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REAL ESTATE NEWS PRECONSTRUCTION

June 2026: Miami New Development and Preconstruction Condo News

by [Sep Niakan](#), June 17, 2026



From wellness-oriented residences to hospitality-driven projects, May brought forth a new mix of concepts to Miami's evolving luxury condo market. Of particular note was LILLI Miami Edgewater, a

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waterfront development launched by OKO Group that reflects the growing demand for longevity-focused amenities and comprehensive lifestyle programming.

May also saw the arrival of new short-term-rental-friendly developments, including NoBe PARC in North Beach and Palm Tree Residences Miami in Downtown. On the construction front, Viceroy Brickell received its TCO and welcomed its first residents, Melia Miami Brickell topped off, and 2200 Brickell confirmed it remains on track for delivery this summer.

Read on for more details on the above and other updates in our June 2026 Miami condo preconstruction news roundup.

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— Miami Preconstruction Condos: Completed

Viceroy Brickell in Brickell

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The world's first fully residential Viceroy-branded building has completed construction in Brickell. After receiving its Temporary Certificate of Occupancy (TCO) in May, the 45-story tower is now welcoming its first owners to enjoy the brand's signature approach to luxury living.

Designed by Arquitectonica, the building comprises 420 residences with interiors by New York-based Meyer Davis Studio. Standard homes range from 485 to 1,286 square feet, with an additional 56 city flats integrated into the podium levels. Residences feature meticulously designed studios to two-bedroom layouts with contemporary finishes and expansive views of the Miami River and Miami skyline.

As of now, residents can enjoy more than 37,000 square feet of amenities, including an elevated riverfront pool deck, a poolside cafe, a fitness center, treatment rooms, a club room, a wine cellar, a movie theater, multisport simulators, a bocce court, and a signature ground-floor restaurant.

Beyond the amenity collection, residents benefit from access to a private marina, the Miami River promenade, and membership privileges at the Grand Bay Club in Key Biscayne. The property also features contemporary artworks from the Jorge M. Pérez Collection, with all services and amenities managed by Viceroy.

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Owners at Viceroy Brickell may rent their residences up to 12 times per year, with a minimum stay of 30 days. The under-construction Baccarat Residences sits next door to Viceroy Brickell, continuing Related Group and GTIS Partners' transformation of Miami's riverfront.

Reach out for the latest pricing and availability, and begin your next chapter with Viceroy's signature hospitality-driven lifestyle.

— Miami Preconstruction Condos: Sales Launched

LILLI Miami Edgewater in Edgewater

Groundbreaking: Q2 2027 | Completion: 2029



With the sales launch of LILLI Miami Edgewater, OKO Group brought its latest waterfront vision to market this May. Inspired by its namesake flower, Adrian Smith + Gordon Gill Architecture has woven the elegance and delicacy of the lily throughout the tower's design, from its softly curved façade to its champagne-toned metallic accents.

Rising 53 stories, the tower will be home to 117 generously sized residences ranging from 1,350 to about 7,000 square feet. Expect custom millwork, marble finishes, Gaggenau appliances, and up to 10-foot-deep balconies with unobstructed water views.

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The amenity package at LILLI is built around health, wellness, and longevity. Residents will have access to a 40-foot saltwater pool, a bay sundeck, a sunset garden, a hot tub, a club lounge, and a private rooftop dining room. At ground level, the Waterfront Garden and Bayside Lounge will provide culinary experiences and a strong sense of connection.

Other amenities include a dedicated fitness center and movement studio, a spa with a cold plunge and infrared sauna, a pet spa, a house car, and EV charging. LILLI's amenity package will be directed by its own in-house Director of Lifestyle and Wellness.

The boutique development will rise north of the recently completed Missoni Baia and across the water from the under-construction Villa Miami, which will be replacing an apartment complex. To preserve a more residential atmosphere, owners will only be allowed to rent their homes twice per year, with a minimum lease term of six months.

