



LEGACY

HOTELS & RESIDENCES



ALEJANDRO AZUERO  
INVESTSOUTH.CA



DecoNova  
International Group



Introducing

# LEGACY

HOTEL & RESIDENCES

A residence you buy for yourself,  
and for generations to come.

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# LEGACY

MIAMI



*This is where events happen in the sky,  
your swim is in the air,  
deals get done and  
health is your new wealth.*



Legacy is both luxury hotel  
and residential tower featuring  
252 branded residences sitting  
above a 258 room hotel.

Just a short distance from  
Brickell, South Beach,  
Wynwood, Design District  
and Little Havana, Miami  
Worldcenter truly puts you  
at the center of it all.

Legacy Hotel will be one of  
downtown Miami's only luxury  
hotels. within a master plan  
that includes a convention  
center, entertainment,  
restaurants and high-end retail,  
all helping to drive reservation  
demand year round.









# LEGACY

## WORLD PROMENADE

Regional Fashion Retailers  
Anchored by Regional and Local  
High-end Restaurants

## ENTERTAINMENT HUB

90,000 sq. ft. World Class  
Entertainment including a Food Hall,  
Experience Oriented Activities and a  
Citizen M Hotel

## WORLD SQUARE

The Heart of Miami Worldcenter  
used for Community Gatherings,  
Open Markets and Concerts

## ROOFTOP RESTAURANT

Exciting Chef Driven &  
Best in Class Restaurants

## 7TH ST. PROMENADE

Daily Necessities: Hair Salon, Nail  
Bar, Coffee Shops, Ice Cream Shops,  
Banks, and Corner Restaurant.

## MARRIOTT MARQUIS HOTEL AND CONVENTION CENTER

600,000 sq. ft. of Convention Space  
1,800 Luxury Hotel Rooms

## VIRGIN TRAINS

Express Passenger Rail Service  
between Miami, Fort Lauderdale,  
West Palm Beach and Orlando. (2022)

# MIAMI WORLD CENTER

WORLD PROMENADE // FASHION CORE

ENTERTAINMENT HUB // FOOD HALL

ROOFTOP RESTAURANT

LEGACY

WORLD SQUARE

7TH ST. PROMENADE // DAILY NECESSITIES

MARRIOTT HOTEL &  
CONVENTION CENTER

VIRGIN TRAINS

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

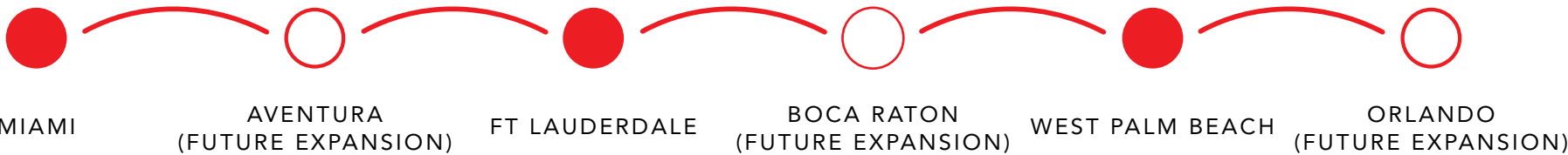


LEGACY PROVIDES UNMATCHED ACCESSIBILITY

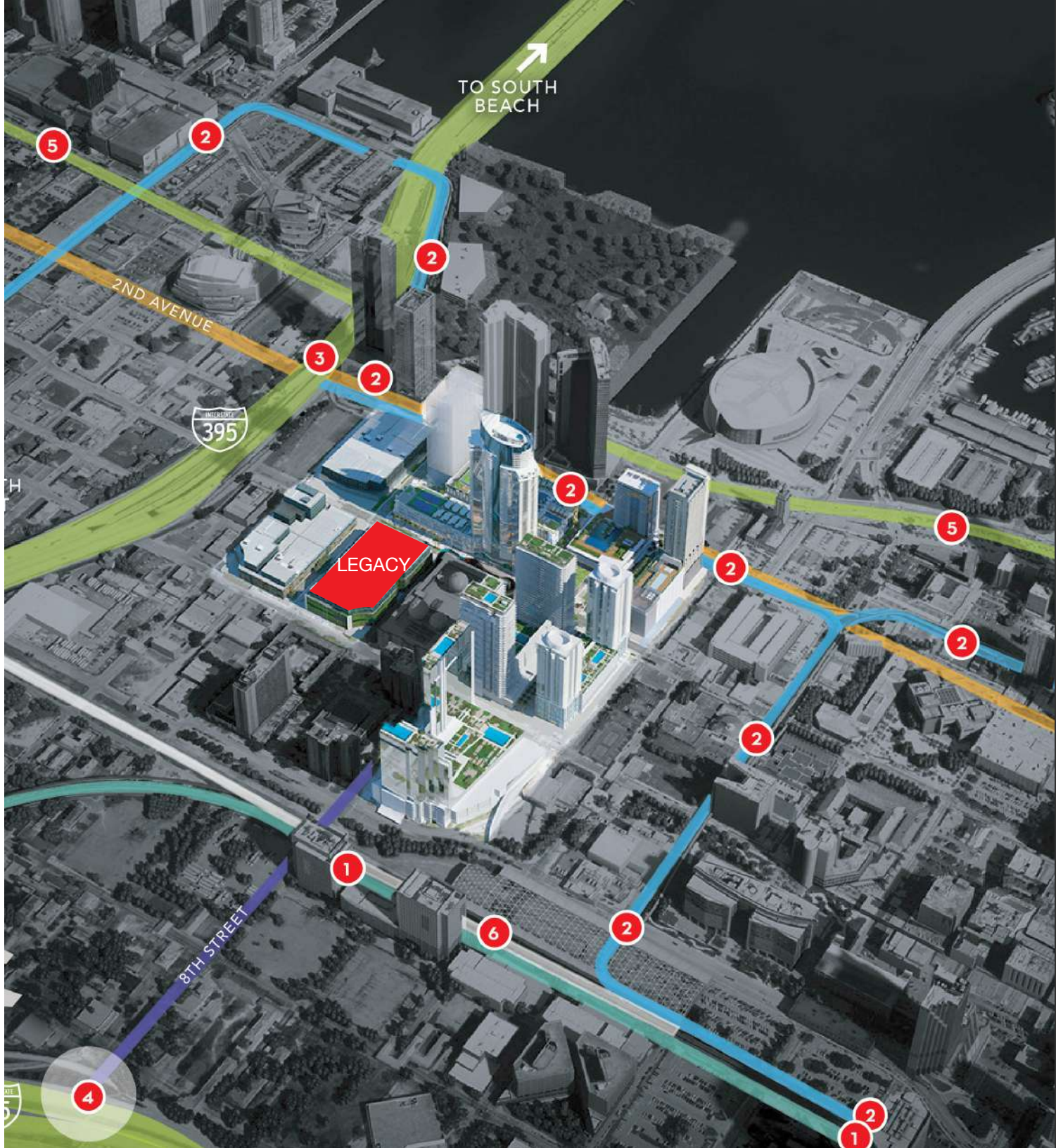
150 MILLION TRANSIT TRIPS

CONVENIENTLY LOCATED NEXT TO I-95 AND I-395

- Virgin MiamiCentral Station -- New trains transporting visitors from Miami to Orlando in three hours with expansion coming
- Metrorail and Metromover stations
- Minutes from the Miami International Airport
- Thousands of new parking spaces giving visitors to nearby attractions a convenient place to park.



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



- 1 MetroRail Line + Station  
- 22.5 million riders annually
- 2 MetroMover + Station  
- 10 million riders annually  
- 3 stops directly at MWC site
- 3 I-395 + 2nd Avenue  
- 43 million vehicles annually  
- 117,500 vehicles daily
- 4 I-95 + 8th Street  
- 55 million vehicles annually  
- 152,500 vehicles daily
- 5 Biscayne Boulevard  
- 15 million vehicles annually
- 6 All Aboard Florida - Virgin Trains  
- 10 million projected visitors



CHANGING RESIDENTIAL HOSPITALITY FOREVER.



