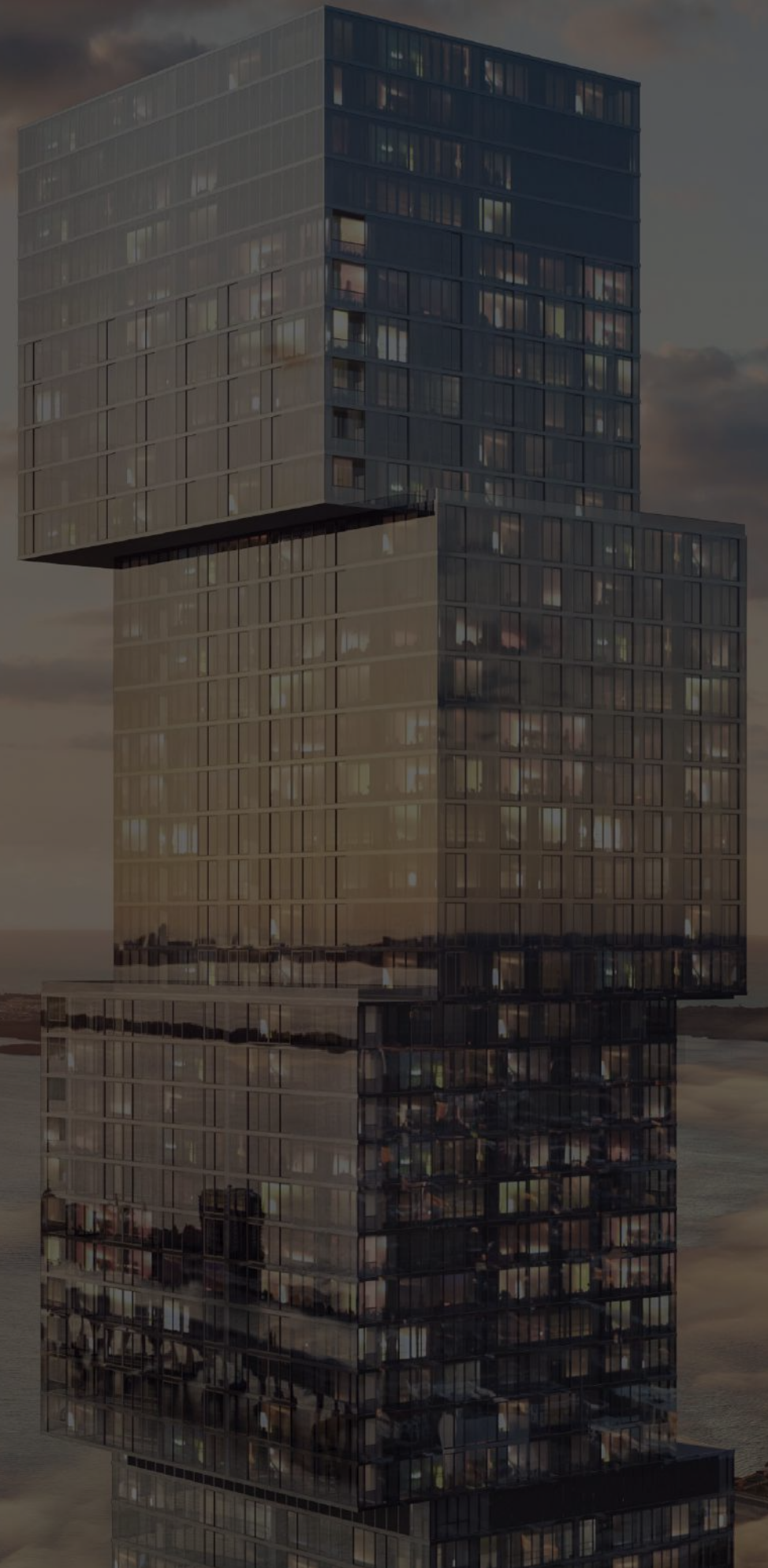




WALDORF ASTORIA®
RESIDENCES · MIAMI



Legacy of Excellence

Modern Masterpiece

Redefining Luxury

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



Waldorf Astoria History

Since opening its first landmark hotel in New York City over a century ago, Waldorf Astoria has become synonymous with luxury hospitality and exceptional service. The hotel redefined hospitality excellence through the invention of 24-hour room service, daring culinary innovations, and attracting culture-shaping clientele. Waldorf Astoria continues to be known for its intuitive tenacity to transform any moment, from the grand to the routine, into something unforgettable.



Frank Sinatra
1964



Conrad Hilton
1949

Princess Kelly and
Prince Rainier III
1956



Queen Victoria Clock

Waldorf Astoria Globally

Offering exceptional experiences at one of the world's most legendary hotel brands, each Waldorf Astoria represents a unique personality with undeniable global presence and relevance.

Waldorf Astoria Maldives Ithaafushi



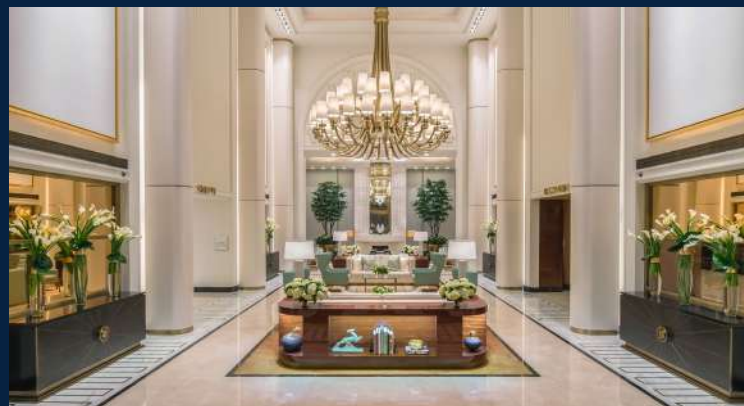
Waldorf Astoria Amsterdam



Waldorf Astoria Los Cabos Pedregal



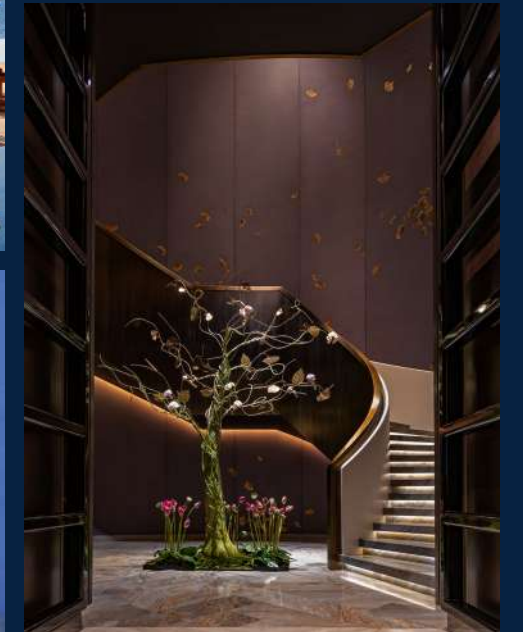
Waldorf Astoria Shanghai on the Bund



Waldorf Astoria Beverly Hills



Waldorf Astoria Bangkok

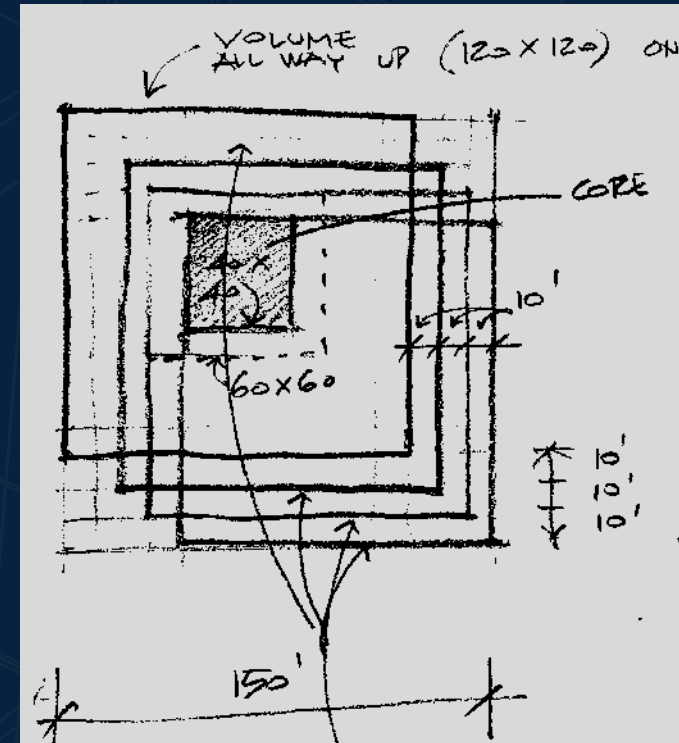


Waldorf Astoria Beijing

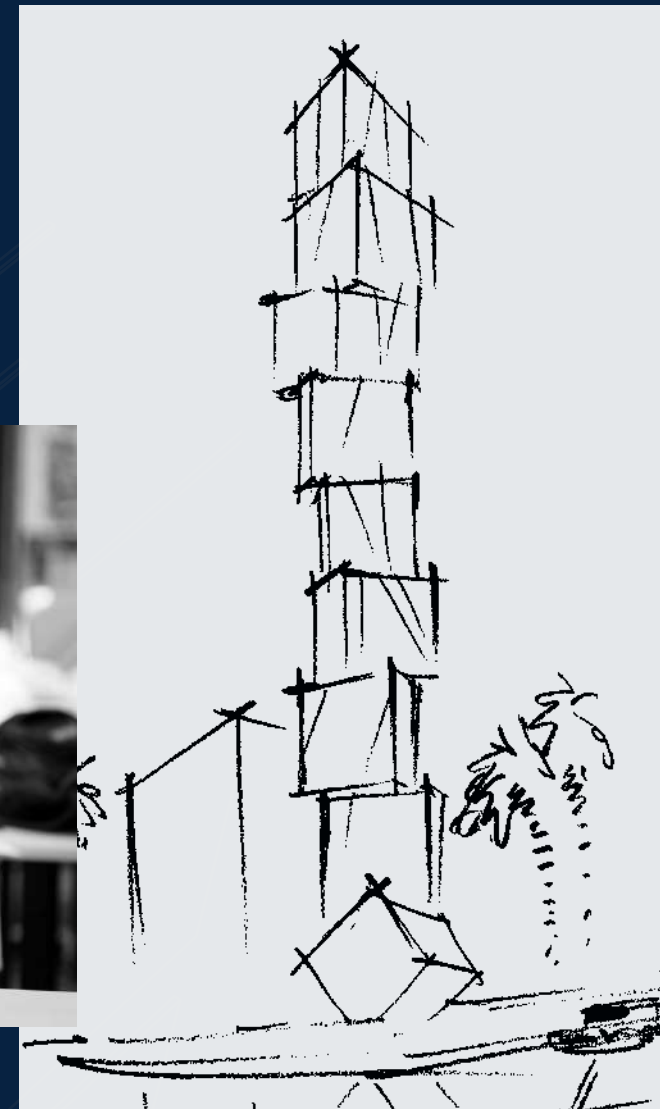
Unveiling of a modern masterpiece

Designed conceptually by Carlos Ott and the architectural firm Sieger Suarez, Waldorf Astoria Residences Miami will be the landmark beacon of this global city.

Located in Downtown Miami, the towering structure is an experience in exclusivity. Here, life is designed for those who appreciate one-of-a-kind, enrichment that inspires.



Carlos Ott | Conceptual Artist





BUILT ON A
FOUNDATION
OF EXCELLENCE



TRUE WALDORF
SERVICE



EXPERIENCES UNITED BY OUR BRAND PILLAR

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



INSPIRATIONAL
ENVIRONMENTS



AUTHENTIC
MOMENTS

True Waldorf Service

Anticipatory to the highest degree and personalized to your occasion, True 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

Every touchpoint of the Waldorf Astoria experiences thoughtfully orchestrated to provide you with exclusive experiences that deliver extraordinary memories. Waldorf Astoria Residences offers unique and original programs, enabling each resident to experience authentic moments that will last long for generations to come.



