

THE  
LINCOLN  
COCONUT GROVE

## CONTENTS

The Neighborhood.....	6
Amenities .....	21
The Residences.....	32
The Grove, Within Reach .....	43
The Team.....	47

## A New Landmark for The Grove

The Lincoln brings a refined, contemporary presence to Coconut Grove. With its clean lines and boutique scale, the building integrates into its lush surroundings while making a bold architectural statement.

Every element, from the natural materials and soft tones, reflects the project's commitment to elegance and elevated living.



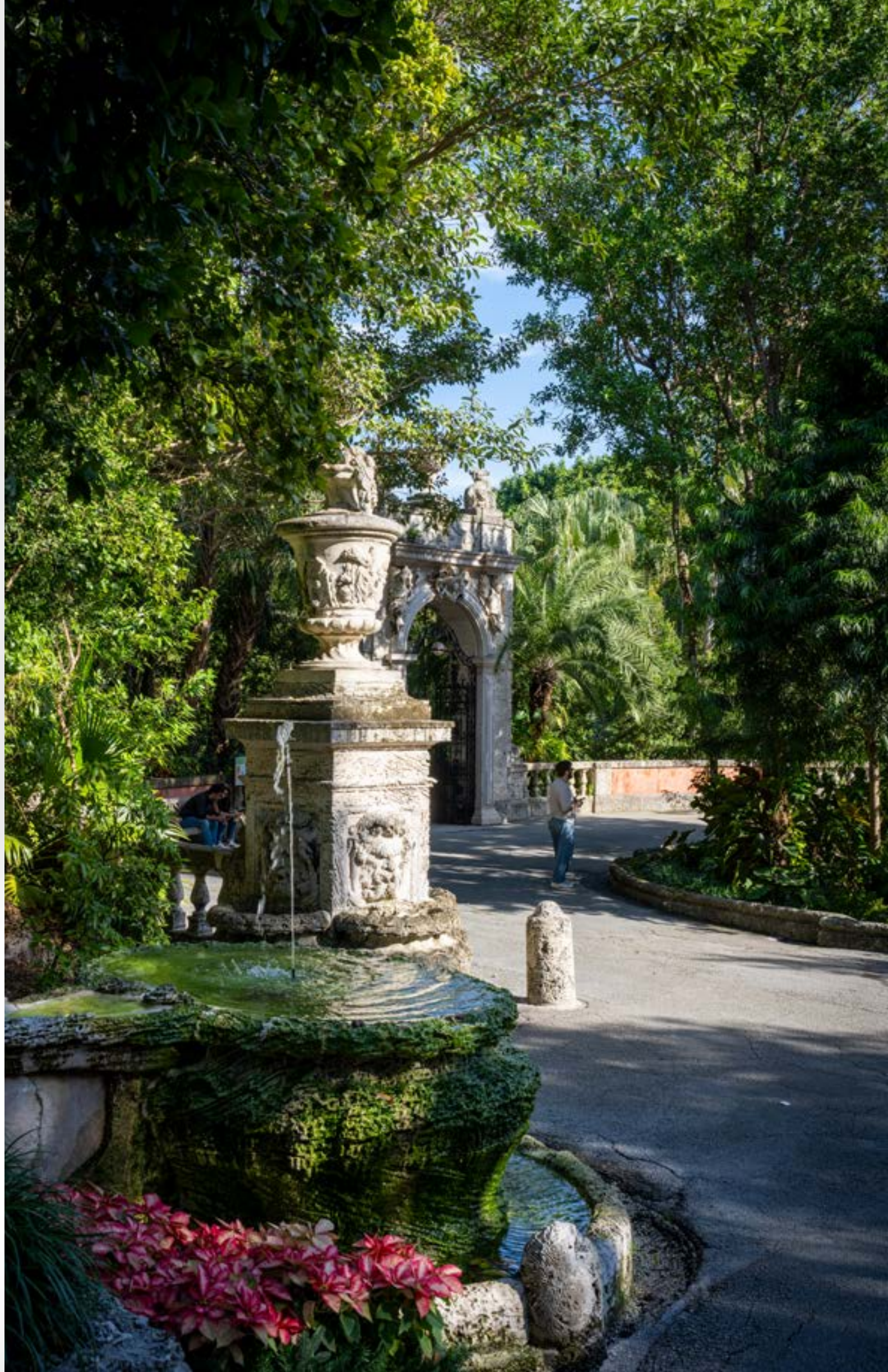
All illustrations are artistic conceptual renderings and are subject to change without notice.