FIRST OF ITS KIND ROOFTOP ATRIUM

1



THE ONLY INTERNATIONAL BUSINESS LOUNGES

2



THE FUTURE OF WELLNESS & MEDICINE

3



OUR EXCLUSIVE MICRO**LUXE**<sup>®</sup> ROOM DESIGN

4

*This is the new luxury.*

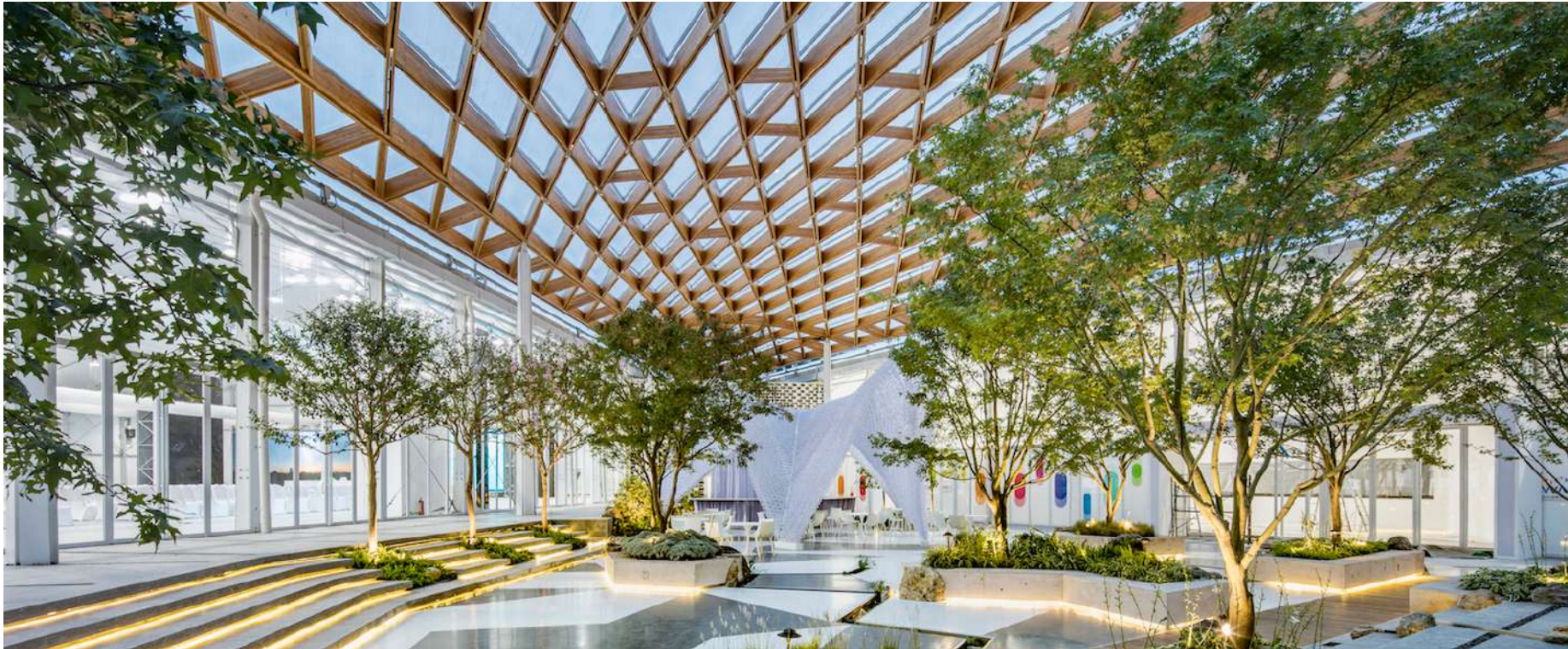


# ROOFTOP **ATRIUM** EVENT SPACE AND PLAYGROUND

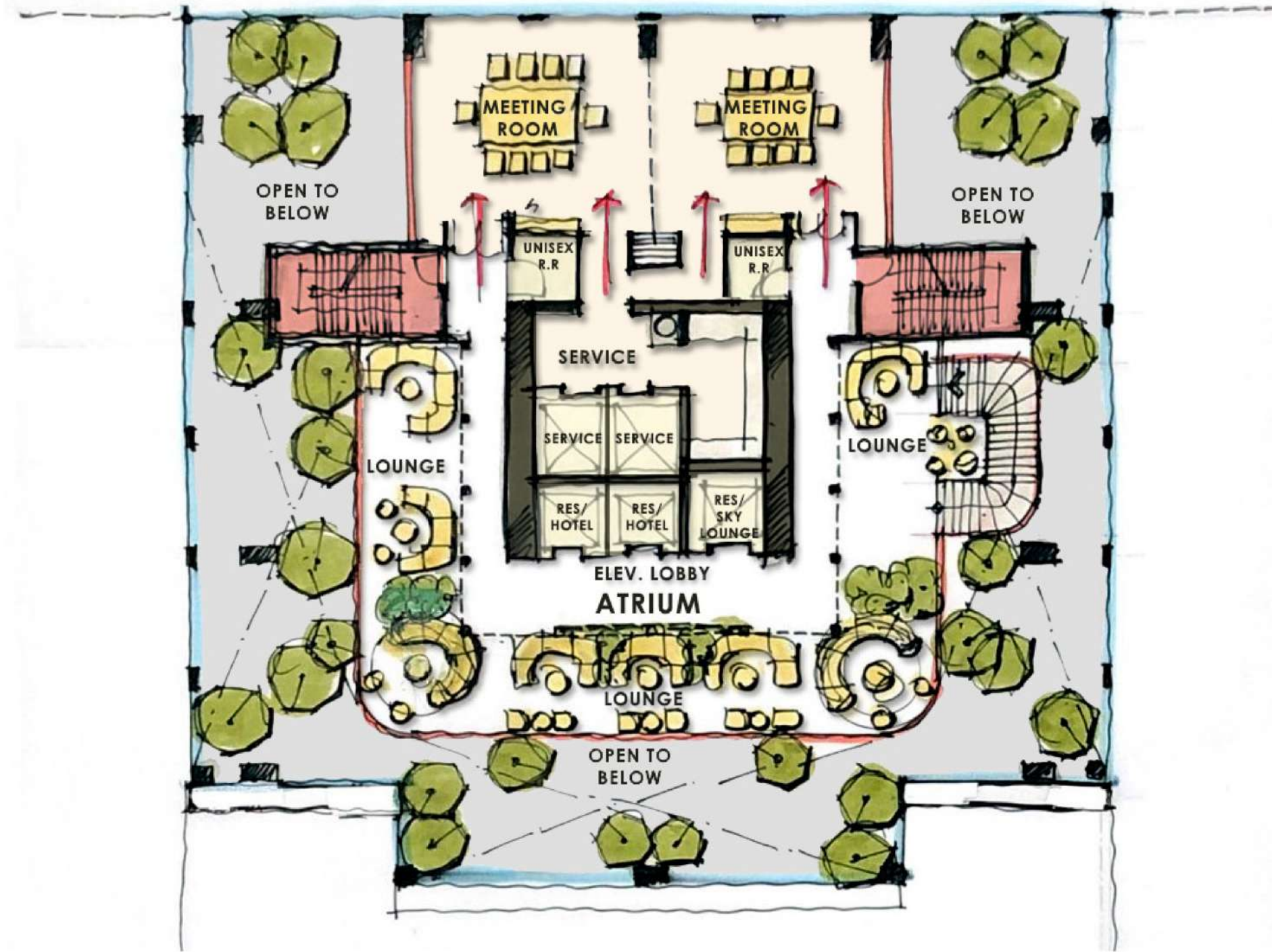
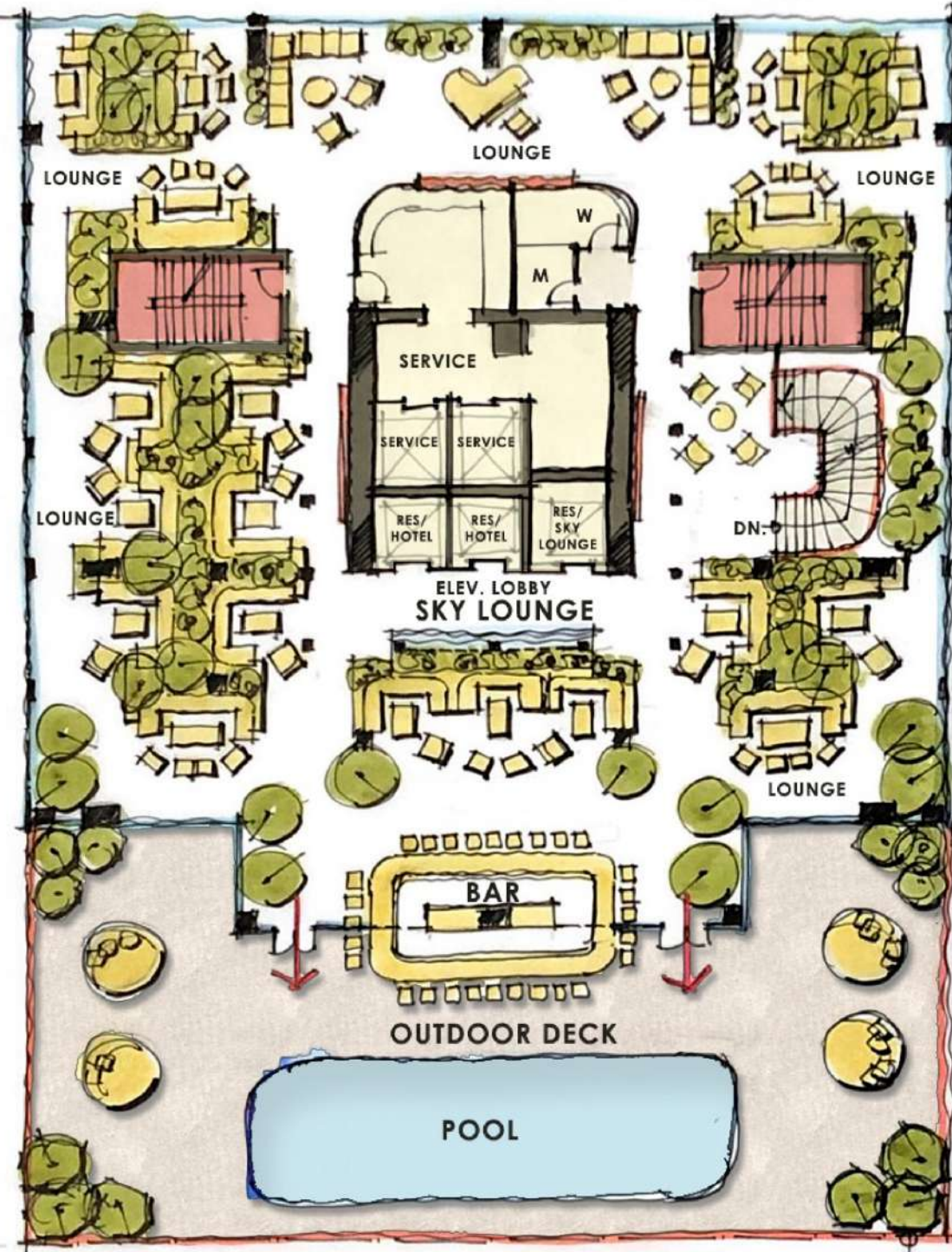
The Atrium is an intimate place for residents and the ultimate public/private space in Miami. Friends, family and co-workers will host their most prestigious events in this city here. The Atrium is Miami’s first fully enclosed glass rooftop that gives event-planners the perfect space to plan with its soaring views of downtown, cantilevered glass pool hanging off the edge of the space, air conditioning and of course protection from any rain. No need for contingencies here.

The rest of Miami will immerse itself into our SkyBar with endless sunsets, cocktails and lite bites as you converse with acquaintances. *This is the first Atrium of its kind in Miami.*

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2



# Introducing Miami's first INTERNATIONAL BUSINESS LOUNGE

The International business lounge is a timeless and tailored setting for intimate social and business experiences.

