

ATMA

RESIDENCES
MIAMI

by AMAN GROUP

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ATMA MIAMI

A new icon on Brickell’s waterfront



ATMA RESIDENCES, MIAMI

AMAN GROUP

For almost four decades, Aman Group has established itself as one of the world’s most respected ultra-luxury hospitality operators, with a portfolio of 36 hotels, resorts and branded residences across 21 destinations.



ATMA RESIDENCES, MIAMI

AMAN

Aman’s legacy began in 1988 with the opening of Amanpuri in Phuket, Thailand. The flagship resort pioneered a new hospitality blueprint: private residences embraced by an intimate resort, united by architectural harmony and profound privacy.

JANU

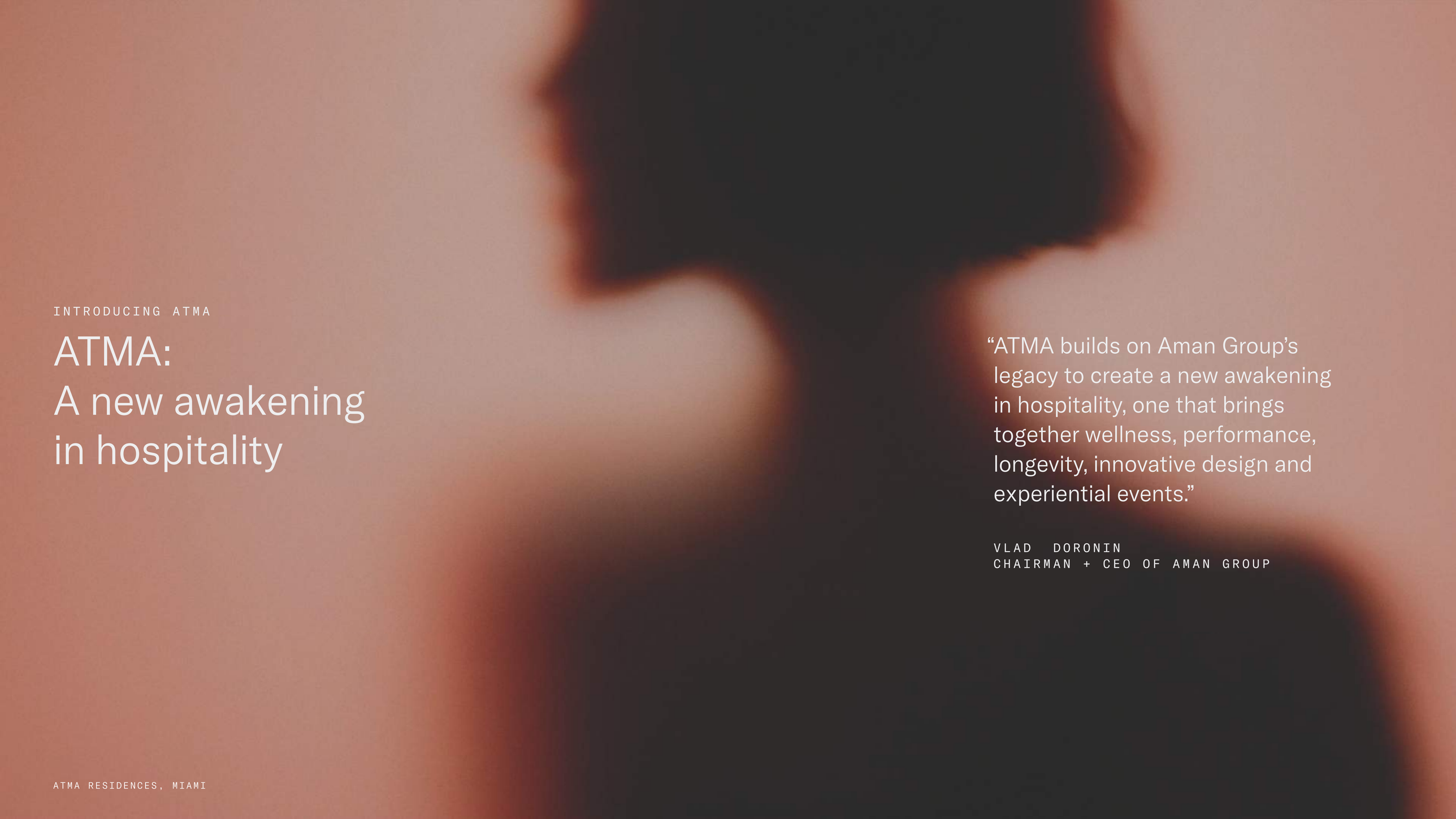
Introduced in 2020, Janu presents a new expression of Aman Group’s hospitality philosophy. Its inaugural flagship, Janu Tokyo, opened in 2024; within its first year of operation, it has been recognised among the world’s leading hotels, earning inclusion in The World’s 50 Best Hotels and Tatler Asia 100 Best Hotels, as well as being awarded two MICHELIN Keys.

ATMA

Launched in 2026, ATMA defines the future of hospitality, pioneering a new approach to performance-led wellness. Backed by Aman’s 38-year operational legacy and global expertise, ATMA brings an active, science-backed approach to elite sport, wellness and hospitality, while maintaining the same rigour, precision and service standards that define Aman Group.

