Vehicle

- POOL, HEALTH & WELLNESS
6TH FLOOR
- State-of-the-art Indoor & Outdoor Fitness Center with Spin Auditorium
 - Tranquility Spa (Cold Plunge, Hot Tub, Massage Room, Meditation Room, Hammam and Sauna)
 - Sun-Kissed, Resort-Style Infinity Pool
 - Private Cabanas
 - Outdoor Harmony Garden
 - Indoor & Outdoor Yoga Areas
 - Outdoor Game Area
 - Outdoor Spa Lounge
 - Grand Theater
 - Children's Playroom

- OFFICES
5TH FLOOR
- Executive Business Hub (Co-working Space and Conference Room)
 - Private Office Suites with Terrace
 - Phone Booths

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A WELCOMING BAYWALK ENTRANCE

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BOUTIQUE EXPERIENCE
ELEGANT DOWN TO THE DETAILS

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WATERSIDE RESTAURANT
GROUND FLOOR

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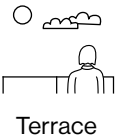
PRIVATE OFFICE
5TH FLOOR

THE IDEAL WORK-LIFE BALANCE AWAITS



Living at Cove Miami means never wanting to spend a moment away from the peaceful haven you call your own. Fortunately, with private office suites on-site, your dream is a reality where productivity soars. Each suite is independently owned, pre-wired, and equipped with state-of-the-art technology. Spacious designs, calming workspaces, incredible views, and flexible layouts. Find the perfect balance and seamlessly manage work around your luxurious waterfront living experience. Make time. Gain time. Breathe.

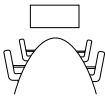
ADDITIONAL
HIGHLIGHTS INCLUDE:



Terrace



Secretary



Conference
Room

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CO-WORKING SPACE
5TH FLOOR

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FITNESS CENTER
6TH FLOOR

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A light-filled, double-height gym overlooking the bay.



TRANQUILITY SPA
6TH FLOOR

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A SANCTUARY WITHIN THE CITY'S HEARTBEAT



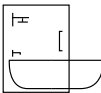
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MORE THAN A RETREAT, YOUR OWN PERSONAL RESORT



There's no need to imagine having a private outdoor club outside your front door - owning a unit in the Cove Miami Cabana Collection is all you need. Fully furnished, these permanent structures located on the main pool deck offer fully-appointed lounge space reserved exclusively for you, each and every day.

HIGHLIGHTS INCLUDE:



Full Bathrooms with Glass-Framed Showers, Porcelanosa Tile, Calacatta Gold Marble Counters and Designer Cabinetry



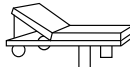
Temperature Controlled Indoor Space with Solid Wall Panels, LED Lighting, Modern Finishes, and Sliding Doors.



Under Counter Refrigerator



65" Flat Screen Television



Natural Teak Outdoor Sun Chaises



A SUN-KISSED, POOLSIDE LIFESTYLE
6TH FLOOR

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DINING ROOM
7TH FLOOR

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GAME & BILLIARDS LOUNGE
7TH FLOOR

GRAND THEATER
6TH FLOOR



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BAR LOUNGE
7TH FLOOR

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LIBRARY & WINE ROOM
7TH FLOOR

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ROOFTOP LOUNGE

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ROOFTOP

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THE RESIDENCES



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ELEVATED WATERFRONT LIVING



SPACIOUS HOMES WITH THAT
PERSONAL TOUCH

Cove Miami delivers a chic boutique living vibe with a limited and exclusive collection of 134 luxury residences. Expansive wrap-around terraces, and custom finishes all contribute to a serenely refined lifestyle.

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RESIDENTIAL FEATURES FOR ELEVATED LIVING



10-FOOT CEILINGS IN ALL LIVING SPACES

—

A LARGE ENTERTAINMENT SPACE

—

LARGE PORCELAIN TILE FLOORING IN LIVING AREAS
AND BEDROOMS

—

FLOOR-TO-CEILING IMPACT GLASS WINDOWS AND SLIDING
BALCONY GLASS DOORS

—

FULLY-TILED BALCONIES WITH GLASS RAILINGS,
ACCESSIBLE FROM THE LIVING ROOM AND PRIMARY BEDROOM
IN EVERY RESIDENCE

—

CUSTOMIZED KITCHEN WITH A CALACATTA GOLD
COUNTERTOP AND BACKSPLASH

—

HOUSEHOLD APPLIANCES BY BOSCH AND THERMADOR
INCLUDING REFRIGERATOR, FREEZER, BLACK STAINLESS-STEEL
COMBO-OVEN, AND INDUCTION COOKTOP

—

WINE COOLER IN SELECT UNITS

—

PRIMARY BATHROOMS FEATURE DOUBLE VANITIES WITH STONE
COUNTERTOPS AND CALACATTA GOLD WET WALLS

—

SPACIOUS, BUILT-OUT CLOSETS

—

EACH RESIDENCE IS PRE-WIRED FOR
AUTOMATIC BLINDS

—

FULL-SIZED WASHER AND DRYER IN EACH UNIT

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LIVING ROOM

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FLOOR-TO-CEILING
WINDOWS MAXIMIZING
NATURAL LIGHT

OPEN DINING & LIVING

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KITCHEN

MIAMI CONDO LIFESTYLE



BEDROOM

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PRIMARY BATHROOM

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BEDROOM

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AMPLE NATURAL LIGHT
BISCAYNE BAY VIEWS

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THE TEAM



DEVELOPER



Rise LIC | 29-17 40th Ave, Long Island City, Queens, NY

SB Development (“SBD”) is a real estate developer and general contractor with a focus on transforming well placed property to its greatest potential. Led by its founders Joseph Stern and Roni Benjamini whose backgrounds combine engineering, construction, development, acquisitions and finance. SBD has developed and constructed over two dozen ground up projects in New York and Florida exceeding several million SF of commercial and residential development ranging from intricate townhomes to high-rise towers. Currently, SB Development has over 3 million square feet under construction and in pre-development, including multi-family rentals to high-rise condo towers and bevond.