A place guests can relax over the perfect cup of coffee and face to face talk about important things with no distractions.

It is a rare delight and a place designed to be where deals to get done.

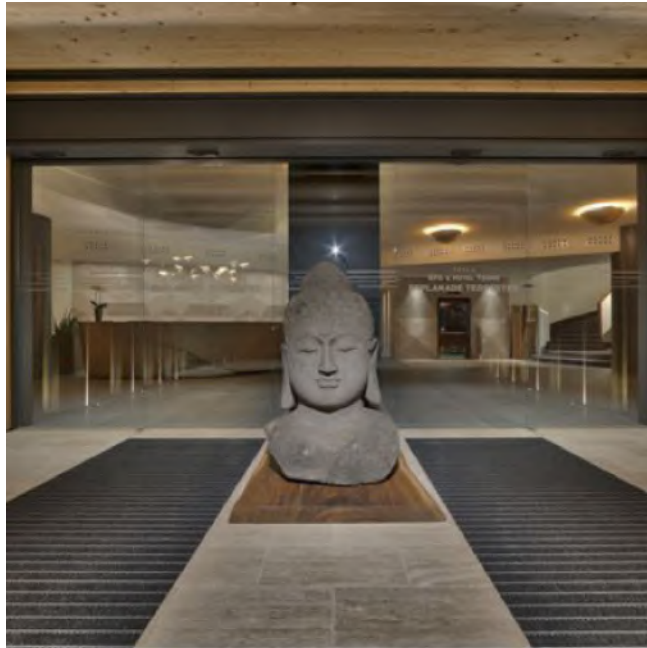
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# HEALTH IS THE NEW WEALTH

Our VIP medical and wellness center is designed to diagnose your health. Using technology and expertise, the future of understanding the things that matter most both in body and mind will be displayed on a dashboard before you with protocols you can perfect yourself with. Like never before you will have unparalleled access to the best practitioners and technology in the areas of health, wellness, beauty and longevity. From herbal baristas to IV solutions and hormone balancing, you can soon experience the ultimate version of you. *Own where the first downtown longevity, vitality and surgical center in Miami lives.*



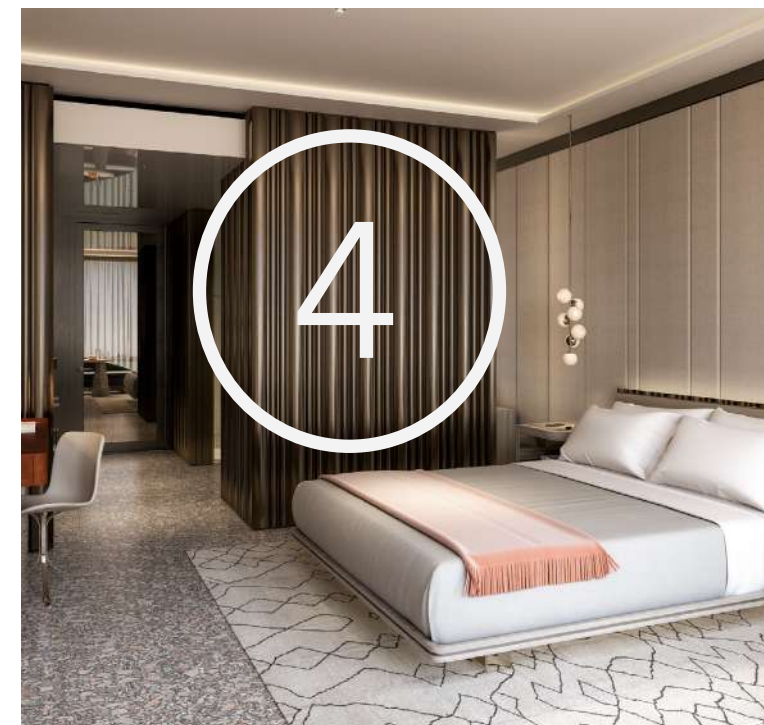
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## MICROLUXE<sup>®</sup>

### ROOM DESIGN

Legacy Hotels & Residences will exist at the confluence of elegance and functionality. State-of-the-art digital resources and ergonomic integration will be woven into living spaces that marry a refined quality of life with commercial practicality and ease of ownership. Every innovation is intended to help guests simplify, streamline, and personalize their stay while enhancing our buyer experience as well.

Legacy Hotels & Residences is developing a technology-driven approach to real-time communication and connectivity for both guests and owners. Everyone will be just a click away from a reservation, concierge, check-in arrival and much more.

*Legacy is the first high-end, high-touch hotel and residence experience that incorporates a holistic lifestyle and guest experience that energizes the mind and calms the spirit.*