INTRODUCING ATMA

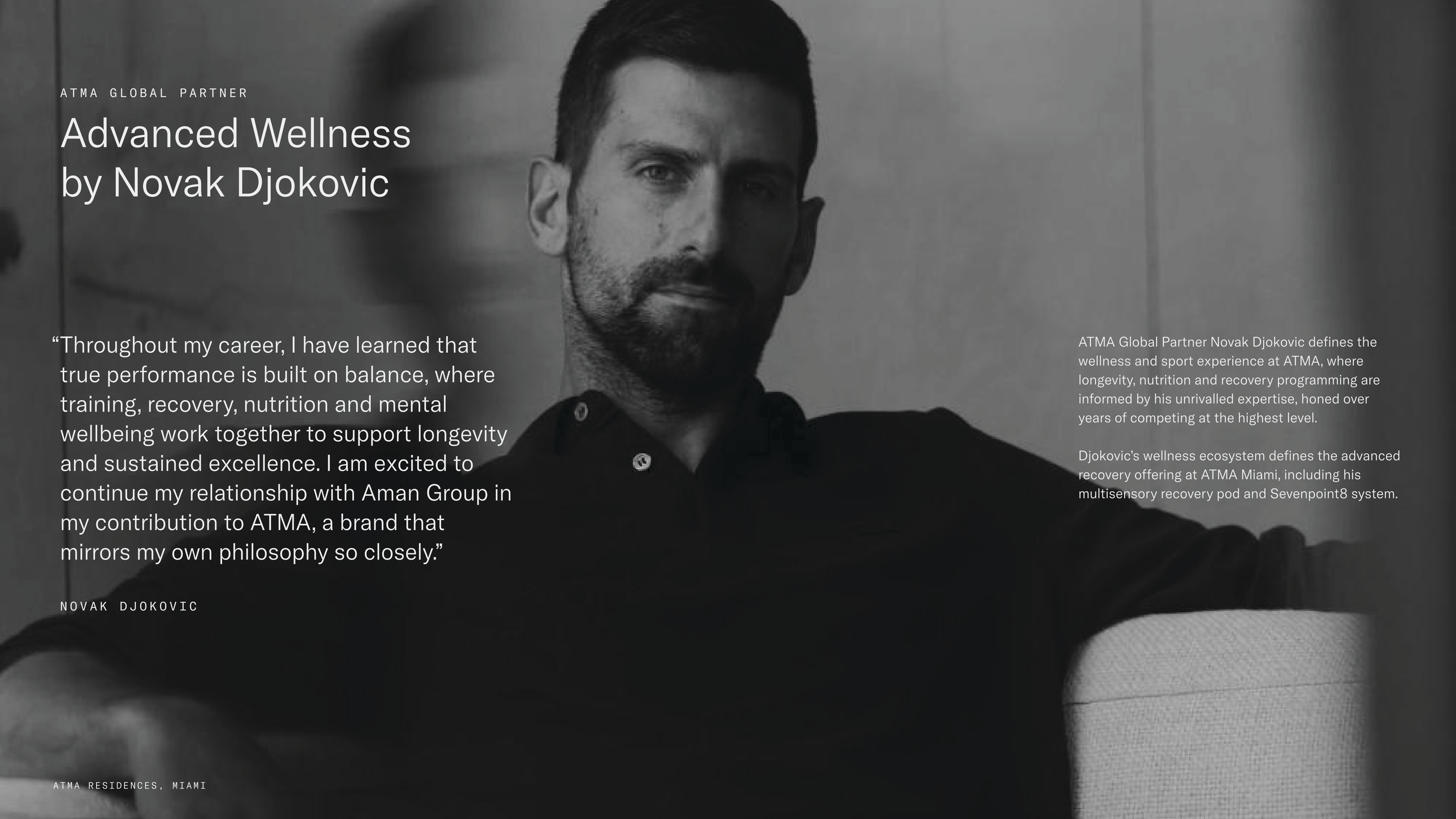
ATMA:
A new awakening in hospitality



“ATMA builds on Aman Group’s legacy to create a new awakening in hospitality, one that brings together wellness, performance, longevity, innovative design and experiential events.”

VLAD DORONIN
CHAIRMAN + CEO OF AMAN GROUP

ATMA RESIDENCES, MIAMI



ATMA GLOBAL PARTNER

Advanced Wellness by Novak Djokovic

“Throughout my career, I have learned that true performance is built on balance, where training, recovery, nutrition and mental wellbeing work together to support longevity and sustained excellence. I am excited to continue my relationship with Aman Group in my contribution to ATMA, a brand that mirrors my own philosophy so closely.”

NOVAK DJOKOVIC

ATMA Global Partner Novak Djokovic defines the wellness and sport experience at ATMA, where longevity, nutrition and recovery programming are informed by his unrivalled expertise, honed over years of competing at the highest level.

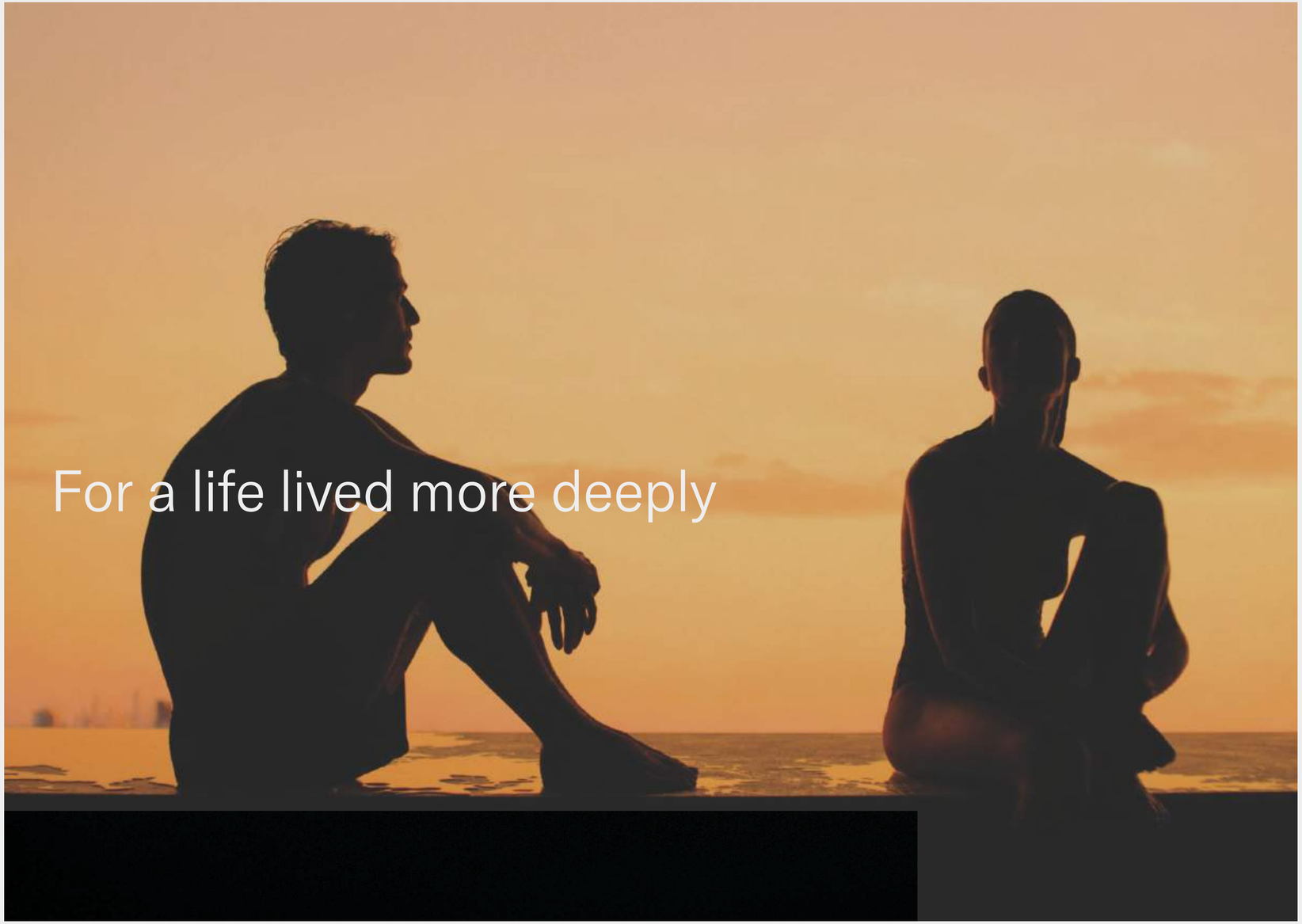
Djokovic’s wellness ecosystem defines the advanced recovery offering at ATMA Miami, including his multisensory recovery pod and Sevenpoint8 system.

