

Edgewater Poised to Become the Hot Place to Live

Two Roads Development is working on its third development in the market, and OKO Group and Cain International are developing Missoni Baia, a 57-story, 146-unit luxury residential tower at 700 NE 26th Terrace in East Edgewater.



EDITION Miami Edgewater, a 55-story, luxury residence with bayfront views at 2121 N. Bayshore Dr. and developed Two Roads Development. Credit: Two Roads Development

Miami has become a gateway city to the world. That's according to developer Taylor Collins, managing partner of Two Roads Development who says that over the past 10 years, the city has transformed due to a lot of investments in the arts and entertainment.

As Collins sees it, the Edgewater neighborhood is the "hole in the doughnut" that makes it a unique and attractive neighborhood for developers and new residents alike.

"We saw the growth that was happening and when you have that kind of growth happening, you kind of try to find a piece of property," Collins said. "Typically you have to go north of it, south of it, or east and west, but we were able to find a piece of property right in the middle of it. It's really right in the middle of what Miami is today."



Two Roads Development is working on its third development in the market, called EDITION Miami Edgewater, a 55-story luxury residence with bayfront views at 2121 N. Bayshore Dr.

“We designed it so it’s really a neighborhood within a neighborhood,” Collins said. “On the campus, you’re going to have a dog park and great secret gardens throughout the property. You’ll have a restaurant, you’ll have three stand-alone towers, which are managed by Marriott’s luxury collection and kept to Marriott’s standards, within the complex.”

Collins said the residence speaks to what Edgewater is, and shows how developers see potential in the area.

“When you have a brand like EDITION that’s willing to come into the market and do their first-ever product of this type and willing and wanting to do it, it shows you the strength of the market and what it’s becoming,” he said.

With close proximity to downtown, Edgewater’s walkability makes the area very attractive.

“All of that is within walking distance, and I think that’s what makes Edgewater so unique,” he said. “If you move up from Sunny Isles, to get down to Wynwood or the Design District or any of those other attractions, it’s going to take you 30 to 40 minutes. That’s a long day.”

Collins said a recent trend is that 80% of the developer’s current buyer profile is from the Northeast, or is a domestic buyer.

“That wasn’t a trend you found prior to this, and it shows that the people coming down from New York, and even locals, are really looking at moving over to Miami and making Miami their home. It is no longer a city you drive through to get to Miami Beach; it’s now a city that has become a destination. It’s very interesting to see that growth happen,” he said.



OKO Group and Cain International are other developers who see the value in investing in the Edgewater area. The developers, in a joint venture, are working on Missoni Baia, a 57-story, 146-unit luxury residential tower at 700 NE 26th Terrace in East Edgewater.

Vanessa Grout, CEO of OKO Real Estate, said OKO Group’s founder, Vlad Doroin, has a good vision and understanding of the international real estate market.

“He had great foresight when he first spent time in Miami almost 10 years ago to see that the city was evolving into a tier-one location, but was at that time priced at a discounted rate,” Grout said. “This vision, combined with the team’s knowledge of the assemblages occurring in Edgewater, meant that the Missoni Baia site was selected in part for its waterfront position,

excellent views, and expectation of the city's evolution, but also for the neighborhood and community potential, which is now thriving.”

In years to come, Collins thinks Edgewater will be considered the place to be in Miami. He says some people who live right on the water in Miami Beach have made the move to Edgewater to be closer to more activities in the city.

“There's so much great growth there. You have great schools coming into it, you have a Whole Foods coming in now, and a Publix, and easy access to the public transit network,” Collins said. “All of that, coupled with what's happening, and it has the makings and backbone of a great neighborhood. Now you're starting to see these amazing developments happening.”