

COVE MIAMI

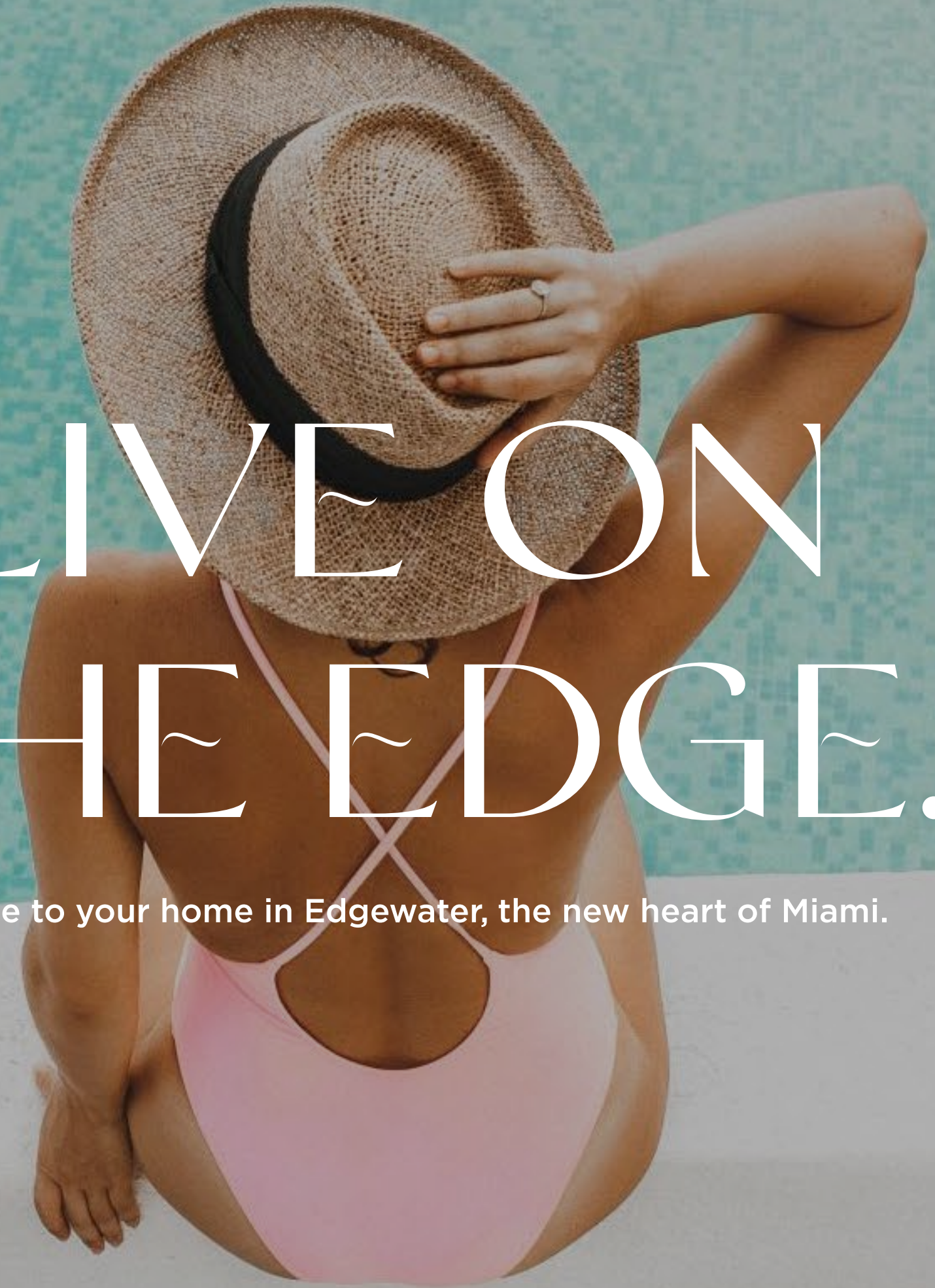



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.



LIVE ON THE EDGE.

Welcome to your home in Edgewater, the new heart of Miami.



A conceptual rendering of a modern high-rise building with a rooftop pool and lounge area. The building features large glass windows and balconies. The rooftop pool is surrounded by lounge chairs and umbrellas. The scene is set against a sunset sky with a city skyline in the background. The text "CLOSE TO THE ACTION. AWAY FROM IT ALL." is overlaid in white serif font. There are two orange decorative bars: one in the top right corner and one in the bottom left corner.

CLOSE TO THE ACTION.
AWAY FROM IT ALL.



LOCATED IN THE CENTER OF MIAMI. SECLUDED ENOUGH TO PROVIDE A SENSE OF ESCAPE.

Located in Edgewater, directly between the I-195 and I-395 Causeways overlooking Biscayne Bay, all roads lead to Cove Miami. Perfectly positioned within walking distance to bustling Wynwood, Midtown and the Design District, including close distance to Miami Beach and the Airport. Edgewater is one of Miami's most creative and culturally rich neighborhoods, celebrating art, food and fashion.

MIAMI DESIGN DISTRICT

Miami Design District is one of the most recognizable, innovative arts districts in the world, housing some of the most luxurious brands in buildings designed by internationally renowned architects. A creative neighborhood of 18 square blocks, The District is home to more than 170 retail locations including flagship boutiques like Chanel, Hermès, Cartier, and Louis Vuitton, restaurants, galleries and showrooms – making it one of the world’s greatest shopping areas. In the Miami Design District, every building and pathway has the potential to become a canvas for great design and art.



20M+
ANNUAL VISITORS



WYNWOOD

Wynwood, a 50-city-block eclectic district in the urban core of Miami, is home to art galleries, retail stores, antique shops, eclectic bars, artisanal eateries and one of the largest open-air street-art installations in the world. It is street art that helped spark Wynwood’s renaissance. Since the introduction of Second Saturday Art Walk and the arrival of Art Basel (2002), the influence and relevance of the arts community in Wynwood has become undeniable. Artists from around the world have sought inspiration in the area’s windowless facades and used them as canvases to showcase their work, leading to the vivid murals that adorn the district. Today, Wynwood is recognized globally as a premier destination for art, fashion, innovation, and creative enterprise. It is one of the largest and most prominent creative communities in the United States.



6M+
ANNUAL VISITORS

THE SHOPS AT MIDTOWN

Just minutes from downtown, The Shops at Midtown Miami occupies 26 acres of urban space in the midst of Miami's art district and hosts a variety of specialty shops and lifestyle retailers. The Shops at Midtown Miami feature extensive retail and food options, including Nordstrom Rack, DICK'S, Five Guys, HomeGoods, GUESS Factory Store, Marshall's, Target, as well as many more popular retailers and restaurants.



3.2M+
ANNUAL VISITORS



ARTS & ENTERTAINMENT DISTRICT

The Arts & Entertainment District, or previously known as Omni, is a neighborhood just south of Edgewater. It is an urban, residential neighborhood with many high-rise residential towers, as well as some smaller scale historic buildings. Home to the Adrienne Arsht Center for the Performing Arts, the old Miami Herald headquarters and the Omni International Mall as well as the historic Women's Club, and some of Miami's oldest churches and synagogues, making this area one of Miami's most historic places to visit.

