



WALDORF ASTORIA®  
RESIDENCES · MIAMI





Legacy of Excellence

Modern Masterpiece

Redefining Luxury

THE WALDORF-ASTORIA

HOME TO WORLD LEADERS,  
ROYALTY, MOVIE STARS,  
AND MUSIC LEGENDS

# Waldorf Astoria New York

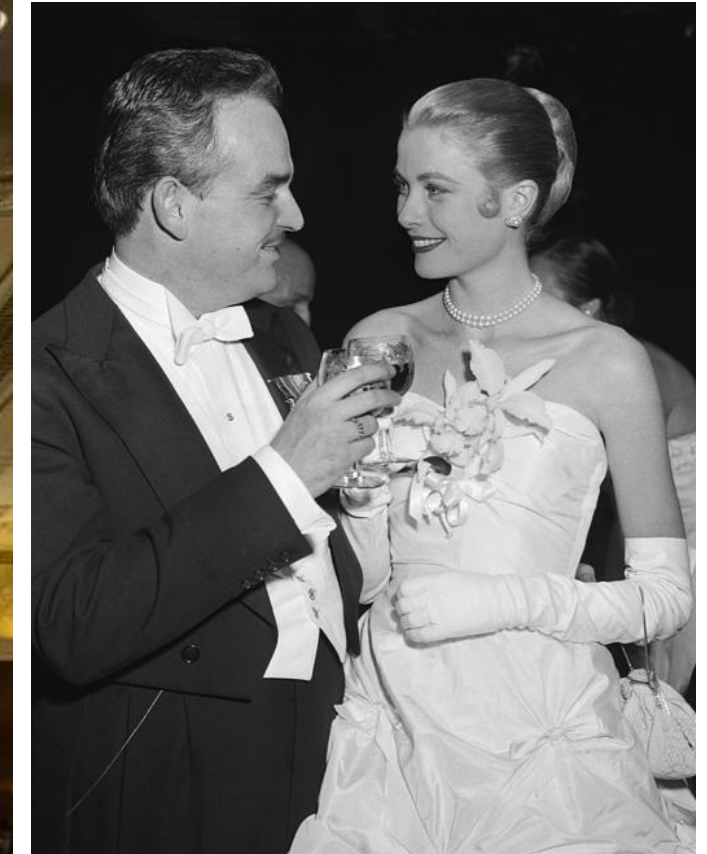
Waldorf Astoria has been a pillar of elegance and innovation since before its New York introduction in 1931.

Today, the name represents one of the world's most illustrious hotel portfolios spanning some of the globe's most coveted corners.

An established industry pioneer, Waldorf Astoria is a symbol of iconic legacy guided by an evolved sense of transformation... and like all true leaders, a bold vision for what's to come.



Queen Victoria Clock



Princess Kelly and Prince Rainier III  
1956



Conrad Hilton  
1949



Spirit of Achievement





Waldorf Astoria, Maldives



## Waldorf Astoria Globally

Offering exceptional experiences at one the world's most legendary hotels, each Waldorf Astoria represents a unique personality. With undeniable global presence and relevancen.



Waldorf Astoria, Dubai



Waldorf Astoria, Beijing



Waldorf Astoria Los Cabos, Mexico

A woman with dark hair styled in an updo is sitting in a room. She is wearing a light pink, intricately patterned lace jacket with dark buttons. Behind her is a stack of three suitcases: a tan one on top, a white one in the middle, and a brown one at the bottom. To the right of the suitcases is a large, white, crumpled handbag. The background consists of light-colored curtains.

BUILT ON A FOUNDATION  
OF EXCELLENCE

SEE LEGAL DISCLOSURES ON BACK COVER



# 90 YEARS OF PERFECTION

Waldorf Astoria Residences offers a one-of-kind experience only a luxury brand with over 90 years of experience can deliver.





## Waldorf Service

Anticipatory to the highest degree and personalized to your occasion, Waldorf Service is the genuine culture behind all we do. Personal Concierges deliver unbeatable, bespoke service from the moment you arrive.



## Inspirational Environments

Our luxuriously appointed environments inspire you to celebrate your most significant moments and occasions. Our signature restaurants and crafted spaces are destinations unto themselves.



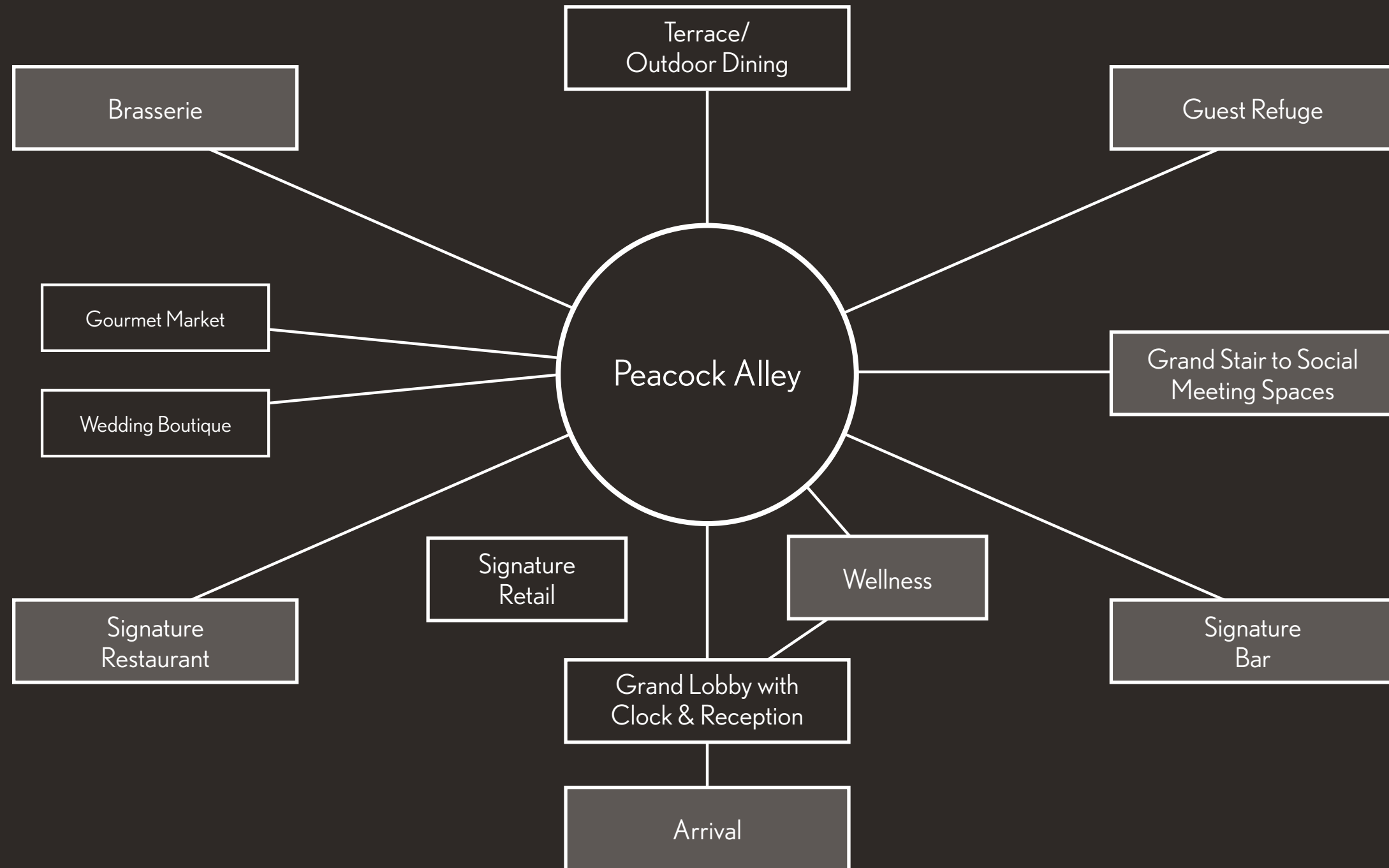
## Authentic Moments

Our luxuriously appointed environments inspire you to celebrate your most significant moments and occasions. Our signature restaurants and crafted spaces are destinations unto themselves.



# WALDORF ASTORIA

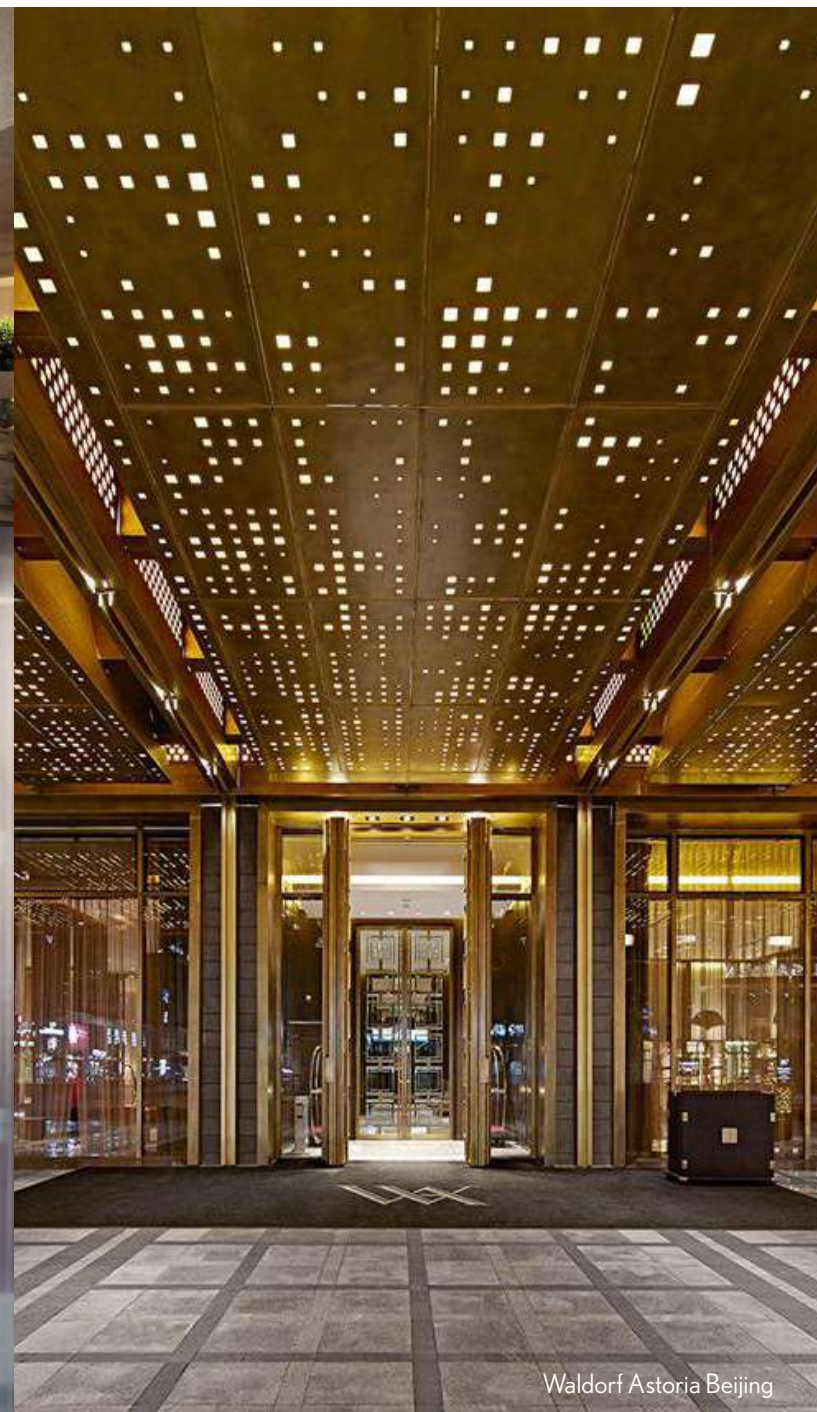
Designed to be even greater than the sum of its individually distinctive parts.