SBDG1OAK.

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Long Island City, Queens, NY

DEVELOPER

HAZELTON CAPITAL GROUP



Rise LIC | 29-17 40th Ave, Long Island City, Queens, NY

Hazelton Capital Group (HCG) is a diversified real estate company with offices in New York City and Miami. With a proven track record of excellence, HCG focuses on creating extraordinary living experiences in the most sought-after locations. HCG is at the forefront of innovation, redefining urban living and setting new standards in luxury and functionality. The principals have owned and developed several thousand residential units throughout the country as well as several million square feet across various other asset classes. With over 3 million square feet currently under development, their forward-thinking approach ensures that each project is meticulously crafted to exceed expectations and deliver unparalleled living environments.

HAZELTONCAPITAL

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, Long Island City, NY 11101



ARCHITECT
KOBI KARP
ARCHITECTURE



Four Seasons Hotel & Residences | Fort Lauderdale

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.



Legacy Tower | 938 Northeast 1st Ave, Miami

ARCHITECTURE
AND INTERIOR DESIGN
DIEGUEZ
FRIDMAN



Line Ocampo | Buenos Aires, Argentina

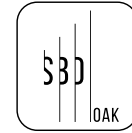
Dieguez Fridman is a Buenos Aires-based architectural design firm founded in 2000 by Tristan Dieguez and Axel Fridman. Since then, they have completed residential and commercial projects in Argentina and won awards in several design competitions. They are currently developing projects in Argentina, Mexico, the U.S. and Uruguay.

SALES
AND MARKETING
ONEWORLD
PROPERTIES



Paramount Miami Worldcenter | 851 NE 1st Ave, Miami

OneWorld Properties is a full-service real estate company that has successfully sold over 5,500 units, totaling over \$5 billion in residential sales. Founded by Peggy Olin, OneWorld Properties seeks to go beyond a typical brokerage by partnering with prestigious U.S. developers of luxury condominium buildings.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.



Cove Miami Condominium (the "Condominium") is developed by Edgewater Owner LLC, a Florida limited liability company ("Developer") and you should rely only on the Developer's written representations. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Hazelton Capital Group, SB Development Group and/or any of its affiliates and any purchaser agrees to look solely to Developer (and not to Hazelton Capital Group, SB Development Group and/or any of its affiliates) 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. The illustrations and images are conceptual and may vary from concept to actual construction. The images are examples and do not reflect the design or décor of the completed Condominium. 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. Furnishings, design features, and décor illustrated are not necessarily included with purchase of a Unit. Certain amenities and features may only be offered as upgrades or a la carte. There are water views, but the views will vary depending on the Unit purchased. No view, water or otherwise, is guaranteed. Consult only the Developer's Prospectus for the Condominium to learn terms, conditions, specifications, estimated costs, Unit views, and to learn what is included with a Unit purchase and how to calculate the Unit size. The lifestyle images in this brochure may be illustrative and taken off-site to convey the intended ambiance rather than the actual condominium or views from any unit. These images are meant to illustrate the proposed lifestyle and not to be indicative of actual owners, guests, experiences or views. The balconies depicted are conceptual and the size will vary based on final permitting and completed construction. Pursuant to a license agreement, Developer has the right to use the trade names, marks, images, and logos of Hazelton Capital Group and/or SB Development Group for so long as the license agreement is not terminated or otherwise lapses. Developer is not incorporated in, located in, nor a resident of, New York and this is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units in New York or to residents of New York, or residents of any other jurisdiction were prohibited by law. Developer, nor any of its representatives, have made any guarantees regarding future profits, appreciation in value, or the economic benefits of owning a unit. Nearby attractions or venues mentioned herein are not under the control of Developer and may be subject to change. The continued operation of attractions or venues is not assured. While the entities and services mentioned herein are accurate at the time of this publication, there is no guarantee that they will be involved in the final development. Developer reserves the right to change any managing entities, designers, or amenities in its sole discretion. Some amenities may require a separate fee and may not be covered by the Condominium Association's Common Expenses. Real estate brokers or sales agents are not authorized to make any representations about the condominium that are not included in the prospectus. Agreements with, or payments to, brokers or agents are not binding on Developer. Prices are subject to change and do not include optional features or premiums for upgraded units or added appurtenances. Contact the sales center for the latest pricing. All content, including graphics, renderings, photographs, and text, is copyright © 2024 Edgewater Owner LLC. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from Edgewater Owner LLC. Some services provided may be served by Developer. Reproduction of ceiling may be less than stated.

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