

The background of the entire page is a light beige color with a pattern of thin, dark beige wavy lines that flow from left to right, creating a sense of movement and depth.

Una

Residences

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to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful.

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The Building



1



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 Architecture, Una's instantly identifiable façade changes character throughout the day, constantly shimmering with reflected light.

With 135 residences spanning 47 floors, Una is just as dramatic up close as it is from afar. The arrival is defined by the sweeping arc of a canopy; the smooth lines of the porte cochère continue into the grand, double-height, open lobby.

The modern curves are complemented by the richly landscaped gardens designed by Enea Landscape Architecture, while inside there are striking views of the water at every turn. Una represents a truly sophisticated combination of location and design in quiet, residential Brickell Waterfront.

“When you look up at Una, you see the light reflect off it in different ways at different points in the day, and this has a shimmering quality, like what you might see in rippling water. The customized finish has a seductive mistiness, with a luster and metallic essence that follows the geometry of the building. Una is very dynamic—it never appears flat—and it has a sense of movement and fluidity.”

Gordon Gill, AS+GG Architecture

A unique cantilevered silhouette maximizes views in every direction.



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.





The dramatic entryway at Una is marked by a curvilinear double-height porte cochère.



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.

UNA RESIDENCES





Amenities

2



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 at 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.



A private owners' lounge, located right off the lobby, features a double-height bank of windows with sweeping views of the water and the colorful gardens.



Overlooking the private boat slips and surrounded by beautiful landscaping, the outdoor terrace extends the dramatic lobby experience from the inside to the outside.



Past the owners' bar and lounge lies direct access to the waterfront and the private boat slips.



The outdoor amenities level occupies Una's entire third-floor terrace. Facing the water, surrounded by shady trees and lush foliage, this is the hub of social activity. Home to a bayfront pool, a lap pool, a family pool, and a children's play area, with expansive views of Biscayne Bay and Una's private boat slips, the third floor offers a wide range of recreational opportunities from morning to night. Those who love the sun will be found poolside, while a carefully curated balance of palms and plants offers sheltered spaces for privacy and relaxation. With customized cabanas, grilling areas, and outdoor bars, the terrace is the ideal setting for easygoing entertaining or family time—under the sun or the stars. This unique haven, brilliantly designed and open to the elements, is central to life at Una.



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.



The bayfront pool is a quiet respite, perfect for watching the sunrise or unwinding at the end of the day.



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



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



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.



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



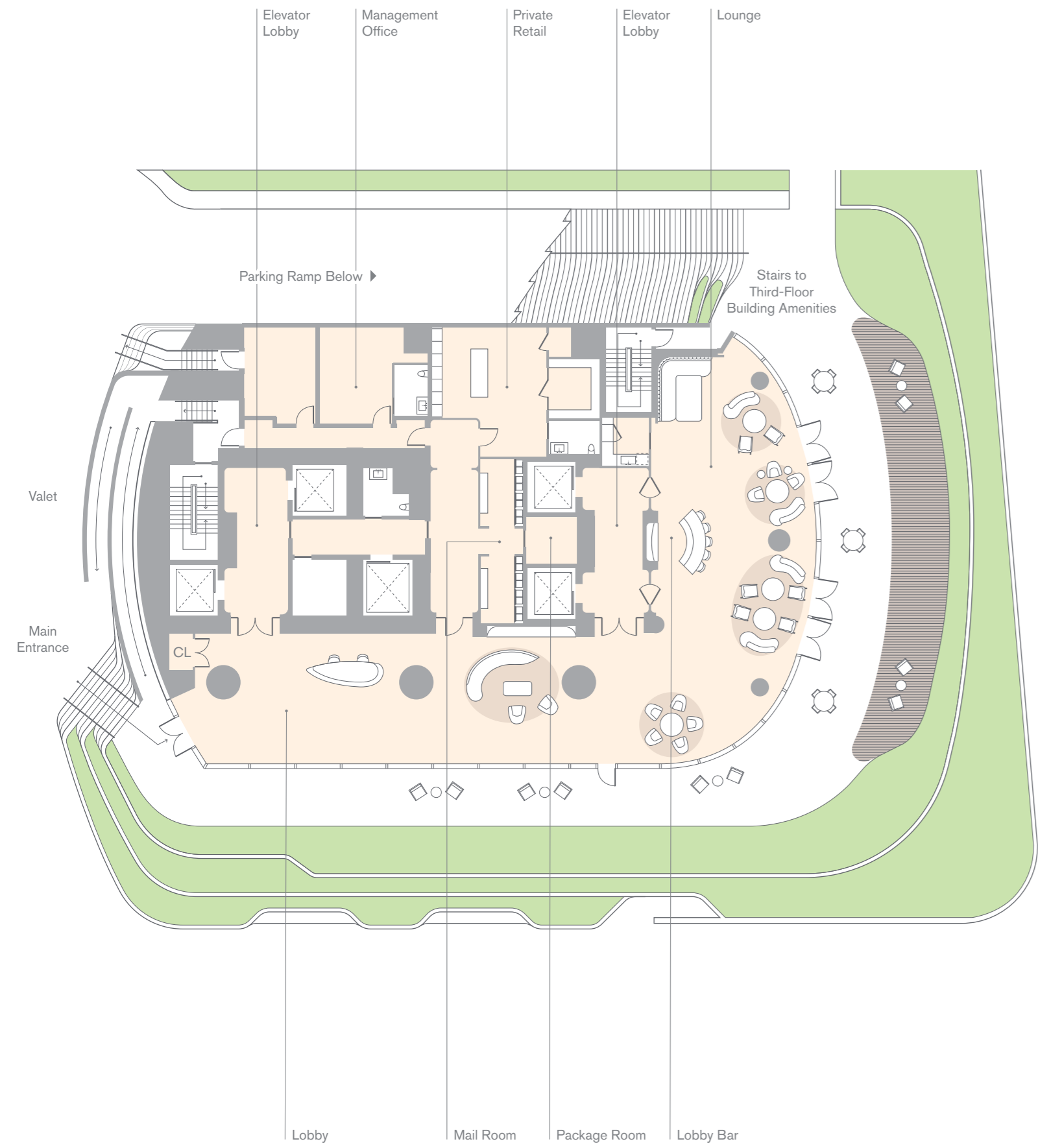
Children have access to a dedicated indoor playroom as well as the many pool activities on the roof deck.