507
ACRE HISTORIC DISTRICT

MIAMI BEACH

Miami Beach is known for its wide beaches stretching from South Pointe Park, past palm lined Lummus Park to North Beach Oceanside Park. Miami Beach has been one of America's most famous beach resorts since the early 20th century. This legendary island city conjures up images of white sand beaches, crystalline water, and elegant Art Deco architecture. The southern end, South Beach, is known for its international cachet with models and celebrities, and its early-20th-century architecture in the Art Deco Historic district with pastel-colored buildings, especially on Ocean Drive.



44
PARKS & BEACHES



BRIGHTLINE

With Metrorail, Metromover & Tri-rail access, Brightline high-speed rail service is designed to connect South Florida to Central Florida. Brightline is actively constructing a new rail line to connect the current stops in Miami, Fort Lauderdale and West Palm Beach to Orlando in 2023 and an additional two stops, already in service including stations in Aventura & Boca Raton.



CITI BIKES

Discover more of the neighborhood, rent a bike. The Citi Bike program is Miami's bike sharing and rental system. The Citi Bike program is intended to provide locals and visitors with an additional transportation option for getting around the city. Bike sharing is fun, efficient and convenient.

10M+
PROJECTED VISITORS

2K+
BIKES IN 160 LOCATIONS

CLOSE TO THE ACTION. AWAY FROM IT ALL.

ART & CULTURE

- 1 Adrienne Arts 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 Museum Park

TRANSPORTATION

-  Brightline
-  City Bikes
-  Adrienne Arsht Metromover Center Station





BOUTIQUE EXPERIENCE.
BOHEMIAN VIBES.



ELEGANT TOUCHES, SPACIOUS LAYOUTS AND BISCAYNE BAY VIEWS FOR ALL.

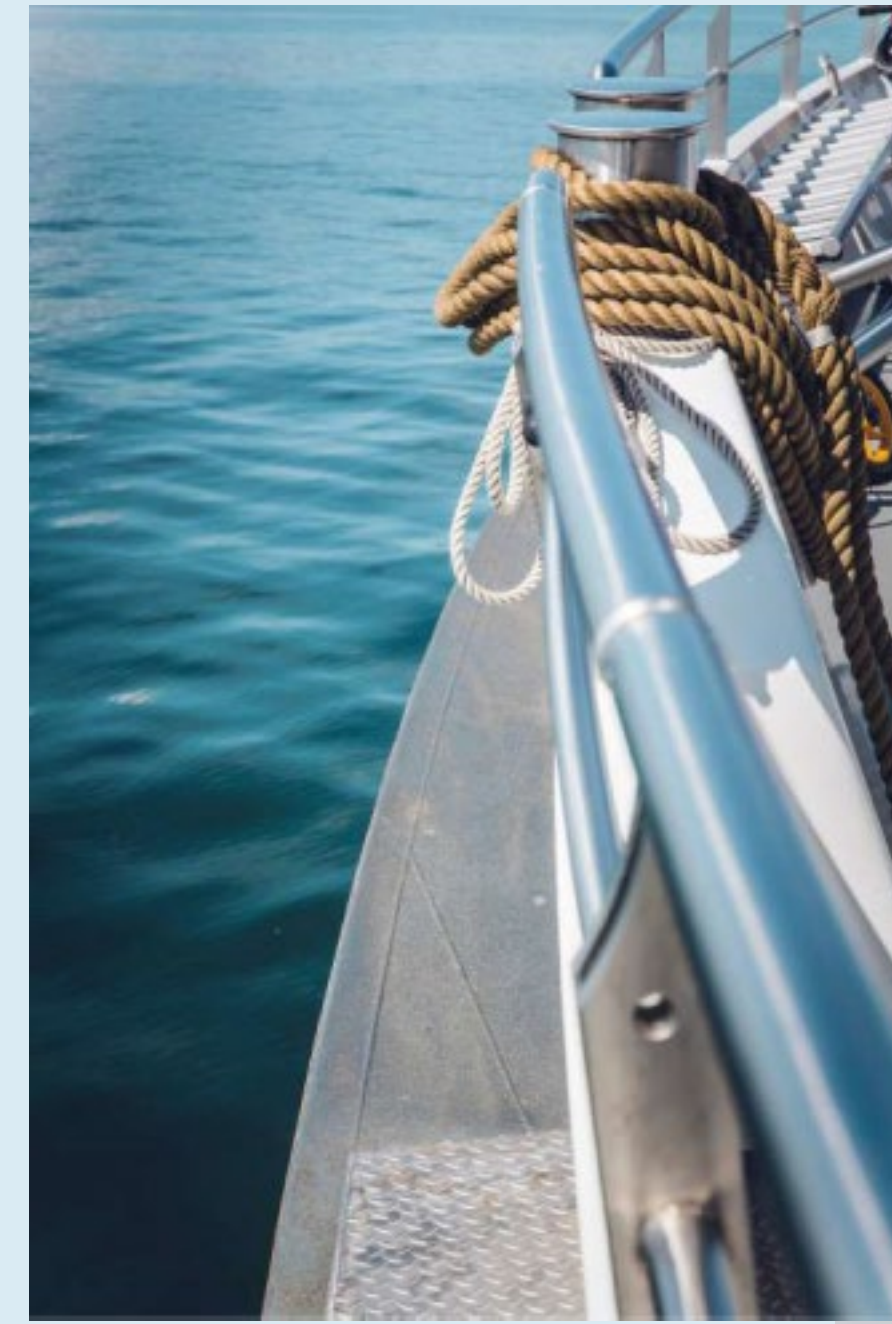
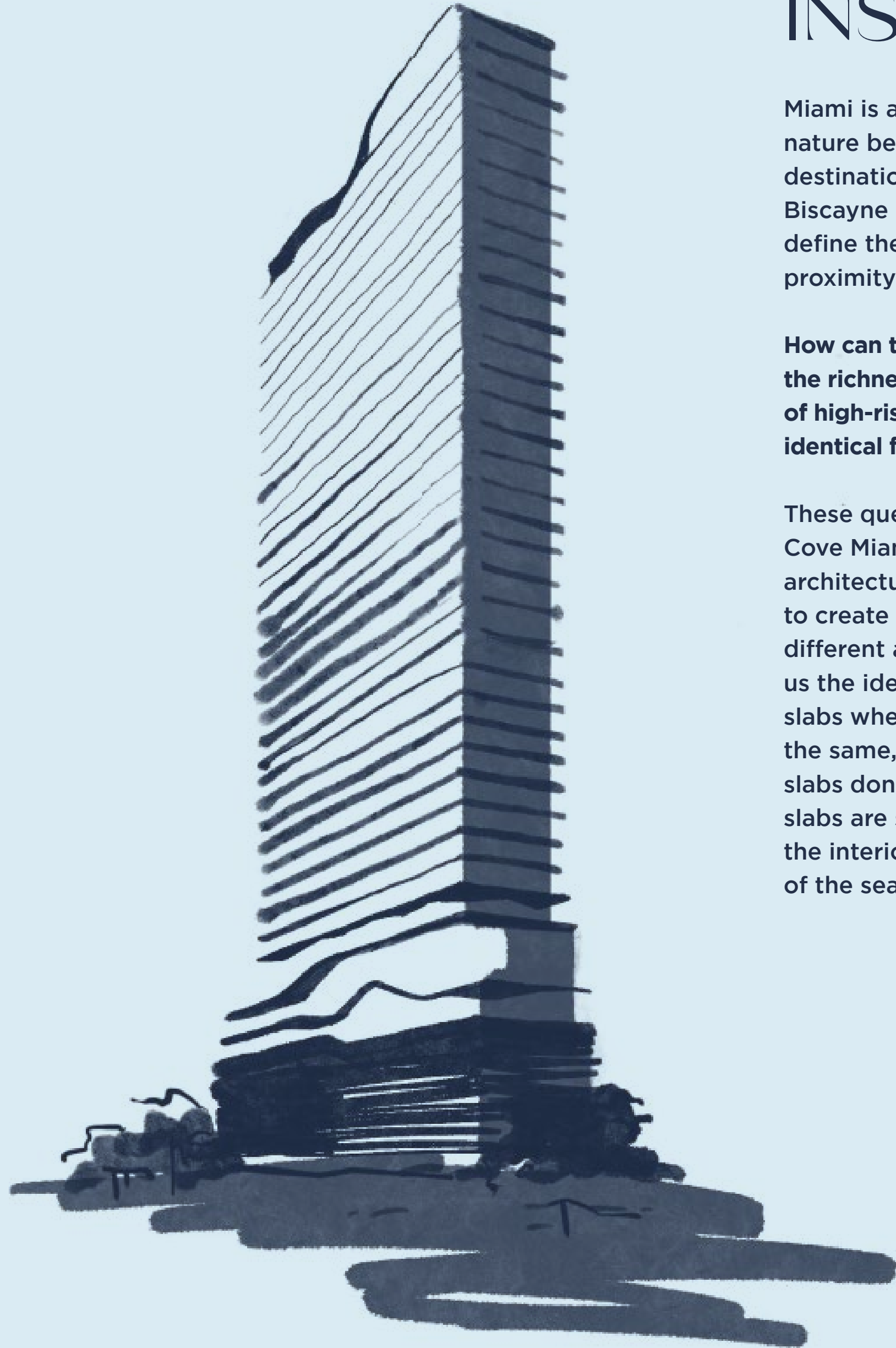
Cove Miami is reinventing the definition of residential living. Towering complexes no longer make a statement of extravagance. Instead, boutique living with high-quality details and convenient access is the new future of residential living.

