

THE
*D*ELMORE
SURFSIDE MIAMI



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.

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. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the offering documents. This condominium is being 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. The information provided, including pricing, is solely for informational purposes and is subject to change without notice. Include the Equal Housing Opportunity Symbol ("EHO Symbol").

Life's Fine Details, Finessed



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An Inspired Lifestyle on Sophisticated Shores

The Delmore is a boutique, oceanfront collection of 37 expansive mansions in the sky, suspended between the sands and the clouds. It is a beacon of blissful seclusion in Surfside, moments from Miami’s vibrant attractions. Set right on the beach between the Atlantic and Biscayne Bay, this 12-story, boutique masterpiece marries awe-inspiring natural beauty with pioneering design.

Crafted by Pritzker prize-winning Zaha Hadid Architects, The Delmore reflects the organic abundance of its tranquil setting. Every curve tells the story of this pristine shoreline, its breeze-sculptured dunes and wave-etched sands. Interiors by critically acclaimed HBA mirror this aesthetic to frame an unparalleled Miami lifestyle.

From the pool deck with panoramic views to nurturing wellness spaces, over 55,000 sq ft of life-enhancing amenities encourage a life lived to the fullest. Moments of wonder are thoughtfully curated and purity of focus ensured by a behind-the-scenes team promising personalized white-glove service, elevated to an art form.



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“The Delmore epitomizes Miami’s captivating allure. It’s elemental beauty and ethereal light. It’s dynamic energy and compelling cityscape. It’s an artistic, connoisseur’s soul and an adventurous spirit combined.”

DAMAC INTERNATIONAL





“Attuned to nature and shaped by the waters and sands, the building’s design is inspired by location, reflecting the serenity of Miami’s natural environment.”

DAMAC INTERNATIONAL

www.miamicondoinvestments.com



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A City Life in Tune with Nature

Located directly on the sand with mesmerizing views of the ocean and bay, life at The Delmore embraces the tranquil rhythms of the coast.

Feel the cool breath of the ocean at dawn as you walk along the beach, or welcome the sun with yoga in the meditation gardens. Cycle the beach path to brunch with friends then return to the serenity of the rooftop to swim, as if suspended in the sky. As the day unfolds, opportunities for solitude and connection abound: A retreat to the spa. A sunset toast. Dinner to the soundtrack of the waves.







“This is a level of service that’s on par with the world’s finest hotels, yet infinitely more personal. It’s not just gracious hospitality – it’s home. Every gesture reflects deep understanding and is delivered with flawless finesse.”

DAMAC INTERNATIONAL





Tranquility in Nature, Moments from the Buzz

Adjacent to Indian Creek and minutes from Bal Harbour, Surfside completes the coveted “Billionaires Triangle”, one of South Florida’s most prestigious and revered residential destinations. Residents of The Delmore’s beachside mansions will be steps from some of the area’s most treasured hot spots and postcard-worthy locales.





“Miami is a city in thrall to the ocean and its vast beauty. Its sun, sand, and sea lifestyle is an intoxicating mix of nature’s purest element and vibrant culture brought to its shores.”

DAMAC INTERNATIONAL







“Miami is a globally significant arts hub. From the prestige of Art Basel Miami to the glamour of The Miami Design District’s high-fashion boutiques, this is a city tailored to the desires of the cosmopolitan and cultured.”

