

Waldorf Astoria Residences

AI Visibility Report | 10/25/2026, 12:03:00 PM ET

Report c8fe3dee-ceac-4124-9c3d-a488b99f7669 | Report layout v61

Executive overview

Waldorf Astoria Residences was recognized by name in 2 of 2 completed direct answers in this run, and named in 3 of 15 completed local recommendation answers. Recognition by name coexists with limited visibility in the local questions tested.

- **Question fit:** The headline uses every completed local answer in the fixed question set. Question fit remains unestablished for Waterfront residences; omissions in these topics alone do not establish a positioning gap. These topics remain included.
- **Local visibility:** 3 local answers positively recommended it. It was absent from the completed answers for luxury developments, waterfront residences, amenities and services and design and architecture.
- **Competitors:** In the same local sample, One High Line appeared in 7 of 15 answers, 111 West 57th Street appeared in 6 of 15 answers and 80 Clarkson Street appeared in 6 of 15 answers.
- **Official links:** The supplied property website had a captured narrative/source link in 2 of 17 completed answers; this does not establish which sources the models used.
- **Website review:** Direct website inspection covered 6 of 6 sampled pages; findings apply to that sample.
- **Facts to review:** ChatGPT's branded-residence recommendation links to Tripadvisor and Own Luxury Homes rather than the residential website. The inspected Own Luxury Homes LLC page publishes specialist-matching forms and brokerage-network claims; its appointment is unverified. Google AI Mode's direct answer, by contrast, explicitly routes readers to waldorftowers.nyc.
- **Priorities:** Verify ownership and identifiers for the captured cards; coordinate hotel and residence labels, address roles and sales links. Retest for a clearly residential inquiry destination without assuming profiles should merge. Observed recommendations include branded residences (Gemini, #1).
- **Coverage:** 1 unavailable answers are excluded; these gaps limit the comparison.

Verified property information

Detail	Official information
Property	Waldorf Astoria Residences
Property type	Condo Development
Location	New York
Addresses and roles	Sales gallery: 303 Park Avenue, New York, NY; Role not established: 305 Park Avenue
Search market (questions)	New York, NY
Property website reviewed	https://www.waldorftowers.nyc

Your property at a glance

Waldorf Astoria Residences was named in 3 of 15 completed local answers.

17 completed answers; 1 unavailable



Direct recognition

Named when asked about the property



Local appearances

Named without the property in the question



Official website links

Captured narrative/source links; cards separate*

Waldorf Astoria Residences in local answers

ChatGPT **1 of 5**

Gemini **1 of 5**

Google AI Mode **1 of 5**

Local recommendation results

3 positive recommendations across the 15 completed local answers.

Other properties named most often

One High Line **7 of 15**

111 West 57th Street **6 of 15**

80 Clarkson Street **6 of 15**

50 West 66th Street **5 of 15**

Aman New York Residences **4 of 15**

One count per property per answer, including passing mentions. Counts show this run only, not market share or recommendation rank.

*Captured narrative/source links only (card destinations counted separately): ChatGPT 0 of 5; Gemini 1 of 6; Google AI Mode 1 of 6. Recognition and appearance counts do not establish factual accuracy.

Visibility in the answers

Local question	ChatGPT	Gemini	Google AI Mode
Luxury developments	Not named	Not named	Not named
Waterfront residences	Not named	Not named	Not named
Branded residences	Named (#3)	Named (#1)	Named
Amenities and services	Not named	Not named	Not named
Design and architecture	Not named	Not named	Not named

Parenthesized # values are explicit positions within individual answers, not an overall ranking.

Question fit and comparison

The headline uses every completed local answer in the fixed question set. Question fit remains unestablished for Waterfront residences; omissions in these topics alone do not establish a positioning gap. These topics remain included.

Findings and actions

1 Residential recommendations select inconsistent hotel and residence identities

Issue: Google AI Mode recommends the residences but pairs them with hotel entity /m/02gyzc: 301 Park Ave, 5-star hotel, 4.4 rating and 2,100 reviews, linking to waldorfastorianewyork.com. ChatGPT instead displays a residence-named card at 303 Park Ave with zero reviews. The official site also refers its address link to a hotel-named map destination.

