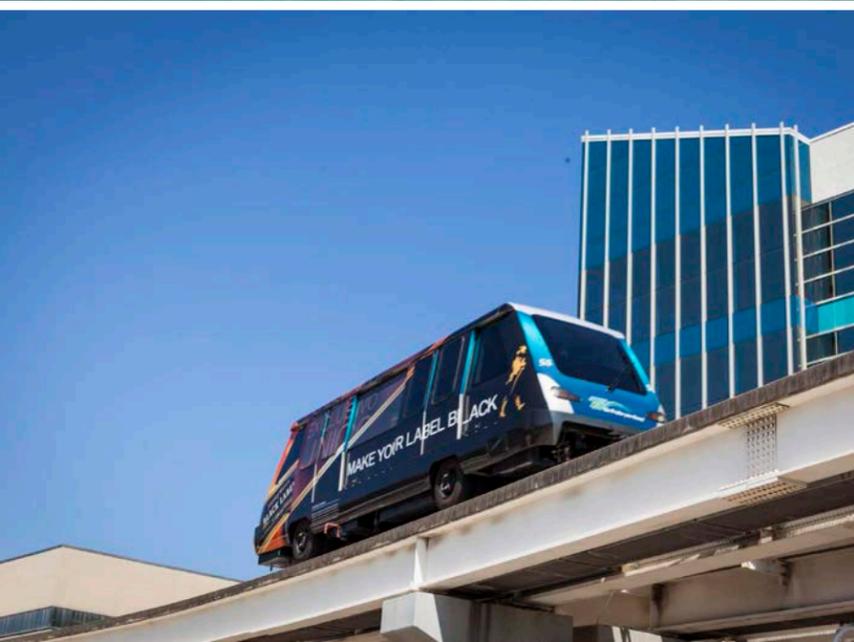
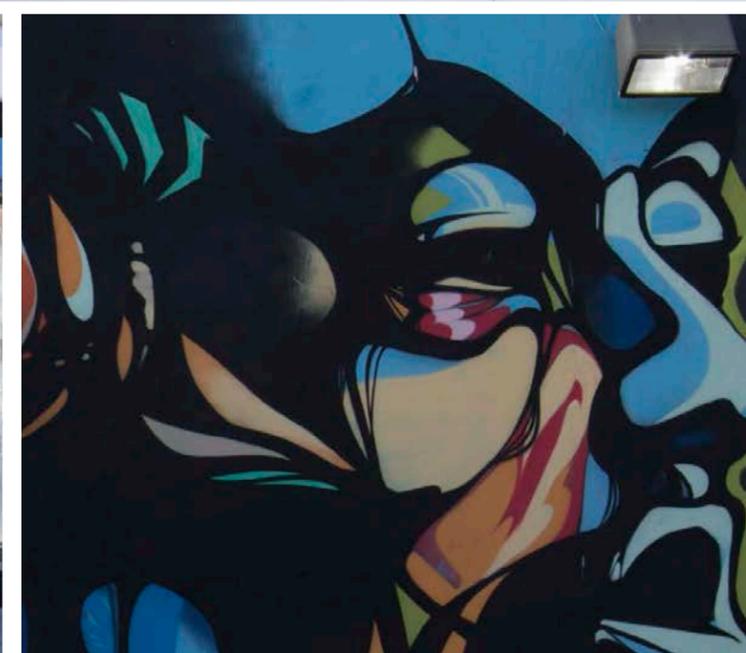
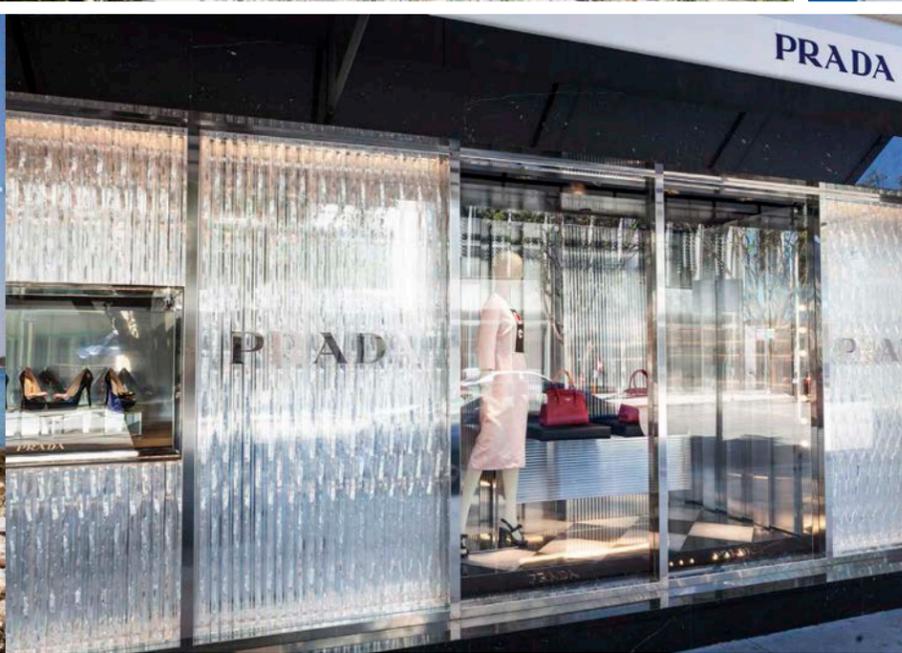
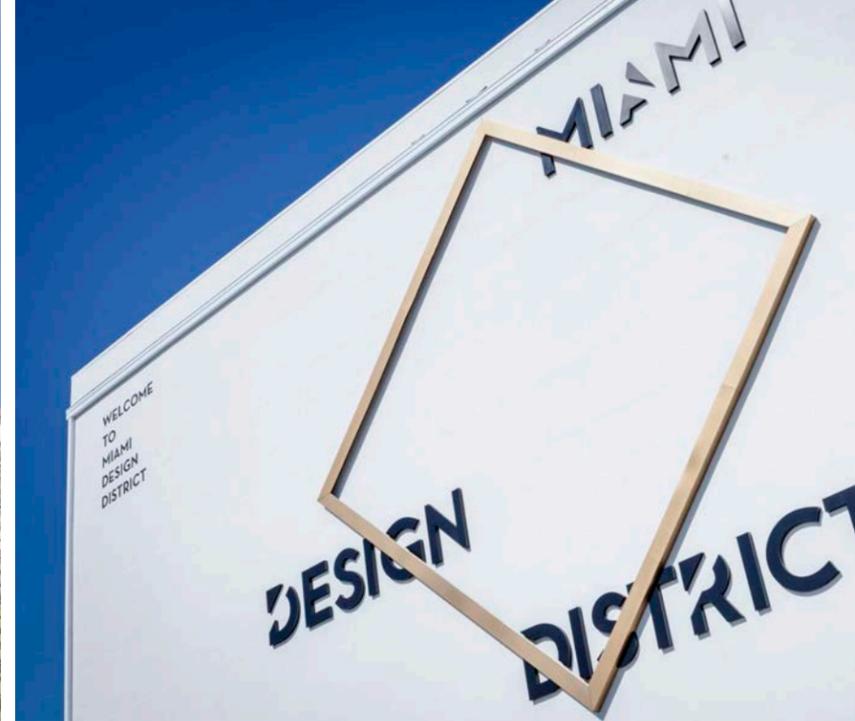




THE CRIMSON
WATERFRONT RESIDENCES

BOUTIQUE BAYFRONT LIVING





On the bay of Edgewater, Miami's newest and most desirable neighborhood, stands a property where a new standard of sophistication and boutique style living will reside : The Crimson.