PRIVATE BEACH CLUB

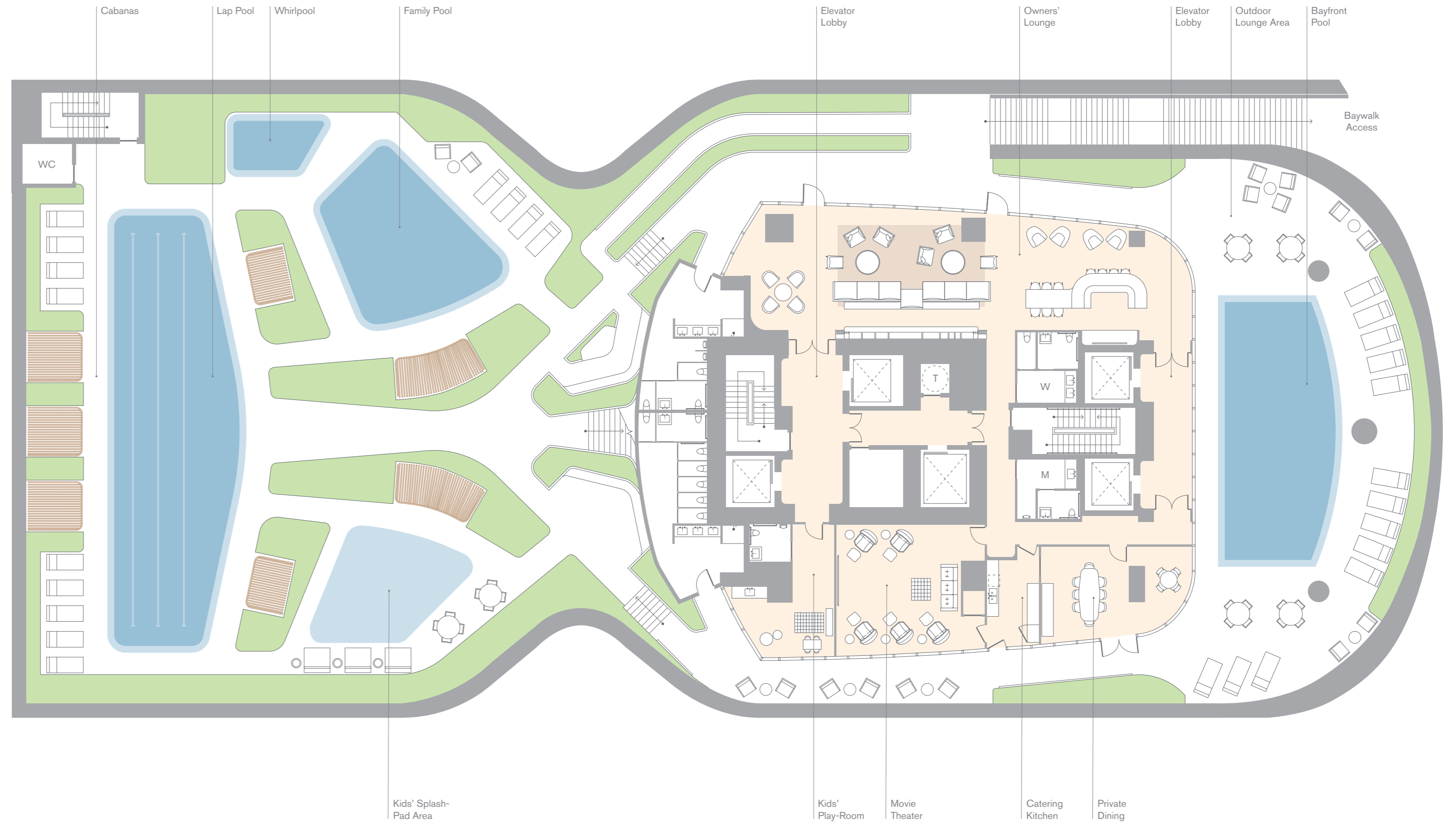
Una residents are granted exclusive access to Grand Bay Club, conveniently located in Key Biscayne. This private beachfront club offers distinguished amenities, beach services, and delicious cuisine. Families looking to indulge in relaxing afternoons can enjoy light bites poolside or playtime at the children's playground. Party-planning services are available for all types of events, from glamorous parties to sophisticated business luncheons. Grand Bay Club has something for everyone and is a welcome addition to Una's extensive amenities.

LOBBY



- 24-hour concierge
- Private marina
- Lobby lounge with adjoining terrace
- Valet service and self-parking