Prices for LILLI Miami Edgewater start at \$1.65 million, with a choice of one- to four-bedroom residences. Contact us to take advantage of early-stage pricing and access to the best selection of available floor plans.

Learn more details about this project in our exclusive LILLI Edgewater Miami building feature.

NoBe PARC in North Beach

Groundbreaking: Q1 2026 | Completion: Late 2028

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Robert Finvarb Companies launched sales for its fully furnished, Airbnb-friendly development at 7140 Abbott Avenue in North Beach. Designed by Arquitectonica in collaboration with The Architects Group (TAG), the 15-story tower will comprise 232 residences in a highly walkable location near the beach as well as the oceanfront Miami Beach Bandshell and the Miami Beach Tennis Center.

Interiors by V Starr will be complemented by curated furnishings from Crate & Barrel, enabling owners to immediately enjoy their residence or place it in a rental program. The fifth-floor amenity deck will feature a resort-like pool, a cold plunge, and steam and sauna rooms, while the rooftop deck will have a sunset lounge, a yoga space, and private cabanas.

Other amenities at NoBe PARC include a beach-club experience, a fitness center, outdoor kitchens, gaming lawns, a children's playroom, coworking spaces, and ground-floor commercial space.

Prices at NoBe PARC start at \$570,000, with a choice of fully furnished studios to three-bedroom residences. With the sales gallery now open in North Beach, reach out to schedule a private presentation.

— Miami Preconstruction Condos: New Sales Gallery

Residences at Mandarin Oriental, Miami (North Tower) in Brickell Key

Groundbreaking: Fall 2026 | Completion: 2030

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With its dedicated sales gallery now open, The Residences at Mandarin Oriental, Miami is offering an immersive preview of the North Tower, the condo-hotel companion to the project's South Tower.

Designed by New York-based Kohn Pedersen Fox Associates (KPF), the 426-foot North Tower will feature 70 private condos, 28 turnkey condo-hotel residences, and 121 hotel guest rooms, as well as a 100,000-square-foot amenity experience. Interiors are by Parisian designer Laura Gonzalez, while London's Speirs Major will handle lighting architecture.

The taller 66-story South Tower will feature 228 condos with wraparound balconies looking over panoramic water views, plus rich interiors by renowned Parisian designer Tristan Auer.

Connecting both towers will be a one-of-a-kind amenity podium that will include multiered infinity-edge pools, an art walk, a signature spa, a state-of-the-art health and wellness club, a forest yoga lawn, a tea garden, and several restaurants.

There will also be a kids' activity center, a golf simulator, a game room, dining rooms with chef's kitchens, executive work lounges, and a dog-grooming spa. Shma, the renowned Thai landscape firm, leads landscaping.

Prices start at \$3.9 million for the condo-hotel units in the North Tower and \$6.6 million for the private residences in the South Tower. Explore this landmark development by scheduling a private presentation at the North Tower sales center or watching our exclusive South Tower sales gallery video tour.

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— Miami Preconstruction Condos: Topped Off

Melia Miami Brickell in Brickell

Groundbreaking: May 2025 | Completion: Q1 2027



Developer Urban Network Capital Group announced the successful topping off of Melia Miami Brickell this May. On track for a 2027 delivery, the project marks the Spanish hotel chain's U.S. debut.

Designed by DTI Architects, the eight-story building will feature 111 condo-hotel residences with fully furnished interiors by Concepto. Units range from 321 to 539 square feet, with a choice of studios and one-bedroom residences.

Reflecting the project's wellness-focused vision, all turnkey residences will incorporate biohacking-inspired features such as circadian lighting, probiotic diffusers, vitamin-C shower filters, and mind-balancing ambient systems for a truly holistic experience.

Given the project's investment-oriented model, owners will be limited to a maximum of 30 days of personal use per year rather than full-time occupancy. In return, they will enjoy maximum rental flexibility, with the option to independently market their residence via third-party booking platforms or participate in the hotel's professionally managed rental program.

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Amenities will include a rooftop pool and bar, a restaurant, a gym, a spa with Brain Tap therapy and cold plunges, laundry services, and a bikeshare program. Residents and their guests will also enjoy shuttle service to the Brightline station, the Miami International Airport, and Miami Beach.

Contact us for the latest pricing and availability at this EB-5-approved investment opportunity.

— Miami Preconstruction Condos: Broke Ground

Pagani Residences in North Bay Village

Groundbreaking: May 2026 | Completion: Winter 2028



Riviera Horizons celebrated the groundbreaking of the world's first Pagani-branded residences with a display of its Huayra BC, Huayra Coupé, and Utopia Coupé, offering a glimpse of the project's automotive design language.

The 30-story tower, designed by Miami-based Revuelta Architecture International, will feature just 70 luxury residences. Drawing from Leonardo da Vinci's principles of art and science, A++'s interiors are

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curated by Pagani Arte and incorporate the brand's signature materials, including carbon fiber, hand-finished metalwork, and premium leather detailing.

First owners enjoy an exceptional level of personalization, with more than 16 design selections available across key interior finishes, including countertops, cabinetry, and flooring. All corner units will open up to uninterrupted sunrise-to-sunset water views.

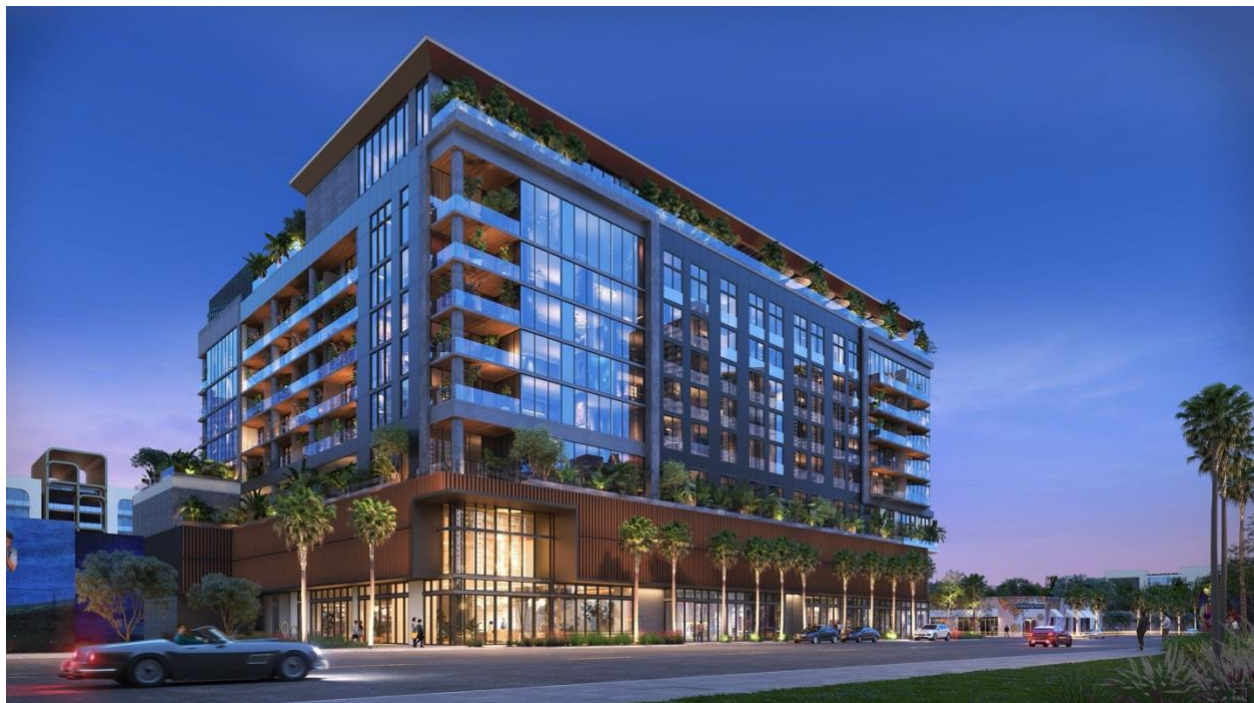
Highlight amenities will include a private marina with a 240-foot boardwalk and ocean access (via Haulover Inlet and Government Cut), a rooftop infinity pool and sky lounge, a waterfront rooftop health and wellness center, a world-class spa, a resident's lounge, a cigar and wine lounge, a Pagani Owners lounge, and a work office space, among others.