Priority: High · Owner: Marketing leadership and local listings team

Evidence

- **Google AI Mode · Branded residences card:** The Waldorf Astoria Residences · 5-star hotel · 301 Park Ave, New York, NY 10022 · Rating: 4.4 · Reviews: 2100 · Website: https://www.waldorfastorianewyork.com/?SEO_id=GMB-AMER-WA-NYCWAWA · Destination: <https://maps.google.com/?cid=9132406925200971790> · Listing identifier: /m/02gyzc
- **ChatGPT · Branded residences card:** Waldorf Astoria Residences New York · 303 Park Ave, New York, NY 10022, United States · Reviews: 0
- **Official website:** Destination: https://www.google.com/maps/place/Waldorf+Astoria+New+York/@40.7562996,-73.9728268,15z/data=!4m2!3m1!1s0x0:0x7ebcd3b680ebd80e?sa=X&ved=2ahUKewiRkKiyIpPnAhXQGs0KHbNQBzwQ_BlwEnoECA8QCA; Linked from: <https://www.waldorftowers.nyc/>; Label: 303 Park Avenue;

Recommended action

Verify ownership and identifiers for the captured cards; coordinate hotel and residence labels, address roles and sales links. Retest for a clearly residential inquiry destination without assuming profiles should merge.

2 A captured subject source incorrectly combines Hilton with the developer role

Issue: Markets of Tomorrow, linked in Gemini's direct answer, names "Dajia Insurance Group, Hilton" as the residences' developer. Official legal copy explicitly states that Hilton does not own, develop or sell the residences. This is a published role conflict, not a developer attribution made in Gemini's answer body.

Priority: High · Owner: Developer communications and public relations

Evidence

- **Inspected source: Waldorf Astoria Residences New York, New York City | Markets of Tomorrow:** Who is developing Waldorf Astoria Residences New York? Dajia Insurance Group, Hilton is the developer behind Waldorf Astoria Residences New York.
- **Official source: waldorftowers.nyc:** The residences are not owned, developed, or sold by Hilton

- **Gemini · Property recognition link - Question: What can you tell me about Waldorf Astoria Residences in New York, NY?:** Waldorf Astoria Residences New York, New York City
<https://www.oftmw.com/projects/waldorf-astoria-residences-new-york/>

Recommended action

Request correction from Markets of Tomorrow using approved developer, sponsor and brand-license wording; verify its developer field and FAQ no longer identify Hilton as developer.

3 Subject recommendations expose travel and specialist-referral routes

Issue: ChatGPT's branded-residence recommendation links to Tripadvisor and Own Luxury Homes rather than the residential website. The inspected Own Luxury Homes LLC page publishes specialist-matching forms and brokerage-network claims; its appointment is unverified. Google AI Mode's direct answer, by contrast, explicitly routes readers to waldorftowers.nyc.

Priority: Medium · Owner: Digital marketing and appointed sales team

Evidence

- **ChatGPT · Branded residences link - Question: Which new branded luxury condo residences in New York, NY would you recommend to a buyer?:** Waldorf Astoria Residences New York
https://www.tripadvisor.com/Hotel_Review-g60763-d22953586-Reviews-Waldorf_Astoria_Residences_New_York-New_York_City_New_York.html?m=69767
- **ChatGPT · Branded residences link - Question: Which new branded luxury condo residences in New York, NY would you recommend to a buyer?:** New York City Branded Residences
<https://www.ownluxuryhomes.com/markets/branded-residences/guide/new-york-branded-residences>
- **Inspected source: New York City Branded Residences | Own Luxury Homes®:** Tell us your market, property type, price range, and whether you're buying or selling, and we'll match you with a specialist whose proven closing history fits your exact needs.
- **Inspected source: New York City Branded Residences | Own Luxury Homes®:** Own Luxury Homes LLC, Florida Real Estate Brokerage License: CQ1072948
- **Google AI Mode · Property recognition - Question: What can you tell me about Waldorf Astoria Residences in New York, NY?:** You can explore floor plans, availability, and design details directly on the [Waldorf Astoria Residences New York Official Website](#).
- **Official source: waldorftowers.nyc:** Waldorf Astoria New York Residential Gallery 303 Park Avenue, New York, NY (212) 872-1200

Recommended action

Review these destinations with sales partners, verify any relationships, and distribute the official residential contact route. Confirm residence-focused referral pages clearly identify their operator and inquiry role.

4 Strong branded recognition does not extend to relevant lifestyle and design discovery

Issue: The residences earn Gemini's explicit #1 branded recommendation, yet are absent from the collected general-luxury, amenities and design shortlists across all three systems. Those answers name alternatives including One High Line, One Wall Street and the Flatiron conversion. Official pages already substantiate private amenities, hotel services and Deniot's Art Deco interiors; waterfront fit remains unestablished.