## Delve into The Grove

Explore Coconut Grove, Miami's oldest and most picturesque neighborhood. With its tropical charm, lush greenery, and historical culture, "The Grove" is a haven of natural beauty. Stroll along tree-lined streets, visit parks by Biscayne Bay, and enjoy the slow-paced lifestyle. A blend of rich and modern elegance, the neighborhood offers everything from historic roots to trendy boutiques and world-class dining.





## Life in The Grove

Embrace the vibrant rhythm of Coconut Grove. From morning strolls along tree-lined streets to evenings filled with dining, art, and entertainment, each day offers new ways to connect with the community. With parks, waterfront paths, and cultural landmarks just steps away, The Grove offers a lifestyle where leisure, elegance, and inspiration come together effortlessly.



## Boutique Living in the Heart of Coconut Grove

Introducing The Lincoln, a new era of boutique luxury living in The Grove. This exclusive collection of just 48 large residences features one- to four-bedrooms, each thoughtfully designed for versatile living. Experience the slow-paced lifestyle of The Grove within a perfect blend of modern eco design and timeless elegance.



# THE LINCOLN

COCONUT GROVE



The Lincoln is immersed in the charm of Coconut Grove, a walkable and close-knit slow paced neighborhood where tree-lined streets lead to vibrant cafés, shops, and world-class dining. The area's lush green spaces, bayfront parks, and marina create a perfect balance between nature and urban living.





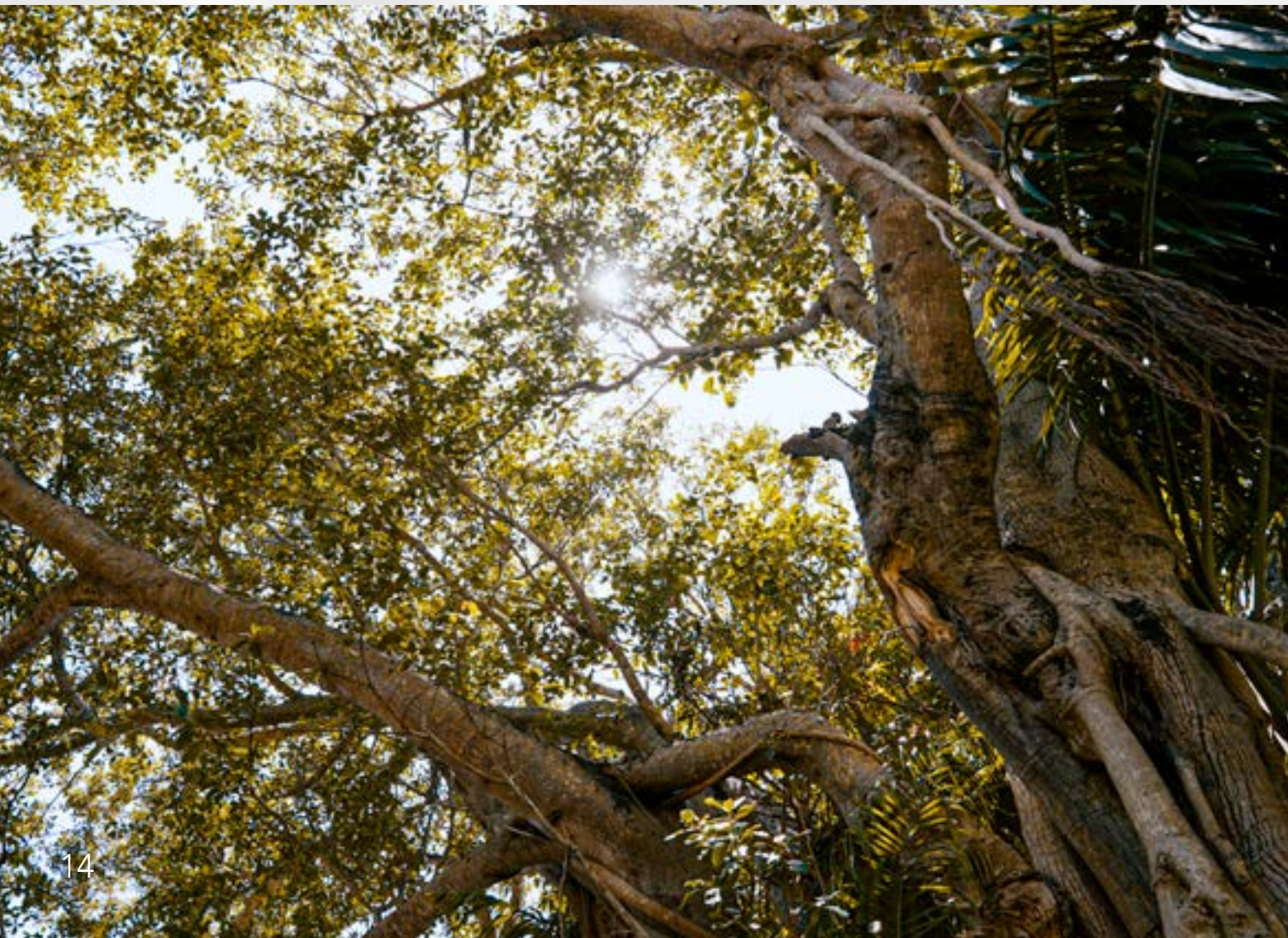
All illustrations are artistic conceptual renderings and are subject to change without notice.

