



Una

Residences



Una

THE BUILDING

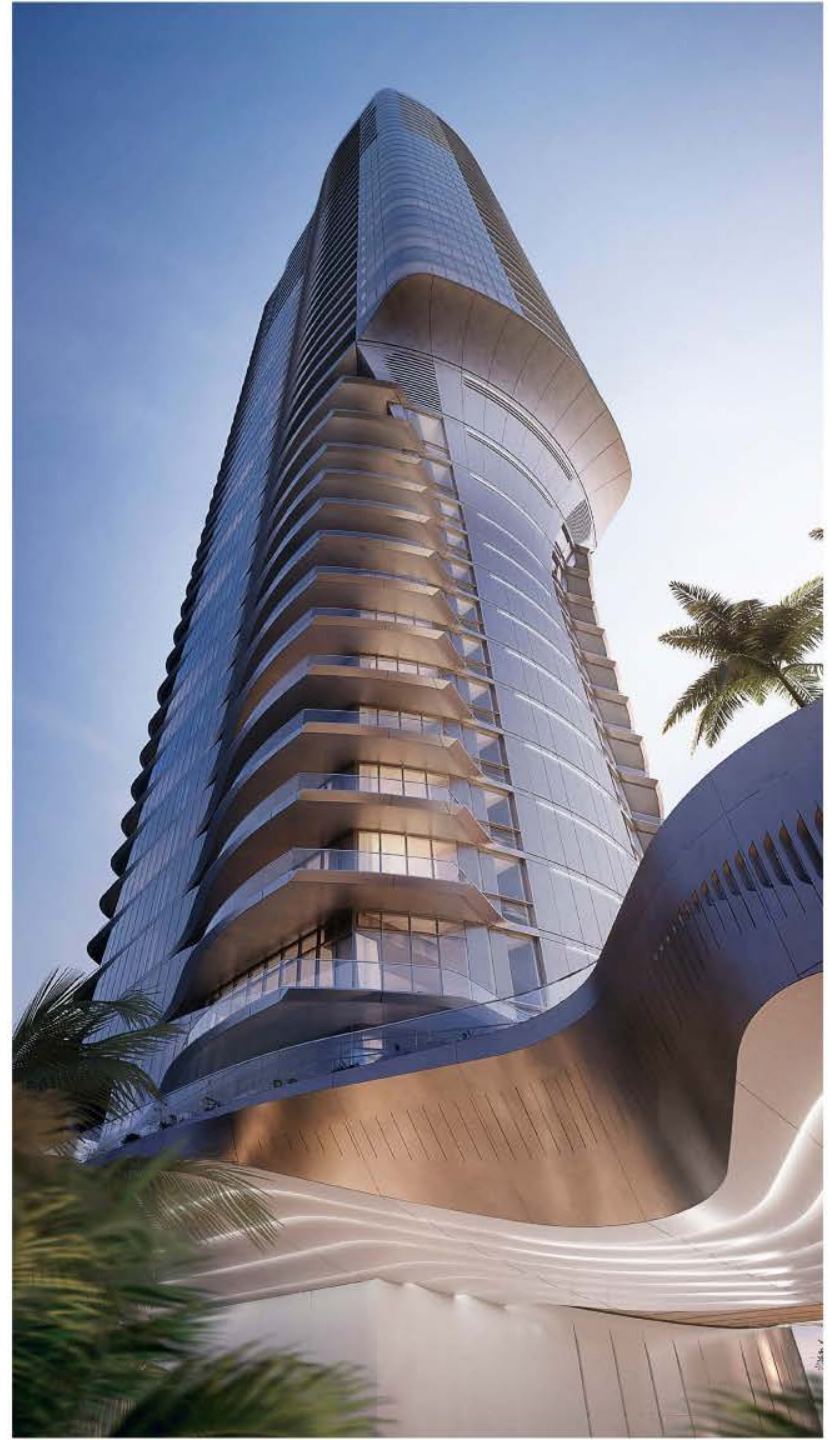
Inspired by nautical themes and its seaside setting, Una sets the standard for Brickell Waterfront living, with visionary design, inviting gardens, and unrivaled views across Biscayne Bay. Brought to life by renowned firm Adrian Smith + Gordon Gill, Una's instantly identifiable façade changes character 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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ARCHITECTS

Architects Adrian Smith and Gordon Gill founded AS+GG, the award-winning firm with residential and mixed-use buildings across the globe from China to Dubai to Chicago and Miami, including the soon-to-be world's tallest building, the Jeddah Tower. The firm responds to local context, and for Una, the starting point was the extraordinary, rich natural environment of Brickell Waterfront. They wanted to bring views of the water into Una wherever possible and realize a structure and palette drawn from the forms of yachts, and the materials and shapes of the golden era of boat design. The result is a singular tower perfectly at home in its exceptional setting.



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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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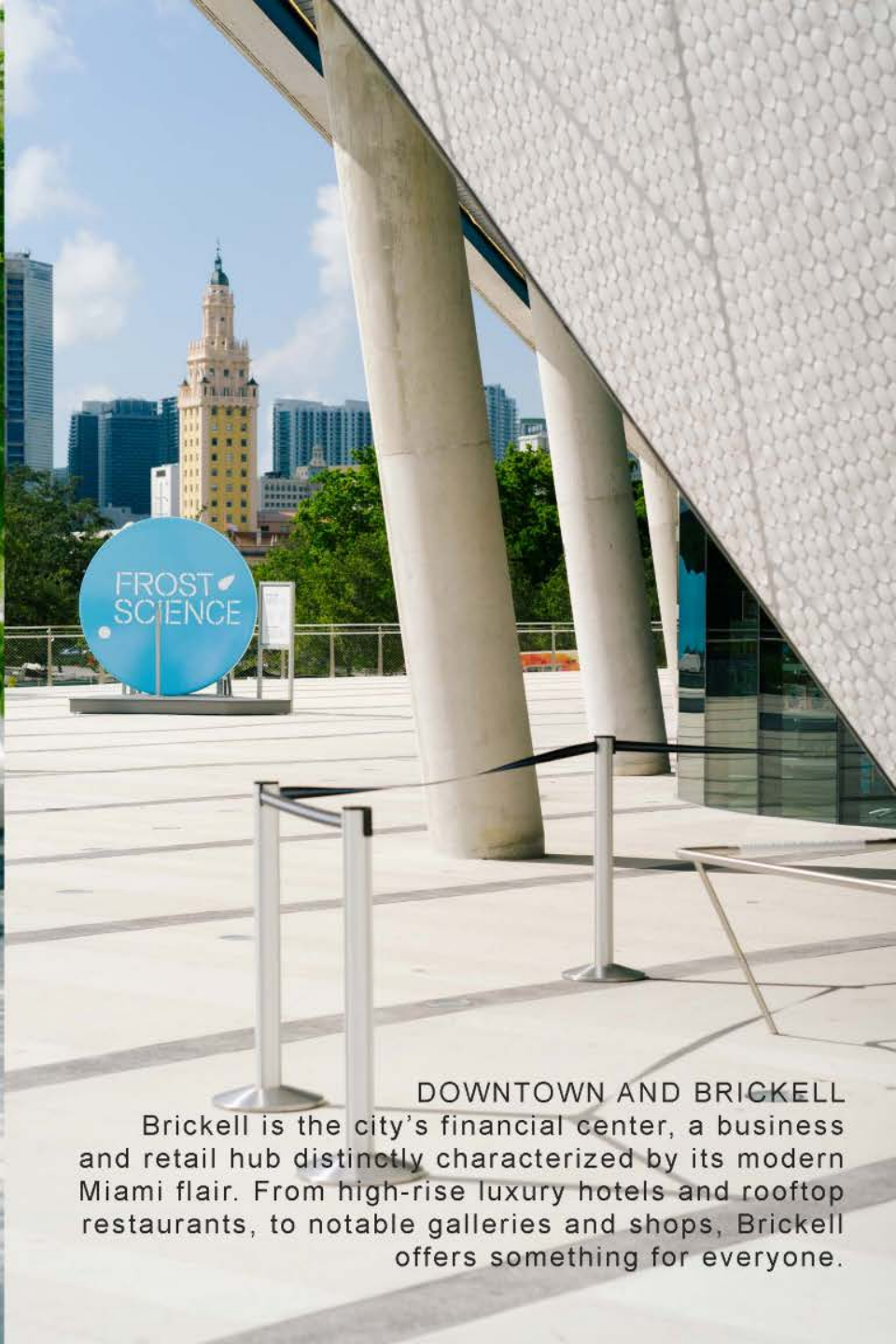


