
COVE
MIAMI



YOUR PRIVATE SANCTUARY

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



Artist Conceptual Rendering. Developer may change without notice.



THE NEW ITERATION OF MIAMI LIVING

The next era of Miami's evolution is happening in Edgewater, surrounded by the world-renowned Downtown Miami, Brickell, Design District and Wynwood neighborhoods. Perfectly placed by some of the most innovative and inspiring communities for global citizens who venture to call Miami home.

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.

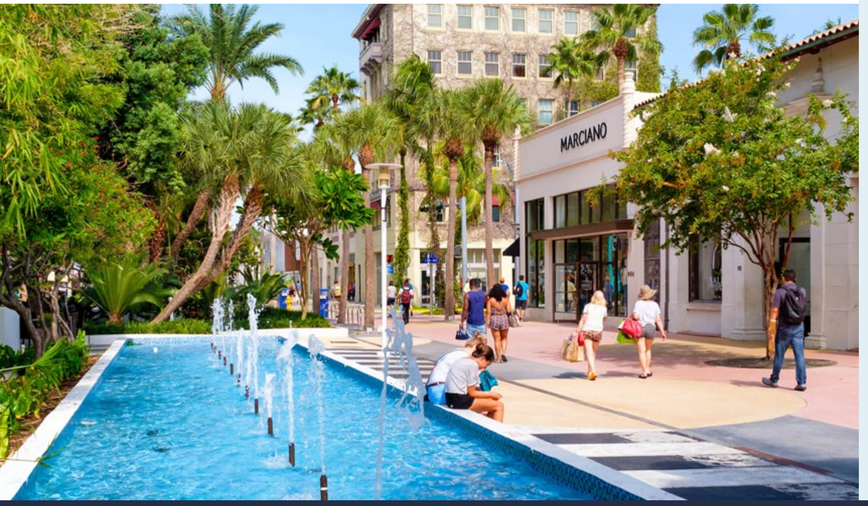


ARTS & ENTERTAINMENT DISTRICT

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.

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.





3.2M+

ANNUAL VISITORS

507

ACRE HISTORIC DISTRICT

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

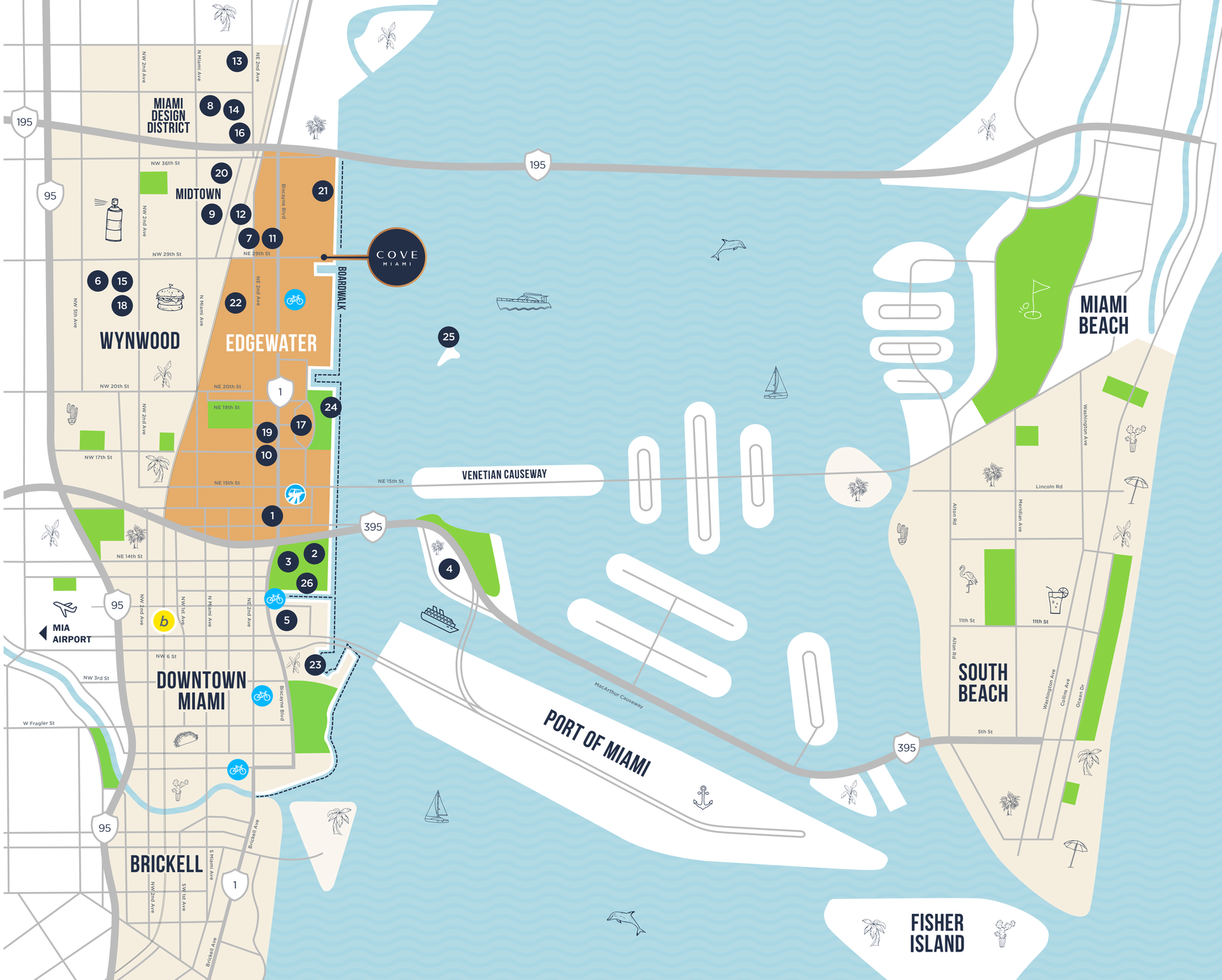
13. Mandolin Aegean Bistro
14. Michael's Genuine Food & Drink
15. Wynwood Kitchen & Bar
16. MIA Market
17. Pura Vida
18. KYU
19. Mignonette
20. Sugarcane
21. Amara at Paraiso
22. Soho Miami Pool House