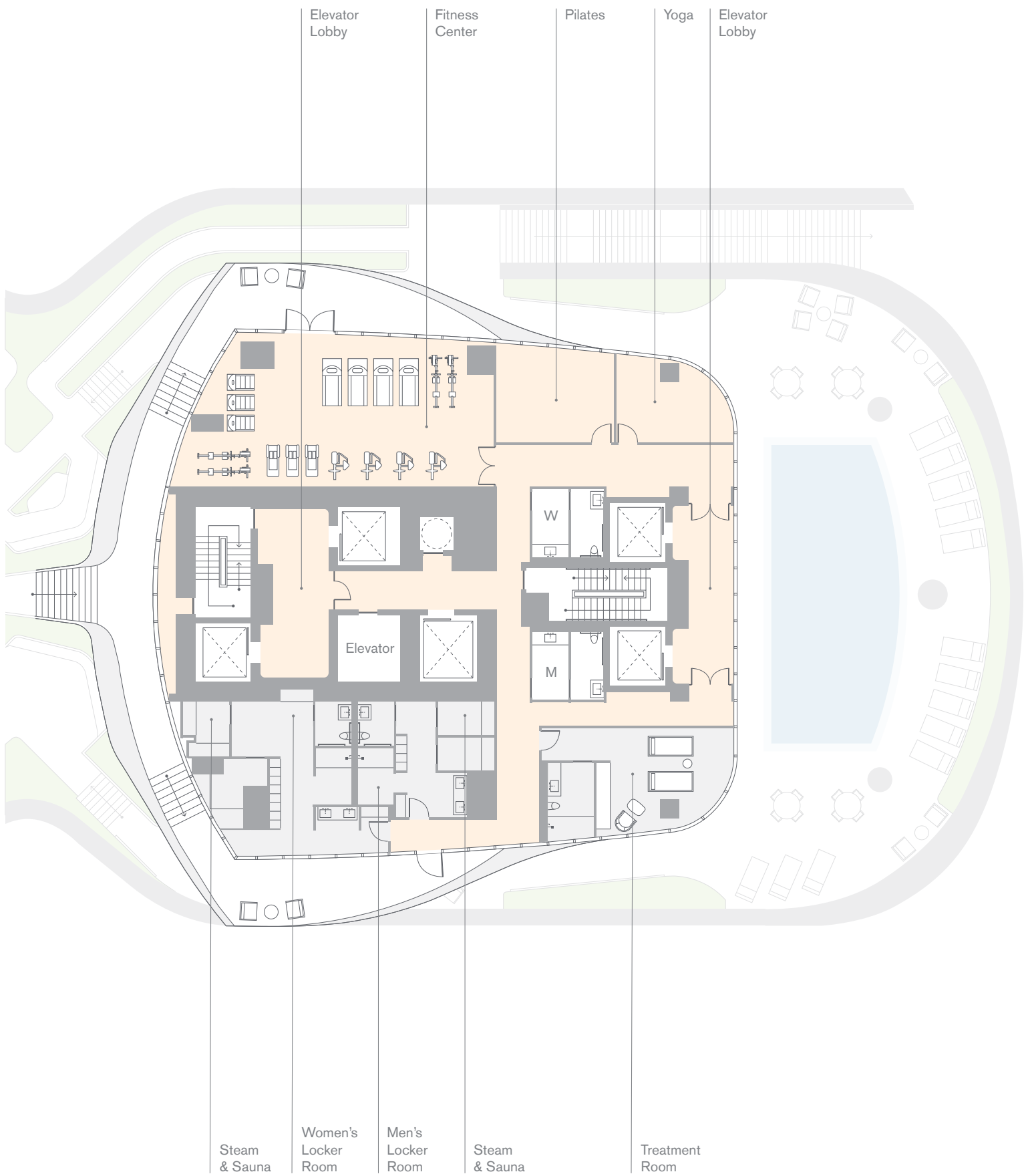
LEVEL 3



- Beautifully landscaped outdoor terraces
- Dog-walk area
- Private air-conditioned storage areas

AMENITIES

LEVEL 4



- State-of-the-art fitness center with yoga and personal training areas, plus his-and-hers dressing rooms
- Spa with steam room and sauna, as well as indoor private massage treatment rooms overlooking the bay
- Dedicated beauty suite for private hairstyling, manicure, and pedicure appointments

Residences



3

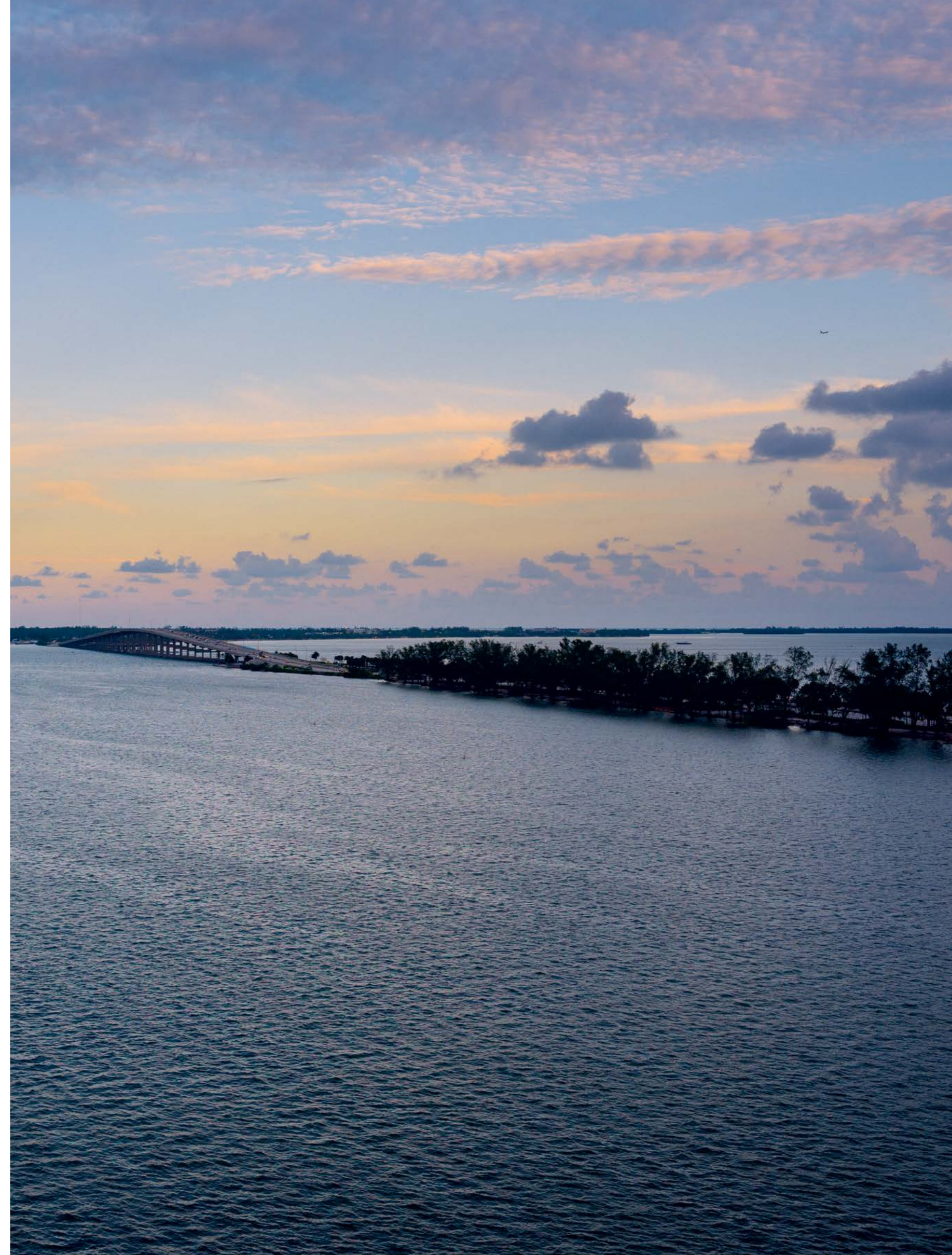


From the moment the elevator opens into their homes, residents are met with stunning views of Biscayne Bay. Bedrooms and living areas all face the waterfront, allowing residents to enjoy sweeping, unobstructed vistas. Floor-to-ceiling windows welcome daylight into each open-plan layout, while extra-wide terraces have been carefully integrated into the living rooms and bedrooms. Sliding doors create an open connection between spaces, enabling a 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 materials. Every finish and surface is inspired by the interiors of yachts, bringing a sense of elegance and comfort to the rooms while celebrating the pleasures of life on the bay.

“We set the elevators as close to the main living spaces as we could, so a resident’s elevator opens into their own private vestibule with a glass door. You will be able to immediately see out onto the water or into a living space that connects to the water and out to the horizon.”

Gordon Gill, AS+GG Architecture





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



Gently curved floor-to-ceiling windows flood the open-plan layouts with light throughout the day.



A soft palette of teak, walnut, and natural stone complements the Gaggenau appliances in the chef's kitchens.



