
HQ RESIDENCES
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.



See legal disclaimers on last page

HQ RESIDENCES MIAMI

In a world that never stops,
you deserve a place that slows with you.

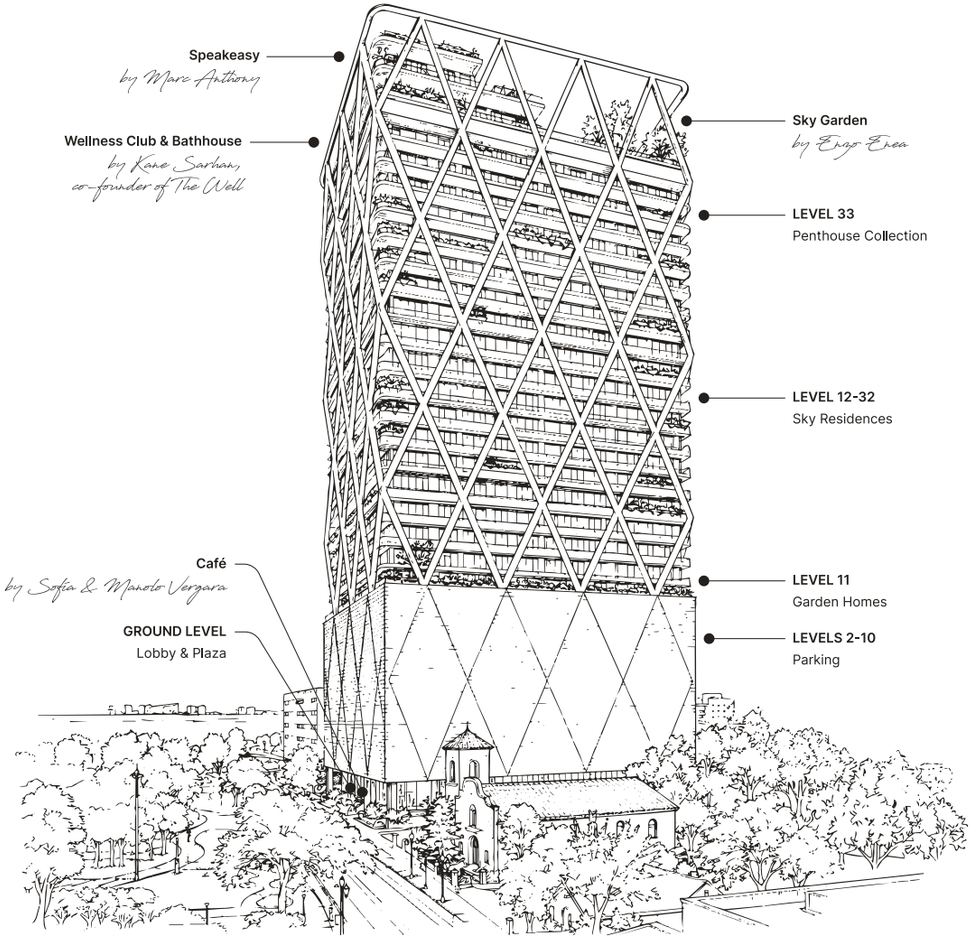
A home where mornings begin in calm light,
art stirs your imagination, neighbors become friends,
and every gathering feels like a celebration.

Here, life doesn't pull you apart,
it brings you back to yourself.

Welcome to HQ Residences in Edgewater.
Crafted for a Life in Balance.

The Condominium of Edgewater 29th Street a/k/a
HQ Residences Miami

A New Landmark for Miami Living



HQ Residences Miami rises 35 stories above Edgewater. A signature diagrid façade by **Arquitectonica** sculpts light and movement, redefining modern living through Wellness, Design, and Entertainment — suspended between city and bay.

See legal disclaimers on last page



From **Garden Homes** to **Sky Residences** and the **Penthouse Collection**, each of the 229 residences is thoughtfully shaped by light and flow. Floor-to-ceiling windows draw in natural light and frame sweeping views of Biscayne Bay, the skyline, and glowing western sunsets, while expansive balconies extend living spaces outward.

