



CALADERA
DEVELOPMENT GROUP

MIAMI, FLORIDA · UNITED STATES

BAYFRONT CONDOMINIUM

Meridian Edgewater.

Sixty floors of white ribbon over Biscayne Bay. A crown that opens like a flower, a pool inside it, and a marina at the bottom of the lift.



White slabs, blue water.

Caladera has developed on Biscayne Bay for fifteen years — six buildings between Edgewater and Coconut Grove. We do one tower at a time and we do not begin the second until the first is snagged, staffed and occupied.

Meridian is the seventh. It is the first time we have let the balcony slab do the whole job — no fins, no mullions, no pattern — and the first time we have put the pool on top of the crown rather than under it.

i.

ONE IDEA PER BUILDING

A tower does one thing well. Meridian is a stack of white ribbons over the bay.

ii.

HARD LIGHT, HONEST MATERIALS

Terrazzo, Calacatta and blackened steel look better in Miami sun, not worse.

iii.

NOTHING IS A RENDER

We do not show what we will not build. The crown is the crown; the pool is the pool.

Sixty floors of ribbon — and a crown that opens.

The balcony slabs run continuously around the whole building, flaring out and pulling back floor by floor so the tower reads as stacked white ribbons rather than a stack of floors. Behind them the glass is frameless, so from the bay you see slab, shadow, slab, shadow, all the way up.

At the top the ribbons stop repeating and open: three wider slabs step outward like petals, with the rooftop pool held between them and the bar under the widest. It is the only part of the building that does something different, and it is visible from Brickell.

60 storeys

SIX HUNDRED AND NINETY FEET ABOVE BISCAYNE BAY

On the bay, in Edgewater.

Between the Venetian Causeway
and the park, where Biscayne
Boulevard still has trees on it.

Meridian stands on the bay edge in Edgewater with the water starting at the podium, Miami Beach across the causeway to the east and the Downtown and Brickell towers stacked to the south. The bay walk runs through the site, and we widened it.

The podium is pale travertine with deep double-height loggias and mature royal palms, and the porte-cochère sits under a single cantilevered white slab that repeats the balcony detail at ten times the size. There is no gate, no wall and no hedge on the water side.



THE ARRIVAL ON BISCAYNE BOULEVARD — TRAVERTINE LOGGIAS, ROYAL PALMS, THE WHITE SLAB OVERHEAD.



BISCAYNE BAY

Above the bay.

From the air you read the whole gesture at once: the ribbon slabs sweeping around the shaft, the flared crown opening outward at the top, and the marina laid out along the seawall below.

Sixty floors, one continuous slab.

One detail, repeated sixty times, then broken once at the top.

The structure is a flat-plate concrete frame with the balcony slab cantilevered off it — which is why there are no columns in the glass line and why the corners of every residence are completely open. The slab edge is sanded and sealed white, not painted.

The programme stacks in three parts: the podium and marina at the water, the residences through the shaft, and the rooftop club under the crown. Between them, on level seven, the pool deck and yoga lawn run the full width of the site at the bay edge.

HEIGHT

690 ft · 60 storeys

RESIDENCES

240 residences

PROGRAMME

Residential tower · bayfront pool deck
· rooftop club under the crown

SITE

Biscayne Bay, Edgewater, Miami

FACADE

Continuous sculpted white balcony
slabs over frameless floor-to-ceiling
glass

PODIUM

Pale travertine with double-height
loggias, royal palms and a private
marina**i.****BERTHED**

Eight private berths and a fishing dock on the seawall below the podium.

ii.**OPEN**

Cantilevered slabs, no columns in the glass, corners open on two sides.

iii.**CROWNED**

Three flared slabs opening outward with the rooftop pool held between them.



— BLUE HOUR

The hour the
white goes
gold.

A slab that never repeats.

Each slab edge flares out and pulls back on a slow cycle, so no two consecutive floors have the same balcony depth. Stand under it and the building appears to move; stand across the bay and it reads as a single sinuous wave sixty floors tall.

Behind the slabs everything is glass and nothing else — no mullion pattern, no spandrel, no colour. The shading is done entirely by the slab overhead, which is why the deep-balcony floors are also the coolest.

GLAZING

Frameless, floor-to-ceiling

SLABS

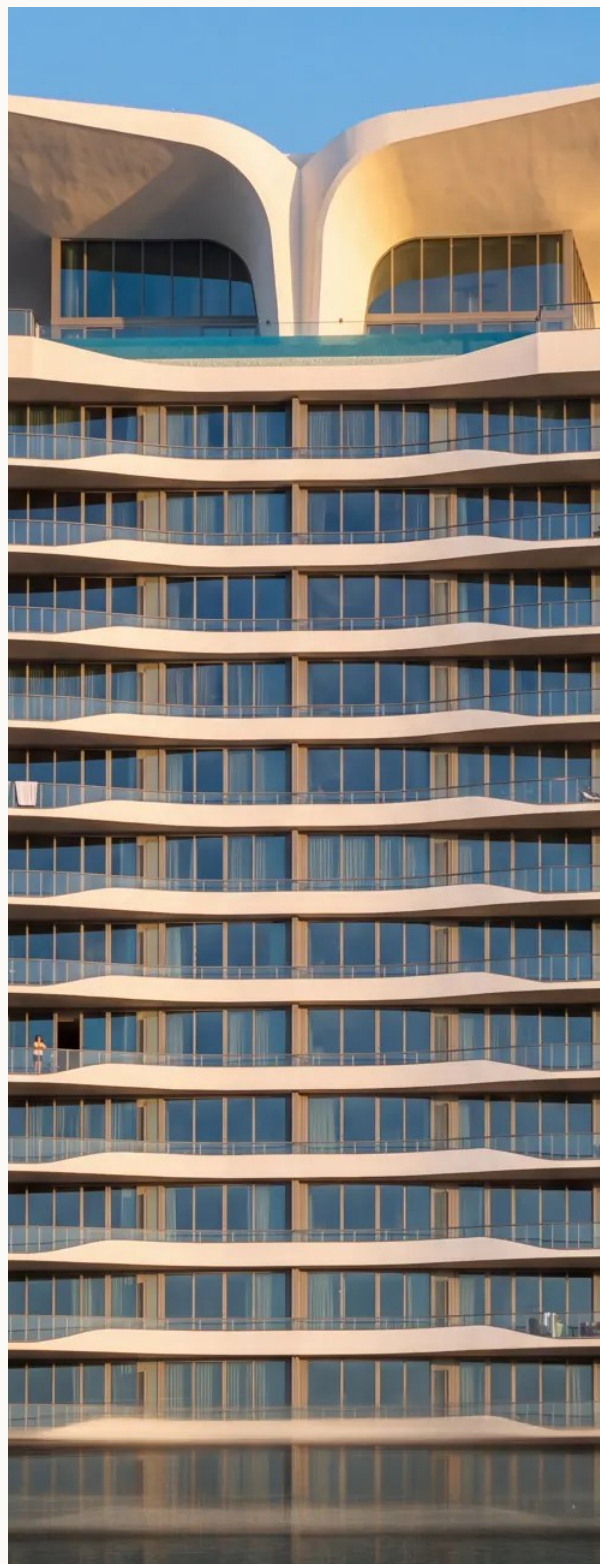
Sculpted white concrete

BALCONIES

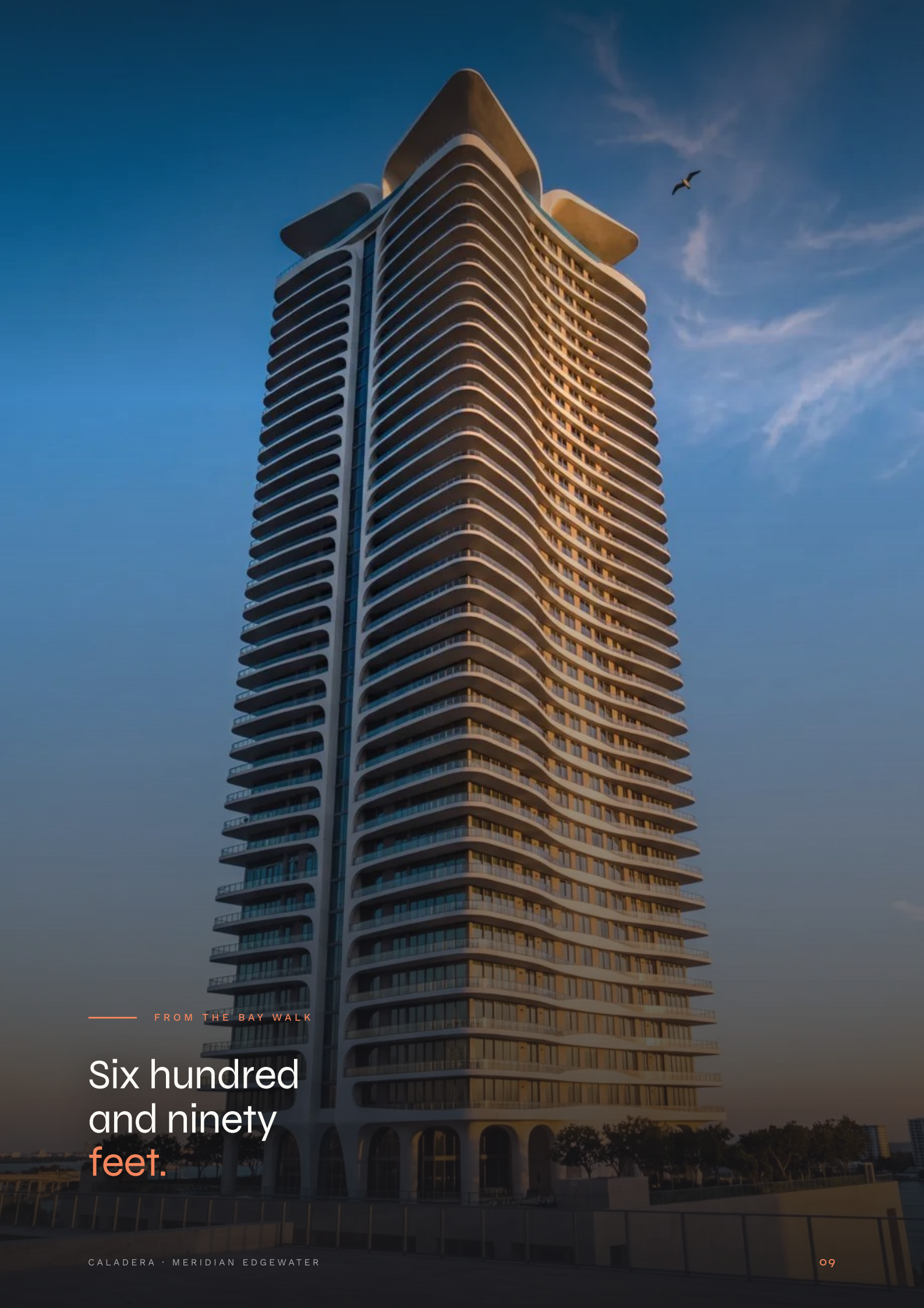
Continuous, depth varying

CROWN

Three flared slabs, pool