INSPIRATION

Miami is a city that enjoys a unique contact with nature beyond its worldwide fame as a beach destination and the beauty of its ocean views. Biscayne Bay, the islands and tropical parks define the character of this city that enjoys the proximity of keys, coral reefs and wetlands.

How can the design of a high-rise building reflect the richness of nature in this city? Could we think of high-rise buildings as more than a repetition of identical floors?

These questions triggered the design process for Cove Miami where we drew inspiration from the architecture of boats and cruises and allowed us to create a shape, form and vibe that is uniquely different and not easily replicated. That gave us the idea that those fluidity lines could create slabs where all floors don't need to be exactly the same, they can be slightly different, where all slabs don't need to be horizontal. Some of the slabs are sloped to generate different scales in the interior space, and to introduce a reminiscent of the seascape in the façade of the building.



PROPERTY FEATURES

Developers:

SB Development Group
Hazelton Capital Group

Architecture:

Kobi Karp Architecture

Interior Design:

Dieguez Fridman Design

40

STORIES

116

RESIDENCES

8

PRIVATE
OFFICE SUITES

8

CABANAS

Artist Conceptual Rendering. Developer may change without notice.

ENTRANCE

A photograph of two women laughing joyfully outdoors. The woman on the left has long blonde hair and is wearing dark sunglasses and a white blazer. The woman on the right has her hair pulled back, is wearing green sunglasses and a dark floral-patterned shirt. They are both holding glasses of wine. The background is a bright, slightly blurred outdoor setting. The text 'THE NECESSITIES FOR LUXURY LIVING.' is overlaid in a white, serif font across the center of the image. There are two orange decorative bars: one curved bar in the top right corner and one diagonal bar in the bottom left corner.

THE NECESSITIES
FOR LUXURY LIVING.



AMENITY FEATURES THAT FOCUS ON HEALTH, WELLNESS, RELAXATION AND CONVENIENCE.

At Cove Miami you can live beyond your home. Enjoy the luxury living that puts Cove Miami above all else, including an expansive infinity pool with private cabanas, health & wellness spa, state-of-the-art fitness center with yoga and spin rooms, theatre-style entertainment room, billiards room, private office suites, owners lounge, a waterside restaurant, and more.

AMENITIES

ROOFTOP

- Rooftop Summer Kitchens with Grills & Seating
- Bar with Lounge Seating

POOL, HEALTH & WELLNESS

- State-of-the-art Fitness Center with Spin Auditorium
- Yoga Room
- Spa with Cold Plunge, Massage Rooms, Hammam and Suana
- Outdoor Meditation & Zen Garden
- Resort-Style Infinity Pool
- Private Cabanas

ENTERTAINMENT

- Theatre & Performance Room
- Private Dining Room with Chef's Kitchen
- Game & Billiards Room
- Owner's Lounge with Wine Storage
- Children's Playroom