Exotic car dealer, Prestige Imports, will power a bespoke automotive concierge program at the hypercar-branded tower, offering owners a range of tailored services. Residents will have the option to enroll in a dedicated membership care package or to select individual services à la carte.

Prices for Pagani Residences start at \$3.9 million, with a choice of all-corner, two- to four-bedroom residences. First owners of Pagani's penthouse collection also receive a "Miami" edition of the Pagani Utopia Roadster with their purchase. Contact us for more details.

TwentySixth&2nd Wynwood Residences in Wynwood

Groundbreaking: May 2026 | Completion: Q2 2028



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Fresh off securing \$126 million in construction financing, PMG and LNDMRK broke ground on TwentySixth&2nd Wynwood Residences in May. The development will feature 233 fully furnished residences, each paired with a deeded office space.

Owing to its unique partnership with Airbnb, owners will have the flexibility to rent both their home and office space, although office spaces cannot be rented independently of their associated unit.

Designed by Cube3 and with interiors by Cotofana Design, the eight-story building will feature turnkey residences ranging from 406 to 637 square feet. The deeded offices will be spacious enough to accommodate a desk, a chair, and a TV. Airbnb will provide full-service management for both the residences and offices, streamlining the hosting experience.

Highlight amenities will include a rooftop pool deck, an outdoor bar, a garden with yoga and meditation space, a fitness center, steam and sauna rooms, a cold-plunge pool, and private treatment rooms.

In addition to more than 32,000 square feet of wellness-focused amenities, the project will incorporate 26,000 square feet of ground-floor retail space. Former site owner ASG Equities will retain the retail component and a minority stake in the final development.

Prices for TwentySixth&2nd Wynwood Residences start at \$500,000, with a choice of studios to one-bedroom-plus-den and office units. With the project already 73% presold, contact us today to secure one of the limited live-work opportunities remaining.

Seventeen Gables in Coral Gables

Groundbreaking: May 2026 | Completion: 2028

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Soon after launching sales this year and securing a \$60-million construction loan, partners BAM Development and Ascendra Capital broke ground on Seventeen Gables. The Mediterranean-inspired project will rise eight stories with 117 residences featuring architecture and interiors by Asprea Studio. Floor plans will range from 557 to 1,428 square feet.

Standout amenities will include a resort-style pool, a fitness center, a sauna, indoor and outdoor social lounges, a children's playground, a dog park, a sports area, and coworking spaces. There will also be 2,000 square feet of retail on the ground floor.

Prices start at \$635,000, with a choice of one- to three-bedroom residences. Reach out to secure a Mediterranean-style residence in Coral Gables for under \$1 million.

— Miami Preconstruction Condos: Approved

Bayfront Luxury Condos by Terra Group in South Beach

Backed by strong community support and unanimous approval from the Miami Beach Design Review Board, Terra Group and partners can now move forward with plans to replace the aging Bay Garden Manor property at 1250 West Avenue with a 330-foot luxury condo tower.

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The 28-story tower, designed by ODP Architecture and Design, will feature 106 residences with expansive floor plans spanning 1,692 to 5,066 square feet.

Amenities will include ground-level and rooftop pools, a spa, and a padel court, while a three-level basement will accommodate a health club and mechanical parking facilities. The property will also have 2,685 square feet of ground-floor retail plus tropical gardens with pollutant-filtering bioswales.

As part of the approved plans, developers Terra, RG Development Group, and GV Development are required to complete their portion of the Baywalk prior to opening, as well as redevelop the former Bikini Hostel property into a city park.

