

FACTSHEET

THE  
**D**ELMORE  
SURFSIDE MIAMI

---

THE DELMORE: AN EXCLUSIVE  
OCEANFRONT RESIDENCE

The Delmore offers an unparalleled oceanfront collection of 37 expansive mansions, located in the prestigious Billionaire’s Triangle of Surfside, Bal Harbour and Indian Creek Village. This 12-story boutique residence, designed by Pritzker Prize-winning Zaha Hadid Architects combines serene coastal living with access to Miami’s vibrant cultural scene. Embrace the art of elevated living, with remarkable amenities and bespoke services that set a new standard of luxury.

---

BESPOKE SERVICES

The Delmore offers unparalleled residential services, mirroring the white-glove standards of exclusive five-star hotels. Residence manager, concierge, and personal butlers anticipate resident’s every need.

---

PROPERTY & BUILDING FEATURES

- **Prime Oceanfront Location:** Situated on two acres with 200 linear feet of pristine beachfront.
- **Architectural Vision:** Designed by Zaha Hadid Architects, the building harmonizes with its natural surroundings.
- **Exclusive Residences:**
  - 37 residences (approximately 4,400 to over 12,000 sq ft)
  - 5 Penthouses (information available upon request)
- **Distinguished Arrival Experience:** Grand entry porté cochere leading to a double-height, glass-ceilinged lobby.
- **Iconic Lobby Design:** The Canyon design links East to West, visually connecting your arrival to the ocean.
- **Rooftop Oasis:** Rooftop glass-bottom pool, suspended 125 feet above the Miami Beach skyline, offering a unique blend of modern design and breathtaking views.
- **Sustainability:** LEED Silver certification.
- **Over approximately 55,000 sq ft of amenity space.**
- **Private temperature-controlled parking garages per residence.**

---

RESIDENCE FEATURES

- **Spectacular Views:** Unobstructed vistas of the Atlantic Ocean, Biscayne Bay, and Miami skyline.
- **Spacious Floor Plans:** Residences up to over approximately 12,000 sq ft with exquisitely designed interiors by Hirsch Bedner Associates.
- **Elevated Privacy:** Private elevator entry foyers.
- **Wraparound Terraces:** Expansive outdoor spaces designed for relaxation and entertainment.
- **Bespoke Kitchen Design:** Custom kitchens and wardrobes designed by Hirsch Bedner Associates with sculptural marble islands and separate chef’s kitchens.
- **Luxurious Primary Bathroom:** Featuring natural stone, custom bathtubs, bespoke fixtures, and an indulgent shower with steam, rain shower, and body jets.
- **Smart Home Technology:** Advanced pre-wiring for high-tech audio/visual systems, smart lighting, and automated window treatments.

---

WORLD-CLASS AMENITIES

The Delmore’s suite of curated amenities ensures every resident’s desire is met, from wellness spaces to fine dining. Amenities are designed to complement the building’s serene natural setting and innovative architecture.

LOBBY LEVEL AMENITIES

- **Reception Concierge Services:** Offering warm hospitality and convenience.
- **Exquisite Dining:** Curated formal / informal dining, lounge and signature bar.
- **Indoor Lap Pool & Lounge:** 75-foot indoor lap pool, jacuzzi and relaxation areas.
- **Beauty & Wellness:** Beauty salon, barber, fitness center, wellness spa, and personalized wellness programs.
- **Business Lounge.**
- **Kids Club.**

SKY DECK AND LOUNGE

- **Canyon-Spanning Pool:** 75-foot, glass bottom sky pool suspended at 125 feet, overlooking the Miami and Miami Beach skyline.
- **Outdoor Resident Lounge:** Summer kitchen, personalized service, and breathtaking views.

OCEANSIDE MEDITATION GARDENS

- **Lush Outdoor Space:** Over approximately 20,000 sq ft of landscaped gardens, cascading reflection pools, and meditation areas.
- **Serene Beach Experience:** Private beach amenities, sun loungers, personalized F&B service by dedicated beach butlers.

---

THE VISIONARIES BEHIND THE DELMORE

VISIONARY

DAMAC International

DESIGN ARCHITECT

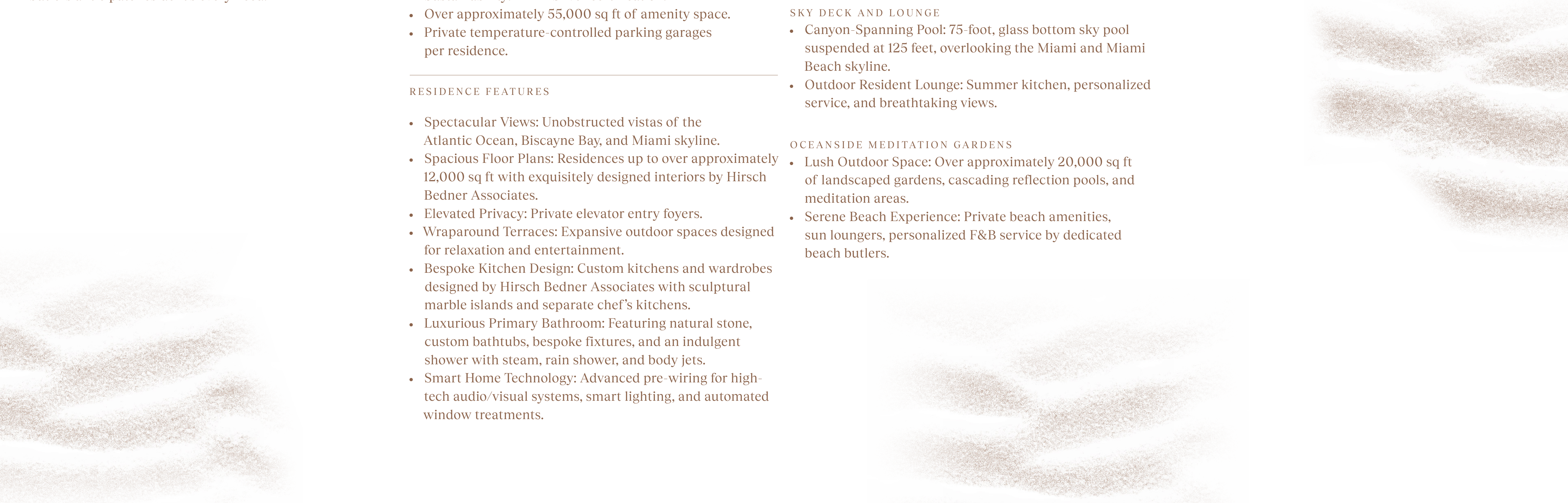
Zaha Hadid Architects

INTERIOR DESIGN

Hirsch Bedner Associates (HBA)

LANDSCAPE ARCHITECT

CLAD Landscape Architecture and Design





**DAMAC**  
INTERNATIONAL

 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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

This condominium, marketed as The Delmore Surfside Miami (the "Condominium"), is developed by East Oceanside Development, LLC, a Delaware limited liability company ("Developer") and this offering is made only by the Developer's Prospectus for the Condominium. No statement should be relied upon if not made in the Developer's Prospectus. 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. The Developer owns the mark and name Delmore© 2024, all rights reserved. Certain of the amenities or features described herein may be eliminated and/or if offered, may require the payment of separate fees which are not included with the purchase of a Unit. These materials should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. All stated dimensions and ceiling heights are approximate and all floor plans and development plans are subject to change. All residence features and finishes and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. The Condominium views will vary depending on the location Unit purchased. No view is guaranteed. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer.