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## THE DEVELOPMENT OF MIAMI'S MOST EXPENSIVE AND DEEPEST UNDERGROUND PARKING GARAGE IS UNDERWAY



Una Residences condominium will soon have Miami's deepest underground parking garage with construction underway. The garage will reach nearly 50 feet and three stories below sea level and will become the most expensive underground parking garage in Miami costing developers \$25 million to build. The subterranean parking garage will be 100,000 sq.ft. and house 236 cars for Una Residences, located on Biscayne Bay waterfront in Brickell and estimated to be complete in 2023.

Una Residences is developed by OKO Group and Cain International with design by architects Adrian Smith + Gordon Gill. The luxury condominium will be nearly 600 feet tall once the project is complete. The underground parking garage will be one of a kind and hidden underground to maximize the condo's waterfront views without any obstruction. This approach is very expensive and contracts the usual development strategy in South Florida that typically features a pool deck on

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top of several levels of parking to hide the garage.

“OKO Group has extensive experience with subterranean construction, with our firm’s Capital City mixed-use development in Moscow encompassing a six-level garage for over 2,000 vehicles built 72 feet deep underground adjacent to the Moscow River,” said Ahmet Oktay Cini, Chief Operating Officer of OKO Group. “When conceptualizing the design for Una Residences in Miami, we envisioned a similar urban-style, efficient tower that would maximize as much space as possible for the use of residents and showcase the site’s waterfront views. The result was a modern condo tower without a parking podium, meaning more square footage for luxury amenities and residences.”

Civic Construction is the general contractor of the building who has taken on the task to build an underground garage that does not flood. They have developed a deep-soil-mixing construction process that will form a base of the garage underground to avoid flooding.



“A below-ground garage of this caliber costs triple the amount of a typical parking garage. This kind of major investment in underground construction has never been seen before in Miami,” said William Real, President of Civic Construction Company. “The developers of Una Residences are sparing no expense when it comes to top-notch construction quality and efficient design, which will ultimately deliver a superior product for residents.”

The base of the garage is slated to be complete in early 2021, from there ground-level vertical construction will commence. The Una Residence tower is estimated to be complete in 2023. Residences are located at 175 SE 25th Road and prices start at \$2 million up to \$21.6 million for a penthouse. The luxury residence will rise up 57 stories and not only house Miami’s deepest underground parking, but offer residents beautiful views of Biscayne Bay and the Miami skyline.

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