Located in the Biscayne Corridor, The Crimson stands 20 stories and encompasses only 90 exclusive residences units. This property will maintain a perfect balance between modernity and environmental responsibility. The Crimson, with its unique nordic architecture, has been consciously engineered and is LEED certified to offer a life enhancing environment where style and technology meet. We invite you to embrace The Crimson's stunning 240 feet of real waterfront and breathtaking views of the bay and the Miami skyline.

The highest level of attention to detail is evident in everything from finishes to technology and a warm level of comfort will enhance the boutique lifestyle. The Crimson is sure to become the new center to of sophisticated living, and providing its residents direct access to the city's art and most cultural districts.

Welcome to The Crimson : Boutique Bayfront Living





THE CRIMSON
WATERFRONT RESIDENCES



THE CRIMSON
WATERFRONT RESIDENCES



THE CRIMSON
WATERFRONT RESIDENCES

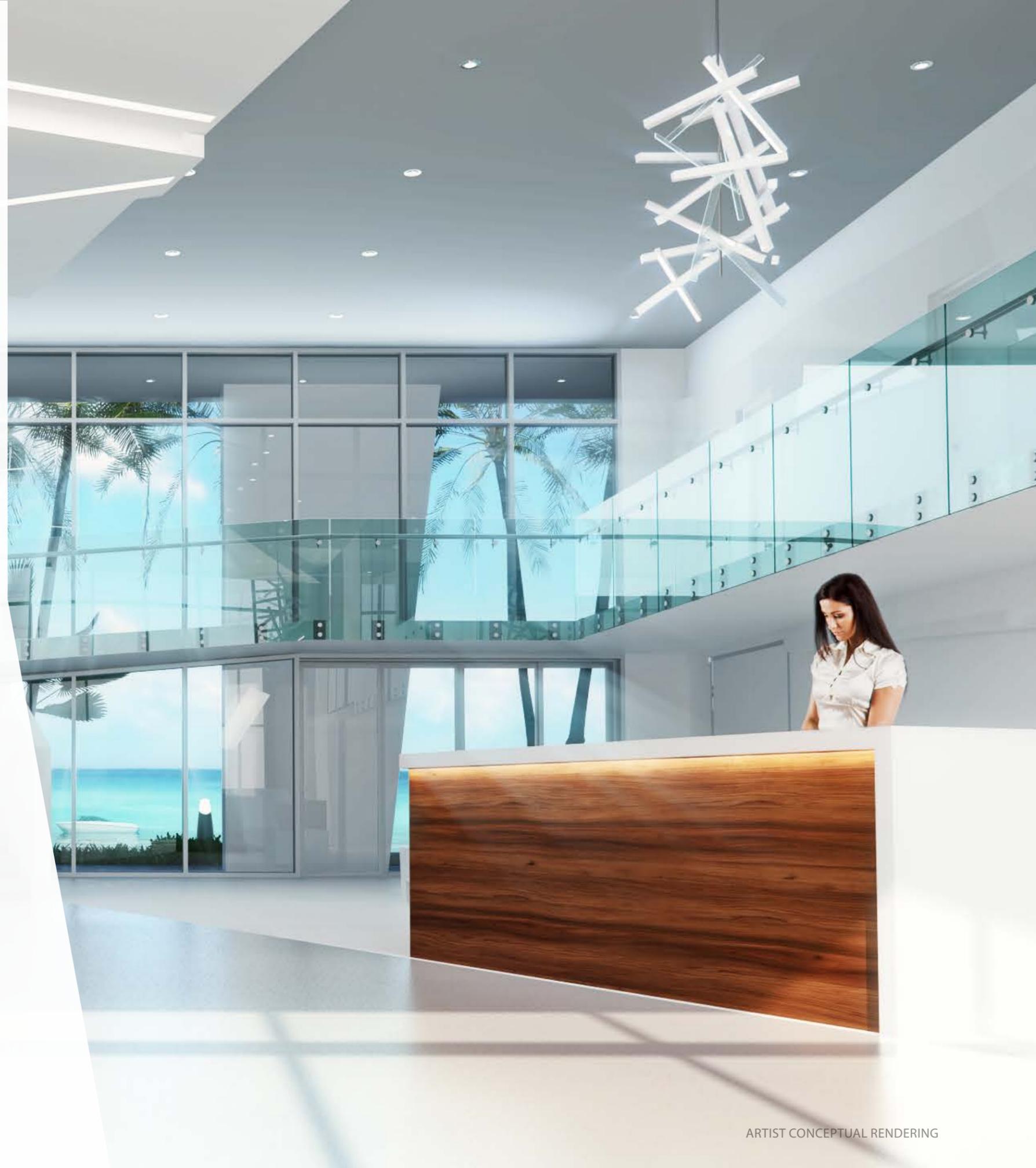
ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

BUILDING

- Architectural Design by award winning IDEA architects
- Tailored interior design by world-renowned Tremblay L'ecuyer (TLA)
- LEED Gold certified building reduces energy and water consumption
- Energy efficient VRF™ cooling system
- Electric car charging stations
- Valet + assigned covered self parking
- Premium concierge service
- State-of-the-art security access for all residents
- Private residential storage

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
- Building accented by water features
- Fully-equipped, technologically advanced fitness center
- Yoga studio
- Outdoor BBQ area
- Private state-of-the-art movie theater
- Residential business center + conference room
- Cyber Cafe including event bar and catering kitchen
- Lobby boasts 20' soaring ceilings with custom designs by IDEA



RESIDENCE FEATURES

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

GOURMET KITCHENS

- Contemporary Italian kitchen cabinetry designed exclusively by TLA featuring superior wood finishes
- Elegant quartz countertops
- 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 feature
- All kitchens include custom backsplashes



