

A graphic consisting of four overlapping white rectangular outlines. The rectangles are arranged in a slightly offset, layered fashion, creating a sense of depth and movement. The central rectangle is the largest and most prominent, with two smaller ones overlapping it from the top and bottom, and two more overlapping from the left and right sides.

THE WILLIAM

NORTH MIAMI BEACH

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ALL OF MIAMI. PERFECTLY WITHIN REACH.

A Statement for Independent Style

A modern high-rise residential building with a light-colored facade and vertical wooden slats. The building features multiple levels of balconies with glass railings and some greenery. In the foreground, there are several tall palm trees and a paved road with a few cars. The sky is a clear, light blue.

RESIDENCES INSPIRED BY THE
RHYTHM OF MODERN LIFE

26

STORIES

374

RESIDENCES

New perspectives in modern Miami living
made possible by smart residential design
and a contemporary amenity selection.

BUILDING FEATURES

Sleek louvered exterior design by renowned architect Carlos Ott

Two full floors with a combined 40,459 sqft of amenities and lifestyle experiences

Lush landscaping that evokes a sense of tranquility and renewal

24/7 valet service

Arrival lobby and gallery space

Curated artwork throughout common areas

High-Speed WiFi throughout common areas

Smart package locker room for convenient deliveries

Seven floors of secure parking with EV charging stations

Pet-friendly design with rooftop pet station

Professionally staffed reception area with concierge services

24-hour security

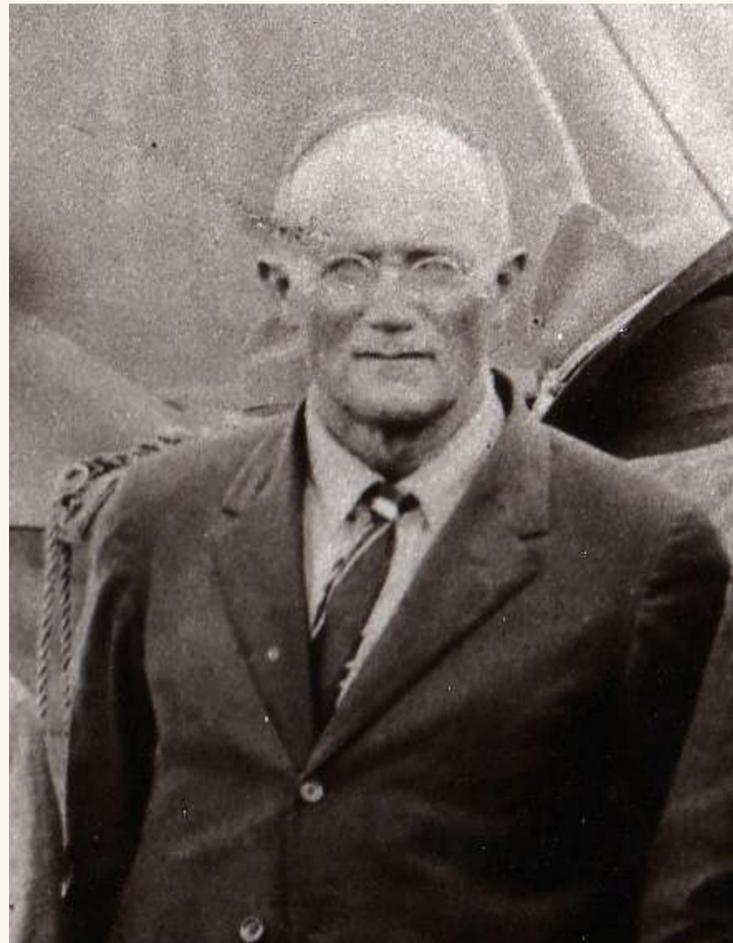


ARTIST'S CONCEPTUAL RENDERING

THE STORY BEHIND THE NAME

The William is named in honor of Captain William H. Fulford, one of the earliest visionaries to see potential in what is now North Miami Beach. In the 1880s, Fulford discovered the peaceful flow of the Oleta River while on a routine patrol and recognized the area's calm, natural beauty as something special. That spirit of insight and independence lives on in the community he helped create, once known as Fulford-by-the-Sea.

Today, The William channels that same sense of possibility by offering refined residences, thoughtful design by Carlos Ott and Urban Robot, and a location that connects you to everything Miami has to offer.



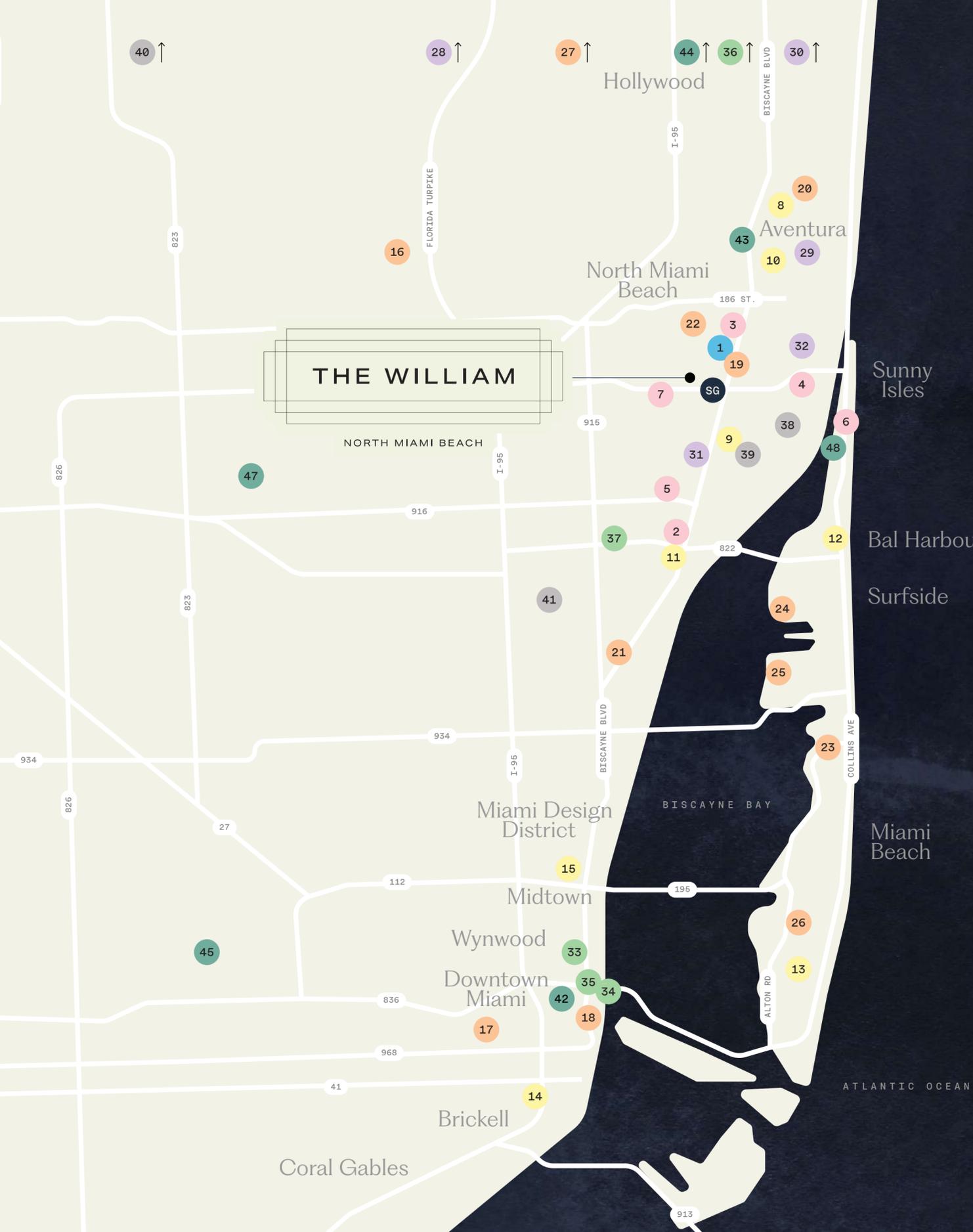
THE WILLIAM

LOCATION

NORTH MIAMI BEACH



ARTIST'S CONCEPTUAL RENDERING



Spend the morning kayaking or cycling through Oleta River State Park, enjoy an afternoon of world-class dining at Aventura Mall or shopping in the Miami Design District.

