



Una

Residences

# Una

Residences

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An aerial photograph of the Miami skyline, showing a dense cluster of high-rise buildings along the coast. The water in the foreground is a vibrant turquoise color, and the sky is filled with large, white, fluffy clouds. A white line with an arrow points from the text 'UNA RESIDENCES' to a specific tall, white building in the skyline.

UNA RESIDENCES

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. It is also a 15 minute drive from Miami Beach.





# NEIGHBORHOOD MAP

## 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 Wainright Park
12. Biscayne National Park
13. Dinner Key Picnic Islands Park
14. David Kennedy Park
15. Peacock Park
16. The Kampong — National Tropical Botanical Garden
17. West Island Park

## SCHOOLS

18. Carrolton School of the Sacred Heart
19. Immaculate — 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

## AMENITIES

32. The Grand Bay Club





## BRICKELL & DOWNTOWN

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.





## 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.





# KEY BISCAYNE

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's Brickell, Miami condos. Home to the Miami Seaquarium and Cape Florida Lighthouse, Key Biscayne is known for its pristine nature and exciting sports activities.







# 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. 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.





# 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

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







# OKO GROUP

## DEVELOPMENT

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.

Projects include: Capital Hill Residence, Barvikha, Russia, OKO Tower, Moscow, Russia, Capital City, Moscow, Russia, Aman New York, New York, United States, Legend of Tsvetnoy, Moscow, Russia, Missoni Baia, Miami, United States, OKO Tower Residential Lobby, Moscow, Russia, Mon Cher Lobby, Moscow, Russia, Capital City Lobby, Moscow, Russia.

VLADISLAV DORONIN,  
CHAIRMAN AND CEO OF OKO GROUP





MISSONI BAI  
MIAMI, USA



CAPITAL CITY  
MOSCOW, RUSSIA



OKO TOWER  
MOSCOW, RUSSIA



830 BRICKELL  
MIAMI, USA



CAPITAL HILL  
BRAVIKHA, RUSSIA



AMAN NEW YORK  
NEW YORK CITY, USA



OKO TOWER  
MOSCOW, RUSSIA



MON CHER  
MOSCOW, RUSSIA



LEGEND OF TSVETNOY  
MOSCOW, RUSSIA





# CAIN INTERNATIONAL

## DEVELOPMENT

Cain International is a privately held real estate investment firm operating in Europe and the United States. Since 2014, the company has invested over \$4.7 billion in real estate debt and equity.

Cain International also invests in lifestyle & leisure businesses that deliver experiences, services and amenities for modern consumers.

The firm's partnership-centric approach and entrepreneurial deal origination have resulted in a portfolio of investments, joint ventures and developments spanning office, residential, logistics, hospitality and mixed-use properties and businesses.

JONATHAN GOLDSTEIN,  
CHIEF EXECUTIVE AND FOUNDER OF CAIN INTERNATIONAL





BOSTON BACK BAY HOTEL & RESIDENCES  
BOSTON, USA



THE STAGE  
LONDON, UK



THE STAGE  
LONDON, UK



THE BEVERLY HILTON  
BEVERLY HILLS, USA



WALDORF ASTORIA  
BEVERLY HILLS, USA





# ADRIAN SMITH + GORDON GILL

ARCHITECTURE AND INTERIOR DESIGN

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 and Saudi Arabia.

ADRIAN SMITH,  
FOUNDER OF ADRIAN SMITH + GORDON GILL ARCHITECTURE





BURJ KHALIFA  
DUBAI, U.A.E



CENTRAL PARK TOWER  
NEW YORK, USA



MILLENIUM PARK  
CHICAGO, USA



JEDDAH TOWER  
JEDDAH, SAUDI ARABIA



FKI TOWER  
SEOUL, KOREA





# ENEA LANDSCAPE ARCHITECTURE

LANDSCAPE DESIGN

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.









Una  
Residences

AMENITIES



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 of these Brickell luxury condos.



PRIVATE MARINA













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







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.



KIDS' SPLASH PAD AREA









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











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.