OFFICES

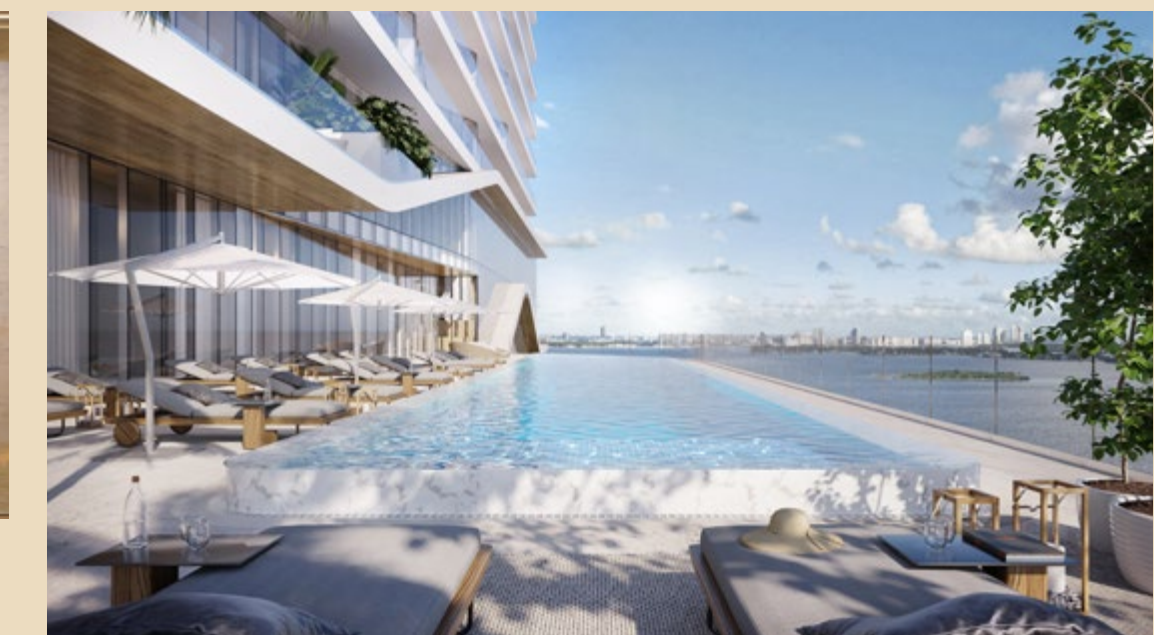
- Business Center with Co-working Space and Conference Room
- Private Offices with Terrace

GROUND LEVEL

- Attended Lobby with Lounge
- Valet Parking with Electric Vehicle Charging Capability
- Waterslide Restaurant
- Direct Boardwalk Access
- Dock for Water Sports Access
- Pet Spa

ESSENTIALS

- Storage Lockers
- Cold Storage
- Guest Suite





Artist Conceptual Rendering. Developer may change without notice.

LOBBY



Artist Conceptual Rendering. Developer may change without notice.

THEATRE AND PERFORMANCE ROOM



Artist Conceptual Rendering. Developer may change without notice.



Artist Conceptual Rendering. Developer may change without notice.

SUANA & SPA



Artist Conceptual Rendering. Developer may change without notice.

FITNESS CENTER



Artist Conceptual Rendering. Developer may change without notice.

INFINITY POOL



RESIDENCES WITH SOUL



STEP INSIDE TO EXPERIENCE A HIGHER STANDARD OF LIVING.

Cove Miami offers a boutique living experience with just 116 luxury residences. Favoring quality above all else, thoughtful touches, floor-to-ceiling windows, wrap-around terraces and carefully crafted natural materials that provide an aura of Zen lifestyle.

RESIDENTIAL FEATURES

- 10 Foot Ceilings in all Living Spaces
- Large Entertainment Space
- Large format ceramic tile flooring throughout living areas and bedroom
- Floor-to-ceiling impact glass windows and sliding glass balcony doors
- Fully tiled balconies featuring glass railings with access from the living room and primary bedroom of every residence
- Custom Kitchen with Calacatta Gold countertop and backsplash
- Household Appliances by Bosch and Thermador (or comparable) including refrigerator, freezer, black stainless-steel combo-oven, and induction cook top.
- Wine Cooler in select units
- Primary bathrooms featuring double vanities with stone countertops and Calacatta Gold wet walls
- Spacious, fully built-out custom closets
- Pre-Wired for Automatic Blinds
- Full-Sized Washer and Dryer in Unit





Artist Conceptual Rendering. Developer may change without notice.



Artist Conceptual Rendering. Developer may change without notice.

KITCHEN



Artist Conceptual Rendering. Developer may change without notice.

PRIMARY BATHROOM



UNIT B | 02

FLOORS 8 - 33

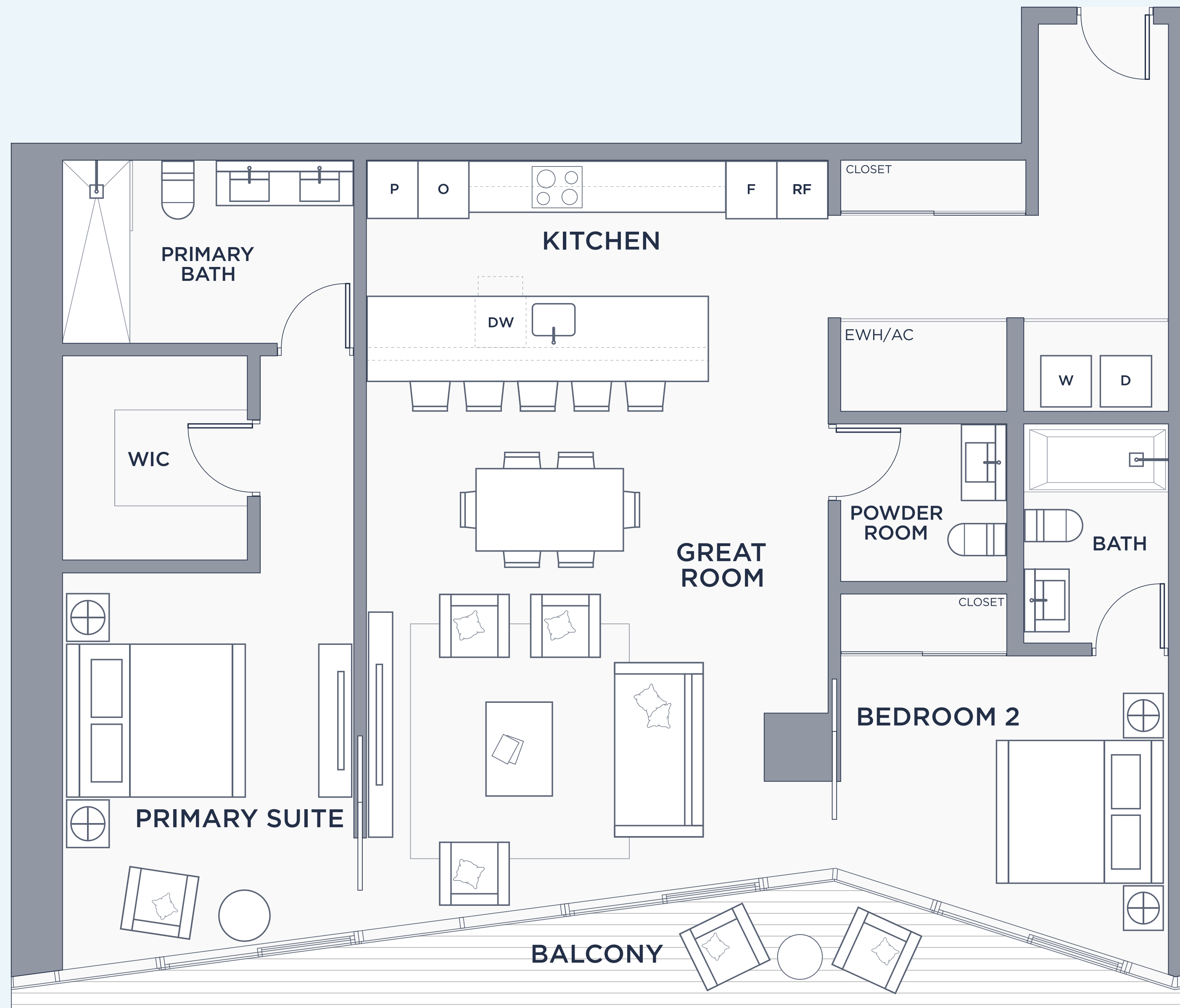
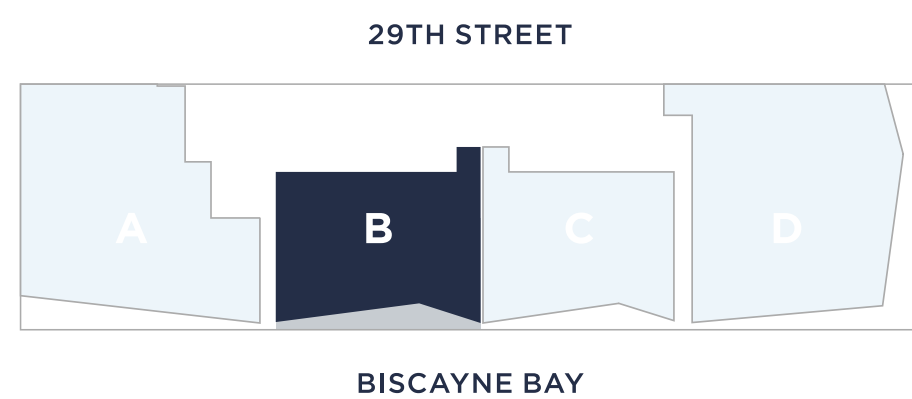
2 BEDROOMS

