
WALDORF ASTORIA®
RESIDENCES · MIAMI

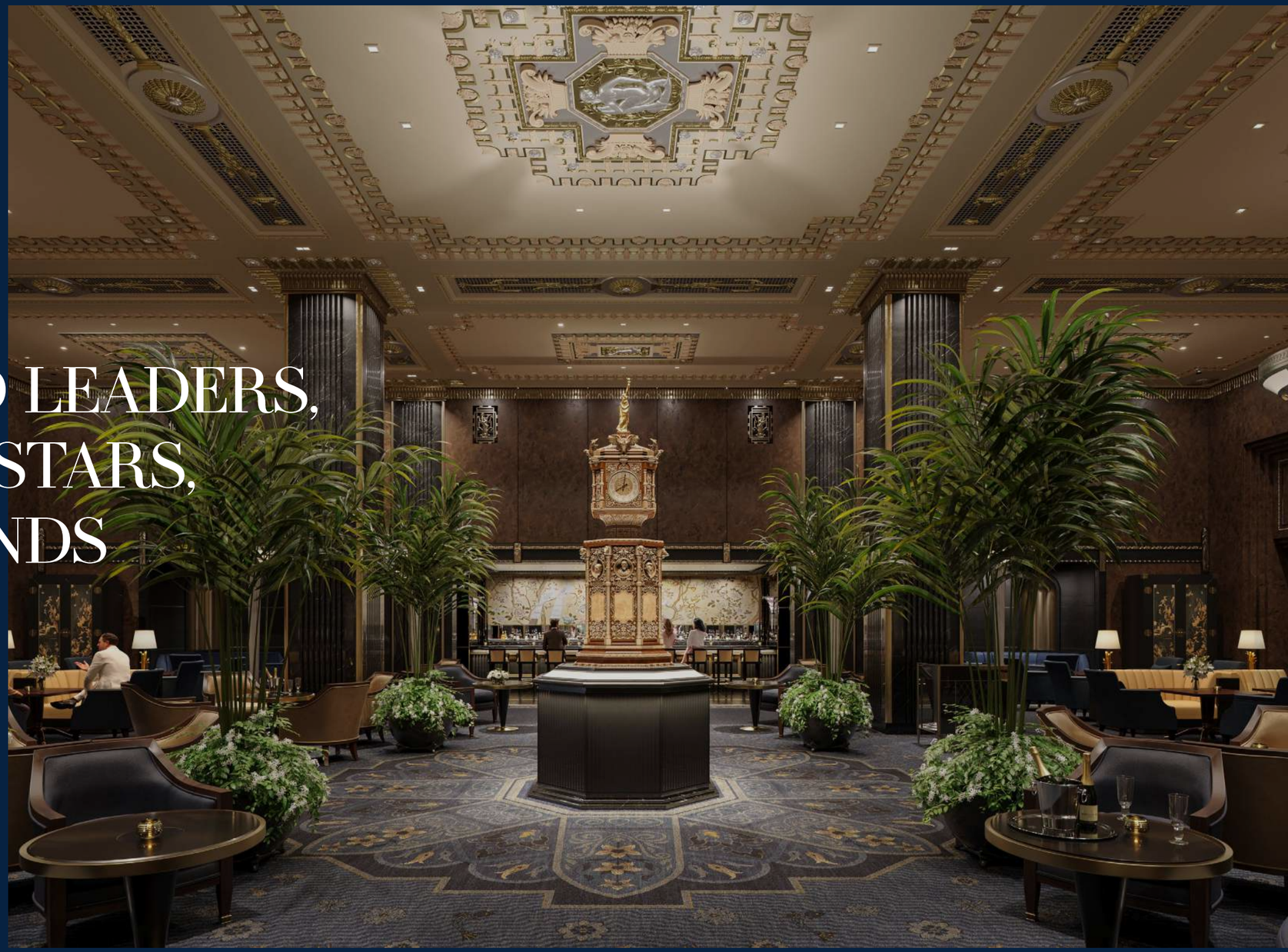
Legacy of Excellence

Modern Masterpiece

Redefining Luxury

SEE LEGAL DISCLOSURES ON BACK COVER

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



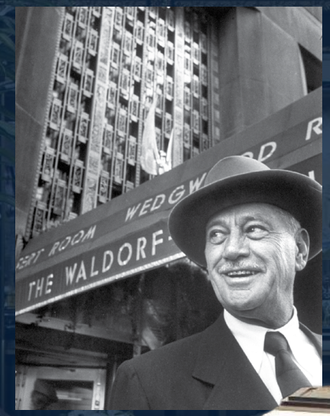
Waldorf Astoria History

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



Queen Victoria Clock



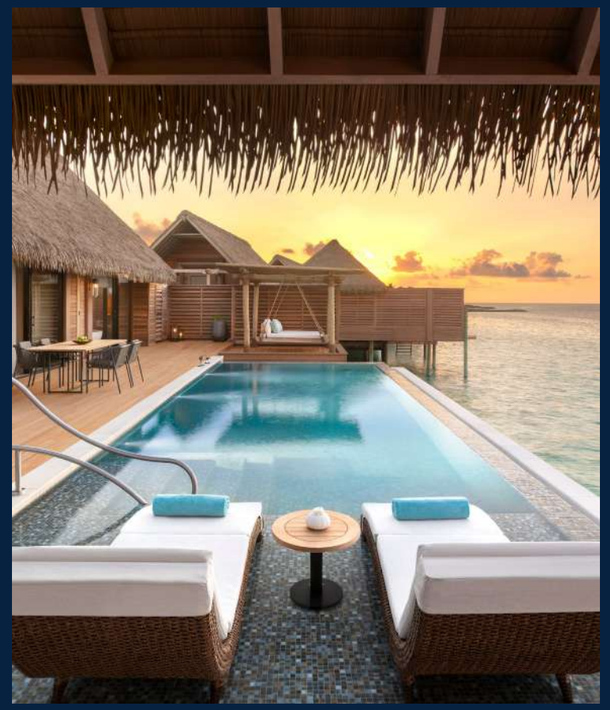
Princess Kelly and
Prince Rainier III
1956