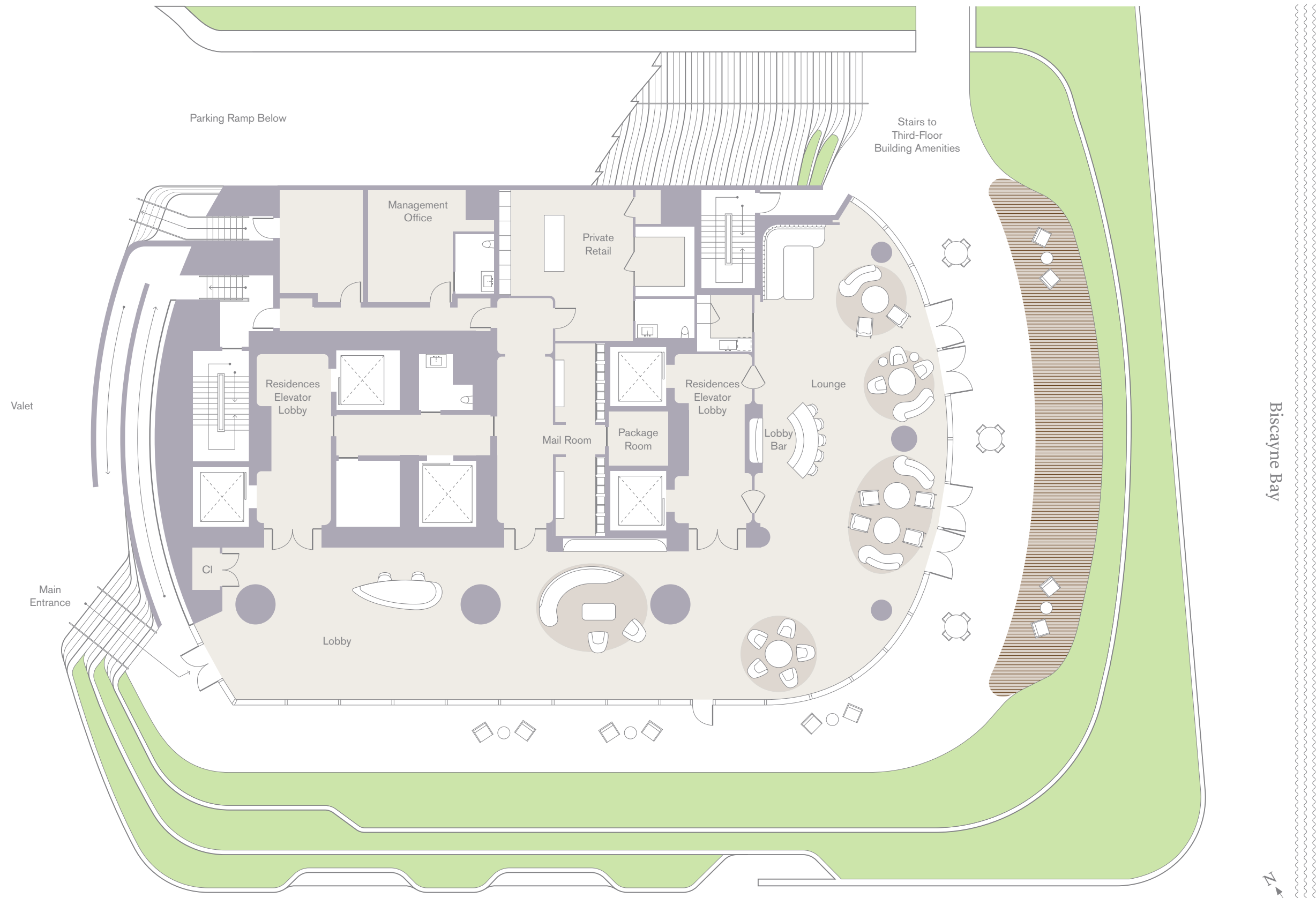






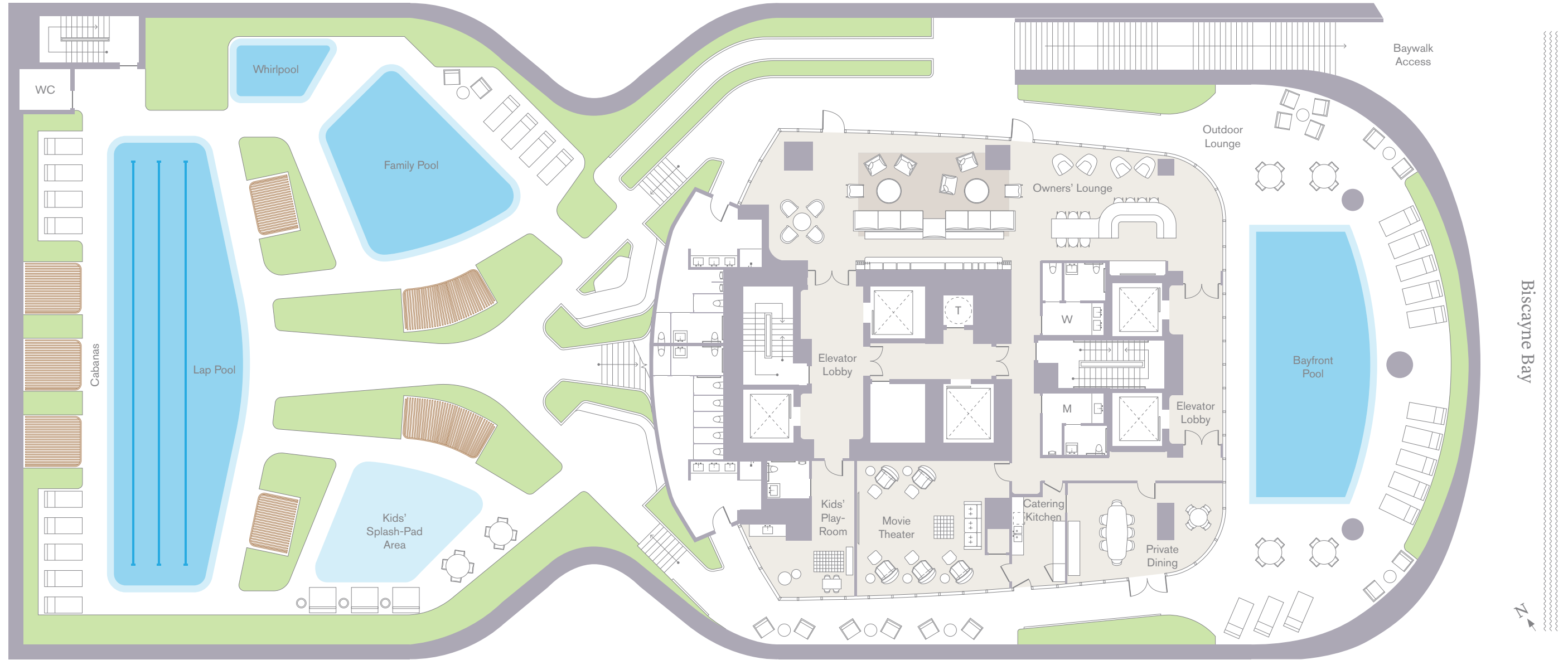


# LOBBY FLOORPLAN





LEVEL 3 FLOORPLAN





LEVEL 4 FLOORPLAN



Biscayne Bay











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.



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





















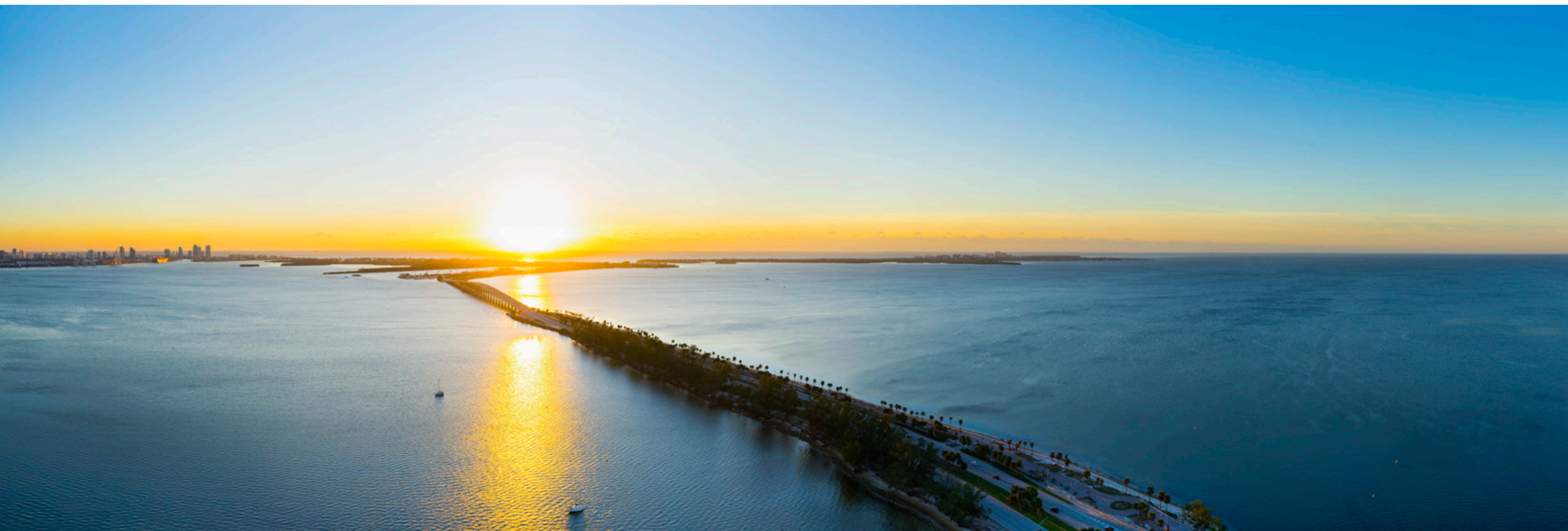




The sublime views of Biscayne Bay and beyond can be enjoyed to the fullest on the 10-foot-deep terraces.





