# Ergonomic

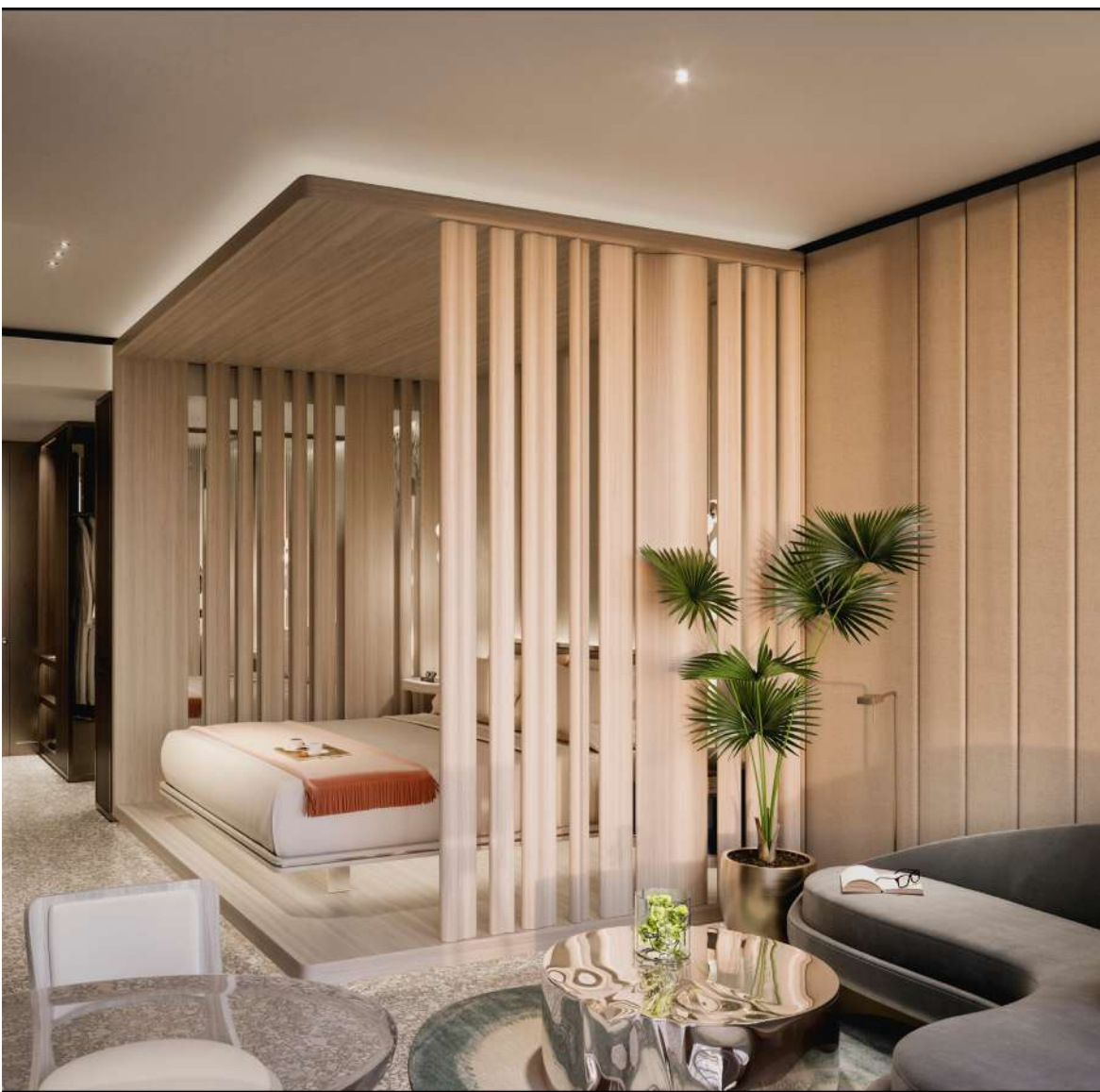


# Integrated



BESPOKE RESIDENCE INTERIORS THAT ARE LARGER AND COME WITH KITCHENS AS WELL AS WASHER/DRYER COMBINATIONS

COMPLIMENTARY AND **NOT COMPETITIVE** WITH HOTEL ROOMS BELOW

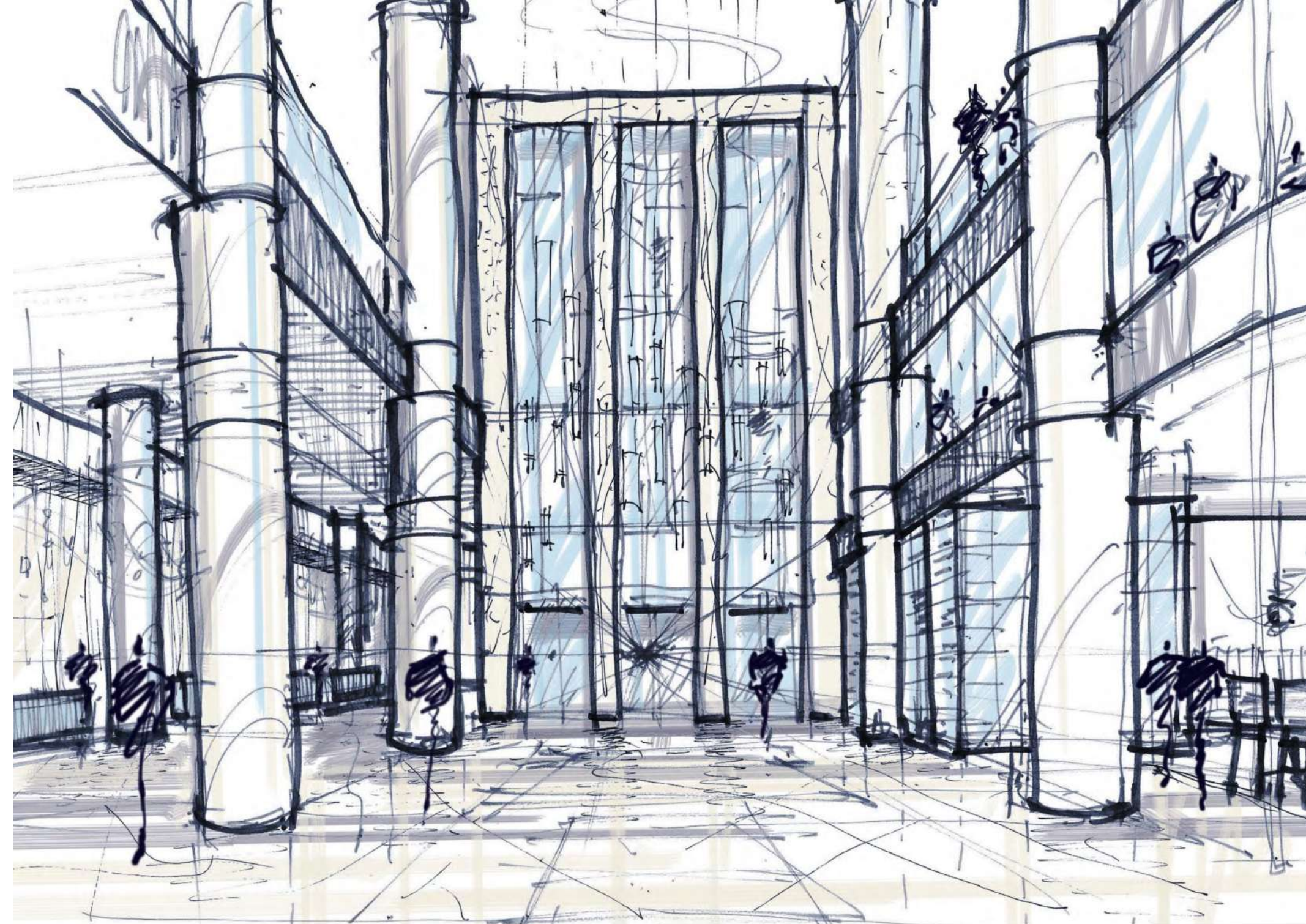




## THE LEGACY EXPERIENCE

Exemplified by extraordinary comfort with an unrivaled level of service and innovation.

Legacy can be a memorable escape or meaningful destination.





ALWAYS A REFINED PALETTE OF FORMS & MATERIALS SELECTED BY AN  
INTERNATIONALLY RENOWNED TEAM OF DESIGNERS





WORLD-CLASS

LOBBY DESIGN

Elegance the minute you step inside.

Functional technology engaging you into the Legacy experience. Clad in natural stone and glass, the Lobby will showcase the energy within the hotel. An impactful experience, with the utmost attention to detail - the guest experience starts before you arrive. As you are greeted by international assistants who exceed expectations and can match the most demanding of guests, you are in awe of a heightened space, lit naturally with grand statements surrounding you.



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REFINED

COMMON

SPACES

With every step you explore new spaces and experiences, all curated for our guests and owners. Nothing is by coincidence, everything is designed for you.





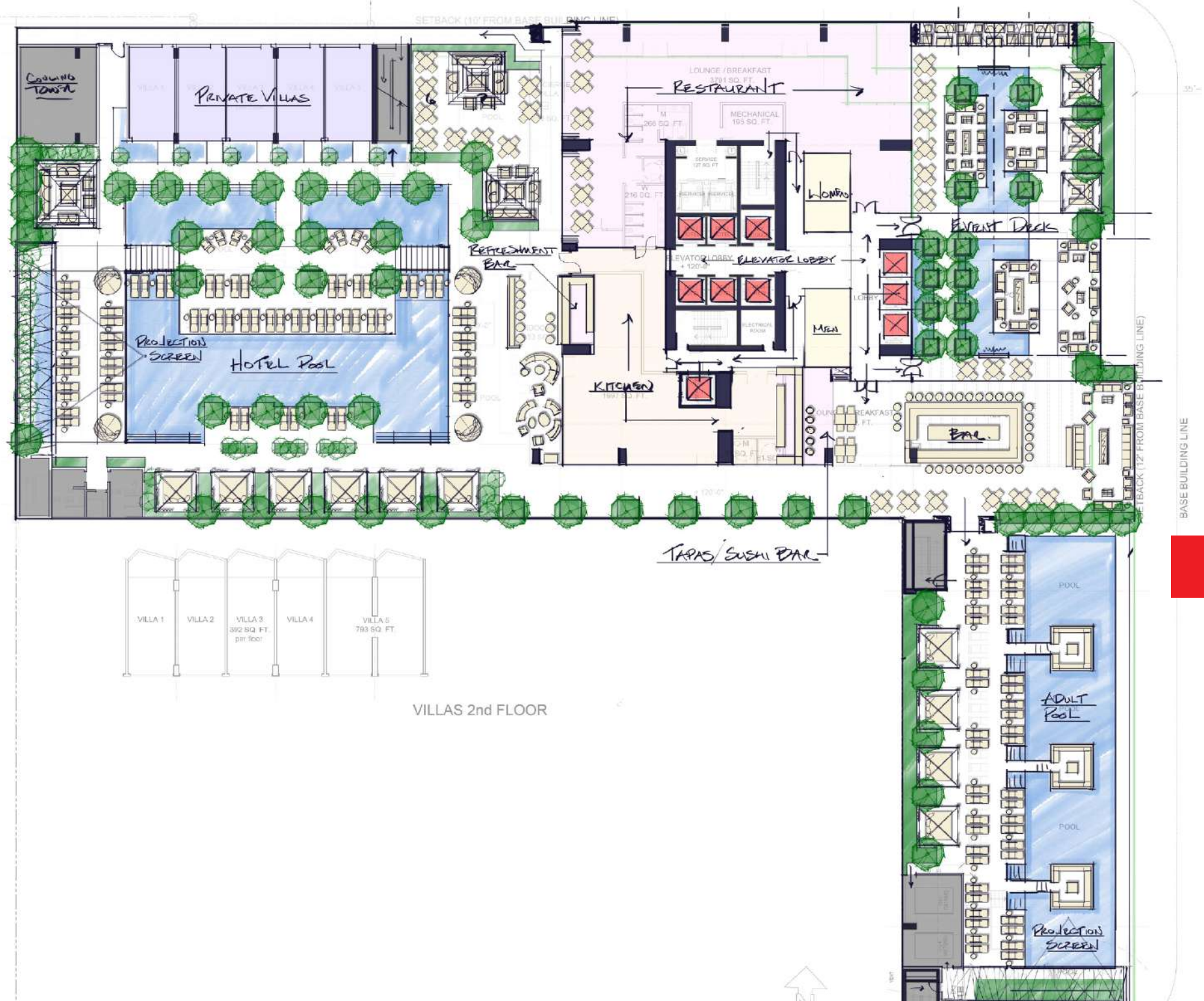
## WE HAVE 5 DIFFERENT TYPES OF ICE

*This goes way beyond food and restaurants.* Types and shapes of ice generally sounds unimportant but in fact it speaks to the attention to detail a hotel and residence experience will offer. Legacy Hotel in downtown Miami will have superior offerings whether you are in the International Business Lounge, our 1-acre urban pool, rooftop atrium, signature restaurant or in-room.