# A Sense of Arrival



Waldorf Astoria New York



Waldorf Astoria Beijing



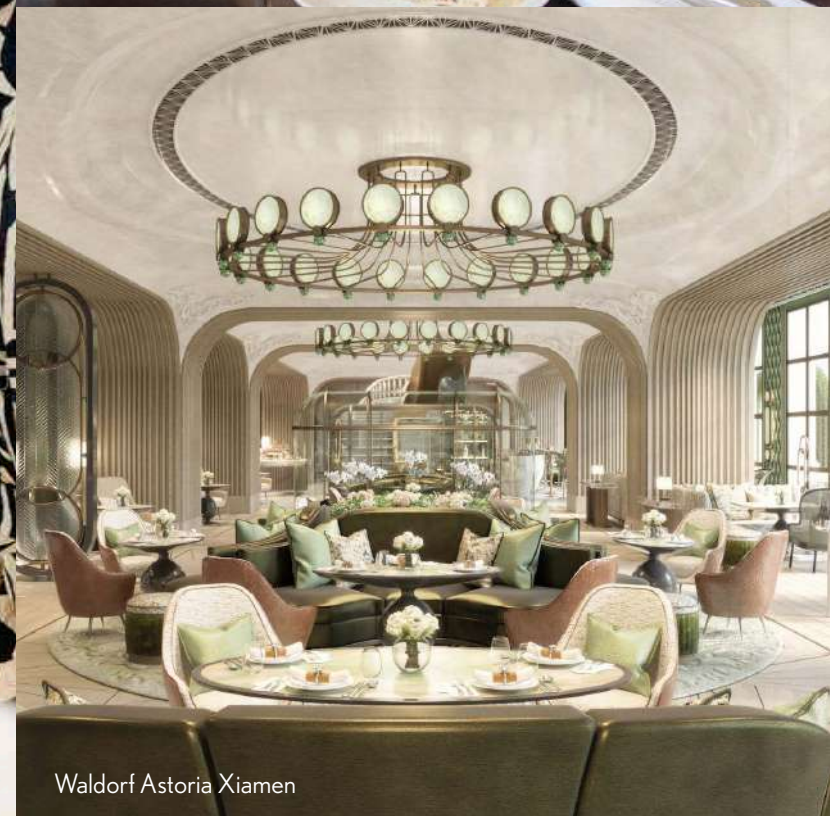
Waldorf Astoria Beverly Hills



# A Grand Entrance



# See and Be Seen - Peacock Alley



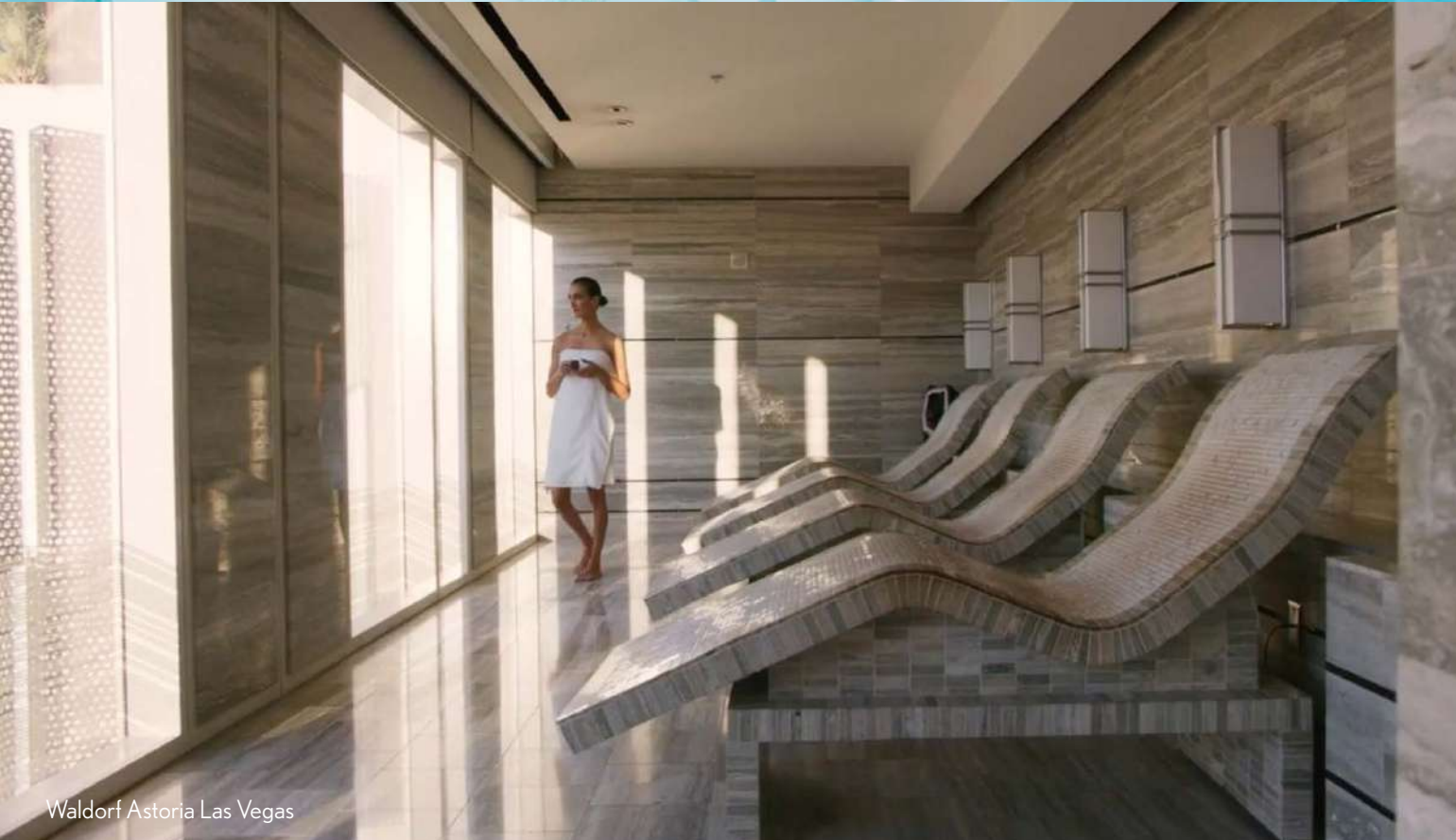
# A Soulful Experience



Waldorf Astoria Boca Raton



Waldorf Astoria New York



Waldorf Astoria Las Vegas





## Requested Services

### PROVIDED TO EACH RESIDENT ON AN À LA CARTE BASIS

- Housekeeping
- Valet laundry, dry cleaning, and pressing
- Food & Beverage service offerings
- Personal chef and event catering
- In-residence maintenance
- In-residence spa services
- Personal fitness trainer
- Pet services
- Limo, driver, and transportation
- Automotive detailing
- Courier and outbound mailing
- Personal assistant and secretarial services

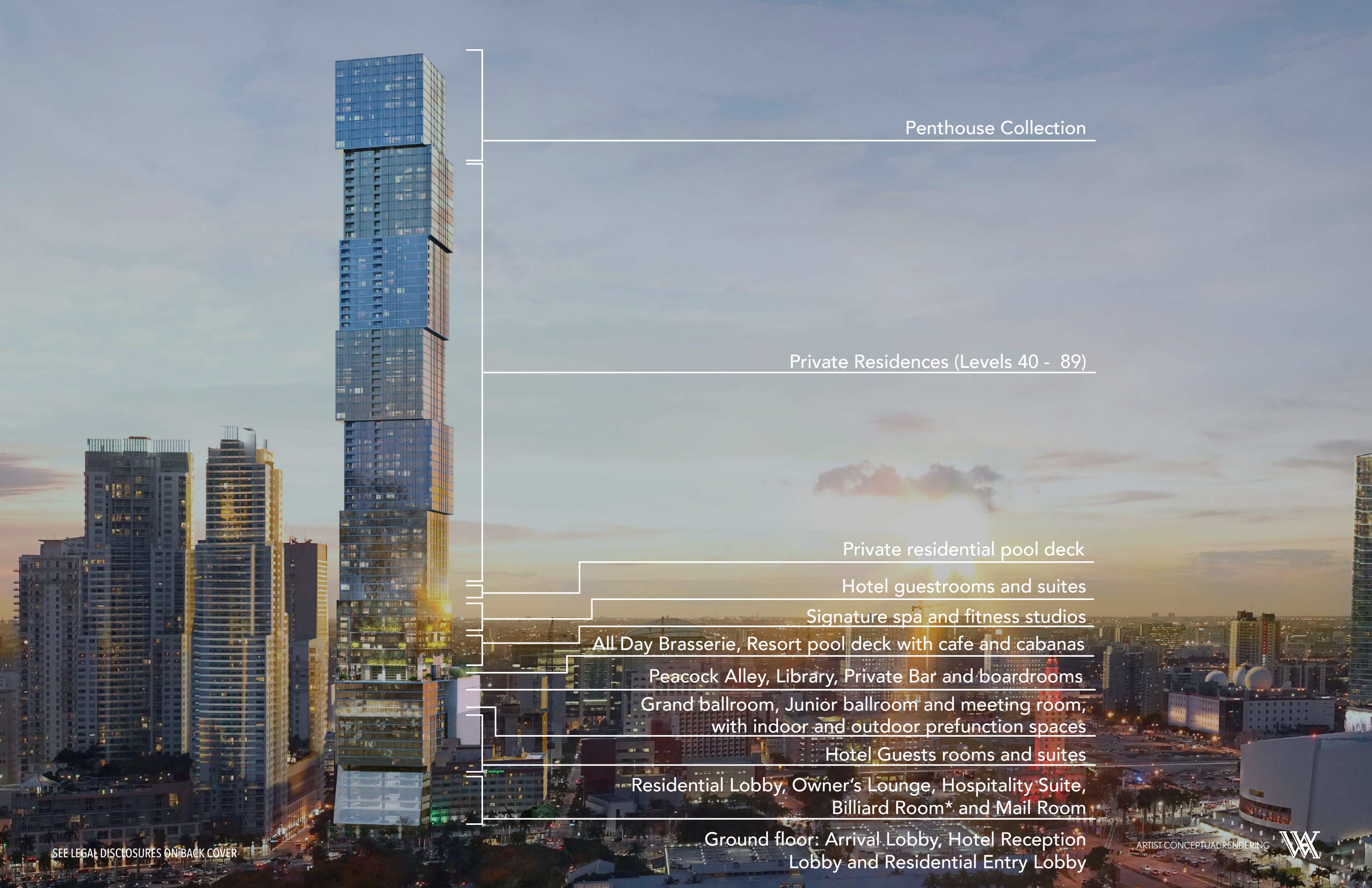
*True Waldorf Service enables residents to enjoy the utmost quality of life by providing many more services beyond those listed, granting residents the greatest luxury of all – more time.*



