



February 3, 2022

Miami is now enjoying its greatest high-rise construction boom in history, according to our new list of the tallest buildings under construction in the city.

There has never been as many 500 foot towers under construction in Miami as there are this year. For the first time ever, all 22 towers on this year's list of under-construction buildings surpassed the 500 foot mark.

This year will also mark the first supertall ever to begin construction in Miami, with the Waldorf Astoria set to break ground imminently.

The construction boom doesn't stop there: like last year, there are dozens of construction projects in places like Wynwood, Midtown and Edgewater that are simply not tall enough to make the list. Those relatively smaller projects are however still bringing thousands of apartments to Miami's urban core.

Even many taller construction projects didn't make the cut. Around half of the towers on last year's tallest construction project list were also edged off by even taller towers this year.

Here are the 22 tallest Miami towers that are either currently under construction at the start of 2022, or expected to break ground this year (we've only included those that are nearly certain to begin):

### 1. **The Waldorf Astoria Hotel and Residences Miami** (100 stories, 1,040 feet)

Site work for this tower just got underway last week, after the developers announced they had surpassed the 72% sold mark. An official groundbreaking is set for this quarter. It will become the the tallest all-residential building in Miami and south of New York.



### 2. **Okan Tower** (70 stories, 902 feet)

Okan relaunched sales in October 2021. In November, the developers told The Next Miami that they plan a June 2022 groundbreaking, and reiterated that timeline at a public event last month. In December, they reactivated a construction permit that had been filed in 2019.



### **3. Baccarat Residences (75 stories, 828 feet)**

This project just passed the 60% sold mark, and began converting reservations into contracts. The developer also filed to install temporary toilets for construction workers last month. There will eventually be three towers.





#### 4. **Aston Martin Residences** (66 stories, 818 feet)

This tower topped off in December 2021, with completion scheduled for later in 2022. It will become the tallest condo building in Miami upon completion, and the second tallest building in Miami (although it will soon be surpassed).



#### 5. **One Southside Park** (62 stories, 754 feet)

Site work for this massive Brickell mixed-use project began in February 2021, with groundbreaking and foundation work underway as of last April.



5. **830 Brickell** (50 stories, 734 feet)

This \$300 million office tower is now rising, with completion scheduled for 2022. It will become the second tallest office tower in Miami when complete, and its most modern.





## **6. E11EVEN Hotel & Residences (65 stories, 698 feet)**

The first E11EVEN tower launched sales in 2021 and quickly sold out. Groundbreaking took place in November 2021 with a ceremony that included a fire dancer, and construction is now underway.



## **7. E11EVEN Residences Beyond (65 stories, 698 feet)**

The second E11EVEN tower is also said to be experiencing strong sales, with a number of celebrity purchases recently. More than half of units had been sold as of early January. Groundbreaking is scheduled to take place by summer, but the developers are hinting it could happen sooner due to high demand.



8. **Legacy Miami Worldcenter** (50 stories, 691 feet)

In 2021, this tower completely sold out all residential units. Groundbreaking took place in August 2021, with a \$340M construction loan issued in December.





### **9. Estates at Acqualina North Tower (50 stories, 667 feet)**

This Sunny Isles tower is now topped off and scheduled for completion in the second quarter of 2022.



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### **10. Estates at Acqualina South Tower (50 stories, 646 feet)**

This tower is now topped off, and is also completely sold out.





11. **Missoni Baia** (57 stories, 649 feet above sea level)

This tower is now scheduled for completion “within the next couple of quarters,” according to an interview this week with a manager for co-developer Cain International. It is over 90% sold, he said.



12. **Miami River** (54 stories, 640 feet)

Site work for this apartment tower began in August 2021, with foundation work officially underway in November 2021 following the issuance of a \$310 million

construction loan. There will eventually be multiple towers at this development, but it isn't clear when the remaining buildings will begin.



**13 & 14. Aria Reserve twin towers (60 stories, 637 feet)**

Construction is expected to begin shortly on the South Tower, with sales said to be strong.





15. **Una Residences** (46 stories, 613 feet)

Work is continuing on the underground portion of the building, which includes Miami's deepest ever parking garage. Completion is scheduled for 2023.



16. **Nativo** (51 Stories, 588 feet)

Groundbreaking took place in February 2021, and the tower is now several stories out of the ground.



**17. Miami World Tower (53 stories, 579 feet)**

Groundbreaking for this apartment tower took place in November 2021.





18. **Society Biscayne** (49 stories, 573 feet)

This 646 unit apartment project is nearing completion on Biscayne Boulevard, with move-in set for Spring 2022.



19. **Downtown 1st** (58 stories, 557 feet)

Developer Melo Group began construction on this tower in March 2021 and they are quickly moving this 560-unit project forward. The shell of the building was already past level 30 as of mid-January 2022.



**20. Canopy Club (44 stories, 546 feet)**

A \$345 construction loan was issued in 2021, and work is now underway. This will become the tallest tower in South Beach.





## **21 and 22. St. Regis Residences Miami (twin towers 48 and 47 stories)**

Construction is expected to begin in 2022, a representative of the developer told The Next Miami. An exact height isn't yet known, but the towers seem likely to surpass the 500 foot mark. This will be one of Miami's most expensive condo projects ever, with sales now getting underway.



### **Removed**

Our 2021 list included Elysee, Downtown 5th, and Bezel Miami Worldcenter, but those towers reached completion last year and were excluded from this year's list.

The Dade County Courthouse tower, Nema, 2000 Biscayne, Block 45, Uni, Metro Edgewater, and Yotelpad were on the 2021 list and remain under construction (except Uni, which never began), but were displaced from the 2022 list by taller buildings.

### **On our radar**

There are still other tall towers that could break ground this year in Miami's urban core or are already under construction, but weren't added due to a lack of certainty over their timing or because they aren't tall enough.

The list includes Kenect Miami Worldcenter, Abbhi Capital Miami Worldcenter, Casa Bella, Miami Station, The District, The Crosby Miami Worldcenter, Gallery at West Brickell, TSG & Continuum's 70-story Brickell tower, Witkoff Group's 3-tower project at Miami Worldcenter, Hines Miami Worldcenter, Crescent Heights' 1370 NE 2nd Avenue, Gazit's 90 SW8 in Brickell, Modera Riverside, 1836 Biscayne, Caoba's second tower, Link at Douglas, Lofty Brickell, 710 Edge, 501 First, M Tower, One River Point, MRP6,

Brickell City Centre's condo towers, Brightline's Supertowers, Bentley Residences, Midtown's Gateway Tower, Resorts World Miami, Downtown 6th, 17 Plaza, 1700 Biscayne, 1900 Biscayne, Midtown 7, and the MPA College Station Garage project.

Miami also has a number of supertalls in planning, other than the Waldorf Astoria. They include Major Brickell, 609 Brickell (on the First Miami Presbyterian Church property), Mast Capital (formerly Capital at Brickell), The Towers by Foster and Partners, One Brickell City Centre, One Bayfront Plaza, and the World Trade Center of the Americas.