
Kempinski Residences
MIAMI DESIGN DISTRICT
Europe’s Finest, Miami’s First

INTRODUCTION TO KEMPINSKI HOTELS



Founded in *1897*: Over a Century of Excellence

- Europe’s oldest luxury hotel group
- Since 2005, they have pioneered the concept of branded luxury residences



Berthold Kempinski
Founder









Kempinski Hotels

Kempinski Hotels today operations across 30+ countries

79 — Properties under operation

31 — Properties under development

110 — Properties under operation & development

Residences in 14 countries across Europe, the Middle East & Asia

18 — Under operation

10 — Under development

Kempinski Hotels Performance Overview



Competitive Quality Index (CQI) Categories

- Cleanliness
- Product / Rooms
- Service
- Value



* The Competitive Quality Index (CQI) is a metric of online reputation performance in comparison to our competition.

Competitive Quality Index (CQI): Selected Luxury Hotel Brands Included in Study

ĀMAN

AUBERGE RESORTS COLLECTION

BVLGARI HOTELS & RESORTS

FOUR SEASONS

Kempinski

MANDARIN ORIENTAL

SHANGRI-LA HOTELS and RESORTS

THE RITZ-CARLTON

WALDORF ASTORIA HOTELS & RESORTS

Leaders in Quality – CQI

Operational Excellence

	2021	2022	2023	2024	2025
#1	Shangri-La **94.4%**	Shangri-La **93.7%**	**Kempinski Hotels 94.1%**	Shangri-La **94.4%**	Mandarin Oriental **94.8%**
#2	**Kempinski Hotels 93.6%**	**Kempinski Hotels 93.6%**	Shangri-La **93.5%**	**Kempinski Hotels 94.3%**	**Kempinski Hotels 94.4%**
#3	Mandarin Oriental **93.0%**	Mandarin Oriental **92.6%**	Mandarin Oriental **93.4%**	Mandarin Oriental **94.1%**	Shangri-La **94.1%**
#4	Four Seasons **92.6%**	Four Seasons **92.2%**	Four Seasons **92.9%**	Four Seasons **92.9%**	Four Seasons **92.8%**
#5	Park Hyatt **92.0%**	Park Hyatt **91.8%**	Park Hyatt **92.7%**	Park Hyatt **92.5%**	Park Hyatt **92.0%**



The Competitive Quality Index (CQI) is a metric of online reputation performance in comparison to our competition.

Since 2020, Kempinski Hotels has ranked within the top 5 luxury brands in the GRI (Global Review Index).

The figures are based on review data collection from 175+ Online Travel Agencies (OTAs) and Review sites in more than 45+ languages.

THE KEMPINSKI RESIDENCES COLLECTION



Kempinski Residences: A Global Presence



Bahrain Harbour
Manama, Bahrain



Balmumcu Residences
Istanbul, Türkiye



Bayil Bay
Baku, Azerbaijan



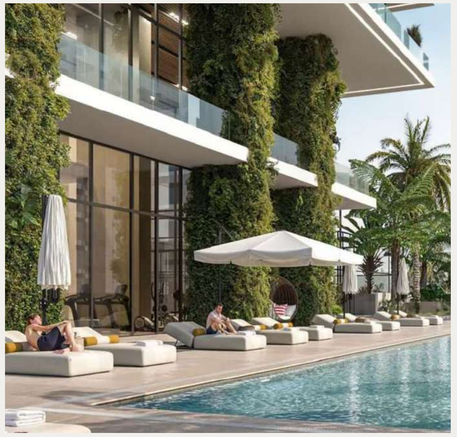
Bodrum Residences
Bodrum, Türkiye



Laje de Pedra
Canela, Brazil



Khao Yai Residences
Khao Yai, Thailand



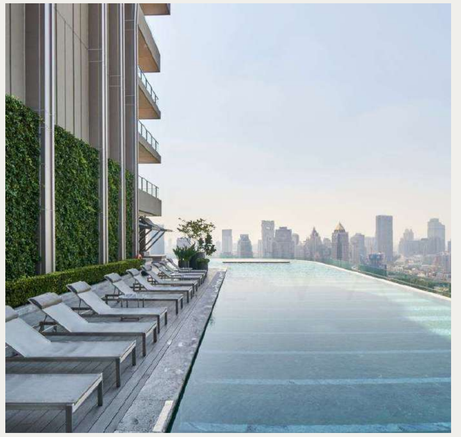
Marina Residences
Dubai, UAE



San Lawrenz
Gozo, Malta



The Creek
Dubai, UAE



The Residences at Sindhorn
Bangkok, Thailand



Kempinski Residences Worldwide

Kempinski Residences Miami Design District represents the only Kempinski standalone residential offering in the United States, marking a significant milestone in the brand's global expansion.

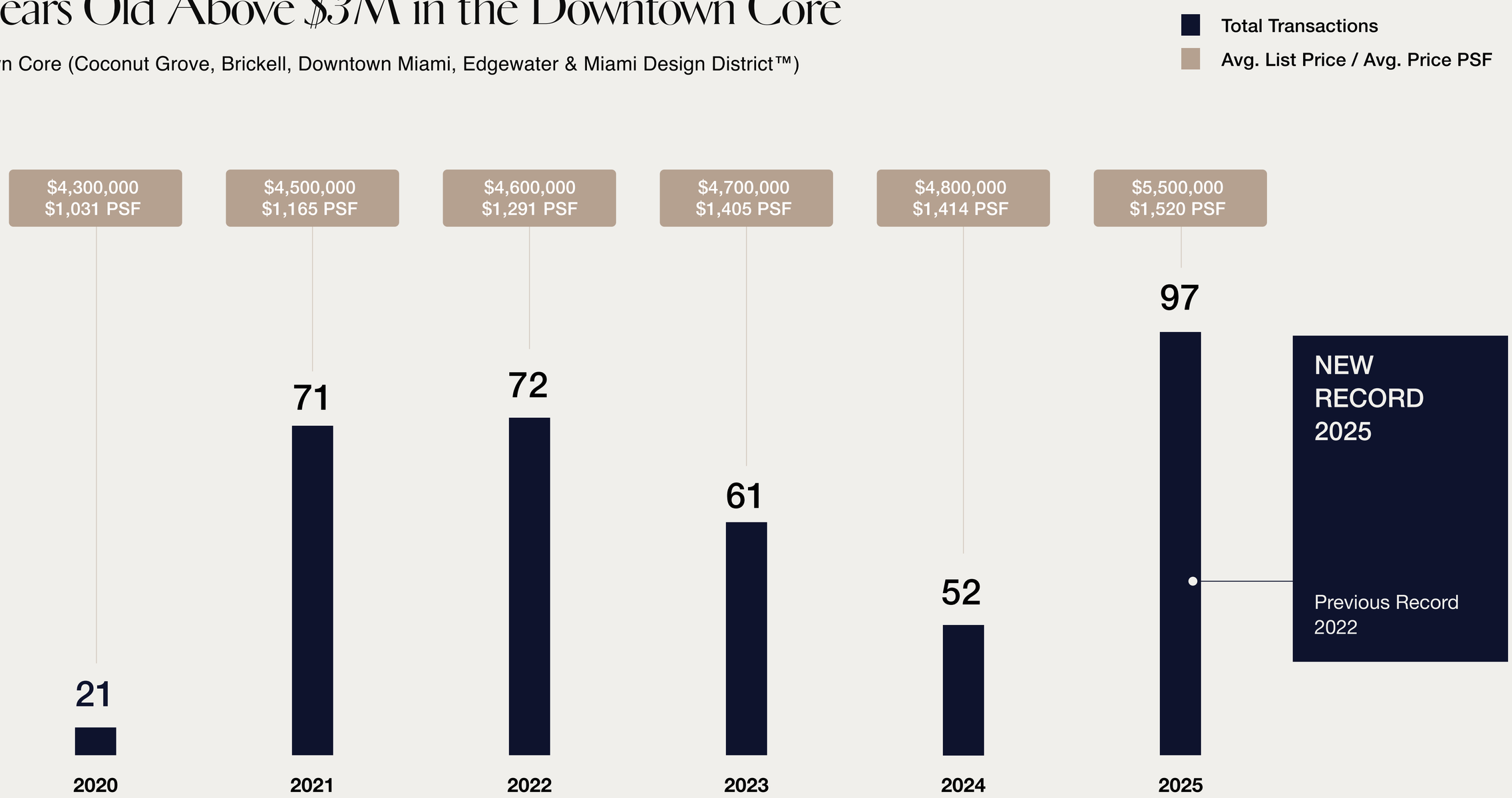
MARKET UPDATE




Coconut Grove
Brickell
Downtown Miami
Edgewater
Miami Design District™
Kempinski Residences
MIAMI DESIGN DISTRICT

