LILLI

MIAMI EDGEWATER

01

Building

On the edge of Biscayne Bay,
LILLI rises with quiet certainty.

A sense of balance is reflected in LILLI's design by AS+GG, the firm behind UNA Residences and whose principal, Adrian Smith, designed the Burj Khalifa.



The residences bring together nature and architecture in a singular expression of elegance.

“ ”

The power of the building’s design is derived from the slenderness of its site, giving it clarity and elegance — a striking singular statement that distinguishes its form.

— Gordon Gill, FAIA, AS+GG Design Partner





Located on the edge of Biscayne Bay in Miami's Edgewater neighborhood, LILLI is a boutique collection of 117 waterfront residences, offering one- to four-bedroom luxury homes and penthouses.

With only two to three residences per floor and dedicated elevator access directly into each home, the building embodies an elevated sense of privacy, discretion, and exclusivity.



Architectural Sketch by AS+GG

Fluid and curvilinear in its appearance, LILLI's softly rounded corners and articulated balcony elements create a cadence of light and shadow across the facade.



Every view is deliberate, framing the bay, city, and ocean beyond.



ARRIVAL

At the edge of Edgewater, a threshold shaped by the bay. Fluted facade with champagne-toned metal accents, sculpted balconies, and curvilinear glass. A covered canopy marking the quiet ceremony of arriving home.

LOBBY

A lobby drawn toward the open water. Double-height windows frame the bay from every angle. Fluted columns clad with champagne metal detailing. Light that moves with the day.