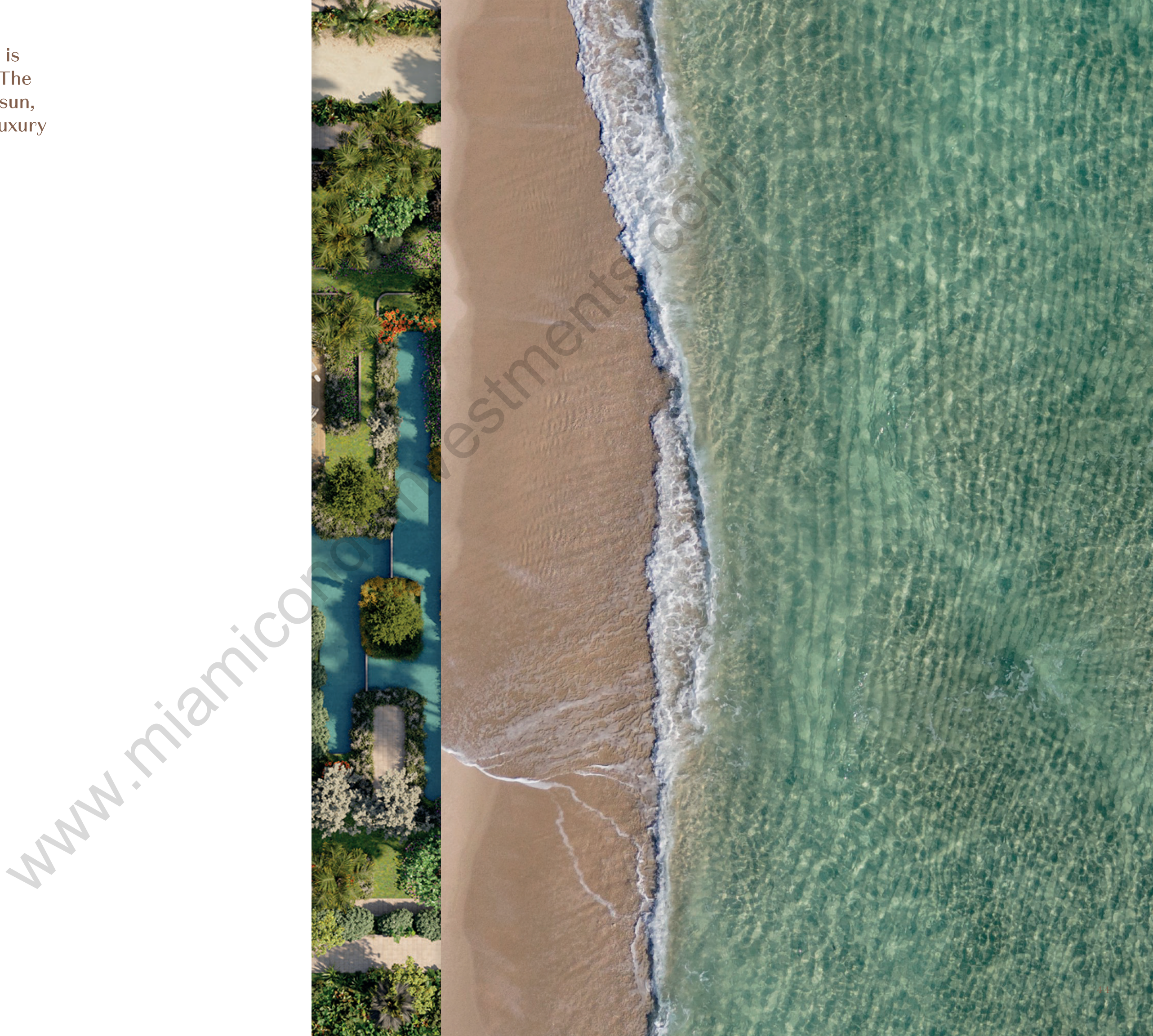
DAMAC INTERNATIONAL





“Nestled between the ocean and sky, this is where tranquility meets sophistication. The rhythm of the waves, the warmth of the sun, and the beauty of the horizon redefine luxury living along Miami’s pristine coastline.”

DAMAC INTERNATIONAL





DAMAC International

DAMAC International is an award-winning global leader in luxury real estate and hospitality headquartered in Dubai. Led by founder Hussain Sajwani, DAMAC’s portfolio includes iconic projects like DAMAC Tower Nine Elms (DTNE) in London, featuring interiors by Versace; iconic residential developments in Toronto, Canada, with local partners, and an upcoming 84-acre Mandarin Oriental Bolidhuffaru Reef Resort in the Maldives.

The Delmore in Miami, designed in collaboration with Zaha Hadid Architects, marks its entry into the U.S. market, further expanding its international footprint. Through partnerships with world-renowned brands such as Versace Home, Roberto Cavalli, de GRISOGONO, and hospitality leaders, DAMAC consistently delivers exceptional living experiences and is known for setting new standards in design, architecture and craftsmanship.

Mandarin Oriental, Maldives



Zaha Hadid Design

Zaha Hadid Architects (ZHA) redefined architecture for the 21st century with a repertoire of projects that have captured imaginations across the globe. Creating buildings uniquely tailored to the communities they serve; ZHA has been awarded the highest honours from professional and academic institutions worldwide. Founded by Zaha Hadid, ZHA is one of the world’s most consistently inventive architectural studios—and has been for almost 50 years. ZHA’s architecture meets the aspirations of a new generation.

CLAD

CLAD focuses on designing timeless outdoor spaces with a seamless integration between architecture, landscape, and the surrounding site. By using a controlled material palette, their completed gardens are calming, clean, simple, and sophisticated. They pride themselves on attention to details. The firm prioritizes functionality and simple maintenance. The garden design must suit the lifestyle and daily operating needs of the client.

Hirsch Bedner Associates (HBA)

HBA Residential is Hirsch Bedner Associates’ highly specialised boutique team that provides exquisite residential architecture and interiors for discerning clientele who appreciate the value of the highest quality design. Their team draws inspiration from people, places and cultures to create interiors that exude personality, heart and soul.

Douglas Elliman
Development Marketing

Douglas Elliman Development Marketing, a division of Douglas Elliman Real Estate, offers unmatched expertise in sales, leasing, and marketing for new developments. The firm is heralded for its achievements in record-breaking sales throughout each of its regions. Douglas Elliman offers a multidisciplinary approach through a strategic global alliance with Knight Frank Residential, the company markets properties to audiences in 58 countries.

VISIONARY
DAMAC International

ARCHITECT
Zaha Hadid Design

Landscape Architect
CLAD

INTERIOR DESIGN
Hirsch Bender Associates

SALES & MARKETING
Douglas Elliman
Development Marketing



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