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





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

Discreetly nestled in Edgewater along the azure waters of Biscayne Bay, allowing you to step away from the hustle of the city and into a haven. Cove Miami is designed to fulfill every moment, ensuring daily routines become cherished experiences.

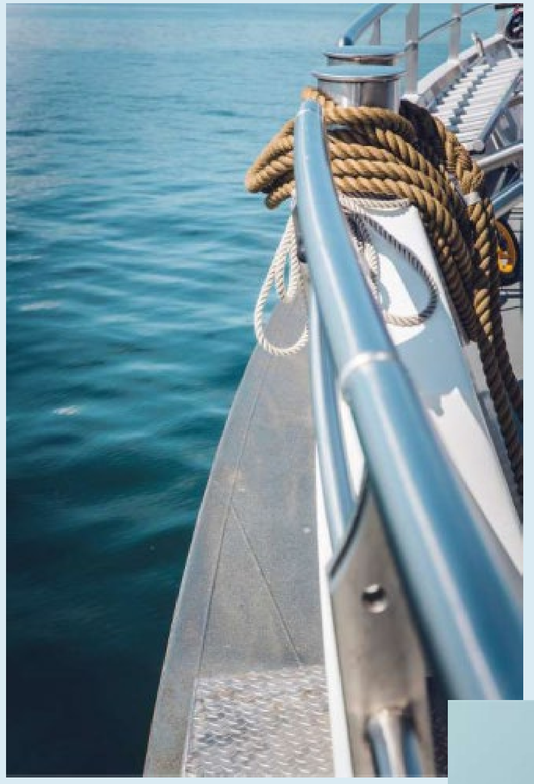


INSPIRATION

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	116
STORIES	RESIDENCES
8	8
PRIVATE OFFICE SUITES	CABANAS



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ENTRANCE


LIVE LIFE YOUR WAY



AMENITY FEATURES DESIGNED SOLELY FOR YOU

Cove Miami is more than just a residence, its your canvas.
Enjoy luxury living that puts you above all else. Begin your day with a dip in the expansive infinity pool, or indulge in a moment of tranquility on our private cabanas with a captivating book in hand, or convene for a quick meeting in our private office suites or owner's lounge.

Rejuvenate your body and soul in our health and wellness spa, complete with a state-of-the-art fitness center that includes yoga and spin rooms. As evening descends, savor a romantic dinner at our waterfront restaurant. Afterward, immerse yourself in our theater-style entertainment room, entertain guests in the billiards room.