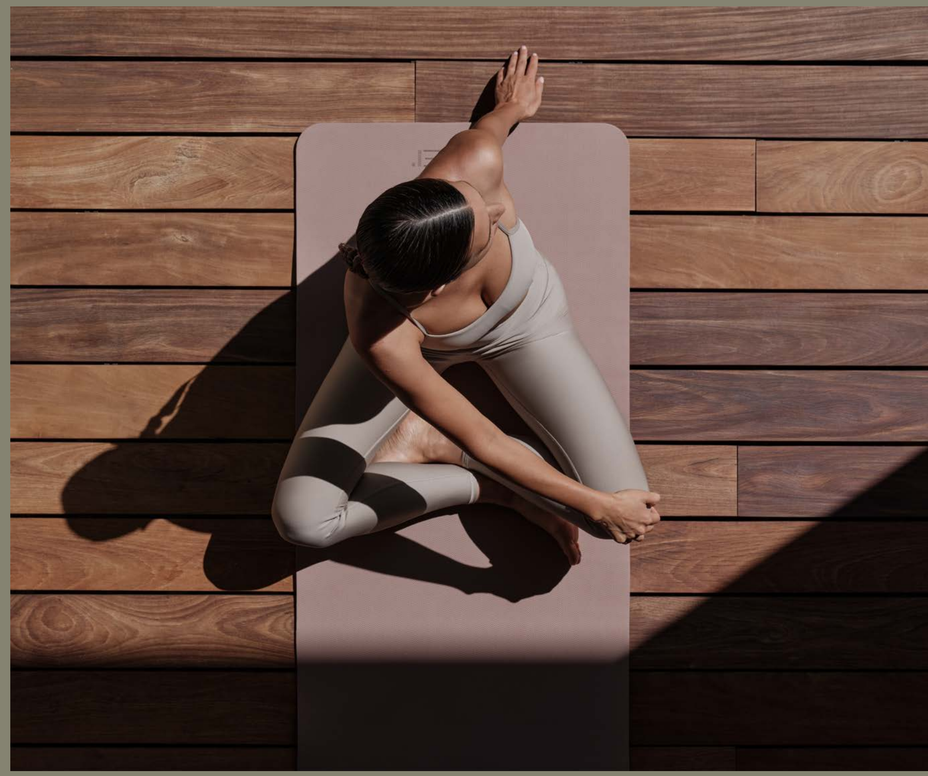
02

Amenities



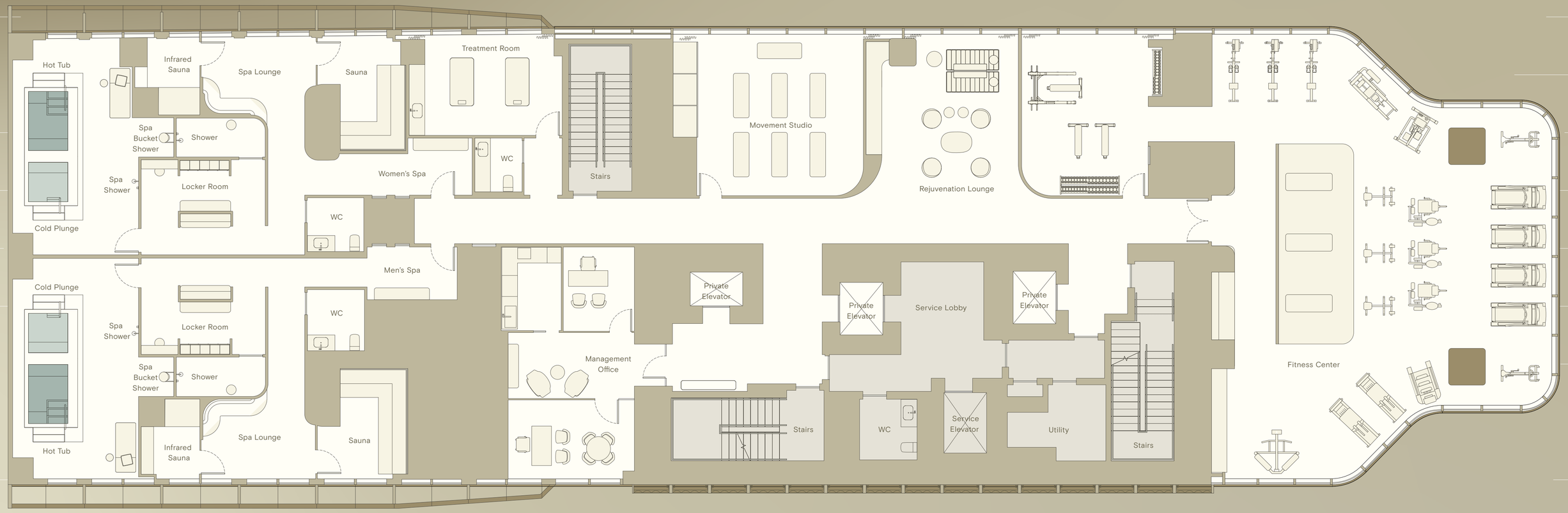
AMENITIES

At LILLI, a focus on health, wellness, and longevity is reflected in a curated amenity package organized around four Living Pillars: Movement, Recovery, Nourishment, and Connection.



LILLI

MIAMI EDGEWATER



Spa & Fitness

Level 03

FITNESS CENTER

A fitness studio guided by circuit-based training,
tailored to individual goals.



A spa with treatments calibrated to optimize and enhance residents' daily lives.



SPA & WELLNESS AMENITIES

An infrared sauna, a hot tub and cold plunge pool, a body composition analyzer, and recovery tools designed to compound benefits over time.

LILLI

MIAMI EDGEWATER



N

Rooftop

Level 52

ROOFTOP TERRACE

A saltwater pool at the edge of the sky.
A rooftop designed for living — sunrise rituals, open-air workshops, culinary experiences, and community programming across every season.





03

Residences

GREAT ROOM

A great room that turns with the light. Curved glass traces the building's edge, opening the bay from one view to the next. Ceiling heights up to twelve feet. Oak floors. Corners drawn to disappear.





PRIMARY BEDROOM

Awaken to tranquility with breathtaking, panoramic views through sweeping floor-to-ceiling glass that seamlessly connects your private sanctuary to the vibrant waterfront.