— Miami Preconstruction Condos: Planned/Proposed

Palm Tree Residences Miami in Downtown Miami

Groundbreaking: April 2027 | Completion: 2030



Palm Tree Residences Miami joins two nearby PMG projects in Downtown's Park West district: the recently completed E11EVEN Club Hotel & Residences and its sister tower, E11EVEN Club Residences Beyond, which is still under construction. Located at 1018 North Miami Avenue, the project is a joint

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venture between Property Markets Group (PMG), Lion Development Group, EDEN Residential, and Sterling Equities.

The development marks the first branded residential venture from Palm Tree Crew, the lifestyle and entertainment company founded by popular DJ and music producer Kygo and entrepreneur Myles Shear.

Designed by Kobi Karp Architecture & Interior Design, Palm Tree Residences Miami will rise 37 stories with 483 fully furnished and finished residences, ranging from 478 to 1,209 square feet. Select den layouts will feature custom Murphy beds, and the tower accommodates short-term rentals.

Anchoring the lifestyle offerings will be a three-level amenity collection featuring a signature Palm Tree Crew dining and nightlife venue, which will host live events on the ground floor, and a rooftop sky deck, which will feature an infinity-edge pool, a lounge, and an indoor-outdoor bar.

Wellness and recreation take center stage through a fitness center, a dedicated yoga studio, a padel court, a climbing wall, and a wellness center with private treatment rooms and cold-plunge pools. Additional amenities will include a juice bar, a reception lounge, a golf simulator, and Palm Tree-branded cruiser bikes.

Beyond the building itself, owners will gain access to Palm Tree Crew's broader hospitality and events ecosystem, including curated resident programming, preferred pricing on select experiences, and exclusive access to Palm Tree festivals and branded destinations.

Prices are expected to start at \$500,000, with a choice of junior suites to three-bedroom residences. Reach out ahead of the sales launch to secure early pricing and preferred residence selection in Miami's first Palm Tree Crew-branded residential development.

Nahla Revises Raleigh Hotel Redevelopment in South Beach

Developer Nahla Capital submitted revised plans this May for its recently acquired Raleigh Hotel assemblage, seeking approval from the Miami Beach Planning Board for a larger oceanfront tower.

While the proposal grows from 16 to 18 stories and expands to approximately 240,300 square feet, the residence count has dropped from 84 to just 52 homes, reflecting the continued demand for larger sky mansions across South Florida.

Designed by Kobi Karp, the redevelopment is set to restore the historic Raleigh, South Seas, and Richmond hotels. Nahla Capital has also committed \$1 million toward improvements to 18th Street and the Beachwalk while expanding the project's beachfront indoor-dining component.