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BRICKELL WATERFRONT

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.





DOWNTOWN AND BRICKELL

Brickell is the city's financial center, a business and retail hub distinctly characterized by its modern Miami flair. From high-rise luxury hotels and rooftop restaurants, to notable galleries and shops, Brickell offers something for everyone.



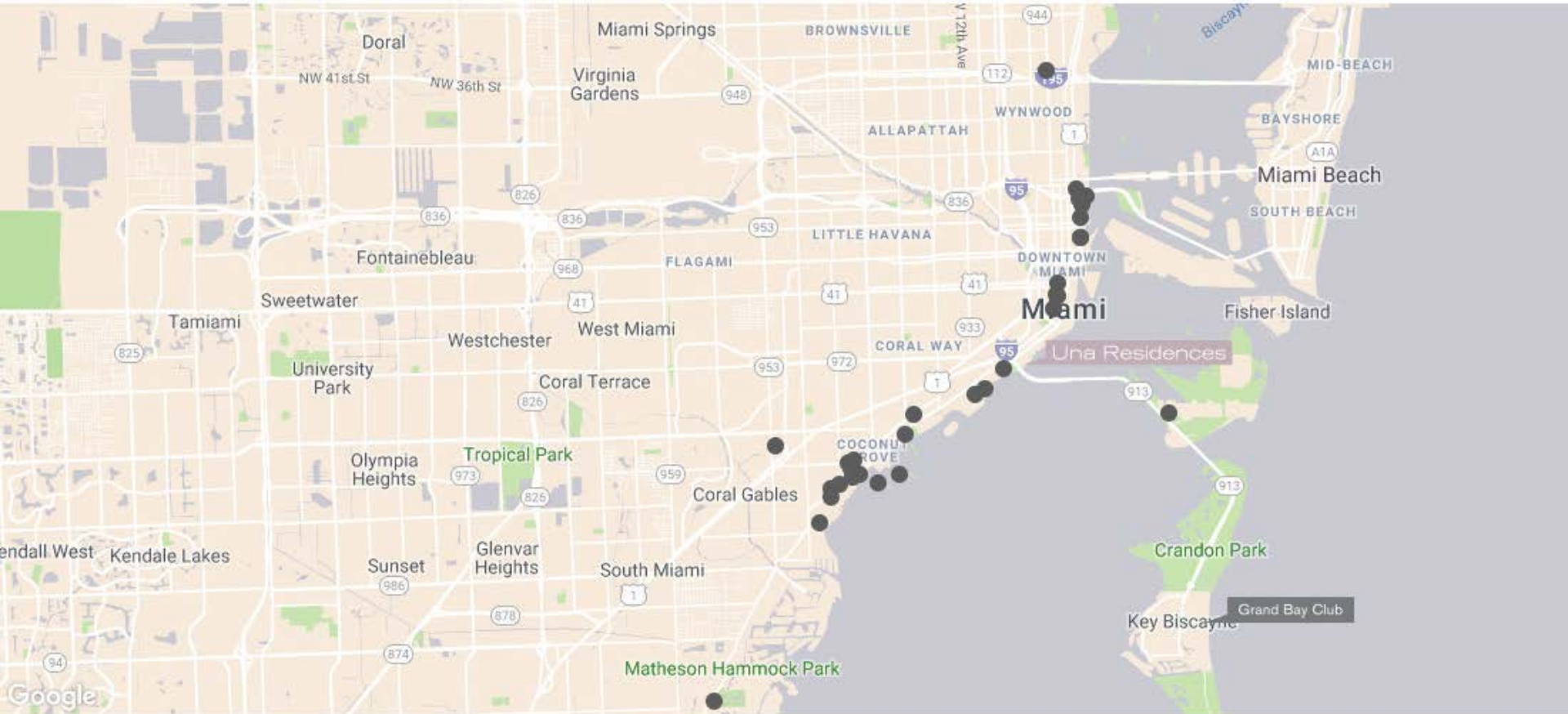


A large, ancient tree with thick, gnarled roots dominates the foreground. The roots are light brown and textured, sprawling across a bright red wall. Some roots hang down, while others climb up. The background shows more trees, including palm trees, and a glimpse of a building. The ground is covered in dry leaves and small green plants.

COCONUT GROVE

One of the oldest and most established neighborhoods in Miami, Coconut Grove is a quiet oasis, home to gourmet restaurants, quaint boutiques, sunny sidewalk cafes, and South Florida's best schools. The neighborhood's distinct tropical vegetation and attractions like Vizcaya Museum & Gardens and Coconut Grove make it one of Miami's favorite neighborhoods for locals and visitors.