# UNVEILING OF A TIMELESS BRAND







Penthouse Collection

Private Residences (Levels 40 - 89)

Private residential pool deck

Hotel guestrooms and suites

Signature spa and fitness studios

All Day Brasserie, Resort pool deck with cafe and cabanas

Peacock Alley, Library, Private Bar and boardrooms

Grand ballroom, Junior ballroom and meeting room, with indoor and outdoor prefunction spaces

Hotel Guests rooms and suites

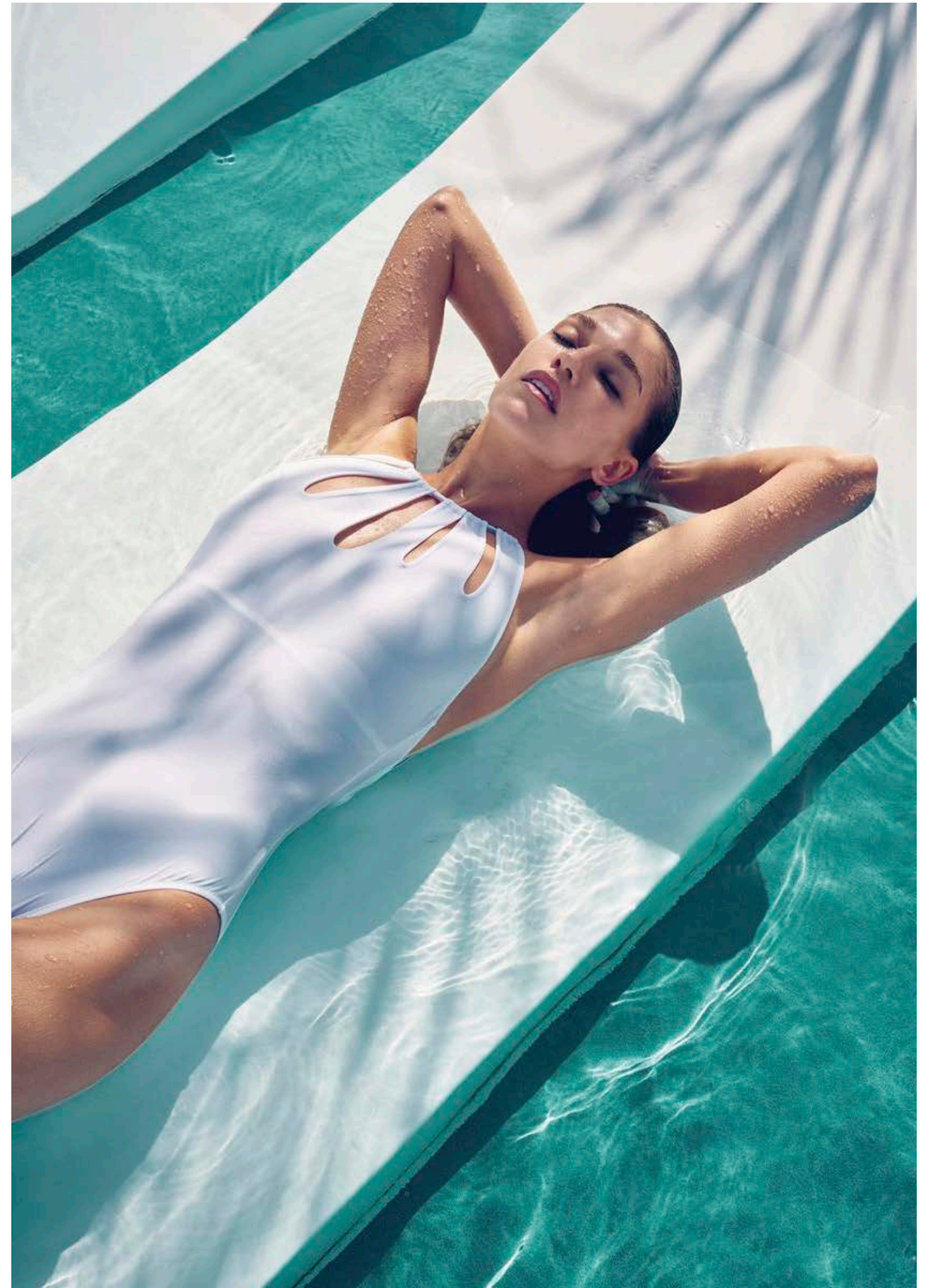
Residential Lobby, Owner's Lounge, Hospitality Suite, Billiard Room\* and Mail Room