2.5 BATHROOMS

INTERIOR
1,452 SF | 135 M²

EXTERIOR
134 SF | 12 M²

TOTAL AREA
1,586 SF | 147 M²





UNIT C | 03

FLOORS 8 - 33

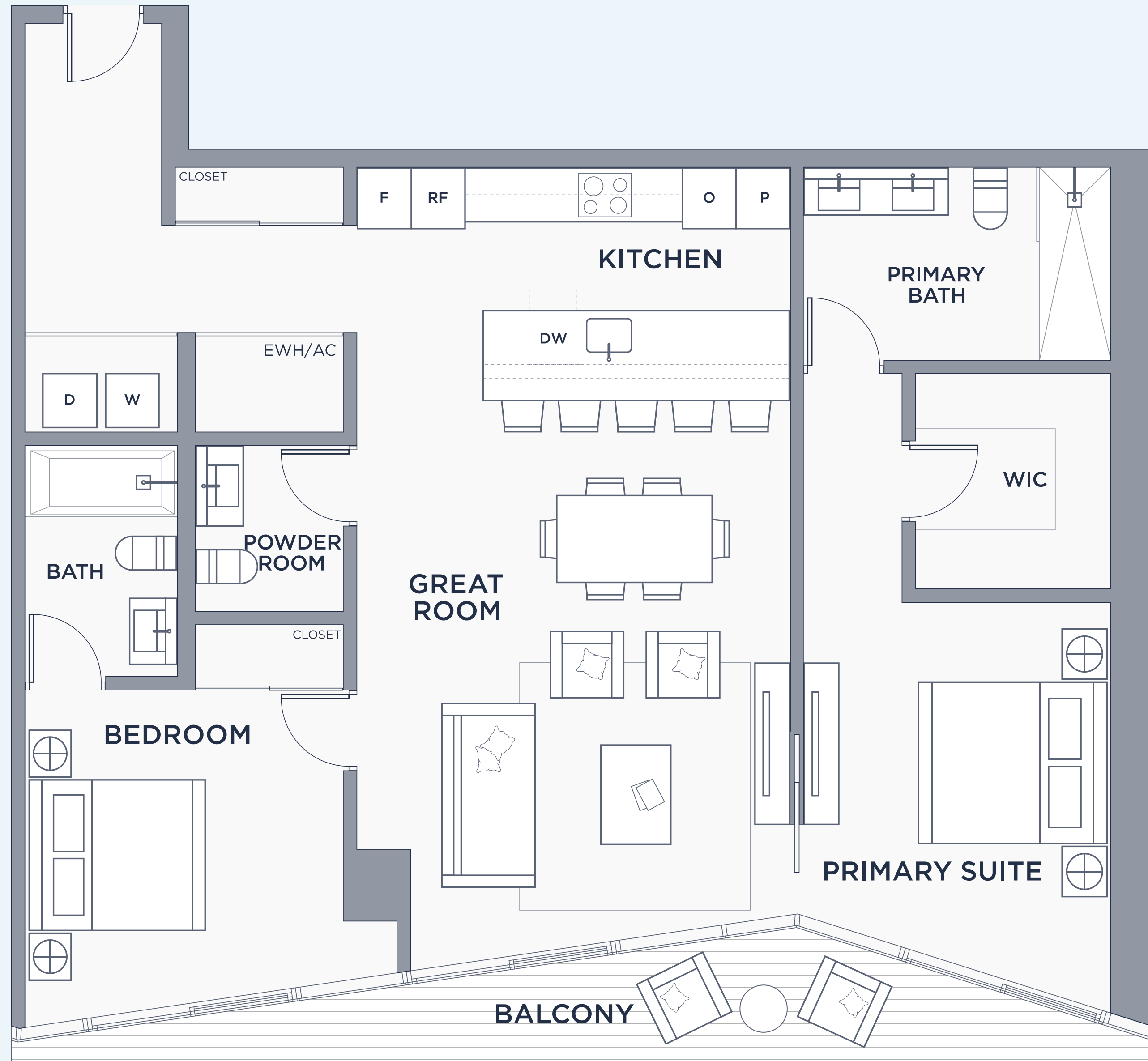
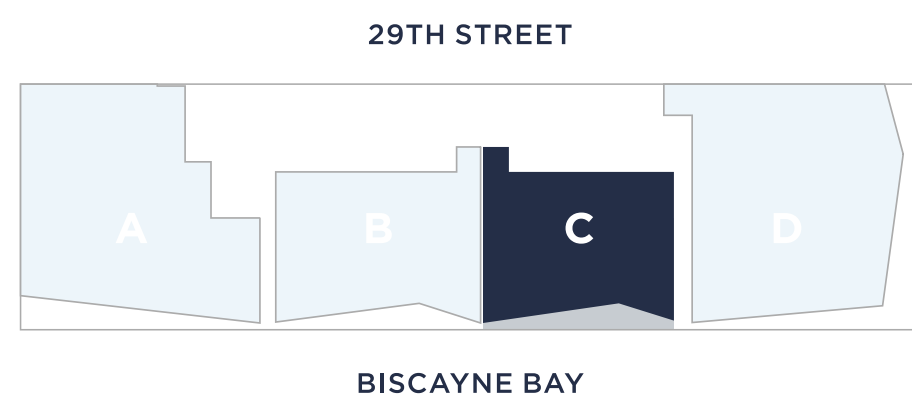
2 BEDROOMS