ORAL REPRESENTATION OF THE DEVELOPER FOR CORRECT REPRESENTATIONS. MAKE REFERENCE TO THIS BROCHURE FOR FURTHER INFORMATION. TO BE PURCHASED BY A DEVELOPER TO BUY OR LEASE. OBTAIN THE PROPERTY REPORT REQUIRED BY THE STATE OF FLORIDA. NO REPRESENTATION IS MADE AS TO THE MERITS OR VALUE OF ANY OFFERING. THIS OFFERING IS MADE ONLY BY THE NEXT STATE OF FLORIDA WHICH IS NOT MADE IN THE PROSPECTUS. IN ORDER TO SEE OR OBTAIN INFORMATION OF OFFERS AND TERMS OF OFFER, VISITATION CANNOT BE MADE. OFFERS, TERMS, AND OTHER INFORMATION AND SPECIFICATIONS ARE

BATHROOMS

- Contemporary vanity and mirror designed exclusively by TLA
- Marble walls and flooring
- Frameless glass shower enclosures and baths
- Smart faucet operating system located on opposite side of shower head
- Superior European-style fixtures and sinks
- LEED standard toilets with dual flush
- Elegant quartz countertops
- Built-in shower storage niche
- Superior European-style bathroom accessories

TECHNOLOGY

- Smart home security recognition system
- Smart building and security monitoring system at lobby
- Controlled door access throughout public/common areas
- Advanced smart-building wiring for TV, multiple telephone/ data lines and ultra highspeed internet access in each residence
- Free Wi-Fi within the common areas





ARTIST CONCEPTUAL RENDERING



THE CRIMSON
WATERFRONT RESIDENCES



THE CRIMSON
WATERFRONT RESIDENCES

ARTIST CONCEPTUAL RENDERING



ARTIST CONCEPTUAL RENDERING

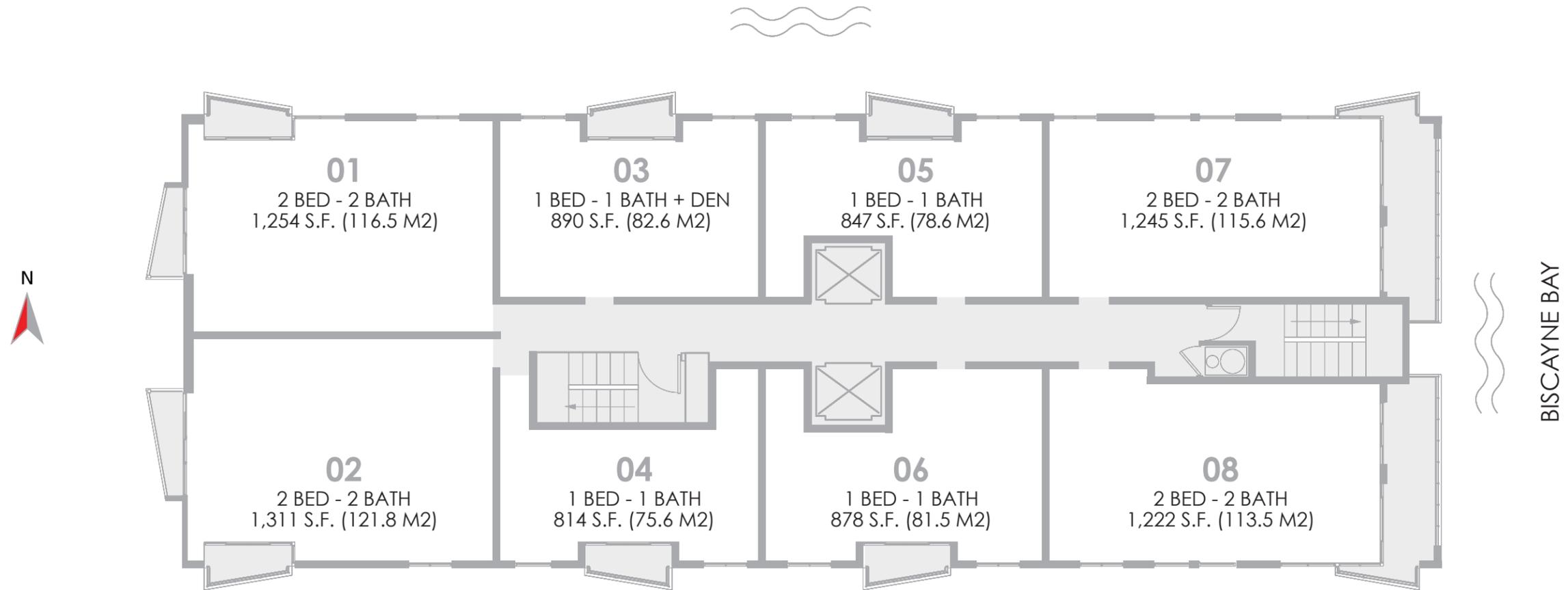






TYPICAL
FLOOR PLANS

KEYPLAN



THE CRIMSON
WATERFRONT RESIDENCES

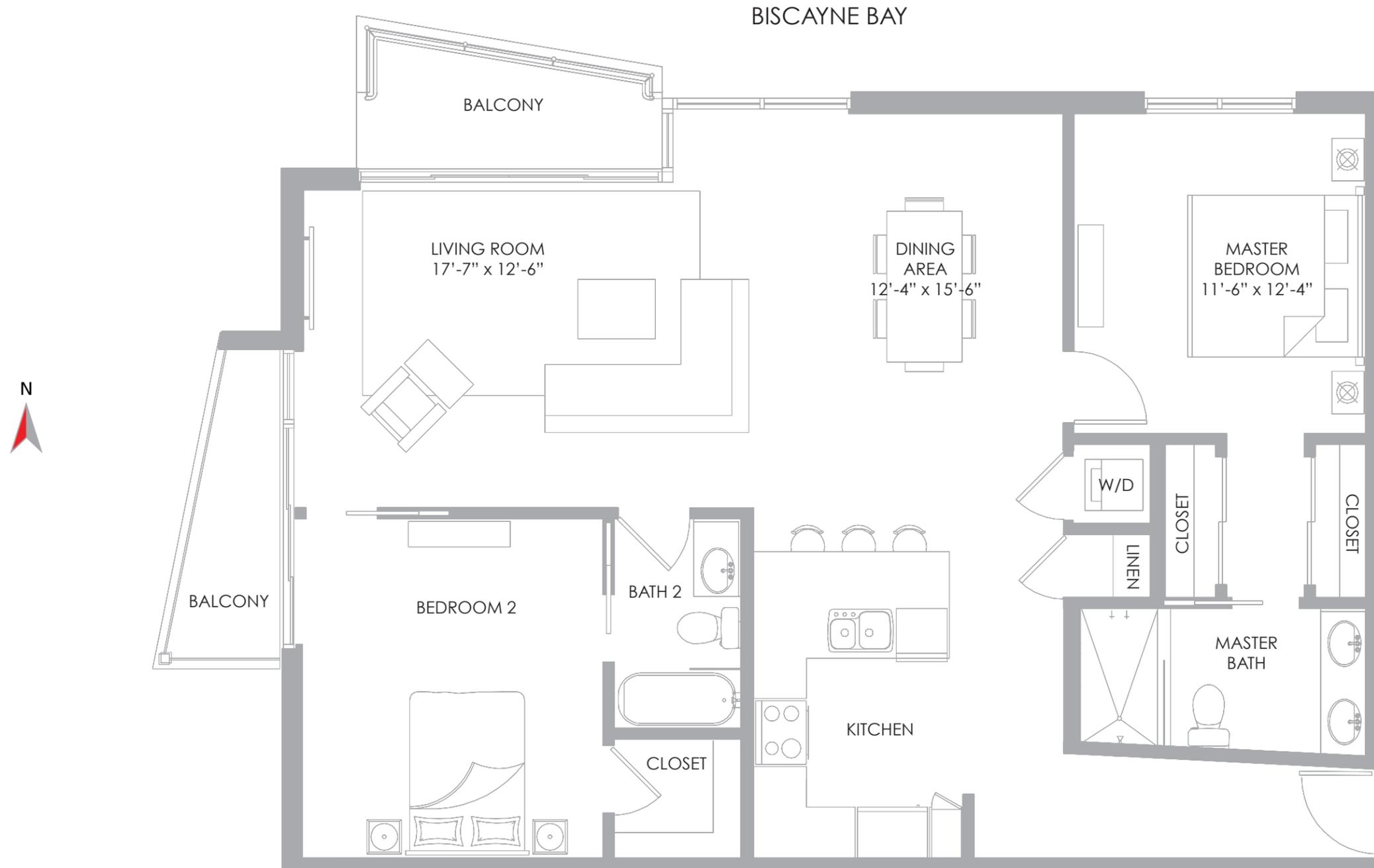
Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "unit" set forth in the declaration.