SEE LEGAL DISCLOSURES ON BACK COVER

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 Beijing



Waldorf Astoria Shanghai on the Bund



Waldorf Astoria Beverly Hills

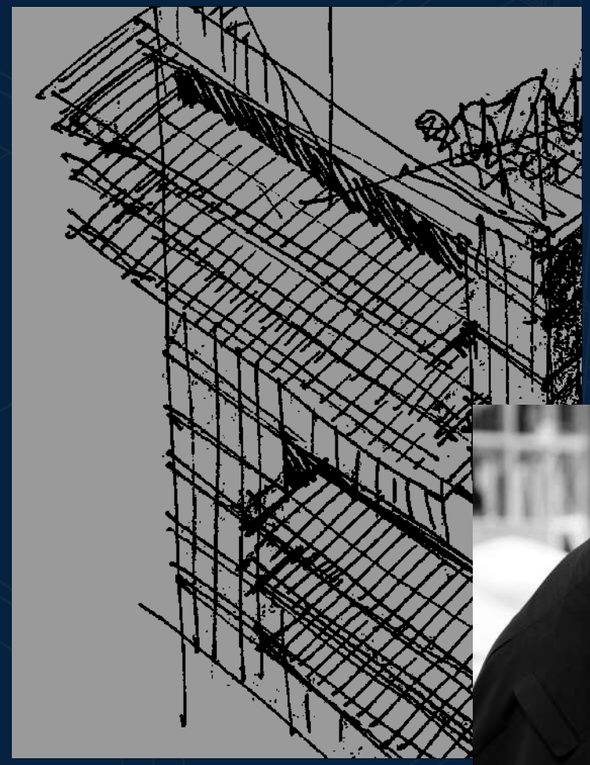


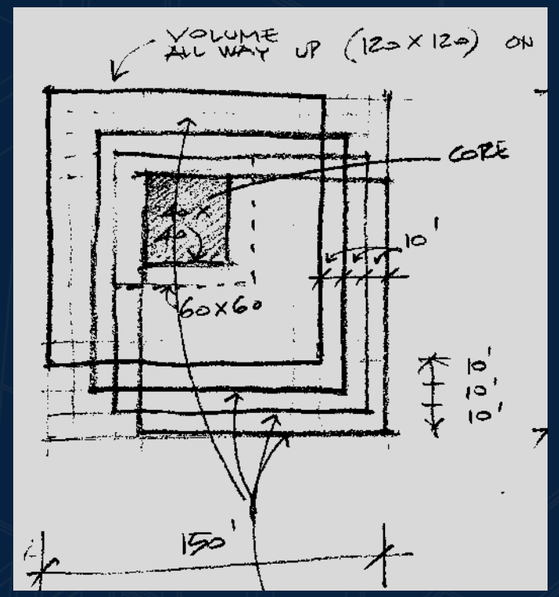
Waldorf Astoria Bangkok

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.

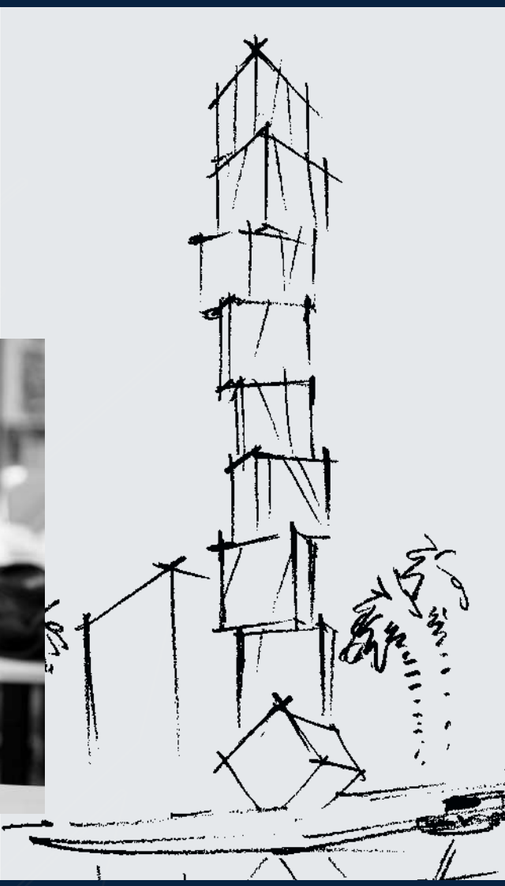
Located in Downtown Miami, the towering structure is an experience in exclusivity. Here, life is designed for those who appreciate one-of-a-kind, enrichment that inspires.







Carlos Ott | Conceptual Artist



BUILT ON A FOUNDATION OF EXCELLENCE

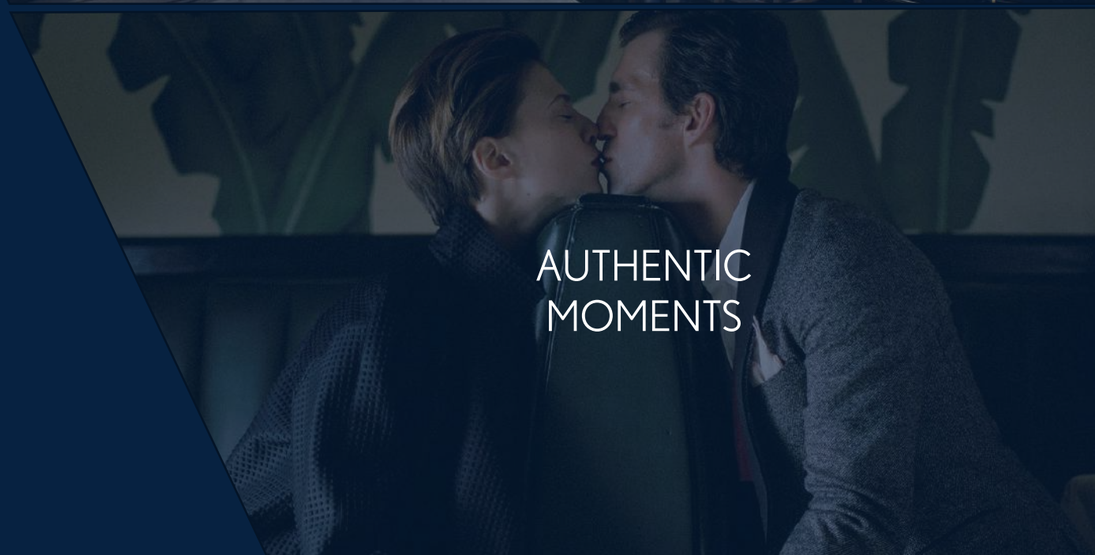
SEE LEGAL DISCLOSURES ON BACK COVER

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.