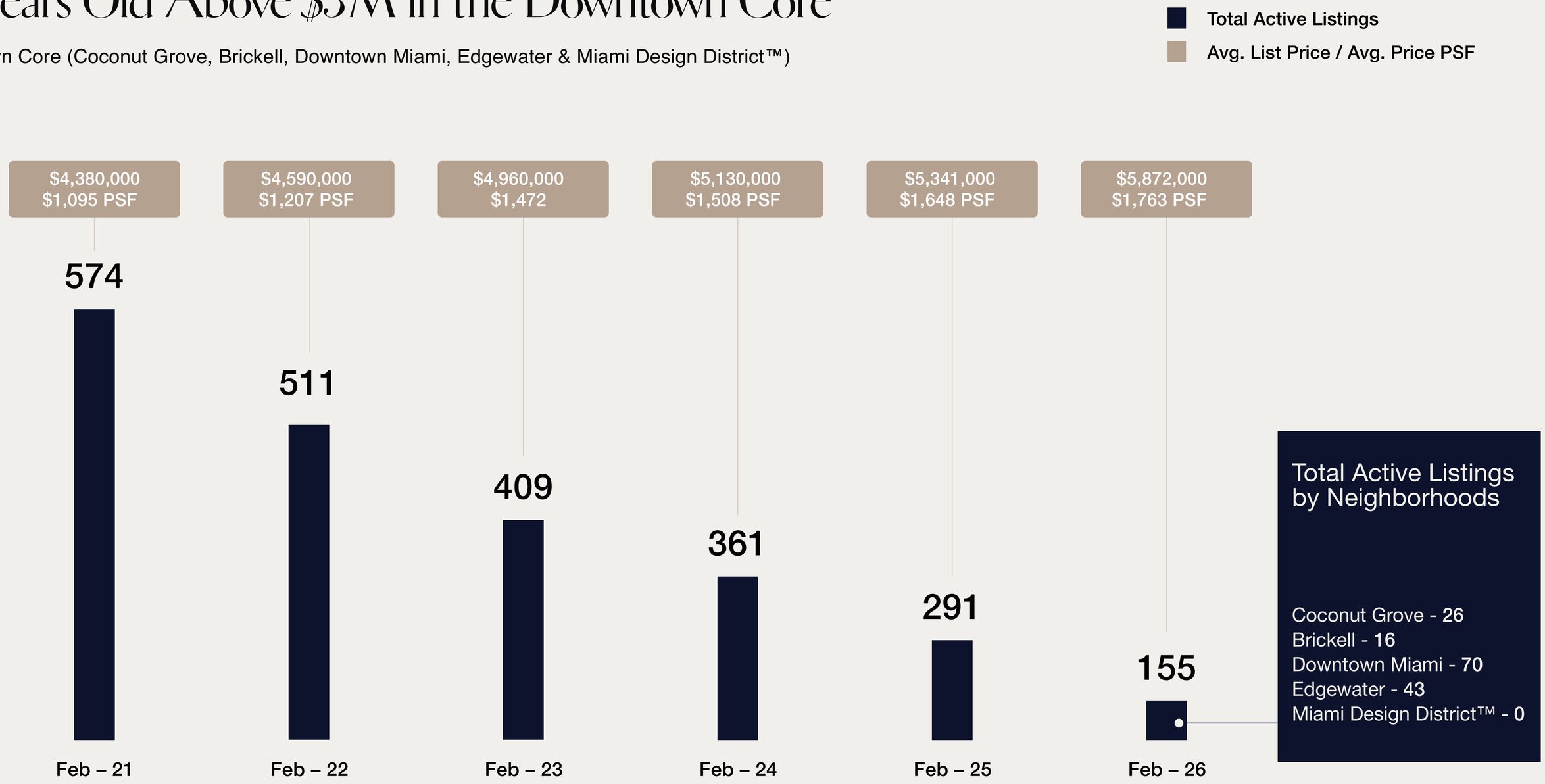
2020–2025 Closed Transactions: Waterfront Condos Under *10* Years Old Above *$3M* in the Downtown Core

Downtown Core (Coconut Grove, Brickell, Downtown Miami, Edgewater & Miami Design District™)



Total Active Listings: Waterfront Condos Under *10* Years Old Above *$3M* in the Downtown Core

Downtown Core (Coconut Grove, Brickell, Downtown Miami, Edgewater & Miami Design District™)



