
ĀMAN


COURTYARD


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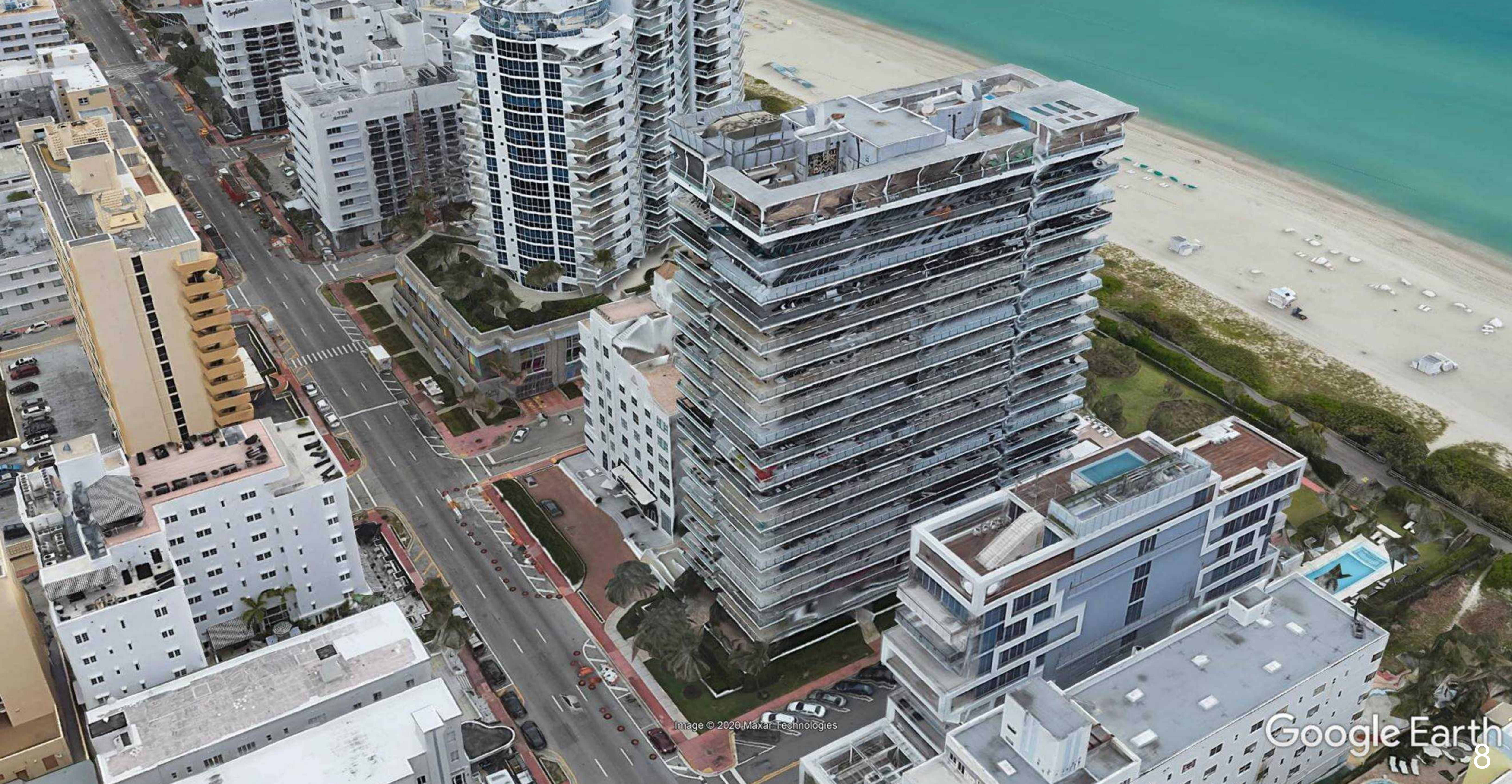
CARIBBEAN
Caribbean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PREVIOUSLY APPROVED COMPARED TO PROPOSED

BUILDING FOOTPRINT TYPICAL LEVEL

LEVEL 13 OMITTED

PREVIOUSLY APPROVED - HPB ORDER: 7490
LATEST APPROVED - HPB ORDER: HPB20-0376

PREVIOUSLY APPROVED BUILDING LOCATION AND FOOTPRINT
REDUCED VISIBILITY OF HISTORIC VERSAILLES FROM COLLINS AVENUE

PREVIOUSLY APPROVED
SOUTH WEST VIEW FROM COLLINS AVENUE

LEVEL 13 OMITTED

PROPOSED RESIDENTIAL BUILDING
FURTHER SETBACK FROM COLLINS AVENUE ALLOWS
INCREASED VISIBILITY OF HISTORIC VERSAILLES

PREVIOUSLY APPROVED BUILDING MASS **REDUCED** VISIBILITY
OF HISTORIC VERSAILLES FROM COLLINS AVENUE

PROPOSED
SOUTH WEST VIEW FROM COLLINS AVENUE

LEVEL 13 OMITTED

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Top 10 U.S. Hotel Transactions by Price Per Key

2006 – YTD 2020

Construction costs for AMAN Miami Beach at $4.8M per key far exceeds the highest price per key luxury hotel sale transactions across the U.S.

Date	Property	Location	Keys	Sales Price (2)	Price/Key
Jul-18	The Plaza Hotel	New York, NY	230	$600,000,000	$2,608,696
Feb-15	Waldorf Astoria Casa Marina (1)	Key West, FL	150	$348,000,000	$2,320,000
Jun-06	Four Seasons Resort Hualalai	Kona, HI	243	$561,600,000	$2,311,111
Nov-19	Montage Beverly Hills	Beverly Hills, CA	201	$415,000,000	$2,064,677
May-15	Baccarate Hotel	New York, NY	113	$230,000,000	$2,035,398
Sep-14	Four Seasons New York Downtown	New York, NY	185	$350,000,000	$1,891,892
Aug-14	Park Hyatt New York	New York, NY	210	$390,000,000	$1,857,143
Jun-07	Maui Prince	Makena, HI	310	$575,000,000	$1,854,839
Jul-11	The Carlyle (1)	New York, NY	188	$319,400,000	$1,698,936
Mar-14	Soho Beach House	Miami Beach, FL	49	$81,529,000	$1,663,857
	TOTAL/AVERAGE		**1,879**	**$3,870,529,000**	**$2,059,888**
	AMAN Miami Beach	**Miami Beach, FL**	**56**	**$268,800,000**	**$4,800,000**

(1) Denotes portfolio allocation
(2) Construction Cost for AMAN Miami Beach

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Top 10 Miami AreaHotel Transactions by Price Per Key

2006 – YTD 2020

Construction costs for AMAN Miami Beach at $4.8M per key far exceeds the highest price per key luxury hotel sale transactions within the Miami hotel market

Date	Property	Location	Keys	Sales Price (2)	Price/Key
Mar-14	Soho Beach House	Miami Beach, FL	49	$81,529,000	$1,663,857
May-15	Ritz-Carlton Key Biscayne	Key Biscayne, FL	302	$492,875,000	$1,632,036
Dec-13	Fontainebleau Miami Beach	Miami Beach, FL	846	$1,278,500,000	$1,511,229
Feb-19	1 Hotel South Beach	Miami Beach, FL	426	$610,000,000	$1,431,925
Jan-14	St Regis Bal Harbour	Bal Harbour, FL	192	$213,000,000	$1,109,375
Dec-14	Setai Miami Beach (1)	Miami Beach, FL	79	$86,100,000	$1,089,873
	TOTAL/AVERAGE		**1,894**	**$2,762,004,000**	**$1,458,291**
	AMAN Miami Beach	**Miami Beach, FL**	**56**	**$268,800,000**	**$4,800,000**