## In the Center of It All

Beyond Coconut Grove, The Lincoln offers access to Miami's most sought-after neighborhoods and key destinations. With Coral Gables, Brickell, Downtown Miami, and Miami Beach just minutes away, and Miami International Airport within a short drive, residents enjoy connectivity to the city's best shopping, dining, business hubs, and travel routes.

## Architecture Rooted in the Grove

Life at The Lincoln is shaped by open views and generous outdoor space. With an exterior design inspired by the banyan trees of Coconut Grove, the building blends natural influence with modern living.



All illustrations are artistic conceptual renderings and are subject to change without notice.



## Inspired by Nature Driven by Design

With meticulously designed interiors, thoughtfully curated, and a prime location just steps from the bay, The Lincoln offers a lifestyle that is elegant and deeply connected to its surroundings.

Spacious balconies extend the living experience outward, opening each residence to the Grove's vibrant neighborhood and natural landscape. From morning light to evening views, these private outdoor spaces create a constant connection to the beauty and energy of Coconut Grove.









All illustrations are artistic conceptual renderings and are subject to change without notice.

## *A Distinctive Arrival*

Every detail at street level is designed to make an impression. From its boutique-scale proportions to the interplay of light and natural textures, The Lincoln balances sophistication with a sense of ease.

The result is an inviting atmosphere that reflects the vibrancy of Coconut Grove and introduces the lifestyle within.



All illustrations are artistic conceptual renderings and are subject to change without notice.

## The First Impression

Every arrival at The Lincoln begins with a quiet sense of luxury. A dedicated 24/7 front desk welcomes owners and guests into a space defined by soft natural tones, refined textures, and a warm, contemporary design.



All illustrations are artistic conceptual renderings and are subject to change without notice.

## Above the Grove, Beyond Expectations

The Lincoln's rooftop deck sets the tone for a truly elevated lifestyle. Framed by lush landscaping and sweeping views of the Miami skyline and Biscayne Bay, this open air terrace captures the essence of boutique luxury lifestyle.

As the gateway to The Lincoln's exclusive collection of amenities, the rooftop deck invites you to gather, unwind, or simply take in the view. From sunrise reflections to sunset gatherings, this is where the day begins and ends on a higher note.





All illustrations are artistic conceptual renderings and are subject to change without notice.

## Gather in Style

Unwind or simply enjoy the breeze at the rooftop lounge at The Lincoln featuring plush seating, lush garden details, and a tranquil yoga and meditation area that invites quiet relaxation. Ideal for entertaining, the space also includes summer kitchens with outdoor grills and large dining tables, perfect for hosting private events under the Miami sky.



All illustrations are artistic conceptual renderings and are subject to change without notice.

## *An Oasis in the Sky*

The rooftop pool deck at The Lincoln offers an escape high above Coconut Grove, featuring a 40-foot heated lap pool, private cabanas, and sweeping bay views. Whether sunbathing or enjoying a quiet moment in the shade, this retreat blends resort-style comfort with the elegance of boutique living.





All illustrations are artistic conceptual renderings and are subject to change without notice.