Ground floor: Arrival Lobby, Hotel Reception Lobby and Residential Entry Lobby

## Experience Signature Spaces

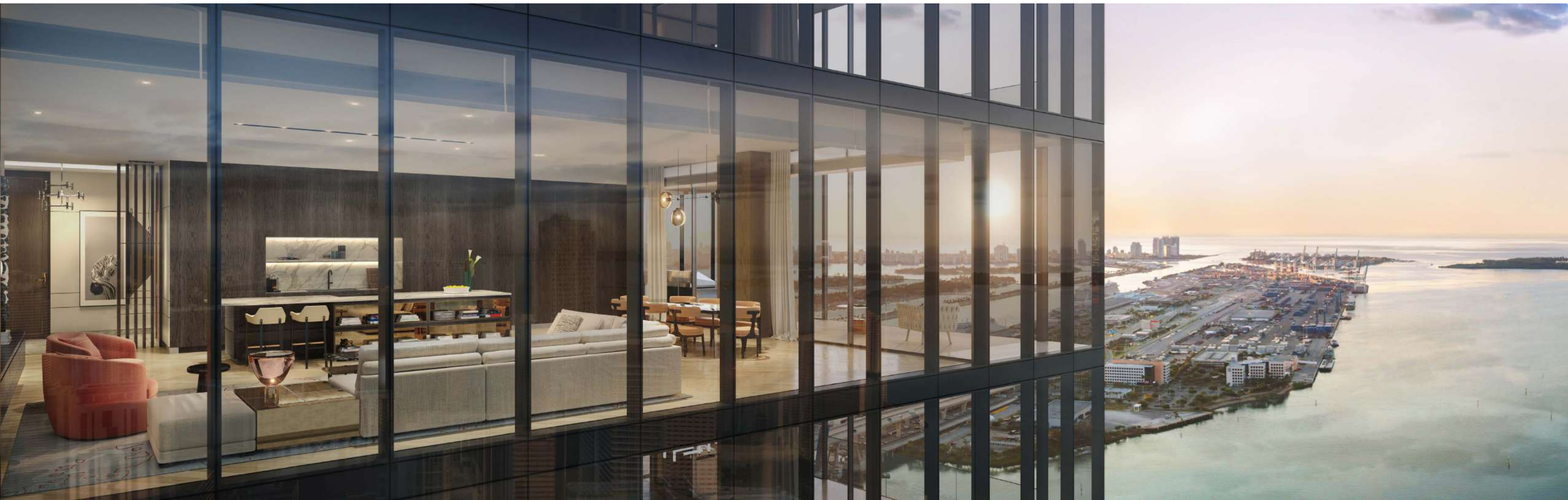
### BUILDING FEATURES

- 100-story tower located in Downtown Miami across from Biscayne Bay
- Conceptually designed by world renowned architect Carlos Ott in collaboration with Sieger Suarez Architects
- 360 branded luxury residences
- 205 hotel guestrooms and suites
- Interiors created by BAMO design firm
- Peacock Alley
- True Waldorf Service and concierge
- Unobstructed views of city and downtown skyline, Miami Beach and Atlantic Ocean
- Waldorf Astoria immersive resort-style pool with outdoor café and private cabanas
- Private Bar/ Wine Tasting Room
- Signature Restaurant
- All-Day Dining Brasserie
- Pre-function and function spaces
- Meeting and boardrooms
- Waldorf Astoria Kids Club
- 24-hour valet parking





ONE-OF-A-KIND-A-KIND  
LUXURY LIVING  
EXPERIENCE





SEE LEGAL DISCLOSURES ON BACK COVER

ARTIST CONCEPTUAL RENDERING

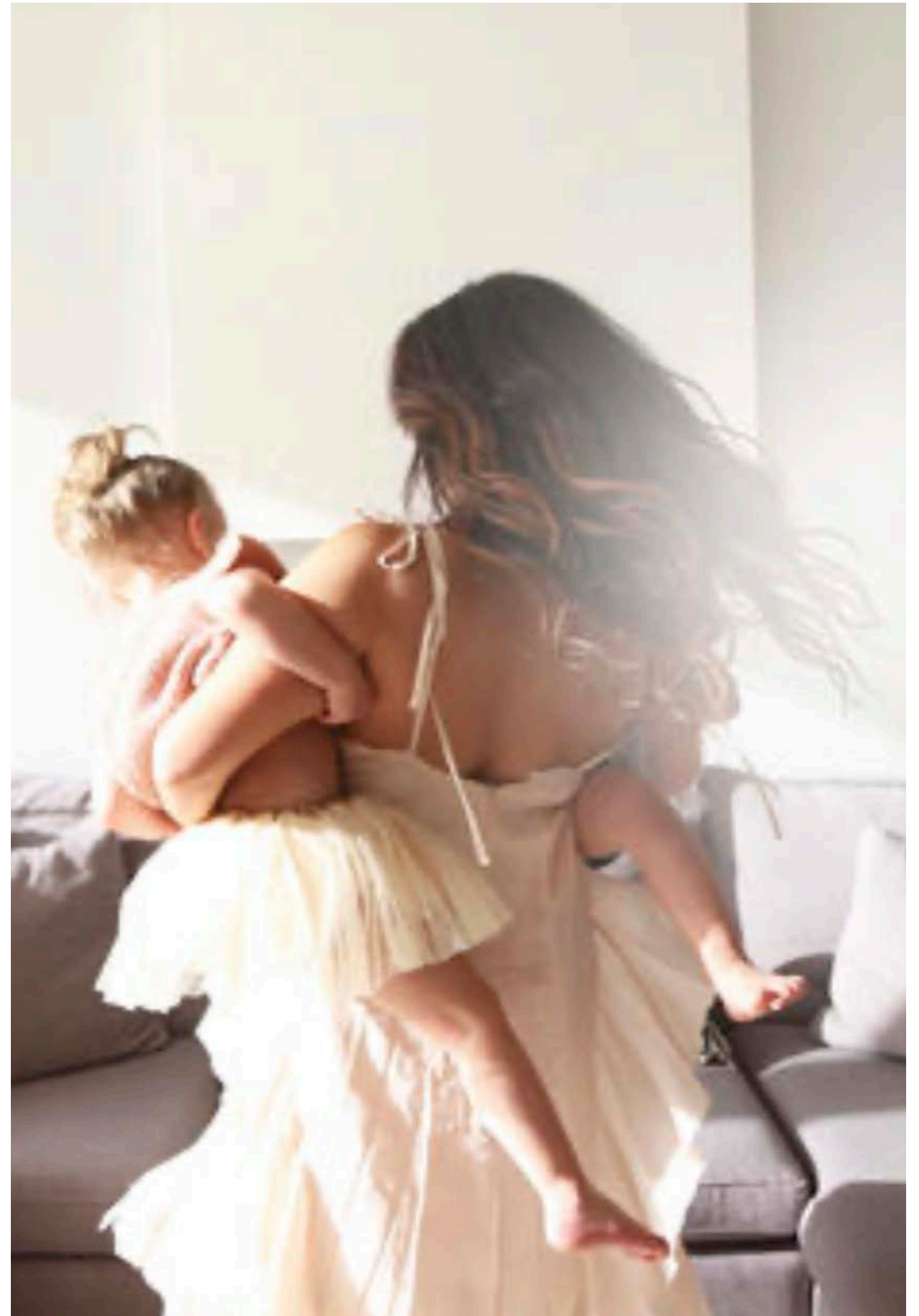




## Residences that Inspire

### RESIDENCES FEATURES

- Fully finished and Furnished Junior Suites
- 1- 2- 3-and 4-bedroom private residences
- All residential interiors are designed by award-winning interior design firm BAMO
- Features the latest “smart building” technology with a custom Waldorf Astoria Residences app, linking residents to 24-hour concierge services and building amenities
- 10’ foot floor-to-ceiling windows with stunning views of city and downtown skyline, Miami Beach and Atlantic Ocean
- Each residence offers an unprecedented level of efficiency through a smart home technology experience for seamless personalization with the touch of a button. Includes integrated audio, video and lighting systems.
- All residences come equipped with a contemporary lighting package, including recessed lighting, dimmers, and lighting control
- Fully built-out closets in all residences curated by BAMO
- Built in top-of-the-line in-unit washer and dryer
- Flooring selections included with specifications recommended by BAMO
- Pre-wired for high-speed communications and data connection
- Valet parking included