TEN FLOORS OF FACADE AT REAL SCALE — THE SLAB EDGES FLARING IN AND OUT.



FROM THE BAY WALK

Six hundred
and ninety
feet.

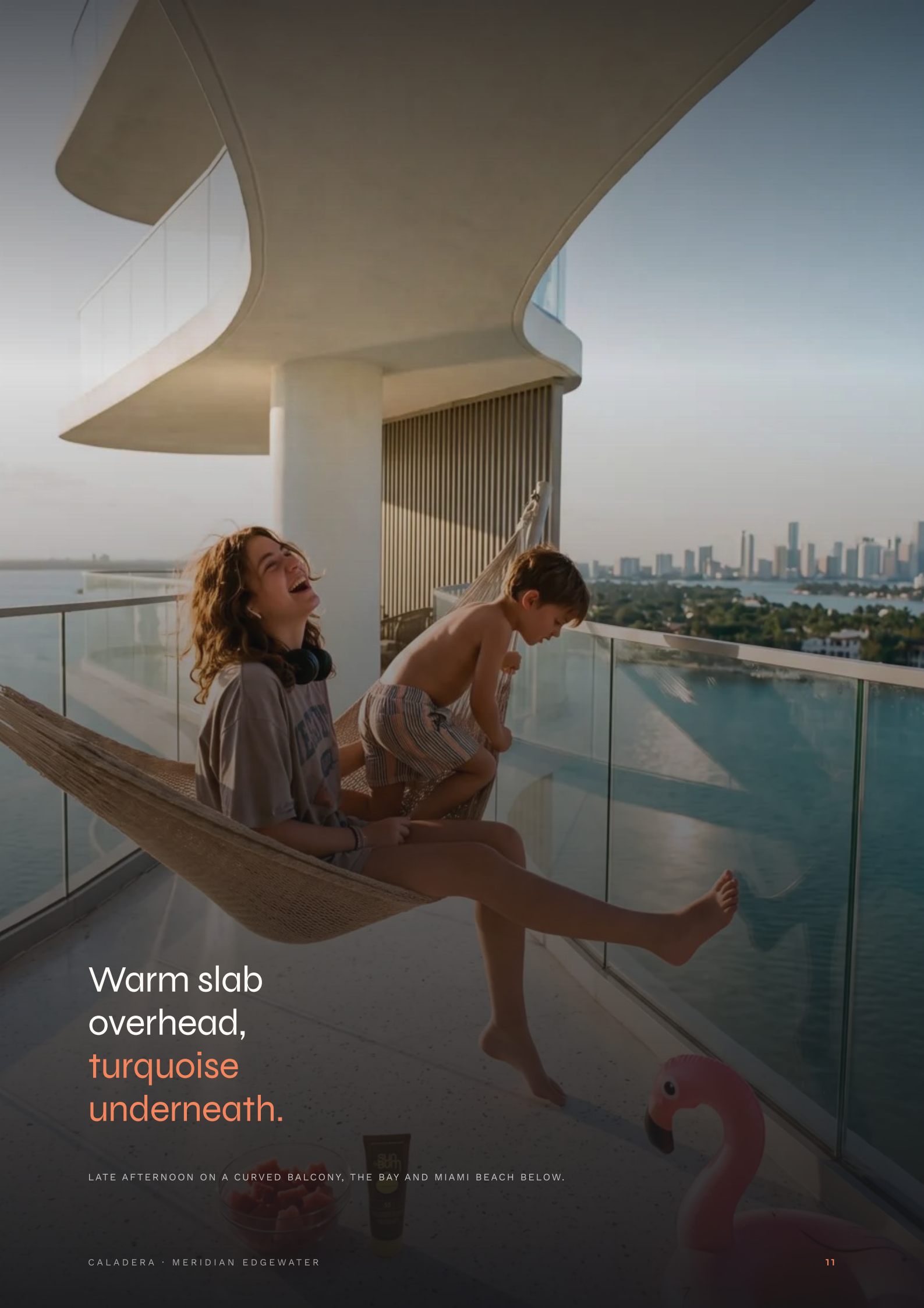
Come by car. Or come by boat.