MIAMI NEIGHBORHOODS





COCONUT GROVE


BRICKELL



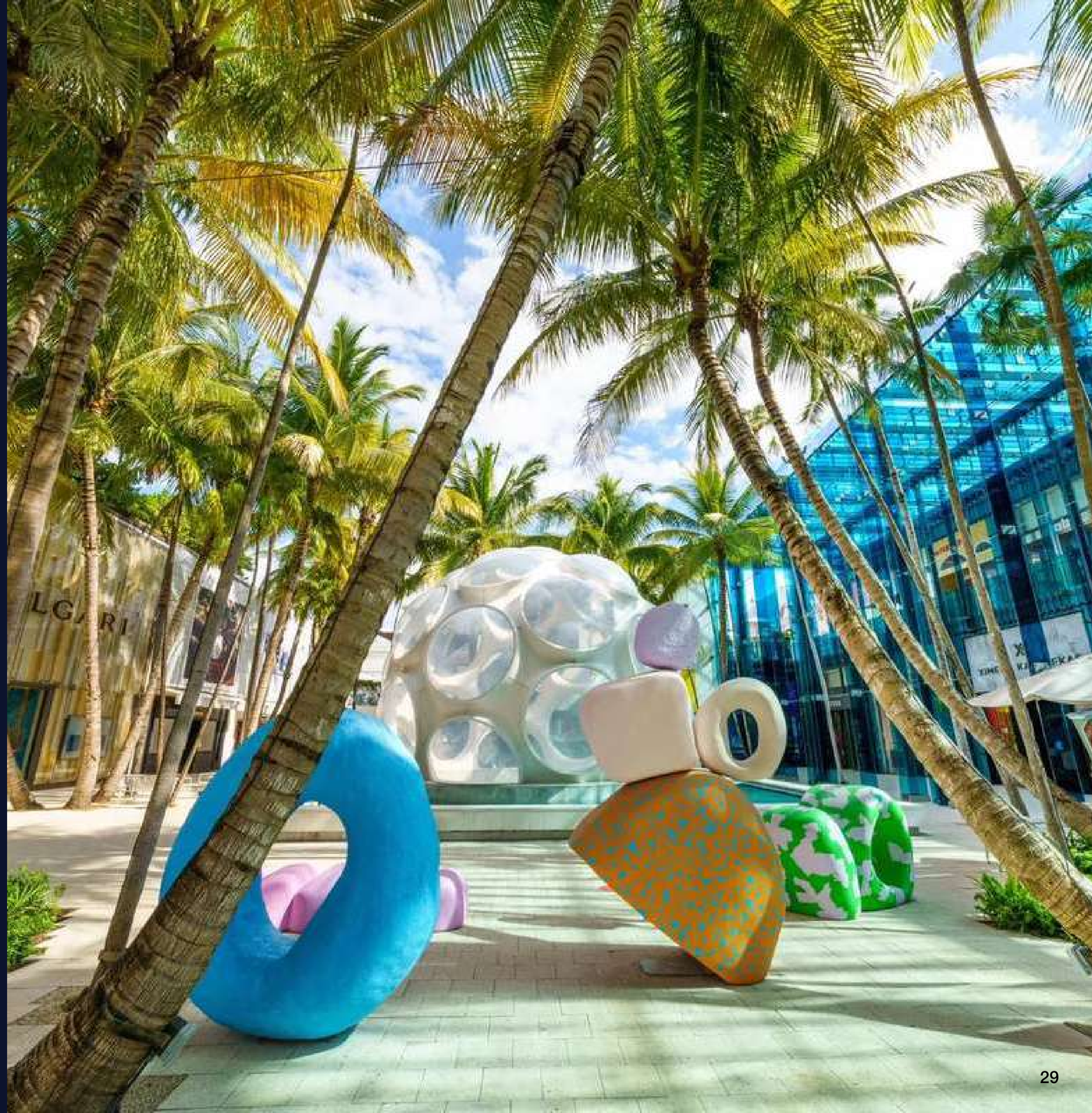
DOWNTOWN MIAMI



EDGEWATER


VLGARI
BVLGARI
Miami Design District™
Kempinski Residences
MIAMI DESIGN DISTRICT

THE LOCATION



Miami Design District™

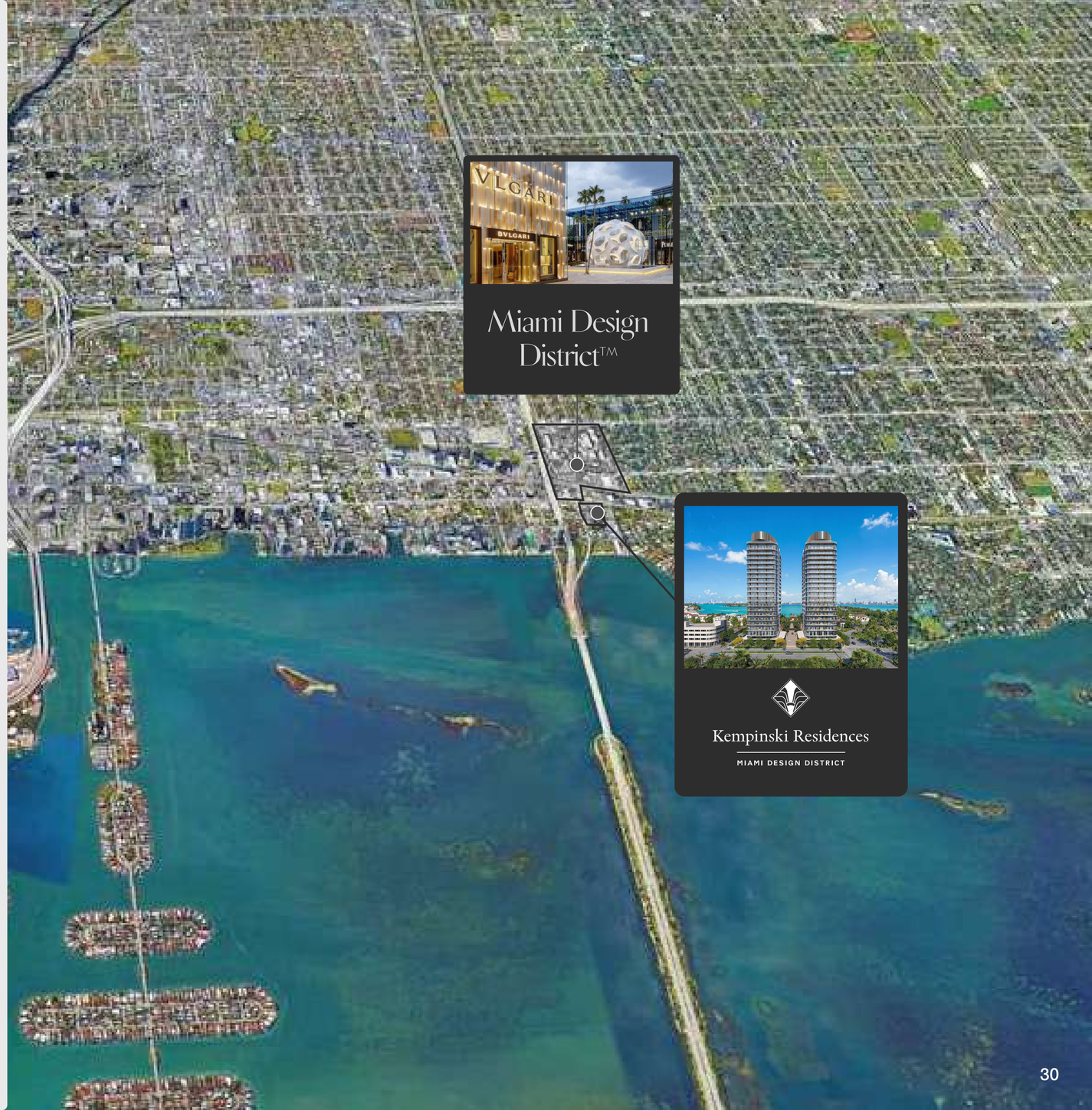
Located at the gateway to the coveted Miami Design District™, Kempinski Residences Miami Design District provides immediate access to world-class fashion, art, dining, and entertainment within one of the city's most desirable and well-connected neighborhoods.

In recent years, the Miami Design District™ has undergone a remarkable transformation, emerging as one of Miami's premier destinations for luxury living. Its waterfront location along Biscayne Bay, combined with proximity to the city's most vibrant cultural and culinary experiences, makes it the ideal setting for Kempinski's inaugural project in the United States.

















4 Michelin-Starred Restaurants

L'ATELIER de Joël Robuchon

COTE • KOREAN STEAKHOUSE •

MICHELIN 2022 EL TURCO

LE JARDINIER

200+ Luxury Brands

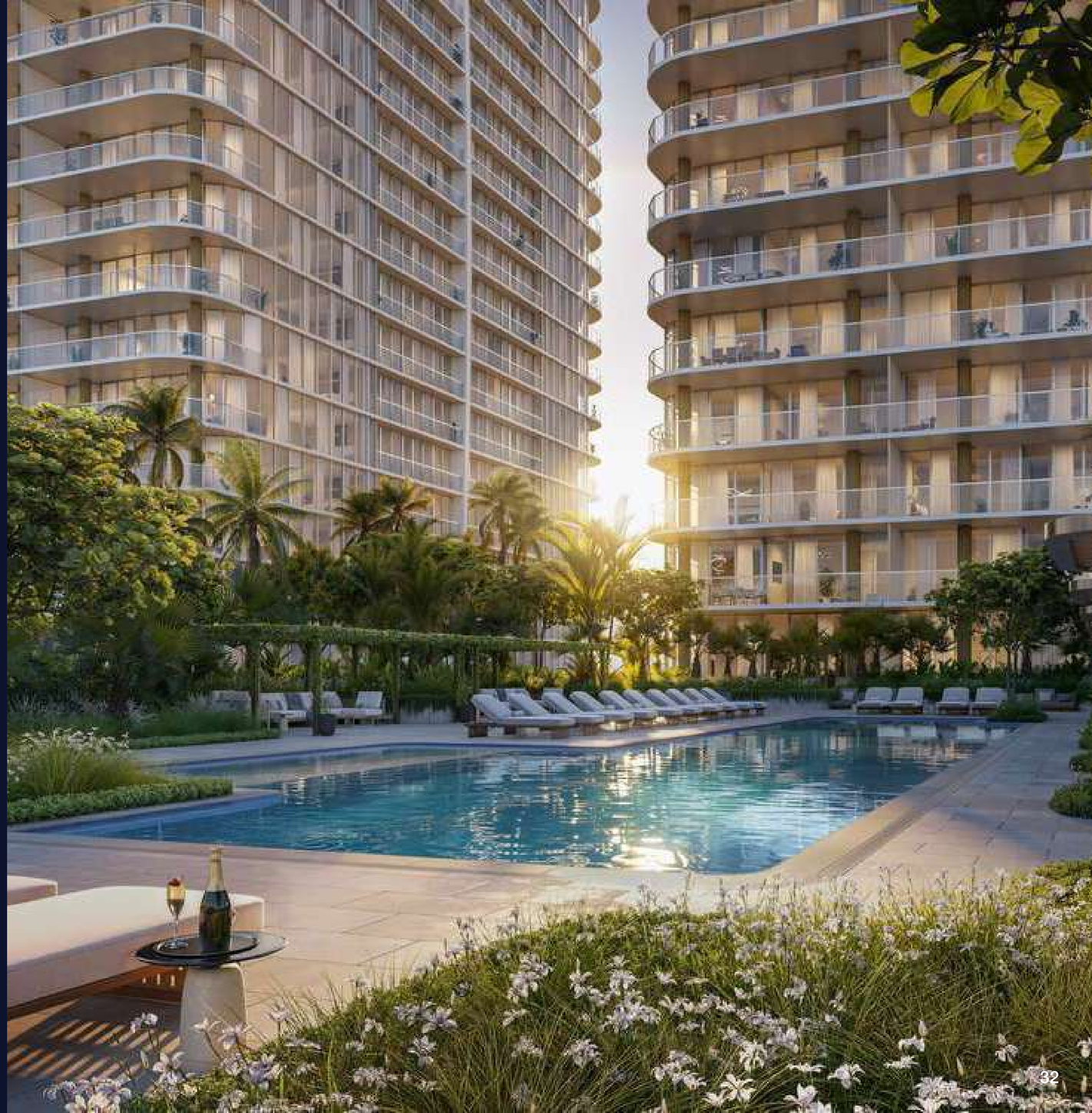
BVLGARI

CHANEL

LOUIS VUITTON

Over 130 Galleries, Showrooms & Museum-Type Art Spaces

INTRODUCTION TO KEMPINSKI RESIDENCES MIAMI DESIGN DISTRICT























The Towers

3801 & 3883 Biscayne Blvd, Miami, FL 33137

Located at the gateway to the Miami Design District™ moments from luxury retail, chef-driven dining, cultural institutions, and major city connections.

- 22 Private Guest Suites
- 24-Hour Concierge Trained by Kempinski
- 64 Residences Per Tower
- Approx. 70,000 Sq Ft of Amenities Across North and South Towers
- Fourth-Floor Amenity Bridge Connecting Both Towers
- Luxury House Car Service
- Onsite Structured Parking for Residents and Guests
- Private Porte-Cochère with Water Features
- Six Private Townhomes
- Sweeping Views of the City and Biscayne Bay
- Two 23-Story Residential Towers
- Unobstructed Biscayne Bay Views to the East