Master bedroom suites feature adjacent balconies, for seamless indoor-outdoor living.



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 and relaxation.



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



NORTH VIEW





EAST VIEW





SOUTH VIEW





WEST VIEW





Vladislav Doronin,
Chairman and CEO of OKO Group

OKO GROUP

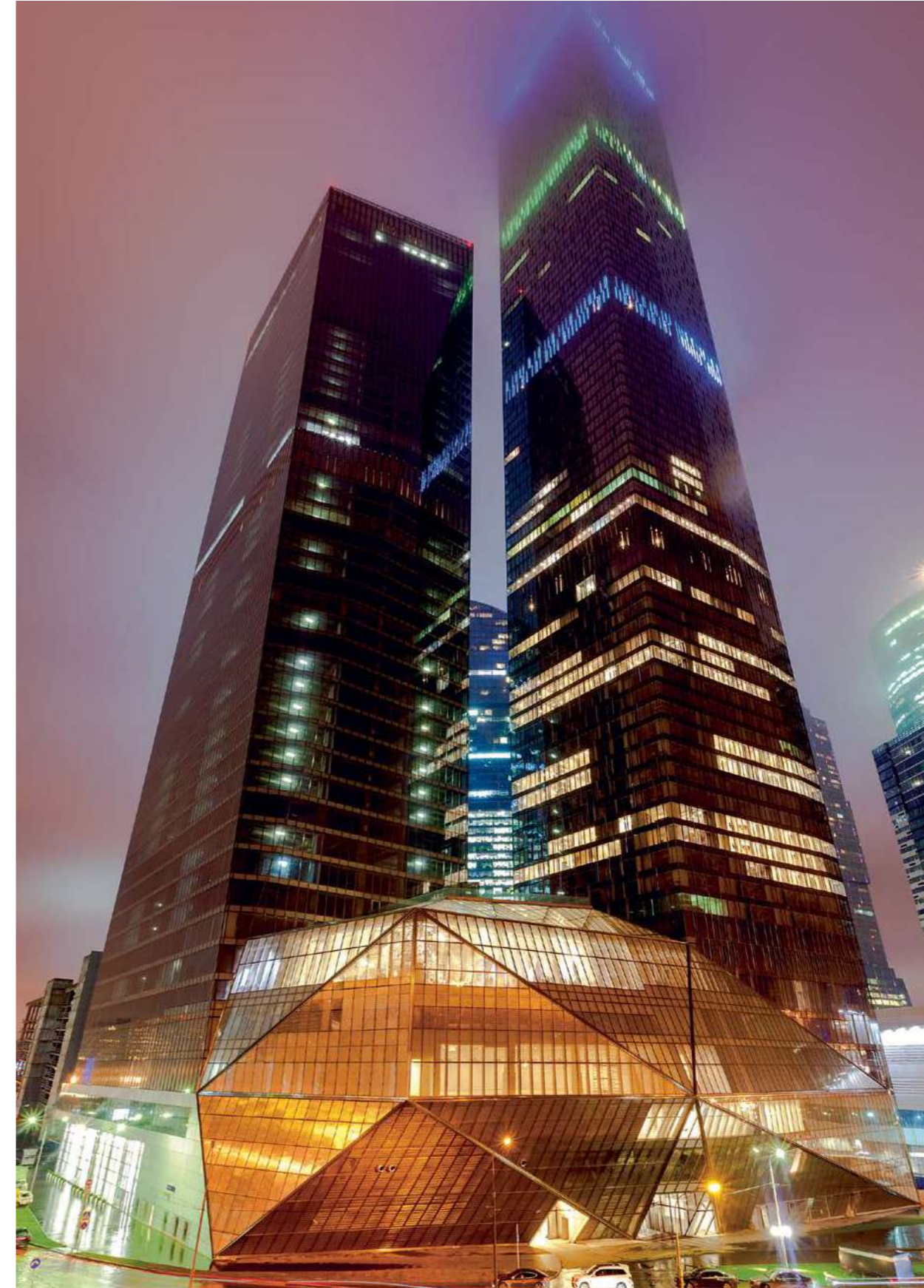
Vladislav Doronin of OKO Group prides himself on working with seminal architects who are ahead of their time. For Una Residences, he commissioned Adrian Smith + Gordon Gill Architecture, the firm behind Saudi Arabia's Jeddah Tower, to design both the exterior and interior of the building to reflect a unique waterfront lifestyle. In addition to his development work and philanthropy, Doronin is the chairman of Aman, the hospitality group known for its exquisite properties and exceptional services around the world.

OKO Group builds on the formidable expertise of 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 within a total of 71 buildings.



