

THE
PENTHOUSE
RESIDENCE



WALDORF ASTORIA®
RESIDENCES • MIAMI

Legacy of Excellence

Modern Masterpiece

Redefining Luxury

MIAMI, 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 Development/Hotels
\$8.6 BILLION

- 1

Waldorf Astoria
PMG + Greybrook Realty Partners • 300 Biscayne Blvd • Mixed-use • \$1B
- 2

1400 Biscayne
The Related Group • 1400 Biscayne Blvd • Residential/Mixed-use • \$2.5B
- 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 Company • Residential • \$330M

Commercial
\$147 MILLION

- 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 MILLION

- 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 tenants)
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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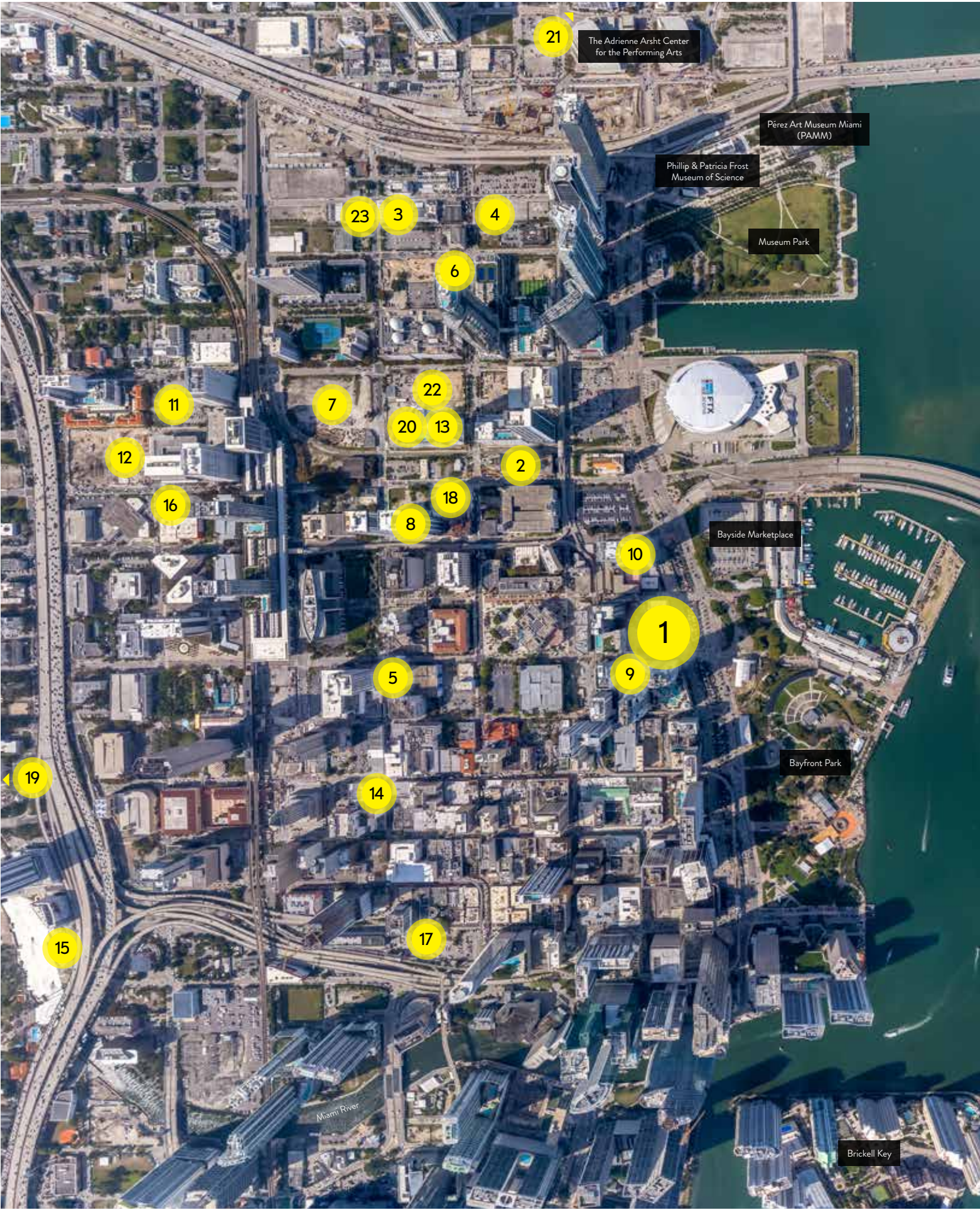
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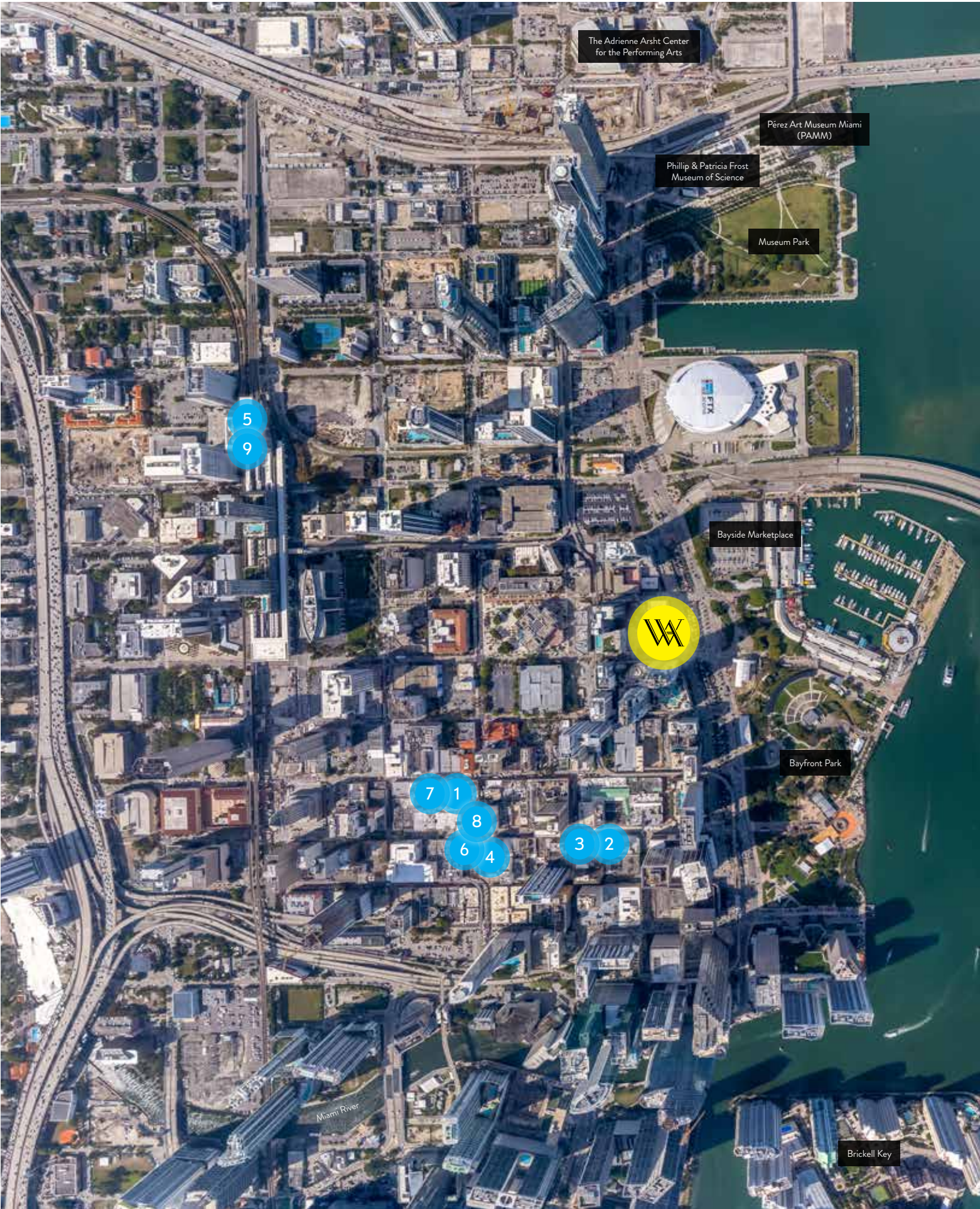