# Una

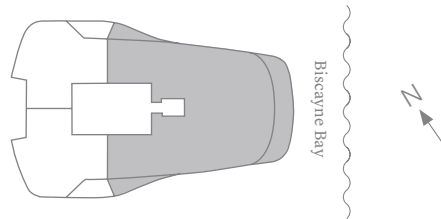
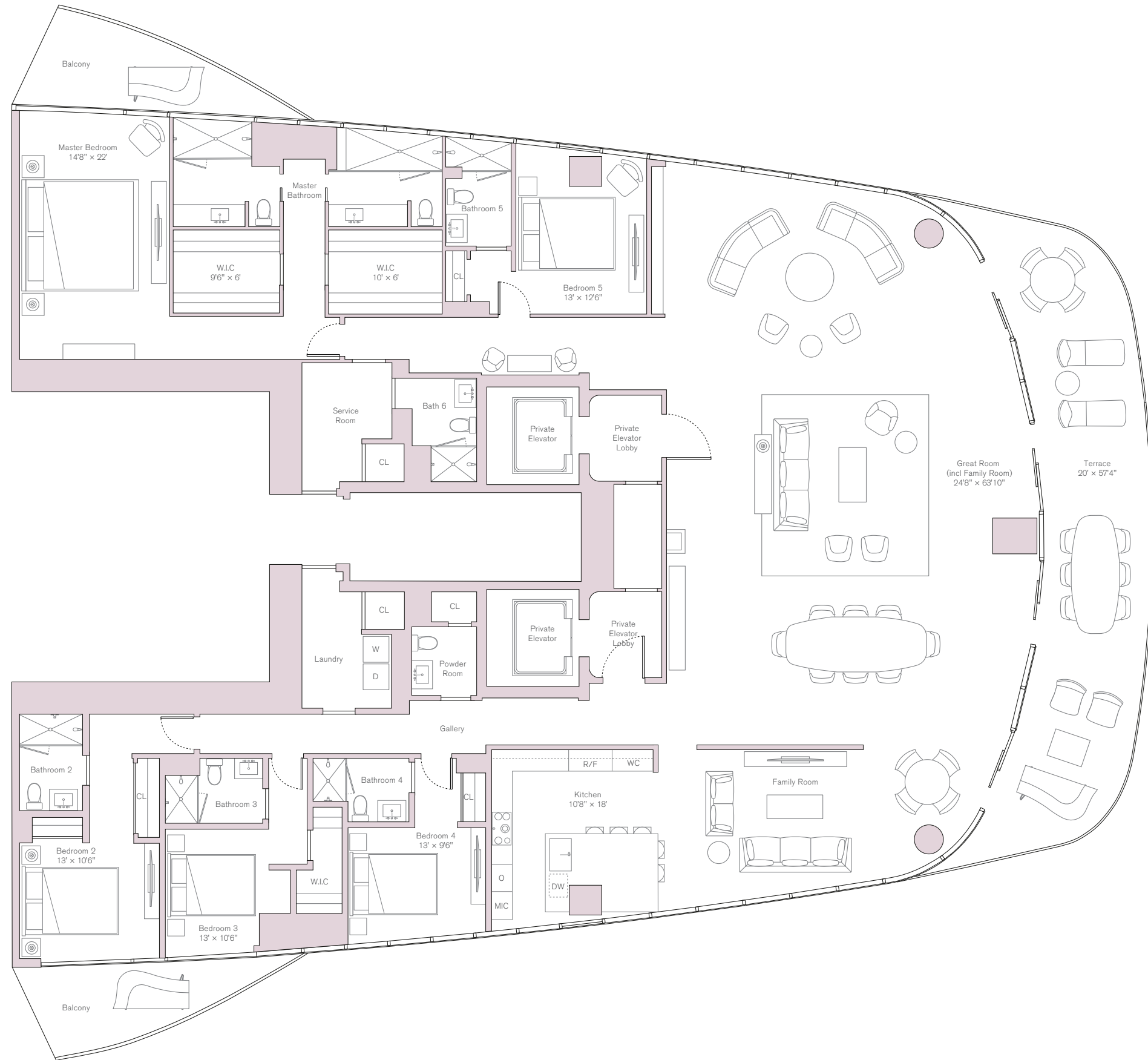
Vista Residence  
Levels 19-22

INTERIOR  
5,455 SQ FT / 507 SQ M

EXTERIOR  
912 SQ FT / 85 SQ M

TOTAL  
6,367 SQ FT / 592 SQ M

FEATURES  
5 Bedrooms  
6.5 Bathrooms  
Family Room



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OKO GROUP

Cain International

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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. Ceiling heights are measured from top of slab to top of slab. As a result, actual clearance between the top of the finished floor coverings and the underside of the finished ceiling, drop ceiling or soffits will be less. All ceiling heights are approximate and subject to change. All depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Furnishings are only included if and to the extent provided in your purchase agreement. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit.



# Una

North West Residence  
Unit 04

Levels 19-29

INTERIOR  
1,915 SQ FT / 178 SQ M

EXTERIOR  
356 SQ FT / 33 SQ M

TOTAL  
2,271 SQ FT / 211 SQ M

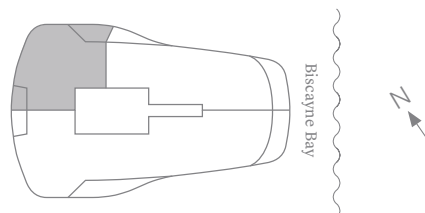
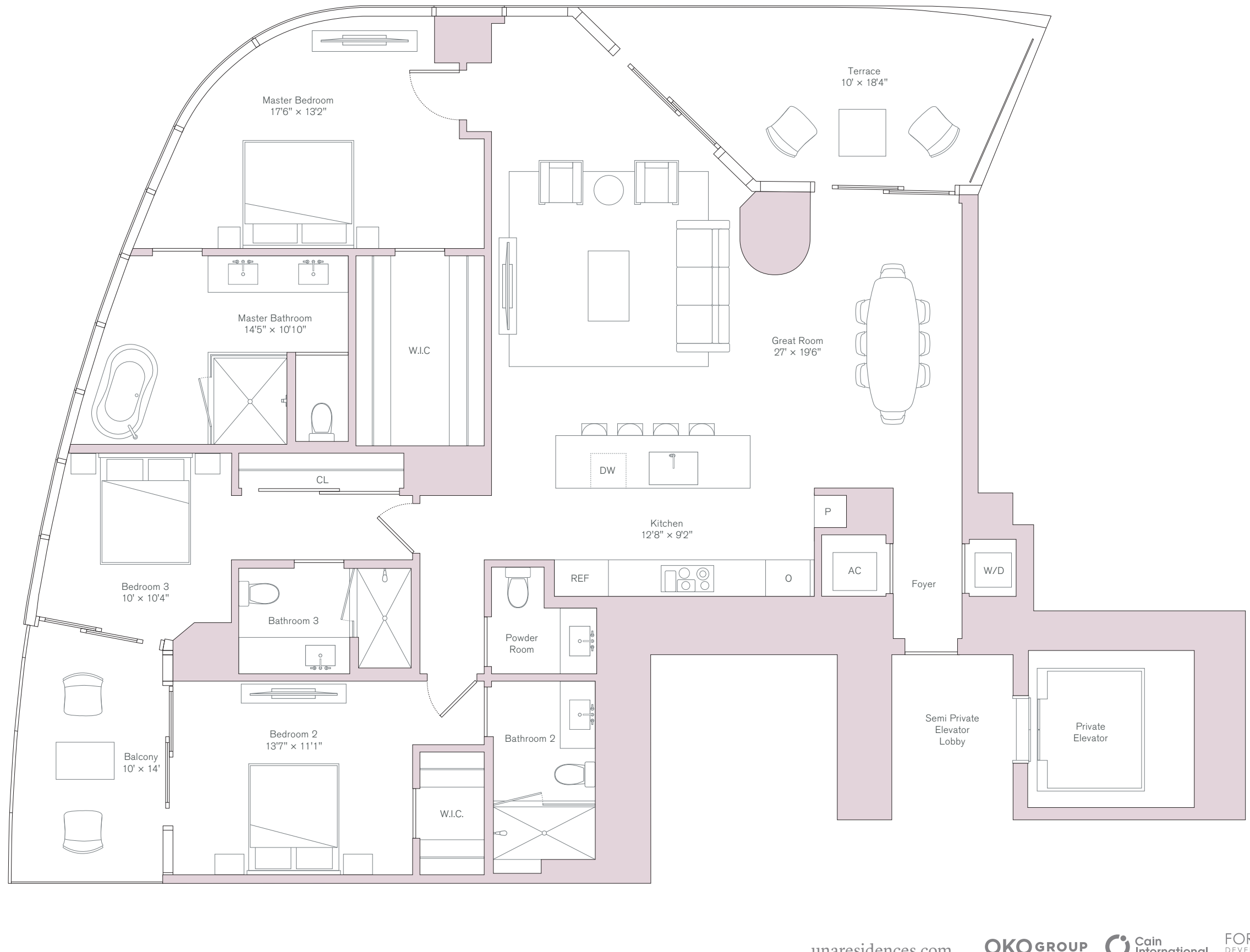
FEATURES  
3 Bedrooms  
3.5 Bathrooms