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
CocoWalk

AMENITIES

The Grand Bay Club



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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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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

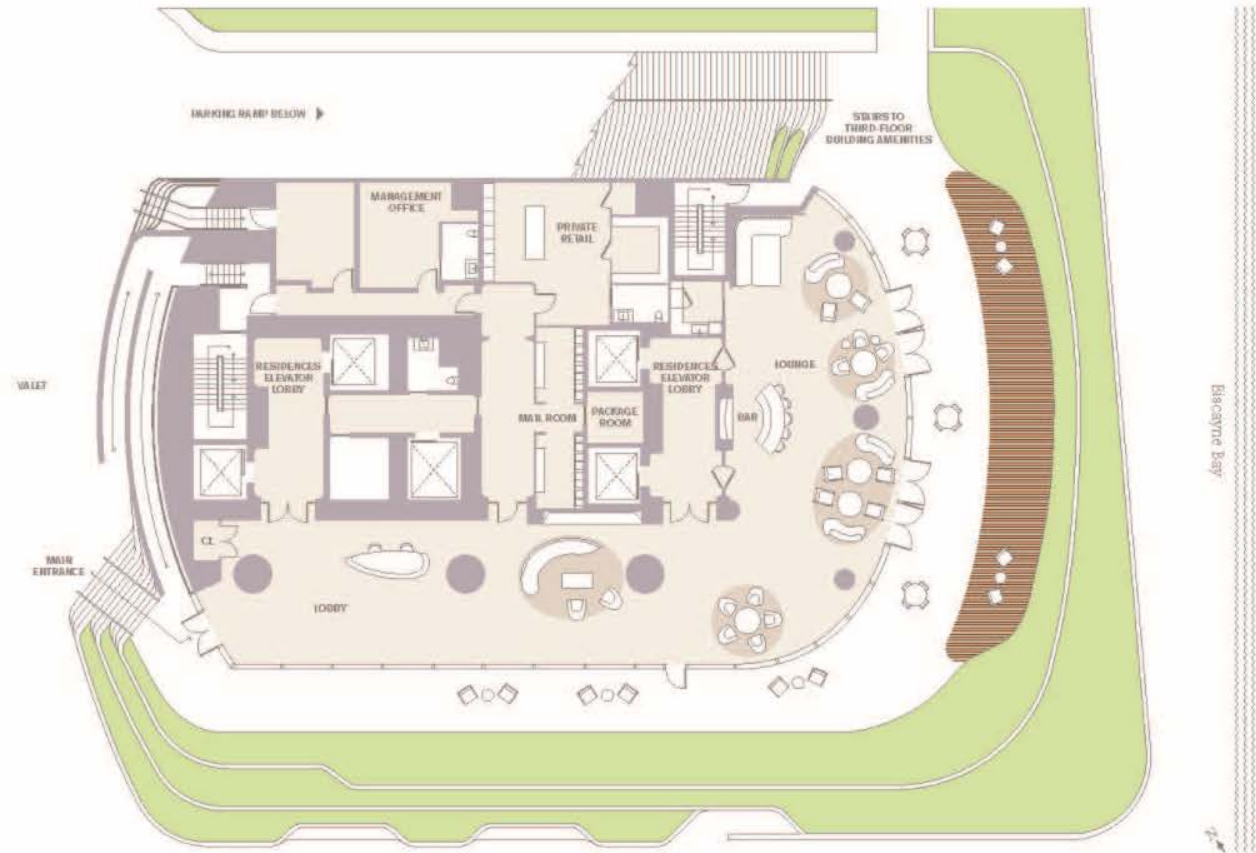
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The sublime views of Biscayne Bay and beyond can be enjoyed to the fullest on the 10-foot-deep terraces.

Lobby

- Lounge
- Bar
- Package Room
- Mail Room



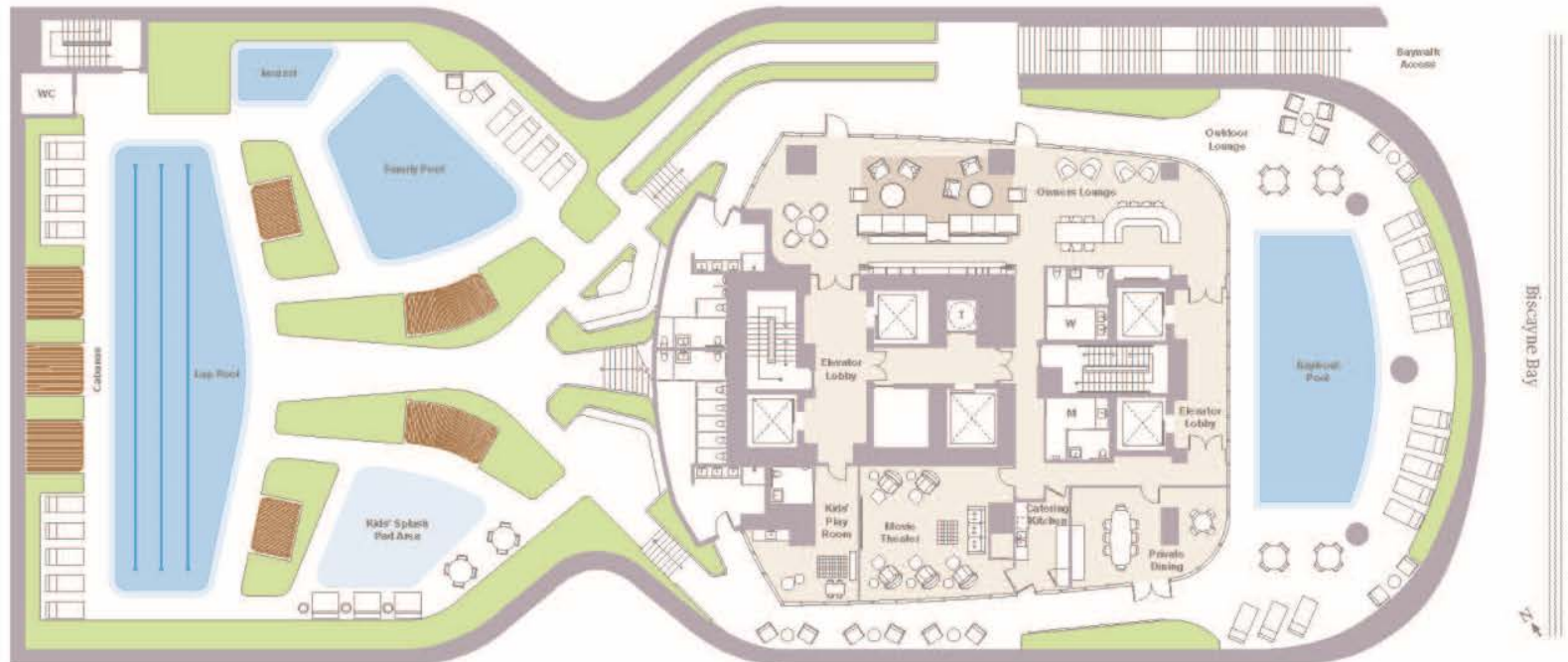
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The level of craftsmanship in the lobby is instantly breathtaking, with wood and precious detailing permeating the 20-foot-high space and a long bank of windows framing the sparkling views of the bay.

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



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

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.