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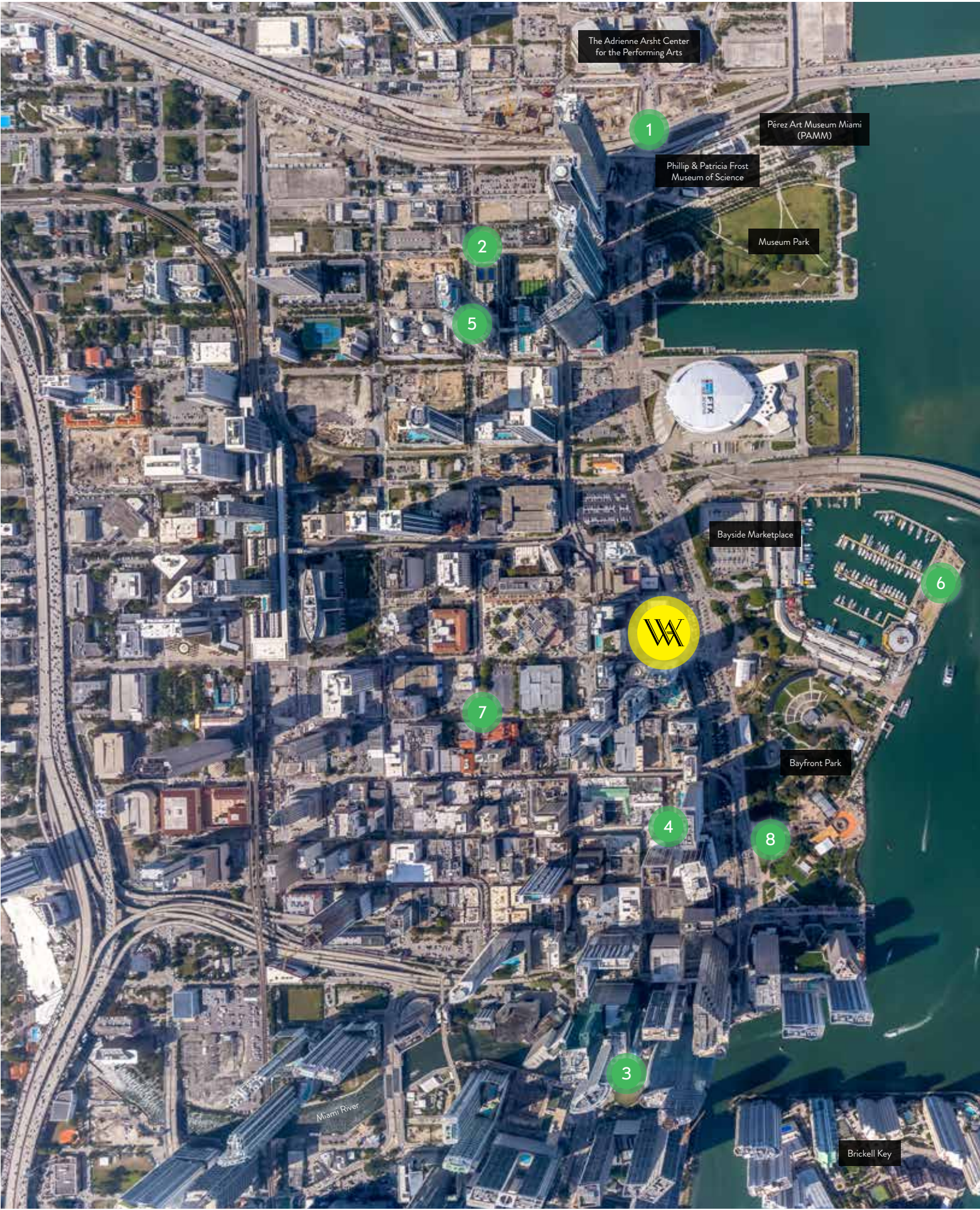
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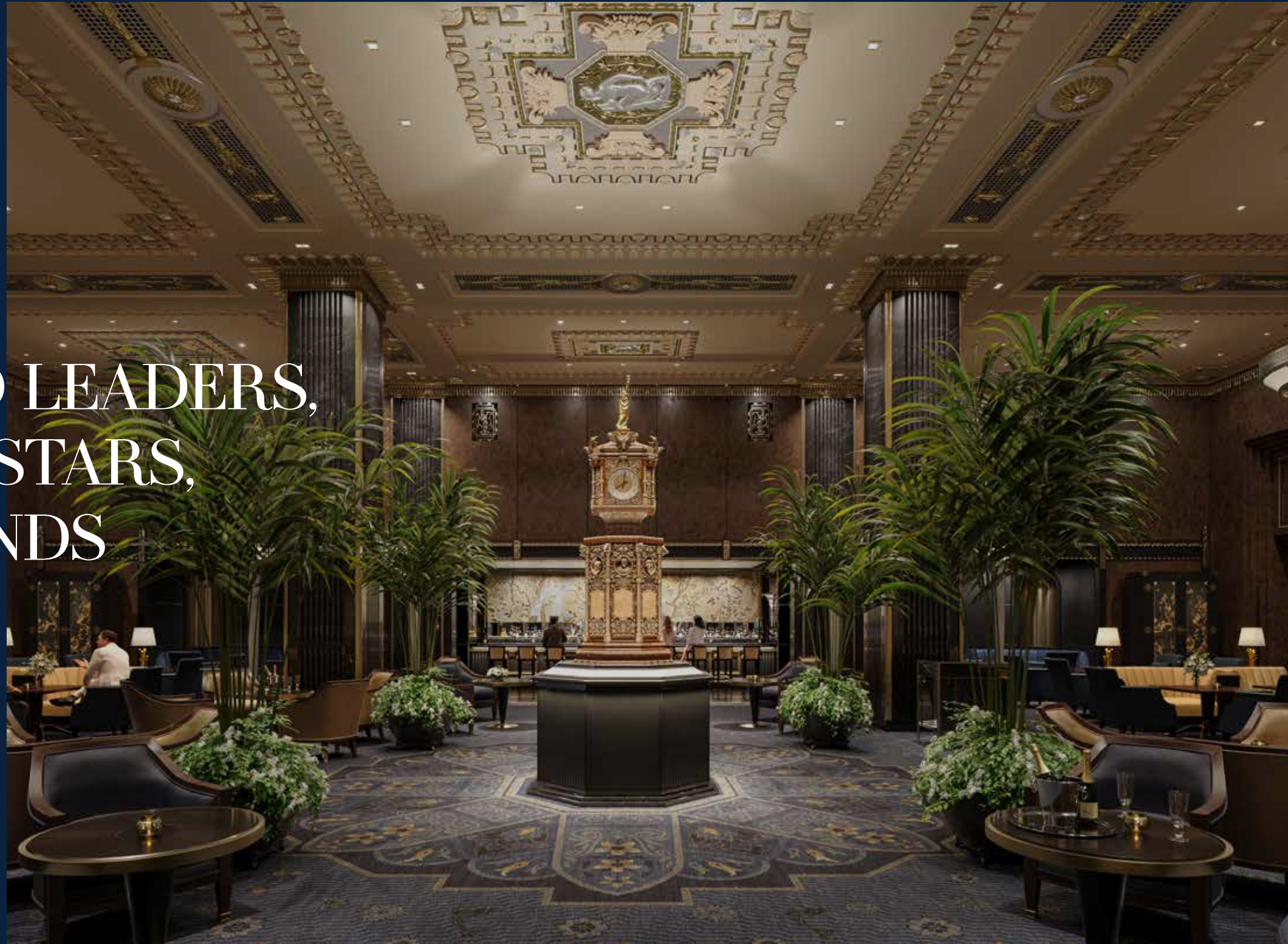
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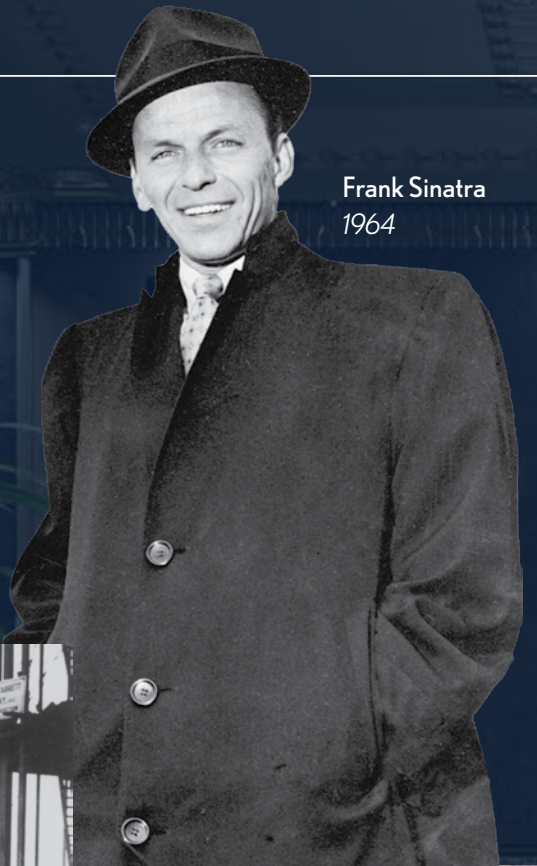


