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.





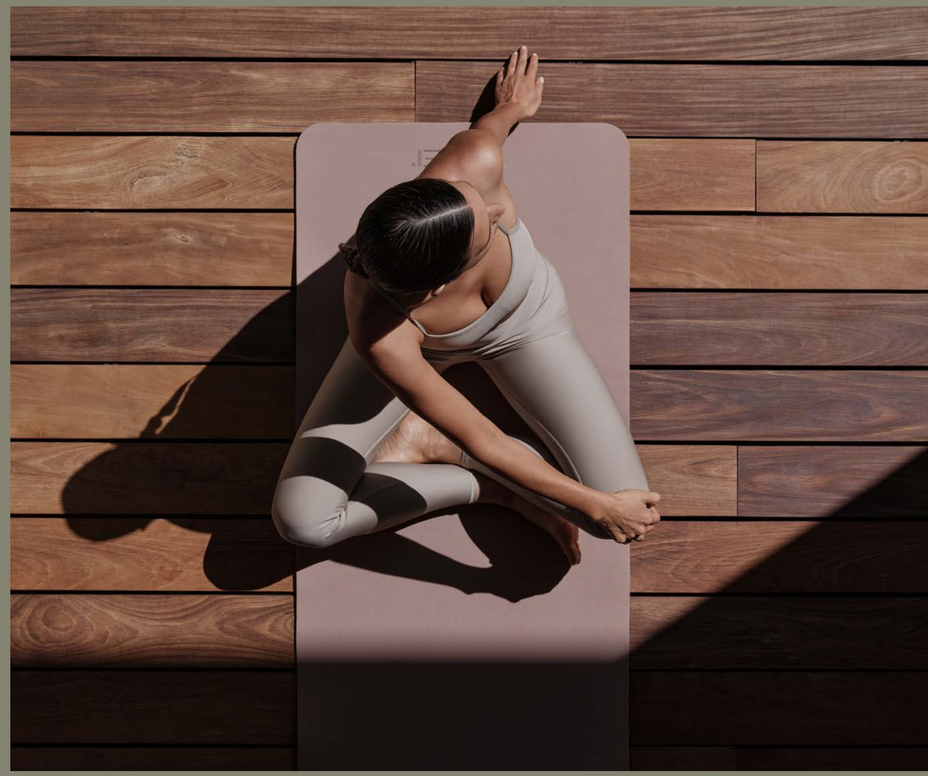
02

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.



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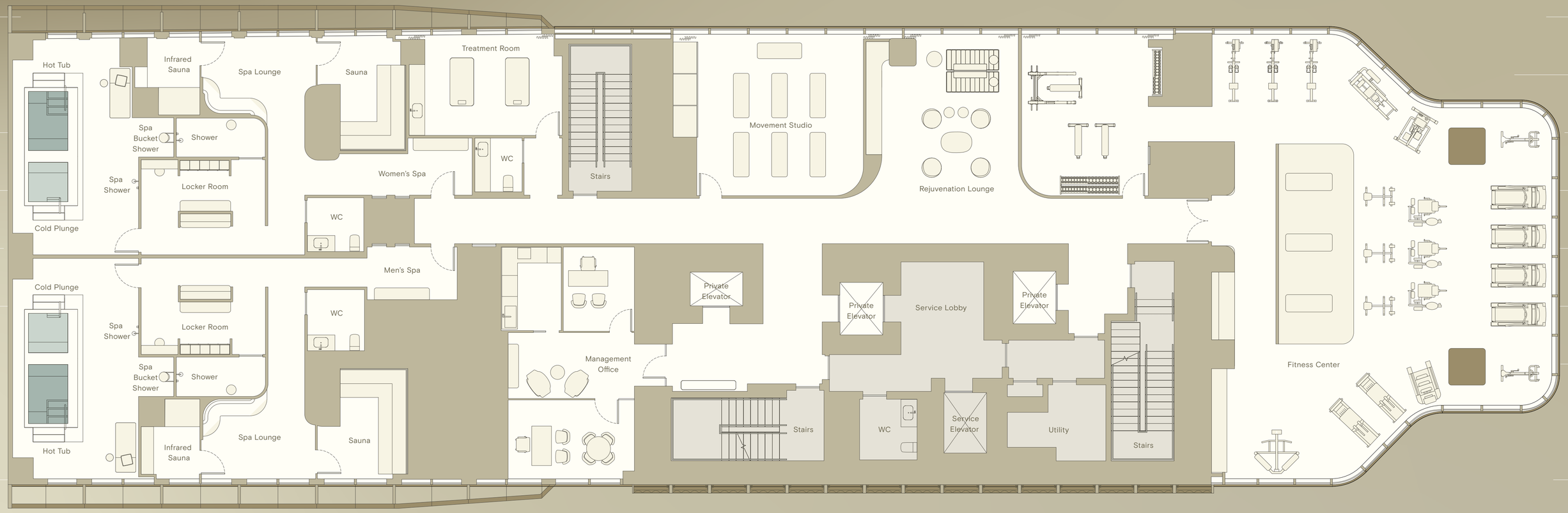


N

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



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

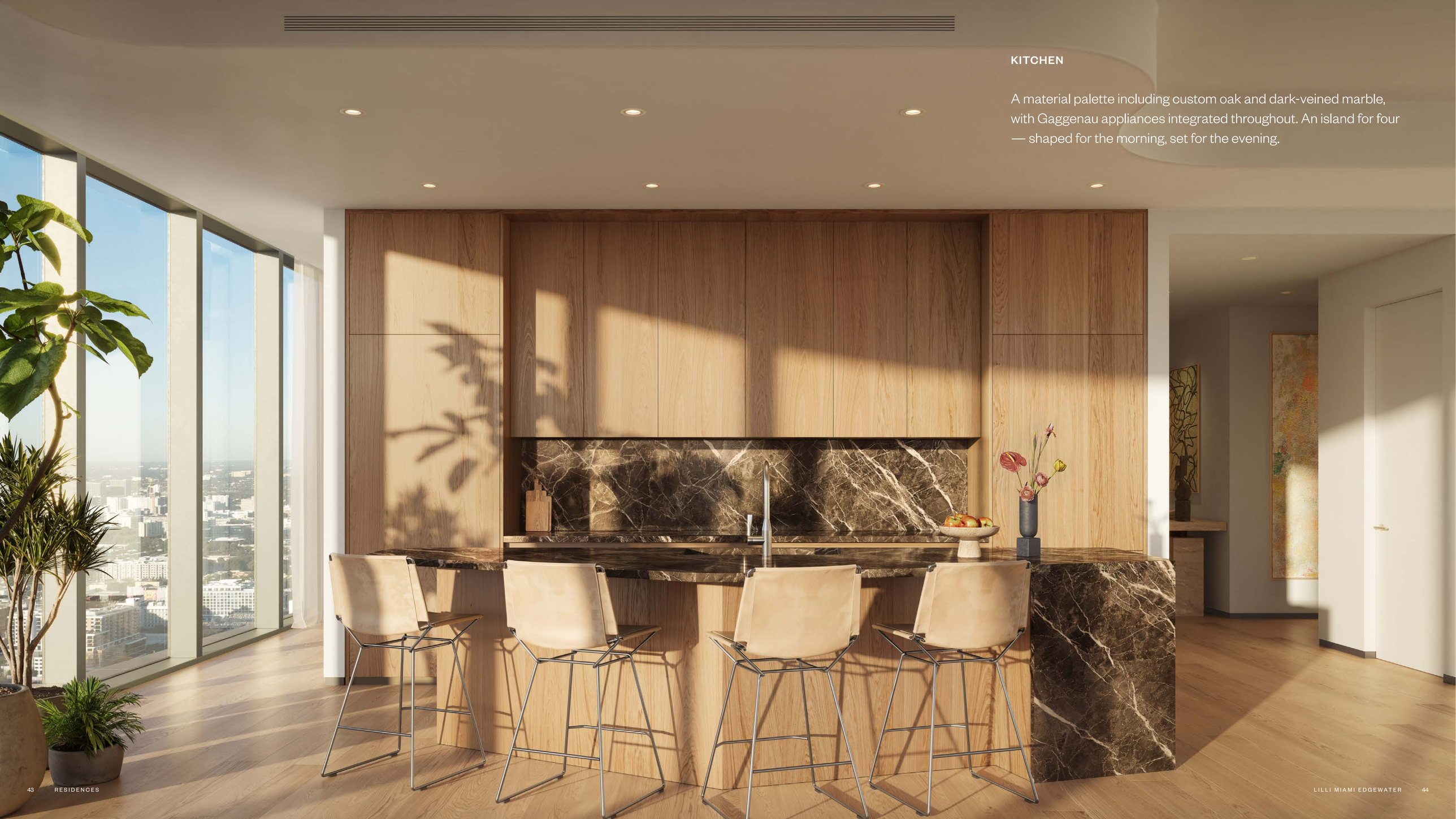
Suspended between sea and air. Private balconies up to 640 square feet and up to 10 feet deep, with glass handrails that recede into panoramic views of Biscayne Bay and the Miami skyline. Room for large group entertaining, yet private enough for quiet and contemplation.



