

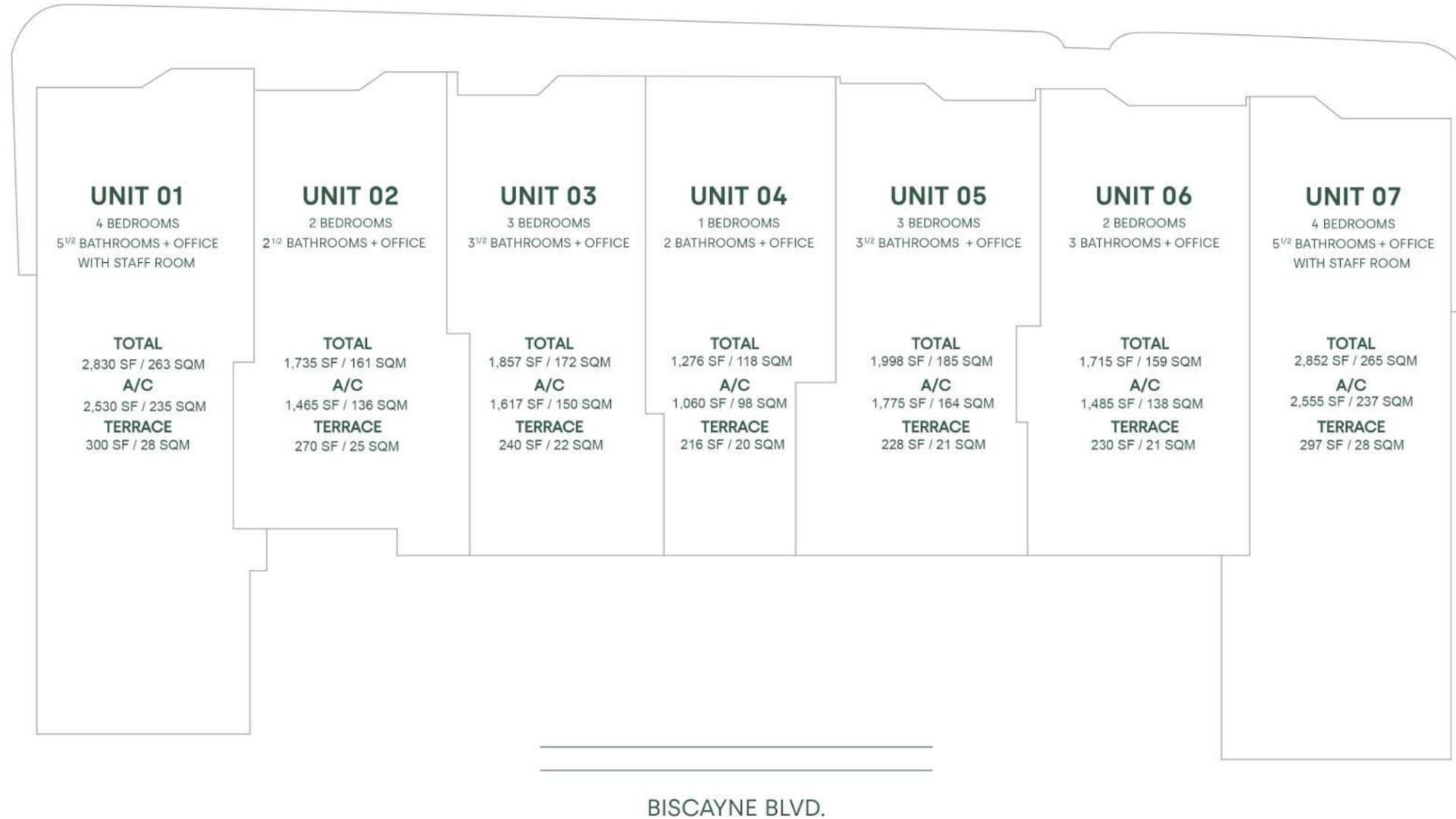
# DISCOVER

## Panoramic and Skyview Residences Floorplans

North Tower



BISCAYNE BAY



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.

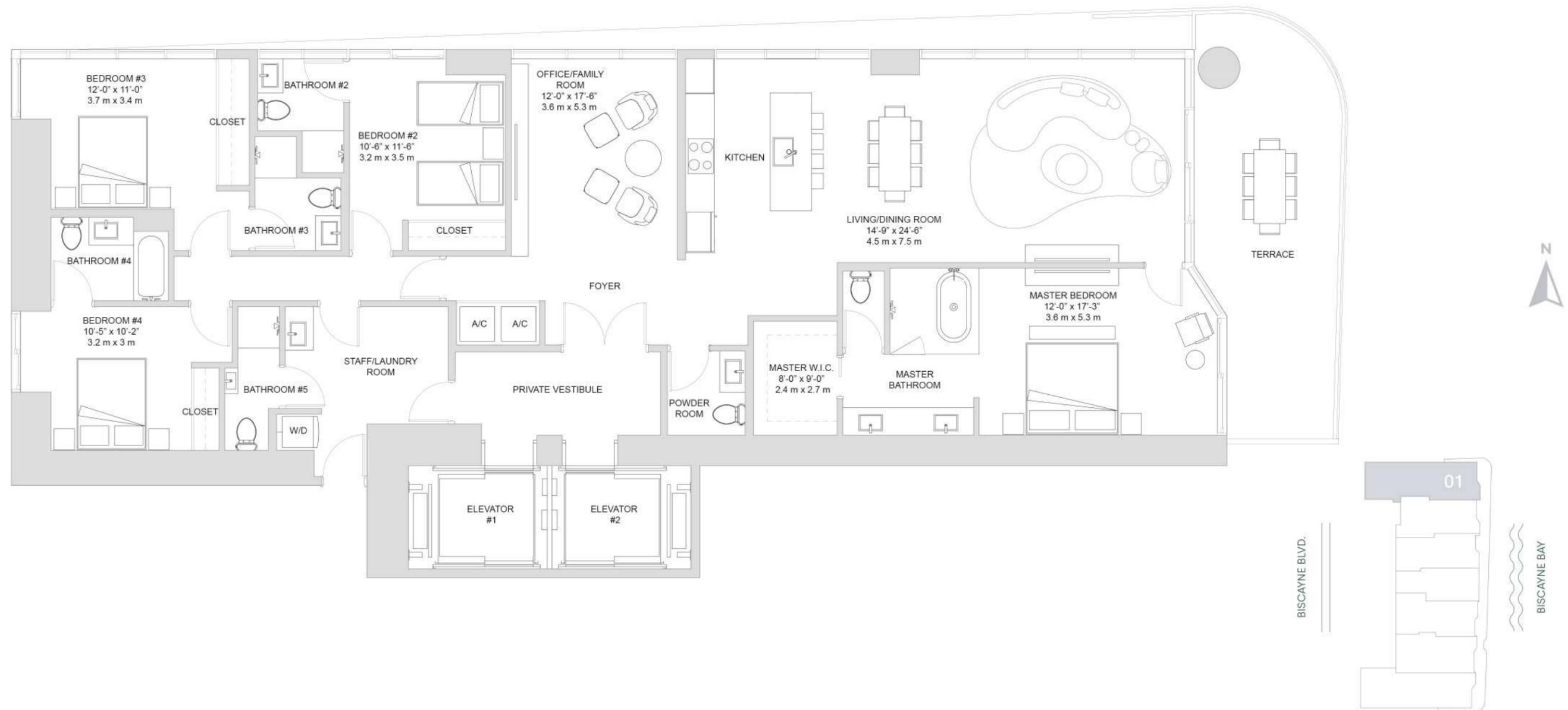
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**PANORAMIC RESIDENCES**  
LEVELS 03 TO 26

TOTAL SQ.FT.	2,830 SQ.FT.	263 SQ. MT.
A/C AREA	2,530 SQ.FT.	235 SQ. MT.
TERRACE	300 SQ.FT.	28 SQ. MT.

**UNIT 01**

4 BEDROOMS + OFFICE  
5<sup>1/2</sup> BATHROOMS  
WITH STAFF ROOM



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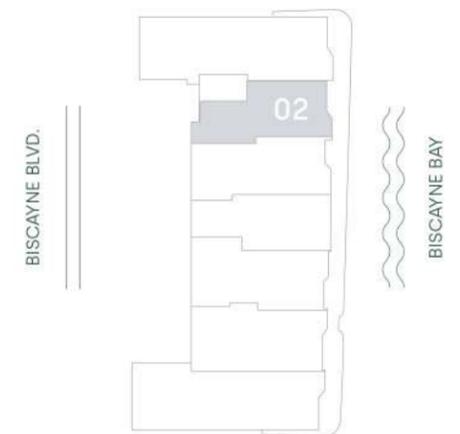
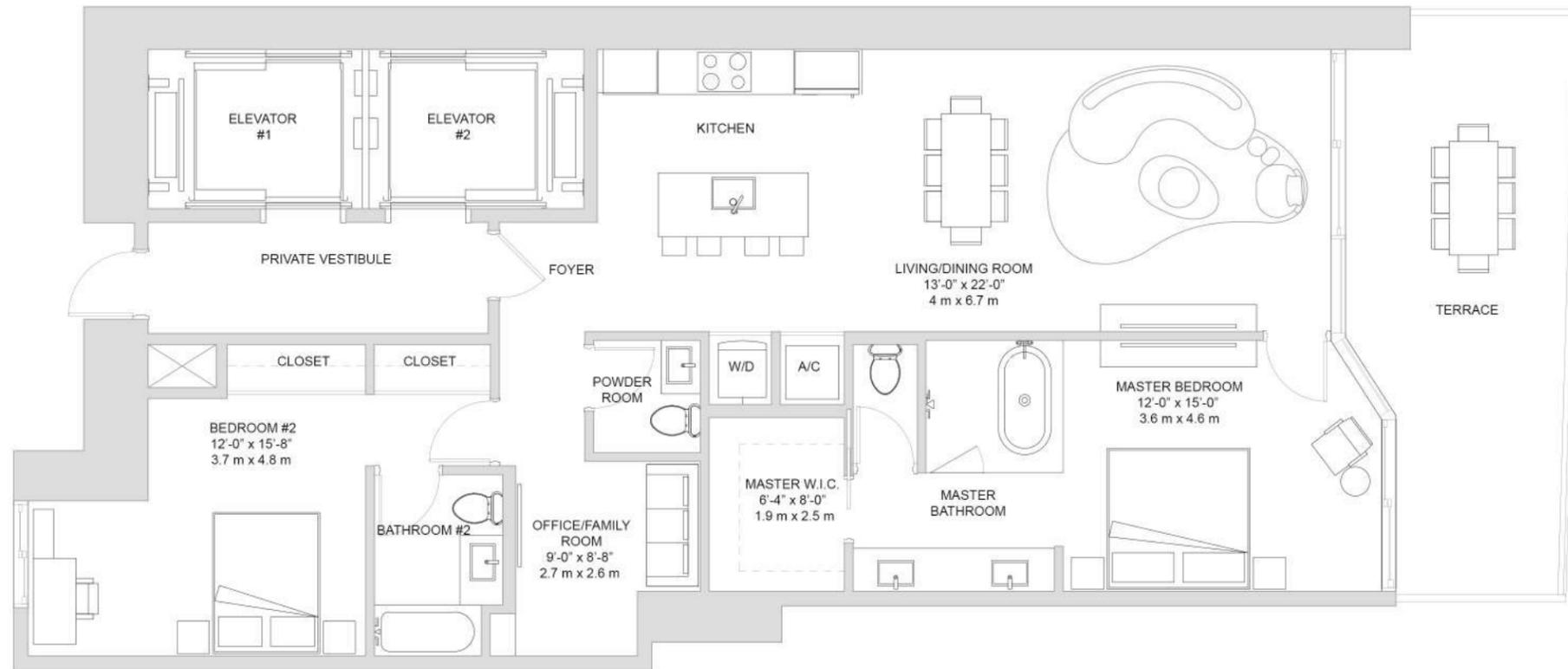
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**PANORAMIC RESIDENCES**  
LEVELS 03 TO 26

TOTAL SQ.FT.	1,735 SQ.FT.	161 SQ. MT.
A/C AREA	1,465 SQ.FT.	136 SQ. MT.
TERRACE	270 SQ.FT.	25 SQ. MT.

# UNIT 02

2 BEDROOMS + OFFICE  
2 1/2 BATHROOMS



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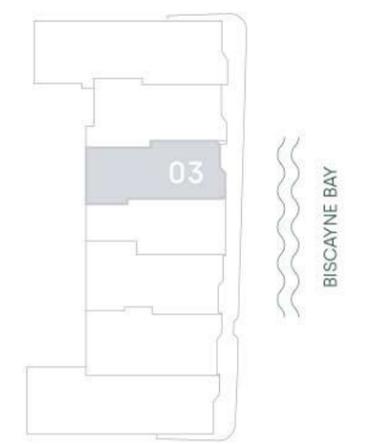
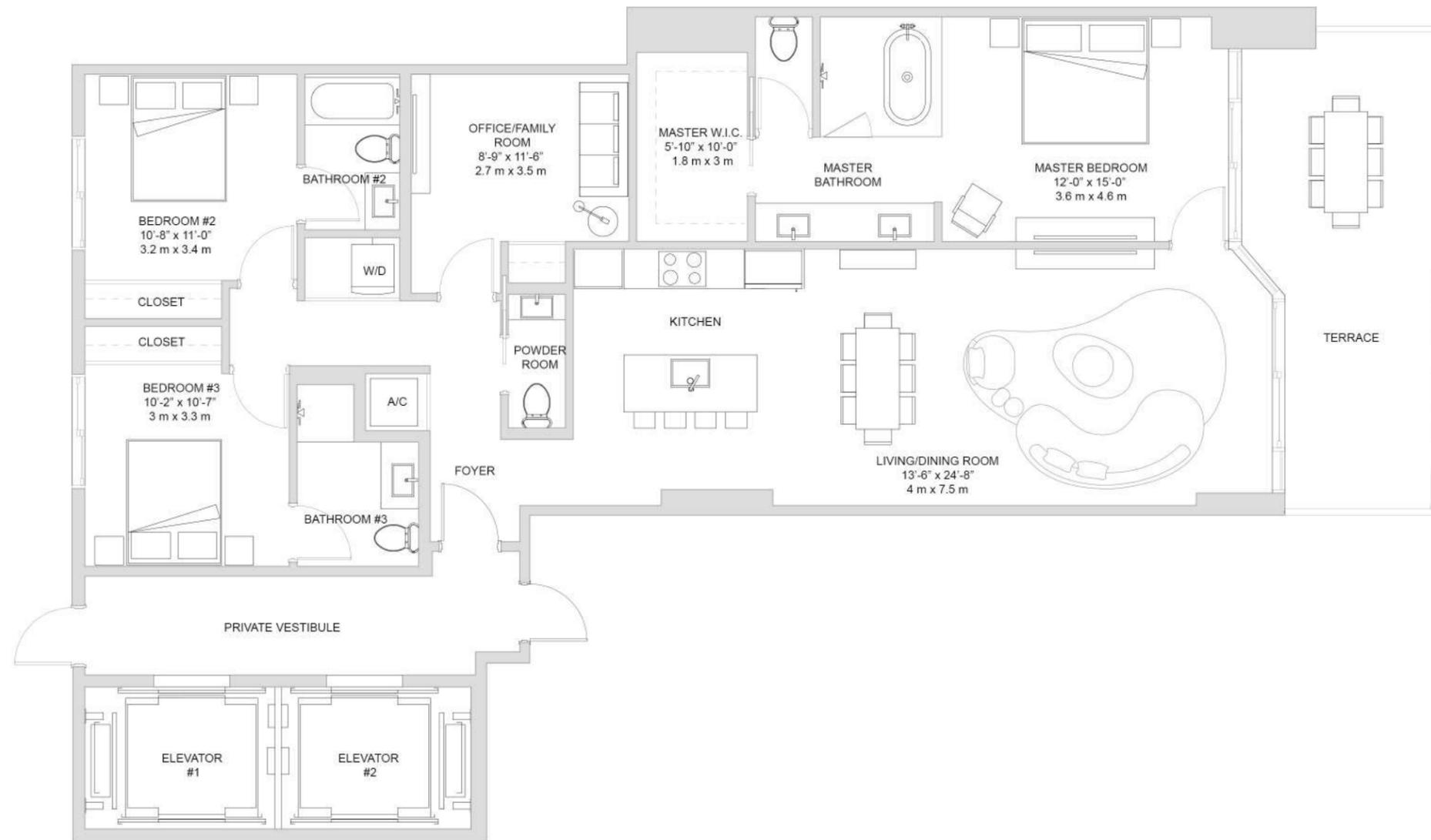
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**PANORAMIC RESIDENCES**  
LEVELS 03 TO 26

TOTAL SQ.FT.	1,857 SQ.FT.	172 SQ. MT.
A/C AREA	1,617 SQ.FT.	150 SQ. MT.
TERRACE	240 SQ.FT.	22 SQ. MT.

**UNIT 03**

3 BEDROOMS + OFFICE  
3 1/2 BATHROOMS



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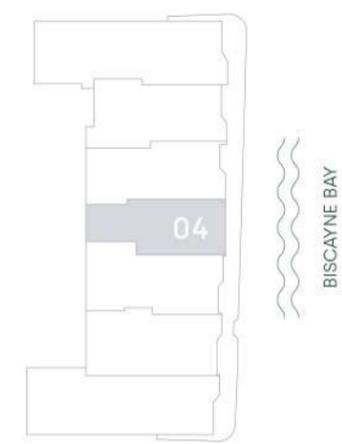
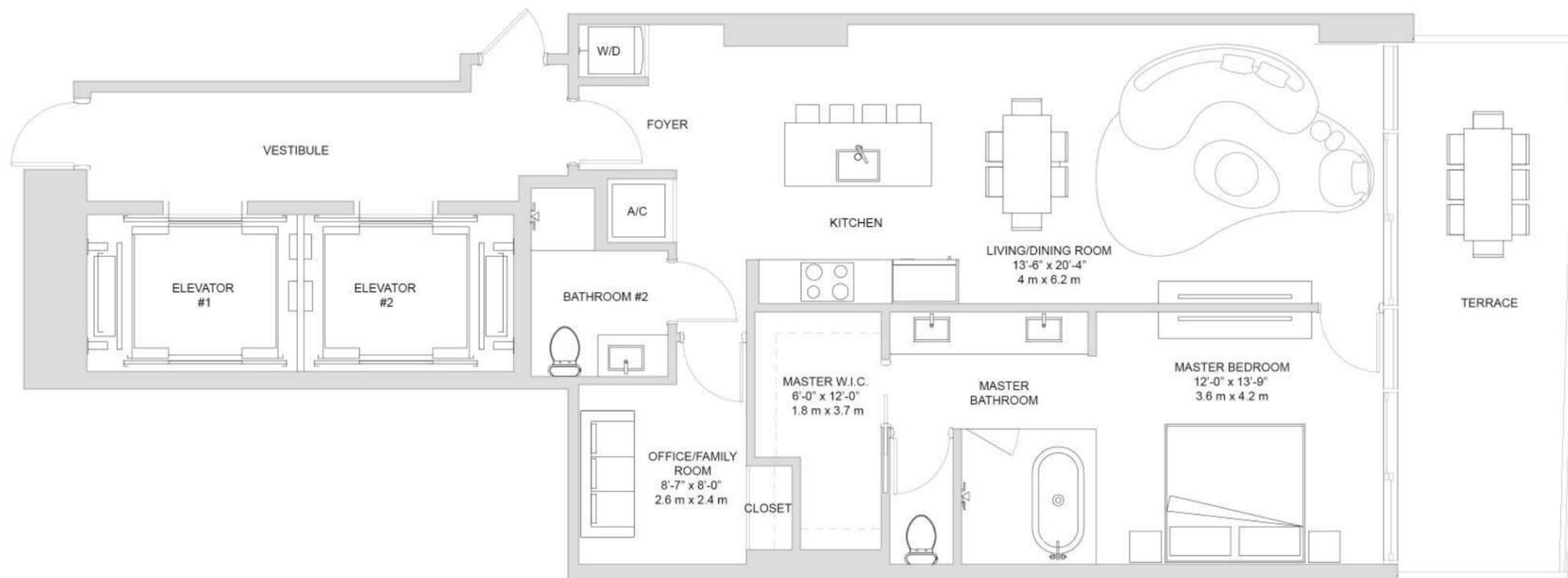
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**PANORAMIC RESIDENCES**  
LEVELS 03 TO 26

TOTAL SQ.FT.	1,276 SQ.FT.	118 SQ. MT.
A/C AREA	1,060 SQ.FT.	98 SQ. MT.
TERRACE	216 SQ.FT.	20 SQ. MT.

**UNIT 04**

1 BEDROOM + OFFICE  
2 BATHROOMS



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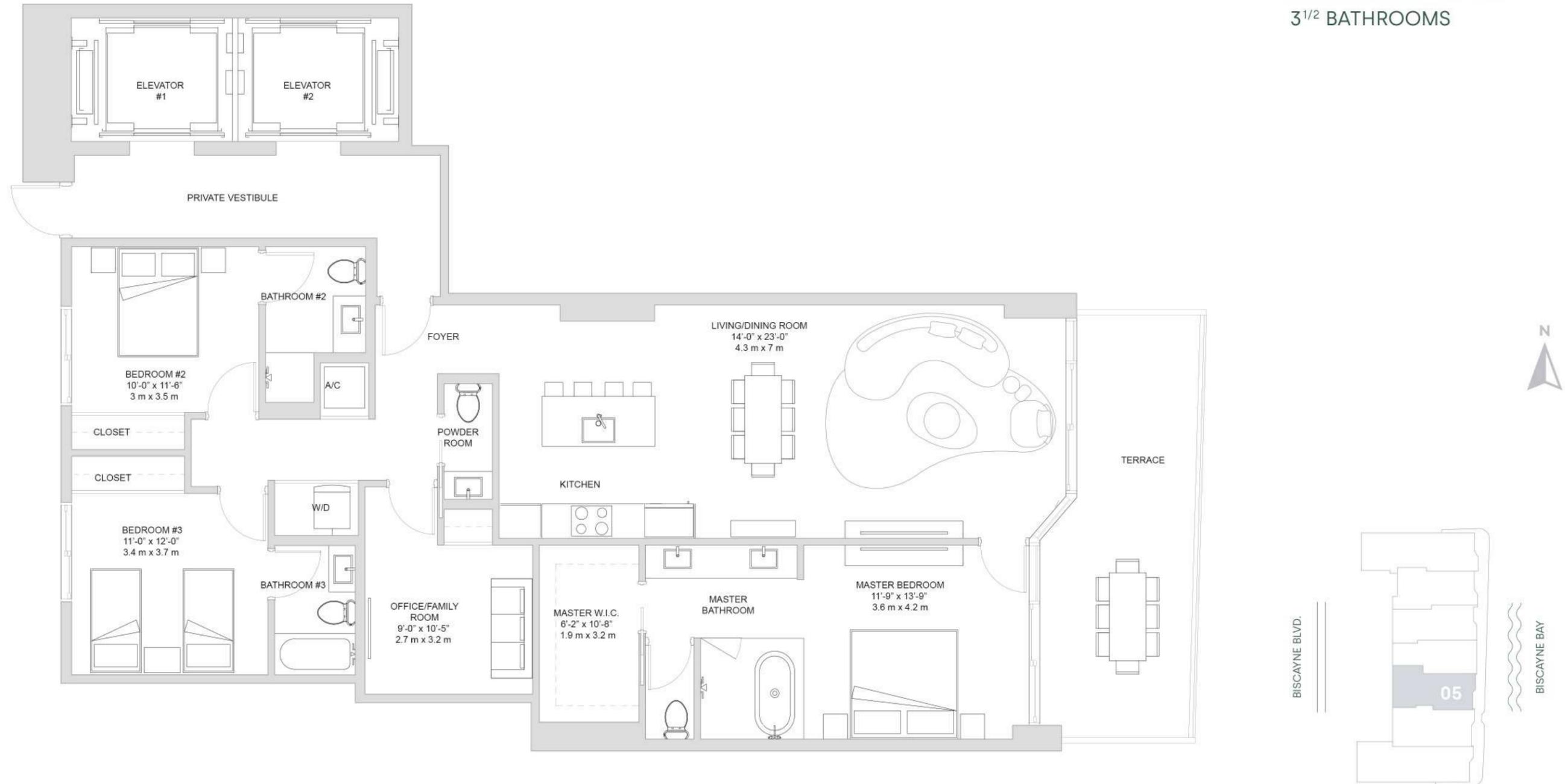
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**PANORAMIC RESIDENCES**  
LEVELS 03 TO 56

TOTAL SQ.FT.	1,998 SQ.FT.	185 SQ. MT.
A/C AREA	1,770 SQ.FT.	164 SQ. MT.
TERRACE	228 SQ.FT.	21 SQ. MT.

**UNIT 05**

3 BEDROOMS + OFFICE  
3 1/2 BATHROOMS



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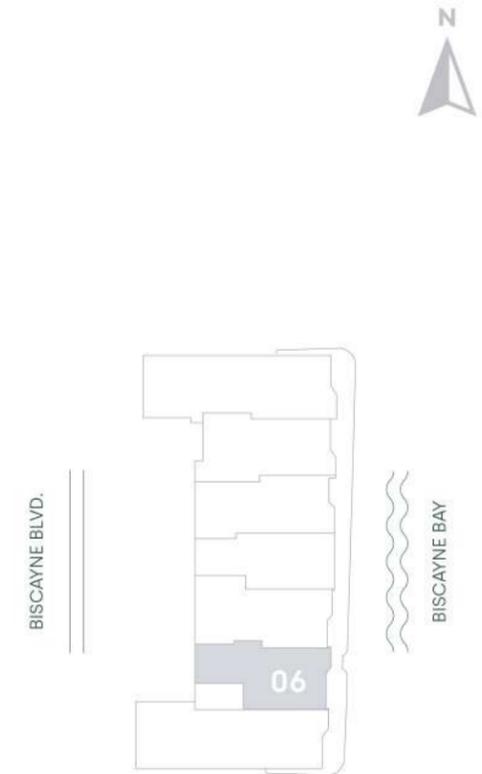
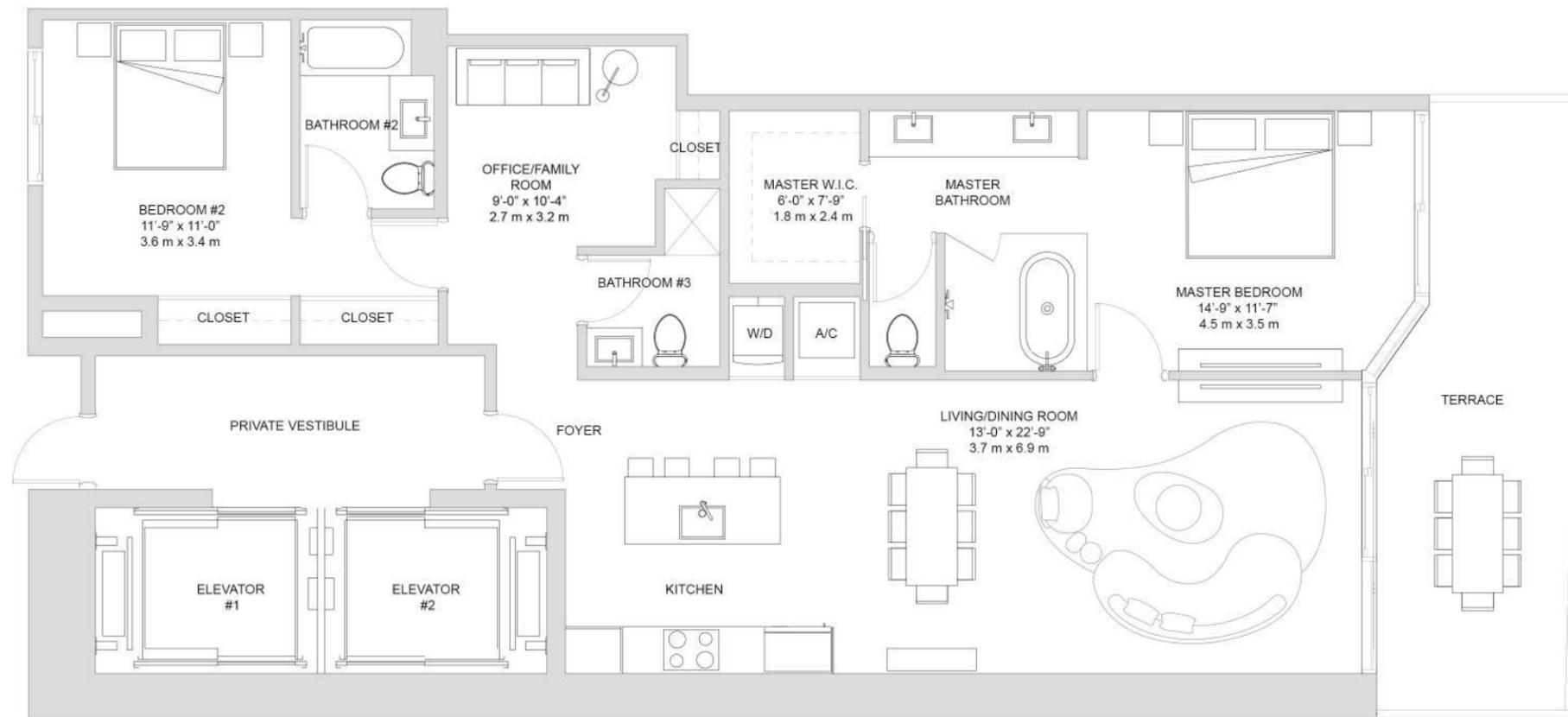
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**PANORAMIC RESIDENCES**  
LEVELS 03 TO 20 AND 22 TO 56

TOTAL SQ.FT.	1,715 SQ.FT.	159 SQ. MT.
A/C AREA	1,485 SQ.FT.	138 SQ. MT.
TERRACE	230 SQ.FT.	21 SQ. MT.

**UNIT 06**

2 BEDROOMS + OFFICE  
3 BATHROOMS



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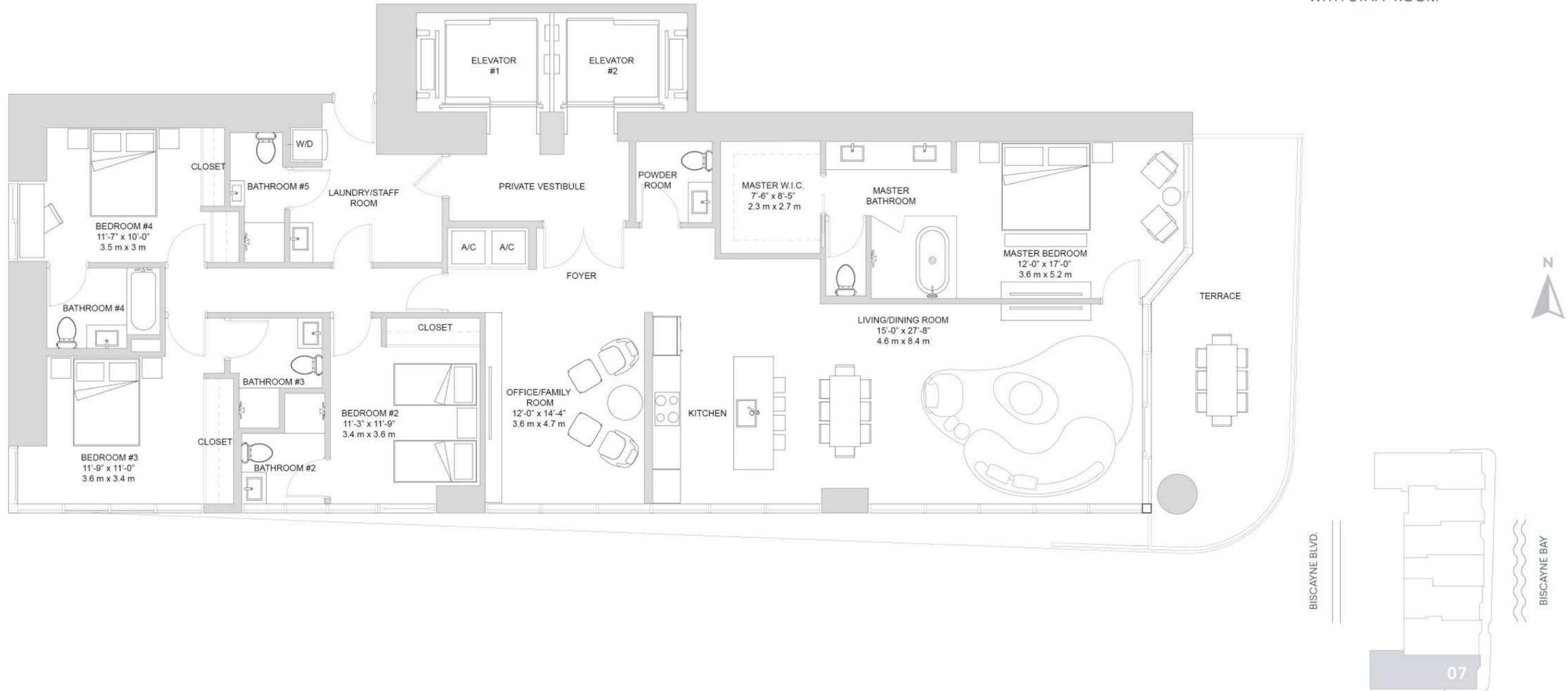
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**PANORAMIC RESIDENCES**  
LEVELS 03 TO 56

TOTAL SQ.FT.	2,852 SQ.FT.	265 SQ. MT.
A/C AREA	2,555 SQ.FT.	237 SQ. MT.
TERRACE	297 SQ.FT.	28 SQ. MT.

**UNIT 07**

4 BEDROOMS + OFFICE  
5 1/2 BATHROOMS  
WITH STAFF ROOM

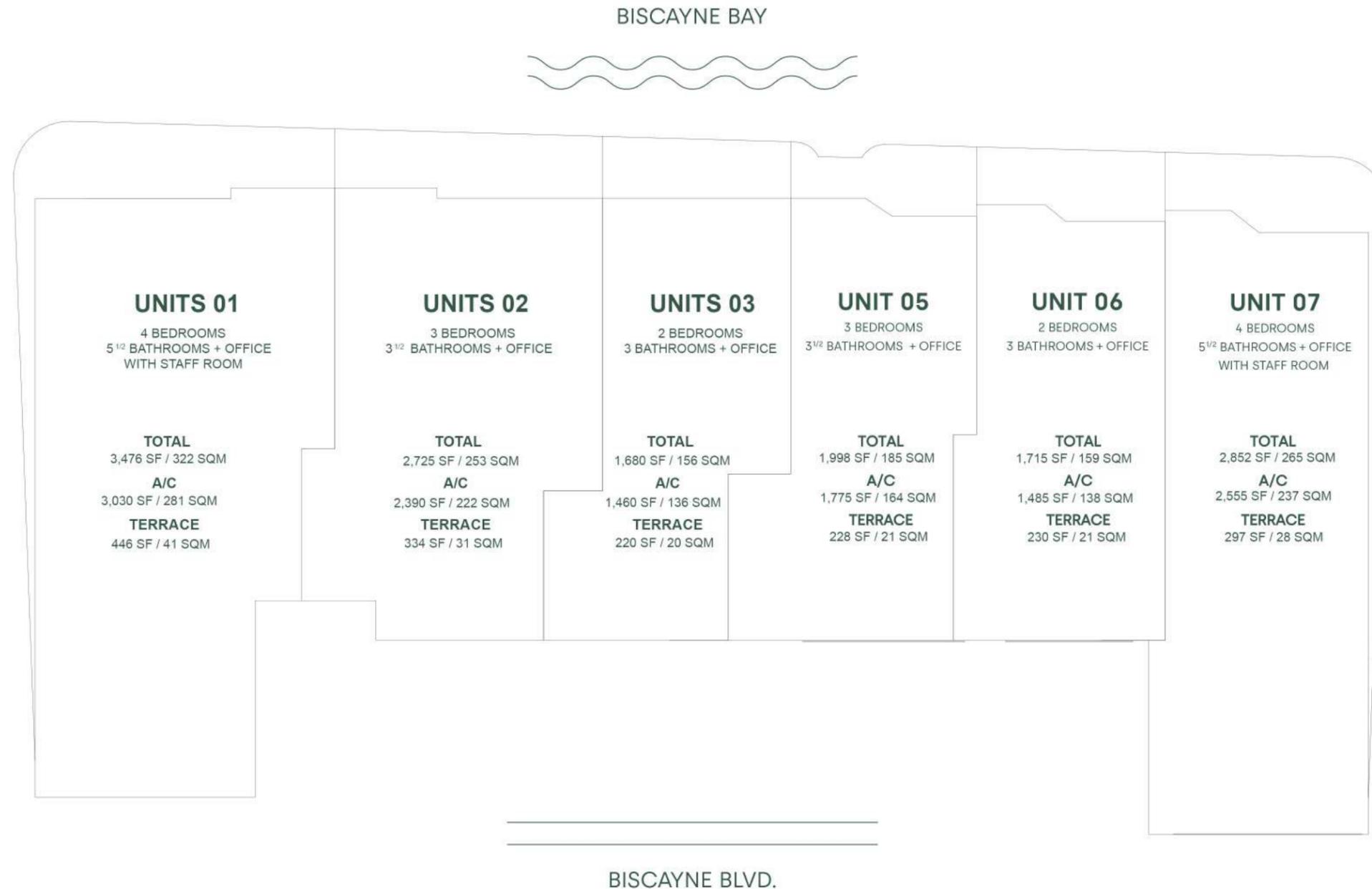


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# DISCOVER

## Panoramic and Skyview Residences Floorplans



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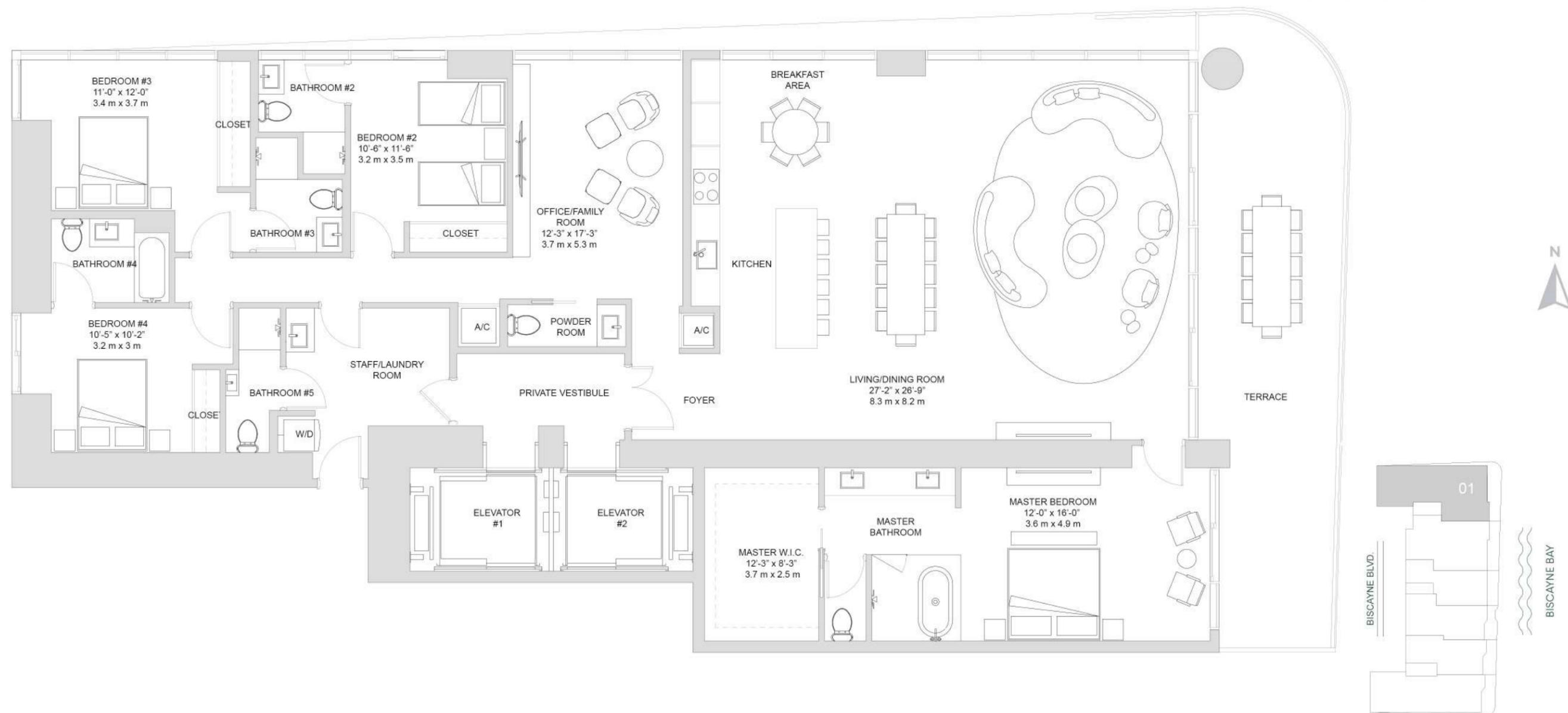
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**PANORAMIC RESIDENCES**  
LEVELS 27 TO 56

TOTAL SQ.FT.	3,476 SQ.FT.	322 SQ. MT.
A/C AREA	3,030 SQ.FT.	281 SQ. MT.
TERRACE	446 SQ.FT.	41 SQ. MT.