Hotel Lobby



Residential /
Lobby



Owners
Lounge



Peacock
Alley /

SEE LEGAL DISCLOSURES ON BACK COVER

Resort
Pool Deck



Resort
Pool Deck



Requested Services

PROVIDED TO EACH RESIDENT ON AN À LA CARTE BASIS



Housekeeping



Valet Laundry, dry cleaning & pressing



Food & Beverage service offerings



Personal chef & event catering



In-residence maintenance



In-residence spa services



Personal fitness trainer



Pet Services



Limo, driver & transportation



Automotive detailing



Courier & outbound mailing



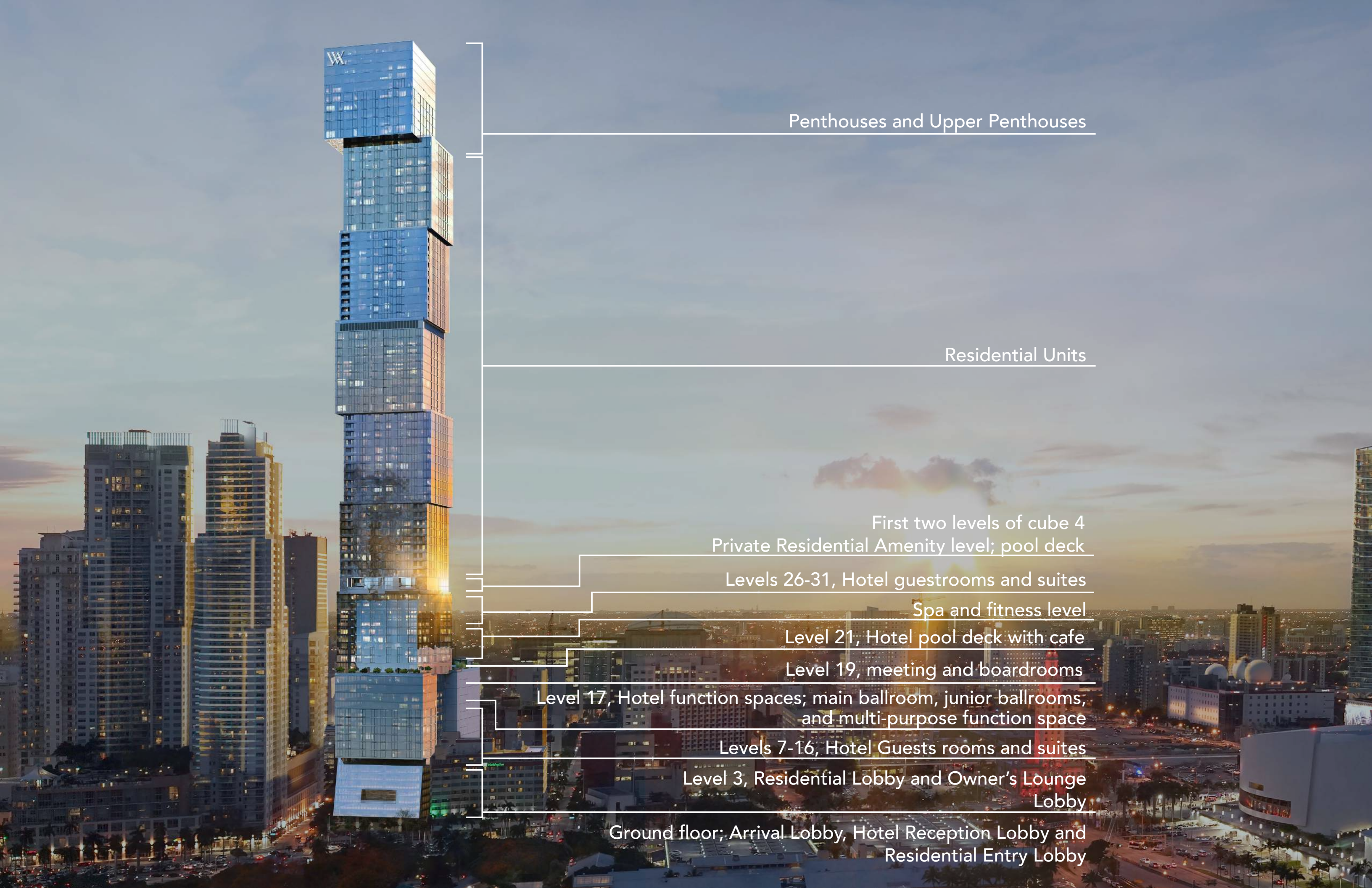
Personal assistant & secretarial services

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 MODERN MASTERPIECE





Penthouses and Upper Penthouses

Residential Units

First two levels of cube 4
Private Residential Amenity level; pool deck

Levels 26-31, Hotel guestrooms and suites

Spa and fitness level

Level 21, Hotel pool deck with cafe

Level 19, meeting and boardrooms

Level 17, Hotel function spaces; main ballroom, junior ballrooms,
and multi-purpose function space

Levels 7-16, Hotel Guests rooms and suites

Level 3, Residential Lobby and Owner's Lounge
Lobby

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



Experience Signature Spaces

Building Features

- 100-story tower located in Downtown Miami
- Unobstructed views of downtown, Miami Beach and Atlantic Ocean
- 360 branded luxury residences
- Hotel guestrooms and suites available
- Peacock Alley
- Immersive resort pool with outdoor café and private cabanas
- Private Bar / Wine Tasting Room
- Signature Restaurant
- All-Day Dining Brasserie
- Meeting venue offering spaces from ballrooms to boardrooms
- Kids Club

A HOME ABOVE ALL ELSE



Level 31 Pool /



Great Room /



Kitchen /



RESIDENCES THAT INSPIRE



Residence Features

- Fully-finished and furnished Junior Suites
- Fully-finished 1, 2, 3, and 4-bedroom private residences
- All residential interiors are designed by award-winning interior design firm BAMO
- 10-foot floor-to-ceiling windows with stunning views of city and downtown skyline, Miami Beach and Atlantic Ocean
- Smart home technology experience for seamless personalization with the touch of a button. Includes integrated audio, video and lighting systems
- Contemporary lighting package, including recessed lighting, dimmers, and lighting control
- Custom built-out closets in all residences and flooring selections curated by BAMO
- Built in top-of-the-line washer and dryer
- Pre-wired for high-speed communications



For your Senses

KITCHEN & BATHS

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





\ Master Bathroom



\ Master Bathroom



\ Terrace

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 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









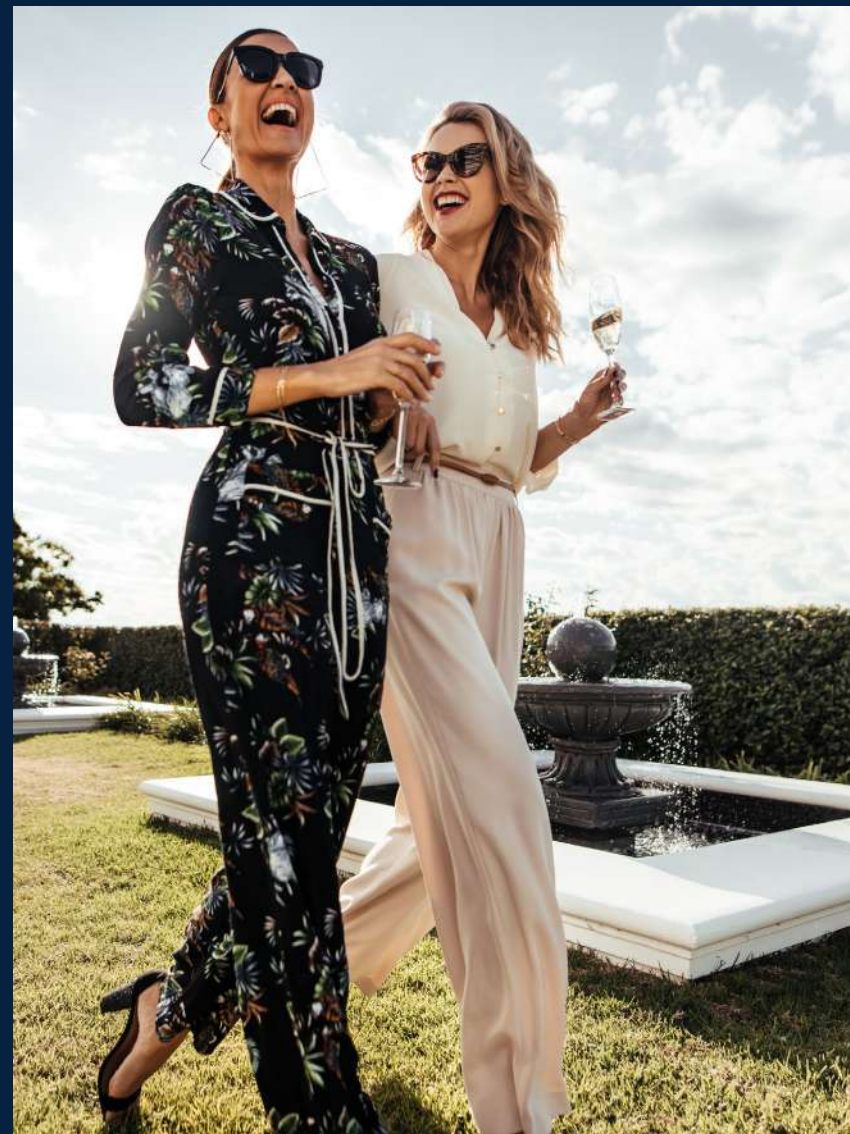
A MODERN GLOBAL CITY



Miami

Live life at the epicenter of a town where the international influences between art, culture and natural beauty collide in a one-of-a-kind way at an equally powerful moment in this city's history.

Pérez Art Museum Miami



Downtown Miami



Miami Beach



Miami Design District

New Detvelopment/Hotels
\$8.6 BILLION

- 1** **1400 Biscayne**
The Related Group • 1400 Biscayne Blvd • Residential/Mixed-use • \$2.5B
- 2** **Waldorf Astoria**
PMG + Greybrook Realty Partners • 300 Biscayne Blvd • Mixed-use • \$1B
- 3** **Natiivo Miami**
Sixth Street Developers • 159 NE 6th Street • 44 Units - Residential Airbnb • \$230M
- 4** **E11EVEN Hotel & Residences Miami**
PMG & E11even Partners • 20 NE 11th St • 400 Residential Units • \$300 MIL
- 5** **E11EVEN Beyond**
PMG & E11even Partners • 60/90 NE 11th Street • 400 Residential Units • \$300 MIL
- 6** **The District**
The Related Group • 233 N Miami Ave • Residential Condos w Airbnb • \$172M
- 7** **Legacy Hotel & Residences**
Royal Palm Companies • 942 NE 1st Ave • Mixed-use • \$100M
- 8** **Miami Arena Site at WorldCenter**
Witkoff Group & Monroe Capital • 700 N Miami Ave • Usage TDB • \$94M
- 9** **Downtown 5th**
Melo Group • 55 NE 5th St • Mixed-use • \$90M
- 10** **YotelPad Miami**
Aria Development Group • 227 NE 2nd St • Mixed-use • \$85M
- 11** **The Elser Hotel & Residences Miami**
PMG & Greybrook • 398 NE 5th Street • Rental • 646 Units • \$500M
- 12** **Block 45**
Atlantic Pacific Communities • 152 NW 8th St • Mixed-use • \$70 MIL
- 13** **Block 55**
Swerdlow Group, SJM Partners, Alben Duffie • 249 NW 6th St • Mixed-use • \$60M
- 14** **Downtown 1st**
Melo Group • 698 NE 1st Ave • Mixed-use • \$60M
- 15** **Grand Central Tower**
Rovr Development • 240 N Miami Avet • Rental • \$53M
- 16** **Nexus Riverside**
Adler Group • 230 SW 3rd St • Mixed-use • \$50M
- 17** **Miami Station**
The Related Group • 525 NW 2nd Ave • Mixed-use • \$85M
- 18** **Old Lynx Site**
Enrique Manhard • 16 SE 2nd St • \$46M
- 19** **501 First Residences**
Aria Development • 501 NE 1st Ave • Residential • \$100M
- 20** **TBD**
Moishe Mana • 491 NW 1st St • Residential • \$12.3M
- 21** **The Crosby**
The Related Group/Merrimac • Residential • \$225M
- 22** **600 Miami Worldcenter**
Aria Development Group/Merrimac Ventures • Residential
- 23** **West Eleventh Residences**
Property Markets Group/Lion Development/Mark Robert Compan • Residential • \$330M