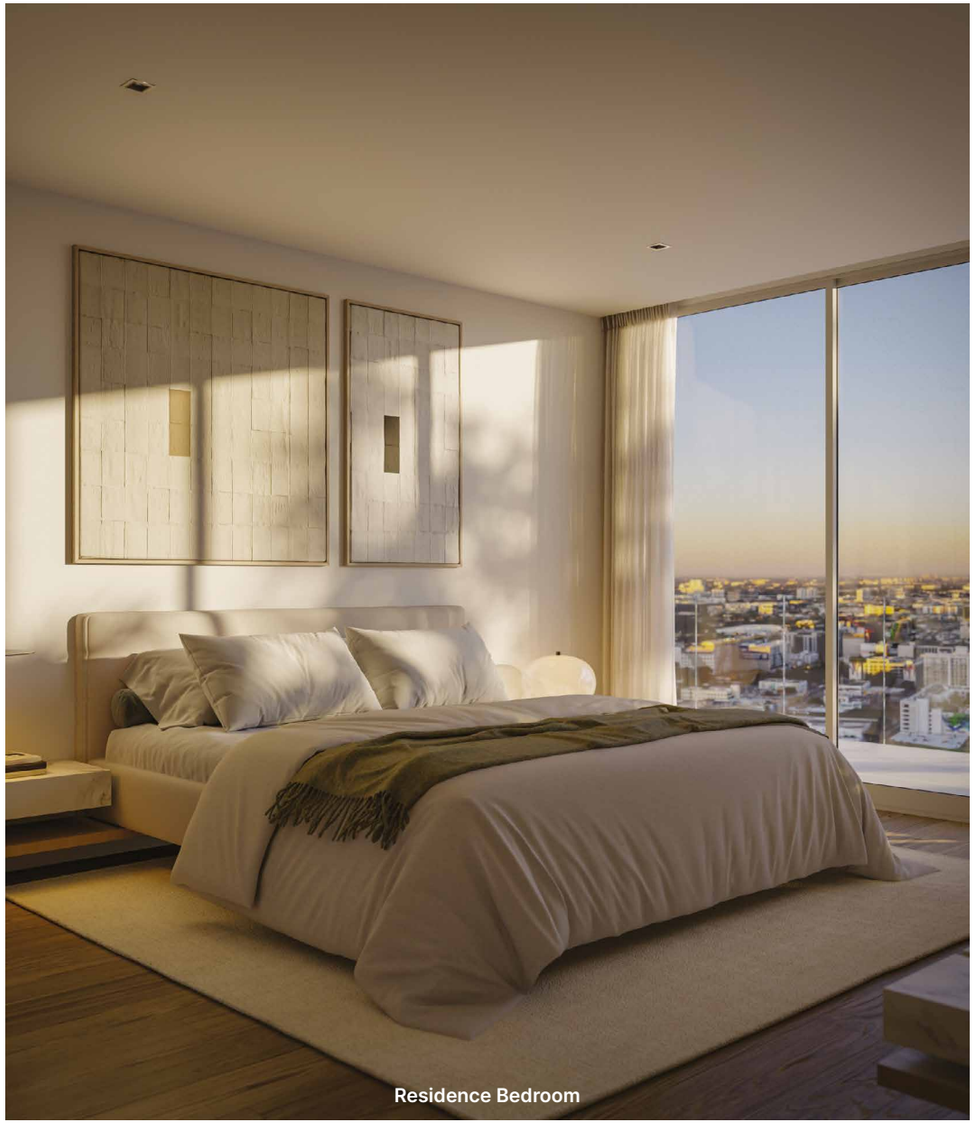
Luminous, meticulously composed interiors rise with ceilings from 9 to 12 feet, and up to 16 feet in the penthouses, creating a rare sense of openness and ease.

