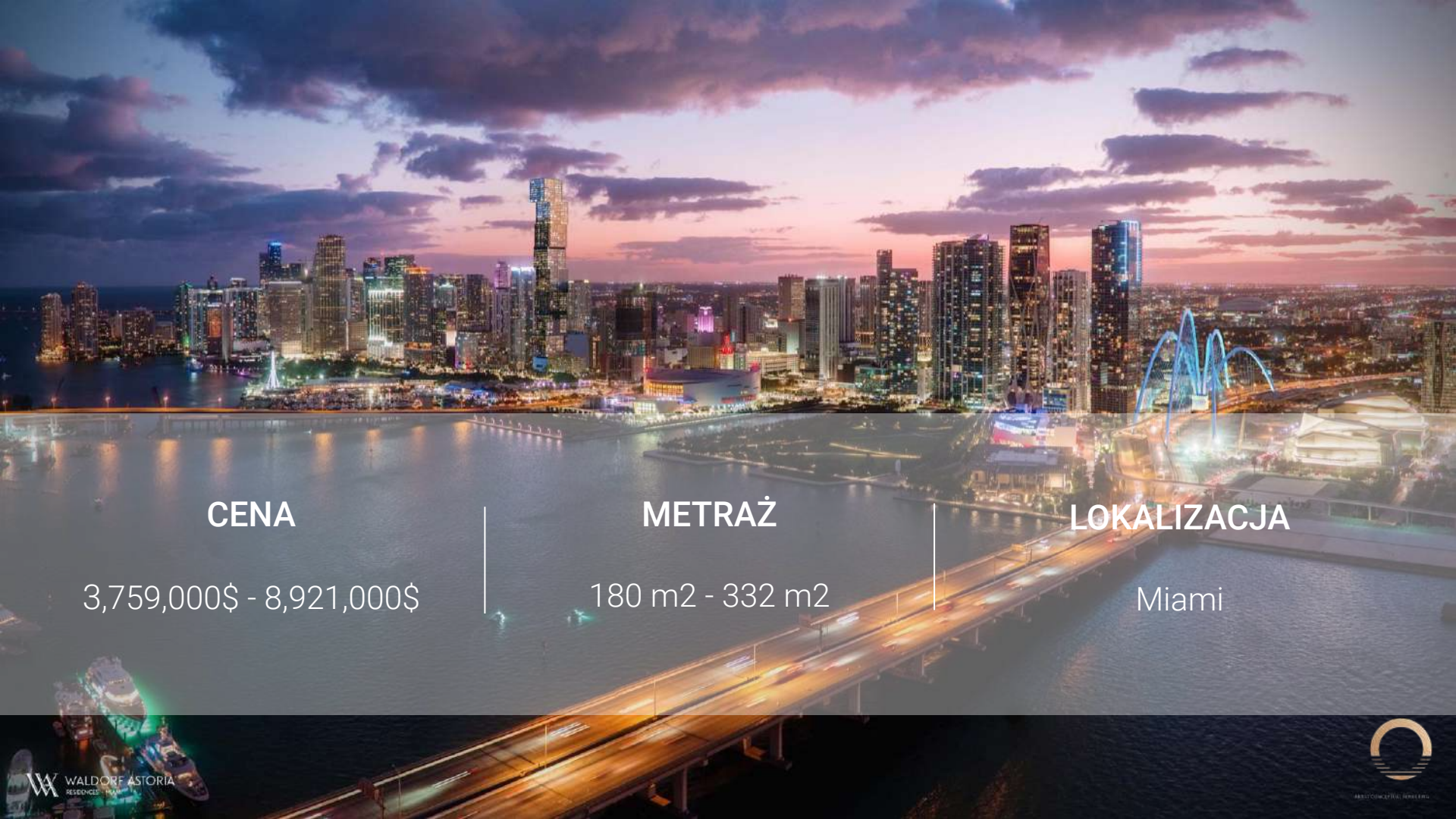


WALDORF ASTORIA RESIDENCES

Podobnie jak tętniąca życiem metropolia, w której inwestycja stoi, Waldorf Astoria Residences Miami oferuje ekskluzywną ofertę lifestyle'ową oznaczoną wieloletnią marką z tradycją.

