Thank you for your interest in **Delano Residences & Hotel Miami**. It is our pleasure to share exclusive details about this highly anticipated and iconic development, poised to elevate Downtown Miami to unprecedented heights.

Delano Residences & Hotel Miami represents a distinguished evolution of a celebrated legacy, introducing a new era of refined sophistication in one of the city'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.



Developers: PMG - Property Markets Group

Architecture: CUBE3 **Conceptual Artist:** CARLOS OTT

Interior Design & Architecture: MEYER DAVIS

Location: 400 Biscayne Blvd, Miami, FL 33132

Brand Delano: https://delanohotels.com/miami-beach/

Project Team: ENNISMORE & ACCOR

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 83

• 2 signature restaurants including an iconic sky restaurant soaring more than 800 feet above the Miami skyline

• Legendary Rose Bar

• Immersive amenities include two resort-style pools, a full suite of wellness offerings, and intuitive spa activations

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

RESIDENCES FEATURES:

• **Delano Collections** from floor 20 to 47 - Fully finished & furnished* studios, 1, and 2-bedroom residences with 9.6 feet height ceilings

• **Delano Residences** from floor 49 to 75 – Fully finished 1, 2 and 3-bedroom units with 10-foot-high ceilings, **including a deeded office space**

• 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

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

AMENITIES:

• 2 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

• Full floor Spa & Wellness; The Source by Delano

• Full floor 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

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

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% off the best-available rate at 45+ brands and 5,700+ 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.*

STUDIOS PAYMENT STRUCTURE:

- 5% at Contract
- 5% at 90 days
- 10% October 2026
- 10% at Groundbreaking – June 2027
- 10% 1 year after
- 60% at closing, Estimated for 2031

ALL RESIDENCES PAYMENT STRUCTURE:

- 10% at Contract
- 10% October 2026
- 10% at Groundbreaking – June 2027
- 10% 1 year after
- 60% at closing, Estimated for 2031

HOA Residences: $1.85 per sq. ft.

HOA Office (Approximate): $132 per month

Rental terms:

Residential:

From floor 20 to 47 – flexible leaving or 6 months rental without property management

From floor 49 to 75 – minimum 6 months

Office spaces – monthly rental