(1) Denotes portfolio allocation
(2) Construction Cost for AMAN Miami Beach

KKAA

KENGO KUMA & ASSOCIATES

PORTLAND JAPANESE GARDEN CULTURAL VILLAGE

PORTLAND, U.S.A 2015

ROLEX TOWER

DALLAS, USA 2019

THE DARLING EXCHANGE

SYDNEY, AUSTRALIA 2019


SHINPUHKAN
KYOTO, JAPAN 2020
新風館

SHINPUHKAN

KYOTO, JAPAN 2020

ASAKUSA CULTURE TOURIST INFORMATION CENTER

TOKYO, JAPAN 2010

ASAKUSA CULTURE TOURIST INFORMATION CENTER

TOKYO, JAPAN 2010

ZUISHOJI TEMPLE

TOKYO, JAPAN 2018

HONGKOU SOHO

SHANGHAI, CHINA 2015

V&A AT DUNDEE

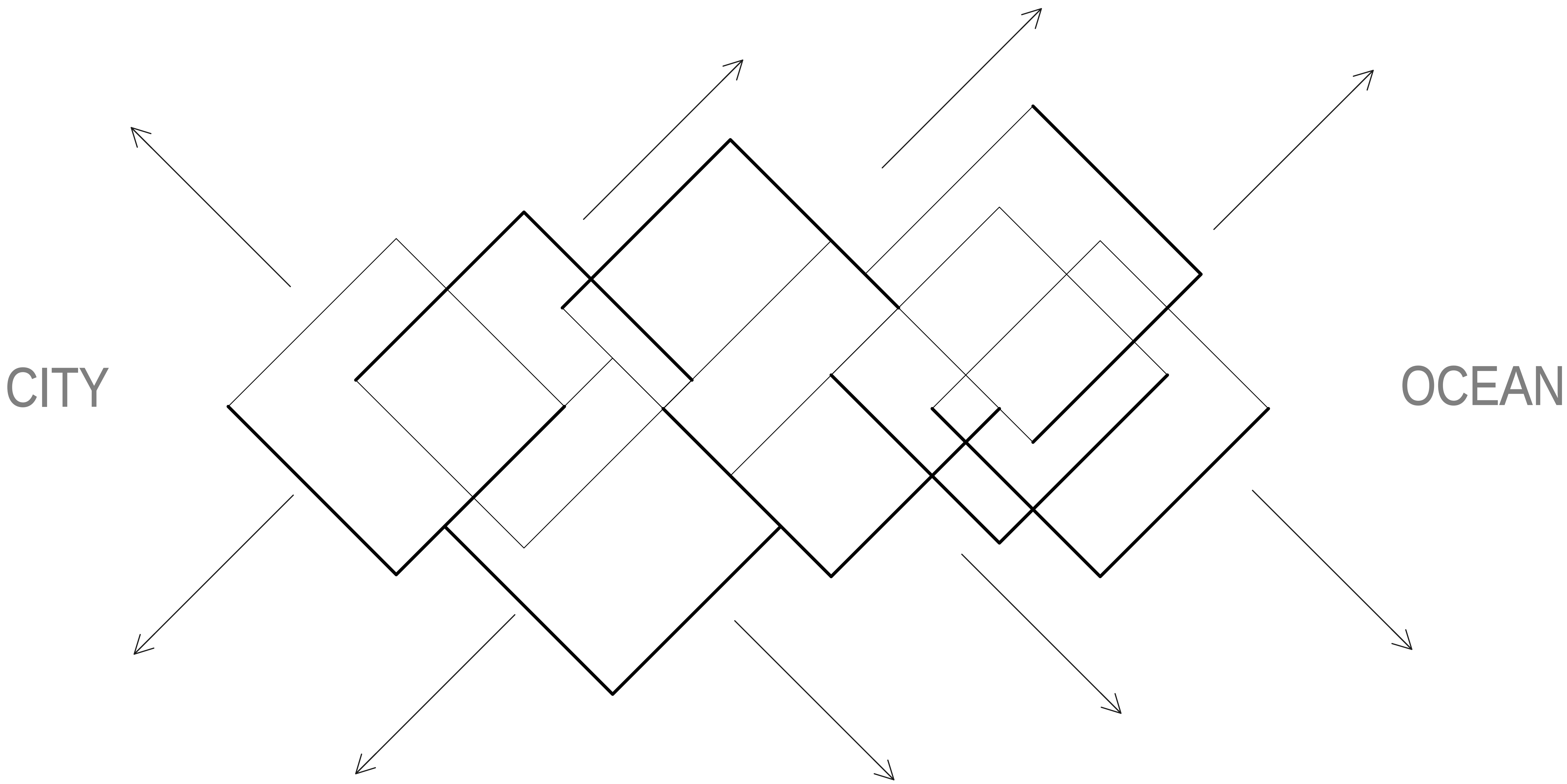
SCOTLAND, UK 2019

NEW NATIONAL STADIUM

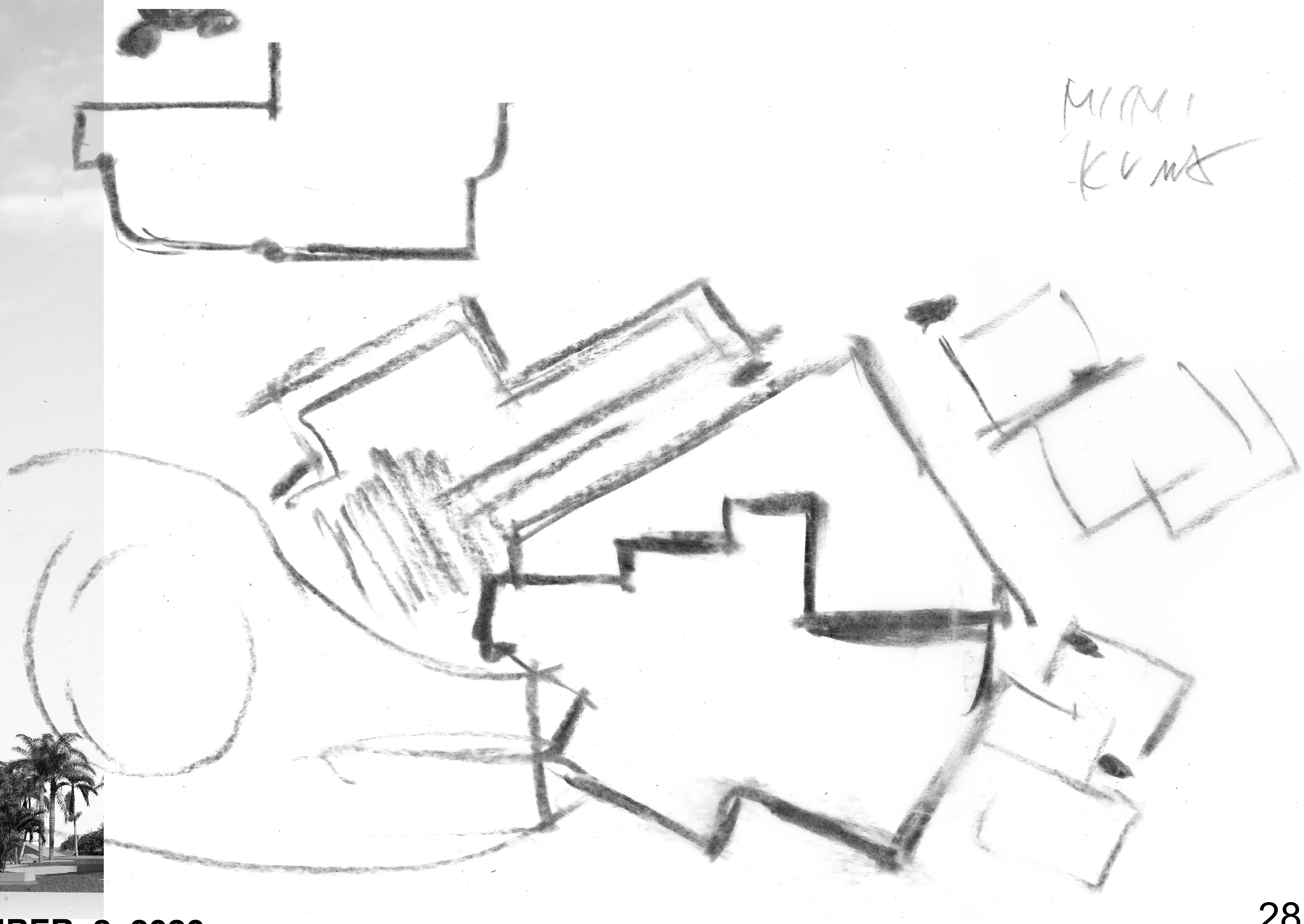
TOKYO, JAPAN 2020


AMAN MIAMI
KENGO KUMA

INSPIRATION - JAPANESE STREAMER “SHIDE” - 紙垂

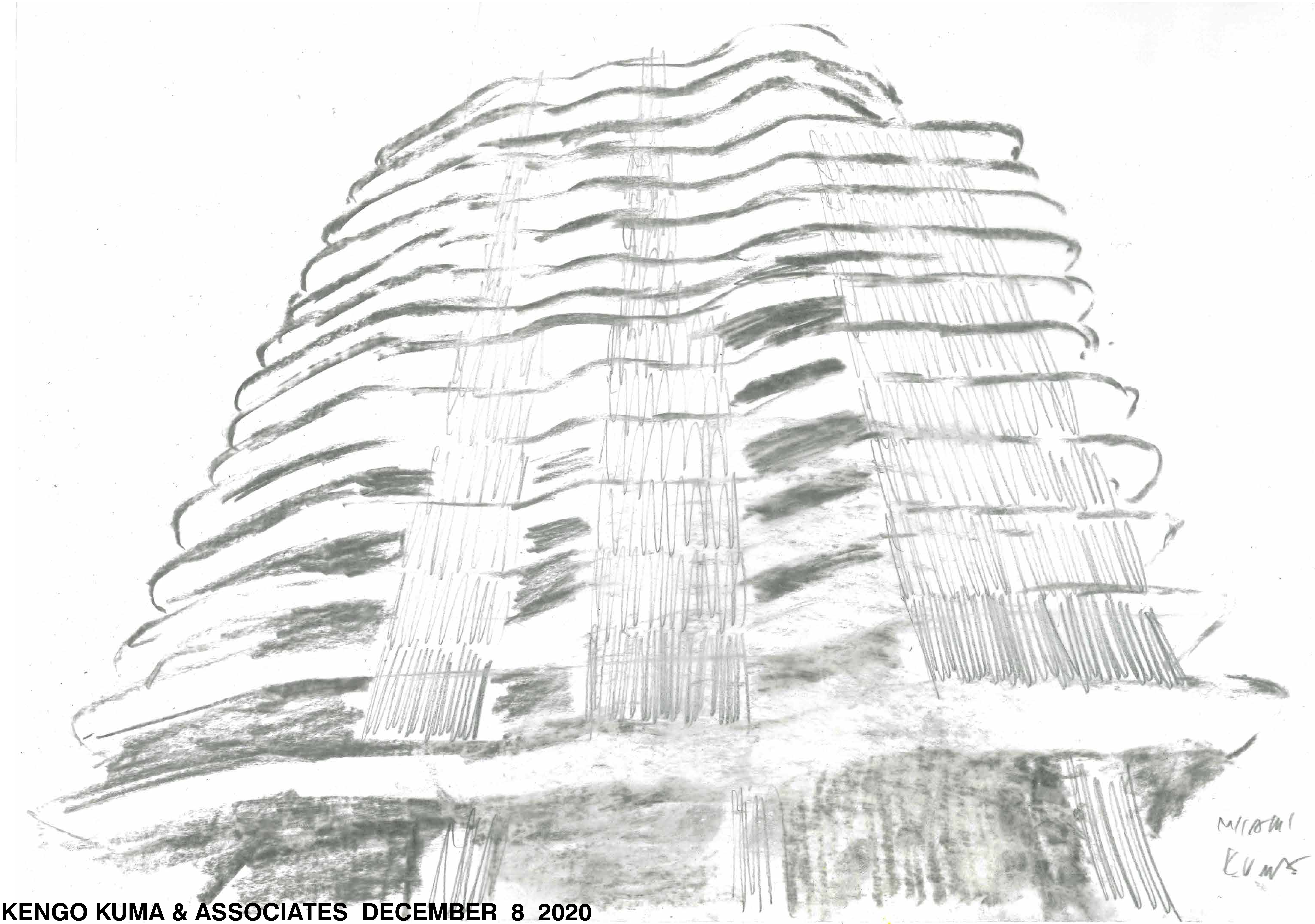


VERSAILLES HOTEL CONTEXT - RELATIONSHIP

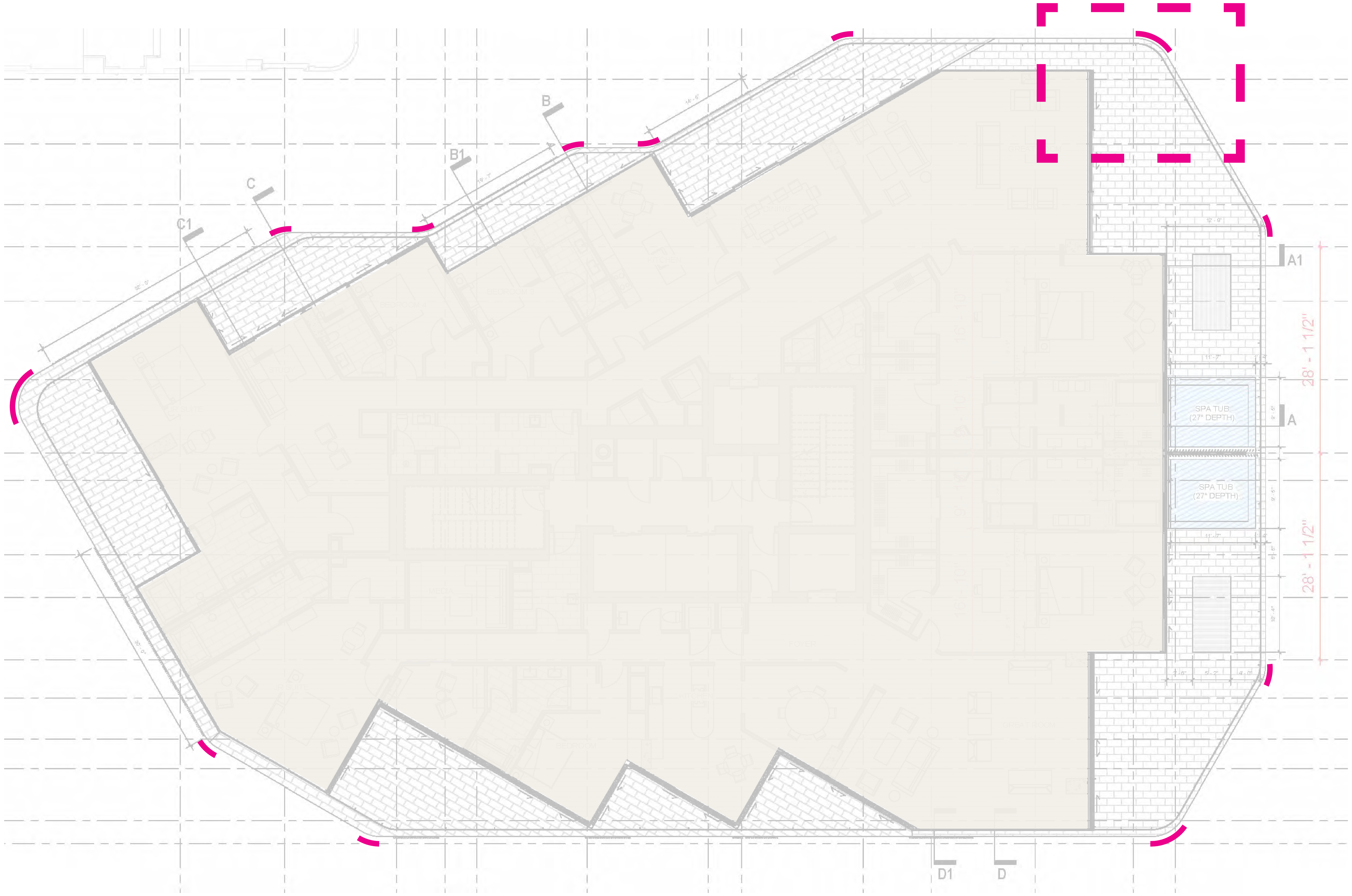


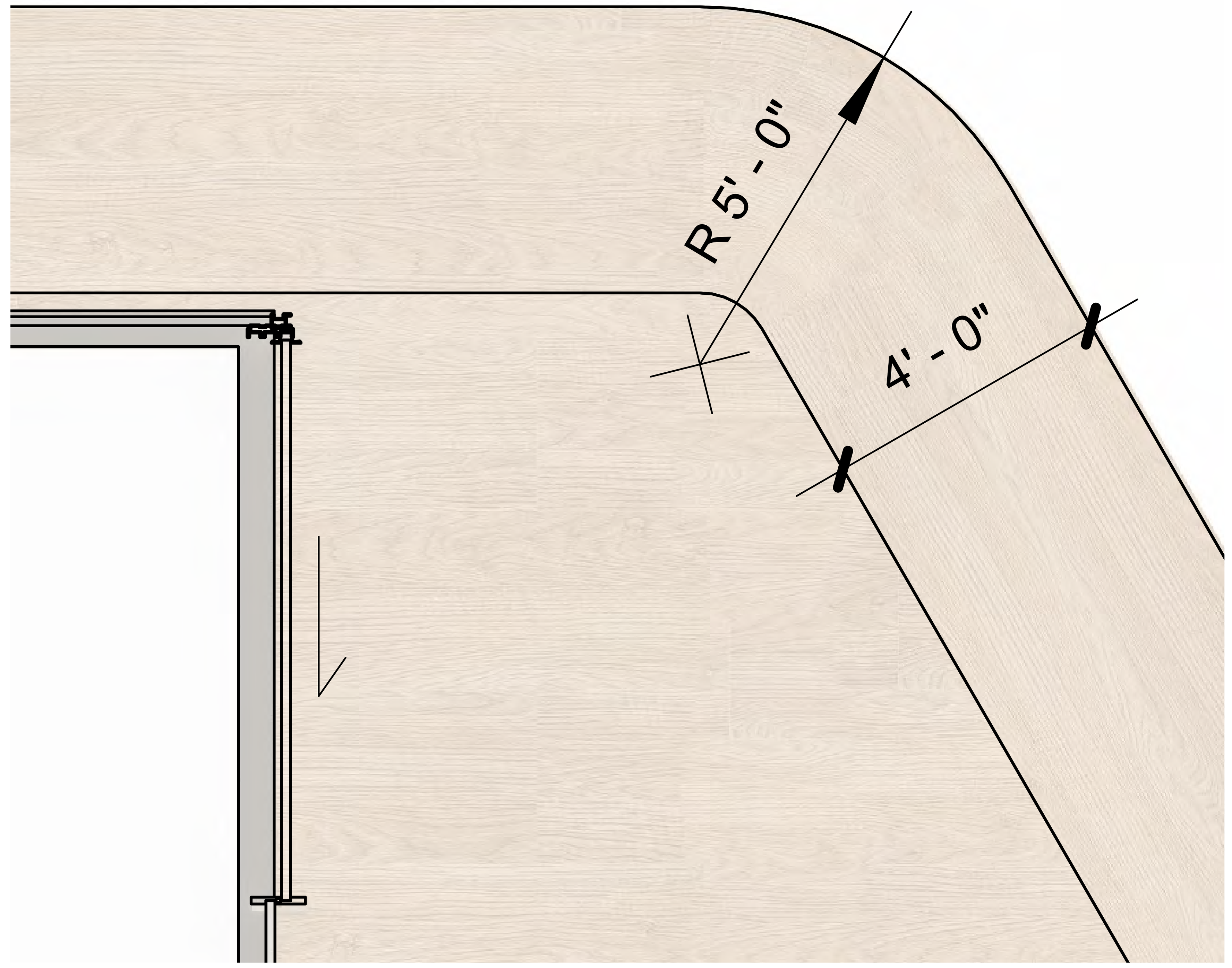
COLLINS AVENUE - PEDESTRIAN VIEW

