

PURCHASER GUIDE



ANANTARA

RESIDENCES MIAMI



Artist's conceptual rendering. See legal disclaimers.



A TWO-ACRE URBAN SANCTUARY
INSPIRED BY NATURE AND DESIGNED
FOR MINDFULNESS, VITALITY,
MOVEMENT, AND RECOVERY.



Where ancient Southeast Asian philosophies and rituals
meet Western luxury living.

Located at the convergence of Miami's most vibrant neighborhoods: Edgewater, the Design District, Wynwood, Midtown, and Miami Beach. This is the gateway to the city's high-rise district and its iconic overwater connection to the beach.





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A 50-STORY ARCHITECTURAL
LANDMARK RISING 650 FEET,
OVERLOOKING BISCAYNE BAY
AND THE ATLANTIC OCEAN
WITH 360-DEGREE VIEWS OF
THE MAGIC CITY.



Designed to Florida Green Building standards
and aligned with both International WELL Building
and Fitwel principles.

THE TEAM



A collective of shared vision and distinct expertise, brought together to shape something extraordinary.

DEVELOPER

1000 Group

Over 10 million square feet delivered and more than \$8 billion in completed projects, including One Thousand Museum by Zaha Hadid, Four Seasons Residences Brickell, Regalia, Paramount on the Bay, Ten Museum Park, and Villa Miami (Now Under Construction).

ARCHITECTS

Kohn Pedersen Fox (KPF) — Design

One of the most respected architectural firms in the world. Defining works include One Vanderbilt (New York), Shanghai World Financial Center, Lotte World Tower (Seoul), International Commerce Centre (Hong Kong), and Roppongi Hills Mori Tower (Tokyo). Lead designer: Rob Whitlock.

ODP Architects — Architect of Record

INTERIOR DESIGN

Studio Patricia Urquiola

Milan-based studio with one of the most influential voices in hospitality design today. Selected projects include Il Sereno (Lake Como), Mandarin Oriental Barcelona, Four Seasons Hotel Milano, and Six Senses Rome.

LANDSCAPE ARCHITECTS

P Landscape — Design

Bangkok-based studio recognized for environments rooted in a distinctly Thai sensibility — calm, immersive, and shaped around water, greenery, and movement.

EDSA — Landscape Architect of Record

BRAND

Anantara Hotels, Resorts & Spas — Minor Hotels

Anantara operates over 50 hotels and resorts in the world's most sought-after destinations, including the Maldives, Thailand, Oman, and Italy. Backed by Minor Hotels, a global hospitality platform with more than 500 properties across 50+ countries, Anantara Miami marks the brand's first residential project in the United States.

EXCLUSIVE SALES

ONE | Sotheby's
INTERNATIONAL REALTY



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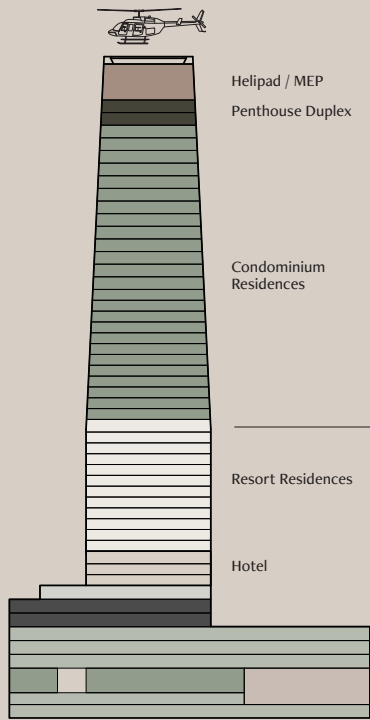
THE
BUILDING



A new place of balance is rising, one where luxury, hospitality, vitality, and private living come together in harmony.