Commercial
\$147 MILION

- 22** **Jewelry Mall**
Jewelry Mall • \$50M
- 23** **Jill & Henry's**
Stambu • 200 East Flagler • Food Hall, Offices, Rooftop • \$35M
- 24** **41 East Flagler**
Moishe Mana • \$27.2M
- 25** **Nikola Tesla Innovation Hub**
Moishe Mana • \$15M
- 26** **Publix**
New Publix At Brightline's 3 MiamiCentral In Downtown Miami • \$10M
- 27** **Watson Building**
Moishe Mana • \$6.825M
- 28** **62 Northeast First Street**
Moishe Mana • Multi-level dining and entertainment venue
- 29** **Mana Common**
Moishe Mana • Partnership with a tech platform called Plug and Play for events
- 30** **MiamiCentral**
Chick-Fil-A • Grand floor MiamiCentral

Redevelopment
\$936 MILION

- 31** **I-395 Signature Bridge**
Under construction • Scheduled completion for Fall 2024 • \$818M
- 32** **Brickell Tunnel**
In pre-development • \$30M
- 33** **Bayside Marketplace**
Private operator has committed to improvements • \$27M
- 34** **Flagler Street Beautification Project**
Under construction • Outdoor dining areas, public art, and smart city technology • \$20.5M
- 35** **Miami World Center (new tenants)**
Restaurateurs Michael Beltran (2 restaurants), Danny Grant (2 restaurants) • \$20M
- 36** **Skyviews Miami**
Construction completed • \$10M
- 37** **Scramble Crosswalk**
Construction completed at the intersection of NE 1st Ave. & NE 2nd St. • \$5M
- 38** **Solar Tree**
Installation completed and collecting solar power at Bayfront Park • \$5M

This report is produced for general use only. It is not definitive and is not intended to give advice. Although high standards have been used in the preparation of the information, analysis and views presented in report, no responsibility of liability whatsoever can be accepted by PMG for the contents. We make no express or implied guarantee of the accuracy of any of the contents. As far as applicable laws allow, we do not accept responsibility for errors, inaccuracies or omissions, nor for loss or damage that may result directly or indirectly from reliance on or use of contents.

SEE LEGAL DISCLOSURES ON BACK COVER

Downtown Miami's Landscape of the Future

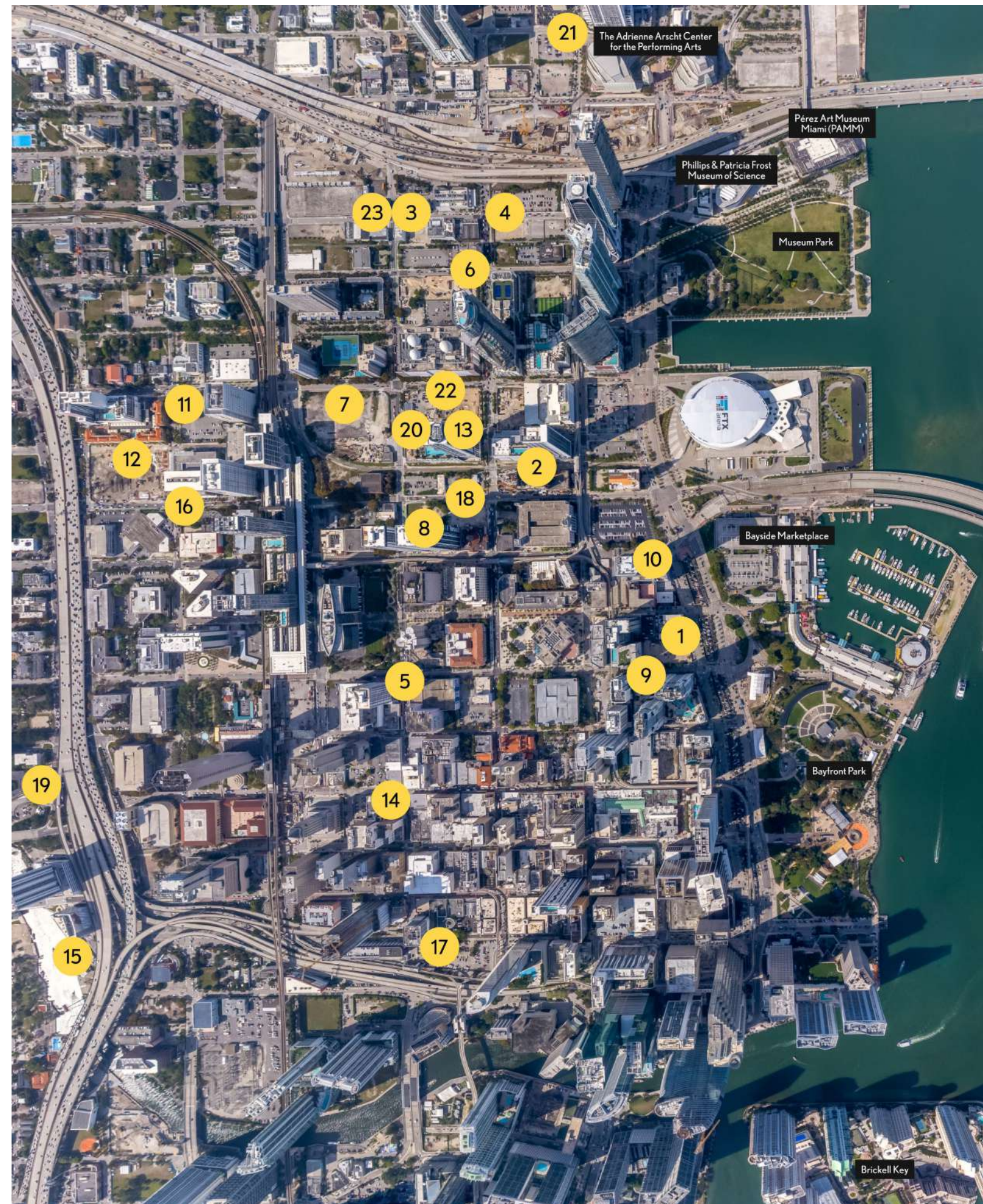
\$10B in investment planned
over the next 5 years



- New Developments / Hotels
- Commercial
- Residential

New Detvelopment/Hotels
\$8.6 BILLION

- 1** Waldorf Astoria
PMG + Greybrook Realty Partners • 300 Biscayne Blvd • Mixed-use • \$1B
- 2** Nativo Miami
Sixth Street Developers • 159 NE 6th Street • 44 Units - Residential Airbnb • \$230M
- 3** E11EVEN Hotel & Residences Miami
PMG & E11even Partners • 20 NE 11th St • 400 Residential Units • \$300 MIL
- 4** E11EVEN Beyond
PMG & E11even Partners • 60/90 NE 11th Street • 400 Residential Units • \$300 MIL
- 5** The District
The Related Group • 233 N Miami Ave • Residential Condos w Airbnb • \$172M
- 6** Legacy Hotel & Residences
Royal Palm Companies • 942 NE 1st Ave • Mixed-use • \$100M
- 7** Miami Arena Site at WorldCenter
Witkoff Group & Monroe Capital • 700 N Miami Ave • Usage TBD • \$94M
- 8** Downtown 5th
Melo Group • 55 NE 5th St • Mixed-use • \$90M
- 9** YotelPad Miami
Aria Development Group • 227 NE 2nd St • Mixed-use • \$85M
- 10** The Elser Hotel & Residences Miami
PMG & Greybrook • 398 NE 5th Street • Rental • 646 Units • \$500M
- 11** Block 45
Atlantic Pacific Communities • 152 NW 8th St • Mixed-use • \$70 MIL
- 12** Block 55
Swerdlow Group, SJM Partners, Alben Duffie • 249 NW 6th St • Mixed-use • \$60M
- 13** Downtown 1st
Melo Group • 698 NE 1st Ave • Mixed-use • \$60M
- 14** Grand Central Tower
Rovr Development • 240 N Miami Ave • Rental • \$53M
- 15** Nexus Riverside
Adler Group • 230 SW 3rd St • Mixed-use • \$50M
- 16** Miami Station
The Related Group • 525 NW 2nd Ave • Mixed-use • \$85M
- 17** Old Lynx Site
Enrique Manhard • 16 SE 2nd St • \$46M
- 18** 501 First Residences
Aria Development • 501 NE 1st Ave • Residential • \$100M
- 19** TBD
Moishe Mana • 491 NW 1st St • Residential • \$12.3M
- 20** The Crosby
The Related Group/Merrimac • Residential • \$225M
- 21** 1400 Biscayne
The Related Group • 1400 Biscayne Blvd • Residential/Mixed-use • \$5B
- 22** 600 Miami Worldcenter
Aria Development Group/Merrimac Ventures • Residential
- 23** West Eleventh Residences Miami
Aria Development Group/Merrimac Ventures • Residential • \$330M

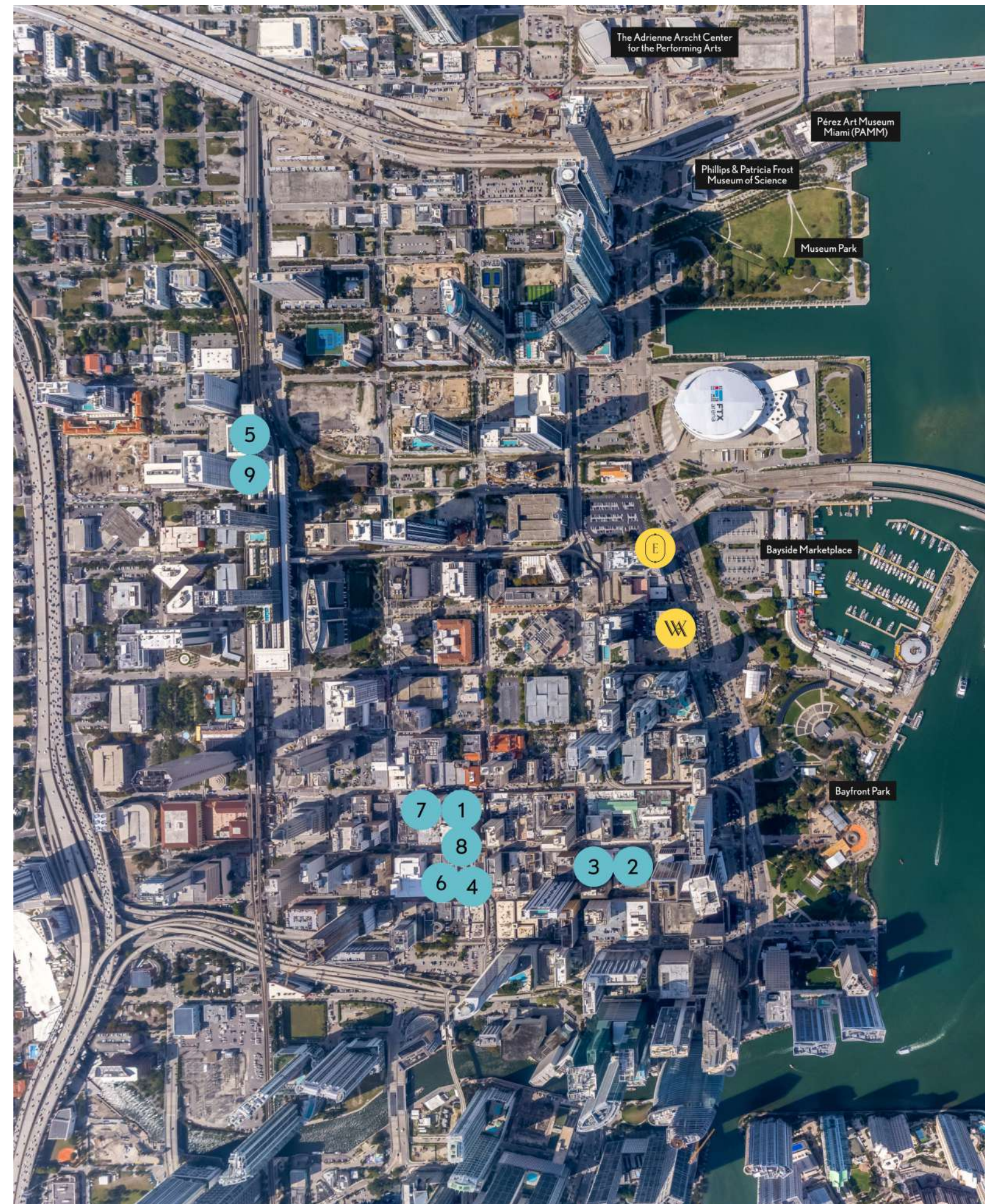


This report is produced for general use only. It is not definitive and is not intended to give advice. Although high standards have been used in the preparation of the information, analysis and views presented in report, no responsibility of liability whatsoever can be accepted by PMG for the contents. We make no express or implied guarantee of the accuracy of any of the contents. As far as applicable laws allow, we do not accept responsibility for errors, inaccuracies or omissions, nor for loss or damage that may result directly or indirectly from reliance on or use of contents.