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



Una 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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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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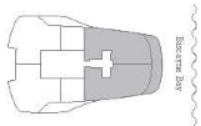
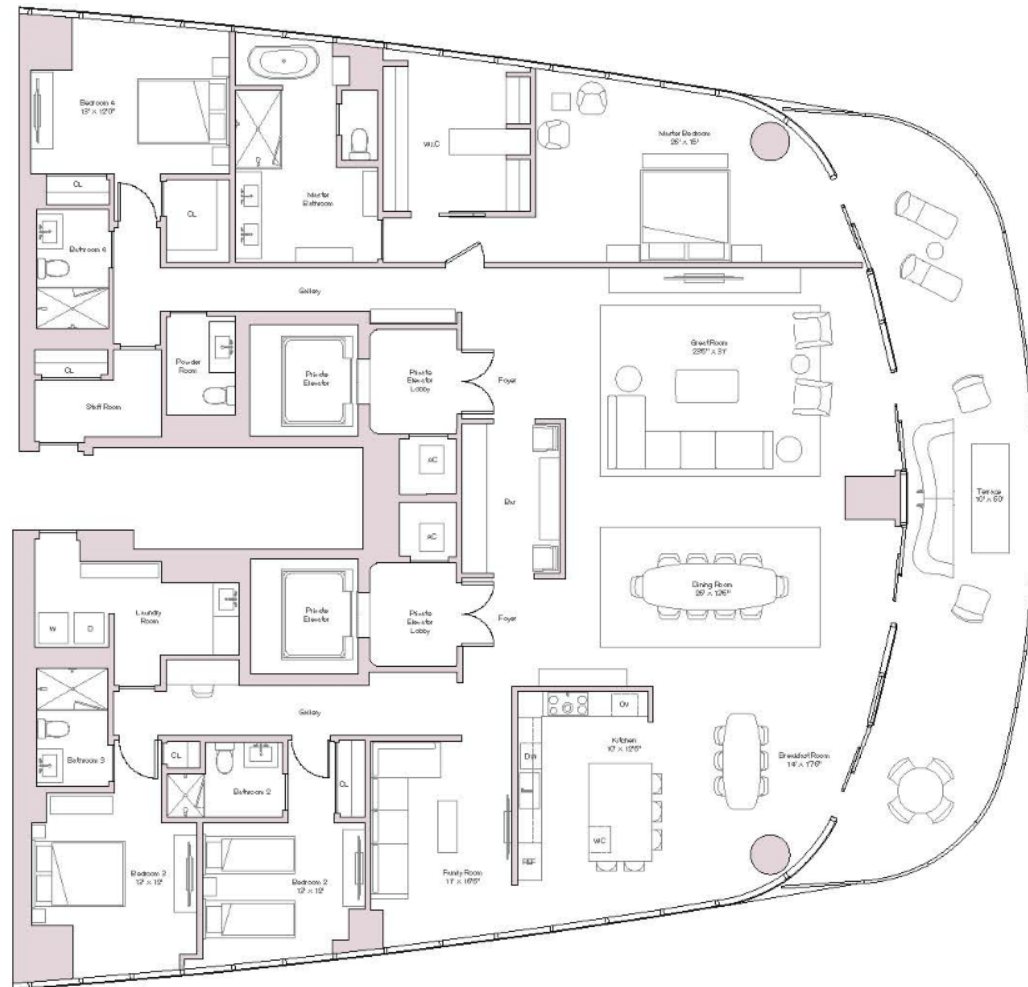
East Residence
Levels 17, 18 Unit 01

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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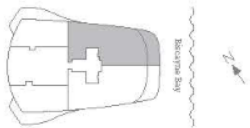
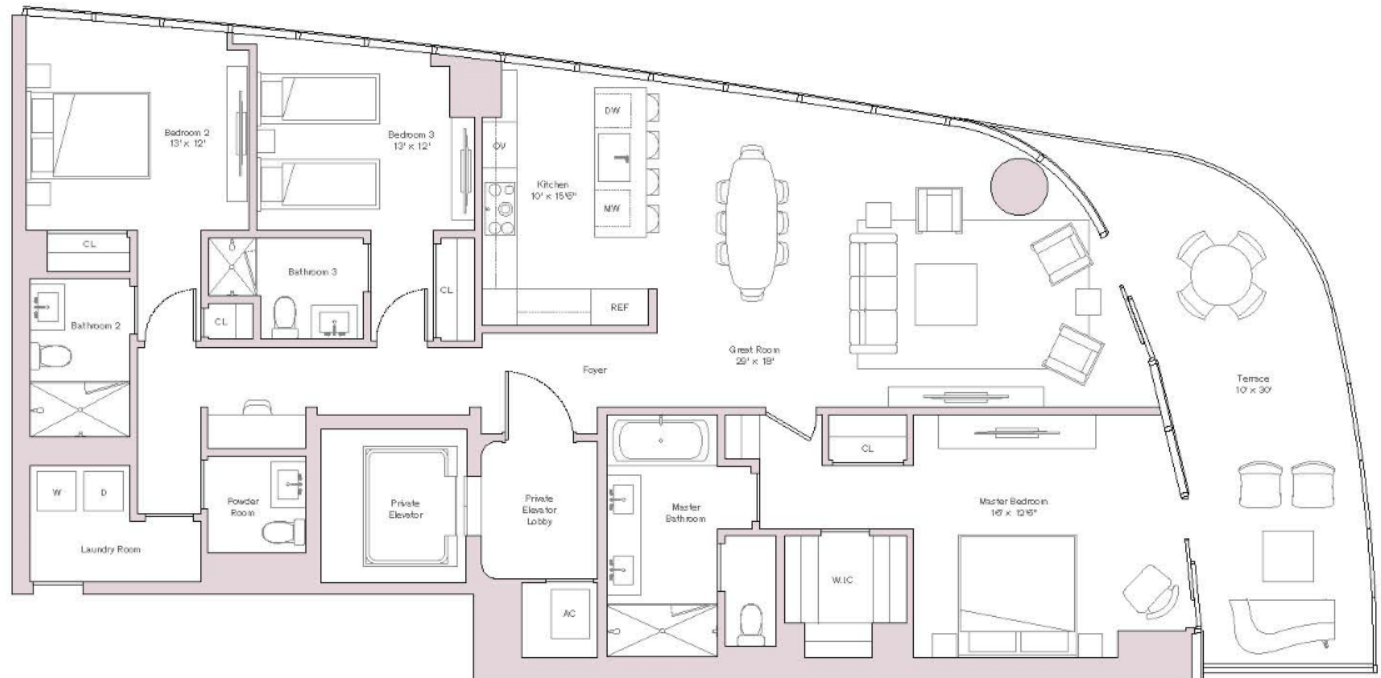
North East Residence
Levels 05-16 Unit 01

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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North East Residence
Levels 19-29 Unit 01