Priority: Medium · Owner: Marketing leadership, content and public relations

Evidence

- **Gemini · Branded residences - Question: Which new branded luxury condo residences in New York, NY would you recommend to a buyer? - Captured heading: 1. Waldorf Astoria Residences New York (Park Avenue): ### 1. Waldorf Astoria Residences New York (Park Avenue)**
- **Gemini · Luxury developments - Question: Which new luxury condo developments in New York, NY would you recommend to a buyer? - Captured heading: 1. For Architectural Prestige & Downtown Cool: One High Line (Chelsea): ### 1. For Architectural Prestige & Downtown Cool: One High Line (Chelsea)**
- **ChatGPT · Amenities and services - Question: Which new luxury condo developments in New York, NY offer the strongest resident amenities and services? - Captured heading: 1. One Wall Street: ## 1. One Wall Street Financial District · Best overall amenity ecosystem One of the most comprehensive choices for someone who wants a private-club lifestyle without leaving the building.**
- **ChatGPT · Design and architecture - Question: Which new luxury condo developments in New York, NY would you recommend for their design and architecture? - Captured heading: 2. The Flatiron Building: ## 2. The Flatiron Building Flatiron District · Landmark architecture Best for historic architectural prestige.**
- **Official source: waldorftowers.nyc:** Waldorf Astoria Residences New York offers over 50,000 square feet of private residential amenities and programming paired with the impeccable services of the world's most iconic hotel.
- **Official source: waldorftowers.nyc:** Inspired by the hotel's classic grandeur, internationally acclaimed designer Jean-Louis Deniot has created residences that balance modern comfort with Art Deco opulence; blending the old and the new; the European and the American; the grand and the intimate.

Recommended action

Maintain branded positioning; review existing amenities, residences and history pages for clearer discovery summaries. Prioritize private-service, wellness and historic-conversion outreach, then check those same non-waterfront topics for subject inclusion.

5 Clarify multilingual address and telephone roles before correcting AI

Issue: The English contact page labels the Residential Gallery at 303 Park Avenue with (212) 872-1200; the Spanish homepage publishes 305 Park Avenue and (212) 872-1226 without equivalent role clarification. Gemini's branded answer uses 305 Park Avenue. Because that address is first-party published, it is not established as an AI error.

Priority: Medium · Owner: Sales operations, web content and multilingual marketing

Evidence

- **Official source: waldorftowers.nyc:** Waldorf Astoria New York Residential Gallery 303 Park Avenue, New York, NY (212) 872-1200
- **Official source: waldorftowers.nyc:** FORMULARIO (212) 872-1226 305 Park Avenue

- **Gemini · Branded residences - Question: Which new branded luxury condo residences in New York, NY would you recommend to a buyer? - Captured heading: Location:: Location: 305 Park Avenue (Midtown East)**

Recommended action

Confirm whether 303/305 and both telephone numbers represent current distinct roles or legacy information. Label valid roles consistently across languages and verify the published contact details after updating.

6

Resolve the published 372-versus-375 residential inventory discrepancy

Issue: Gemini describes roughly 375 private condominiums; Google AI Mode states 372. Public reporting also differs: Robb Report's February 14, 2025 article states 375 condominiums, while Hotel Business's July 16, 2025 reopening report states 372 residences alongside 375 hotel guestrooms. The inspected official pages do not settle the residential count.

Priority: Medium · Owner: Developer communications and sales content

Evidence

- **Gemini · Property recognition - Question: What can you tell me about Waldorf Astoria Residences in New York, NY? - Captured heading: Scale::** The building houses roughly **375 private condominium residences**
- **Google AI Mode · Property recognition - Question: What can you tell me about Waldorf Astoria Residences in New York, NY?:** Features 372 private condominium residences ranging from studios to four-bedrooms and expansive penthouses
- **Retrieved public source:** Spearheaded by architecture firm Skidmore, Owings & Merrill, the landmark project features 375 condominiums, set atop the reimaged 375-key hotel.
- **Retrieved public source:** Following the hotel's transformation from a 1,400-room hotel to 375 hotel guestrooms and 372 residences

Recommended action

Confirm the current residential count and any historical scope change. Review existing availability and project-information pages, publish a dated clarification, and request corrections from sources using an obsolete count.

Scope and method

This is one collected observation per question and answer system. Full answers, page checks, source excerpts and collection details are in the accompanying evidence PDF.

