DELANO

RESIDENCES & HOTEL MIAMI

A Legacy Evolved

Delano Residences & Hotel Miami introduces a new expression of a celebrated heritage with an exclusive downtown address. Exceptional hospitality meets the artistry of truly elevated living.

PROJECT OVERVIEW

MIAMI'S SECOND SUPERTALL

Delano Residences & Hotel Miami

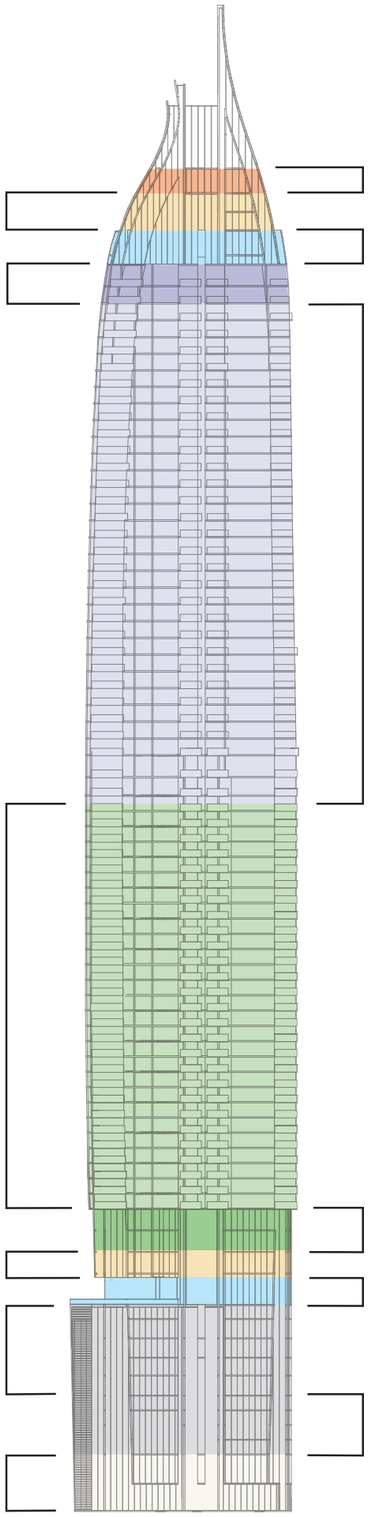
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MIAMI'S FIRST-EVER OBSERVATION DECK

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EAST ELEVATION



Sky Restaurant & Delano Members' Club

Delano Penthouses

Miami's First Ever Observation Deck | Over 850 Feet Above the City

Sky Pool

Delano Residences | 49 - 75

Delano Collection | 20-47

Signature All-Day Restaurant | 17

Event & Meeting Rooms
Hotel BOH

Arrival & Lobby

Spa & Wellness - The Source by Delano | 18-19

Resort-Style Pool & Gardens | 15

Deeded Offices

OVERVIEW

BUILDING FEATURES

- 90-story tower located in Downtown Miami
- 421 fully-finished residences
- Unobstructed views of downtown, Miami Beach and the Atlantic Ocean
- Miami's first-ever observation deck perched on level 90
- 2 signature restaurants including an iconic sky restaurant soaring more than 800 feet above the Miami skyline
- Legendary Delano Rose Bar
- Immersive amenities include two resort-style pools, a full suite of wellness offerings, and intuitive spa activations through The Source by Delano
- Deeded office suites and bespoke deeded office suites for select residences

AMENITIES

AMENITIES

- Curated lobby with signature porte-cochere drop-off experience
- Resort-style pool deck with wrap-around pool, cabanas and lounge areas, and bar overlooking Biscayne Bay
- Sky pool nestled 800 feet over the Miami Skyline
- Delano Members' Club with world-class cultural programming
- Spa & Wellness; The Source by Delano
  - State-of-the-art fitness center with top-of-the-line equipment and movement studio
  - His and hers locker rooms
  - Relaxation area
  - Steam, sauna, and cold plunge
  - Treatment rooms
- Miami's first-ever observation deck
- World-Class Restaurants and Bars:
  - Legendary Delano Rose Bar
  - Cafe Delano
  - All-Day Signature Restaurant
  - Iconic Sky Restaurant
- Meeting & Event Rooms