HOME TO WORLD LEADERS,
ROYALTY, MOVIE STARS,
AND MUSIC LEGENDS



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

A romantic couple in formal attire embracing in front of a modern building. The man is wearing a dark suit and tie, and the woman is wearing a dark coat over a red dress. They are both smiling and looking at each other. The background is a blurred view of a modern building with many windows.

BUILT ON A FOUNDATION OF EXCELLENCE

SEE LEGAL DISCLOSURES ON BACK COVER



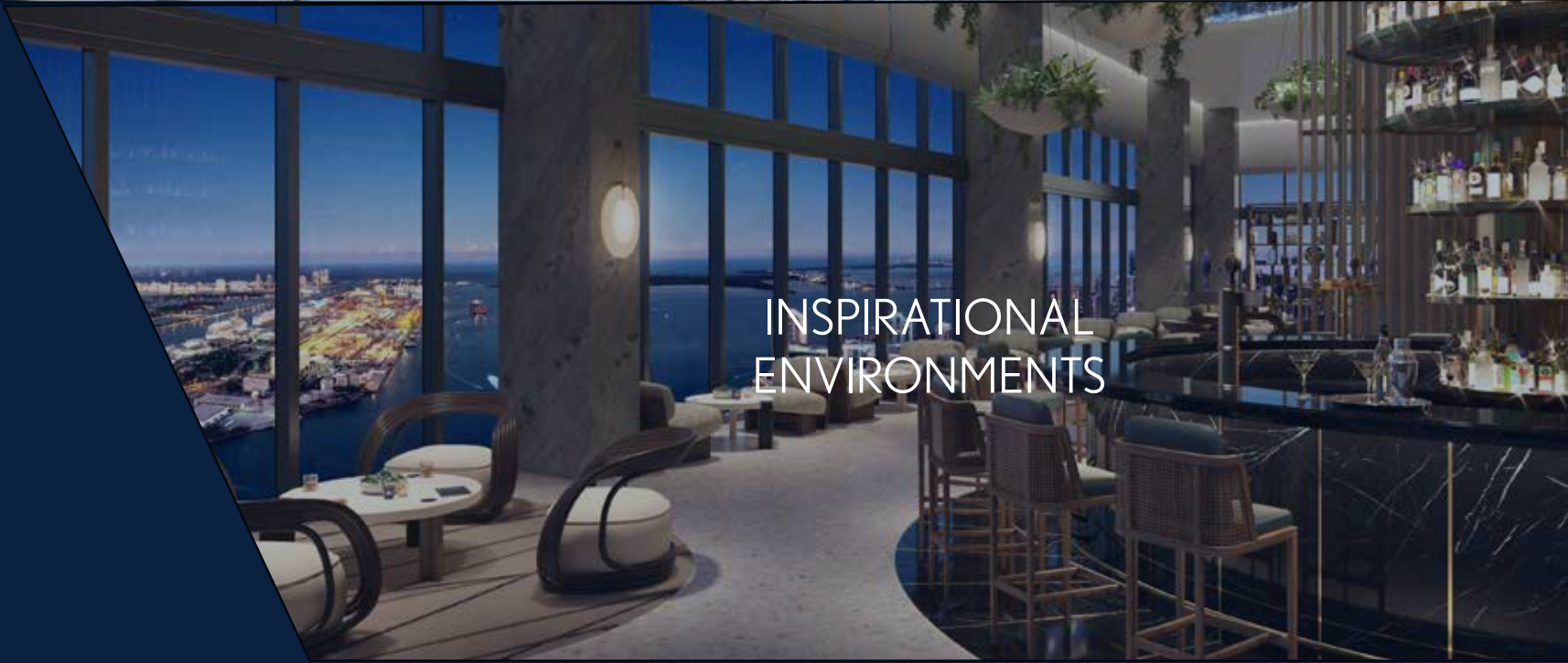


TRUE WALDORF
SERVICE

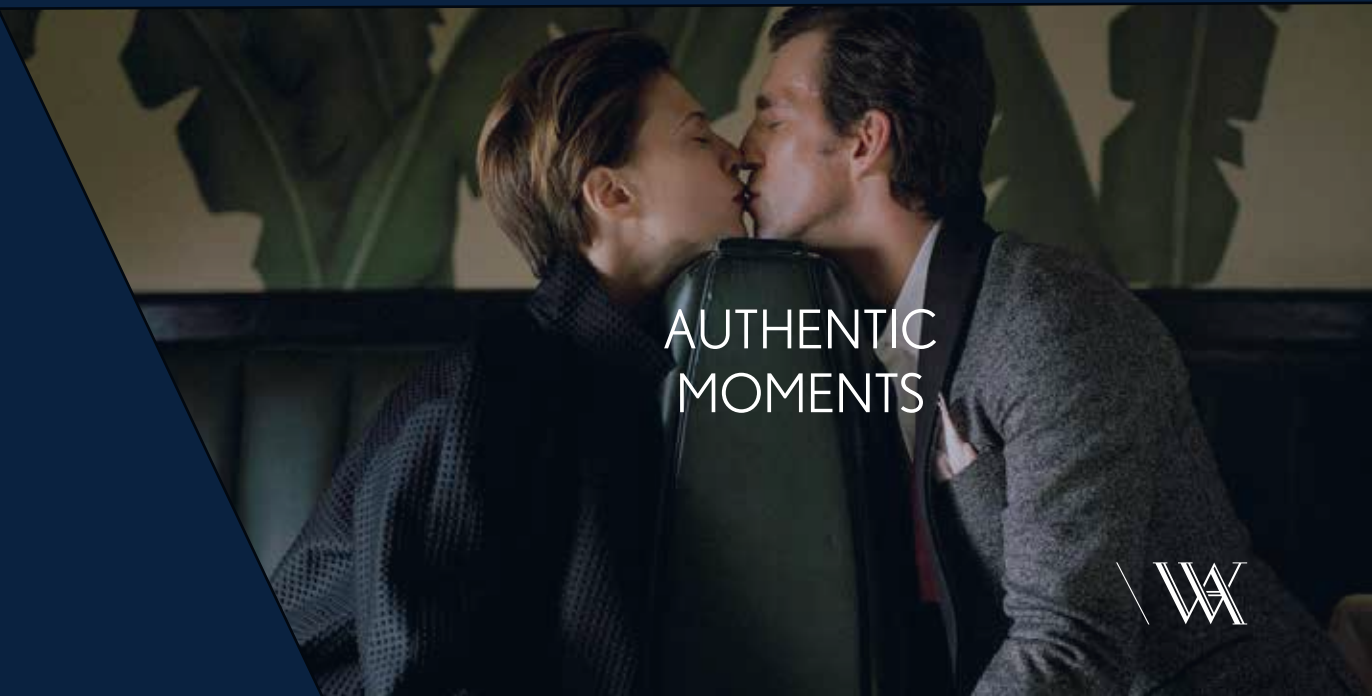


EXPERIENCES UNITED BY OUR BRAND PILLAR

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.



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.