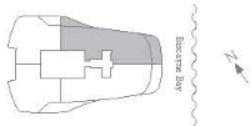
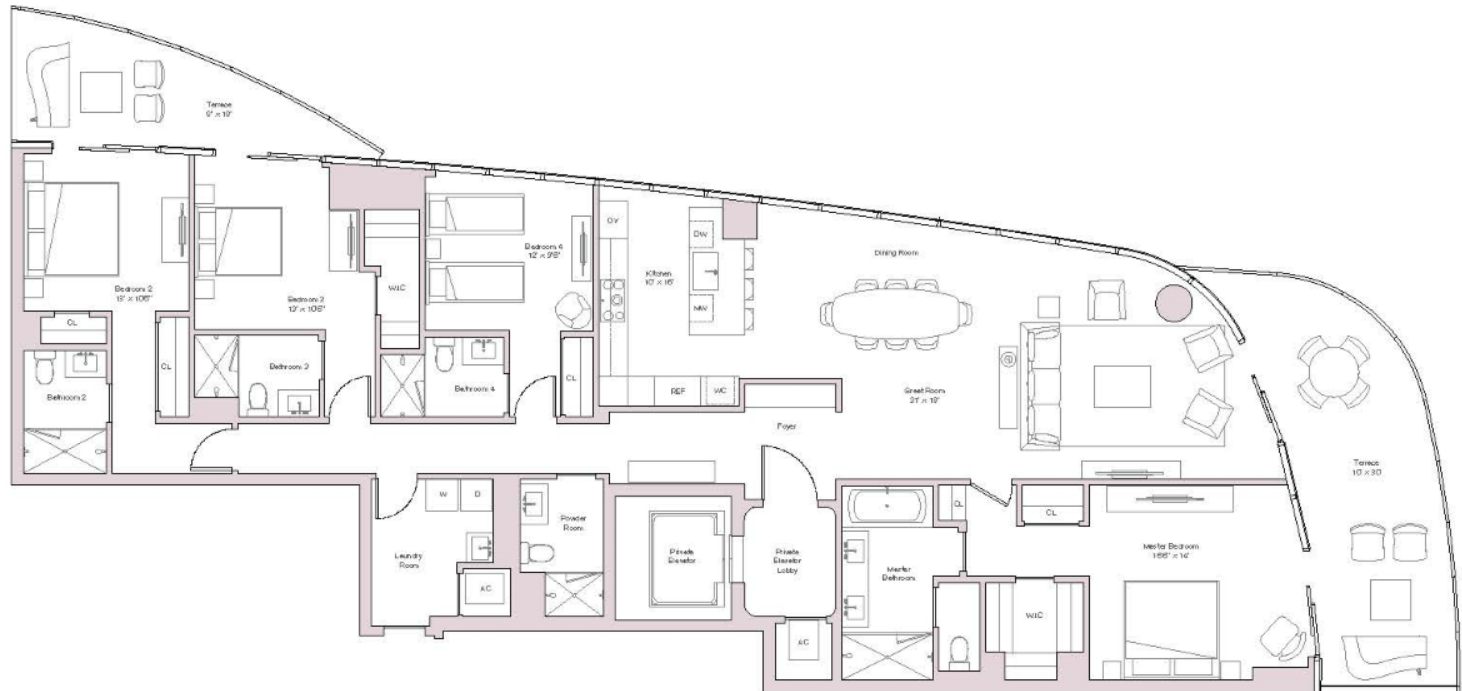
INTERIOR
2,724 SQ FT / 253 SQ M

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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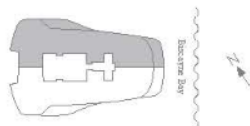
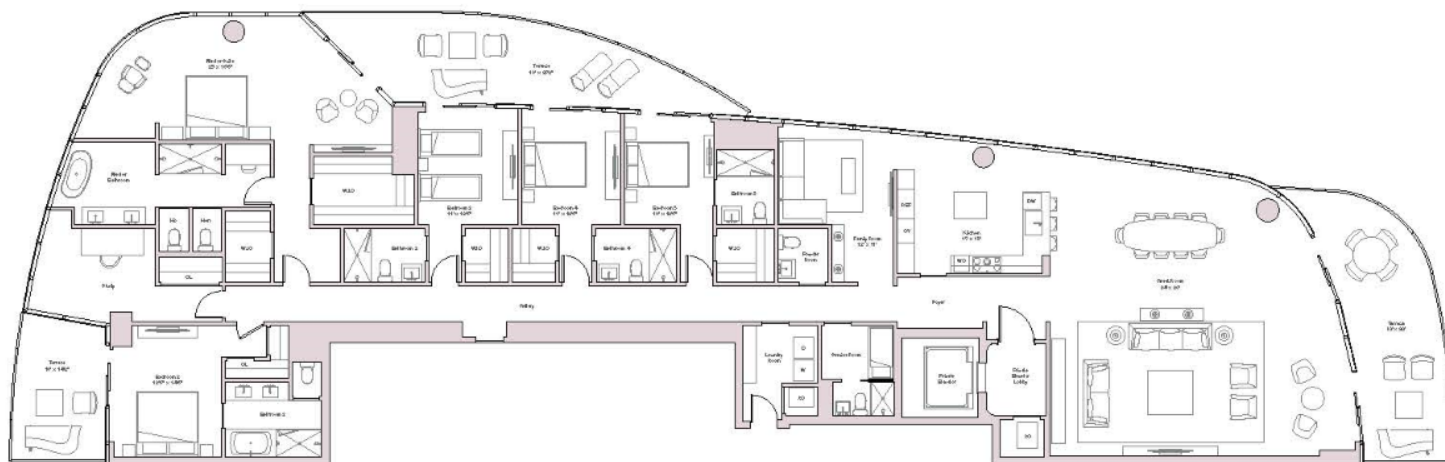
North East Residence
Levels 38-43 Unit 01

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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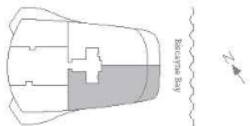
South East Residence
Levels 05-16 Unit 02