Project: Capital Hill Residence
Location: Barvikha, Russia

Project: Capital City
Location: Moscow, Russia



Project: OKO Tower
Location: Moscow, Russia

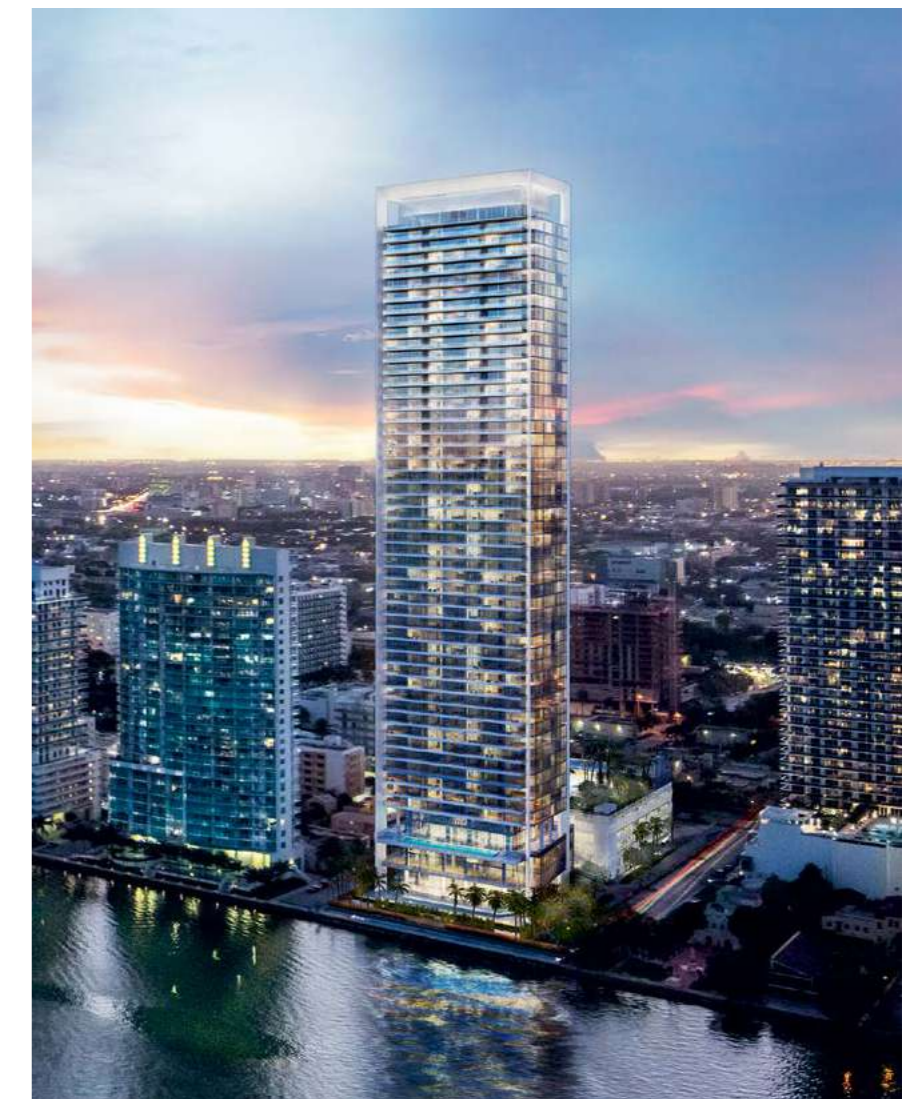


Project: Aman New York
Location: New York, United States



Project: Legend of Tsvetnoy
Location: Moscow, Russia

Project: Missoni Baia
Location: Miami, United States





Project: OKO Tower Residential Lobby
Location: Moscow, Russia

Project: Mon Cher Lobby
Location: Moscow, Russia



“At its best, property development uses the language of architecture to embody the spirit of the times, the spirit of the city, and the aesthetics of a given urban environment.”

Vladislav Doronin, Chairman and CEO of OKO Group

Project: Capital City Lobby
Location: Moscow, Russia





Project: The Stage
Location: London, United Kingdom



Project: Millharbour
Location: London, United Kingdom

Project: Islington Square
Location: London, United Kingdom



Jonathan Goldstein,
Chief Executive and Founder of Cain International

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 U.K., 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. Una Residences is Cain International's second project in Miami with OKO Group.

“Cain International has established itself as a 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

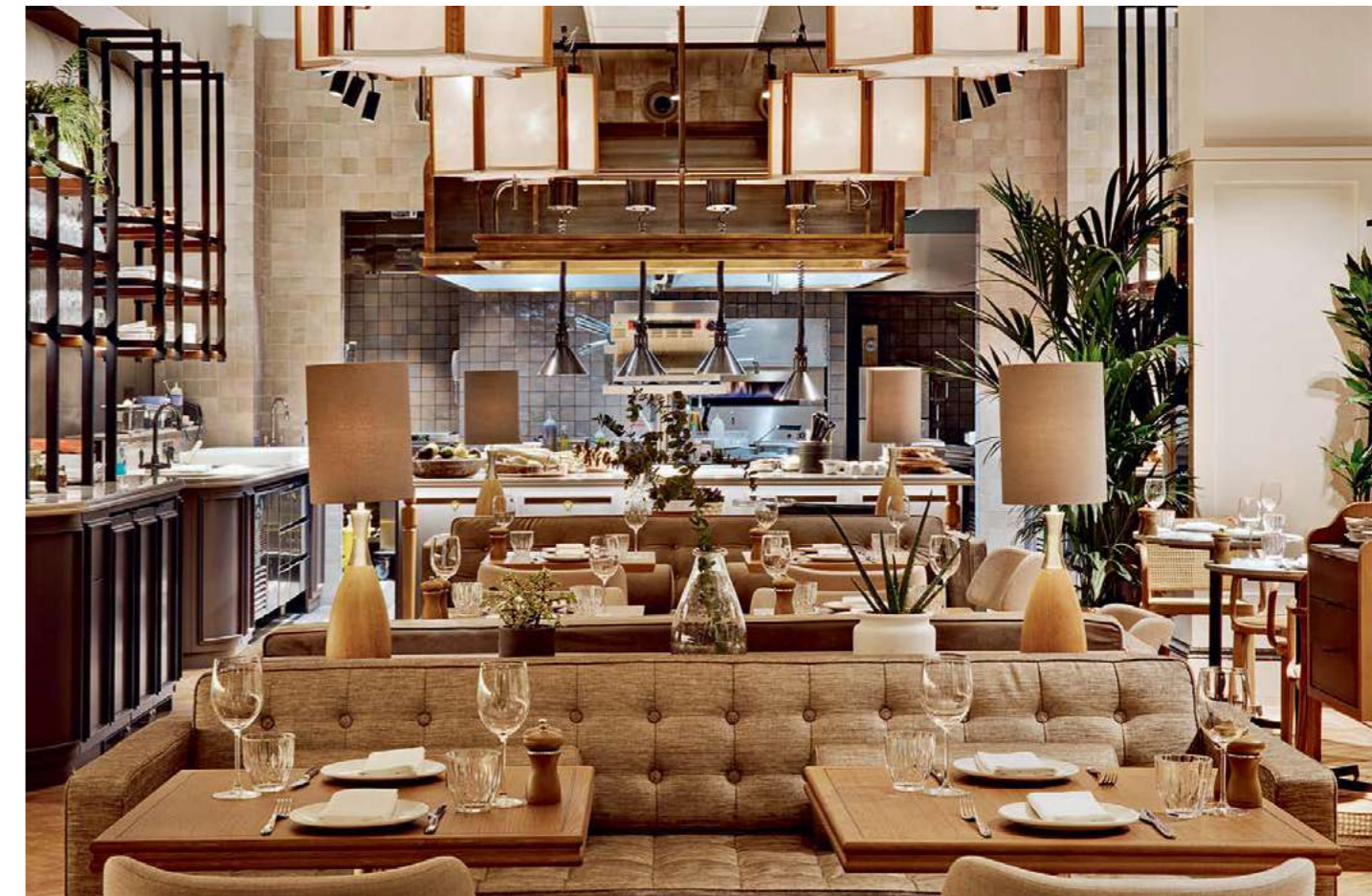


Project: Six Senses Residence
Location: Courchevel, France

Project: Southbank Place
Location: London, United Kingdom



Project: Mortimer House
Location: London, United Kingdom





Architects

4



Adrian Smith and Gordon Gill founded AS+GG Architecture, 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. AS+GG 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.



