

Unit closing now underway at Biscayne Beach Condominium

BY ALLIE SCHWARTZ GRANT

Two Roads Development and GTIS Partners are moving forward with unit closings at Biscayne Beach, a new 391-unit luxury condominium in downtown Miami's East Edgewater neighborhood.

Construction of the 52-story bayfront tower is complete and an initial temporary certificate of occupancy (TCO) has been issued, opening the door for residents to take ownership of their units, begin interior build-outs, and prepare to move in.

Located at 2900 NE Seventh Ave. along Biscayne Bay, the nearly sold-out project marks the latest newly constructed condominium building to deliver in the fast-growing East Edgewater enclave, which has come alive in recent years as one of Miami's most in-demand districts for luxury high-rise living. Biscayne Beach unit owners are expected to begin moving in this summer once a final certificate of occupancy is in place.

Biscayne Beach's 391 luxury residences include one-, two- and three-bedroom condos, expansive townhome-style beach-house units, as well as two-story upper penthouses with private rooftop pools and garden terraces.

Approximately 99 percent of the building's units have been sold, capturing prices between \$400,000 and \$9 million.

"The launch of Biscayne Beach set the bar for the revitalization of the now-thriving East Edgewater neighborhood, marking a new era for an area that had gone underutilized for years," said developer Reid Boren, managing partner of Two Roads Development. "Miami's urban core has quickly become a place where people want to work, play and now live – and we're excited to be a part of that transformation."

With more than a dozen new residential projects currently under construction, the once-blighted East Edgewater neighborhood boasts one of the most geographically desirable locations in all of Miami. The four-block-wide piece of land is situated just north of downtown Miami stretching one-and-a-half miles along the city's bayfront between the Venetian and Julia Tuttle Causeways — two main arteries connecting Miami Beach to the greater Downtown Miami area.

Biscayne Beach was developed by a joint venture between South Florida-based real estate developer Two Roads Development and GTIS Partners, a global real estate investment firm headquartered in New York.

"Recognizing Miami's status as an international city and the special waterfront setting of the Biscayne Beach site, we had a strong conviction that this was the right



Biscayne Beach Condominium

project for us to invest in and develop," said Rob Vahradian, senior managing director of GTIS Partners.

"We knew there was demand for luxury condos in East Edgewater because of its central location and proximity to downtown and the beach, but the velocity of the pre-sales we saw at Biscayne Beach exceeded our expectations. We're proud to say what started with a special location and a vision has now officially become a successful reality."

In his first-ever condominium design project, celebrity interior design star Thom Filicia — famously known for his role on the Emmy Award-winning show *Queer Eye for the Straight Guy* — created the sophisticated "beach chic" designs for the building's common area amenity spaces, Beach Club level, and exclusive residences. Filicia's design concepts for the interior and exterior living spaces include a mix of fresh patterns, grey woods, travertine stone, bronze metallics, textured walls, artistic lighting, and dynamic furniture pieces.

Miami's premier residential real estate brokerage, Cervera Real Estate, manages sales and marketing for the property.

Resort-style amenities include a private members-only Beach Club level overlooking the bay with an elevated sandy beach, private cabanas, zero-entry pool, daytime concierge services, as well as a renowned restaurant and bar. All of these features are

set against the backdrop of sweeping Biscayne Bay views, with a public bay walk providing access to the water. Additional perks include an indoor/outdoor great room with a library and billiards room, an outdoor summer kitchen and lounge area, a state-of-the-art fitness center, as well as a full-service spa complete with a sauna, steam room, blow-dry bar, and massage treatment rooms.

Residences are fitted with premium fixtures, finishes and appliances featuring dramatic 10-foot ceilings, floor-to-ceiling impact-resistant glass windows and sliding doors, and unobstructed bay and city views. Penthouse units feature 12- to 14-foot ceilings, spacious master bedrooms with sitting areas, spa-like master bathrooms with his and hers walk-in closets, and oversized private terraces with expansive outdoor living spaces.

The building's exclusive upper two-story penthouse residences include 16-foot ceilings, upper and lower living rooms, formal and informal dining rooms, sky terraces with heated swimming pools and summer kitchens, and master bathroom saunas.

Learn more about Biscayne Beach at www.biscaynebeachresidences.com.