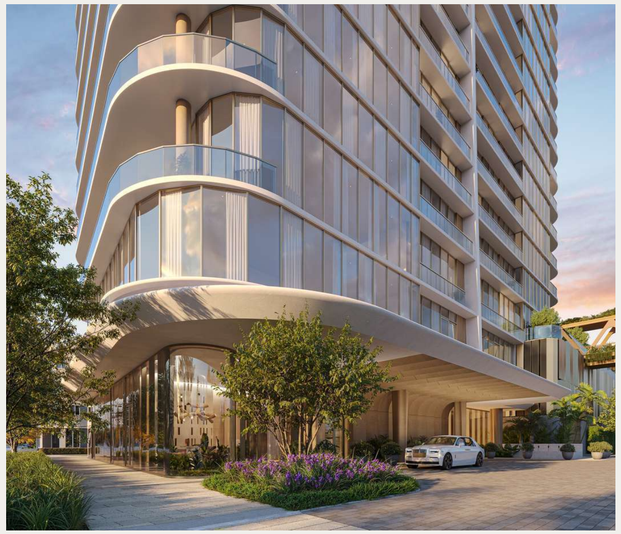


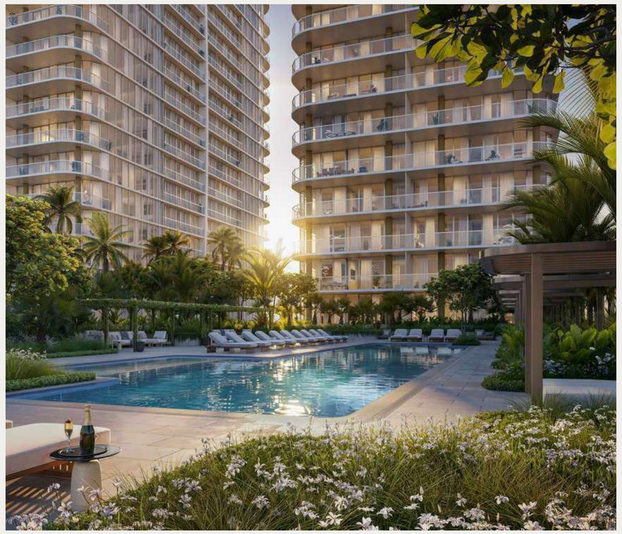
The Amenities Collection

Kempinski Residences Miami Design District offers a life fully realized. Across approximately 70,000 square feet of meticulously curated space, flowing between two towers and united by a private bridge, every hour of your day has been considered and elevated.

Restore in a wellness sanctuary where cold plunge meets infrared sauna, where private treatment rooms and a dedicated movement studio exist not as luxuries but as dailies. Gather poolside under the Miami sun, swim laps at dawn, and lounge in open air cabanas as the day slows. Let the children discover their own world, with splash pads, playgrounds, simulators, and spaces designed to ignite imagination at every age. And when evening calls, retreat to private dining, a wine and cigar lounge, or the quiet sophistication of the Owner's Lounge, spaces that make every occasion feel like an event.









Family

1. Children’s Playground
2. Children’s Playroom Adjacent to Movement Studio
3. Children’s Room
4. Children’s Splash Pad
5. F1 Simulator
6. Game Room
7. Golf Simulator
8. Ground Level Dog Park
9. Multipurpose Room
10. Teen’s Room

Lounges & Social

1. Business Center
2. Catering Kitchen
3. Chef’s Kitchen
4. Music Room
5. Owner’s Lounge
6. Podcast Room
7. Private Dining Room
8. Private Executive Board Room
9. Private Meeting Pods Offering
10. Sunrise Café Offering Daily Breakfast
11. TV Lounge
12. Wine & Cigar Lounge

Outdoor Enjoyment

1. 85’ Lap Pool with Sun Shelf
2. Beach Entry Pool with Sun Shelf
3. Dog Park
4. Games Deck
5. Ground Level Padel Court
6. Hot Spas
7. Offsite Beach Service
8. Open Air Cabanas & Daybeds
9. Outdoor Lounge
10. Outdoor Theater
11. Poolside Social Cabanas
12. Water Features

Wellness

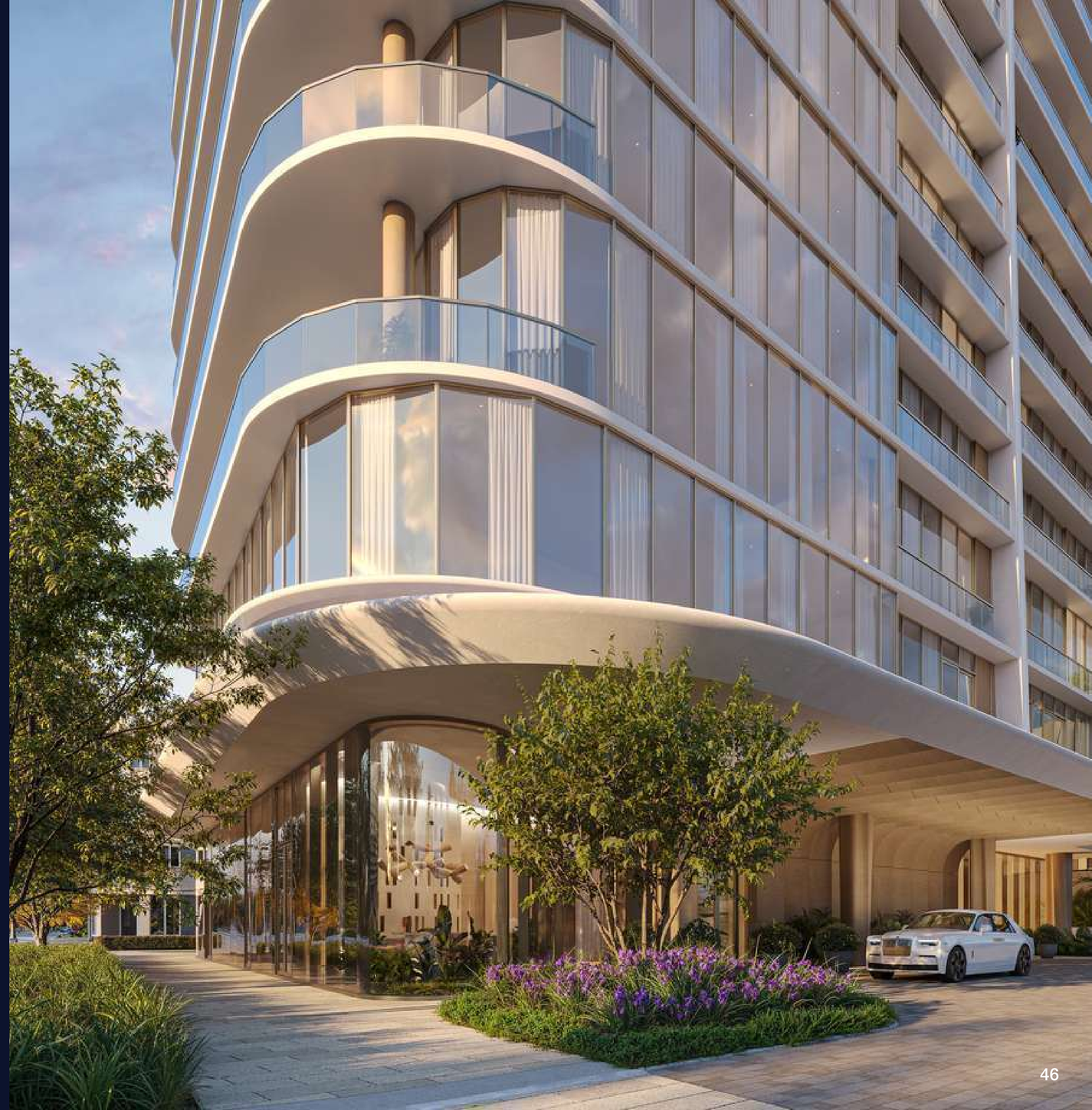
1. Coed Spa
2. Cold Plunge
3. Dry Saunas
4. Experiential Showers
5. Heated Loungers
6. Infrared Saunas
7. Meditation & Yoga Garden
8. Outdoor Fitness Equipment
9. Private Treatment Rooms
10. Relaxation & Recovery Lounge
11. State-of-the-Art Fitness Center
12. Steam Rooms
13. Wellness Café Offering Daily Breakfast
14. Yoga & Pilates Movement Studio

Dedicated Chauffeured Cadillac Escalade

Residents will enjoy access to a dedicated, chauffeured Cadillac Escalade, providing refined black car service for daily needs and special engagements. This exclusive offering ensures effortless mobility while enhancing the elevated lifestyle and personalized service experience synonymous with Kempinski Residences Miami Design District.



THE RESIDENCES



FLOOR PLATE
North Tower

NORTH

04 LINE
2 Beds / 2.5 Baths + Den
2,225 Sq. Ft.

01 LINE
3 Beds / 3.5 Baths + Den
2,685 Sq. Ft.



Miami Design District

Biscayne Bay

03 LINE
2 Beds / 2.5 Baths + Den
2,151 Sq. Ft.

02 LINE
3 Beds / 3.5 Baths + Den
2,699 Sq. Ft.

Stated interior square footage is measured to the exterior face of exterior walls and to the centerline of interior demising walls or to the exterior face of walls adjoining corridors or other common elements or common areas without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the unit, determined in accordance with the unit boundaries set forth in the Declaration is set forth in Exhibit "3" to the Declaration. All dimensions are approximate and may vary with actual construction. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or irregularities. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All floor plans and development plans are subject to change. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of furnishings, appliances, built-ins, counters, soffits, floor coverings, lighting, landscaping and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult your prospectus and Purchase Agreement. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The prospective buyer is advised that the "Kempinski Residences Miami Design District" are developed, financed, marketed and sold solely by Biscayne Residences Holdings LLC (the "Developer"), a company independent from the Kempinski group, and the "Kempinski" name is used by the Developer solely for the purposes of marketing and selling the Units under a license from Kempinski Hotels SA. The role of the Kempinski group following sale of the Units by the Developer is limited to the supervision, direction and control of the management of the Residences by OWNER and the grant of the right to use the Kempinski name and Trademark as an identifier of the Residences only.