Levels 30-37

INTERIOR  
1,939 SQ FT / 180.1 SQ M

EXTERIOR  
356 SQ FT / 33 SQ M

TOTAL  
2,295 SQ FT / 213 SQ M



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# Una

South West Residence  
Unit 03

Levels 19-29

INTERIOR  
1,995 SQ FT / 185 SQ M

EXTERIOR  
356 SQ FT / 33 SQ M

TOTAL  
2,351 SQ FT / 218 SQ M

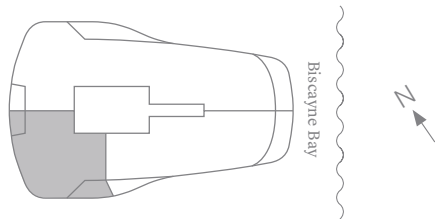
FEATURES  
3 Bedrooms  
3.5 Bathrooms

Levels 30-37

INTERIOR  
2,019 SQ FT / 187.5 SQ M

EXTERIOR  
356 SQ FT / 33 SQ M

TOTAL  
2,375 SQ FT / 220.5 SQ M



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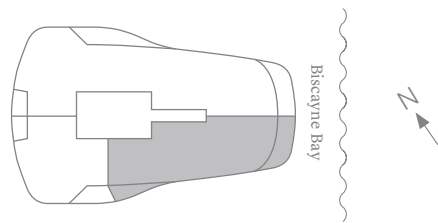
South East Residence  
Levels 20-37 Unit 02

INTERIOR  
2,731 SQ FT / 254 SQ M

EXTERIOR  
456 SQ FT / 42 SQ M

TOTAL  
3,187 SQ FT / 296 SQ M

FEATURES  
4 Bedrooms  
4.5 Bathrooms  
Den  
Laundry Room



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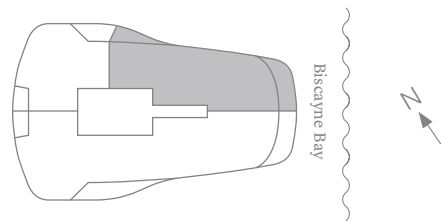
North East Residence  
Levels 20-37 Unit 01

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  
Den  
Laundry



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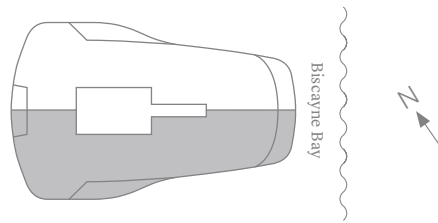
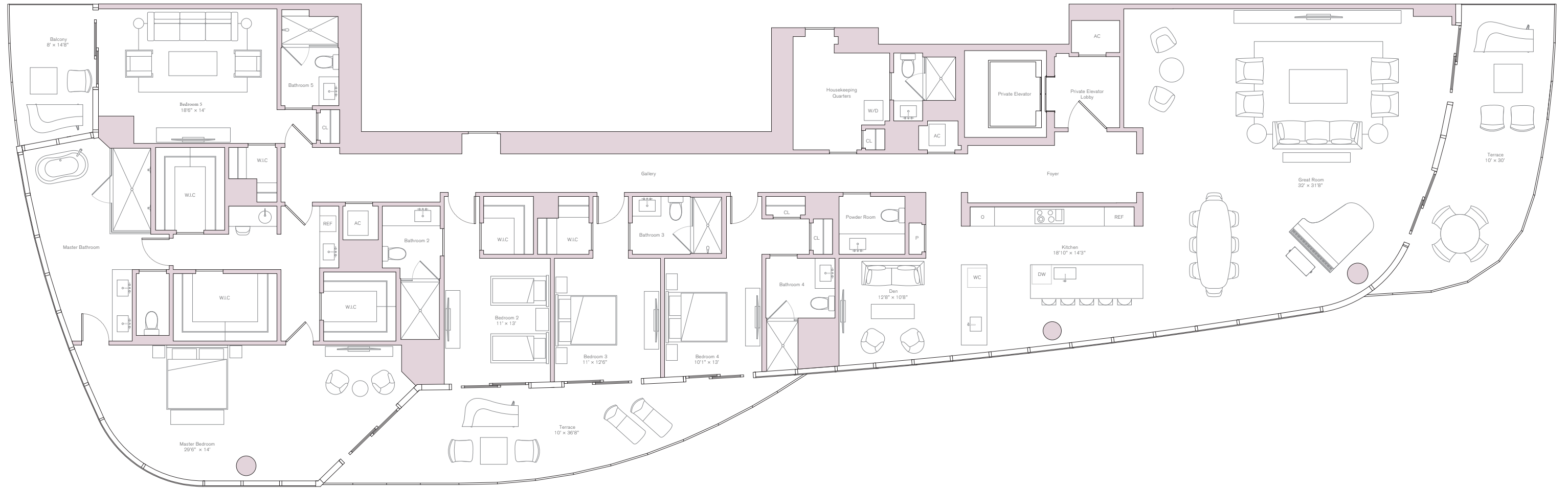
Upper South East Residence  
Levels 38-43 Unit 02

