



Una

Residences



Una

THE BUILDING

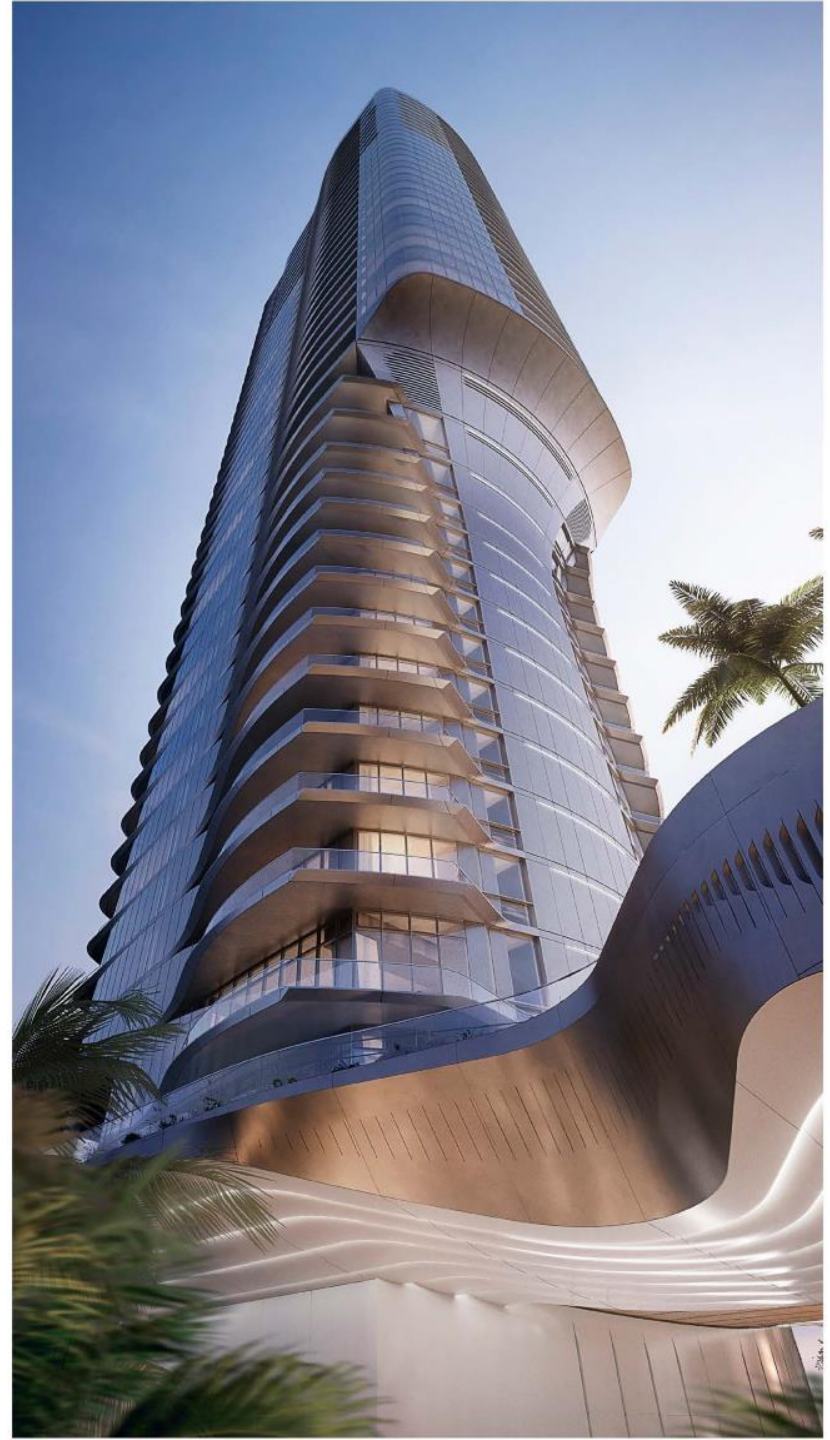
Inspired by nautical themes and its seaside setting, Una sets the standard for Brickell Waterfront living, with visionary design, inviting gardens, and unrivaled views across Biscayne Bay. Brought to life by renowned firm Adrian Smith + Gordon Gill, Una's instantly identifiable façade changes character throughout the day, constantly shimmering with reflected light. From a distance, the iconic 45-story tower is recognizable by its smooth, light-metallic surface and striking silhouette that recalls the natural shape of a wave. Una is just as dramatic up close—approached by a driveway that arrives at the sweeping arc of a canopy, with smooth lines continuing inside into the grand, double-height, open lobby. These modern curves are complemented by the richly landscaped gardens designed by Enea Landscape, while inside there are striking views of the water at every turn. Una represents a truly sophisticated combination of location and design and is a unique development in quiet, residential Brickell Waterfront.

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BUILDING FEATURES

- 135 luxury condominium residences
- Iconic 47-story waterfront condominium
- 2- to 5-bedroom residences ranging from 1,100 to 4,786 sq ft
- Unobstructed views of the Atlantic Ocean, Biscayne Bay, and the city skyline
- High-efficiency and noise-reducing floor-to-ceiling exterior glass
- Three levels of underground parking

A unique cantilevered silhouette maximizes views in every direction.





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From a distance, the iconic 47-story tower is recognizable by its smooth, light-metallic surface and striking silhouette that recalls the natural shape of a wave. This thoughtful cantilevered detail maximizes views in every direction, from the city skyline to the Atlantic ocean and Biscayne Bay.

Una is the first new condominium development to grace this private residential area of Brickell Waterfront in over a decade.

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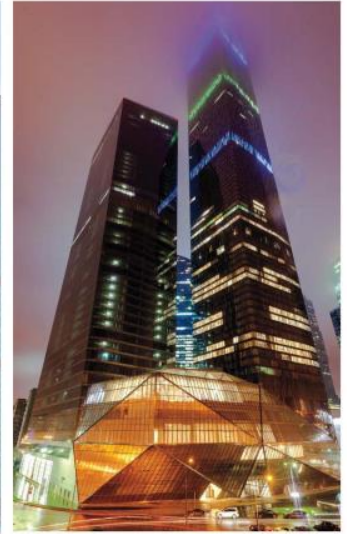
OKO GROUP

OKO Group builds on the formidable expertise of Mr. Doronin, a successful and respected international developer, and his peerless track record in constructing more than 75 million square feet of world-class commercial, retail and luxury residential space over a total of 71 buildings.

Vladislav Doronin,
Chairman and CEO of OKO Group



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ADRIAN SMITH + GORDON GILL ARCHITECTURE

- Adrian Smith + Gordon Gill Architecture (AS+GG) is dedicated to the design of high-performance architecture in a wide range of typology and scale, from low- and mid-rise residential, commercial, and cultural buildings to mixed-use supertall towers and new cities.
- The office uses a holistic, integrated design approach that explores symbiotic relationships with the natural environment.
- AS+GG is currently working on projects for clients in the United Arab Emirates, Saudi Arabia, China, Canada, and the United States.
- The partnership was founded in 2006 by Adrian Smith, Gordon Gill, and Robert Forest.
- Projects Include: FKI Tower, Seoul, South Korea, Central Park Tower, New York, U.S.A, Burj Khalifa, completed by Adrian Smith while at SOM Chicago, prior to the founding of AS+GG, Dubai, U.A.E, Wuhan Greenland Center, Wuhan, China, Jeddah Tower, Jeddah, Saudi Arabia

Adrian Smith, Founder of Adrian Smith + Gordon Gill Architecture



01



02



04



03



05



01 – Project: Burj Khalifa, Dubai, U.A.E
02 – Central Park Tower, New York, U.S.A
03 – Jeddah Tower, Jeddah, Saudi Arabia

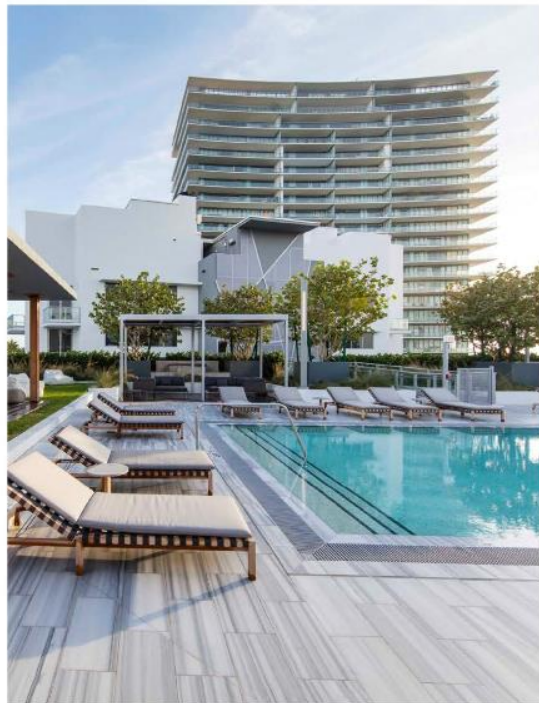
04 – FKI Tower, Seoul, South Korea
05 – Wuhan Greenland Center, Wuhan, China