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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.



SEE LEGAL DISCLOSURES ON BACK COVER

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.

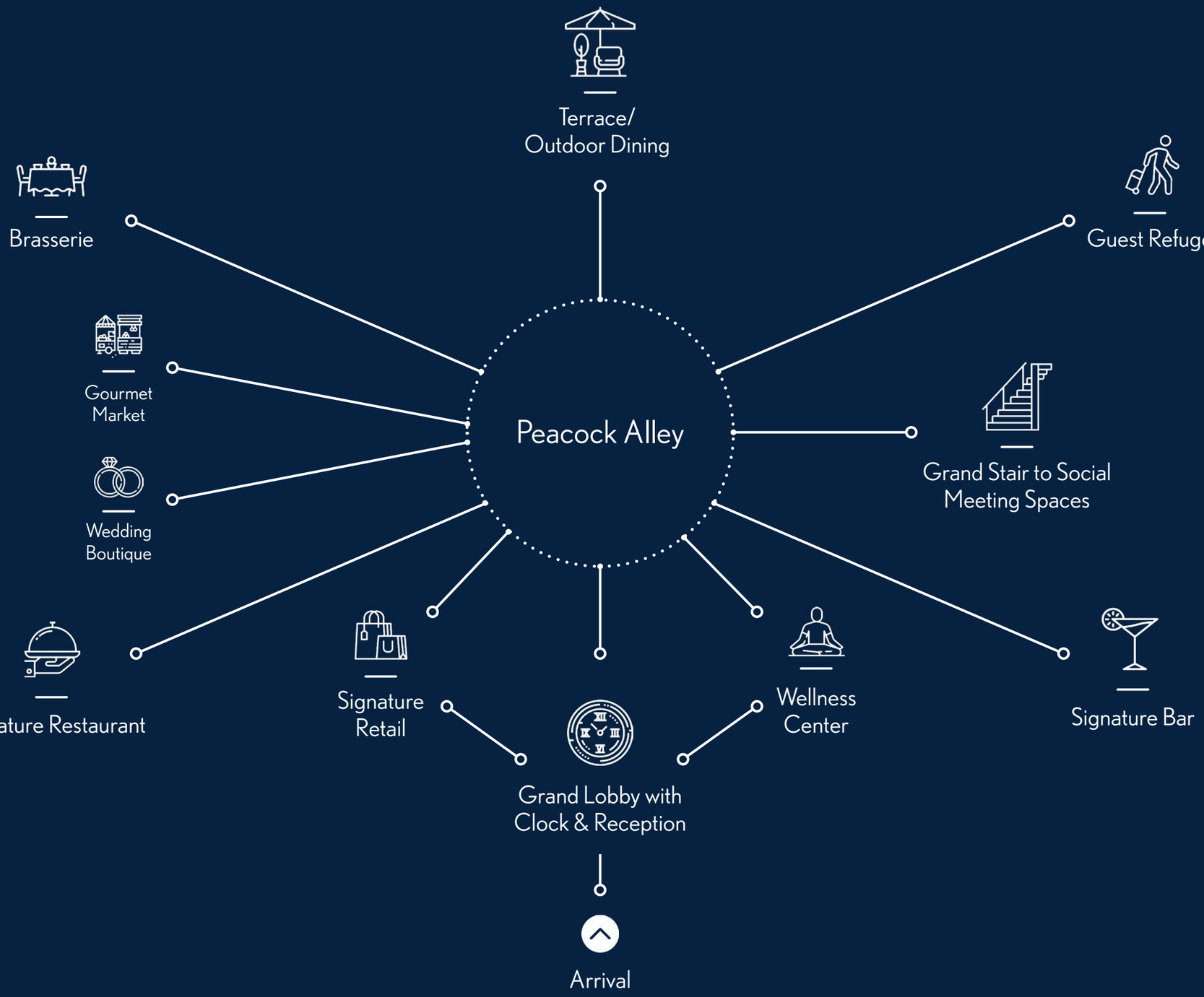
SEE LEGAL DISCLOSURES ON BACK COVER

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.



SEE LEGAL DISCLOSURES ON BACK COVER


Terrace/
Outdoor Dining
Brasserie
Guest Refuge
Gourmet
Market
Peacock Alley
Grand Stair to Social
Meeting Spaces
Wedding
Boutique
Signature Restaurant
Signature
Retail
Wellness
Center
Signature Bar
Grand Lobby with
Clock & Reception
Arrival