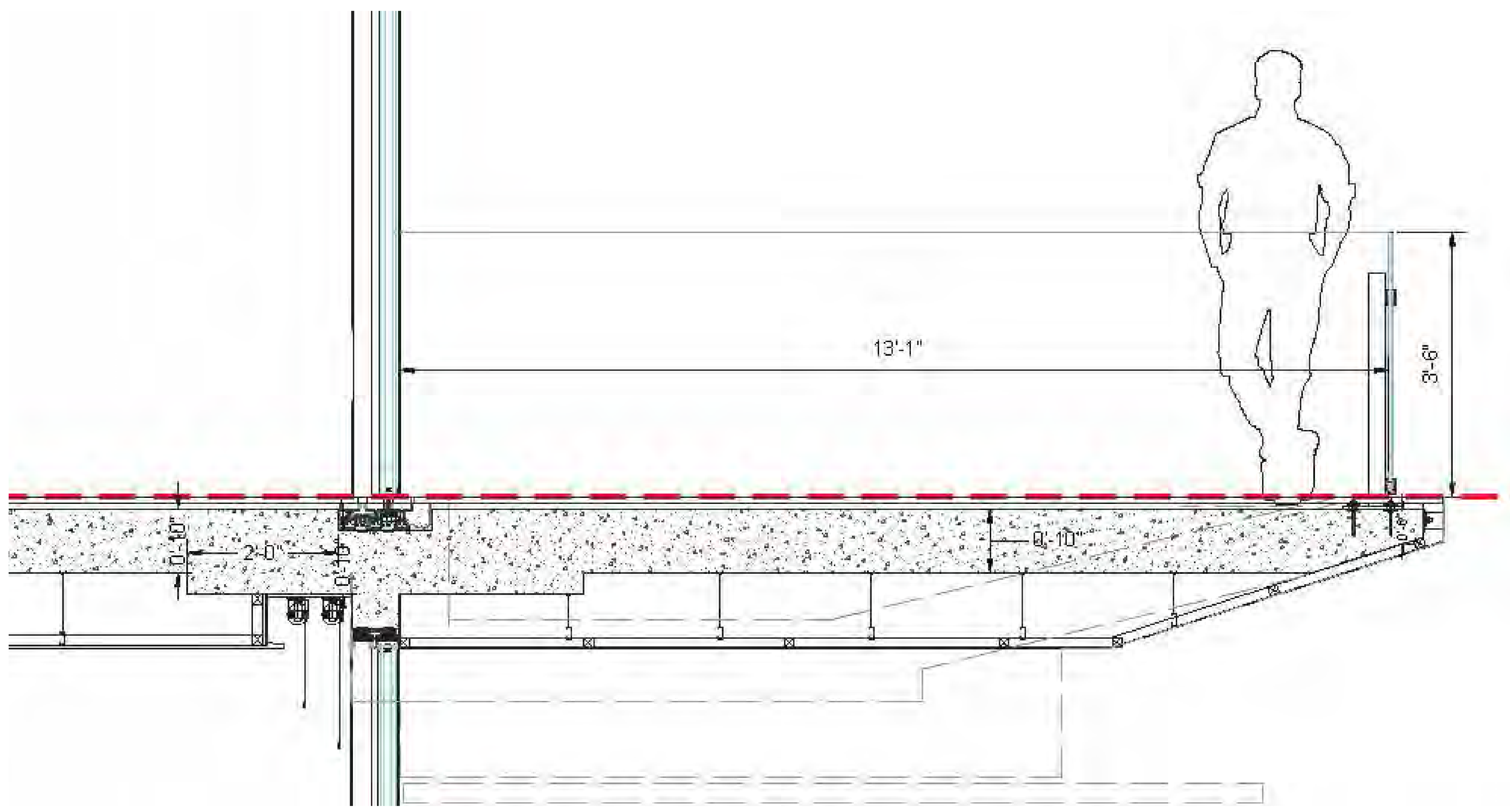
LOUVERS - SUN & LIGHT

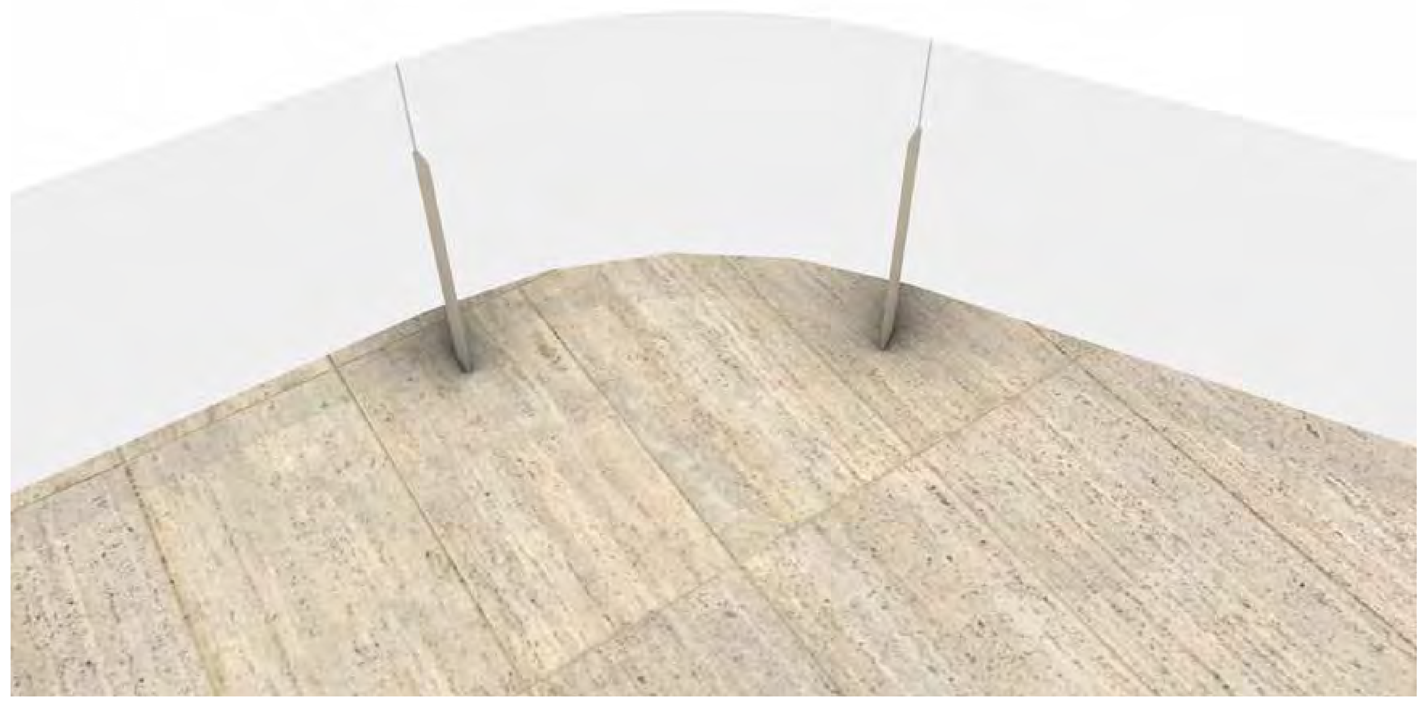


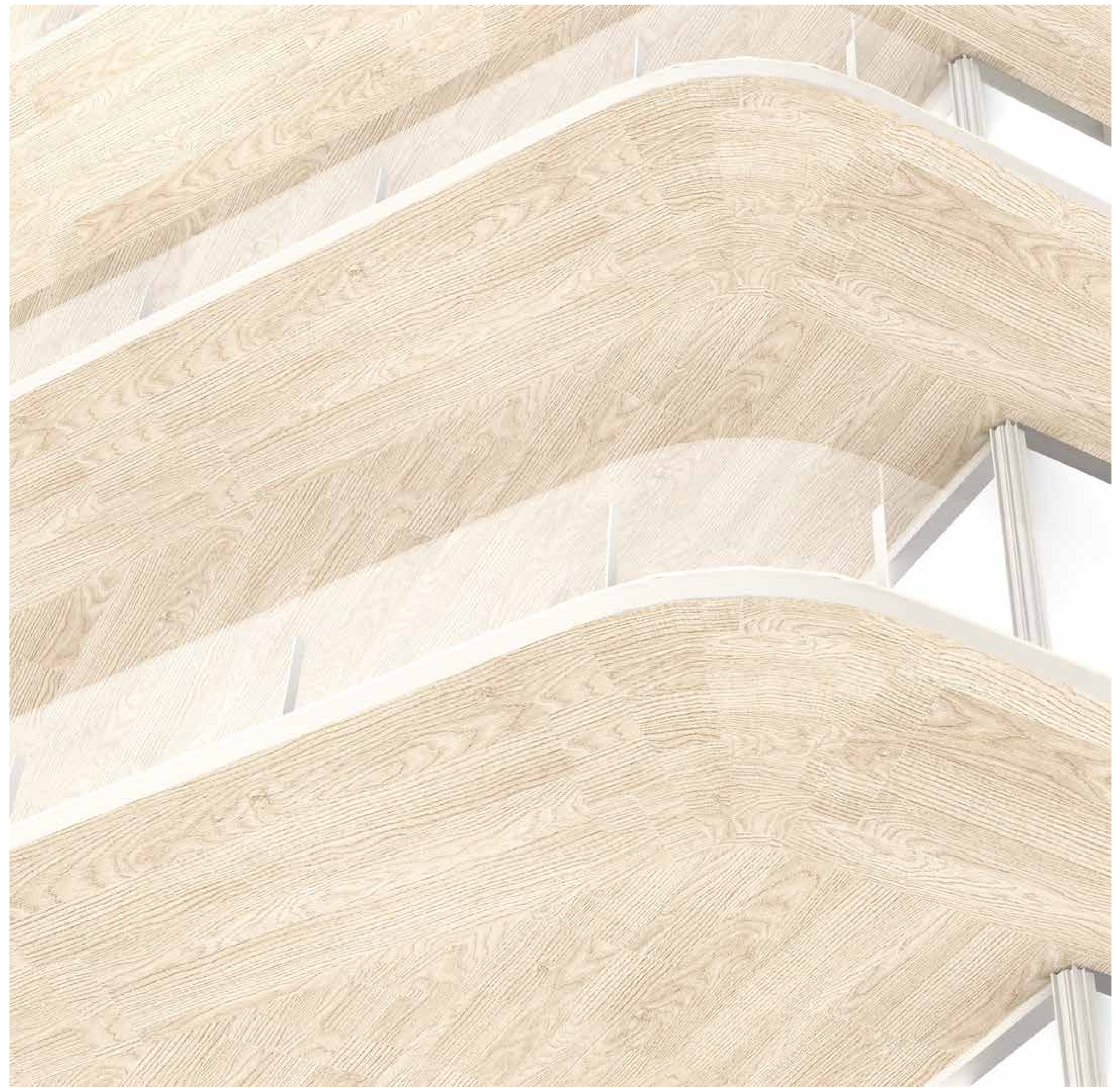
ART DECO LEGACY - RADIUS CORNERS



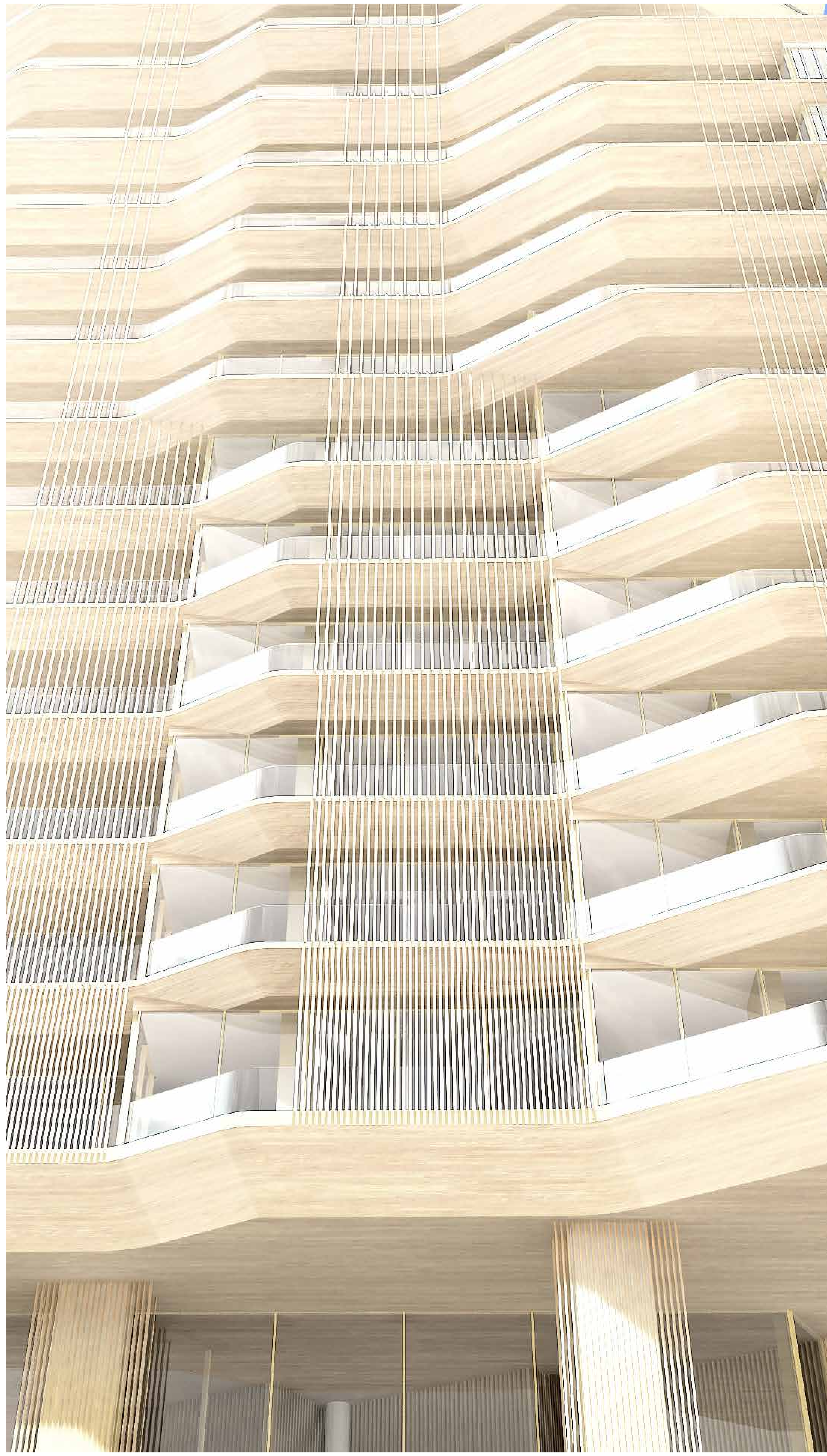








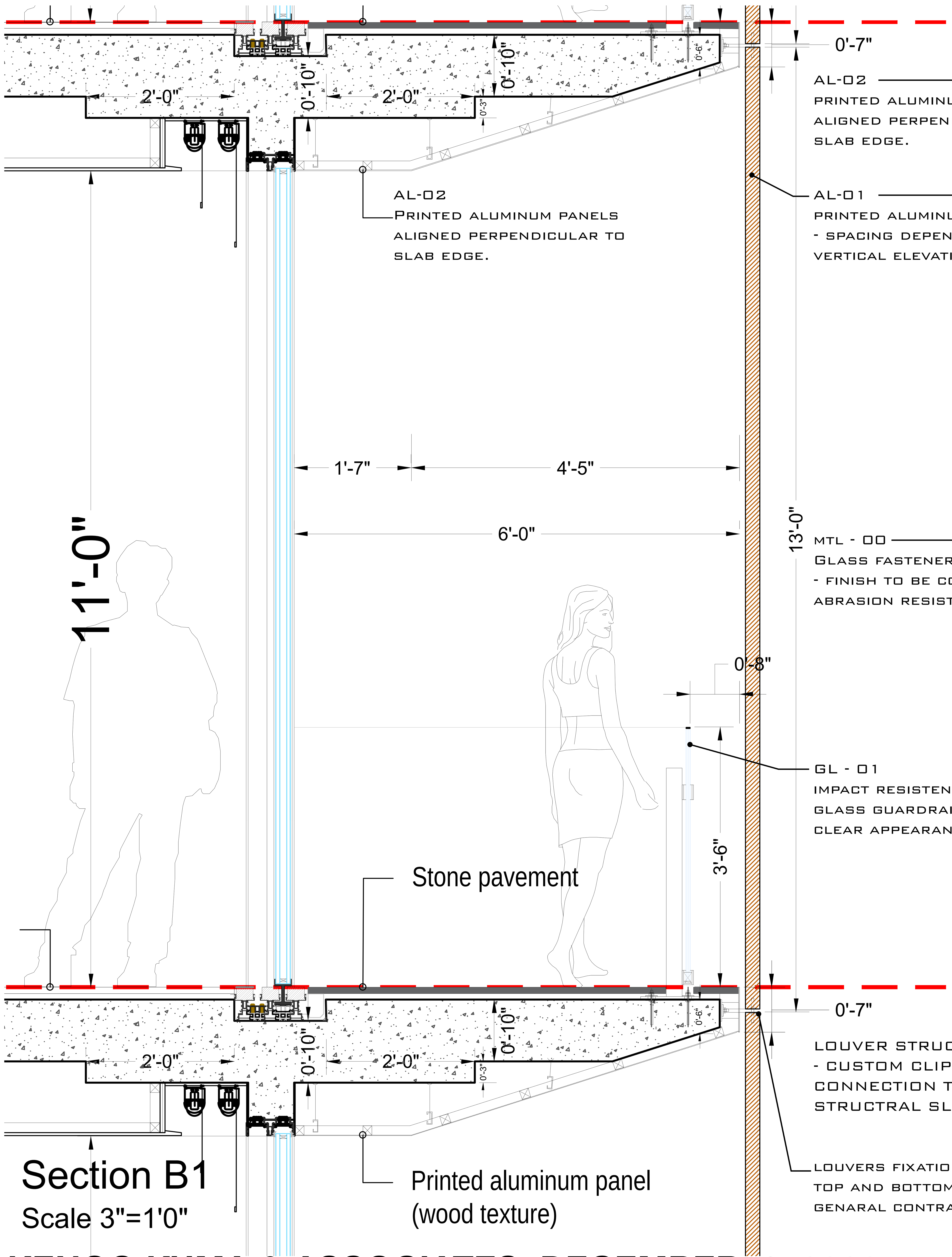
HONEY WHITE - RESILIENT MATERIALITY
WOOD PRINT ALUMINIUM



AERIAL PERSPECTIVE FROM SOUTH EAST

GLAZED FACADE - PACIFIC MIAMI VISTAS

LOUVERS - SUN & PRIVACY



AL-02
PRINTED ALUMINUM PANELS
ALIGNED PERPENDICULAR TO
SLAB EDGE.

