



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



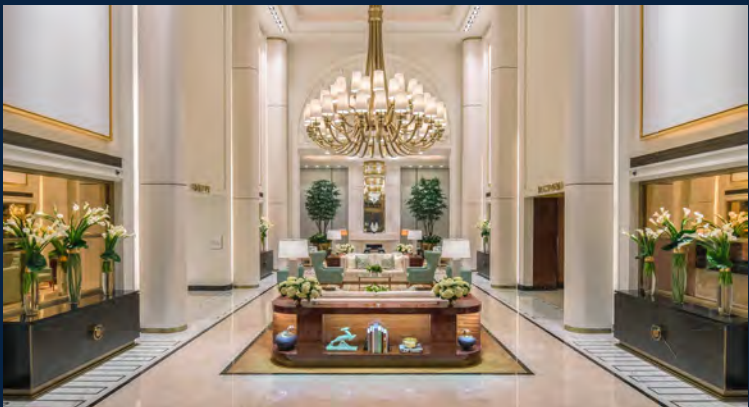
Waldorf Astoria Amsterdam



Waldorf Astoria Los Cabos Pedregal



Waldorf Astoria Shanghai on the Bund



Waldorf Astoria Beverly Hills



Waldorf Astoria Bangkok

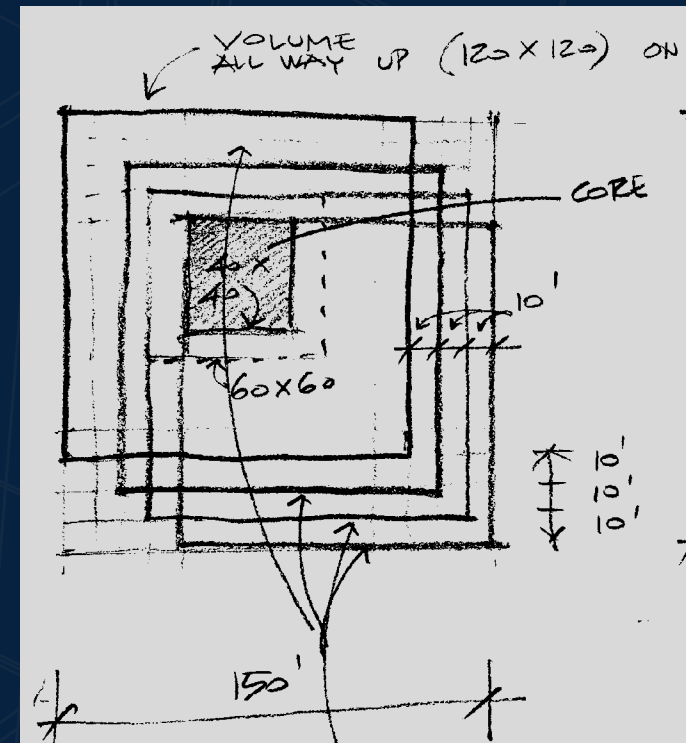


Waldorf Astoria Beijing

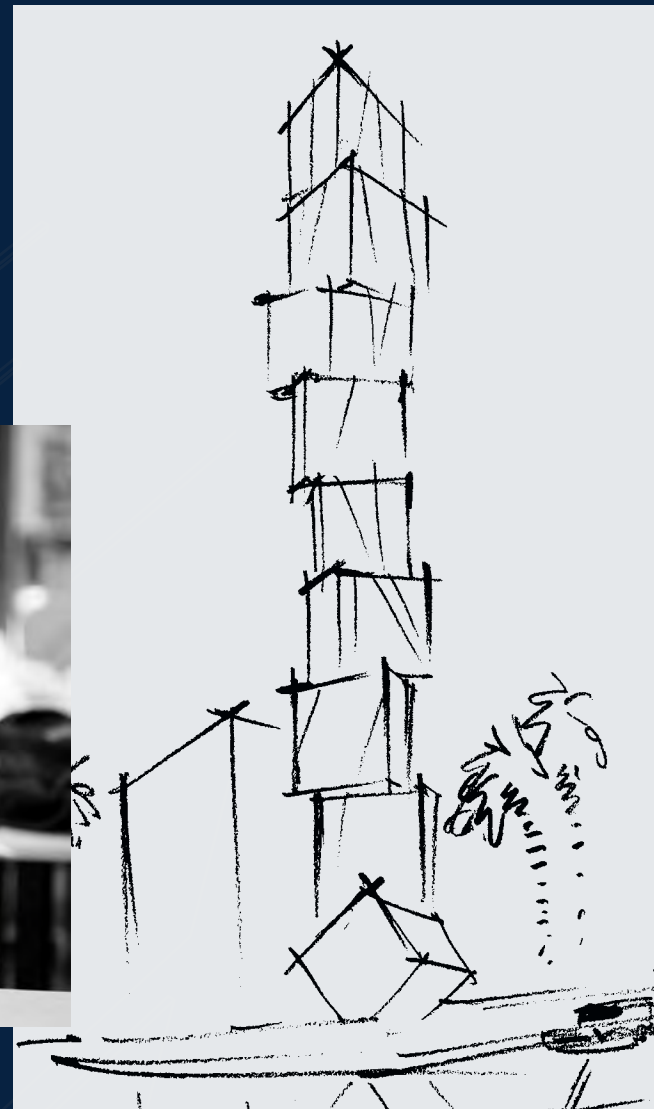
Unveiling of a modern masterpiece

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



A man and a woman are shown in a close embrace, smiling and looking at each other. The