## Balance Mind & Body

The Lincoln's state-of-the-art fitness center and spa-inspired wellness area offer a tranquil space to recharge body and mind. With top of the line equipment, every detail is designed to elevate your wellness experience.





All illustrations are artistic conceptual renderings and are subject to change without notice.



All illustrations are artistic conceptual renderings and are subject to change without notice.



All illustrations are artistic conceptual renderings and are subject to change without notice.

## Unwind & Connect

The Lincoln's Resident's Lounge is an extension of home, designed for work, leisure, and connection. Owners enjoy a coworking lounge, golf simulator, media area, and a multi purpose pool table, creating a welcoming setting for gathering, unwinding, or spending time at their own pace.



## The Residences

The Lincoln features 48 large luxury residences in a boutique environment. Owners will have the option of one-to-four-bedroom layouts all with In-Suite Dens, combining elegance with premium finishes and upgrades. Each residence is crafted to offer the perfect environment for living, working, and entertaining in style.

## Residences Overview

- Up to 11-foot ceiling heights
- Spacious one to four-bedroom units designed with an in-suite den/office area
- Snaidero Italian kitchens with extra-large islands
- Miele kitchen appliances
- Calacatta Quartz Countertops
- Porcelain floor throughout the residences
- Resort-inspired primary bathrooms with marble countertops and shower walls
- Large balconies with glass railings and porcelain floors
- Smart-home technology-ready units
- Expansive Walk-in Closets









## A Kitchen Made for Moments

Anchored by a grand Calacatta quartz island top, this chef-inspired kitchen serves as a striking focal point where high-end Miele appliances meet Italian-designed, handcrafted cabinetry by Snaidero. Together, these elements create a space equally suited for casual gatherings and formal entertaining. Owners will be able to choose from multiple kitchen cabinet finishes and countertop materials.



## The Suite Experience

Ample windows and lofty ceilings flood the space with natural light and enhance the suite's design.

Sleek porcelain floors add a sophisticated touch underfoot, while expansive closet spaces provide storage solutions.





## A Resort Inspired Bathroom

The primary bathrooms at The Lincoln are a retreat into tranquility, designed to elevate daily routines into spa-like experiences.

Featuring custom-designed resort inspired vanities. Every detail enhances relaxation and sophistication.

Premium Brizo water fixtures, elegant Toto toilets, and sleek marble countertops complete the serene design.

## Designed for Serenity

The Lincoln's walk in showers are a statement of both form and function, wrapped in striking marble stone, accented with warm lighting, and finished with floor to ceiling glass panel.

This private retreat is crafted to offer moments of stillness, where clean lines and elegant materials create a space that feels indulgent.



## The Grove, Within Reach.

Just steps from everything Coconut Grove has to offer, The Lincoln places you at the heart of Miami's most coveted neighborhood, with the beaches, the energy, and the very best of the city all within easy reach.

# Explore the Heart of Coconut Grove



## Restaurants

1. Amal
2. Ariete
3. Bellini
4. Bombay Darbar
5. Bouchon Du Grove
6. Carbone
7. Glass and Vine
8. Green Street
9. Jaguar
10. Koko
11. La Cabrera
12. Level 6 Rooftop
13. Lokal
14. Meraki Greek
15. Mister 01
16. Monty's
17. Narbona
18. Omakai
19. Ossobuco
20. Red Farm
21. Sabelle's
22. Sapore di Mare  
Italian Seafood
23. The Taurus

## Shopping

24. Cocowalk
25. Commodore Plaza
26. Grove Station Shop
27. Mayfair In The Grove
28. Fresh Market
29. Milam's Market
30. Sprouts
31. Trader Joes

## Groceries

## Hospitality

32. Mayfair Hotel
33. Ritz Carlton
34. The Arya Hotel
35. The Mutiny Hotel
36. Mr. C Miami

## Marina

37. Breakwater Boats &  
Yachts
38. Coconut Grove  
Sailing Club
39. Coral Reef Yacht Club
40. Dinner Key Marina
41. Layalina Yacht Charters
42. Regatta Harbour  
Marina
43. Shake-A-Leg Miami
44. Us Sailing Club

## Parks

45. Kennedy Park
46. Kirk-Monroe Park
47. Peacock Park
48. Regatta Park
49. The Barnacle

## Wellness

50. Coconut Grove  
Health
51. The Ritz-Carlton Spa
52. Silvianas European
53. DeNatura  
Wellness
54. My Wellness  
Restored