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.





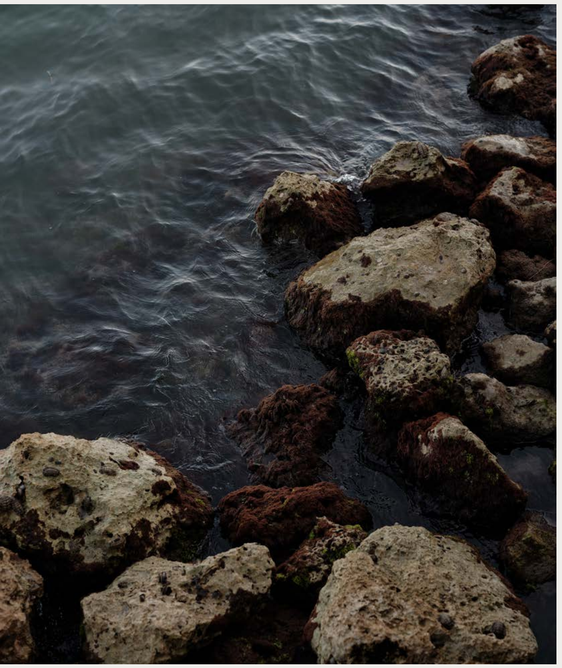
KITCHEN

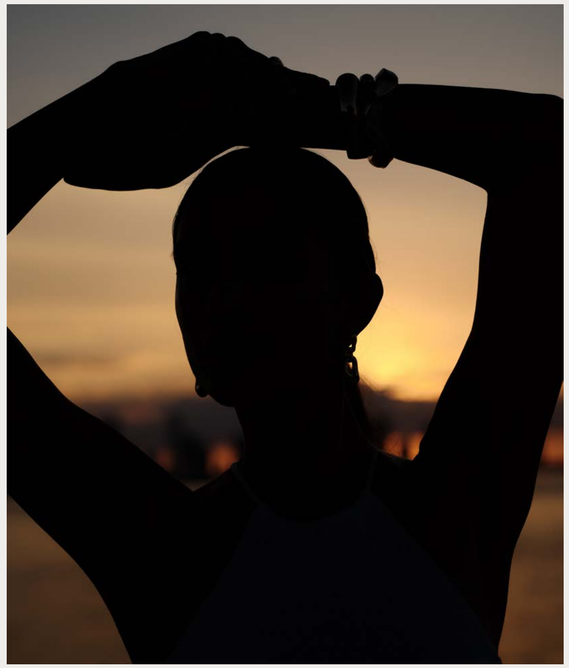
A material palette including custom oak and dark-veined marble, with Gaggenau appliances integrated throughout. An island for four — shaped for the morning, set for the evening.

04

Location

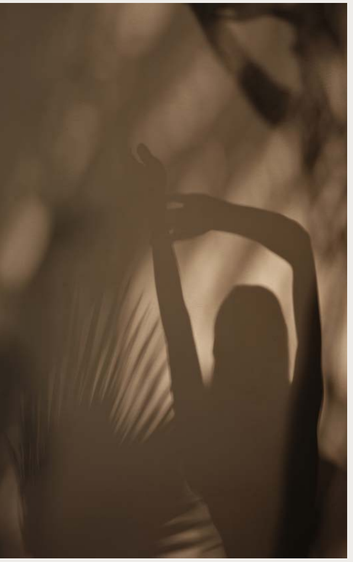
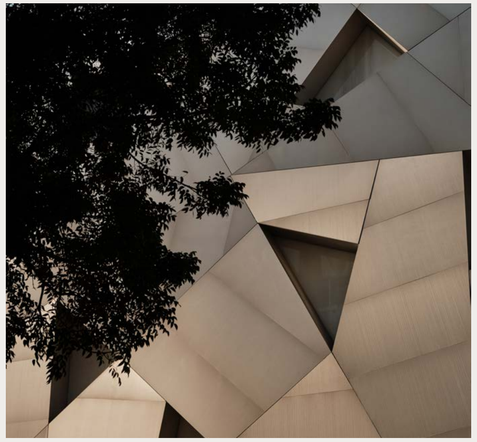
To live on the edge is
to live with perspective.