Whatever you want, whenever you want it,

AMENITIES

SKY LEVEL

- Rooftop Summer Kitchen
- The Edge Rooftop Lounge

POOL, HEALTH & WELLNESS

- State-of-the-art Fitness Center with Spin Auditorium
- Tranquility Spa
- Resort-Style In inity Pool
- Private Cabanas
- Outdoor Zen Garden
- Yoga Room

ENTERTAINMENT

- Grand Theater
- Wine Lounge
- Private Dining Room with Chef's Kitchen
- Game & Billiards Lounge
- Exclusive Guest Suites
- Children's Playroom

OFFICES

- Executive Business Hub
- Private O ice Suites

BAY LEVEL

- Lobby
- Pet Spa
- Waterside Restaurant
- Baywalk Access
- Dock for Watersports Access

ESSENTIALS

- Storage Lockers
- Cold Storage
- Valet Parking with Electric Charging Capability













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LOBBY



THEATRE AND PERFORMANCE ROOM

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Artist Conceptual Rendering. Developer may change without notice.



FITNESS CENTER

Artist Conceptual Rendering. Developer may change without notice.



Artist Conceptual Rendering. Developer may change without notice.



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ENJOY 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 for a refined and curated lifestyle.

RESIDENTIAL FEATURES

- 10 Foot Ceilings in all Living Spaces
- Large Entertainment Space
- Large format porcelain 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 and Calacatta Gold wet walls
- Spacious, fully built-out custom closets
- Pre-Wired for Automatic Blinds
- Full-Sized Washer and Dryer in Unit



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Artist Conceptual Rendering. Developer may change without notice.

KITCHEN



Artist Conceptual Rendering. Developer may change without notice.