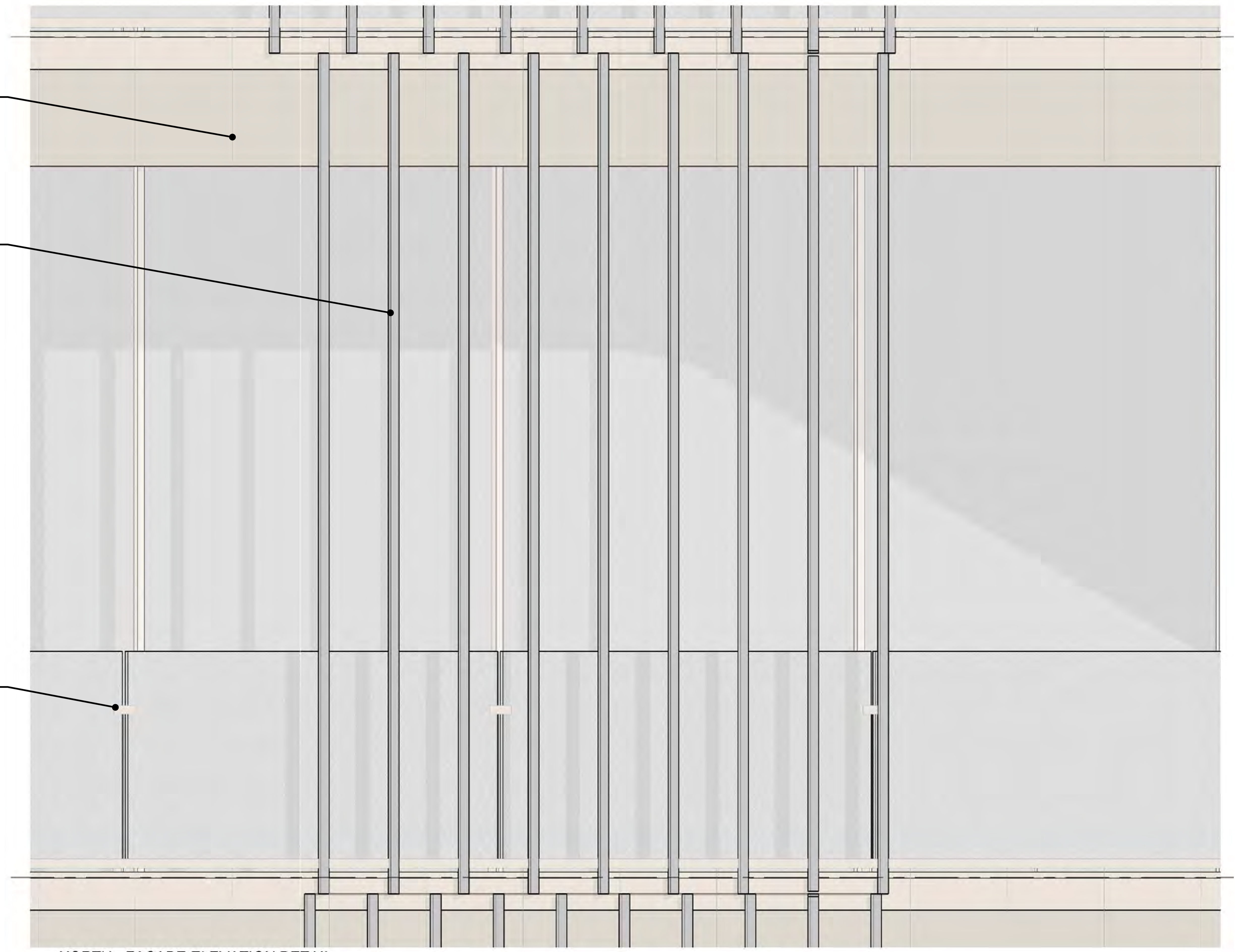
AL-01
PRINTED ALUMINUM LOUVER
- SPACING DEPENDENT ON
VERTICAL ELEVATION

MTL - 00
GLASS FASTENER
- FINISH TO BE CORROSIZE AND
ABRASION RESISTANT.

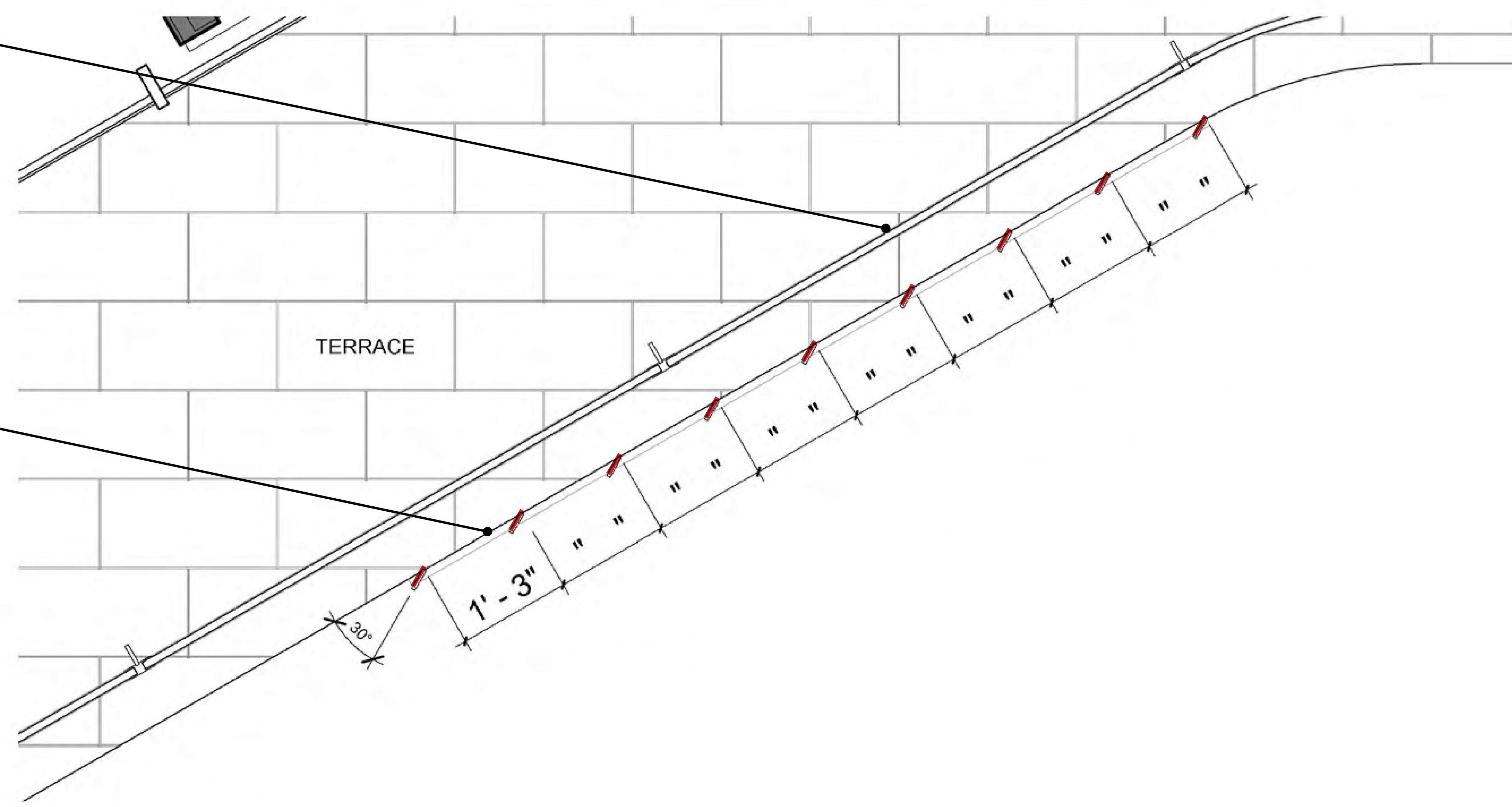
GL - 01
IMPACT RESISTENT TEMPERED
GLASS GUARDRAIL. CRYSTAL
CLEAR APPEARANCE.

LOUVER STRUCTURE
- CUSTOM CLIP RAIL
CONNECTION TO
STRUCTRAL SLAB

LOUVERS FIXATION TO FLAT BAR
TOP AND BOTTOM, TBC WITH
GENARAL CONTRACTOR



1 NORTH - FACADE ELEVATION DETAIL-
TERRACE
3/4" = 1'-0"



LOUVERS - LIGHT & VIEWS

Section C1
Scale 3"=1'0"