ATMA RESIDENCES, MIAMI

DISCIPLINE MEETS DESIRE

Inspired by the exceptional foundations established by Aman Group, ATMA innovates at the cutting edge of wellness, sport and performance living. Each of these aspects works in tandem to allow for intentional living, where precision is balanced with humanity, performance with pleasure, effort with recovery.

Meaning ‘the spirit’ and ‘the true self’ in Sanskrit, ATMA combines iconic design, comprehensive racquet sport facilities, advanced wellness, nutrition-led dining and transportive experiences to pioneer the future of hospitality.



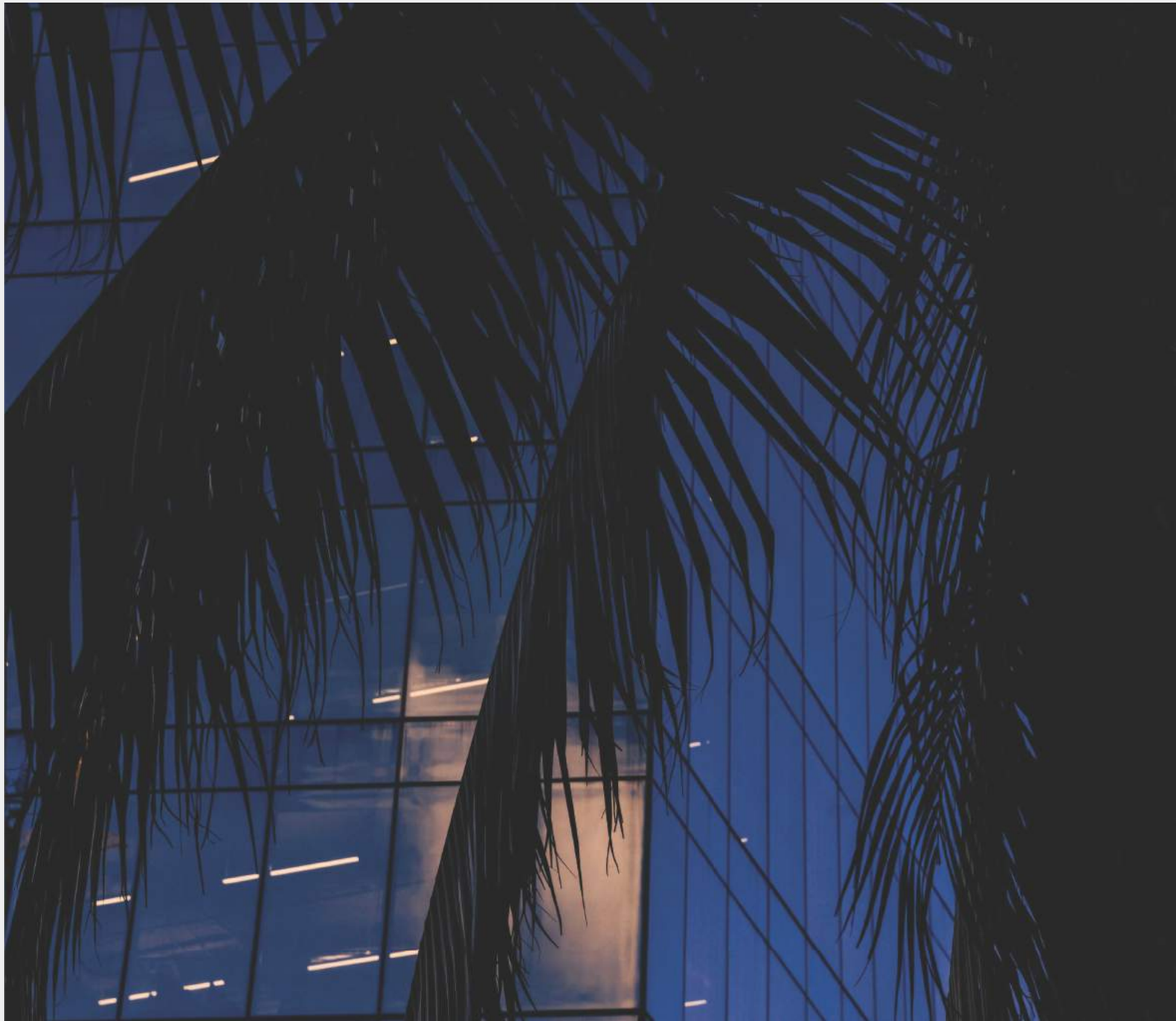
MIAMI

ATMA’s first destination

A DYNAMIC DISTRICT

Brickell, Miami’s financial district: a place of high-rise, entrepreneurial energy, where days spent working and connecting give way to nights of music, dining and conversation along the waterfront.