HISTORIC & CULTURAL SITES

- 1. Ancient Spanish Monastery
- 2. Arch Creek Park & Nature Center
- 3. Greynolds Park
- 4. Oleta River State Park
- 5. Enchanted Forest Elaine Gordon Park
- 6. Haulover Park
- 7. Senator Gwen Margolis Amphitheater

SHOPPING & DINING

- 8. Aventura Mall
- 9. The Village at SoLé Mia
- 10. Fresh Market
- 11. Whole Foods Market
- 12. Bal Harbour Shops
- 13. Lincoln Road Mall
- 14. Brickell City Centre
- 15. Miami Design District

SPORTS

- 16. Hard Rock Stadium
- 17. Marlins Park
- 18. Kaseya Center
- 19. Snyder Tennis Center
- 20. Turnberry Isle Country Club
- 21. Miami Shores Country Club
- 22. Greynolds Golf Course
- 23. La Gorce Country Club
- 24. Indian Creek Country Club
- 25. Normandy Shores Golf Course
- 26. Miami Beach Golf Course
- 27. Orangebrooks Golf & Country Club

ENTERTAINMENT

- 28. Hard Rock Casino
- 29. Tidal Cove
- 30. Las Olas Boulevard
- 31. Ninja Lounge at Dezerland Park Miami
- 32. IPIC Theaters

ARTS & MUSEUMS

- 33. Adrienne Arsht Center for the Performing Arts
- 34. Perez Art Museum Miami
- 35. Frost Museum of Science
- 36. ABRA Gallery
- 37. MOCA, Museum of Contemporary Art

EDUCATION

- 38. Florida International University (FIU) North Campus
- 39. University of Miami Health System Campus at SoLé Mia (coming soon)
- 40. Nova University
- 41. Barry Univerity

PUBLIC TRANSPORT & TRAVEL

- 42. Brightline Rail Miami
- 43. Brightline Rail Aventura
- 44. Brightline Rail Fort Lauderdale
- 45. Miami International Airport
- 46. Fort Lauderdale-Hollywood International Airport
- 47. Opa-Locka Executive Airport
- 48. Haulover Marina

SG The William Sales Gallery

PARKS, NATURE, & RECREATION



Oleta River State Park



Haulover Park



Enchanted Forest Elaine Gordon Park



Greynolds Park

SHOPPING & DINING



Aventura Mall



Miami Design District



Brickell City Centre



Bal Harbour Shops



Lincoln Road Mall

SPORTS



Kaseya Center



Hard Rock Stadium



Snyder Tennis Center



Normandy Shores Golf Course



Turnberry Isle Country Club

ARTS & MUSEUMS



Pérez Art Museum Miami



Adrienne Arsht Center for the Performing Arts



MOCA, Museum of Contemporary Art



FROST Museum of Science

ENTERTAINMENT



Las Olas Boulevard



Hard Rock Casino



Tidal Cove

PUBLIC TRANSPORT & TRAVEL



Miami International Airport



Opa-Locka Executive Airport



Haulover Marina



Brightline Rail Aventura

UHEALTH SOLÉ MIA MEDICAL CENTER



Only minutes away from The William is Miami's newest and most complete healthcare destinations—UHealth SoLé Mia. This 10-acre site is home to hundreds of physicians offices, diagnostic facilities, world-class surgical suites, advanced imaging, and more for elite-level cardiac, orthopedic, respiratory, gastroenterology, and more all backed by the internationally renowned University of Miami healthcare system.



A person is relaxing in a hot tub, surrounded by bubbles. The scene is illuminated with a blue light, creating a serene and relaxing atmosphere. The person's arm is visible in the foreground, resting on the edge of the tub.

THE WILLIAM

AMENITIES

NORTH MIAMI BEACH

ARRIVAL EXPERIENCE

Porte-cochère driveway

Double-height arrival lobby with concierge

Curated artwork throughout common areas

Smart package room

High-speed Wi-Fi

Seven floors of secure parking

Electric vehicle charging stations



9TH FLOOR LIFESTYLE AMENITIES

Resort-style pool and sun deck

Alfresco dining station with BBQ/summer kitchen

Outdoor bar and terrace lounge with firepits

Fitness center

Yoga Studio

Outdoor Training & Recovery Zone

Locker rooms

Spa treatment rooms available for private booking

Coworking lounge, terrace and library

Indoor lounge and café station

Self-serve market

Interactive kids playroom and playground



26TH FLOOR ROOFTOP RETREAT

Sunset hammock grove and lounge seating

Outdoor dining and summer kitchen

Rooftop pickleball court

Courtside Lounge for pre/post-game socializing

Coral Lounge and bar for private events

Pet run and grooming area



THE WILLIAM

RESIDENCES

NORTH MIAMI BEACH



EXPANSIVE TERRACE WITH UNOBSTRUCTED VIEWS

ARTIST'S CONCEPTUAL RENDERING



LIVING ROOM



KITCHEN

ARTIST'S CONCEPTUAL RENDERING



BEDROOM

ARTIST'S CONCEPTUAL RENDERING



BATHROOM

ARTIST'S CONCEPTUAL RENDERING

THE WILLIAM

FLOOR PLANS

NORTH MIAMI BEACH

ST2

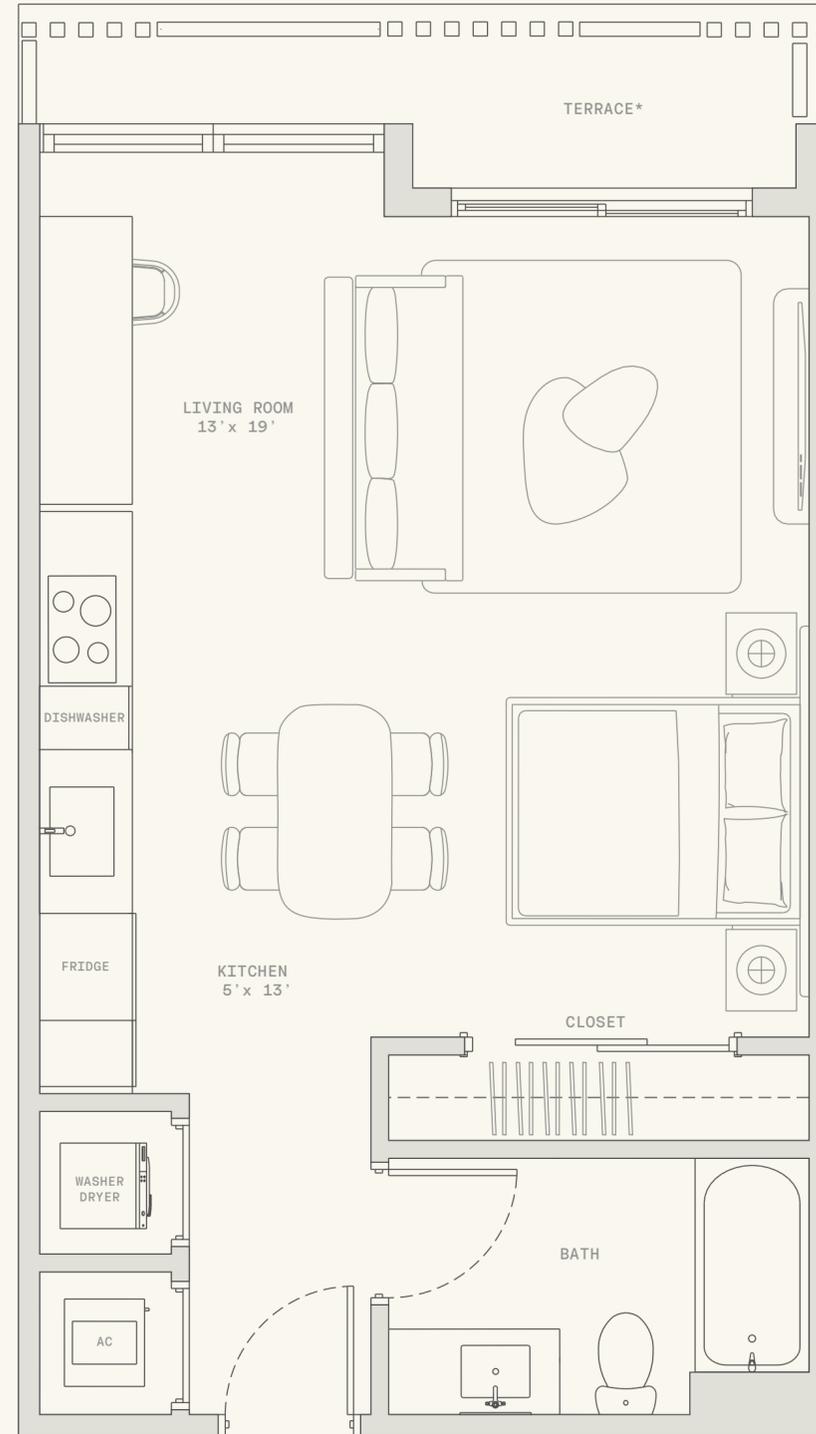
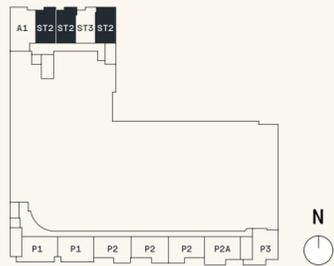
UNITS 09|10|12