INTERIOR  
4,785 SQ FT / 444 SQ M

EXTERIOR  
795 SQ FT / 74 SQ M

TOTAL  
5,580 SQ FT / 519 SQ M

FEATURES  
5 Bedrooms  
6.5 Bathrooms  
Den  
Housekeeping Quarters



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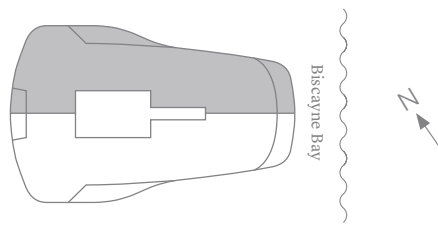
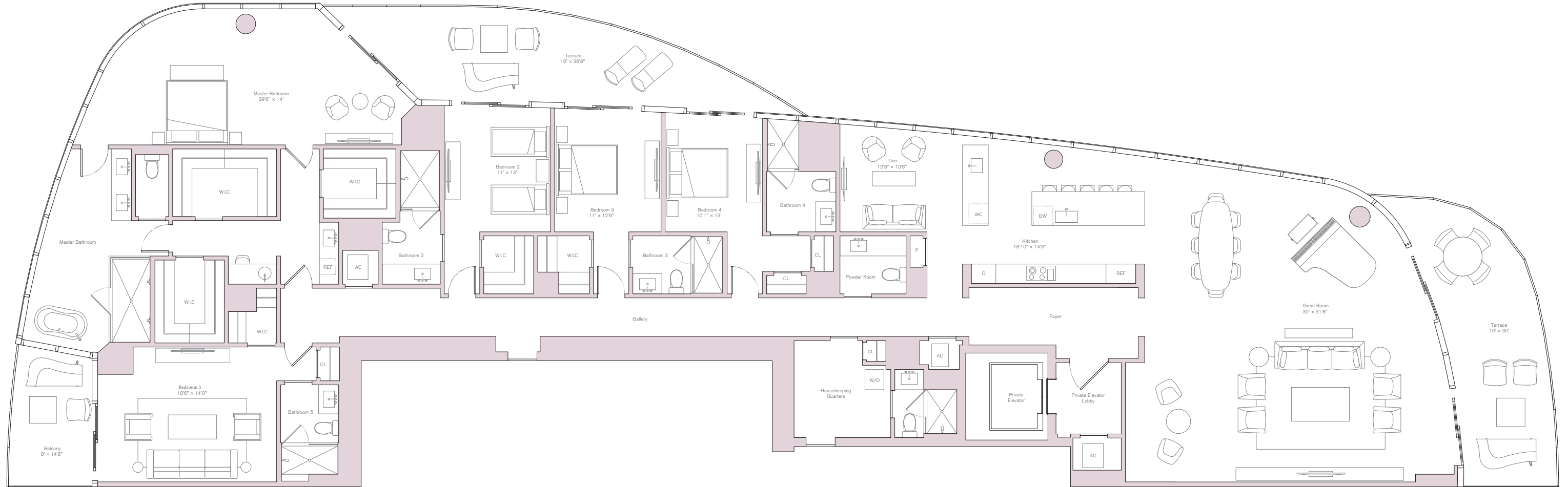
Upper North East Residence  
Levels 38-43 Unit 01

INTERIOR  
4,698 SQ FT / 436 SQ M

EXTERIOR  
795 SQ FT / 74 SQ M

TOTAL  
5,493 SQ FT / 510 SQ M

FEATURES  
5 Bedrooms  
6.5 Bathrooms  
Den  
Housekeeping Quarters



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FORTUNE DEVELOPMENT SALES

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# Una

Penthouse North East  
Level 44: 1st Level

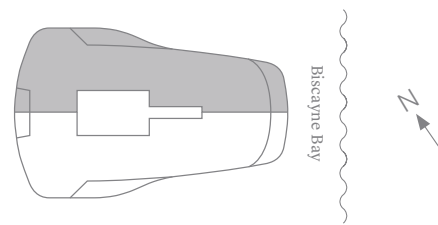
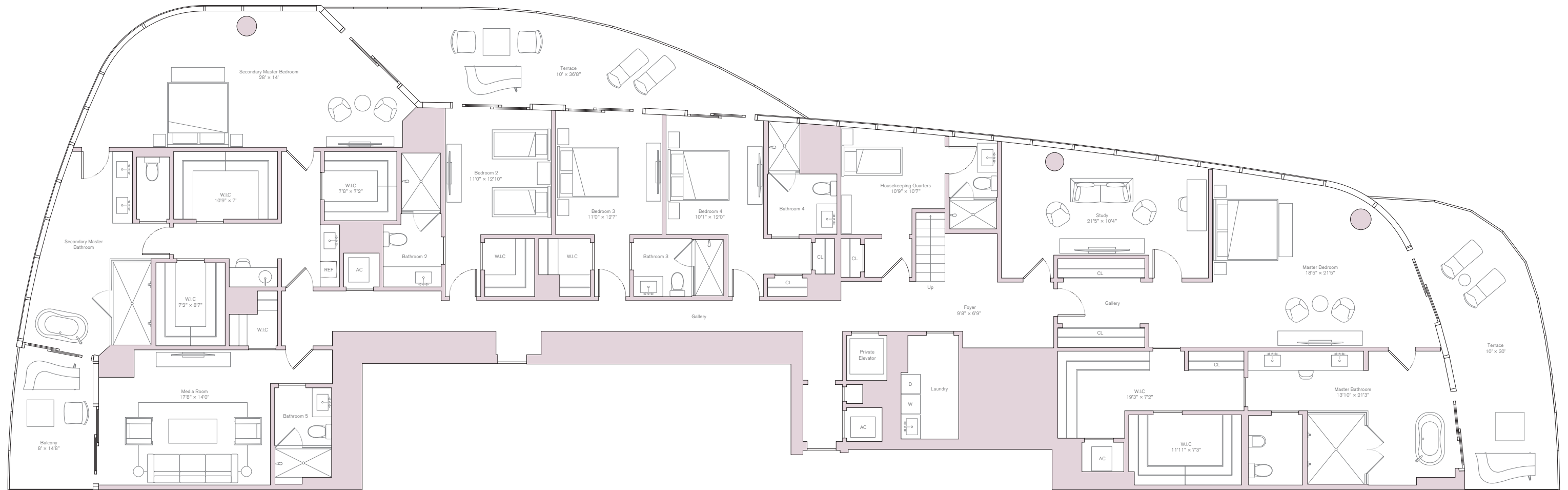
INTERIOR  
7,067 SQ FT / 657 SQ M

EXTERIOR  
2,868 SQ FT / 267 SQ M

FULL UNIT  
9,935 SQ FT / 924 SQ M

## FEATURES

- 5 Bedrooms
- 7 Bathrooms
- Housekeeping Quarters
- Media Room
- Study
- Private Internal Elevator
- Laundry Room