BUILDING FEATURES

- 50-story tower featuring 50 hotel suites, 120 resort residences, and 100 condominium residences
- 360-degree sunrise and sunset views spanning Biscayne Bay, Miami Beach, the Atlantic Ocean, and the Miami skyline
- Over 130,000 sq. ft. of interior and exterior world-class amenities serviced by Anantara Hotels & Resorts
- Over 30,000 sq. ft. of Thai-inspired Outdoor Gardens & Park
- Private rooftop helipad | Level 50
- Penthouse Residences | Levels 47-49
- Residences | Levels 24-46
- Resort Residences | Levels 11-23
- Hotel Suites | Levels 8-10
- Dedicated Residential Amenities | Level 7
- Vitality and Longevity Center | Level 6
- Hotel Amenities | Level 5
- Residential Parking and Private Garages | Levels 2-4
- Experiential motor court and separate residential and hotel lobbies | Ground Floor



ANANTARA MIAMI RESORT

- 50 hotel suites across 3 floors, managed by Anantara Hotels & Resorts
- 120 resort residences across 12 floors, with optional management by Anantara Hotels & Resorts
- One- and two-bedroom floor plan options
- Meticulously designed rooftop park
- Multiple food and beverage outlets, with health and nutrition as a central core value



25 YEARS

of Thai-rooted luxury
hospitality

60 HOTELS & RESORTS

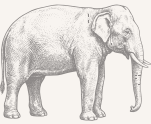
across the global
Anantara portfolio

24 COUNTRIES

spanning Asia, Europe,
the Middle East, Africa,
the Indian Ocean and
the Americas

1 GLOBAL PHILOSOPHY

place-led design,
immersive experiences
and heartfelt service



THE BRAND

VITALITY & LONGEVITY CENTER

Spanning over 30,000 square feet on Level 6 and overlooking Biscayne Bay, the Vitality & Longevity Center is a sanctuary for wellbeing, recovery, and relaxation — an exclusive environment designed with both traditional and modern healing philosophies to energize, unwind, reset, and restore.

The center is immersed in the four healing elements of nature — earth, water, wind, and fire — symbols of the same elemental forces within us, where balanced interplay is fundamental to vitality and evolution, movement and stillness, being and doing.

The method rests upon four pillars of healing: advanced diagnostics and treatments that support rejuvenation and graceful aging; ancient Thai traditions that harmonize herbs, bodywork, and spiritual healing to the unique rhythms of each individual; complementary therapies that provide holistic, integrated paths; and lifestyle practices that elevate every dimension of health and happiness.



MOVEMENT CENTER

- Strength and functional training studio equipped by Technogym
- Indoor and outdoor yoga and stretching spaces
- Pilates and reformer studio
- Boxing and Muay Thai training spaces

VITALITY CENTER

- Reception area
- Separate changing and locker rooms
- Vitality concierge consultation rooms
- Health and longevity protocols
- IV vitamin and mineral therapy lounge
- Cryotherapy room
- Colonic hydrotherapy
- Hyperbaric oxygen chamber therapy
- Phlebotomy lounge and advanced diagnostics
- Functional muscular and skeletal diagnostics
- Multi-aesthetic treatments

NUTRITION CENTER

- Juices and tonics bar
- Herb and medicinal tea bar
- Health and vitality nutritional cafe

REST & RECOVERY CENTER

- Individual treatment rooms
- Couples treatment room
- Relaxation room
- Himalayan salt hammam
- Communal sauna spaces
- Experiential rain shower room
- Red light therapy zones
- Communal steam spaces
- Multiple hot and cold therapy pools
- Thalasso therapy pool



Resort Residences

RESIDENCE FEATURES

- Open floor plans with light-filled interiors
- Deep terraces designed to extend living spaces outdoors
- Generous, thoughtfully planned room proportions
- Vitality-focused design with in-residence red light therapy and sauna options
- Floor-to-ceiling energy-efficient glazing wall system
- Curated stone, tile, and wood finish selections
- Energy-efficient washers and dryers
- Spacious walk-in closets
- Studio Urquiola-designed furniture package options
- Integrated lighting control system