Hotel Lobby

SEE LEGAL DISCLOSURES ON BACK COVER

Residential Lobby



Owners Lounge

SEE LEGAL DISCLOSURES ON BACK COVER

Peacock Alley

SEE LEGAL DISCLOSURES ON BACK COVER

Resort Pool Deck

/ Resort
Pool Deck

SEE LEGAL DISCLOSURES ON BACK COVER

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

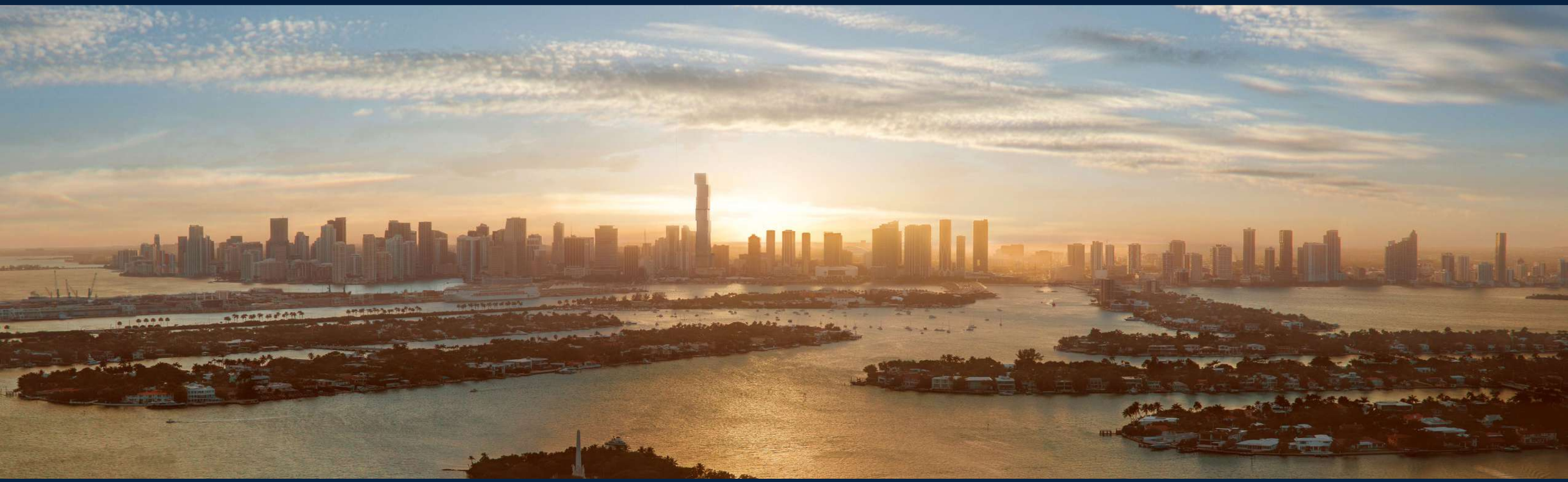
True Waldorf Service enables residents to enjoy the utmost quality of life by providing many more services beyond those listed, granting residents the greatest luxury of all – more time.

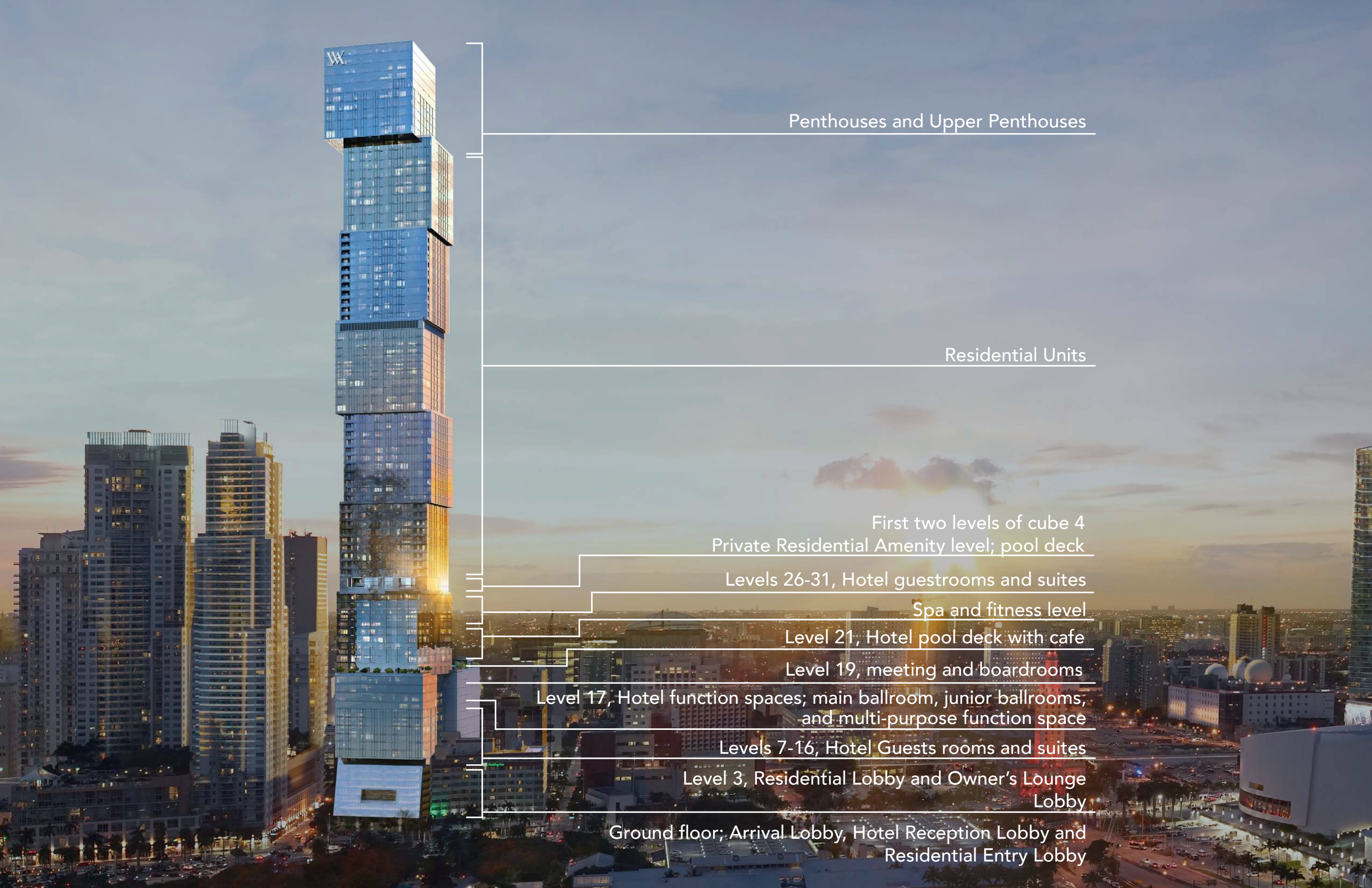
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UNVEILING OF A MODERN MASTERPIECE