## Schools

55. Coconut Grove Elementary
56. La Piazza Academy
57. MCA Academy
58. Montessori School
59. Ransom Everglades Middle School
60. Ransom Everglades Upper Campus
61. St. Stephen's Episcopal Day School



MIAMI INTERNATIONAL AIRPORT

MIAMI DESIGN DISTRICT

FORT LAUDERDALE  
45 min

WYNWOOD

MIDTOWN

JACKSON MEMORIAL HOSPITAL

PÉREZ ART MUSEUM MIAMI

LINCOLN RD SHOPPING

FLAGAMI

W FLASLER ST

DOWNTOWN

MIAMI BEACH

DODGE ISLAND

FISHER ISLAND

SW 42ND AVE - S LE JEUNE RD

CALLE 8

BRICKELL

CORAL GABLES

CORAL WAY

COCONUT GROVE

VIRGINIA KEY

GRANADA GOLF COURSE

VENETIAN POOL

THE BILTMORE HOTEL MIAMI CORAL GABLES

CORAL GABLES MUSEUM

MIRACLE MILE

MIRACLE THEATRE

METROPOL

VIZCAYA MUSEUM & GARDENS

BIRD ROAD

RIVIERA GOLF COURSE

VILLAGE OF MERRIC PARK

ODDOWALK

CITY HALL

KENNEDY PARK

PEACOCK PARK

THE KAMPONG NATIONAL TROPICAL GARDEN

UNIVERSITY OF MIAMI

SOUTH MIAMI

COCOPLUM

THE LINCOLN  
COCONUT GROVE

CRANDON PARK

DADELAND

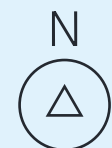
FAIRCHILD TROPICAL BOTANIC GARDEN

KEY BISCAYNE

PINECREST

R HARDY MATHESON COUNTY PRESERVE

BISCAYNE BAY AQUATIC PRESERVE





## A Visionary Collaboration

The Lincoln is the result of an exceptional collaboration between industry leaders united by a shared vision of boutique living. From forward-thinking developers to award-winning architects, interior designers, and real estate experts, each partner brings deep expertise and a meticulous attention to detail. Every aspect of the project has been carefully crafted to reflect the unique character of its neighborhood, setting a new standard for living in South Florida.

Developed by



LORE Development Group was formed through the strategic merger of two industry-leading entities: Opportunity Fundo de Investimento Imobiliário, one of Brazil's foremost and long-standing real estate investment funds, and Leste Group, a global platform specializing in alternative investments. LORE is a dynamic and ambitious partnership comprised of reputable and dependable partners who possess unrivaled expertise in real estate development. With a clear vision in mind, the company was founded with the primary objective of cultivating a transparent and equitable business culture that places a premium on job creation and positively impacts the lives of countless individuals. The company's DNA is firmly rooted in the time-honored tradition of conducting business with unwavering integrity, while simultaneously pursuing relentless innovation and attaining excellence in all facets of its operations.



Jorge Rucas & Guilherme Mainart



Javier Lluch



Specializing in residential properties ranging from ground up construction of luxury condos to reposition of mid range rental properties. Managed by a team of a highly experienced real estate experts with decades of proven track record, the company has achieved the highest potential value in each transaction, while maintaining their focus on Capital Preservation through the acquisition of assets with high intrinsic value and in depth planning.

## Partners

# LESTE

Leste Group is a global, independent alternative investment manager founded in 2014. Headquartered in Miami, with offices in New York, Bogotá, São Paulo, and Rio de Janeiro, Leste offers a diverse range of strategies across Real Estate, Credit, Private Equity, and Special Situations. Today, the firm manages over \$3 billion in assets and is powered by a team of more than 100 professionals across its global platform.



Emmanuel Hermann & Stephan de Sabrit



Marcelo Naidich & Pedro Bulhões

# OPPORTUNITY

REAL ESTATE INVESTMENT

Opportunity is the first independent asset management company in Brazil and operates one of the largest real estate investment funds in the country, Opportunity Fundo de Investimento Imobiliário. Over the past 25 years, Opportunity has developed more than 6.5 million square feet of real estate.