*Raising the bar is an understatement.*







## THE LARGEST URBAN HOTEL POOL IN MIAMI

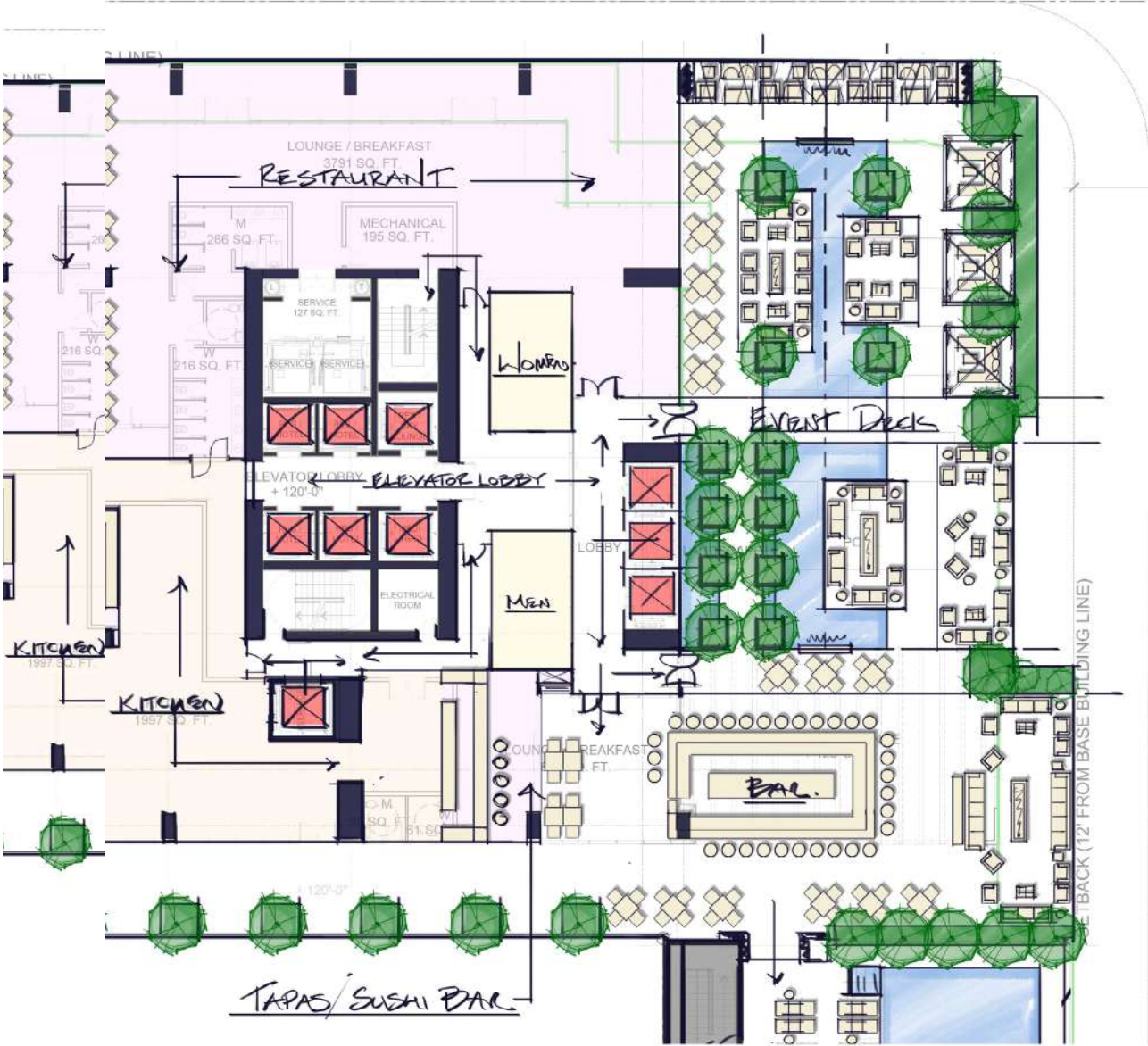


ANYTHING BUT ORDINARY





# 3 Unique Aquatic Experiences





THIS IS THE BEGINNING OF  
AN INTERNATIONAL NETWORK OF **BESPOKE** DESTINATIONS

- Miami, FL - **IT ALL STARTS HERE AND NOW**
- Grand Reserve, Puerto Rico
- Tampa/St. Petersburg, FL
- San Diego, CA
- New York, NY
- Los Angeles, CA
- London, UK
- Dubai, UAE



**BIGGER  
THAN  
MIAMI**







1

# WORLD-CLASS HOSPITALITY MANAGEMENT COMES FROM *EXPERIENCE*

A remarkable thing happens when you bring people together who are driven by a common goal and personal passion to make a difference-they do. Every team member at Pivot Hotels & Resorts is united behind a singular vision: Delivering hospitality and creating value for every customer, every time. To date there are 33 luxury hotels managed throughout the United States.



ASK US HOW WE ARE PUTTING OUR MONEY WHERE OUR MOUTH IS.



2

IF YOU PREFER SELF MANAGEMENT, THEN WHY LIMIT YOURSELF TO ONE WHEN YOU CAN **HAVE THEM ALL**

Enjoy the freedom of ownership - the way you like.

# GET *TURBO* *CHARGED*

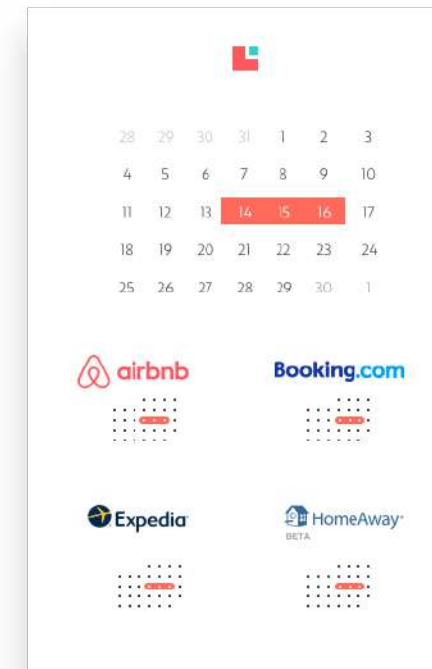
OneFineStay 1  
Airbnb 2  
VRbO 3  
TripAdvisor 4  
Booking.com 5  
Home Away 6  
Flipkey 7  
HomeStay 8  
House Sitting 9  
Villas Direct 10  
VacationRentals.com 11

Wimdu 12  
Interhome 13  
ExecuStay 14  
Perfect Places That Come 15  
VacationRentals.com 16  
Turnkey 17  
Roomarama 18  
Hotels.com 19  
HouseTrip 20  
BedYCasa 21  
RoomKey 22

ThirdHome 23  
Expedia 24  
9Flats 25  
Priceline 26  
Orbitz 27  
Trivago 28  
LateRooms.com 29  
Hotwire 30  
Kayak 31  
Travelocity 32  
LastMinute.com 33

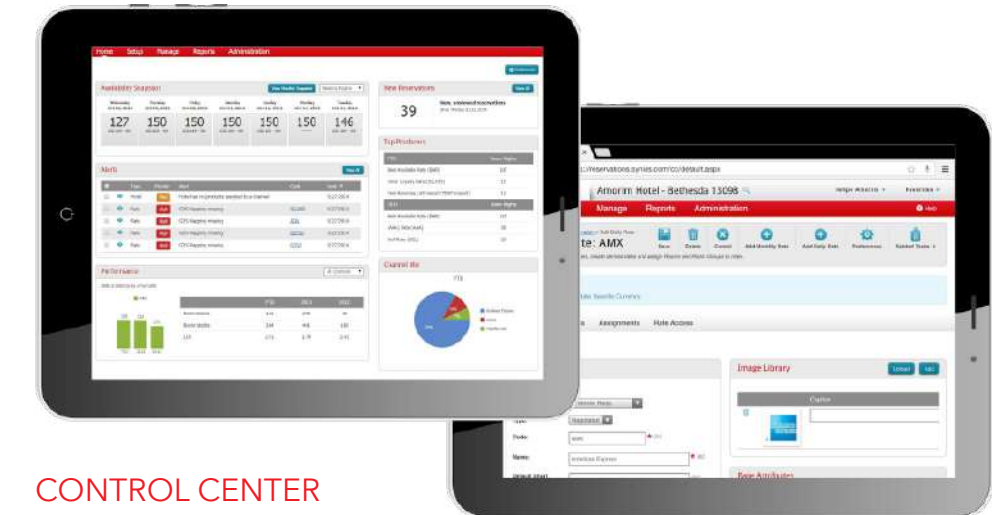


Your Legacy Reservations and rentals can all be controlled electronically utilizing our third party tools and a proprietary system Legacy Hotels and Resorts is developing. Whether you choose our hotel brand to give you seamless control without any hassle or chose to manage things yourself you are always in control from anywhere you are.



## CHANNEL MANAGEMENT

Software allows all your reservation platforms to be up-to-date with all other reservations so you can avoid duplicate bookings and plan your perfect vacation when you want.



## CONTROL CENTER

A dashboard that can be viewed on your mobile devices to see your asset performance and revenue at any time.

## PRICE OPTIMIZATION

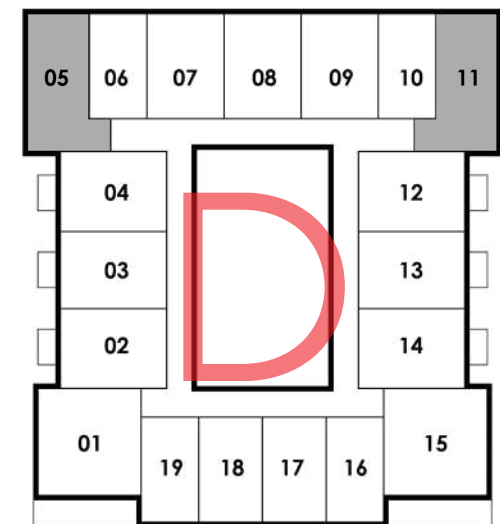
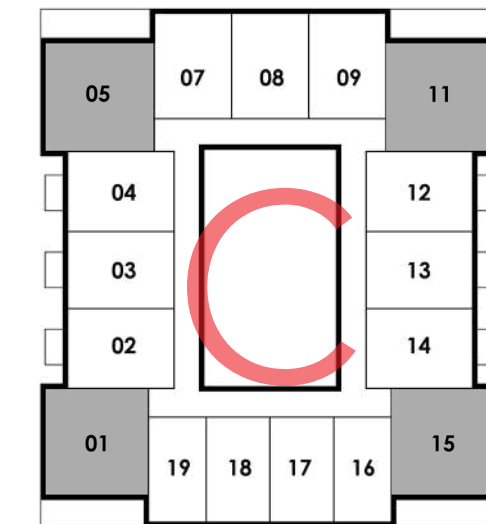
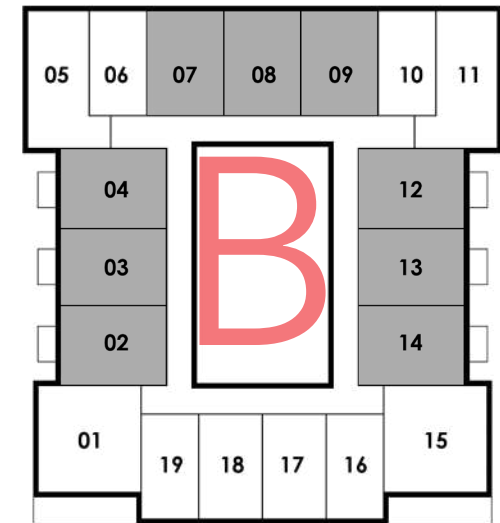
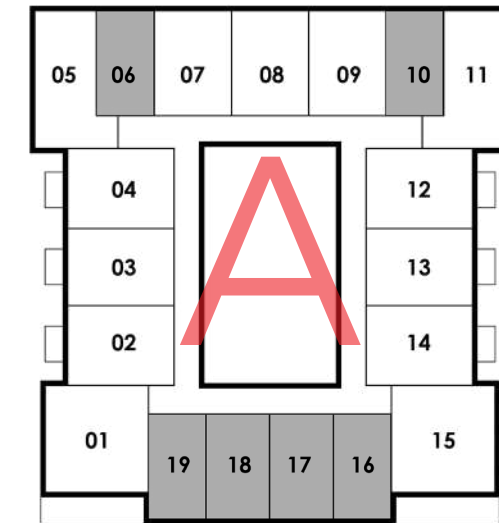
With algorithms designed to know when and where the best events in the world and in your city are happening you can count on pricing that reflects the supply and demand for your home - any day of the year.