THE PRIVATE MARINA AND BAY WALK AT GOLDEN HOUR.

Eight berths on a timber dock take everything from a centre-console to a sixty-foot motor yacht, with a coral-stone landing, steps up to the bay walk, and a lift lobby forty seconds from the cleat you tied off on. Fuel, ice and crew handling are run from the podium.

For everyone else there is the porte-cochère under the white slab: valet, doors held, and a lobby that keeps the bay in the window the whole way through. Both routes end at the same set of lifts.



Warm slab
overhead,
turquoise
underneath.

LATE AFTERNOON ON A CURVED BALCONY, THE BAY AND MIAMI BEACH BELOW.

Two hundred and forty homes.

Pale oak, white Calacatta, blackened steel and sea-blue
— a bright palette for a bright city.

Every residence has at least two aspects and most have three, because the slab does the structure and the corners are free. Living rooms take the flared floors where the balcony is deepest; bedrooms sit where it pulls back and the light comes in flat.

— **One to four bedrooms, and penthouses under the crown**

Corner and through-plan layouts on every floor.

— **Frameless floor-to-ceiling glass**

No mullion pattern, no spandrel — glass from slab to slab.

— **A continuous balcony to every residence**

Depth varies floor by floor; every one is usable.

— **Pale white oak floors throughout**

White Calacatta to bathrooms and kitchens; blackened steel frames.

— **Rooftop club access from every floor**

Bar, lounge and the pool between the crown slabs.

— **Marina and valet from the lift lobby**

Eight berths, crew handling and a car brought round.



THE CLAY CAMERA STUDY AND THE MASSING MODEL — THE TOWER BEFORE MATERIALS.



SUNDAY

Brunch, forty floors up.

A Calacatta island, pale oak, a wall of blackened-steel glass onto the balcony, and hard bright light coming up off the water and across the floor.

A tub against the glass.

White Calacatta, a floating oak vanity with twin basins, a rain shower behind fluted glass, and a freestanding oval tub set hard against the window with the bay and the Beach skyline below it.

The light does the decorating. Reflections off the water run across the ceiling all afternoon, which is why the walls are white plaster and the only colour in the room is whatever you leave on the ledge.



MID-AFTERNOON, LIGHT OFF THE BAY RUNNING ACROSS THE CEILING.



FIRST LIGHT

Glass on two
sides, and a
rowing crew
below.

Amenity, from the water to the crown.

Seven floors of it below, three slabs of it above, and the bay running through the middle.

i. Bayfront pool deck

A black-tiled lap pool, white terrazzo, a yoga lawn and sea-grape planting.

ii. Private marina

Eight berths and a fishing dock on the seawall, with crew handling.

iii. Rooftop club

Terrazzo bar, rattan, festoon lights and the whole skyline over the rail.