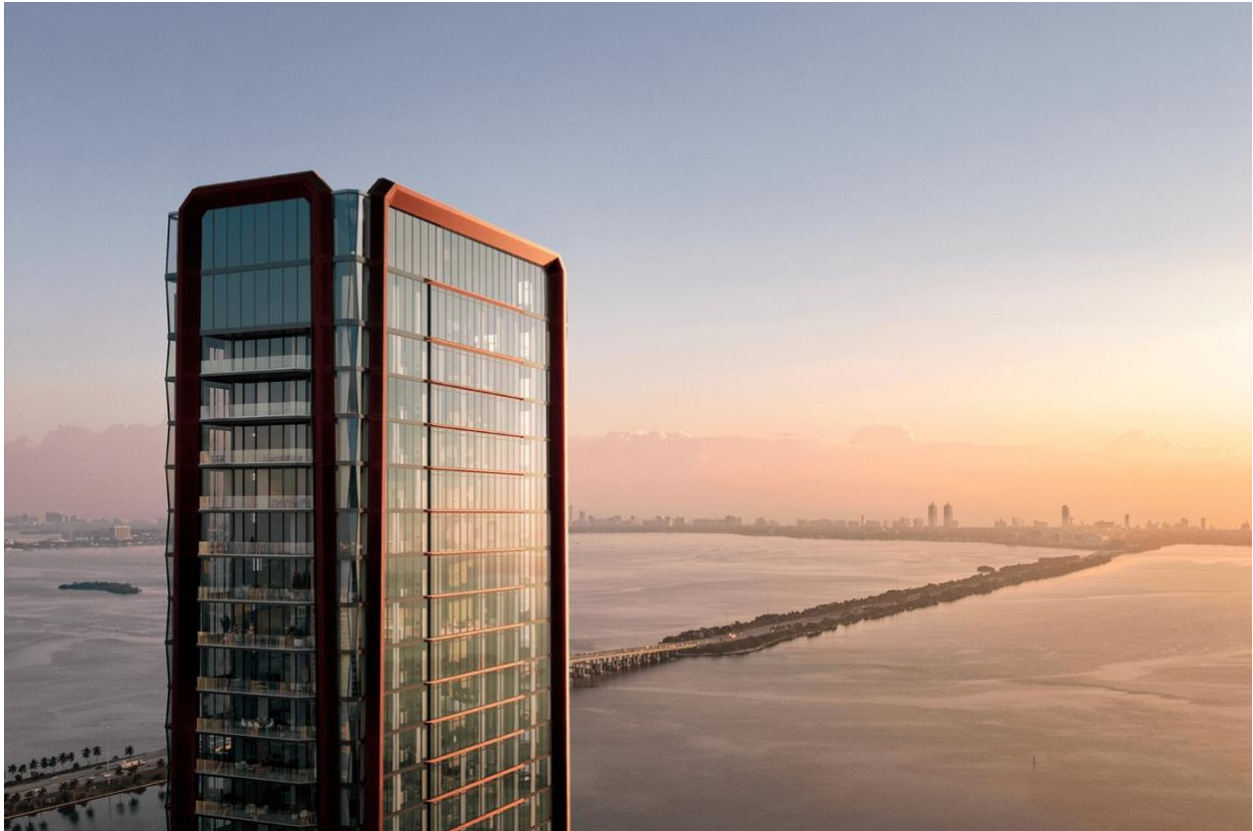
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The site currently features a gutted version of the Raleigh Hotel after previous developer Shvo stripped the historic property in preparation for redevelopment. However, the hotel's iconic Murray Dixon-designed Art Deco pool will be preserved and incorporated into the new vision.

— Miami Preconstruction Condos: Construction Updates

Villa Miami in Edgewater

Groundbreaking: December 2024 | Completion: Late 2027



Progressing at an impressive pace of about 10 floors in two months, construction at the highly anticipated Villa Miami has now reached the 37th floor. Developed by Terra Group and One Thousand Group, the boutique waterfront tower distinguishes itself as Edgewater's only condominium consisting entirely of half- and full-floor residences.

Designed by ODP Architecture, with key inputs and curations by Terra and Major Food Group, this 56-story bayfront tower will feature a copper-colored exoskeleton and rise with only 64 villa-style residences, ranging from 3,000 to 6,000 square feet, with a choice of flexible plus-den configurations.

Villa Miami will feature European-inspired interiors by Charles & Co., led by Vicky Charles. In addition to Edgewater's first rooftop helipad, the supertall will feature food and beverage concepts and services by

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Major Food Group for a world-class dining experience at the tower's waterfront restaurant or even at home.

The New York-based hospitality group will also oversee all other amenity spaces, and the company's co-founder, Mario Carbone, will contribute to the design of all in-unit kitchens. Spanning five stories, the amenity podium will feature the private owners' Copper Club (reminiscent of ZZ's Club in New York), a Technogym-equipped fitness center, and a full spa experience.

Other amenities will include a fully-serviced outdoor pool deck with lounges and daybeds, a residents-only juice bar and coffee lounge, a boardroom with private work spaces, a family lounge, and a beach club at the former Nikki Beach location. There will also be lush private gardens by Enzo Enea, piazza-style grounds connected to the Baywalk, and a Lake Como-style floating pool attached to the boat dock.