PRIMARY BATHROOM



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KEYPLAN

N

29TH STREET



BISCAYNE BAY

COVE
MIAMI

UNIT A | 01

FLOORS 8 - 38

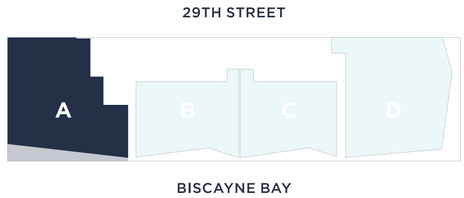
3 BEDROOMS

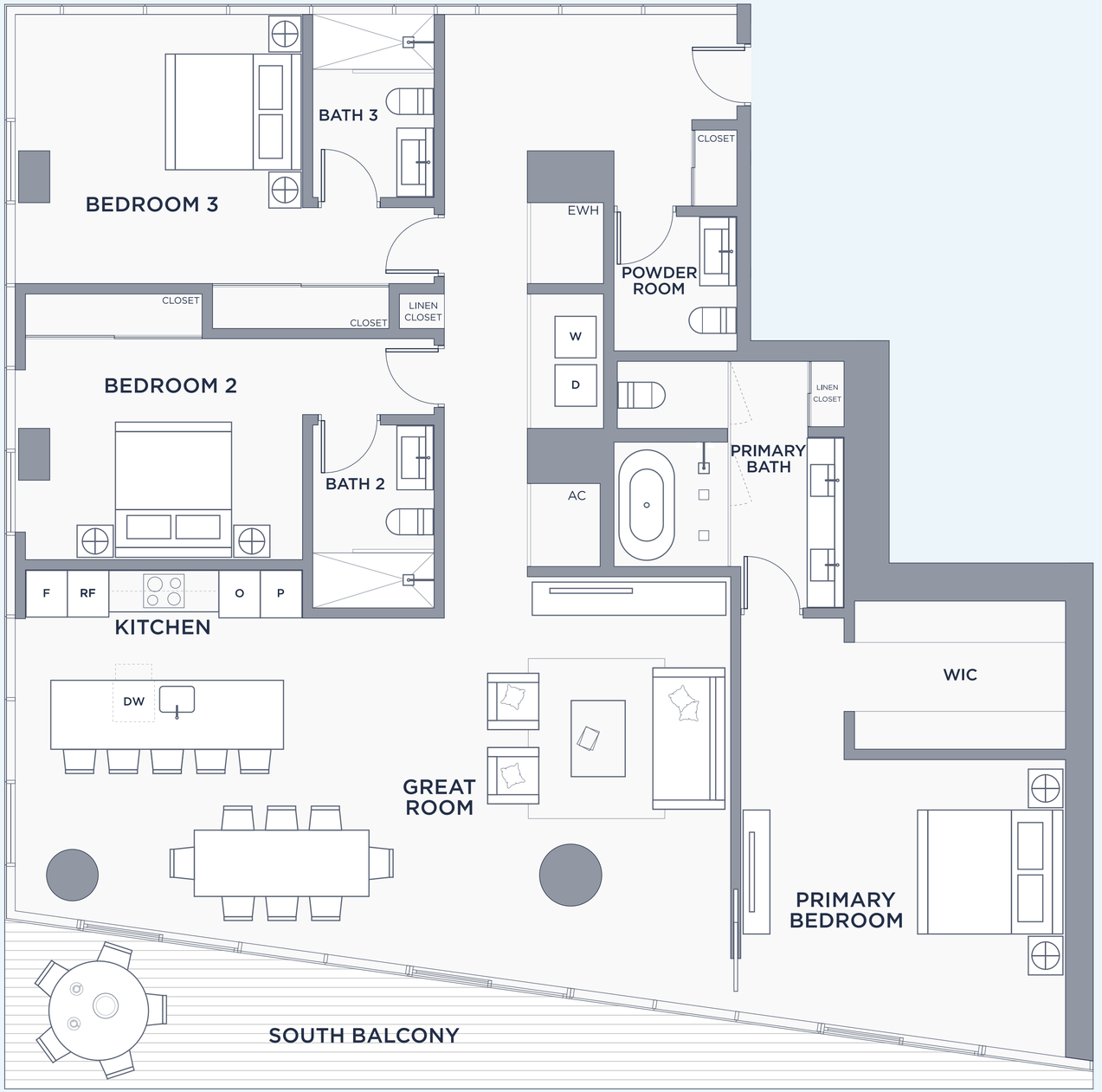
3.5 BATHROOMS

INTERIOR	EXTERIOR
2,120 SF | 197 M²	203 SF | 19 M²

TOTAL AREA

2,323 SF | 216 M²







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UNIT B | 02

FLOORS 8 - 33

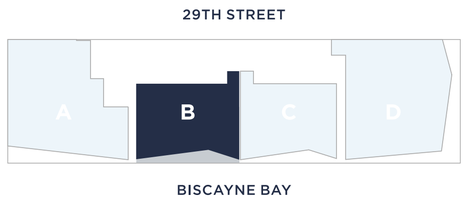
2 BEDROOMS