PRIMARY BATHROOM

Natural stone, glass, oak — materials that evoke warmth and comfort. A freestanding soaking tub. A glass shower with rain head and body spray fixtures.



BALCONY

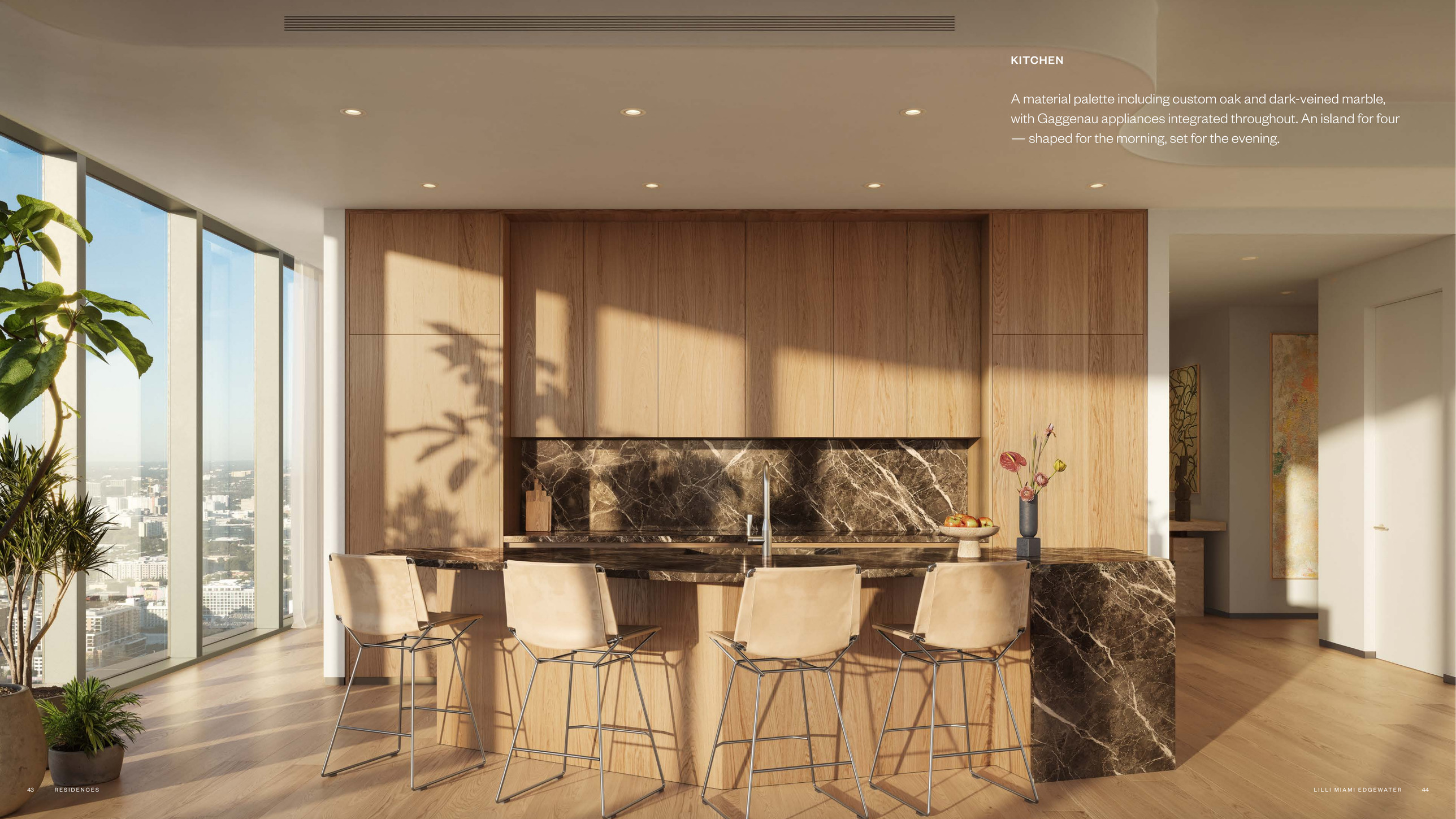
Suspended between sea and air. Private balconies up to 640 square feet and up to 10 feet deep, with glass handrails that recede into panoramic views of Biscayne Bay and the Miami skyline. Room for large group entertaining, yet private enough for quiet and contemplation.