iv. Crown pool

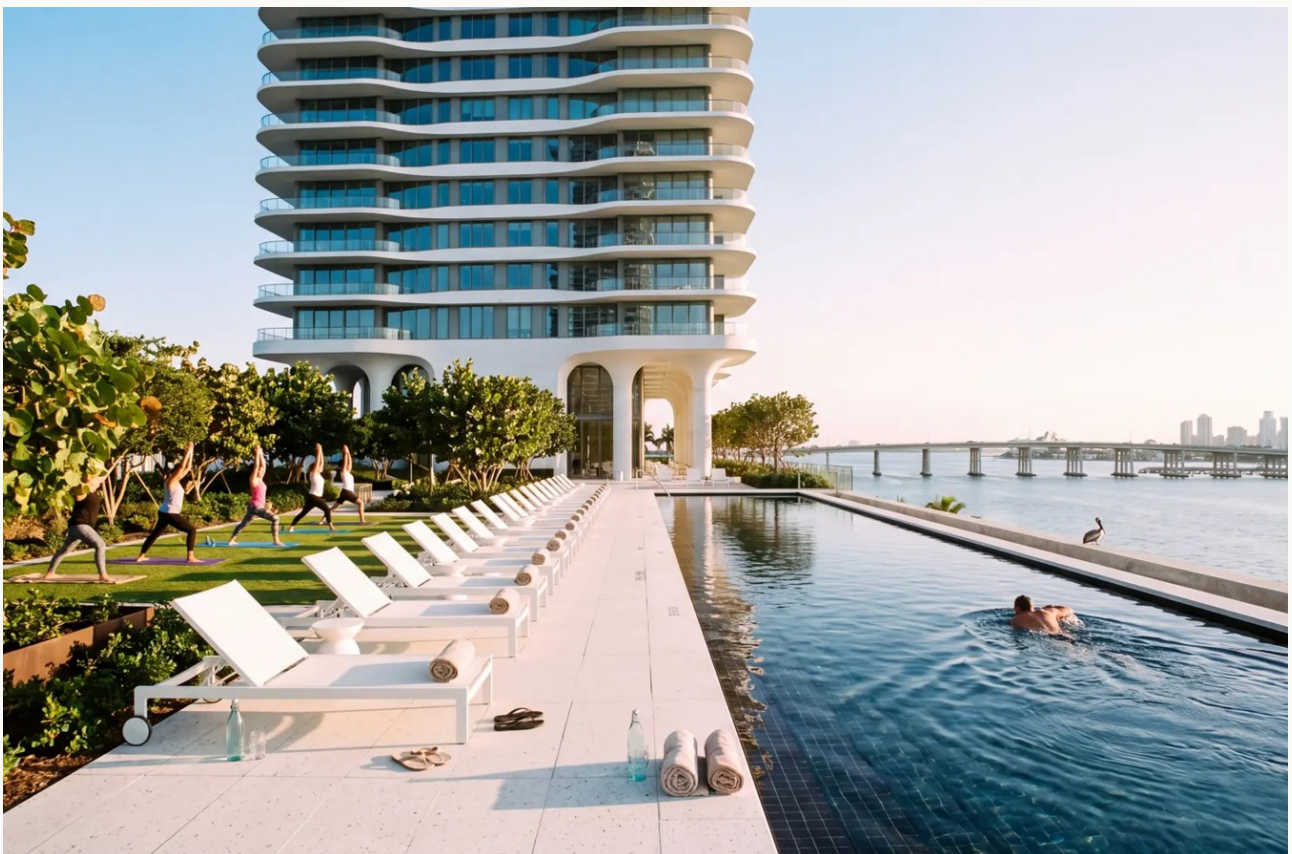
An infinity edge held between the three flared slabs, sixty floors up.

v. Wellness

Gym, movement studio, steam and cold plunge on the podium's upper level.

vi. Resident services

Concierge, valet, package room, dockmaster and a house car on request.



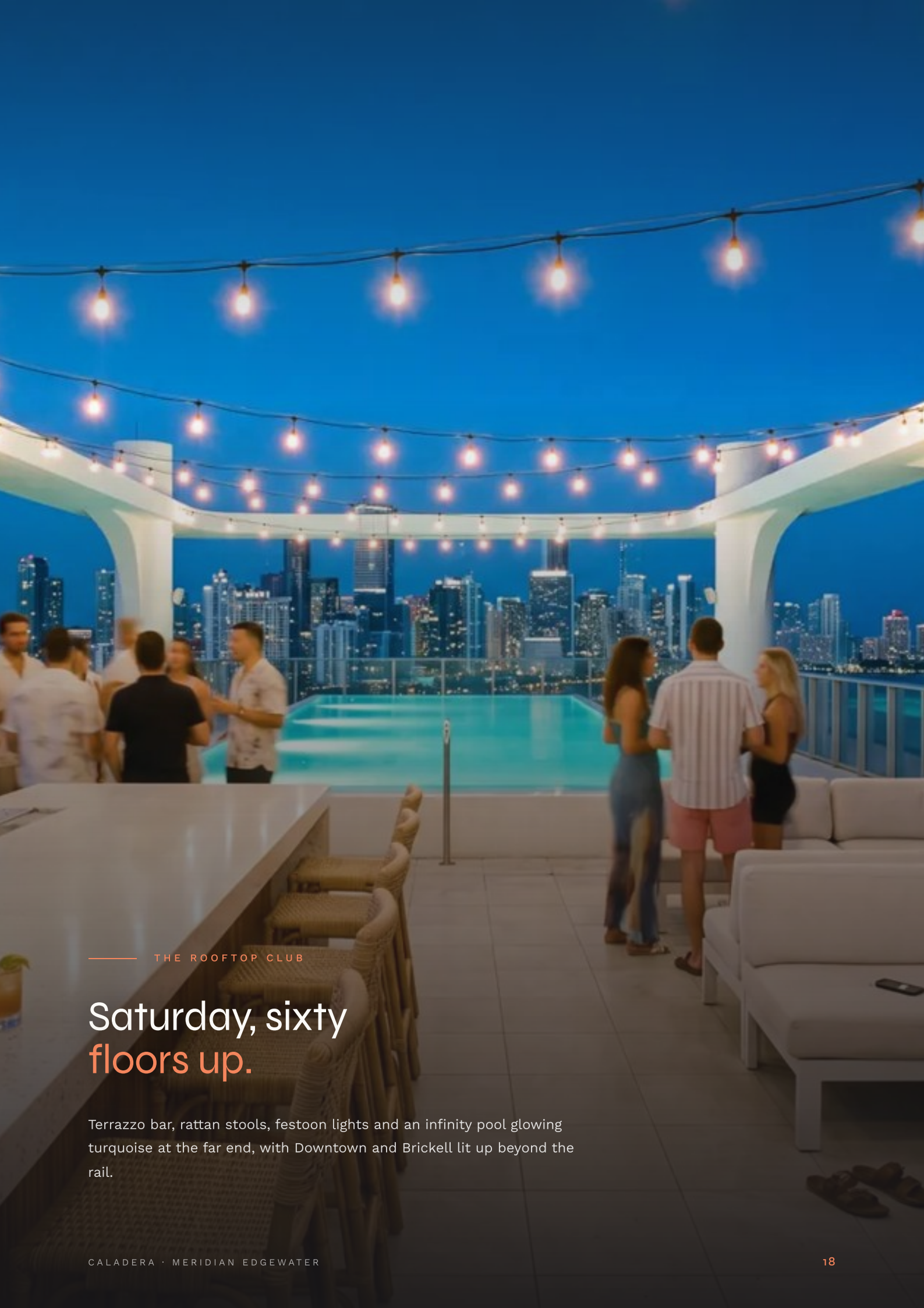
THE BAYFRONT POOL DECK AT SEVEN IN THE MORNING.