Project: FKI Tower
Location: Seoul, South Korea

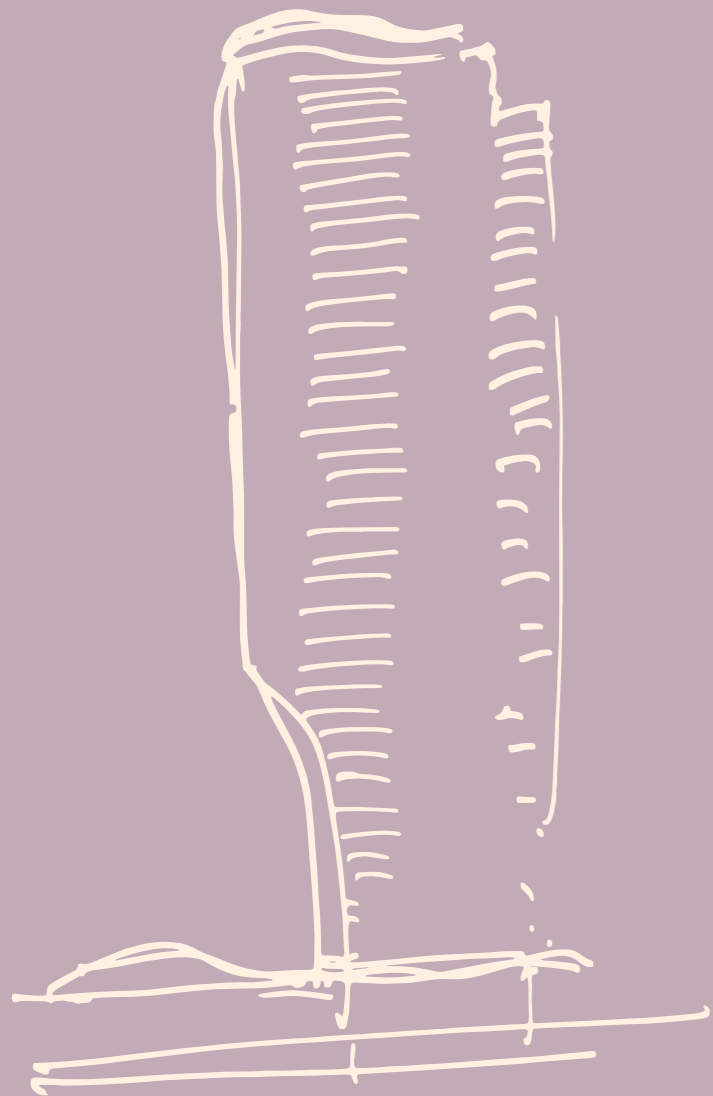
Project: Central Park Tower
Location: New York, U.S.A.



Project: Burj Khalifa, completed by Adrian Smith while at SOM Chicago, prior to the founding of AS+GG
Location: Dubai, U.A.E.



AS+GG sketch of Una

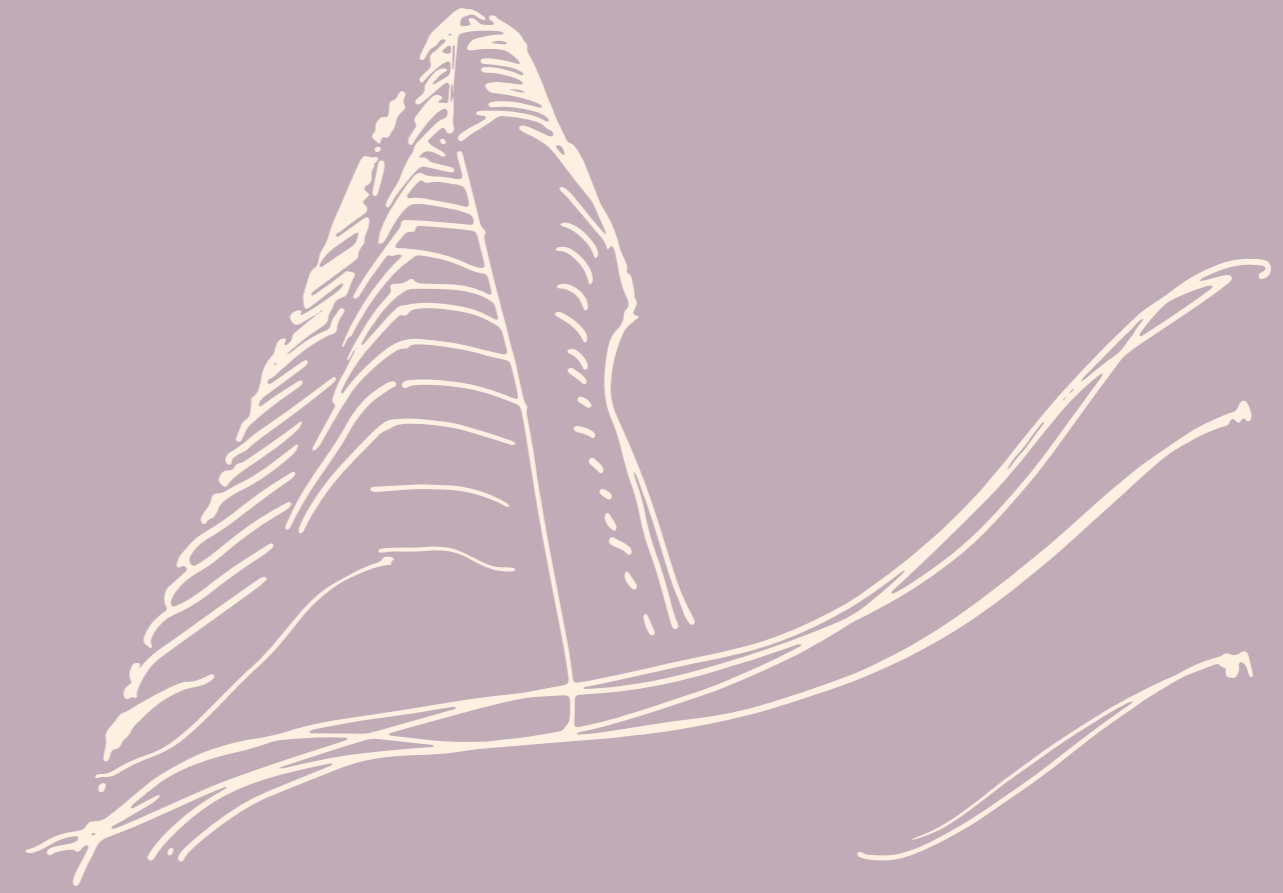


This nautical theme evolved, and we started” thinking about yachts and the kind of wood ,that has warmth but that also blends into sleek “.hydrodynamic, aerodynamic design

ADRIAN SMITH, AS+GG ARCHITECTURE



AS+GG sketch of Una



AS+GG sketch of Una



“I find it very relevant and interesting to design buildings that really fit their place. Not only the site but the culture and the character of the environment as well.”