Tutejsi mieszkańcy nie tylko zajmą upragnione miejsce w historii charakterystycznego budynku, ale także będą częścią najnowocześniejszej społeczności twórców kultury. Waldorf Astoria Residences Miami, z nieograniczonymi widokami, niezwykłą architekturą i ponadczasową marką, zapoczątkuje nową erę dla przyszłych pokoleń.





CENA

3,759,000\$ - 8,921,000\$

METRAŽ

180 m2 - 332 m2

LOKALIZACJA

Miami

LOKALIZACJA

Apartamenty położone są w najbardziej kultowej wieży Waldorf Astoria Residences w Miami. Legendarny wieżowiec znajduje się w otoczeniu kreatywnych ośrodków, kulinarnych przysmaków i inspirujących ulic, z których każda są przykładami ogromnych, w pełni zrealizowanych aspiracji. Jego odsłonięcie będzie stanowić fundament pod przyszłość Miami.

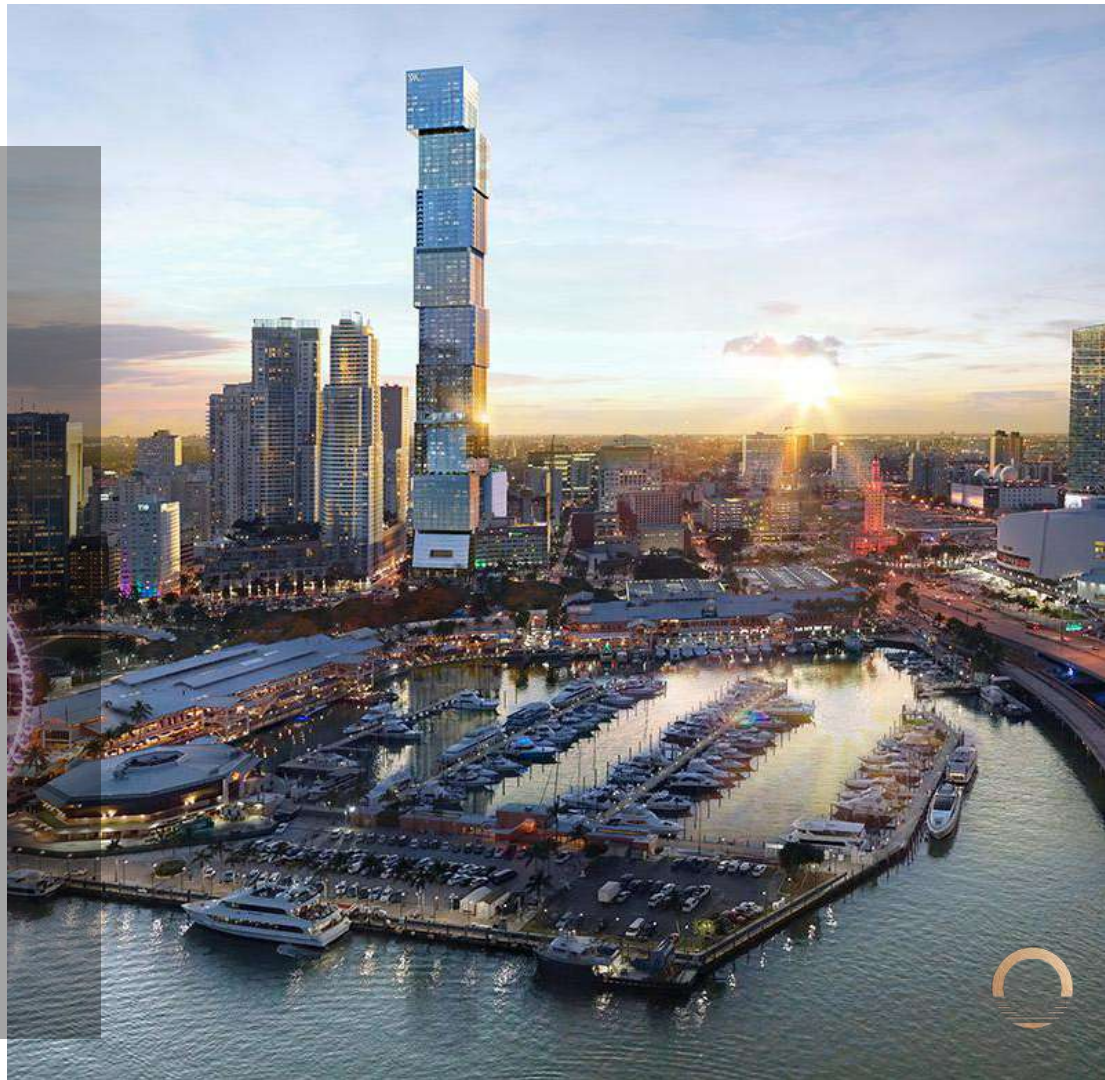


Standing Woman
1958

“Forma jest
zawsze
miarą
obsesji”

Alberto Giacometti

Design zainspirowany rzeźbiarzem z XX wieku Alberto Giacometti, który badał tematy dotyczące przestrzeni, perspektywy i pękniętych form oraz kubizmu. Zaprojektowany budynek wyróżnia się najwyższą konstrukcją miasta; fenomen architektoniczny i definiujący symboliczny moment w historii Miami.





Sky's the limit



Pierwsza ponad stupiętrowa wieża w Miami (1049 stop, najwyższa wieża mieszkalna na południe od Nowego Jorku)

Koncepcyjnie zaprojektowana przez światowej sławy architekta Carlosa Otta we współpracy z Sieger Suarez Architects

Penthouse Collection

Private Residences (Levels 40 - 89)

Private residential pool deck

Hotel guestrooms and suites

Signature spa and fitness studios

All Day Brasserie, Resort pool deck with cafe and cabanas

Peacock Alley, Library, Private Bar and boardrooms

Grand ballroom, Junior ballroom and meeting room, with indoor and outdoor prefunction spaces

Hotel Guests rooms and suites

Residential Lobby, Owner's Lounge, Hospitality Suite, Billiard Room* and Mail Room

Ground floor: Arrival Lobby, Hotel Reception Lobby and Residential Entry Lobby

ARTIST CONCEPTUAL RENDERING



HISTORIA

Od otwarcia pierwszego charakterystycznego hotelu w Nowym Jorku ponad wiek temu Waldorf Astoria stał się synonimem luksusowej gościnności i wyjątkowej obsługi. Hotel na nowo zdefiniował doskonałość dzięki wynalezieniu 24-godzinnej room service i śmiałej innowacji kulinarnej. Waldorf Astoria nadal jest znany ze swojej intuicyjnej wytrwałości do przekształcania każdej chwili, od wielkiej do rutyny, w coś niezapomnianego. Korzenie Waldorf Astoria rozprzestrzeniły się na cały świat - istnieje już ponad 30 hoteli w kultowych lokalizacjach. Marka nosi ten sam pionierski płaszcz ponadczasowy blask oraz wyrafinowanie.