LIVING & DINING

Floor-to-ceiling glass wraps each residence in light, framing Miami from bay to skyline. Mornings arrive slowly. Evenings stretch wide. The city becomes a quiet companion.





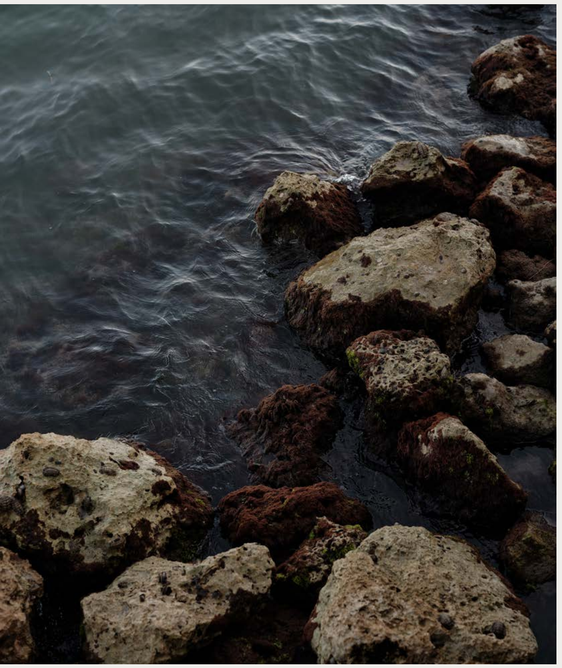
KITCHEN

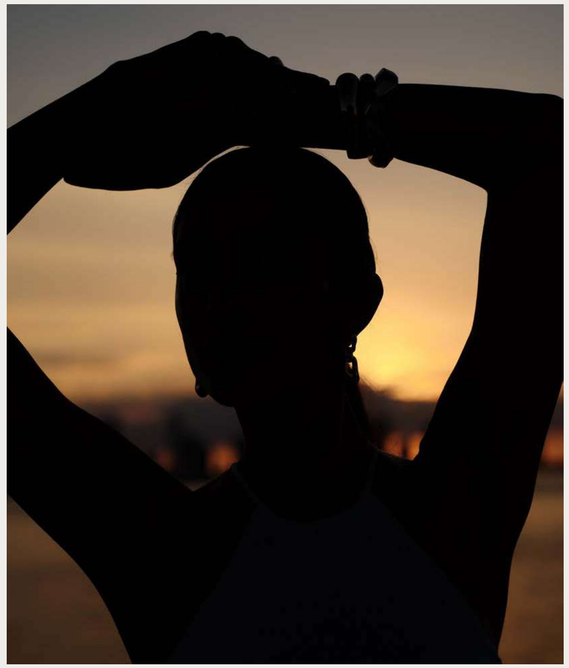
A material palette including custom oak and dark-veined marble, with Gaggenau appliances integrated throughout. An island for four — shaped for the morning, set for the evening.