ENZO

- Since establishing his firm in 1993, renowned Swiss landscape architect Enzo Enea has completed more than 1,000 gardens for private residences, hotels, resorts, residential buildings, and parks around the world, including projects in Russia, Greece, France, Italy, Spain, Germany, Austria, China, Brazil, Colombia, the Bahamas, and the United States.
- Based near Zurich, the firm opened a second office in Miami in 2005 and added a New York office in 2016.
- Enea's work has received numerous international awards, including honors from the American Society of Landscape Architects and the RHS Chelsea Flower Show in London.
- A hallmark of Enea's projects is the creative fusion of outdoor and indoor spaces. Based in Switzerland, with a U.S. outpost in Miami, they work on a range of projects, from residential and commercial to master planning and public projects.



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CAIN INTERNATIONAL

Cain International, OKO Group's partner, is known for its involvement in high-end global hospitality and real estate projects. A prominent and innovative real estate investor with projects spanning the UK, Europe and the U.S., Cain International recently invested in the acquisition of Morgans Hotel Group by hospitality lifestyle brand sbe, and created the first Six Senses branded residences and spa in the ski resort of Courchevel.

“Cain International has established itself as significant player in the global real estate investment space. We have done so by seizing opportunities and, more importantly, building lasting relationships. We look to collaborate with the best; to bring creativity, diversity and fresh perspectives to the destinations we create. It was, therefore, only natural to partner with OKO Group and together build a top-tier residential portfolio in Miami.”

JONATHAN GOLDSTEIN, CHIEF EXECUTIVE AND FOUNDER OF
CAIN INTERNATIONAL

Jonathan Goldstein, Chief Executive and
Founder of Cain International



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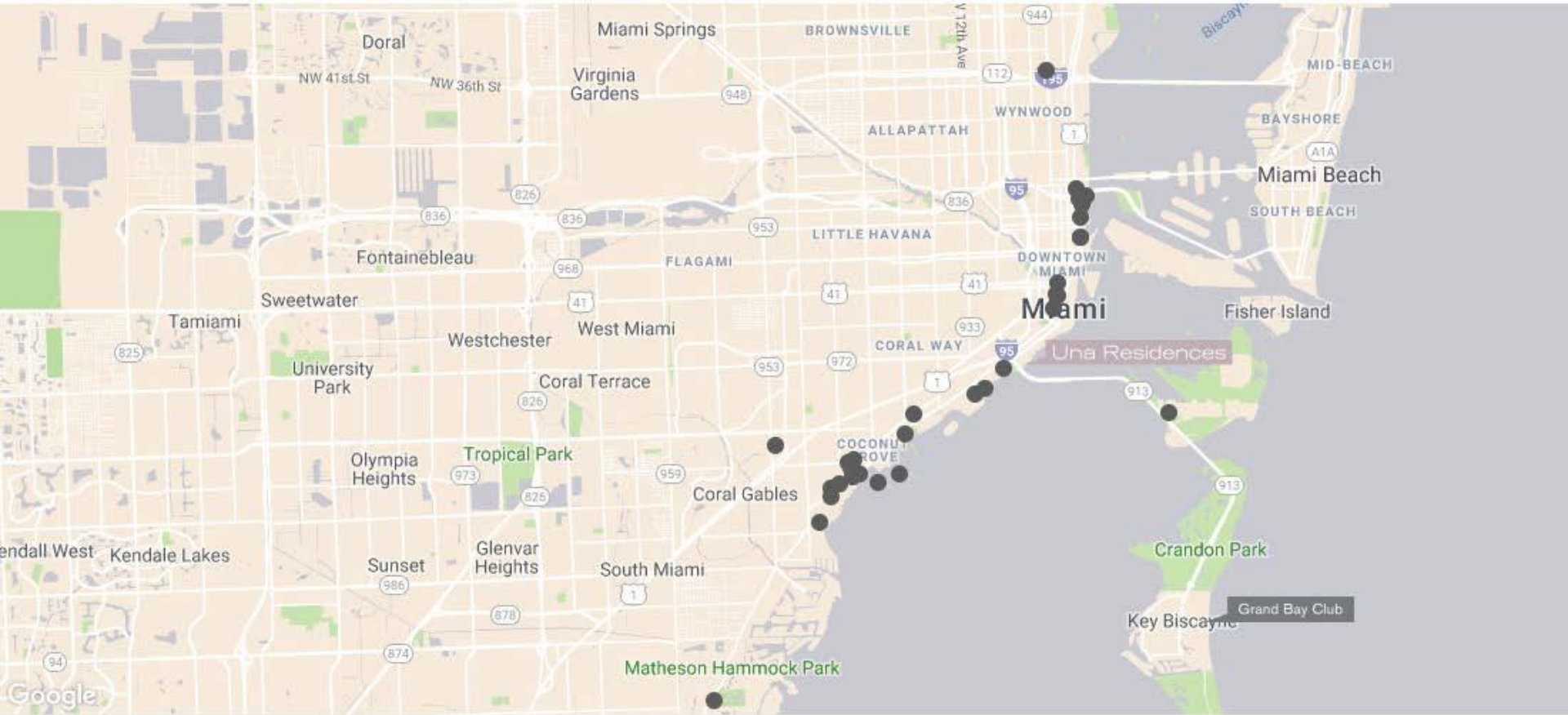


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BRICKELL WATERFRONT

Known as the birthplace of the modern high-rise in Miami, Brickell's rich history has continued to evolve, and the neighborhood has become Miami's epicenter for fine dining, world-class arts, premium hotels, shopping, and cutting-edge architecture. Una's setting in scenic, Brickell Waterfront offers residents the natural beauty of South Florida, as well as all the conveniences of downtown. There's direct waterfront access, walking paths, public parks, bike routes, and brilliant landscapes all around. This is a peaceful, idyllic residential neighborhood, with an abundance of dining, cultural, and retail destinations. Plus, the area offers plenty of options for activities—running, walking, biking, or boating—all just steps from Una's front door. With excellent local schools, this is an ideal neighborhood for families. Una is also perfectly situated in close proximity to Brickell, Coconut Grove, and the beaches of Key Biscayne. For jet setters, the Miami International Airport is only a short drive away. With its own boat slips and three levels of underground parking, Una capitalizes on this truly remarkable setting right on the bay, merely minutes from the seaside and the best of Miami.





MAP

ATTRACTIONS

Adrienne Arsht Center for the Performing Arts
 American Airlines Arena
 The Barnacle Historic State Park & Dog Park
 Vizcaya Museum & Gardens
 Fairchild Tropical Botanic Garden
 Frost Science Museum
 Pérez Art Museum Miami

PARKS

Bayfront Park
 Allen Morris Brickell Park
 Museum Park
 Alice Wainwright Park
 Biscayne National Park
 Dinner Key Picnic Islands Park
 David Kennedy Park
 Peacock Park
 The Kampong — National Tropical Botanical Garden

SCHOOLS

Carrollton School of the Sacred Heart
 Immaculata — La Salle High School
 Plymouth Pre school
 Ransom Everglades Middle School
 Ransom Everglades Upper Campus
 St. Stephen's Episcopal Day School
 MAST Academy
 Southside Elementary School
 Coconut Grove Elementary School

SHOPPING

Brickell City Centre
 Design District
 Shops at Merrick Park
 Mary Brickell Village
 CocomoWalk