Gordon Gill, AS+GG Architecture



Project: Wuhan Greenland Center
Location: Wuhan, China



Project: Jeddah Tower
Location: Jeddah, Saudi Arabia



Landscape Design

5



A beautiful landscape is part of the captivating welcome at Una, with an expansive tiered garden that is set next to the lobby, brought to vivid life by Enea Landscape Architecture, the renowned Swiss landscape firm. With a studio in Miami, Enea brings a sense of imagination and local expertise to its creations at Una. The pinnacle of its design is the third-floor amenities deck, which surrounds three swimming pools and has even been transformed into an inviting private park, with a pathway of trees that artfully frames the view of the bay.

Enea's goal was to truly reimagine the amenities deck so it feels like an enchanting paradise. Majestic palms and local plants create an oasis with a sense of privacy, set apart from the world. The areas formed have their own sense of architecture and create wonderful spaces that feel like outdoor rooms. The vegetation is so extensive that the deck becomes its own microclimate, welcoming you throughout the day.

Una's gardens at the lobby level and on the third floor are set next to walls of windows that invite the colorful landscape inside. This juxtaposition brings the outdoors within, offering another seamless connection to the natural world.



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, the firm works on a range of projects, from residential and commercial to master planning and public projects.



Landscape architecture is fundamentally about “designing our future environment and producing remarkable transformations. It is a combination of science, engineering, biology, and art, and it is “.more complex than most people think

ENEA LANDSCAPE ARCHITECTURE







Brickell Waterfront

6



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 Miami. 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.

UNA

ATTRACTIONS

- 1 Adrienne Arsht Center for the Performing Arts
- 2 American Airlines Arena
- 3 The Barnacle Historic State Park & Dog Park
- 4 Vizcaya Museum & Gardens
- 5 Fairchild Tropical Botanic Garden
- 6 Frost Science Museum
- 7 Pérez Art Museum Miami

PARKS

- 8 Bayfront Park
- 9 Allen Morris Brickell Park
- 10 Museum Park
- 11 Alice Wainwright Park
- 12 Bill Baggs Cape Florida State Park
- 13 Dinner Key Picnic Islands Park
- 14 David Kennedy Park
- 15 Peacock Park
- 16 The Kampong—National Tropical Botanical Garden
- 17 West Islands Park

SCHOOLS

- 18 Carrolton School of the Sacred Heart
- 19 Immaculata—La Salle High School
- 20 Plymouth Preschool
- 21 Ransom Everglades Middle School
- 22 Ransom Everglades Upper Campus
- 23 St. Stephen's Episcopal Day School
- 24 MAST Academy
- 25 Southside Elementary School
- 26 Coconut Grove Elementary School

SHOPPING

- 27 Brickell City Centre
- 28 Design District
- 29 Shops at Merrick Park
- 30 Mary Brickell Village
- 31 CocoWalk

OFF-SITE AMENITIES

- 32 Grand Bay Club



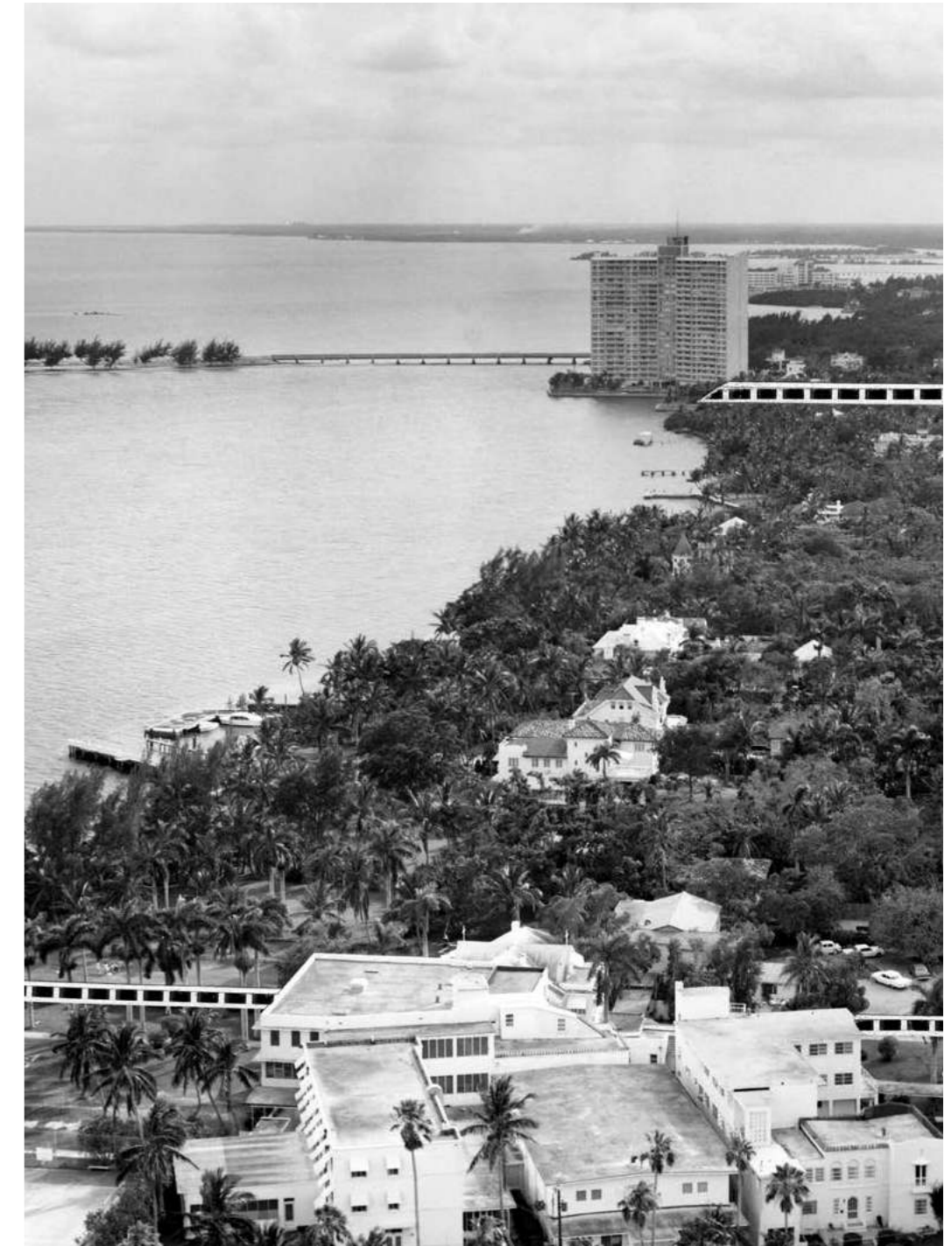


The Freedom Tower in front of Bayfront Park, in Downtown Miami.



