



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 Beijing



Waldorf Astoria Shanghai on the Bund



Waldorf Astoria Beverly Hills

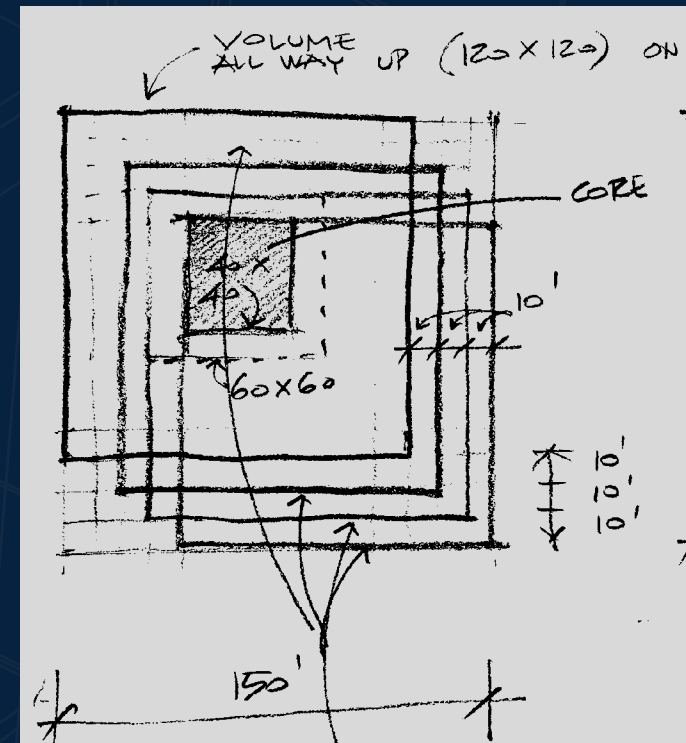


Waldorf Astoria Bangkok

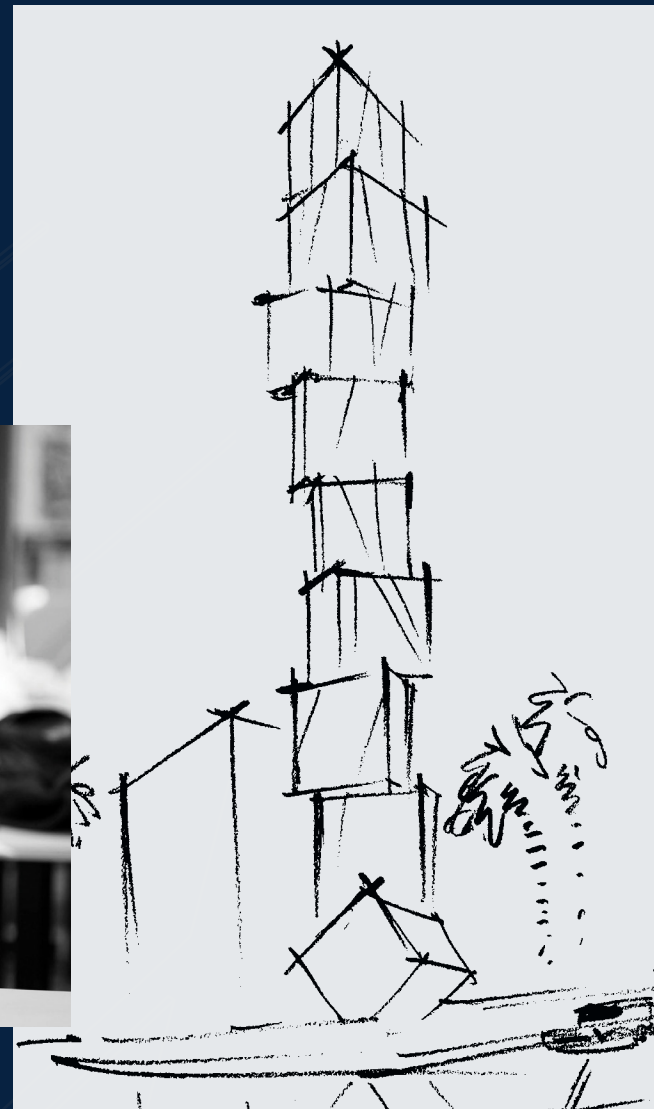
Unveiling of a modern masterpiece

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





TRUE WALDORF
SERVICE

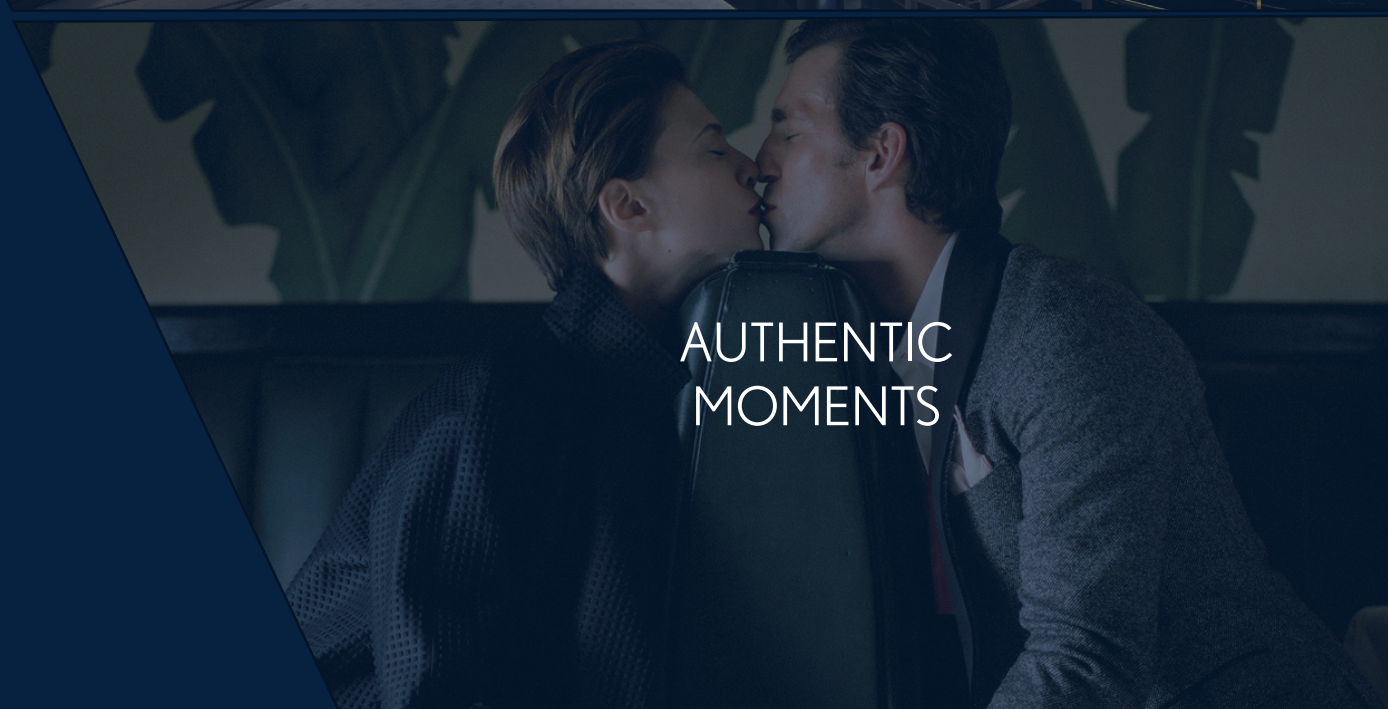


EXPERIENCES UNITED BY OUR BRAND PILLAR