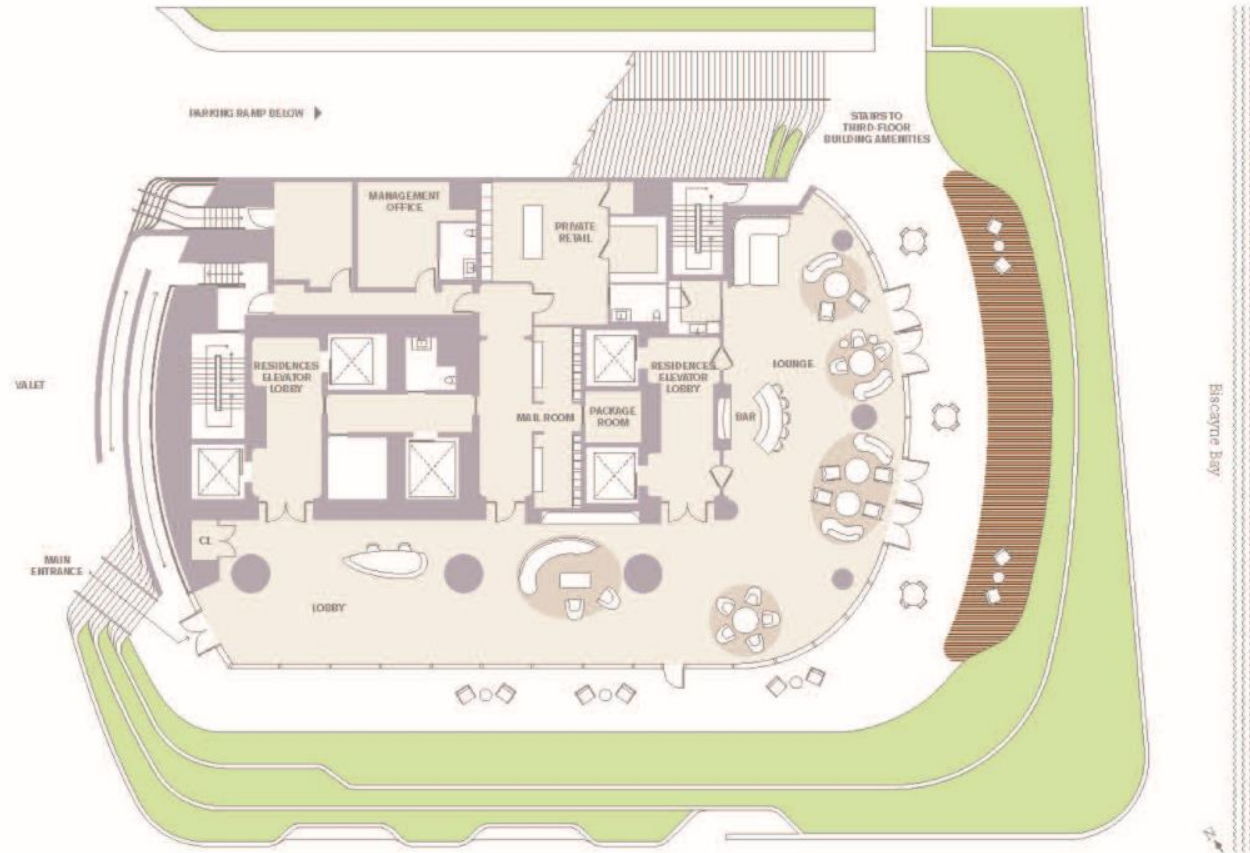
AMENITIES

The Grand Bay Club



Lobby

- Lounge
- Bar
- Package Room
- Mail Room





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The level of craftsmanship in the lobby is instantly breathtaking, with wood and precious detailing permeating the 20-foot-high space and a long bank of windows framing the sparkling views of the bay.



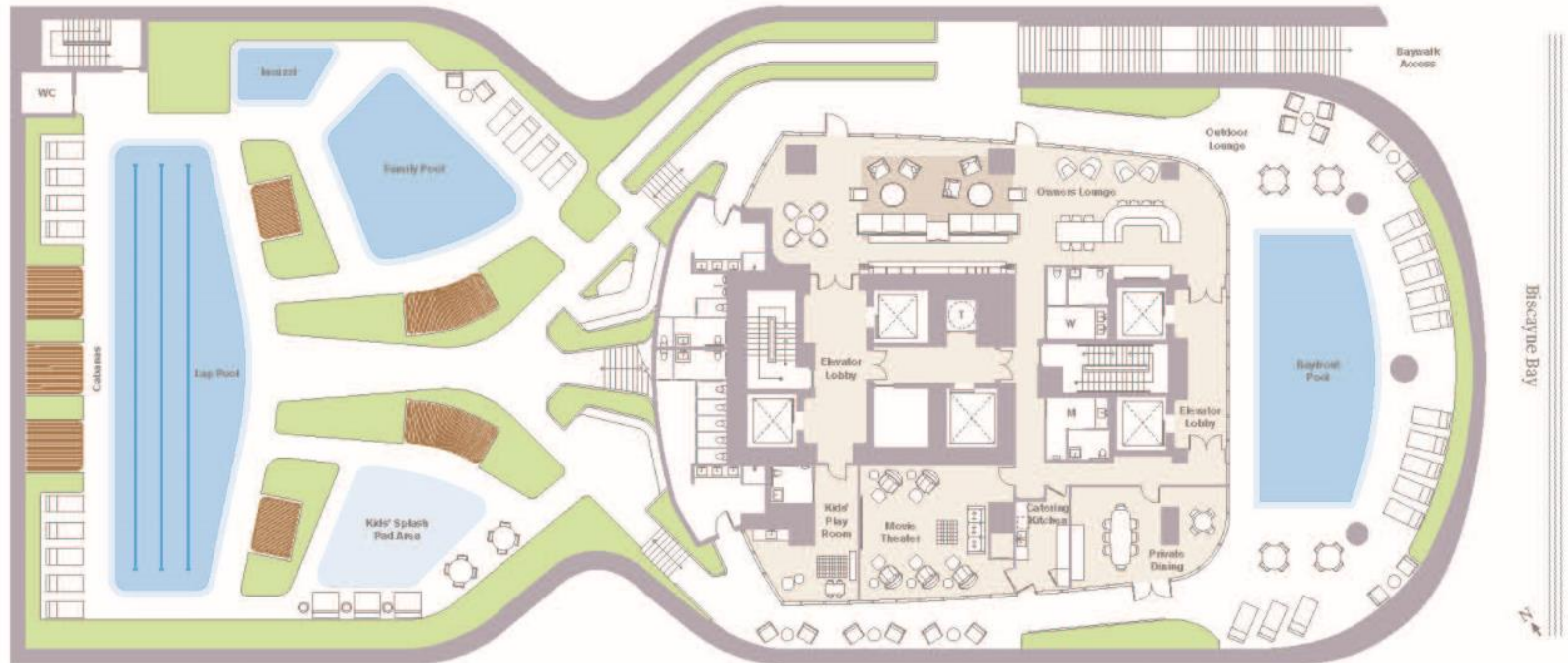


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Third-Floor Building Amenities

- Lap Pool
- Jacuzzi
- Family Pool
- Kids' Splash Pad Area
- Kids' Play Room
- Owners Lounge
- Movie Theater
- Private Dining
- Catering Kitchen
- Bayfront Pool
- Outdoor Lounge
- Baywalk Access



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The bayfront pool is a quiet respite perfect for watching the sunset and unwinding at the end of the day.

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A variety of pools—including an outdoor lap pool, family pool, kids' splash-pad area, and whirlpool— offers a range of water activities, from swimming to playing to relaxing.

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An oasis nestled among the trees, the children's splash-pad area is a fun escape for young children and their friends.

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Children have access to a dedicated indoor playroom as well as the many pool activities on the roof deck.

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A dedicated screening room provides the ideal film-viewing experience for residents—individuals and families—and their guests.



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Fourth-Floor Building Amenities

- Fitness Center
- Pilates Room
- Yoga Studio
- Spa with treatment room as well as sauna and steam room within men's and women's locker rooms



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The design of the gym enhances light and space. Wall-to-wall glass windows create an open and airy environment, while state-of-the-art gym equipment and separate studios for yoga and personal training offer a range of fitness activities.



The spa, elegantly envisioned by the chairman of Aman, integrates sophisticated design with maximal water views.



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RESIDENCES

From the moment the elevator opens into their homes, residents are met with stunning views of Biscayne Bay. Bedrooms and living areas all face the waterfront, with sweeping, unobstructed vistas. Floor-to-ceiling windows welcome daylight into each open-plan space, while extra-wide terraces have been carefully integrated into the living spaces and bedrooms. Sliding doors create an open connection between spaces, enabling sense of flow that leads residents to the remarkable views. The result is a seamless transition between inside and outside, always drawing attention to the water.