See legal disclaimers on last page

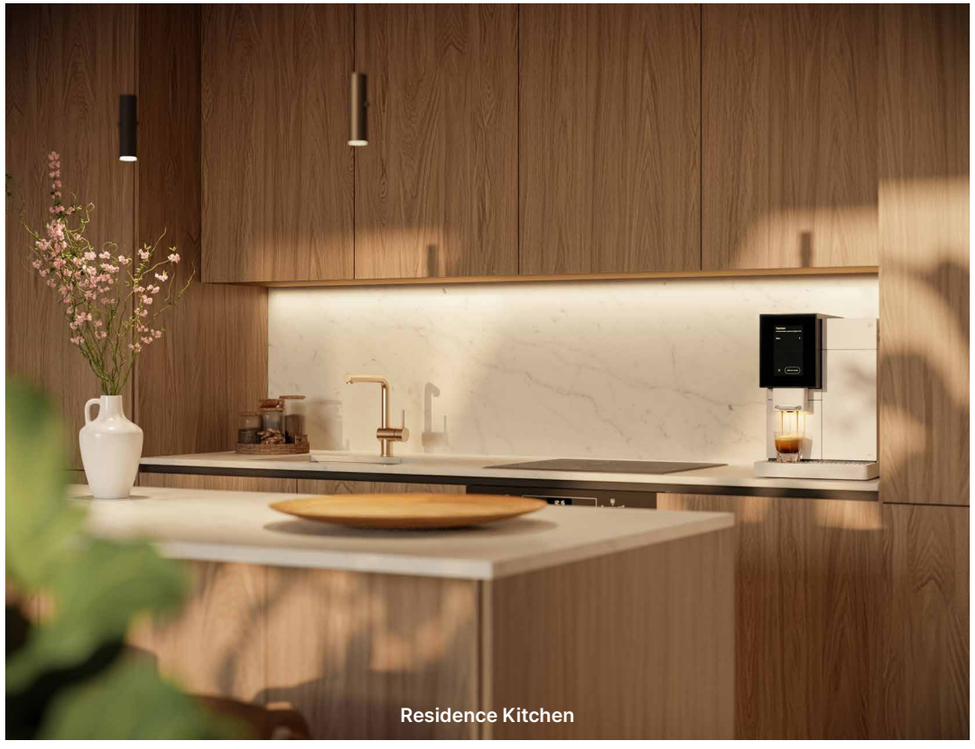


Residence Living Room

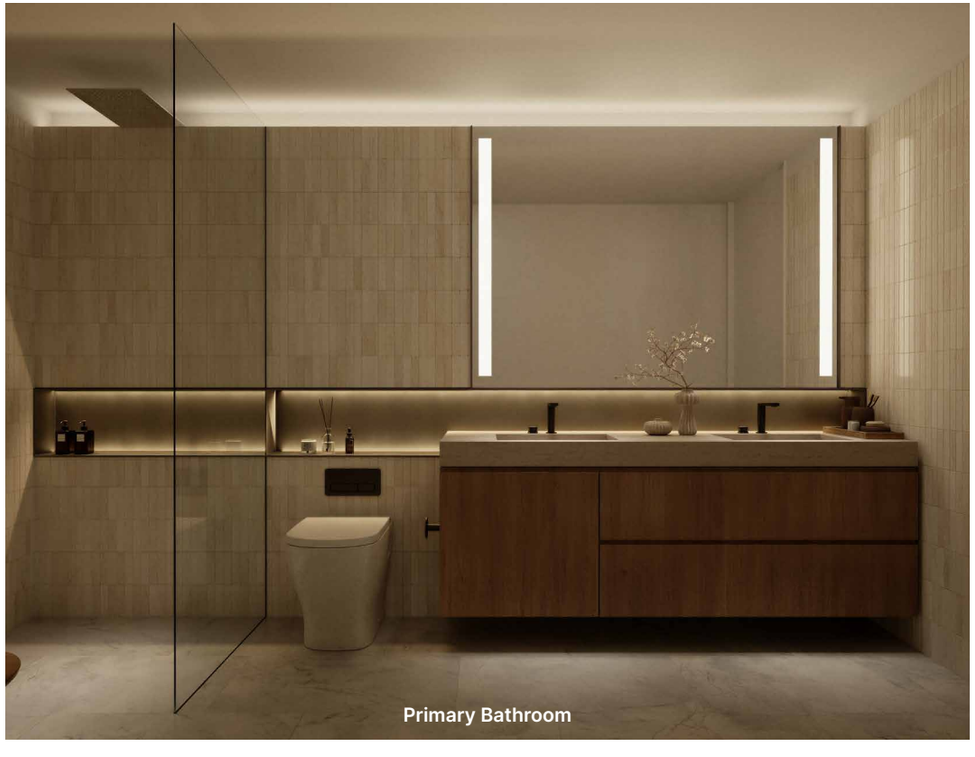
See legal disclaimers on last page



Residence Bedroom



Residence Kitchen



Primary Bathroom

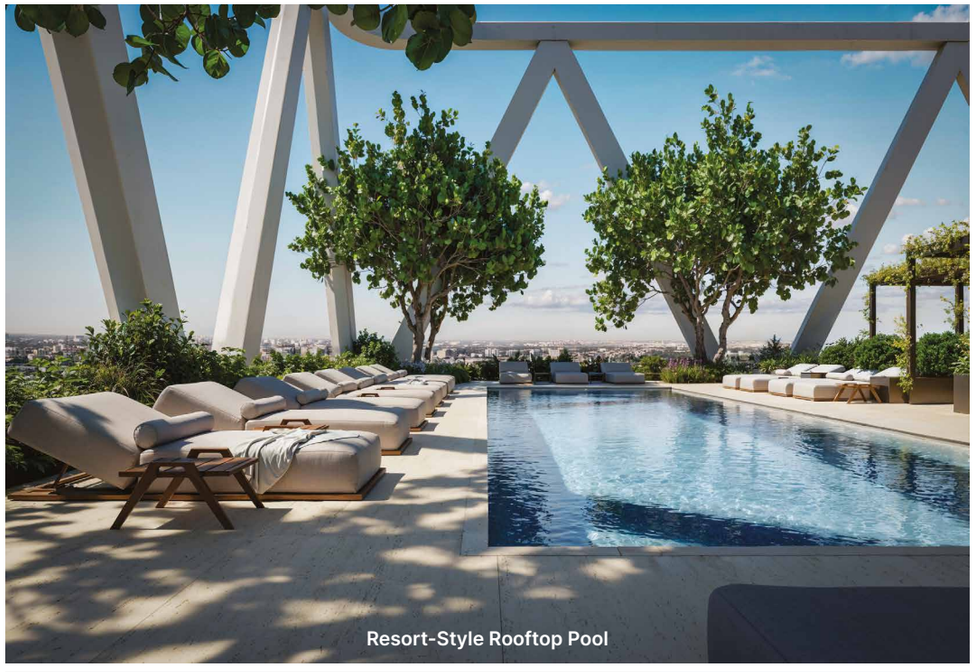
Kitchens

- Natural stone and quartz countertops with matching backsplash.
- Integrated LED lighting beneath cabinetry.
- A designer appliance suite, panel-integrated refrigerator, induction cooktop, oven, and dishwasher.
- Italian wood cabinetry in a refined bronze-toned finish.