ATMA Miami’s arrival is poised to accelerate the unique energy of this dynamic district. A place to live without compromise, for individuals with a high investment in self.







MIAMI INTERNATIONAL AIRPORT (MIA)
20 MIN DRIVE

MIAMI-OPA LOCKA EXECUTIVE AIRPORT (OPF)
30 MIN DRIVE

FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT (FLL)
45 MIN DRIVE

LOCATION MAP

TRAVEL TIMES

COCONUT GROVE	10-15 MIN	CORAL GABLES	10-15 MIN
KEY BISCAYNE	15-20 MIN	SOUTH OF FIFTH	15-20 MIN
WYNWOOD	10-15 MIN	MIAMI BEACH	15-20 MIN
MIAMI DESIGN DISTRICT	10-15 MIN	BAL HARBOUR	25-30 MIN

NORTH

ATMA Miami ushers in the future of performance living.

A waterfront address, the sculptural tower rises from a landscaped podium, where vertical planting and floor-to-ceiling windows merge the boundary between architecture and bay.

EFFORTLESS CONNECTION

Set on the quieter residential street beside the five-mile Baywalk promenade, ATMA Miami is steps from Brickell City Centre, within easy reach of Miami Design District, Wynwood and Miami Beach, and a 20-minute drive from Miami International Airport (MIA).



CONNECTED LIFESTYLE

ATMA Miami encompasses branded residences, a private members' club and a fully serviced hotel with state-of-the-art amenities, including an indoor racquet club.



ATMA RESIDENCES, MIAMI



ATMA RESIDENCES, MIAMI

OVERVIEW

Incorporating a hotel and a select collection of branded residences, ATMA Miami has direct access to an adjacent marina and benefits from multiple dining and entertaining destinations. The hotel entrance is on ground level, with the hotel lobby, lounge and reception unfolding on level two. Here, a separate entrance and lobby is reserved for ATMA Residences, and one of the hotel's six signature dining destinations can also be found.

Unfolding across levels five to seven is the expansive spa and wellness centre and racquet club, with over 120,000 square feet dedicated to sport, recovery, nutrition and rejuvenation, including indoor padel, tennis and squash courts for year-round performance.

The hotel suites and private residences ascend to the top of the 1,049-foot-tall tower, making ATMA Miami among the tallest buildings in the city.

UNIT MIX

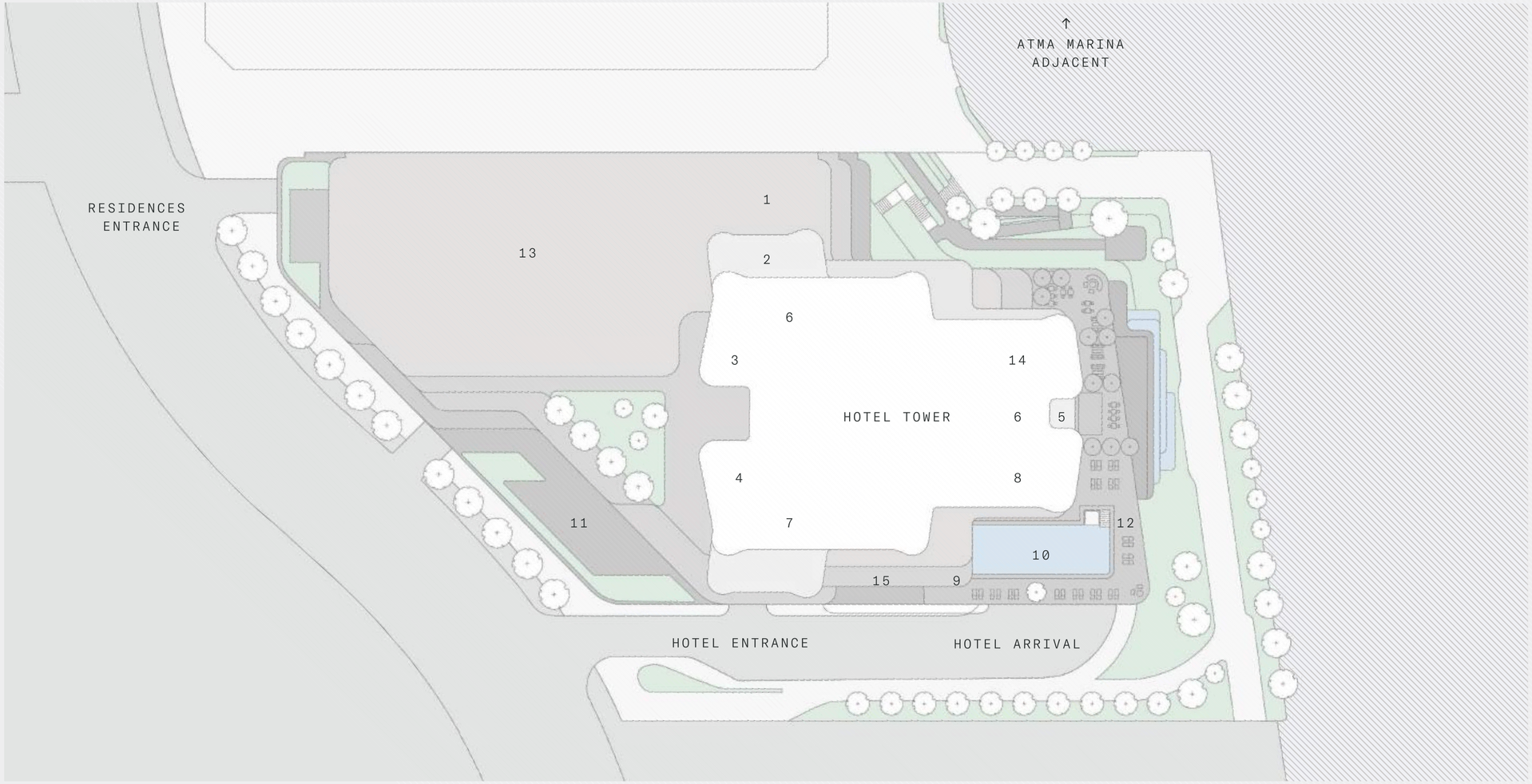
ONE BEDROOM	60 | 20%
TWO BEDROOM	85 | 29%
THREE BEDROOM	97 | 33%
FOUR BEDROOM	40 | 14%
FIVE BEDROOM	12 | 4%
PENTHOUSE	2 | <1%
TOTAL	296 |100

