



THE CÔVE RESIDENCES

A Waterfront Collection

The Cove Residences: A Waterfront Collection

Rising directly on the Biscayne Bay waterfront, The Cove Residences introduces a new standard of understated luxury along Edgewater’s serene shoreline—just moments from Miami’s most prominent business and cultural destinations.

RESIDENTIAL MIX

- 1 Bedroom / 1 Bathroom
868 SF
- 2 Bedrooms / 2.5 Bathrooms
1,231 SF – 1,472 SF
- 3 Bedrooms / 3.5 Bathrooms
2,142 SF – 2,304 SF
- 4 Bedrooms / 4.5 Bathrooms
2,763 SF

OUR TEAM

- DEVELOPMENT TEAM
 - SB Development Group
 - Hazelton Capital Group
- ARCHITECTURE
 - Kobi Karp Architecture
- INTERIORS DESIGN
 - Diegues Fridman Design
- EXCLUSIVES SALES AND MARKETING
 - Douglas Elliman Development Marketing

THE CÔVE RESIDENCES



RESIDENTIAL FEATURES

- Floor-to-Ceiling Impact Glass Windows and Sliding Glass Balcony Doors
- Large Entertainment Space
- Large Format Ceramic Tile Flooring Throughout Living Areas and Bedroom
- 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 (or Similar)
- Household Appliances by Bosch and Thermador (or comparable) Including Refrigerator, Freezer, Black Stainless-Steel Combo-Oven, and Induction Cook Top
- Spacious Closets with Shelving/Rods
- Wine Cooler in Select Units
- Primary Bathrooms Featuring Double Vanities with Stone Countertops and Calacatta Gold Wet Walls (or Similar)
- Full-Sized Washer and Dryer in Units, Stacked Washer Dryer in one Bedroom Unit

CEILING HEIGHTS

FLOOR 40	11’ 2”	FLOOR 34–39	9’ 4”	FLOOR 33	11’ 10”	FLOOR 8–32	9’ 4”
----------	--------	-------------	-------	----------	---------	------------	-------

AMENITIES

POOL, HEALTH & WELLNESS

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

OFFICES

- Business Center with Co-Working Space
- Reception and Conference Rooms
- Private Offices with Terrace

ESSENTIALS

- Storage Lockers
- Cold Storage
- Guest Suite

NEIGHBORHOOD

Edgewater, Wynwood, the Design District, and Downtown surround Cove Miami, creating a connected way of living — mornings along the bay, afternoons exploring art and fashion, and evenings shaped by dining and culture. It’s a setting where waterfront calm and creative energy exist in balance.

ENTERTAINMENT

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

ROOFTOP

- Rooftop Summer Kitchens with Grills & Seating

GROUND LEVEL

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

From the sanctuary of Cove, the city feels close yet comfortably removed. Daily life is grounded in residential ease, with world-class shopping, galleries, and restaurants just moments away. The rhythm is relaxed yet cosmopolitan — a lifestyle defined by access and refinement.



The Cove Residences
496 NE 29th Street,
Miami, FL 33137

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



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. This advertisement is made pursuant to Cooperative Policy Statement #12, File No. CP25-0073, issued by the New York State Department of Law. The complete offering terms are in a prospectus available from offeror. OFFEROR: EDGEWATER OWNER, LLC, 120 WEST 45TH STREET, NEW YORK, NY 10036.