FLOOR 2-8
Studio
1 Bathroom

Interior Space
552 SF
51 M²

Exterior Space*
38-72 SF
4-7 M²

Total Area
590-624 SF
55-58 M²



T. 786.550.6685
TheWilliamResidencesMiami.com



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ST3

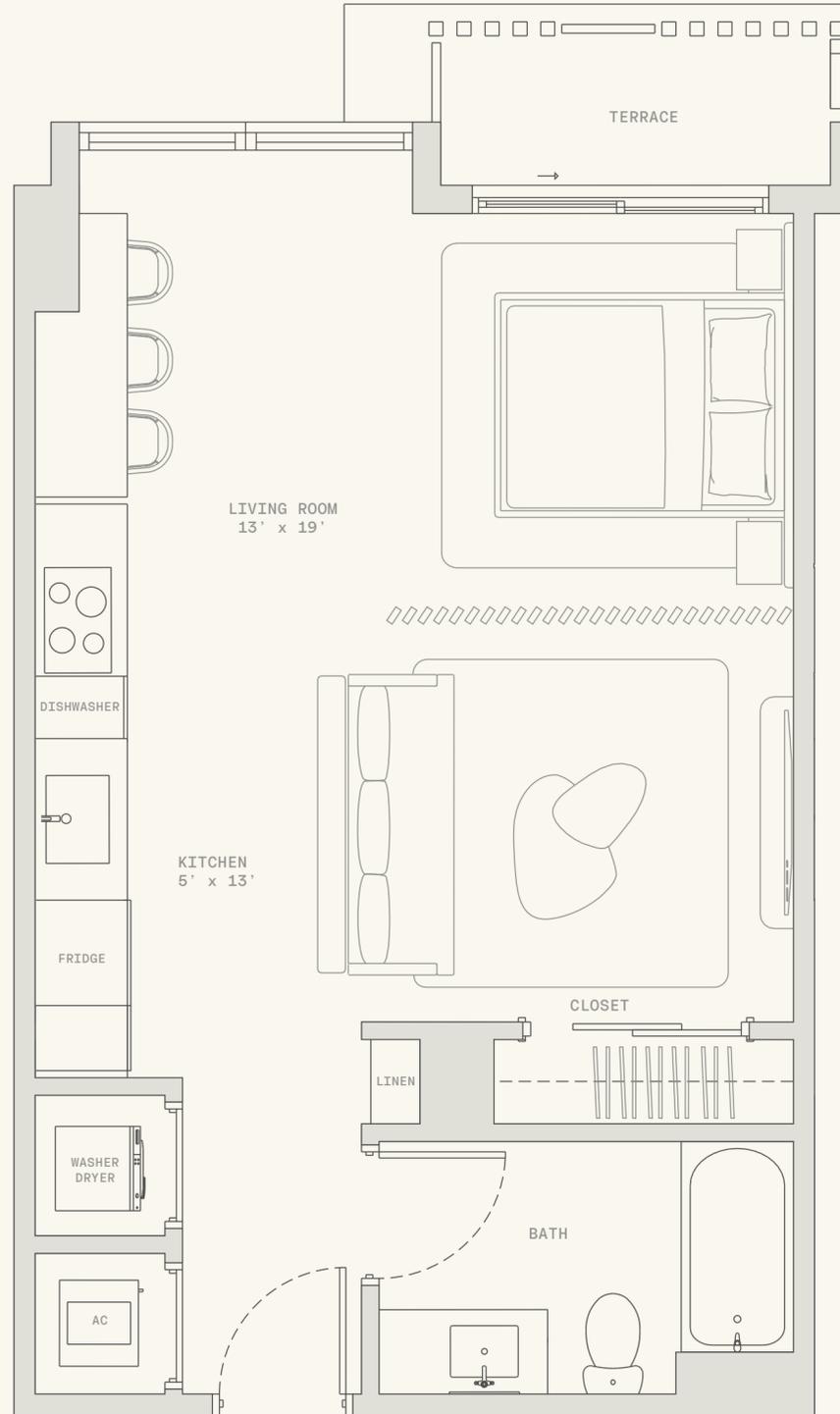
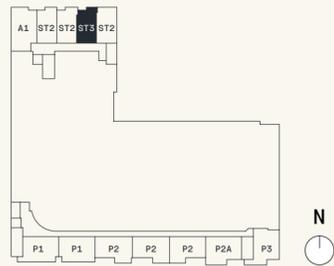
UNIT 11

FLOOR 2-8
Studio
1 Bathroom

Interior Space
552 SF
51 M²

Exterior Space*
40-66 SF
4-6 M²

Total Area
592-618 SF
55-57 M²



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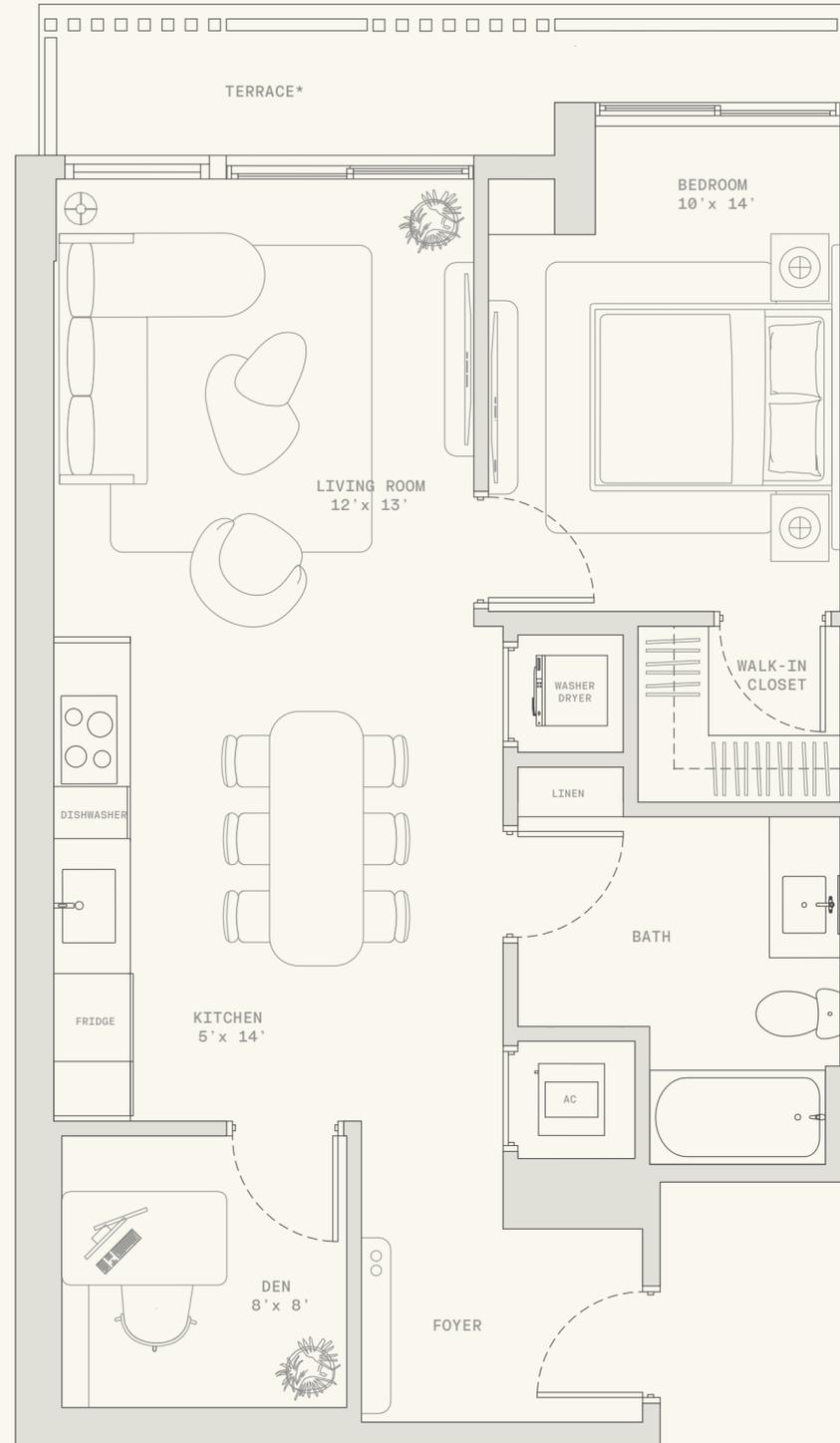
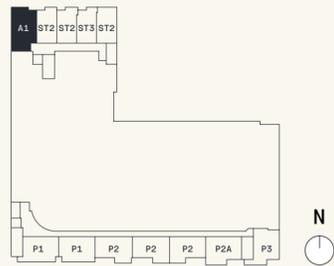
UNIT 08