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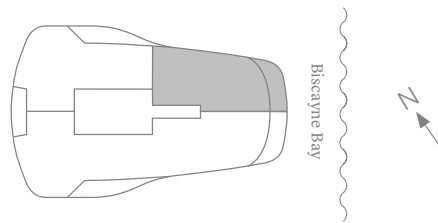
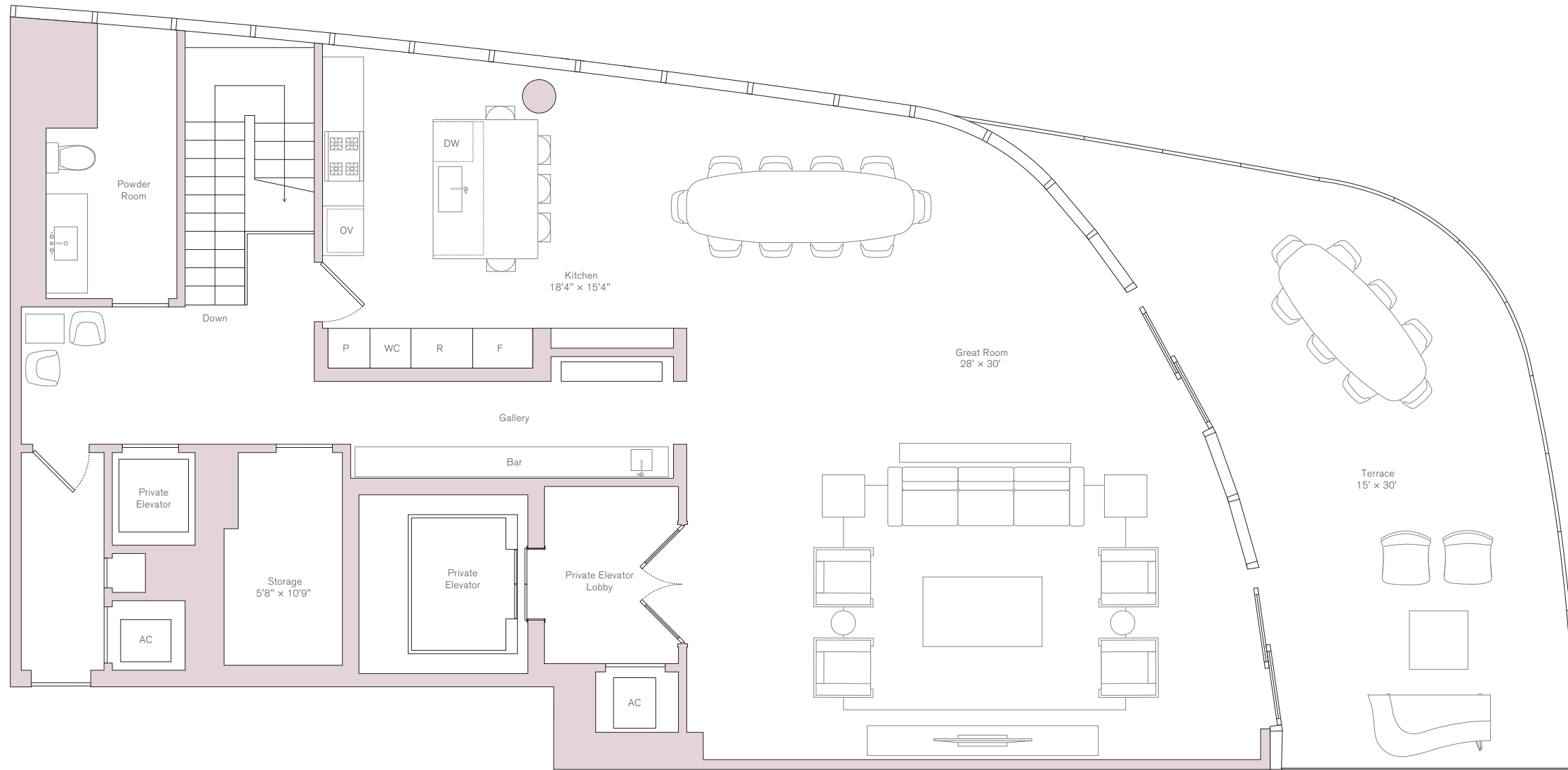
# Una

Penthouse North East  
Level 45: 2nd Level

INTERIOR  
1,915 SQ FT / 178 SQ M

EXTERIOR  
514 SQ FT / 48 SQ M

- FEATURES
- Great Room
  - Kitchen
  - Powder Room
  - Storage
  - Private Elevator



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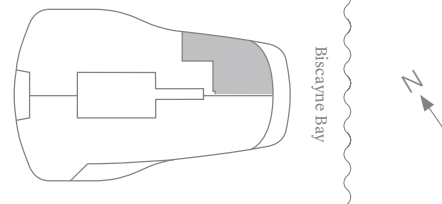
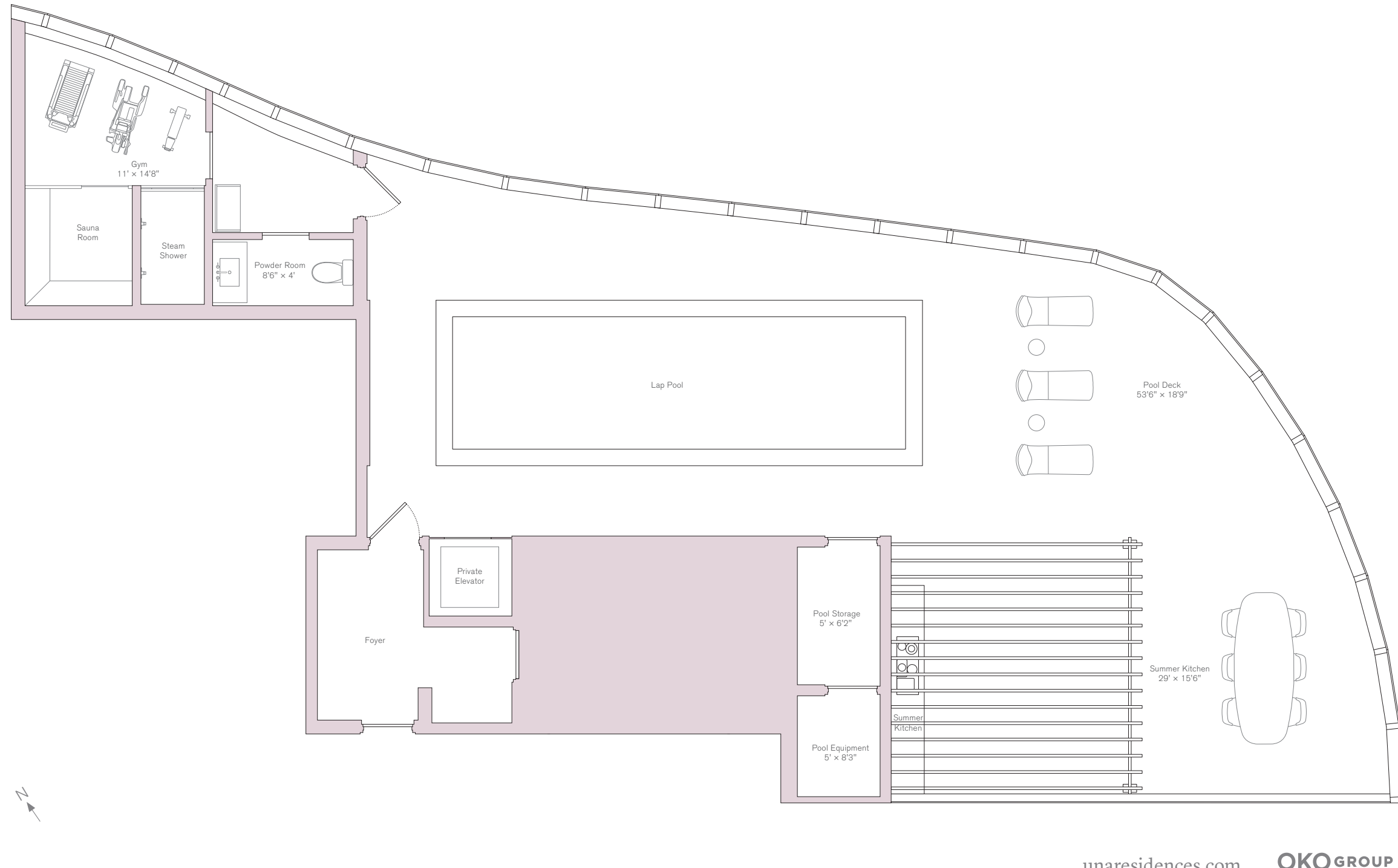
**Penthouse North East  
Level 47: Roof**