— THE LIVING ROOM —

A fort, and a father asleep.

Sand-coloured sectional, pale oak, a bird of paradise in the corner — and hard afternoon shadow from the balcony slab falling right across the floor while a cruise ship leaves PortMiami.



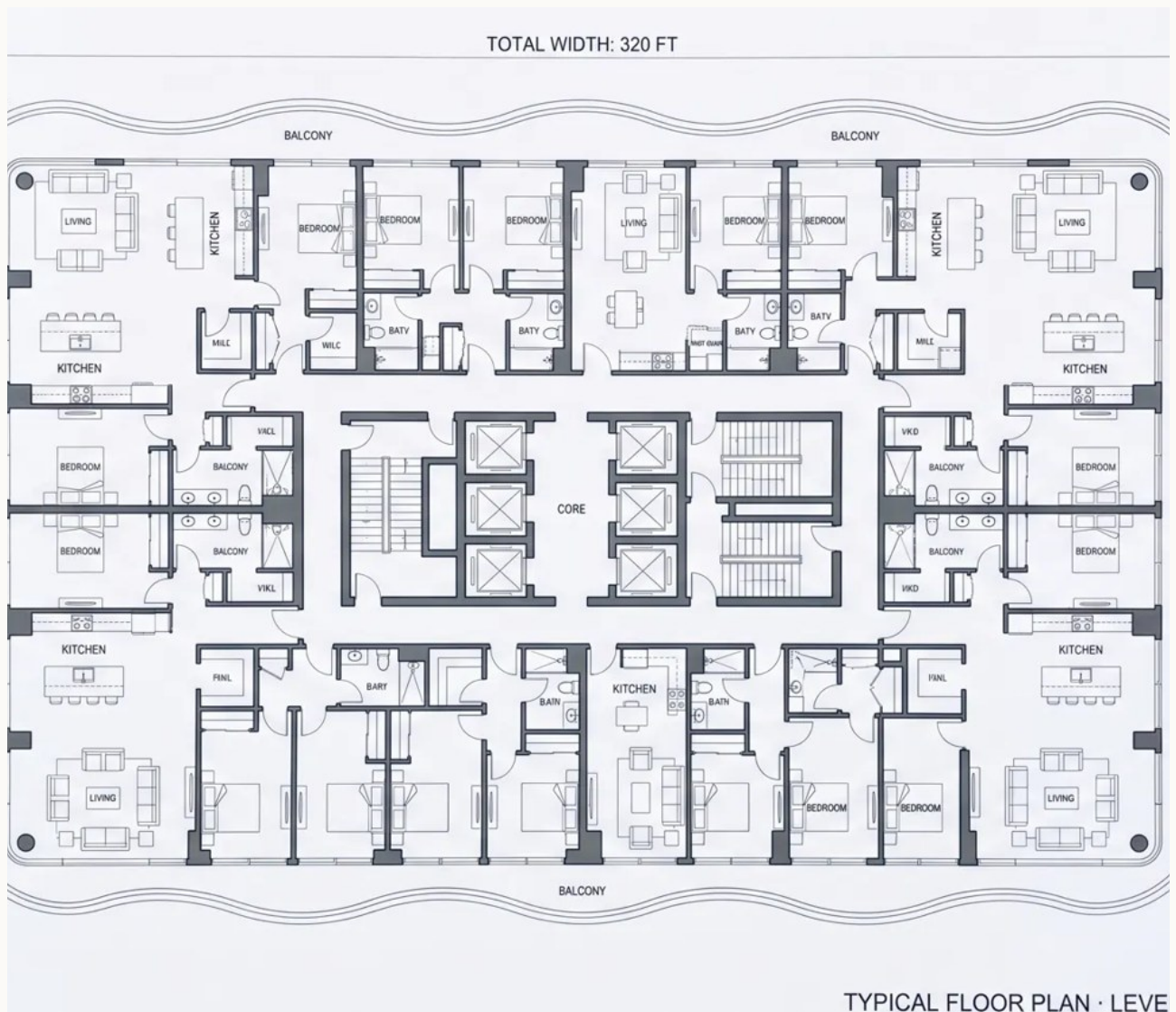
THE ROOFTOP CLUB

Saturday, sixty floors up.

Terrazzo bar, rattan stools, festoon lights and an infinity pool glowing turquoise at the far end, with Downtown and Brickell lit up beyond the rail.

A typical floor.