Within the residences, the striking glass walls of windows are set against the warmth of the natural surfaces and materials. Custom-built teak and walnut cabinetry are inspired by the interiors of yachts and bring a sense of comfort to the bedrooms and living spaces. Organic porcelain floor tiles, ivory countertops, and Gaggenau appliances integrate seamlessly with the clean interior architecture. Together, these rooms are elegant and precise, while celebrating the pleasures of life on the bay.



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FACT SHEET

RESIDENCE FEATURES

- Private elevator entries into each residence
- Expansive terraces with effortless “lift-and-glide” floor-to-ceiling doors and glass balcony railings
- 10’8” ceiling heights, above Miami standard
- Chef’s kitchens with Gaggenau ovens, electric induction cooktops, microwaves, dishwashers, and refrigerators/freezers
- Master suites with separate his and hers closets and bathrooms
- Utility rooms with full-sized washers and dryers
- Flow-through residences with east-to-west ocean and city exposures on the top floors
- Two penthouses, each with a private pool and 11’7” to 12’4” ceilings

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Living areas are set along the waterfront, maximizing striking bayfront views.



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A soft palette of teak, walnut and natural stone brings elegance and warmth to the kitchens.

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Sleek and spa-like, the master bathrooms feature a material mix of natural stone selections, stained wood, and porcelain tile, creating an atmosphere of peace



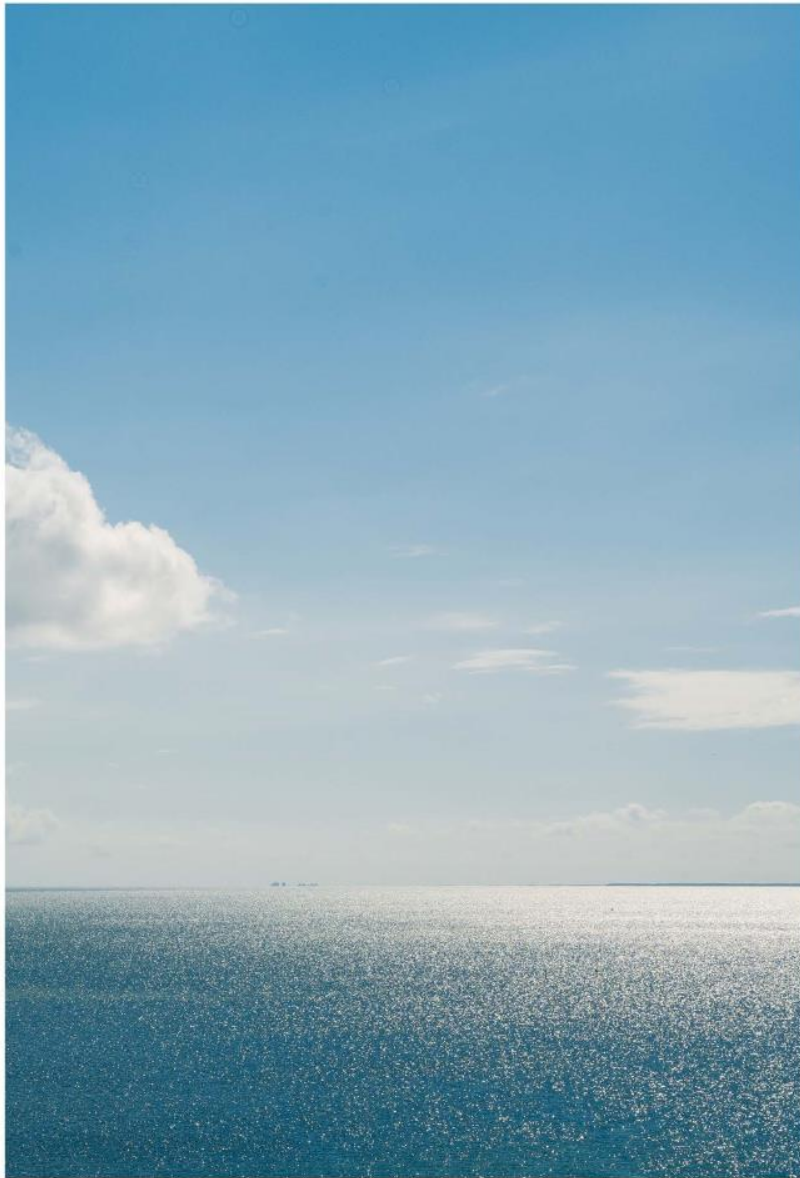
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The sublime views of Biscayne Bay and beyond can be enjoyed to the fullest on the 10-foot-deep terraces.



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FLOOR PLAN

Una's amenities represent the best of leisure, wellness, and entertaining—all set around Biscayne Bay and designed with the building's sleek, nautical sensibility in mind. From the elegant private residents' lounge on the lobby level, to the pools, spa, fitness, and children's rooms on the third and fourth floors, residents have multiple spaces in which to relax, work out, socialize, and enjoy the spectacular bayside setting.

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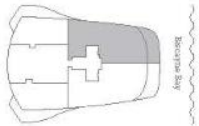
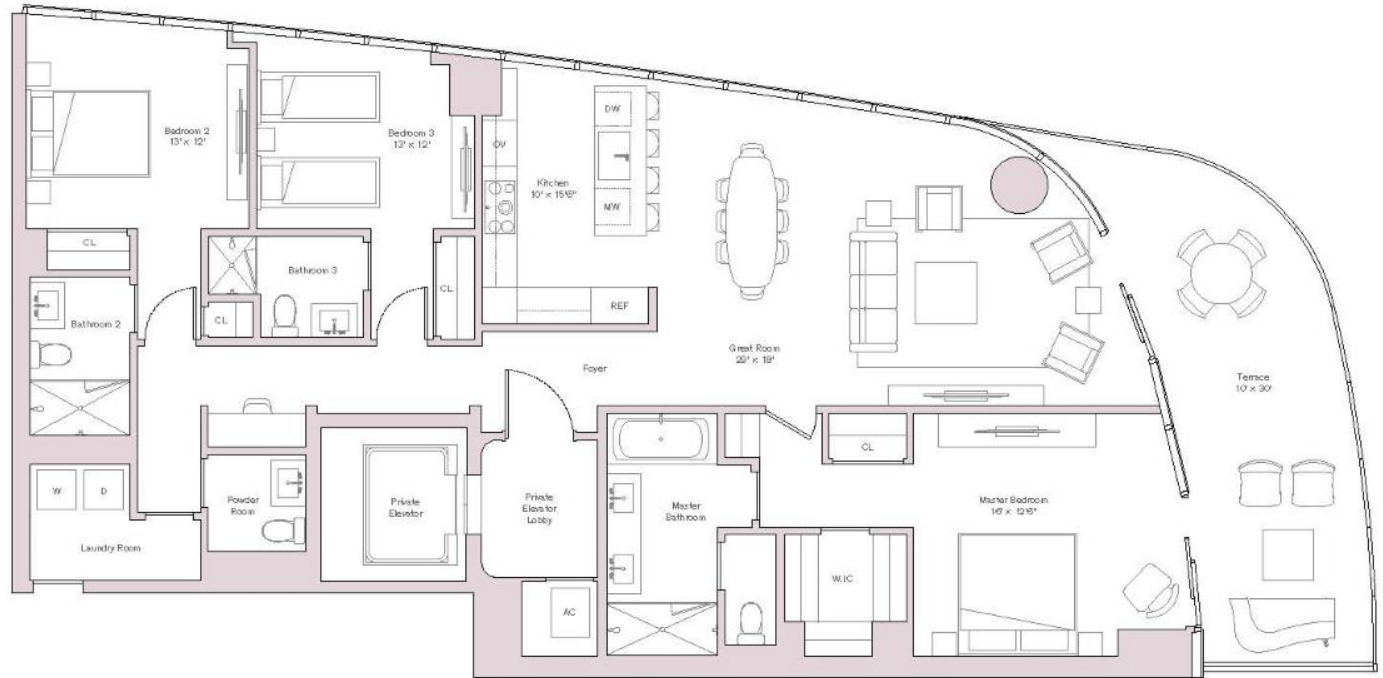
North East Residence
Levels 05-16 Unit 01

INTERIOR
2,108 SQ FT / 196 SQ M

EXTERIOR
312 SQ FT / 29 SQ M

TOTAL
2,420 SQ FT / 225 SQ M

FEATURES
3 Bedrooms
3.5 Bathrooms



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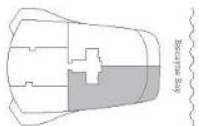
South East Residence
Levels 05-16 Unit 02