04

Location

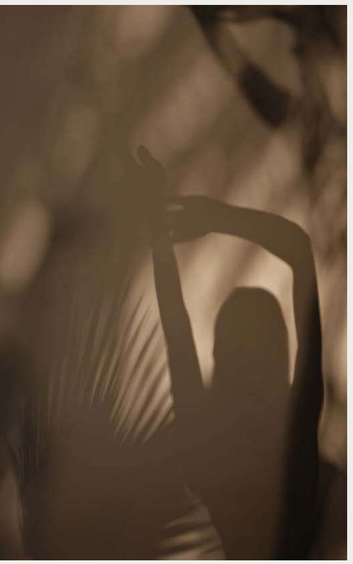
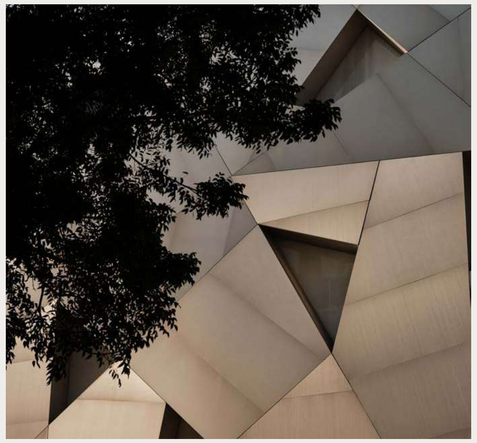
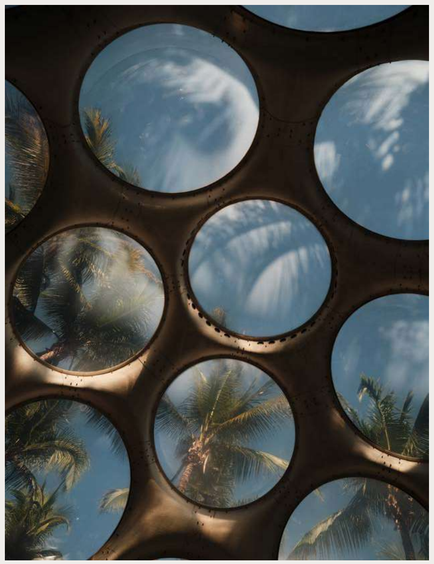
To live on the edge is
to live with perspective.