SEE LEGAL DISCLOSURES ON BACK COVER

Commercial
\$147 MILLION

- 1 Jewelry Mall
 Jewelry Mall • \$50M
- 2 Jill & Henry's
 Stambu • 200 East Flagler • Food Hall, Offices, Rooftop • \$35M
- 3 41 East Flagler
 Moishe Mana • \$27.2M
- 4 Nikola Tesla Innovation Hub
 Moishe Mana • \$15M
- 5 Publix
 New Publix At Brightline's 3 MiamiCentral In Downtown Miami • \$10M
- 6 Watson Building
 Moishe Mana • \$6.825M
- 7 62 Northeast First Street
 Moishe Mana • Multi-level dining and entertainment venue
- 8 Mana Common
 Moishe Mana • Partnership with a tech platform called Plug and Play for events
- 9 MiamiCentral
 Chick-Fil-A • Grand floor MiamiCentral



This report is produced for general use only. It is not definitive and is not intended to give advice. Although high standards have been used in the preparation of the information, analysis and views presented in report, no responsibility of liability whatsoever can be accepted by PMG for the contents. We make no express or implied guarantee of the accuracy of any of the contents. As far as applicable laws allow, we do not accept responsibility for errors, inaccuracies or omissions, nor for loss or damage that may result directly or indirectly from reliance on or use of contents.

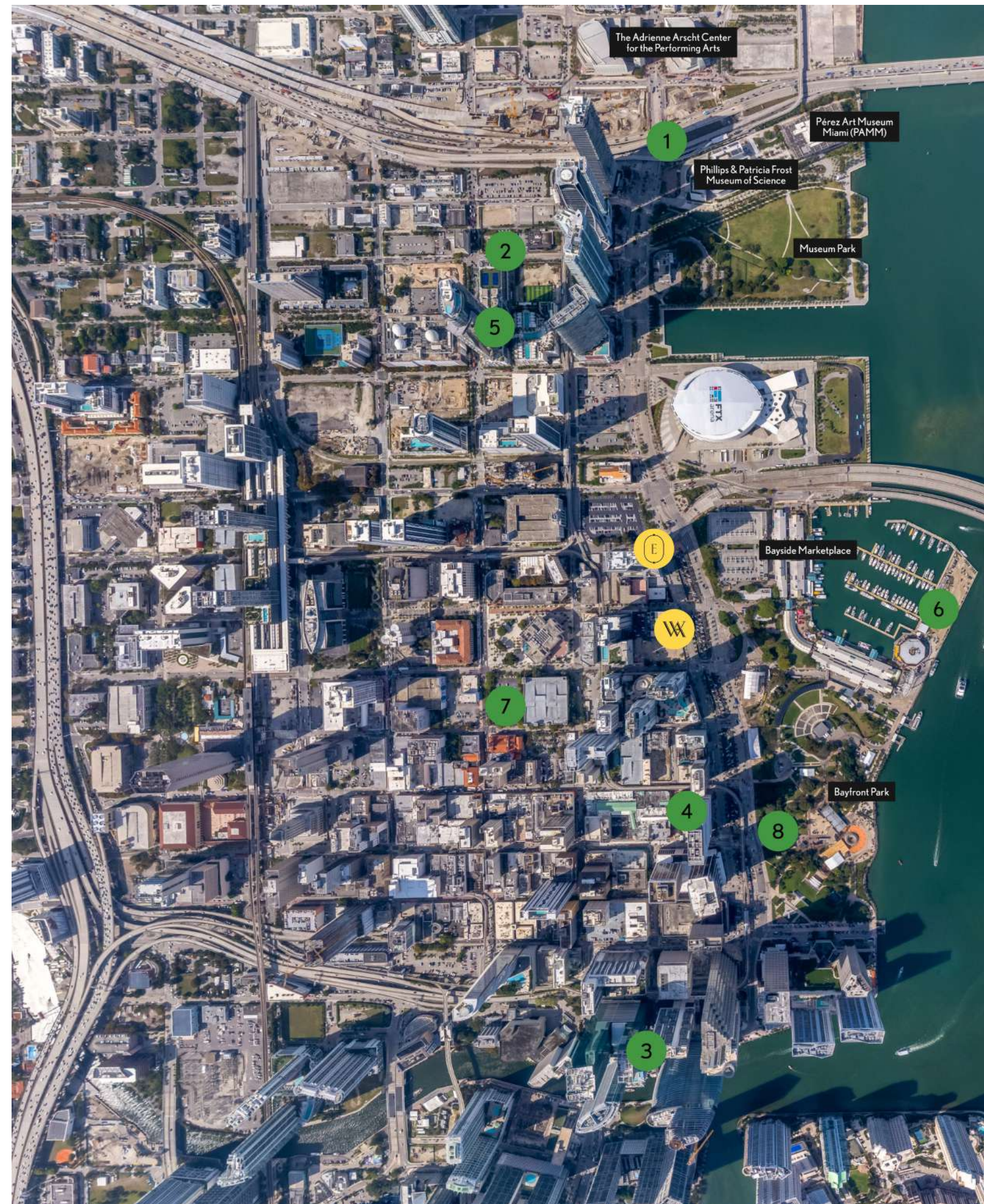
SEE LEGAL DISCLOSURES ON BACK COVER

Redevelopment \$936 MILLION

- 1 I-395 Signature Bridge**
Under construction • Scheduled completion for Fall 2024 • \$818M
- 2 Brickell Tunnel**
In pre-development • \$30M
- 3 Bayside Marketplace**
Private operator has committed to improvements • \$27M
- 4 Flagler Street Beautification Project**
Under construction • Outdoor dining areas, public art, and smart city technology • \$20.5M
- 5 Miami World Center (new tenants)**
Restaurateurs Michael Beltran (2 restaurants), Danny Grant (2 restaurants) • \$20M
- 6 Skyviews Miami**
Construction completed • \$10M
- 7 Scramble Crosswalk**
Construction completed at the intersection of NE 1st Ave. & NE 2nd St. • \$5M
- 8 Solar Tree**
Installation completed and collecting solar power at Bayfront Park • \$5M

This report is produced for general use only. It is not definitive and is not intended to give advice. Although high standards have been used in the preparation of the information, analysis and views presented in report, no responsibility of liability whatsoever can be accepted by PMG for the contents. We make no express or implied guarantee of the accuracy of any of the contents. As far as applicable laws allow, we do not accept responsibility for errors, inaccuracies or omissions, nor for loss or damage that may result directly or indirectly from reliance on or use of contents.

SEE LEGAL DISCLOSURES ON BACK COVER



LANDSCAPE OF THE FUTURE



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



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: Under construction



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

\$27 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: Completed



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



CONNECTIVITY



Miami Bay

The Baywalk is a system of public pedestrian pathways along the Biscayne Bay shoreline designed to promote alternative transportation.

Status: 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



Metromover

Metromover is a free mass transit automated people mover train system operated by Miami-Dade Transit in Miami, Florida, United States. Metromover serves the Downtown Miami, Brickell, Park West and Arts & Entertainment District neighborhoods.

Status: Operational



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: Under construction



Brightline

Brightline is a privately run inter-city rail route between Miami and West Palm Beach, Florida.

Status: Phase 4: West Palm Beach to Orlando Under construction



- Baywalk
- Brightline
- Metromover
- Metrorail

Source: Miami Downtown Development Authority, Florida Department of Transportation, MiamiWorldcenter.com, Miami Today News, BiscayneGreen.com

AN ASSEMBLANCE OF TALENT

DEVELOPERS



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 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.

D E V E L O P E R S



With almost two decades of condominium development experience and more than 600 luxury waterfront residences delivered in South Florida alone, S2 Development principals, J. Claudio Stivelman and Marc D. Schmulian have worked with many of the world's most notable architects and designers to produce spectacular landmark developments. With luxury residential projects ranging from Bay Harbor Islands to Sunny Isles Beach, S2 maintains their reputation as leaders in luxury real estate development by building with a meticulous and detail-oriented approach in South Florida's most desirable areas.



Mohari Hospitality, founded in 2017 by entrepreneurial investor Mark Scheinberg, is a global investment company with emphasis on luxury hospitality in prime urban and resort markets. Mohari's investments include equity and debt in both development and operating assets and Mohari invests both independently and with partners. Mohari's existing investments include Peninsula Papagayo, a 2,200-acre sustainable hotel and residential development in Costa Rica; The Ritz-Carlton Yacht Collection, a new ultra-luxury cruise line, the 1 Hotel in Toronto and the Four Seasons Hotel in Madrid. Mohari seeks to protect the cultural heritage and natural environments of all areas related to its projects and is committed to identifying and contributing to philanthropic projects in each location where it does business.

A R C H I T E C T S

sieger suarez

CONCEPTUAL ARTIST / ARCHITECT OF RECORD

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.

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.

INTERIOR ARCHITECTURE & DESIGN



INTERIOR DESIGN FIRM

We are BAMO. For thirty years, we've created captivating environments that flow, function, and make people feel welcome, at ease, and inspired to live – and to dream – more fully.

A collective of designers, we bring to each project a richness of experience and perspective, along with an impassioned view of life and our work.

We engage clients graciously, listening for the unspoken needs beneath their stated desires. Speaking to the psyche through the senses, and building in layers of meaning, we create true havens: places apart from the everyday. Our interpretive skill is matched by the rigor, expertise, and ingenuity we bring to seeing projects through to completion. This is why hospitality, residential, and corporate clients around the world trust us to bring their visions to life.

PROPERTY MANAGEMENT



Waldorf Astoria Hotels & Resorts is a portfolio of more than 30 iconic properties that creates a unique sense of place with a relentless commitment to personal service and culinary expertise in landmark locations around the world. Unified by their inspirational environments and True Waldorf Service, Waldorf Astoria hotels deliver graceful service from the moment a guest books through checkout. In addition to the brand's renowned hotel offerings, Waldorf Astoria boasts a best-in-class residential portfolio, including 17 properties either open or in development, that provide the comfort of a private home combined with the unsurpassed amenities and legendary service of Waldorf Astoria. Waldorf Astoria is a part of Hilton, a leading global hospitality company.



WALDORF ASTORIA®
RESIDENCES · MIAMI



WALDORF ASTORIA® RESIDENCES · MIAMI

waldorfresidencesmiami.com



WALDORF ASTORIA ES UNA MARCA COMERCIAL DE HILTON INTERNATIONAL HOLDING LLC, AFILIADA DE HILTON HOLDINGS INC. ("HILTON"). LAS RESIDENCIAS NO SON PROPIEDAD, NO ESTÁN DESARROLLADAS NI SON VENDIDAS POR HILTON Y HILTON NO REALIZA NINGÚN TIPO DE REPRESENTACIÓN NI OTORGA GARANTÍAS EN RELACIÓN CON ESAS RESIDENCIAS. EL DESARROLLADOR UTILIZA EL NOMBRE DE LA MARCA WALDORF ASTORIA Y CIERTAS MARCAS COMERCIALES DE WALDORF ASTORIA (LAS "MARCAS COMERCIALES") BAJO UNA LICENCIA LIMITADA Y NO EXCLUSIVA DE HILTON. LA LICENCIA PUEDE CANCELARSE O EXPIRAR SIN SER RENOVADA, EN CUYO CASO LAS RESIDENCIAS NO SERÁN IDENTIFICADAS COMO PROYECTOS DE LA MARCA WALDORF ASTORIA NI TENDRÁN DERECHO A UTILIZAR LAS MARCAS COMERCIALES.