**UNIT 01**

4 BEDROOMS + OFFICE  
5<sup>1/2</sup> BATHROOMS  
WITH STAFF ROOM



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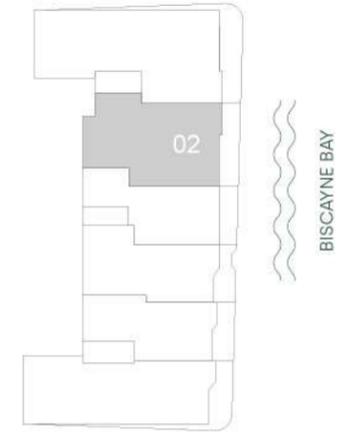
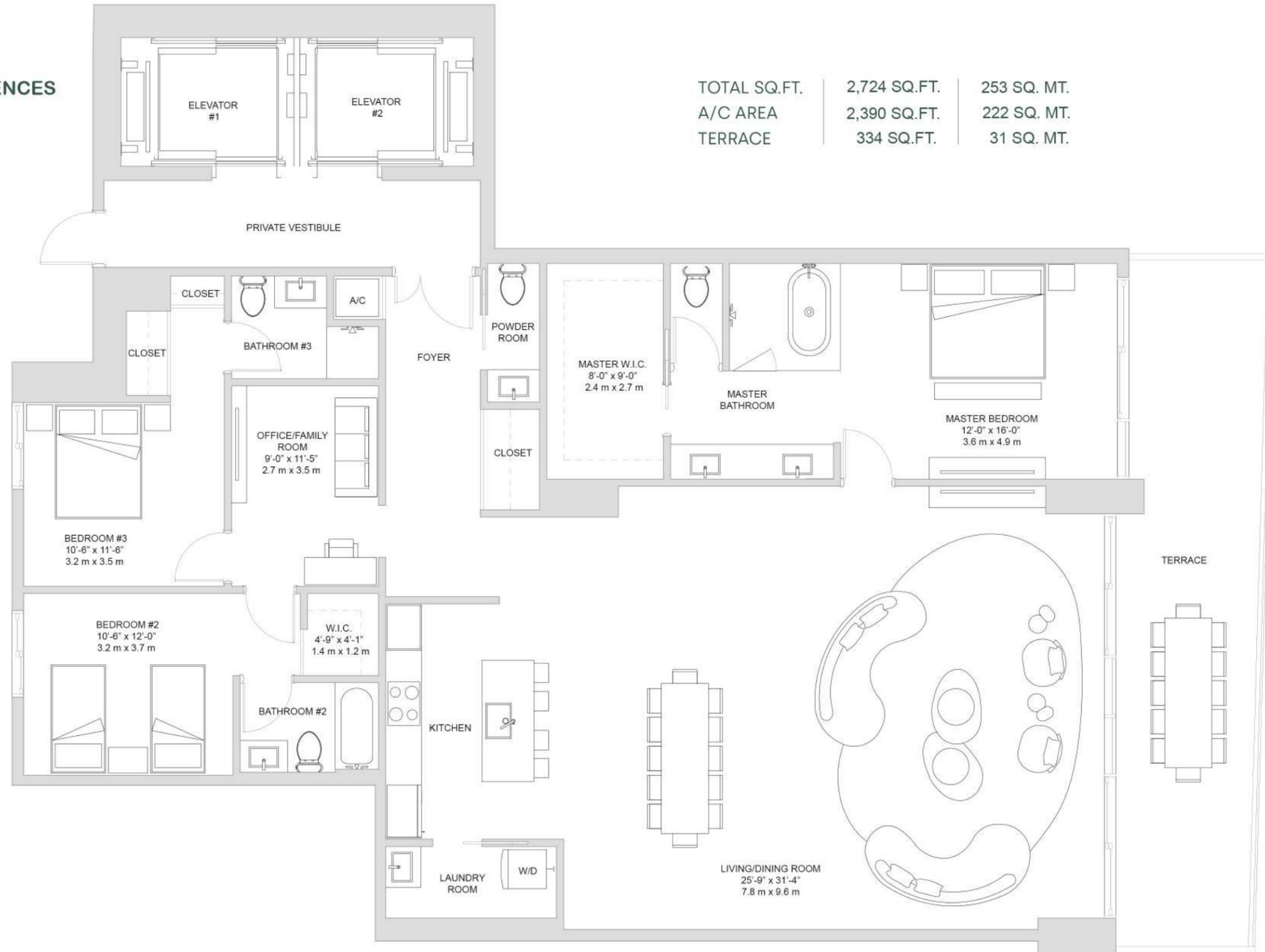
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**PANORAMIC RESIDENCES**  
LEVELS 27 TO 56

TOTAL SQ.FT.	2,724 SQ.FT.	253 SQ. MT.
A/C AREA	2,390 SQ.FT.	222 SQ. MT.
TERRACE	334 SQ.FT.	31 SQ. MT.

**UNIT 02**

**3 BEDROOMS + OFFICE**  
**3 1/2 BATHROOMS**



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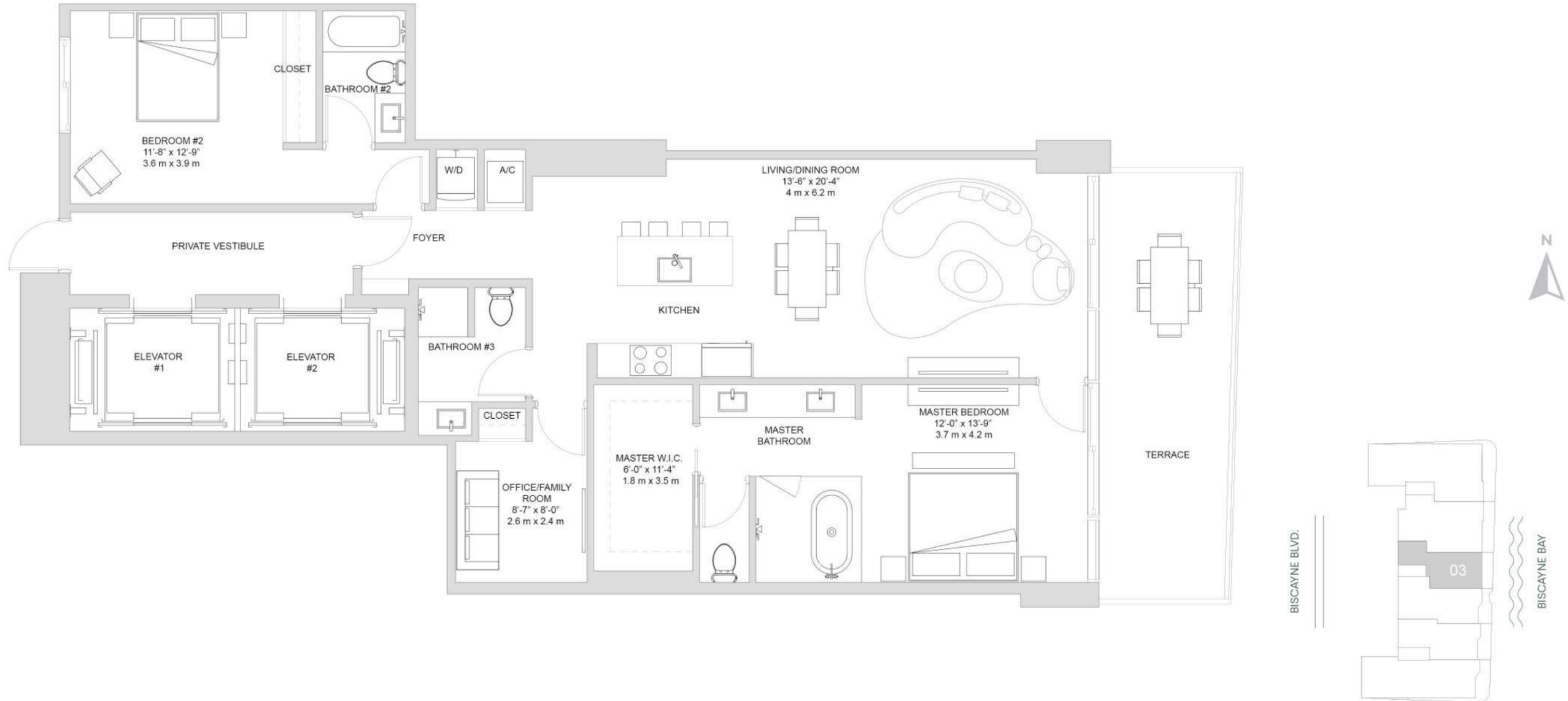
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**PANORAMIC RESIDENCES**  
LEVELS 27 TO 56

TOTAL SQ.FT.	1,680 SQ.FT.	156 SQ. MT.
A/C AREA	1,460 SQ.FT.	136 SQ. MT.
TERRACE	220 SQ.FT.	20 SQ. MT.

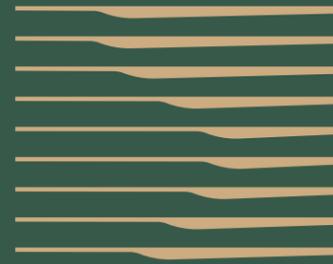
**UNIT 03**

2 BEDROOMS + OFFICE  
3 BATHROOMS



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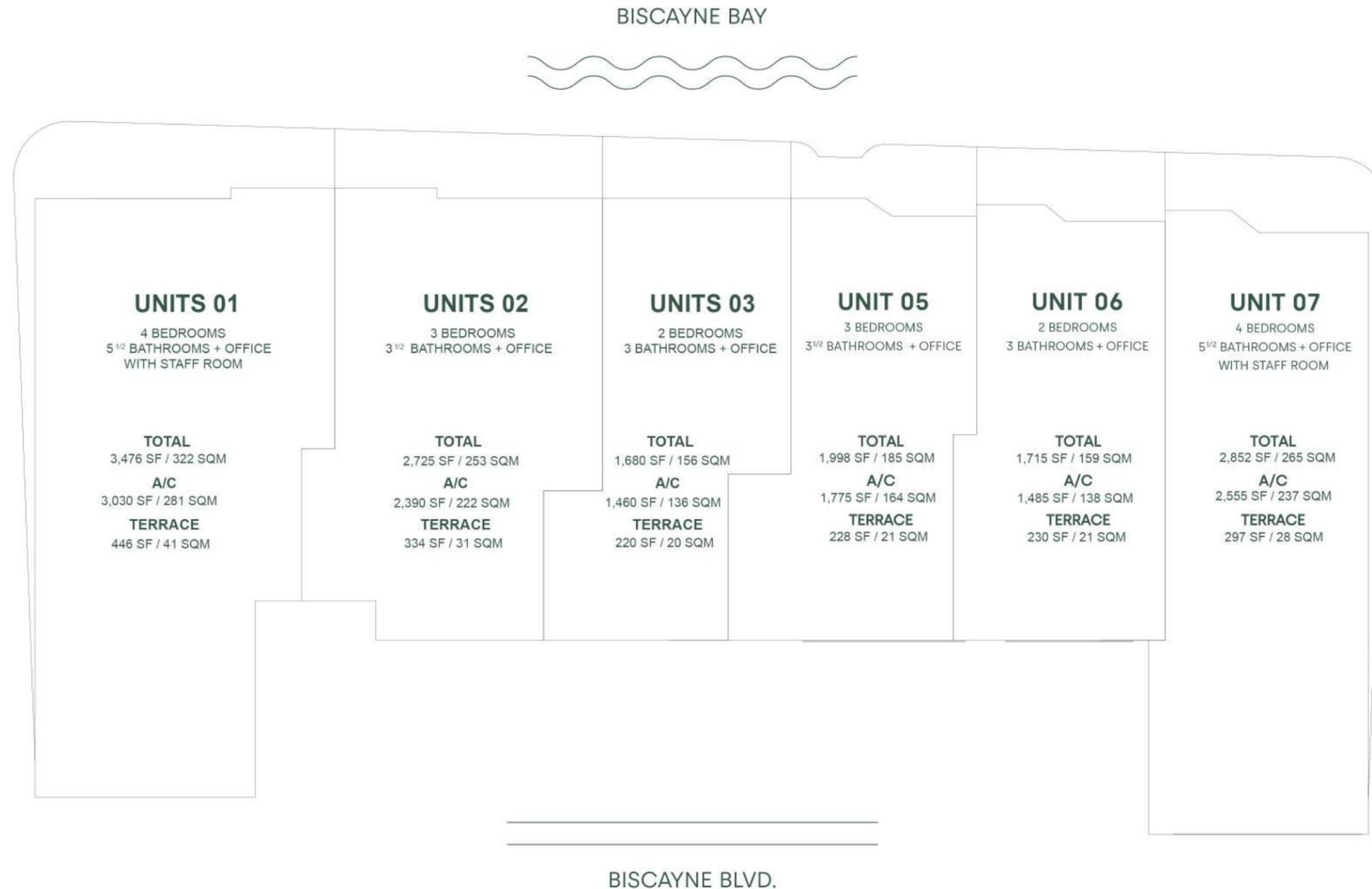


ARIA  
RESERVE  
MIAMI

Panoramic and Skyview Residences Floorplans

# DISCOVER

## Panoramic and Skyview Residences Floorplans



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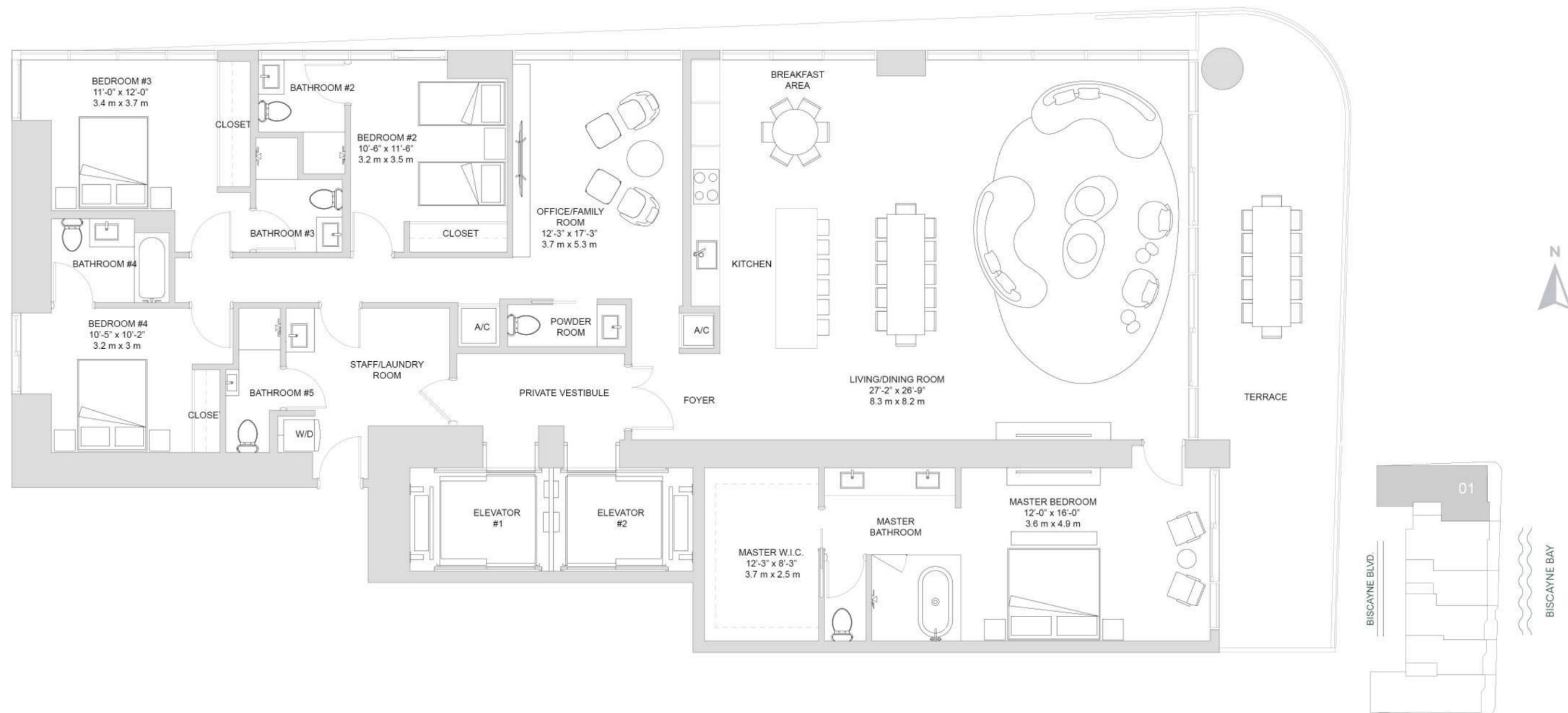
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**PANORAMIC RESIDENCES**  
LEVELS 27 TO 56

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A/C AREA	3,030 SQ.FT.	281 SQ. MT.
TERRACE	446 SQ.FT.	41 SQ. MT.

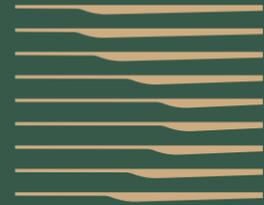
**UNIT 01**

4 BEDROOMS + OFFICE  
5<sup>1/2</sup> BATHROOMS  
WITH STAFF ROOM



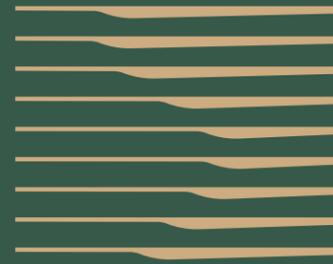
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ARIA  
RESERVE  
MIAMI

COMING TO MIAMI  
SUMMER 2024



ARIA  
RESERVE  
MIAMI

Panoramic and Skyview Residences Floorplans

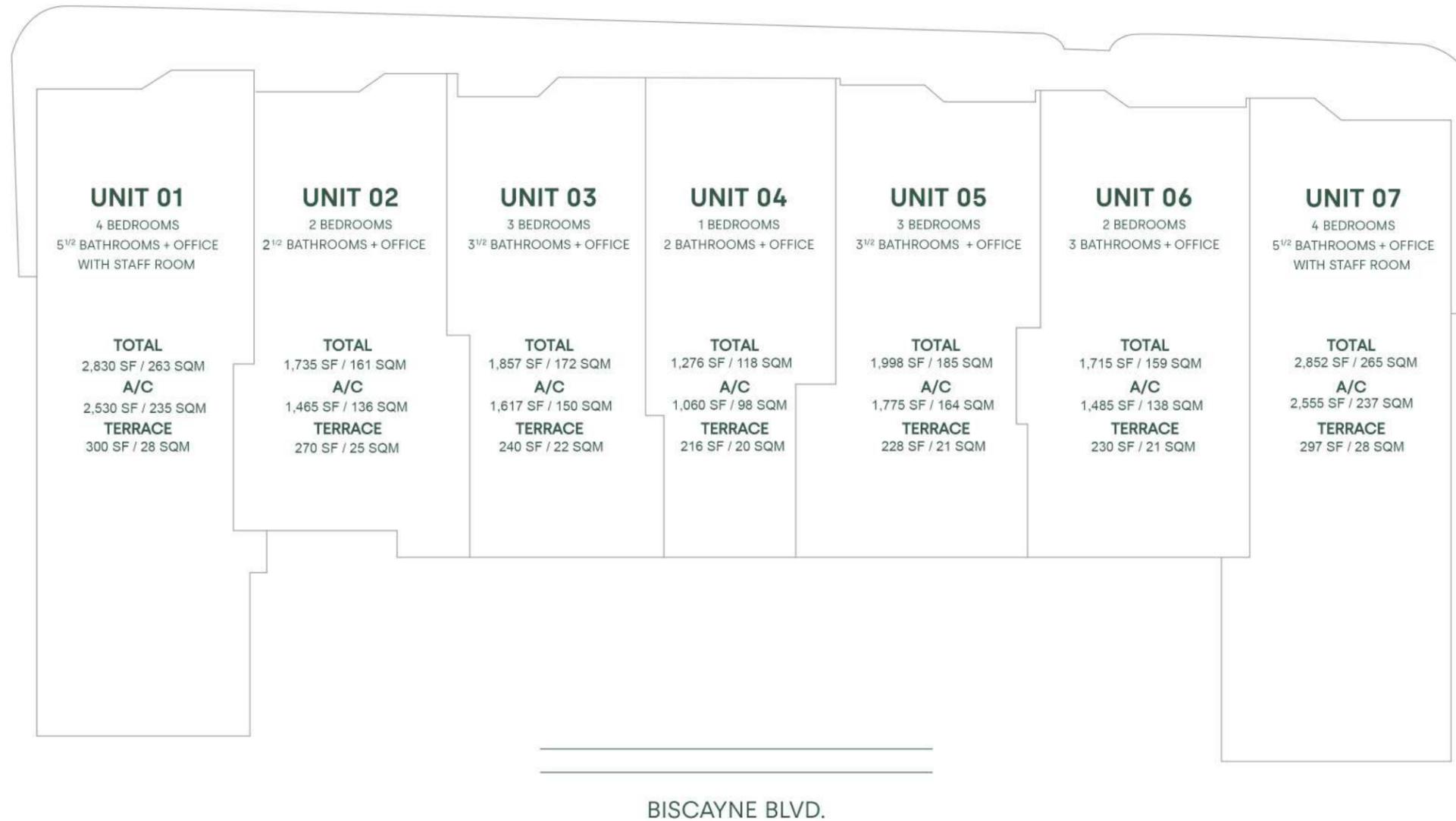
# DISCOVER

## Panoramic and Skyview Residences Floorplans

North Tower



BISCAYNE BAY



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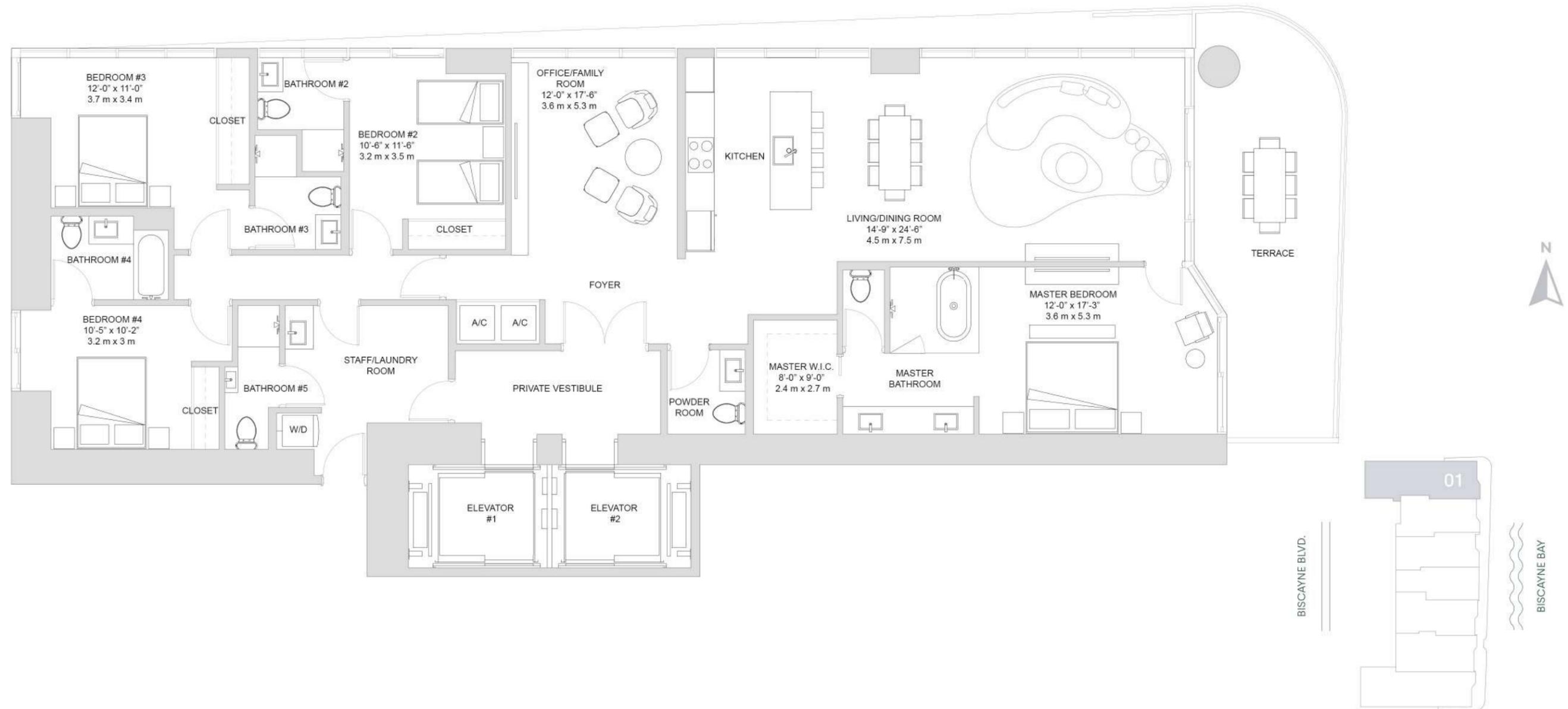
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**PANORAMIC RESIDENCES**  
LEVELS 03 TO 26

TOTAL SQ.FT.	2,830 SQ.FT.	263 SQ. MT.
A/C AREA	2,530 SQ.FT.	235 SQ. MT.
TERRACE	300 SQ.FT.	28 SQ. MT.

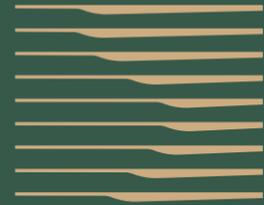
**UNIT 01**

4 BEDROOMS + OFFICE  
5<sup>1/2</sup> BATHROOMS  
WITH STAFF ROOM



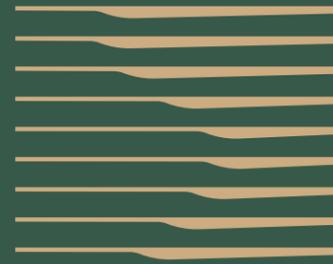
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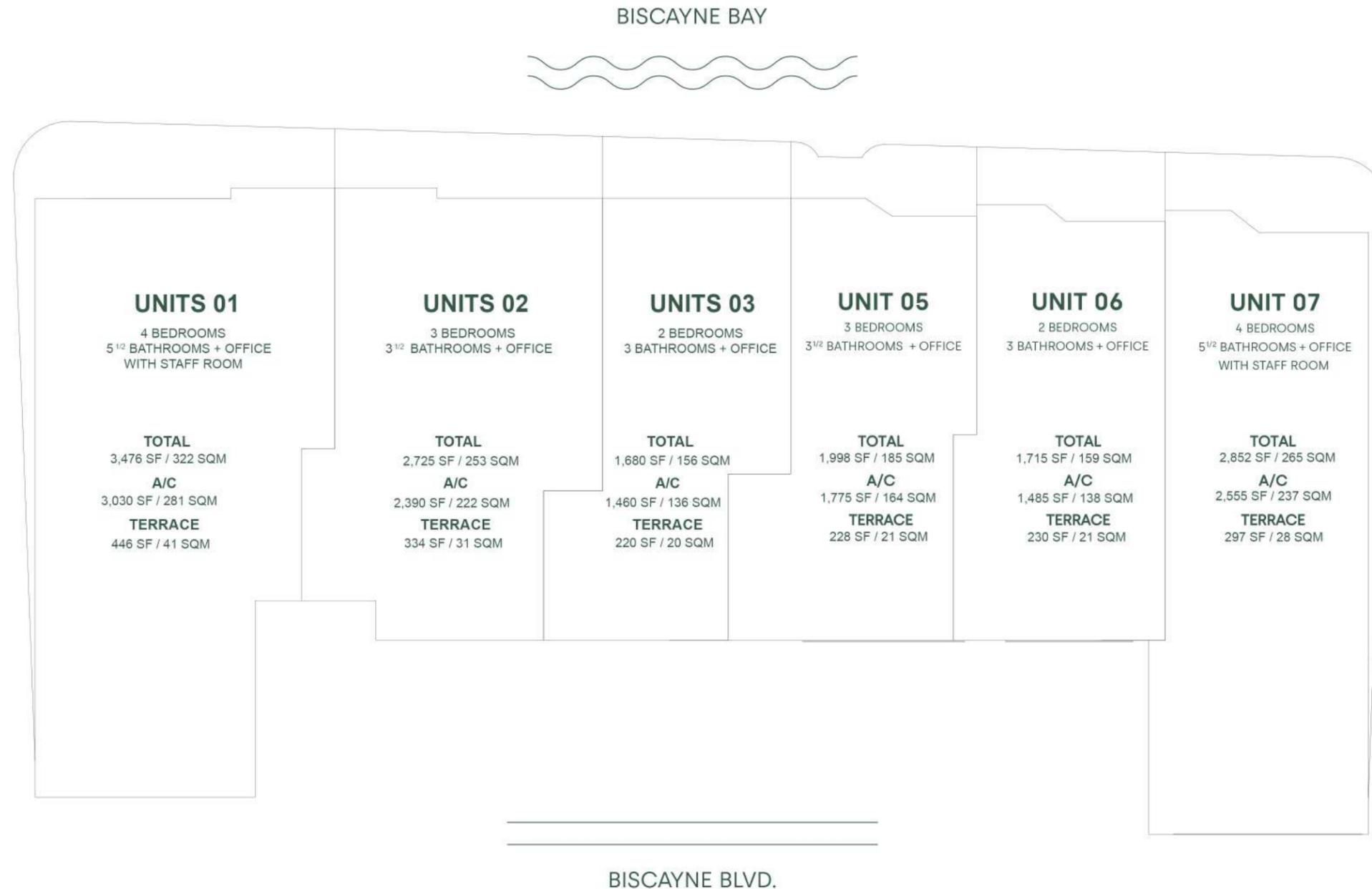


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Panoramic and Skyview Residences Floorplans

# DISCOVER

## Panoramic and Skyview Residences Floorplans



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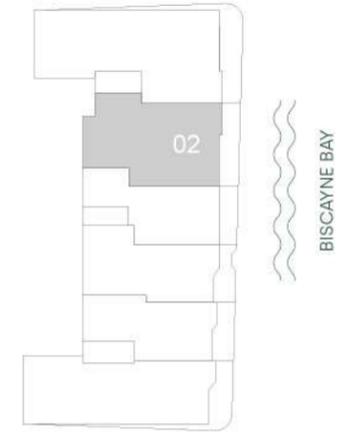
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**PANORAMIC RESIDENCES**  
LEVELS 27 TO 56

TOTAL SQ.FT.	2,724 SQ.FT.	253 SQ. MT.
A/C AREA	2,390 SQ.FT.	222 SQ. MT.
TERRACE	334 SQ.FT.	31 SQ. MT.

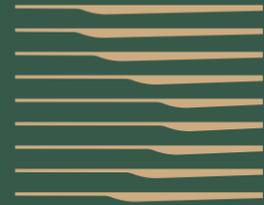
**UNIT 02**

**3 BEDROOMS + OFFICE**  
**3 1/2 BATHROOMS**



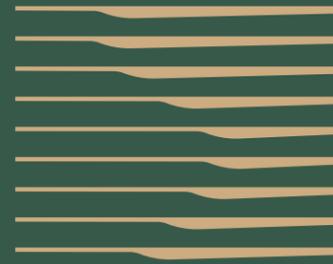
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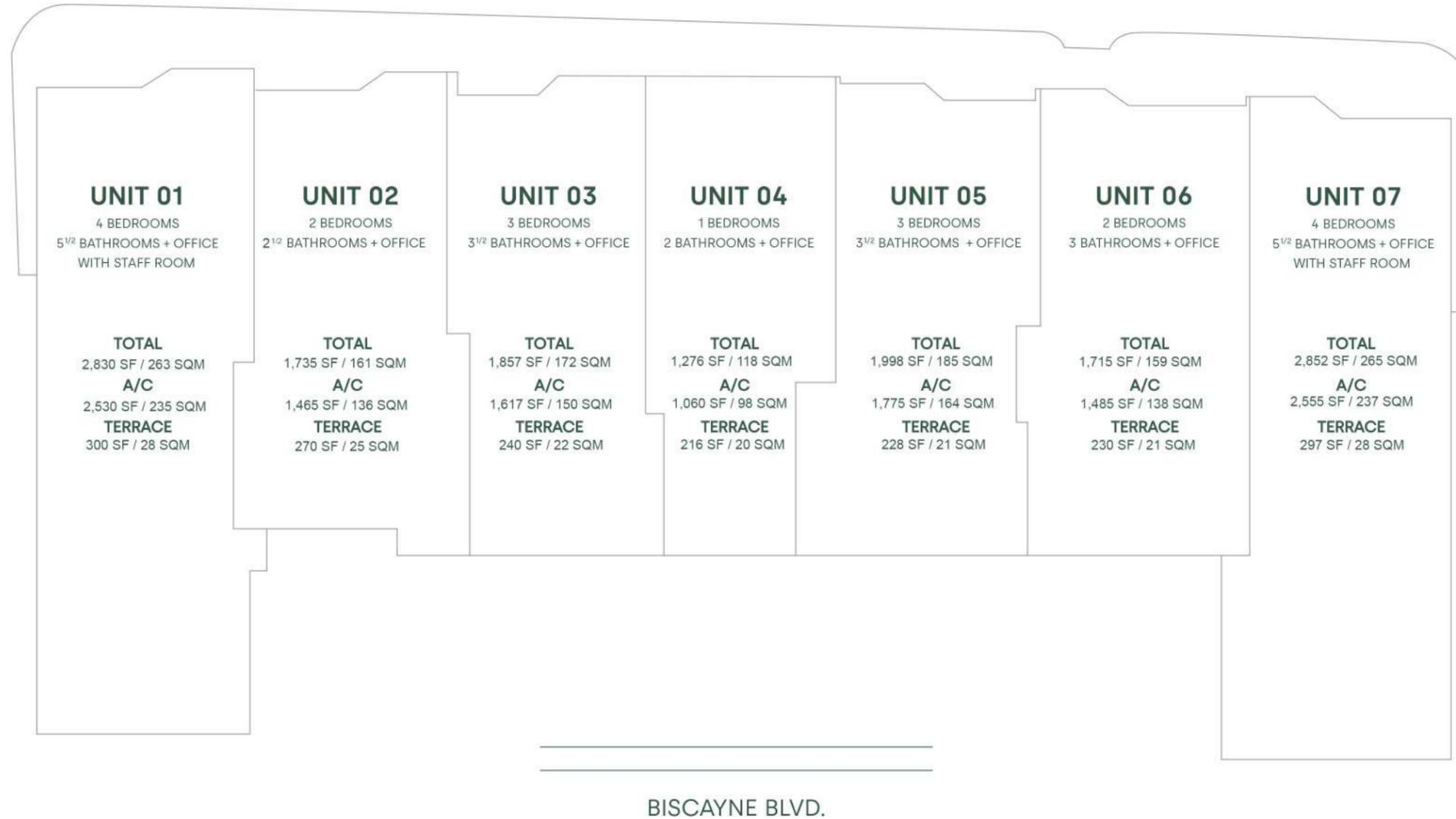
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## Panoramic and Skyview Residences Floorplans

North Tower



BISCAYNE BAY



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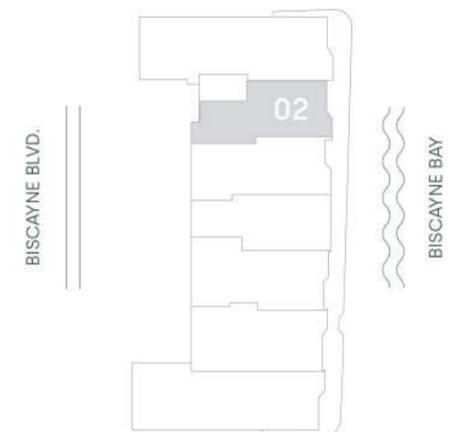
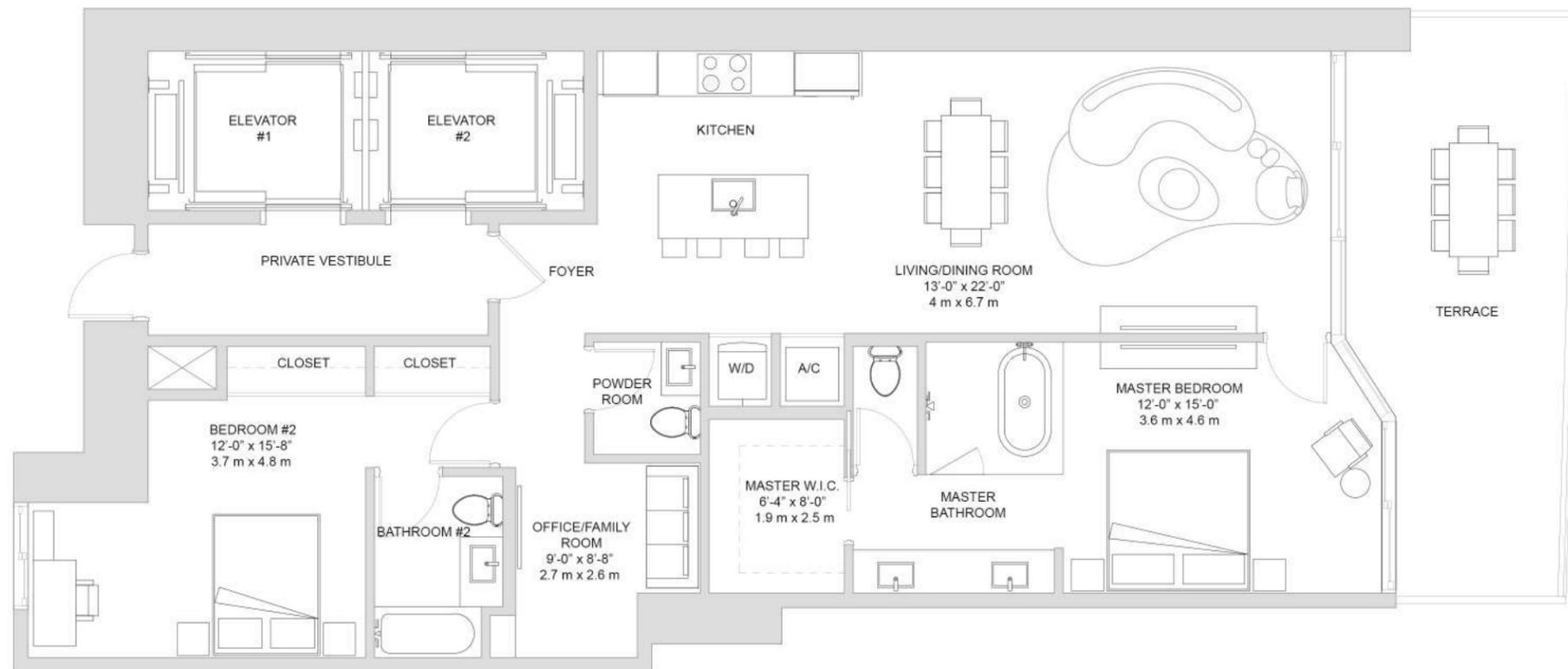
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**PANORAMIC RESIDENCES**  
LEVELS 03 TO 26

TOTAL SQ.FT.	1,735 SQ.FT.	161 SQ. MT.
A/C AREA	1,465 SQ.FT.	136 SQ. MT.
TERRACE	270 SQ.FT.	25 SQ. MT.