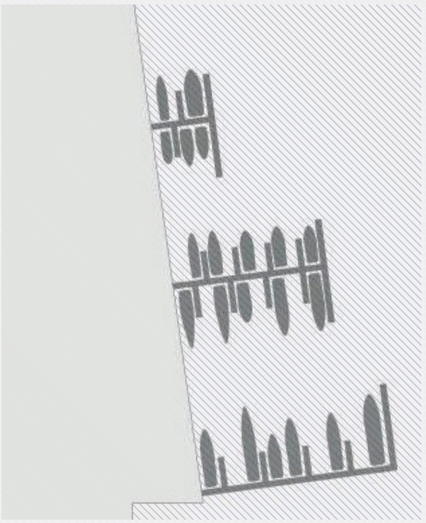
OUTLINE

296 RESIDENCES

146-KEY HOTEL







ATMA MARINA
36 SLIP
50-80 FT LENGTH
8.2 FT DEPTH

CONCIERGE

PRIVATE RESTROOMS

CLUBHOUSE

FUEL DOCK

SITE PLAN

RESIDENCE ONLY ACCESS

1. RESIDENCE ARRIVAL
2. RESIDENCE LOBBY + LOUNGE
3. RECREATION SPACE
4. CO-WORKING LOUNGE
5. SWIMMING POOL
6. FITNESS CENTRE
7. THERMAL FACILITIES
8. PRIVATE DINING ROOM

HOTEL + FACILITIES

9. HOTEL RECEPTION + LOBBY LOUNGE
10. HOTEL SWIMMING POOL
11. SPA + WELLNESS CENTRE
12. EVENTS CENTRE
13. RACQUET CLUB
14. KIDS' CLUB
15. RETAIL

NORTH

ATMA RESIDENCES, MIAMI

For those with a high investment in self

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ATMA MIAMI VIEW FROM BAYWALK PROMENADE

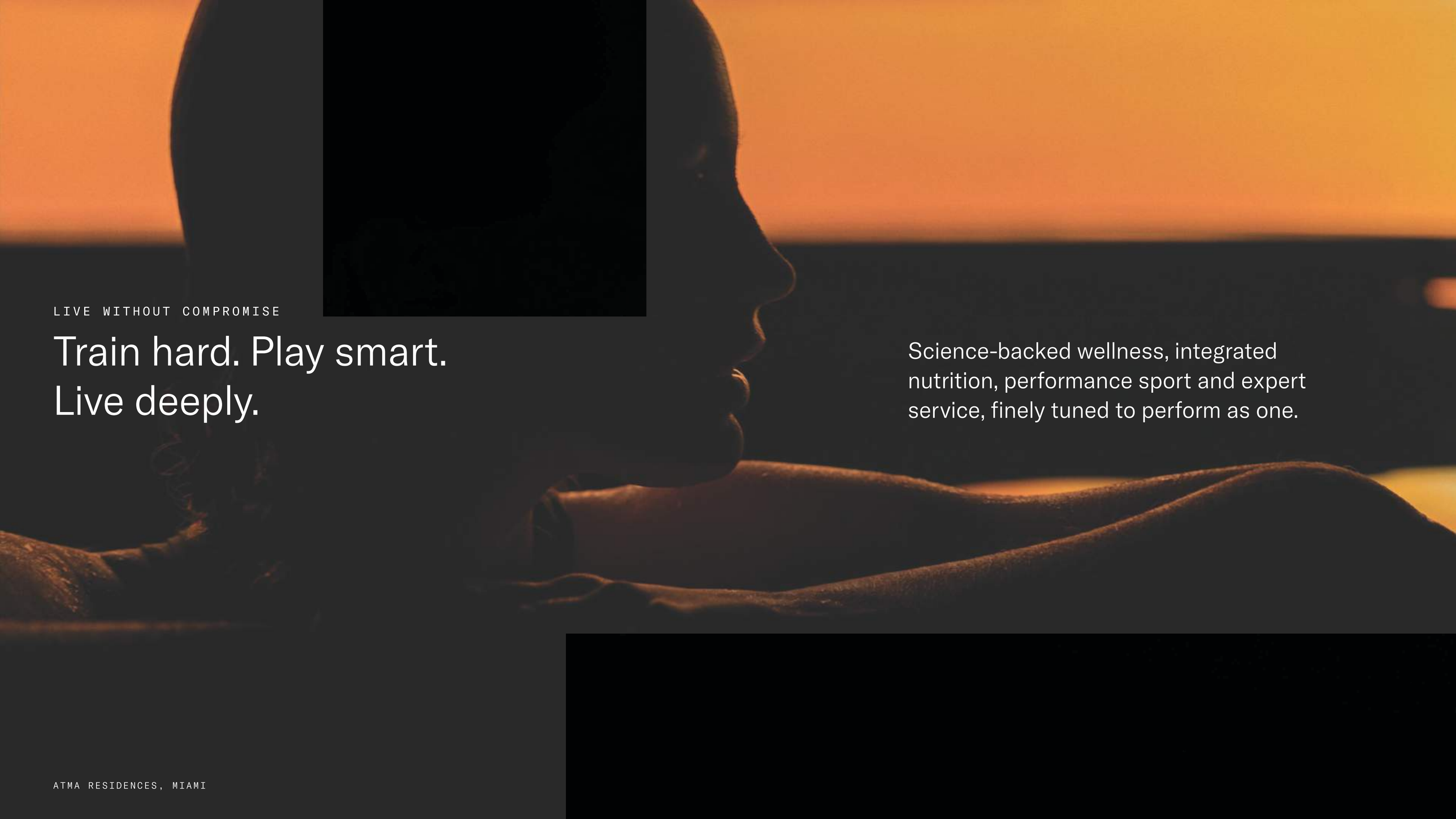
ANTICIPATORY SERVICE

Arrival to ATMA Residences, Miami is anticipated and streamlined with expert service.