HEIGHT REDUCTION - COMPARISON

WEST ELEVATION
PREVIOUSLY PROPOSED

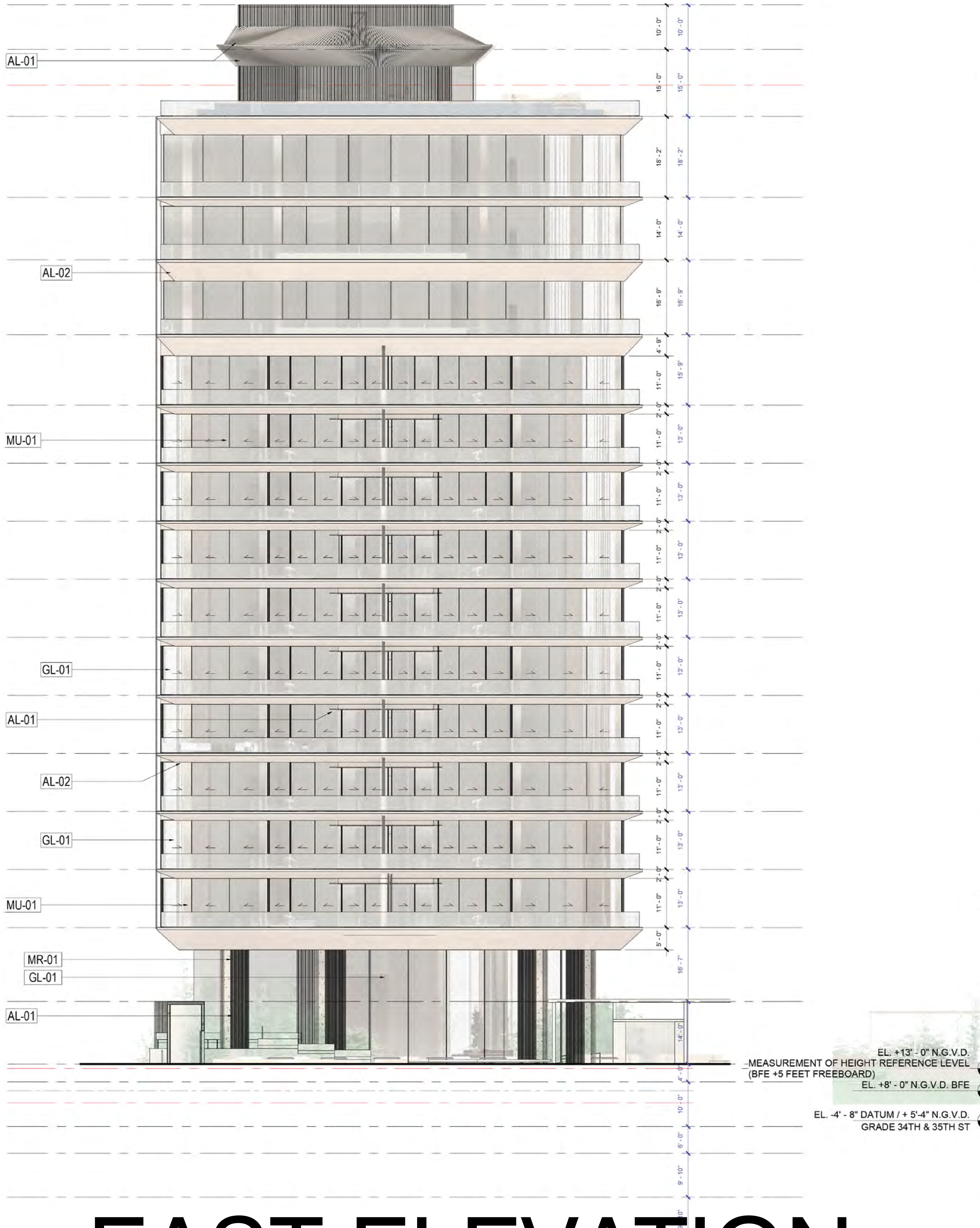
WEST ELEVATION
CURRENTLY PROPOSED

HEIGHT REDUCTION - COMPARISON

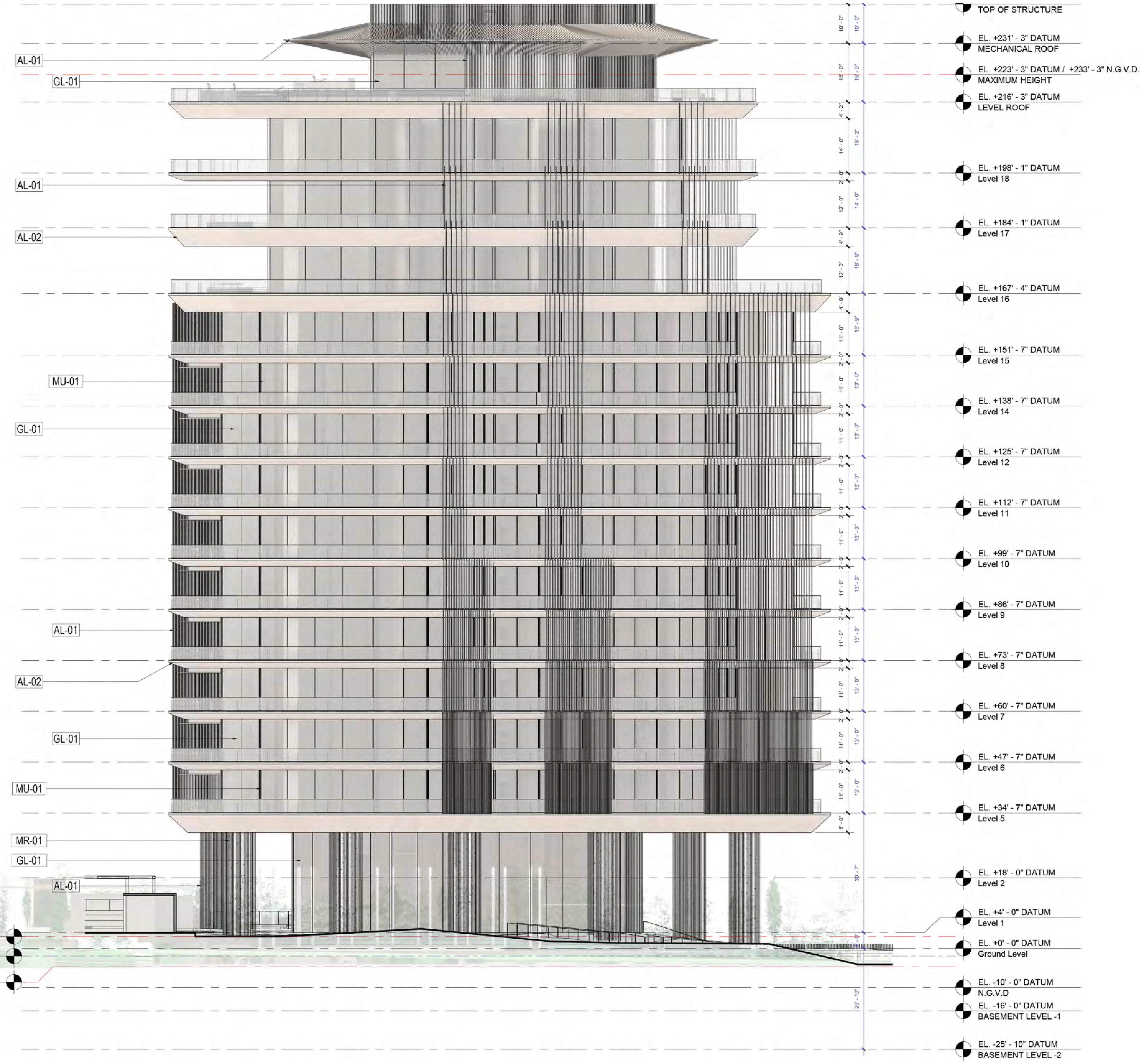
COLLINS AVE. VIEW
PREVIOUSLY PROPOSED

COLLINS AVE. VIEW
CURRENTLY PROPOSED

CURRENT ELEVATIONS

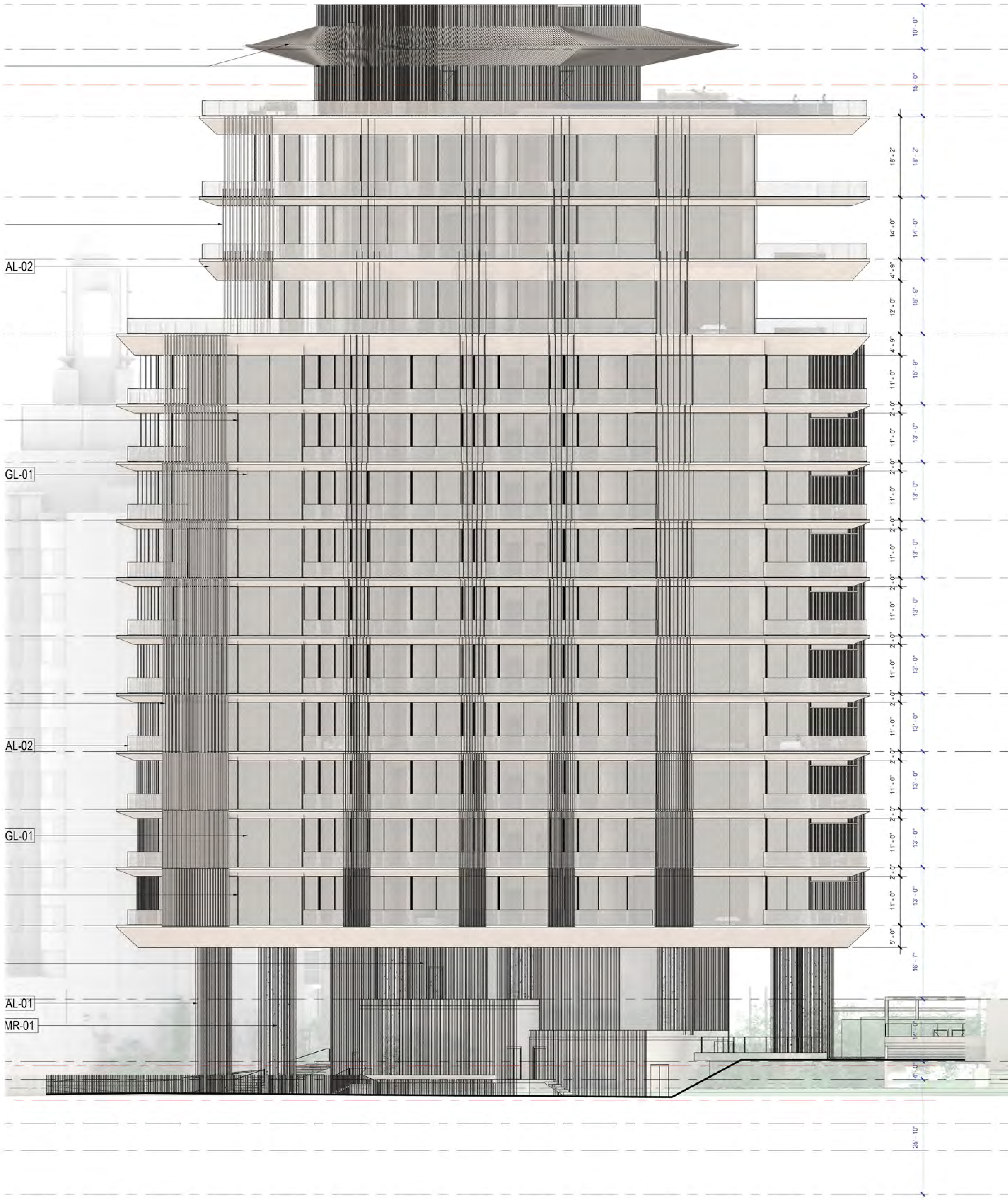


EAST ELEVATION

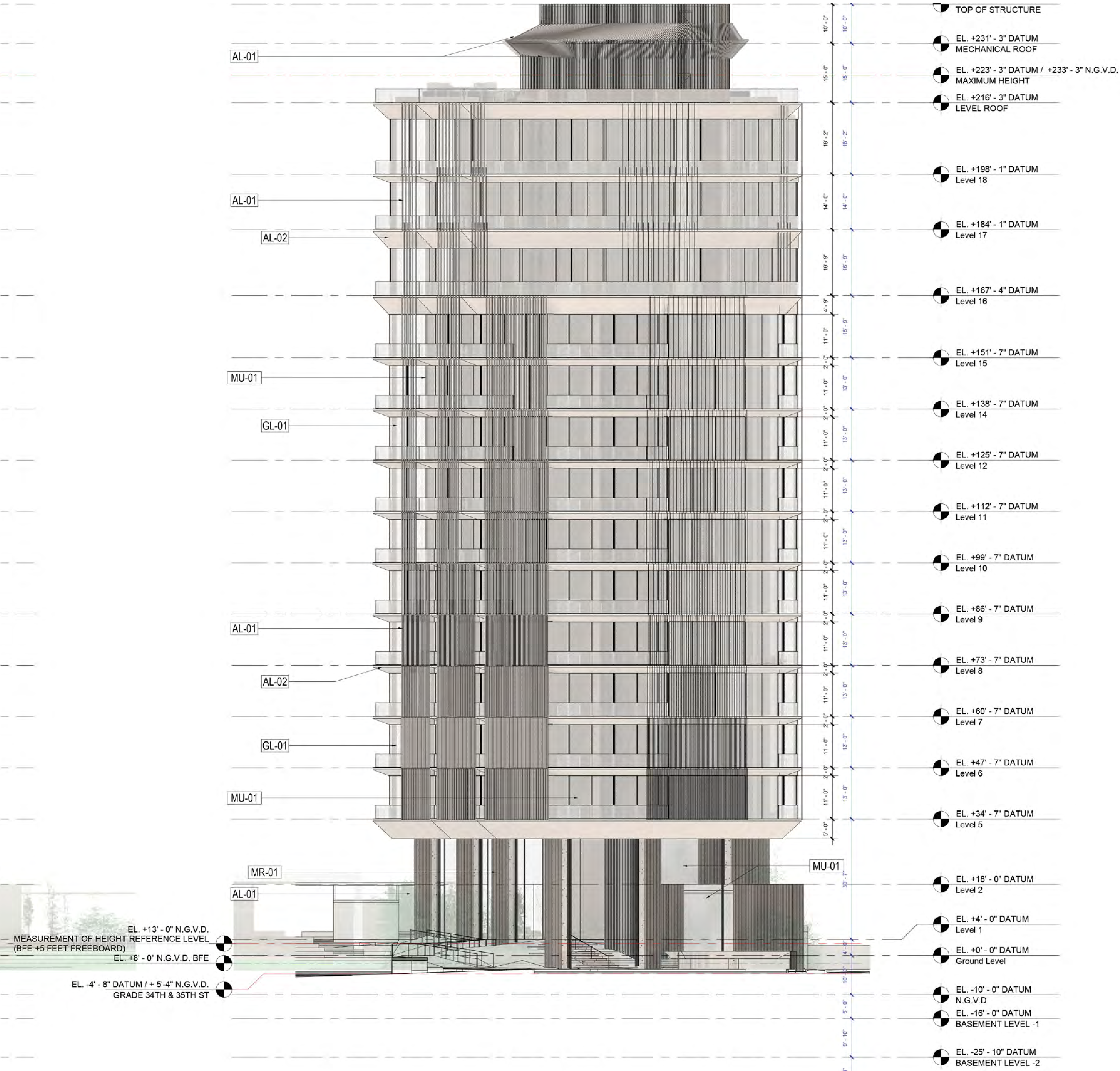


NORTH ELEVATION

CURRENT ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION


ĀMAN
THANK YOU
KKAA
KENGO KUMA & ASSOCIATES

PROPOSED

PROPOSED - GROUND LEVEL SITE PLAN

SCALE: 1/16" = 1'-0"

