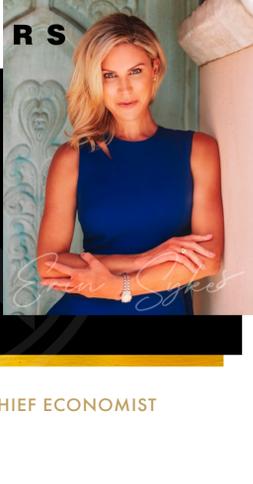
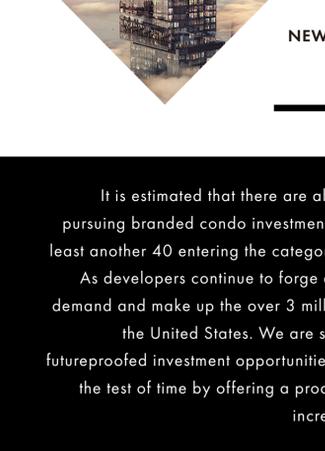


MIAMI
NEW
DEVELOPMENT



BY ERIN SYKES, NEST SEEKERS CHIEF ECONOMIST



“

WALDORF ASTORIA, ASTON MARTIN, CIPRIANI, THE STANDARD, ST. REGIS, BACCARAT, CASA BELLA BY B&B ITALIA, BENTLEY, E11EVEN, DIESEL... NAMES THAT RING AS MORE THAN JUST LUXURY AUTOMOTIVE, FASHION, AND RESTAURANT BRANDS, BUT ALSO THE NEWEST BATCH OF MIAMI CONDO DEVELOPMENTS.

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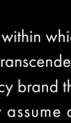
It is estimated that there are already some 130 companies pursuing branded condo investments or licensing deals, with at least another 40 entering the category within the next few years. As developers continue to forge ahead in an attempt to meet demand and make up the over 3 million housing unit shortage in the United States. We are seeing a flight to quality and futureproofed investment opportunities in buildings that will stand the test of time by offering a product that will be attractive to increasingly selective occupiers.

The most obvious benefit to these branded developments is that they speak to individual buyer personalities and allow pre-construction investors to feel confident in the final presentation of their chosen building. These buildings combine high fashion with five-star services and amenities, allowing homeowners to be immersed in luxury and convenience. It's not just about a condo; it's about a whole experience.

The caveat of branded residences is that structure is often one of licensing (but not always), which lends to the concept of 'trusting the brand' without fully doing your homework. The brands are often in charge of the condo's creative direction, which means iconic elements or designs of the brand will be present, however, the quality of an ultra-luxury car does not necessarily transition into the quality of a condo project. This is where the buyer's agents earn their stripes. Knowing which projects are fully managed vs. licensed and which developers consistently deliver a quality product in a timely manner.

BRANDED
DEVELOPMENTS

FOLLOWING ARE A SELECTION OF NEW DEVELOPMENTS THAT WE BELIEVE HAVE STAYING-POWER AND PROVIDE VALUE-ADD OFFERINGS FOR BUYERS.



WALDORF ASTORIA
RESIDENCES · MIAMI

Much like the thriving Metropolis within which it sits, Waldorf Astoria Residences Miami offers an experience in transcendence - an exclusive lifestyle offering embedded within a legacy brand that has stood the test of time. Residents here will not only assume a coveted place in a landmark building's history, but also as a part of a cutting-edge community of culture shapers, intrinsically playing a role in boldly defining social moments.



Waldorf Astoria Residences Miami, with its limitless views, extraordinary architecture and limitless brand, will usher in a new era for generations to come.

Set to become Miami's tallest tower at 1,049 feet above the ground, Waldorf Astoria Residences Miami is an ultra-luxury development coming to Biscayne Boulevard, just minutes away from the new Miami World Center. This spectacular 100-story high-rise, developed by PMG (Property Markets Group) and Greystone Realty Partners, will cover 800,000 square foot of land overlooking Biscayne Bay, Brickell Avenue, Downtown Miami, Key Biscayne, and South Beach. This magnificent building will enhance the Miami skyline with a unique futuristic design by acclaimed Carlos Ott and Sieger Suarez. The spectacular amenities at Waldorf Astoria Residences will set the bar high and will redefine the meaning of a luxury condo project in Miami.

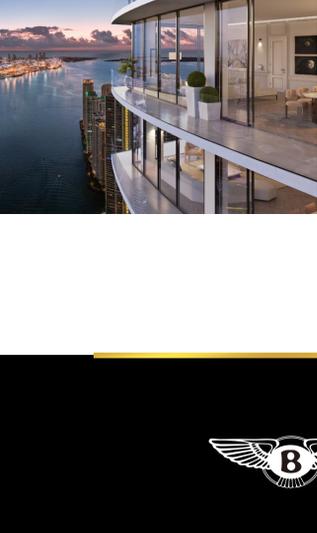
The exclusive residences will include some spectacular features like private and semiprivate elevators, unobstructed views, summer kitchen balconies, 10' to 12' floor to ceiling windows, kitchen cabinets by Waldorf Astoria and much more.