BUDYNEK

- Podzielony na 9 ułożonych szklanych kostek
- Pierwsze 3 kostki - pokoje, apartamenty hotelowe i udogodnienia
- 4-8 kostki - mieszkania/apartamenty-jednostki mieszkalne
- 9 jednostki typu penthouse - otwarte na zamówienie, wielkość do całego piętra-wysokość sufitów 13 stop
 - Prywatna winda
 - Level 0 dostęp do hotelu
 - Level 3 tylko dla stałych mieszkańców/bez dostępu dla gości hotelowych
- Wynajem dwa razy w roku, minimum 6 miesięcy
 - Miesięczna opłata za utrzymanie \$0.98/sqft



LOBBY HOTELOWE

Przemieniające doświadczenie zaczyna się już w momencie przybycia do bogatego portu cochère. Poczucie podziwu i intrygi obfituje, gdy po raz pierwszy widzimy reprezentacyjne wejście będące synonimem nazwy Waldorf Astoria. Wspaniałe, otwarte lobby z jego dramatycznie zakrzywionymi i przeszklonymi 4-piętrowymi schodami wprowadzają nas w wizjonerski budynek.



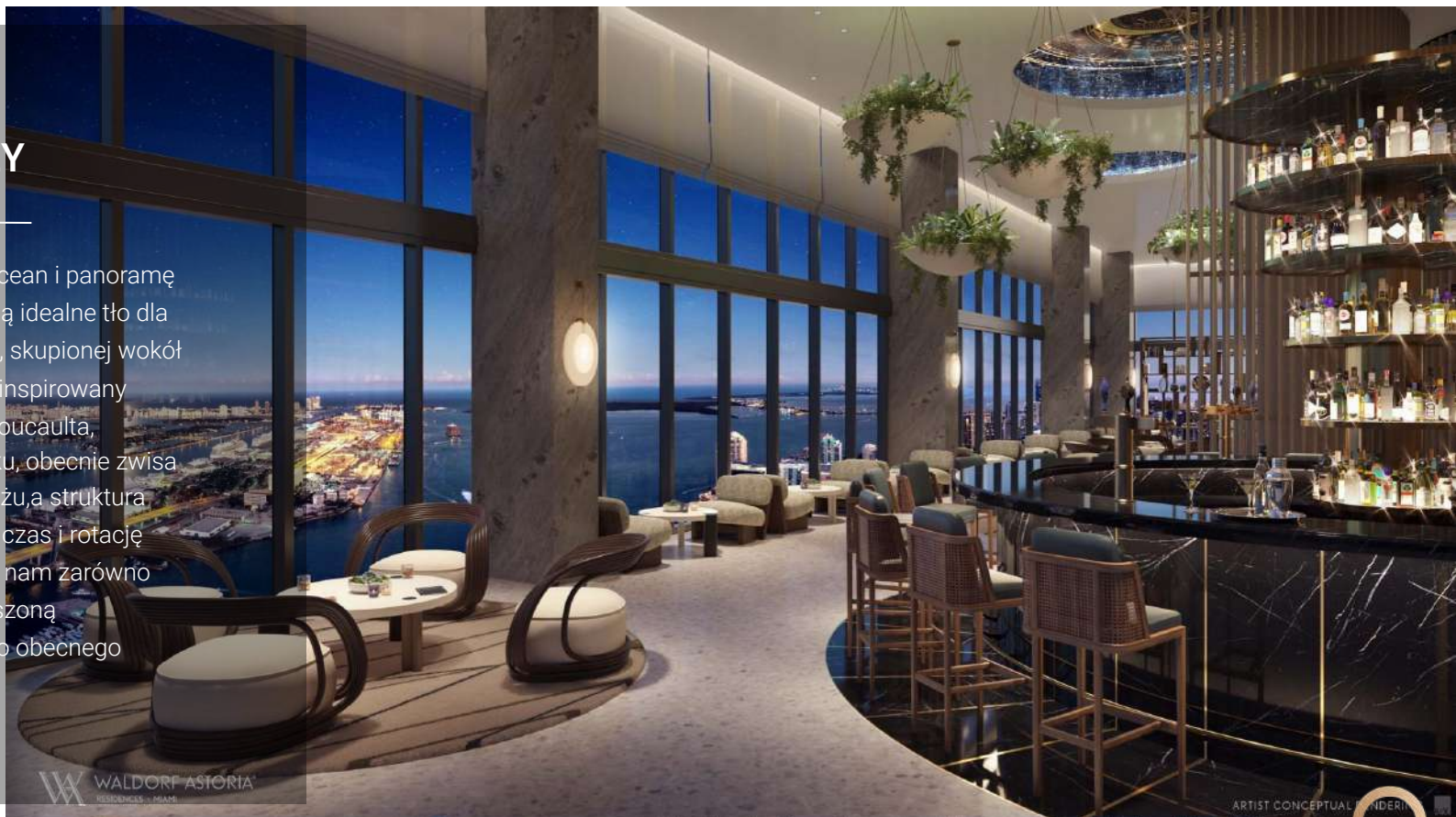
LOBBY DLA MIESZKAŃCÓW

Goście witani są przez lobby mieszkalne trzeciego poziomu z wysokimi sufitami i panoramicznymi widokami na zatokę. To tutaj wymieniane są pozdrowienia, powitania i uśmiechy rezydentów.



PEACOCK ALLEY

Niezakłócone widoki na ocean i panoramę centrum Miami zapewniają idealne tło dla inspirującej Peacock Alley, skupionej wokół Zegara Wahadłowego. Zainspirowany oryginalnym Wahadłem Foucaulta, wynalezionym w 1851 roku, obecnie zwisa z kopuły Panteonu w Paryżu, a struktura pozostaje stała, ilustrując czas i rotację ziemi oraz przypominając nam zarówno czysto piękno, jak i zawieszoną ponadczasowość naszego obecnego otoczenia



W WALDORF ASTORIA
RESIDENCES - MIAMI

ARTIST CONCEPTUAL RENDERING



LOUNGE