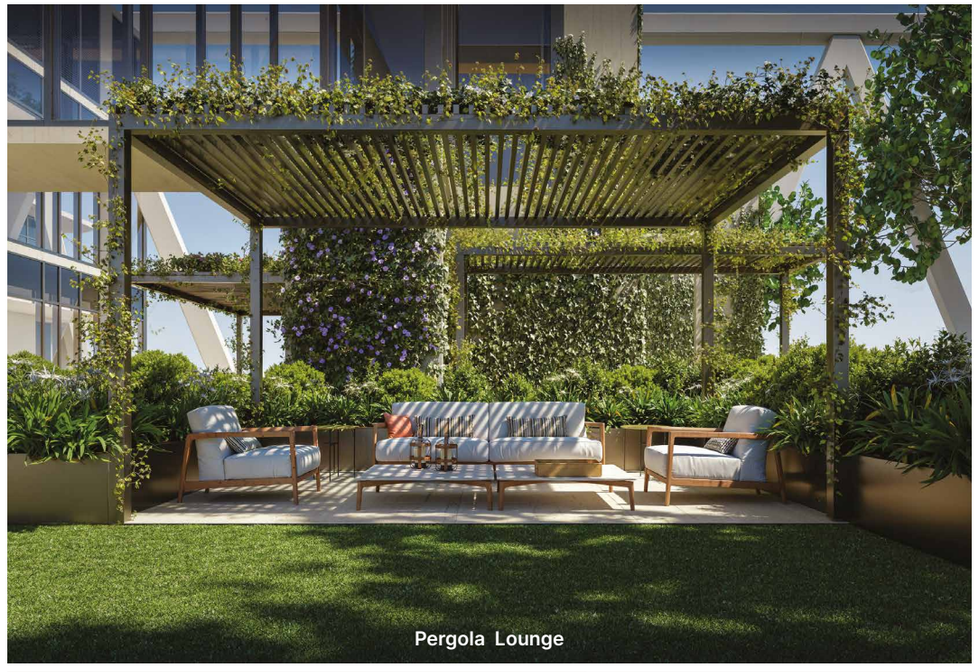
Primary Bathrooms

- Spa-inspired design with walk-in shower and floating vanity.
- Dual sinks with integrated LED mirrors.
- Premium fixtures.
- Natural stone countertops paired with Italian wood cabinetry.
- Warm, neutral ceramic wall tile and a softly backlit niche.