INTERIOR
2,115 SQ FT / 196 SQ M

EXTERIOR
312 SQ FT / 29 SQ M

TOTAL
2,427 SQ FT / 225 SQ M

FEATURES
3 Bedrooms
3.5 Bathrooms



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South West Residence
Levels 05-16 Unit 03

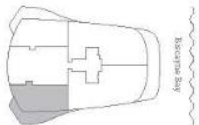
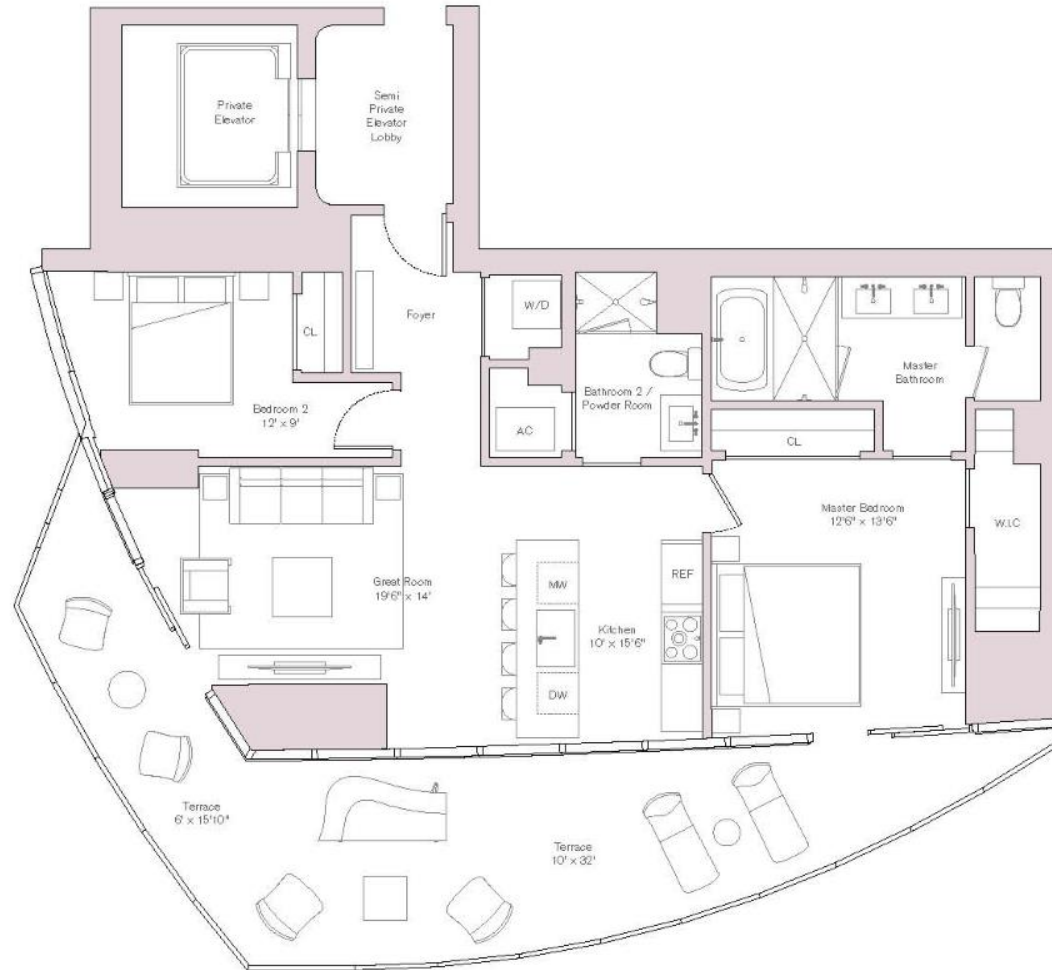
INTERIOR
1,179 SQ FT / 110 SQ M

EXTERIOR
404 SQ FT / 38 SQ M

TOTAL
1,583 SQ FT / 147 SQ M

FEATURES
2 Bedrooms
2 Bathrooms

Units on Level 15-16
Interior: 1,215 sq.ft. / 112.8 sq.m
Exterior: 416 sq.ft. / 38.6 sq.m



Una

North West Residence
Levels 05-16 Unit 04

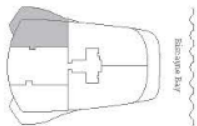
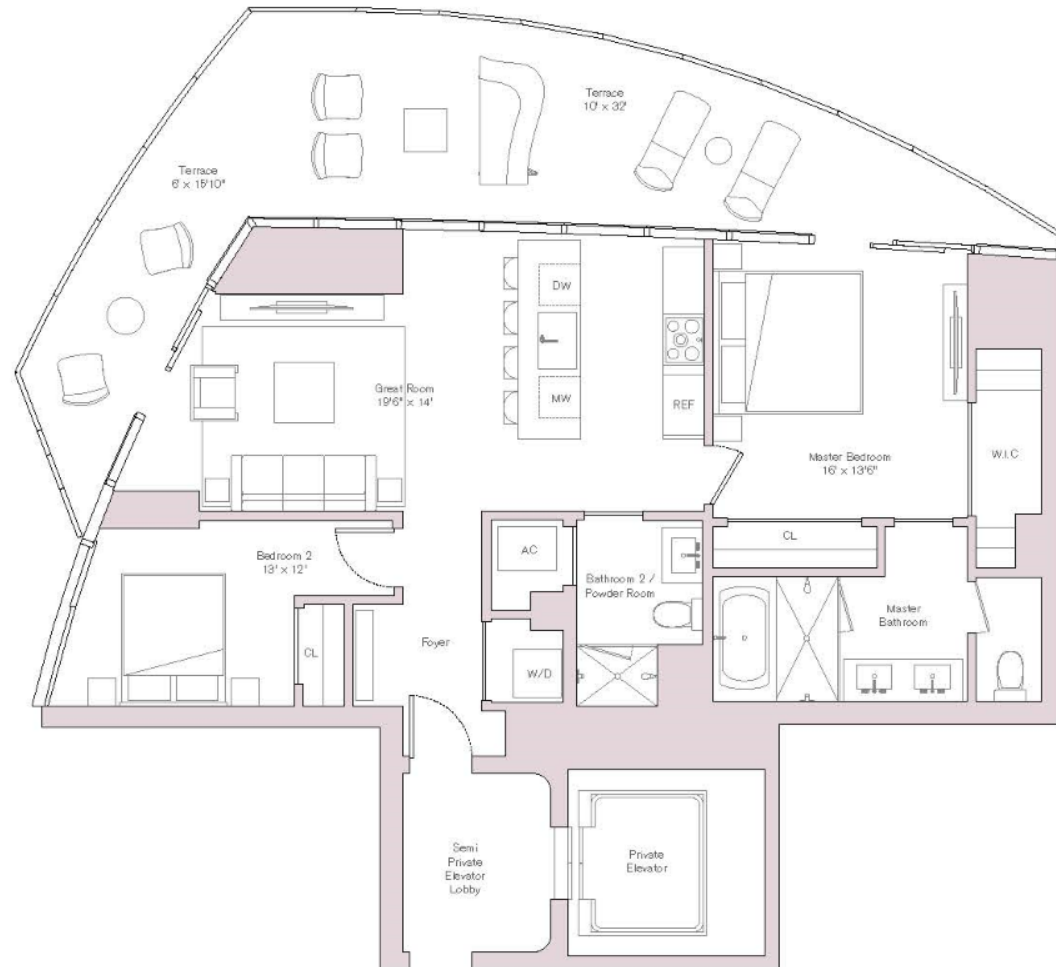
INTERIOR
1,098 SQ FT / 102 SQ M

EXTERIOR
404 SQ FT / 38 SQ M

TOTAL
1,502 SQ FT / 140 SQ M

FEATURES
2 Bedrooms
2 Bathrooms

Units on Level 15-16
Interior: 1,133 sq ft / 105.2 sq m
Exterior: 416 sq ft / 38.6 sq m