INTERIOR  
484 SQ FT / 45 SQ M

EXTERIOR  
1,559 SQ FT / 145 SQ M

FEATURES

- Sauna Room
- Steam Room
- Gym
- Large Open Air Deck
- Lap Pool
- Summer Kitchen with Trellis
- Pool Storage





# Una

Penthouse South West  
Level 44: 1st Level

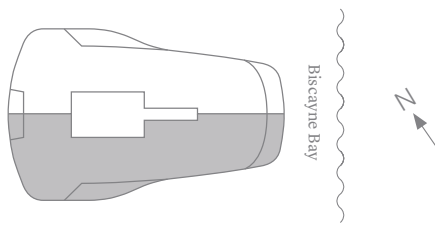
INTERIOR  
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EXTERIOR  
2,868 SQ FT / 267 SQ M

FULL UNIT  
9,935 SQ FT / 924 SQ M

## FEATURES

- 5 Bedrooms
- 7 Bathrooms
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- Media Room
- Study
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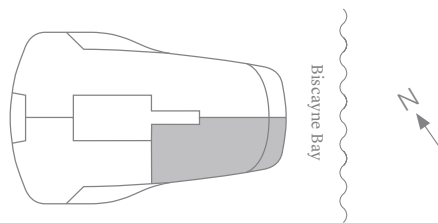
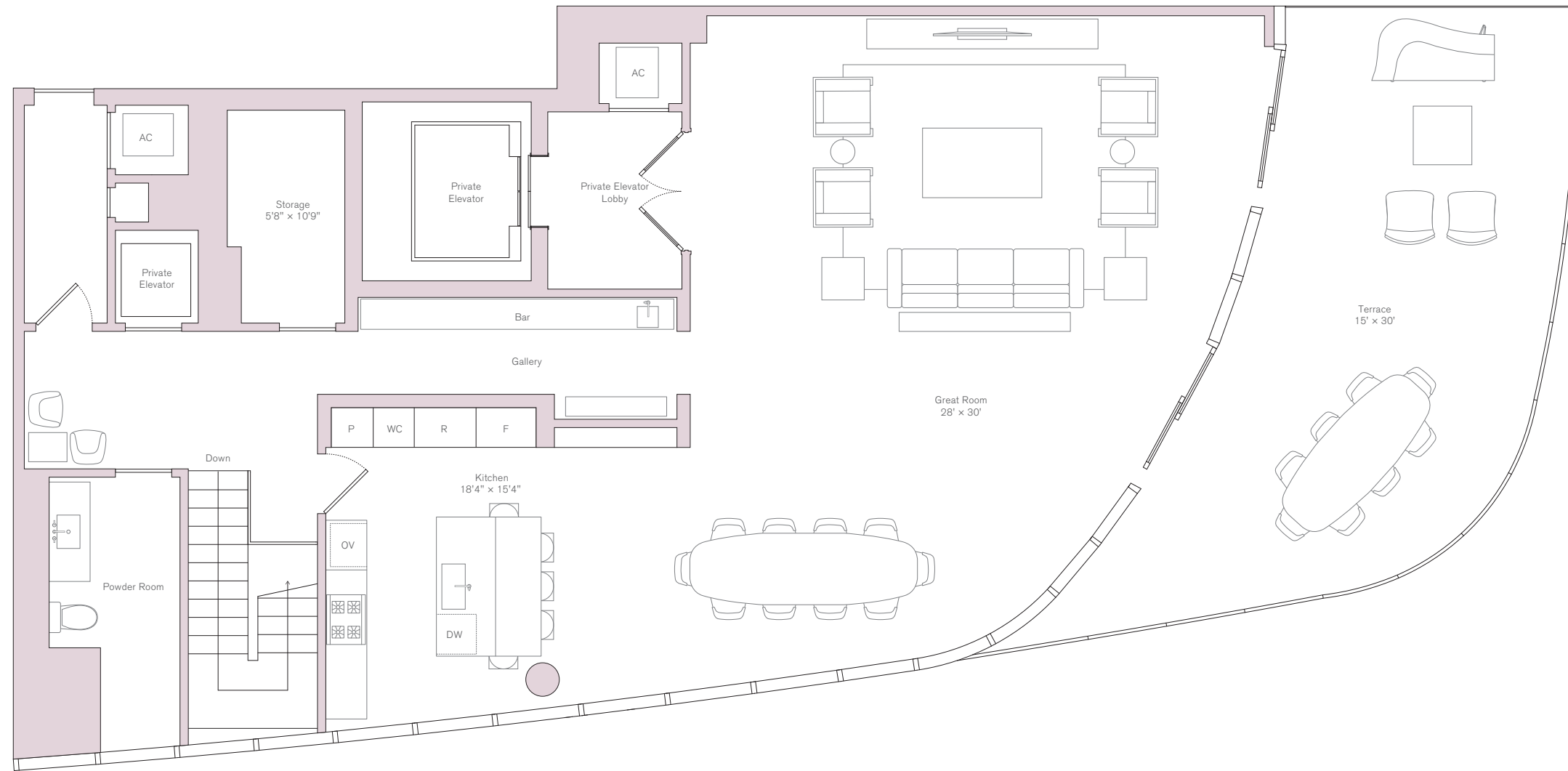
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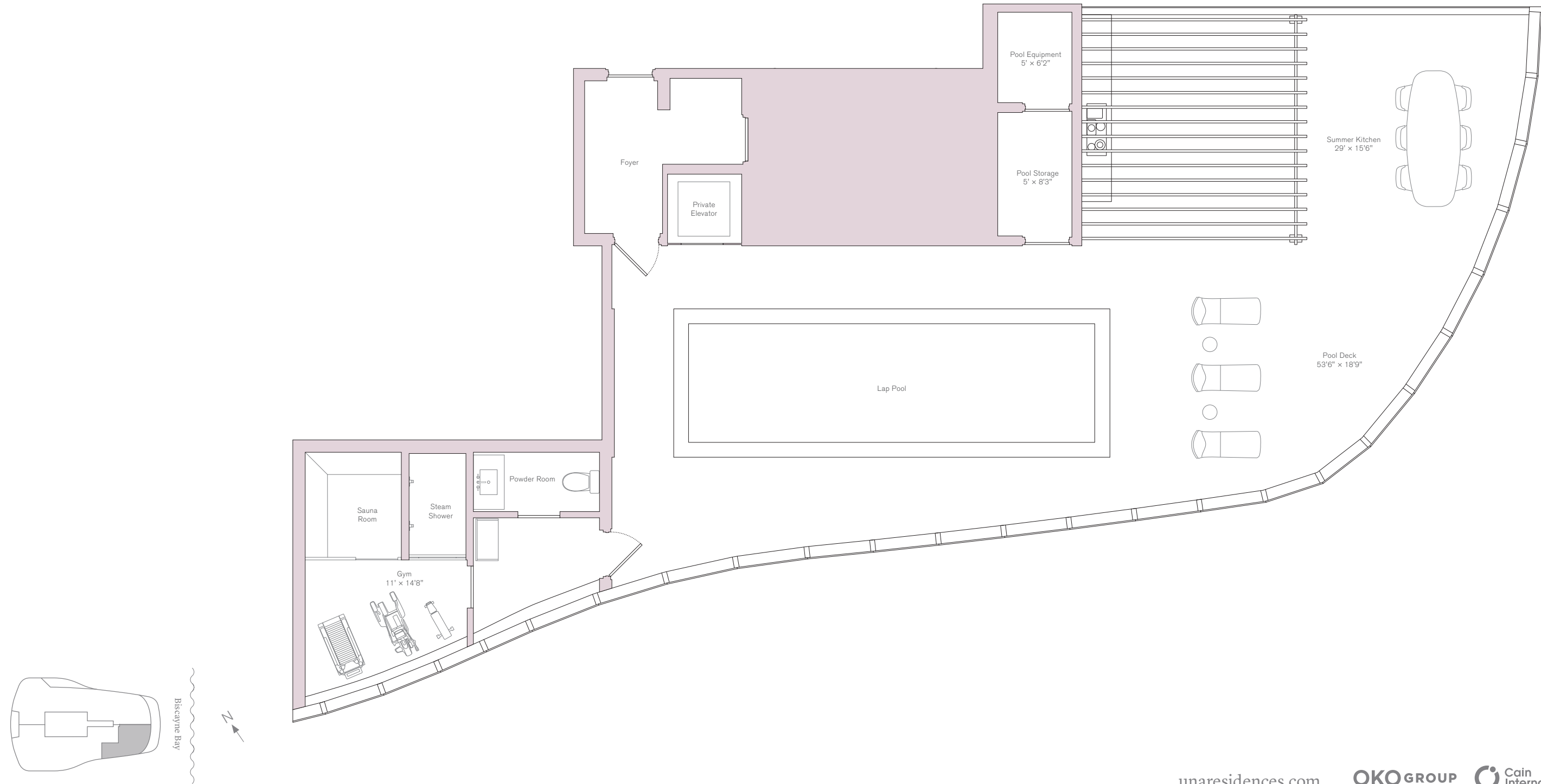
Penthouse South East  
Level 47: Roof