Kempinski Residences

MIAMI DESIGN DISTRICT



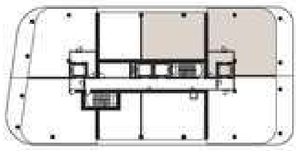


Biscayne Bay

01 LINE

Bedrooms 3 + Den *Bathrooms* 3.5

Interior 2,685 SQ FT | 250 SQ MT *Exterior* 555 SQ FT | 52 SQ MT *Total* 3,240 SQ FT | 302 SQ MT



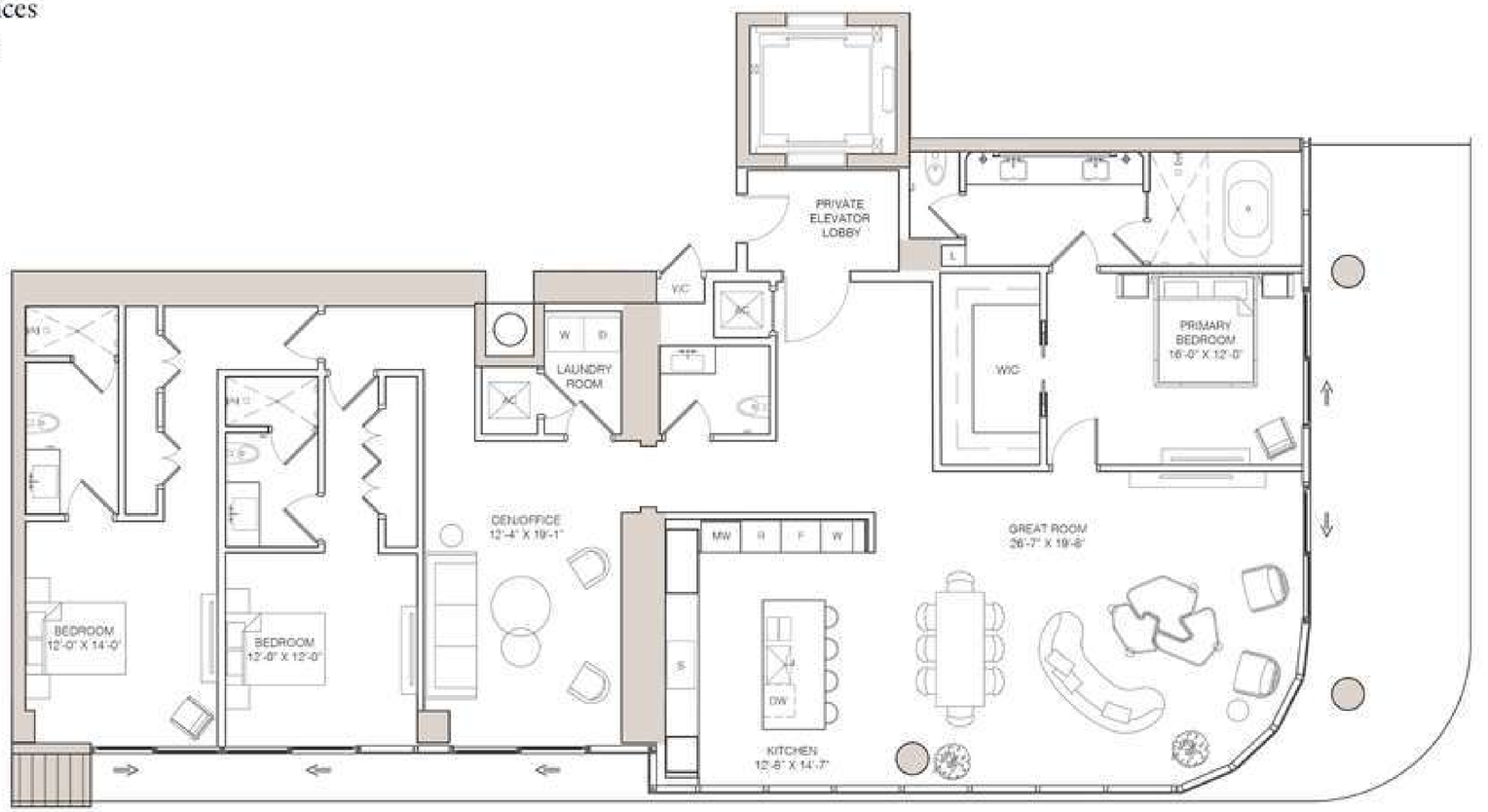
NORTH TOWER

N

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Kempinski Residences

MIAMI DESIGN DISTRICT





Biscayne Bay

02 LINE

Bedrooms 3 + Den *Bathrooms* 3.5

Interior 2,699 SQ FT | 250 SQ MT *Exterior* 541 SQ FT | 51 SQ MT *Total* 3,240 SQ FT | 301 SQ MT



NORTH TOWER

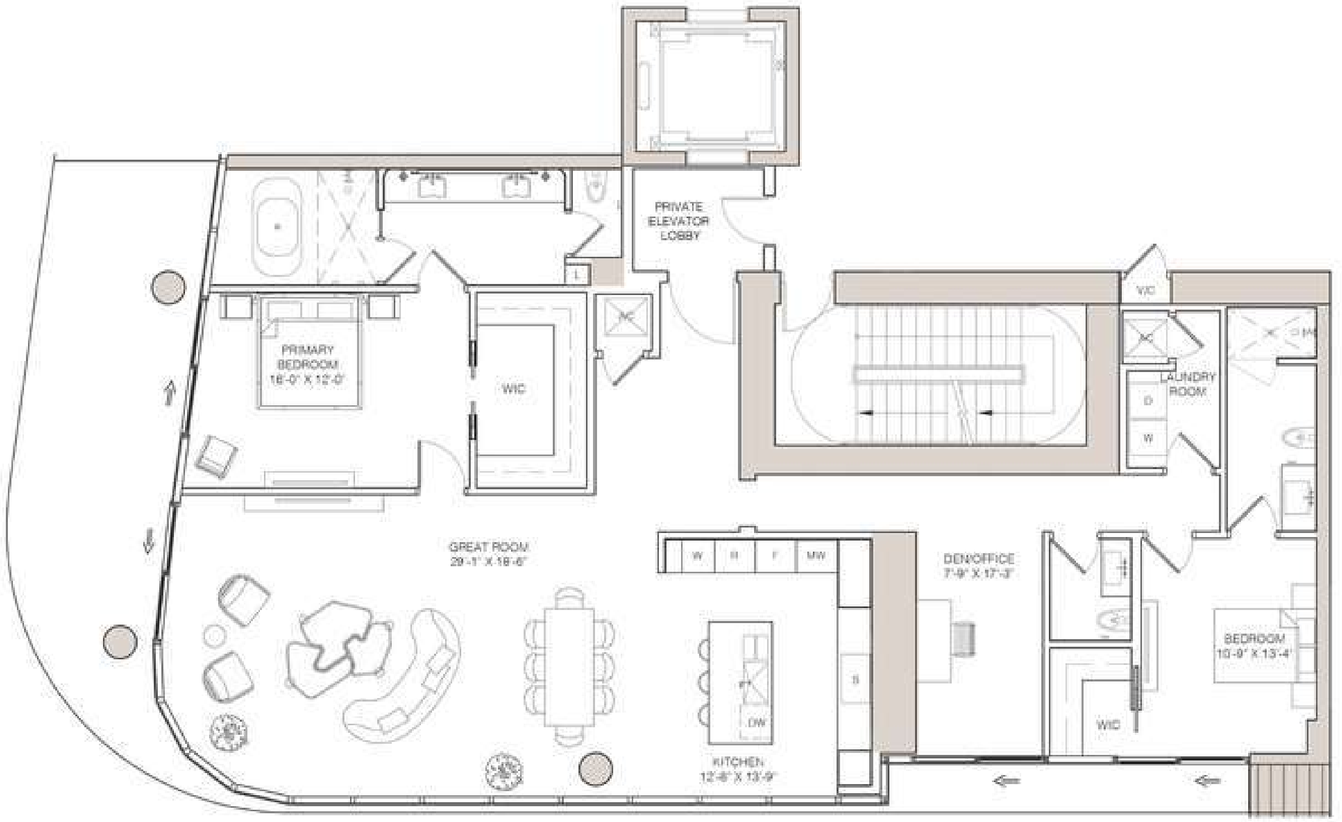
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Kempinski Residences

MIAMI DESIGN DISTRICT

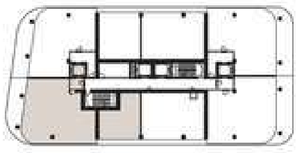
Design District



03 LINE

Bedrooms 2 + Den *Bathrooms* 2.5

Interior 2,151 SQ FT | 200 SQ MT *Exterior* 446 SQ FT | 42 SQ MT *Total* 2,597 SQ FT | 242 SQ MT