RESIDENCE
01

2 BEDROOMS / 2 BATHROOMS

A/C AREA	1,254 S.F. (116.5 M ²)
BALCONIES	100 S.F. (9.3 M ²)
TOTAL	1,354 S.F. (125.8 M ²)



THE CRIMSON
WATERFRONT RESIDENCES

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "unit" set forth in the declaration.



FLOORS
9 TO 18



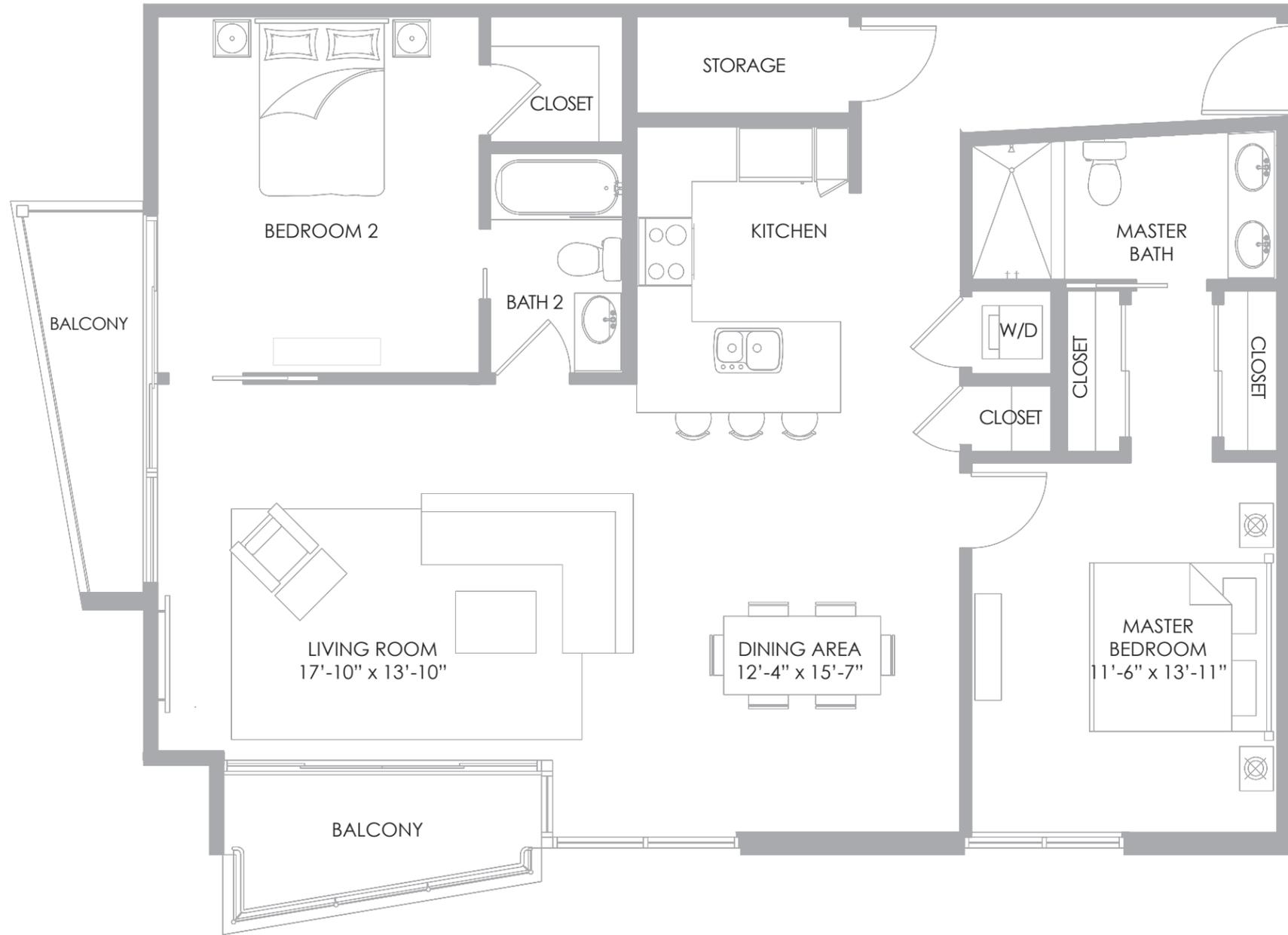
BISCAYNE
BAY

WWW.CRIMSONMIAMI.COM

RESIDENCE
02

2 BEDROOMS / 2 BATHROOMS

A/C AREA	1,311 S.F. (121.8 M ²)
BALCONIES	105 S.F. (9.8 M ²)
TOTAL	1,416 S.F. (131.6 M ²)

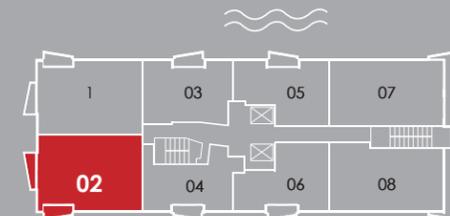


THE CRIMSON
WATERFRONT RESIDENCES

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "unit" set forth in the declaration.