RESIDENT SERVICES UPON ARRIVAL

- DEDICATED CONCIERGE TEAM
- PRIVATE DROP-OFF AREA
- EXCLUSIVE VALET SERVICES
- DEDICATED PARKING AREA
- INDEPENDENT LOBBY + LOUNGE
- SIX PRIVATE HIGH-SPEED LIFTS TO RESIDENCES





LIVE WITHOUT COMPROMISE

Train hard. Play smart. Live deeply.

Science-backed wellness, integrated nutrition, performance sport and expert service, finely tuned to perform as one.

ATMA RESIDENCES, MIAMI

Advanced wellness, sport and dining facilities for life lived more deeply.



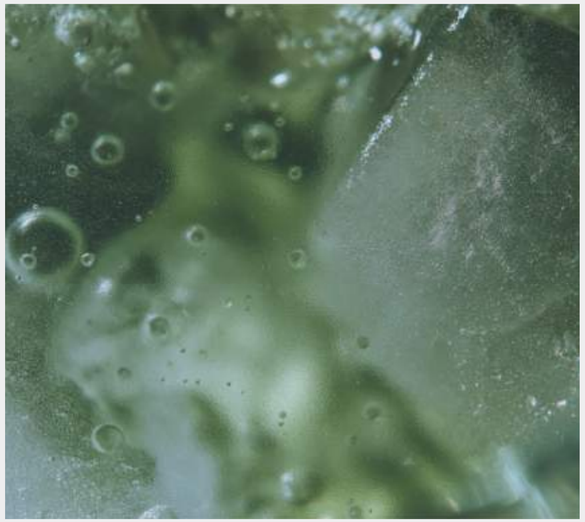
INNOVATIVE WELLNESS

The 120,000-square-foot spa and wellness centre has three floors dedicated to high-level fitness and advanced recovery, including movement, spinning and martial arts studios, mobility and conditioning labs, cold plunge facilities, treatment suites and a private banya spa house.



ELITE SPORT

The indoor racquet club encompasses five padel courts, two tennis courts and two squash courts for year-round training, with east-facing views over Biscayne Bay. A dedicated longevity café is optimised for nutrition and recovery before and after training.



NUTRITION-LED DINING

Multiple dining and entertaining destinations offer a range of spaces to engage and socialise in, including a waterfront Mediterranean restaurant, a poolside restaurant and bar, a piano grill with live performances and a late-night ultra lounge.



EXPERIENTIAL EVENTS

Energising venues inspire awe and connection, while experiential event programming is designed to immerse and evoke collective joy.

ACTIVE

- RACQUET CLUB: FIVE PADEL, TWO TENNIS + TWO SQUASH COURTS
- MARTIAL ARTS STUDIO
- FITNESS CENTRE + TERRACE
- MOVEMENT STUDIO FOR YOGA
- PRIVATE TRAINING STUDIO WITH ATMA TRAINERS
- SPINNING STUDIO
- MOBILITY + CONDITIONING LABS