NORTH TOWER

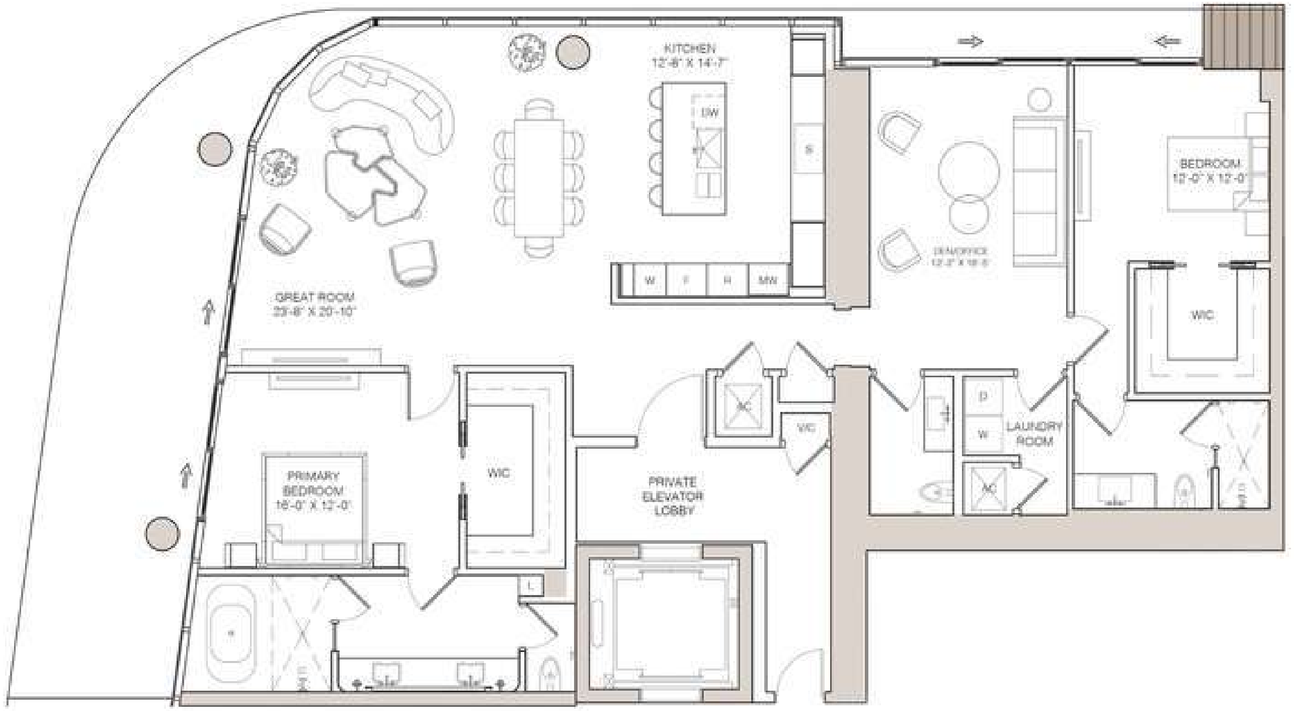
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Kempinski Residences

MIAMI DESIGN DISTRICT

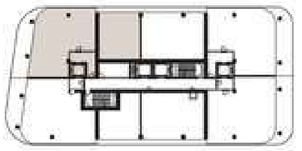
Design District



04 LINE

Bedrooms 2 + Den *Bathrooms* 2.5

Interior 2,225 SQ FT | 207 SQ MT *Exterior* 490 SQ FT | 46 SQ MT *Total* 2,715 SQ FT | 253 SQ MT



NORTH TOWER

N

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FLOOR PLATE
South Tower

NORTH

04 LINE
2 Beds / 2.5 Baths + Den
2,319 Sq. Ft.

01 LINE
4 Beds / 4.5 Baths + Den
3,102 Sq. Ft.

Miami Design District



Biscayne Bay

03 LINE
2 Beds / 2.5 Baths + Den
2,505 Sq. Ft.

02 LINE
4 Beds / 4.5 Baths + Den
3,090 Sq. Ft.

Stated interior square footage is measured to the exterior face of exterior walls and to the centerline of interior demising walls or to the exterior face of walls adjoining corridors or other common elements or common areas without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the unit, determined in accordance with the unit boundaries set forth in the Declaration is set forth in Exhibit "3" to the Declaration. All dimensions are approximate and may vary with actual construction. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or irregularities. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All floor plans and development plans are subject to change. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of furnishings, appliances, built-ins, counters, soffits, floor coverings, lighting, landscaping and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult your prospectus and Purchase Agreement. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The prospective buyer is advised that the "Kempinski Residences Miami Design District" are developed, financed, marketed and sold solely by Biscayne Residences Holdings LLC (the "Developer"), a company independent from the Kempinski group, and the "Kempinski" name is used by the Developer solely for the purposes of marketing and selling the Units under a license from Kempinski Hotels SA. The role of the Kempinski group following sale of the Units by the Developer is limited to the supervision, direction and control of the management of the Residences by OWNER and the grant of the right to use the Kempinski name and Trademark as an identifier of the Residences only.

Kempinski Residences

MIAMI DESIGN DISTRICT



Biscayne Bay

01 LINE

Bedrooms 4 + Den *Bathrooms* 4.5

Interior 3,102 SQ FT | 288 SQ MT *Exterior* 585 SQ FT | 55 SQ MT *Total* 3,687 SQ FT | 343 SQ MT



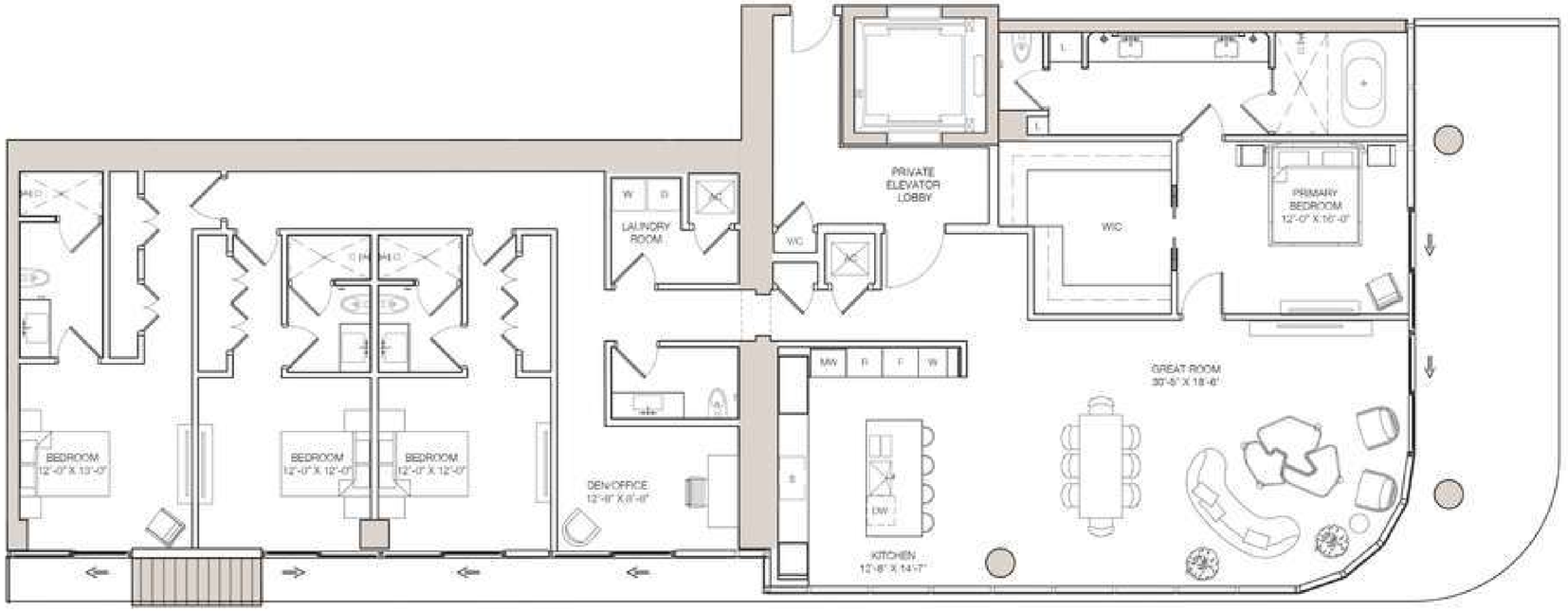
SOUTH TOWER

N

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Kempinski Residences

MIAMI DESIGN DISTRICT



02 LINE

Bedrooms 4 + Den *Bathrooms* 4.5

Interior 3,090 SQ FT | 287 SQ MT *Exterior* 589 SQ FT | 55 SQ MT *Total* 3,679 SQ FT | 342 SQ MT