FLOORS
9 TO 18



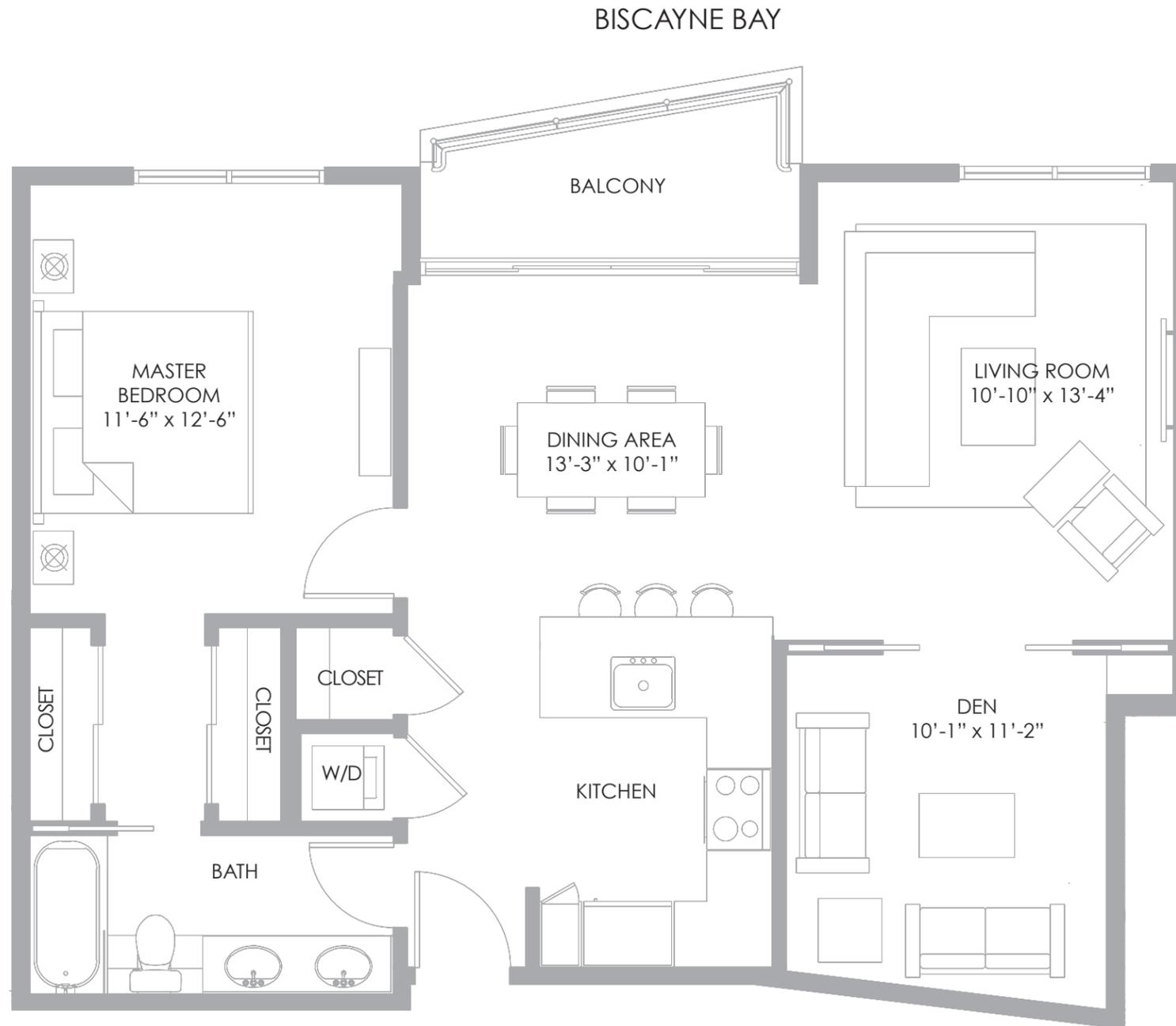
BISCAYNE
BAY

WWW.CRIMSONMIAMI.COM

RESIDENCE
03

1 BEDROOM / 1 BATHROOM + DEN

A/C AREA		890 S.F. (82.6 M ²)
BALCONIES		60 S.F. (5.5 M ²)
TOTAL		950 S.F. (88.1 M ²)



THE CRIMSON
WATERFRONT RESIDENCES

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "unit" set forth in the declaration.