N

LEVEL 13 OMITTED

PROPOSED

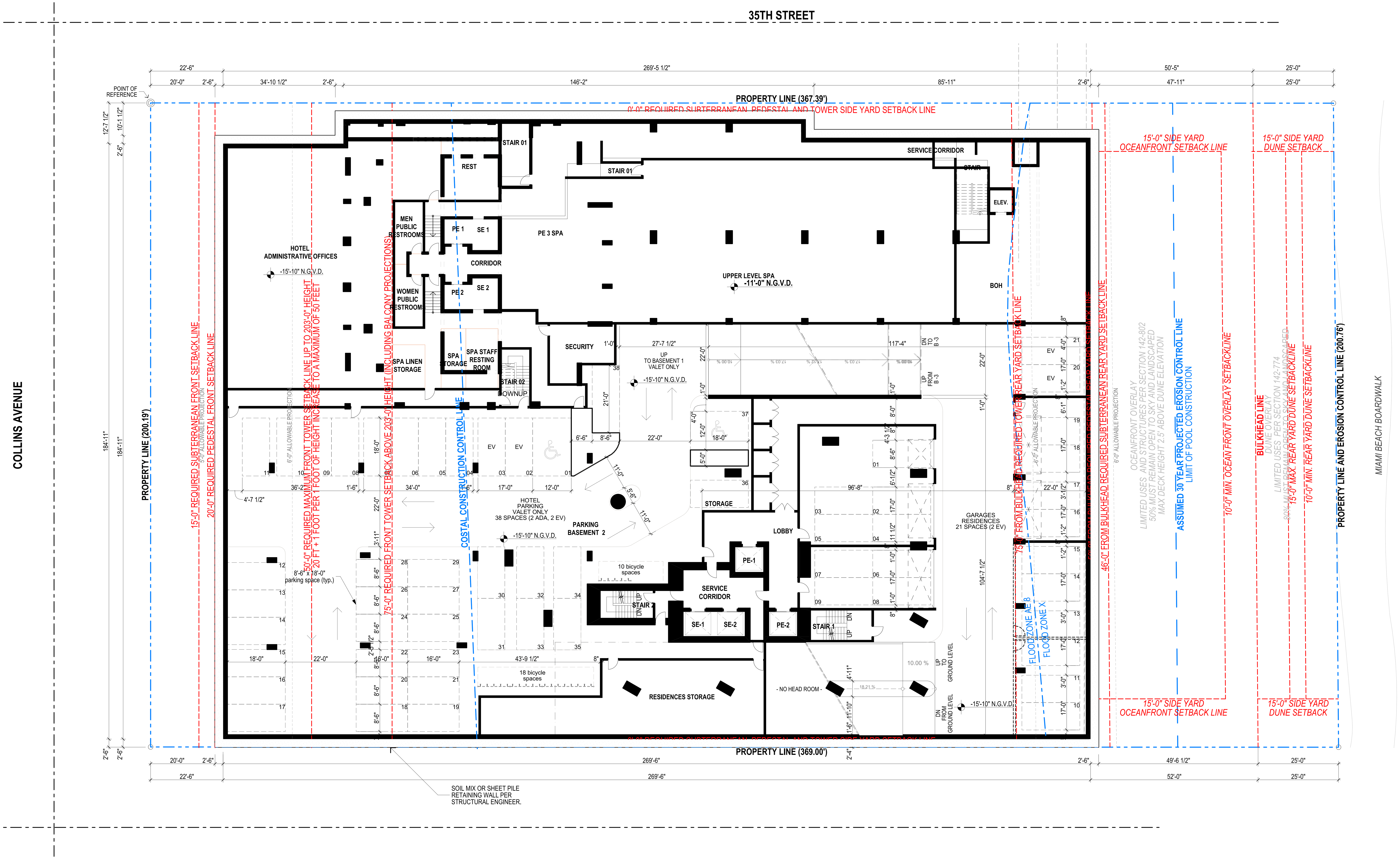
PROPOSED - BASEMENT LEVEL -3 FLOOR PLAN

SCALE: 1/16" = 1'-0"

N

LEVEL 13 OMITTED

PROPOSED

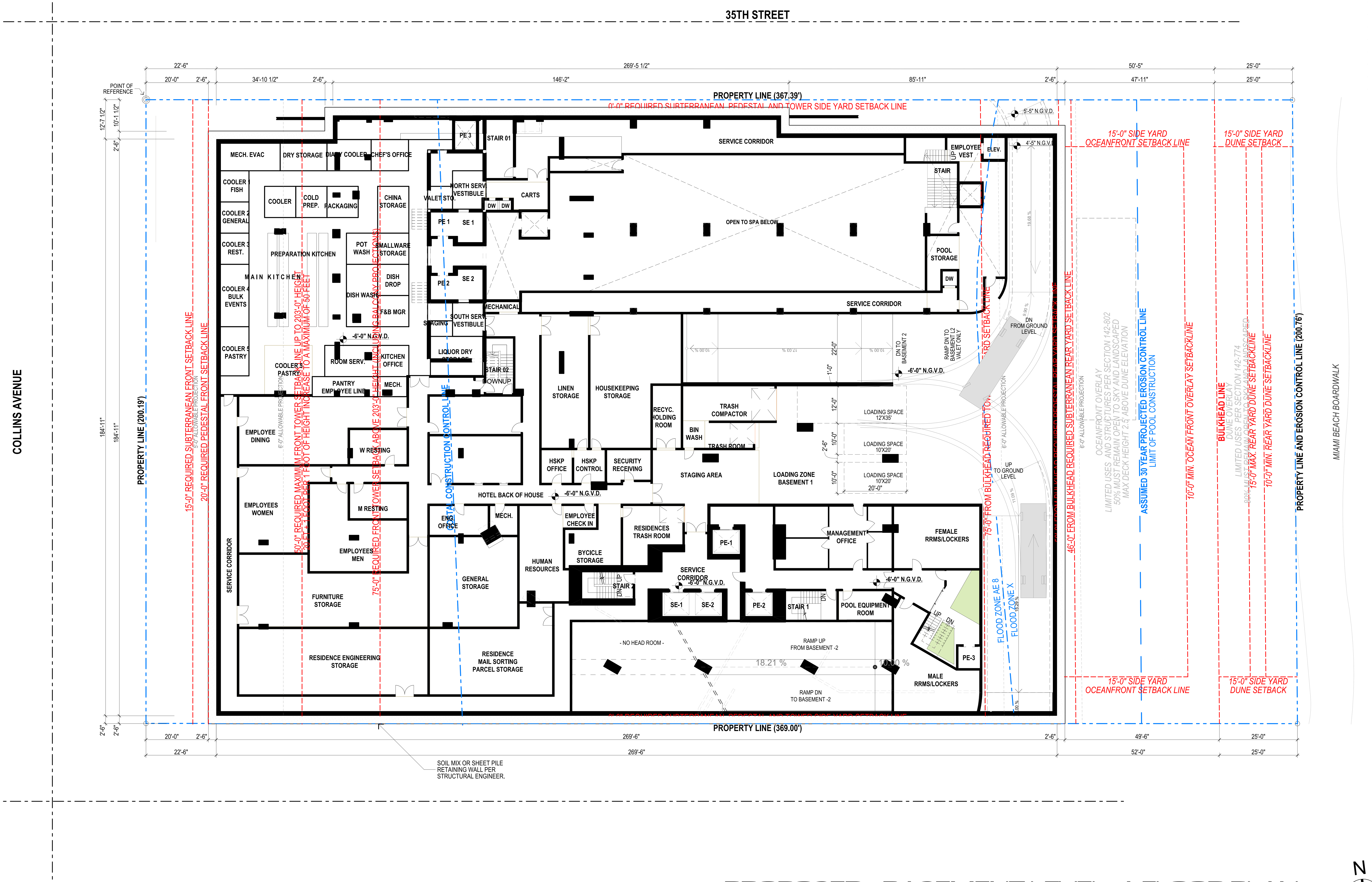


PROPOSED - BASEMENT LEVEL -2 FLOOR PLAN

SCALE: 1/16" = 1'-0"

N

LEVEL 13 OMITTED



PROPOSED - BASEMENT LEVEL -1 FLOOR PLAN

SCALE: 1/16" = 1'-0"

LEVEL 13 OMITTED

PROPOSED

PROPOSED - GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

LEVEL 13 OMITTED

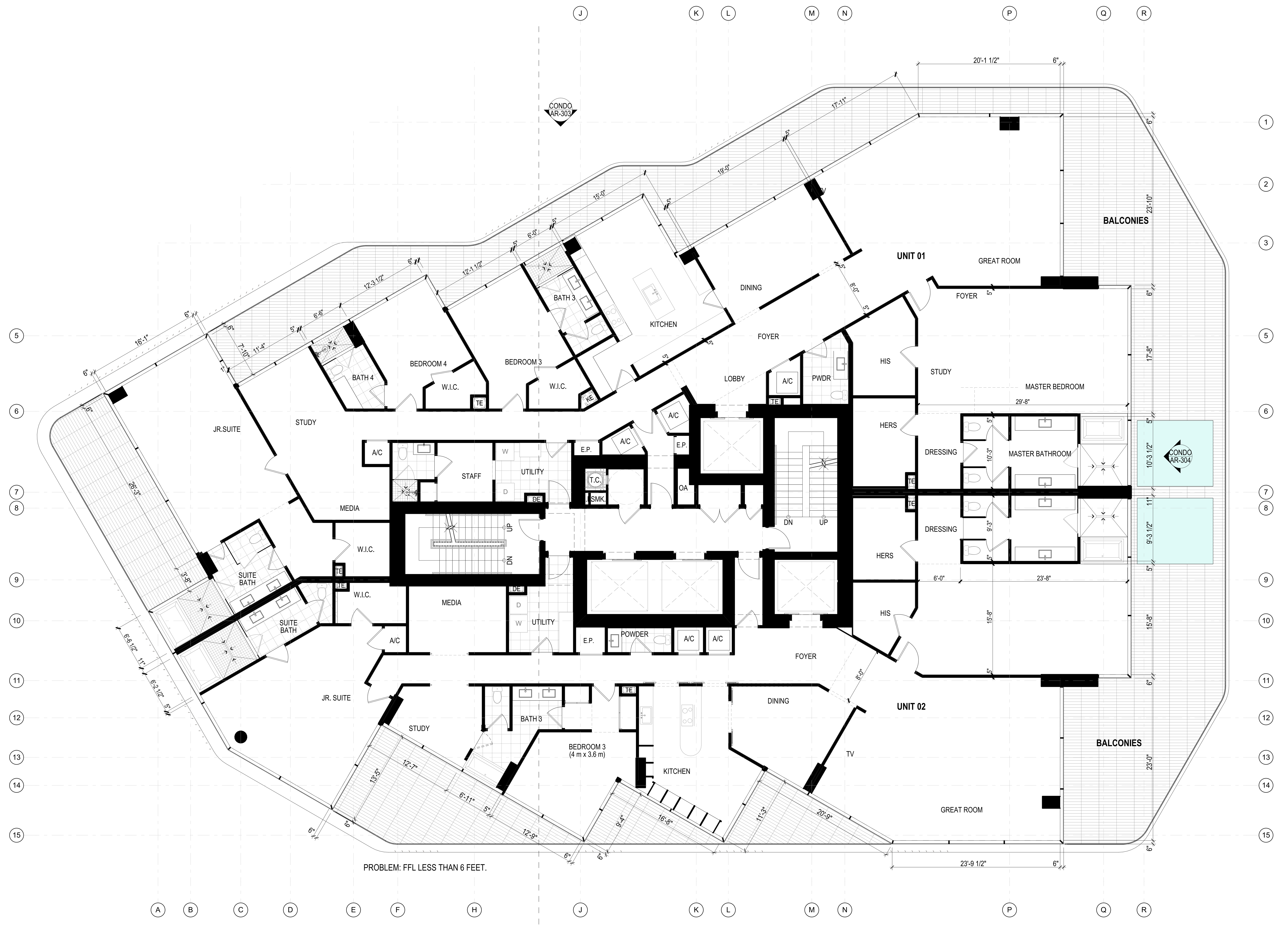
PROPOSED

PROPOSED - LEVELS 05 TO 11 FLOOR PLAN

SCALE: 1/8" = 1'-0"

N

LEVEL 13 OMITTED



PROPOSED - LEVELS 12 TO 15 FLOOR PLAN (1)

