LILLI

MIAMI EDGEWATER

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

LILLI is a boutique collection of 117 waterfront residences in Miami's Edgewater neighborhood, its name inspired by the lily, a symbol of balance and quiet grace. This sense of balance is reflected in the 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. 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.

Project Details

- 117 total residences
- 2 to 3 residences per floor, each with direct elevator access
- 636' (53 floors) building designed by the globally renowned firm AS+GG
- Valet services
- 15,375 SF combined interior amenities
- 6,664 SF combined outdoor amenities

Residential Types

1 Bedroom	1,348 SF
2 Bedroom	2,072 SF
3 Bedroom	3,074 SF
3 Bedroom + Den	3,354 SF
4 Bedroom + Den	3,798 SF
Garden Estate	6,795 SF
Penthouse	6,849 SF

Building Architecture & Exterior

- Floor-to-ceiling windows with champagne-toned metallic accents
- Balconies in every residence with panoramic views of Biscayne Bay, Miami Beach, and the Miami skyline
- Waterfront Garden
- Indoor/Outdoor Lounge Terrace

Residential Features

- Ceiling heights from 10' to 12'
- Choice of oak or porcelain flooring
- Private balconies range from 348 to 640 SF, featuring glass handrails, porcelain tile flooring, and electrical outlets

Kitchen

- Gaggenau appliances
- Custom-designed millwork
- Marble slab countertops and backsplash
- Custom-designed island with seating

Primary Bathroom

- Vanity with honed marble slab top
- Marble floor with porcelain and marble feature walls
- Glass-enclosed shower with rain head and body spray fixtures
- Freestanding soaking tub

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717 NE 27th St.
Miami, FL 33137

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.

In practice, this means a fitness and performance center guided by circuit-based programs, tailored to individual goals. A spa with treatments calibrated to optimize and enhance residents' daily lives. An infrared sauna, a body composition analyzer, and recovery tools designed to compound benefits over time.

A rooftop designed for living: sunrise rituals, open-air workshops, culinary experiences, and community programming across every season. Living greenery selected to promote air quality and emotional wellbeing, supported by a high-efficiency air filtration system integrated throughout the building.

Amenities

- Bayside Lounge
- Fitness & Performance Center
- Movement Studio
- Separate Men's & Women's Spas:
  - Rejuvenation Lounge
  - Infrared & Standard Sauna
  - Hot Tub & Cold Plunge Pool
  - HigherDOSE Red Light Showerhead
  - Locker Room & Showers
- Wellness Treatment Room
- Bike Room
- Pet Spa

Rooftop Amenities

- 40' Saltwater Pool
- Bay Sundeck
- Pool Lounge
- Club Lounge
- Private Dining Room
- Summer Kitchen & Grill
- Sunset Garden
- Hot Tub

Building Services

- 24/7 Security
- 24/7 Valet
- 24/7 Lobby Ambassador
- 24/7 Doorman
- Director of Lifestyle & Wellness
- Concierge
- House Car
- Daily Package Delivery to the Residence
- Poolside Towel Service
- EV Charging
- Bike Storage

Project Team

- Developer: OKO Group
- Design Architect & Interior Designer: AS+GG
- Architect of Record: ODP Architects
- Landscape Architect: SWA Group

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