LOBBY

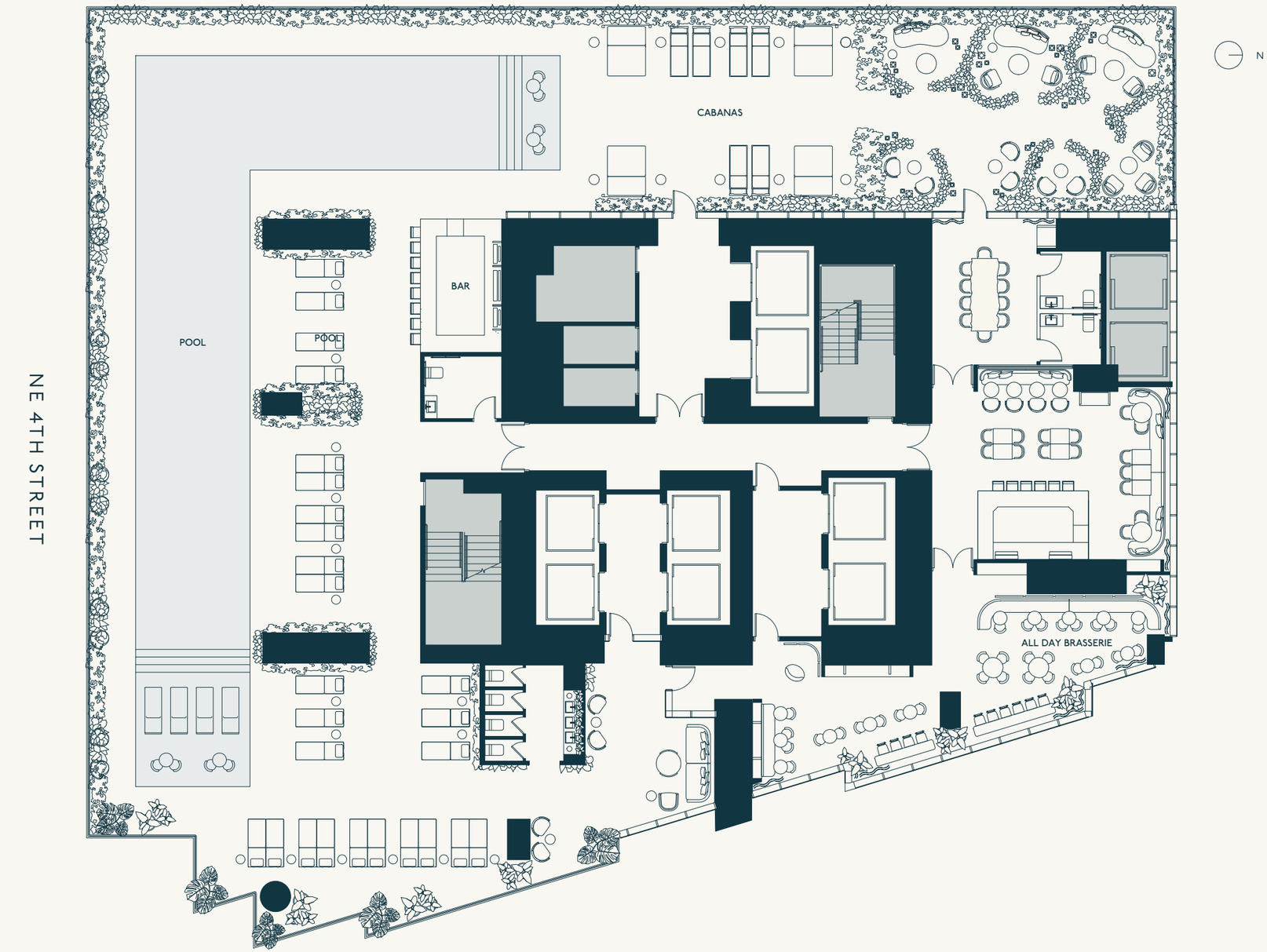
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Pool Deck

