

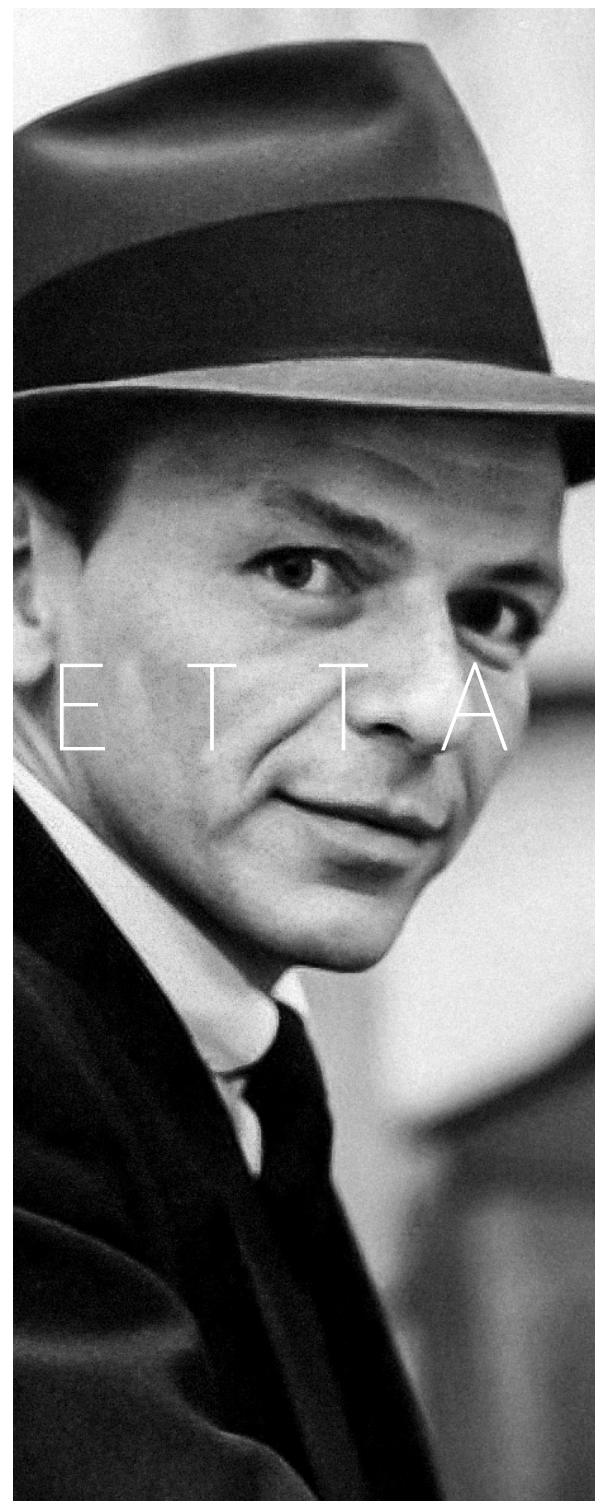
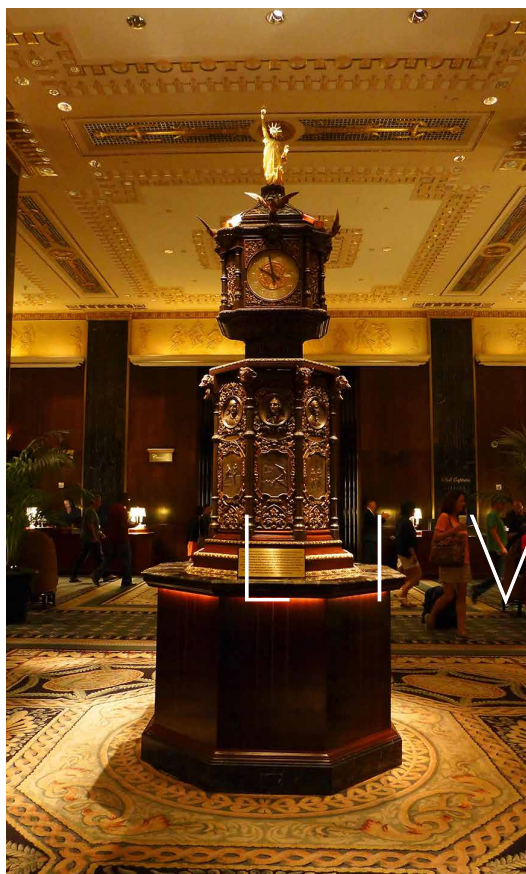