ⓘ NO PUEDEN ASUMIRSE QUE LAS REPRESENTACIONES ORALES INDICAN CORRECTAMENTE LAS REPRESENTACIONES DEL DESARROLLADOR. PARA REPRESENTACIONES CORRECTAS, HAGA REFERENCIA A ESTE FOLLETO Y A LOS DOCUMENTOS REQUERIDOS POR LA SECCIÓN 718.503, ESTATUTOS DE LA FLORIDA, A AMUEBLARSE POR UN DESARROLLADOR PARA UN COMPRADOR O ARRENDATARIO. NINGUNA AGENCIA FEDERAL HA JUZGADO LOS MÉRITOS O EL VALOR, SI HUBIERA, DE ESTA PROPIEDAD. ESTO NO ES UNA OFERTA DE VENTA, NI DE UNA SOLICITUD DE OFERTAS PARA COMPRAR, LAS UNIDADES DE CONDOMINIO EN LOS ESTADOS DONDE NO SE PUEDE HACER DICHA OFERTA O SOLICITUD. LOS DIBUJOS SON SÓLO CONCEPTUALES Y SON PARA SER USADOS COMO REFERENCIA. NO SE DEBEN TOMAR COMO REPRESENTACIÓN, EXPRESA O IMPLÍCITA, DEL DETALLE FINAL DE LAS RESIDENCIAS. LAS UNIDADES MOSTRADAS SON EJEMPLOS DE TIPOS DE UNIDADES Y PUEDEN NO REPRESENTAR UNIDADES REALES. LOS PIES CUADRADOS DECLARADOS SON RANGOS PARA UN TIPO DE UNIDAD PARTICULAR Y SE MIDEN A LOS LÍMITES EXTERIORES DE LOS MUROS EXTERIORES Y LA LÍNEA CENTRAL DE LOS MUROS DE DIVISIÓN INTERIORES Y, EN REALIDAD, SON MÁS GRANDES QUE EL ÁREA QUE SE DETERMINARÍA UTILIZANDO LA DESCRIPCIÓN Y DEFINICIÓN DE LA "UNIDAD" ESTABLECIDAS EN LA DECLARACIÓN DE CONDOMINIO (QUE GENERALMENTE SÓLO INCLUYE EL ESPACIO AÉREO INTERIOR ENTRE LAS PAREDES PERIMETRALES Y EXCLUYE LOS COMPONENTES ESTRUCTURALES INTERIORES). EL ÁREA DE LA UNIDAD TAL COMO SE DEFINE EN LA DECLARACIÓN ES INFERIOR AL METRAJE CUADRADO AQUÍ REFLEJADO. TODAS LAS REPRESENTACIONES DE ELECTRODOMÉSTICOS, ACCESORIOS DE FONTANERÍA, EQUIPOS, MOSTRADORES, SOFITOS, REVESTIMIENTOS DE SUELOS Y OTROS DETALLES SON SÓLO CONCEPTUALES Y NO NECESARIAMENTE SE INCLUYEN EN CADA UNIDAD. LOS MUEBLES Y LA DECORACIÓN ILUSTRADOS O REPRESENTADOS NO ESTÁN INCLUIDOS EN LA COMPRA DE LA UNIDAD. CONSULTE SU CONTRATO DE COMPRA Y LOS APÉNDICES DEL MISMO PARA VER LOS ARTÍCULOS INCLUIDOS CON LA UNIDAD. LAS DIMENSIONES Y LOS METROS CUADRADOS SON APROXIMADOS, VARIARÁN SEGÚN EL TIPO DE UNIDAD ESPECÍFICO Y PUEDEN VARIAR SEGÚN LA EDIFICACIÓN REAL. ADEMÁS, LAS MEDIDAS DE LAS HABITACIONES ESTABLECIDAS EN CUALQUIER PLANO DE PISO SON NOMINALES Y GENERALMENTE TOMADAS EN LOS PUNTOS MÁS GRANDES DE CADA HABITACIÓN DADA (COMO SI LA HABITACIÓN FUERA UN RECTÁNGULO PERFECTO), SIN TENER EN CUENTA CUALQUIER RECORTE. LA ORIENTACIÓN Y LAS VENTANAS (INCLUSIVE LA CANTIDAD, EL TAMAÑO, LA ORIENTACIÓN Y LOS TOLDOS), EL BALCÓN/LANAI (INCLUSIVE LA CONFIGURACIÓN, EL TAMAÑO Y LA BARANDILLA), LA ESTRUCTURA Y LAS ROSCAS MECÁNICAS DE LA UNIDAD PUEDEN VARIAR. EL DESARROLLADOR SE RESERVA EXPRESAMENTE EL DERECHO DE REALIZAR MODIFICACIONES, REVISIONES Y CAMBIOS QUE CONSIDERE APROPIADOS EN SU ÚNICA Y ABSOLUTA DISCRECIÓN Y SIN PREVIO AVISO. TODOS LOS DIBUJOS SON REPRESENTACIONES CONCEPTUALES Y EL DESARROLLADOR SE RESERVA EXPRESAMENTE EL DERECHO DE REALIZAR MODIFICACIONES. LAS VISTAS REALES PUEDEN VARIAR Y NO SE PUEDEN GARANTIZAR. LAS VISTAS MOSTRADAS NO PUEDEN SER ASUMIDAS COMO LAS REALES PARA CUALQUIER UNIDAD PARTICULAR DENTRO DEL CONDOMINIO. ES POSIBLE QUE LAS MEJORAS, EL PAISAJISMO Y LAS COMODIDADES REPRESENTADOS NO SEAN REALES. LOS PRECIOS, PLANOS, INTERPRETACIONES Y ESPECIFICACIONES DE ARQUITECTURA ESTÁN SUJETOS A CAMBIOS SIN PREVIO AVISO. LA INFORMACIÓN PRESENTADA EN ESTE DOCUMENTO ES CONCEPTUAL. LAS IMÁGENES Y CARACTERÍSTICAS CONTENIDAS EN EL PRESENTE DOCUMENTO NO DEBEN TOMARSE COMO REALES NI SER UTILIZADAS COMO REFERENCIA PARA LAS ESPECIFICACIONES. LOS TEMAS ANTERIORES SE ABORDAN CON MAYOR DETALLE EN EL CONTRATO DE COMPRA Y EN CUALQUIER APÉNDICE DEL MISMO Y EN LOS DOCUMENTOS DEL CONDOMINIO.

Un viaje sin límites.

Igual que la prospera metrópolis en la que se encuentra, Waldorf Astoria Residences Miami ofrece un exclusivo estilo de vida, respaldado por una marca de profunda trascendencia y amplia trayectoria a través del tiempo.

Sus residentes serán una parte integral de un proyecto que transformara para siempre el horizonte urbanístico de Miami.

Waldorf Astoria Residences Miami con su extraordinaria arquitectura, sus vistas infinitas y su marca atemporal, será el comienzo de una nueva era para las actuales generaciones y las futuras.



MÁS QUE NADA, UN HOGAR.

La vida en Waldorf Astoria Residences Miami estará llena de inolvidables momentos que serán compartidos a lo largo de las generaciones por venir. Sus residentes tendrán además de espacios únicos, la vivencia de experiencias que serán permanentes en el tiempo.

CARACTERÍSTICAS DEL EDIFICIO

- Primer Edificio de 100 pisos residenciales en la costa este al sur de Manhattan
- Situado en Downtown Miami, frente a la Bahía de Biscayne
- 360 grados de vistas interminables
- Peacock Alley
- Seguridad y servicio de valet las 24 horas
- Piscina estilo resort con Cabanas de uso exclusivo
- Bar privado
- Restaurante de afamado chef
- Sala de degustación de vinos
- Amplios salones con espacios para fiestas y conferencias
- Club de niños

SERVICIOS Y COMODIDADES RESIDENCIALES PRIVADOS

- Pórtico privado con servicio de valet y entrada residencial las 24 horas
- Servicios de conserjería las 24 horas, además de profesionales especializados en la exclusiva atención de los residentes
- Salón para propietarios, sala de billar y entretenimiento, con vistas panorámicas a la bahía, diseñado para funciones privadas y equipado con cocina de catering
- Exclusiva piscina residencial frente a la Bahía con hidromasaje y áreas de descanso
- Acceso y ventajas del Waldorf Astoria Miami, para el uso del Spa y restaurantes del Hotel
- Beach Club para uso exclusivo de los Propietarios de Waldorf Astoria Residences

CARACTERÍSTICAS DE LAS RESIDENCIAS

- Junior Suites completamente terminadas y amuebladas
- Residencias privadas completamente terminadas de 1, 2, 3 y 4 dormitorios
- Todos los interiores residenciales están diseñados por la galardonada firma de diseño de interiores BAMO
- Cuenta con la última tecnología de edificios inteligentes con una aplicación personalizada de Waldorf Astoria Residences, la cual conecta a los residentes con servicios de conserjería y comodidades del edificio las 24 horas
- Ventanas de piso a techo de 3 metros (10 pies) de altura, con impresionantes vistas hacia el océano y la ciudad
- La tecnología inteligente ofrece una personalización perfecta e incluye sistemas integrados de audio, video e iluminación
- Paquete de iluminación de última generación
- Walk-in closets de alta calidad totalmente terminados en todas las residencias seleccionadas por BAMO
- Lavadora y secadora de primera línea incluidas en la unidad
- Selección de pisos que permiten personalizar su apartamento
- Precableado para comunicaciones de alta velocidad



WV



WALDORF ASTORIA®
RESIDENCES · MIAMI

A journey in transcendence.

Much like the thriving metropolis within which it sits, Waldorf Astoria Residences Miami offers an experience in transcendence - an exclusive lifestyle offering embedded within a legacy brand that has stood the test of time.

Residents here will not only assume a coveted place in a landmark building's history, but also as part of a cutting-edge community of culture shapers, intrinsically playing a role in boldly defining societal moments.

Waldorf Astoria Residences Miami, with its limitless views, extraordinary architecture and timeless brand, will usher in a new era for generations to come.



History / 08
Global Brand / 12
Architecture / 16
Amenities / 26
Residences / 44
Location / 78
Team / 86

Timeless moments. Modern masterpiece.

Waldorf Astoria Residences Miami builds on a legacy of elegance, style, and service, with a transcending vision true to its history, yet reflective of the now.



Where our
story began.

Waldorf Astoria History

Since opening its first landmark hotel in New York City over a century ago, Waldorf Astoria has become synonymous with luxury hospitality and exceptional service. The hotel redefined hospitality excellence through the invention of 24-hour room service, daring culinary innovations, and attracting culture-shaping clientele. Waldorf Astoria continues to be known for its intuitive tenacity to transform any moment, from the grand to the routine, into something unforgettable.

Waldorf Astoria's roots have spread across the globe, and we are now a portfolio of over 30 hotels in iconic destinations. The brand carries the same pioneering mantle and remains a beacon of timeless glamour and sophistication.

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





Built on a foundation of excellence.

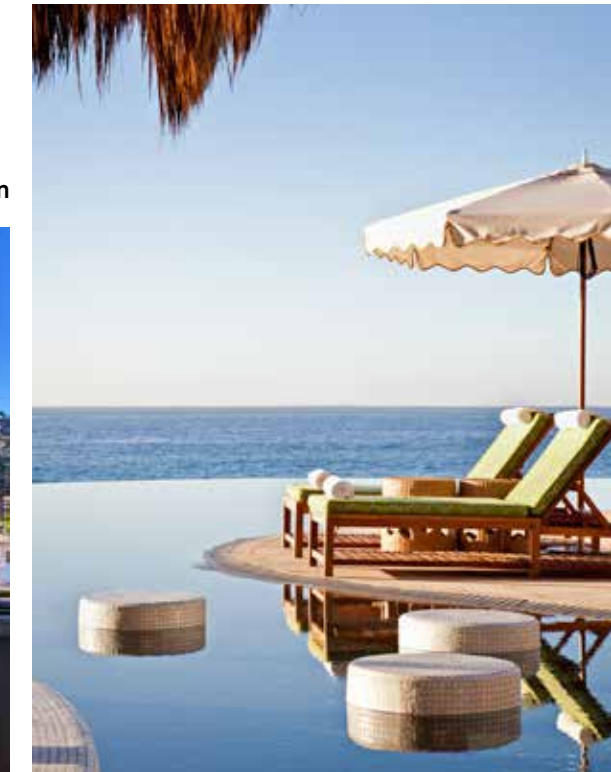
The world-renowned elegant service is curated with a sense of care, authenticity, and thoughtful precision for a personalized living experience like no other.

Through luxurious environments, Waldorf Astoria creates exceptional experiences that become lasting memories for our residents.