FLOOR 2-8
1 Bedroom
1 Bathroom

Interior Space
837 SF
78 M²

Exterior Space*
62-86 SF
6-8 M²

Total Area
899-923 SF
83-86 M²



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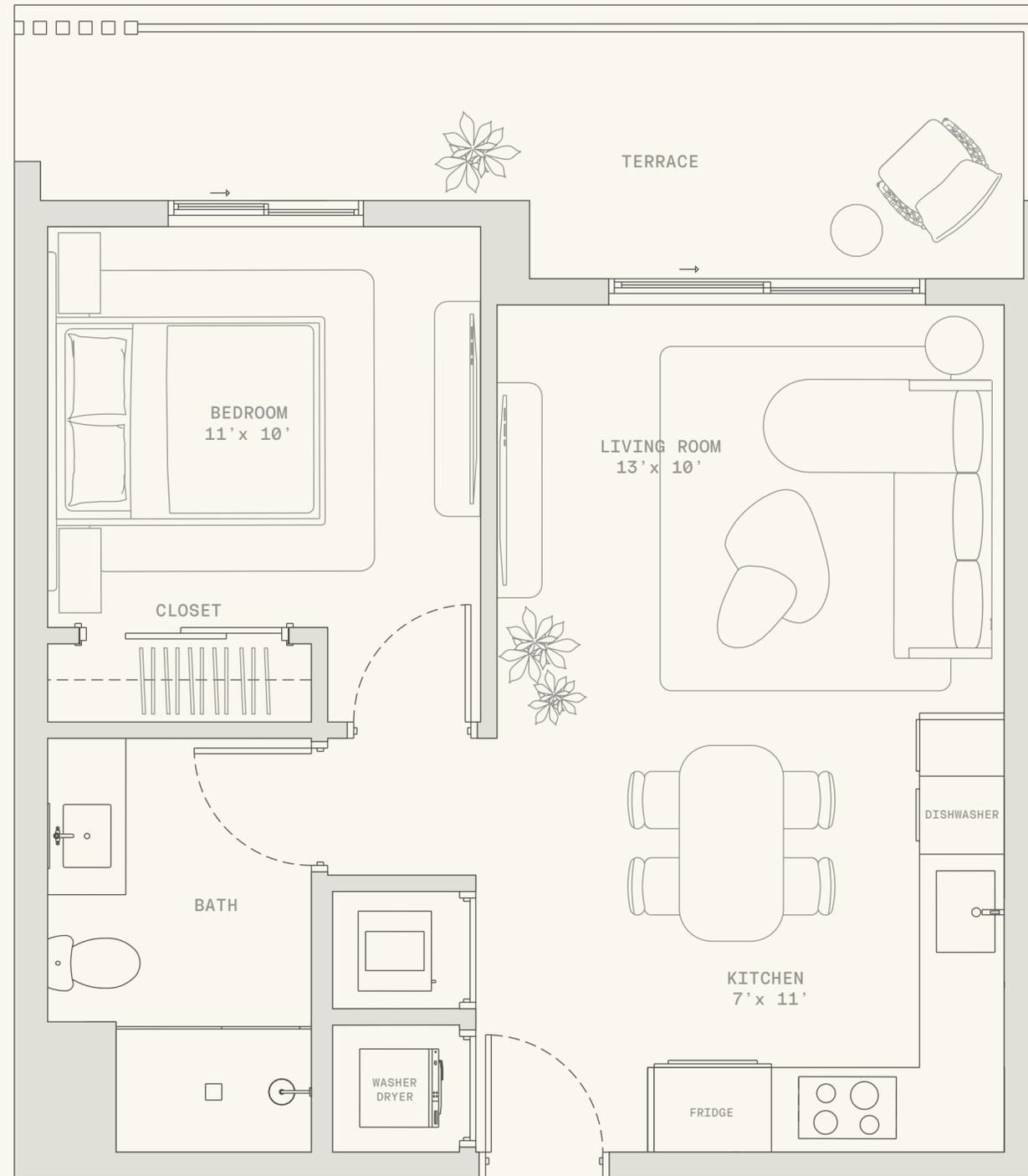
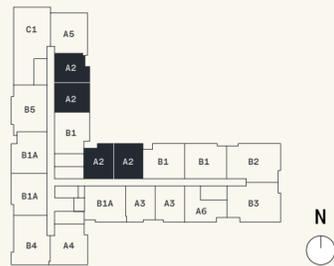
UNITS 18|19(L10) 15|16|18|19

FLOOR 10-25
1 Bedroom
1 Bathroom

Interior Space
603 SF
56 M²

Exterior Space*
94-149 SF
9-14 M²

Total Area
697-752 SF
65-70 M²



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A3

UNITS 08|09

FLOOR 11-25

1 Bedroom

1 Bathroom

Interior Space

623 SF

58 M²

Exterior Space*

112-158 SF

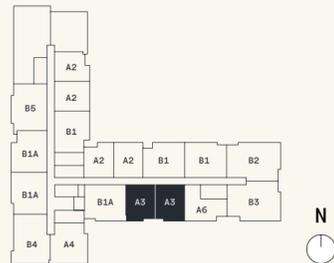
10-15 M²

Total Area

735-781 SF

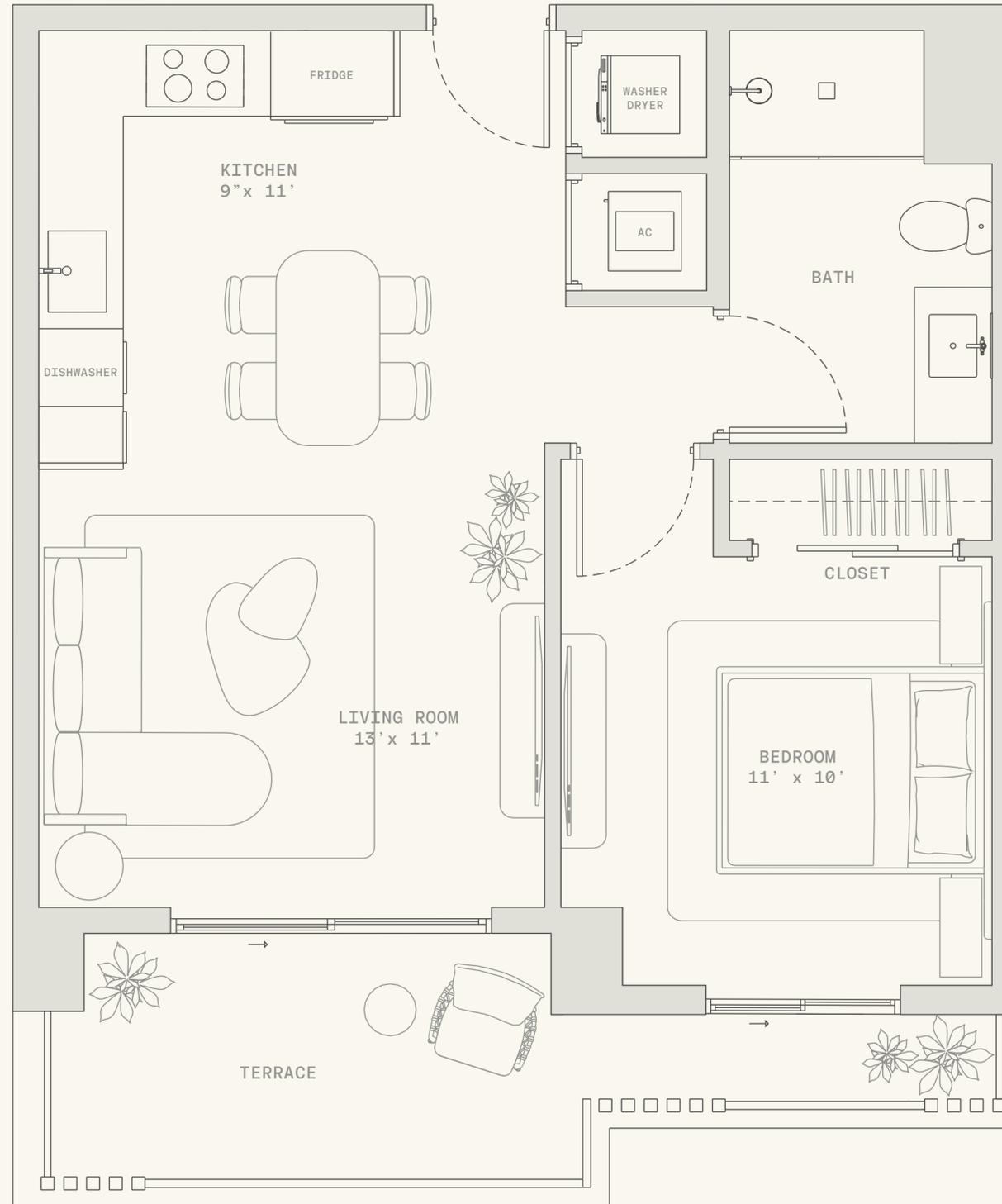
68-73 M²

Certain units may be mirrored from what is shown.