SIMPLE MATH AND TIMING  
THAT MAKE SENSE





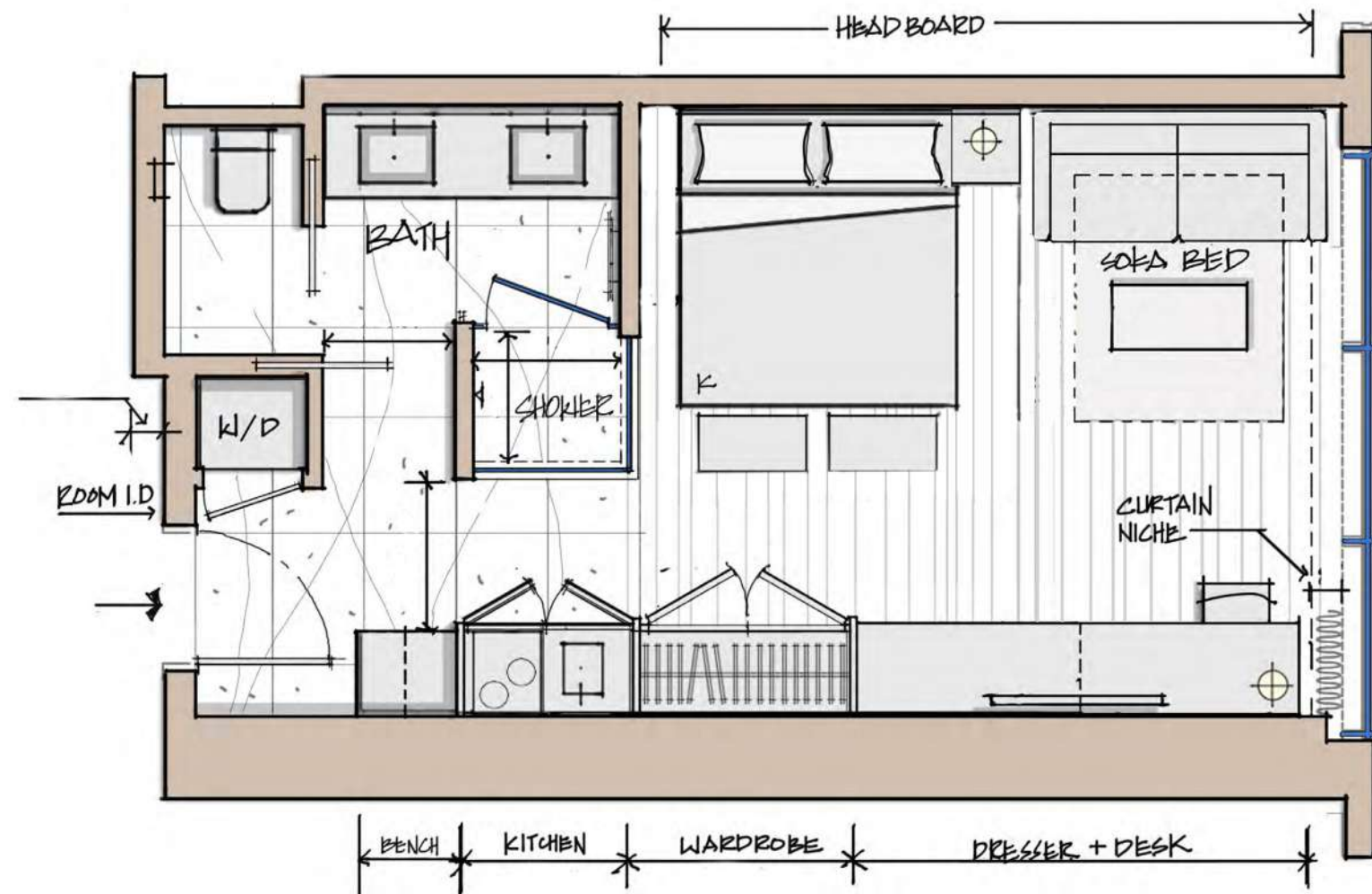
MICROLUXE  
FLOOR PLANS





A

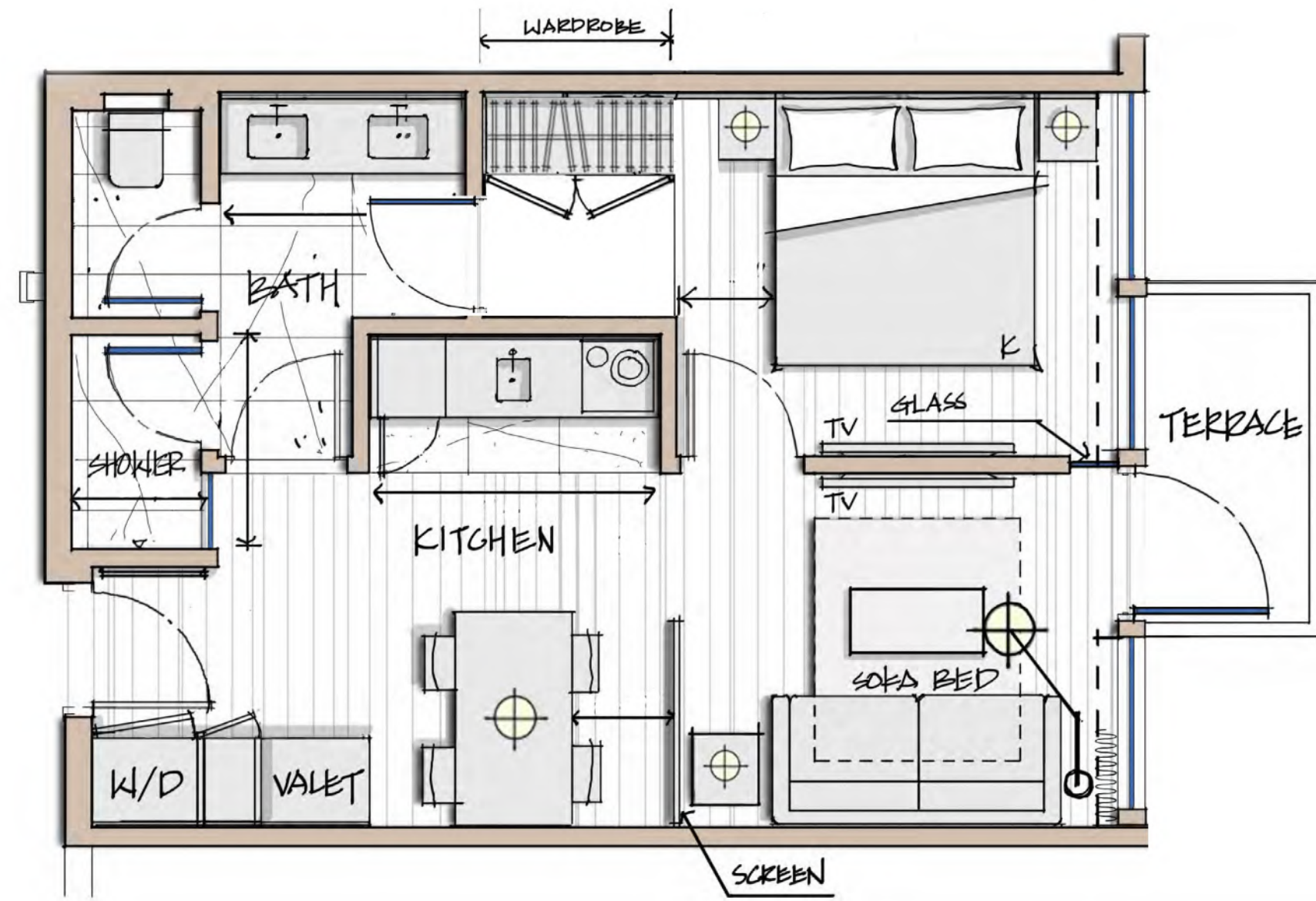
363 SQ. FT. | 34 M<sup>2</sup>



These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). 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. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. All fixtures and items of finish, furnishing and decoration are for display only and are not to be included with the Unit. Consult the Prospectus for a description of those features which are to be included in the Unit.