Technical website overview

Check	Status	Result / exception
Page access	Pass	6 of 6 sampled pages inspected.
Index / noindex	Pass	No noindex restriction detected on 6 inspected pages.
Follow / nofollow	Pass	No nofollow restriction detected on 6 inspected pages.
Title tags	Pass	Present and distinct on 6 of 6 inspected pages.
Meta descriptions	Review	Repeated across /, /es/
Structured data / schema	Review	0 of 6 inspected pages contain markup. No JSON-LD blocks to validate. No markup detected: /, /en/residences/, /en/amenities/, /en/history/, /en/register/, /es/.
Canonical URLs	Review	/es/: https://www.waldorftowers.nyc/en/
Search crawler rules	Pass	robots.txt retrieved (HTTP 200). Homepage rules: Googlebot: Allowed; Bingbot: Allowed; OAI-SearchBot: Allowed
llms.txt	Present	Retrieved; automated checks found no staging or content-guide issues. Factual wording is assessed separately in the findings.
Sitemaps	Review	/en/sitemap.rss: unexpected content

Sampled pages only. Crawl permission does not establish indexing; schema syntax does not verify property facts.

Official links by surface

Narrative/source links: ChatGPT 0 of 5; Gemini 1 of 6; Google AI Mode 1 of 6. Card destinations are counted separately.

Answer system	Narrative / source links	Subject card destinations
ChatGPT	0 of 5	0 of 5
Gemini	1 of 6	0 of 6
Google AI Mode	1 of 6	0 of 6

A captured card URL is a route shown with an answer, not a verified inquiry journey. Displayed domains without URLs, prose citations and inspected inquiry pages are distinct evidence. External broker or brand destinations are not automatically lost demand.

Where property-related links lead

Each row pairs a captured citation with the passage containing it. The quotation is an AI statement, not a verified claim from the linked website.

71 additional destinations concern comparisons or have unconfirmed property association; listed in the evidence.

Branded residences

Which new branded luxury condo residences in New York, NY would you recommend to a buyer?

AI / exact question	Linked destination	Quoted answer passage
ChatGPT Which new branded luxury condo residences in New York, NY would you recommend to a buyer?	ownluxuryhomes.com/markets/branded-residences/guide/new-york-branded-residences Broker or real estate website tripadvisor.com/Hotel_Review-g60763-d22953586-Reviews-Waldorf_Astoria_Residences_New_York-New_York_City_New_York.html?m=69767 Travel or booking platform	The residences are part of the transformation of the legendary Waldorf Astoria, combining restored Art Deco character with modern condominium living and hospitality-style services. New York City Branded ResidencesWaldorf Astoria Residences New York
Gemini Which new branded luxury condo residences in New York, NY would you recommend to a buyer?	compass.com/building/the-towers-of-the-waldorf-astoria-manhattan-ny/451264297575587189/ Broker or real estate website	Price Range: Generally spans from ~\$1.85M for studios up to \$29M+ for sprawling multi-bedroom penthouses. The Towers of the Waldorf Astoria at 303 Park Ave - Manhattan, NY
Google AI Mode Which new branded luxury condo residences in New York, NY would you recommend to a buyer?	google.com/searchviewer/10?svid=CAwSHRIbCgNwdnESFENnMHZaeTh4TVd0eWNHUmabW8zGAo Other third-party site google.com/searchviewer/10?svid=CAwSHRIbCgNwdnESFENnMHZaeTh4TVdZMk1tUndlSGxzGAo Other third-party site	Standout Features:* Over 50,000 square feet of private residential amenities-including a stunning 25-meter pool, private porte-cochère arrival, and dedicated private residential elevators and staff. Mandarin Oriental Residences Fifth AveAman New York

Property recognition

What can you tell me about Waldorf Astoria Residences in New York, NY?

AI / exact question	Linked destination	Quoted answer passage
Gemini What can you tell me about Waldorf Astoria Residences in New York, NY?	en.wikipedia.org/wiki/Waldorf_Astoria_New_York Other third-party site	The Waldorf Astoria Residences New York (formally known as The Towers of the Waldorf Astoria , located at 301-303 Park Avenue in Midtown Manhattan) represents one of the most high-profile and ambitious historic luxury conversions in New York City history. Waldorf Astoria New York - Wikipedia