LEVEL 15



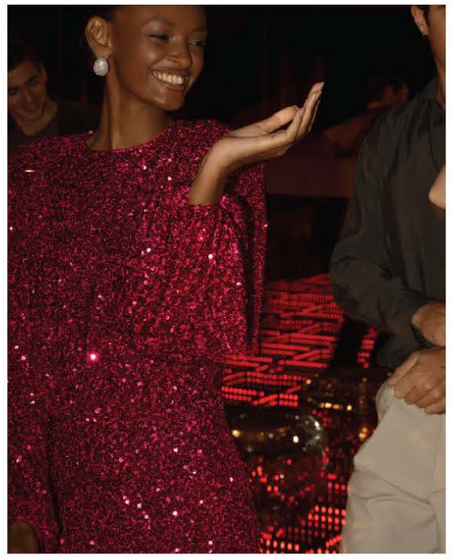
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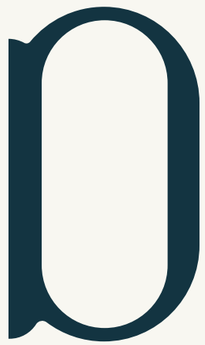
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ROSE BAR

An undeniably magnetic destination that defines the night. Reimagined from the legendary Rose Bar at the original Delano Miami Beach, an alluring atmosphere paired with bold cocktails delivers a scene like no other.