B1

488 SQ. FT. | 45 M<sup>2</sup>

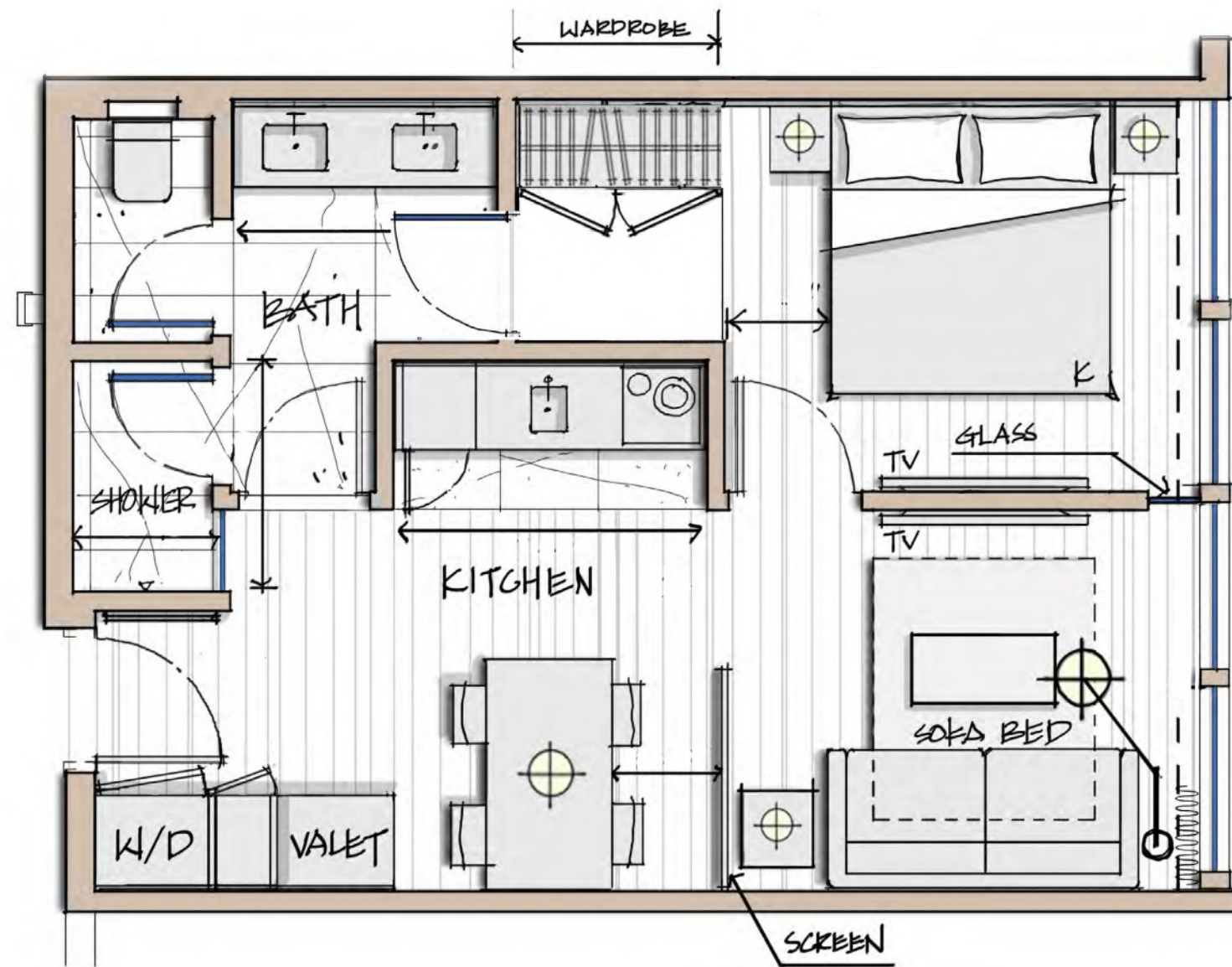


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B2

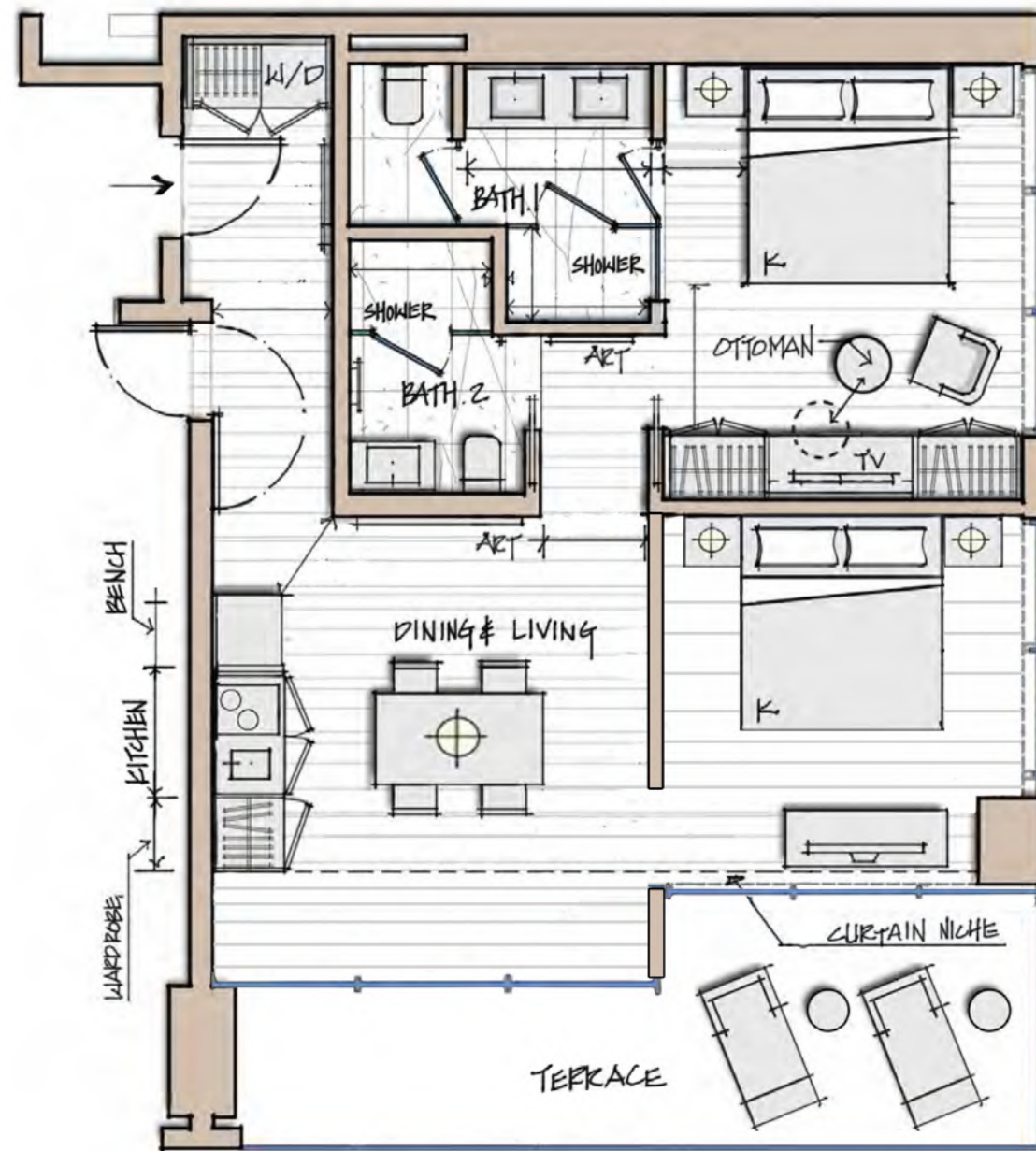
487 SQ. FT. | 45 M<sup>2</sup>



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C

746 - 783 SQ. FT. | 69 - 73 M<sup>2</sup>

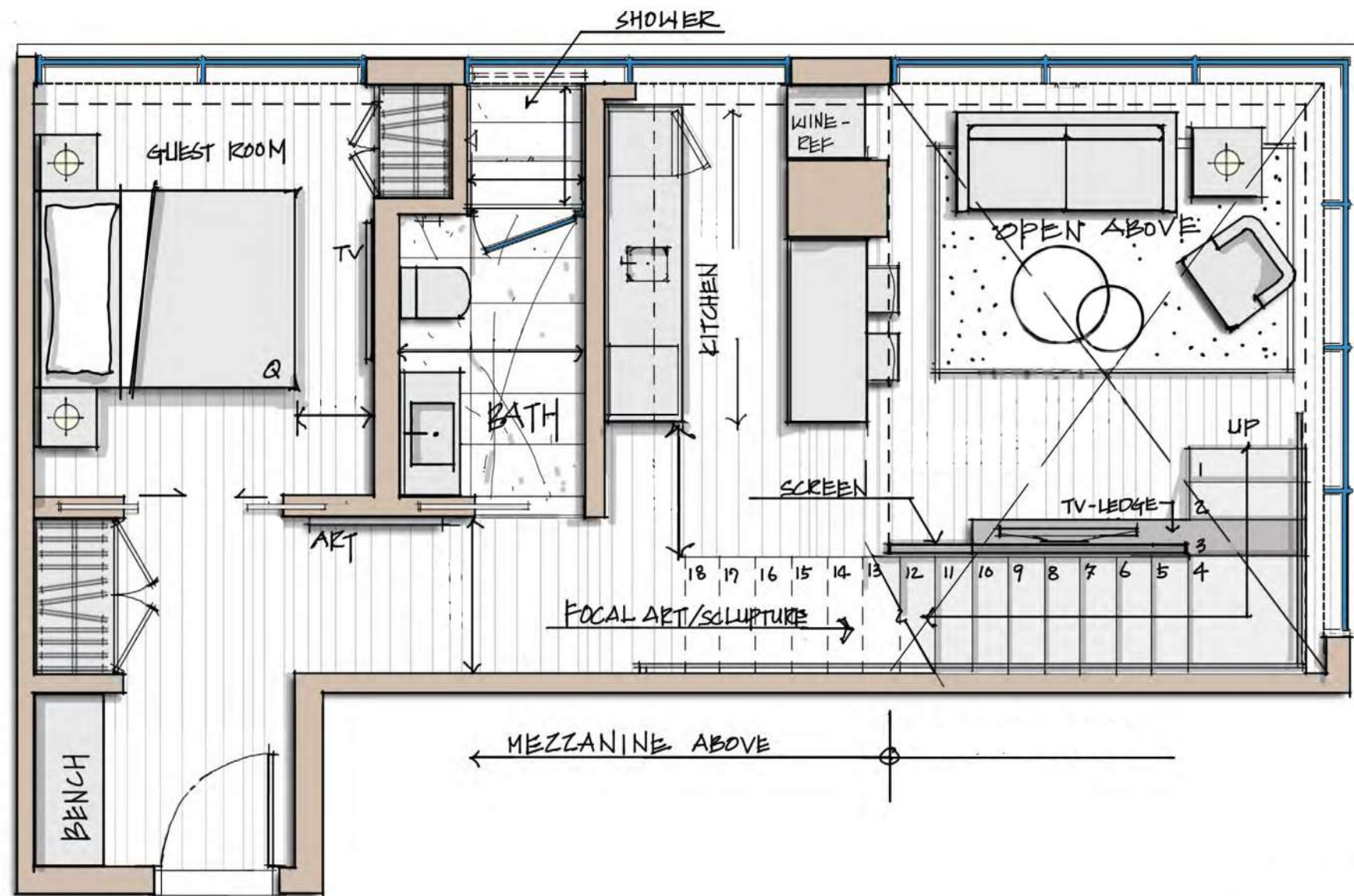


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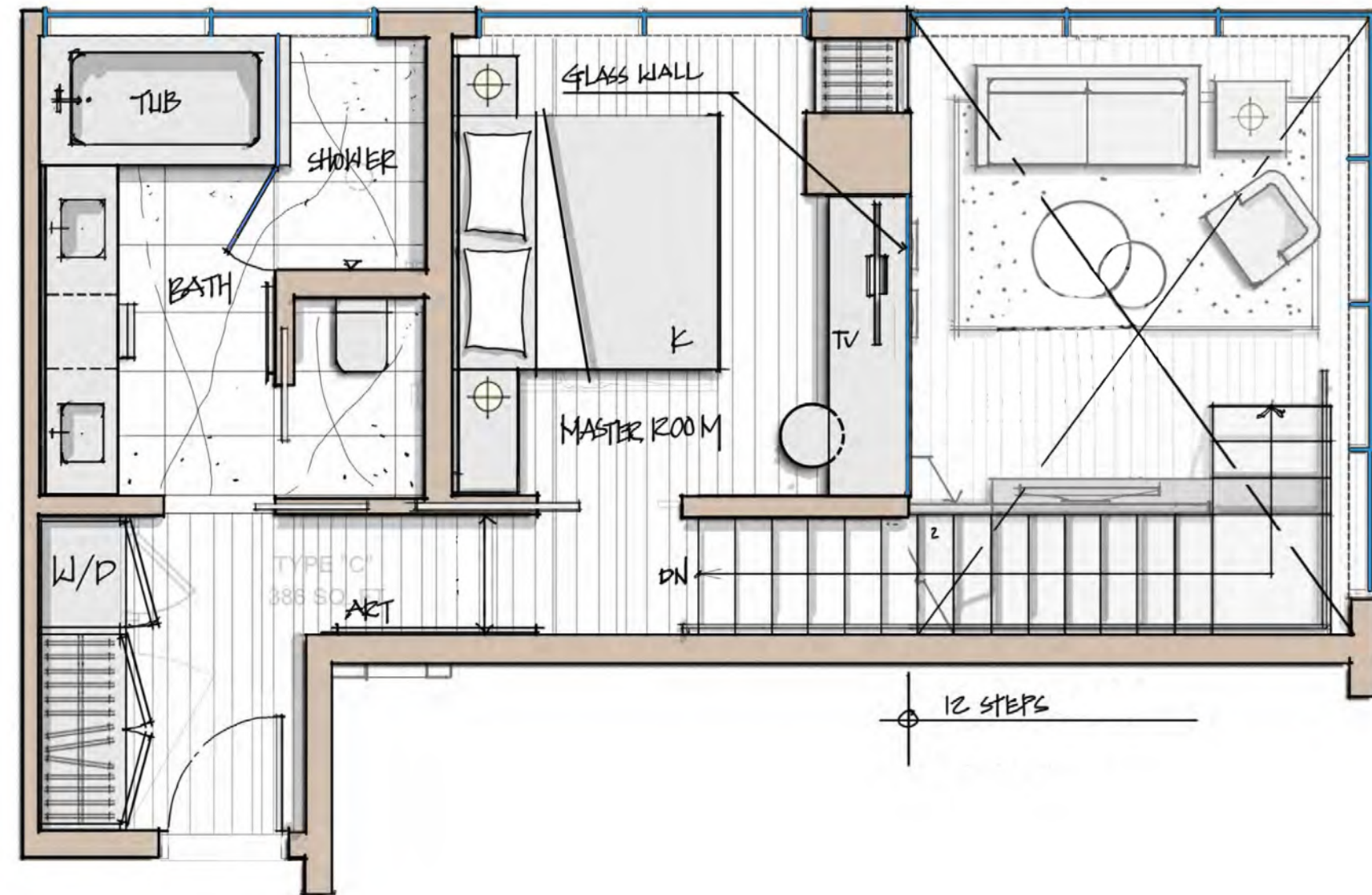
## D - LOWER

949 SQ. FT. | 88 M<sup>2</sup>



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## D - UPPER



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**OVER \$2.5B BUILT**  
IN A DIVERSIFIED PORTFOLIO



## DEVELOPER



Royal Palm Companies is an award-winning real estate developer and enjoys a 40-year reputation of creating exquisite large-scale, amenity-rich properties. Its profitable portfolio of completed projects include Mixed-Use, Condominium & Planned Residential Communities, Multi-Family Apartment Complexes, and Hospitality including Vacation Rentals, Second Homes, and Serviced Residences. Since the 1970s, Royal Palm Companies has completed more than 50 different developments, representing more than 6,000 income-producing units, and totaling more than \$2.5 billion in asset value.