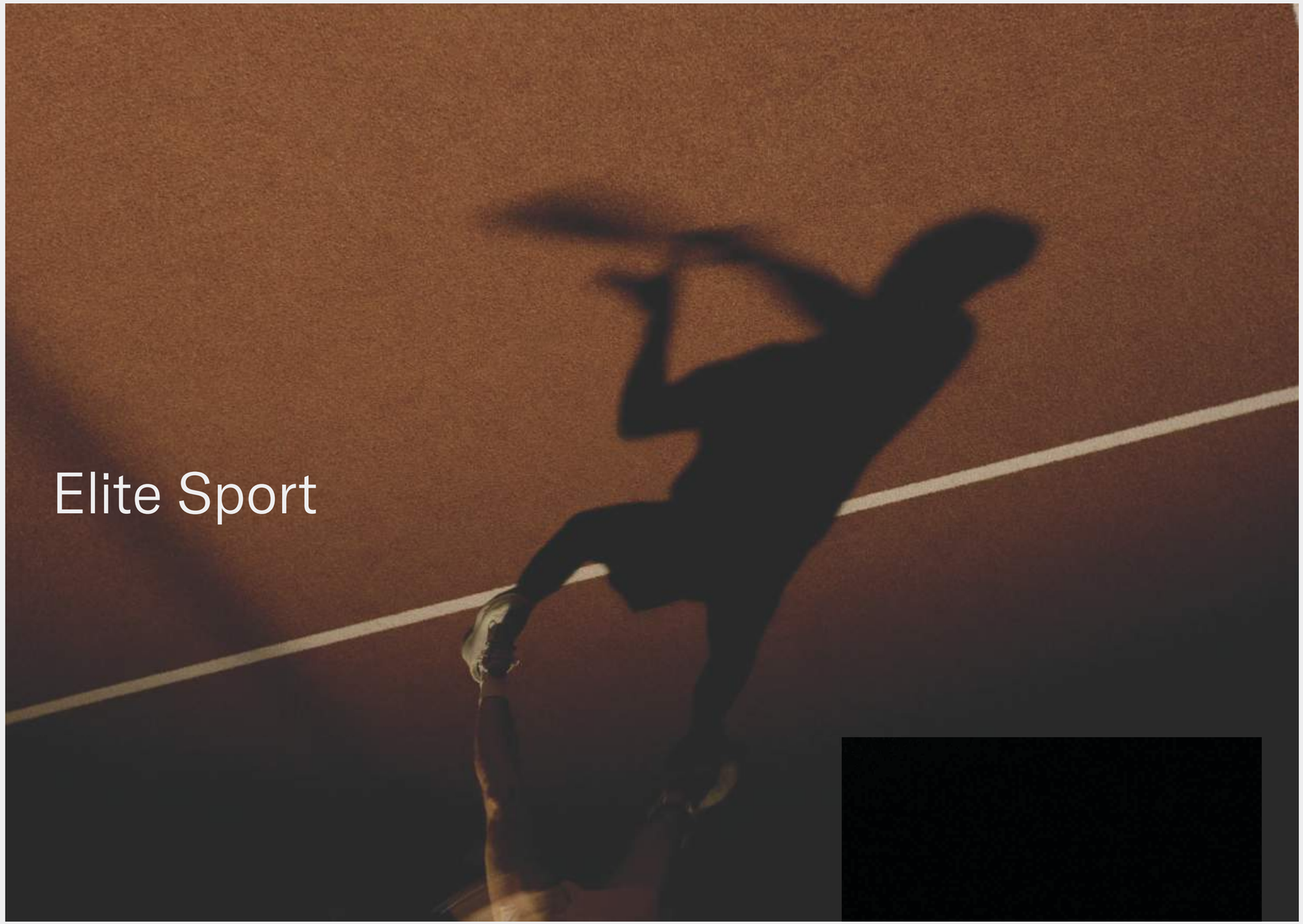
RECOVERY

- NOVAK DJOKOVIC'S MULTISENSORY RECOVERY POD
- MEDICAL WELLNESS WITH IV LOUNGE
- TREATMENT SUITES
- PRIVATE BANYA SPA HOUSE
- SAUNA, STEAM ROOM, COLD PLUNGE + BUCKET SHOWERS
- HAIR + NAIL SALON
- DEDICATED LONGEVITY CAFÉ



Innovative Wellness

A comprehensive facility for all-day performance and recovery journeys, flowing naturally across three distinct levels.



ATMA RESIDENCES, MIAMI

ATMA Miami’s state-of-the-art indoor racquet club is among the highest in the city, with elevated, east-facing views far over Biscayne Bay. Here, five padel courts, two tennis courts and two squash courts offer year-round training.

A connected longevity café is designed for nutrition and recovery, and the expansive spa and wellness centre offers multi-level, full-day sport and recovery journeys.

ELITE SPORT

FIVE PADEL COURTS

TWO TENNIS COURTS

TWO SQUASH COURTS

MARTIAL ARTS STUDIO

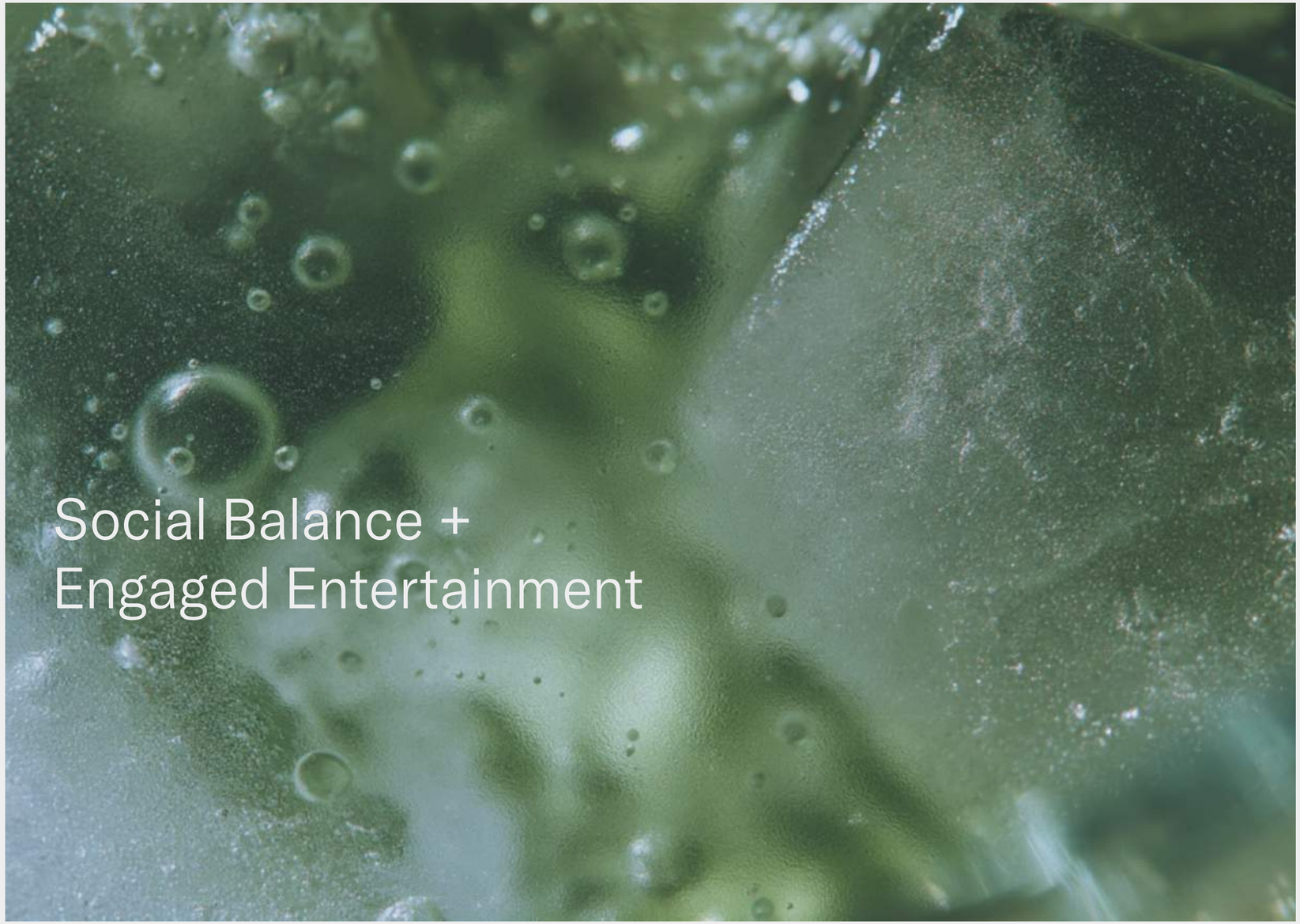


RACQUET CLUB - TENNIS COURT



ATMA RESIDENCES, MIAMI

RACQUET CLUB - PADEL COURT



Social Balance + Engaged Entertainment

ATMA Miami’s dining and entertaining destinations cater to nutrition, recovery, relaxation and social needs with a range of finely tuned spaces.

The dedicated longevity café ensures your body has everything it requires to fuel and recover from training sessions. A poolside destination offers refreshing all-day dining, while a Mediterranean waterfront venue cultivates a celebratory atmosphere. As day turns to evening, the piano grill lends itself to energising performances and timeless convivial dining, while a late-night lounge offers intimate revelry into the early hours.