2.5 BATHROOMS

INTERIOR
1,345 SF | 125 M²

EXTERIOR
124 SF | 12 M²

TOTAL AREA
1,469 SF | 136 M²





UNIT D | 04

FLOORS 8 - 38

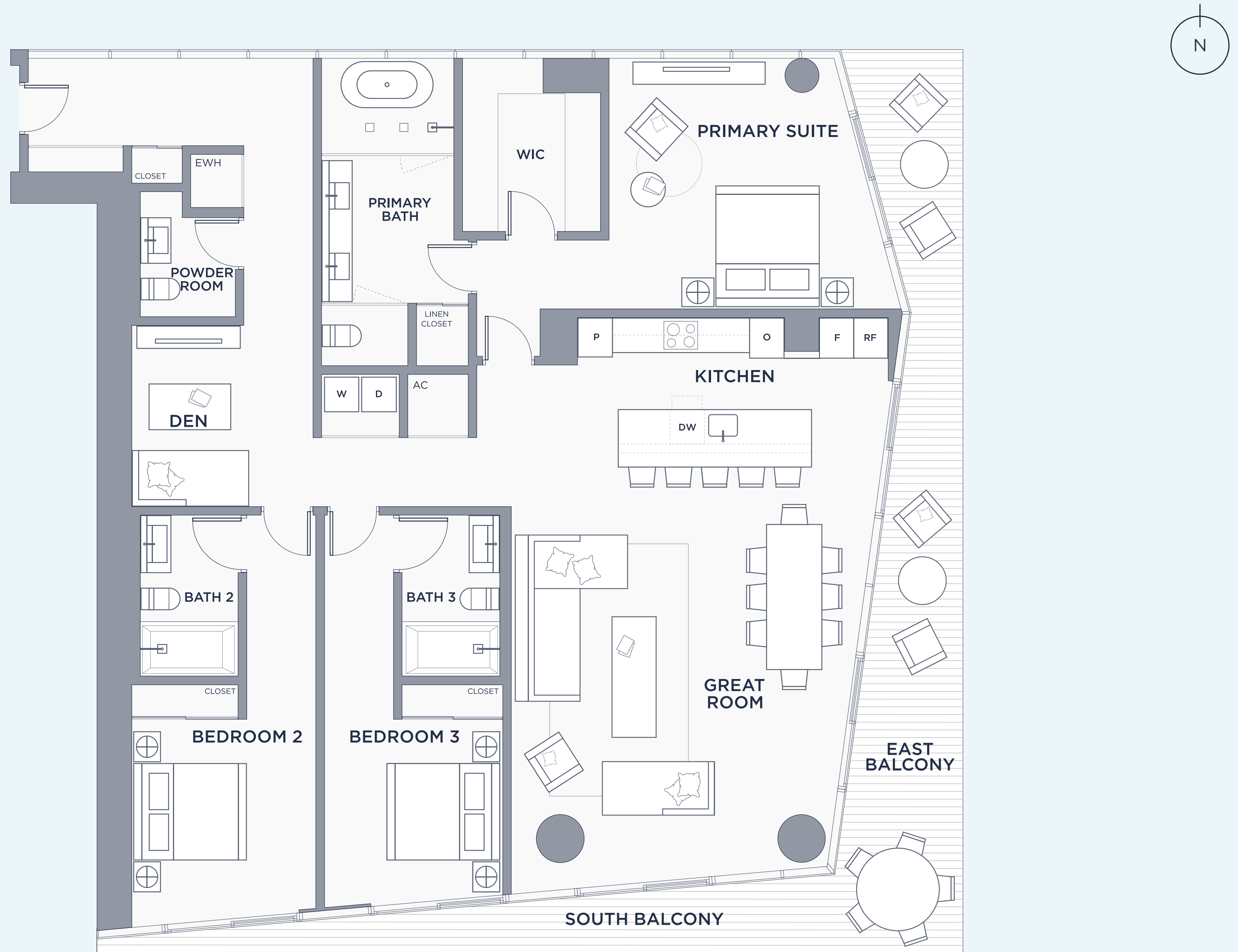
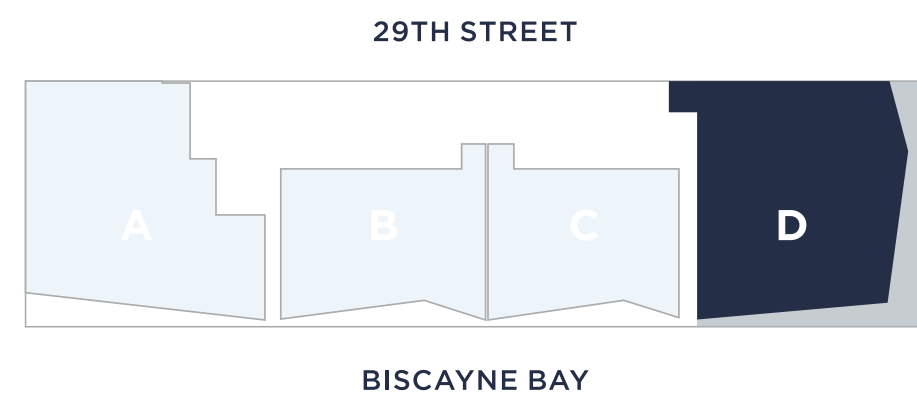
3 BEDROOMS + DEN