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



Una

South East Residence
Levels 19-29 Unit 02

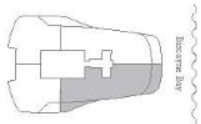
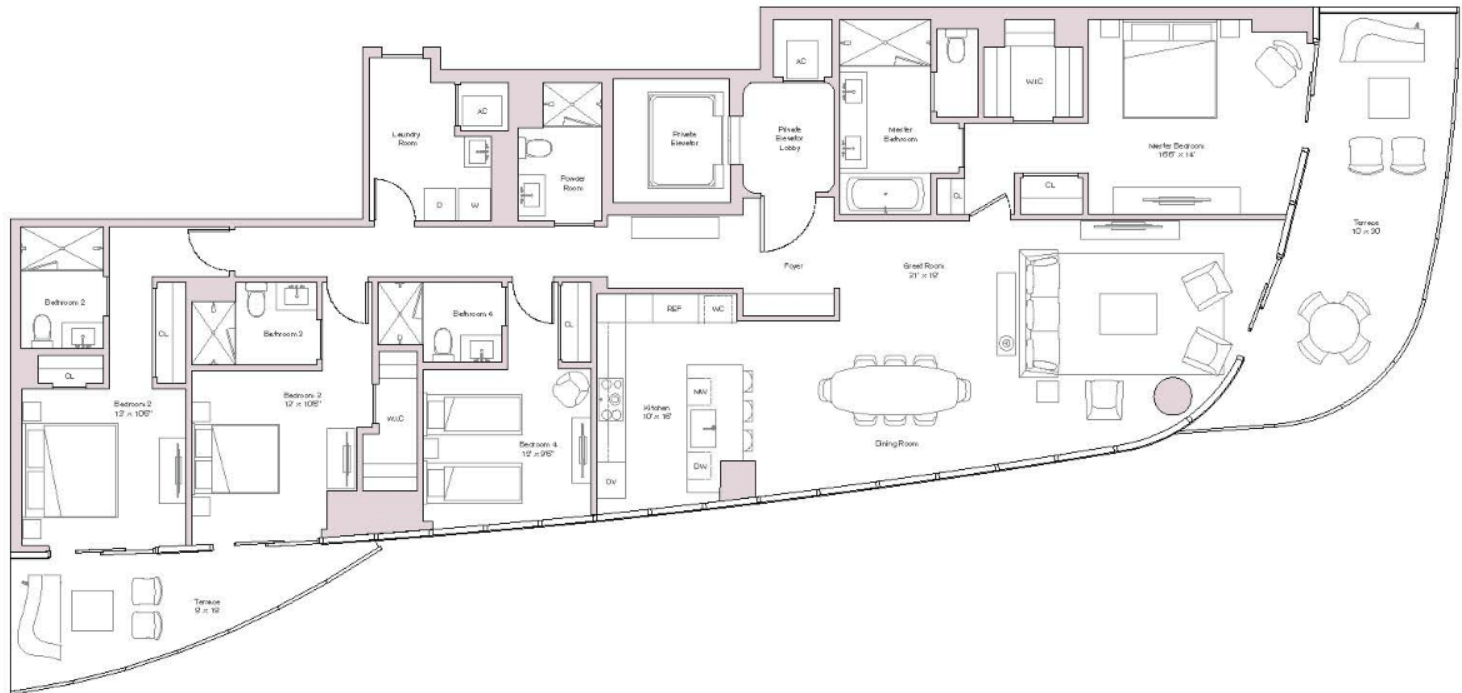
INTERIOR
2,731 SQ FT / 254 SQ M

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



Una

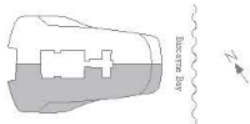
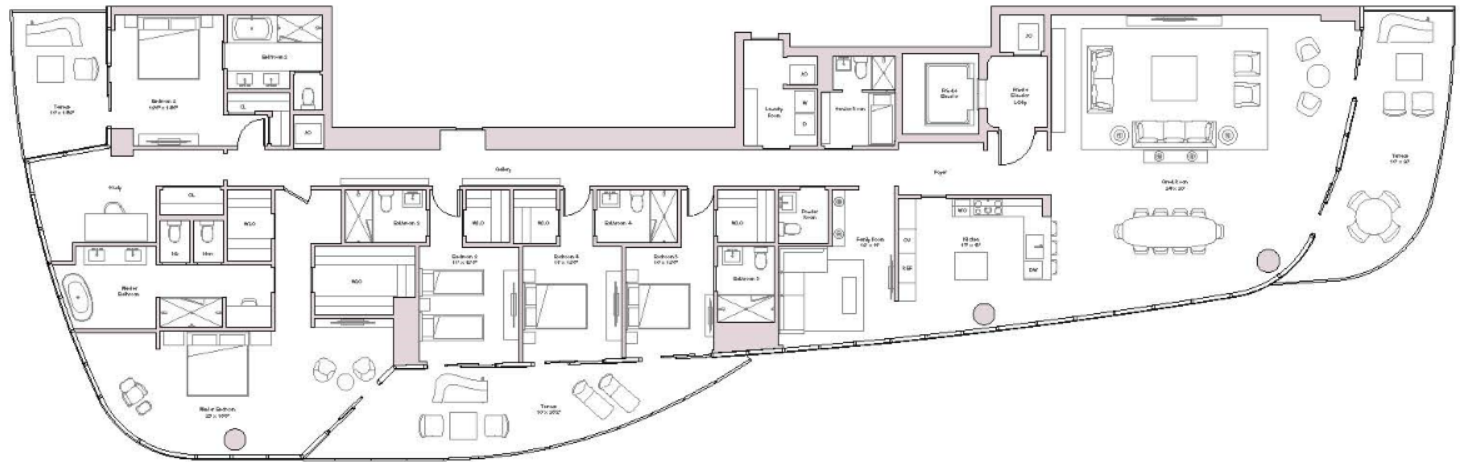
South East Residence
Levels 38-43 Unit 02

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



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South West Residence
Levels 05-16 Unit 03