DINING + CONNECTION

- PIANO GRILL
- LOUNGE BAR
- POOLSIDE DINING
- WATERFRONT MEDITERRANEAN DINING
- ULTRA LOUNGE
- LONGEVITY CAFÉ

GRAND BALLROOM

PERFORMANCE HUB

CINEMA

MULTI-FUNCTION EXECUTIVE LOUNGE

BOARDROOM

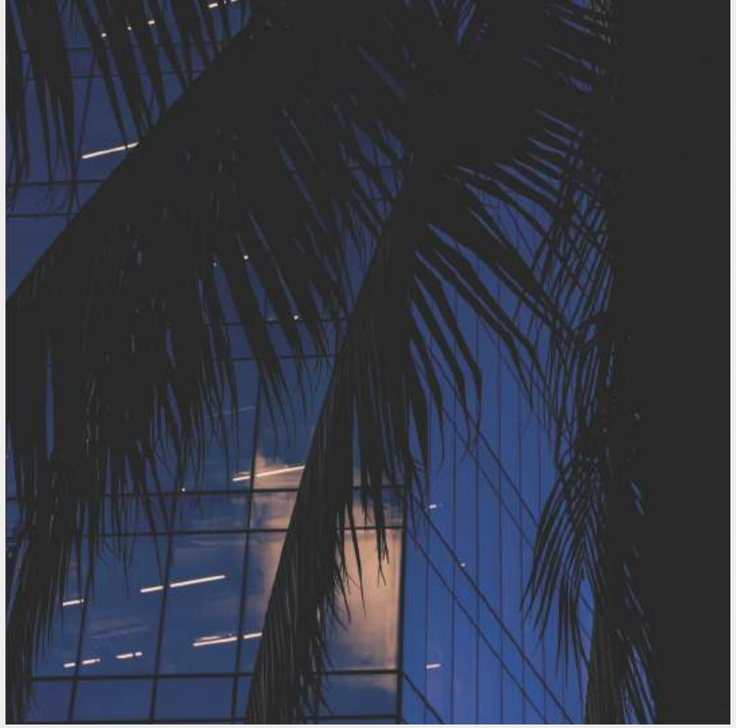


Experiential Events + Experiences

ATMA Miami benefits from four finely tuned event venues. Ranging from large-scale gathering spaces to a multi-function executive lounge, everything required for a multi-day event is available without leaving the destination.

LIVE WITHOUT COMPROMISE

To own an ATMA Residence is to gain access to an exclusive destination where life is lived more deeply. Owners are granted immediate access to ATMA's lifestyle, allowing wellness activities, nutrition-informed dining and an engaging social and entertainment calendar to be integrated into your everyday.





ATMA RESIDENCES, MIAMI

EXCLUSIVE ACCESS

Residents have exclusive access to a range of dedicated facilities, including a private pool, fitness centre with a yoga and personal training studio, thermal spa facilities, a residents' lounge and a co-working space.

A host of bespoke services are available to assist your every move, including dedicated staff and maintenance services, while exclusive benefits across ATMA destinations beckon for when you want to explore further afield.

Owners are granted priority nomination to join the invitation-only ATMA Club.



ATMA RESIDENCES, MIAMI

RESIDENT-EXCLUSIVE POOL DECK



ATMA RESIDENCES, MIAMI

RESIDENCE KITCHEN



ATMA RESIDENCES, MIAMI

RESIDENCE MASTER BEDROOM



ATMA RESIDENCES, MIAMI

RESIDENCE PRIMARY BATHROOM

COLLABORATORS

ARCHITECT

SHOP ARCHITECTS



SHoP Architects is a New York-based global design leader that works with the world's most important brands, institutions and companies across a wide range of industries. The diverse work of SHoP has earned international recognition, including the Smithsonian's National Design Award for Architecture, Firm of the Year and AIA New York.

INTERIOR DESIGN

STUDIO PAOLO FERRARI



Founded in 2016 by Paolo Ferrari, Studio Paolo Ferrari is an internationally acclaimed multidisciplinary design practice defined by a distinctive, vision-forward approach. Combining rigour with invention, the studio creates environments shaped by materiality, atmosphere and a strong sense of place.

DEVELOPER

OAK ROW EQUITIES



Founded by Erik Rutter and David Weitz in 2018, Oak Row Equities is a vertically integrated real estate private equity and development firm based in New York and Miami that is currently one of the most active luxury asset builders in South Florida.

Oak Row's deep track record of delivering design-driven, market-leading properties in the residential, office, hospitality and mixed-use categories includes more than $4 billion in development across six million square feet of real estate in South Florida's most sought-after neighbourhoods.

Oak Row's portfolio encompasses defining projects and significant properties in Brickell, Wynwood, the Miami Design District and Edgewater, attracting anchor tenants including Amazon and Spotify.

DEVELOPER

OKO GROUP



OKO Group is a United States-based real estate development firm founded in 2015 by CEO Vlad Doronin. Its portfolio includes 830 Brickell, Miami's premier Class A+ office tower; UNA Residences, an iconic waterfront tower in Brickell; and OLIN Palm Beach, an exclusive ocean-to-lagoon residential enclave.

The firm also develops hotels and branded residences for Aman Group, where Doronin serves as owner, Chairman and CEO. Its urban destinations include Aman New York in Manhattan's historic Crown Building, Aman Miami Beach occupying the landmarked Versailles Hotel site and Aman Beverly Hills, the centrepiece of the One Beverly Hills development. Resorts under development include Amanolu in the Maldives, Amancaya in Exuma and Janu Turks and Caicos.

Committed to transformative architecture, design excellence and elevated urban experiences, OKO Group shapes premier destinations worldwide.

ATMA RESIDENCES, MIAMI

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They should not be relied upon as representations or warranties, express or implied, as to their accuracy or completeness or the final detail of the residences, and the Developer, its agents and advisors shall have no liability for any reliance placed thereon. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. [Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and 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 all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony and terrace areas are measured to the interior face of the guardrail and do not represent construction gross area. All dimensions are estimates which will vary with actual construction and may vary slightly from floor to floor, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.] The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. 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