DELANO

RESIDENCES & HOTEL MIAMI

BUYER'S GUIDE

DELANO RESIDENCES & HOTEL MIAMI

INTRODUCES *a* NEW EXPRESSION

of a CELEBRATED HERITAGE

with an EXCLUSIVE DOWNTOWN ADDRESS.

HERE, EXCEPTIONAL HOSPITALITY MEETS

the ARTISTRY

of TRULY ELEVATED LIVING.

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OUR STORY

Delano opened its doors in 1947, a standout among iconic hotels that helped define the rebirth of Miami and establish its legend as the gold coast of the U.S.

DELANO IGNITED MIAMI

In 1995, Delano once again redefined luxury introducing a new era of lifestyle hospitality. Guests were transported into a world of contemporary design, whimsical charm, and cultural energy that fused elegance with irreverence. It became not just a place to stay, but a place to be.

"The Delano's most surreal element is surely its fabulousness, its unrelenting flow of wit and chic."

- HERBERT MUSCHAMP, NEW YORK TIMES, 1996

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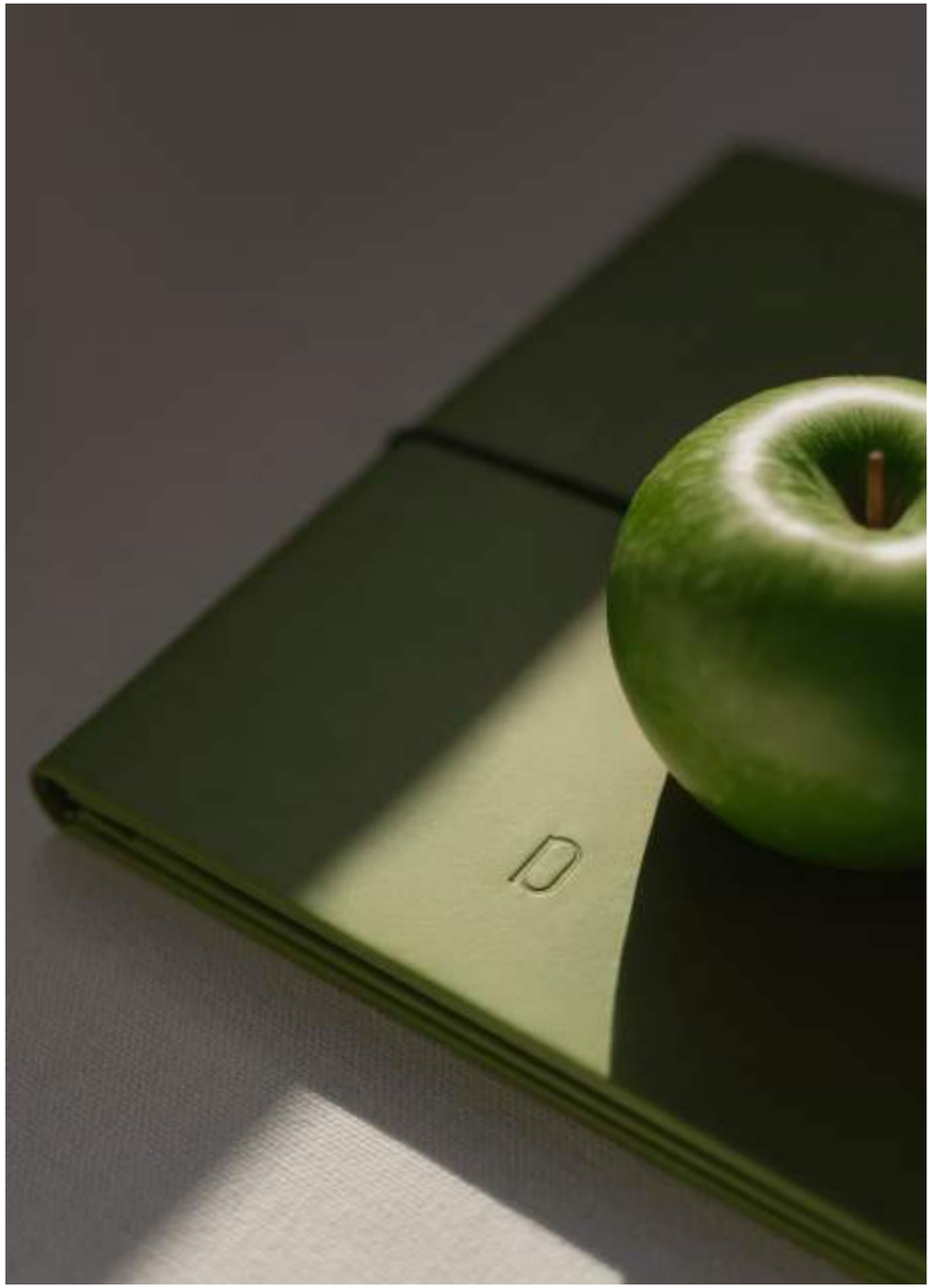

A NEW STORY UNFOLDS

Delano Residences & Hotel Miami will offer the world's most curious, creative, and well-traveled tastemakers a place to call home.

Within this enclave, timeless design, personal service, and engaging experiences converge to form a vibrant cultural hub.

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MIAMI'S SECOND SUPERTALL

Delano Residences & Hotel Miami

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VISIONARIES

PROPERTY MARKETS GROUP (PMG)
Developer

CUBE3
Architecture

CARLOS OTT
Conceptual Artist

MEYER DAVIS
Interior Design & Architecture

ENNISMORE & ACCOR
Project Team

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 over 850 feet above the city
- 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 for select residences

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ARTIST CONCEPTUAL RENDERING

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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

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ARTIST CONCEPTUAL RENDERING

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, 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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TAILORED CORE SERVICES

Core services are available to all residence 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

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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 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

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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.

RESIDENCES

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 the city, downtown skyline, Miami Beach, and 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 for select residences

* Select residences

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ARTIST CONCEPTUAL RENDERING

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KITCHEN & BATHROOMS

- Kitchens feature custom cabinetry curated by Meyer Davis and fabricated by Italian design house Italkraft
- Fully integrated Sub-Zero and Wolf appliance packages
- Custom bathroom cabinetry and countertops curated by Meyer Davis
- Waterworks bathroom fixtures

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

DEEDED PRIVATE OFFICE FEATURES

- Wi-fi included
- Glass encased design
- Lockable entry
- Curated furniture package:
  - Desk and chair
  - 2 guest chairs
  - Wallpapered accent wall
- Pre-wired for TV's

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MIAMI, THE MODERN GLOBAL CITY

Miami has rapidly evolved into a world-class city and downtown Miami has become a true driving force behind the city's cultural evolution. From its accessibility to the retail and tourism offerings, this thriving metro center is a hub for commerce, finance, arts, sports and entertainment.

Delano Residences & Hotel Miami will be ideally positioned against the shimmering backdrop of Biscayne Bay. With close proximity to a premier marina, lush green spaces, exceptional dining, and cultural destinations, owners will enjoy a dynamic offering of engaging experiences.

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DELANO

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