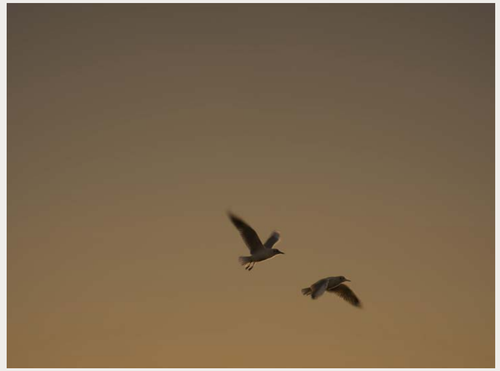
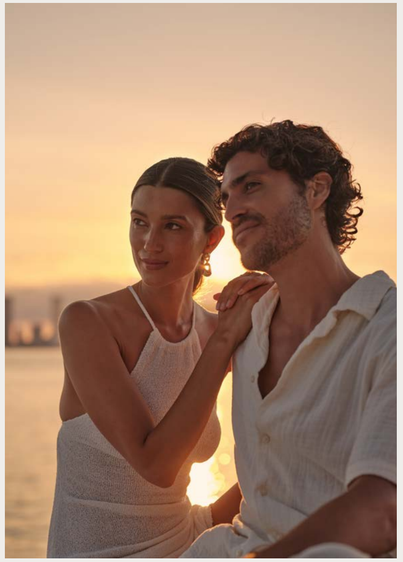
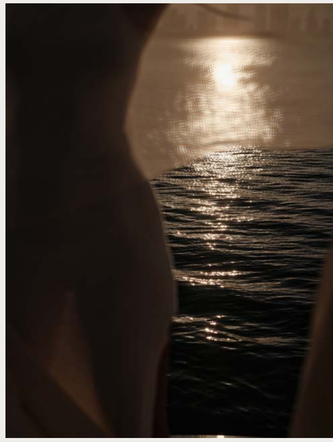