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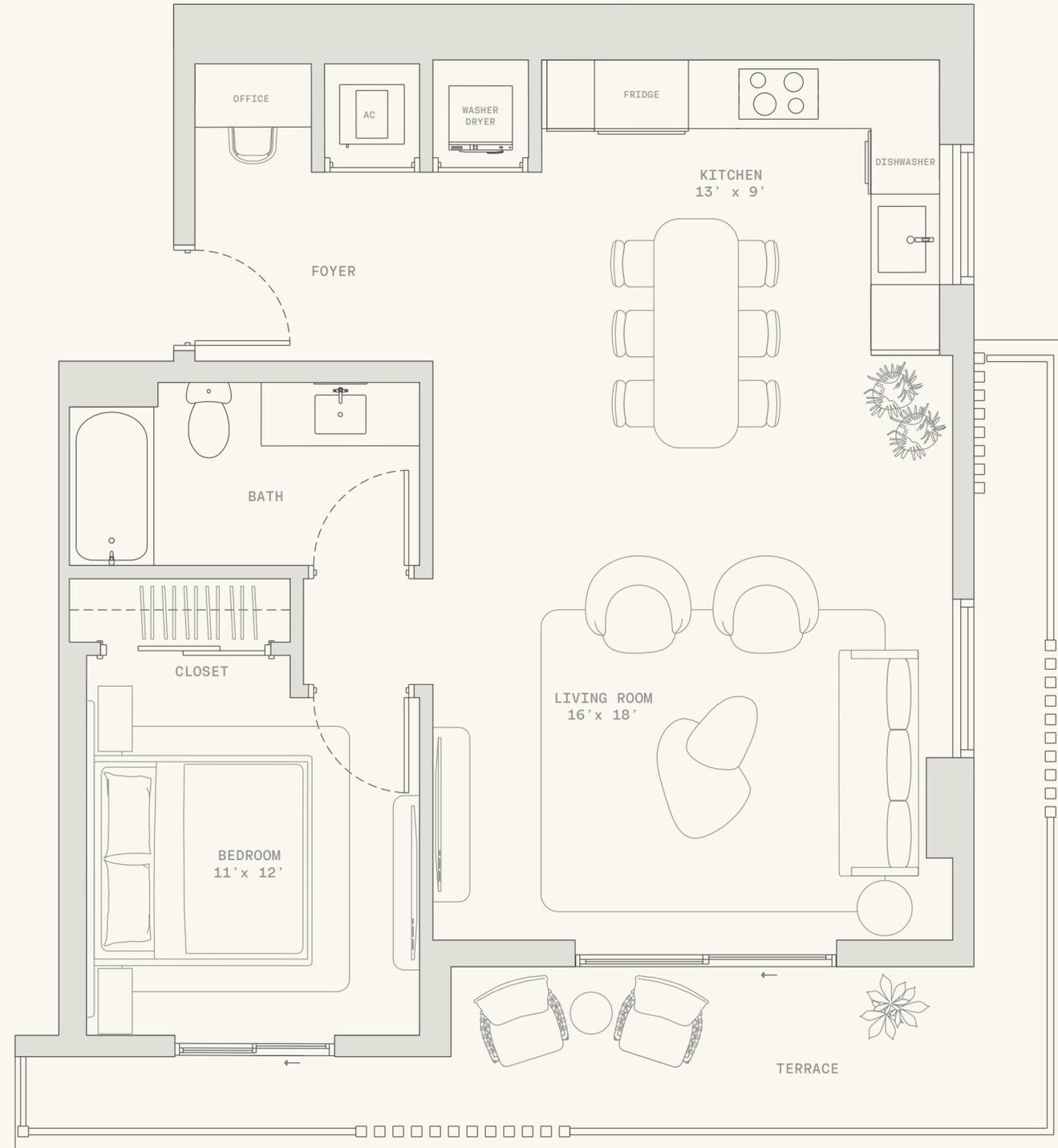
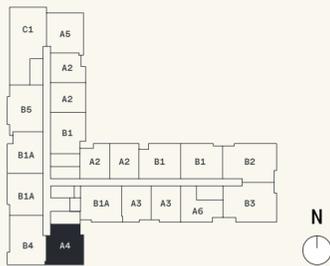
UNIT 06

FLOOR 10-25
1 Bedroom + Office
1 Bathroom

Interior Space
832 SF
77 M²

Exterior Space*
211-237 SF
20-22 M²

Total Area
1,043-1,069 SF
97-99 M²



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A5

UNIT 20

FLOOR 10-25

1 Bedroom

1 Bathroom

Interior Space

812 SF

75 M²

Exterior Space*

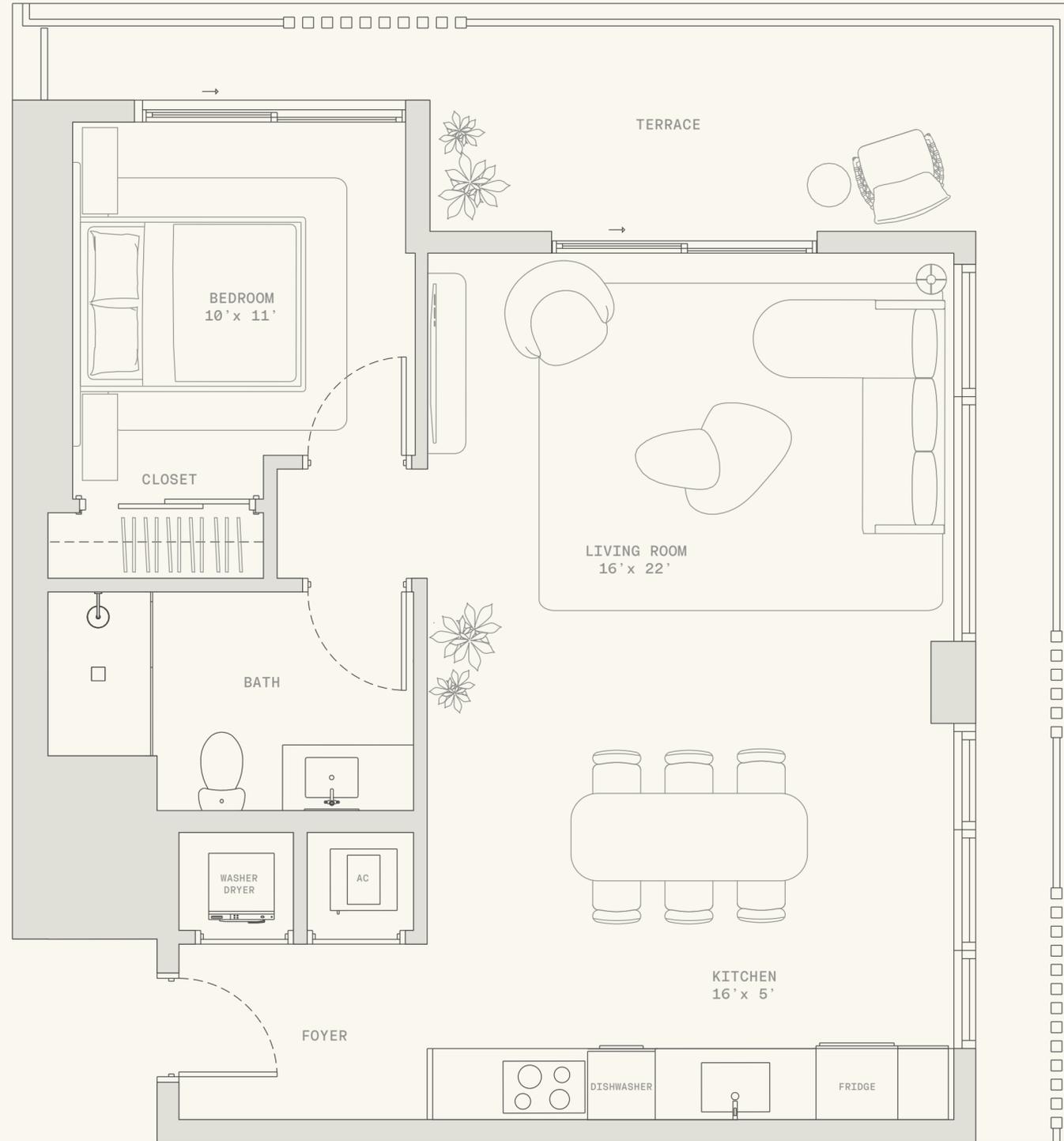
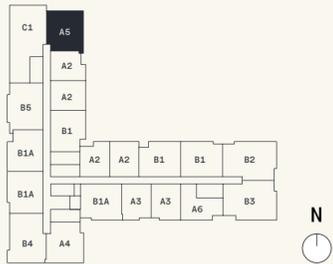
233-261 SF