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

/ 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

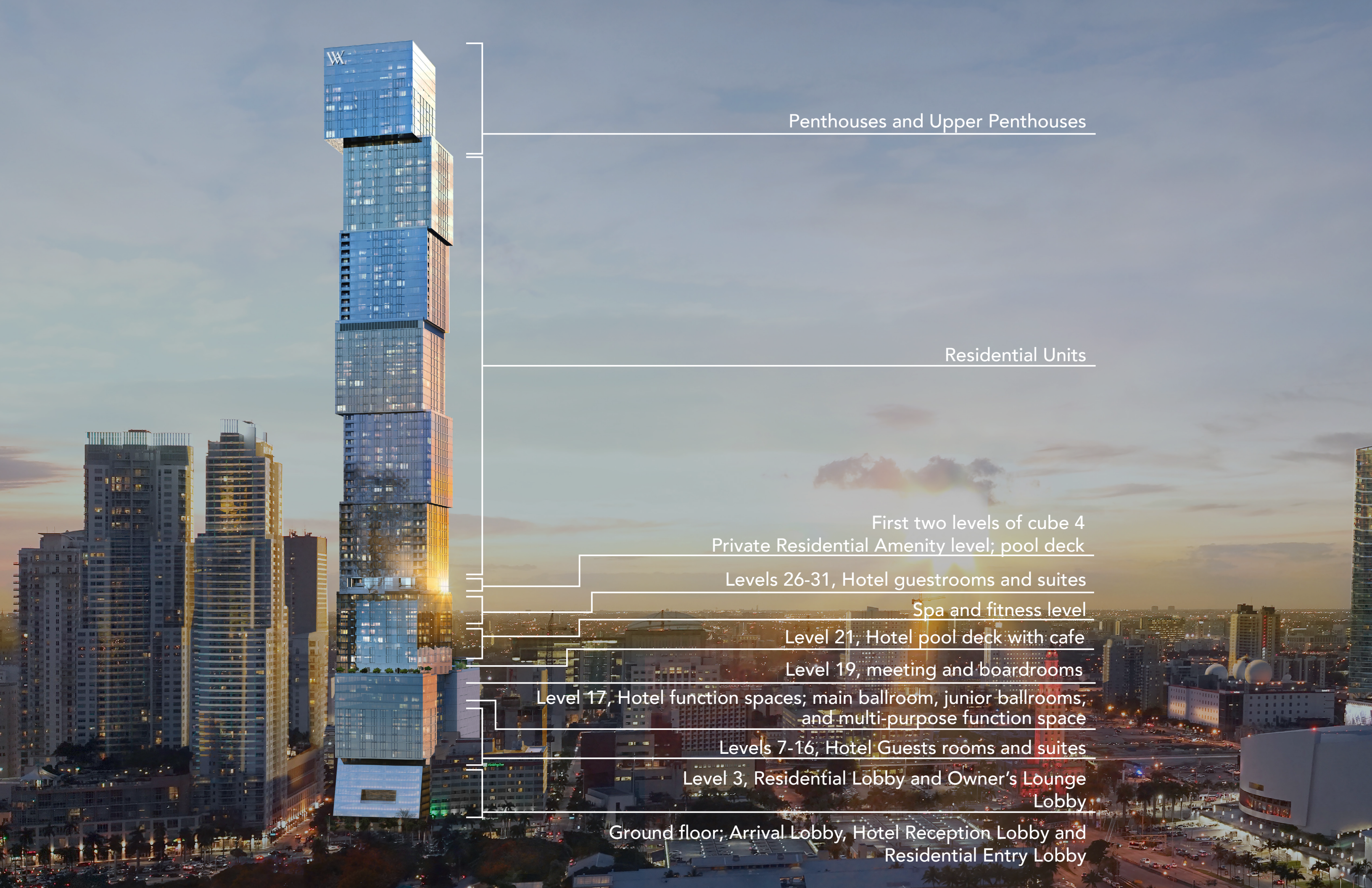
True Waldorf Service enables residents to enjoy the utmost quality of life by providing many more services beyond those listed, granting residents the greatest luxury of all – more time.



An aerial photograph of a coastal city at sunset. The sun is low on the horizon, casting a warm, golden glow over the scene. In the foreground, a large body of water reflects the sunset. To the left, a city skyline is visible across the water. In the center, a large, modern skyscraper with a glass facade stands prominently, its windows reflecting the sunset. The building has a unique design with a cantilevered top section. The sky is filled with soft, white clouds. The overall mood is serene and majestic.

