



Delano Residences & Hotel Miami

A distinguished evolution of a celebrated legacy — introducing a new era of refined sophistication at one of Miami's most prestigious addresses. Seamlessly blending world-class hospitality with exquisitely curated residential living, this architectural masterpiece will rise as **Miami's second supertall tower** and debut the city's **first-ever observation deck**, redefining the skyline and establishing an extraordinary new standard of luxury.

Location

400 Biscayne Blvd, Miami, FL 33132

Key Partners

Developer: [PMG – Property Markets Group](#)

Architecture: [CUBE3](#) & [Carlos Ott](#)

Interiors: [Meyer Davis](#)

Project Team: [Ennismore & Accor](#)

[Brand Delano](#)

Building Features

A 90-story icon rising above Downtown Miami, delivering unmatched views, world-class dining, and resort-caliber amenities in a single address.

90-Story Tower

Miami's second supertall, located in the heart of Downtown Miami

421 Residences

Fully finished residences with unobstructed views of downtown, Miami Beach, and the Atlantic Ocean

First Observation Deck

Miami's first-ever observation deck perched on level 83, soaring above the skyline

Iconic Dining

2 signature restaurants including a sky restaurant more than 800 feet above Miami, plus the legendary Rose Bar

Resort-Style Pools

Two resort-style pools including a sky pool nestled 800 feet above the Miami skyline

Wellness Offerings

Full suite of wellness offerings and intuitive spa activations for residents and guests

Deeded Offices

Deeded office suites and bespoke pieds-à-terre available for select residences

Residences Features

Every residence at Delano is a masterwork of design — crafted by award-winning firm **Meyer Davis** with floor-to-ceiling windows, smart home technology, and fully built-out closets. Two distinct collections offer flexible living options across the tower.

Delano Collections

Floors 20–47

- Fully finished & furnished studios, 1, and 2-bedroom residences
- 9.6-foot height ceilings
- Flexible living rental terms
- Includes a deed office space on selected residence.

Delano Residences

Floors 49–75

- Fully finished 1, 2, and 3-bedroom units
- 10-foot-high ceilings
- Includes a deeded office space
- Minimum 6-month rental terms



Floor-to-Ceiling Windows

Stunning panoramic views of the city skyline, Miami Beach, and the Atlantic Ocean from every residence



Curated Closets

Fully built-out closets in all residences, thoughtfully curated by Meyer Davis



Smart Home Technology

Seamless personalization with the touch of a button — lighting, climate, and more



Contemporary Lighting

A curated contemporary lighting package throughout every residence

On-Demand Services

A full suite of on-demand services is available exclusively to residents, ensuring every aspect of daily life is handled with effortless precision and care.



In-Residence Housekeeping

Professional housekeeping services delivered directly to your residence on demand



Dry Cleaning & Laundry

Convenient dry cleaning and laundry services arranged seamlessly through the concierge



Pet Services

Dedicated pet care services ensuring your companions are as well looked after as you are



"While You Are Away" Package

Comprehensive maintenance and care for your residence while you travel, giving you total peace of mind

World-Class Amenities

Delano Residences & Hotel Miami offers an unparalleled collection of amenities — from resort-style pools and a full-floor spa to Miami's first observation deck and iconic dining destinations.



Resort Pool Deck

Wrap-around pool with cabanas, lounge areas, and a bar overlooking Biscayne Bay — plus a sky pool nestled 800 feet above the Miami skyline.



The Source by Delano

Full-floor Spa & Wellness featuring steam, sauna, cold plunge, treatment rooms, relaxation area, and his and hers locker rooms



State-of-the-Art Fitness

Full-floor fitness center with top-of-the-line equipment, a dedicated movement studio, and breathtaking views

Dining & Nightlife

Legendary Delano Rose Bar · Cafe Delano · All-Day Signature Restaurant · Iconic Sky Restaurant soaring 800+ feet above Miami

Exclusive Club & Events

Delano Members' Club with world-class cultural programming · Meeting & Event Rooms · Curated lobby with signature porte-cochere drop-off experience.

Miami's First Observation Deck

A landmark destination perched on level 83, offering 360° panoramic views of Miami, the Bay, and the Atlantic Ocean



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 — whether at home or away.

01

24-Hour Doormen & Reception

Round-the-clock staffed entry and reception ensuring a warm, professional welcome at all times

03

Owner Concierge Service

A dedicated concierge team available to fulfill every request, from reservations to bespoke arrangements

05

Mail Room & Package Storage

Expansive mail room with dedicated package storage space for secure and convenient deliveries

02

Valet Parking

Complimentary valet parking service for residents and their guests, managed with care and efficiency

04

24-Hour Security

Comprehensive 24-hour security with access-controlled entry points throughout the building

06

Secured Wi-Fi & Brand Experience

Secured Wi-Fi throughout all amenity areas, plus signature brand operation of all common areas and community experiences

Global Ownership Benefits

As a Delano Residences owner, you gain access to an extraordinary world of privileges through the **ALL – Accor Live Limitless** loyalty program, connecting you to over 5,700 hotels and resorts worldwide.

DIAMOND Status

Exclusive invitation to join **DIAMOND status** in the ALL – Accor Live Limitless loyalty program upon ownership

Gift GOLD Status

Gift a **GOLD status** membership to a family member or friend as part of your ownership benefits

20% Off Worldwide

20% off the best-available rate at 45+ brands and 5,700+ hotels worldwide at participating Accor properties

VIP Reservation Desk

A **dedicated VIP reservation desk** exclusively for homeowners, ensuring priority access and enhanced recognition

45+

Global Brands

Accor brand portfolio available to owners

5,700+

Hotels Worldwide

Properties offering enhanced recognition and discounts

20%

Rate Discount

Off best-available rates at participating properties

 Eligibility continues for as long as the Purchaser owns Accor branded real estate at an affiliated Branded Residence project, subject to inclusion of the annual Residence Ownership Benefits Fee in the property service charge.

Payment Structure & Key Details

Delano Residences offers a structured and accessible payment plan designed to align with the project's development milestones, with an estimated closing in 2031.

Payment Milestones



HOA & Rental Terms

HOA Residences: \$1.85 per sq. ft.
HOA Office (Approx.): \$132 per month

Rental Terms

- Floors 20–47:** Flexible living — short-term rentals permitted
- Floors 49–75:** Minimum 6-month rental
- Office Spaces:** 6-month minimum rental

Resources

Access additional materials and pricing information:

[Unbranded Dropbox](#)

[View Price List](#)

✓ We remain at your disposal for any questions or to arrange a private presentation. Thank you for your interest in Delano Residences & Hotel Miami.