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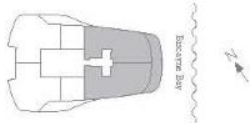
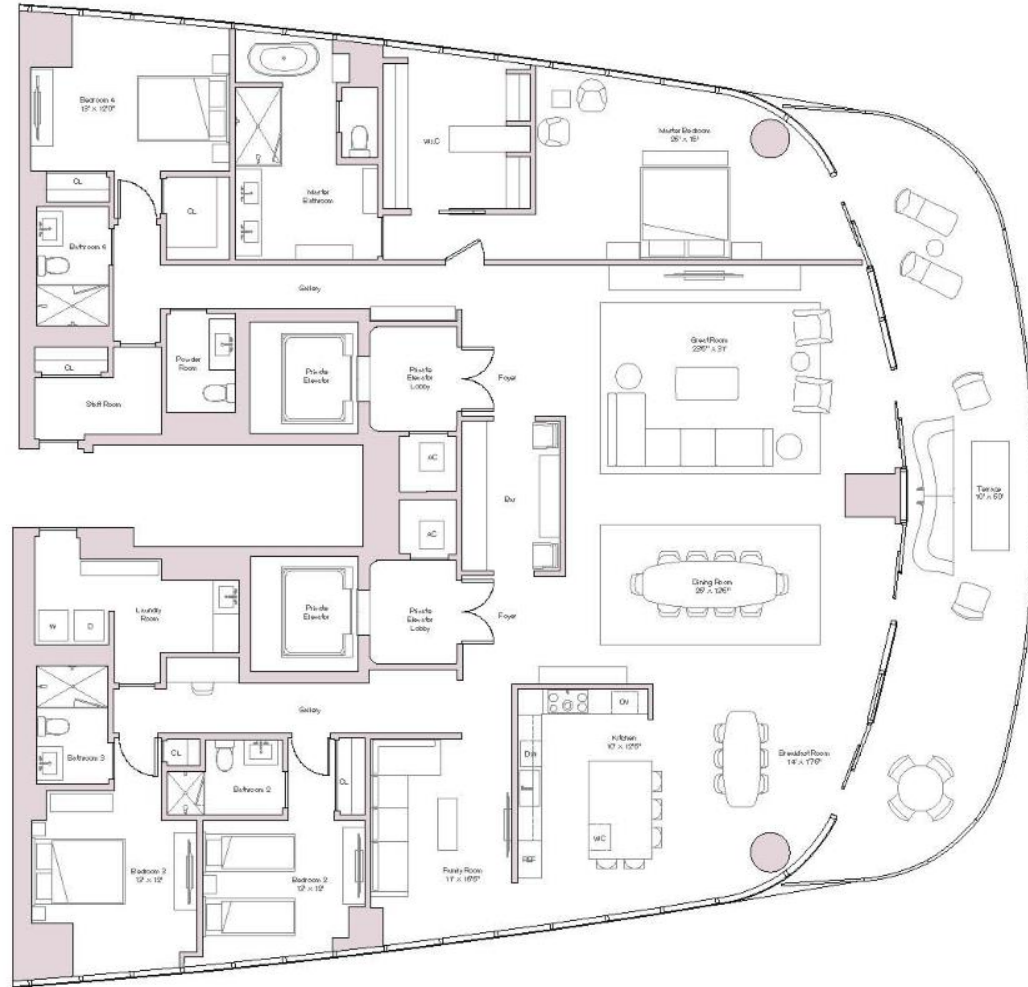
East Residence
Levels 17, 18 Unit 01

INTERIOR
4,222 SQ FT / 392 SQ M

EXTERIOR
624 SQ FT / 58 SQ M

TOTAL
4,846 SQ FT / 450 SQ M

FEATURES
4 Bedrooms
4.5 Bathrooms
Family Room
Staff Room



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North East Residence
Levels 19-29 Unit 01

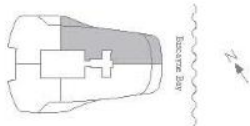
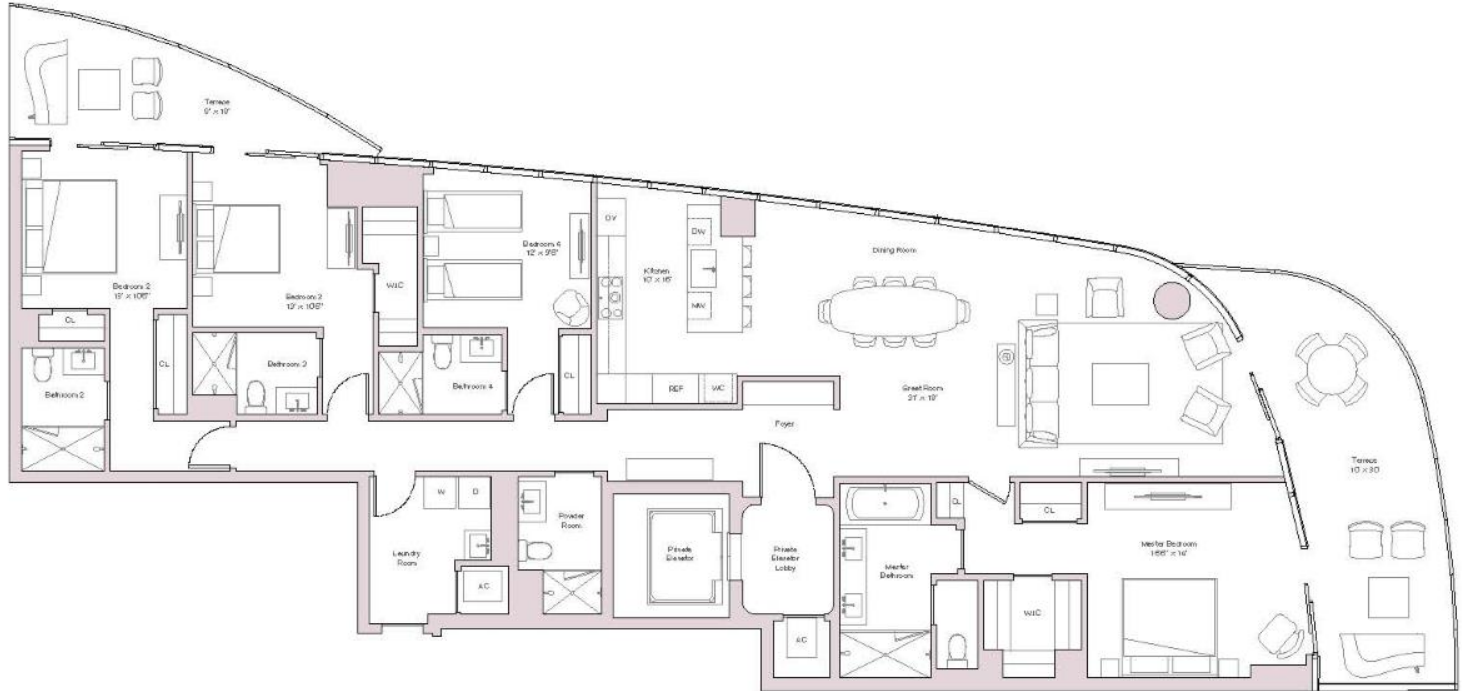
INTERIOR
2,724 SQ FT / 253 SQ M

EXTERIOR
456 SQ FT / 42 SQ M

TOTAL
3,180 SQ FT / 295 SQ M

FEATURES
4 Bedrooms
4.5 Bathrooms

Units on Level 30-37
Interior: 2,759 sq ft / 256.3 sq m
Exterior: 456 sq ft / 42.3 sq m



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South East Residence
Levels 19-29 Unit 02