Zajmij miejsce w historycznej Peacock Alley, miejscu słynącym z ekstrawaganckich niedzielnych brunchy i innowacyjnej kultury koktajlowej lub popijaj spokojnie siedząc w eleganckim prywatnym barze degustując wina i zanurzając się w aurze i przepływie energii. Asymetryczne otoczone spokojem ze starannym wyczuciem logiki i umiejscowienia. Miejsce, w którym każda chwila jest doceniana.



UDOGODNIENIA

- Obsługa i doświadczenie na poziomie Waldorf Astoria
- Prywatny salon/ pomieszczenie użytkowe - dostępny dla rezydentów na 3. piętrze
- Sala bilardowa i apartamenty gościnne tylko dla mieszkańców
- Siłownia , SPA - sauna , pokoje do masażu
- Poziom Basenu - codzienna restauracja Brasserie, kawiarnia, bar i restauracja z widokiem na zatokę
- Basen w stylu Waldorf Astoria kurort z kawiarnią na świeżym powietrzu, prywatnymi kabinami
- Pomieszczenia zarządu
- Biblioteka
- Znana na całym Świecie Aleja Pawi
- Sala Balowa - Grand Ballroom
- Sala Balowa - Junior Ballroom
- Sale konferencyjne
- Tarasy Zewnętrzne z renomowaną restauracją na 5. piętrze (światowej sławy szef kuchni będzie ogłoszony)
- 40. piętro prywatny basen tylko dla rezydentów z jacuzzi i miejscami do wypoczynku dostępne dla rezydentów Waldorf Astoria
- Bezpłatny całodobowy parking







Waldorf Astoria Residences Miami

to miejsce, w którym wysoki projekt koncepcyjny łączy się z najwyższą wygodą, technologią i pięknem w najdrobniejszych szczegółach. Przestrzeń mieszkalna została zaprojektowana z myślą o przepływie energii w górę i dopracowana dzięki dopasowanym detalom przez wielokrotnie nagradzaną firmę projektowania wnętrz BAMO. Chcesz żyć z zapierającymi dech w piersi panoramami centrum Miami, Miami Beach i Oceanu Atlantyckiego? Daj się podnieść na duchu, wiedząc, że to miejsce istnieje i może być właśnie Twoje.