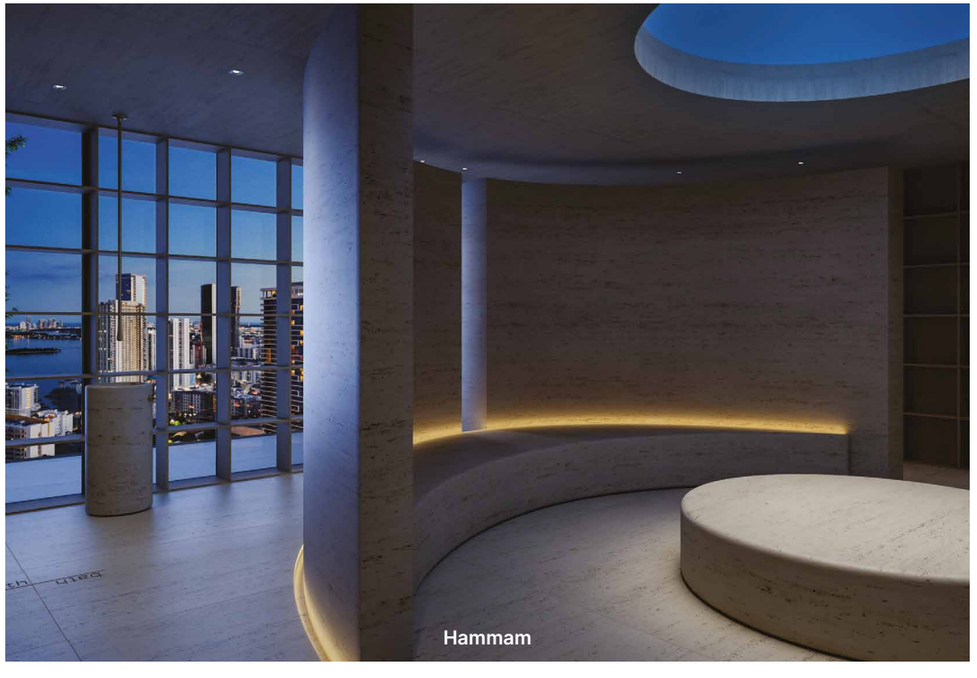
See legal disclaimers on last page



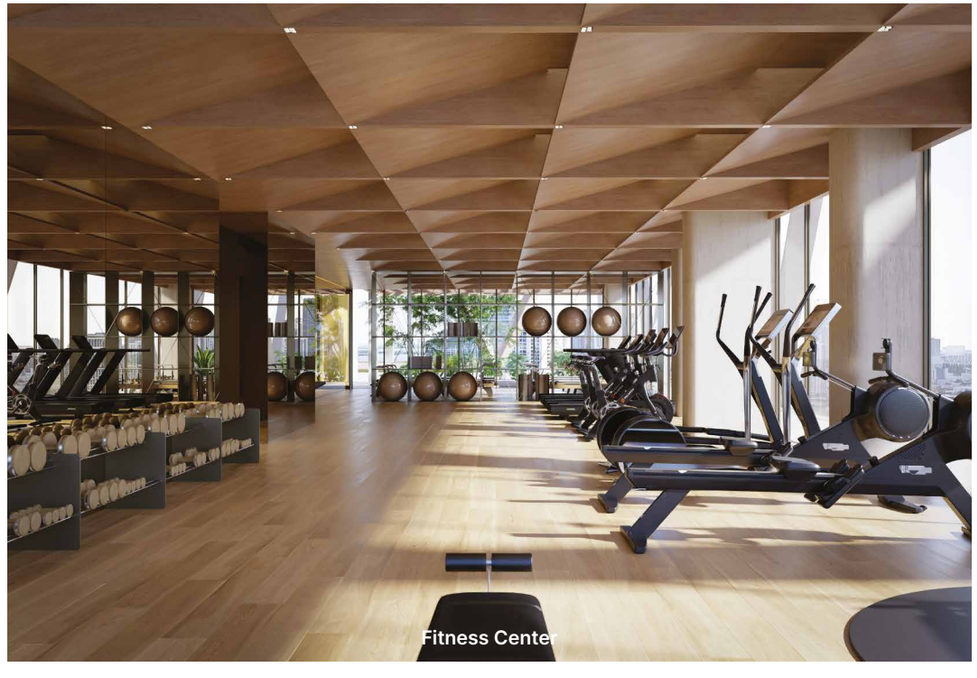
Resort-Style Rooftop Pool



Pergola Lounge



Hammam

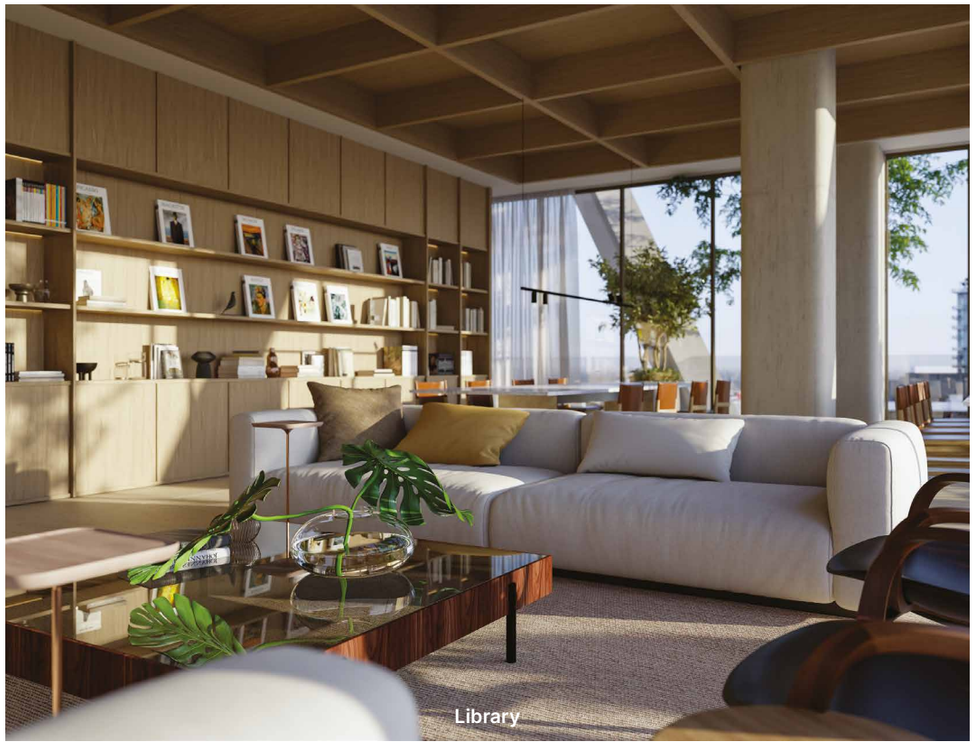


Fitness Center

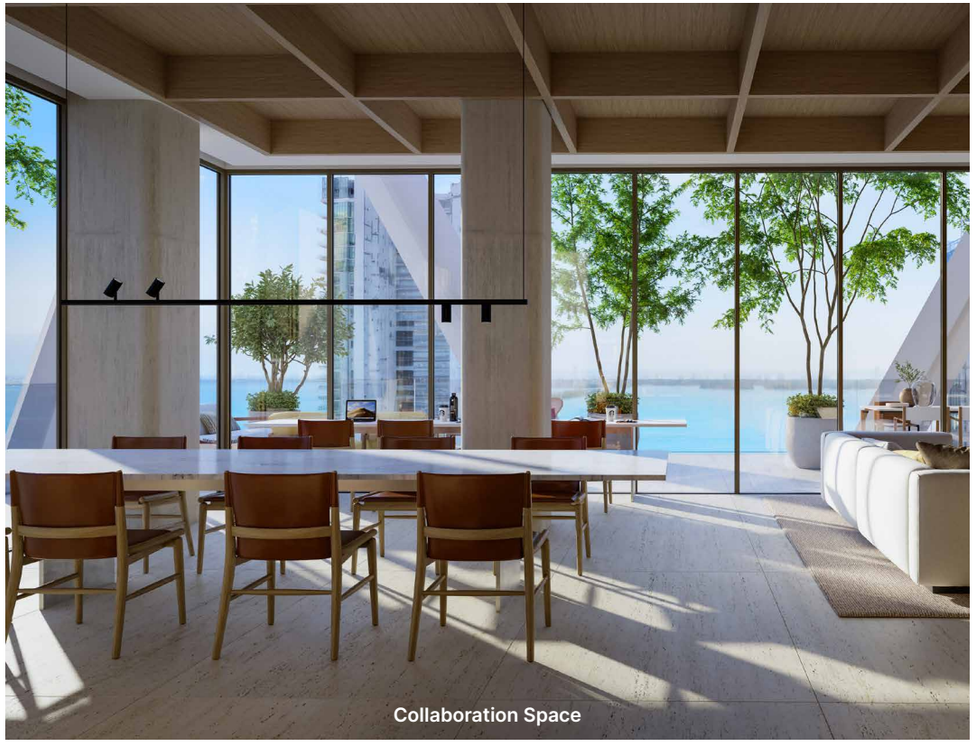
On Level 34, Wellness Rises Above the City

A refined ritual in the sky, from sunrise yoga in the open-air Shala to the **Peak Performance Center** and **Spa Circuit** of hammam, sauna, and hot-and-cold plunge. Unwind with a robotic massage treatment, pause beneath the pergola, or float in the resort-style pool, surrounded by light, air, and nature. More than an amenity, a daily practice, elevated.