Spa & Wellness

LEVEL 19

THE SOURCE BY DELANO

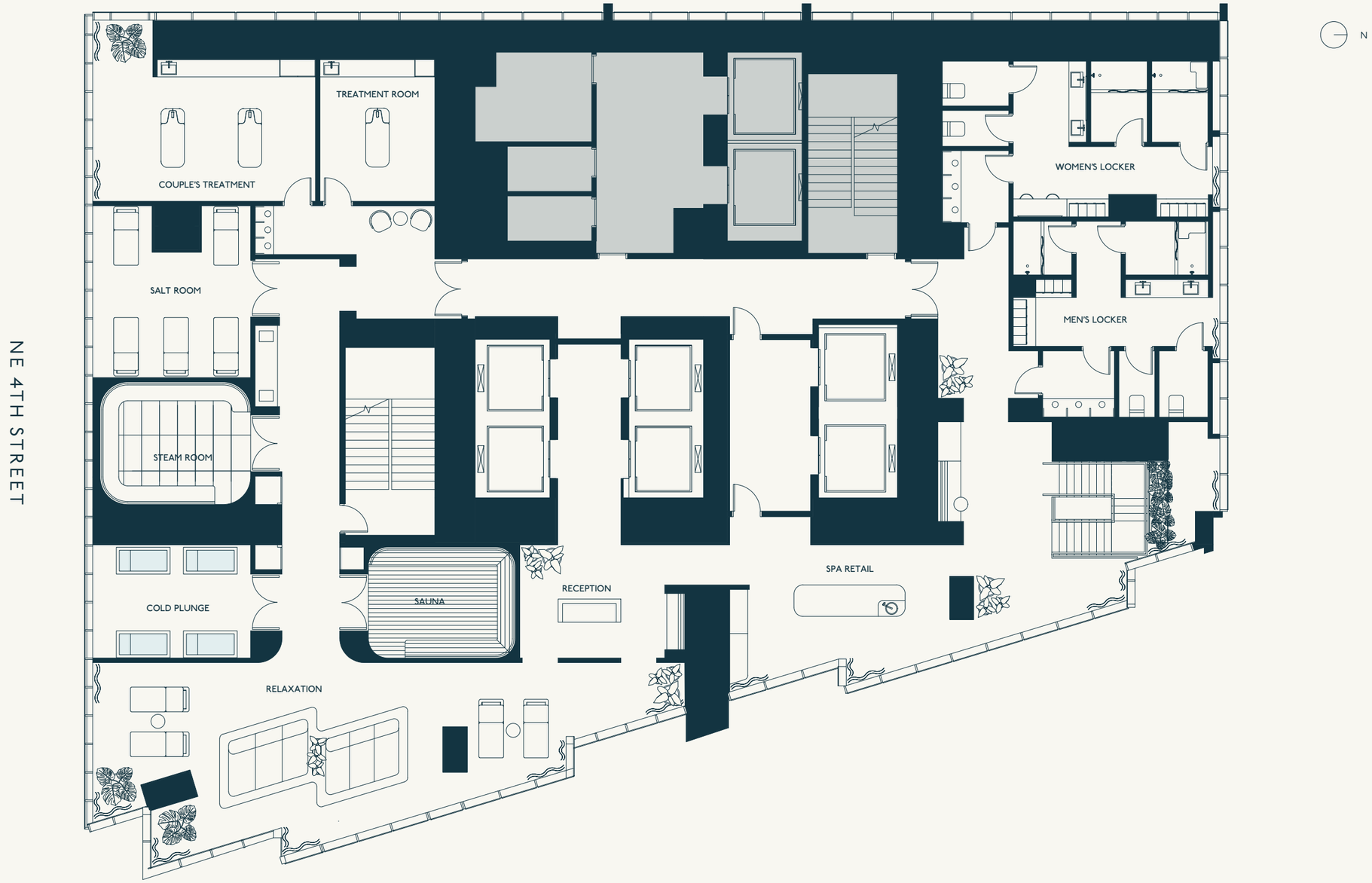
Spa & Wellness

THE SOURCE BY DELANO IS A REFINED APPROACH TO MODERN WELLNESS, ONE THAT HONORS BOTH THE ART OF RESTORATION AND THE JOY OF EXPRESSION.

Designed for the curious and culturally attuned, The Source blends intuitive spa rituals with bold social activations, offering guests and members a wellness journey that is radiant, revitalizing, and rooted in connection. Whether through a deeply restorative treatment, a sunrise sound meditation, or a spirited roller-skating session or social sauna activation, The Source by Delano invites guests and members to reconnect to self, to others, and to something larger.