KITCHENS

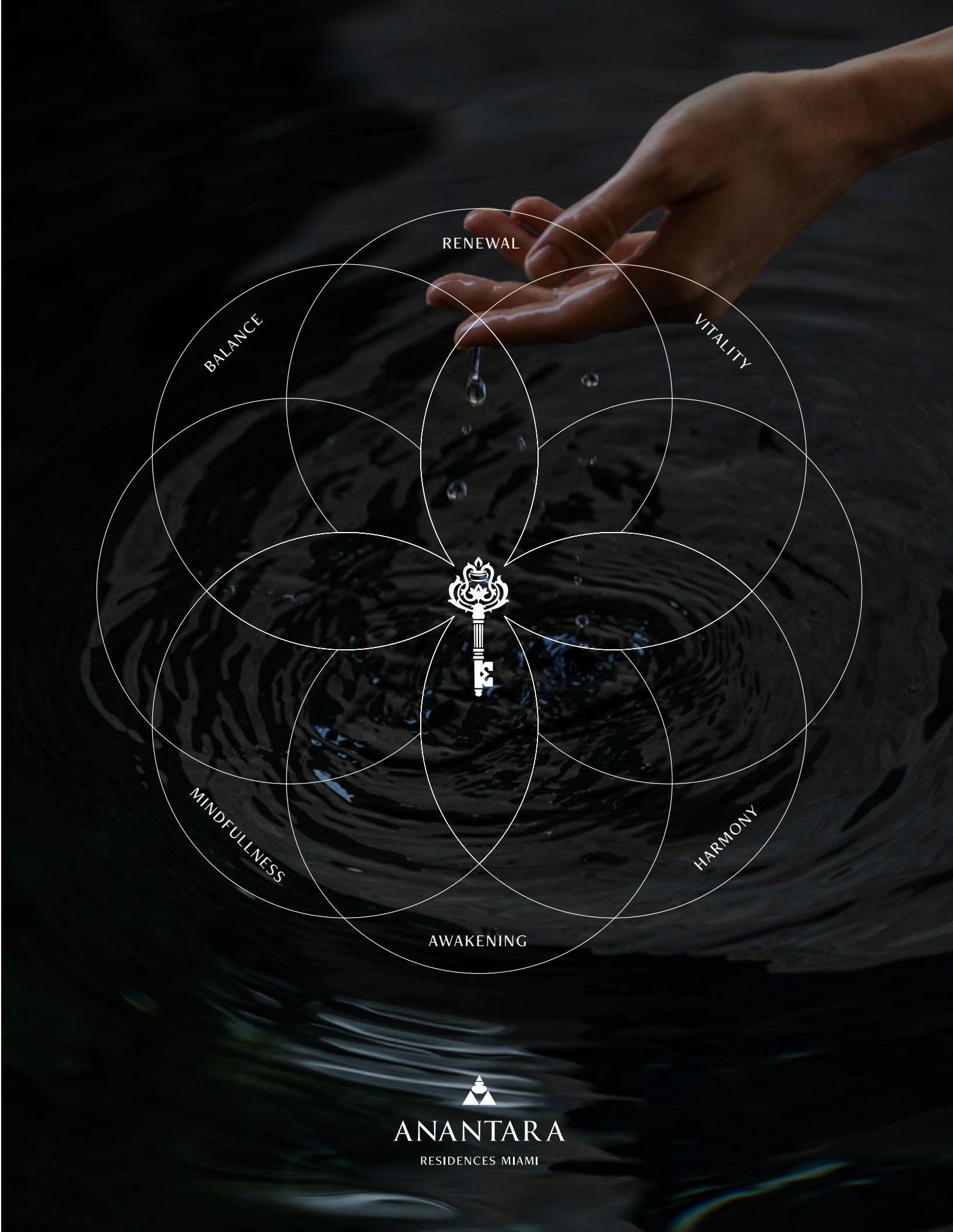
- Studio Urquiola-curated European kitchens
- Stone countertops and backsplashes
- Built-in pantries in all kitchens
- Wolf and Sub-Zero appliance package
- Studio Urquiola-designed faucets

PRIMARY BATHS

- Oversized spa-style bathrooms
- Large soaking tubs in select residences
- Open walk-in showers with rain head and handheld body spray
- Private water closet rooms
- In-suite red light therapy options
- Dual vanity sinks
- Plumbing fixtures & trim designed by Studio Urquiola