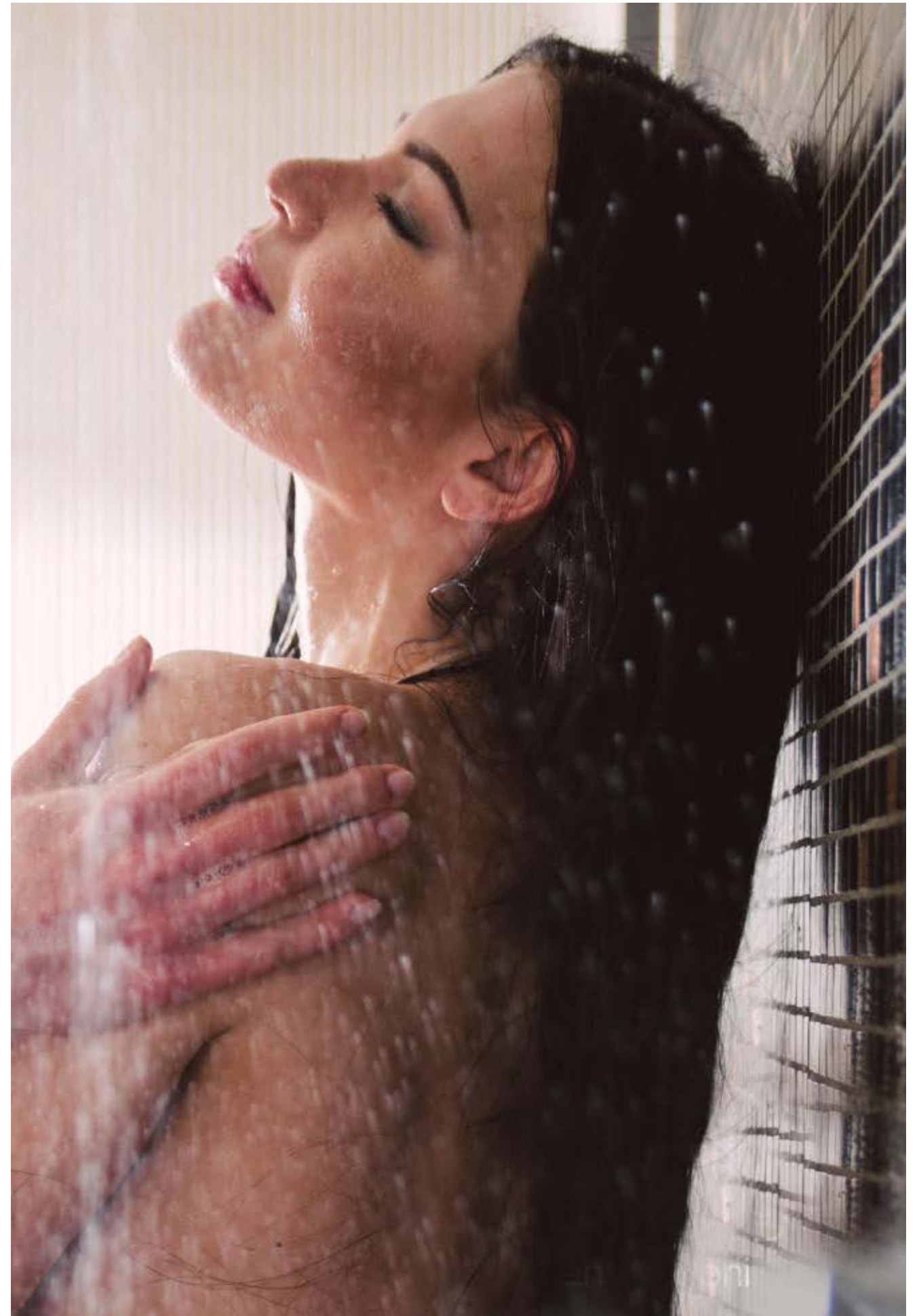




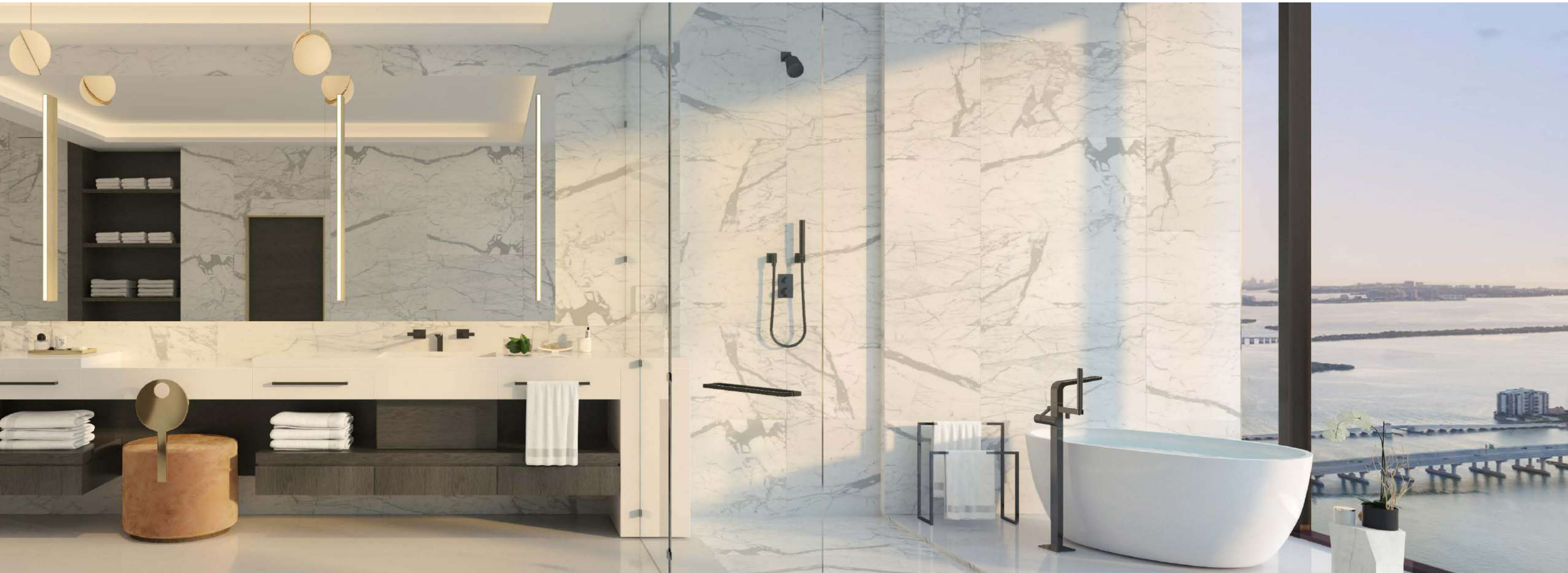
## For Your Senses

### KITCHENS & BATHS

- Kitchens feature custom Italian cabinetry curated by BAMO
- Subzero and Wolf appliance package includes integrated paneled microwave, dishwasher, built-in convection oven and refrigerator/ freezer and wine storage
- Primary bathrooms offer rain showers and custom Italian vanities
- Dornbracht and Duravit bathroom fixtures, features and accessories