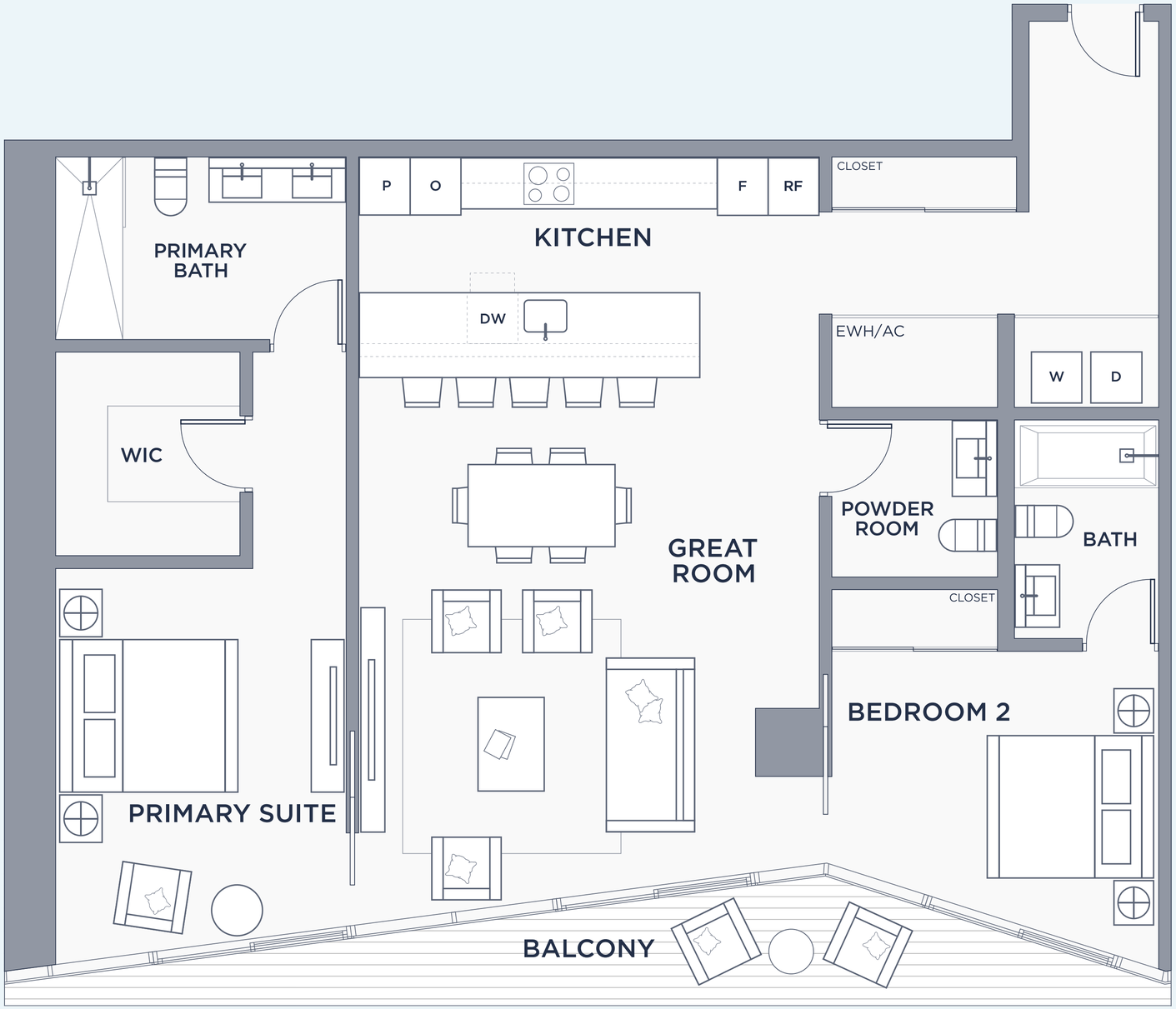
2.5 BATHROOMS

INTERIOR	EXTERIOR
1,452 SF | 135 M²	134 SF | 12 M²

TOTAL AREA

1,586 SF | 147 M²







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UNIT C | 03

FLOORS 8 - 33

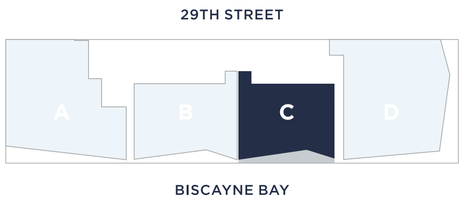
2 BEDROOMS

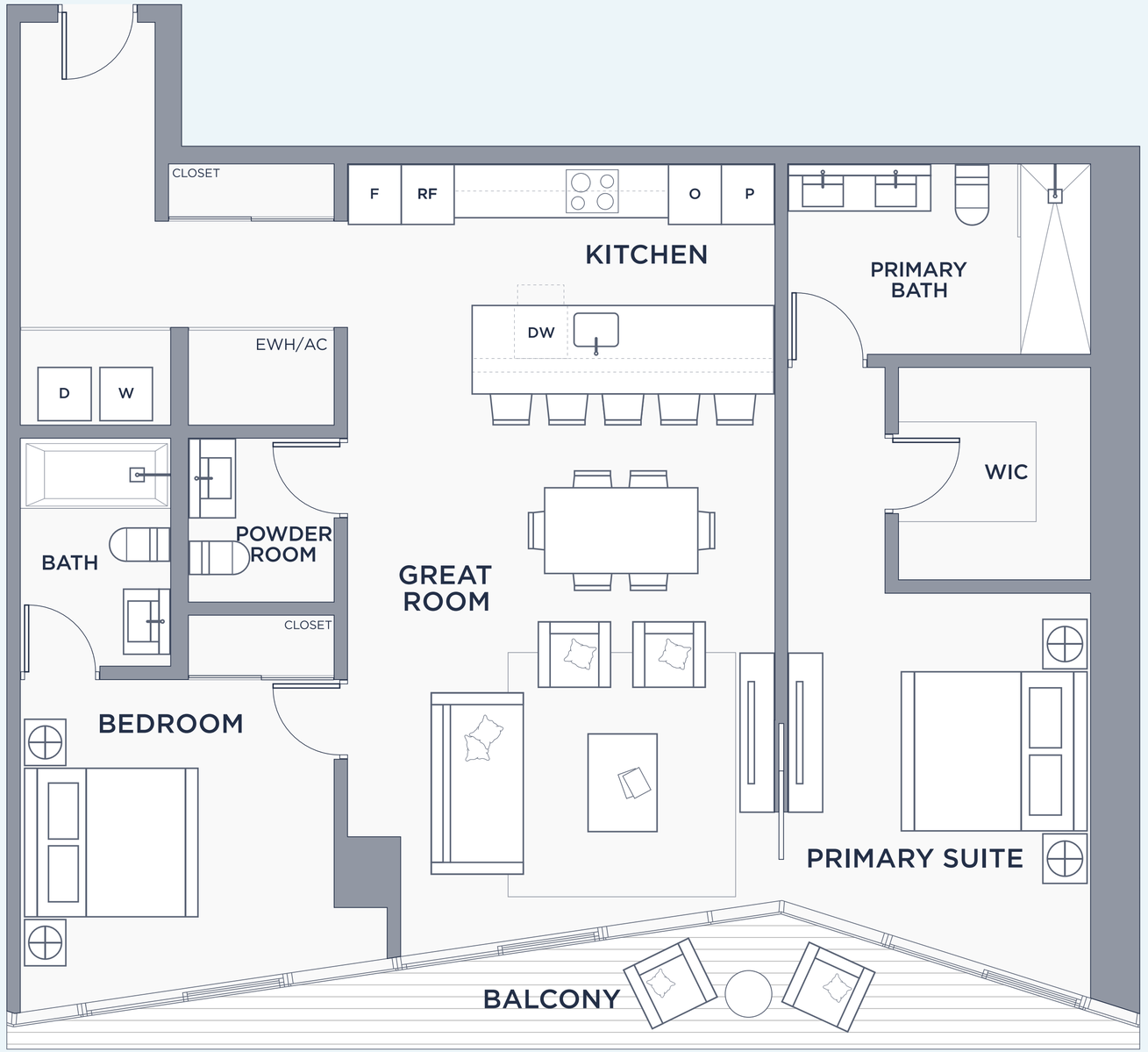
2.5 BATHROOMS

INTERIOR	EXTERIOR
1,345 SF | 125 M²	124 SF | 12 M²

TOTAL AREA

1,469 SF | 136 M²







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UNIT D | 04

FLOORS 8 - 38