man is wearing a dark suit, a white shirt, and a dark tie. The woman is wearing a dark coat over a red top. They are standing in front of a modern building with many windows. The text "BUILT ON A FOUNDATION OF EXCELLENCE" is overlaid on the left side of the image.

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

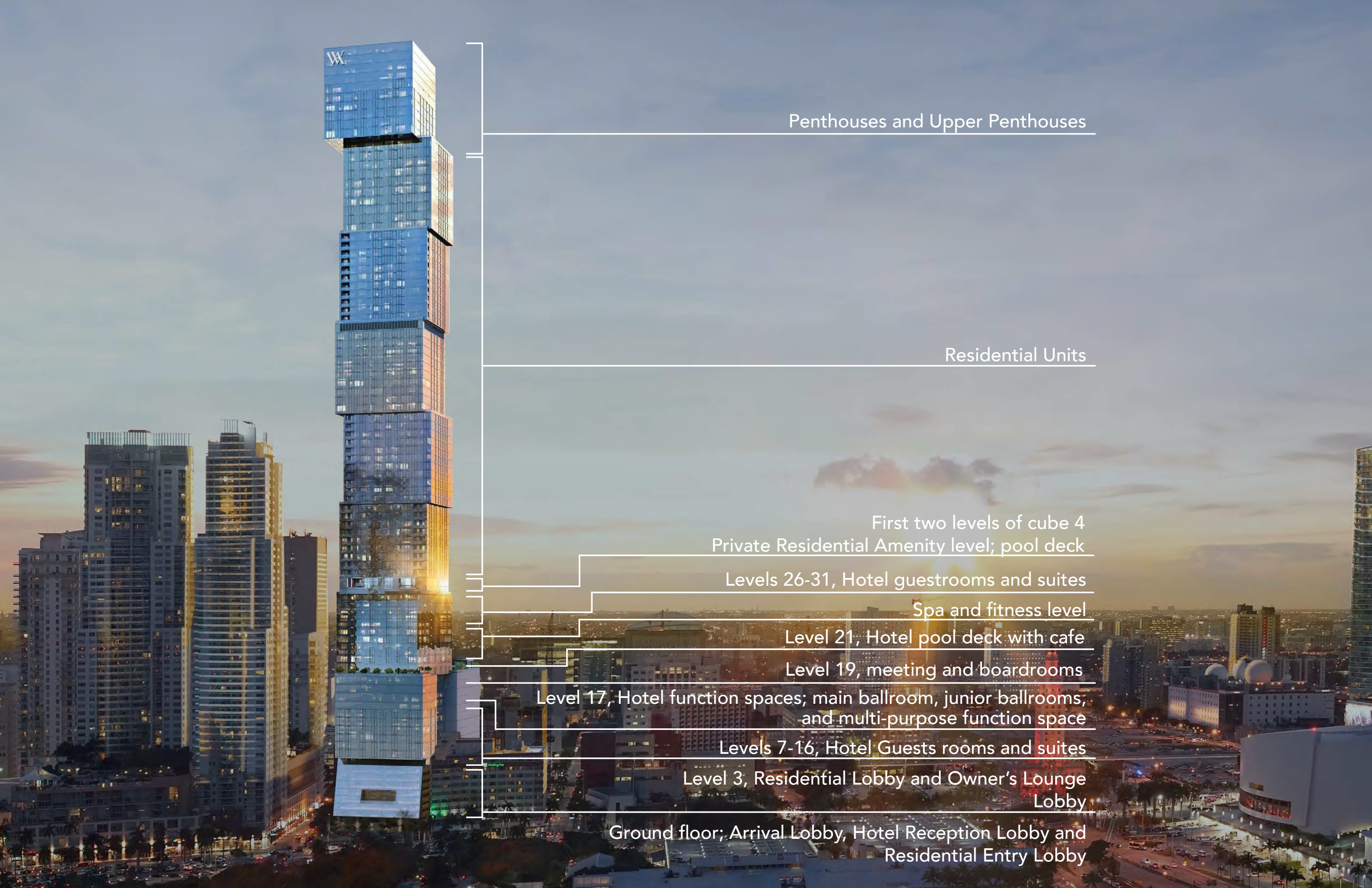
True Waldorf Service enables residents to enjoy the utmost quality of life by providing many more services beyond those listed, granting residents the greatest luxury of all – more time.