SEE LEGAL DISCLOSURES ON BACK COVER

ARTIST CONCEPTUAL RENDERING



## Convenience at your Fingertips

### TECHNOLOGY

- Savant premium smart-home tech systems at Waldorf Astoria Residences Miami are designed to provide residents with a touch-screen monitor and iPad access to Waldorf Astoria Residences Miami concierge services using a custom app accessible to a full menu of available offerings including:
  - Dining reservations
  - 24/7 room service
  - Spa and fitness treatments
  - Waldorf Astoria Residences Miami house car reservations
  - Valet service access
  - Package delivery service
  - Dog walking services
- This technology also allows for a full array of customizable residence features, including:
  - Mood setting using automated lighting controls
  - Natural light adjustment with automated window treatments
  - Total sound curation with automated audio-visual capabilities
  - Complete temperature control for the high-efficiency central air-conditioning and heating systems







# LIVE AMONGST THE CLOUDS

SEE LEGAL DISCLOSURES ON BACK COVER



NORTH VIEW



NORTH VIEW



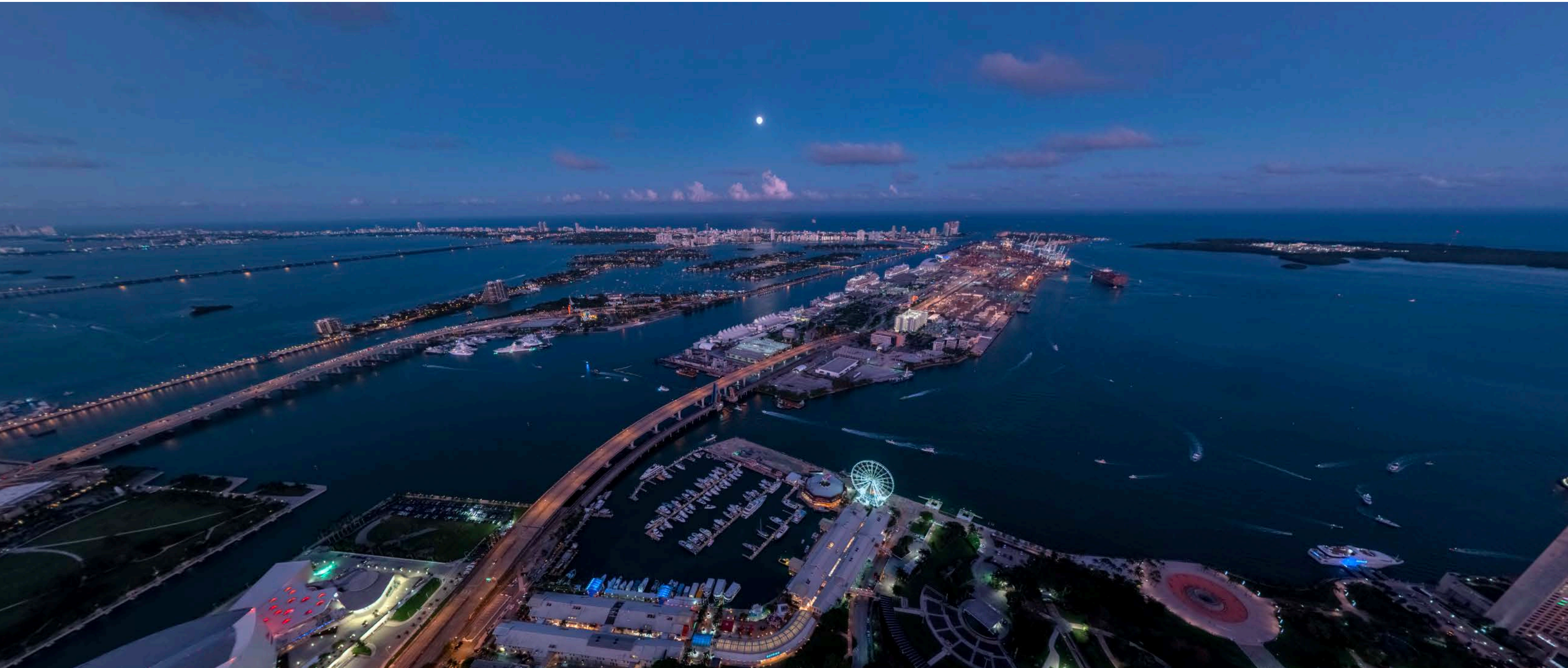
NORTHEAST VIEW



EAST VIEW



EAST VIEW



SOUTHEAST VIEW



SOUTH VIEW





SOUTH VIEW



SOUTHWEST VIEW



WEST VIEW





SEE LEGAL DISCLOSURES ON BACK COVER

ARTIST CONCEPTUAL RENDERING





# A MODERN GLOBAL CITY

SEE LEGAL DISCLOSURES ON BACK COVER



# Miami

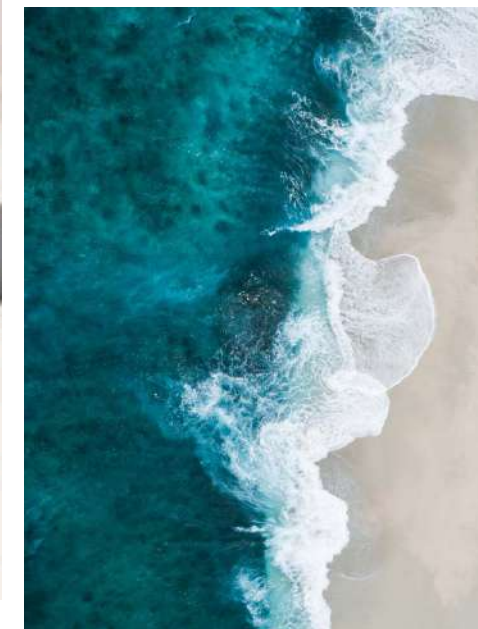
Miami has rapidly evolved into a world-class city and downtown Miami has become a true driving force behind the city's cultural evolution. From its accessibility to the retail and tourism offerings, this thriving metro center is a hub for commerce, finance, arts, sports and entertainment.



Downtown Miami



Pérez Art Museum Miami



Miami Beach

# MIAMI: LANDSCAPE OF THE FUTURE



## The Underline

The 10-mile linear park, urban trail and living art destination will connect communities, improve pedestrian and bicyclist safety and create over 120 acres of open space.

