

# THE WILLIAM

NORTH MIAMI BEACH

FACT SHEET



ALL OF MIAMI. PERFECTLY WITHIN REACH.

THE WILLIAM IS A LIFESTYLE SHAPED BY ENDLESS CHOICES... THE RHYTHM OF MIAMI, THE PEACEFULNESS OF NATURE, ENTERTAINMENT AND LEISURE AT YOUR DOORSTEP, AND A GATEWAY TO INTERNATIONAL EXPLORATION.

ABOUT

In the heart of one of the city’s most connected neighborhoods, close to world-class shopping and dining destinations, pristine Atlantic beaches and waterways for boating, business and commerce, airports, sporting events, concerts, and more, this is a home in a prime location made accessible to every kind of buyer. Each day is a chance to enjoy beautiful sunrise and sunset views, delight in favorite activities with friends and family, and connect with all that Miami has to offer. Or, you can just as easily live life on your terms filled with the pure satisfaction of contemporary residences and thoughtfully appointed amenities designed just for you.

- STUDIOS, 1-, 2-, AND 3-BEDROOM RESIDENCES
- ARCHITECTURE BY CARLOS OTT & BEHAR FONT
- INTERIOR DESIGN BY URBAN ROBOT
- EB-5 INVESTMENT OPPORTUNITIES PLANNED

LOCATION HIGHLIGHTS

Centrally located in the heart of North Miami Beach with convenient access to:

- Upscale shopping and dining in Aventura and Bal Harbour
- Stunning uncrowded Atlantic Ocean beaches
- Yachting and boating with numerous local marinas and boat launches
- Multiple private and public golf courses and tennis courts
- Nature trails, biking, kayaking, and picnic areas at Oleta River State Park
- Nearby highways such as I-95, SR-826, and the Florida Turnpike
- Minutes from the Brightline: Access to Fort Lauderdale, West Palm Beach, and Orlando
- Two international airports - Miami (MIA) and Fort Lauderdale (FLL)
- World-class healthcare at UHealth SoLéMia Medical Center, just minutes away



ARTIST'S CONCEPTUAL RENDERING



A STATEMENT FOR INDEPENDENT STYLE

AT THE WILLIAM, YOU’RE COMPLETELY FREE TO EXPRESS YOUR STYLE, FOLLOW YOUR INSTINCTS, SPEND TIME WITH ALL THE PEOPLE WHO MATTER MOST, AND KNOW YOU’RE EXACTLY WHERE YOU’RE MEANT TO BE.

RESIDENCE FEATURES

- Studios to three-bedroom layouts
- Floor-to-ceiling windows for natural light and views
- Expansive balconies with glass railings
- Imported porcelain flooring throughout
- Washer and dryer in every unit

KITCHENS

- Custom Italkraft cabinetry in a tobacco walnut finish, accented with tinted glass doors
- Brushed black chrome fixtures by Hansgrohe
- Quartz countertop and seamless backsplash
- State-of-the-art kitchen featuring an integrated suite of Bosch appliances

BATHROOMS

- Contemporary Italkraft cabinetry, crafted for elegance and enduring functionality
- Brushed black chrome fixtures by Hansgrohe
- Imported porcelain tile flooring and walls
- Quartz countertop and seamless backsplash

BUILDING FEATURES & AMENITIES

- 26 stories with 374 thoughtfully designed residences
- Sleek louvered exterior design by renowned architect Carlos Ott
- Two full floors with a combined 40,459 sqft of amenities and lifestyle experiences
- Lush landscaping that evokes a sense of tranquility and renewal
- 24/7 valet service
- Arrival lobby and gallery space
- Curated artwork throughout common areas
- High-Speed WiFi throughout common areas
- Smart package locker room for convenient deliveries
- Seven floors of secure parking with EV charging stations
- Pet-friendly design with rooftop pet station
- Professionally staffed reception area with concierge staff
- 24-hour security

9TH FLOOR LIFESTYLE AMENITIES

- Resort-style pool and sun deck
- Alfresco dining station with BBQ/summer kitchen
- Outdoor bar and terrace lounge with firepits
- Fitness center
- Yoga Studio
- Outdoor training & recovery zone
- Locker rooms
- Spa treatment rooms available for private booking
- Coworking lounge, terrace and library
- Indoor lounge and café station
- Self-serve market
- Interactive kids playroom and playground

26TH FLOOR ROOFTOP RETREAT

- Sunset lounge and hammock grove
- Summer kitchen and alfresco dining area
- Pickleball Court
- Courtside Lounge and games room for socializing before or after Pickleball games or simply for casual rooftop relaxation
- Coral Lounge and indoor bar - a reservable space for private gatherings and small resident events
- Pet run and pet grooming station

DEVELOPED WITH DISTINCTION

BLUE ROAD - CO-DEVELOPER

With an eye toward longevity and livability, Blue Road approaches development as both craft and strategy. The Florida-based team manages every phase in-house—from acquisition to construction and marketing—with an emphasis on delivering lasting value. Their portfolio reflects a commitment to future-focused, thoughtfully positioned properties across commercial and residential sectors.

ILIA DEVELOPMENT GROUP - CO-DEVELOPER

Ilia Development Group is a South Florida-based development firm backed by the strength of a business group with more than 50 years of experience in power generation, mining and infrastructure projects, and ownership of financial companies in Latin America. With a growing real estate portfolio that includes residential, medical, hospitality, and retail assets, Ilia brings deep capital resources and a global perspective to the U.S. market. Led, among others, by seasoned investment banker Germán Osorio, the firm combines disciplined execution with long-term vision to create high-impact developments across Florida.

CARLOS OTT - DESIGN CONSULTANT

An internationally recognized figure in architecture, Carlos Ott brings over four decades of experience to landmark projects around the world. Known for his sculptural, forward-looking designs, Ott leads a Toronto-based practice with a deep portfolio across five continents. His work merges artistry with functionality, delivering iconic structures that reflect both setting and ambition.

WHERE FORWARD-THINKING DESIGN MEETS A LIFESTYLE THAT MOVES AT THE EVER-CHANGING PACE OF SOUTH FLORIDA.

BEHAR FONT & PARTNERS - ARCHITECT OF RECORD

As an award-winning organization with more than thirty-five years of expertise in architecture, planning, and interior design, Behar Font & Partners is globally respected for delivering creative, functional, flexible, and efficient spaces across a broad range of property types. Their complete architectural services encompass feasibility, zoning studies, environmental performance standards, master planning, programming, and more, and are further enhanced by interior design services that seamlessly integrate interior spaces with exterior architectural designs.

URBAN ROBOT - INTERIOR DESIGN

Miami-based Urban Robot blurs the lines between interior design, landscape architecture, and urban planning—creating environments that feel as good as they function. Their interdisciplinary team approaches each project as a narrative, grounding bold creative gestures in purpose and human connection.

FORTUNE DEVELOPMENT SALES - SALES & MARKETING

Fortune Development Sales has been the premier, exclusive on-site sales and marketing representative for more than 80 of South Florida’s most successful projects. It is an affiliate of Fortune International Group, founded in 1983 by industry visionary, Edgardo Defortuna, Fortune has 21 offices around the world with over 1,000 associates and worldwide brokerage network, reaching prospective buyers in markets as diverse as South Florida, Manhattan, Buenos Aires, São Paulo, Hong Kong and Paris.



NORTH MIAMI BEACH

**PROJECT ADDRESS**

2040 NE 163rd Street, North Miami Beach, FL 33162



blue  
road



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