FLOORS
8 TO 18



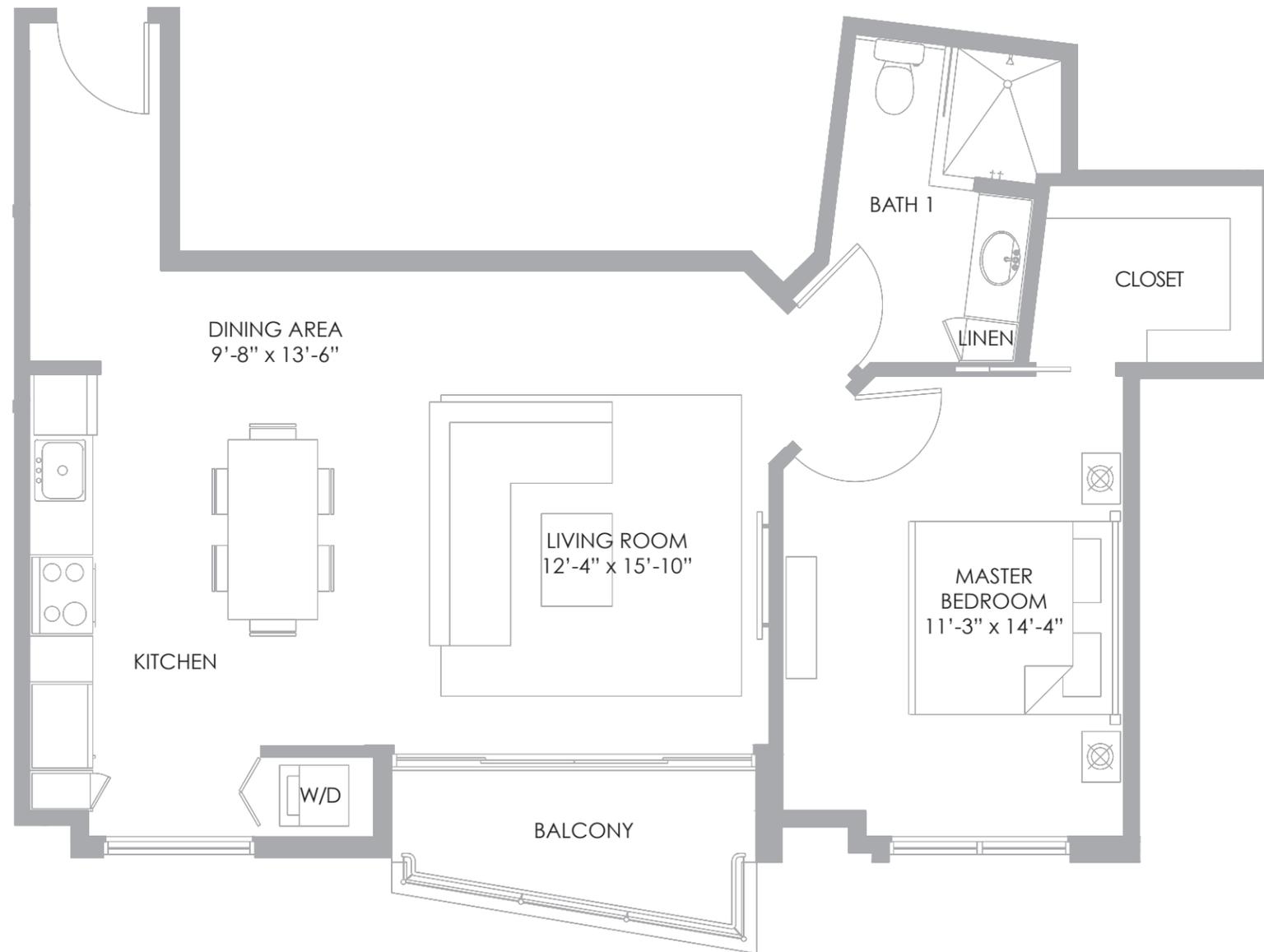
BISCAYNE
BAY

WWW.CRIMSONMIAMI.COM

RESIDENCE
04

1 BEDROOM / 1 BATHROOM

	FLOORS 8-14	FLOORS 15-18
A/C AREA	807 S.F. (74.9 M ²)	814 S.F. (75.6 M ²)
BALCONIES	60 S.F. (5.5 M ²)	60 S.F. (5.5 M ²)
TOTAL	867 S.F. (80.4 M ²)	874 S.F. (81.1 M ²)



THE CRIMSON
WATERFRONT RESIDENCES

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "unit" set forth in the declaration.



FLOORS
8 TO 18



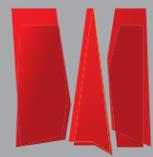
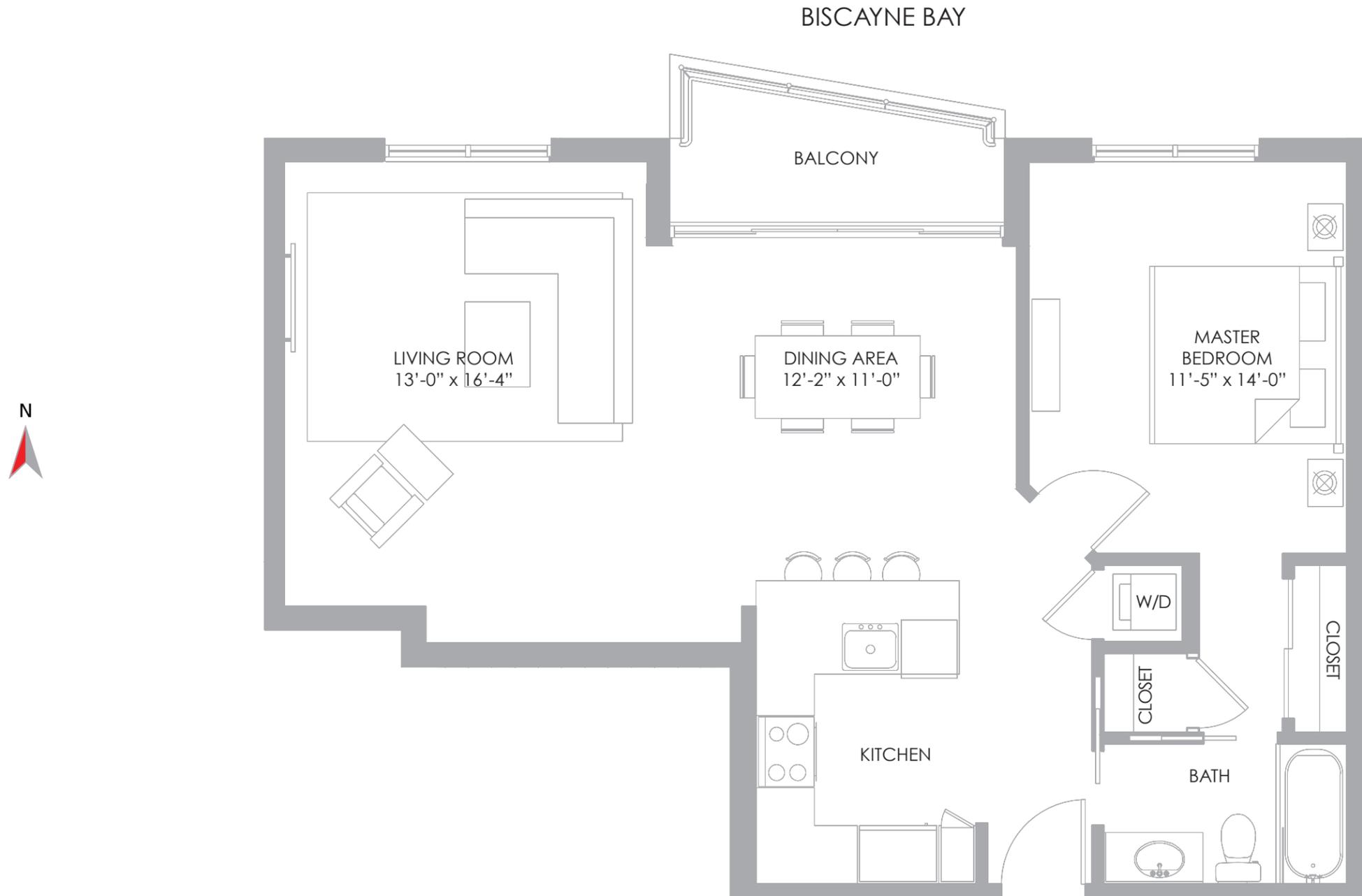
BISCAYNE
BAY

WWW.CRIMSONMIAMI.COM

RESIDENCE
05

1 BEDROOM / 1 BATHROOM

A/C AREA	847 S.F. (78.6 M ²)
BALCONIES	60 S.F. (5.5 M ²)
TOTAL	907 S.F. (84.1 M ²)



THE CRIMSON
WATERFRONT RESIDENCES

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "unit" set forth in the declaration.