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



Residential Pool /



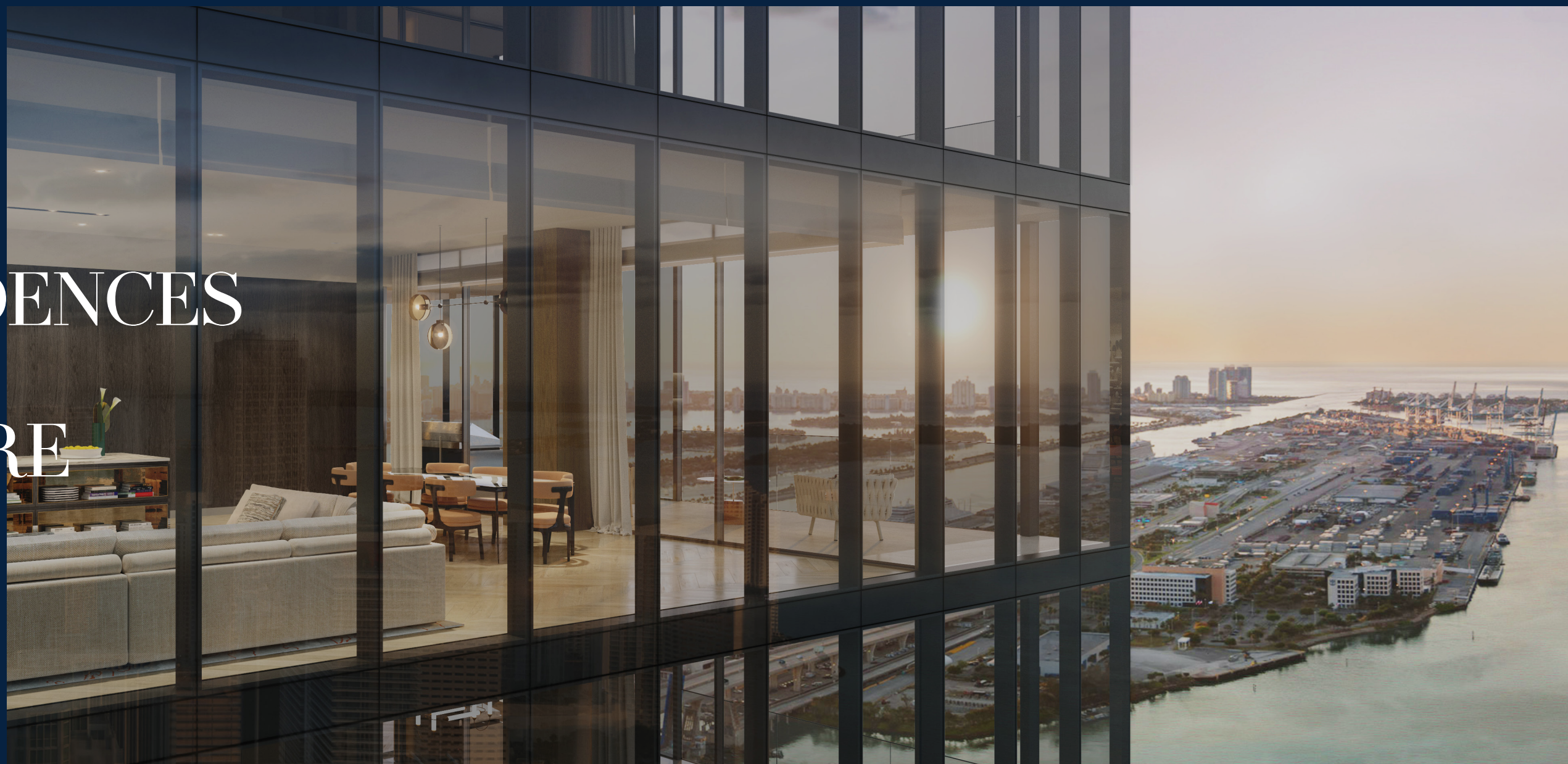
Great Room /



Kitchen /



RESIDENCES THAT INSPIRE



Residence Features

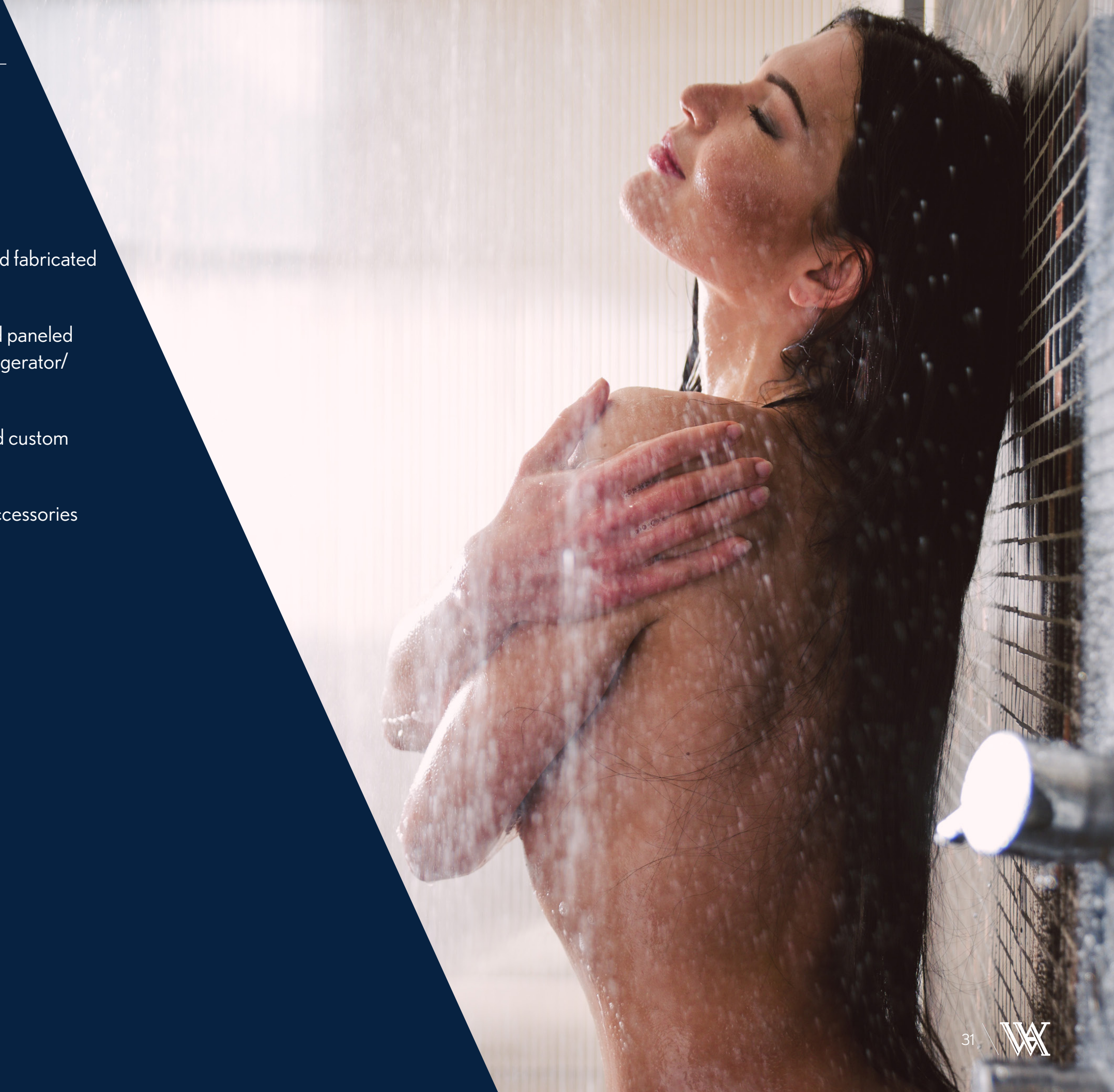
- Fully-finished and furnished Junior Suites
- Fully-finished 1, 2, 3, and 4-bedroom private residences
- All residential interiors are designed by award-winning interior design firm BAMO
- 10-foot floor-to-ceiling windows with stunning views of city and downtown skyline, Miami Beach and Atlantic Ocean
- 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
- Waterworks 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

Fitness/



Spa /



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.