Waldorf Astoria Maldives Ithaafushi



Waldorf Astoria Amsterdam

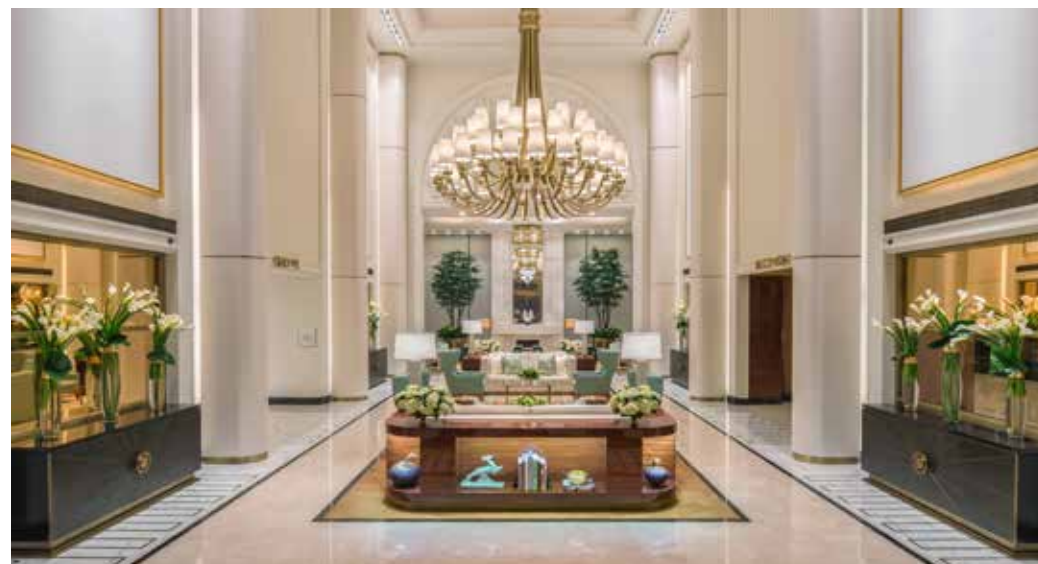


Waldorf Astoria Los Cabos Pedregal

Offering exceptional experiences at one of the world's most legendary hotel brands, each Waldorf Astoria represents a unique personality with undeniable global presence and relevance.



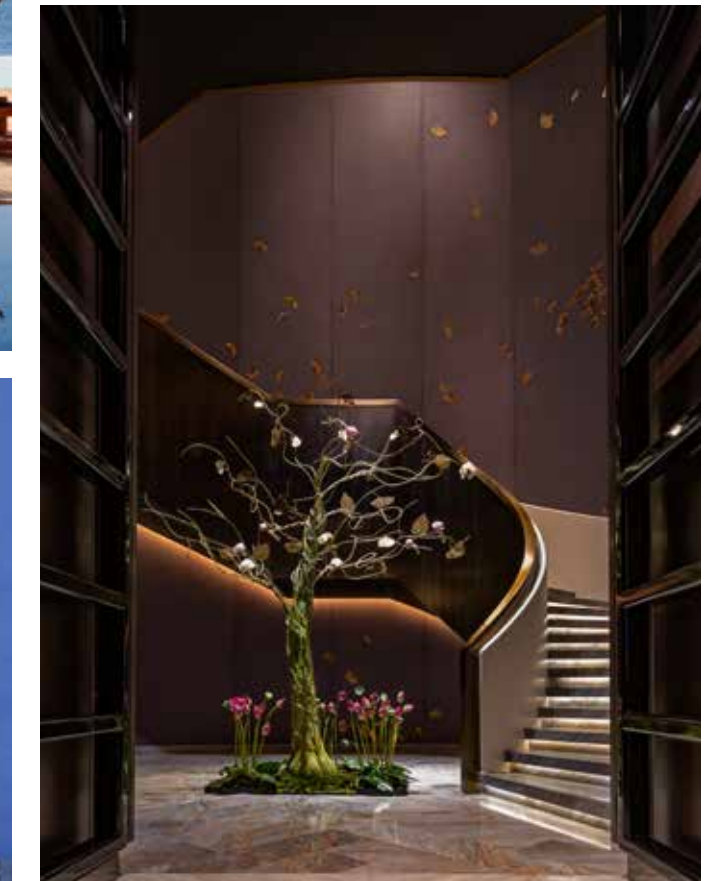
Waldorf Astoria Shanghai on the Bund



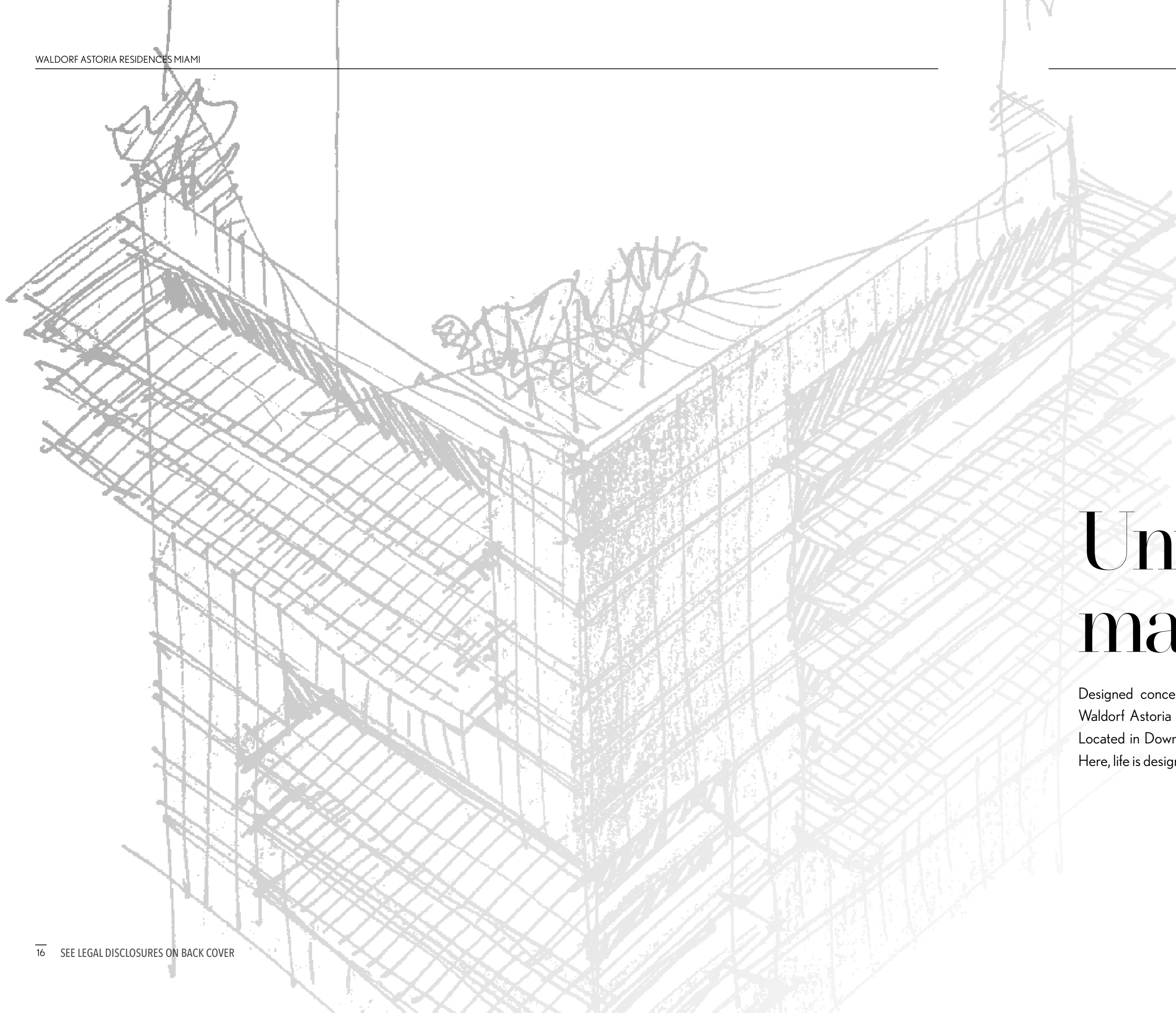
Waldorf Astoria Beverly Hills



Waldorf Astoria Bangkok



Waldorf Astoria Beijing



Unveiling of a modern masterpiece.

Designed conceptually by Carlos Ott and the architectural firm Seiger Suarez, Waldorf Astoria Residences Miami will be the landmark beacon of this global city. Located in Downtown Miami, the towering structure is an experience in exclusivity. Here, life is designed for those who appreciate one-of-a-kind, enrichment that inspires.



“The form
is always
the measure
of the
obsession.”



Standing Woman
1958

Alberto Giacometti

Inspired by 20th Century sculptor Alberto Giacometti, who explored themes of space, perspective and fractured forms, the building's cubism-influenced design stands prominently as the city's tallest structure; an architectural phenomenon and a defining symbolic moment in Miami's ascendance.