AMENITIES

- Pool · Coworking Space · Gardens · Restaurant · Bar



Condominium Residences

OVERVIEW

- 100 residences across 26 floors
- Three-, four-, five-, and six-bedroom floor plans
- Quarter-floor, half-floor, and full-floor configuration options
- Private, separate, and secure arrival lobbies dedicated to the Residences
- 25,000 sq. ft. of private resident amenities, 7 levels above the city

PRIVATE RESIDENT AMENITIES

- Expansive private pool with hot and cold plunge pools
- Lushly landscaped sun deck with multiple lounge areas
- Private management offices
- On-premise bank vault with safe deposit boxes
- Private residents’ fitness center
- Game room and entertainment lounge
- Residents’ private club room
- Wine room and tasting lounge
- Private dining room
- Private conference room
- Multimedia theater room
- Private video conference pod
- Podcast studio
- Children’s playroom
- Full access to resort amenities
- Membership to the Vitality & Longevity Center

RESIDENCE FEATURES

- Open floor plans with light-filled interiors
- Deep terraces designed to extend living spaces outdoors
- Generous, thoughtfully planned room proportions
- Vitality-focused design with in-residence red light therapy and sauna options
- Floor-to-ceiling energy-efficient glazing wall system
- Curated stone, tile, and wood finish selections
- Energy-efficient washers and dryers
- Spacious walk-in closets
- Studio Urquiola-designed furniture package options
- Integrated lighting control system
- Flex-space options for offices, libraries, and well-being rooms in select floor plans
- Custom walk-in closet options in all primary suites
- Built-in closets in all secondary suites
- Lighting control system with circadian options

KITCHENS & BATHS

- Studio Urquiola-curated European kitchens
- Stone countertops and backsplashes
- Built-in pantries; walk-in pantries in select residences
- Wolf appliance package with dual-fuel ranges
- Built-in Sub-Zero refrigeration and freezer package
- Built-in Sub-Zero wine refrigeration
- Herb-grow option available
- Faucets by Studio Urquiola
- Oversized spa-style bathrooms
- Large soaking tubs
- Open walk-in showers with rain head and handheld body spray
- Private water closet rooms
- In-suite sauna options and red light therapy options
- Dual vanity sinks
- Plumbing fixtures and trim by Studio Urquiola



NAM JAI SERVICES &

AMENITIES

At the heart of Anantara lies the Thai philosophy of *Nam Jai*, translating to 'water from the heart', a genuine expression of kindness, generosity, and intuitive hospitality. This spirit defines every interaction. It's a felt experience, anticipating needs before they are spoken, creating moments that are both effortless and deeply personal. *Nam Jai* transforms luxury into something more meaningful: connection, warmth, and human care.



- On-site estate manager
- 24-hour valet and security services
- Private house car services within a defined radius of the resort
- Scented towel service on arrival & departure
- Beach club access
- Multiple pool and sun offerings
- Multiple on-premise food and beverage outlets
- Private rooftop helipad access
- Helicopter charter services
- Personal shopping in the Miami Design District
- Padel club access
- Personal trainer services

- Vitality concierge services
- Housekeeping services
- Car wash and detailing services
- Dog grooming and walking services
- Property maintenance while traveling
- Plant care and maintenance
- Childcare services
- Travel planning
- Airline reservations
- Hotel reservations
- Car rental reservations
- Airport and ground transportation arrangements

- On- and off-premise restaurant reservations
- On-premise and in-residence spa and wellbeing treatments
- Laundry, dry cleaning, and alterations
- Hair and nail salon services
- Private shopping
- Activity arrangements
- Rapid-charge EV charging stations
- Courier services
- Translation services
- Notary and delivery services
- Stargazing experiences
- Indoor and outdoor tea service

- Aperitif bar and light refreshment offerings
- Reflection ponds
- Co-working spaces
- Reading room and lounge for gathering
- Private dining room with catering kitchen and bar for events
- Children's room and activities
- Equipment rentals
- Engineering services

Some offerings may incur additional charges or be provided by third parties.



ANANTARA

RESIDENCES MIAMI



1000 group

CREATIVE BY GLADSTONE.

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