An aerial, wide-angle photograph of a modern skyscraper with a distinctive cantilevered top section. The building is illuminated from within, showing a grid of lit windows. It stands prominently against a dramatic sky at sunset or sunrise, with soft, golden light and scattered clouds. Below the building, a dense urban landscape is visible, including a large body of water, a bridge, and various city structures. The overall mood is one of architectural grandeur and urban development.

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 /



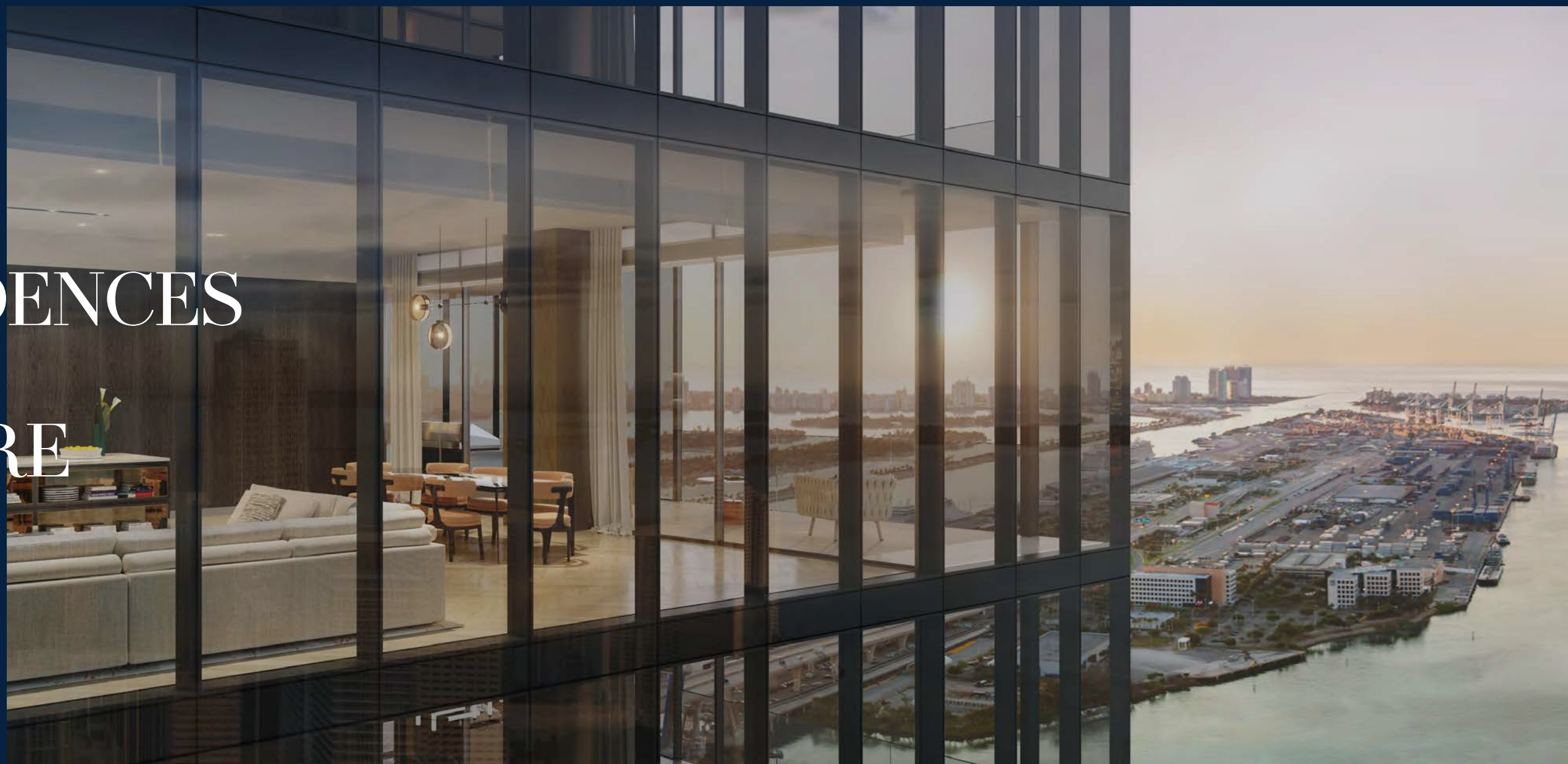
Great Room /



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
- 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

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

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Downtown Miami's Landscape of the Future