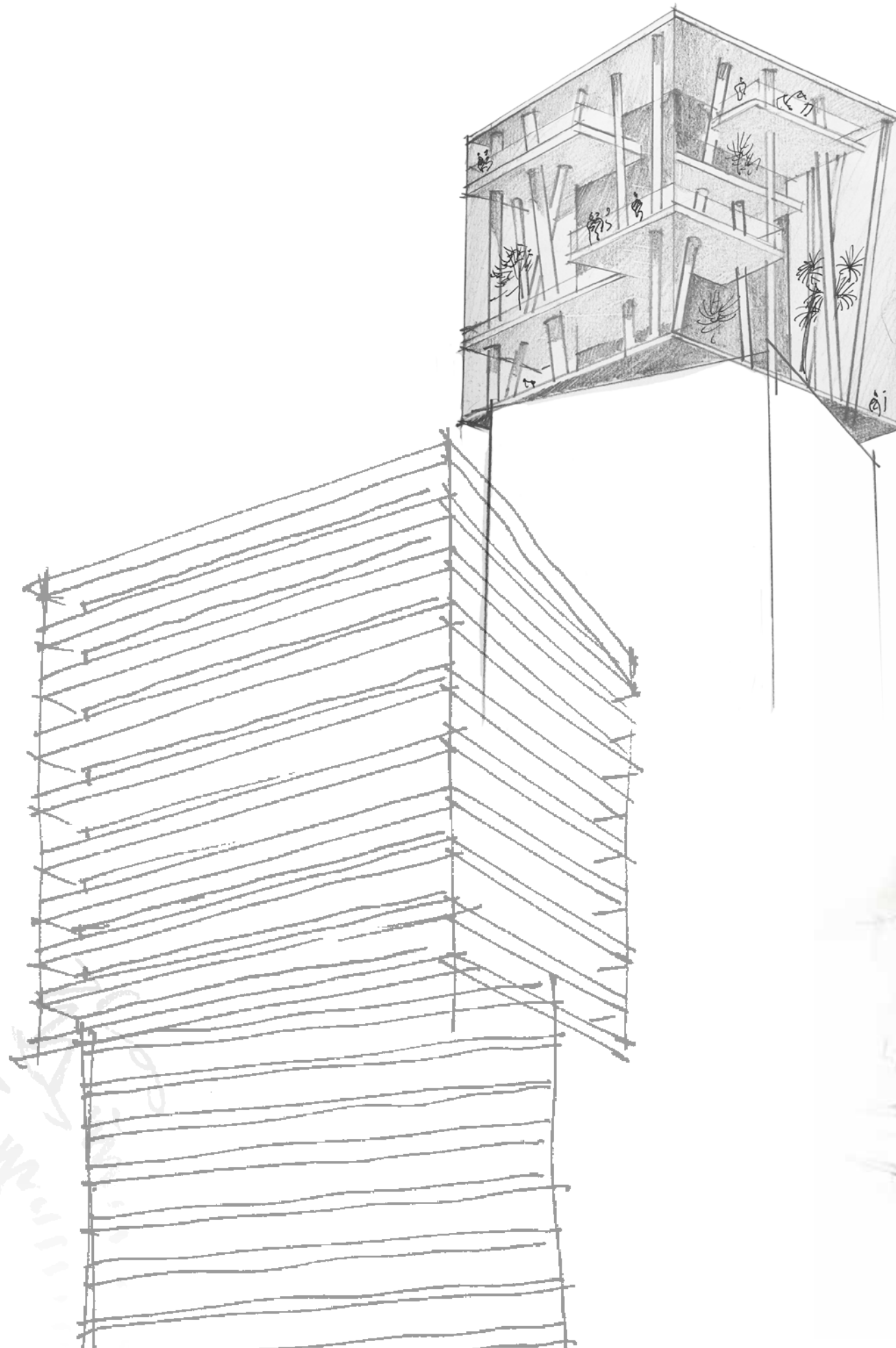
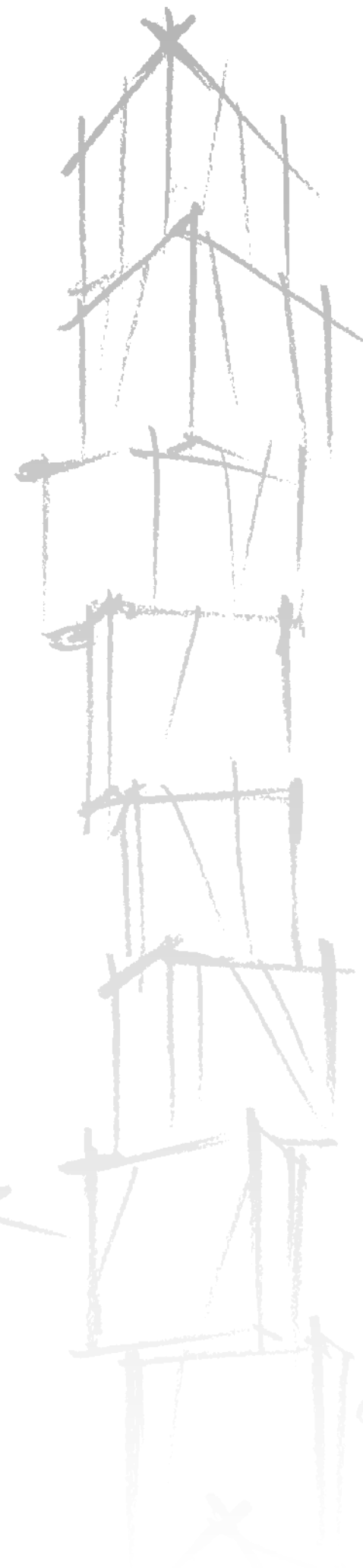
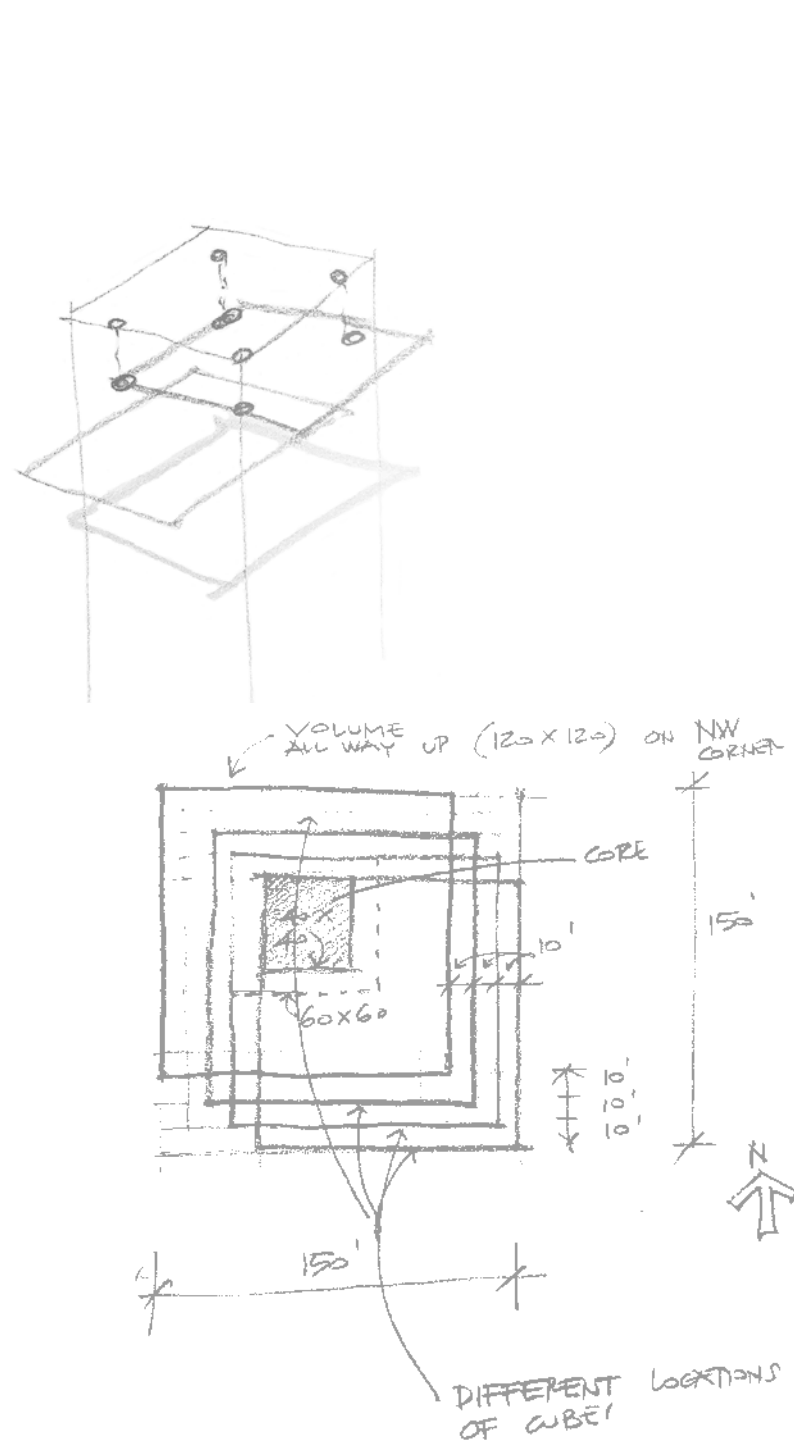
Carlos Ott
CONCEPTUAL ARTIST



With more than a half century of combined design experience, our design collective consists of the conceptual genius of Carlos Ott and the distinguished residential design experience of Sieger Suarez Architects. The result is in an unparalleled powerhouse of talent to exceed expectations for what is to be the tallest and most notable building on the east coast of the country, south of the Manhattan skyline.



Sieger Suarez
ARCHITECTURAL PARTNERSHIP



Downtown Miami





Ascendance begins upon arrival.

A transformative experience begins as early as one's arrival at the opulent porte cochère. A sense of awe and intrigue abounds as we first encounter the attentive service synonymous with the Waldorf Astoria name. Ascendance into a new realm continues upon entrance as the magnificent, open air lobby with its dramatic, curved, glass enclosed 4-story staircase introduces us to a visionary building, with an even more visionary experience to be had.

YOU HAVE ARRIVED.

Moments in arrival continue as we are welcomed by the third level residential lobby with its sky-high ceilings and panoramic bay views. Home to the residential concierge and private amenities, it's here where greetings are exchanged, welcomes are extended and residents commingle in residential spaces.



Residential Lobby

Owners Lounge





To see and be seen.

Unobstructed views of the ocean and the downtown Miami skyline provide the perfect backdrop for the awe-inspiring Peacock Alley, centered around the larger than life signature Pendulum Clock, a tradition for every Waldorf Astoria property. Inspired by the original Foucault Pendulum, invented in 1851, now famously hanging from the dome of the Pantheon in Paris, this structure remains fixed while illustrating time and the rotation of the earth, reminding us of both the pure beauty and suspended timelessness of our current surroundings.

Peacock Alley





Assume a seat in an updated rendition of the historic Peacock Alley, a venue renowned for its extravagant Sunday brunch and innovative cocktail culture. Or sip serenely while sitting at the elegant private bar and wine tasting room while simply soaking in the aura and energy flow of the surroundings, asymmetrical in design yet anchored with a carefully studied sense of logic and placement. A place where each moment is to be cherished.





Authentic moments abound.

Beyond world-renowned food and beverage offerings, residents enjoy exclusive hotel benefits, including house account signing privileges and preferred access to the spa and other hotel venues.



Mindfulness and moments of authenticity never end with access to the signature spa and fitness center which features opulently designed wellness lounges, saunas, steam and treatment rooms as well as personalized health, nutrition and fitness programs. Residents will regularly find themselves pampered with the ultimate in healing, relaxation, rejuvenation and an experience in self-care.

EXPERIENCE SIGNATURE SPACES.

Waldorf Astoria is known for providing unforgettable moments in landmark destinations worldwide. Conceptually designed by Sieger Suarez Architects and Carlos Ott, in collaboration with interior design firm BAMO, these award-winning designers worked in tandem to create this iconic structure in Downtown Miami. Rising 1,049 feet above Biscayne Bay, the striking tower will be the tallest residential tower south of Manhattan, offering breathtaking views and signature experiences.

Building Features

- 100-story tower located in Downtown Miami
- Unobstructed views of downtown, Miami Beach and Atlantic Ocean
- 360 branded luxury residences
- Hotel guestrooms and suites available
- Peacock Alley
- Immersive resort pool with outdoor café and private cabanas
- Private Bar / Wine Tasting Room
- Signature Restaurant
- All-Day Dining Brasserie
- Meeting venue offering spaces from ballrooms to boardrooms
- Kids Club



A home above all else.

Waldorf Astoria Residences Miami is where high concept design intersects with the utmost in convenience, technology and beauty down to the most minute detail. The living space is designed for upward energy flow, and refined with tailored details by the award-winning BAMO interior design firm. Live life as one with breathtaking backdrops of the downtown Miami skyline, Miami Beach and the Atlantic Ocean. Let your frame of mind be uplifted all while knowing the place you now call home is an experience in transcendence truly unrivaled anywhere else in the city.



RESIDENCES THAT INSPIRE.

Everyday life at Waldorf Astoria is filled with timeless moments to be shared through generations. Residents will be welcomed home to much more than elegant spaces, but a true sense of elevated experiences and authenticity.

Residence Features

- Fully-finished and furnished Junior Suites
- Fully-finished 1, 2, 3, and 4-bedroom private residences
- All residential interiors are designed by award-winning interior design firm BAMO
- 10-foot floor-to-ceiling windows with stunning views of city and downtown skyline, Miami Beach and Atlantic Ocean
- Smart home technology experience for seamless personalization with the touch of a button. Includes integrated audio, video and lighting systems
- Contemporary lighting package, including recessed lighting, dimmers, and lighting control
- Custom built-out closets in all residences and flooring selections curated by BAMO
- Built in top-of-the-line washer and dryer
- Pre-wired for high-speed communications

East View • 100 Stories







South View • 100 Stories





FOR YOUR SENSES.

The utmost in consideration is weaved naturally into every corner of the home from kitchens to bathrooms. Experience the ultimate from kitchen design mastery to a virtual palace for self-care with fixtures, features and accessories created with true refinement in mind.

Kitchen and Baths

- Kitchens feature custom cabinetry curated by BAMO and fabricated by Italian design house Italkraft
- Sub-Zero and Wolf appliance package includes integrated paneled microwave, dishwasher, built-in convection oven, refrigerator, freezer and wine storage
- Select primary and secondary bathrooms offer rain showers and custom Italian vanities
- Dornbracht and Duravit bathroom fixtures







Northeast View • 100 Stories



PRIVATE RESIDENTIAL SERVICES AND AMENITIES.

The celebrated Waldorf Astoria services and amenities have been reimagined for today's modern living. Everything naturally and intuitively has been curated for our resident's convenience.

- Savant premium smart-home tech systems are designed to provide residents with a touch-screen monitor and iPad access to concierge services using a custom app accessible to a full menu of available offerings including:
 - 24-hour doormen and lobby desk attendants
 - Private porte cochère with 24-hour valet service and private residential entry
 - 24-hour concierge services in addition to dedicated on-site professionals
 - Owners Lounge with double height ceilings, billiard and entertainment room with panoramic bay views, designed for private functions and equipped with adjacent catering kitchen
 - Private residential pool deck with whirlpools and lounging areas
 - Exclusive Waldorf Astoria Miami access and benefits, including preferred spa and restaurant rates and access to à la carte hotel services
 - Valet parking included
- Residents will also have access to concierge services using a custom app accessible to a full menu of available offerings including:
 - 24/7 room service
 - Spa and fitness treatments
 - House car reservations
 - Valet service access
 - Package delivery service



West View • 100 Stories





A modern global city.

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. The building itself pays homage to the architecture of the city with understated references to its art-deco history, commissioned artworks that will line the interior and a nod to Miami's intrinsic curves and textures.