Downtown Miami



Pérez Art Museum Miami



Miami Beach



Miami Design District

New Detvelopment/Hotels
\$8.6 BILLION

- 11400 Biscayne
The Related Group • 1400 Biscayne Blvd • Residential/Mixed-use • \$2.5B
- 2Waldorf Astoria
PMG + Greybrook Realty Partners • 300 Biscayne Blvd • Mixed-use • \$1B
- 3Natiivo Miami
Sixth Street Developers • 159 NE 6th Street • 44 Units - Residential Airbnb • \$230M
- 4E11EVEN Hotel & Residences Miami
PMG & E11even Partners • 20 NE 11th St • 400 Residential Units • \$300 MIL
- 5E11EVEN Beyond
PMG & E11even Partners • 60/90 NE 11th Street • 400 Residential Units • \$300 MIL
- 6The District
The Related Group • 233 N Miami Ave • Residential Condos w Airbnb • \$172M
- 7Legacy Hotel & Residences
Royal Palm Companies • 942 NE 1st Ave • Mixed-use • \$100M
- 8Miami Arena Site at WorldCenter
Witkoff Group & Monroe Capital • 700 N Miami Ave • Usage TDB • \$94M
- 9Downtown 5th
Melo Group • 55 NE 5th St • Mixed-use • \$90M
- 10YotelPad Miami
Aria Development Group • 227 NE 2nd St • Mixed-use • \$85M
- 11The Elser Hotel & Residences Miami
PMG & Greybrook • 398 NE 5th Street • Rental • 646 Units • \$500M
- 12Block 45
Atlantic Pacific Communities • 152 NW 8th St • Mixed-use • \$70 MIL
- 13Block 55
Swerdlow Group, SJM Partners, Alben Duffie • 249 NW 6th St • Mixed-use • \$60M
- 14Downtown 1st
Melo Group • 698 NE 1st Ave • Mixed-use • \$60M
- 15Grand Central Tower
Rovr Development • 240 N Miami Avet • Rental • \$53M
- 16Nexus Riverside
Adler Group • 230 SW 3rd St • Mixed-use • \$50M
- 17Miami Station
The Related Group • 525 NW 2nd Ave • Mixed-use • \$85M
- 18Old Lynx Site
Enrique Manhard • 16 SE 2nd St • \$46M
- 19501 First Residences
Aria Development • 501 NE 1st Ave • Residential • \$100M
- 20TBD
Moishe Mana • 491 NW 1st St • Residential • \$12.3M
- 21The Crosby
The Related Group/Merrimac • Residential • \$225M
- 22600 Miami Worldcenter
Aria Development Group/Merrimac Ventures • Residential
- 23West Eleventh Residences
Property Markets Group/Lion Development/Mark Robert Compan • Residential • \$330M

SEE LEGAL DISCLOSURES ON BACK COVER

Commercial
\$147 MILION

- 22Jewelry Mall
Jewelry Mall • \$50M
- 23Jill & Henry's
Stambu • 200 East Flagler • Food Hall, Offices, Rooftop • \$35M
- 2441 East Flagler
Moishe Mana • \$27.2M
- 25Nikola Tesla Innovation Hub
Moishe Mana • \$15M
- 26Publix
New Publix At Brightline's 3 MiamiCentral In Downtown Miami • \$10M
- 27Watson Building
Moishe Mana • \$6.825M
- 2862 Northeast First Street
Moishe Mana • Multi-level dining and entertainment venue
- 29Mana Common
Moishe Mana • Partnership with a tech platform called Plug and Play for events
- 30MiamiCentral
Chick-Fil-A • Grand floor MiamiCentral

Redevelopment
\$936 MILION

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

Downtown Miami's Landscape of the Future

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



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 TDB • \$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