WALDORF ASTORIA®  
RESIDENCES • MIAMI



THE WALDORF-ASTORIA

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



L I V E U N F O R G E T T A B L E



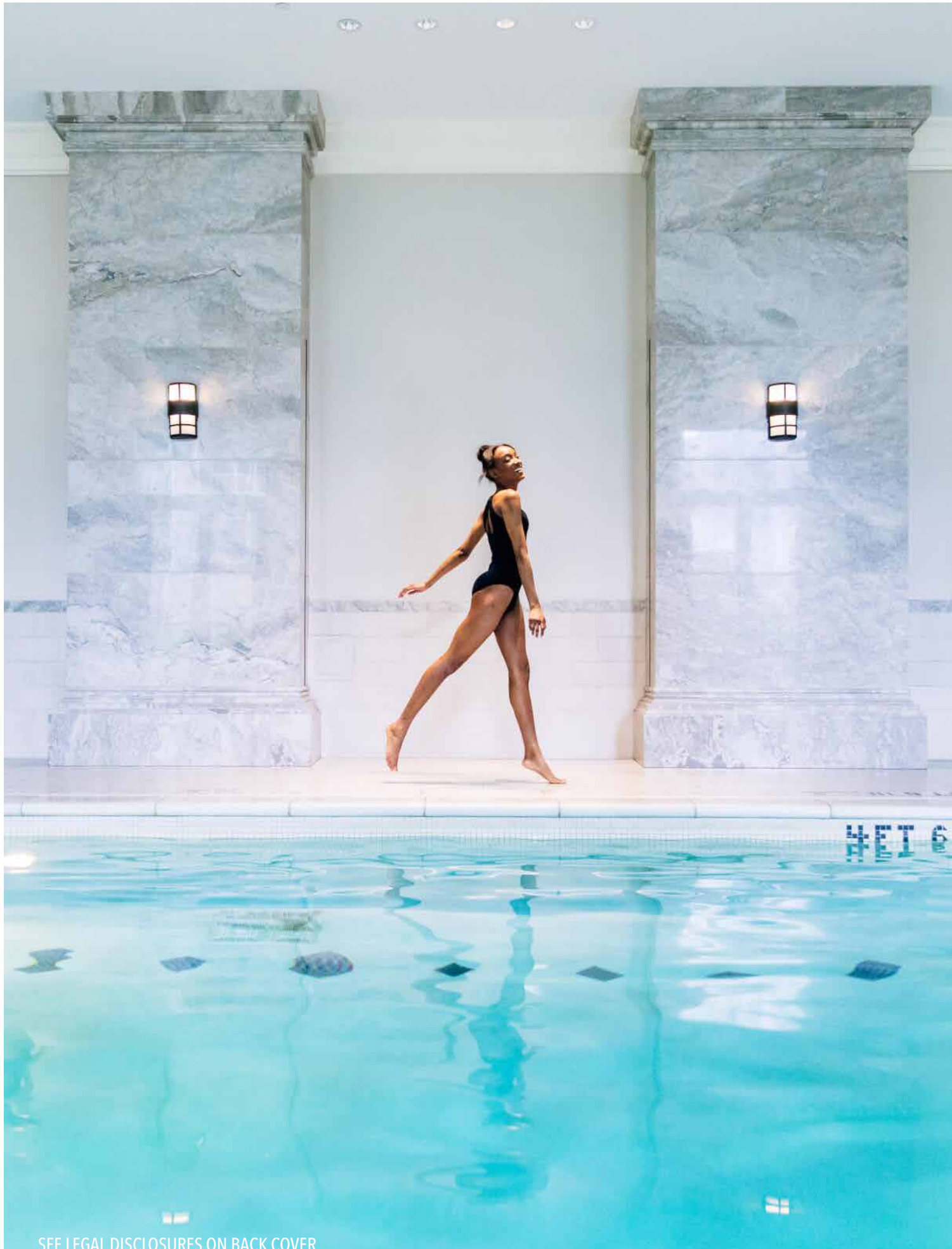
SEE LEGAL DISCLOSURES ON BACK COVER

## WALDORF ASTORIA

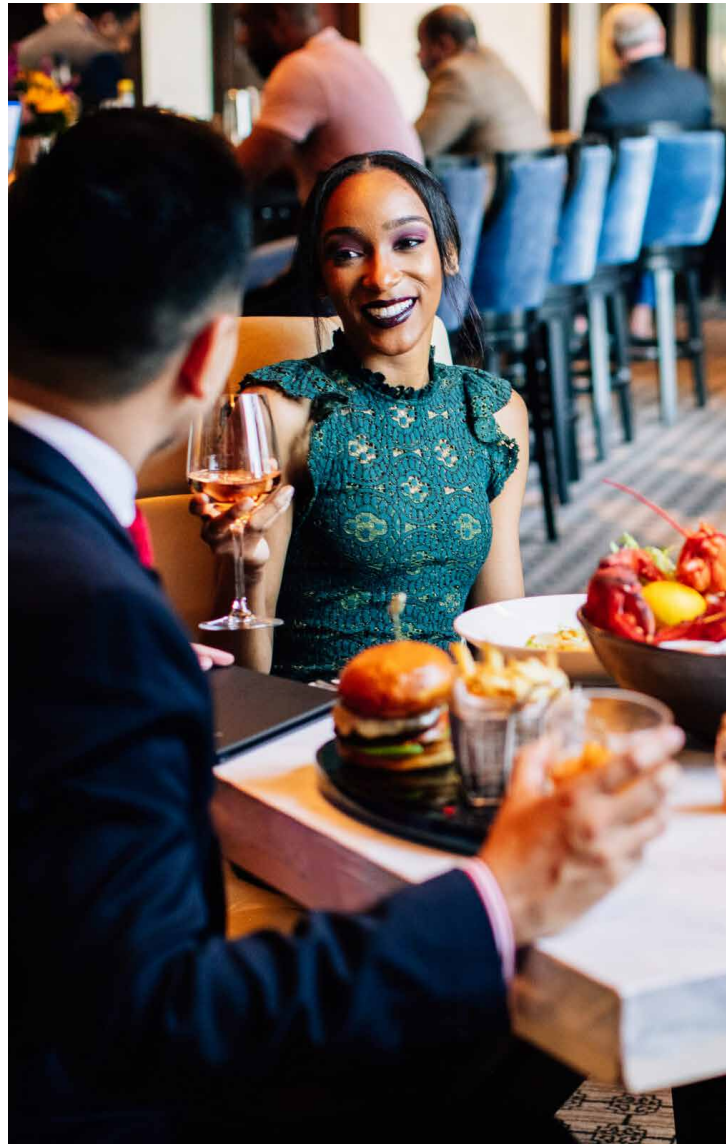
From its inception, the Waldorf Astoria has been home to some of the greatest cultural figures, political leaders, musicians, and royalty since its origin in 1931. The Waldorf Astoria's legendary service set the standard for American hospitality. Since then, our name has become synonymous with elegance, style, and perfection.

A woman with dark hair, wearing a white bathrobe, is seated on a balcony. She is holding a flute glass of champagne to her lips. In the foreground, there is a silver bucket containing a bottle of champagne and a tray of fresh fruit including grapes, strawberries, and orange slices. The background shows a stone building and a metal railing.

UNFORGETTABLE  
EXPERIENCES  
LANDMARK  
DESTINATIONS



Waldorf Astoria Residences creates exceptional experiences that become extraordinary memories for our residents. We provide personalized attention—creating unforgettable moments that could only happen at a Waldorf Astoria.

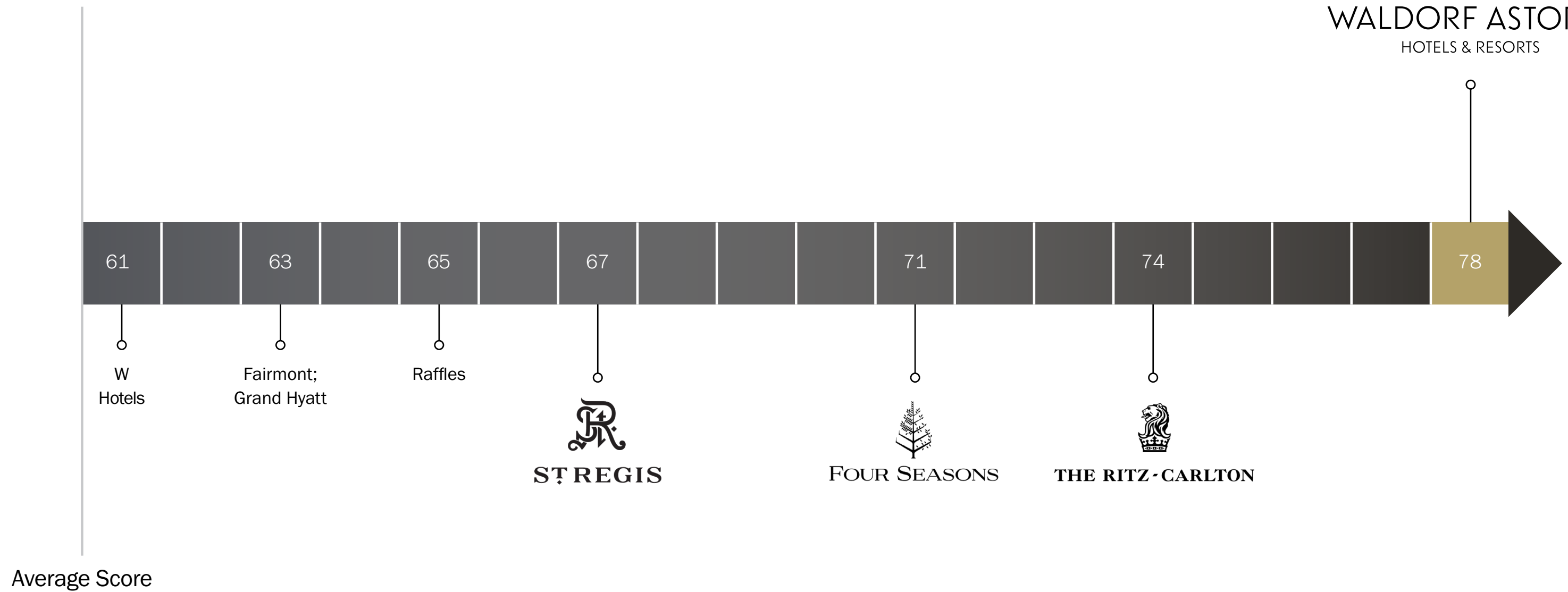




LUXURY IS EARNED,  
NEVER GIVEN



# OVERALL LUXURY SCORE FOR THE U.S.



Source: YouGov Affluent Perspective 2017 Study

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# 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.





## 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.



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## 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.



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## AUTHENTIC MOMENTS

Every touchpoint of the Waldorf Astoria experience is 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

An aerial photograph of the Miami skyline at sunset. The sun is low on the horizon to the left, casting a golden glow over the city and the water. The sky is a mix of blue and orange, with scattered white clouds. The city is filled with numerous skyscrapers and buildings, with the water of the bay visible in the background.

# MIAMI: A GLOBAL CITY



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## DOWNTOWN MIAMI

Downtown Miami is the epicenter of a global city, nestled along beautiful Biscayne Bay. The neighborhood is the heartbeat of Miami's cultural evolution and an international hub for commerce, finance, and entertainment.

Artist Conceptual Rendering

# 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



MiamiCentral Station

American Airlines Arena

Phillip & Patricia Frost Museum of Science

Pérez Art Museum Miami (PAMM)