REZYDENCJE

- Wykonczone i umeblowane kawalerki
 - 1-4 sypialnie
- Mieszkania w Cube 8 mają 11 stóp wysokości, penthouse ma 13 stóp a reszta ma 10 stóp wysokości
- Najbardziej imponujące widoki na Ocean Atlantycki



KUCHNIE & ŁAZIENKI

- Kuchnie wyposażone są w niestandardowe szafki wyselekcjonowane przez BAMO i wykonane przez włoski dom projektowy Italkraft
- Pakiet urządzeń Sub-Zero i Wolf zawiera zintegrowaną, panelową kuchenkę mikrofalową
- zmywarka, wbudowany piec konwekcyjny, lodówka, zamrażarka i schowek na wino
- Wybrane łazienki główne i drugorzędne oferują prysznice ze strumieniem deszczowym i niestandardowe włoskie toaletki
- armatura łazienkowa Dornbracht i Duravit



TECHNOLOGIA

- Kuchnie wyposażone są w niestandardowe szafki wyselekcjonowane przez BAMO i wykonane przez włoski dom projektowy Italkraft
- Pakiet urządzeń Sub-Zero i Wolf zawiera zintegrowaną, panelową kuchenkę mikrofalową
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- armatura łazienkowa Dornbracht i Duravit



BIZNES

- Hotel boardrooms and meeting rooms offer first-class business facility including*:
- Private offices available for reservation
- Boardroom with full conference capabilities
- Small conference rooms suitable for private meetings
- Reception desk available for host's staff to greet visitors
- Spacious co-working lounge
- Service pantry, available for catering and coffee service
- Copier, and wireless printing capabilities
- Reception desk available for host's staff to receive visitors