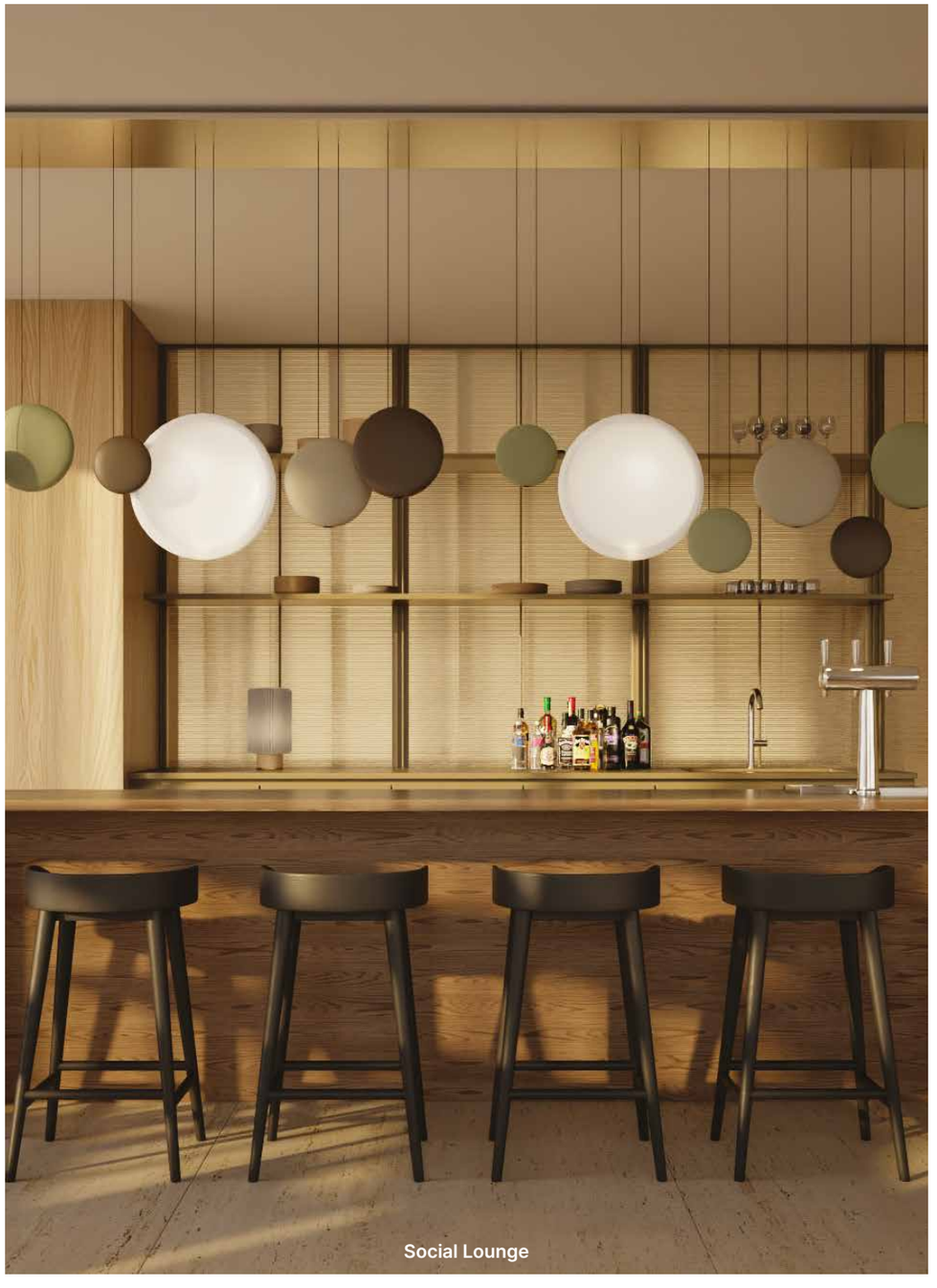
See legal disclaimers on last page



Library



Collaboration Space

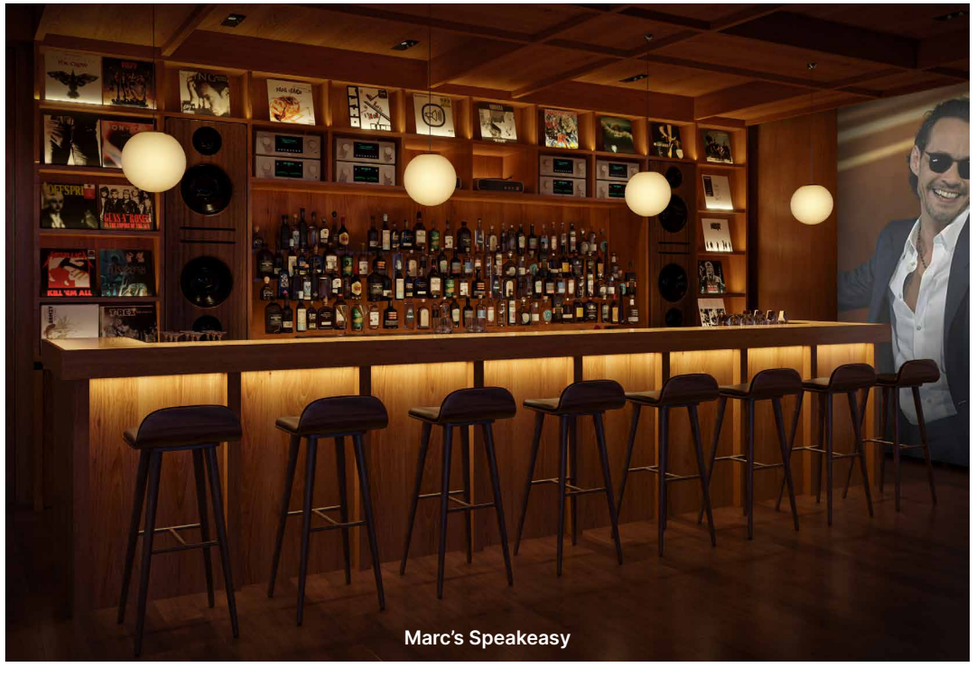


Social Lounge

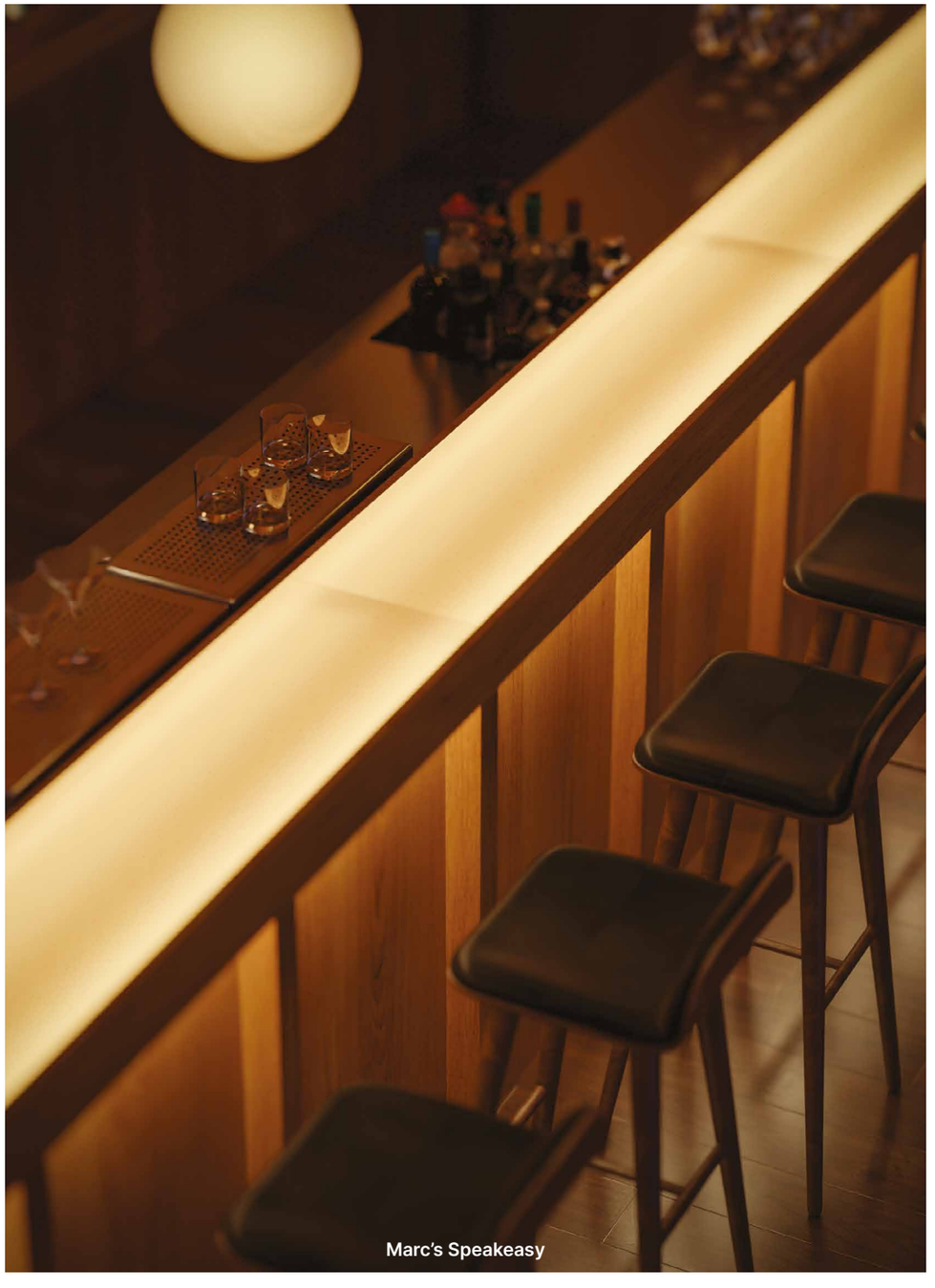
The **Social Club** at **HQ Residences**, located on the 35th floor, is a private space exclusively reserved for residents. Curated by **sbe**, a global leader in luxury hospitality, it features elegant social lounges, a high-end event kitchen, and **Marc's**—your own resident-only speakeasy.