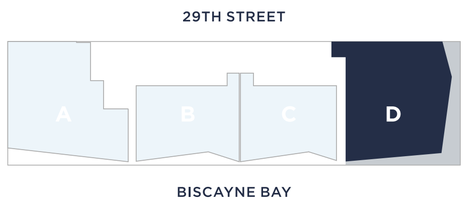
3 BEDROOMS + DEN

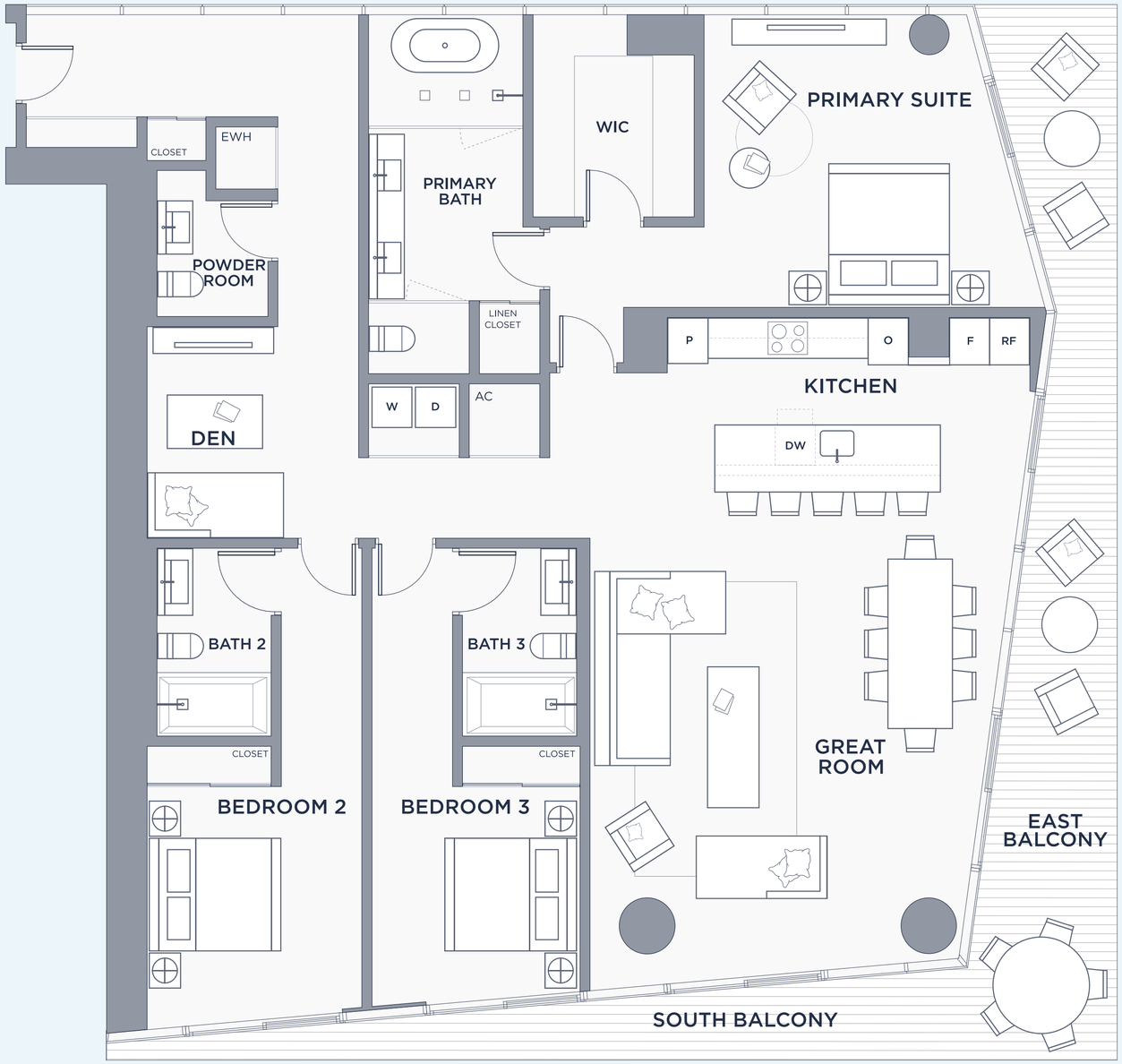
3.5 BATHROOMS

INTERIOR	EXTERIOR
2,263 SF | 210 M²	396 SF | 37 M²

TOTAL AREA

2,659 SF | 247M²





N

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UNIT E | 02

FLOORS 34 - 38

4 BEDROOMS + DEN

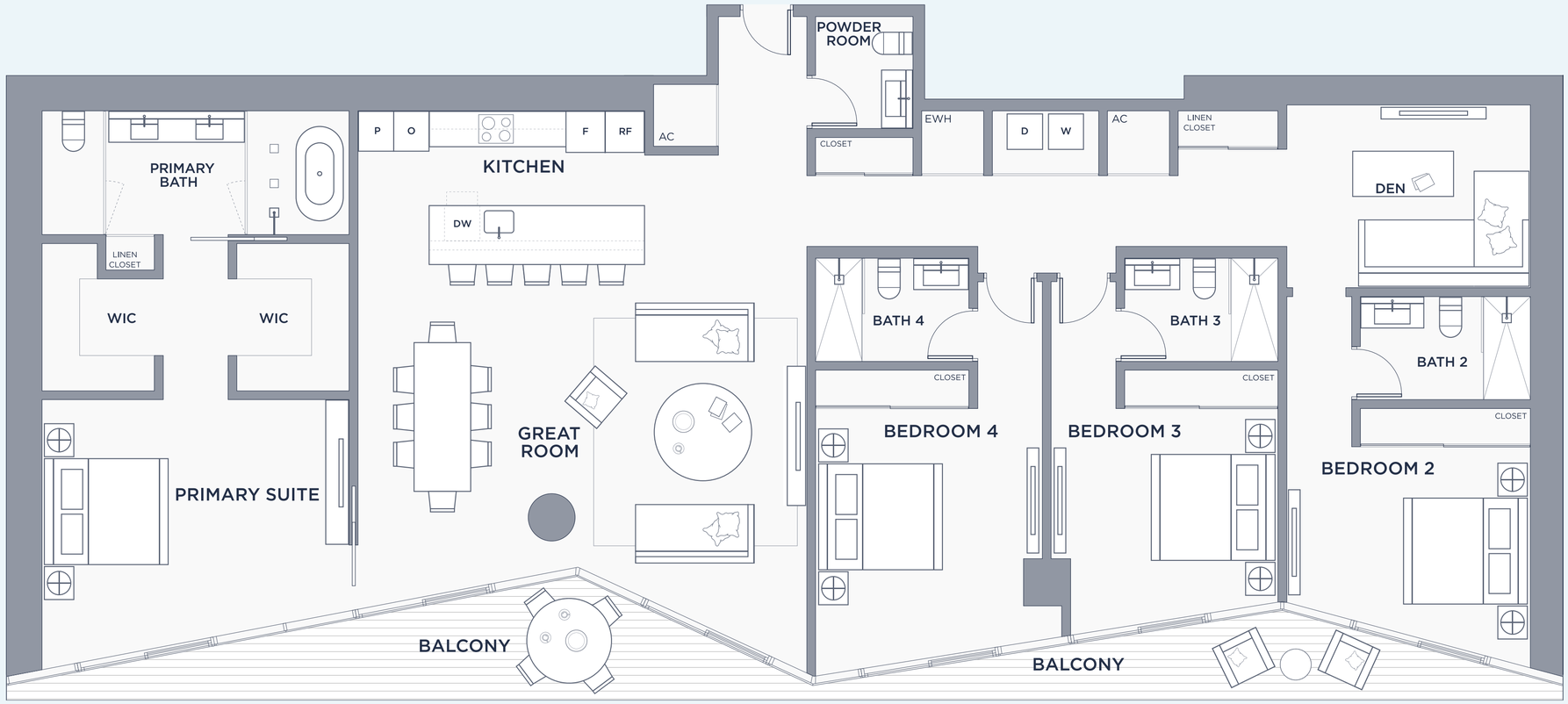
4.5 BATHROOMS

INTERIOR	EXTERIOR
2,765 SF | 257 M²	303 SF | 28 M²

TOTAL AREA

3,068 SF | 285 M²







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SOUTH EAST


