

FORMULA 1 DRIVER CHARLES LECLERC BUYS LUXURY CONDO AT EDITION RESIDENCES IN MIAMI'S EDGEWATER NEIGHBOURHOOD

The Residences' unparalleled amenities package will feature a meticulously curated racing simulator, offering residents an extraordinary and adrenaline-pumping experience.

MIAMI, FL – May 1, 2024 – As the Magic City gears up for the third edition of the Miami Grand Prix, famed Formula 1 driver Charles Leclerc has signed a contract for an expansive Sky Residence waterfront unit at the EDITION Residences, Miami Edgewater – the global hotel brand's first independent collection of fully serviced luxury condominium residences – located in Miami's Edgewater neighbourhood. Designed by architect Bernardo Fort-Brescia of Arquitectonica with interiors imagined by designer Alessandro Munge of Studio Munge, the 55-story glass tower will be situated at 2121 North Bayshore Drive along Biscayne Bay with 800 linear feet of bay frontage. Catering to a discerning clientele, EDITION Residences, Miami Edgewater features four units per floor with private elevator lobbies. Each of the 185 bespoke residences offers panoramic water views and access to world-class amenities and services managed and operated by the EDITION. Expansive floor-plans will range from one-bedroom-plus-den to four-bedroom floor-plans measuring between 1,952 and 3,864 square feet in size.

"We are continuing to see increased interest from international, high-profile and celebrity buyers who are attracted to the tower's heightened level of security and privacy," said developer Taylor Collins, managing partner at Two Roads Development. "With our development deeply rooted in hospitality, buyers feel a deep connection to the curated lifestyle the EDITION brand offers."

Exuding the same level of luxury and service of the famed hospitality brand, the development will introduce over 45,000 square feet of indoor and outdoor amenity spaces. From the indoor-outdoor poolside garden lounge with a freestanding wet bar to the cabana-lined resort-style pool and cinema, residents will have a plethora of areas to entertain guests. The inclusion of state-of-the-art racing and golf simulators within the development is sure to resonate with sports enthusiasts.

Other touted amenities include a state-of-the-art wellness center with private training studios and areas for yoga and spinning; pickleball courts; a world-class full-service spa program; multi-media boardroom; on-site fine dining restaurant; library lounge; six Guest Suites; and more.

Hans Baumgartner of Miami Real Investment represented Charles Leclerc in the transaction. The involvement of Swiss-based P3PP3R Entertainment, owned by Tara Ramos was vital to the success of this deal.

Construction is estimated to begin later this year, with an estimated delivery timeframe of 36 months. Sales and marketing for EDITION Residences, Miami Edgewater is being exclusively represented by Douglas Elliman Development Marketing.

For more information, including private showings and pre-construction sales opportunities, please contact the sales team at (305) 767-1414 / info@editionresidencesedgewater.com or visit the sales gallery at 2060 North Bayshore Drive, Ste. B-101. Learn more at www.EditionResidencesEdgewater.com.

About Two Roads Development:

Two Roads Development is a South Florida-based real estate development firm whose principals have combined over 120 years of experience in developing, financing, and marketing residential and commercial projects across the United States. Over the years, Two Roads has set the standard for luxury development with properties that feature the best location, architecture, amenities, and services in the industry. The firm's current residential portfolio includes a number of projects that are currently underway: The Ocean Club, Four Seasons Residences, Bahamas, a curated collection of Private Residences managed by Four Seasons on Paradise Island; Four Seasons Private Residences Las Vegas, a blend of high-rise residences and standalone villas; Rivage Bal Harbour, a boutique luxury condominium along the oceanfront just north of Miami Beach; the EDITION Residences, Miami Edgewater, a branded luxury condominium in Miami's Edgewater district; Forté, a boutique luxury waterfront condominium in West Palm Beach; and the Pendry Residences, a branded hotel- condominium in Tampa; The firm has additionally completed two luxury condominiums, Elysee and Biscayne Beach, in Miami's Edgewater district. Learn more at www.tworoadsre.com.

About EDITION Hotels:

EDITION Hotels is an unexpected and refreshing collection of individualized, customized, one-of-a-kind hotels which redefines the codes of traditional luxury. Displaying the best of dining and entertainment, services and amenities "all under one roof," each EDITION hotel is completely unique, reflecting the best of the cultural and social milieu of its location and of the time. Each hotel, with its individuality, authenticity, originality, and unique ethos, reflects the current spirit and zeitgeist of its location. Although all the hotels look completely different from each other, the brand's unifying aesthetic is in its approach and attitude to the modern lifestyle rather than its appearance. EDITION is about an attitude and the way it makes you feel rather than the way it looks.

Sophisticated public spaces, finishes, design and details serve the experience, not drive it. For an underserved market of affluent, culturally savvy and service-savvy guests, the EDITION experience and lifestyle explores the unprecedented intersection and the perfect balance between taste-making design and innovation and consistent, excellent service on a global scale. EDITION is one of the luxury brands from Marriott International. Learn more at www.editionhotels.com.

About Douglas Elliman Development Marketing (DEDM):

Douglas Elliman Development Marketing, a division of Douglas Elliman Real Estate, offers unmatched expertise in sales, leasing, and marketing for new developments throughout New York City, Long Island, Westchester, New Jersey, Florida, California, Massachusetts, and Texas. The company's new development hybrid platform matches highly experienced new development experts with skilled brokerage professionals who provide unparalleled expertise and real time market intelligence to its clients. The firm is heralded for its achievements in record-breaking sales throughout each of its regions. Drawing upon decades of experience and market-specific knowledge, Douglas Elliman Development Marketing offers a multidisciplinary approach that includes comprehensive in-house research, planning and design, marketing, and sales. Through a strategic global alliance with Knight Frank Residential, the world's largest privately-owned property consultancy, the company markets properties to audiences in 58 countries, representing an over \$87 billion global new development portfolio. <https://www.elliman.com/marketing>

About Miami Real Investment:

With over 18 years of experience, Miami Real Investment is a leading brokerage firm specializing in luxury pre-construction real estate in Miami. With a track record of handling transactions for an elite clientele, Miami Real Investment offers unmatched expertise and dedicated service, ensuring client satisfaction at every step of the buying process. The company offers a 360 approach, including investment portfolio design, market analysis, tax planning, and legal advice from top real estate lawyers. Learn more at www.miamirealinvestment.com

About P3PP3R Entertainment

Owner Tara Ramos has been a steady constant within the world of Formula 1® racing since well over 25 years, managing accounts, creating unique events and hosting celebrities from the music and film industry. With establishing P3PP3R Entertainment, specialized in tailored marketing, PR and event management for HNWIs and corporations in the F1® environment, the company also focuses on creating bespoke opportunities for selected personalities and outstanding projects. Please contact tara@P3PP3R.com for further information and learn more at www.P3PP3R.com

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