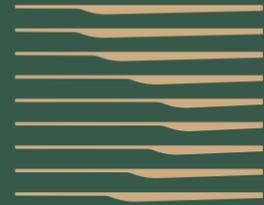
# UNIT 02

2 BEDROOMS + OFFICE  
2 1/2 BATHROOMS



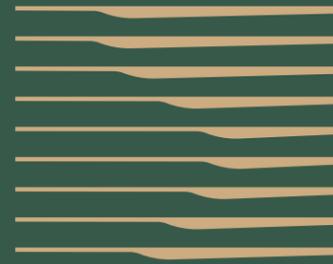
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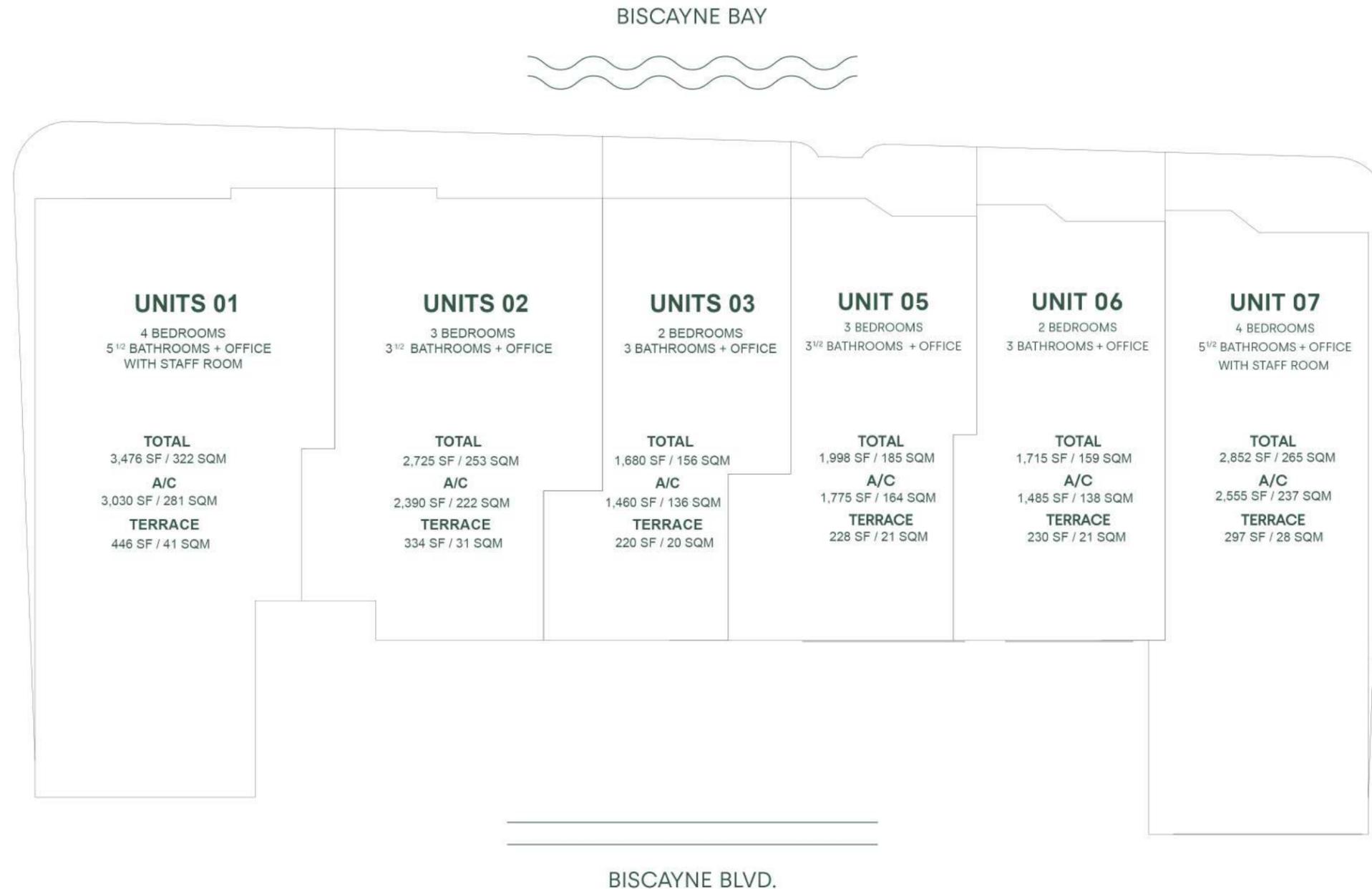


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Panoramic and Skyview Residences Floorplans

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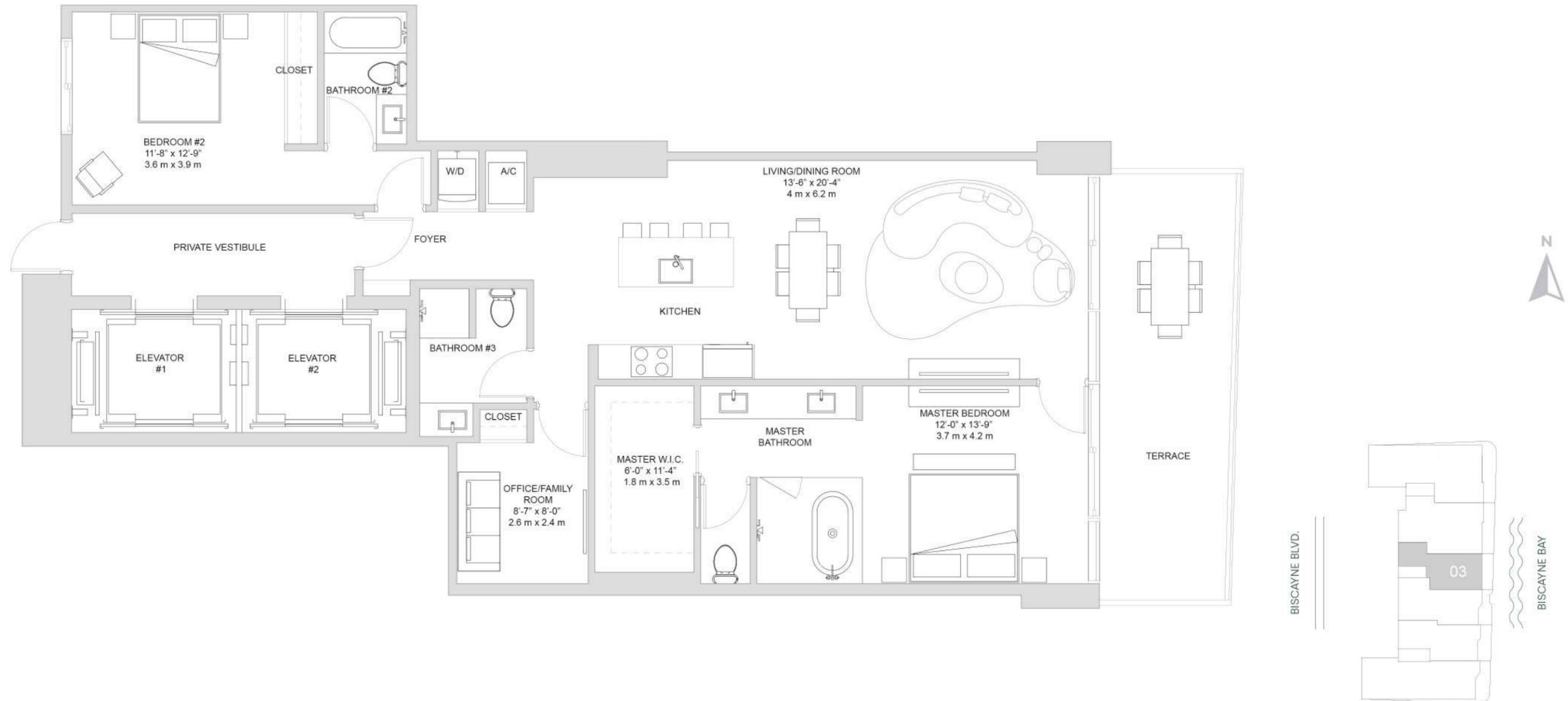
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**PANORAMIC RESIDENCES**  
LEVELS 27 TO 56

TOTAL SQ.FT.	1,680 SQ.FT.	156 SQ. MT.
A/C AREA	1,460 SQ.FT.	136 SQ. MT.
TERRACE	220 SQ.FT.	20 SQ. MT.

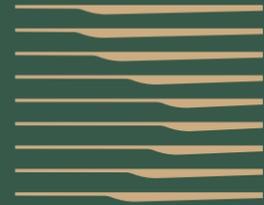
**UNIT 03**

2 BEDROOMS + OFFICE  
3 BATHROOMS



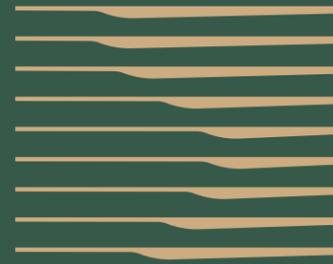
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Panoramic and Skyview Residences Floorplans

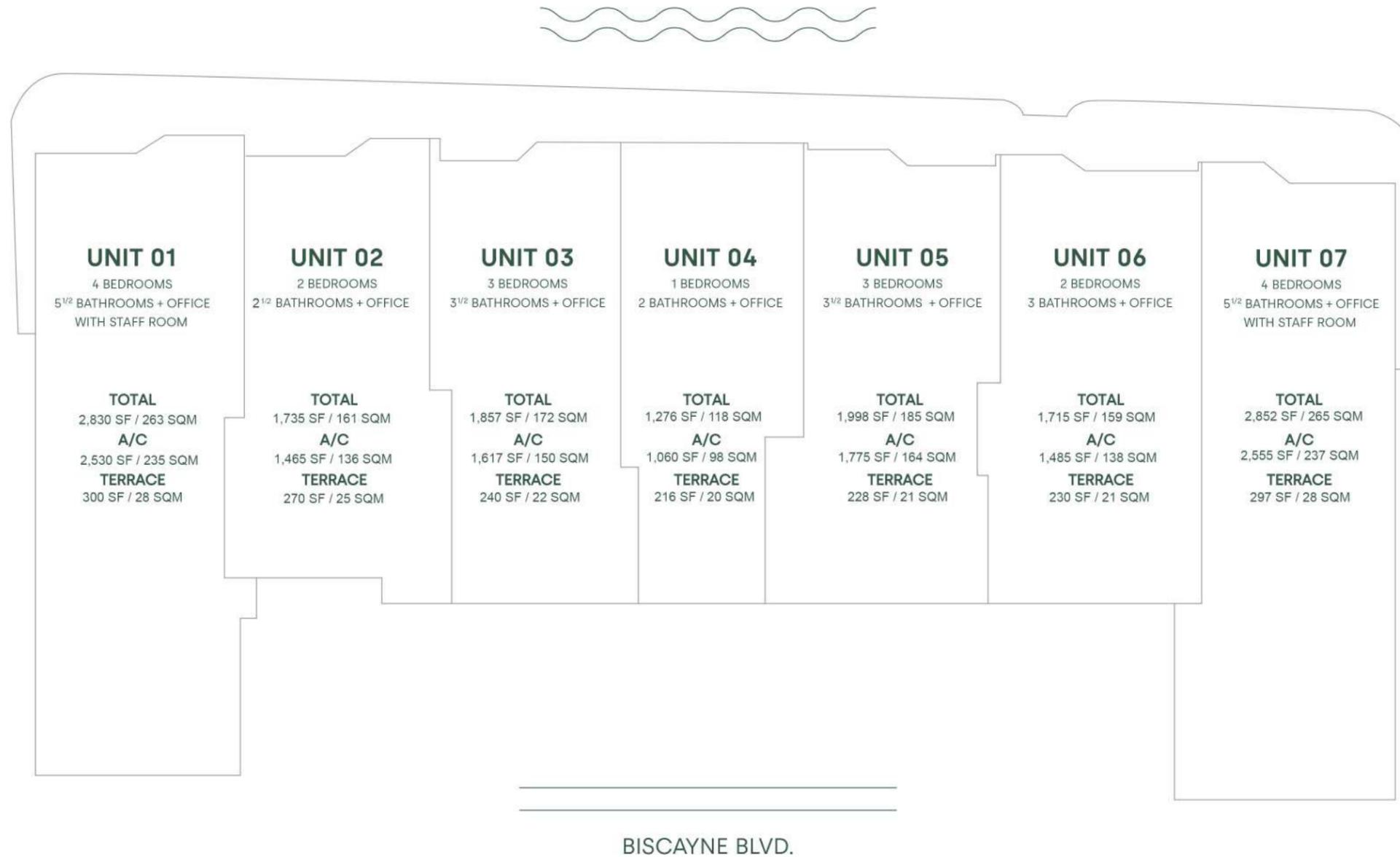
# DISCOVER

## Panoramic and Skyview Residences Floorplans

North Tower



BISCAYNE BAY



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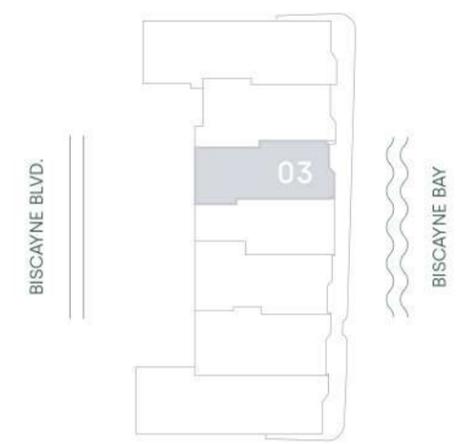
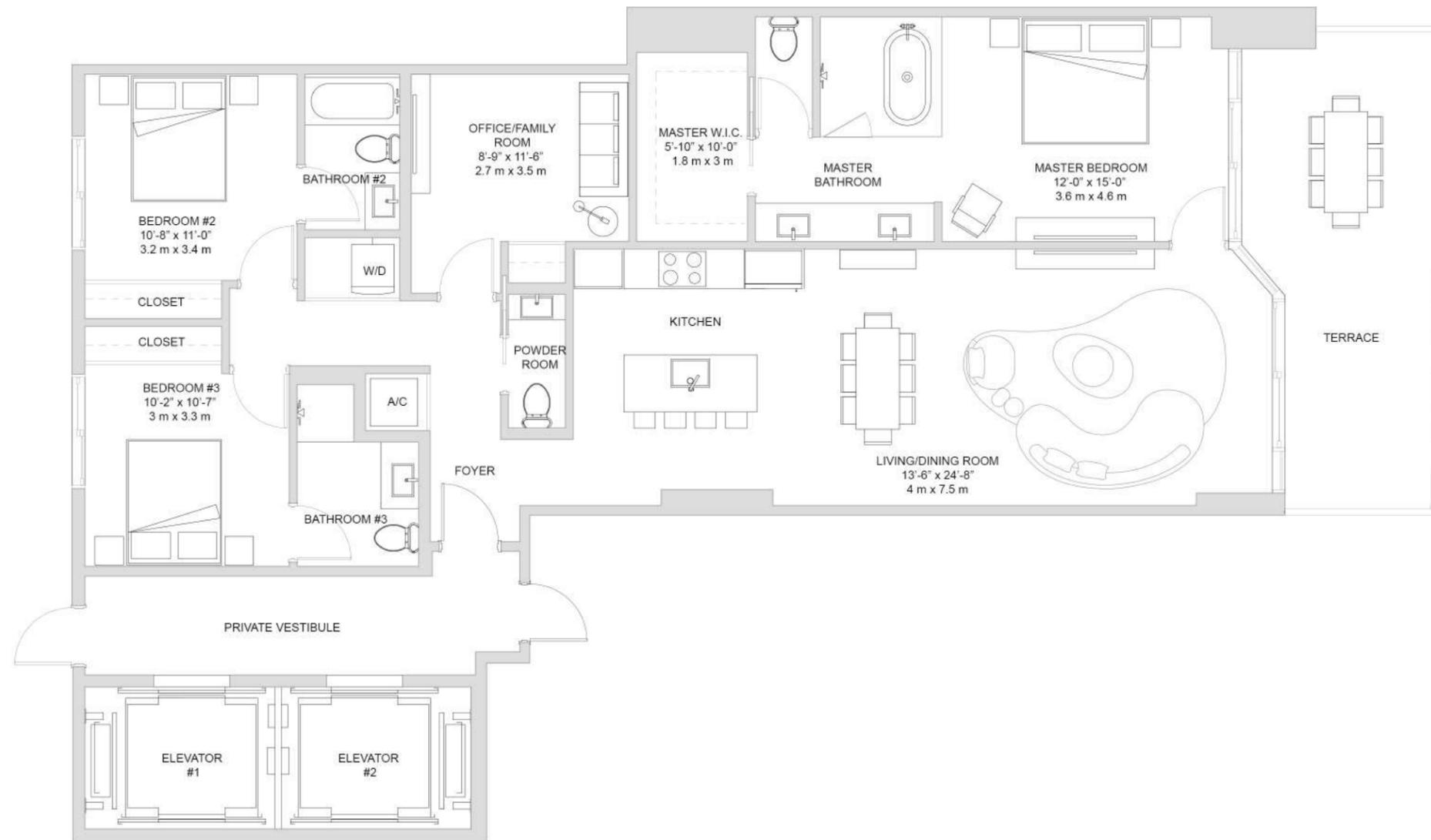
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**PANORAMIC RESIDENCES**  
LEVELS 03 TO 26

TOTAL SQ.FT.	1,857 SQ.FT.	172 SQ. MT.
A/C AREA	1,617 SQ.FT.	150 SQ. MT.
TERRACE	240 SQ.FT.	22 SQ. MT.

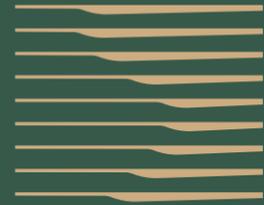
**UNIT 03**

3 BEDROOMS + OFFICE  
3 1/2 BATHROOMS



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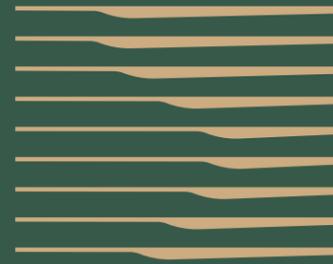
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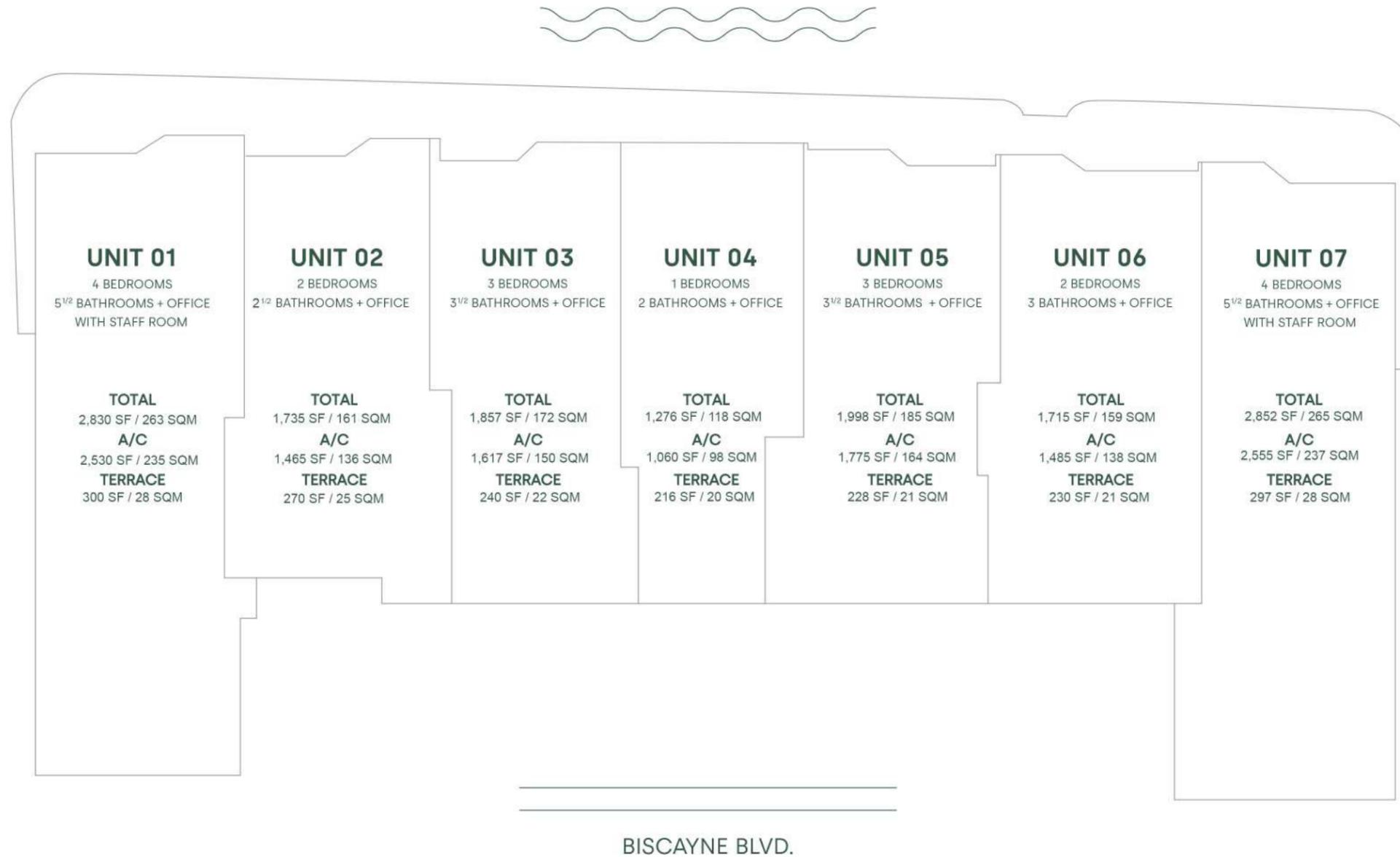
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## Panoramic and Skyview Residences Floorplans

North Tower



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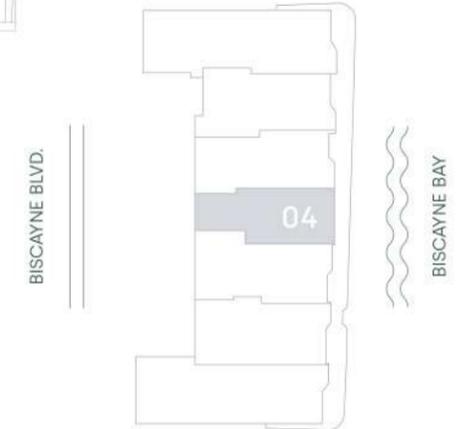
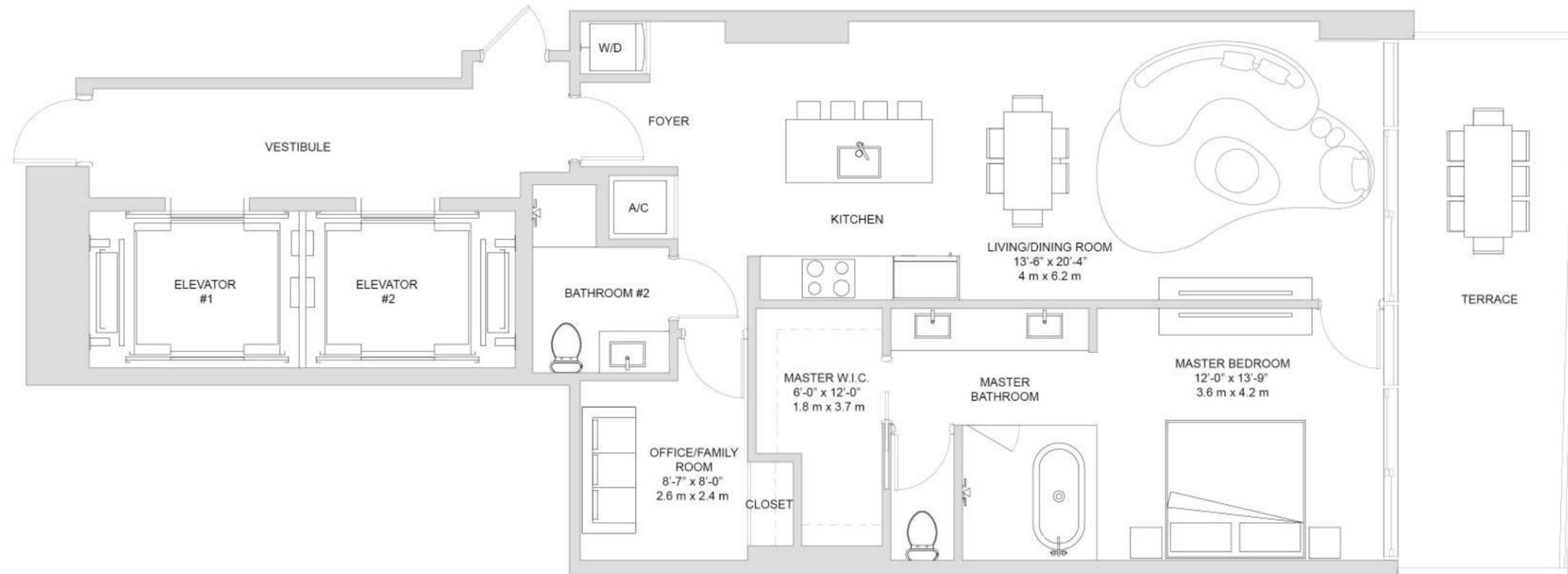
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**PANORAMIC RESIDENCES**  
LEVELS 03 TO 26

TOTAL SQ.FT.	1,276 SQ.FT.	118 SQ. MT.
A/C AREA	1,060 SQ.FT.	98 SQ. MT.
TERRACE	216 SQ.FT.	20 SQ. MT.

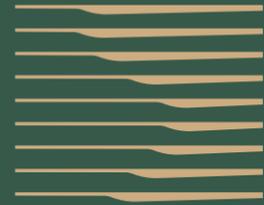
**UNIT 04**

1 BEDROOM + OFFICE  
2 BATHROOMS



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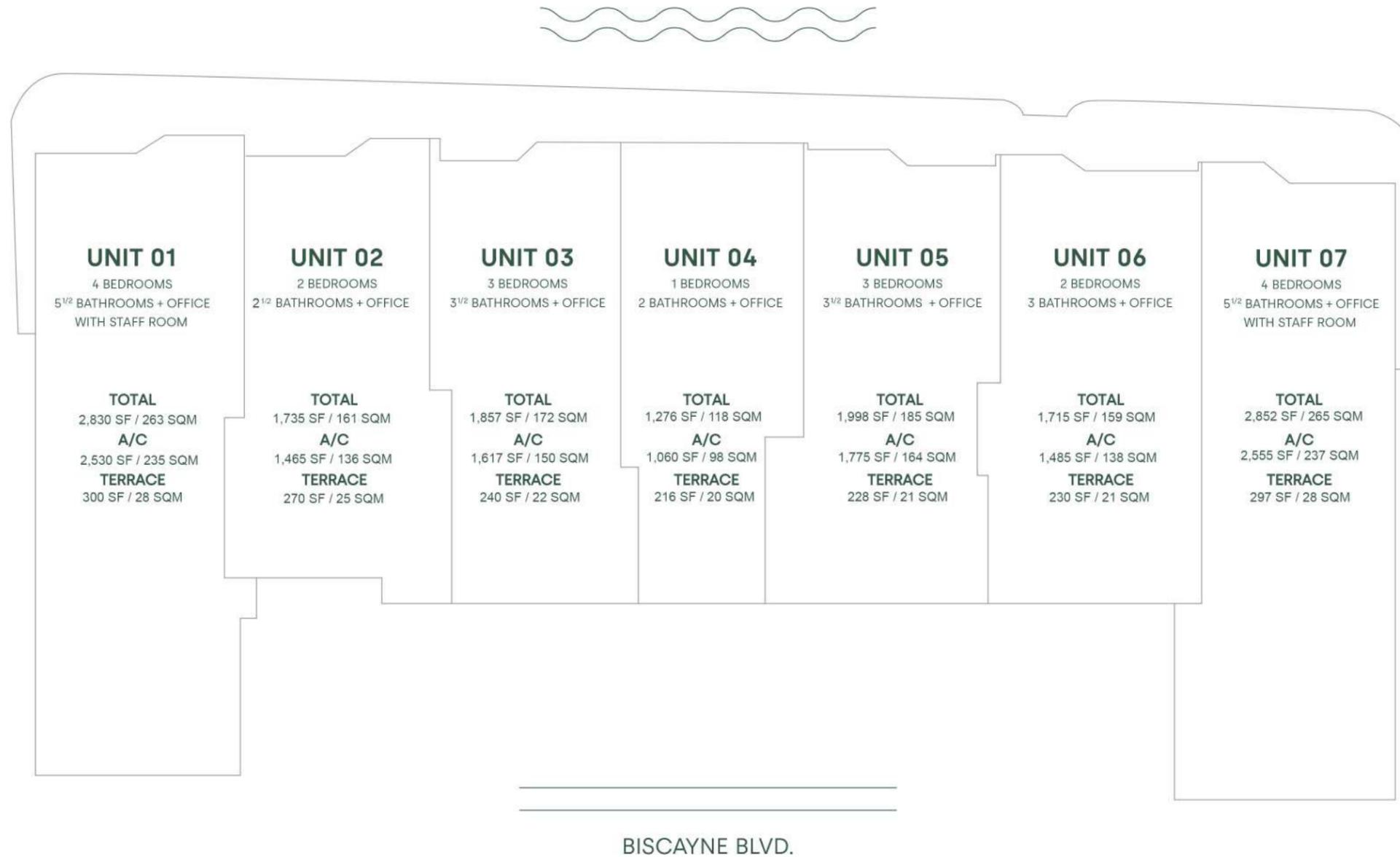
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North Tower



BISCAYNE BAY



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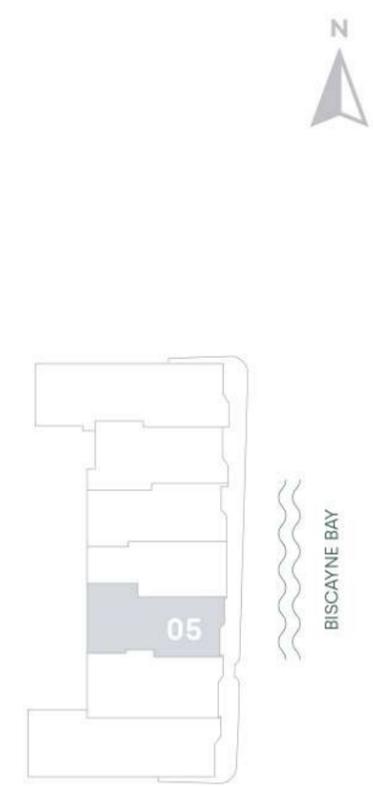
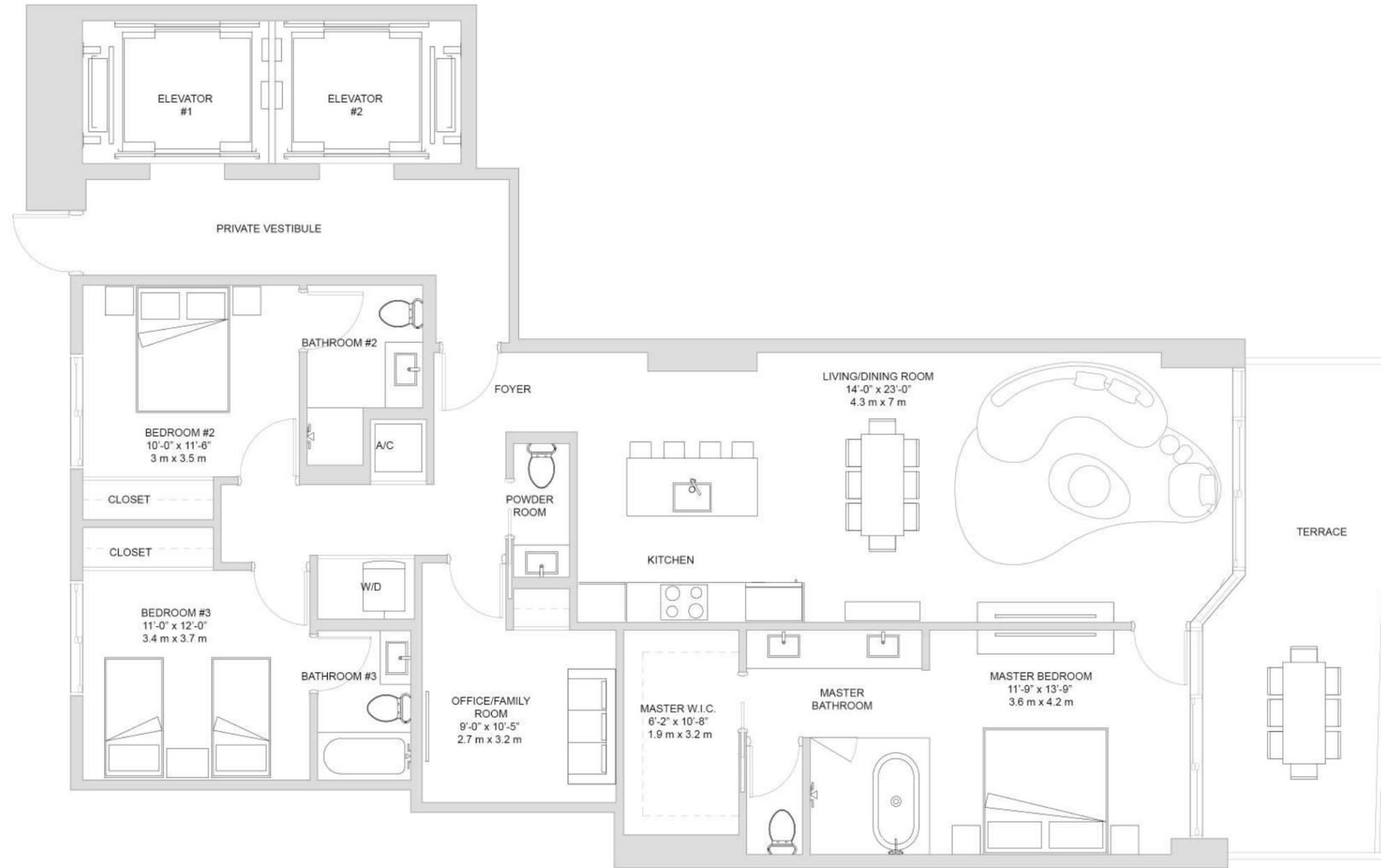
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**PANORAMIC RESIDENCES**  
LEVELS 03 TO 56

TOTAL SQ.FT.	1,998 SQ.FT.	185 SQ. MT.
A/C AREA	1,770 SQ.FT.	164 SQ. MT.
TERRACE	228 SQ.FT.	21 SQ. MT.

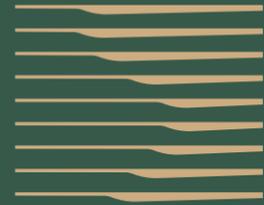
**UNIT 05**

3 BEDROOMS + OFFICE  
3 1/2 BATHROOMS



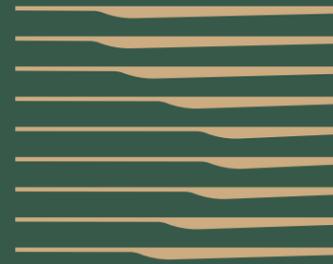
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Panoramic and Skyview Residences Floorplans

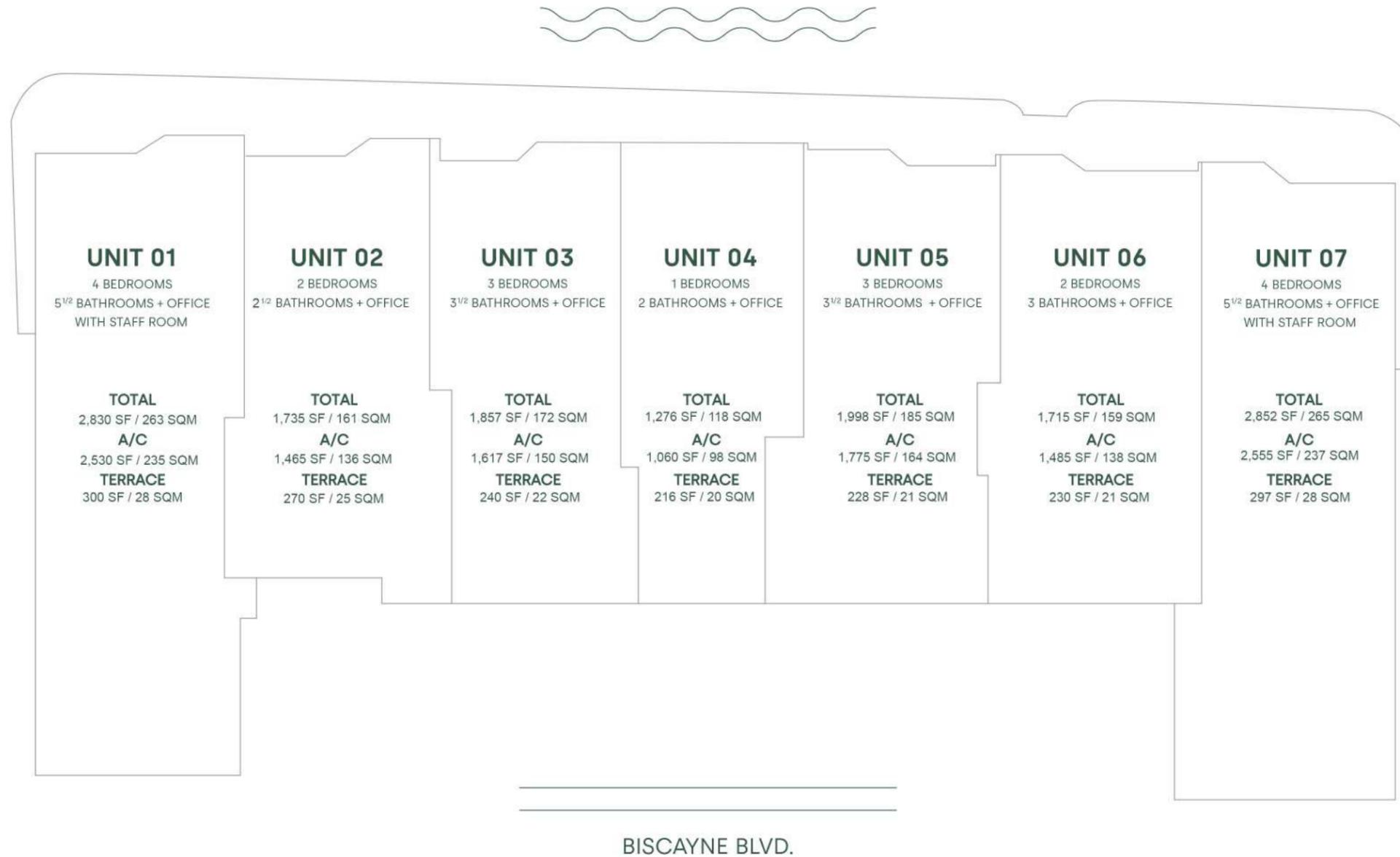
# DISCOVER

## Panoramic and Skyview Residences Floorplans

North Tower



BISCAYNE BAY



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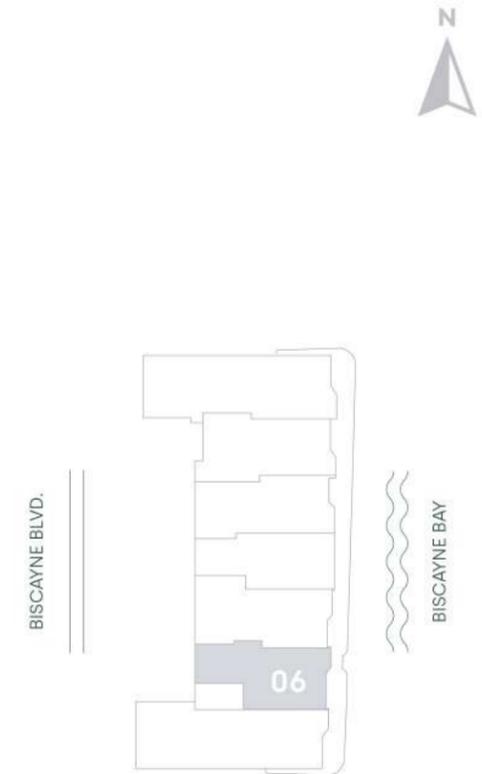
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**PANORAMIC RESIDENCES**  
LEVELS 03 TO 20 AND 22 TO 56

TOTAL SQ.FT.	1,715 SQ.FT.	159 SQ. MT.
A/C AREA	1,485 SQ.FT.	138 SQ. MT.
TERRACE	230 SQ.FT.	21 SQ. MT.