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The Source by Delano

Spa & Wellness

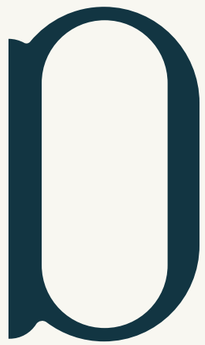
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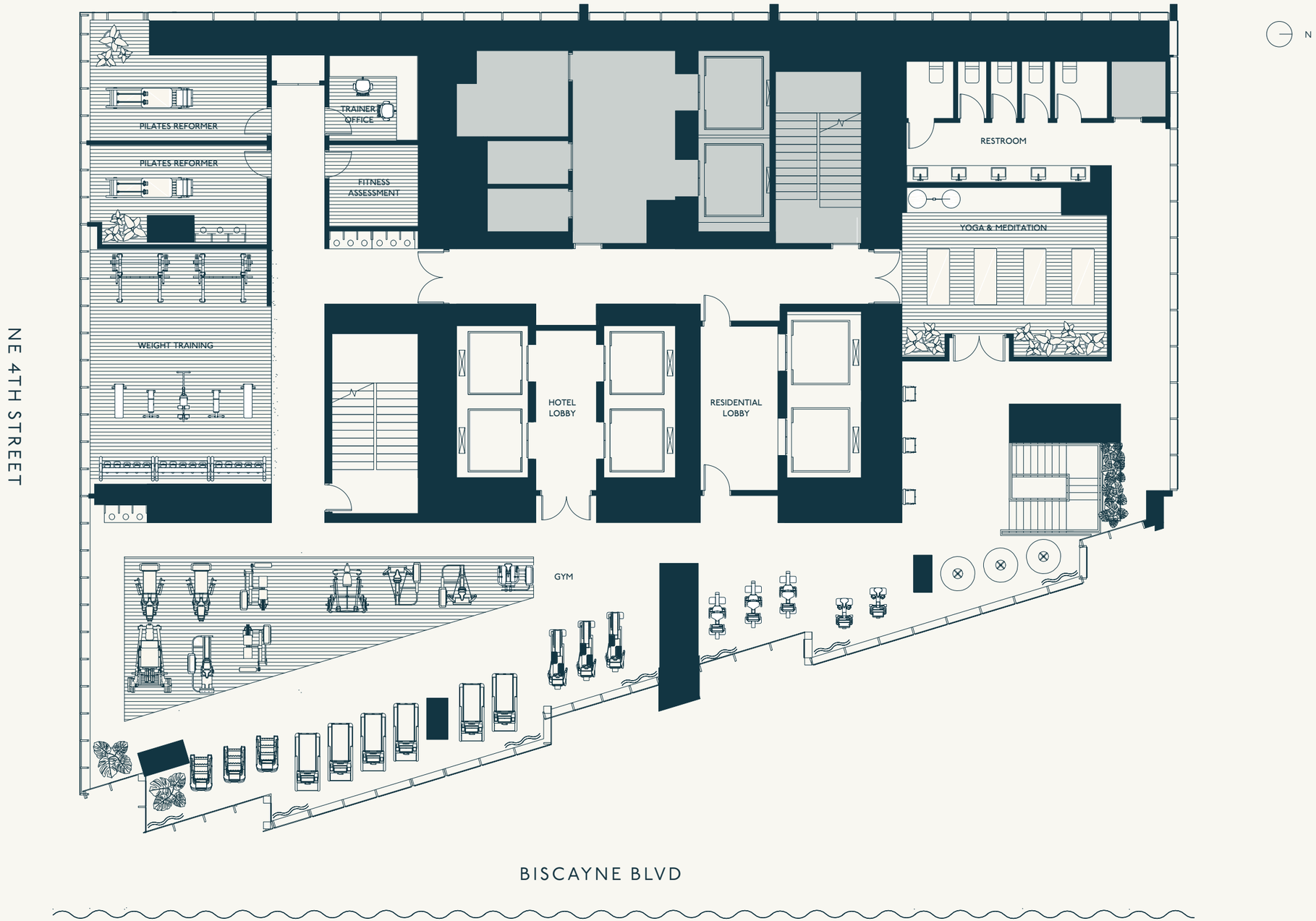


Fitness Level

LEVEL 18



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Fitness Center

LEVEL 18

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BEACH CLUB ACCESS AT DELANO MIAMI BEACH



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SERVICES

TAILORED CORE SERVICES

Core services are available to all Residences owners and are included within the service charge to ensure a seamless, effortless resident experience, at home or away.

- 24-hour doormen and reception
- Valet parking
- Owner concierge service
- 24-hour security and access-controlled entry points
- Expansive mail room with package storage space
- Secured Wi-Fi throughout all amenity areas
- Signature brand experience operation of amenities and common areas, as well as community experiences



ON-DEMAND SERVICES

A full-suite of on-demand services are available to residents. Services include:

- In-residence housekeeping
- Dry cleaning & laundry
- Pet services
- “While You Are Away” maintenance package



SIGNATURE OWNER BENEFITS

- Exclusive benefits at Delano Miami Beach, including Beach Club access and privileged rates to a la carte hotel services
- Access & membership to Delano Members' Club
- Residence Owners are eligible to participate in the Accor Ownership Benefits Program,* affording them global VIP status. Global ownership benefits include:

  - Exclusive invitation to join DIAMOND status in ALL – Accor Live Limitless loyalty program and gifting of a GOLD status to a family member or friend
  - Dedicated VIP reservation desk for homeowners
  - 20% of best-available-rate at 45+ brands and 5700+ hotels worldwide**
  - Enhanced recognition across 5,700+ hotels and resorts worldwide**

* Eligibility continues for as long as Purchaser owns Accor branded real estate at an "affiliated" Branded Residence project, and is subject to inclusion of the annual Residence Ownership Benefits Fee in the property service charge assessed to all Residence Owners (fee subject to change).

** At participating Accor brands and properties



OFFICES

Delano Residences & Hotel offers a balanced way of living for the thought-leaders and cultural pioneers of today. Here, select residences are accompanied by a deeded office suite, granting owners ultimate convenience and work-life balance.

DEEDED PRIVATE OFFICE FEATURES

- Glass encased design
- Lockable entry
- Curated furniture package:
  - Desk and chair
  - Guest chairs
  - Wallpapered accent wall
- Pre-wired for TV's



RESIDENCES

RESIDENCES

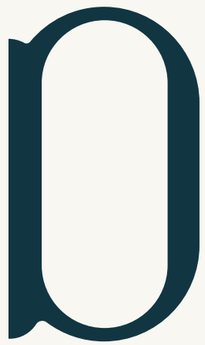
Our Delano Residences strike a modern balance — weaving a narrative where lifestyle hospitality meets the endless possibilities of private living. It's exclusive, yet incredibly creative and inspiring.

FEATURES

- Fully finished & furnished* suites, 1, 2, and 3-bedroom residences
- All residential interiors are designed by award-winning interior design firm Meyer Davis
- Floor-to-ceiling windows with stunning views of city, and downtown skyline, Miami Beach, and the Atlantic Ocean
- Fully built-out closets in all residences curated by Meyer Davis
- Contemporary lighting package
- Smart home technology offers seamless personalization with the touch of a button
- Deeded office suites and bespoke pieds-à-terre for select residences



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Delano Collection



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RESIDENCES & HOTEL MIAMI

ARTIST CONCEPTUAL RENDERING


DELANO
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Delano Residences



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ARTIST CONCEPTUAL RENDERING



ARTIST CONCEPTUAL RENDERING

VIEWS

NORTH VIEW

VIEWS VARY DEPENDING ON LEVEL

SOUTH VIEW

VIEWS VARY DEPENDING ON LEVEL

WEST VIEW

VIEWS VARY DEPENDING ON LEVEL

EAST VIEW

VIEWS VARY DEPENDING ON LEVEL

LOCATION

DOWNTOWN MIAMI'S LANDSCAPE OF THE FUTURE

$15B in investment planned over the next 5 years

AN UNPARALLELED DESTINATION

Nearby attractions include:

1 Waldorf Astoria Residences Miami

2 Phillip & Patricia Frost Museum of Science

3 Pérez Art Museum Miami (PAMM)

4 The Adrienne Arsht Center for the Performing Arts

5 Park West District

6 Miami Worldcenter

7 Kaseya Center

8 Bayside Marketplace

9 Miamarina at Bayside

10 Bayfront Park

11 Miami Children's Museum

12 Brickell City Centre

13 Brickell Financial District

14 Miami Design District

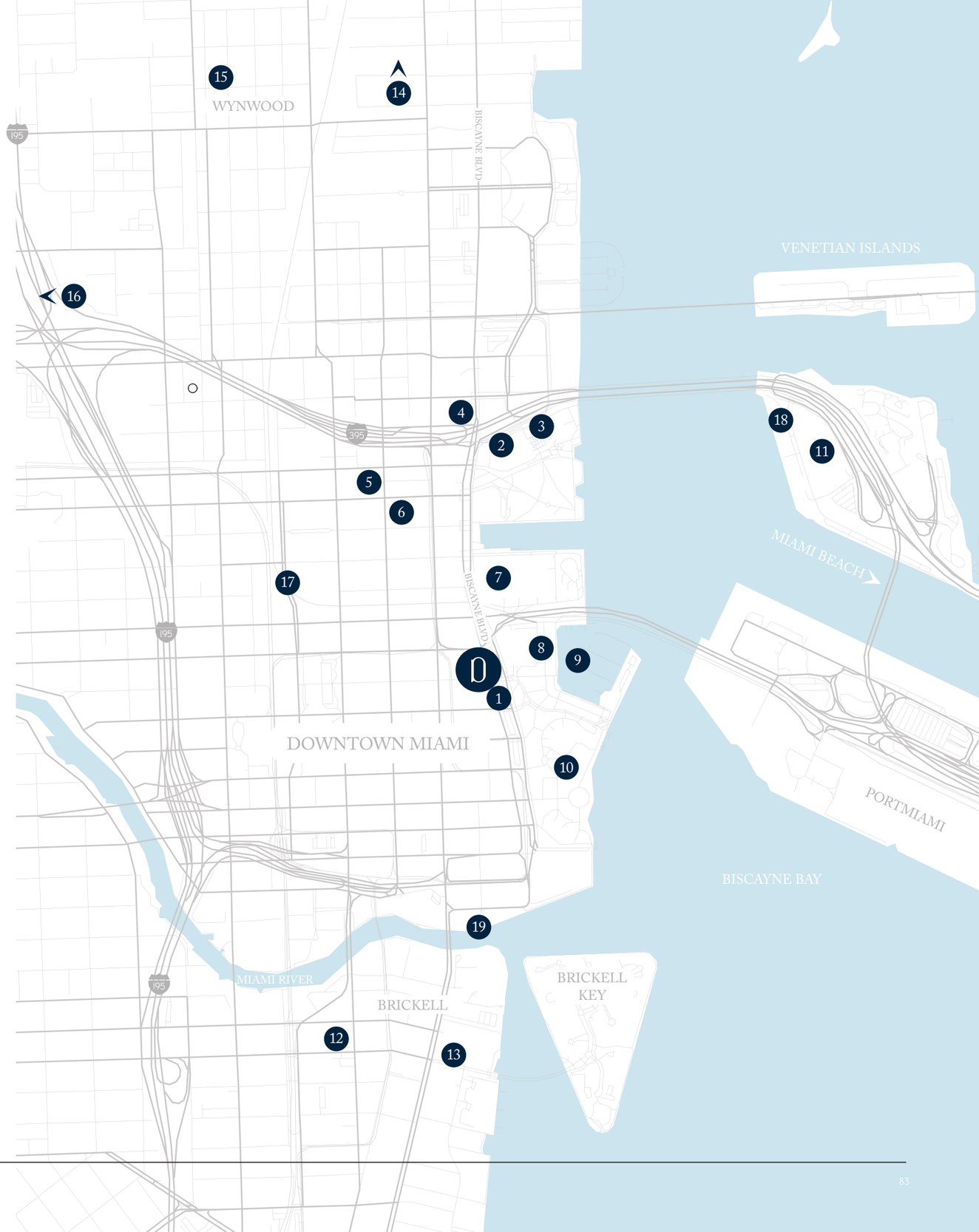
15 Wynwood Art District

16 Miami International Airport

17 MiamiCentral Station - Brightline Trains

18 Yacht Haven Grande Miami at Island Gardens

19 Miami River District



TEAM

PROPERTY MARKETS GROUP (PMG)

Developer

Founded in 1991, national development firm Property Markets Group (PMG) has a built a portfolio with over 180 projects in over 22 markets during its 34-year history. PMG has distinguished itself over the last decade for its development of new construction condominium developments across the United States.