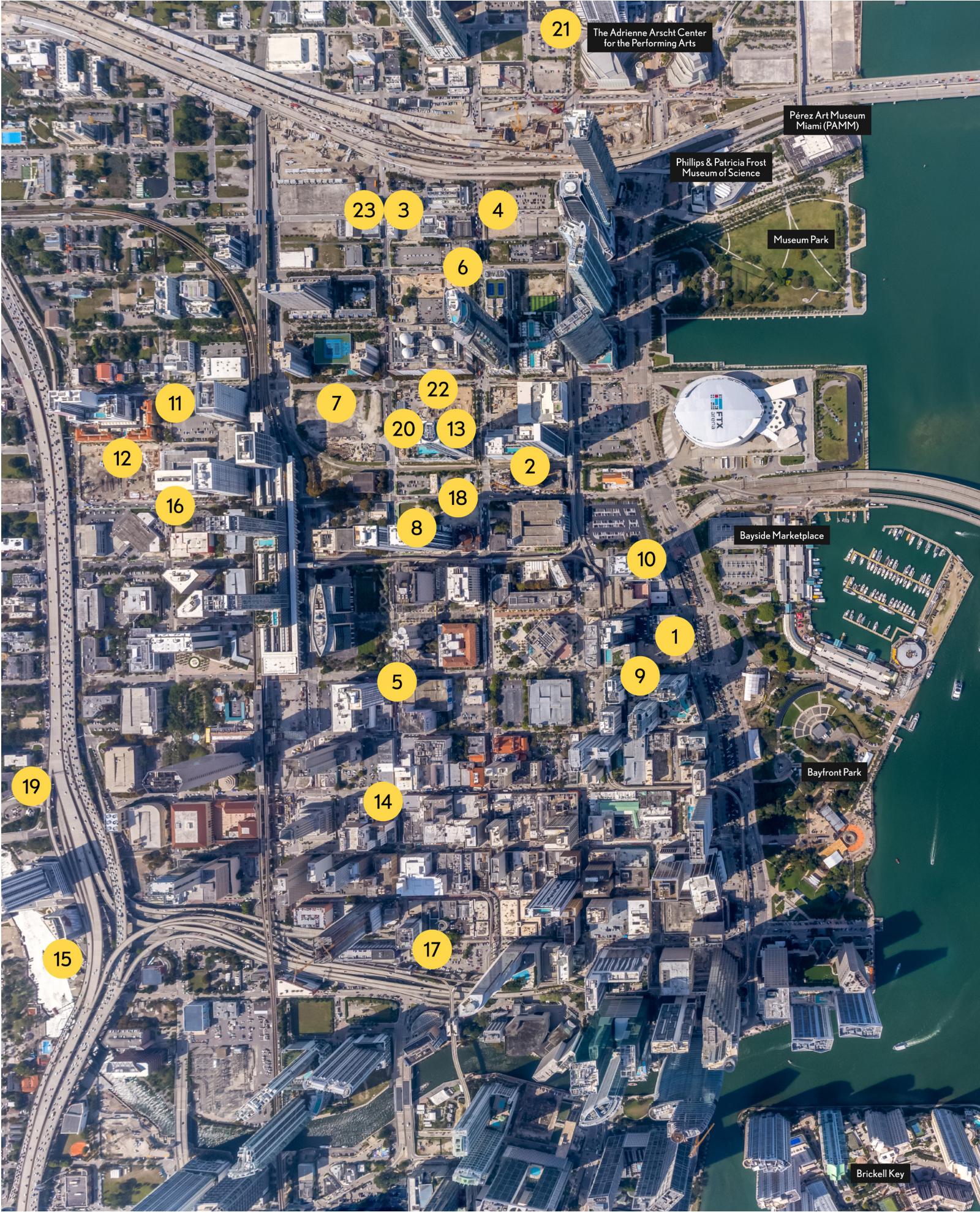
The Crosby
The Related Group/Merrimac • Residential • \$225M
- 21