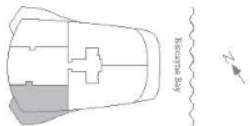
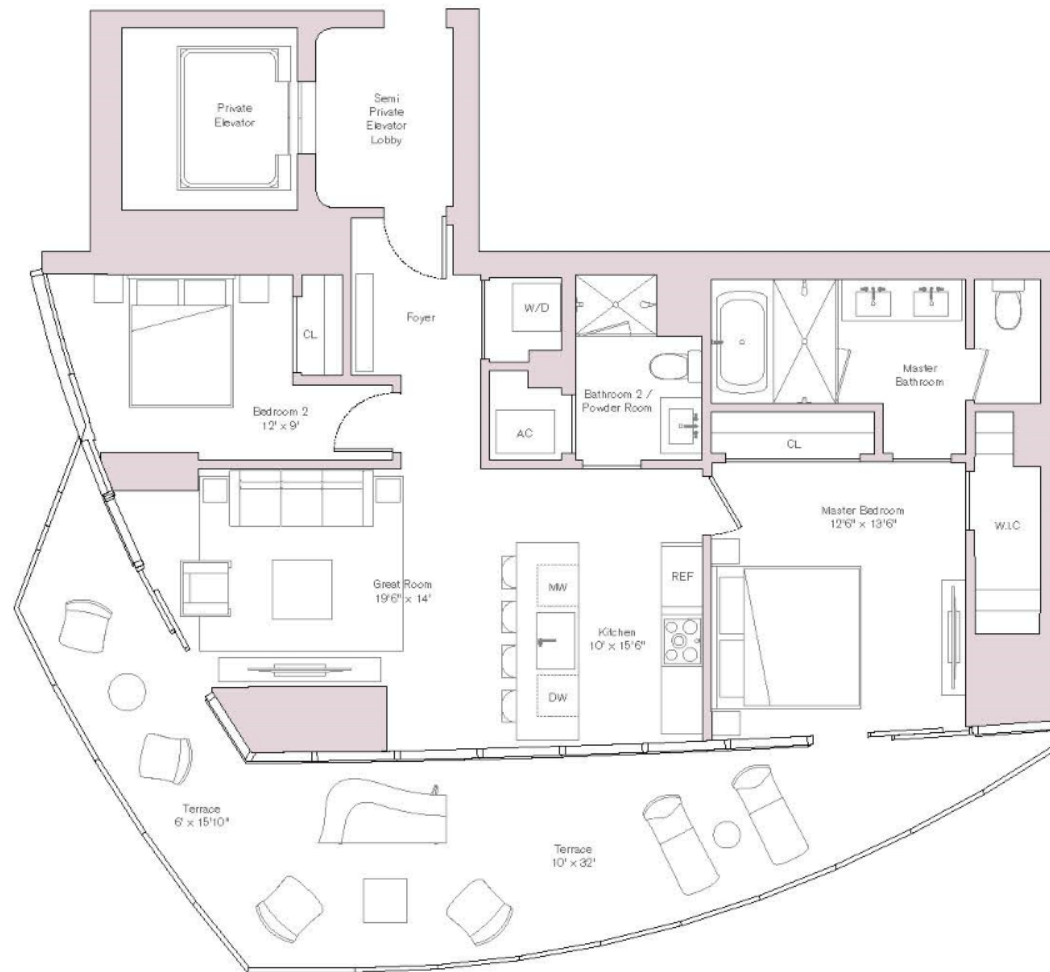
INTERIOR
1,179 SQ FT / 110 SQ M

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

South West Residence
Levels 19-29 Unit 03

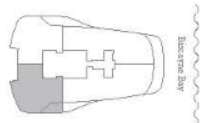
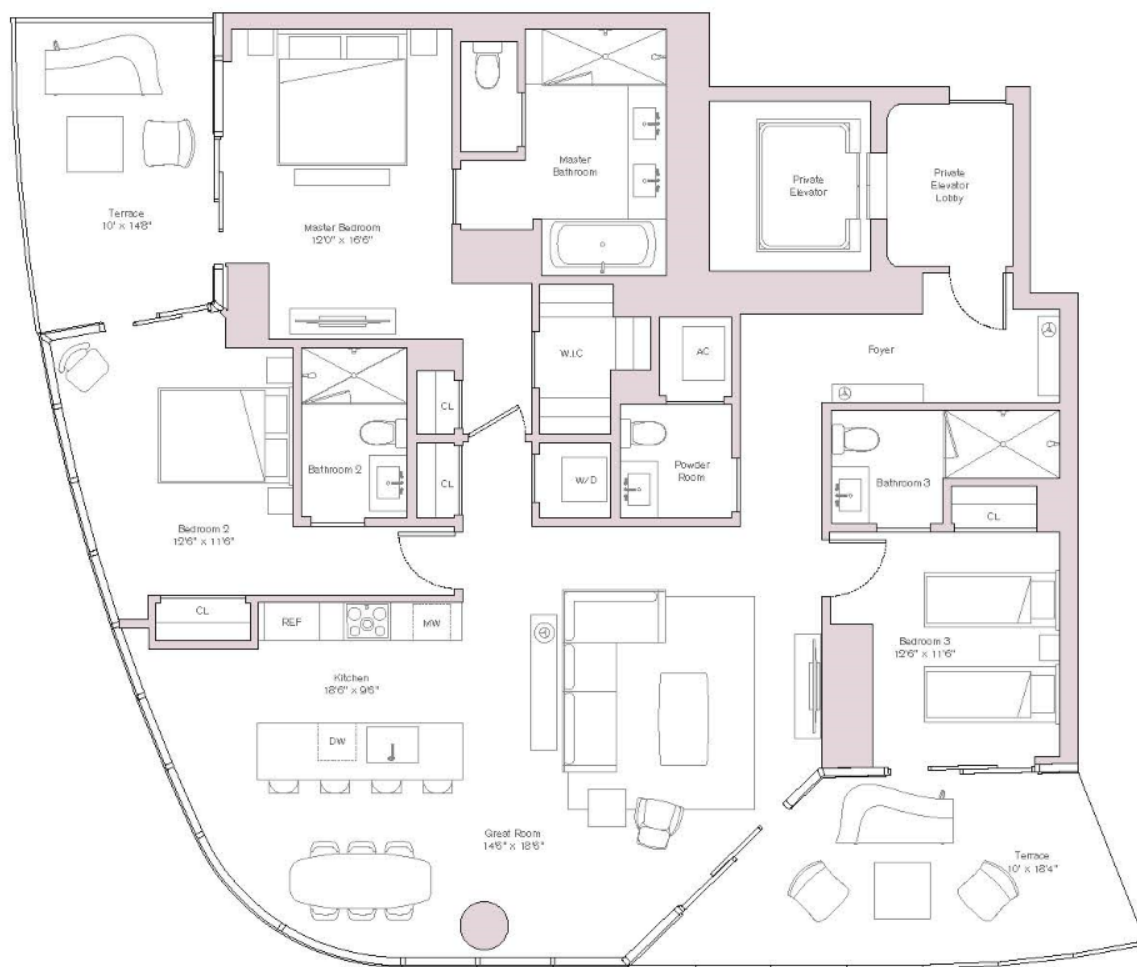
INTERIOR
1,995 SQ FT / 185 SQ M

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 05-16 Unit 04

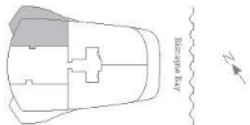
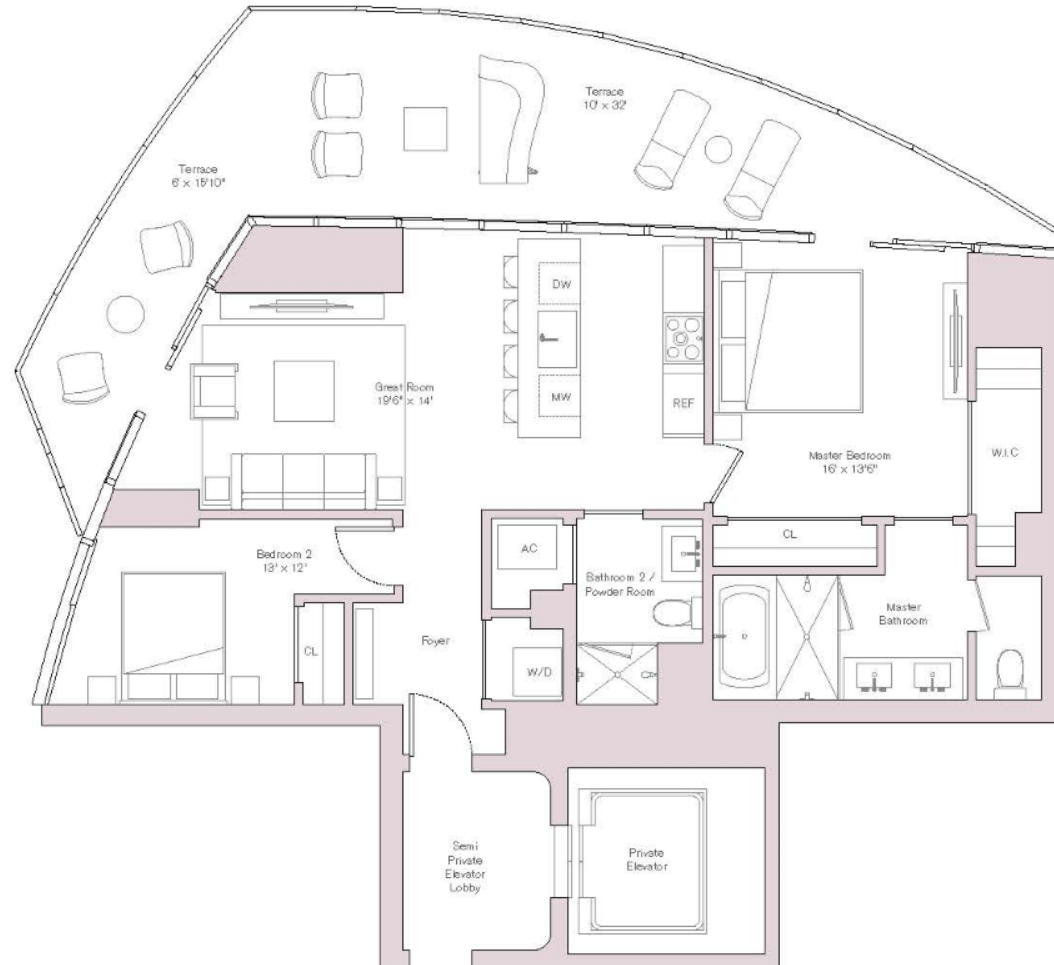
INTERIOR
1,098 SQ FT / 102 SQ M

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



Una

North West Residence
Levels 19-29 Unit 04

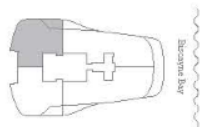
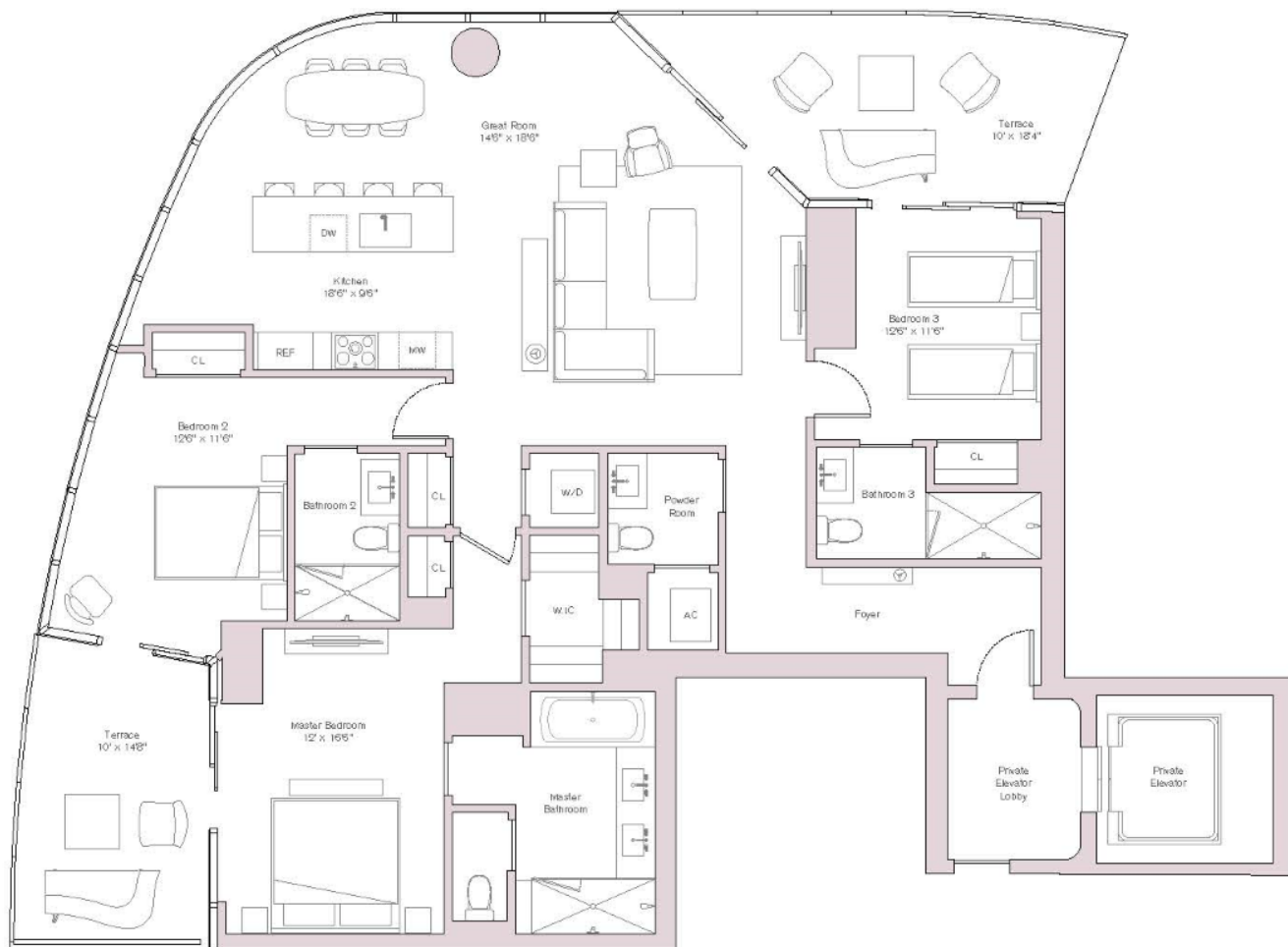
INTERIOR
1,915 SQ FT / 178 SQ M

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 sq ft / 180.1 sq m
Exterior: 356 sq ft / 33 sq m



Una



EAST VIEW



NORTH VIEW

Una



SOUTH VIEW



WEST VIEW

BUYER DEPOSIT SCHEDULE

20% - AT CONTRACT

10% - SIX MONTHS FROM CONTRACTDATE

10% - AT 25TH FLOOR POURING (Q2 2019)

10% - AT TOP OFF (Q1 2020)

50% - AT CLOSING (Q4 2020)