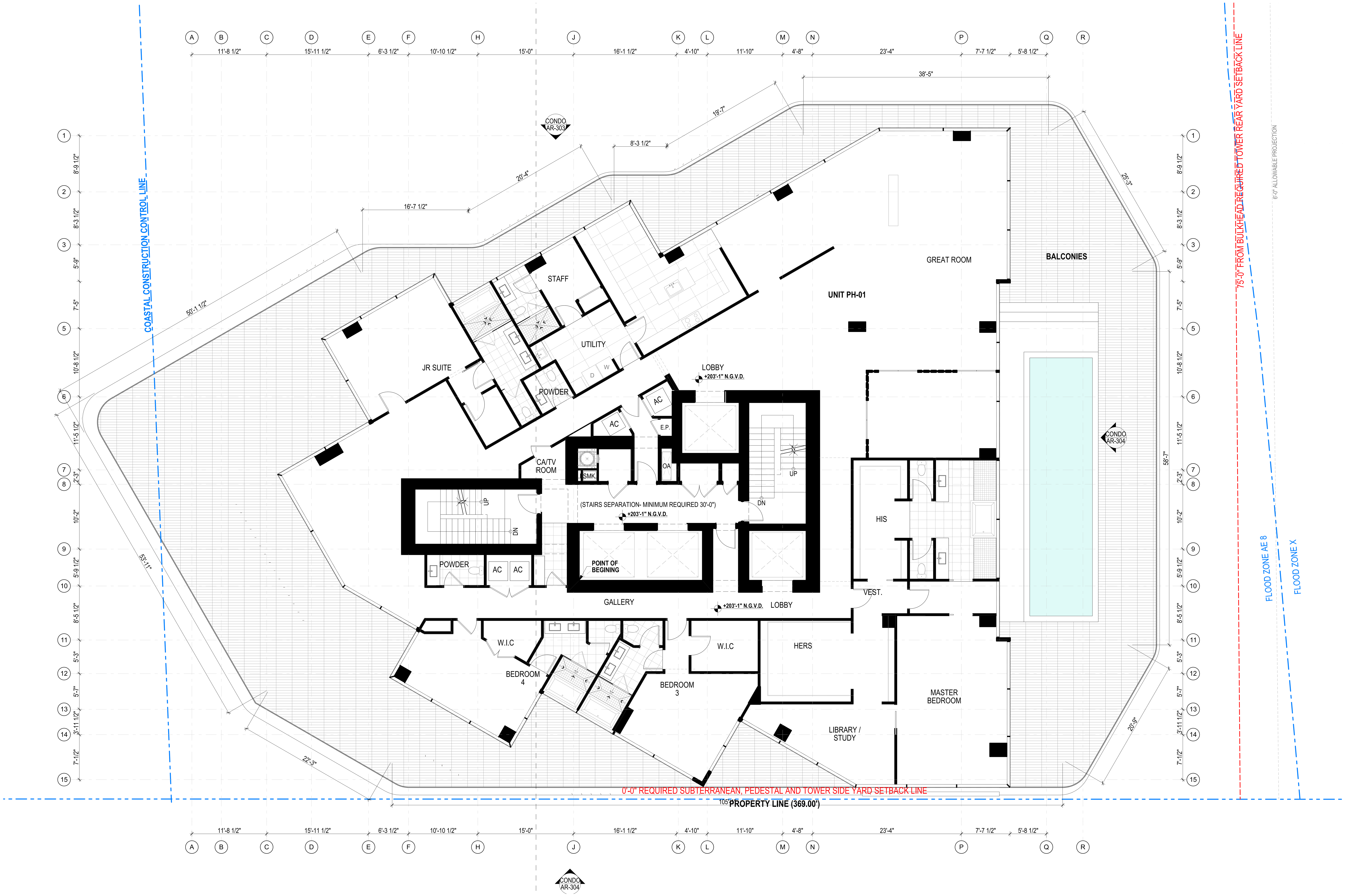
SCALE: 1/8" = 1'-0"

N

49

LEVEL 13 OMITTED

PROPOSED



PROPOSED - PENTHOUSE LEVEL 16 FLOOR PLAN

SCALE: 1/8" = 1'-0"

N

LEVEL 13 OMITTED

PROPOSED

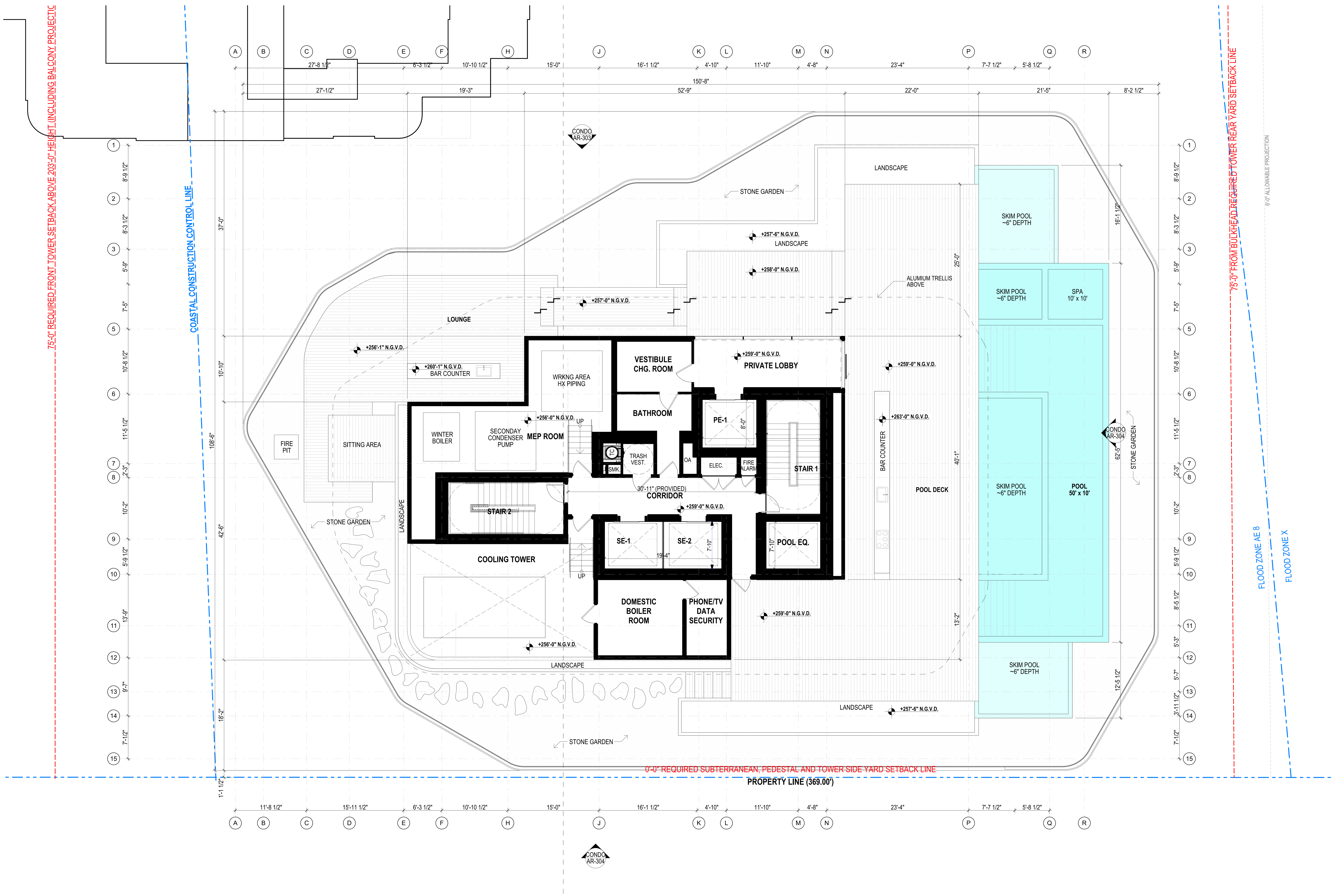
PROPOSED - PENTHOUSE LEVELS 17 & 18 FLOOR PLAN

SCALE: 1/8" = 1'-0"

N

LEVEL 13 OMITTED

PROPOSED

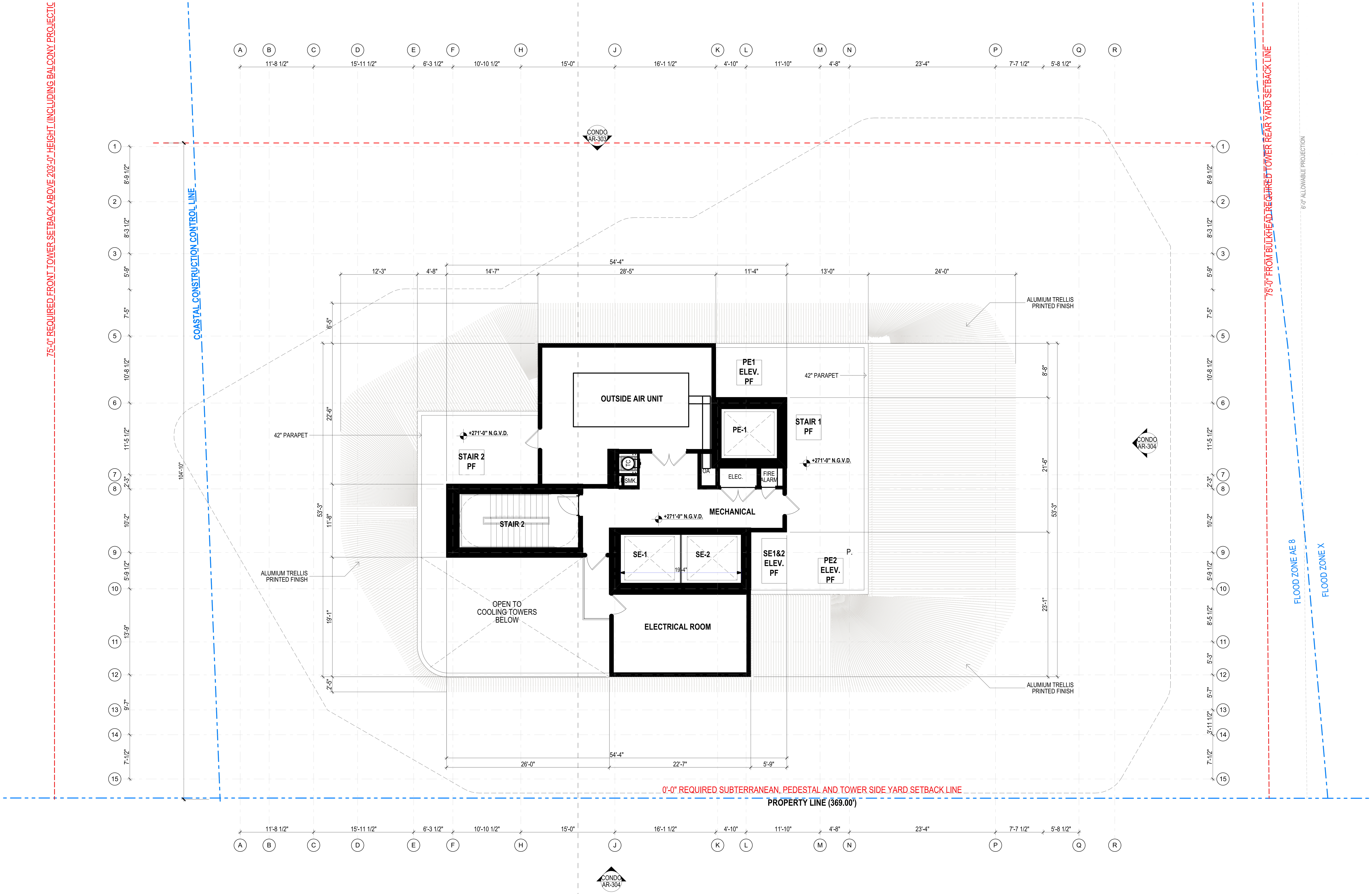


PROPOSED - ROOF DECK

SCALE: 1/8" = 1'-0"

LEVEL 13 OMITTED

PROPOSED



PROPOSED - MECHANICAL LEVEL

SCALE: 1/8" = 1'-0"

LEVEL 13 OMITTED


17 Street
Lincoln Road
City of Miami Beach