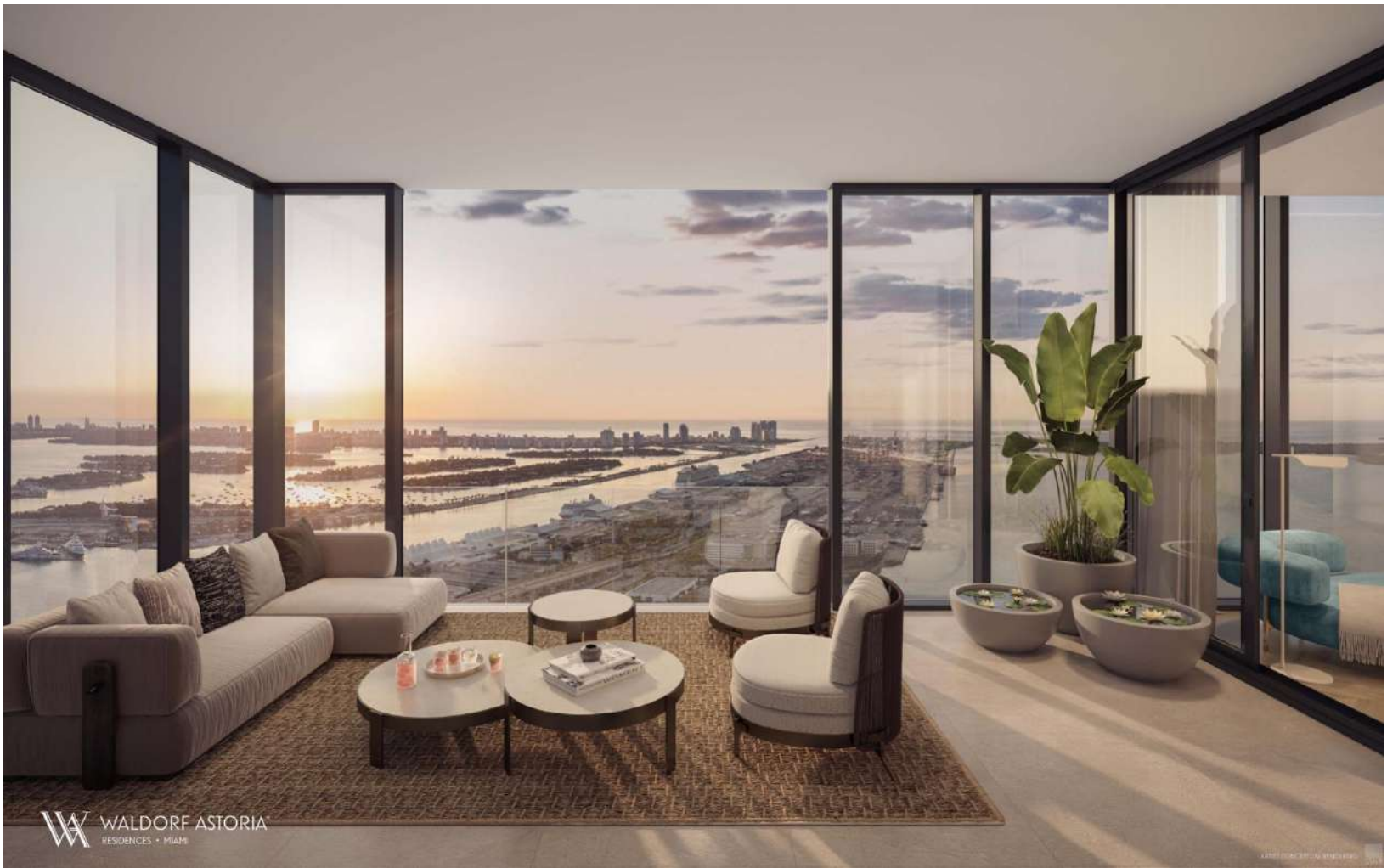


W WALDORF ASTORIA
RESIDENCES • MIAMI

ARTEL CONCEPTUAL WALLCOVERING

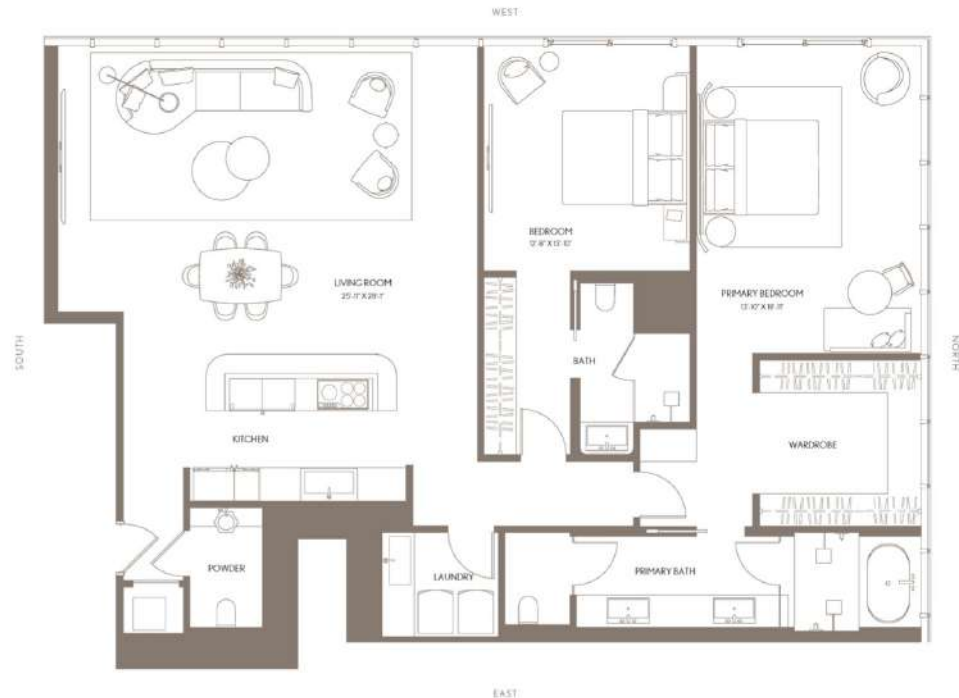
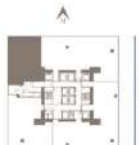