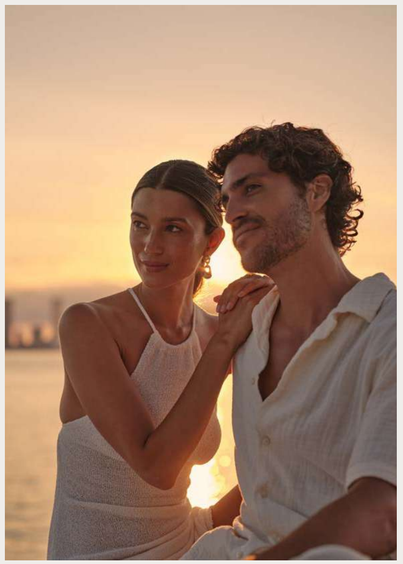




THE NEIGHBORHOOD

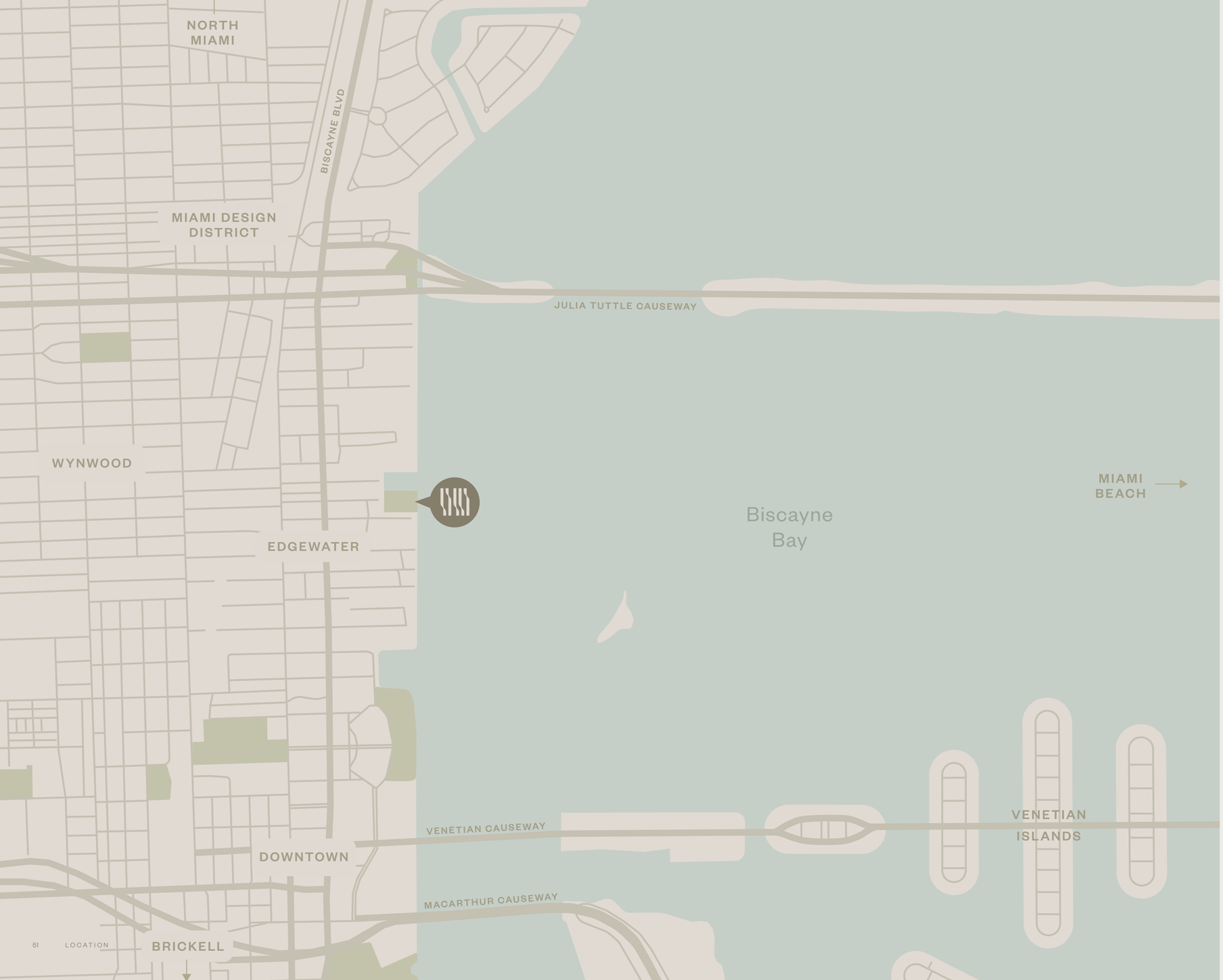
Edgewater holds the shoreline between the bay and the city — Design District, Wynwood, and Midtown interconnected; Miami Beach across the water. Close to everything that matters.

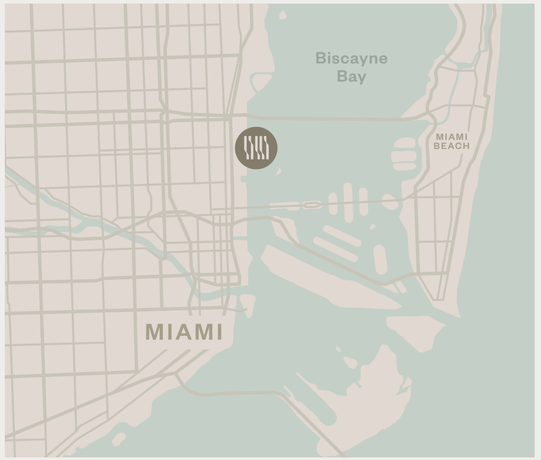



THE EDGE OF CHANGE

A neighborhood finding its form, met at the right moment. An enclave inside the city, close to everything, in a quiet corner all on its own.



An address few can claim.



Edgewater sits at the convergence of Miami's most consequential neighborhoods. The Design District and Wynwood are minutes away. Midtown and the Adrienne Arsht Center, a short drive. Brickell and the airport to the south, Miami Beach across the causeway, the Venetian Islands in plain view.