AI / exact question	Linked destination	Quoted answer passage
Gemini What can you tell me about Waldorf Astoria Residences in New York, NY?	waldorftowers.nyc/en/history/ Official property website	Following a massive, multi-year restoration and partial residential conversion (led by developer Dajia US and architect Skidmore, Owings & Merrill), the legendary Art Deco landmark reopened, blending protected 1931 historical architecture with modern ultra-luxury condominium living. Park Avenue Condominiums History - Waldorf Astoria Residences
Gemini What can you tell me about Waldorf Astoria Residences in New York, NY?	oftmw.com/projects/waldorf-astoria-a-residences-new-york/ Other third-party site	Scale: The building houses roughly 375 private condominium residences* (spanning studios up to expansive multi-bedroom penthouses) situated above the newly re-opened Waldorf Astoria hotel. Waldorf Astoria Residences New York, New York City
Gemini What can you tell me about Waldorf Astoria Residences in New York, NY?	homixny.com/NewDevelopment/waldorf-astoria-residences-new-york Other third-party site	They feature custom wood-and-lacquer cabinetry by Italy's Molteni&C, integrated German Gaggenau kitchen appliances, and primary bathrooms with heated floors and custom stone vanities. Waldorf Astoria Residences New York - Homix RealtyWaldorf Astoria Residences New York - Homix RealtyWaldorf Astoria Residences New York - Homix Realty
Gemini What can you tell me about Waldorf Astoria Residences in New York, NY?	homixny.com/NewDevelopment/waldorf-astoria-residences-new-york Other third-party site	Historic Preservation: Because the building is an official New York City landmark (both inside and out), historic elements like original moldings, metalwork, and stonework have been meticulously restored by preservation experts. Waldorf Astoria Residences New York - Homix Realty
Gemini What can you tell me about Waldorf Astoria Residences in New York, NY?	homixny.com/NewDevelopment/waldorf-astoria-residences-new-york Other third-party site	Residents have access to over 50,000 square feet of private, dedicated amenity space , entirely separate from the hotel operations: Waldorf Astoria Residences New York - Homix Realty
Gemini What can you tell me about Waldorf Astoria Residences in New York, NY?	homixny.com/NewDevelopment/waldorf-astoria-residences-new-york Other third-party site	The Starlight Pool:* A dramatic 25-meter double-height indoor swimming pool set beneath a restored skylight. Waldorf Astoria Residences New York - Homix Realty

AI / exact question	Linked destination	Quoted answer passage
Gemini What can you tell me about Waldorf Astoria Residences in New York, NY?	homixny.com/NewDevelopment/waldorf-astoria-residences-new-york Other third-party site	Wellness & Spa:* Separate, state-of-the-art men's and women's spa suites featuring saunas, steam rooms, and treatment rooms, alongside a comprehensive fitness center. Waldorf Astoria Residences New York - Homix Realty
Gemini What can you tell me about Waldorf Astoria Residences in New York, NY?	homixny.com/NewDevelopment/waldorf-astoria-residences-new-york Other third-party site	Social & Entertainment Spaces:* The private Winter Garden and Starlight lounges, a private screening room/theater, a billiard room, a children's playroom, and a curated Presidential Library bar. Waldorf Astoria Residences New York - Homix Realty
Gemini What can you tell me about Waldorf Astoria Residences in New York, NY?	homixny.com/NewDevelopment/waldorf-astoria-residences-new-york Other third-party site	Dedicated Infrastructure:* Residents have their own private, secure residential entrance, a dedicated Park Avenue lobby, and a 50th Street private porte-cochère with 24-hour valet service. Waldorf Astoria Residences New York - Homix Realty
Gemini What can you tell me about Waldorf Astoria Residences in New York, NY?	homixny.com/NewDevelopment/waldorf-astoria-residences-new-york Other third-party site	Hotel Integration:* Owners receive 24-hour concierge service, 24-hour in-residence dining, house-account signing privileges across the hotel's restaurants and bars, and preferred rates for spa services and hotel bookings. Waldorf Astoria Residences New York - Homix Realty
Google AI Mode What can you tell me about Waldorf Astoria Residences in New York, NY?	waldorftowers.nyc/en/residences/ Official property website google.com/searchviewer/10?svid=CAwSHRlBCgNwdnESFENnMHZaeTh4TVdvd2JtNXhOV2RrGAo Other third-party site	The Waldorf Astoria Residences New York represents a historic transformation of the iconic Midtown Manhattan landmark, blending legendary Art Deco architecture with contemporary luxury living. Waldorf Astoria Residences New York Park AvenueWaldorf Astoria Residences New York
Google AI Mode What can you tell me about Waldorf Astoria Residences in New York, NY?	waldorftowers.nyc Official property website	Location: 303 Park Ave, New York, NY 10022, occupying the upper portions of the world-renowned Waldorf Astoria building. Waldorf Astoria Residences New York Park Avenue
Google AI Mode What can you tell me about Waldorf Astoria Residences in New York, NY?	waldorftowers.nyc Official property website	You can explore floor plans, availability, and design details directly on the Waldorf Astoria Residences New York Official Website.

Public-source evidence

Published source passages cited in the findings. These are published claims, not independently verified property facts or proof that an AI answer used the source.

Supporting public-source passages and links are in the evidence PDF.