Prices at Villa Miami start at \$5.5 million for half-floor residences. Watch our exclusive Villa Miami sales-gallery interview video to find out more about the project's vision and finishes.

Edge House in Edgewater

Groundbreaking: March 2025 | Completion: Late 2028



Newly released construction images show that foundation work is advancing rapidly at Grupo T&C's Edge House. Designed by Kobi Karp Architects and targeting a LEED certification, the 57-story tower is envisioned as Edgewater's first biosecure residential development, incorporating advanced air, water, and surface purification technologies through its partnership with wellness technology company Clear.

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Each of the 608 fully furnished residences will flaunt timeless interiors and furnishings handpicked by Adriana Hoyos Design Studio. Units will range from 410 to 1,242 square feet. The tower's base features vertical, metallic gold elements. Owners will enjoy full rental flexibility at this turnkey development, with the freedom to manage and rent their residences through platforms such as Airbnb and HomeAway.

Amenities will include active and tranquil pools, a full-service pool bar, a fully equipped fitness center, a private yoga studio, a wellness center with treatment rooms, a lobby lounge with a coffee bar and gourmet market, a kids' club, flexible coworking spaces, a podcast studio, a reflecting pond and meditation deck, putting greens, and landscaping by Witkin Hults & Partners.

Prices start at \$500,000, with a choice of studios to three-bedroom residences.

— Miami Preconstruction Condos: Other Updates

The Standard Residences in Midtown Miami

Completed: April 2026

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Fresh off its completion, The Standard Residences in Midtown Miami announced the payoff of its \$45.05-million construction loan. As closings progress and move-ins begin, the repayment marks one of the final milestones in the property's transition to full operation.

Designed by Arquitectonica, The Standard Residences stands 12 stories tall with 228 luxury residences. Units range from 432 to 965 square feet, with studio to two-bedroom layouts. Owners are allowed to rent their residences up to 12 times per year with 30-day minimum stays. They also enjoy preferred pricing across The Standard's global properties via its "Friends with Benefits" program.

In addition to modern interiors by Urban Robot Associates, homes feature open-concept kitchens with top-of-the-line appliances, premium wood-inspired flooring throughout, custom bathrooms with double vanities and dual showerheads, and other high-end touches.

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Of note is the project's impressive culinary lineup, starring a Sushi Garage outpost, the rooftop Solana Restaurant and Bar, the Rosetta Bakery Café, a Privato Speakeasy, and Mannarino's debut U.S. location, where expert butchers guide guests through a hand selection of premium cuts.

Other amenities include a landscaped rooftop with a 60-foot resort-style sunset pool, outdoor rain showers, an infrared sauna, an indoor pickleball court with disco lights, a karaoke bar and screening room, a state-of-the-art sweat floor, a work floor featuring coworking spaces and Zoom rooms, and a pet spa.

Beyond The Standard Residences, developer duo Rosso and Midtown Development are also leading the \$2-billion Midtown Park project, including the upcoming 28-story Midtown Park by PROPER residences.

Contact us for the latest pricing and availability at this hospitality-inspired address or any other developments by the same stellar team.

Nexo Residences in North Miami Beach

Groundbreaking: October 2023 | Completion: Q3 2026

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Ahead of its opening later this year, Nexo Residences announced a key partnership with AvantStay, which will oversee short-term rentals, guest services, and day-to-day hospitality operations. Owners will benefit from having a dedicated team on-site, with staffing spanning operations, relations, housekeeping, maintenance, and events.

Designed by Frankel Benayoun Architects in collaboration with the globally recognized Carlos Ott, the development will rise 16 stories with 254 turnkey residences ranging from 531 to 2,438 square feet. Featuring interiors by Urban Robot, each fully furnished home will come equipped with smart-key access, European-style kitchens, imported porcelain flooring, and expansive glass balconies.