22-24 M²

Total Area

1,045-1,073 SF

97-100 M²



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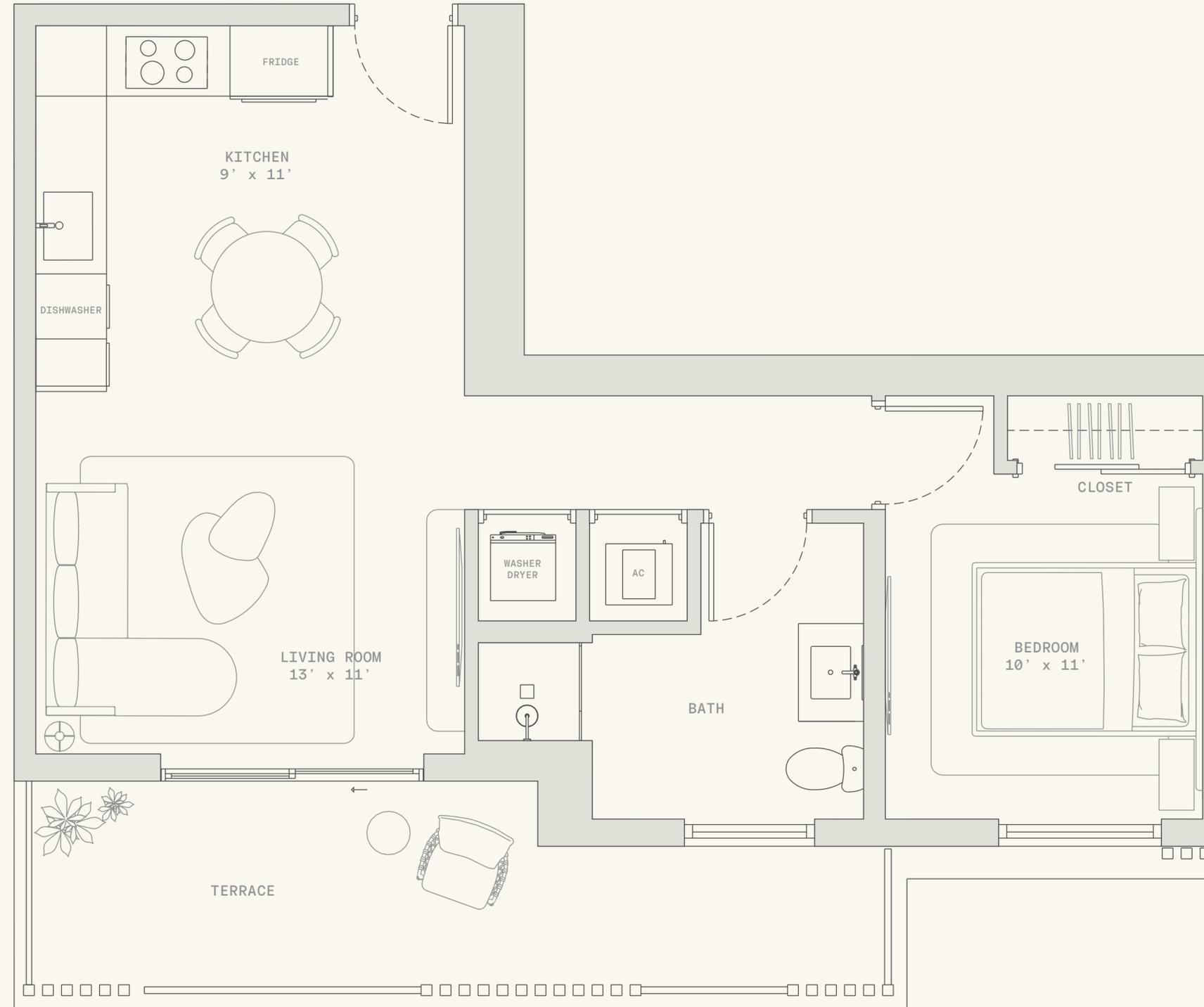
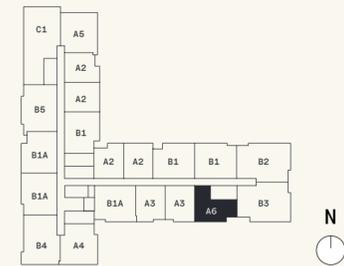
UNIT 10

FLOOR 11-25
1 Bedroom
1 Bathroom

Interior Space
641 SF
60 M²

Exterior Space*
162-207 SF
15-19 M²

Total Area
803-848 SF
75-79 M²



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B1

UNITS 07(L10) 14|13|17

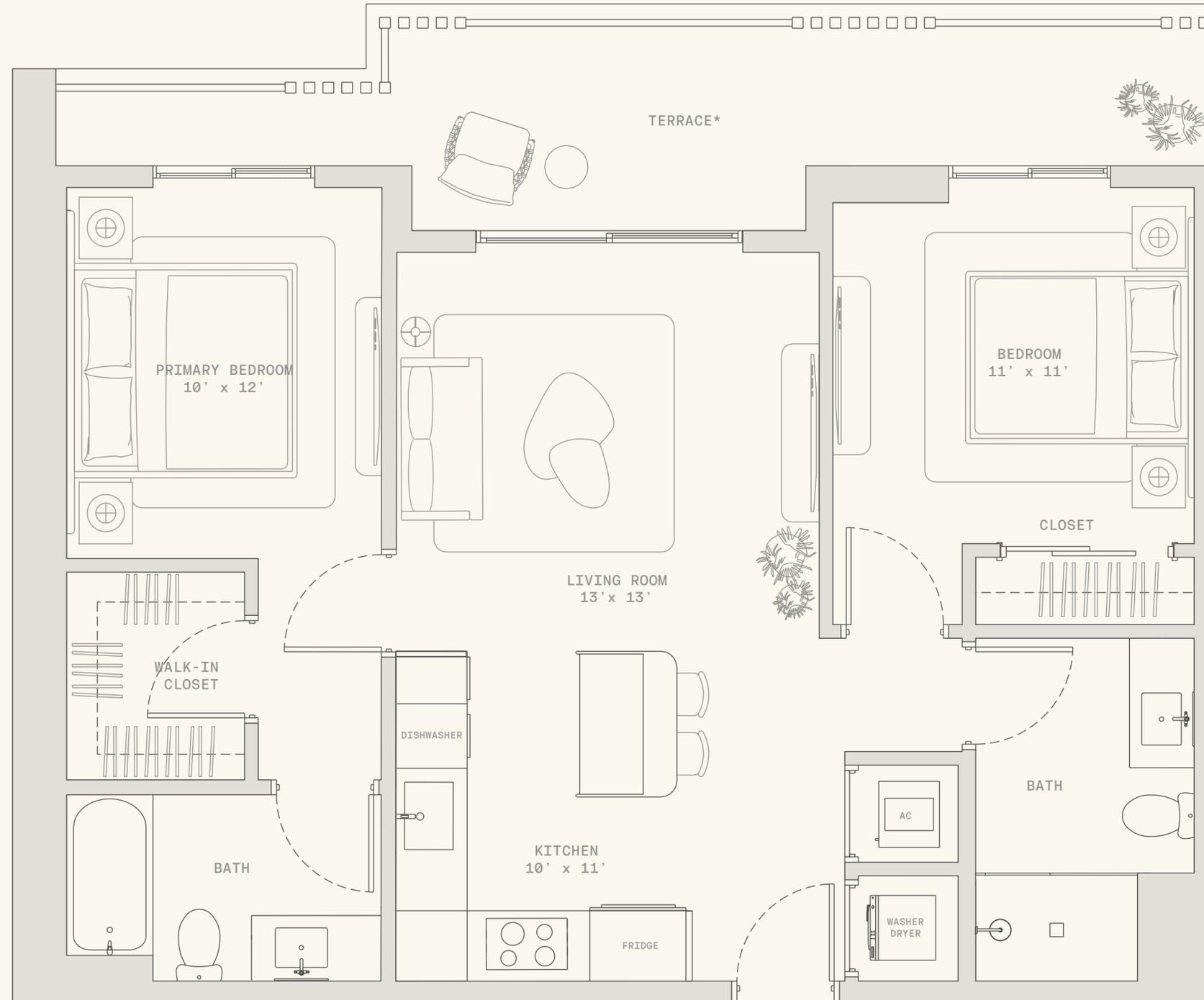
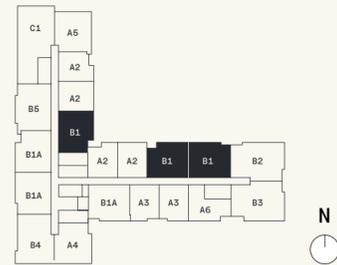
FLOOR 10-25
2 Bedrooms
2 Bathrooms

Interior Space
868 SF
81 M²

Exterior Space*
147-189 SF
14-18 M²

Total Area
1,015-1,057 SF
94-98 M²

Certain units may be mirrored from what is shown.



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B1A

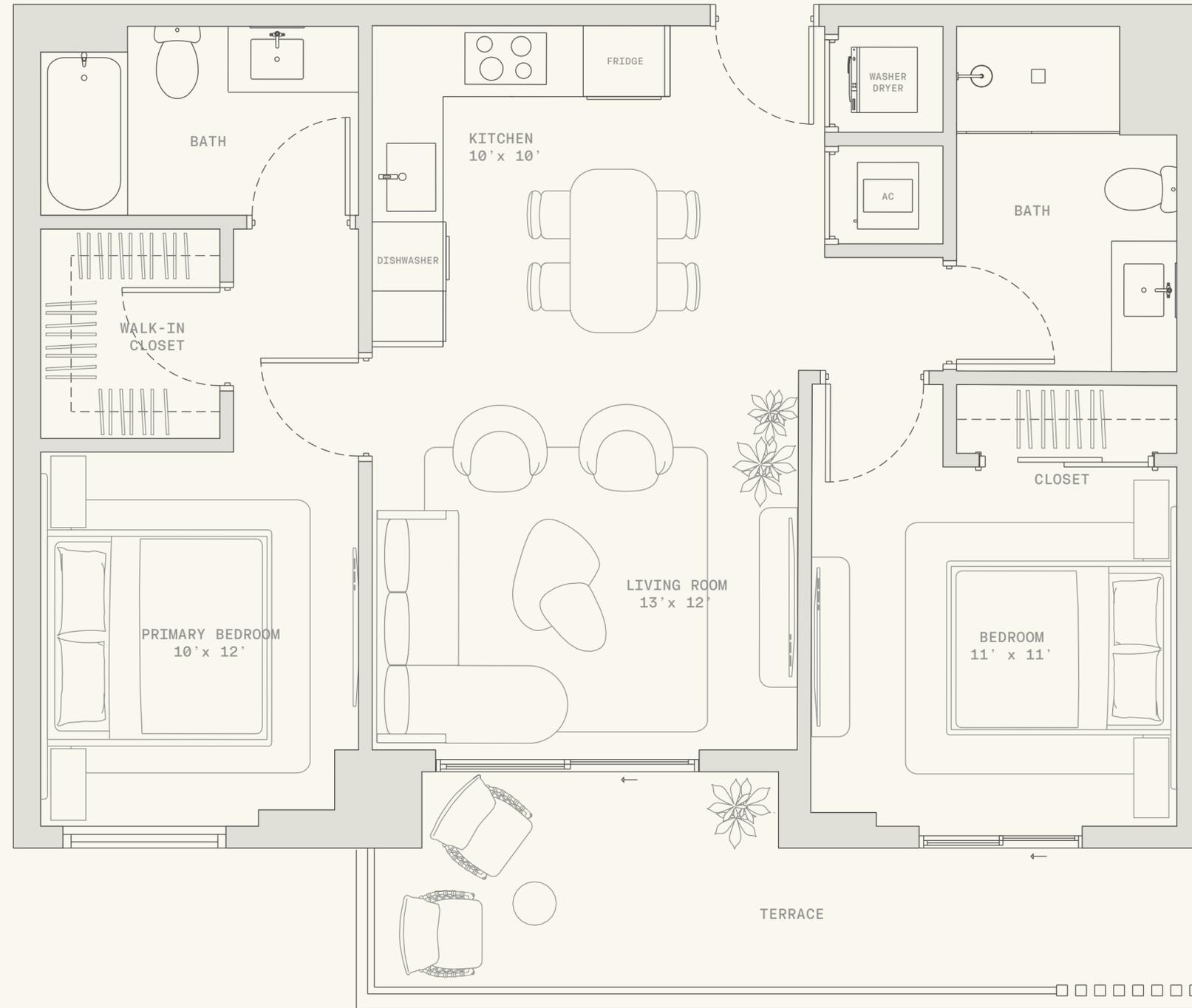
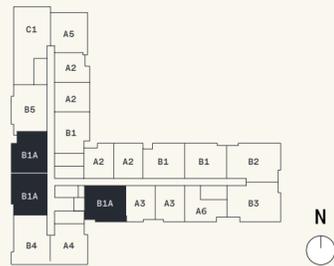
UNITS 03|04(L10) 03|04|07