INTERIOR  
484 SQ FT / 45 SQ M

EXTERIOR  
1,559 SQ FT / 145 SQ M

## FEATURES

- Sauna Room
- Steam Room
- Gym
- Large Open Air Deck
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- Summer Kitchen with Trellis
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# BUYER DEPOSIT SCHEDULE

INITIAL 20 % WITH CONTRACT

10% DEPOSIT AT GROUNDBREAKING

SPRING 2020 10% DEPOSIT AT 25TH FLOOR POURING

SUMMER 2021 TOP OFF WINTER 2022

CLOSING END OF 2022



# CONTACT

DEVELOPMENT

OKO GROUP

DEVELOPMENT

CAIN INTERNATIONAL

DESIGN ARCHITECT & INTERIOR DESIGN

AS+ GG

LANDSCAPE ARCHITECT

ENEA LANDSCAPE ARCHITECTURE

EXECUTIVE ARCHITECT

REVUELTA ARCHITECTURE INTERNATIONAL

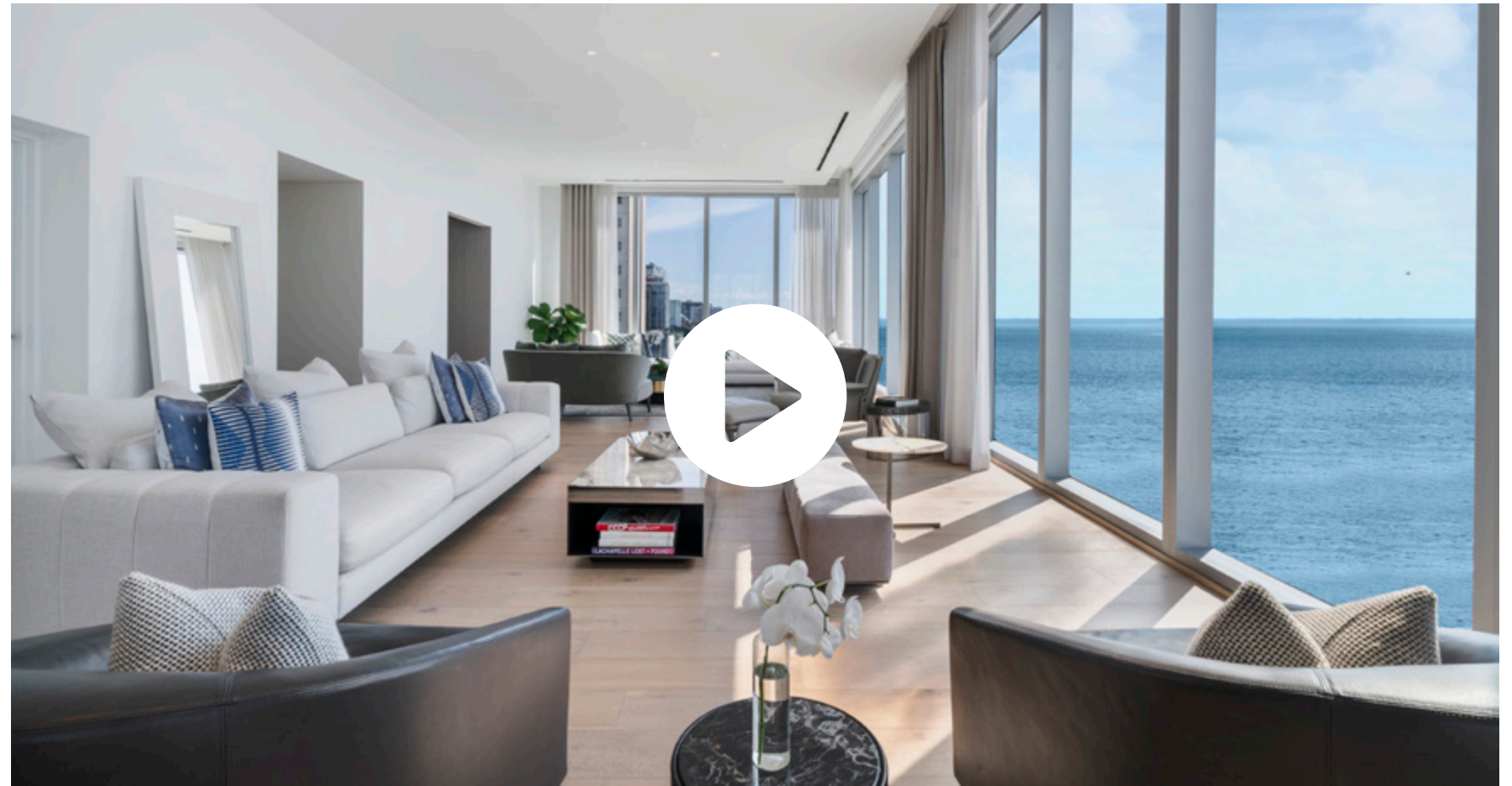
SALES & MARKETING

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