FLOORS
8 TO 18



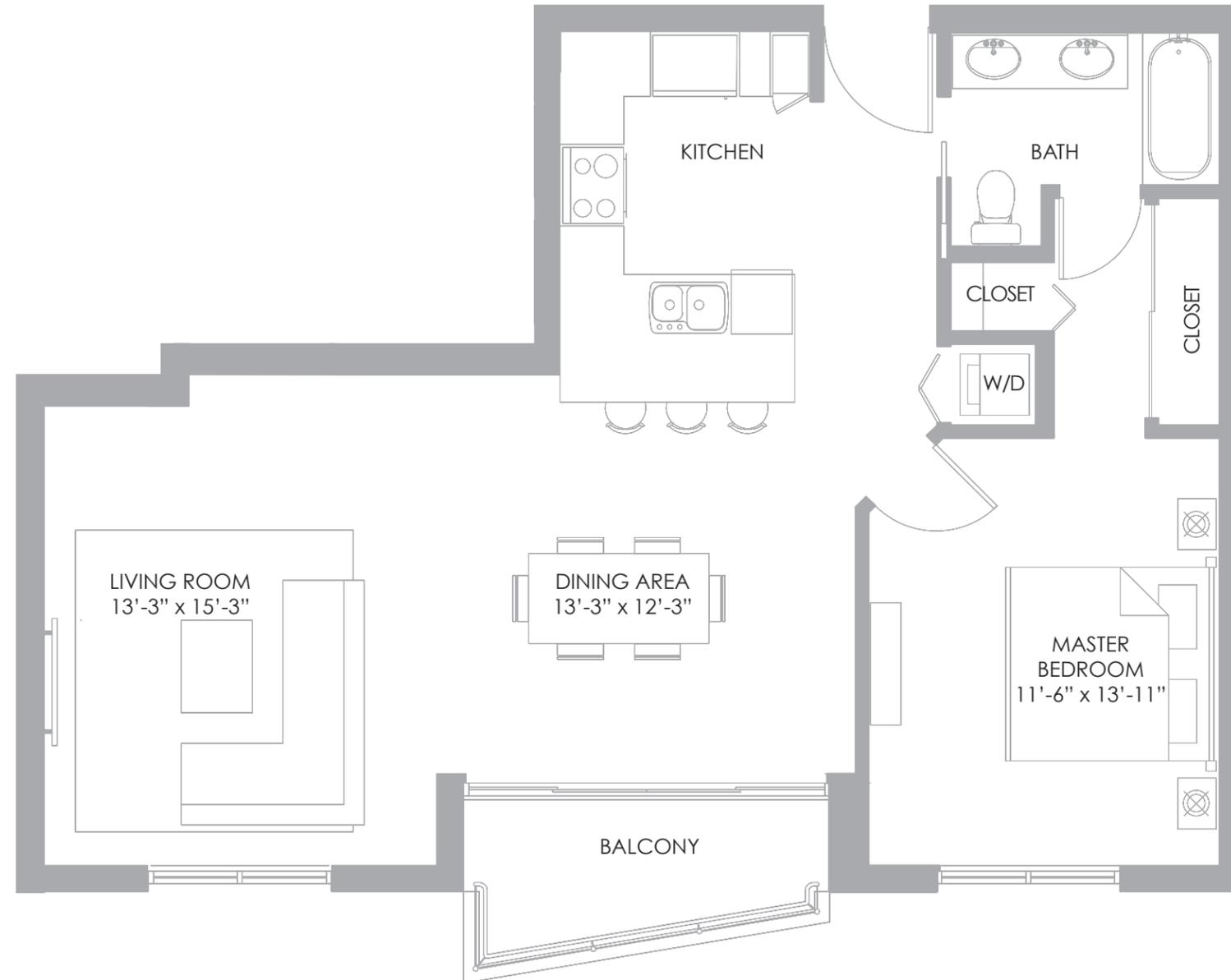
BISCAYNE
BAY

WWW.CRIMSONMIAMI.COM

RESIDENCE
06

1 BEDROOM / 1 BATHROOM

	FLOORS 9-14	FLOORS 15-18
A/C AREA	867 S.F. (80.5 M ²)	878 S.F. (81.5 M ²)
BALCONIES	60 S.F. (5.5 M ²)	60 S.F. (5.5 M ²)
TOTAL	927 S.F. (86 M ²)	938 S.F. (87 M ²)



THE CRIMSON
WATERFRONT RESIDENCES

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "unit" set forth in the declaration.