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



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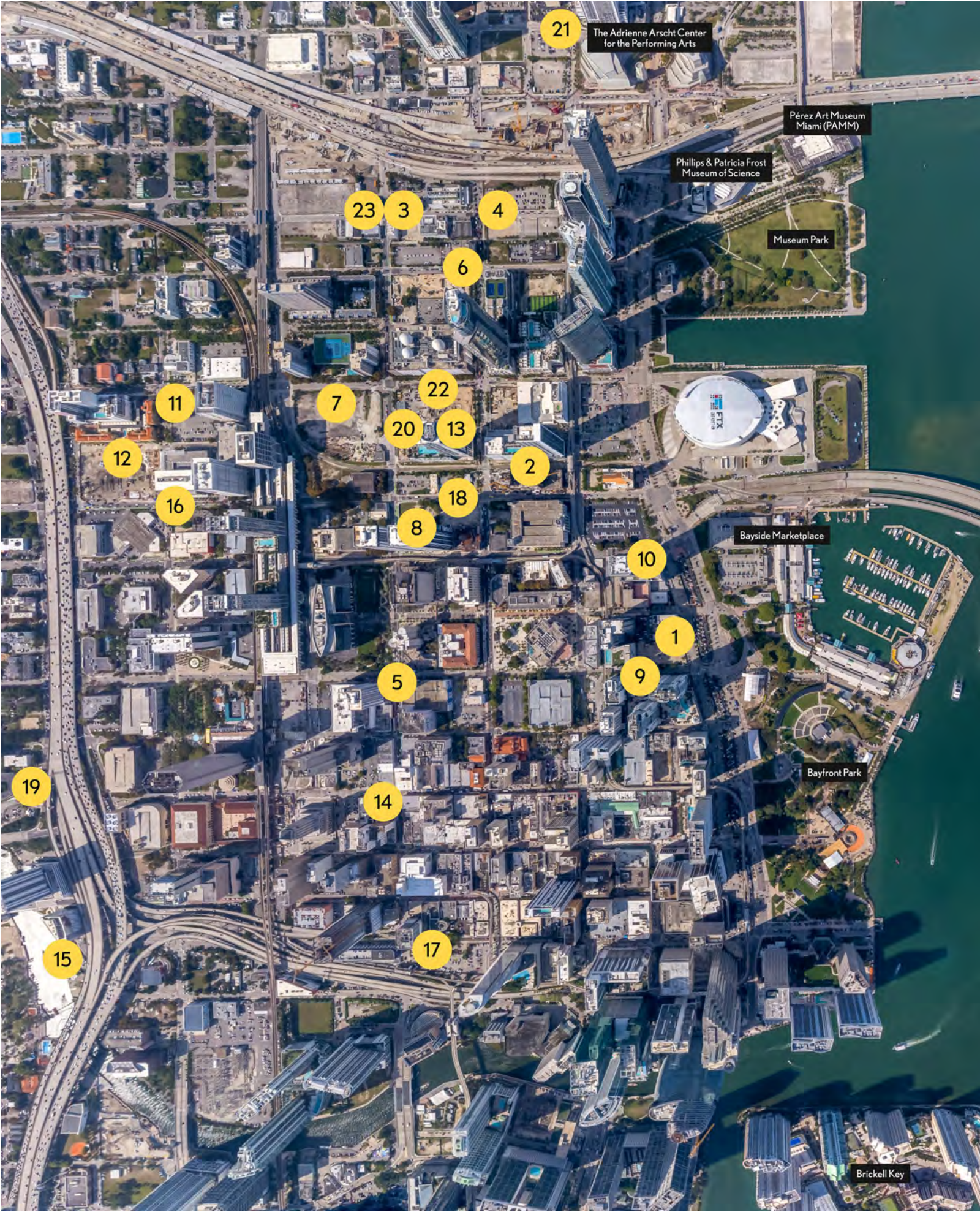
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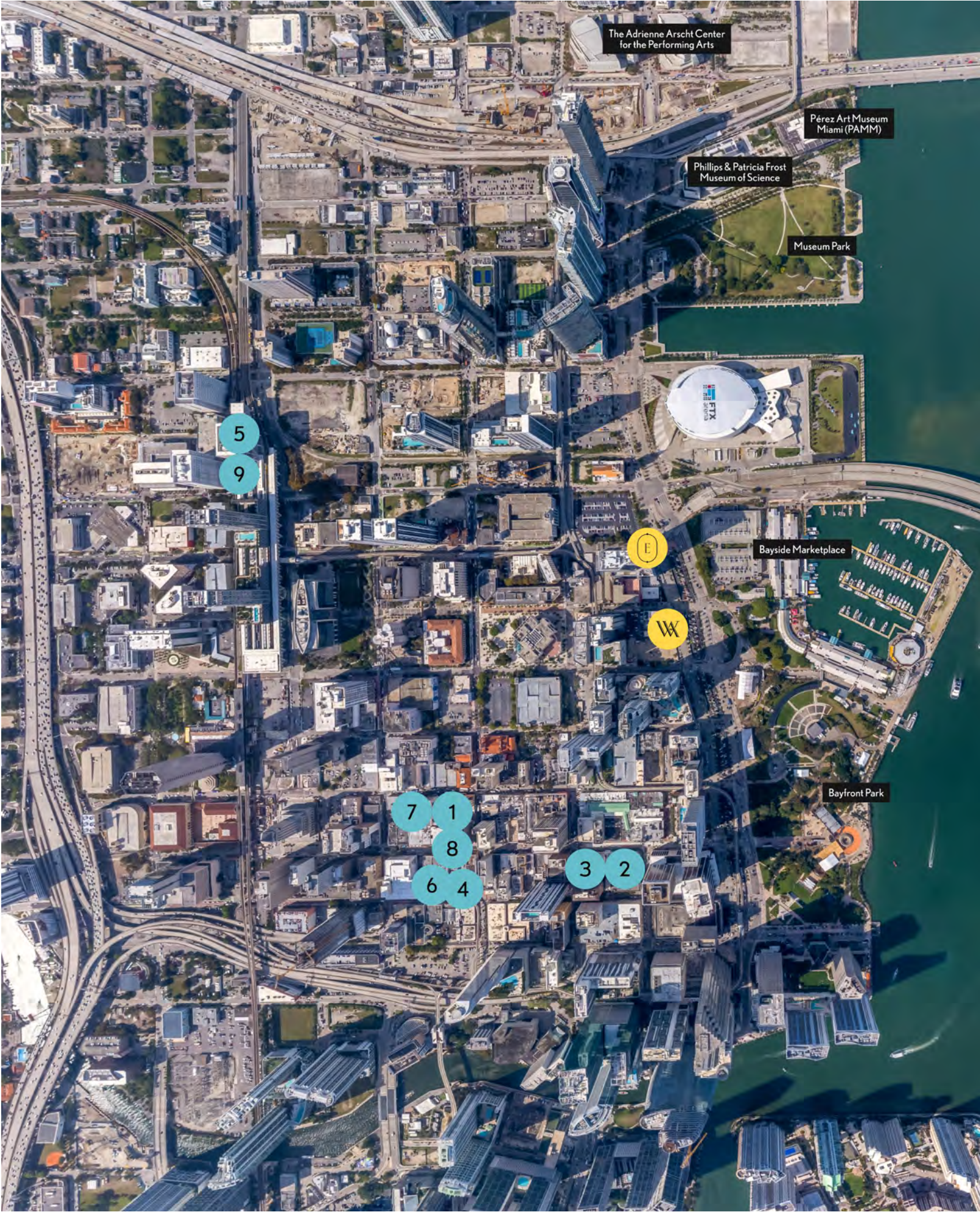