Waldorf Astoria Residences Miami could not have chosen a better location, right in Downtown Miami. Set around the Central Business District, this location offers the best stores, restaurants, cultural spots, and nightlife.

- LOCATION: **Downtown Miami**
- DEVELOPER: **PMG**
- ESTIMATED COMPLETION: **2025**
- STARTING PRICE POINT: **\$3.5M**



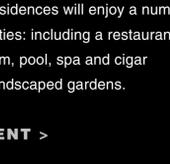
Baccarat
RESIDENCES
BRICKELL, MIAMI



Much like the thriving Metropolis within which it sits, Waldorf Astoria Residences Miami offers an experience in transcendence - an exclusive lifestyle offering embedded within a legacy brand that has stood the test of time. Residents here will not only assume a coveted place in a landmark building's history, but also as a part of a cutting-edge community of culture shapers, intrinsically playing a role in boldly defining social moments

VIEW DEVELOPMENT >

- LOCATION: **Brickell**
- DEVELOPER: **Related Group**
- ESTIMATED COMPLETION: **2025**
- STARTING PRICE POINT: **\$1.4M**



BENTLEY
RESIDENCES · MIAMI

Bentley Residences is a 60-story condominium building located in Sunny Isles Beach, Florida. Estimated completion in 2026, Bentley Residences was developed by Dezer Development and designed by Sieger Suarez Architects. Bentley Residences will have 200-plus luxury units. The condos at Bentley Residences will offer unparalleled bay and Miami skyline views.

Residents of Bentley Residences will enjoy a number of state-of-the-art amenities: including a restaurant, cinema, whiskey bar, gym, pool, spa and cigar lounge; cabanas; and landscaped gardens.

VIEW DEVELOPMENT >

- LOCATION: **Sunny Isles Beach**
- DEVELOPER: **Dezer Development**
- ESTIMATED COMPLETION: **2026**
- STARTING PRICE POINT: **\$3.6M**



ST REGIS
BRICKELL - MIAMI



Situated along the beautiful coastline of South Brickell, The St. Regis Residences, Miami epitomize elegant living. It mirrors the sensibilities of those who are driven by connoisseurship, demand excellence, respect tradition and value individuality above all else. The St. Regis Residences, Miami represents a future propelled by a historic past. A place where new generations will create lifetimes of legendary moments, in one-of-a-kind homes for individuals who perceive their personal legacies innately intertwined with the rich heritage of Miami.

VIEW DEVELOPMENT >

- LOCATION: **Brickell**
- DEVELOPER: **Related Group & Integra Investments**
- ESTIMATED COMPLETION: **2025**
- STARTING PRICE POINT: **\$3M**

ST REGIS
SUNNY ISLES BEACH, FL

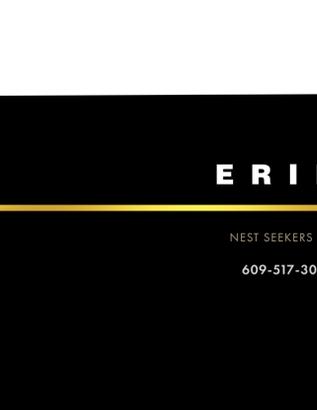
Ideally situated along 435 linear feet of pristine beach and immersed in unforgettable ocean views, The St. Regis Residences, Sunny Isles Beach, Miami, represent the height of exquisite living. Where skyline-defining architecture, visionary style, flawless craftsmanship, and signature St. Regis service and rituals create a singular experience of effortless luxury in a glamorous setting.

VIEW DEVELOPMENT >

- LOCATION: **Sunny Isles Beach**
- DEVELOPER: **Fortune International Group and Chateau Group**
- ESTIMATED COMPLETION: **2026**
- STARTING PRICE POINT: **\$3.9M**



CIPRIANI
RESIDENCES MIAMI



Cipriani Residences Miami is set to be the first-ever, ground-up residential tower developed by the Cipriani brand, known for its elevated hospitality service and sophisticated design. The all-glass skyscraper will soar 80 stories offering sweeping views of Biscayne Bay, the Atlantic Ocean, and the Brickell skyline. Developed by Mast Capital and designed by world-famous architecture firm Arquitectonica, Cipriani Residences Miami will include 397 luxury residences comprised of one-bedroom-plus-den to four-bedroom floor plans plus penthouses (see Cipriani Residences Miami floor plans). Cipriani Residences Miami will include three rooftop penthouses, two of which will have a private swimming pool.

VIEW DEVELOPMENT >

- LOCATION: **Brickell**
- DEVELOPER: **Mast Capital**
- ESTIMATED COMPLETION: **2025**
- STARTING PRICE POINT: **\$1.1M**