SOUTH TOWER

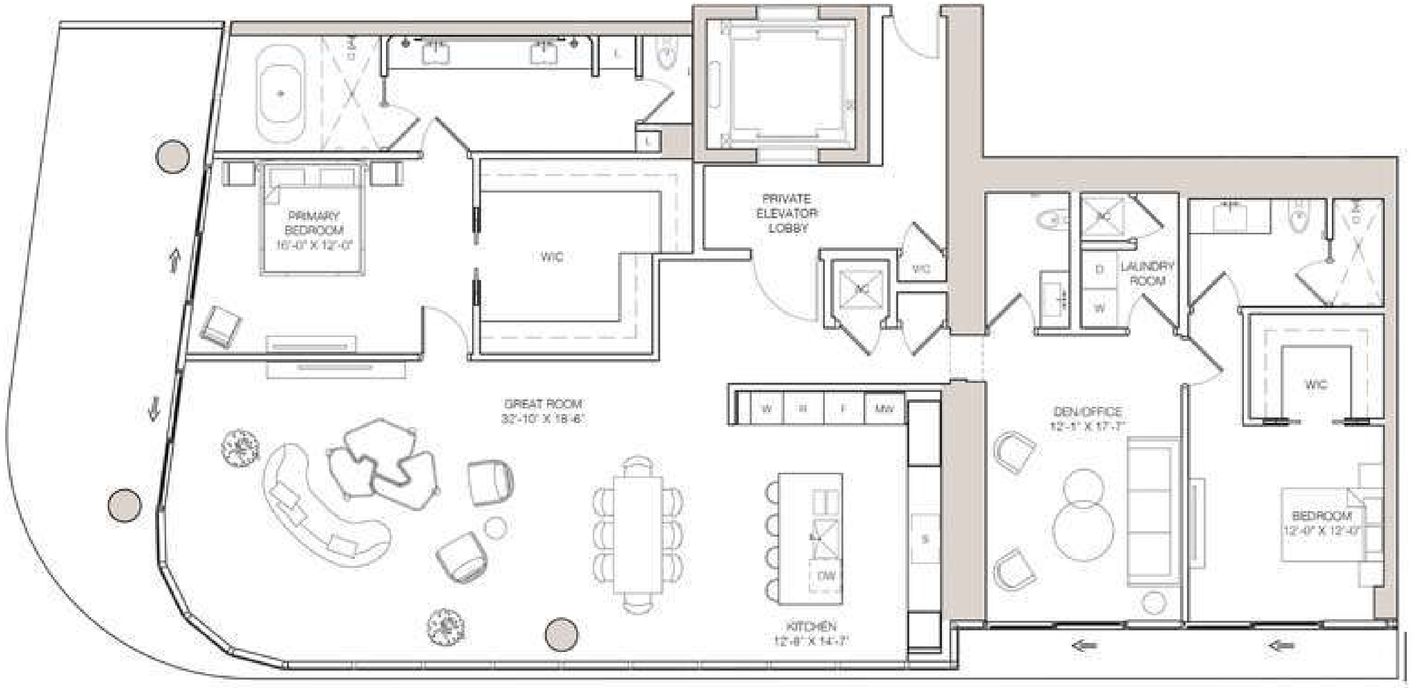
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Kempinski Residences

MIAMI DESIGN DISTRICT

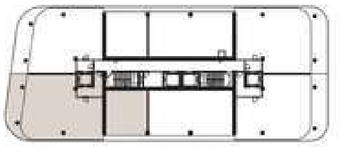
Design District



03 LINE

Bedrooms 2 + Den *Bathrooms* 2.5

Interior 2,505 SQ FT | 233 SQ MT *Exterior* 465 SQ FT | 44 SQ MT *Total* 2,970 SQ FT | 277 SQ MT



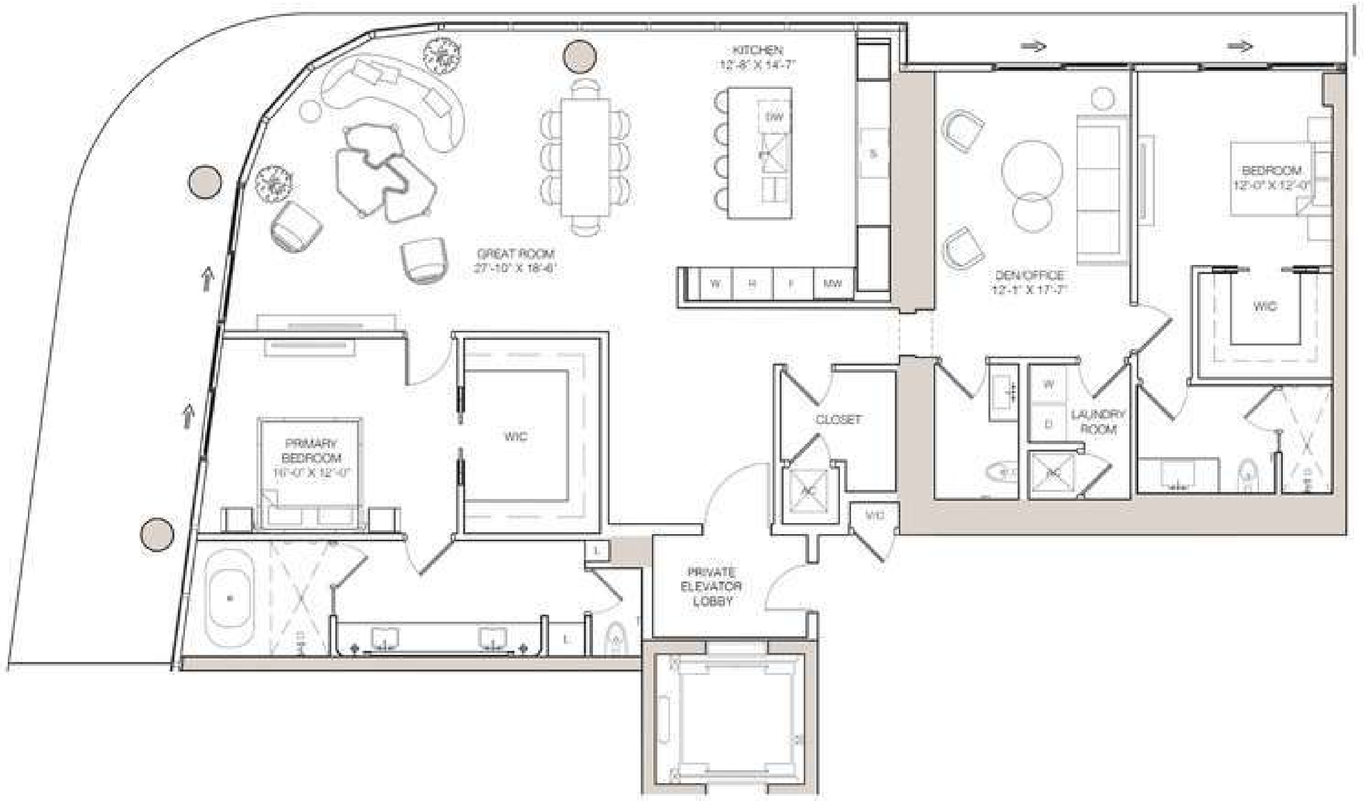
SOUTH TOWER

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Kempinski Residences

MIAMI DESIGN DISTRICT



Design District

04 LINE

Bedrooms 2 + Den *Bathrooms* 2.5

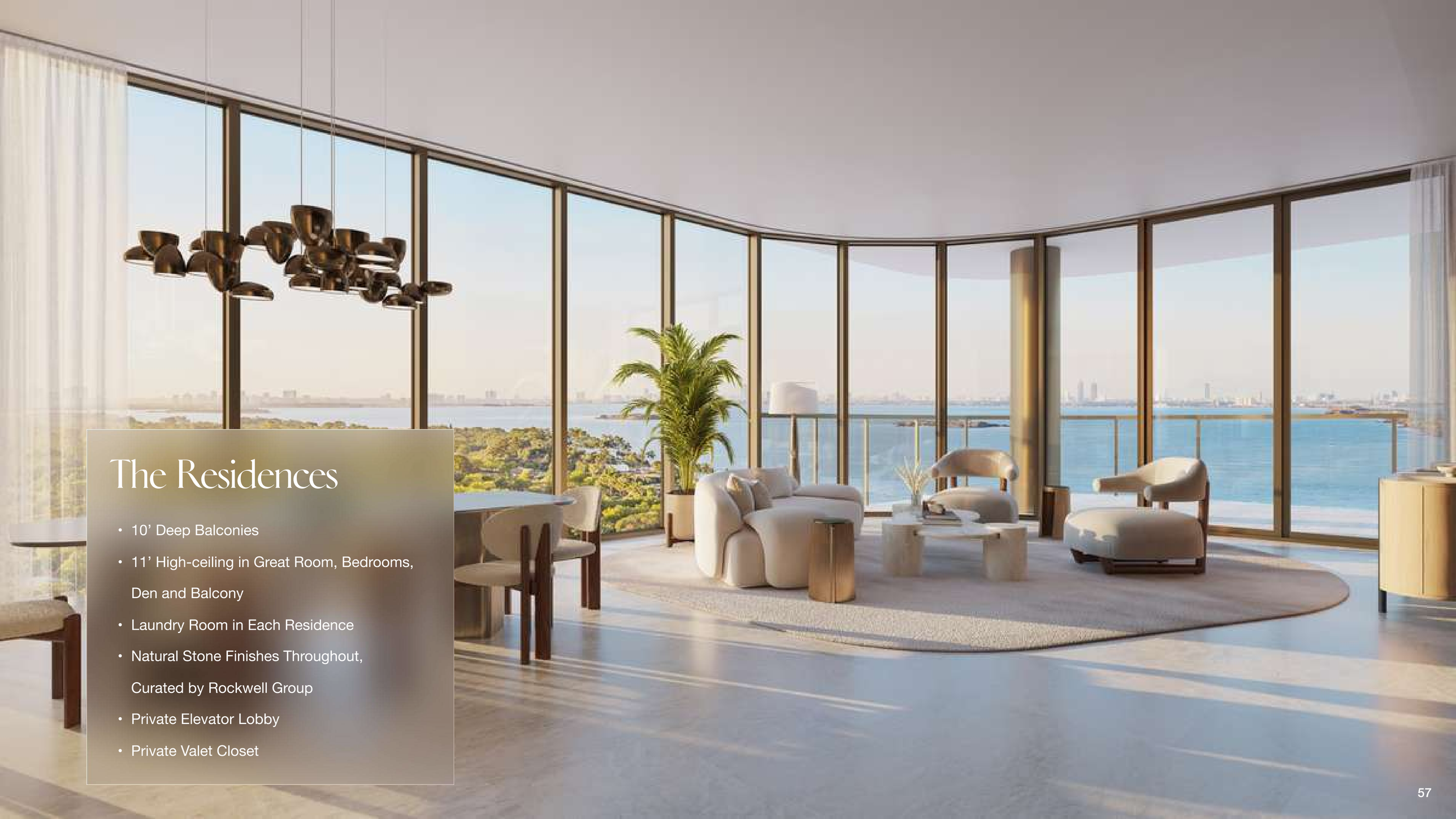
Interior 2,319 SQ FT | 216 SQ MT *Exterior* 479 SQ FT | 45 SQ MT *Total* 2,798 SQ FT | 261 SQ MT