A selection of current condominium projects include Waldorf Astoria Residences Miami and Twenty Sixth & 2nd Wynwood Residences in Miami, One Park Sarasota and Waldorf Astoria Residences St. Petersburg on Florida's west coast, Waldorf Astoria Residences Cherry Creek in Denver; as well as 111 West 57th Street in New York City.

34+	180+	22+	$11B+
YEARS	PROJECTS	MARKETS	IN DEVELOPMENT



WALDORF ASTORIA HOTEL &
RESIDENCES MIAMI

-

Miami, FL

Completion: 2027

Units: 315

PROPERTY MARKETS GROUP (PMG)

Developer



111 WEST 57TH
STREET
-
New York, NY
Completion: 2022
Units: 60



ECHO
BRICKELL
-
Miami, FL
Completion: 2018
Units: 180



MUSE
-
Sunny Isles, FL
Completion: 2019
Units: 68

CARLOS OTT

Conceptual Artist

Born in Uruguay, architect Carlos Ott brings over 50 years of distinguished experience in the design and construction of architectural and urban planning projects, spanning residential, commercial, mixed-use developments, hotels, airports, opera houses, and concert halls. Internationally acclaimed as a leader in design, Carlos Ott has received numerous prestigious awards and honors throughout his career.

Following extensive professional experience with prominent architectural firms in the United States and Canada, he launched his independent career in 1983 after winning the international competition for the Bastille Opera in Paris, France.

In 1988, he founded his own firm in Toronto, Canada, which has since expanded its reach to Europe, the Middle East, Asia, and the Americas. Today, from his main office in Uruguay, Carlos Ott continues to design and oversee projects across the globe. His firm maintains a strong international presence, with developments in Canada, the United Arab Emirates, China, France, the United States, Argentina, Germany, Uruguay, Brazil, among other countries.



InterContinental Hangzhou Hotel • Hangzhou, China

CUBE3

Architect of Record

Since their founding in 2003, CUBE 3 has evolved into one of the most active and respected architecture and design firms nationwide. They continue to be an industry leader and that is matched by their strategic expansion. Their growth is driven by a simple belief: Design should be a strategic partnership.

Their approach is collaborative, optimistic, and relentlessly service-focused. Clients trust them for their responsiveness, their enthusiasm for their vision, and the hands-on involvement of all their staff throughout every phase of work. These values have allowed them to build enduring partnerships and a reputation for innovation, reliability, and integrity.

Today, CUBE 3 continues to grow with purpose, expanding their expertise, strengthening their teams, and delivering environments that shape meaningful experiences and long-term value for their clients and communities.



Performing Arts Center • Quincy, China

MEYER DAVIS

Interior Design and Architecture

Meyer Davis is a globally recognized architecture and design studio founded in 1999 by Will Meyer and Gray Davis. Named 2025 Design Firm of the Year by Hospitality Design, the award-winning studio creates immersive environments across hospitality, residential, retail, and workplace sectors.

With a philosophy rooted in proportion, materiality, and light, the studio balances bold creativity with timeless refinement. The firm's work spans bespoke private residences and some of the world's most iconic hotels and resorts, partnering with leading global hospitality brands including Four Seasons, Rosewood, Auberge, Mandarin Oriental, Ritz-Carlton, and W Hotels, as well as renowned chefs Andrew Carmellini, Michael Mina, Marcus Samuelsson, and Michael White.

Recognized with honors including the Interior Design Hall of Fame, Hospitality Design Platinum Circle, Wallpaper 400, Forbes Top Hospitality Architects and Designers, and a James Beard Award, Meyer Davis continues to redefine modern luxury across industries.



Grand Hyatt • Kuwait

DELANO

HOTEL & RESIDENCES MIAMI

delanomiamiresidences.com

SALES GALLERY

400 Biscayne Blvd. Miami, FL 33132

RESIDENTIAL

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