Four to six residences per floor around a central core, with the cantilevered slab freeing every corner. Lift lobbies open to daylight at both ends; service runs behind the core so nothing crosses a residence; and the balcony is continuous, so it also works as the fire route.



TYPICAL RESIDENTIAL FLOOR PLAN.

i.

CENTRAL CORE

Lifts, stairs and service kept off the facade.

ii.

OPEN CORNERS

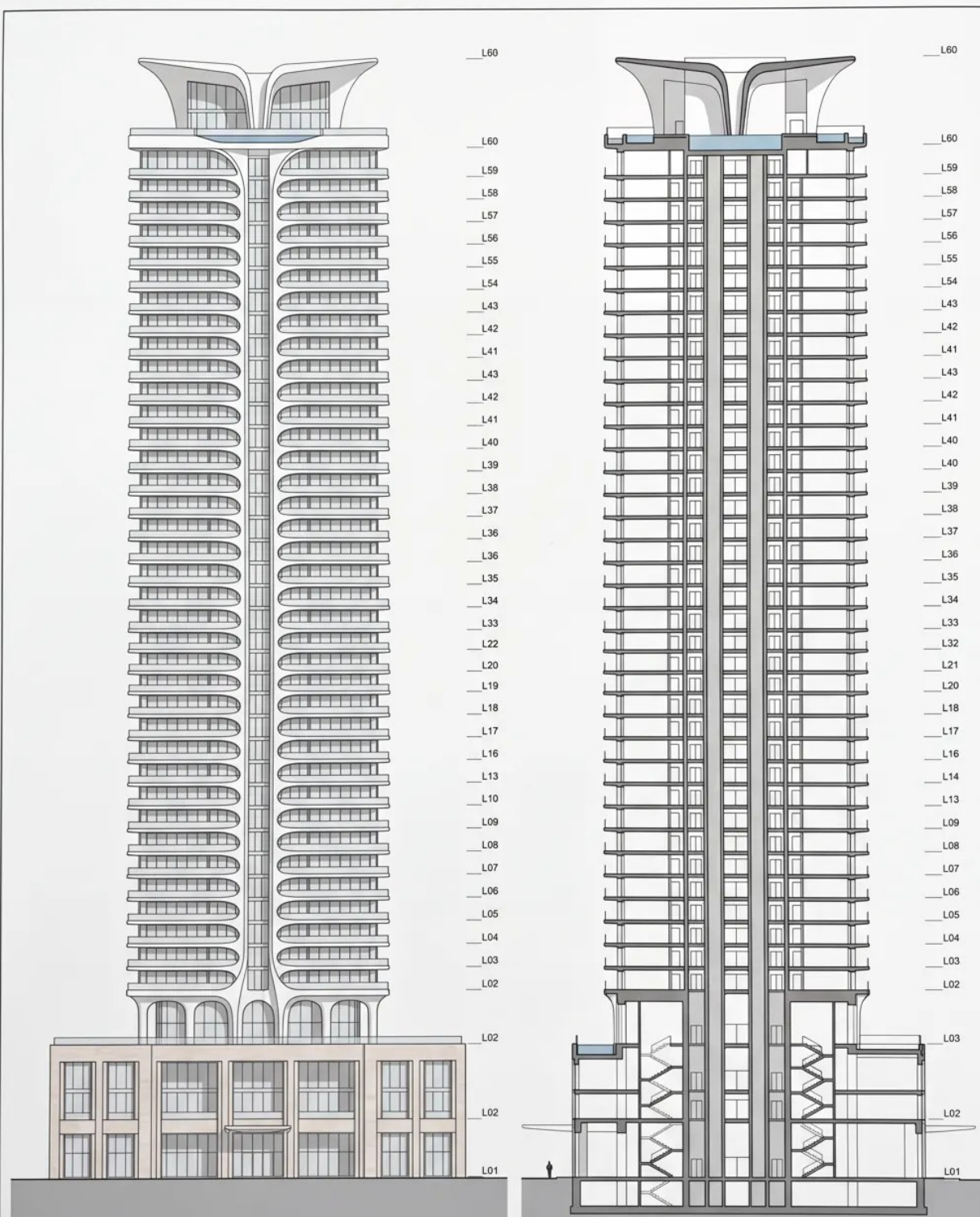
No columns in the glass line — two and three aspects as standard.