Museum Park

Bayside Marketplace

Bayfront Park

Bayfront Park



# 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, Bism

# UNVEILING OF A TIMELESS BRAND



Artist Conceptual Rendering

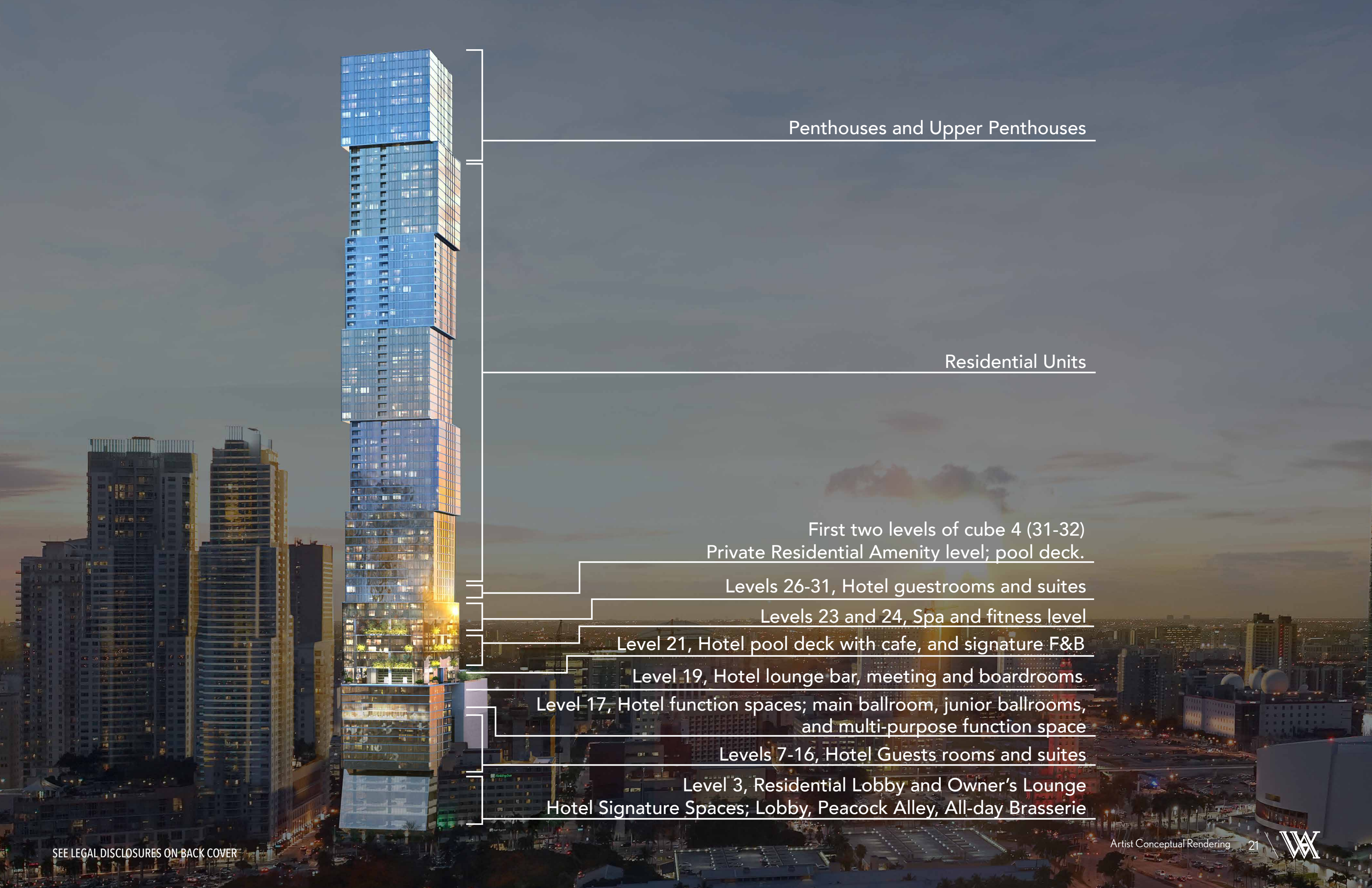


SEE LEGAL DISCLOSURES ON BACK COVER

## BUILDING

- 100-story tower located in Downtown Miami across from Biscayne Bay
- 435 private residences
- Studios, 1, 2, 3 and 4-bedrooms
- Conceptually designed by world renowned architect Carlos Ott in collaboration with Sieger Suarez Architects
- Waldorf Astoria Signature spaces
  - World-famous Peacock Alley
  - Signature Restaurant
  - All-Day Dining Brasserie
  - Signature spa and fitness center
- Waldorf Astoria immersive resort-style pool with outdoor café and private cabanas
- Private residential pool with whirlpools and lounging areas
- Private residential lounge, billiard room and hospitality suite
- Complimentary 24-hour valet parking services

Artist Conceptual Rendering



Penthouses and Upper Penthouses

Residential Units

First two levels of cube 4 (31-32)  
Private Residential Amenity level; pool deck.

Levels 26-31, Hotel guestrooms and suites

Levels 23 and 24, Spa and fitness level

Level 21, Hotel pool deck with cafe, and signature F&B

Level 19, Hotel lounge bar, 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  
Hotel Signature Spaces; Lobby, Peacock Alley, All-day Brasserie





Artist Conceptual Rendering

ONE-OF-A-KIND  
LUXURY LIVING  
EXPERIENCE



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## RESIDENCE HIGHLIGHTS

- Fully-finished and furnished Studios
- Fully-finished Studios, 1-, 2-, 3- and 4-bedroom private residences
- Penthouse Collection
- 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
- Fully built-out closets in all residences curated by BAMO
- Custom concealed modern kitchen and bathrooms curated by BAMO
- Wolf / Subzero hi-end kitchen appliance package
- TOTO wall mounted toilet plus Dornbracht and Duravit bathroom fixtures, features & accessories

Artist Conceptual Rendering



Artist Conceptual Rendering



Artist Conceptual Rendering



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Artist Conceptual Renderings



Artist Conceptual Rendering



SEE LEGAL DISCLOSURES ON BACK COVER





LIVE AMONGST  
THE CLOUDS



NORTH VIEW



EAST VIEW



SOUTHEAST VIEW



SOUTH VIEW



SOUTHWEST VIEW



WEST VIEW



NORTH VIEW





IT TAKES VISION





## 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, Inc. is a leading real estate private equity firm, based in Toronto, Canada, with which PMG has partnered on other projects in South Florida. Greybrook's strategy involves making equity investments in large-scale residential development and value-add opportunities in major North American cities. It has invested over CAD \$1.2 billion of equity in more than 80 developments, representing an aggregate projected gross development value of over CAD \$17 billion (which value is an estimate as of the date of this investment summary).



## 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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