SOUTH TOWER

N

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The Residences

- 10’ Deep Balconies
- 11’ High-ceiling in Great Room, Bedrooms, Den and Balcony
- Laundry Room in Each Residence
- Natural Stone Finishes Throughout, Curated by Rockwell Group
- Private Elevator Lobby
- Private Valet Closet



The Kitchen

- Custom Paneled Side-by-Side Refrigerator and Freezer
- Gaggenau Appliance Package, Including:
  - 30" Freezer
  - 30" Refrigerator
  - 99-Bottle Wine Climate Cabinet
  - Combi-Microwave Oven
  - Espresso Machine
  - Fully Integrated Dishwasher
  - Induction Cooktop
  - Wall Oven
- Gourmet Kitchen with Custom Floor-to-Ceiling Cabinetry Designed by Rockwell Group
- Kallista Fixtures
- Natural Stone Countertops and Backsplash
- Waterfall Island





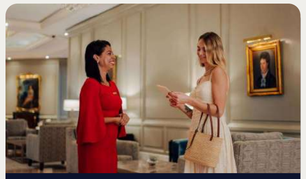
Primary Suite & Bathroom

- Kallista Fixtures
- Natural Stone Flooring Throughout Primary Suite
- Natural Stone Flooring, Walls, and Counters in Ensuite
- Oversized Custom Primary Walk-in Closet
- Oversized Shower with Freestanding Tub
- Private Water Closet with Kohler Leap Smart Toilet

Exclusive Titanium Membership Benefits for Kempinski Residences Miami Design District Owners



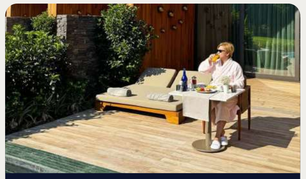
Kempinski Residences Miami Design District owners receive Titanium status in the Kempinski Discovery program, offering exclusive global privileges including preferred rates, room upgrades, DISCOVERY Dollars earnings, and access to enhanced services and experiences across Kempinski's worldwide portfolio.



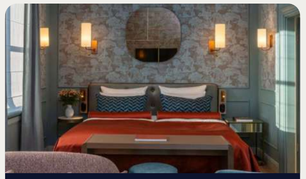
Cancellation Flexibility



Complimentary Wi–fi



Curated Experiences



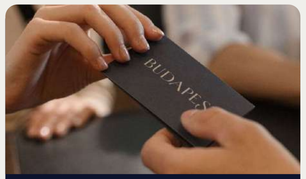
Double Room Upgrade



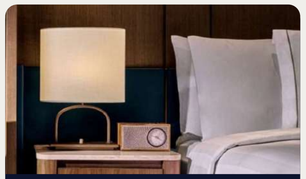
Early Check-In: 11:00 AM



Earn on Eligible Spend: 7%



Exclusive Offers



Guaranteed Room Availability 48 Hours Prior to Arrival



Late Check-Out: 4:00 PM



Local Offers



Member Rates



Status Sharing



Welcome Amenity

Comparative Market Overview

Development	Kempinski Residences	Four Seasons Residences	Nobu	St. Regis Residences Miami	The Residences at Mandarin Oriental	Waldorf Astoria
Neighborhood	Miami Design District	Coconut Grove	Brickell	Brickell	Brickell	Downtown Miami
Total Units	2 Towers I 64 Units per Tower	70	306	149	292	360
Amenity SF / Unit	508	143	294	336	342	118
Monthly HOA	$2.25*	$2.80	$2.30	$2.00	$2.70	$2.81
Avg. Price PSF	$2,240	$3,300	$2,500	$2,500	$2,600	$2,650
Ave. Price / Unit	$5,600,000	$12,500,000	$6,300,000	$6,500,000	$7,500,000	$6,500,000
Lot Size	2.7 Acres	1.16 Acres	2.2 Acres	3 Acres	5 Acres	1.5 Acres

**Blended monthly HOA per interior SF*

MEET THE TEAM



Kempinski Residences

MIAMI DESIGN DISTRICT

An Elite Team



01.

DCDP | DAGROSA CAPITAL DEVELOPMENT PARTNERS LLC

Developer

30+ Years of Experience.
Real Estate & Private Equity

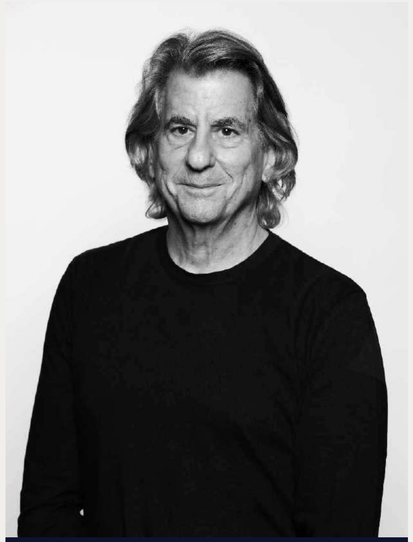


02.

ARQUITECTONICA

Architect

50+ Years of Experience.
Architecture & Urban Design



03.

rockwell group

Interior Design

40+ Years of Experience.
Architecture & Interior Design

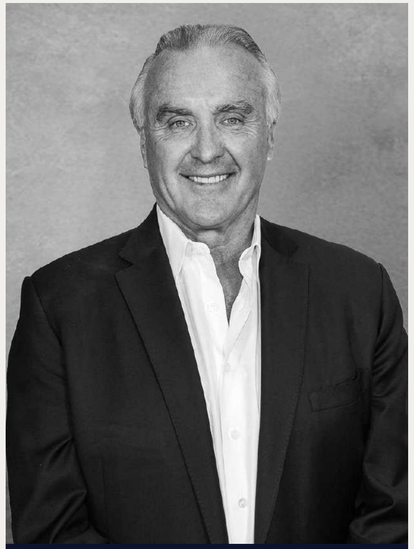


04.

enea

Landscape Architect

30+ Years of Experience.
Landscape Architecture & Urban Design



05.

ISGWORLD®

In-House Sales Team

30+ Years of Experience.
Real Estate Luxury Sales & Marketing



06.

Gladstone.

Creative

20+ Years of Experience.
Real Estate Marketing & Branding



Joseph DaGrosa Jr.

DCDP | DAGROSA CAPITAL DEVELOPMENT PARTNERS LLC

Chairman and Founder, DaGrosa Capital Partners LLC
Chairman and Founder, Kapital Football Group LLC
Chairman, Soccerex Ltd.

Joseph DaGrosa Jr. is the Founder and Chairman of DaGrosa Capital Partners, with more than 30 years of experience investing across industries, including real estate, hospitality, sports, healthcare, and aviation.

Throughout his career, he has led approximately $2 billion in capitalized transactions and built a reputation for identifying high-growth investment opportunities. He currently serves as Chairman of several companies, including Axxes Capital, Kapital Football Group, and Soccerex, the world's largest organizer of soccer business conferences.

In 2019, he co-founded Quinn Residences, a $900 million real estate investment trust that has become one of the fastest-growing single-family rental companies in the United States. Prior to founding DaGrosa Capital Partners, he held leadership roles at 1848 Capital Partners and Maplewood Partners and played a key role in successful investments such as Heartland Food Corp. and Jet Support Services.

Mr. DaGrosa holds a Bachelor of Science in Finance, Accounting, and Statistics from Syracuse University and remains actively involved in philanthropic initiatives in Miami.

Developer