THE NEIGHBORHOOD

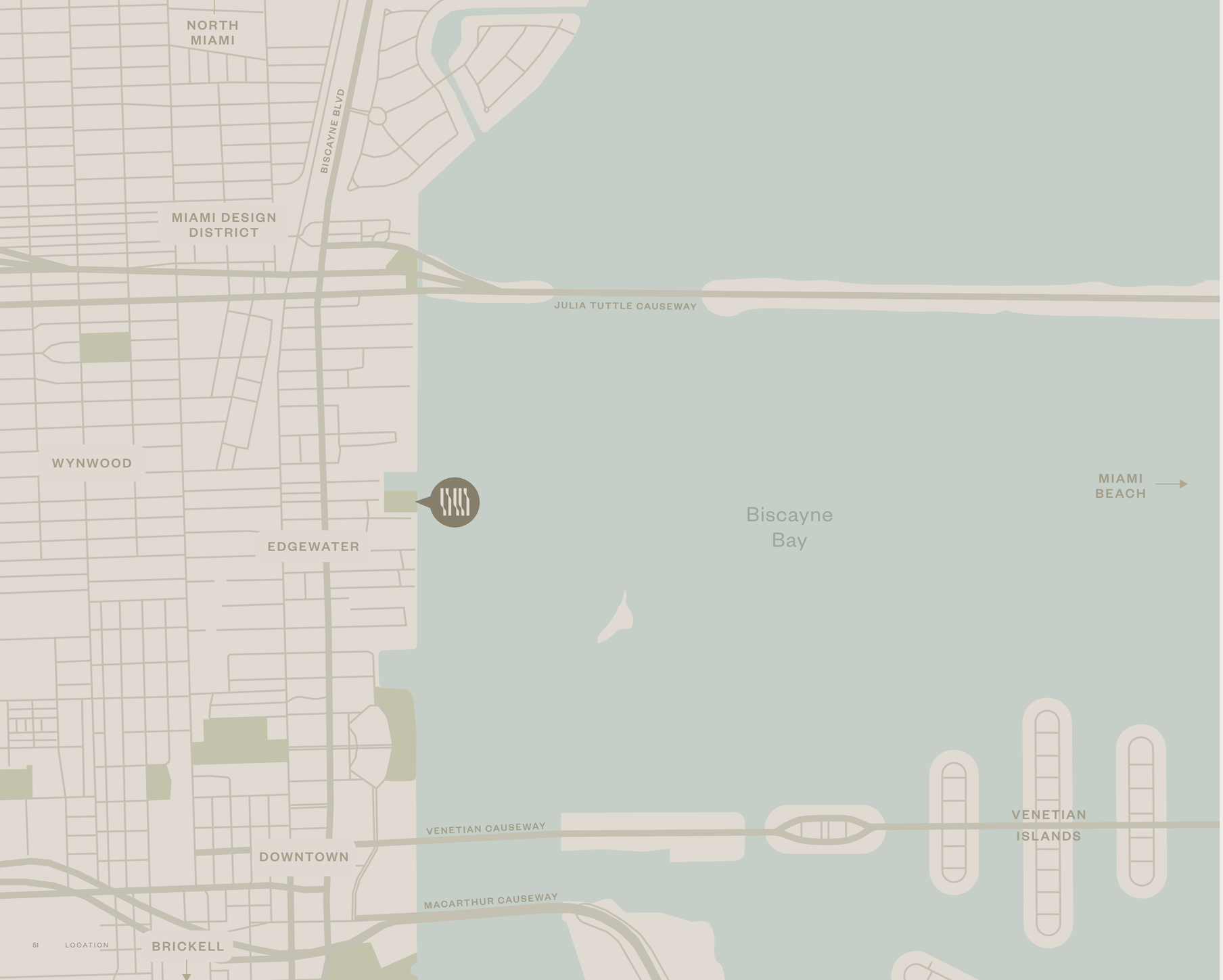
Edgewater holds the shoreline between the bay and the city — Design District, Wynwood, and Midtown interconnected; Miami Beach across the water. Close to everything that matters.

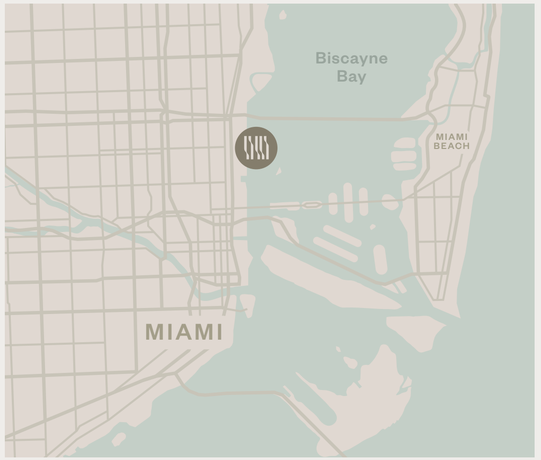




THE EDGE OF CHANGE

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.

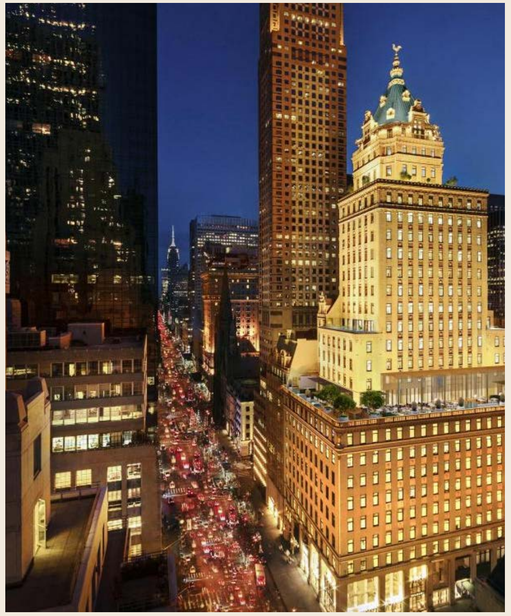
Project Team

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

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LILLImiami.com

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