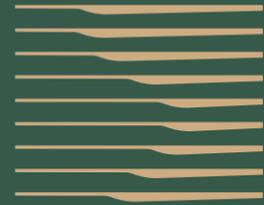
**UNIT 06**

2 BEDROOMS + OFFICE  
3 BATHROOMS



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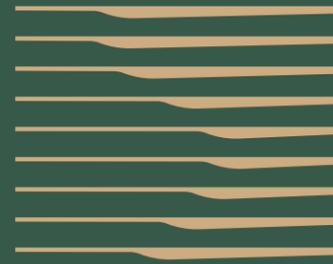
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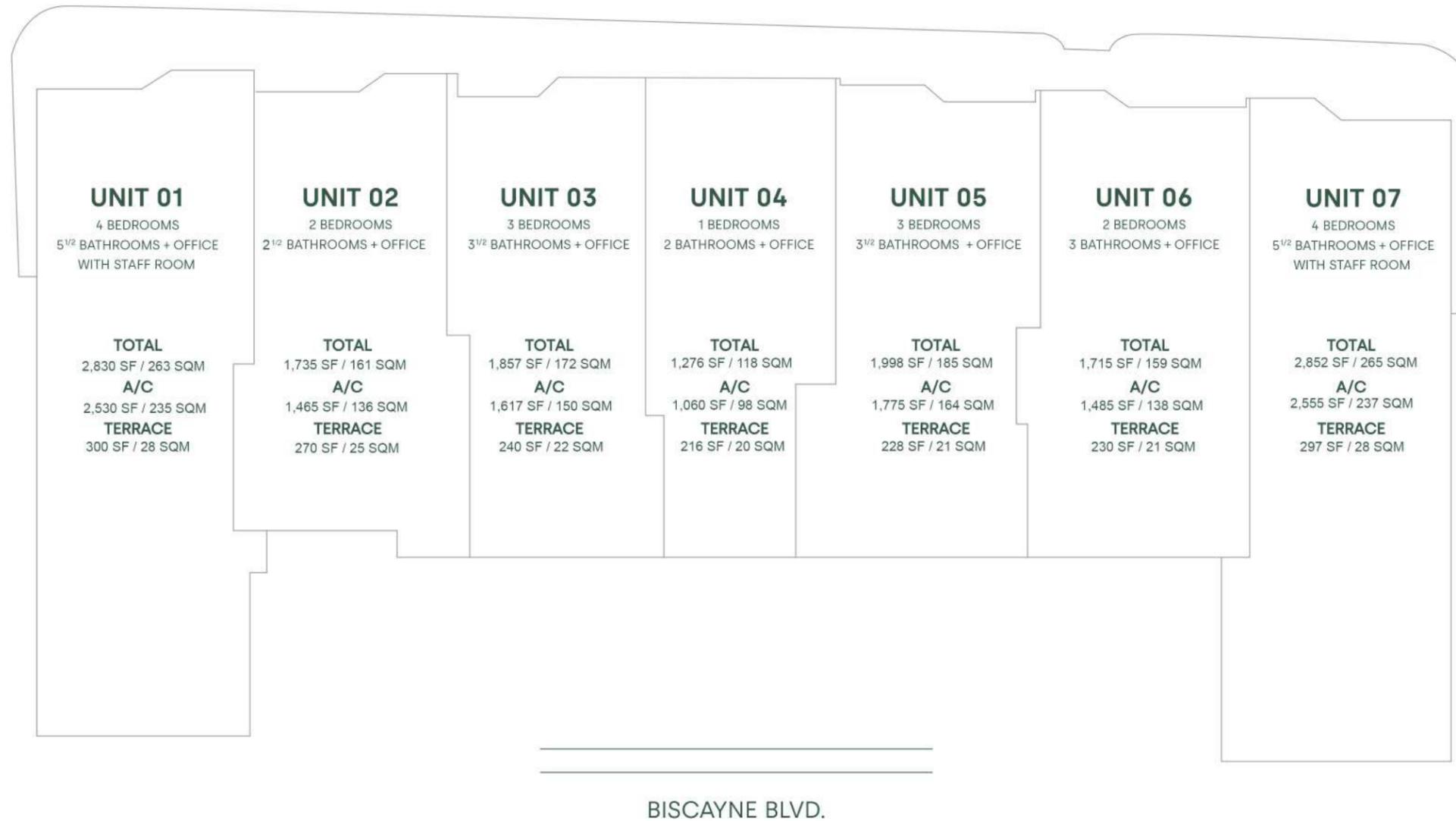
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## Panoramic and Skyview Residences Floorplans

North Tower



BISCAYNE BAY



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**PANORAMIC RESIDENCES**  
LEVELS 03 TO 56

TOTAL SQ.FT.	2,852 SQ.FT.	265 SQ. MT.
A/C AREA	2,555 SQ.FT.	237 SQ. MT.
TERRACE	297 SQ.FT.	28 SQ. MT.

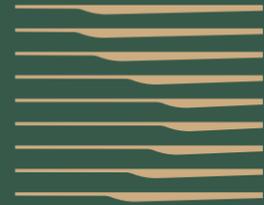
**UNIT 07**

4 BEDROOMS + OFFICE  
5 1/2 BATHROOMS  
WITH STAFF ROOM



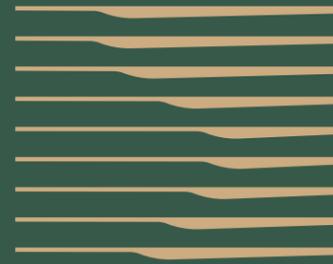
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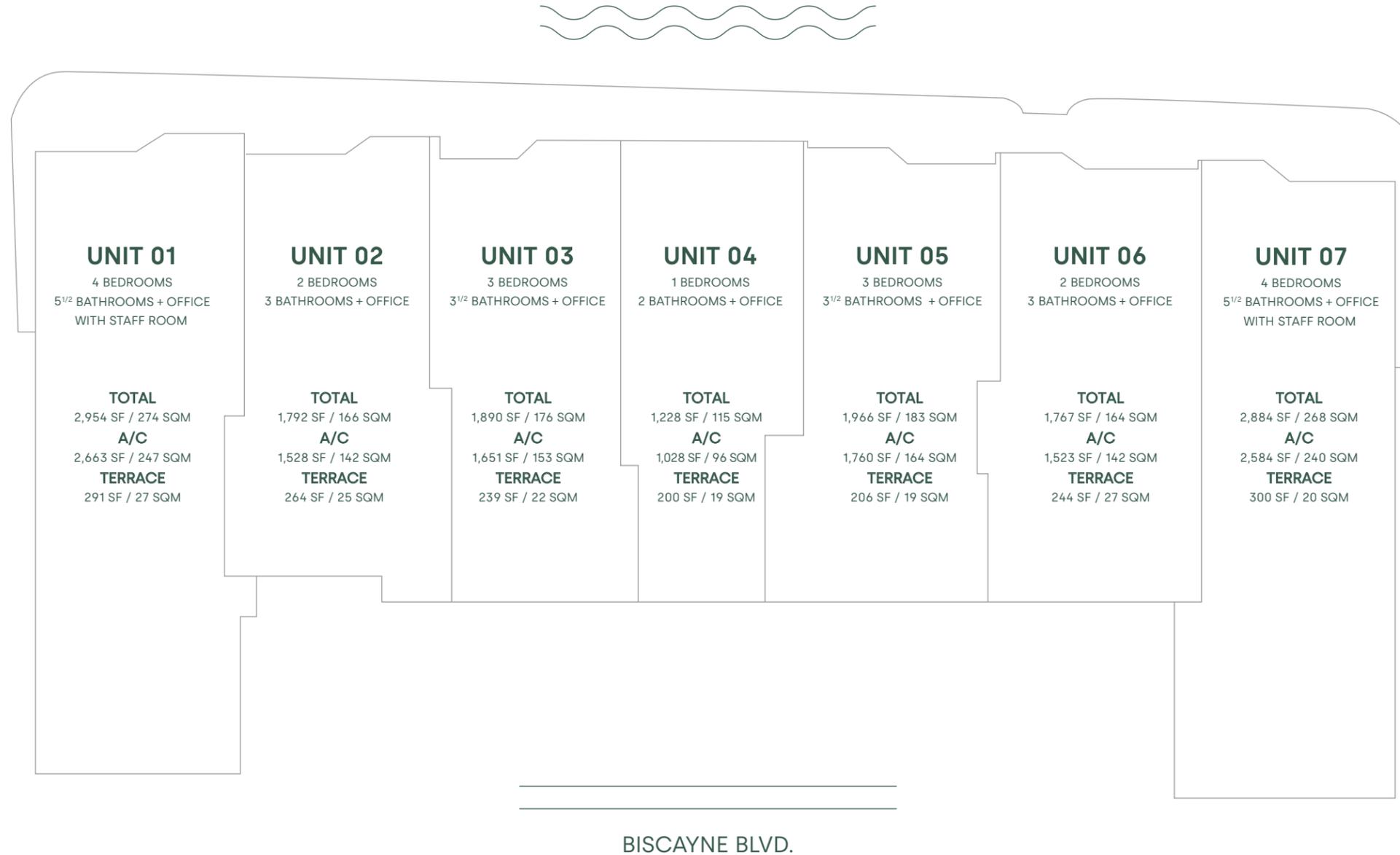
Panoramic and Skyview Residences Floorplans

# DISCOVER

## Panoramic and Skyview Residences Floorplans



BISCAYNE BAY



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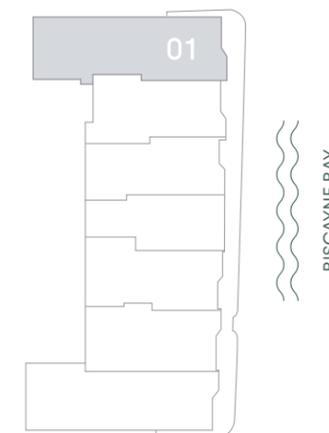
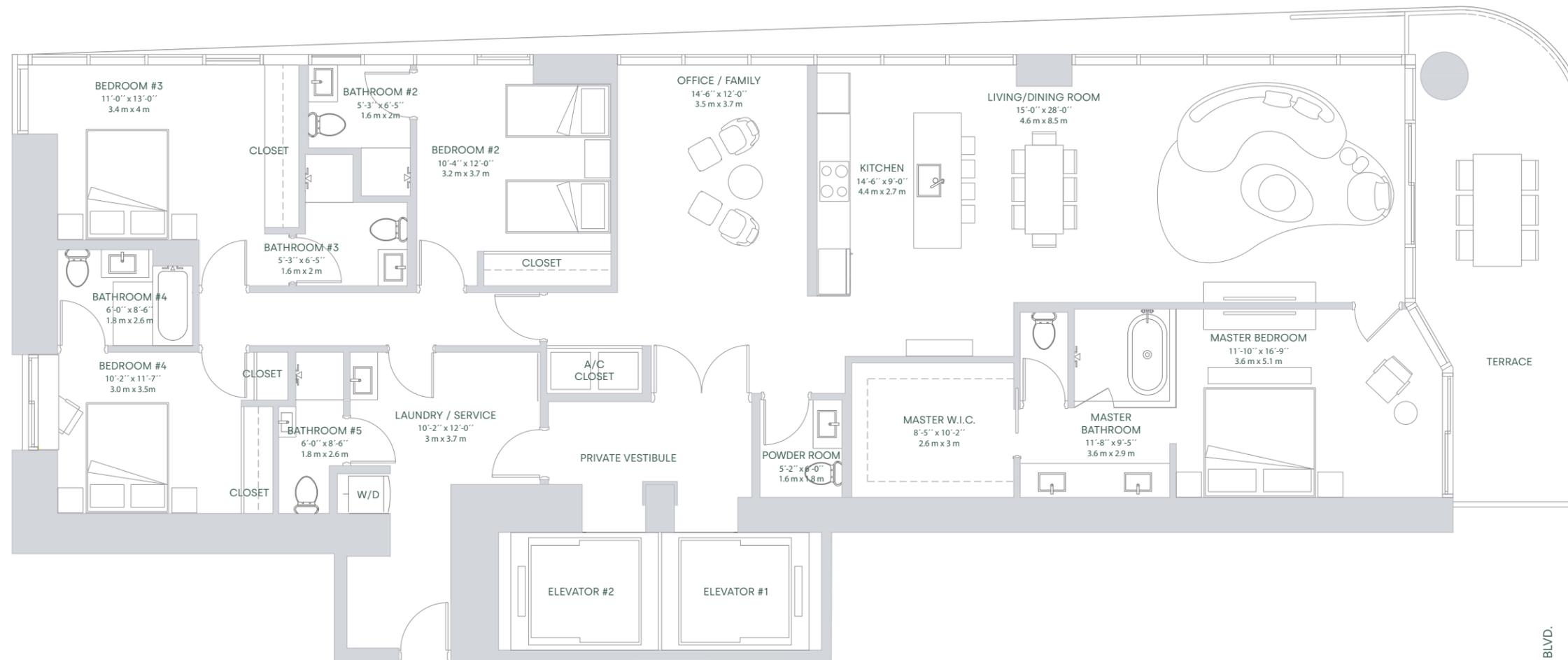
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**PANORAMIC RESIDENCES & SKYVIEW RESIDENCES**  
LEVEL 03-50

TOTAL SQ.FT.	2,954 SQ.FT	274 SQ.MT
A/C AREA	2,663 SQ.FT	247 SQ.MT
TERRACE	291 SQ.FT	27 SQ.MT

# UNIT 01

4 BEDROOMS + OFFICE  
5<sup>1/2</sup> BATHROOMS  
WITH STAFF ROOM



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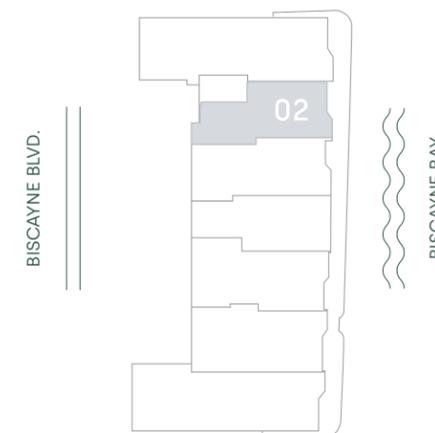
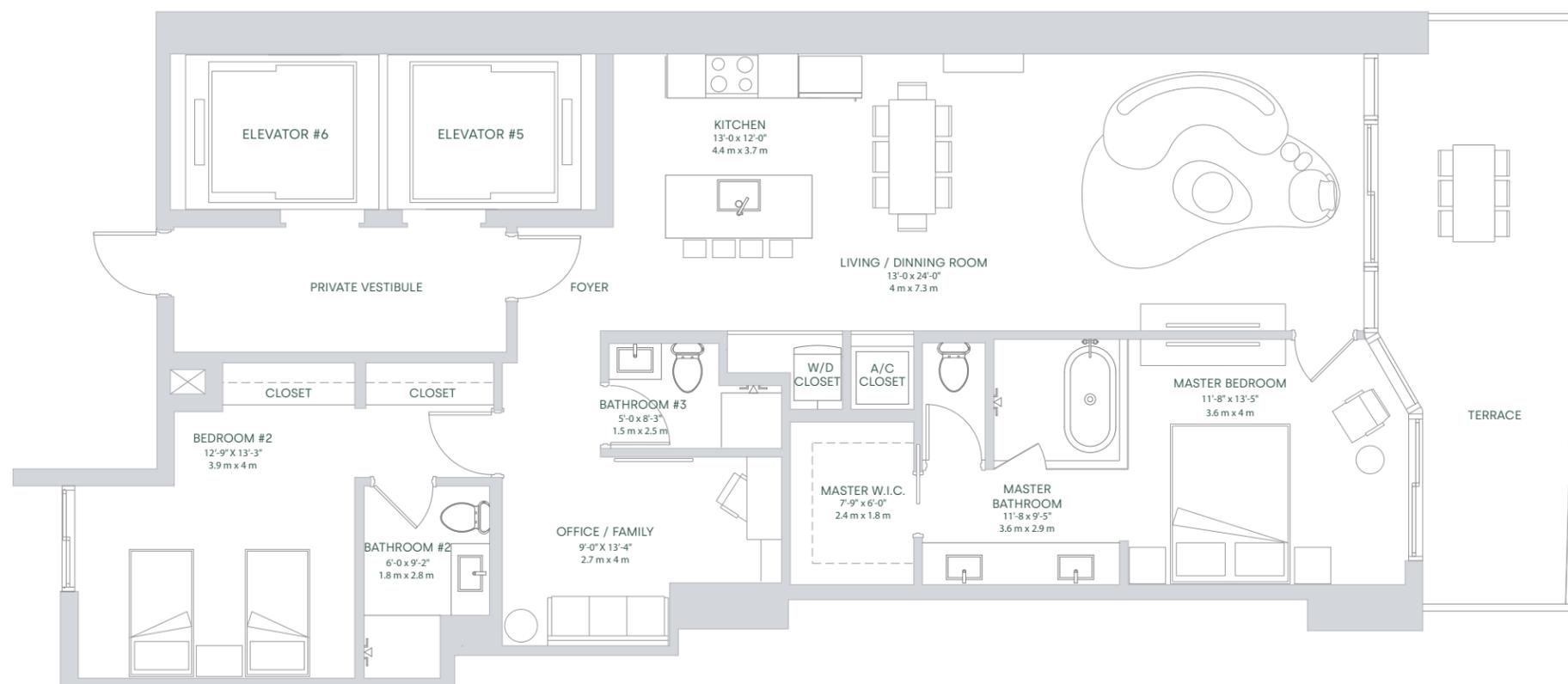
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**PANORAMIC RESIDENCES**  
LEVEL 03-46

TOTAL SQ.FT.	1,792 SQ.FT	166 SQ.MT
A/C AREA	1,528 SQ.FT	142 SQ.MT
TERRACE	264 SQ.FT	25 SQ.MT

# UNIT 02

2 BEDROOMS + OFFICE  
3 BATHROOMS



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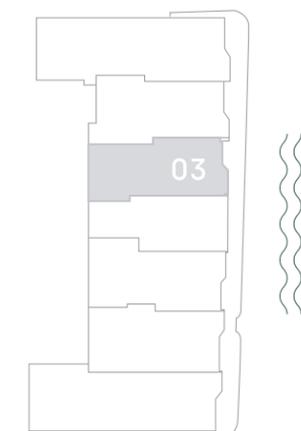
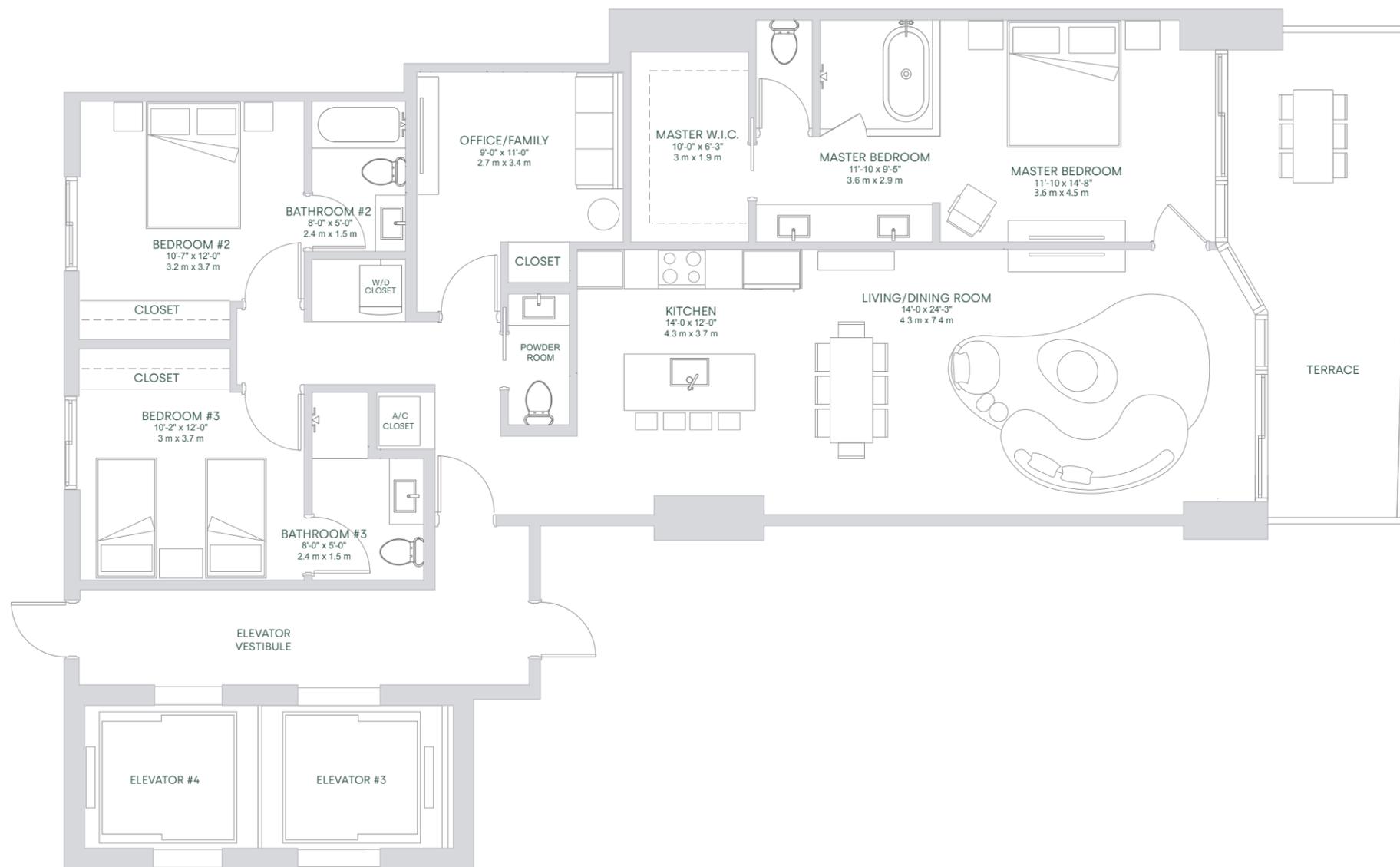
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**PANORAMIC RESIDENCES**  
LEVEL 03-46

TOTAL SQ.FT.	1,890 SQ.FT	176 SQ.MT
A/C AREA	1,651 SQ.FT	153 SQ.MT
TERRACE	239 SQ.FT	22 SQ.MT

**UNIT 03**

3 BEDROOMS + OFFICE  
3<sup>1/2</sup> BATHROOMS



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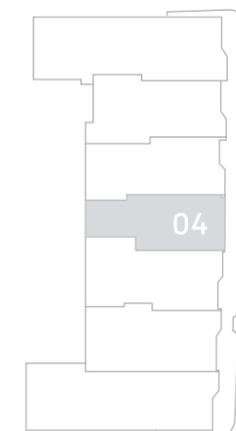
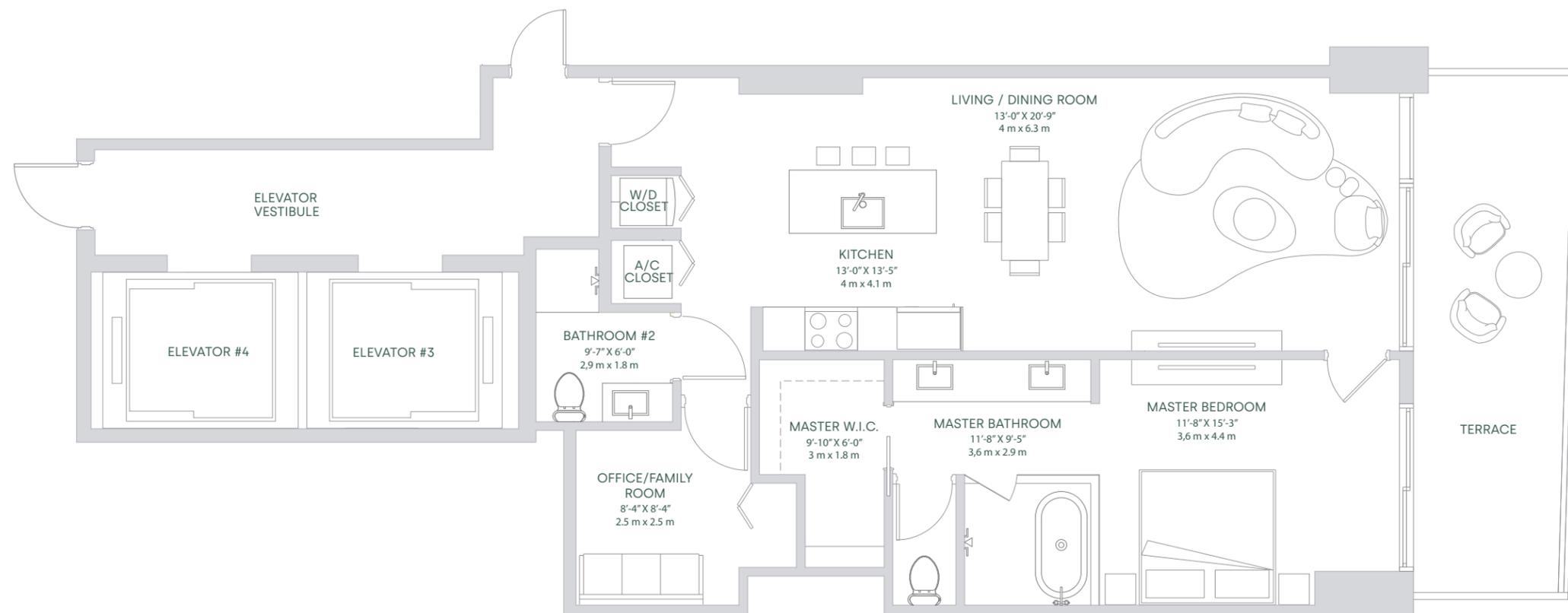
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**PANORAMIC RESIDENCES**  
LEVEL 03-46

TOTAL SQ.FT.	1,228 SQ.FT	115 SQ.MT
A/C AREA	1,028 SQ.FT	96 SQ.MT
TERRACE	200 SQ.FT	19 SQ.MT

**UNIT 04**

1 BEDROOM + OFFICE  
2 BATHROOMS



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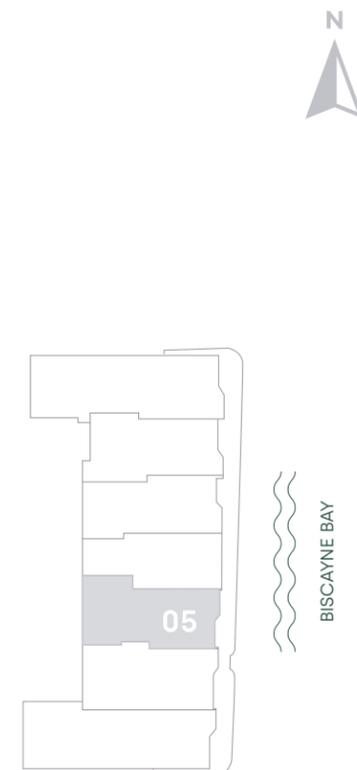
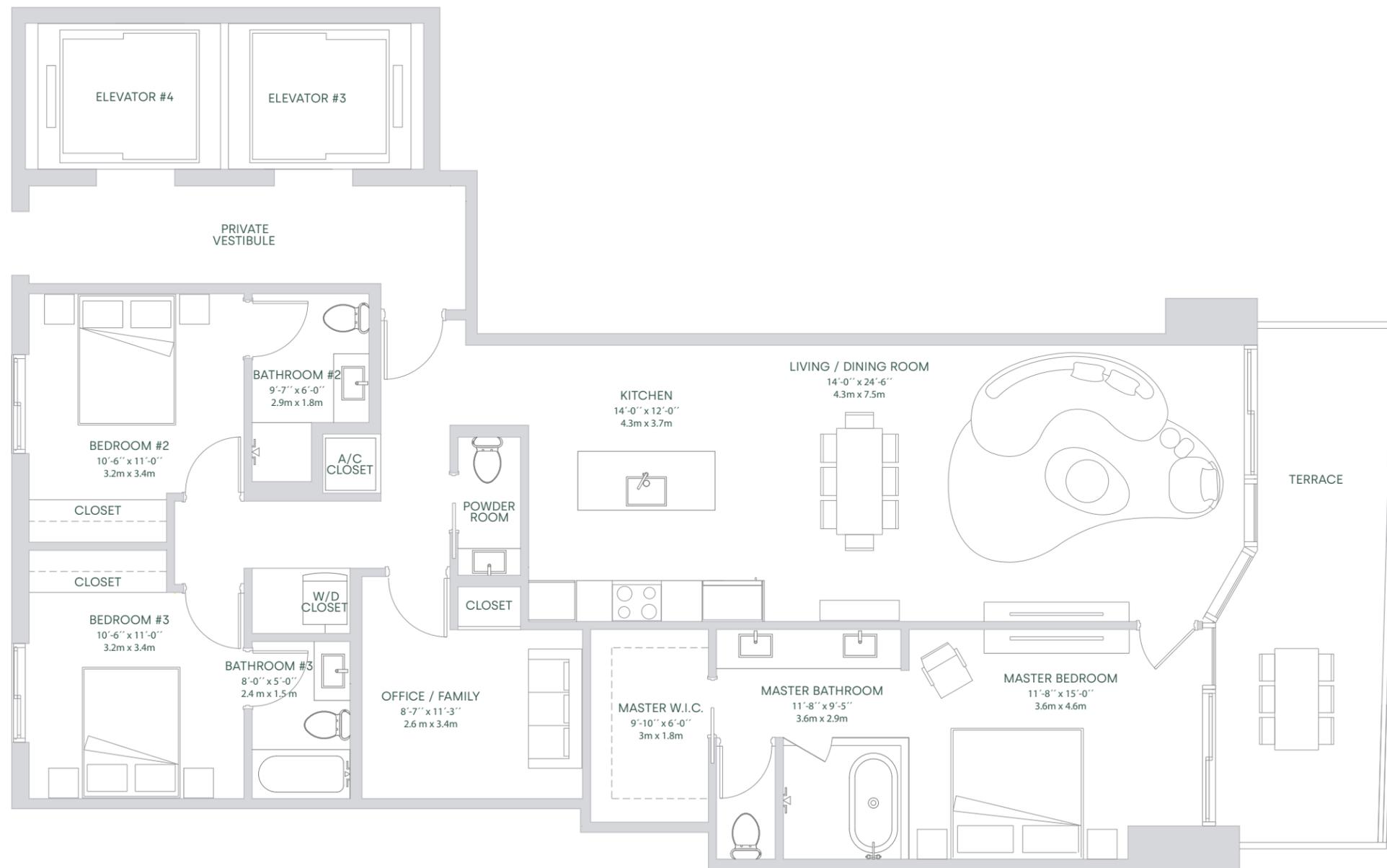
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**PANORAMIC RESIDENCES & SKYVIEW RESIDENCES**  
LEVEL 03-50                      LEVEL 51-56

TOTAL SQ.FT.	1,966 SQ.FT	183 SQ.MT
A/C AREA	1,760 SQ.FT	164 SQ.MT
TERRACE	206 SQ.FT	19 SQ.MT

# UNIT 05

3 BEDROOMS + OFFICE  
3<sup>1/2</sup> BATHROOMS



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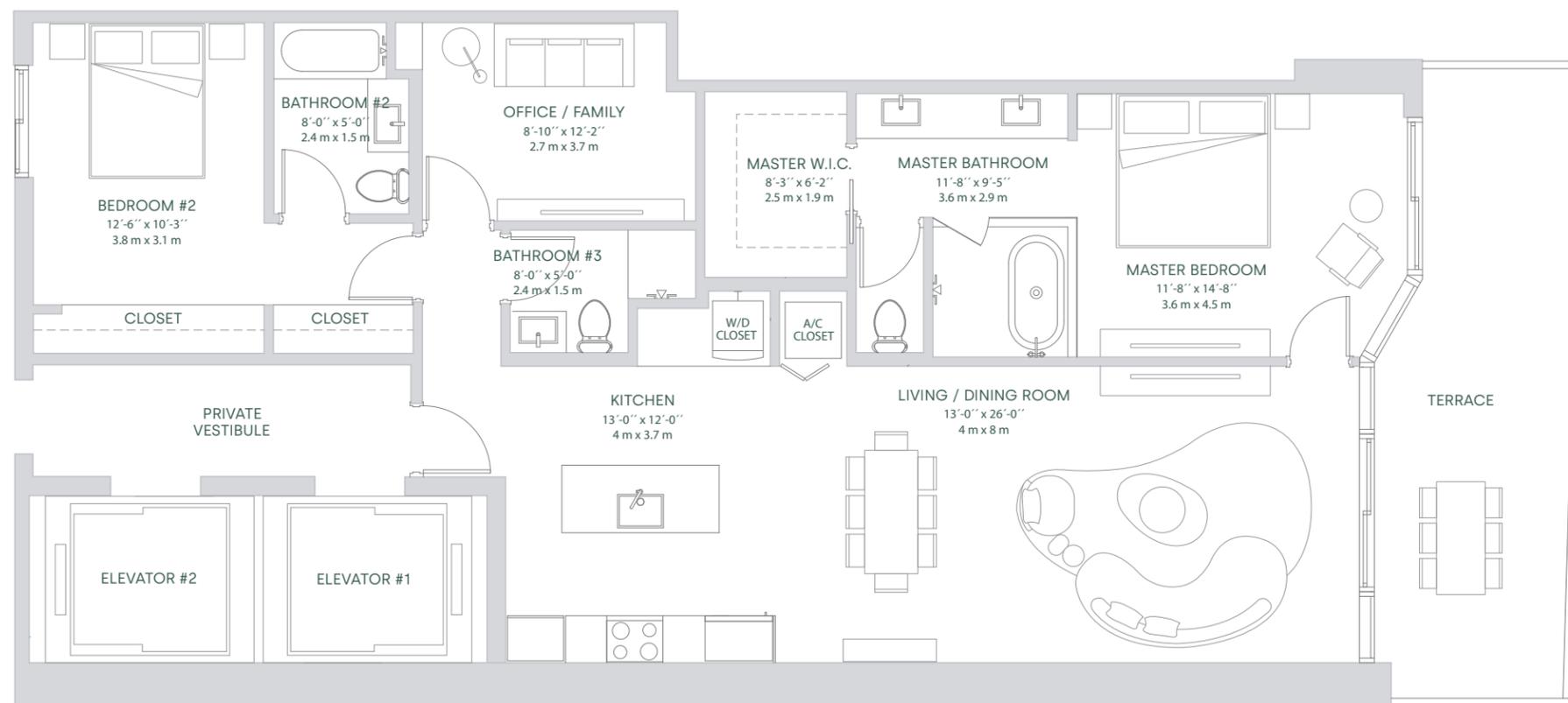
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**PANORAMIC RESIDENCES & SKYVIEW RESIDENCES**  
LEVEL 03-50

TOTAL SQ.FT.	1,767 SQ.FT	164 SQ.MT
A/C AREA	1,523 SQ.FT	142 SQ.MT
TERRACE	244 SQ.FT	27 SQ.MT

# UNIT 06

2 BEDROOMS + OFFICE  
3 BATHROOMS



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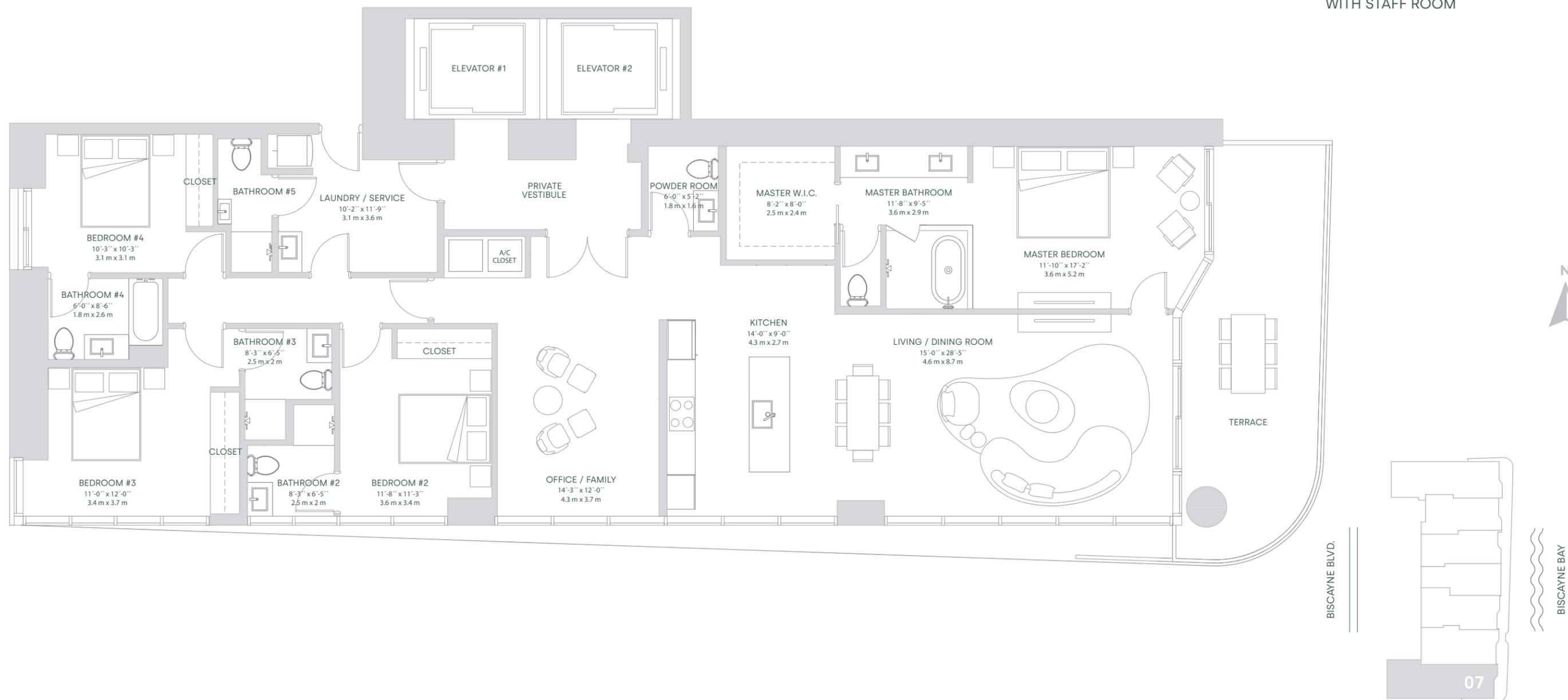
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**PANORAMIC RESIDENCES & SKYVIEW RESIDENCES**  
LEVEL 03-50

TOTAL SQ.FT.	2,884 SQ.FT	268 SQ.MT
A/C AREA	2,584 SQ.FT	240 SQ.MT
TERRACE	300 SQ.FT	28 SQ.MT

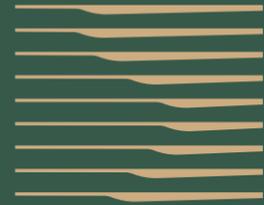
# UNIT 07

4 BEDROOMS + OFFICE  
5<sup>1/2</sup> BATHROOMS  
WITH STAFF ROOM



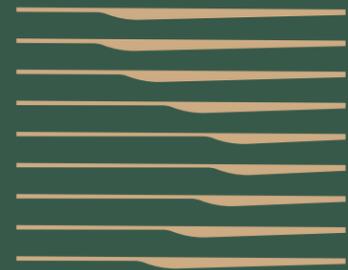
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ARIA  
RESERVE  
MIAMI

COMING TO MIAMI  
SUMMER 2024



ARIA  
RESERVE

PENTHOUSE MANSIONS

PHM 01

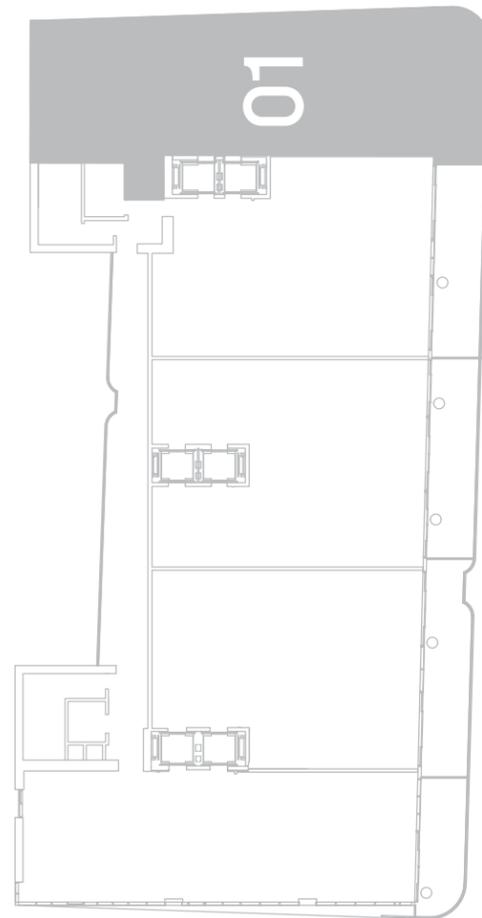


**PENTHOUSE MANSIONS**  
LEVEL 60-62

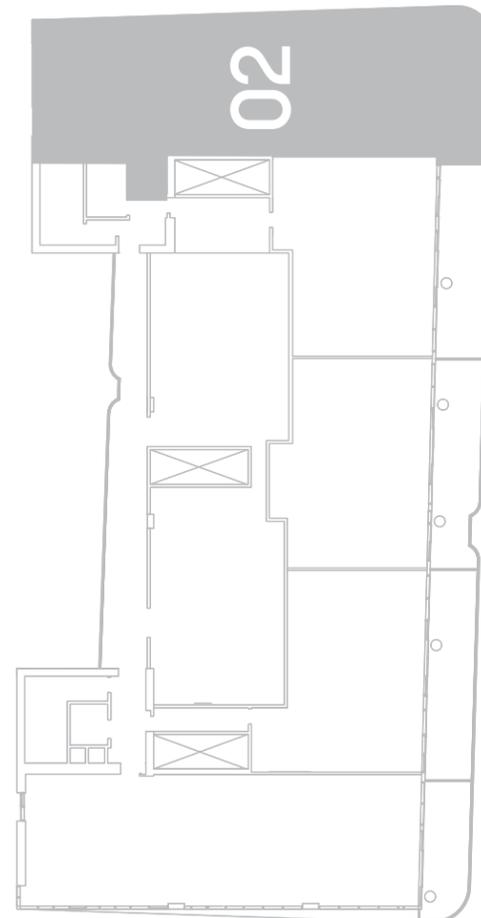
<b>TOTAL SQ.FT.</b>	<b>8,309 SQ.MT.</b>	<b>771 SQ.MT.</b>
<b>A/C AREA</b>	<b>6,358 SQ.FT.</b>	<b>590 SQ.MT.</b>
<b>TOTAL BALCONY/TERRACE AREA</b>	<b>1,951 SQ.FT.</b>	<b>181 SQ.MT.</b>

**PHM 01**

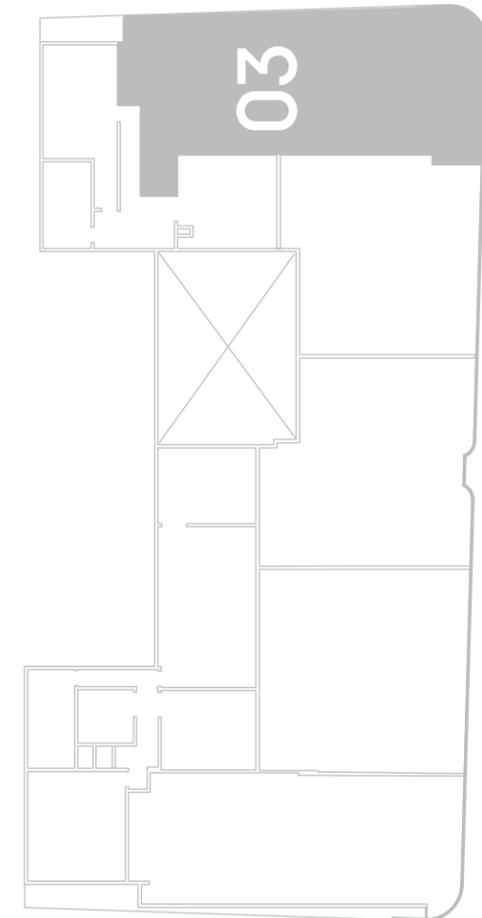
6 BEDROOMS  
7<sup>1/2</sup> BATHROOMS  
AND DEN/GYM



BISCAYNE BAY



BISCAYNE BAY



BISCAYNE BAY



Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions 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 all interior structural components and other common elements). For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is as set forth on Exhibit "3" to the Declaration of Condominium contained in the Prospectus. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, soffits, floor coverings, furniture and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. FOR NY RESIDENTS ONLY, SEE CPS-12 OFFERING PLAN FOR ADDITIONAL TERMS. FILE NO. CP18-0139. Floor plan not to scale.