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

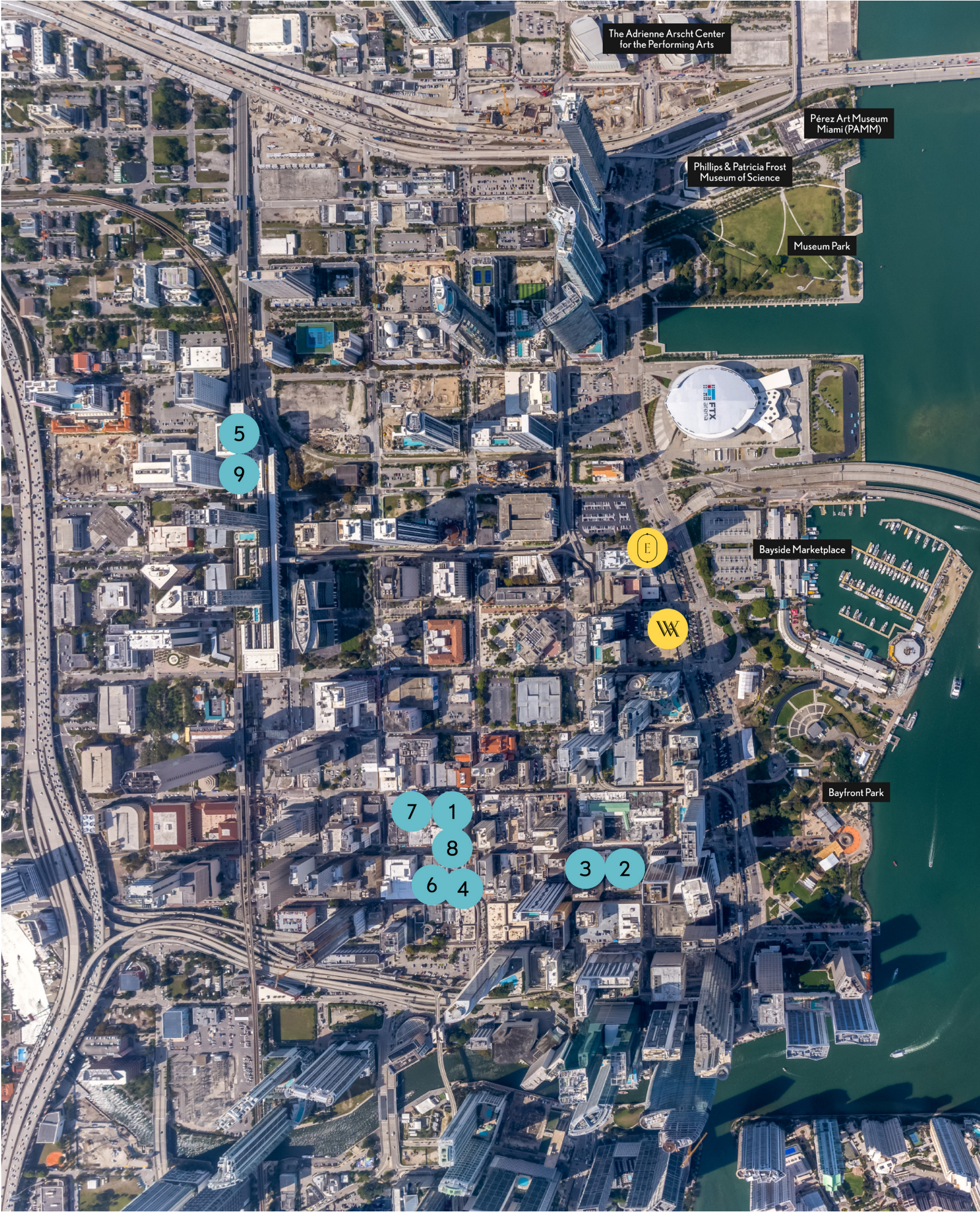
This report is produced for general use only. It is not definitive and is not intended to give advice. Although high standards have been used in the preparation of the information, analysis and views presented in report, no responsibility of liability whatsoever can be accepted by PMG for the contents. 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.



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.



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.



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



AN ASSEMBLANCE OF TALENT

D E V E L O P E R S



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 30+ 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