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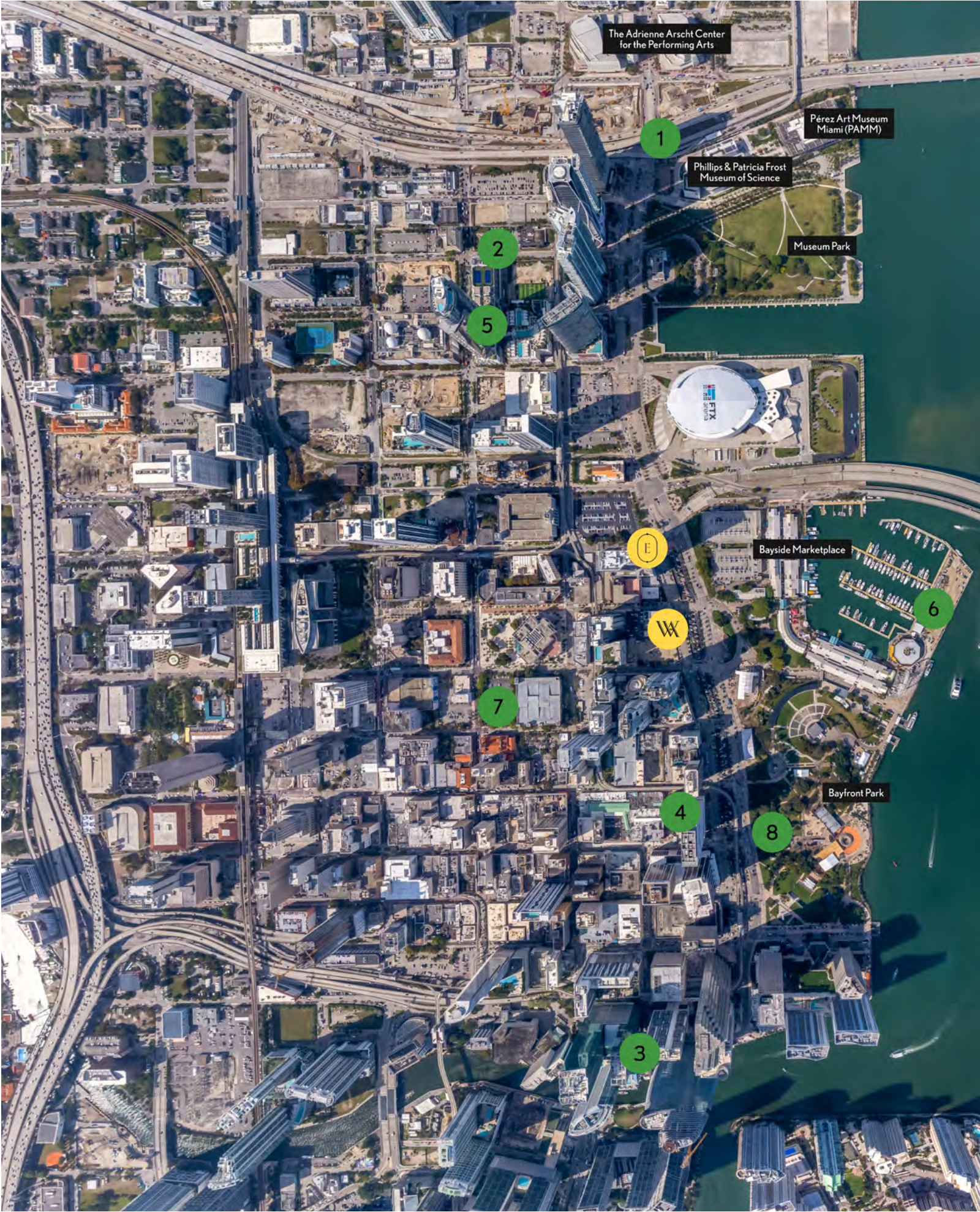
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SEE LEGAL DISCLOSURES ON BACK COVER



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



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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



Source: Miami Downtown Development Authority, Florida Department of Transportation, Miamiworldcenter.com, Miami Today News, Biscayne