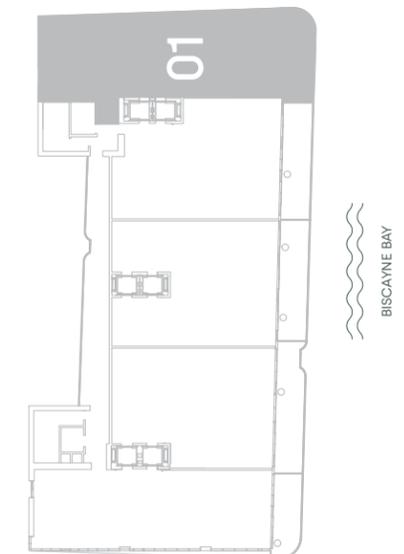
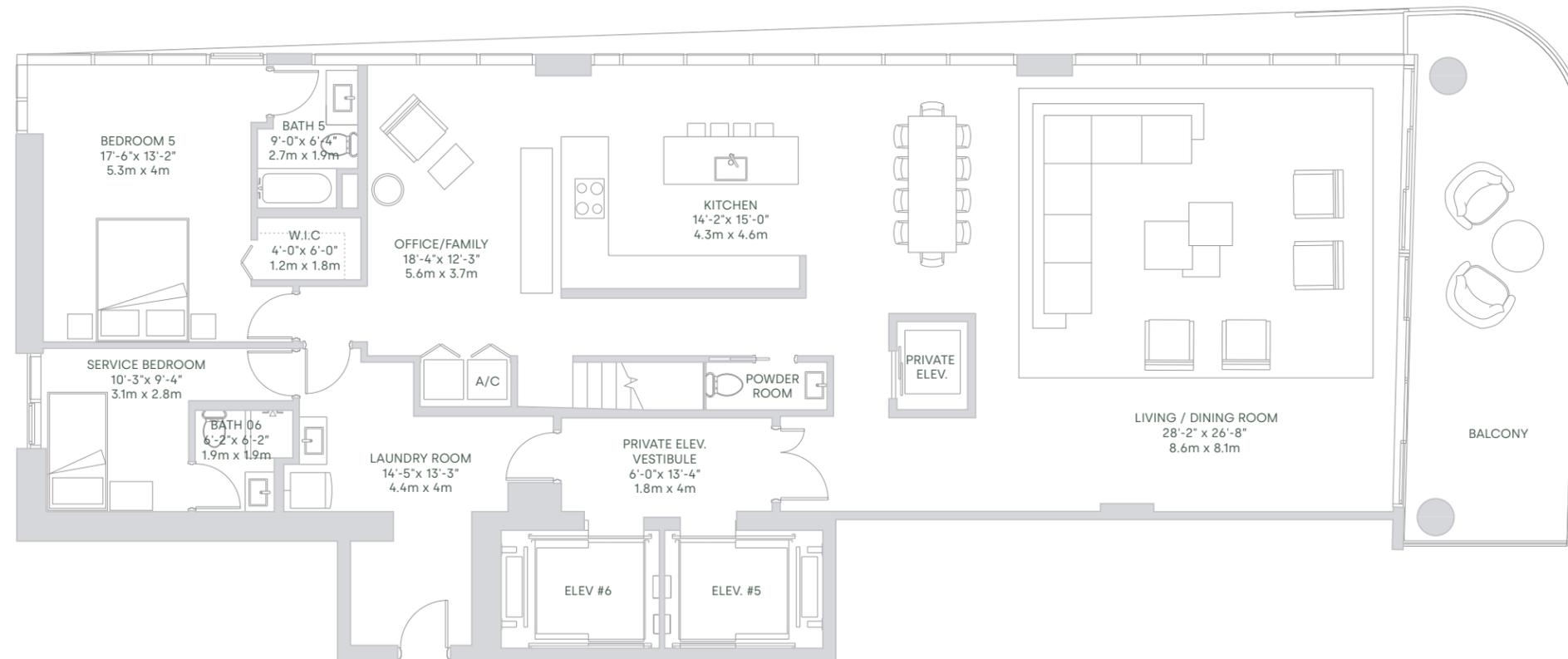
**PENTHOUSE MANSIONS**  
LEVEL 60-62

<b>TOTAL SQ.FT.</b>	<b>8,309 SQ.MT.</b>	<b>771 SQ.MT.</b>
<b>A/C AREA</b>	<b>6,358 SQ.FT.</b>	<b>590 SQ.MT.</b>
<b>TOTAL BALCONY/TERRACE AREA</b>	<b>1,951 SQ.FT.</b>	<b>181 SQ.MT.</b>

**PHM 01**

LEVEL 01

6 BEDROOMS  
7<sup>1/2</sup> BATHROOMS  
AND DEN/GYM



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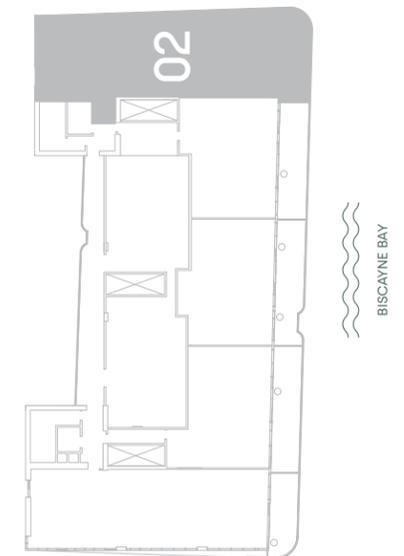
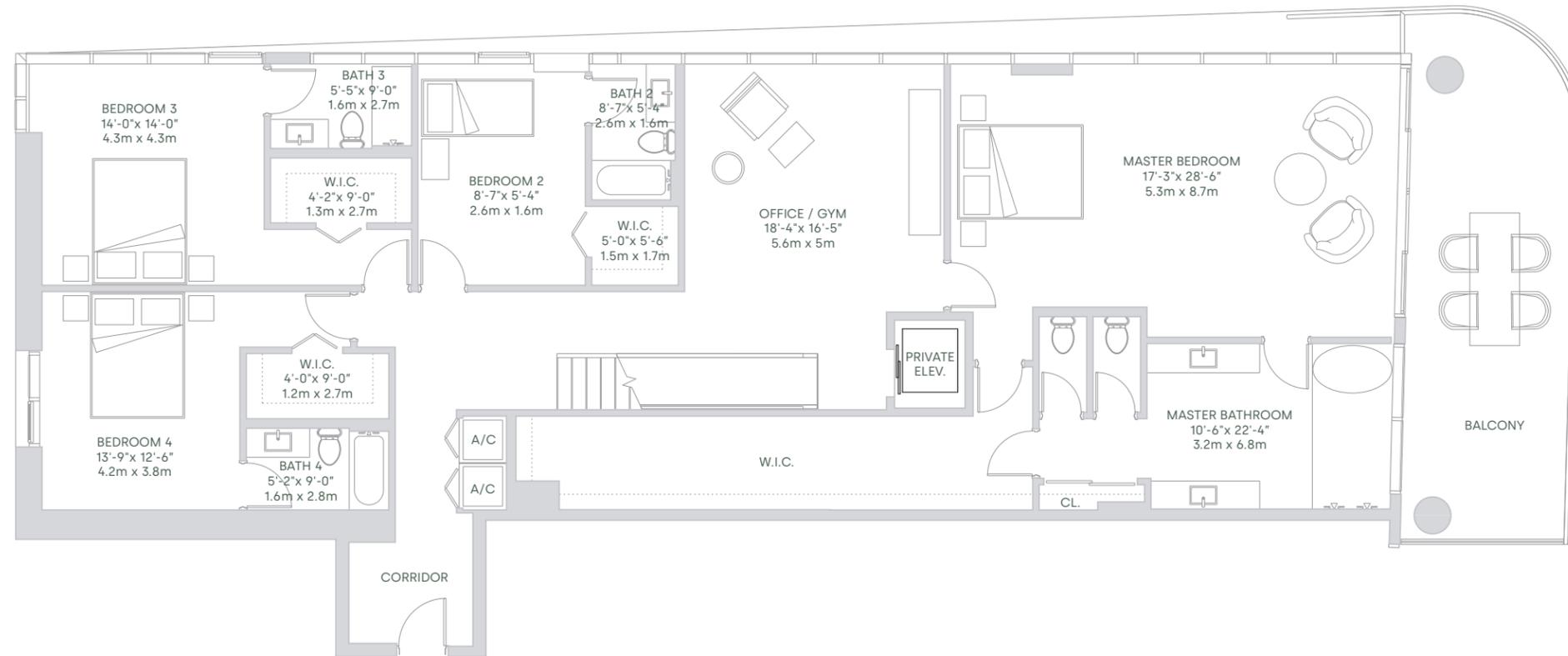
**PENTHOUSE MANSIONS**  
LEVEL 60-62

<b>TOTAL SQ.FT.</b>	<b>8,309 SQ.MT.</b>	<b>771 SQ.MT.</b>
<b>A/C AREA</b>	<b>6,358 SQ.FT.</b>	<b>590 SQ.MT.</b>
<b>TOTAL BALCONY/TERRACE AREA</b>	<b>1,951 SQ.FT.</b>	<b>181 SQ.MT.</b>

**PHM 01**

LEVEL 02

6 BEDROOMS  
7<sup>1/2</sup> BATHROOMS  
AND DEN/GYM



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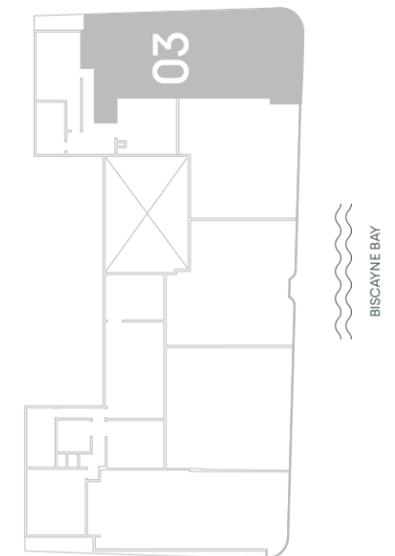
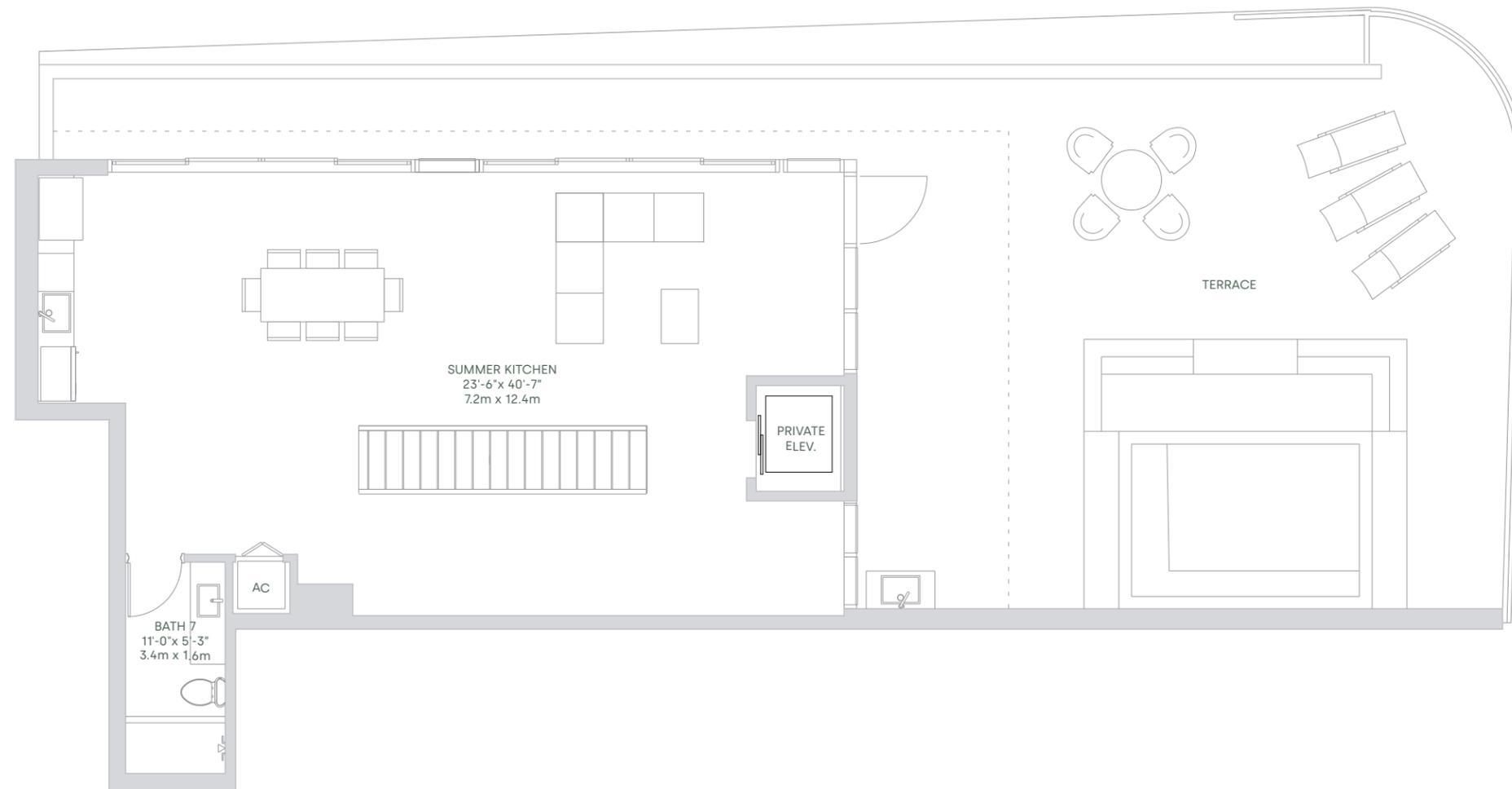
**PENTHOUSE MANSIONS**  
LEVEL 60-62

<b>TOTAL SQ.FT.</b>	<b>8,309 SQ.MT.</b>	<b>771 SQ.MT.</b>
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<b>TOTAL BALCONY/TERRACE AREA</b>	<b>1,951 SQ.FT.</b>	<b>181 SQ.MT.</b>

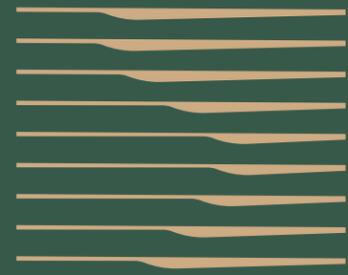
**PHM 01**

LEVEL 03

6 BEDROOMS  
7<sup>1/2</sup> BATHROOMS  
AND DEN/GYM



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ARIA  
RESERVE

PENTHOUSE MANSIONS

PHM 02

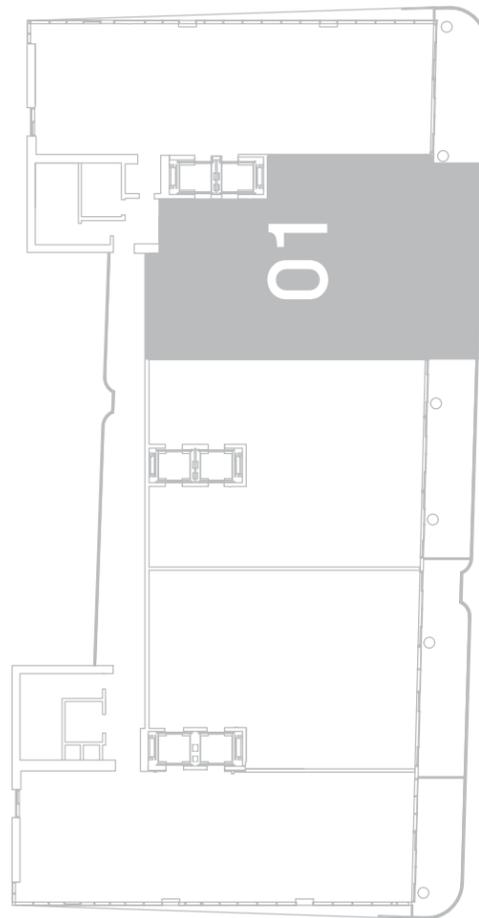


**PENTHOUSE MANSIONS**  
LEVEL 60-62

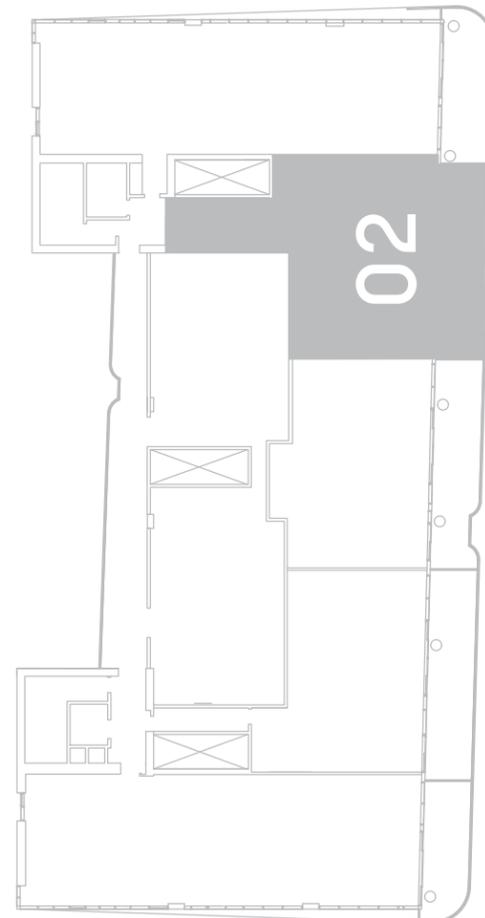
<b>TOTAL SQ.FT.</b>	<b>6,592 SQ.MT.</b>	<b>612 SQ.MT.</b>
<b>A/C AREA</b>	<b>4,676 SQ.FT.</b>	<b>434 SQ.MT.</b>
<b>TOTAL BALCONY/TERRACE AREA</b>	<b>1,916 SQ.FT.</b>	<b>178 SQ.MT.</b>

**PHM 02**

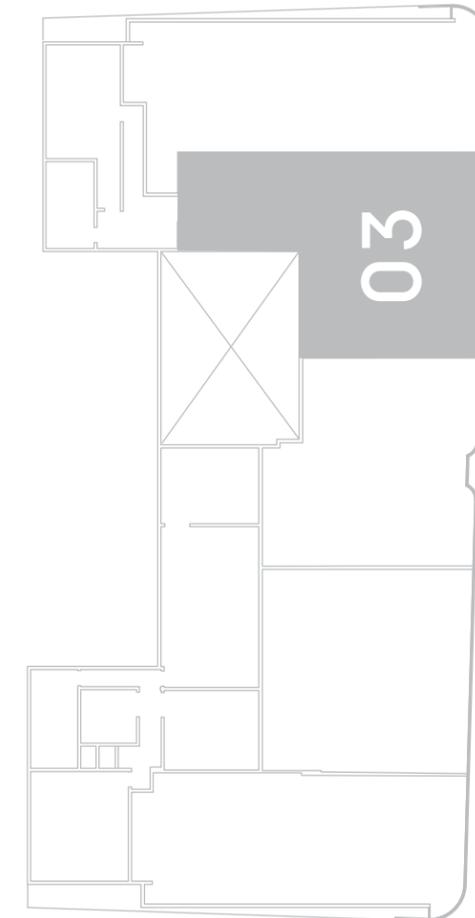
4 BEDROOMS  
6.5 BATHROOMS  
AND DEN



BISCAYNE BAY



BISCAYNE BAY



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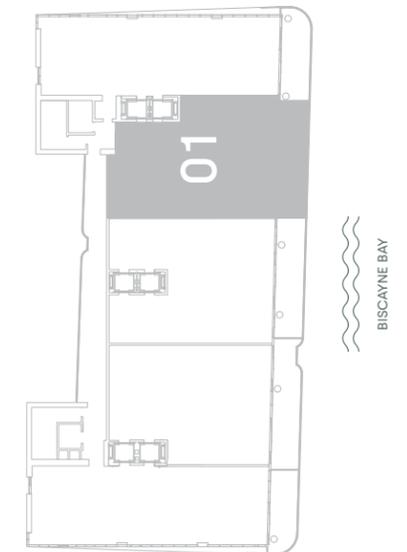
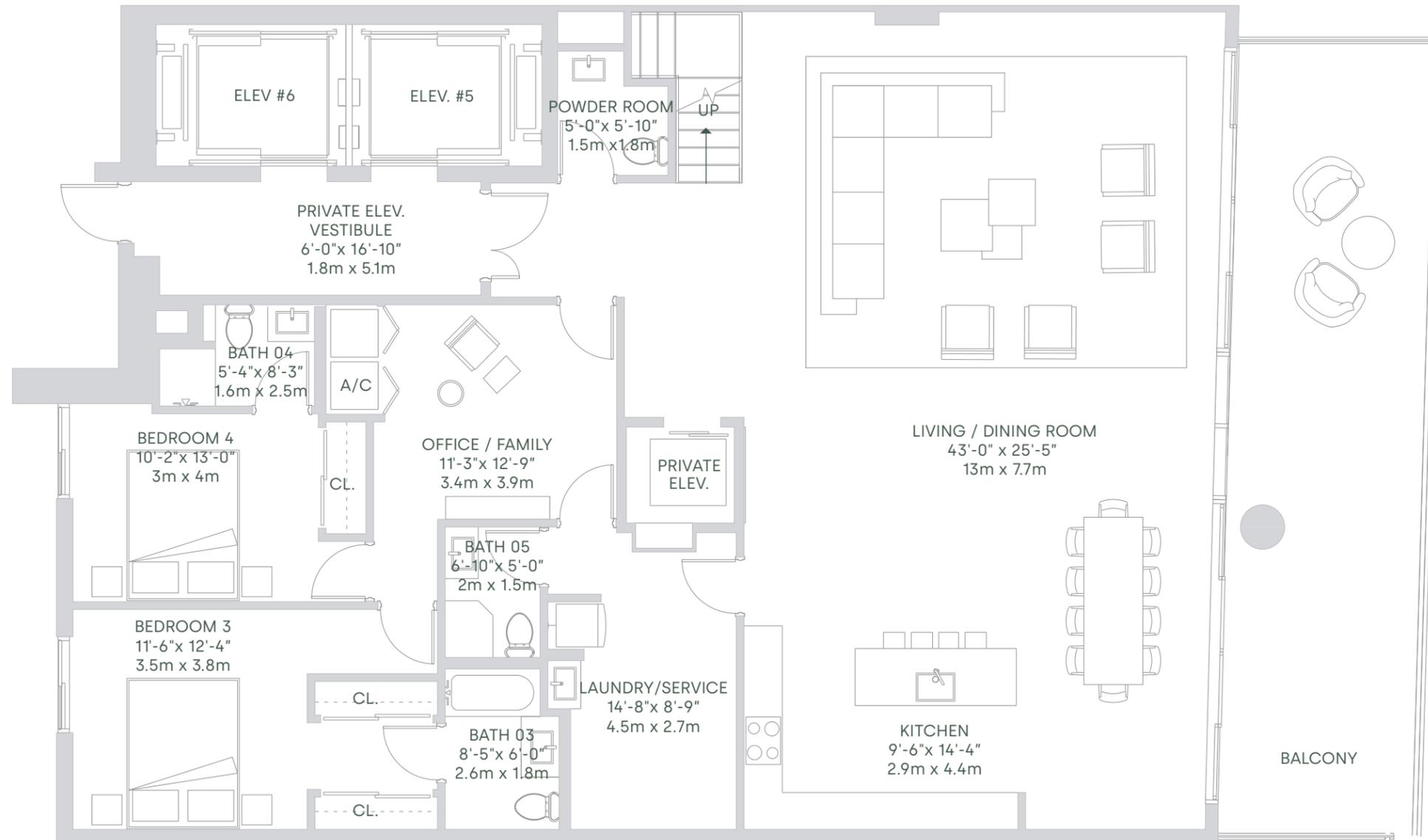
**PENTHOUSE MANSIONS**  
LEVEL 60-62

TOTAL SQ.FT.	6,592 SQ.MT.	612 SQ.MT.
A/C AREA	4,676 SQ.FT.	434 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,916 SQ.FT.	178 SQ.MT.

# PHM 02

LEVEL 01

4 BEDROOMS  
6.5 BATHROOMS  
AND DEN



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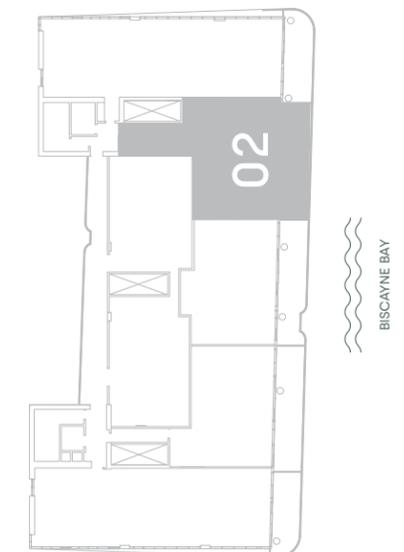
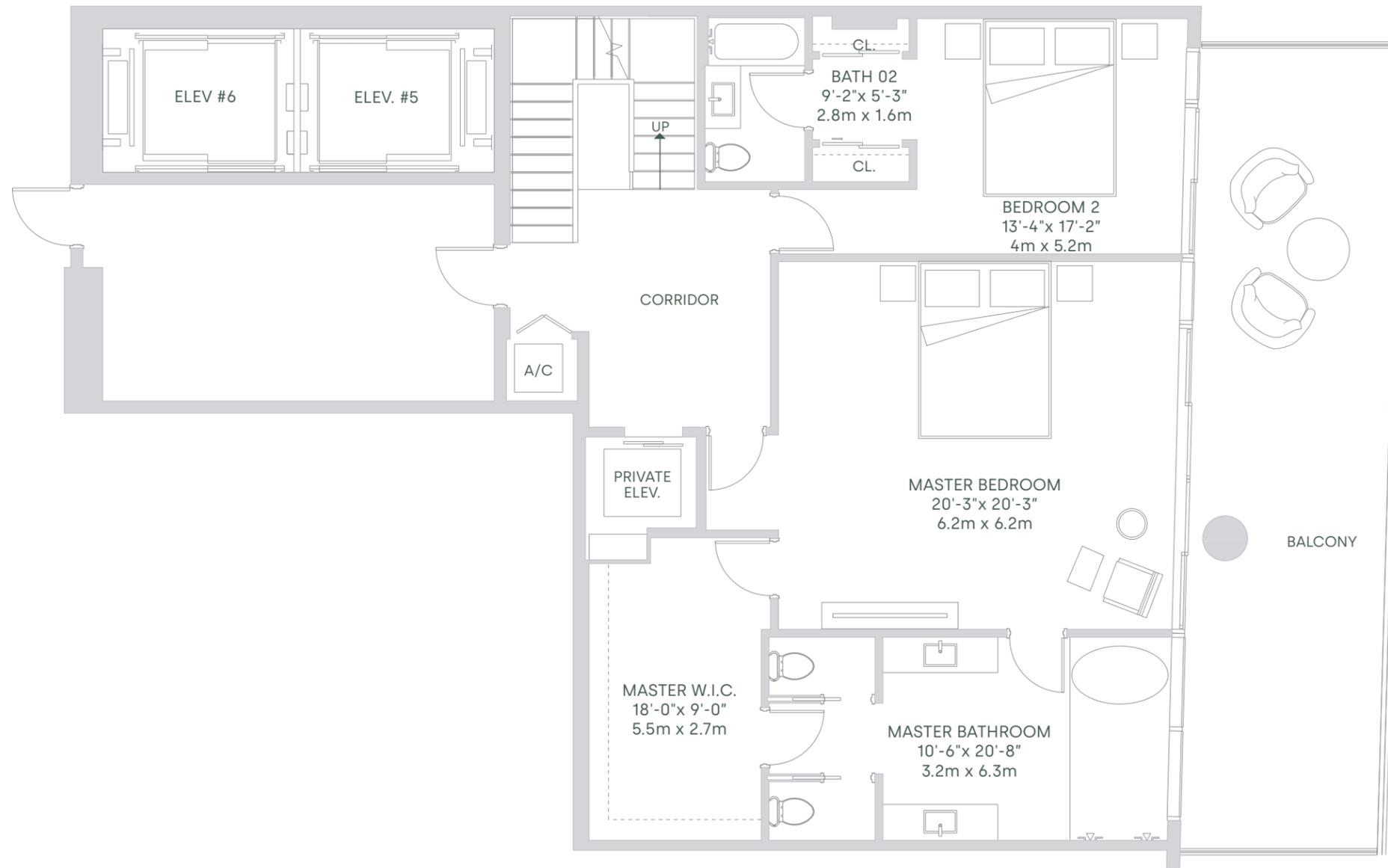
**PENTHOUSE MANSIONS**  
LEVEL 60-62

<b>TOTAL SQ.FT.</b>	<b>6,592 SQ.MT.</b>	<b>612 SQ.MT.</b>
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**PHM 02**

LEVEL 02

4 BEDROOMS  
6.5 BATHROOMS  
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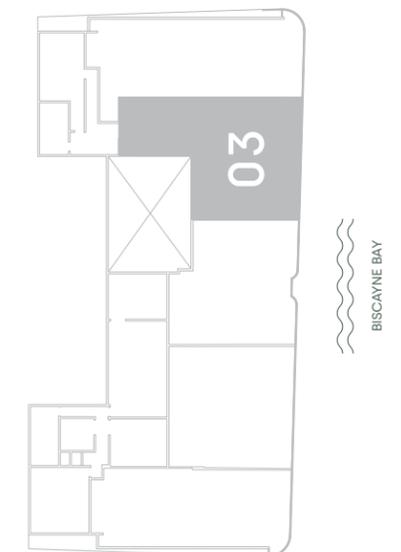
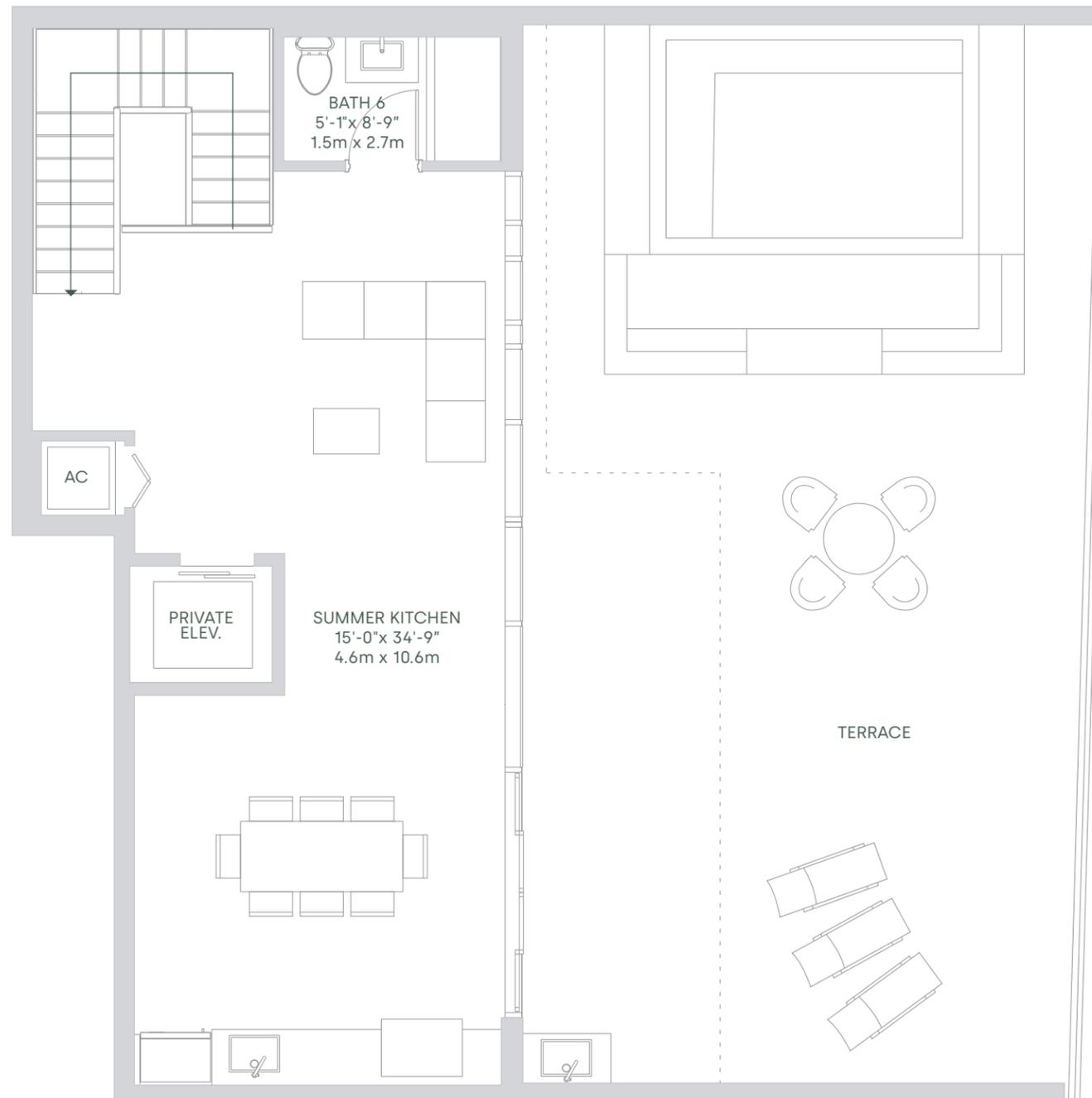
**PENTHOUSE MANSIONS**  
LEVEL 60-62

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<b>TOTAL BALCONY/TERRACE AREA</b>	<b>1,916 SQ.FT.</b>	<b>178 SQ.MT.</b>

**PHM 02**

LEVEL 03

4 BEDROOMS  
6.5 BATHROOMS  
AND DEN



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ARIA  
RESERVE

PENTHOUSE MANSIONS

PHM 03

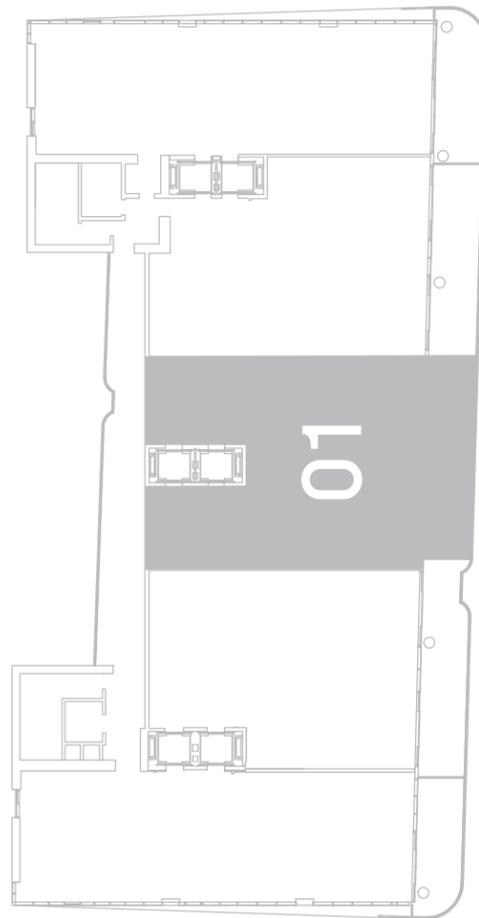


**PENTHOUSES MANSIONS**  
LEVEL 60-62

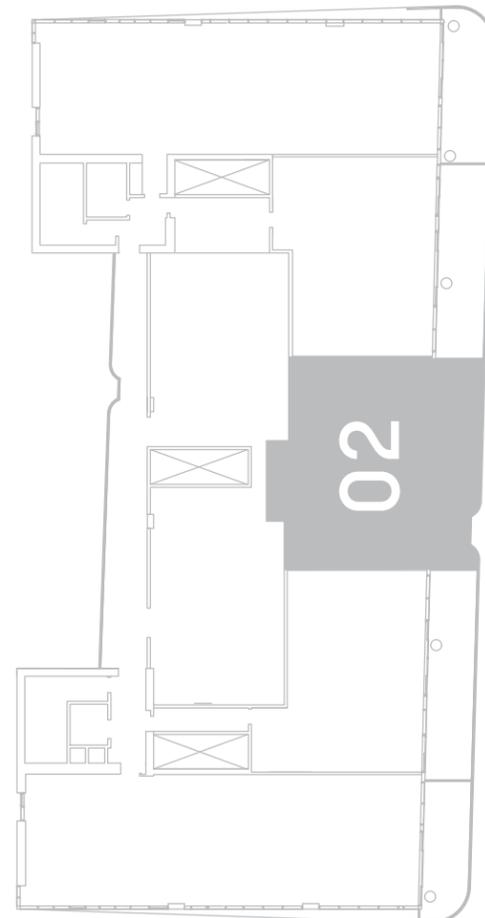
<b>TOTAL SQ.FT.</b>	<b>6,917 SQ.MT.</b>	<b>642 SQ.MT.</b>
<b>A/C AREA</b>	<b>5,010 SQ.FT.</b>	<b>465 SQ.MT.</b>
<b>TOTAL BALCONY/TERRACE AREA</b>	<b>1,907 SQ.FT.</b>	<b>177 SQ.MT.</b>