Status: Phase I (Brickell Station) Complete  
Under construction



## Biscayne Green

The Biscayne Green project will convert sections of Biscayne Boulevard into a grand promenade with sitting areas, green spaces, and "activations" including art exhibits and activities.

Status: Planning phase



## Miami Worldcenter

The \$2.7 billion mixed-use development is the biggest in the U.S. after New York's Hudson Yards and will include 450,000 square feet of retail and a condo tower complete with a flying cars SkyPort.

Status: Under construction



## Bayside Marketplace

Million dollar renovation with use of a new, lighter paint scheme, hurricane-resistant polyurethane roofs with LED lighting, landscaping, signage, contemporary-looking railings and stairs, and a revamped tenant mix.

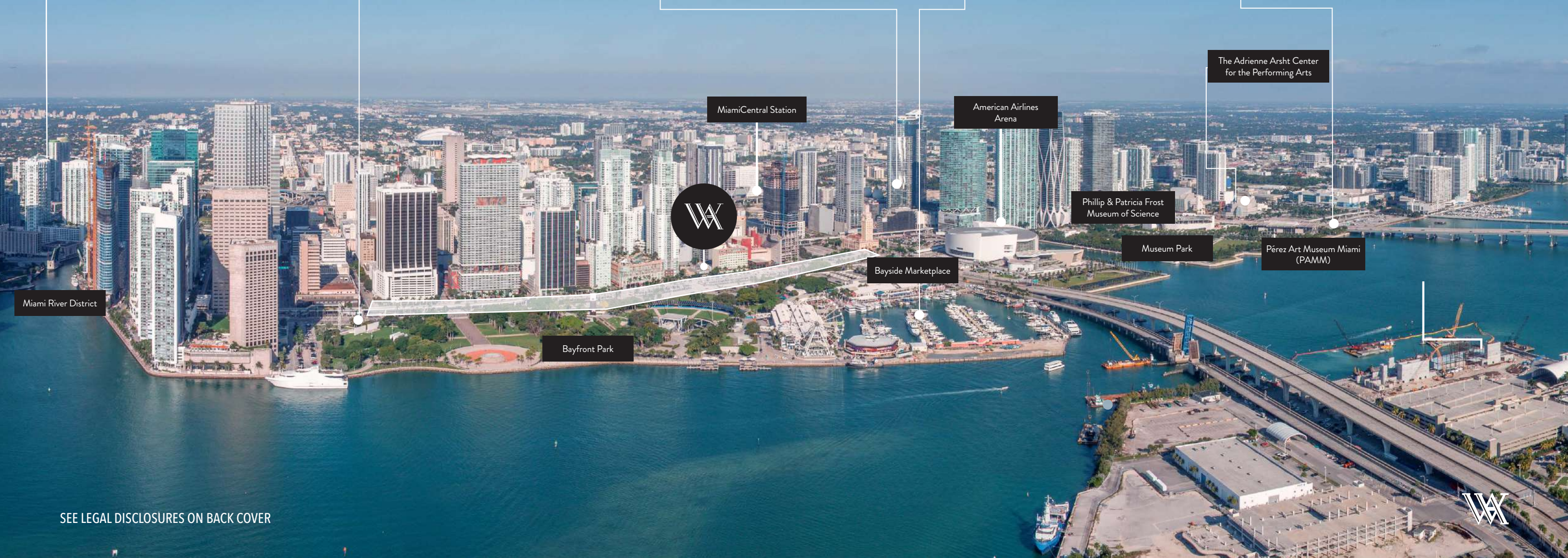
Status: In progress



## I-395 Signature Bridge

The \$802 million project will completely reconstruct the existing interstate, create a signature bridge that will span 1,025 feet and transform the area beneath I-395 into 55 acres of open communal green space.

Status: Under construction



Miami River District

MiamiCentral Station

American Airlines Arena

Phillip & Patricia Frost Museum of Science

The Adrienne Arsht Center for the Performing Arts

Museum Park

Pérez Art Museum Miami (PAMM)

Bayside Marketplace

Bayfront Park



# AN ASSEMBLANCE OF TALENT





## WALDORF ASTORIA

### **BRAND + HOTEL PARTNER**

Extraordinary places. A singular experience.

In exceptional destinations around the globe, Waldorf Astoria Hotels & Resorts reflect the culture and history of their extraordinary locations, as well as fresh, modern expressions of Waldorf Astoria's rich legacy. Waldorf Astoria provides guests the exceptional environment and the personalized attention of true Waldorf service that creates a singular experience.



## PROPERTY MARKETS GROUP

### **DEVELOPER**

Founded in 1991 by Kevin Maloney, Property Markets Group (“PMG”) has direct hands-on experience in the acquisition, renovation, financing, operation, and marketing of commercial and residential real estate. A development firm of national scope, PMG has over 150 real estate transactions including over 80 residential buildings in Manhattan during its 25-year history. PMG has distinguished itself over the last decade for its development of new construction condominium developments in New York City, Miami, and Chicago.



## GREYBROOK REALTY PARTNERS

### DEVELOPER

Greybrook Realty Partners is a Toronto-based private equity firm that invests in large-scale real estate development and value-add assets. Over the years, Greybrook has built a strong reputation for its ability to create value for its investors, partners and communities. Ranging from single-family homes, condominiums and purpose-built rental, to ultra-luxury condominium residences and retail, Greybrook's diversified real estate portfolio includes investments in more than 85 projects that represent over 43 million square feet of residential and commercial density in aggregate, with an estimated completion value of \$19 billion.



## CARLOS OTT

**CONCEPTUAL ARTIST**

With more than 40 years of unparalleled design and architectural experience, Carlos Ott has been hailed as one of the best conceptual minds of his generation. A recipient of a Fulbright scholarship and a winner of numerous competitions as well as architectural prizes, Ott is a prodigy. Globally recognized, his signature designs can be found throughout France, Germany, China, Singapore, Dubai and more.



## SEIGER SUAREZ

### **ARCHITECTURAL PARTNERSHIP**

Sieger Suarez Architects is a distinguished leader of luxury high-rise residential design and development. Premier front-runners in the Southeastern United States, Sieger Suarez have been producing buildings of prominence and a legacy of excellence for four decades.

With masterpieces which range among the most prestigious residential buildings in South Florida, innovative design along with the use of groundbreaking technology have set Sieger Suarez apart, and raised expectations within luxury residential development.



## BAMO

### INTERIOR DESIGN FIRM

BAMO designs elegant and functional spaces where people live or stay. Spanning 20 countries on 5 continents, our residential and hospitality portfolios includes luxury houses, condominiums, hotels, resorts, restaurants, spas, and the occasional superyacht.

Each BAMO project is purposely planned, each design is distinctive. We don't have a signature look; instead having style is our hallmark. By responding to our client's wishes and the context of the property, we are able to design with integrity and at a level that resonates with people from all corners of the world.

Our firm, our team, and our projects have been honored with numerous awards, including Gold Key Designer of the Year and the induction of our founders into the illustrious Platinum Circle.

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