FLOOR 10-25
2 Bedrooms
2 Bathrooms

Interior Space
891 SF
83 M²

Exterior Space*
152-213 SF
14-20 M²

Total Area
1,043-1,104 SF
97-102 M²



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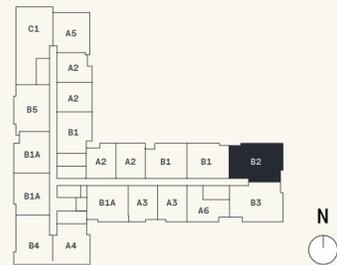
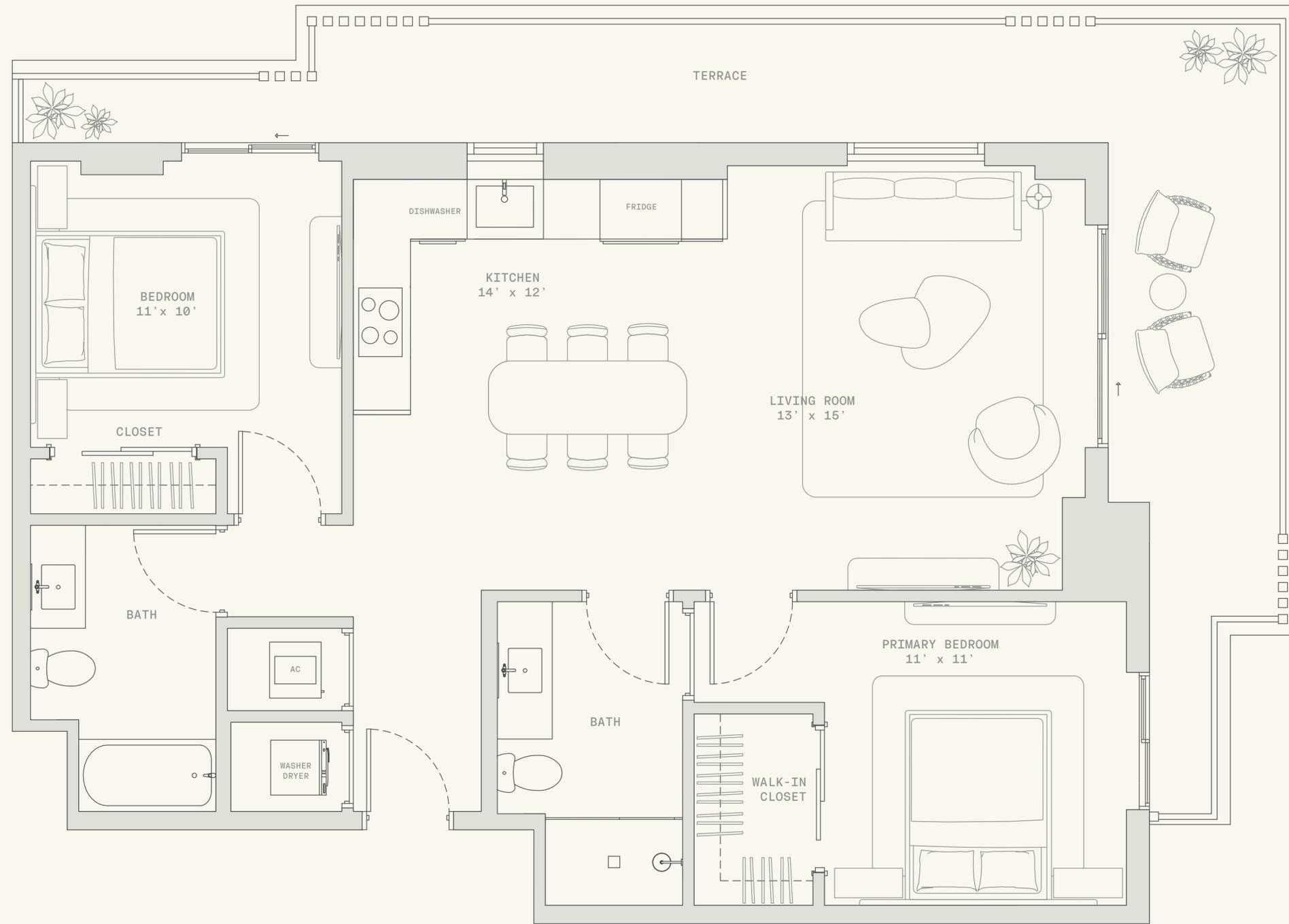
UNIT 12

FLOOR 11-25
2 Bedrooms
2 Bathrooms

Interior Space
1,080 SF
100 M²

Exterior Space*
340-347 SF
32-33 M²

Total Area
1,420-1,427 SF
132-133 M²



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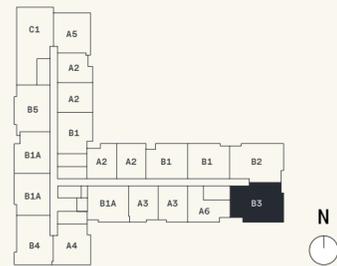
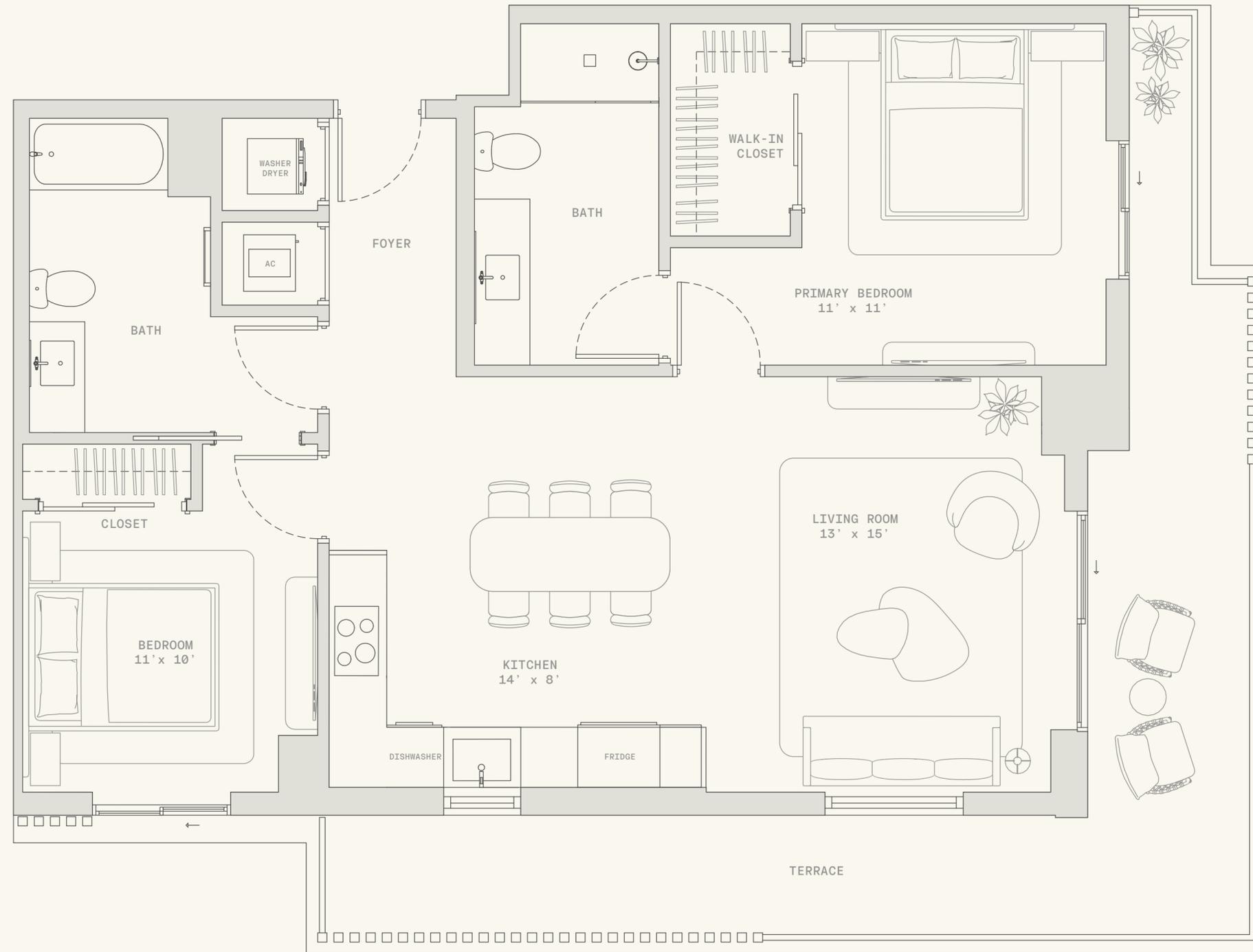
UNIT 11