**PHM 03**

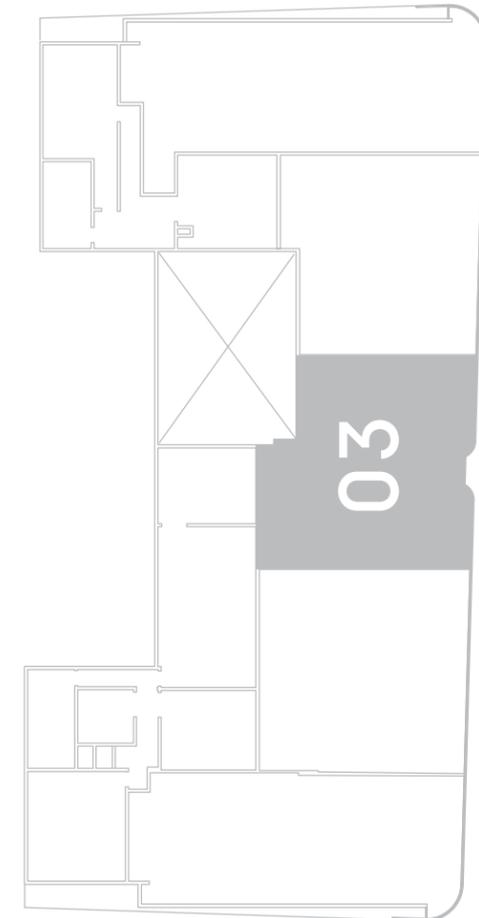
5 BEDROOMS  
6.5 BATHROOMS  
AND DEN



BISCAYNE BAY



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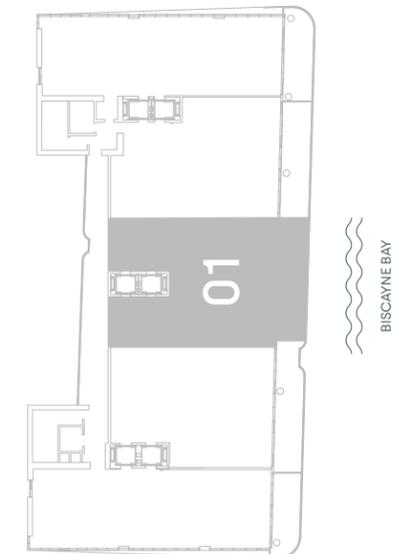
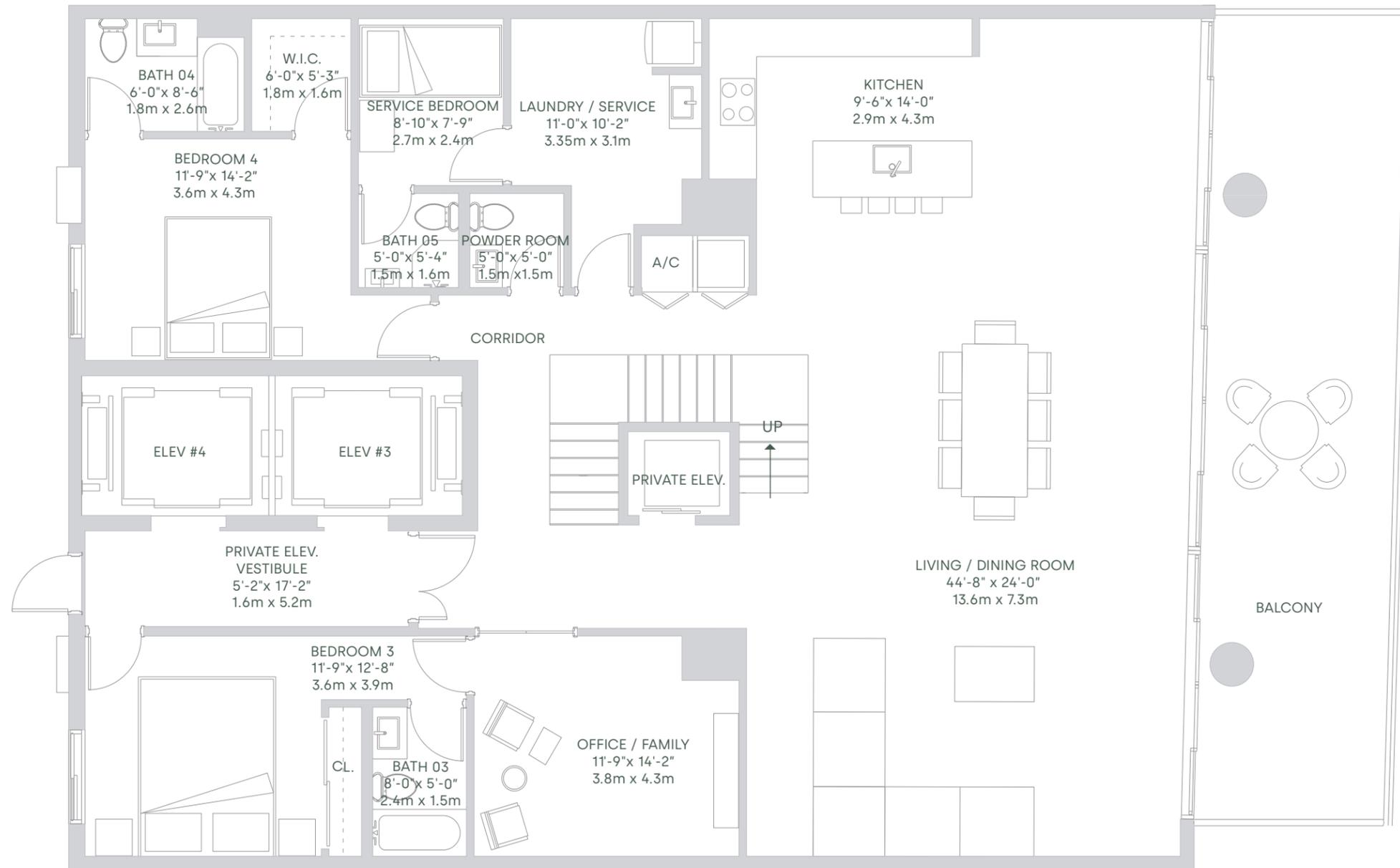
**PENTHOUSES MANSIONS**  
LEVEL 60-62

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**PHM 03**

LEVEL 01

5 BEDROOMS  
6.5 BATHROOMS  
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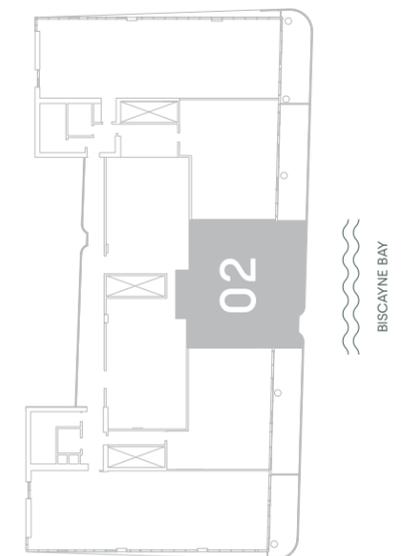
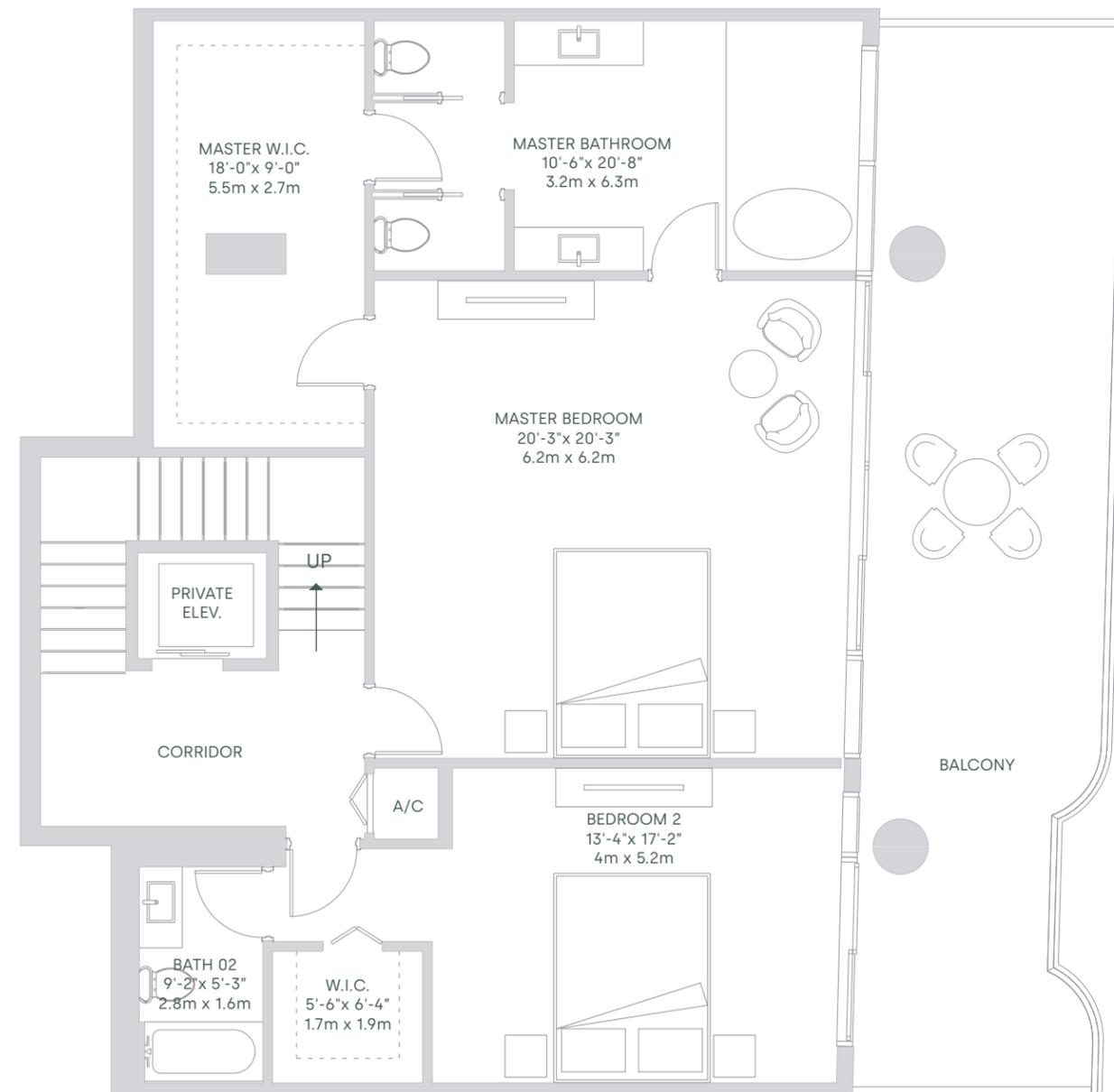
**PENTHOUSES MANSIONS**  
LEVEL 60-62

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**PHM 03**

LEVEL 02

5 BEDROOMS  
6.5 BATHROOMS  
AND DEN



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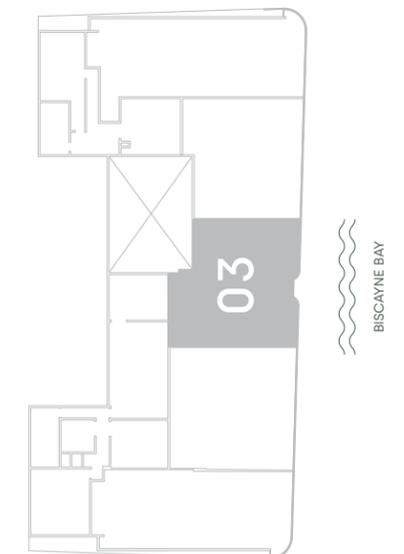
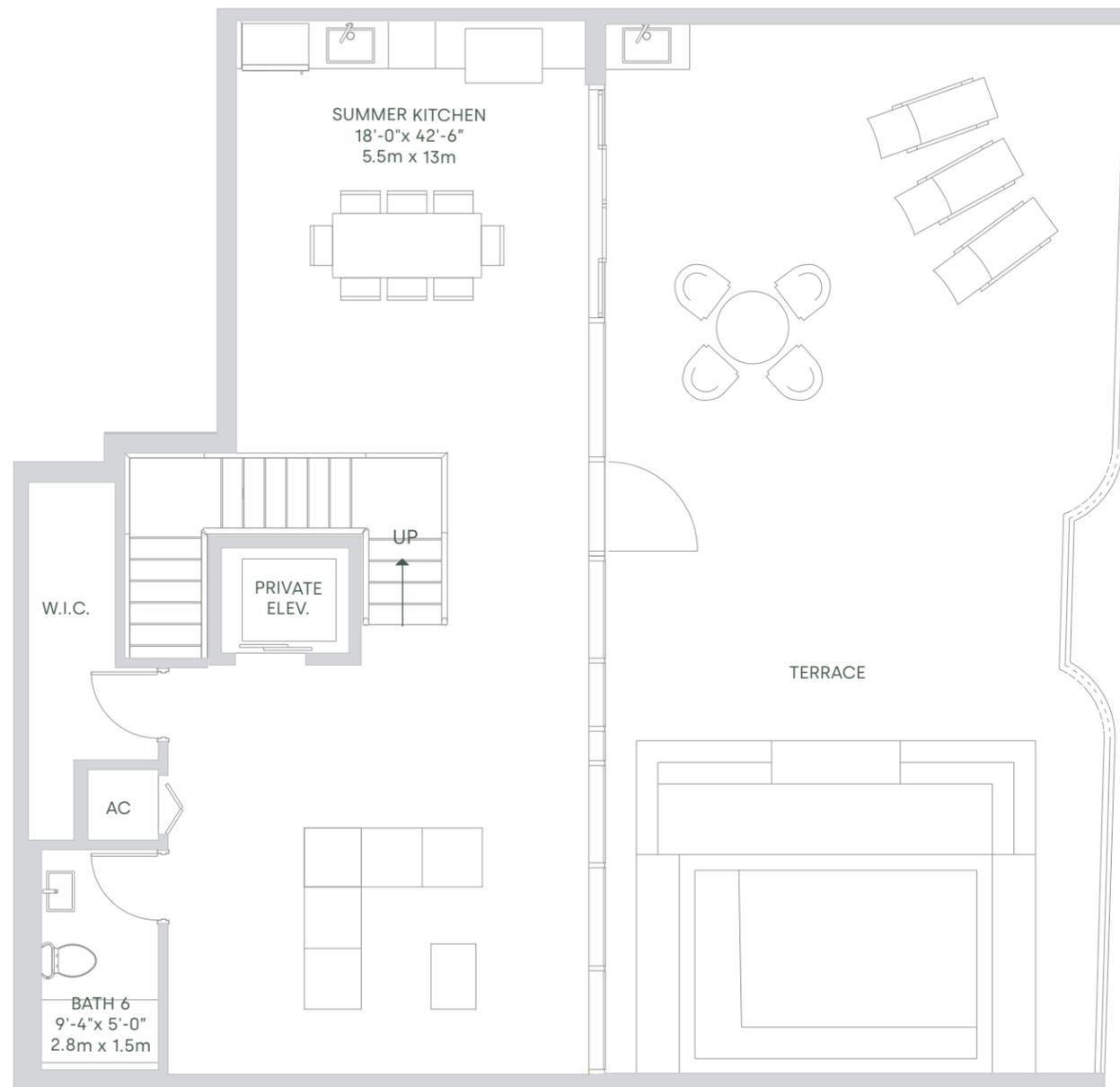
**PENTHOUSES MANSIONS**  
LEVEL 60-62

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**PHM 03**

LEVEL 03

5 BEDROOMS  
6.5 BATHROOMS  
AND DEN



Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions 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 all interior structural components and other common elements). For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is as set forth on Exhibit "3" to the Declaration of Condominium contained in the Prospectus. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, soffits, floor coverings, furniture and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. FOR NY RESIDENTS ONLY, SEE CPS-12 OFFERING PLAN FOR ADDITIONAL TERMS. FILE NO. CP18-0139. Floor plan not to scale.



ARIA  
RESERVE

PENTHOUSE MANSIONS

PHM 04

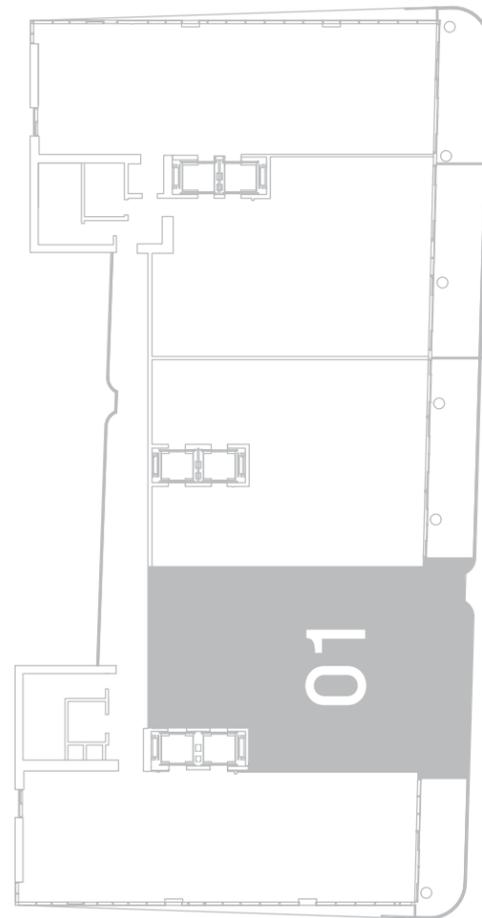


**PENTHOUSES MANSIONS**  
LEVEL 60-62

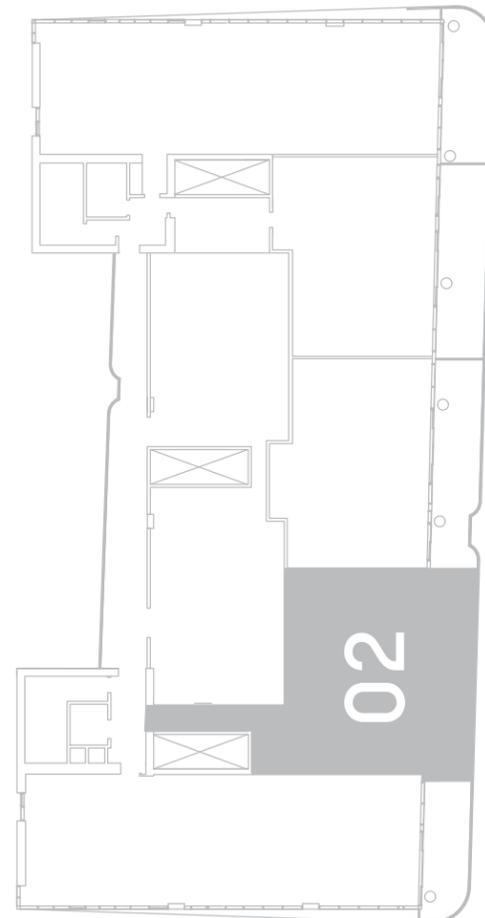
<b>TOTAL SQ.FT.</b>	<b>6,906 SQ.MT.</b>	<b>641 SQ.MT.</b>
<b>A/C AREA</b>	<b>4,795 SQ.FT.</b>	<b>445 SQ.MT.</b>
<b>TOTAL BALCONY/TERRACE AREA</b>	<b>2,111 SQ.FT.</b>	<b>196 SQ.MT.</b>

**PHM 04**

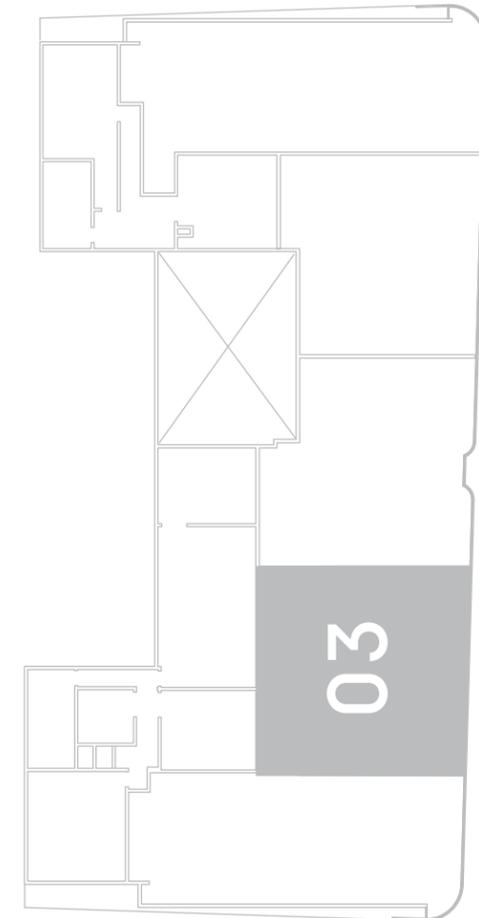
4 BEDROOMS  
6.5 BATHROOMS  
AND DEN



BISCAYNE BAY



BISCAYNE BAY



BISCAYNE BAY



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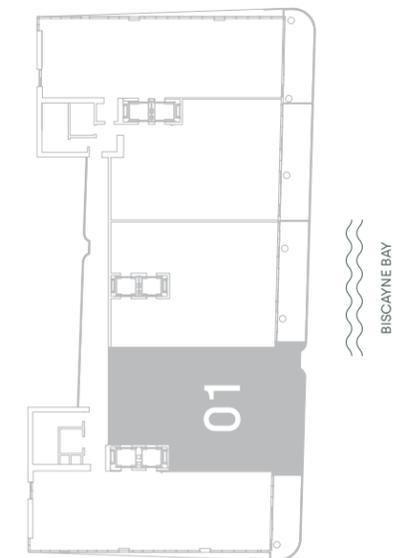
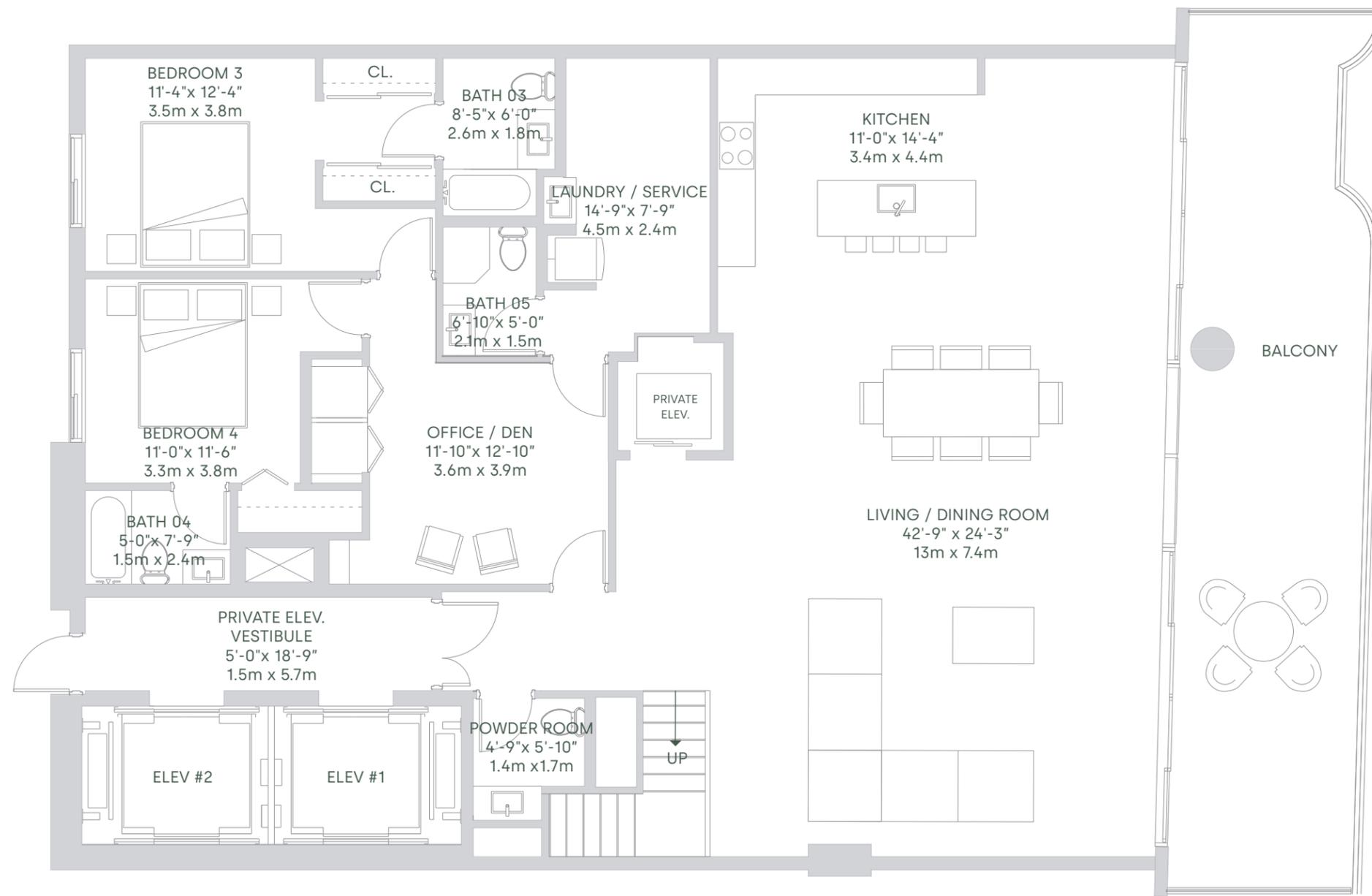
**PENTHOUSES MANSIONS**  
LEVEL 60-62

<b>TOTAL SQ.FT.</b>	<b>6,906 SQ.MT.</b>	<b>641 SQ.MT.</b>
<b>A/C AREA</b>	<b>4,795 SQ.FT.</b>	<b>445 SQ.MT.</b>
<b>TOTAL BALCONY/TERRACE AREA</b>	<b>2,111 SQ.FT.</b>	<b>196 SQ.MT.</b>

**PHM 04**

LEVEL 01

4 BEDROOMS  
6.5 BATHROOMS  
AND DEN



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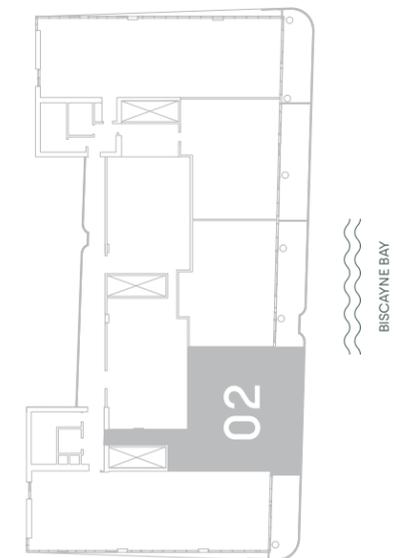
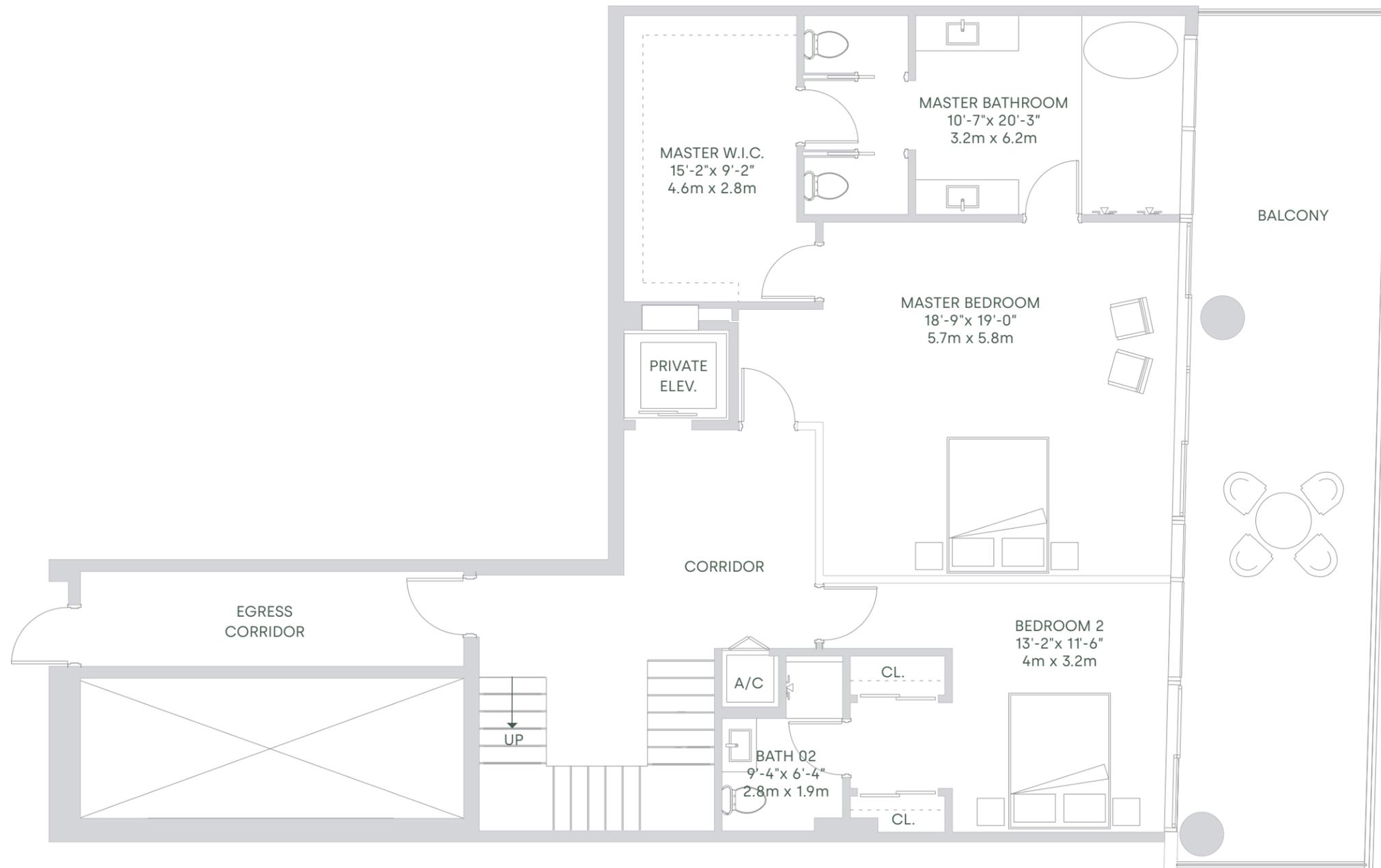
**PENTHOUSES MANSIONS**  
LEVEL 60-62

<b>TOTAL SQ.FT.</b>	<b>6,906 SQ.MT.</b>	<b>641 SQ.MT.</b>
<b>A/C AREA</b>	<b>4,795 SQ.FT.</b>	<b>445 SQ.MT.</b>
<b>TOTAL BALCONY/TERRACE AREA</b>	<b>2,111 SQ.FT.</b>	<b>196 SQ.MT.</b>

**PHM 04**

LEVEL 02

4 BEDROOMS  
6.5 BATHROOMS  
AND DEN



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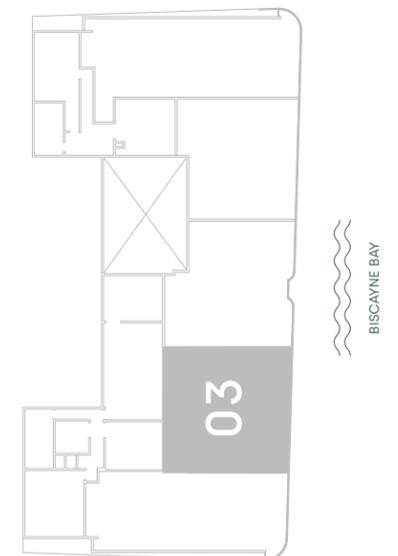
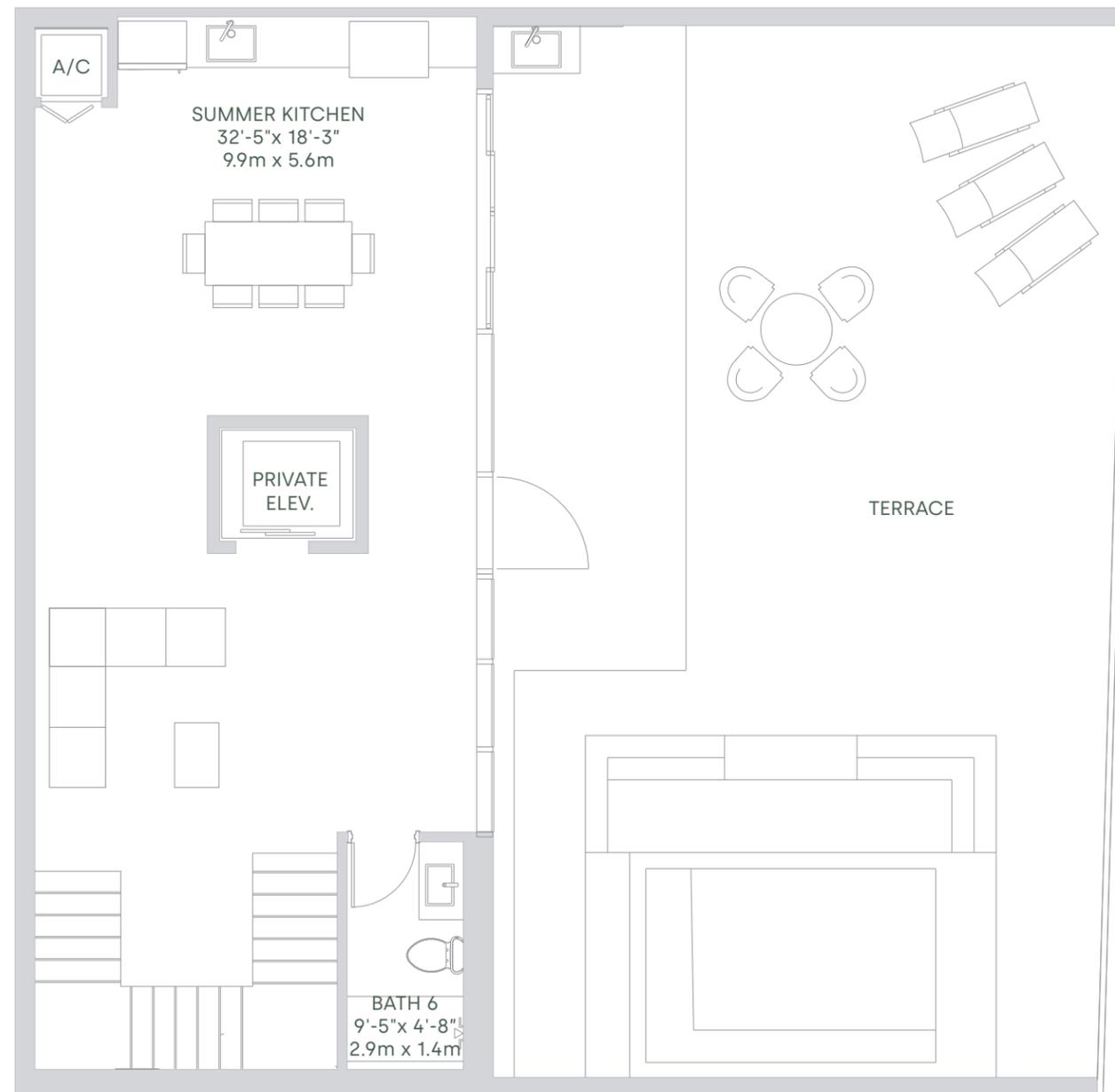
**PENTHOUSES MANSIONS**  
LEVEL 60-62

<b>TOTAL SQ.FT.</b>	<b>6,906 SQ.MT.</b>	<b>641 SQ.MT.</b>
<b>A/C AREA</b>	<b>4,795 SQ.FT.</b>	<b>445 SQ.MT.</b>
<b>TOTAL BALCONY/TERRACE AREA</b>	<b>2,111 SQ.FT.</b>	<b>196 SQ.MT.</b>

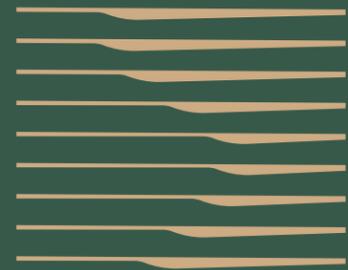
**PHM 04**

LEVEL 03

4 BEDROOMS  
6.5 BATHROOMS  
AND DEN



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ARIA  
RESERVE

PENTHOUSE MANSIONS

PHM 05

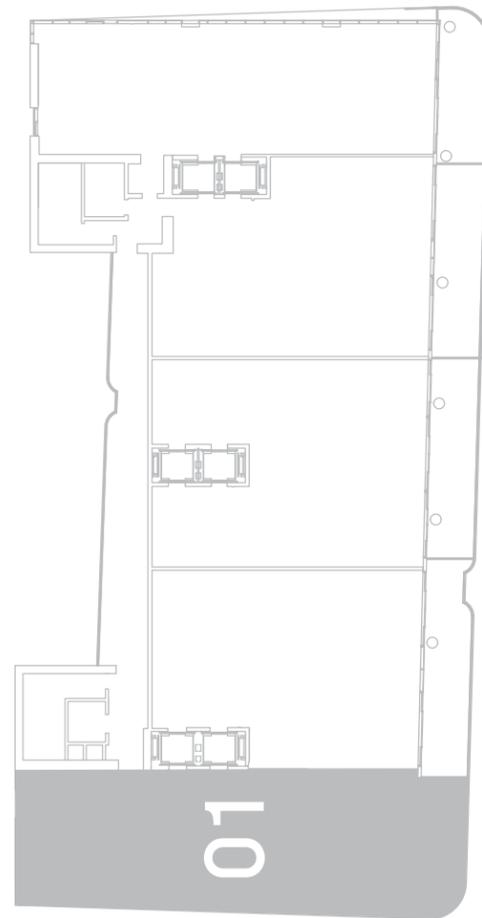


**PENTHOUSES MANSIONS**  
LEVEL 60-62

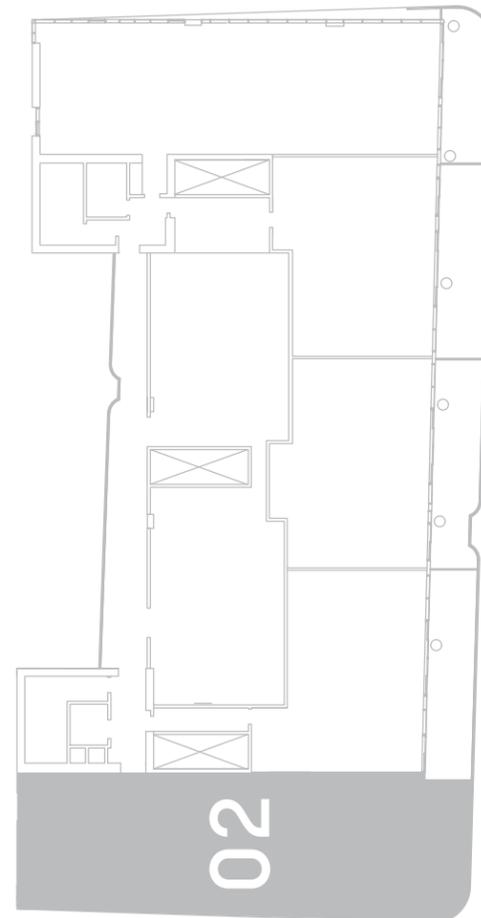
<b>TOTAL SQ.FT.</b>	<b>7,850 SQ.MT.</b>	<b>729 SQ.MT.</b>
<b>A/C AREA</b>	<b>6,046 SQ.FT.</b>	<b>562 SQ.MT.</b>
<b>TOTAL BALCONY/TERRACE AREA</b>	<b>1,804 SQ.FT.</b>	<b>167 SQ.MT.</b>

**PHM 05**

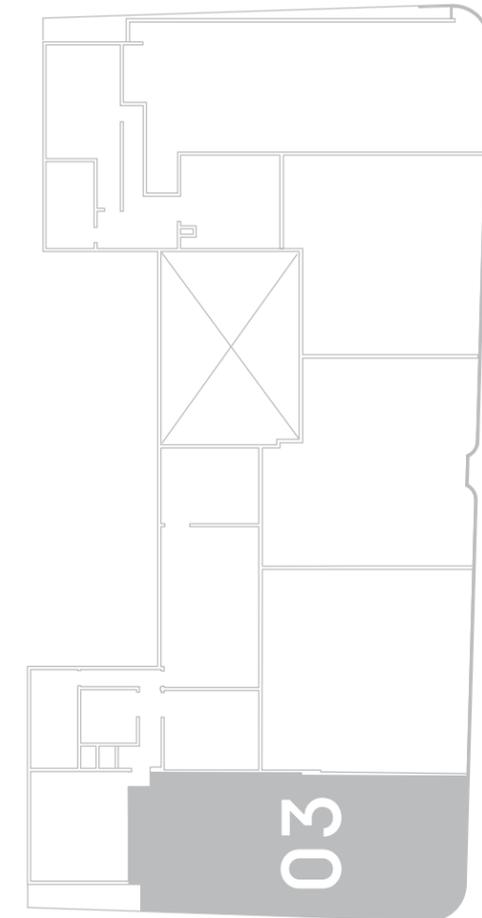
6 BEDROOMS  
7.5 BATHROOMS  
AND DEN/GYM



BISCAYNE BAY



BISCAYNE BAY



BISCAYNE BAY



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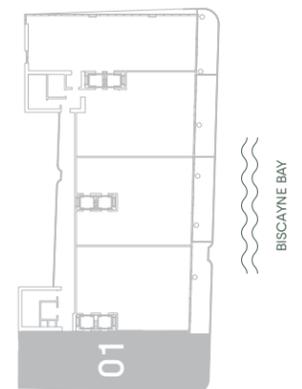
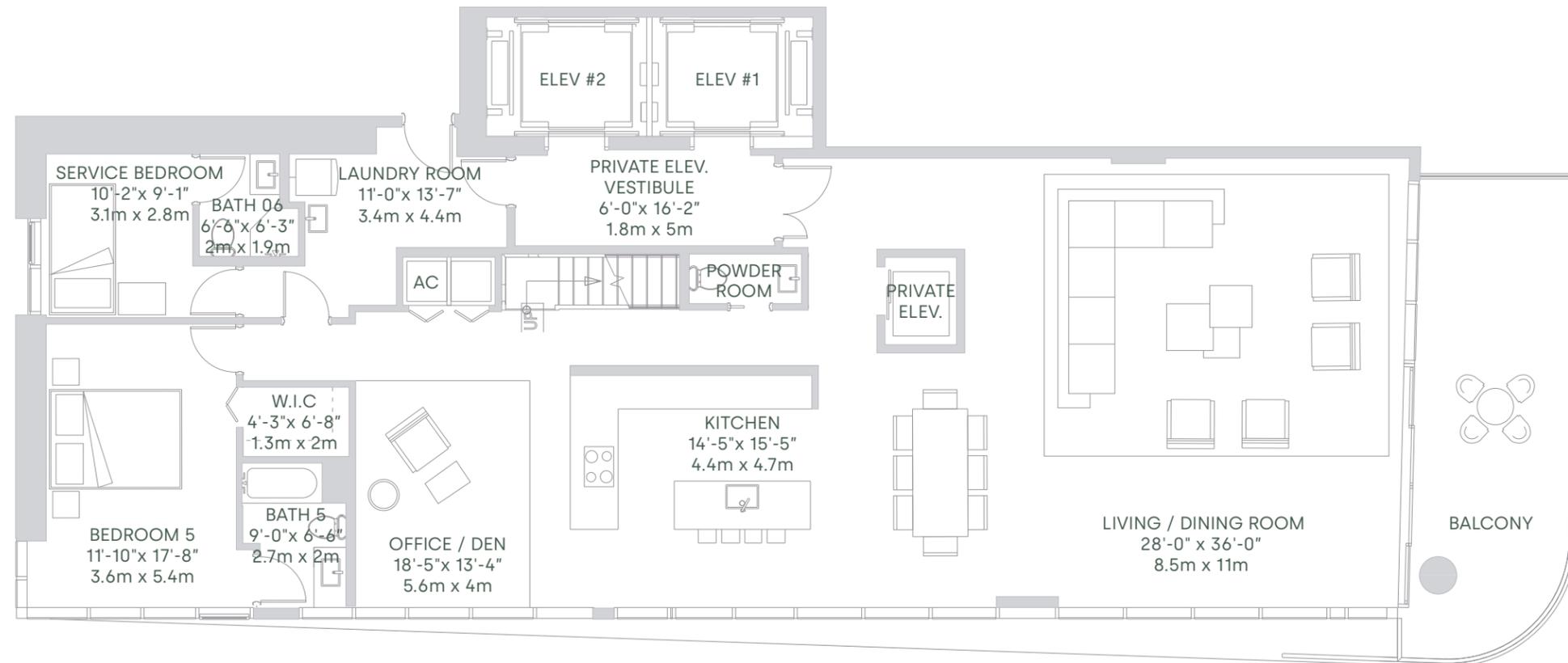
**PENTHOUSES MANSIONS**  
LEVEL 60-62

