

Two Roads prepares to terminate condo, reveals plan for new project on site

By Brian Bandell

Two Roads Development will tear down a waterfront condo in Miami's Edgewater to build a 55-story, luxury condo.

The West Palm Beach-based developer said Edition Residences, Miami Edgewater will have 155 units. It was designed by Miami-based Arquitectonica, with interiors by Canada-based Studio Munge.

Prices start at \$1.7 million for the condos, which will range from 1,952 to 3,864 square feet.

This continues the surge in luxury condo development in Miami as more wealthy people relocate from high-tax states to the city. That has resulted in strong sales for \$1 million-plus condos for much of this year.

The Edition brand is licensed by Marriott International. However, Marriott is not a partner in the development.

"We're excited to partner with one of the world's most renowned luxury and lifestyle brands to bring its first ground-up residences to life in Miami's urban core," said Taylor Collins, managing partner of Two Roads Development. "Edition Residences, Miami Edgewater will set itself apart from anything else in the Miami market because of its product distinction, degree of sophistication, unique layouts and design, and unprecedented level of service, finishes, and pristine attention to detail."

Two Roads Development acquired the 3.5-acre site at 2121 N. Bayshore Drive through the \$143 million purchase of the majority of the 191 units in the Biscayne 21 condo in May. The condo association has not been terminated at this point, but the developer is working to terminate the association in order to demolish the building.

This would continue the trend of older condos in South Florida being replaced by luxury buildings. That has accelerated since the collapse of the Chaplain Towers South condo in Surfside in 2021, which resulted in a crackdown on delayed repairs in older condos.

Two Roads Development plans to break ground on Edition Residences, Miami Edgewater in summer 2023. Construction is expected to take three years.

The building would have more than 45,000 square feet of amenities, including two pools, a fitness center, yoga and spinning rooms, a spa, a club lounge, a library, a movie room, a dog spa, and a kid's play area. The condo would also have six guests suites that residents can book for their visitors.

The developer hired Douglas Elliman to broker the condo sales.