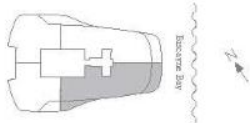
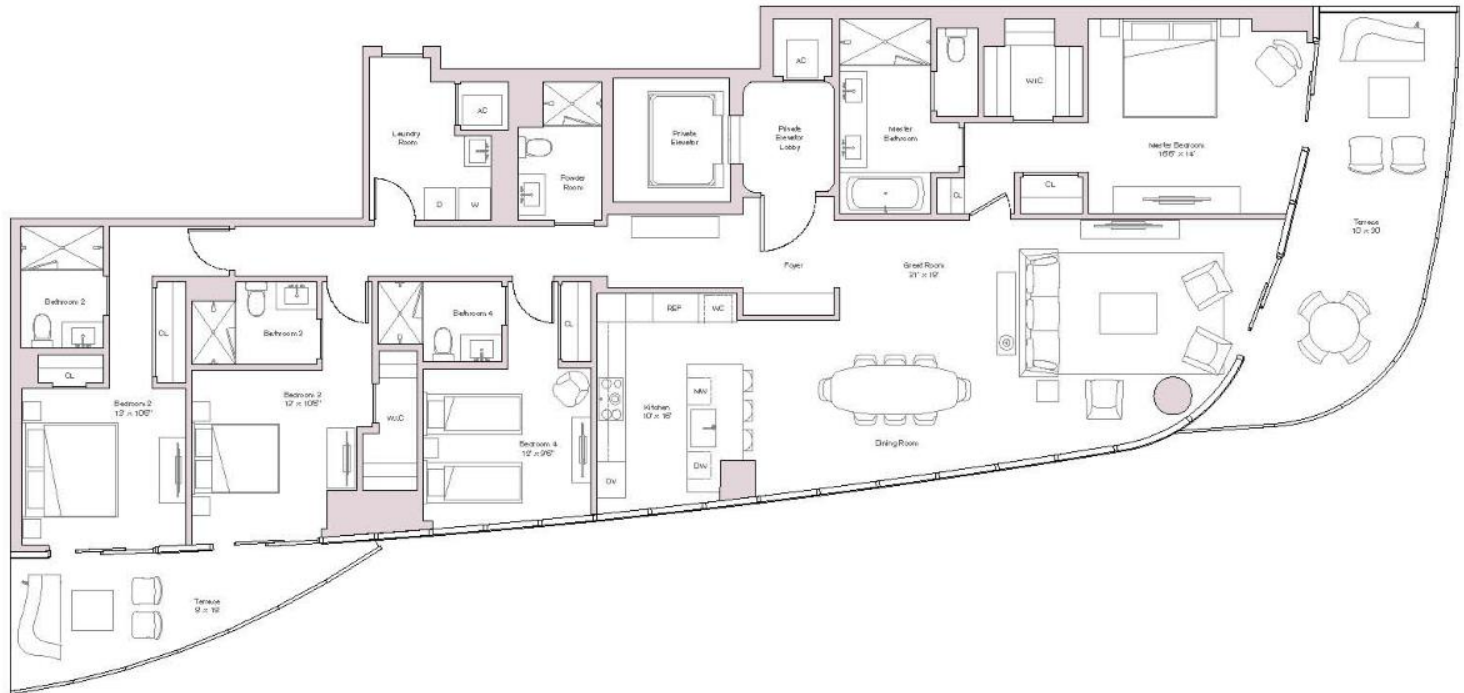
INTERIOR
2,731 SQ FT / 254 SQ M

EXTERIOR
456 SQ FT / 42 SQ M

TOTAL
3,181 SQ FT / 296 SQ M

FEATURES
4 Bedrooms
4.5 Bathrooms

Units on Level 30-37
Interior: 2,766 sq ft / 256.9 sq m
Exterior: 456 sq ft / 42.3 sq m



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South West Residence
Levels 19-29 Unit 03

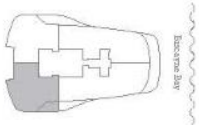
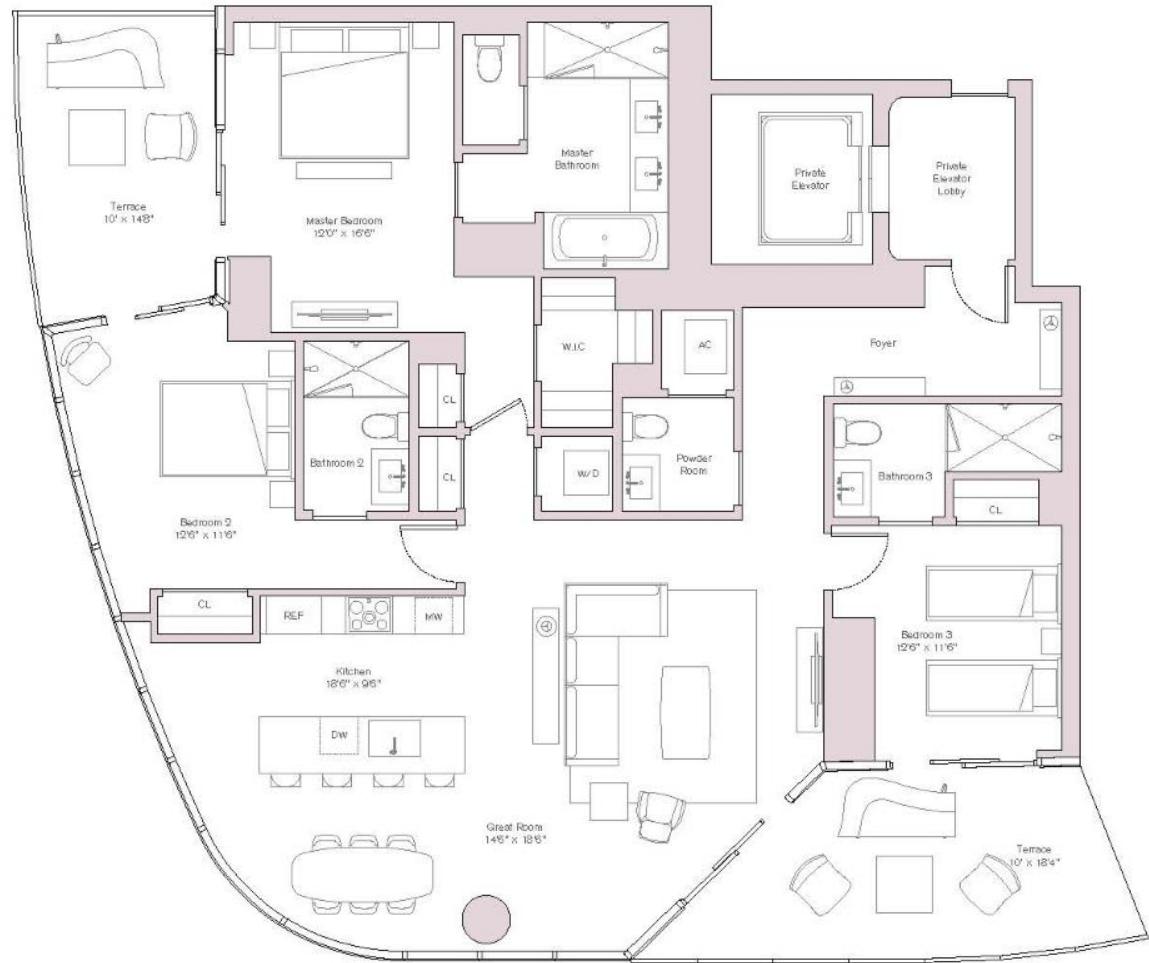
INTERIOR
1,995 SQ.FT / 185 SQ.M

EXTERIOR
356 SQ.FT / 33 SQ.M

TOTAL
2,351 SQ.FT / 218 SQ.M

FEATURES
3 Bedrooms
3.5 Bathrooms

Units on Level 30-37
Interior: 2,019 sq.ft / 187.5 sq.m
Exterior: 356 sq.ft / 33 sq.m



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North West Residence
Levels 19-29 Unit 04

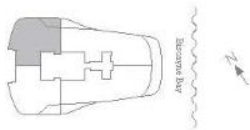
INTERIOR
1,915 SQ FT / 178 SQ M

EXTERIOR
356 SQ FT / 33 SQ M

TOTAL
2,271 SQ FT / 211 SQ M

FEATURES
3 Bedrooms
3.5 Bathrooms

Units on Level 30-37
Interior: 1,939 sqft / 180.3 sqm
Exterior: 356 sqft / 33 sqm



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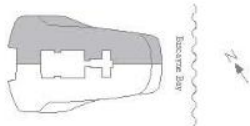
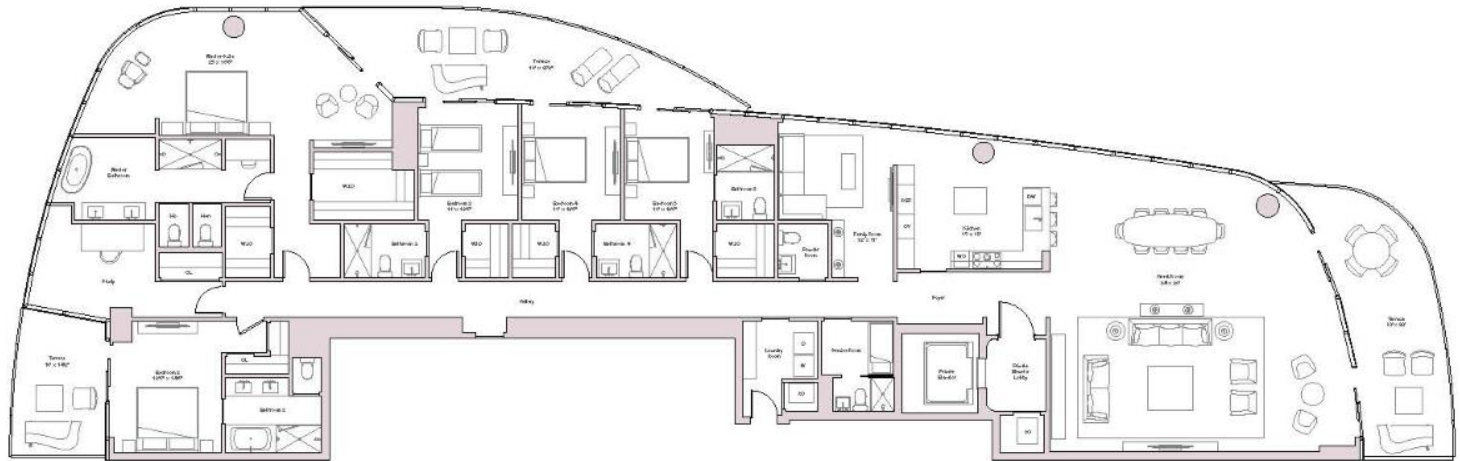
North East Residence
Levels 38-43 Unit 01