SEE LEGAL DISCLOSURES ON BACK COVER



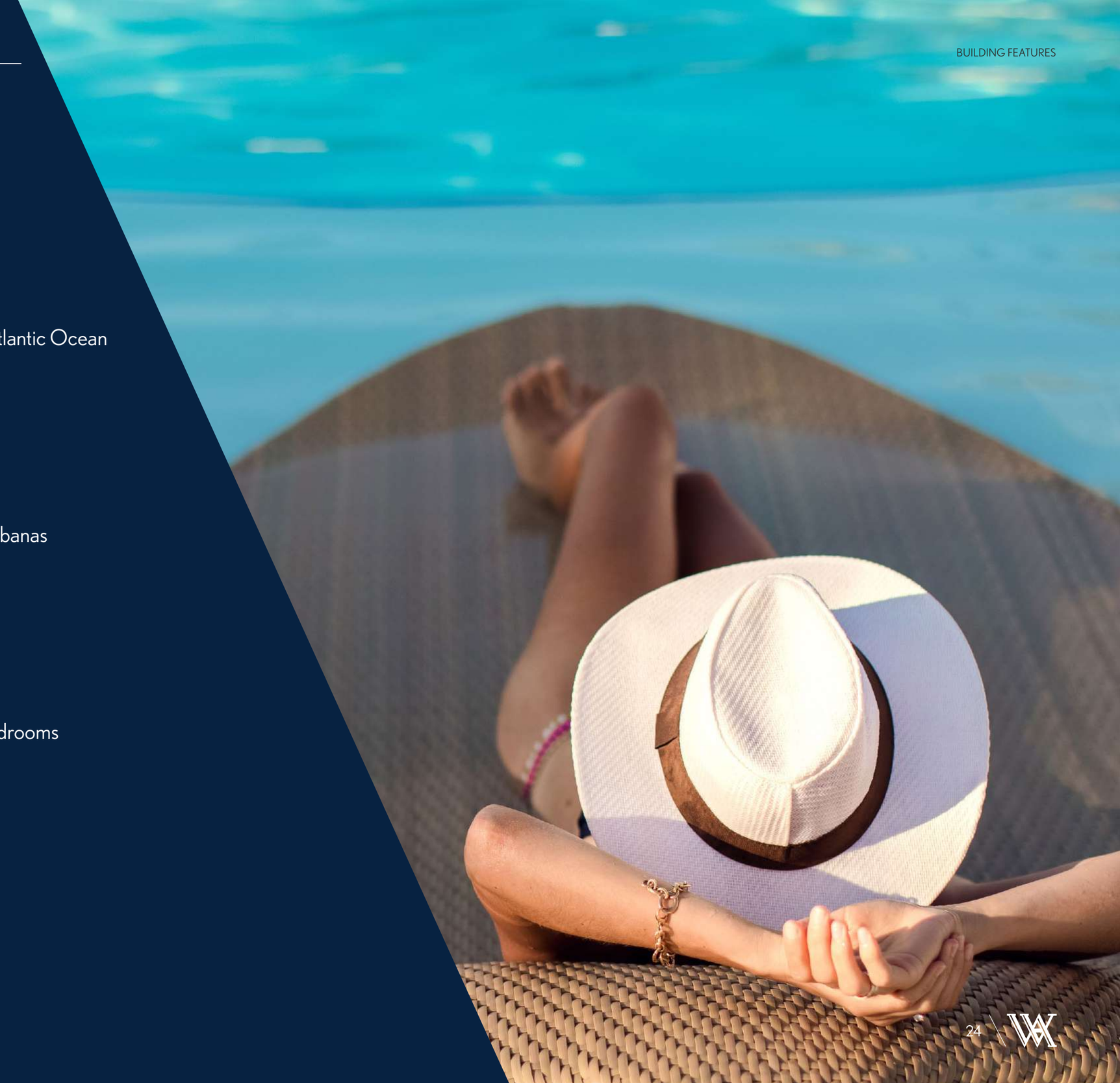

Penthouses and Upper Penthouses
Residential Units
First two levels of cube 4
Private Residential Amenity level; pool deck
Levels 26-31, Hotel guestrooms and suites
Spa and fitness level
Level 21, Hotel pool deck with cafe
Level 19, meeting and boardrooms
Level 17, Hotel function spaces; main ballroom, 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