See legal disclaimers on last page





Marc's Speakeasy

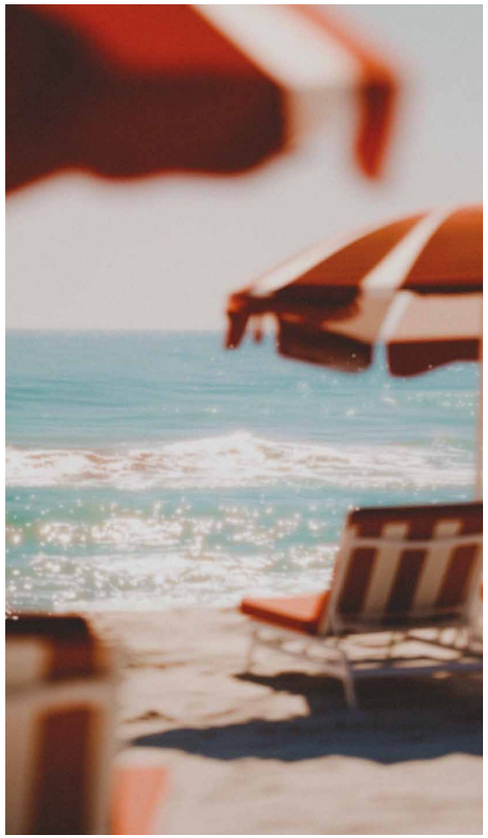


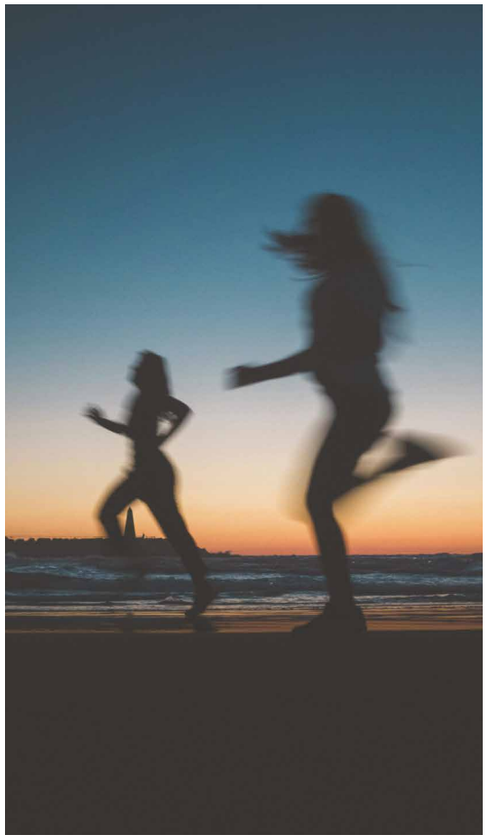
Marc's Speakeasy

Here, Design and Hospitality Move in Seamless Rhythm

From morning coffee in the **Collaboration Space** to late-night jazz in **Marc's speakeasy**. Every moment feels both effortless and elevated.

See legal disclaimers on last page





sbe BLACK SALMON CONSTELLATION THE BOSCHETTI GROUP ARQUITECTONICA enea CRAFT DesignAgency

---

WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. 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. Sbe, Black Salmon, Constellation Group, The Boschetti Group, are not the project Developer. This Condominium is being developed by BSC Edgewater Developer, LLC. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Sbe, Black Salmon, Constellation Group, The Boschetti Group and any purchaser agrees to look solely to Developer and not to Sbe, Black Salmon, Constellation Group, The Boschetti Group and/or any of its affiliates or principals with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. The sketches, artists 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. 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. 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 Condominium views will vary depending on the Unit purchased. No view is guaranteed. All residence features and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. Certain finishes, furnishings and services, may not be included with the purchase of a unit, and if provided, may be upgrades or extras and require additional payments. Consult the Condominium Documents and Agreement for a description of those features/items which are to be included in the units. Dimensions and square footages and ceiling heights are approximate and may vary with actual construction. Additionally, ceiling heights are measured from top of slab to top of slab and exclude areas where any soffits, moldings, drop and/or suspended ceilings and/or light fixtures may be installed. As such, the referenced ceiling height may not represent actual ceiling clearance. Floor plans and development plans are subject to change. Neighborhood attractions, and/or venues referenced and/or identified in this publication are off-site and not controlled by the Developer. They are accurate as of the date of this publication, however there is no guarantee that they will continue to exist or that there won't be changes and/or substitutions of same. 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. Original materials generated by third parties are owned by those parties. These materials include icons, graphics and/or images used. Any reference or mention to third party companies and/or projects on this summary is for purely informational purposes only. All third-party projects and company names are trademarks™ or registered® trademarks of their respective holders. Use of them does not imply any affiliation with or endorsement by them. 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. The purchase of real estate is a significant decision. Developer makes no representations concerning any potential for future profit, any future appreciation in value, any income potential, tax advantages, depreciation or investment potential regarding acquiring a unit, nor any monetary or financial advantages related to the same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by the buyer from acquiring and/or owning a unit.

HQ RESIDENCES

Crafted for a Life in Balance

1, 2 & 3 BEDROOM LUXURY CONDOMINIUMS