NORTH


EAST


SOUTH


WEST



THE TEAM

SB DEVELOPMENT GROUP

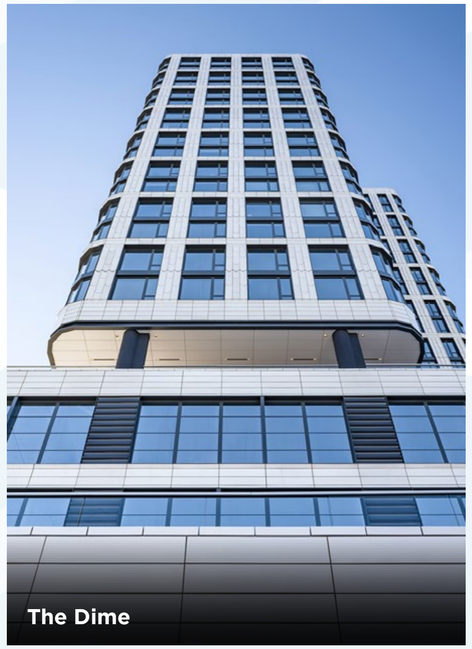
DEVELOPER

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

ONEWORLD PROPERTIES

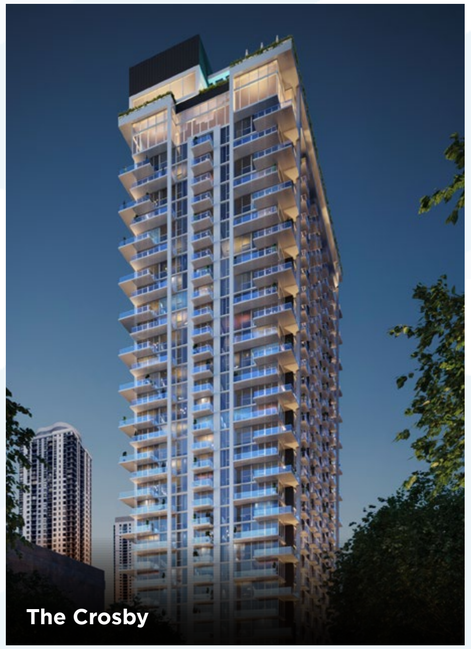
EXCLUSIVE SALES TEAM

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.

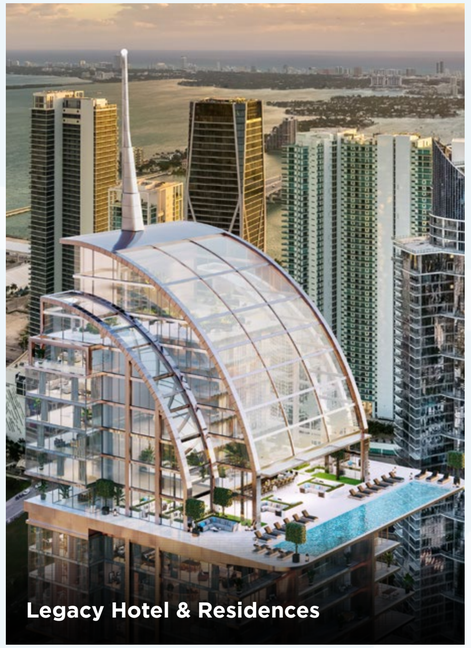
Featured Projects:

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 Yotelpad | 227 NE 2nd St, Miami
Spectrum+ at Reunion Resort | 7750 Sandy Ridge Dr, Reunion

owpbrokers.com



The Crosby



Legacy Hotel & Residences



PARAMOUNT Miami

COVE
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Sales Gallery
2935 Biscayne Blvd, Suite 100 Miami, FL 33137

Future Building Address
496 NE 29 St. Miami, Fl 33132

HAZELTON CAPITAL GROUP

SBD OAK

ONEWORLD PROPERTIES

EQUAL HOUSING OPPORTUNITY

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.

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