



FACT SHEET



WALDORF ASTORIA®
RESIDENCES · MIAMI

A journey in transcendence.

Much like the thriving metropolis within which it sits, Waldorf Astoria Residences Miami offers an experience in transcendence - an exclusive lifestyle offering embedded within a legacy brand that has stood the test of time.

Residents here will not only assume a coveted place in a landmark building's history, but also as part of a cutting-edge community of culture shapers, intrinsically playing a role in boldly defining societal moments.

Waldorf Astoria Residences Miami, with its limitless views, extraordinary architecture and timeless brand will usher in a new era for generations to come.



VISIONARIES

DEVELOPER

Property Markets Group (PMG)

Greybrook Realty Partners Inc.

S2 Development

Mohari Hospitality

ARCHITECT

Sieger Suarez Architects, Conceptual Artist & Architect of Record

Carlos Ott, Conceptual Artist

INTERIOR ARCHITECTURE & DESIGN

BAMO

Studio Ramirez

PROPERTY MANAGEMENT

Hilton Worldwide

SALES AND MARKETING

PMG Residential

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

WELLNESS & FITNESS

- Signature spa
- Leading-edge fitness center with a private training studio

PRIVATE RESIDENTIAL SERVICES & AMENITIES

- 24-hour doormen and lobby desk attendants
- Private residential porte cochère with 24-hour valet service
- 24-hour concierge services in addition to dedicated on-site professionals
- Owners' Lounge with double height ceilings, billiard and entertainment room with panoramic bay views, designed for private functions and equipped with adjacent catering kitchen
- Private residential pool deck and lounging areas
- Exclusive Waldorf Astoria Miami access and benefits, including preferred spa and restaurant rates and access to à la carte hotel services

RESIDENCE FEATURES

- Fully finished and furnished Jr. Suites
- Fully finished 1, 2, 3 and 4-bedroom private residences
- All residential interiors are designed by award-winning interior design firm BAMO
- Floor-to-ceiling windows with stunning views of city and downtown skyline, Miami Beach and Atlantic Ocean
- Smart home technology offers seamless personalization with the touch of a button. Includes integrated audio, video and lighting systems
- Contemporary lighting package, includes recessed lighting, dimmers, and lighting control
- Fully built-out closets in all residences curated by BAMO
- Built-in unit washer and dryer
- Pre-wired for high-speed communications

KITCHENS & BATHROOMS

- Kitchens feature custom cabinetry curated by BAMO and fabricated by Italian design house Italkraft
- Sub-Zero and Wolf appliance package includes integrated microwave, dishwasher, built-in convection oven, refrigerator, freezer and wine storage
- Select primary and secondary bathrooms offer rain showers and custom Italian vanities
- Duravit and/or Waterworks bathroom fixtures

TECHNOLOGY

- Premium smart-home tech systems at Waldorf Astoria Residences Miami are designed to provide residents with Waldorf Astoria concierge services using a custom app accessible to a full menu of available offerings including:
 - 24/7 room service
 - Spa and fitness treatments
 - House car reservations
 - Valet service access
 - Package delivery service
- 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

BUSINESS

- Hotel boardrooms and meeting rooms offer first-class business facility including*:
 - Private offices available for reservation
 - Boardroom with full conference capabilities
 - Small conference rooms suitable for private meetings
 - Reception desk available for host's staff to greet visitors
 - Spacious co-working lounge
 - Service pantry, available for catering and coffee service
 - Copier, and wireless printing capabilities
 - Reception desk available for host's staff to receive visitors

*Available for purchase





WALDORF ASTORIA®
RESIDENCES · MIAMI

waldorfresidencesmiami.com

WALDORF ASTORIA IS A REGISTERED TRADEMARK OF HILTON INTERNATIONAL HOLDING LLC, AN AFFILIATE OF HILTON WORLDWIDE HOLDINGS INC. ("HILTON"). THE RESIDENCES ARE NOT OWNED, DEVELOPED, OR SOLD BY HILTON AND HILTON DOES NOT MAKE ANY REPRESENTATIONS, WARRANTIES OR GUARANTIES WHATSOEVER WITH RESPECT TO THE RESIDENCES. THE DEVELOPER USES THE WALDORF ASTORIA BRAND NAME AND CERTAIN WALDORF ASTORIA TRADEMARKS (THE "TRADEMARKS") UNDER A LIMITED AND NONEXCLUSIVE LICENSE FROM HILTON. THE LICENSE MAY BE TERMINATED OR MAY EXPIRE WITHOUT RENEWAL, IN WHICH CASE THE RESIDENCES WILL NOT BE IDENTIFIED AS A WALDORF ASTORIA BRANDED PROJECT OR HAVE ANY RIGHTS TO USE THE TRADEMARKS.

ⓘ ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS. STATED SQUARE FOOTAGES ARE RANGES FOR A PARTICULAR UNIT TYPE AND ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT ARE LARGER THAN THE AREA THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIR SPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). THE AREA OF THE UNIT AS DEFINED IN THE DECLARATION IS LESS THAN THE SQUARE FOOTAGE REFLECTED HERE. ALL DEPICTIONS OF APPLIANCES, PLUMBING FIXTURES, EQUIPMENT, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. THE FURNISHINGS AND DÉCOR ILLUSTRATED OR DEPICTED ARE NOT INCLUDED WITH THE PURCHASE OF THE UNIT. CONSULT YOUR PURCHASE AGREEMENT AND ANY ADDENDA THERETO FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE, WILL VARY WITH SPECIFIC UNIT TYPE AND MAY VARY WITH ACTUAL CONSTRUCTION. ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE NOMINAL AND GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. UNIT ORIENTATION AND WINDOWS (INCLUDING NUMBER, SIZE, ORIENTATION AND AWNINGS), BALCONY/LANAI (INCLUDING CONFIGURATION, SIZE AND RAILING/BALUSTRADE), STRUCTURE AND MECHANICAL CHASES MAY VARY. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT NOTICE. ALL DRAWINGS ARE CONCEPTUAL RENDERINGS AND THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. IMPROVEMENTS, LANDSCAPING AND AMENITIES DEPICTED MAY NOT EXIST. PRICES, PLANS, ARCHITECTURAL INTERPRETATIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION PRESENTED WITHIN THIS DOCUMENT IS CONCEPTUAL. THE IMAGES AND FEATURES CONTAINED HEREIN ARE NOT TO BE RELIED UPON OR USED AS A REFERENCE FOR SPECIFICATIONS. THE FOREGOING MATTERS ARE FURTHER ADDRESSED IN THE PURCHASE AGREEMENT AND ANY ADDENDA THERETO AND THE CONDOMINIUM DOCUMENTS.