The company has established itself as an industry leader because of its exceptional attention to detail and by creating high-added-value facilities that are strategically located and embody an unbeatable combination of focused design, aesthetic form, and purposeful functionality that together resonate an elegant sense of space and refined quality of life.

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HOSPITALITY MANAGEMENT



A full-service hotel management company providing development/renovation, acquisition, consulting and accounting expertise for the hospitality industry. With over 40 years in the field, its team builds on the proven success of hospitality management experience with the world’s best brands and properties. As a lifestyle division of Davidson Hotels & Resorts, Pivot brings innovative amenities and world-class facilities that create unique guest experiences for hospitality management clients.

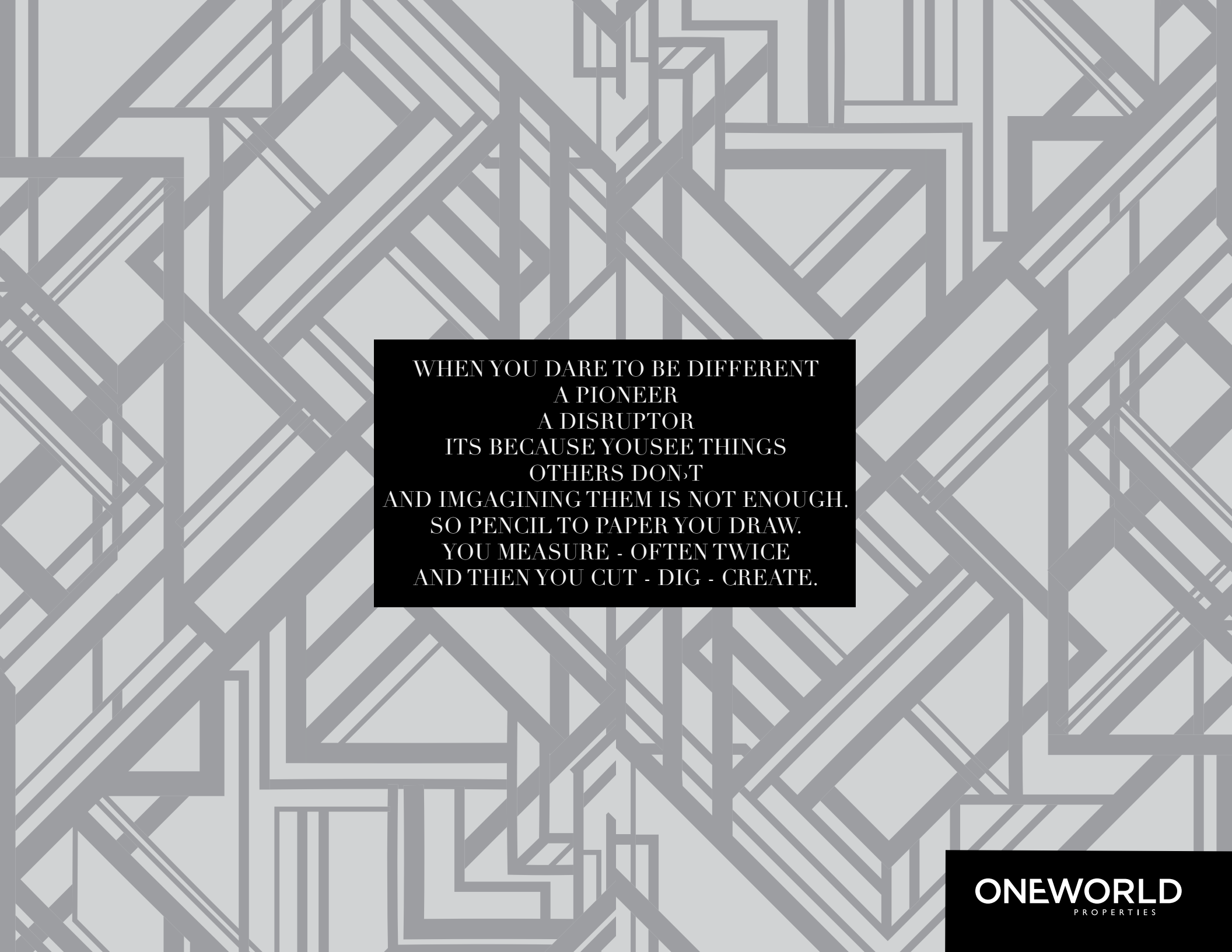
SALES & MARKETING



One World Properties offers comprehensive solutions for developers, investors, and buyers. OneWorld Properties’ knowledgeable, experienced and well-connected team markets and sells luxury condominiums worldwide with integrity, expertise, and passion.







WHEN YOU DARE TO BE DIFFERENT  
A PIONEER  
A DISRUPTOR  
ITS BECAUSE YOU SEE THINGS  
OTHERS DON'T  
AND IMAGINING THEM IS NOT ENOUGH.  
SO PENCIL TO PAPER YOU DRAW.  
YOU MEASURE - OFTEN TWICE  
AND THEN YOU CUT - DIG - CREATE.