Downtown Miami's Biscayne Boulevard, looking north.

Aerial view of 25th Road and Brickell Avenue in 1935.



View of Brickell Key and Biscayne Bay in 1965.

What was once the city's birthplace of modern high-rise living, in the 1970's, is now a highly desirable residential location. Brickell Avenue, named for Miami pioneers William and Mary Brickell, is known by insiders as Miami's "Park Avenue" due to its scenic canopy of ancient oaks, shady sidewalks, and close proximity to the Financial District and Coconut Grove.

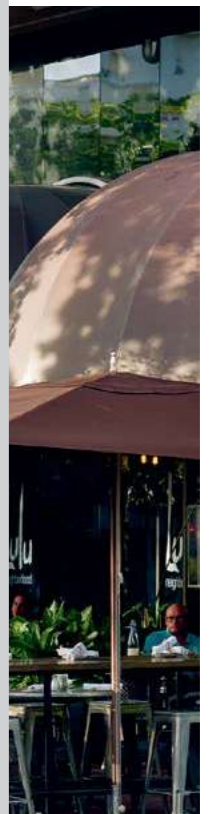


KEY BISCAIYNE
 Long, sheltered beaches, well-maintained running trails, and fun family attractions make Key Biscayne an ideal place to spend the afternoon. Located just across the Rickenbacker Causeway, Key Biscayne is literally steps from Una Residences. Home to the Miami Seaquarium and Cape Florida Lighthouse, Key Biscayne is known for its pristine nature and exciting sports activities.



—It's a beautiful site in a wonderful location”
 you get the best of very different worlds. It's quieter
 than Downtown Brickell, but right on the water in
 Brickell Waterfront, so you can walk or bike to shopping
 and restaurants. It's a nice balance in a residential
 “.neighborhood that's still close to so many attractions

ADIRAN SMITH, AS+GG ARCHITECTURE



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 make it one of Miami's favorite neighborhoods for locals and visitors.

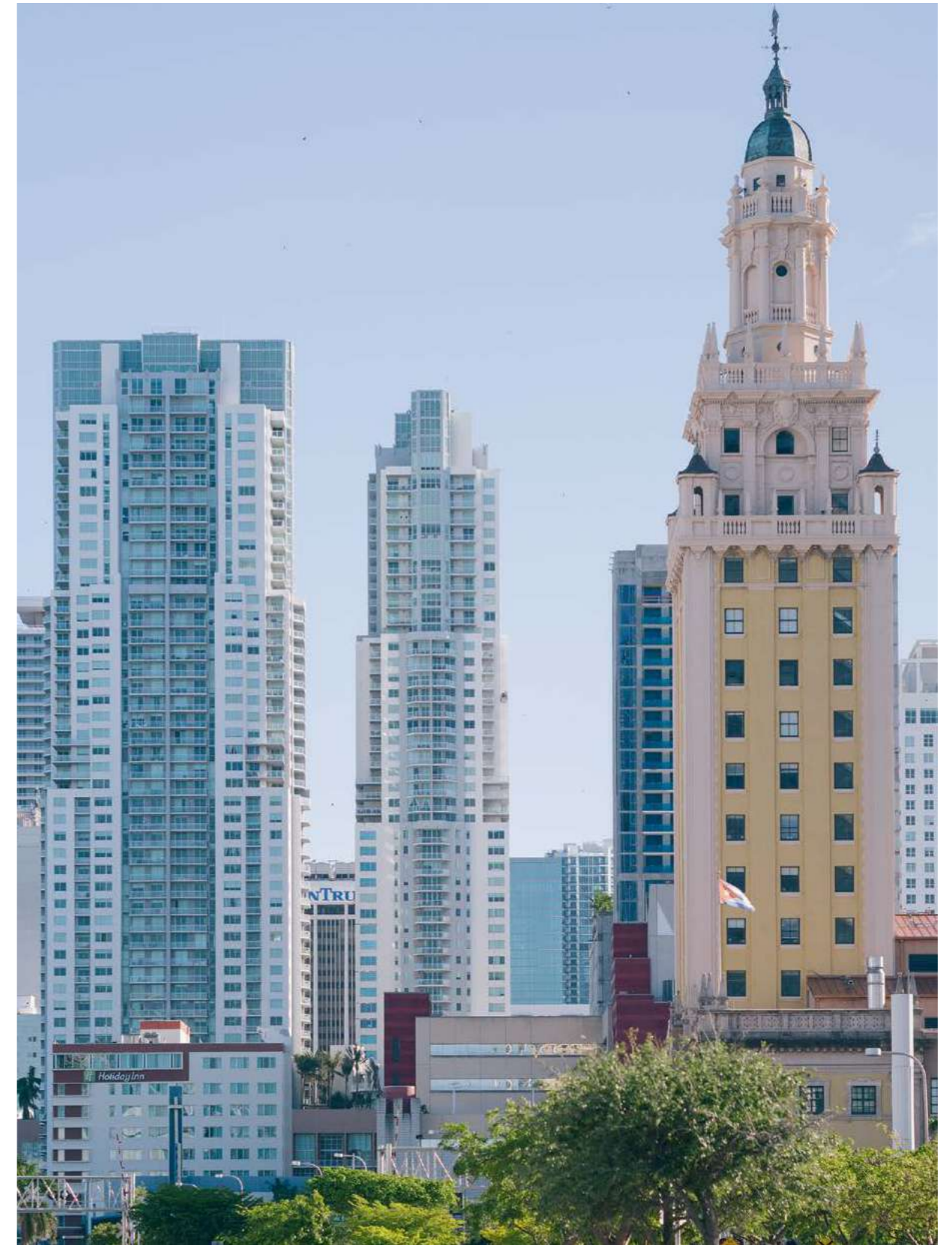


COCONUT GROVE
One of the oldest and most established neighborhoods in Miami, Coconut Grove is a quiet residential area with a mix of restaurants, quaint boutiques, and historic homes. It is also home to South Florida's best schools. The lush tropical vegetation and attractive architecture of Coconut Grove & Gardens make it one of Miami's most desirable neighborhoods for locals and visitors.





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.



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 U.K., the U.S. and Europe, led by Chief Executive Jonathan Goldstein. Since its formation in 2014, Cain International has invested £2.1 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 ARCHITECTURE

Adrian Smith + Gordon Gill Architecture (AS+GG) is dedicated to the design of high-performance architecture in a wide range of scales, 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

OKO GROUP



FORTUNE
DEVELOPMENT
SALES



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