Since 1996, the Opportunity Fundo de Investimento Imobiliário (Real Estate Investment Fund) develops projects of excellence with a highly qualified team focused on finding the best deals in the segment.

With an innovative look, it identifies places that have a high potential for valuation and develops carefully thought out projects from the creation of its identity and architectural concept to the choice of spaces and differentiated finishes. The aesthetics with attention to detail is the result of the work of a multidisciplinary team and a network of partners who believe in the development of unique projects for each public and location.

Opportunity's real estate area operates mainly in Rio de Janeiro, Espírito Santo and the Distrito Federal.

Architect

## *paredesarchitects*

With a collective professional experience of over 30 years, the team at Paredes Architects, Inc. has developed a philosophy rooted in a deep appreciation for design, technology, and the environment. Their primary goal is to interpret and transform each client's vision into a functional yet elegant project that stands the test of time. Paredes Architects looks beyond the ordinary, staying abreast of current and cutting-edge trends while providing excellent service to their clients.



Frank Paredes



Celso Rayol & Fernando Costa

## Facade Consultant



Cité Arquitetura is a Brazilian architecture studio, founded by Brazilian architects Celso Rayol and Fernando Costa, at Rio de Janeiro in 2012. With a multidisciplinary team, prepared to design for multiple scales and uses, the primary goal of all projects by the studio is always to establish a reciprocity with the surroundings, be it through a relationship with nature and the landscape, be it through a constant dialogue with the daily life of the streets and buildings around the design. Amongst the studio's works there are many prized ones, honored by competitions and awards such as Building of the Year, by ArchDaily Global; ODA, by ArchDaily Brazil; Brazilian Architecture Studios Association Award; Domus Conservation Award, by University of Ferrara in Italy; Build Awards, by the English magazine BUILD; and Saint-Gobain AsBEA Award."

## Interior Designer

*design  
philosophy* inc.

Design Philosophy's experience and expertise has been shaped by collaboration with industry leaders. Over the years, Design Philosophy has worked alongside renowned design firms, developers, and contractors, evolving into the company they are today. Specializing in commercial retail, hospitality, and luxury residential properties, Design Philosophy brings 20 years of experience, managing projects from concept through to implementation.



Jessica Vicedo

## Exclusive Sales & Marketing



ONE Sotheby's International Realty is the premier source for luxury real estate and development opportunities along Florida's East Coast, with 30 offices spanning from Miami and Key Biscayne to Vero Beach and Jacksonville. For more than 250 years, the Sotheby's name has exemplified the promise of a life well lived, and ONE Sotheby's International Realty's direct affiliation with Sotheby's and Sotheby's International Realty has offered the company unparalleled, global reach with a network of more than 26,000 associates in more than 81 countries and territories with more than 1,000+ offices. The firm's Development Division is a leader in luxury pre-construction sales and marketing along Florida's East Coast, offering an insider perspective and superior market intelligence to help partners navigate the unique real estate landscape from pre-acquisition to sell-out. The leading division represents some of the most prestigious projects in Florida with over \$5 billion in new development inventory.



305.985.6400  
sales@thelincolncoconutgrove.com

**Visit Our Sales Gallery**  
2701 Day Ave, Miami, FL 33133

**Future Residences**  
2650 Lincoln Ave, Miami, FL 33133

Sales & Marketing by




Developed by



Partners



 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. The purchase of real estate is a significant decision. Developer makes no representations concerning any potential for future profit, any future appreciation in value, any income potential, tax advantages, depreciation or investment potential regarding acquiring a unit, nor any monetary or financial advantages related to same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by buyer from acquiring and/or owning a unit. This project is being developed by 3151 SW 27Ave PropCo LLC, a Florida limited liability company ("developer"), which was formed solely for such purpose. MDLV, LLC. "One Sotheby's" is affiliated with this entity, but is not the developer of this project. Purchasers shall look solely to developer (and not to One Sotheby's and/or any of its affiliates other than developer) with respect to any and all matters relating to the marketing and/or development of the condominium and with respect to the sales of units in the condominium. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. Certain services and/or amenities described herein may be part of, or offered from, a privately owned commercial component of the project. Access may be limited, and additional fees may apply for certain services. Square footages stated herein are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components).

THE  
LINCOLN  
COCONUT GROVE

[thelincolncoconutgrove.com](http://thelincolncoconutgrove.com)  
@thelincolncoconutgrove