FLOOR 11-25
2 Bedrooms
2 Bathrooms

Interior Space
1,097 SF
102 M²

Exterior Space*
320-371 SF
30-34 M²

Total Area
1,417-1,468 SF
132-136 M²



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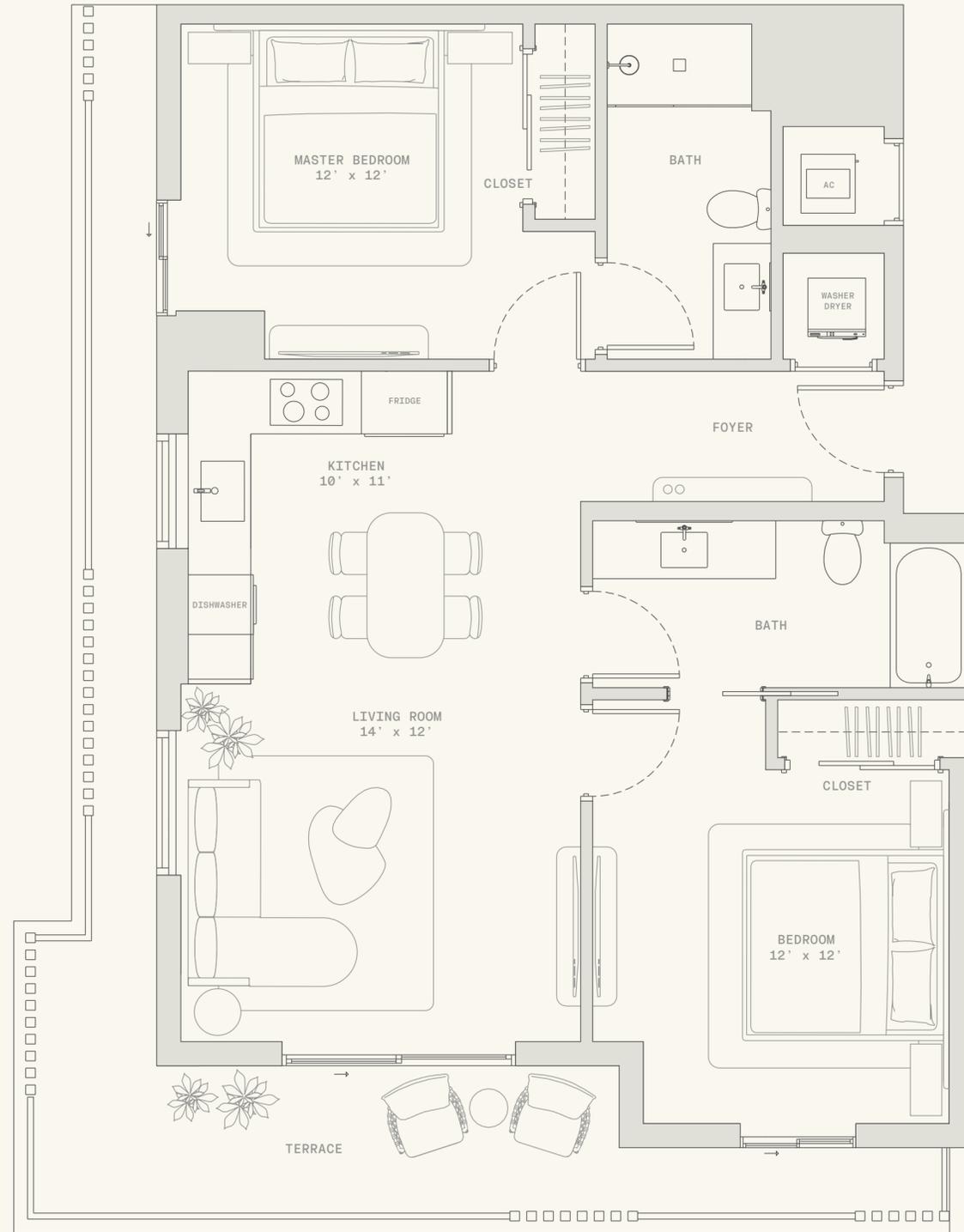
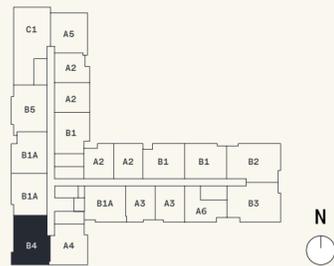
UNIT 05

FLOOR 10-25
2 Bedrooms
2 Bathrooms

Interior Space
1,022 SF
95 M²

Exterior Space*
232-286 SF
22-27 M²

Total Area
1,254-1,308 SF
116-121 M²



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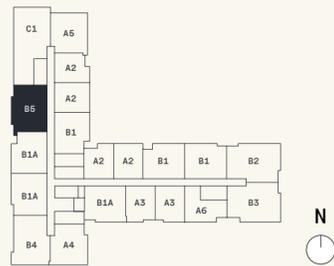
UNIT 02

FLOOR 10-25
2 Bedrooms
2 Bathrooms

Interior Space
997 SF
93 M²

Exterior Space*
205-211 SF
19-20 M²

Total Area
1,202-1,208 SF
112-113 M²



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Our available residences represent a wide range of layouts, views, and configurations—each designed to complement your own style and pace of living.

AVAILABILITY SHEET

Studios

From \$380,900 to \$392,600

One-Bedroom

From \$416,300 to \$576,500

Two-Bedrooms

From \$598,900 to \$785,200

Three-Bedrooms

From \$988,400 to \$1,013,600

BUYER DEPOSIT STRUCTURE

5% at Reservation

15% at Contract

10% at Groundbreaking

10% at Top Off

60% at Closing

THE WILLIAM

SHARED VISION

NORTH MIAMI BEACH

CO-DEVELOPERS

BLUE ROAD

With an eye toward longevity and livability, Blue Road approaches development as both craft and strategy. The Florida-based team manages every phase in-house—from acquisition to construction and marketing—with an emphasis on delivering lasting value. Their portfolio reflects a commitment to future-focused, thoughtfully positioned properties across commercial and residential sectors.



CO-DEVELOPERS

ILIA DEVELOPMENT GROUP

ILIA Development Group is a South Florida-based development firm backed by the strength of a business group with more than 50 years of experience in power generation, mining and infrastructure projects, and ownership of financial companies in Latin America. With a growing real estate portfolio that includes residential, medical, hospitality, and retail assets, ILIA brings deep capital resources and a global perspective to the U.S. market. Led, among others, by seasoned investment banker Germán Osorio, the firm combines disciplined execution with long-term vision to create high-impact developments across Florida.



BLUE OSCEOLA APARTMENTS, KISSIMMEE, FL

DESIGN CONSULTANT

CARLOS OTT

An internationally recognized figure in architecture, Carlos Ott brings over four decades of experience to landmark projects around the world. Known for his sculptural, forward-looking designs, Ott leads a Toronto-based practice with a deep portfolio across five continents. His work merges artistry with functionality, delivering iconic structures that reflect both setting and ambition.



ARCHITECT OF RECORD

BEHAR FONT & PARTNERS

As an award-winning organization with more than thirty-five years of expertise in architecture, planning, and interior design, Behar Font & Partners is globally respected for delivering creative, functional, flexible, and efficient spaces across a broad range of property types. Their complete architectural services encompass feasibility, zoning studies, environmental performance standards, master planning, programming, and more, and are further enhanced by interior design services that seamlessly integrate interior spaces with exterior architectural designs.



INTERIOR DESIGN

URBAN ROBOT

Miami-based Urban Robot blurs the lines between interior design, landscape architecture, and urban planning—creating environments that feel as good as they function. Their interdisciplinary team approaches each project as a narrative, grounding bold creative gestures in purpose and human connection.



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80+

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SOUTH FLORIDA
PROJECTS

21

OFFICES AROUND
THE WORLD

1,000+

ASSOCIATES
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SALES & MARKETING

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THE RITZ-CARLTON RESIDENCES, SUNNY ISLES BEACH, FL



JADE SIGNATURE, SUNNY ISLES BEACH, FL