FLOORS
9 TO 18



BISCAYNE
BAY

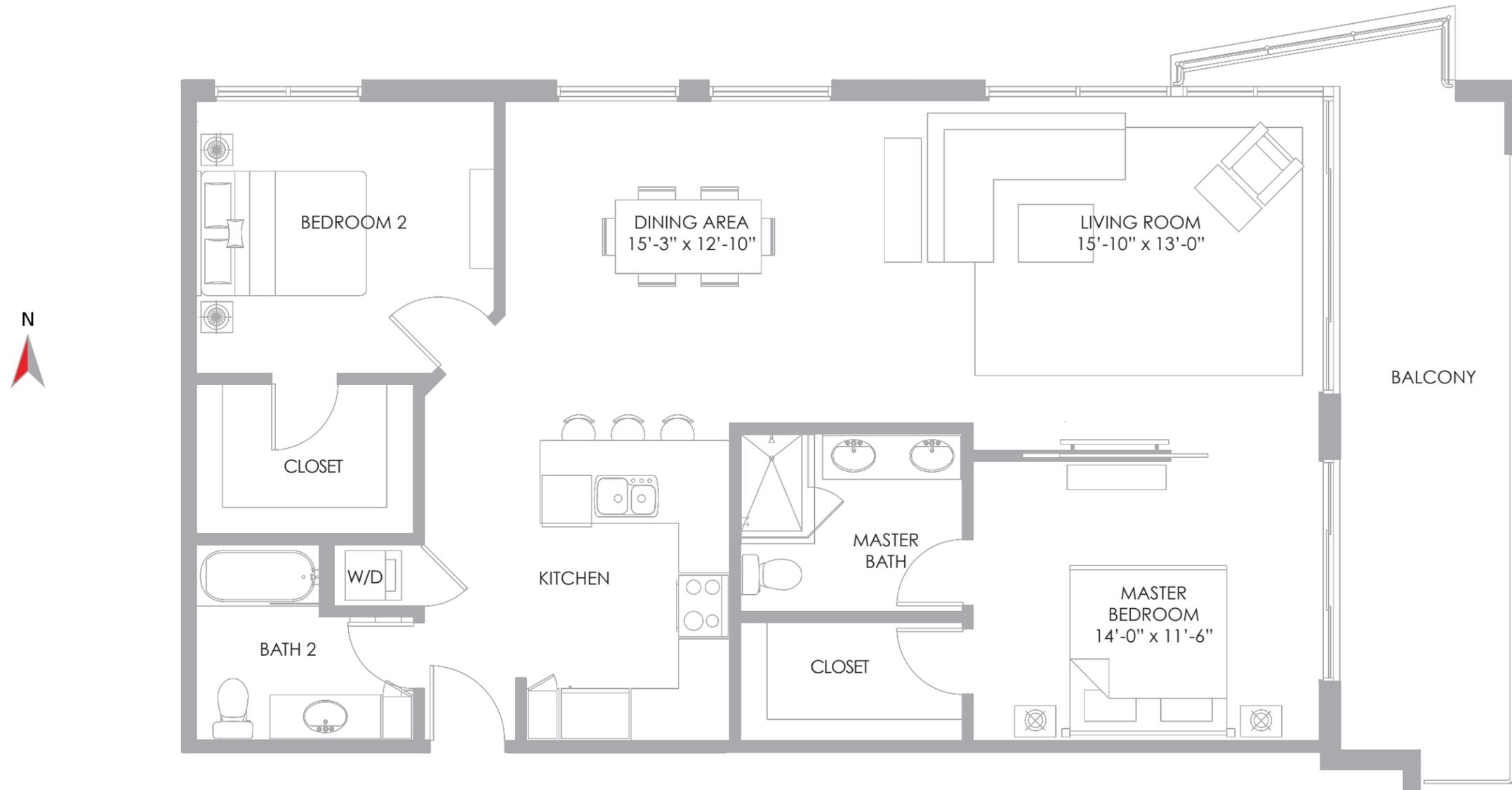
WWW.CRIMSONMIAMI.COM

RESIDENCE
07

2 BEDROOMS / 2 BATHROOMS

A/C AREA	1,245 S.F. (115.6 M ²)
BALCONIES	221 S.F. (20.5 M ²)
TOTAL	1,466 S.F. (136.1 M ²)

BISCAYNE BAY



THE CRIMSON
WATERFRONT RESIDENCES

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "unit" set forth in the declaration.



FLOORS
8 TO 18



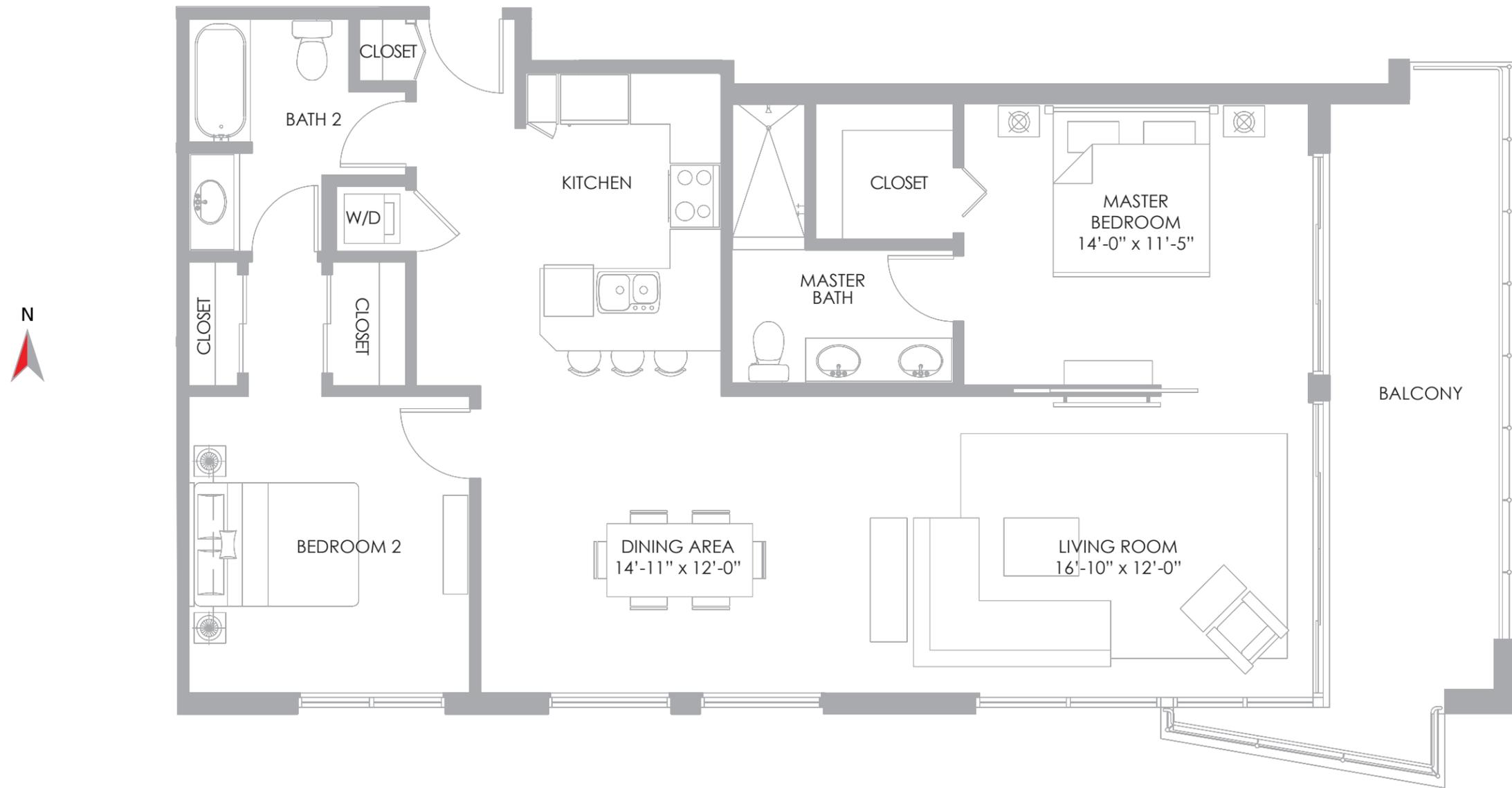
BISCAYNE
BAY

WWW.CRIMSONMIAMI.COM

RESIDENCE
08

2 BEDROOMS / 2 BATHROOMS

	FLOORS 9-14	FLOORS 15-18
A/C AREA	1,210 S.F. (112.4 M ²)	1,222 S.F. (113.5 M ²)
BALCONIES	211 S.F. (19.6 M ²)	208 S.F. (19.3 M ²)
TOTAL	1,421 S.F. (132 M ²)	1,430 S.F. (132.8 M ²)



THE CRIMSON
WATERFRONT RESIDENCES

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "unit" set forth in the declaration.



FLOORS
9 TO 18



BISCAYNE
BAY

WWW.CRIMSONMIAMI.COM



THE CRIMSON

WATERFRONT RESIDENCES



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. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

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. 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. 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 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 of Condominium (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). All depictions of appliances, plumbing fixtures, equipment, counters, soffits, floor coverings and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate, will vary with specific unit type, and may vary with actual construction. Additionally, measurements of rooms set forth on any floor plan are nominal and generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Unit orientation and windows (including number, size, orientation and awnings), balcony/lapais (including configuration, size and railing/balustrade), structure and mechanical chases may vary. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion and without notice. All drawings are conceptual renderings and the Developer expressly reserves the right to make modifications. Actual views may vary and cannot be guaranteed. Views shown cannot be relied upon as the actual view from any particular unit within the condominium. Improvements, landscaping and amenities depicted may not exist. Photographs may be stock photography used to depict suggested lifestyles rather than any that may exist. Prices, plans, architectural interpretations and specifications are subject to change without notice.