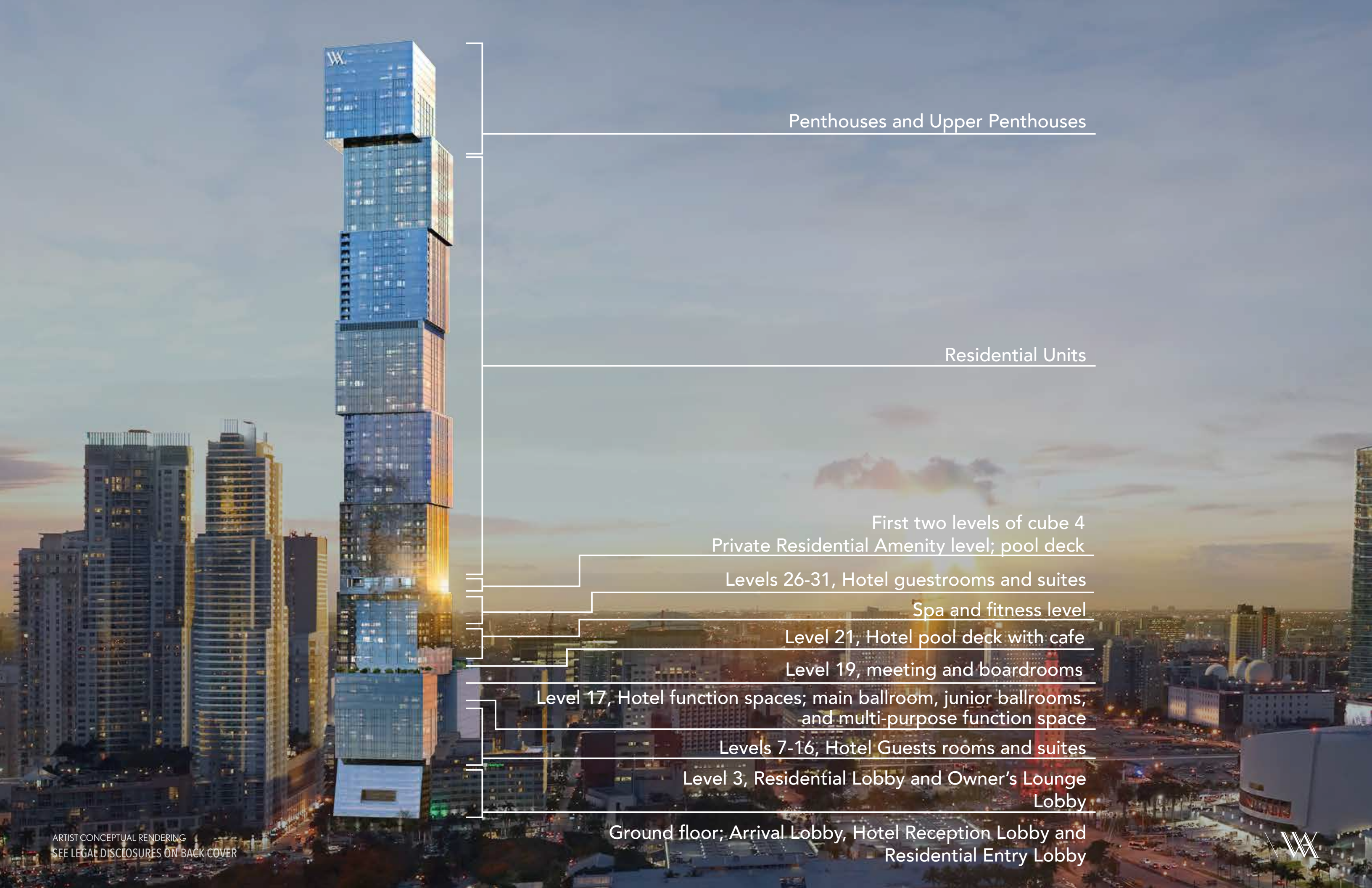
UNVEILING OF A MODERN MASTERPIECE

SEE LEGAL DISCLOSURES ON BACK COVER

ARTIST CONCEPTUAL RENDERING







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

ARTIST CONCEPTUAL RENDERING



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

THE
PENTHOUSE
RESIDENCE

SEE LEGAL DISCLOSURES ON BACK COVER



LIVE AMONGST THE CLOUDS

SEE LEGAL DISCLOSURES ON BACK COVER









West View • 100 Stories

SEE LEGAL DISCLOSURES ON BACK COVER



A HOME ABOVE ALL ELSE



SEE LEGAL DISCLOSURES ON BACK COVER

ARTIST CONCEPTUAL RENDERING





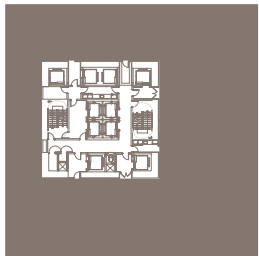
WALDORF ASTORIA®
RESIDENCES • MIAMI

PENTHOUSE RESIDENCE

LEVEL 88

6 BEDROOMS | 9 BATHS + DEN + THEATRE + GYM + SAUNA

LIVING AREA:	??,???	SQ FT	?,???.??	M ²
BALCONY:	???	SQ FT	??.	M ²
TOTAL:	??,???	SQ FT	?,???.??	M ²



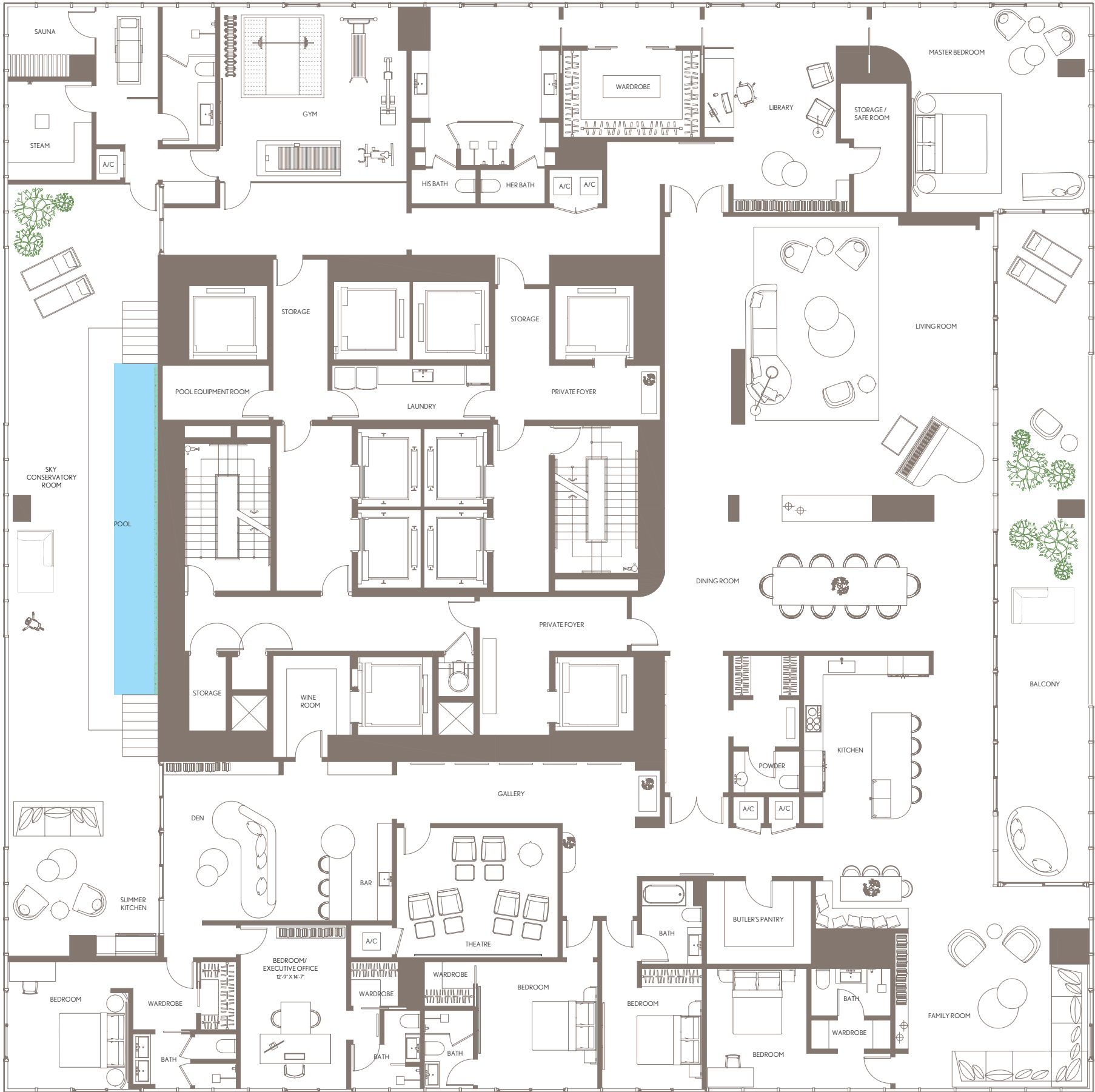
BISCAYNE BAY

WEST

EAST

NORTH

SOUTH













SEE LEGAL DISCLOSURES ON BACK COVER

ARTIST CONCEPTUAL RENDERING





SEE LEGAL DISCLOSURES ON BACK COVER

ARTIST CONCEPTUAL RENDERING







ORIA HAGAN
VERVOOR
KADOOR

SEE LEGAL DISCLOSURES ON BACK COVER

ARTIST CONCEPTUAL RENDERING











SEE LEGAL DISCLOSURES ON BACK COVER

ARTIST CONCEPTUAL RENDERING









A woman wearing a white bathrobe and a matching headband is sitting on a bed. She is holding a white cup of coffee with a latte art design. In front of her is a wooden breakfast tray containing a glass of orange juice, a glass carafe of water, a plate of croissants, a plate of fruit (orange slices and strawberries), a plate with a chocolate brownie, and a small plate with a napkin and a cinnamon stick. The background is a white, textured surface, likely a bedsheet.

YOU ARE AN ELITE
DIAMOND MEMBER

SEE LEGAL DISCLOSURES ON BACK COVER



Members enjoy exclusive perks and benefits across our hotels around the world. When you stay more, you get more with Hilton Honors.

Hilton Elite Diamond Status Includes:

- Guaranteed Hilton Honors Discount rate
- Points toward free nights, travel partners and more
- No resort fees on reward stays
- Access to Exclusive Hilton Honors Experiences
- Fifth night free on reward stays
- Elite Rollover Nights
- All-Inclusive Spa Discount
- Daily Food and Beverage Credit or Continental Breakfast (varies by brand and region)
- 100% Bonus Points on Stays
- Space-available room upgrades
- Premium Wi-Fi
- 48-hour room guarantee
- Executive lounge access
- Elite status gifting
- Diamond status extension