

Cove Miami

Fact Sheet

is a luxury boutique condominium rising 40 stories in the Edgewater neighborhood, designed to blend contemporary nautical elegance with high-touch residential service.

- **Address:** [456 NE 29th St, Miami, FL 33137](#).
- **Developers:** SB Development Group and Hazelton Capital Group.
- **Architect:** Kobi Karp Architecture.
- **Interior Design:** Diegues Fridman Design.
- **Estimated Completion: Late 2026** (Construction concluded by end of year).

Pricing & Residence Types

The building consists of 116 to 134 total units, all of which are fully finished and feature panoramic water views.

Residence Type	Square Footage	Starting Price	Price per Sq Ft (Avg)
1-Bedroom	~1,200 sq ft	\$929,000+	~\$1,000
2-Bedroom	1,345 – 1,500 sq ft	\$1,258,000 – \$1,400,000	~\$1,022
3-Bedroom	2,100 – 2,500 sq ft	\$1,870,000 – \$2,357,000	~\$1,100
4-Bedroom (+Den)	2,763 – 3,068 sq ft	\$3,300,000 – \$3,554,000	~\$1,286

- **Average Listing Price:** Approximately **\$1,000 per sq ft**.

Financials & Pertinent Info

- **HOA/Maintenance Fees:** Estimated at **\$1.35 to \$1.50 per sq ft**.
- **Property Taxes:** Estimated at **1.8% – 2.0%** of assessed value (standard for Miami-Dade).
- **Rental Policy:** Boutique restrictions; minimum **3-month** lease, allowed up to **2 times** per year.
- **Deposit Schedule:** 10% at Reservation, 10% at Contract, 10% at Groundbreaking, 10% at Top-off, and 60% at Closing.

Amenities & Building Features

- **Over 42,000 sq ft of Facilities:** Spanning three levels plus a rooftop deck.
- **Wellness & Fitness:**
 - **Tranquility Spa:** Cold plunge, hammam (Turkish bath), sauna, and massage rooms.
 - Fitness center with a **spin auditorium** and indoor/outdoor yoga areas.
- **Social Spaces:**
 - **Grand Theater** (Microcinema) and game/billiards room.
 - Wine and library lounge with private wine storage/cellar.
 - Private dining room with a professional chef's kitchen.
- **Outdoor Highlights:**
 - Resort-style infinity pool with private cabanas overlooking Biscayne Bay.
 - Rooftop summer kitchens with grills and an **Outdoor Zen Garden**.
 - Direct access to the Miami Baywalk and a **private dock** for watersports.
- **Services:** 24/7 attended lobby, valet with **EV charging stations**, pet spa, and on-site waterside restaurant.