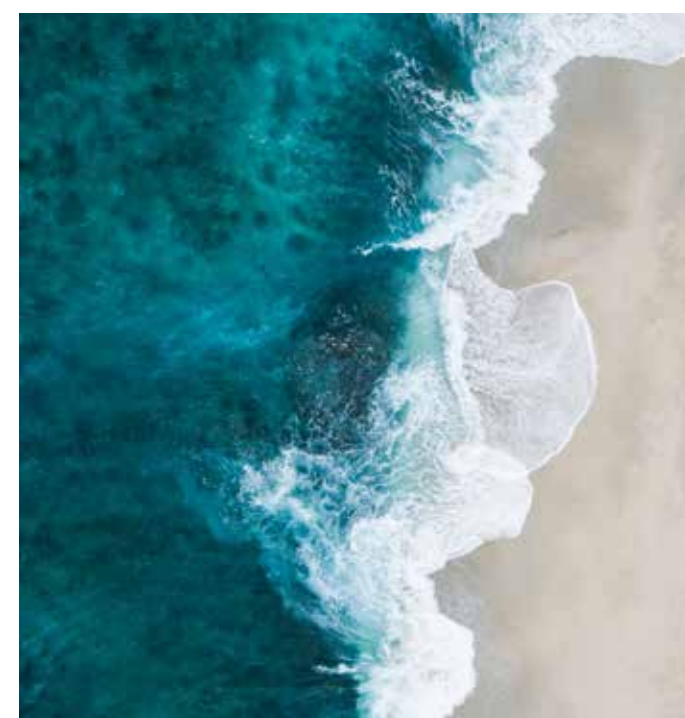
Live life at the epicenter of a town where the international influences between art, culture and natural beauty collide in a one-of-a-kind way at an equally powerful moment in this city's history.



Downtown Miami



Pérez Art Museum Miami

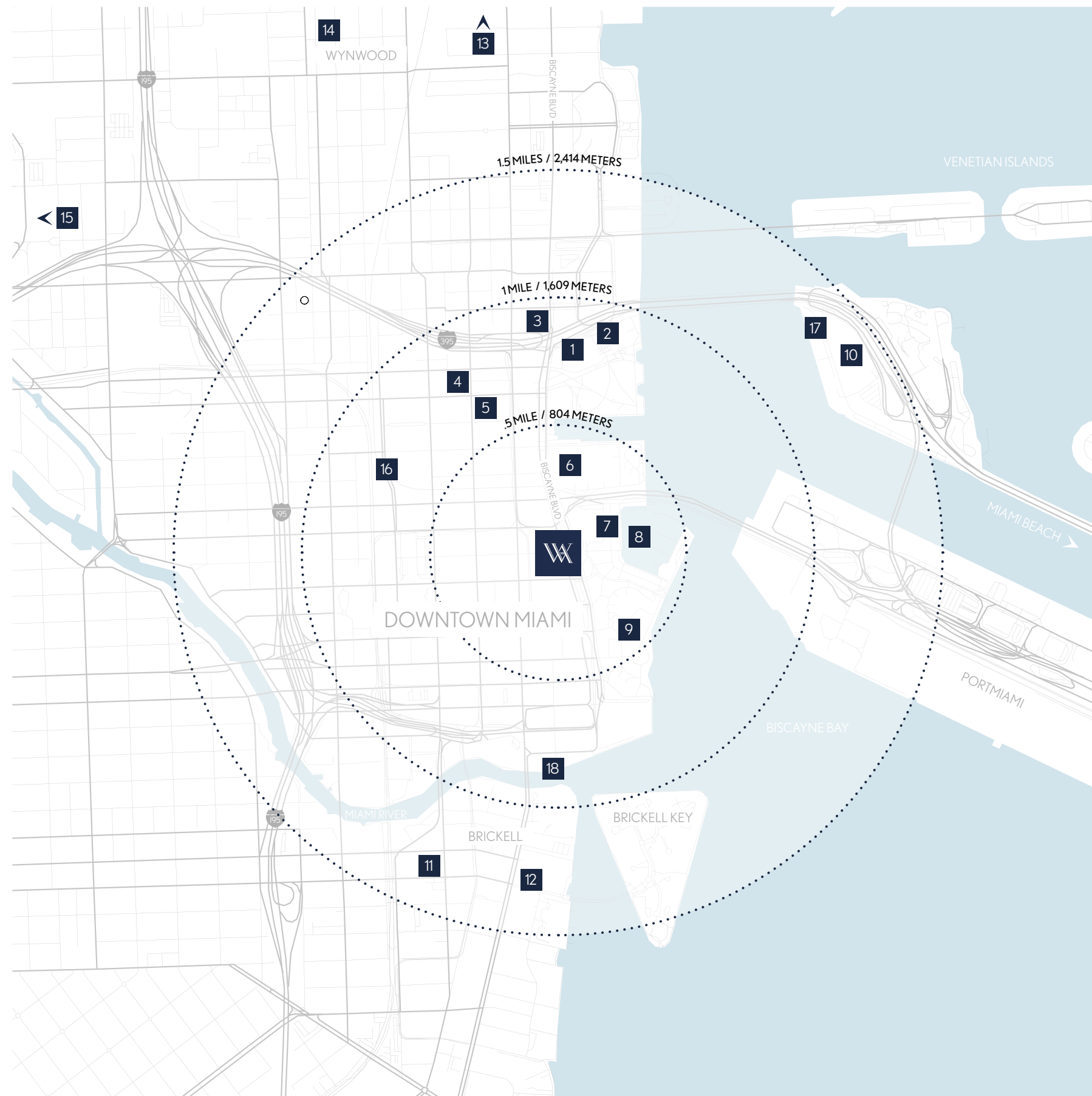


Miami Beach



Miami Design District





CENTRAL YET GLOBAL.

The legendary Waldorf Astoria Miami is situated within an environment of creative entities, culinary delights and inspired venues. All of which are examples of enormous aspirations fully achieved and realized. Its unveiling will represent the foundation for the future of Miami.

Nearby attractions include:

- 1 Phillip & Patricia Frost Museum of Science
- 2 Pérez Art Museum Miami (PAMM)
- 3 The Adrienne Arsht Center for the Performing Arts
- 4 Park West District
- 5 Miami Worldcenter
- 6 American Airlines Arena
- 7 Bayside Marketplace
- 8 Miamarina at Bayside
- 9 Bayfront Park
- 10 Miami Children's Museum
- 11 Brickell City Centre
- 12 Brickell Financial District
- 13 Miami Design District
- 14 Wynwood Art District
- 15 Miami International Airport
- 16 MiamiCentral Station - Brightline Trains
- 17 Yacht Haven Grande Miami at Island Gardens
- 18 Miami River District

An assemblance of passions.

Waldorf Astoria Residences Miami reflects the intersection of an extraordinary team all collaborating to bring a modern expression of Waldorf Astoria's rich legacy to life.

DEVELOPERS



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 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.



With almost two decades of condominium development experience and more than 600 luxury waterfront residences delivered in South Florida alone, S2 Development principals, J. Claudio Stivelman and Marc D. Schmulian have worked with many of the world’s most notable architects and designers to produce spectacular landmark developments. With luxury residential projects ranging from Bay Harbor Islands to Sunny Isles Beach, S2 maintains their reputation as leaders in luxury real estate development by building with a meticulous and detail-oriented approach in South Florida’s most desirable areas.

DEVELOPERS



Mohari Hospitality, founded in 2017 by entrepreneurial investor Mark Scheinberg, is a global investment company with emphasis on luxury hospitality in prime urban and resort markets. Mohari’s investments include equity and debt in both development and operating assets and Mohari invests both independently and with partners. Mohari’s existing investments include Peninsula Papagayo, a 2,200-acre sustainable hotel and residential development in Costa Rica; The Ritz-Carlton Yacht Collection, a new ultra-luxury cruise line, the 1 Hotel in Toronto and the Four Seasons Hotel in Madrid. Mohari seeks to protect the cultural heritage and natural environments of all areas related to its projects and is committed to identifying and contributing to philanthropic projects in each location where it does business.

ARCHITECTS

sieger suarez

CONCEPTUAL ARTIST / ARCHITECT OF RECORD

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.

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.

INTERIOR ARCHITECTURE
& DESIGN

INTERIOR DESIGN FIRM

We are BAMO. For thirty years, we've created captivating environments that flow, function, and make people feel welcome, at ease, and inspired to live – and to dream – more fully.

A collective of designers, we bring to each project a richness of experience and perspective, along with an impassioned view of life and our work.

We engage clients graciously, listening for the unspoken needs beneath their stated desires. Speaking to the psyche through the senses, and building in layers of meaning, we create true havens: places apart from the everyday. Our interpretive skill is matched by the rigor, expertise, and ingenuity we bring to seeing projects through to completion. This is why hospitality, residential, and corporate clients around the world trust us to bring their visions to life.

PROPERTY MANAGEMENT



Waldorf Astoria Hotels & Resorts is a portfolio of more than 30 iconic properties that creates a unique sense of place with a relentless commitment to personal service and culinary expertise in landmark locations around the world. Unified by their inspirational environments and True Waldorf Service, Waldorf Astoria hotels deliver graceful service from the moment a guest books through checkout. In addition to the brand's renowned hotel offerings, Waldorf Astoria boasts a best-in-class residential portfolio, including 17 properties either open or in development, that provide the comfort of a private home combined with the unsurpassed amenities and legendary service of Waldorf Astoria. Waldorf Astoria is a part of Hilton, a leading global hospitality company.



WALDORF ASTORIA®
RESIDENCES · MIAMI

waldorfresidencesmiami.com

WALDORF ASTORIA IS A REGISTERED TRADEMARK OF HILTON INTERNATIONAL HOLDING LLC, AN AFFILIATE OF HILTON WORLDWIDE HOLDINGS INC. ("HILTON"). THE RESIDENCES ARE NOT OWNED, DEVELOPED, OR SOLD BY HILTON AND HILTON DOES NOT MAKE ANY REPRESENTATIONS, WARRANTIES OR GUARANTIES WHATSOEVER WITH RESPECT TO THE RESIDENCES. THE DEVELOPER USES THE WALDORF ASTORIA BRAND NAME AND CERTAIN WALDORF ASTORIA TRADEMARKS (THE "TRADEMARKS") UNDER A LIMITED AND NONEXCLUSIVE LICENSE FROM HILTON. THE LICENSE MAY BE TERMINATED OR MAY EXPIRE WITHOUT RENEWAL, IN WHICH CASE THE RESIDENCES WILL NOT BE IDENTIFIED AS A WALDORF ASTORIA BRANDED PROJECT OR HAVE ANY RIGHTS TO USE THE TRADEMARKS.

ⓘ NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS. STATED SQUARE FOOTAGES ARE RANGES FOR A PARTICULAR UNIT TYPE AND ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT ARE LARGER THAN THE AREA THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). THE AREA OF THE UNIT AS DEFINED IN THE DECLARATION IS LESS THAN THE SQUARE FOOTAGE REFLECTED HERE. ALL DEPICTIONS OF APPLIANCES, PLUMBING FIXTURES, EQUIPMENT, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. THE FURNISHINGS AND DÉCOR ILLUSTRATED OR DEPICTED ARE NOT INCLUDED WITH THE PURCHASE OF THE UNIT. CONSULT YOUR PURCHASE AGREEMENT AND ANY ADDENDA THERETO FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE, WILL VARY WITH SPECIFIC UNIT TYPE AND MAY VARY WITH ACTUAL CONSTRUCTION. ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE NOMINAL AND GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. UNIT ORIENTATION AND WINDOWS (INCLUDING NUMBER, SIZE, ORIENTATION AND AWNINGS), BALCONY/LANAIS (INCLUDING CONFIGURATION, SIZE AND RAILING/BALUSTRADE), STRUCTURE AND MECHANICAL CHASES MAY VARY. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT NOTICE. ALL DRAWINGS ARE CONCEPTUAL RENDERINGS AND THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. IMPROVEMENTS, LANDSCAPING AND AMENITIES DEPICTED MAY NOT EXIST. PRICES, PLANS, ARCHITECTURAL INTERPRETATIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION PRESENTED WITHIN THIS DOCUMENT IS CONCEPTUAL. THE IMAGES AND FEATURES CONTAINED HEREIN ARE NOT TO BE RELIED UPON OR USED AS A REFERENCE FOR SPECIFICATIONS. THE FOREGOING MATTERS ARE FURTHER ADDRESSED IN THE PURCHASE AGREEMENT AND ANY ADDENDA THERETO AND THE CONDOMINIUM DOCUMENTS.

waldorfresidencesmiami.com