3.5 BATHROOMS

INTERIOR
2,263 SF | 210 M²

EXTERIOR
396 SF | 37 M²

TOTAL AREA
2,659 SF | 247M²





UNIT E | 02

FLOORS 34 - 38

4 BEDROOMS + DEN

4.5 BATHROOMS

INTERIOR
2,765 SF | 257 M²

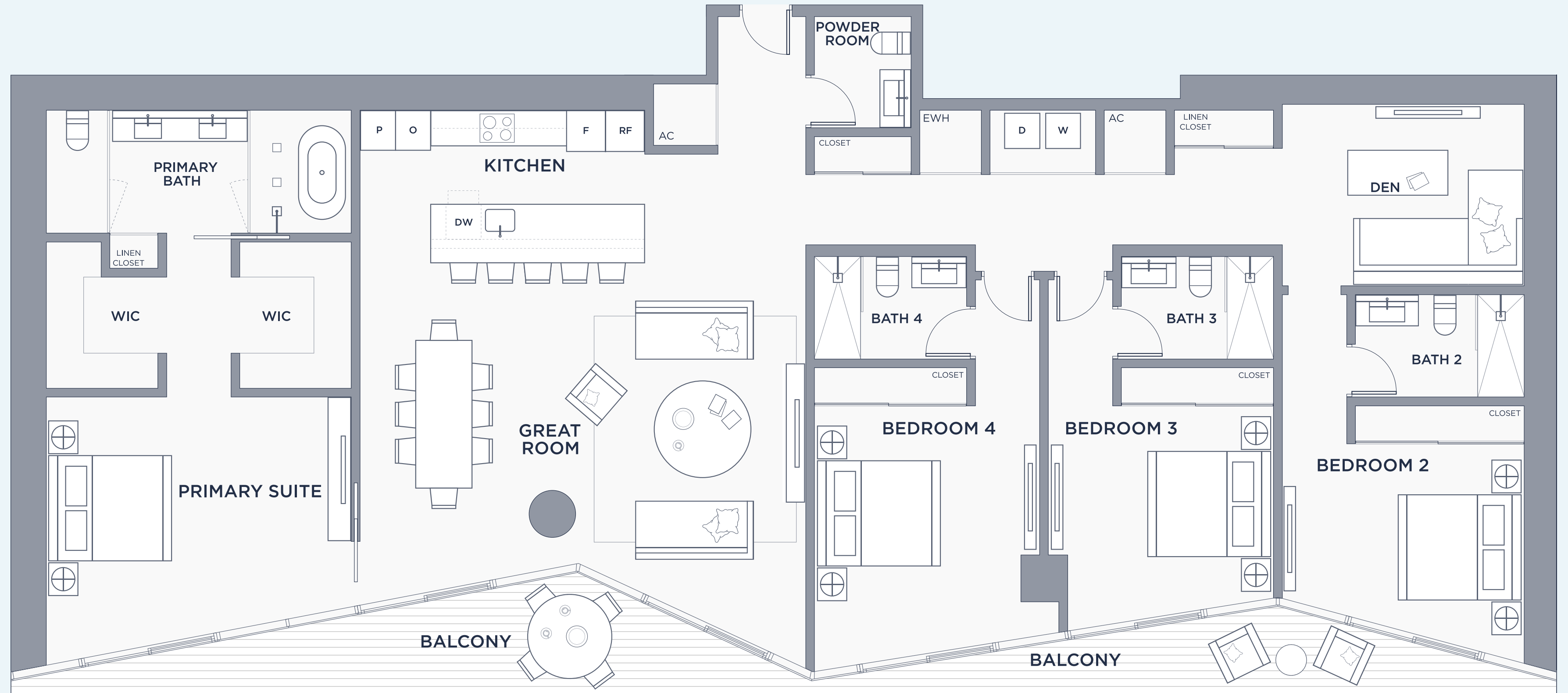
EXTERIOR
303 SF | 28 M²

TOTAL AREA
3,068 SF | 285 M²

29TH STREET



BISCAYNE BAY





THE TEAM

SB DEVELOPMENT GROUP

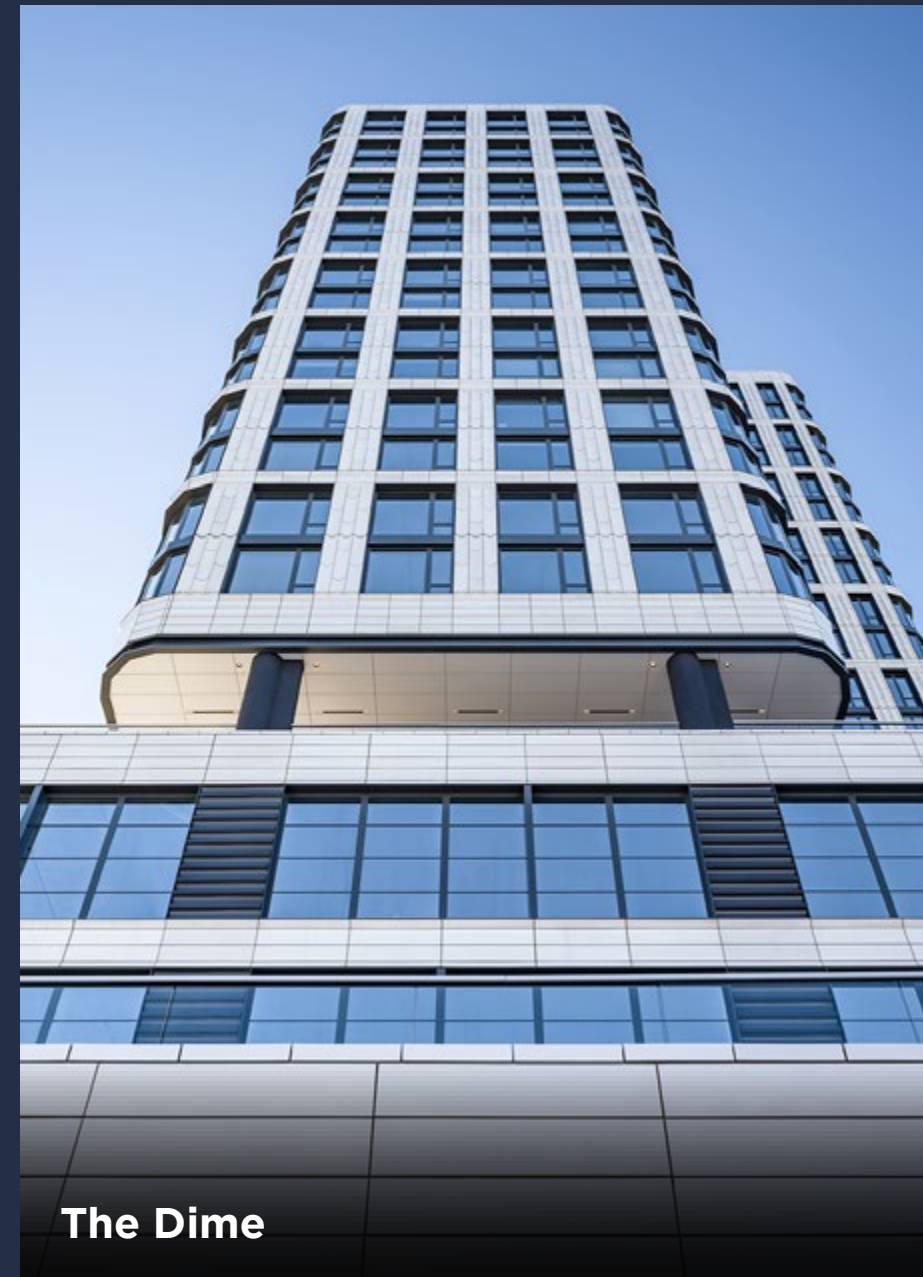
DEVELOPER

SB Development (SBD) is a premier real estate developer that has constructed over 20 assets in the New York metropolitan area with a particular expertise in ground-up residential construction. SBD's success over the past decade is due to employing a unique method of design-build by applying our construction experience, hands-on approach and strict adherence to schedule within the initial design phase through closeout. SBD focuses on designing and coordinating a project that makes sense from a builder's and end-user's perspective.

