



**THE CRIMSON**  
WATERFRONT RESIDENCES

## THE CRIMSON MIAMI • BOUTIQUE BAYFRONT LIVING

**ADDRESS:** 601 NE 27th Street Miami FL 33137 | Edgewater District

**FLOORS | RESIDENCES:** 20 Stories | 90 Residences

**WATERFRONT:** 240 feet of direct bayfront

**LOT SIZE:** Over 27,500 square feet

**DEVELOPER:** Mckafka Development Group

**ESTIMATED COMPLETION DATE:** 2015

**ARCHITECT:** International Design Engineer + Architecture (IDEA)

**INTERIOR DESIGNER:** Tremblay L'ecuyer (TLA)

**WEBSITE:** [www.crimsonmiami.com](http://www.crimsonmiami.com)

### OVERVIEW

Located on the 500 block of Northeast 27th Street in the Biscayne Corridor of Downtown Miami. The Crimson is a 20-story waterfront boutique-style LEED Gold certified building offering 1, 2 and 3 bedroom residences as well as 4 townhomes and 6 penthouses with spectacular rooftop terraces. Residences offer panoramic skyline and water views of biscayne bay.

Residences in The Crimson will range in size from 807 to 2,010 square feet. The Crimson's six unique penthouses are equipped with expansive outdoor terraces, summer kitchen connections and private hot tubs.

The amenities of The Crimson include an eighth floor pool deck, landscaped promenade, sundeck, hot tub, outdoor/indoor mini-theater, cyber café, lounge, a business center, state-of-the-art fitness center and yoga room.



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## UNIT TYPES

	A/C SQ. FT. RANGE
1 Bedroom   1 Bath	807 - 890
1 Bedroom   1 Bath + Den	890 - 902
2 Bedrooms   2 Baths	1,210 - 1,323
3 Bedrooms   2 Baths	1,538
Townhomes	1,332 - 2,010
Penthouses	1524 - 1668

## BUILDING

- Architectural Design by award winning IDEA architects
- Tailored interior design by world-renowned Tremblay L'ecuyer (TLA)
- LEED Gold certified building reduces energy and water consumption
- Energy efficient VRF™ cooling system
- Electric car charging stations
- Valet + assigned covered self parking
- Premium concierge service
- State-of-the-art security access for all residents
- Private residential storage

## BUILDING AMENITIES

- Expansive 8<sup>th</sup> floor resort-style pool deck with panoramic views of Biscayne Bay
- Direct bayfront boardwalk access
- Beautifully landscaped 20,000 SF gated park
- Building accented by water features
- Fully-equipped, technologically advanced fitness center
- Yoga studio
- Outdoor BBQ area
- Private state-of-the-art movie theater
- Residential business center + conference room
- Cyber Cafe including event bar and catering kitchen
- Lobby boasts 20' soaring ceilings with custom designs by IDEA



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## RESIDENCE FEATURES

- Beautiful bay and skyline views
- Smooth-finished 9'6" ceilings
- All residences offer spacious terraces with glass railings
- Custom-finished entry and interior doors
- Stainless steel finished door fixtures
- Custom designed foyer with wood accents
- Front loading stacked washer/dryer
- Energy efficient air-conditioning system with touch control thermostat
- Superior wall sound insulation
- Energy efficient, high impact windows and sliding glass doors
- Bay windows on select residences

## GOURMET KITCHENS

- Contemporary Italian kitchen cabinetry designed exclusively by TLA featuring superior wood finishes
- Elegant quartz countertops
- **Bosch** Appliances:
  - European-style stainless steel refrigerator
  - Built-in microwave, dishwasher, oven and cooktop
  - Smooth surface ceramic cooktop
  - Stainless steel under-mount double sink
  - Single lever kitchen faucet with pull-out spray
- Cabinet lighting feature
- All kitchens include custom backsplashes
- Spacious sliding pantries



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## BATHROOMS

- Contemporary vanity and mirror designed exclusively by TLA
- Marble walls and flooring
- Frameless glass shower enclosures and baths
- Smart faucet operating system located on opposite side of shower head
- Superior European-style fixtures and sinks
- LEED standard toilets with dual flush
- Elegant quartz countertops
- Built-in shower storage niche
- Superior European-style bathroom accessories

## TECHNOLOGY & SECURITY

- Smart home security recognition system
- Smart building and security monitoring system at lobby
- Controlled door access throughout public/common areas
- Advanced smart-building wiring for TV, multiple telephone/ data lines and ultra high-speed internet access in each residence
- Free Wi-Fi within the common areas



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