SEE LEGAL DISCLOSURES ON BACK COVER

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



SEE LEGAL DISCLOSURES ON BACK COVER

A HOME ABOVE ALL ELSE

SEE LEGAL DISCLOSURES ON BACK COVER



ARTIST CONCEPTUAL RENDERING

Level 31 Pool /



Great Room /

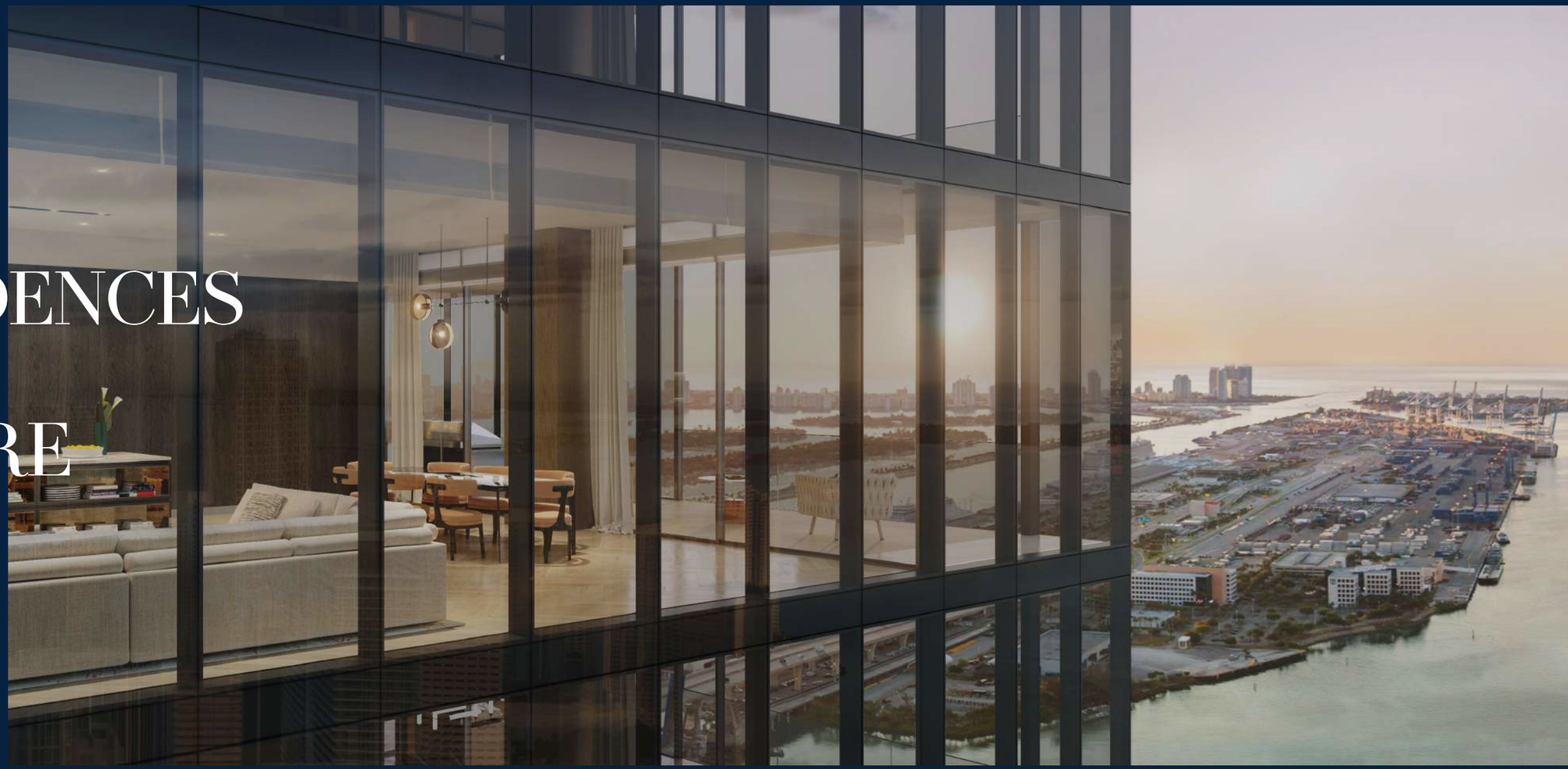


Kitchen /



SEE LEGAL DISCLOSURES ON BACK COVER

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

SEE LEGAL DISCLOSURES ON BACK COVER



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



SEE LEGAL DISCLOSURES ON BACK COVER



\ 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



SEE LEGAL DISCLOSURES ON BACK COVER

LIVE AMONGST THE CLOUDS

SEE LEGAL DISCLOSURES ON BACK COVER

South View · 100 Stories



SEE LEGAL DISCLOSURES ON BACK COVER

Northeast View · 100 Stories



SEE LEGAL DISCLOSURES ON BACK COVER

A MODERN GLOBAL CITY



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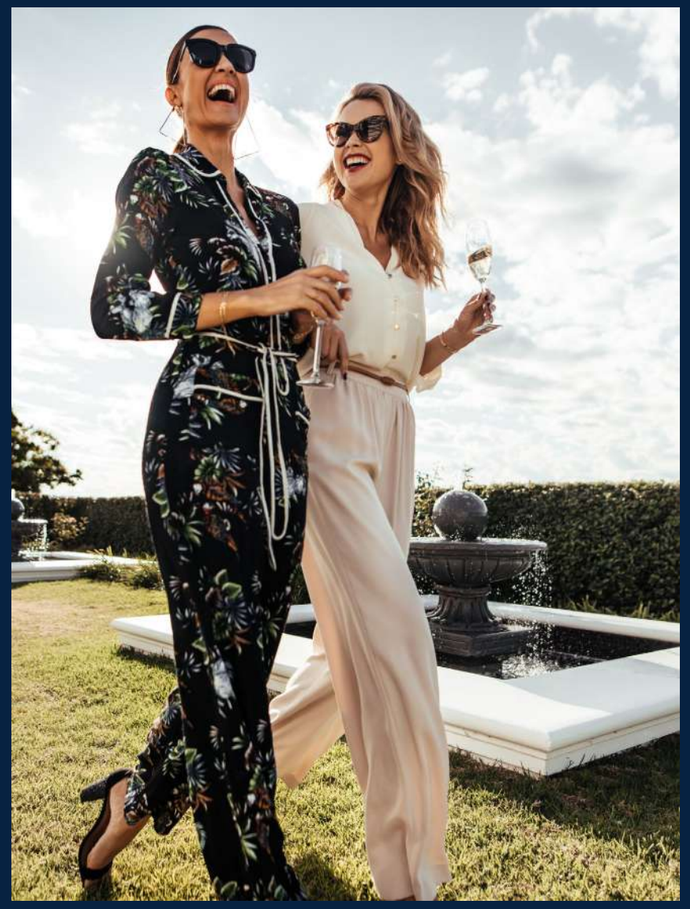
ARTIST CONCEPTUAL RENDERING

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.