iii.

CONTINUOUS BALCONY

One slab, wrapping the whole floor.

All sixty floors.



ELEVATION · SECTION

ELEVATION AND SECTION TO THE SAME SCALE — THE SLAB RHYTHM AND THE FLARED CROWN.

Bright, hard, and cool to touch.

One palette runs the whole building, from the marina office to the crown bar, so nothing in Meridian looks like it was chosen by a different person on a different day.

White terrazzo

The pool deck, the rooftop bar and every podium floor.

White Calacatta

Kitchen islands, bathrooms and the lobby reception block.

Pale white oak

Floors and joinery throughout the residences.

Blackened steel

Glass frames, stair rails, shelving and light fittings.

Oatmeal bouclé & linen

Upholstery through the residences and the rooftop club.

Pale travertine

The podium, the loggias and the bay walk edge.



THE MATERIAL BOARD.

East to the Beach. South to Brickell.

From the east face the bay runs flat to the Venetian Causeway and the Miami Beach skyline behind it, with PortMiami and the cruise ships turning to the south-east most afternoons.

From the south face Downtown and Brickell stack up and light the whole horizon after dark. Above the thirtieth floor both are available from the same residence.



690ft
TO THE CROWN

240
RESIDENCES

60
STOREYS

8
MARINA BERTHS

The Edgewater gallery.

The gallery on Biscayne Boulevard holds the model, the material board and two full-scale room sets — a corner living room and a primary bath. Floor plates, availability and specification are released there. Private appointments, seven days.

sales@caladera.com

+1 (305) 555-0192

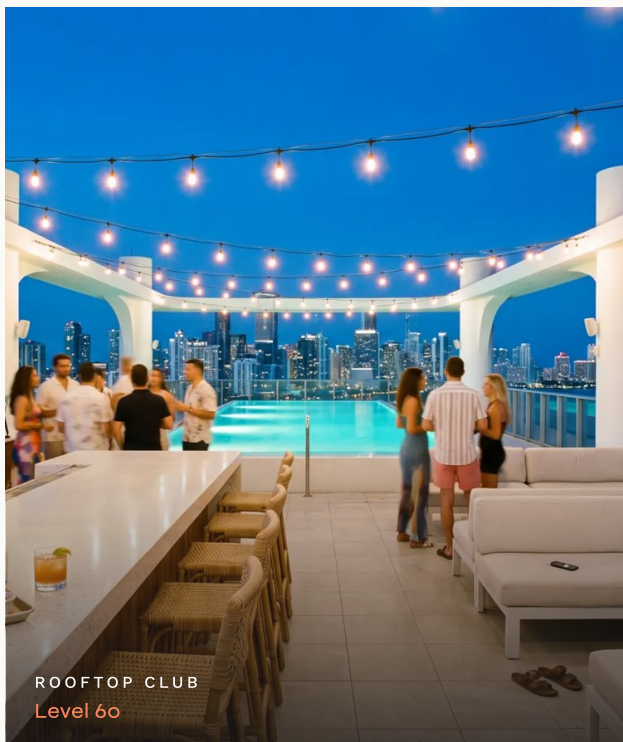
caladera.com

SALES GALLERY

Caladera Edgewater Gallery
2601 Biscayne Boulevard, Ground Floor
Miami, Florida 33137

APPOINTMENTS

Monday – Sunday, 10.00 – 19.00
+1 (305) 555-0118
sales@caladera.com





CALADERA
DEVELOPMENT GROUP

White slabs, blue water.

Bayfront and oceanfront development in South Florida since 2011.
Meridian Edgewater is the seventh Caladera address.

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Ground Floor
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ABOUT THIS DOCUMENT

Sample brochure — studio concept; not a real development, nothing here is an offer. Caladera Development Group and Meridian Edgewater are fictional and exist only as a design exercise.

Visualisation & brochure by Ratio Visuals — studio concept sample.