



NARANZA  
AT EDGEWATER

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# NARANZA

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## LOCATION

430 NE 31 STREET. MIAMI, FL 33175



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**Developer:** Prodesa

**Architect:** Arquitectonica

**Interior design:** A EI

**Sales & Marketing:**  
Fortune International Realty

- Concierge service and security with video surveillance
- Wi-Fi on common areas
- Pet-friendly building
- Storage spaces available on every floor and parking area





**1<sup>st</sup> Floor:**

Lobby, Retail,  
Elevators

**2<sup>nd</sup> – 5<sup>th</sup>**

Parking

Floor: Offices, with private  
elevator and lobby

**6<sup>th</sup>**

**North Side,**

Floor: Lines 3,5 & 7.

East & West:

Lines 00 & 11.

South Side,

Amenities Deck:

Pool, Gym & Lockers

**7<sup>th</sup> – 18<sup>th</sup> North Side:**

Floor: Lines 3,5 & 7.

East & West:

Lines 00 & 11.

**19<sup>th</sup> Rooftop:**

Floor: Interior & Exterior  
lounge.



## MAINTENANCE

\$0.59 cents / sf per month  
including cable, internet and  
water

## LEASES

Up to 12 leases per year, for a  
minimum of 1 month each  
rent

	NORTH	SOUTH	EAST	WEST	TOTAL
1 + DEN + 1.5			10	10	20
1 + DEN + 2	36	33			69
2 + 2	20	18			38
2 + DEN + 2.5	4	4			8
3 + DEN + 3		2			2
				<b>TOTAL</b>	<b>137</b>



### ENTRANCE 31ST STREET

Lobby and Retail spaces on the north side as well as the south side. 15 feet height ceilings.





ENTRANCE  
30TH STREET

Lobby and Retail spaces on the north side as well as the south side.  
19 feet height ceilings.





AMENITIES ON  
6 FLOOR

- 75-foot resort-style pool
- State-of-the-art gym
- Spa with steam room, sauna and lockers.





## AMENITIES ON ROOFTOP 19<sup>TH</sup> LEVEL

- Breathtaking panoramic views of the bay and the city
- Lounge terrace, water feature and fire pit
- Relaxation and Yoga deck
- Covered lounge area and multipurpose



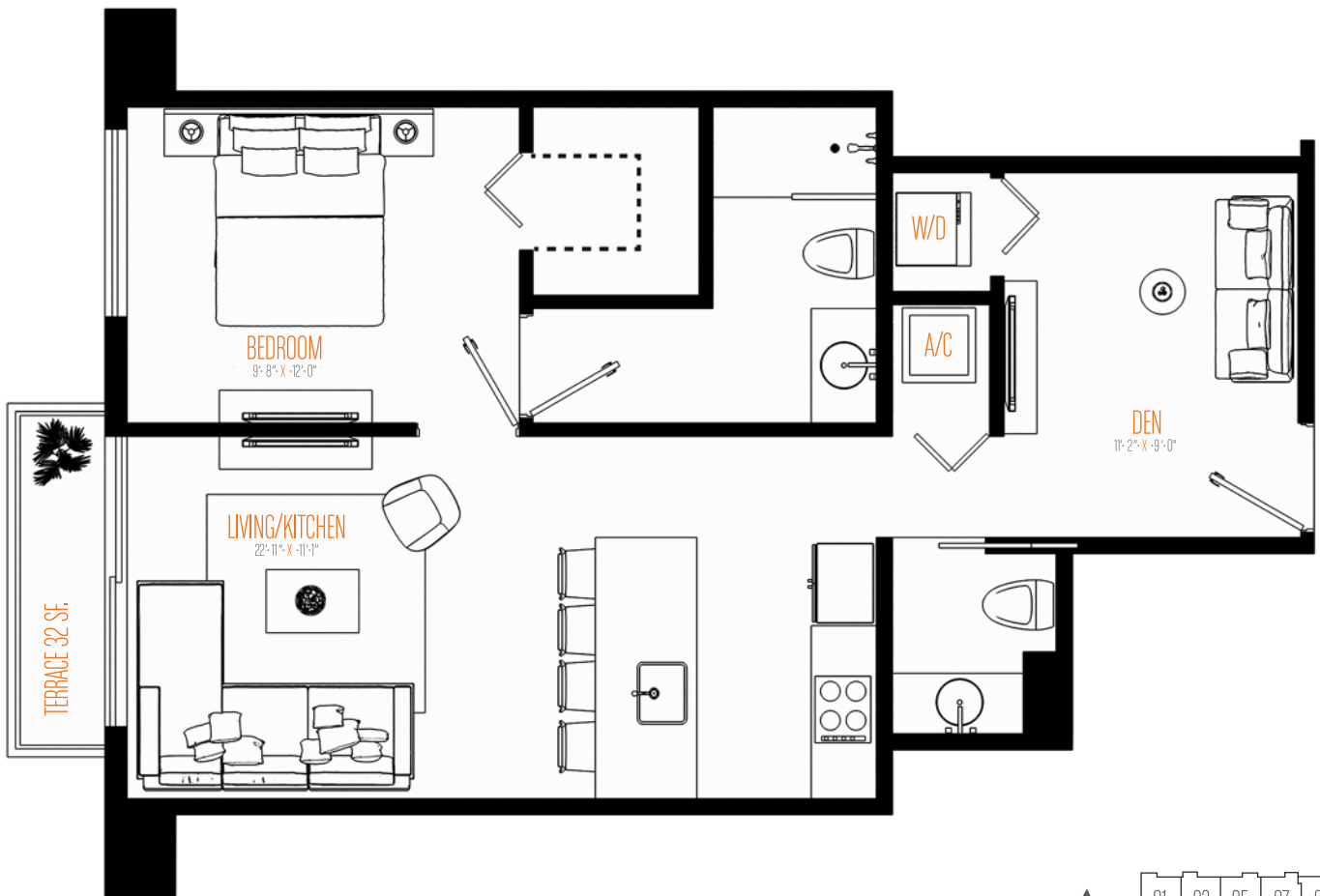




## FLOOR PLAN A

RESIDENCE 00,11  
1 BEDROOM / 1 DEN / 1 1/2 BATH

UNIT AREA	703 SF.	65.31 SO. M.
TERRACE	32 SF.	2.97 SO. M.
TOTAL RESIDENCE	735 SF.	68.28 SO. M.



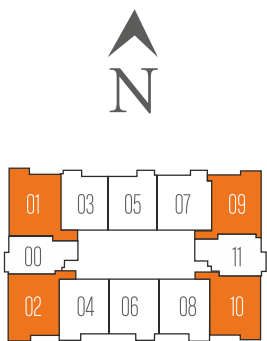
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# FLOOR PLAN C

RESIDENCE 01,09,02,10  
2 BEDROOM / 2 BATH

UNIT AREA	942 SF.	87.51 SO. M.
TERRACE	75 SF.	6.96 SO. M.
TOTAL RESIDENCE	1017 SF.	94.48 SO. M.



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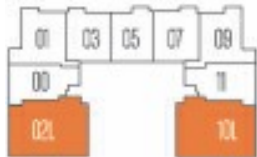




# FLOOR PLAN F

RESIDENCE 02L, 10L  
3 BEDROOM / 3 BATH

UNIT AREA	1370 SF.	127.27 SO. M.
TERRACE	485 SF.	45.05 SO. M.
TOTAL RESIDENCE	1855 SF.	172.33 SO. M.



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