Built as much for the vacation seeker as for the remote worker, Nexo Residences will feature an array of tech-savvy and resort-style amenities. Highlights include a resort pool with sun shelf, a summer kitchen with a BBQ and lounge area, two spas, an indoor-outdoor gym with a virtual trainer, a rooftop open-air

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observatory deck, a two-story tech hub with a café, coworking spaces, a children's playground, and EV charging stations.

Developed by Fortune International Group and Blue Road, the project includes EB-5 investment opportunities, appealing to buyers looking to pair luxury ownership with a path to U.S. immigration.

Prices for Nexo Residences start in the \$599,000s, with a choice of studios to three-bedroom units. Its townhome collection starts at \$1.23 million, with a choice of three- to four-bedroom residences.

2200 Brickell in Brickell

Groundbreaking: March 2024 | Completion: Summer 2026



The development team behind 2200 Brickell, including Aria Development Group, Largo, and Place Projects, has confirmed that the 85% presold project is scheduled for delivery this summer. Upon completion, it will be Brickell's only boutique low-rise to welcome residents in 2026.

Designed by Revuelta Architecture International, the building will stand five stories tall with 105 high-end residences featuring interiors by ODA New York. Units range from 592 to 2,000 square feet, with a choice of one- to four-bedroom layouts.

Expect oak paneling throughout, large-format ceramic-tile flooring in the living areas, engineered-wood flooring in the bedrooms, fully tiled balconies with glass railings, custom gourmet kitchens, innovative

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household appliances, spa-like primary bathrooms, and stone countertops in both the kitchens and bathrooms.

Standout amenities will include a one-acre rooftop with a resort-style pool, poolside cabanas, a pickleball court, an outdoor spa, a summer kitchen, an outdoor fitness area designed by Homage Fitness, a children's play area, and a quarter-mile walking track.

Other amenities will include a residents' lounge, dedicated work-from-home suites, WELL Building Standard designation with thoughtful spaces to enhance overall well-being, and EV charging stations. There will also be above-ground parking on every level.

Reach out for current pricing and availability as only a limited number of preconstruction opportunities remain.

— Miami Preconstruction Condos: Watch List

Possible Delay for The One Fisher Island Residences in Fisher Island

HRP Fisher Island, a partnership between Chicago-based HRP Group, Miami-based Related Group, and Miami-based Raycliff Capital, announced plans in October 2025 to replace Fisher Island's fuel terminal with a brand-new condominium.

But a lawsuit filed by the Fisher Island Community Association in May 2026 could complicate the project's future. The dispute centers around the future of the existing fuel terminal, which currently serves PortMiami and is viewed by county officials as critical infrastructure.

While HRP Fisher Island seeks to advance plans for a two-building condo complex with community amenities on the 9.55-acre site, the Fisher Island Community Association argues the fuel operation should be relocated elsewhere near the port. The association's lawsuit alleges the developer group breached a prior agreement by negotiating a potential sale of the site to Miami-Dade County.

Reflecting Fisher Island's ultra-luxury positioning, the proposed 5.55-acre One Fisher Island Residences would contain only 49 residences across two 12-story towers designed by CFE Architects.

Amenities would include two pools, 28 cabanas, padel and pickleball courts, 322 parking spaces, and 90 golf-cart parking spots. Separate plans call for the western four acres to house community, service, and lifestyle facilities for the Fisher Island Community Association.

El-Ad Acquires Chateau Grove Site in Coconut Grove

Another potential redevelopment opportunity is emerging in Coconut Grove after El-Ad National Properties purchased the 1963-built Chateau Grove Condominium site for \$45.5 million. Located at 3265 Virginia Street, the property sits on approximately 0.88 acres, just steps from CocoWalk, in one of Miami's most sought-after neighborhoods.

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The site was assembled by WNG Miami LLC, led by Canero Group principal Jose A. Canero, which acquired the property's 25 residential units for a combined \$17.28 million before terminating the condominium association last year. While current zoning permits a three-story building, provisions under Florida's Live Local Act could support plans for a taller redevelopment.

— Ready to Make Your Next Move with a Preconstruction Purchase?

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