Downtown Miami

Pérez Art Museum 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

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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 tenents)**
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

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Downtown Miami's Landscape of the Future

$10B in investment planned over the next 5 years



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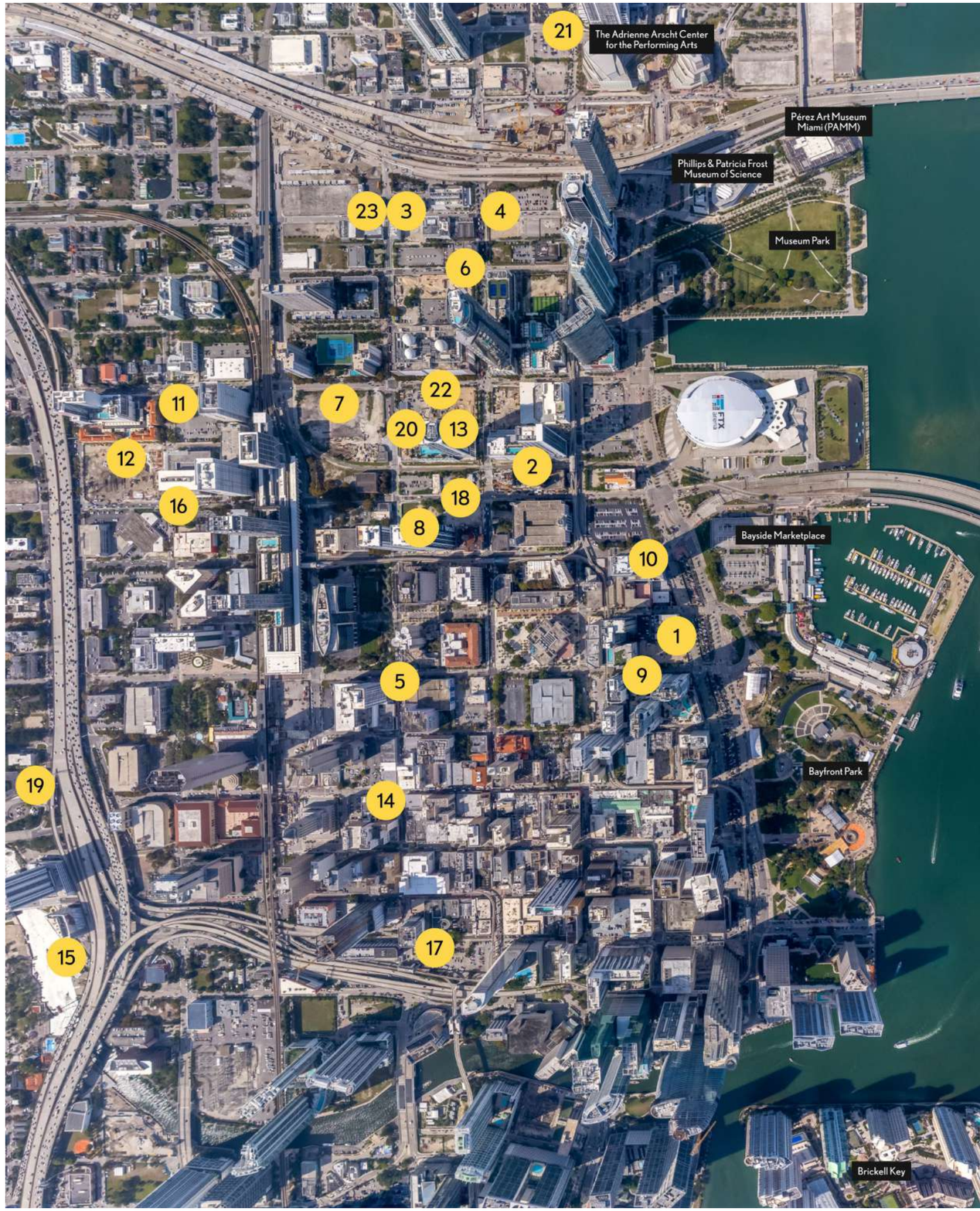
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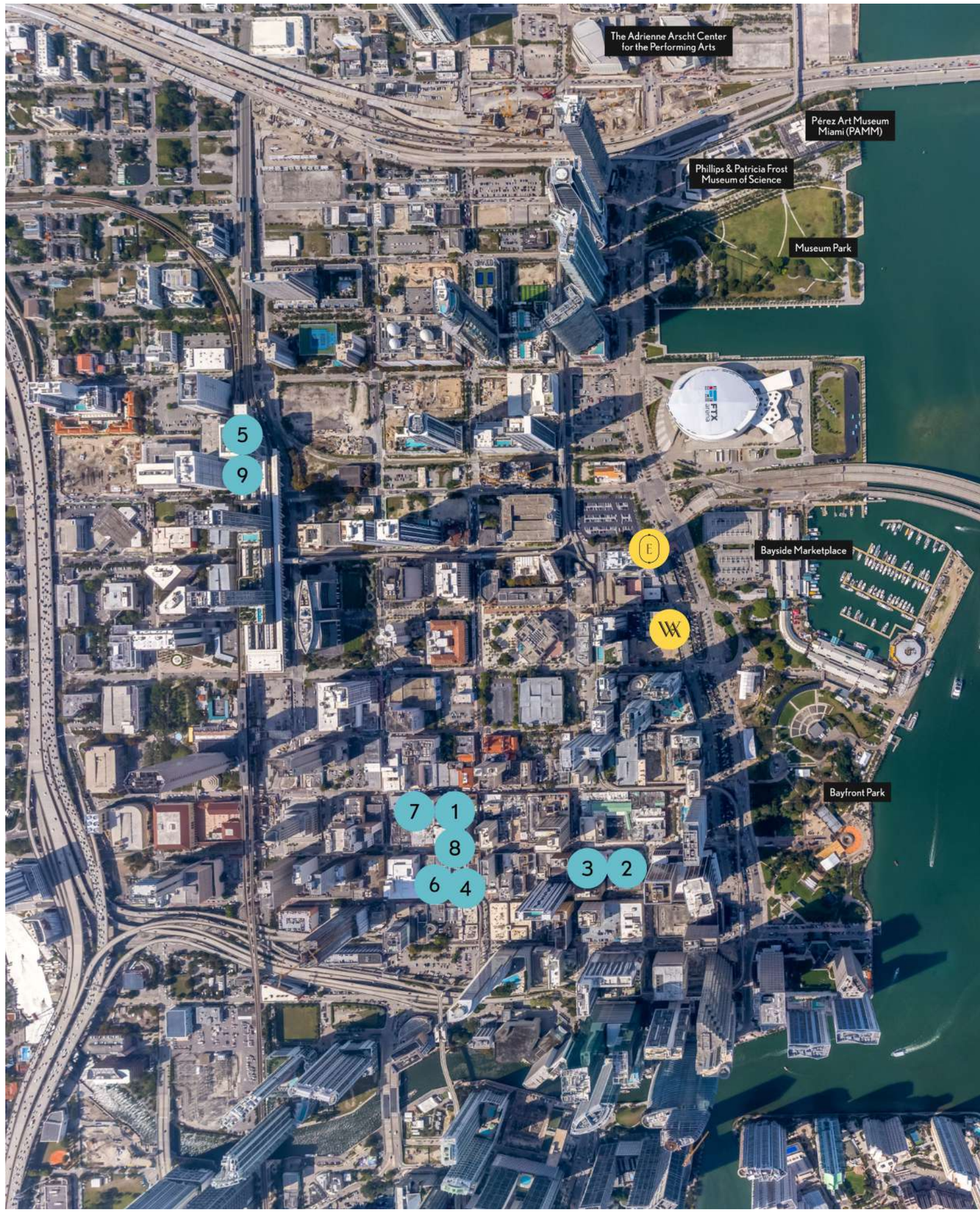
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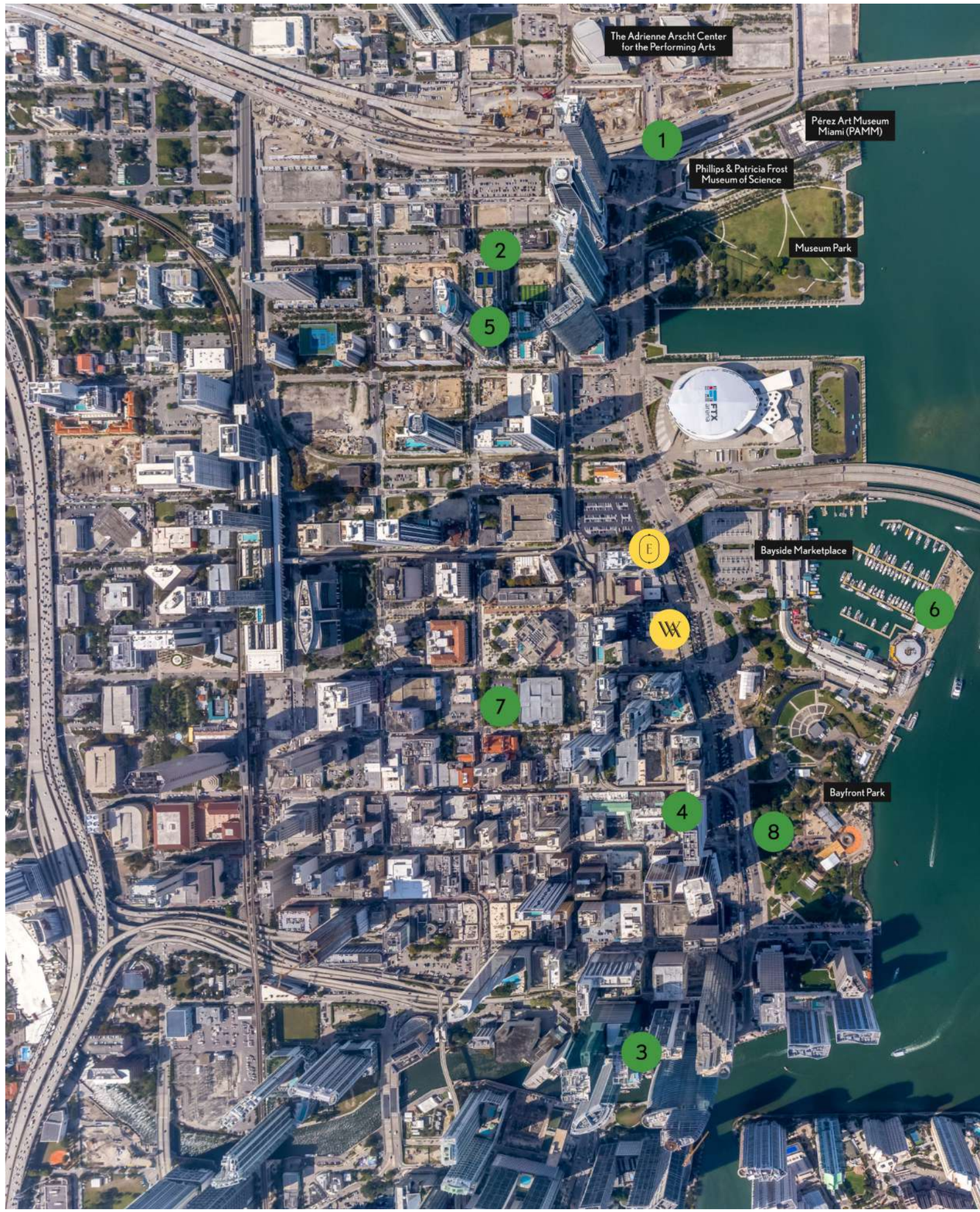
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LANDSCAPE OF THE FUTURE



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



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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

PortMiami

Bayfront Park

Bayside Marketplace

American Airlines Arena

Museum Park

Pérez Art Museum Miami (PAMM)

Phillip & Patricia Frost Museum of Science

Adrienne Arsht Center for the Performing Arts

- Baywalk
- Brightline
- Metromover
- Metrorail

SEE LEGAL DISCLOSURES ON BACK COVER

Source: Miami Downtown Development Authority, Florida Department of Transportati... Miamiworldcenter.com, Miami Today News, Bisn...

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.

SEE LEGAL DISCLOSURES ON BACK COVER

DEVELOPERS

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, S2maintains 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.

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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.

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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.

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