<b>TOTAL SQ.FT.</b>	<b>7,850 SQ.MT.</b>	<b>729 SQ.MT.</b>
<b>A/C AREA</b>	<b>6,046 SQ.FT.</b>	<b>562 SQ.MT.</b>
<b>TOTAL BALCONY/TERRACE AREA</b>	<b>1,804 SQ.FT.</b>	<b>167 SQ.MT.</b>

**PHM 05**

LEVEL 01

6 BEDROOMS  
7.5 BATHROOMS  
AND DEN/GYM



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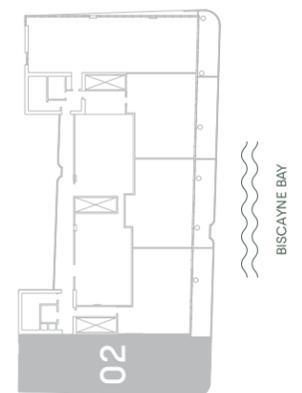
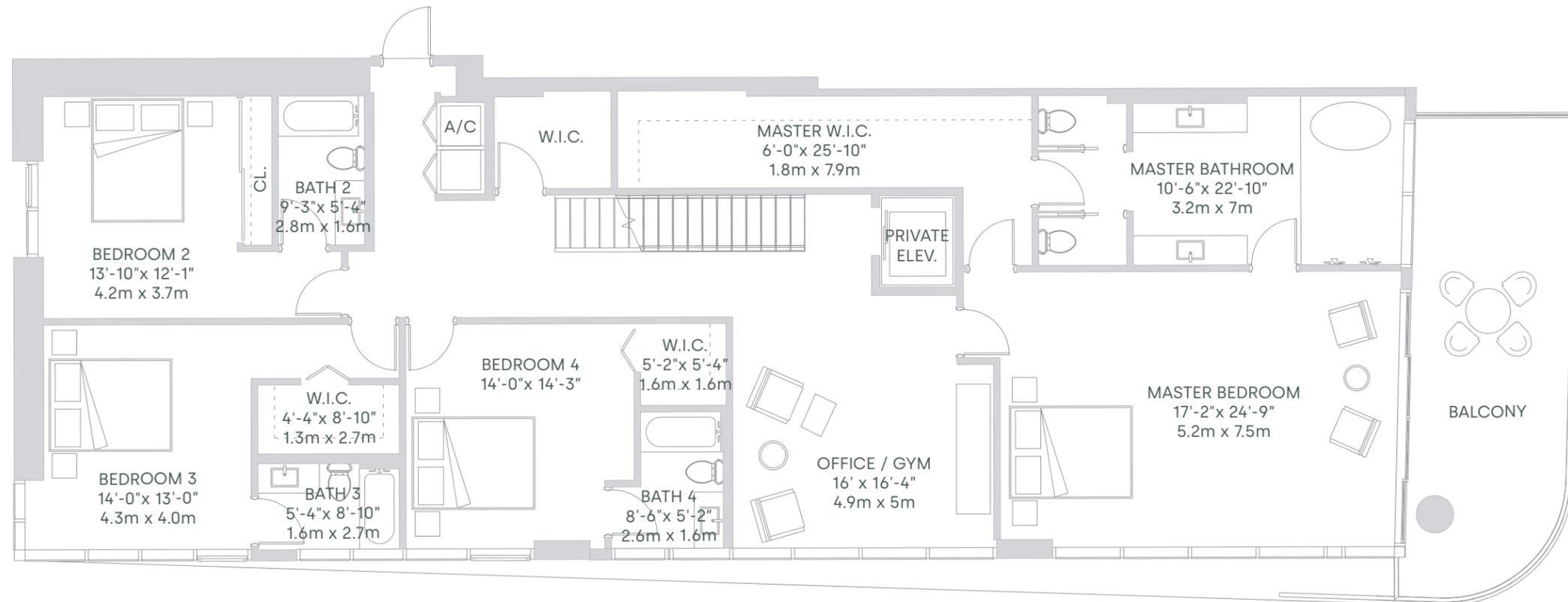
**PENTHOUSES MANSIONS**  
LEVEL 60-62

<b>TOTAL SQ.FT.</b>	<b>7,850 SQ.MT.</b>	<b>729 SQ.MT.</b>
<b>A/C AREA</b>	<b>6,046 SQ.FT.</b>	<b>562 SQ.MT.</b>
<b>TOTAL BALCONY/TERRACE AREA</b>	<b>1,804 SQ.FT.</b>	<b>167 SQ.MT.</b>

**PHM 05**

LEVEL 02

6 BEDROOMS  
7.5 BATHROOMS  
AND DEN/GYM



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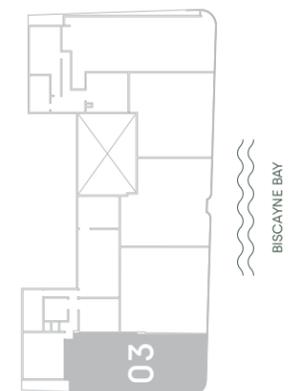
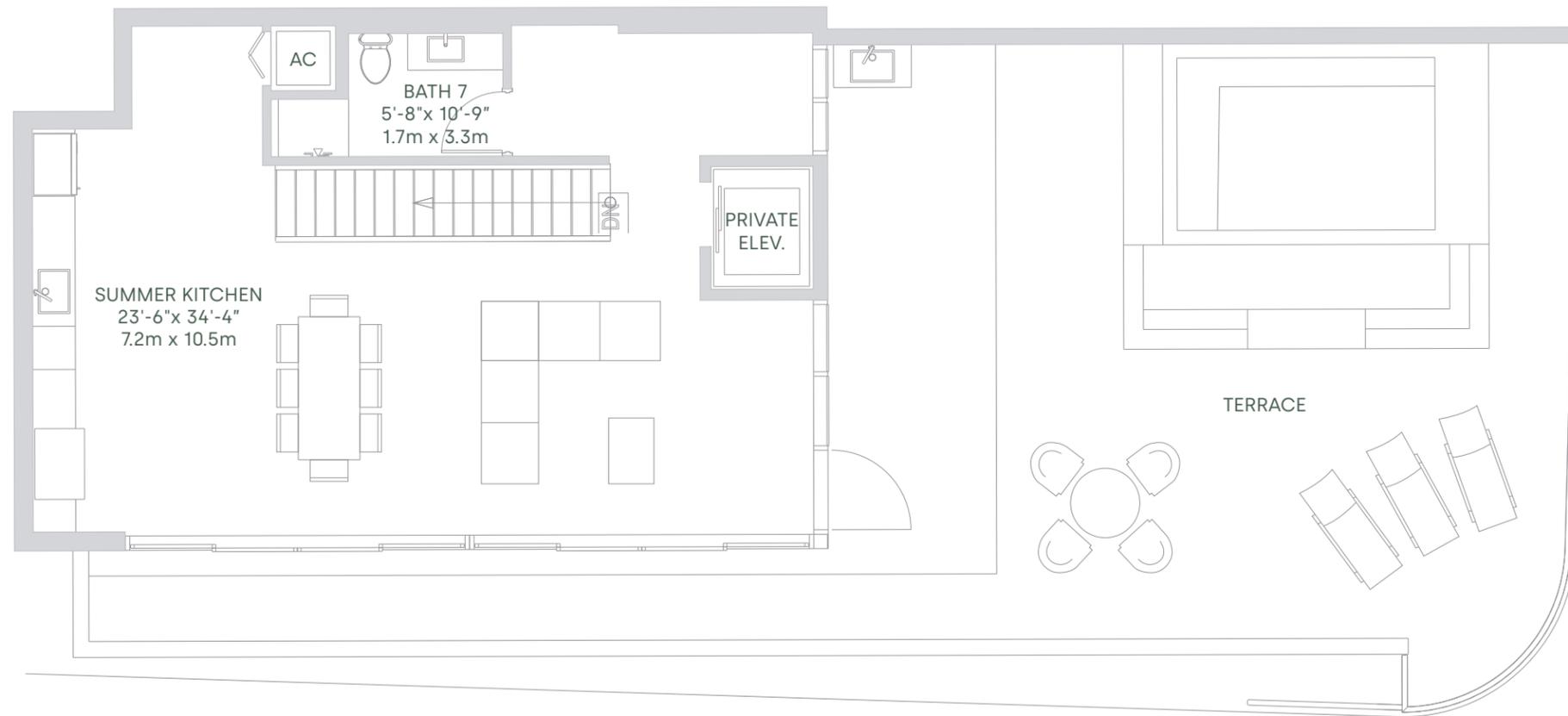
**PENTHOUSES MANSIONS**  
LEVEL 60-62

<b>TOTAL SQ.FT.</b>	<b>7,850 SQ.MT.</b>	<b>729 SQ.MT.</b>
<b>A/C AREA</b>	<b>6,046 SQ.FT.</b>	<b>562 SQ.MT.</b>
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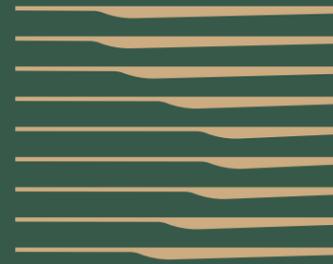
**PHM 05**

LEVEL 03

6 BEDROOMS  
7.5 BATHROOMS  
AND DEN/GYM



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ARIA  
RESERVE  
MIAMI

SkyView Villas Residences Floorplans

# DISCOVER

## SkyView Villas Residences Floorplans



BISCAYNE BAY



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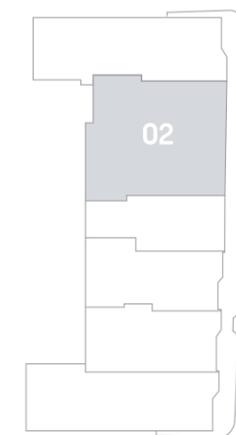
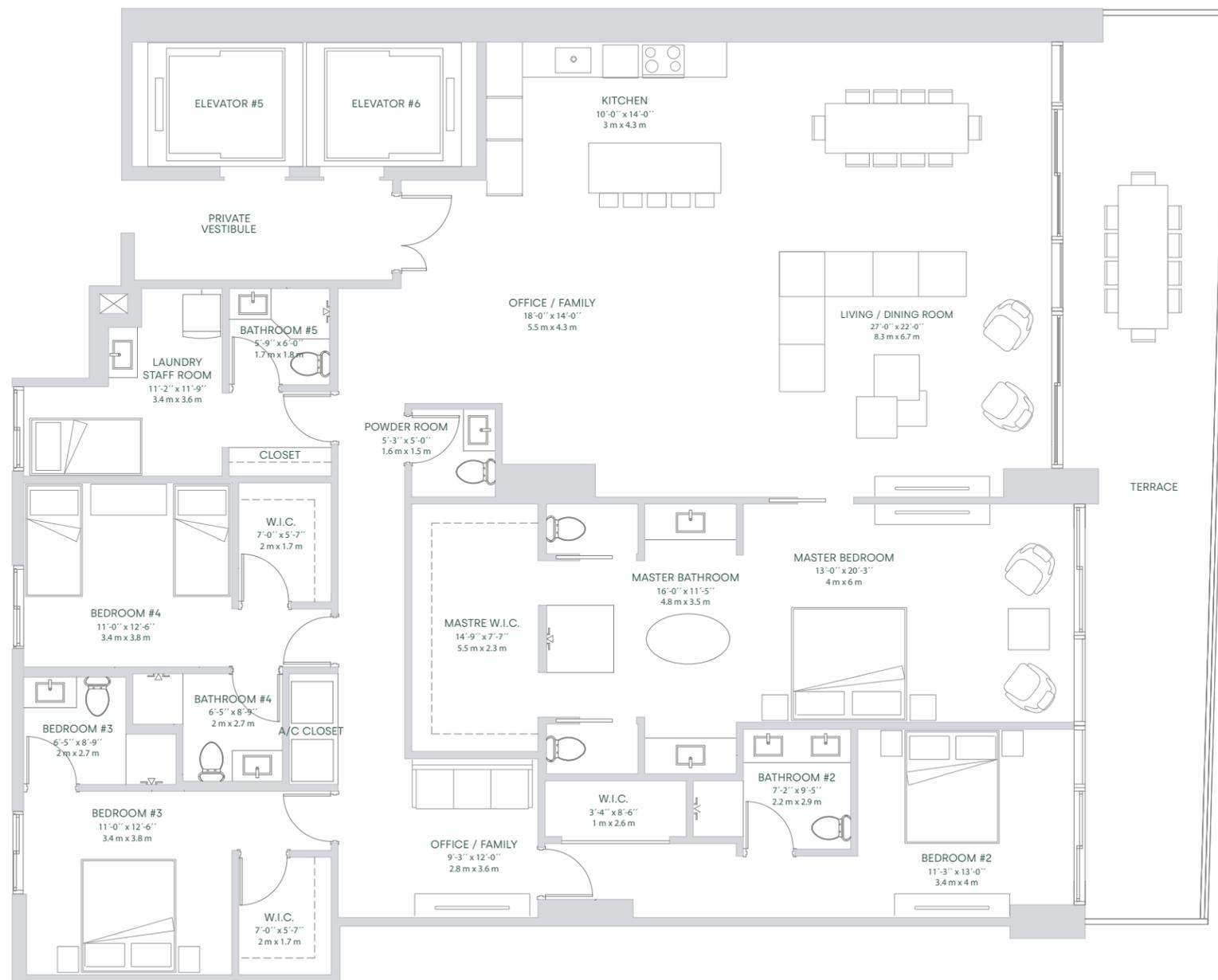
This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Developer intends to develop the project in phases and no representation is made as to whether all phases of the development will be completed, and if so, in what order the phases will be developed. Accordingly, the final size of the project, including amenities, is subject to change without notice. Certain buildings and/or amenities depicted herein may never be developed. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. With respect to the floor shown herein, stated interior square footage is measured to the exterior face of exterior walls and to the centerline of interior demising walls or to the exterior face of walls adjoining corridors or other common elements or shared facilities without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the unit, determined in accordance with the unit boundaries set forth in the Declaration is set forth in Exhibit "3" to the Declaration. All dimensions described herein are approximate and may vary with actual construction. Note that measurements of rooms set forth on the floor plans are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or irregularities. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. The size and configuration of balconies and terraces varies throughout the building. The balcony depicted herein is among the larger balconies and is not reflective of the actual size or configuration of the balcony for each unit of this unit type. For the actual size and configuration of the balcony for your unit, see Exhibit "2" to the Declaration of Condominium. All depictions of furnishings, appliances, built-ins, counters, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult your prospectus and Purchase Agreement. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. The Aria Reserve South and Aria Reserve North condominiums are being developed, respectively, by South Park Tower LLC and North Park Tower LLC, each of which has an affiliation with The Melo Group ("Melo"). Any and all statements, disclosures and/or representations made to purchasers in Aria Reserve South shall be deemed made by South Park Tower LLC and not by Melo, Arquitectonica or ArcGeo (collectively, the "Associated Parties"). Similarly, any and all statements, disclosures and/or representations made to purchasers in Aria Reserve North shall be deemed made by North Park Tower LLC and not by Melo or the Associated Parties. Purchaser agrees to look solely to the applicable Developer of the particular condominium (and not to Melo or the Associated Parties) with respect to any and all matters relating to the marketing and/or development of the applicable Condominium and with respect to the sales of Units in the applicable Condominium.

**SKYVIEW VILLAS RESIDENCES**  
LEVEL 47-56

TOTAL SQ.FT.	3,671 SQ.FT	341 SQ.MT
A/C AREA	3,187 SQ.FT	296 SQ.MT
TERRACE	484 SQ.FT	45 SQ.MT

# UNIT 02

4 BEDROOMS + OFFICE  
5 1/2 BATHROOMS  
AND STAFF ROOM



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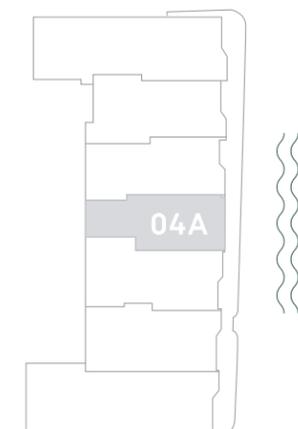
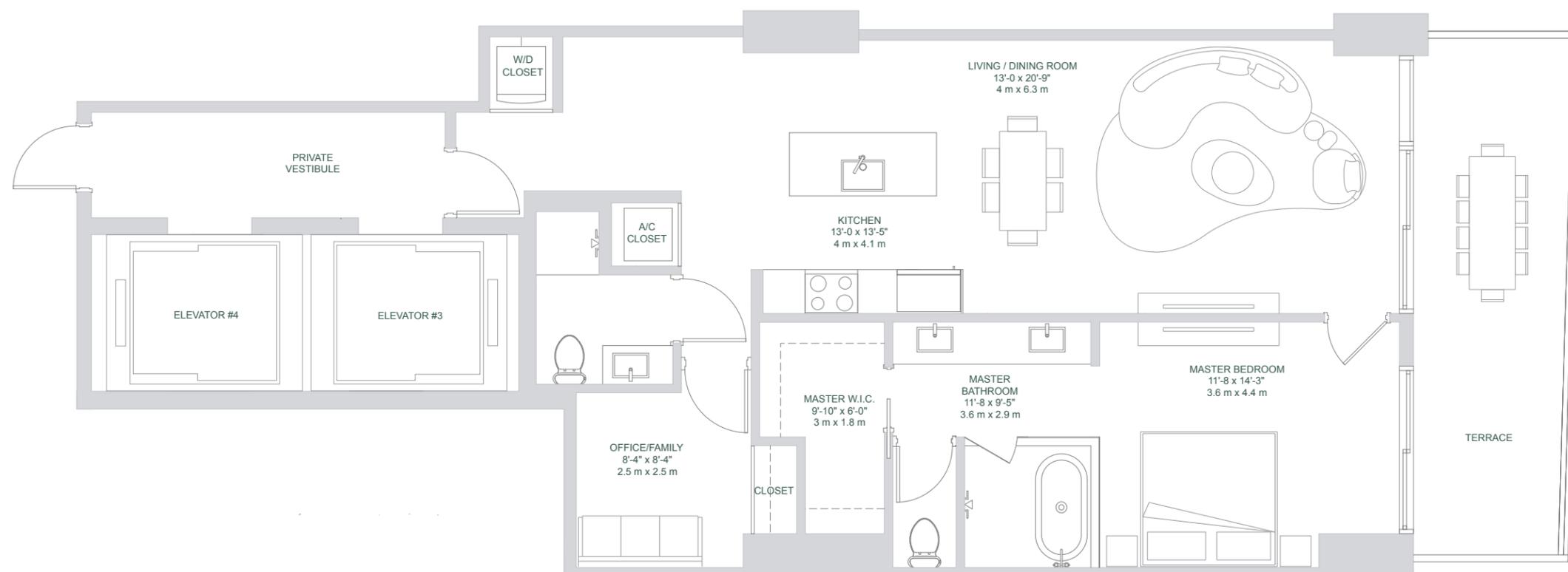
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**SKYVIEW VILLAS RESIDENCES**  
LEVEL 47-56

TOTAL SQ.FT.	1,385 SQ.FT	129 SQ.MT
A/C AREA	1,185 SQ.FT	110 SQ.MT
TERRACE	200 SQ.FT	19 SQ.MT

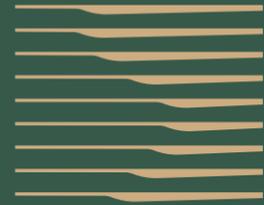
**UNIT 04A**

1 BEDROOM + OFFICE  
2 BATHROOMS



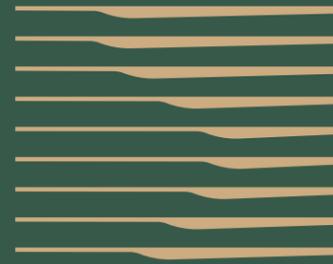
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MIAMI

COMING TO MIAMI  
SUMMER 2024



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MIAMI

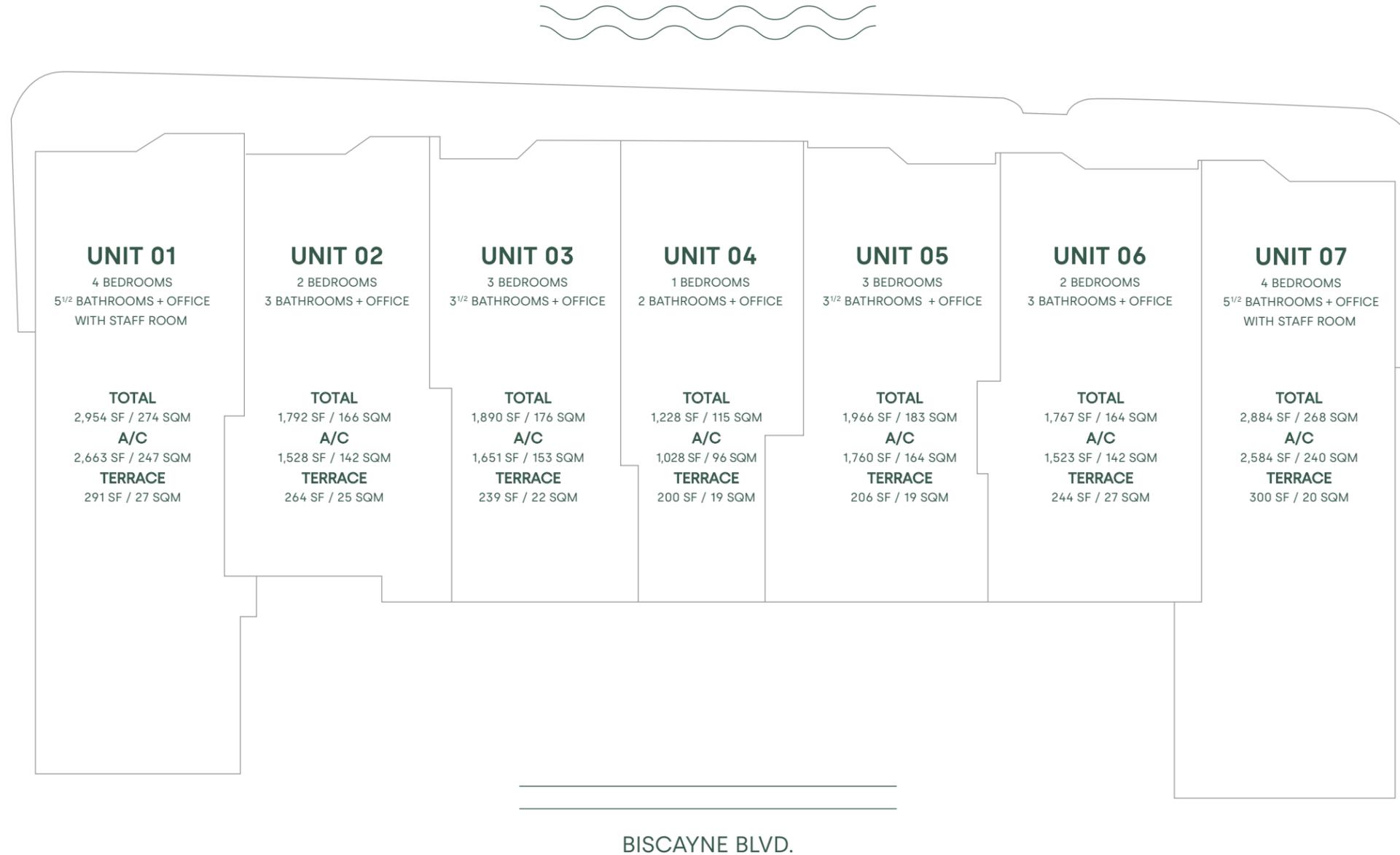
Panoramic and Skyview Residences Floorplans

# DISCOVER

## Panoramic and Skyview Residences Floorplans



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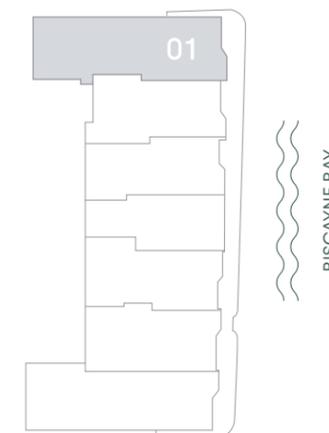
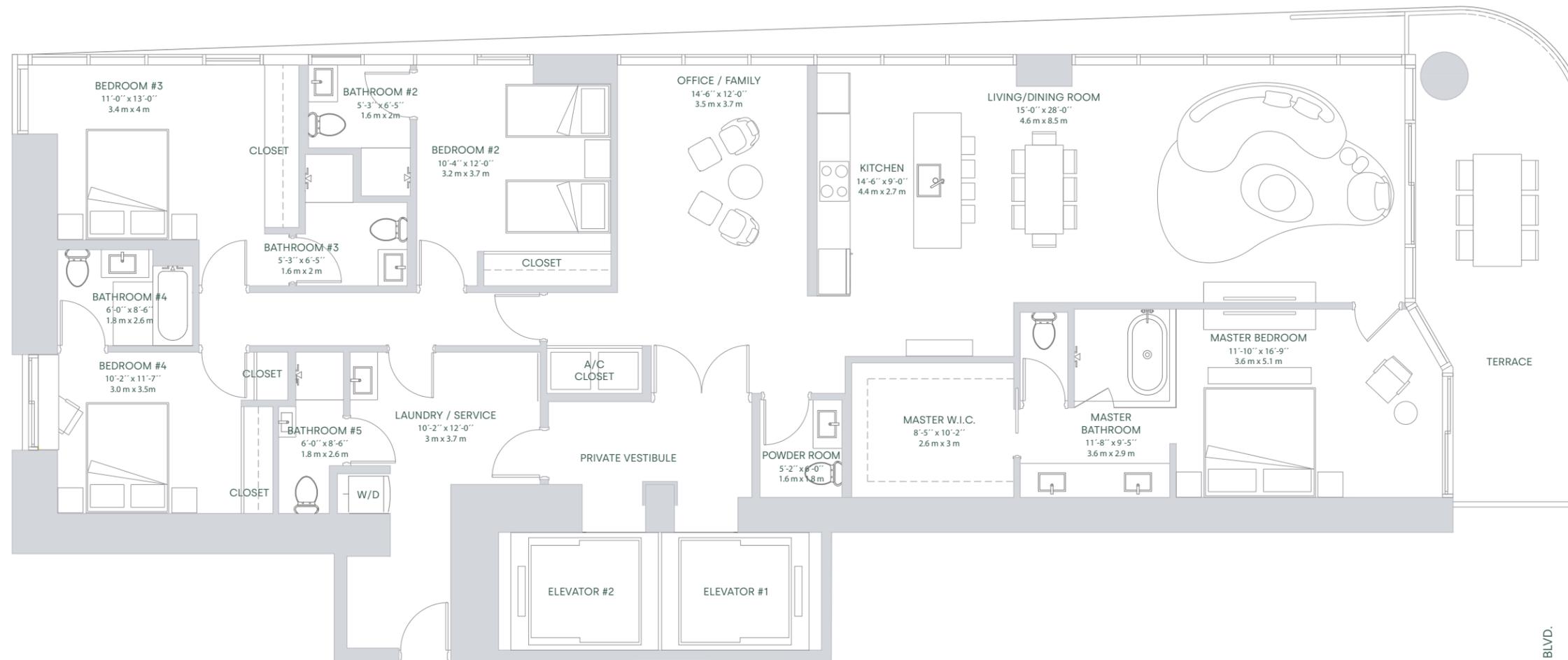
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**PANORAMIC RESIDENCES & SKYVIEW RESIDENCES**  
LEVEL 03-50                      LEVEL 51-56

TOTAL SQ.FT.	2,954 SQ.FT	274 SQ.MT
A/C AREA	2,663 SQ.FT	247 SQ.MT
TERRACE	291 SQ.FT	27 SQ.MT

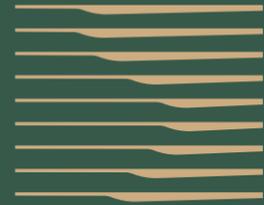
# UNIT 01

4 BEDROOMS + OFFICE  
5<sup>1/2</sup> BATHROOMS  
WITH STAFF ROOM



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MIAMI

COMING TO MIAMI  
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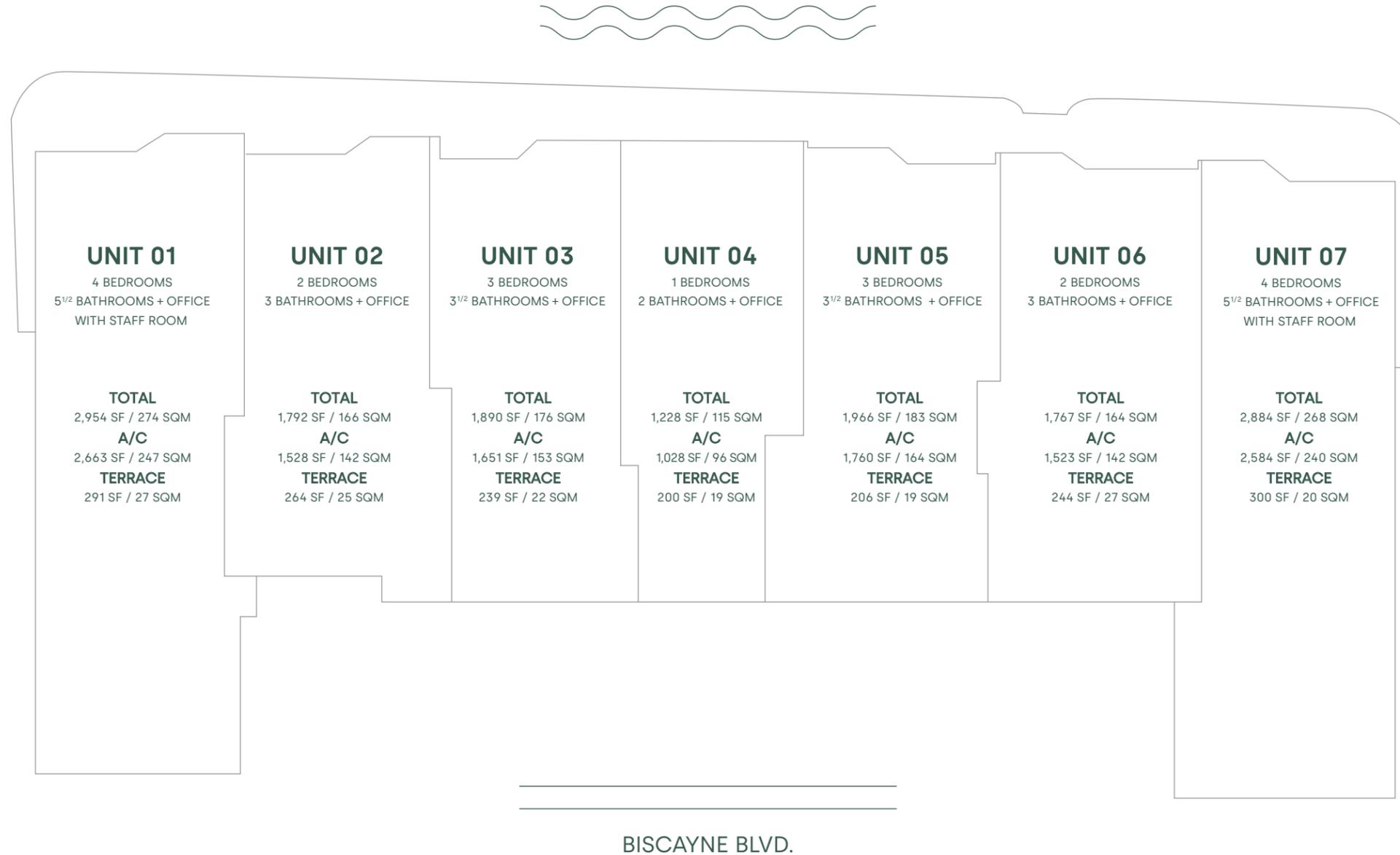
Panoramic and Skyview Residences Floorplans

# DISCOVER

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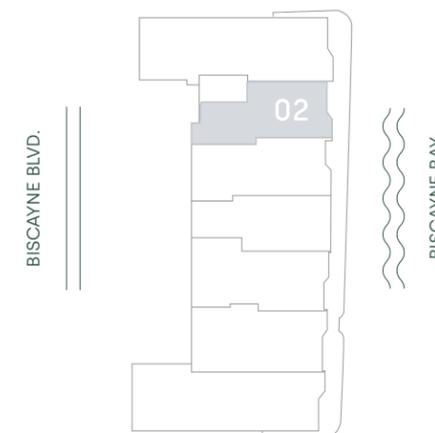
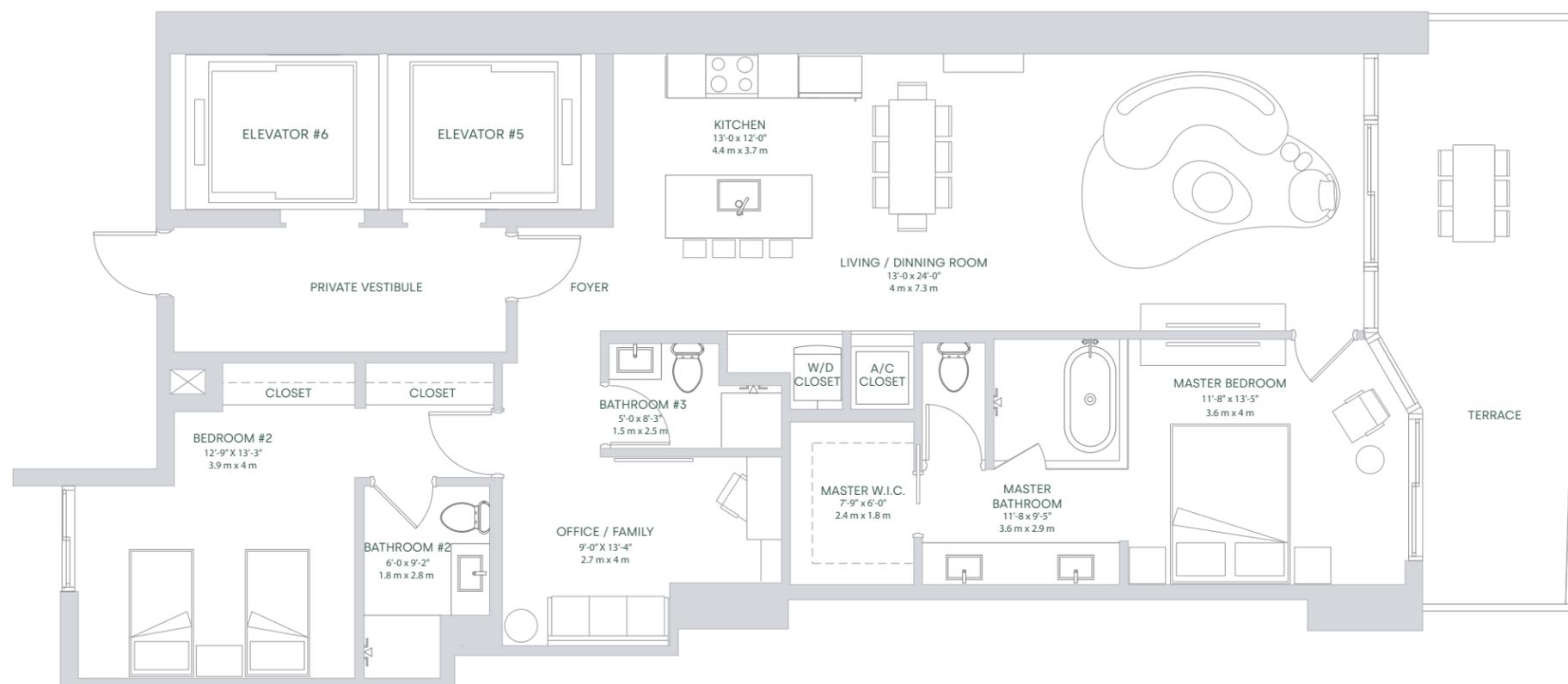
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**PANORAMIC RESIDENCES**  
LEVEL 03-46

TOTAL SQ.FT.	1,792 SQ.FT	166 SQ.MT
A/C AREA	1,528 SQ.FT	142 SQ.MT
TERRACE	264 SQ.FT	25 SQ.MT

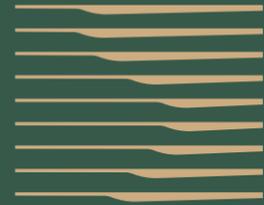
# UNIT 02

2 BEDROOMS + OFFICE  
3 BATHROOMS



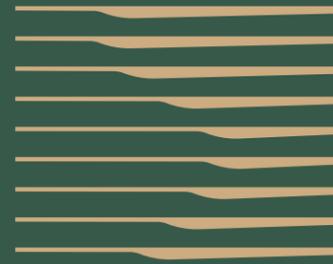
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MIAMI

**COMING TO MIAMI**  
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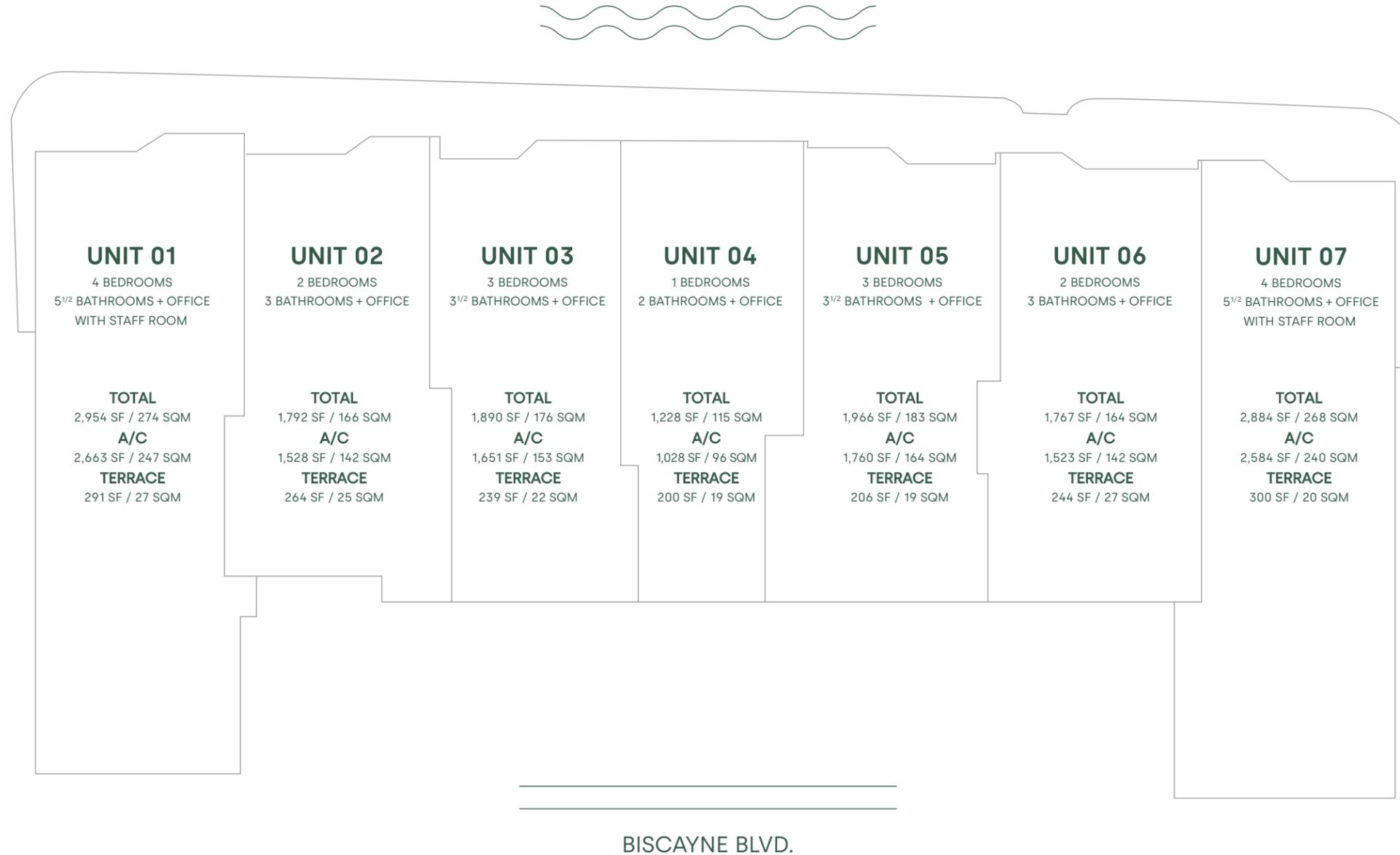
Panoramic and Skyview Residences Floorplans

