

Waldorf Astoria Residences Miami

Waldorf Astoria Residences Miami

is set to be the first "supertall" skyscraper in Florida, rising **100 stories** to a height of **1,049 feet**. Designed as nine offset stacked glass cubes, it will redefine the Miami skyline as the tallest residential building south of Manhattan.

Fact Sheet

- **Address:** 300 Biscayne Blvd, Miami, FL 33132.
- **Developers:** **Property Markets Group (PMG)** and **Greybrook Realty Partners**, in partnership with Mohari Hospitality and S2 Development.
- **Architects:** **Carlos Ott** (Conceptual) and **Sieger Suarez Architects** (Architect of Record).
- **Interior Designer:** **BAMO**.
- **Estimated Completion:** Targeted for **2027 – 2028** (Topping off expected late 2026).
- **Total Residences:** **360** luxury condos and **205** hotel guestrooms.
- **HOA Fees:** Approximately **\$1.25 per square foot**.
- **Property Taxes:** Estimated at **1.8% to 2%** of the assessed value, following standard Miami-Dade rates for new construction.
- **Rental Policy:** Highly flexible; permits short-term, seasonal, and long-term stays, including a minimum lease of 3 months up to 3 times per year.

Residential Pricing & Sizes

The average price per square foot is approximately **\$1,500 – \$1,600**, though specific units and high-floor penthouses can reach significantly higher rates exceeding **\$3,000 per square foot**.

Residence Type	Interior Size (Sq. Ft.)	Starting Price (Approx.)
Studio / Jr. Suite	516 – 640	From \$1,100,000
1 Bedroom	860 – 1,000+	From \$1,100,000 (Sold Out)
2 Bedrooms	1,500 – 1,921	From \$3,200,000 – \$3,300,000

3 Bedrooms	2,400 – 2,838	From \$4,500,000 – \$5,000,000
4 Bedrooms	3,200 – 3,575	From \$6,000,000+
Penthouses	12,000 – 33,000+	From \$27,000,000 up to \$50,000,000+

Note: Pricing and availability are dynamic as the building nears its topping-off phase.

Amenities

The tower features over 100 floors of amenities, split between hotel-accessible and private residential levels.

- **Wellness & Fitness:** State-of-the-art fitness center with private training studios and a holistic world-class spa.
- **Pools:** Immersive resort-style pool with outdoor café and private cabanas, plus a separate **private residential pool deck** on the 40th floor.
- **Dining & Social:** Signature restaurant (curated by Major Food Group), the famous **Peacock Alley** lounge, a private bar, wine tasting room, and billiard room.
- **Smart Tech:** Integrated **Waldorf Astoria Residences app** for 24-hour concierge access, room service, and valet requests.
- **Residential Services:** 24-hour doormen, valet parking, private porte cochère, and a dedicated Waldorf Astoria Kids Club.

Deposit Schedule

- **10%** at Contract
- **10%** 6 months after Contract
- **10%** at Groundbreaking (Completed)
- **10%** one year after Groundbreaking
- **60%** due upon closing