W
WALDORF ASTORIA®
 RESIDENCES • MIAMI

RESIDENCE 04	LEVELS 9L, 8L & 8U
2 BEDROOMS 3.5 BATHS	
LIVING AREA:	1944 SQ. FT. 180.60 M ²



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W
WALDORF ASTORIA®
 RESIDENCES • MIAMI

RESIDENCE C1	LEVELS 70 - 79	
3 BEDROOMS 3.5 BATH + DEN		
LIVING AREA:	2,502 SQ FT	190.63 M ²
BALCONY:	121 SQ FT	11.24 M ²
TOTAL:	2,623 SQ FT	201.87 M ²



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W
WALDORF ASTORIA®
 RESIDENCES • MIAMI

RESIDENCE 03	LEVELS 70 - 79	
	3 BEDROOMS 3.5 BATHS + DEN	
LIVING AREA:	2,838 SQ FT	263.65 M ²
BALCONY:	242 SQ FT	22.48 M ²
TOTAL:	3,080 SQ FT	286.14 M ²



WALDORF ASTORIA RESIDENCES MIAMI

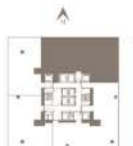
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W
WALDORF ASTORIA
 RESIDENCES • MIAMI

RESIDENCE 01	LEVELS 80 - 89	
4 BEDROOMS 5.5 BATH + MEDIA + DEN		
LIVING AREA:	3,575 SQ FT	33212 M²
BALCONY:	253 SQ FT	23.50 M²
TOTAL:	3,828 SQ FT	355.63 M²



WALDORF ASTORIA RESIDENCES MIAMI

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RESIDENCE 02	LEVELS 80 - 89	
4 BEDROOMS 4.5 BATH + MEDIA + DEN		
LIVING AREA:	3,542 SQ FT	329.06 M ²
BALCONY:	253 SQ FT	23.90 M ²
TOTAL:	3,795 SQ FT	352.96 M ²



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[illegible]



RESIDENCE 03	LEVELS 80 - 89	
3 BEDROOMS 3.5 BATHS + DEN		
LIVING AREA:	2,454 SQ FT	22798 MF
BALCONY:	161 SQ FT	1495 MF
TOTAL:	2,615 SQ FT	24294 MF



1981 FORD ASTORIA SE SIDE MOUNT WAGON

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WALDORF ASTORIA
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RESIDENCE 04	LEVELS 80 - 89	
3 BEDROOMS 3.5 BATHS		
LIVING AREA:	2,456 SQ FT	228.16 M ²
BALCONY:	93 SQ FT	8.63 M ²
TOTAL:	2,549 SQ FT	236.80 M ²



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<u>Cube #</u>	<u>Floor #</u>	<u>Line #</u>	<u>Unit Type</u>	<u>Unit #</u>	<u>View</u>	<u>Sq.Ft.</u>	<u>Price</u>
8	88	4	Two Bedroom	8804	NW	1944	\$3,759,000
7	77	3	Three Bed	7703	SE	2838	\$6,675,000
7	73	1	Three Bed	7301	NE	2503	\$5,493,000
8	80	4	Three Bed	8004	NW	2456	\$4,224,000
8	81	3	Three Bed	8103	SW	2408	\$4,626,000
8	80	1	Four Bed	8001	NE	3575	\$8,673,000
8	80	2	Four Bed	8002	SE	3542	\$8,921,000

PŁATNOŚĆ

- 10% Contract
- 10% March 2022
- 10% rozpoczęcie budowy, początek drugiego kwartału 2022
- 10% 1 year from groundbreaking (estimate Q1 2023)
- Balance at closing (estimate 2025)





OCEAN
INVESTMENTS