THE LINCOLN
COCONUT GROVE

Exclusive boutique living in the heart of Coconut Grove.
Discover 48 luxury residences, thoughtfully crafted with 1 to 4 bedrooms plus a den, perfect for living, working, and playing in style, steps from the best lifestyle Miami has to offer.

Location

- Just a 3-minute walk to Coconut Grove's top restaurants, shops, parks, and marinas
- Less than a 5-minute drive to national retailers and major grocery stores
- Within 15 minutes of Coral Gables, Brickell, Downtown Miami, Miami Beach, and Miami International Airport
- Walking distance to some of the best private and public schools in Florida

Building Features

- Green building certification
- 24/7 front desk and night security services, with security, monitoring, and surveillance systems
- Valet parking service
- On-site management and maintenance
- Dedicated secured parcel room
- Enclosed dedicated bicycle room
- Generator for emergency power backup
- EV-ready parking
- Private storage rooms available for purchase

Amenities

Rooftop Oasis

- Resort-style rooftop pool and observation deck featuring panoramic bay and city views
- 40-foot lap heated pool with covered cabanas
- Outdoor yoga and meditation area
- Summer kitchens with outdoor grills and large tables for group entertainment
- Lounge seating area, perfect for private events and relaxation

Wellness Center

- Zen spa-inspired wellness area featuring sauna, steam room, and hot and cold plunge tubs
- Powder room with shower and dressing area
- State of the art fitness center

Resident's Lounge

- Co-working lounge
- Golf simulator
- Media area
- Multi-purpose pool table

Pet-Friendly Amenities

- Enclosed private dog park
- Private grooming room

These materials are not intended to be an offer 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. The purchase of real estate is a significant decision. Developer makes no representations concerning any potential for future profit, any future appreciation in value, any income potential, tax advantages, depreciation or investment potential regarding acquiring a unit, nor any monetary or financial advantages related to same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by buyer from acquiring and/or owning a unit. This project is being developed by 3151 SW 27Ave PropCo, LLC, a Florida limited liability company ("developer"), which was formed solely for such purpose. MDLV, LLC. "One Sotheby's" is affiliated with this entity, but is not the developer of this project. Purchasers shall look solely to developer (and not to One Sotheby's and/or any of its affiliates other than developer) with respect to any and all matters relating to the marketing and/or development of the condominium and with respect to the sales of units in the condominium. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. Certain services and/or amenities described herein may be part of, or offered from, a privately owned commercial component of the project. Access may be limited, and additional fees may apply for certain services. Square footages stated herein are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components.

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The Residence

- Up to 11-foot ceiling heights
- Oversized units with in-suite den/office area
- Porcelain floors throughout, with three alternative options available
- Spacious private balconies with glass railings and power outlets
- Expansive walk-in closets
- Recessed LED lights in kitchen and bathrooms
- 8-foot doors with concealed hinges
- In-unit washer and dryer
- Smart technology-ready
- Pre-wired for high-speed Wi-Fi
- Smart thermostats
- Optional designer closets, window treatments, and other finishes for a move-in ready experience

Custom Chef - Inspired Kitchen

- Snaidero Italian designed and made kitchens
- Up to 10-foot-long islands with quartz stone countertops
- All Miele kitchen appliances, with optional upgrades to Sub-Zero and Wolf
- Built-in Miele wine fridge
- 36" induction cooktop and wall-mounted oven/microwave/speed oven
- Integrated, panelized refrigerators tailored to each residence:
  - 30" for 1- and 2-bedroom units
  - 36" for 3-bedroom units
  - Independent 30" refrigerator + 18" freezer towers for 4-bedroom units
- Integrated, panelized dishwasher

Primary Bathroom

- Floor-to-ceiling glass shower panels
- Resort-inspired vanity designs
- Premium Brizo fixtures in primary bathrooms, Delta fixtures in secondary bathrooms
- Elegant Toto toilets
- Marble countertops

Team

Developers: LORE Development and Element Development
Partners: Leste Group and Opportunity
Architect: Frank Paredes
Façade Consultant: CITE Arquitetura
Interior Design: Design Philosophy
Exclusive Sales and Marketing: ONE Sotheby's International Realty

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