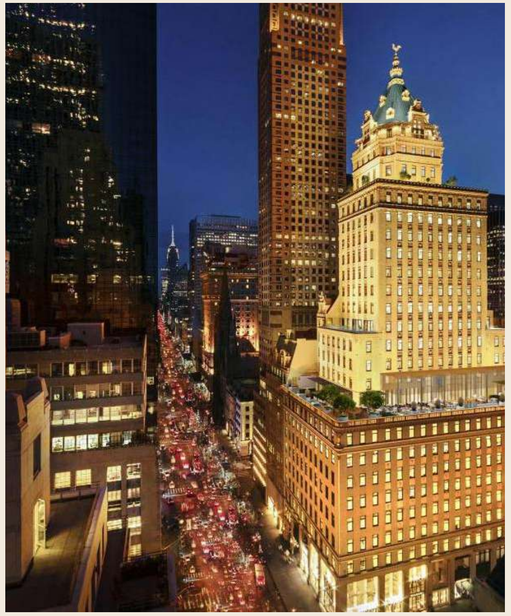
Project Team

Developer: OKO Group

Design Architect & Interior Designer: AS+GG

Architect of Record: ODP Architects

Landscape Architect: SWA Group



AMAN NEW YORK



CENTRAL PARK TOWER

Developer

OKO Group

OKO Group is a U.S.-based real estate development firm founded in 2015 by Chairman and CEO Vlad Doronin. With a growing portfolio of landmark residential and commercial projects in the United States and internationally, signature developments include 830 Brickell, a Class A+ office tower in Miami's Brickell Financial District, and UNA Residences, a luxury residential project in Brickell. The firm also develops hotels and branded residences for Aman Group, where Doronin serves as owner, CEO, and Chairman. These include urban destinations such as Aman Miami Beach, Aman New York in the historic Crown Building, and Aman Beverly Hills within the 17.5-acre One Beverly Hills master plan, as well as resort properties including Aman Maldives, Amancaya in the Exuma Islands, Bahamas, and Janu Turks & Caicos.

Design Architect

AS+GG

With an integrated design team that works across scales and typologies to solve complex challenges, AS+GG creates architecture at the intersection of performance and beauty. In collaboration with clients, the firm is unrestrained by known solutions, allowing the team to implement new methods and technologies, generate provocative concepts, and enhance the capabilities of each system to reimagine the collective whole. Since its founding, AS+GG has been ranked among the top 10 global architecture firms, including being named the No. 1 U.S. firm by *Architect Magazine*.

Sales Gallery & Property Address
717 NE 27th St., Miami, FL 33137

@lilli.miami
LILLImiami.com

This project is being developed by 720 NE Street PropCo LLC, a Delaware limited liability company (the "Developer"). Any and all names, images and/or representations shall be deemed made by Developer and not by OKO Group LLC ("OKO"), and you agree to look solely to Developer (not to OKO and/or any of its affiliates) with respect to any and all matters relating to the sales and marketing and/or development of the project.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.

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. Prices, availability, design consultants, views, finishes, furnishings and fixtures depicted are conceptual only and subject to change without notice. All images and designs depicted herein are artists' conceptual renderings, which are based upon preliminary development plans, may not accurately reflect the final design or construction of the Condominium, and are subject to change without notice. No guarantee is provided in the offering documents. All such materials are not to scale and may show other buildings, properties or features and amenities depicted herein are based upon preliminary development plans and are subject to change without notice in the manner provided in the offering documents. No guarantee is made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. Additional fees may apply. Renderings depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artists' conceptual renderings or otherwise described herein will be provided or, if provided, will be so depicted or described herein. Any view from a unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the Developer in no manner guarantees the continuing existence of any view. The sketches, renderings, graphics, materials, plans, specifications, amenities, terms, conditions and statements contained in this brochure are proposed only and the Developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion and without notice. The development plans and construction are subject to first obtaining the appropriate federal, state and local permits and approvals. These drawings and depictions are presented only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. 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 outouts 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 balcony and terrace areas are measured to the interior face of the guardrail and do not represent construction gross area. 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. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. Equal Housing Opportunity.