Featured Projects:

The Dime | 275 South 5th St, Williamsburg, Brooklyn, NY
Nova | 41-05 29th St, Long Island City, Queens, NY
Rise LIC | 29-17 40th Ave, Long Island City, Queens, NY

sbdg1oak.com



The Dime



The Dime



Nova



Rise LIC

HAZELTON CAPITAL GROUP

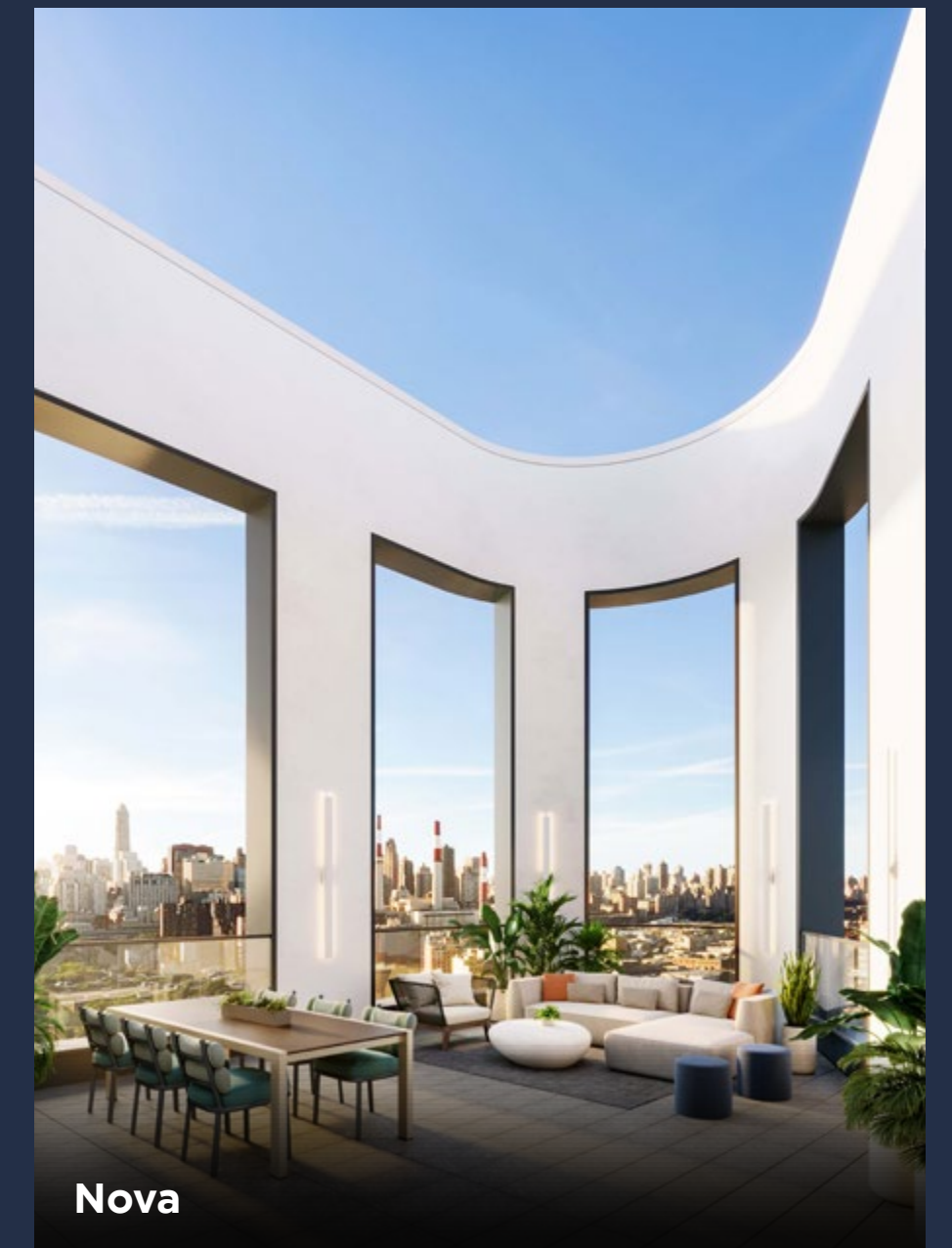
DEVELOPER

Founded by Adam Westreich, Hazelton Capital Group (HCG) is a diversified real estate organization with offices in New York City and Miami. The company has real estate portfolio consisting of several thousand apartments and over 5 million square feet of industrial and office space. Currently, HCG has over 3 million square feet of new construction projects at various stages of development. Recent noteworthy projects include: Nova - a 24 story luxury condominium located in Long Island City, NY; The Printing House - conversion of a 100 year old historic printing press office building into a luxury 271-bed student housing development at SUNY Binghamton; and Rise LIC - a 103 unit luxury apartment building located in Long Island City, NY.

Featured Projects:

- Nova | 41-05 29th St, Long Island City, Queens, NY
- Rise LIC | 29-17 40th Ave, Long Island City, Queens, NY
- The Printing House | 19 Chenango St, Binghamton, NY
- One Morningside Park | 321 W 110th St, New York, NY
- 538 Union Ave | 538 Union Ave, Brooklyn, NY

hazeltoncapitalgroup.com



Nova



Nova

KOBI KARP ARCHITECTURE

ARCHITECTURE

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.

Featured Projects:

Chateau Beach Residences | 17475 Collins Ave, Sunny Isles Beach
Four Seasons Hotel & Residences | Fort Lauderdale
Legacy Tower | 938 Northeast 1st Ave, Miami
Paramount Bay | 2020 N Bayshore Dr, Miami

kobikarp.com



Legacy Hotel & Residences



Chateau Beach Residences



Four Seasons Hotel & Residences



Line Ocampo

DIEGUEZ FRIDMAN

ARCHITECTURE & INTERIOR DESIGN

65 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.

Featured Projects:

Line Ocampo | Buenos Aires, Argentina

Giga | Buenos Aires, Argentina

Corte LIC | 21-30 44th Dr, Long Island City, NY

dieguezfridman.com



Corte LIC



Giga

ONWORLD PROPERTIES

EXCLUSIVE SALES TEAM

OneWorld Properties, led by Peggy Olin, is a Florida-based full-service real estate brokerage firm offering elite services for luxury properties as well as integrated sales and marketing strategies for residential development condominium projects. With over 20 years of experience, our connection to the local broker and international communities sets us apart and we know that connection moves the needle. Equipped with a knowledgeable, multilingual staff, we understand international buyers and we tailor our approach to reach each particular culture. Whether it be Asia, Europe or South America, we have a phenomenal track record and manage relationships with brokers we have successfully transacted with over the years.

Featured Projects:

The Crosby | 698 NE 1st Ave, Miami
501 First | 501 NE 1st Ave, Miami
Legacy Hotel & Residences | 942 NE 1st Avenue, Miami
Paramount Miami | 851 NE 1st Ave, Miami
Paramount Fort Lauderdale | 701 N Fort Lauderdale Beach Blvd
Yotepad | 227 NE 2nd St, Miami
Spectrum+ at Reunion Resort | 7750 Sandy Ridge Dr, Reunion



The Crosby



Legacy Hotel & Residences



PARAMOUNT Miami



COVE
MIAMI



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.

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. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions 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. Dimensions and square footage are approximate and may vary with actual construction. 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.