INTERIOR
4,697 SQ FT / 436 SQ M

EXTERIOR
812 SQ FT / 75 SQ M

TOTAL
5,509 SQ FT / 512 SQ M

FEATURES
5 Bedrooms
6.5 Bathrooms
Study
Family Room



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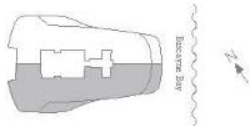
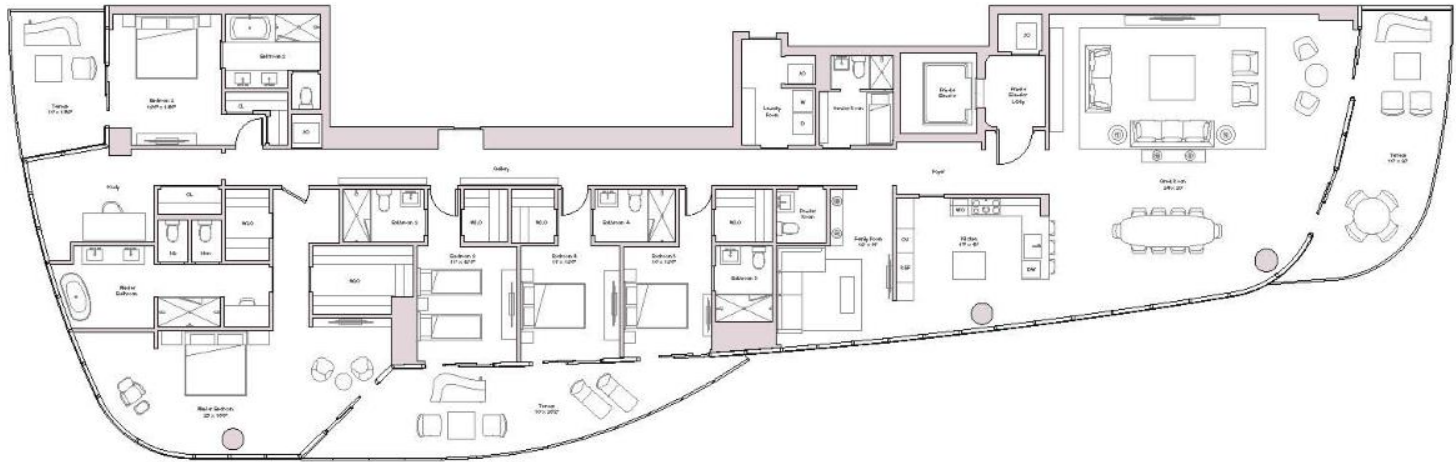
South East Residence
Levels 38-43 Unit 02

INTERIOR
4,786 SQ FT / 445 SQ M

EXTERIOR
812 SQ FT / 75 SQ M

TOTAL
5,598 SQ FT / 520 SQ M

FEATURES
5 Bedrooms
6.5 Bathrooms
Study
Family Room



Una



EAST VIEW



NORTH VIEW

Una



SOUTH VIEW



WEST VIEW

BUYER DEPOSIT SCHEDULE

Initial 10 % Deposit - With contract

Additional 10% Deposit - On or before October 31st, 2018

Additional 10% Deposit at Groundbreaking - 1st Q 2019 (3-31-19)

Additional 10% Deposit at 25th Floor Pouring - 1st Q 2020 (3-31-20)

Additional 10% Deposit at Top off - 4th Q 2021 (11-31-21)

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THE TEAM

DEVELOPMENT: OKO GROUP

Established by Chairman and CEO Vladislav Doronin, the real estate development firm OKO Group builds on the expertise of Doronin, who has built more than 75 million square feet of world-class commercial, retail, and luxury residential space. As chairman of the property and development firm Capital Group, Doronin has overseen 71 projects. OKO Group brings considerable financial strength to the U.S. market, as well as a passion for working with renowned architects and designers, including Zaha Hadid, SOM, Hani Rashid, Kerry Hill Architects, Jacques Grange, and Iosa Ghini.

okogroup.com

DEVELOPMENT: CAIN INTERNATIONAL

Cain International is a diversified global real estate company investing in both debt and equity opportunities in the UK, the US and Europe led by Chief Executive Jonathan Goldstein. Since its formation in 2014, Cain International has invested £2.3 billion across a wide-ranging portfolio. Noteworthy projects include The Stage, a mixed-use development around the excavated remains of Shakespeare's Curtain Theatre in London, the boutique Six Senses branded residences and spa in the ski resort of Courchevel in France, and a joint venture with The St James Group to develop first class sports, wellness and active entertainment centers across the United States.

cainint.com

DESIGN ARCHITECT & INTERIOR DESIGN: AS+GG

Adrian Smith + Gordon Gill Architecture (AS+GG) is dedicated to the design of high-performance architecture in a wide range of typology and scale, from low- and mid-rise residential, commercial, and cultural buildings to mixed-use supertall towers and new cities. The office uses a holistic, integrated design approach that explores symbiotic relationships with the natural environment. AS+GG is currently working on projects for clients in the United Arab Emirates, Saudi Arabia, China, Canada, and the United States. The partnership was founded in 2006 by Adrian Smith, Gordon Gill, and Robert Forest.

smithgill.com

LANDSCAPE ARCHITECT: ENEA LANDSCAPE ARCHITECTURE

Since establishing his firm in 1993, renowned Swiss landscape architect Enzo Enea has completed more than 1,000 gardens for private residences, hotels, resorts, residential buildings, and parks around the world, including projects in Russia, Greece, France, Italy, Spain, Germany, Austria, China, Brazil, Colombia, the Bahamas, and the United States. Based near Zürich, the firm opened a second office in Miami in 2005 and added a New York office in 2016. Enea's work has received numerous international awards, including honors from the American Society of Landscape Architects and the RHS Chelsea Flower Show in London.

enea.ch

EXECUTIVE ARCHITECT REVUELTA ARCHITECTURE INTERNATIONAL

Established by principal Luis Revuelta, Miami-based Revuelta Architecture International has designed some of the tallest and most complex residential buildings in the southeastern United States. Among them are several of the area's most prestigious luxury condominiums, including the Santa Maria, EPIC Residences & Hotel, Bristol Tower, the Bath Club, Azure, Jade Residences, and Grovenor House. Over the years the firm has partnered with respected local and national development teams on successful high-end residential, commercial, and hospitality projects throughout South Florida.

revuelta.com

SALES & MARKETING: FORTUNE DEVELOPMENT SALES

Fortune Development Sales is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented more than 80 of South Florida's most successful projects. Led by visionary founder Edgardo Defortuna, Fortune has 18 offices around the world, with nearly 1,000 associates and a world-wide brokerage network, reaching prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris. Fortune Development Sales is an affiliate of Fortune International Group, a recognized leader in development, sales, and marketing since 1983. The company's current development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences, Sunny Isles, Auberge Beach Residences & Spa Fort Lauderdale, and Hyde Resort & Residences Hollywood.

DESIGN & ART DIRECTION: NOË & ASSOCIATES

Noë & Associates delivers captivating, multidisciplinary design services to international clients in the fields of art and architecture, real estate and hospitality, and fashion and luxury goods. As both a practice and a brand consultancy, it prides itself on conceiving, cultivating and communicating effective visual identities and highly sophisticated brand strategies.

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