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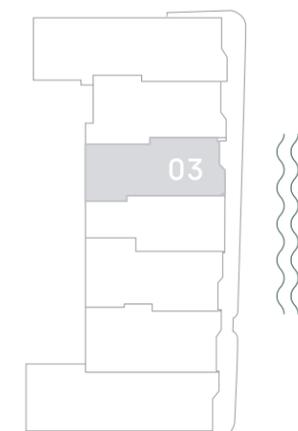
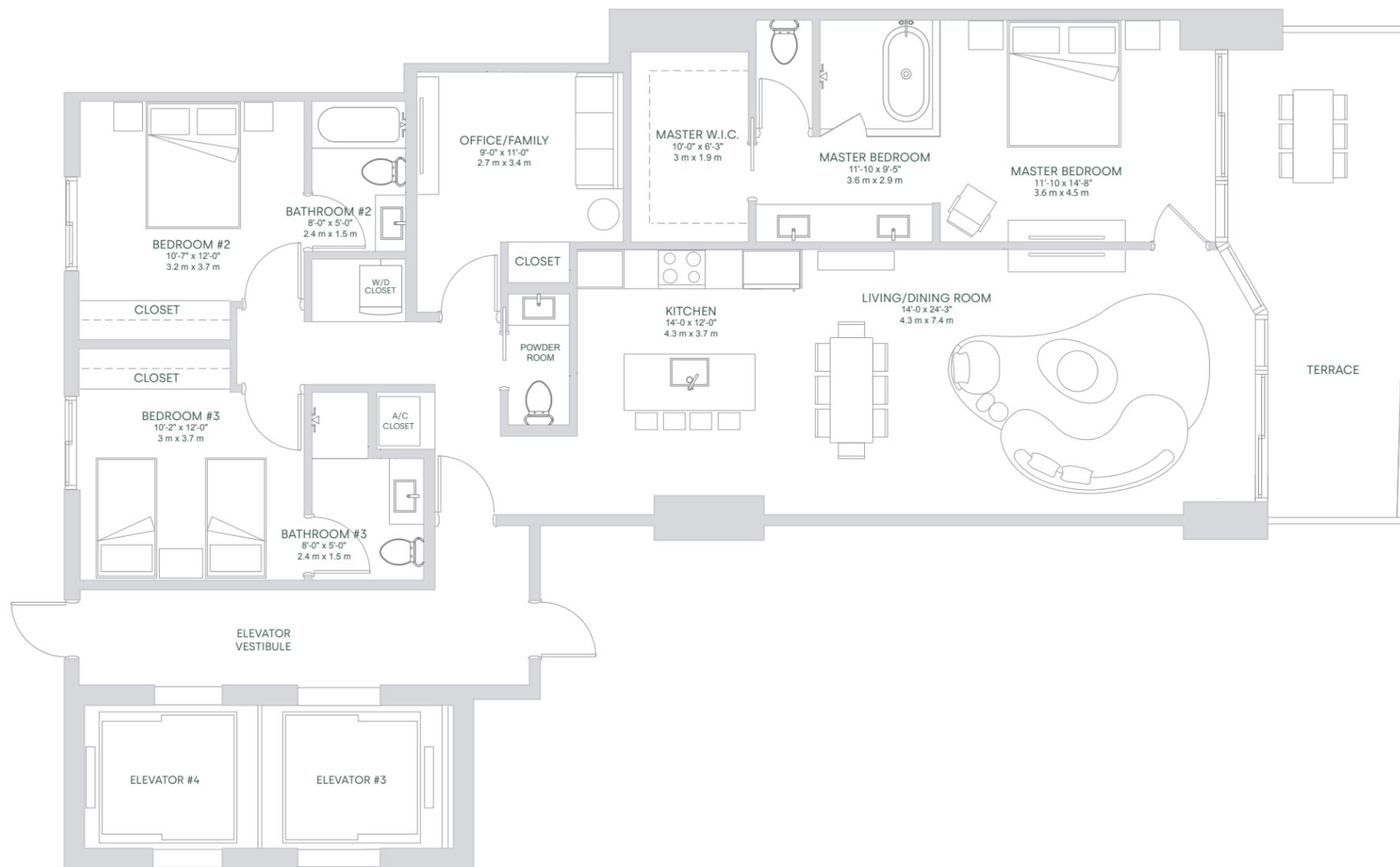
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**PANORAMIC RESIDENCES**  
LEVEL 03-46

TOTAL SQ.FT.	1,890 SQ.FT	176 SQ.MT
A/C AREA	1,651 SQ.FT	153 SQ.MT
TERRACE	239 SQ.FT	22 SQ.MT

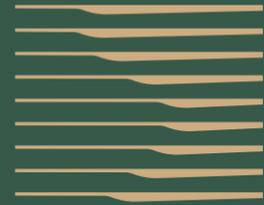
# UNIT 03

3 BEDROOMS + OFFICE  
3<sup>1/2</sup> BATHROOMS



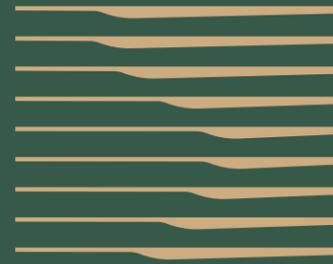
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**ARIA**  
RESERVE  
MIAMI

**COMING TO MIAMI**  
SUMMER 2024



ARIA  
RESERVE  
MIAMI

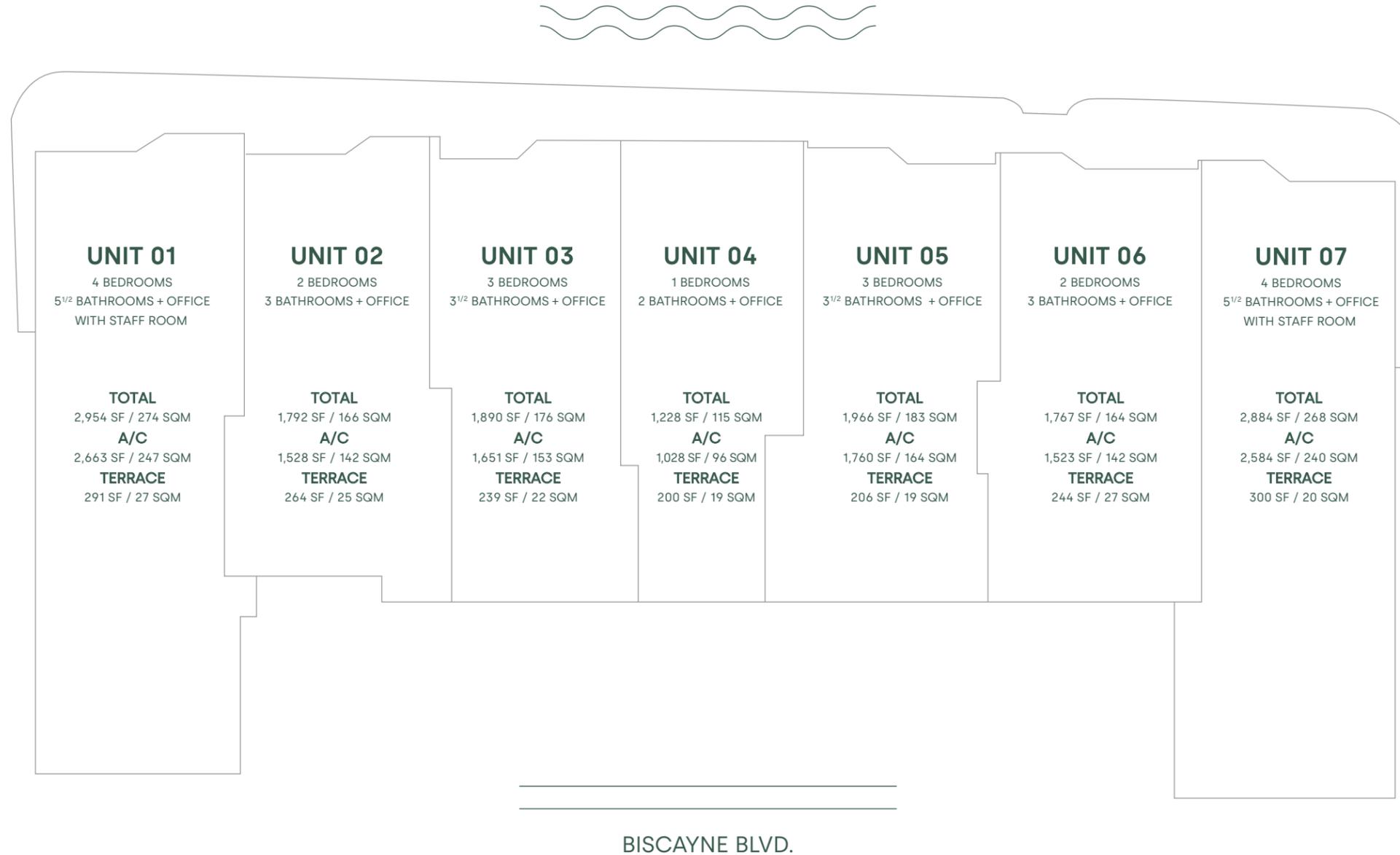
Panoramic and Skyview Residences Floorplans

# DISCOVER

## Panoramic and Skyview Residences Floorplans



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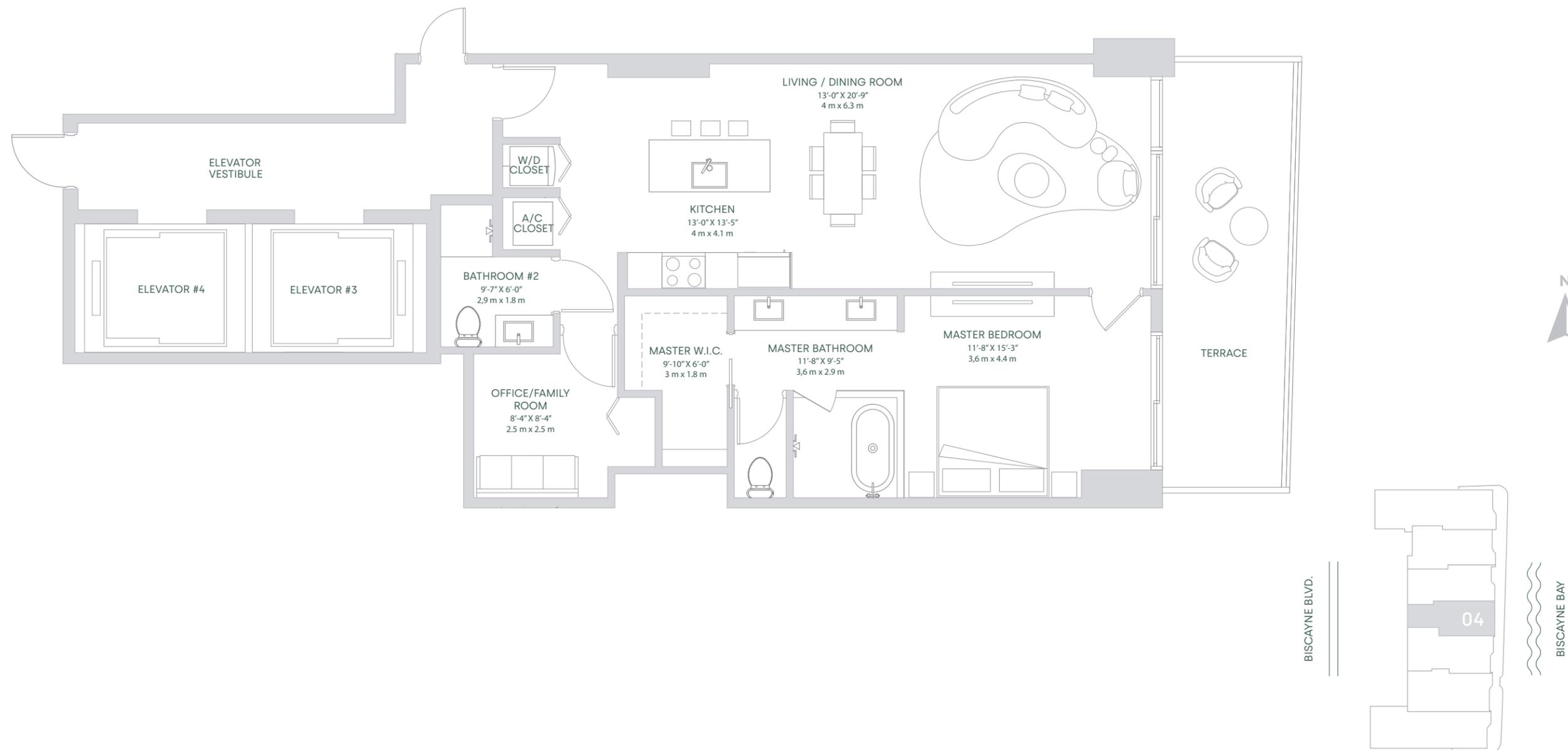
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**PANORAMIC RESIDENCES**  
LEVEL 03-46

TOTAL SQ.FT.	1,228 SQ.FT	115 SQ.MT
A/C AREA	1,028 SQ.FT	96 SQ.MT
TERRACE	200 SQ.FT	19 SQ.MT

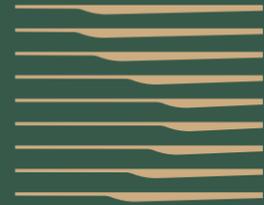
**UNIT 04**

1 BEDROOM + OFFICE  
2 BATHROOMS



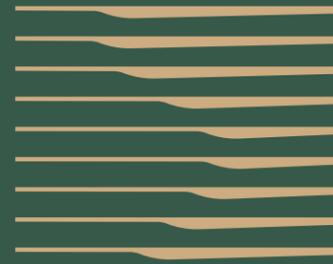
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SUMMER 2024



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MIAMI

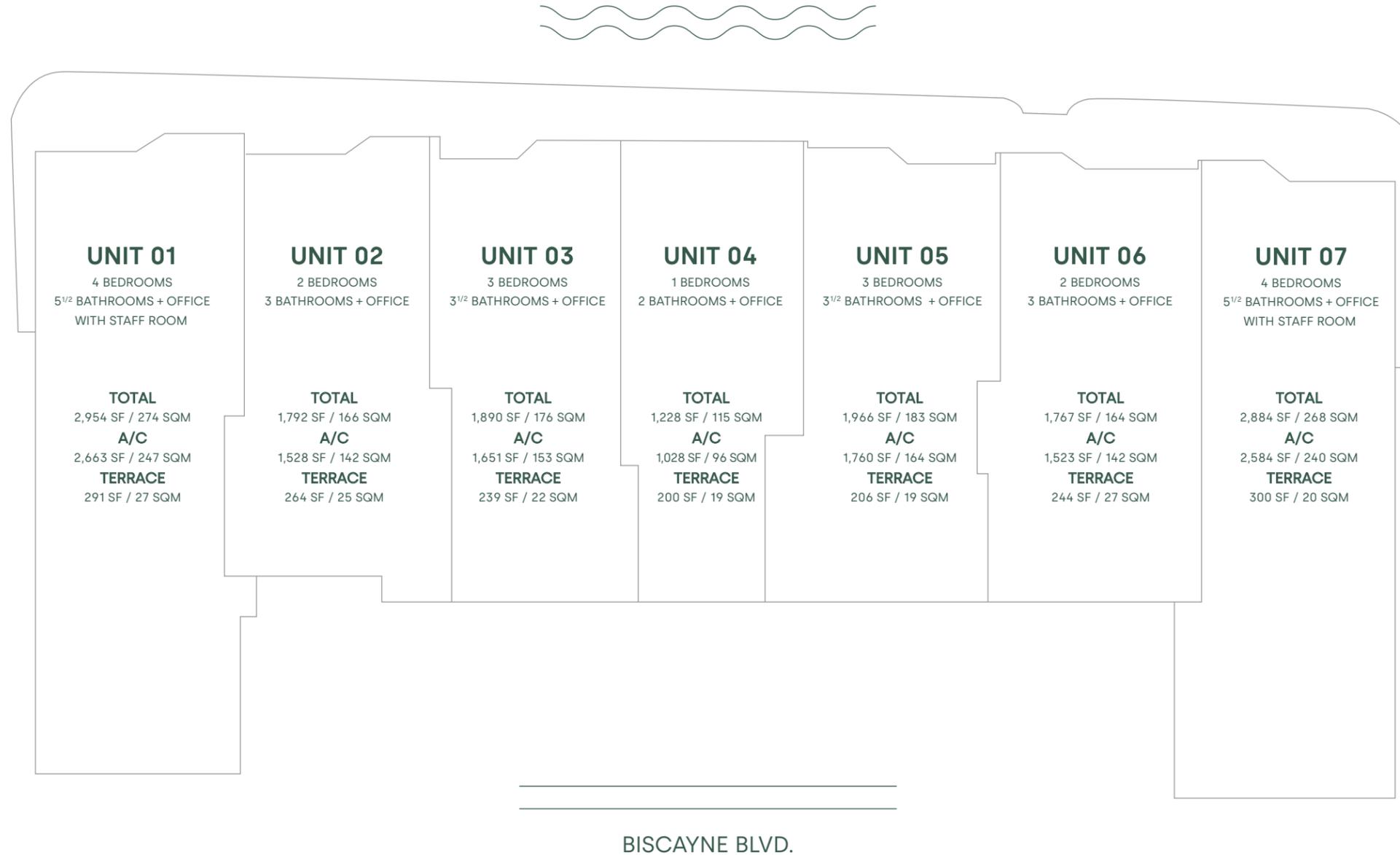
Panoramic and Skyview Residences Floorplans

# DISCOVER

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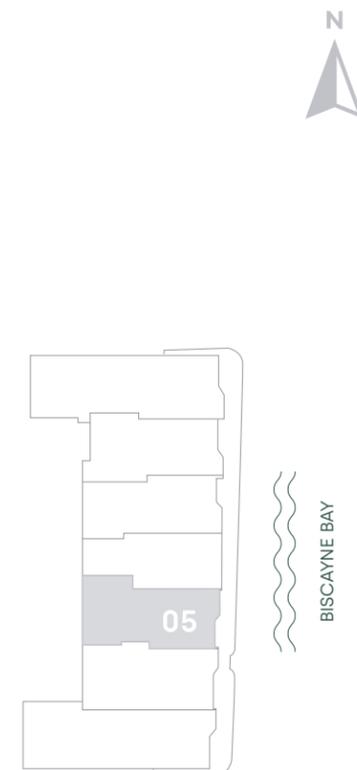
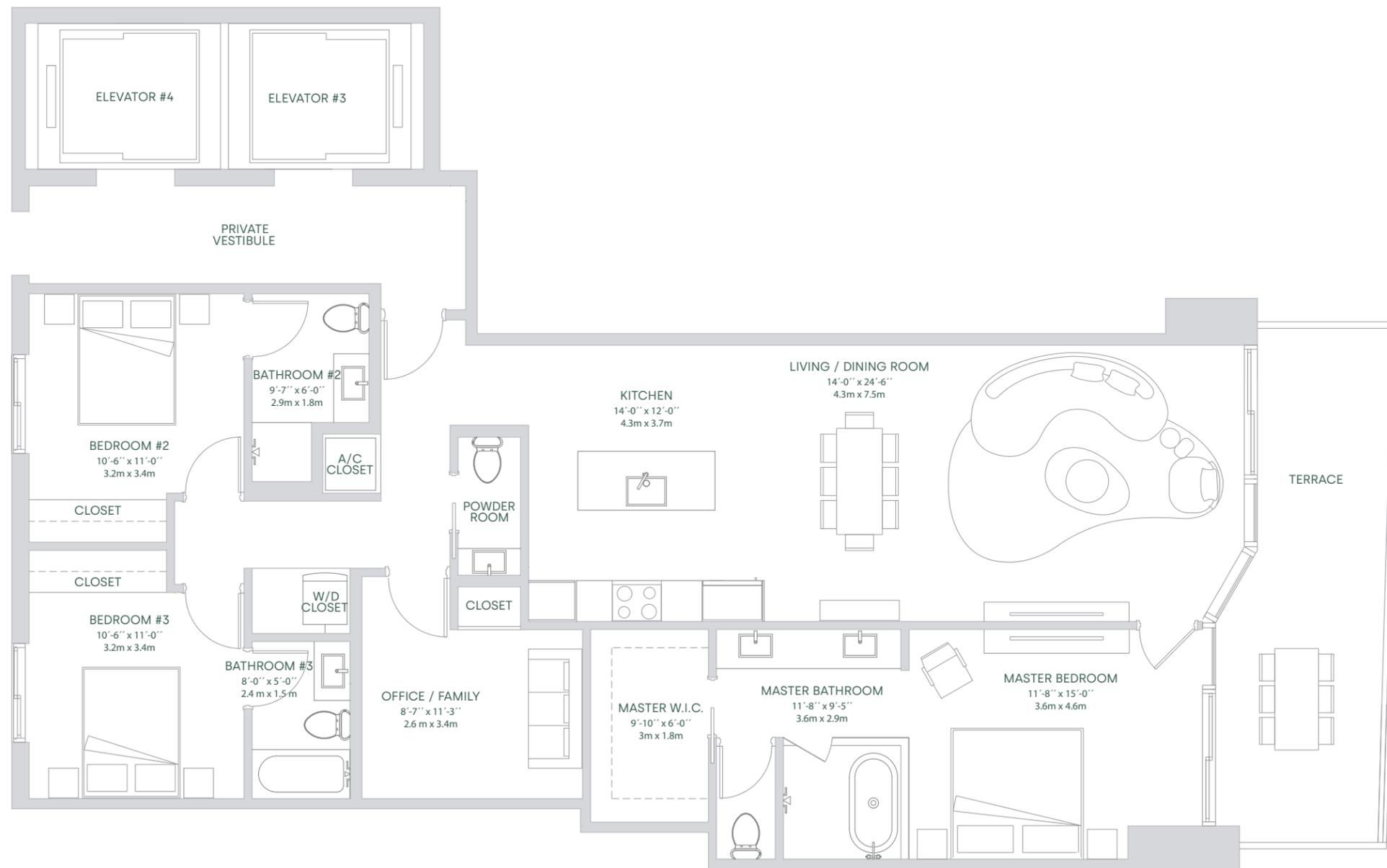
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**PANORAMIC RESIDENCES & SKYVIEW RESIDENCES**  
LEVEL 03-50                      LEVEL 51-56

TOTAL SQ.FT.	1,966 SQ.FT	183 SQ.MT
A/C AREA	1,760 SQ.FT	164 SQ.MT
TERRACE	206 SQ.FT	19 SQ.MT

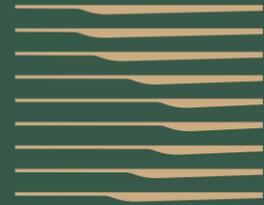
# UNIT 05

3 BEDROOMS + OFFICE  
3<sup>1/2</sup> BATHROOMS



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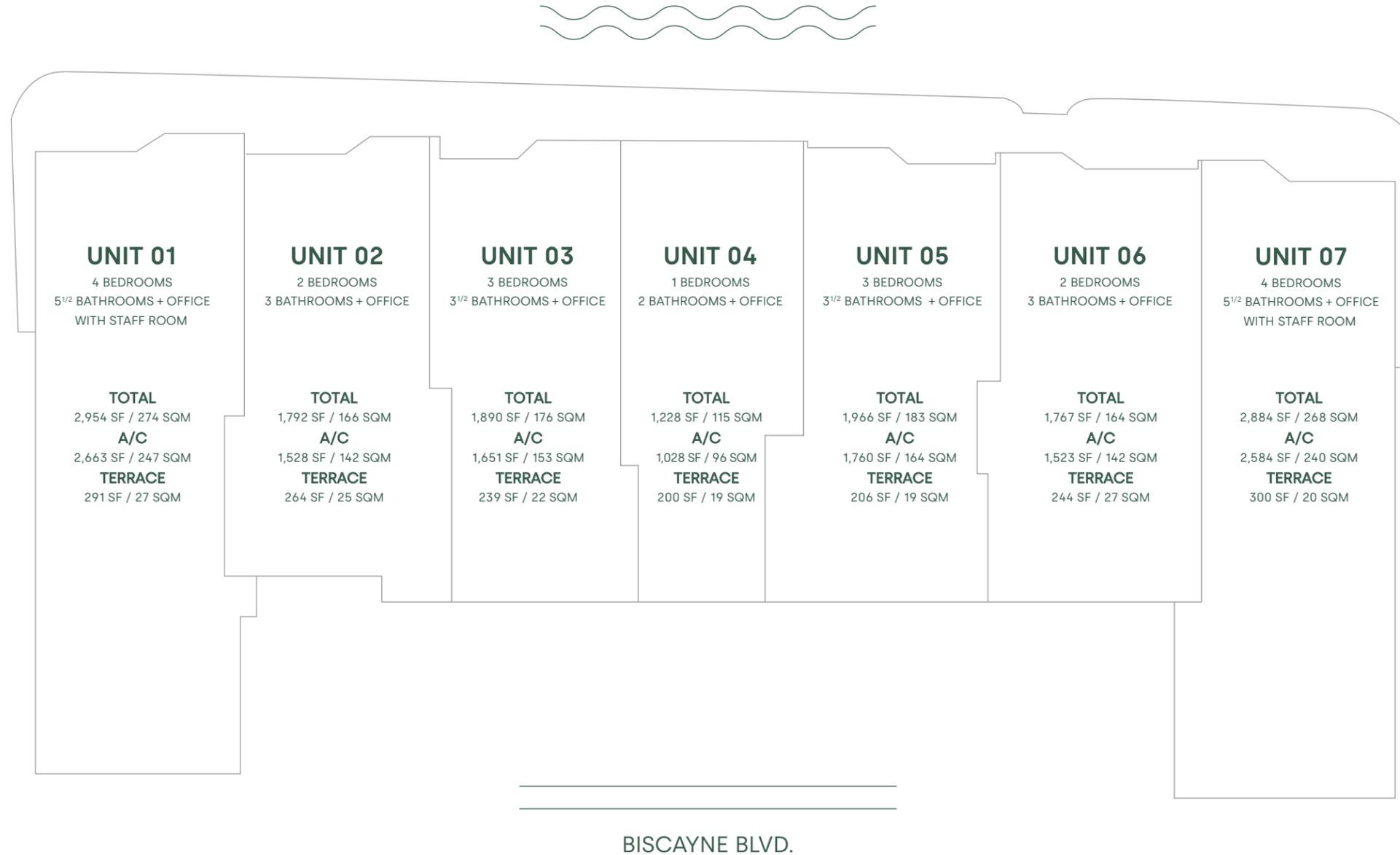
Panoramic and Skyview Residences Floorplans

# DISCOVER

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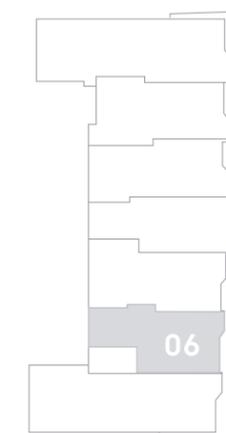
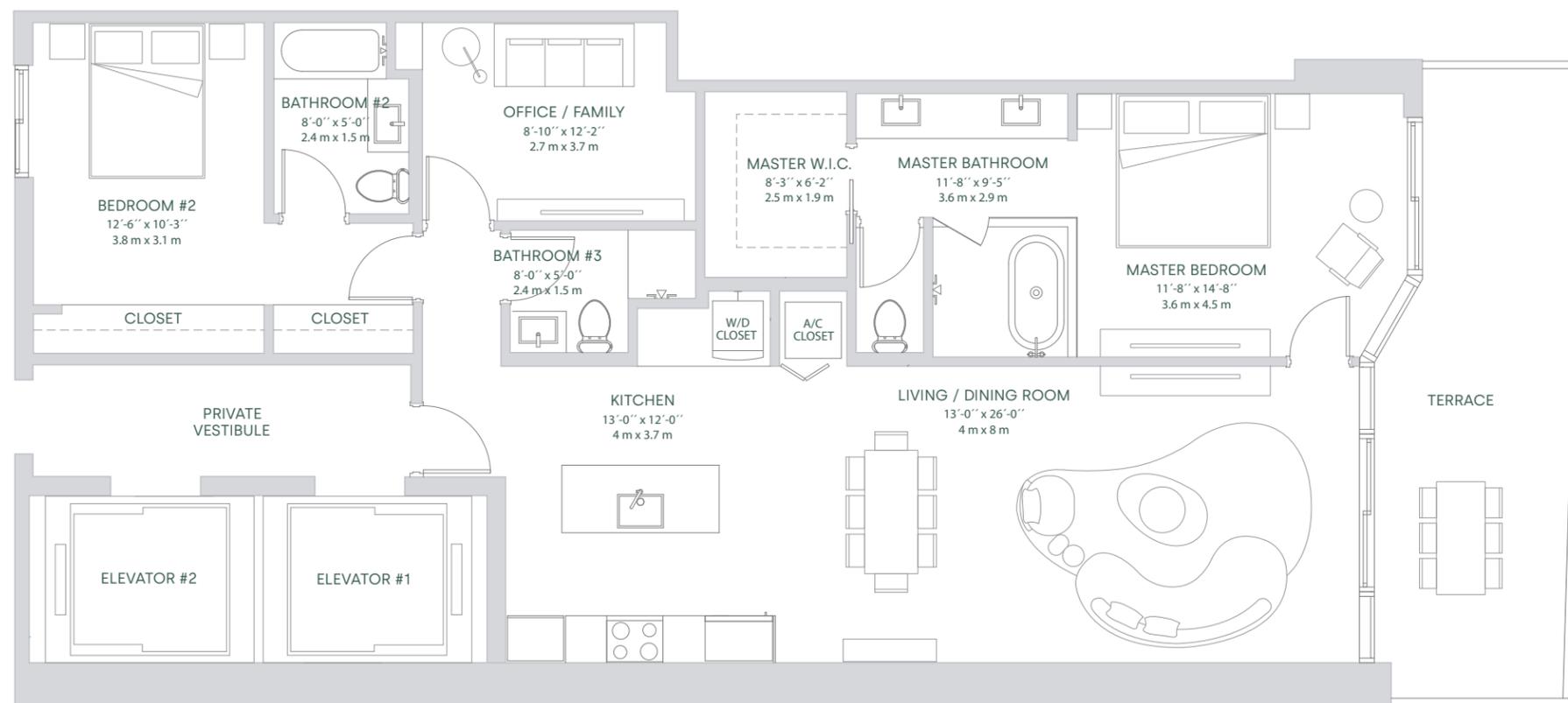
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**PANORAMIC RESIDENCES & SKYVIEW RESIDENCES**  
LEVEL 03-50                      LEVEL 51-56

TOTAL SQ.FT.	1,767 SQ.FT	164 SQ.MT
A/C AREA	1,523 SQ.FT	142 SQ.MT
TERRACE	244 SQ.FT	27 SQ.MT

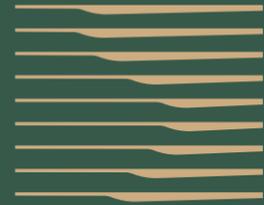
# UNIT 06

2 BEDROOMS + OFFICE  
3 BATHROOMS



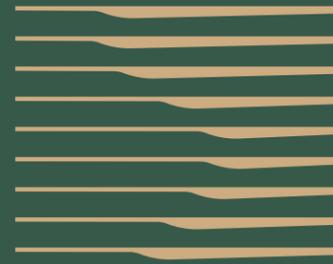
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SUMMER 2024



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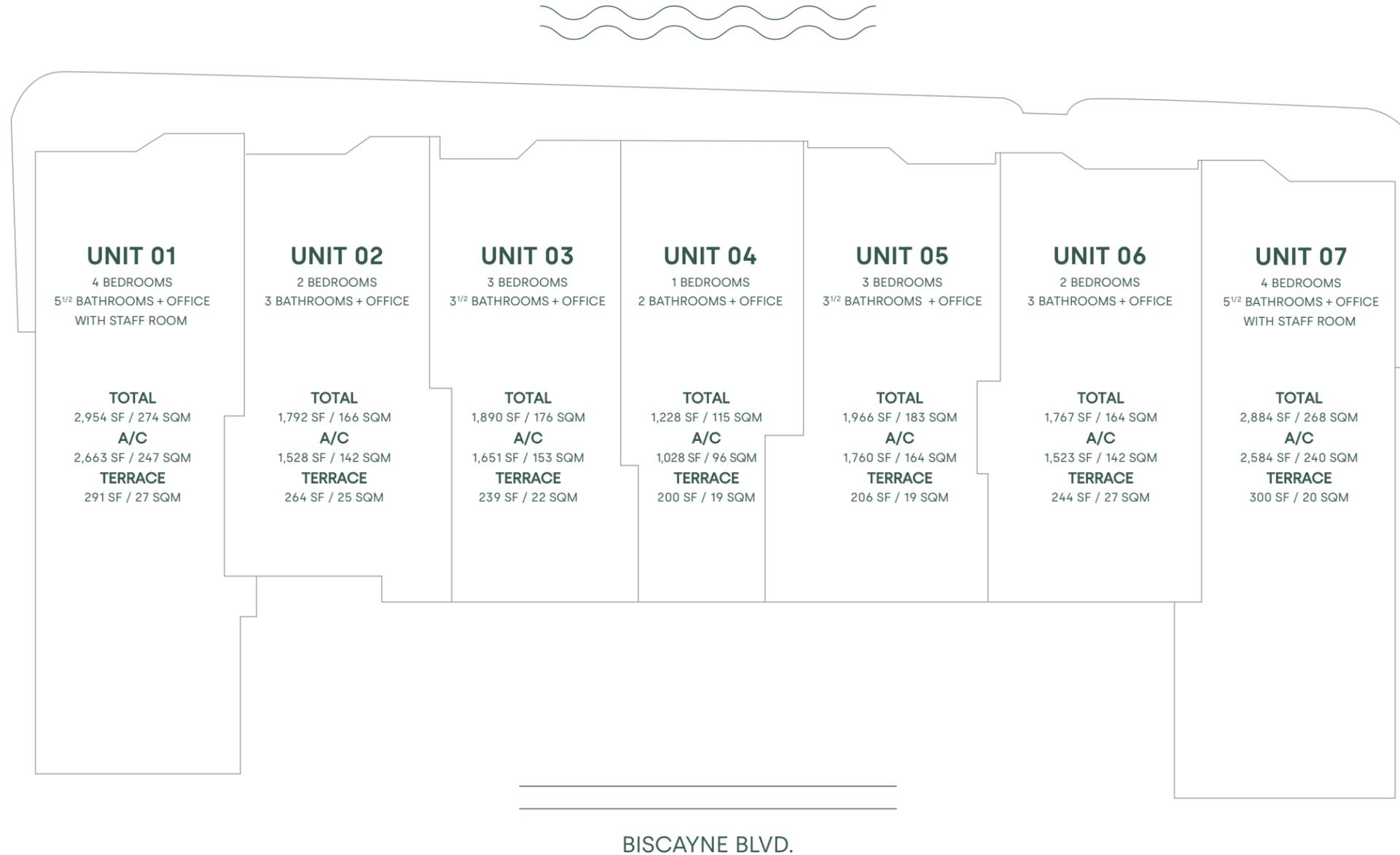
Panoramic and Skyview Residences Floorplans

# DISCOVER

## Panoramic and Skyview Residences Floorplans



BISCAYNE BAY



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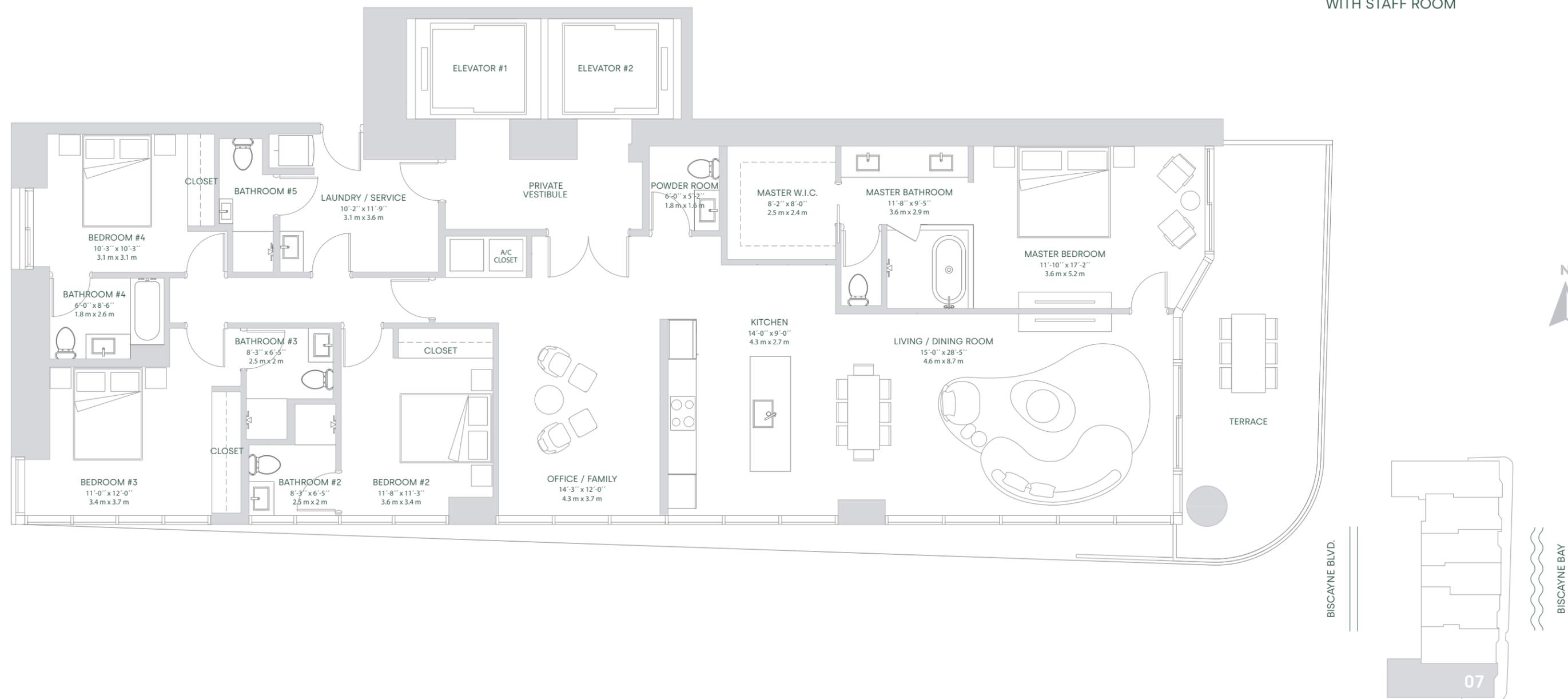
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**PANORAMIC RESIDENCES & SKYVIEW RESIDENCES**  
LEVEL 03-50

TOTAL SQ.FT.	2,884 SQ.FT	268 SQ.MT
A/C AREA	2,584 SQ.FT	240 SQ.MT
TERRACE	300 SQ.FT	28 SQ.MT

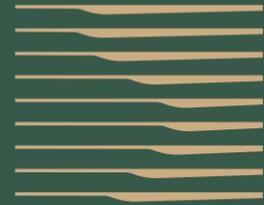
**UNIT 07**

4 BEDROOMS + OFFICE  
5<sup>1/2</sup> BATHROOMS  
WITH STAFF ROOM



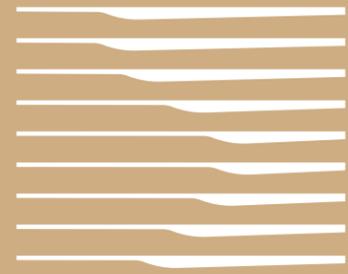
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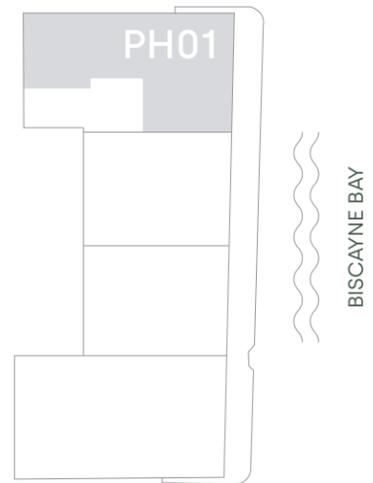
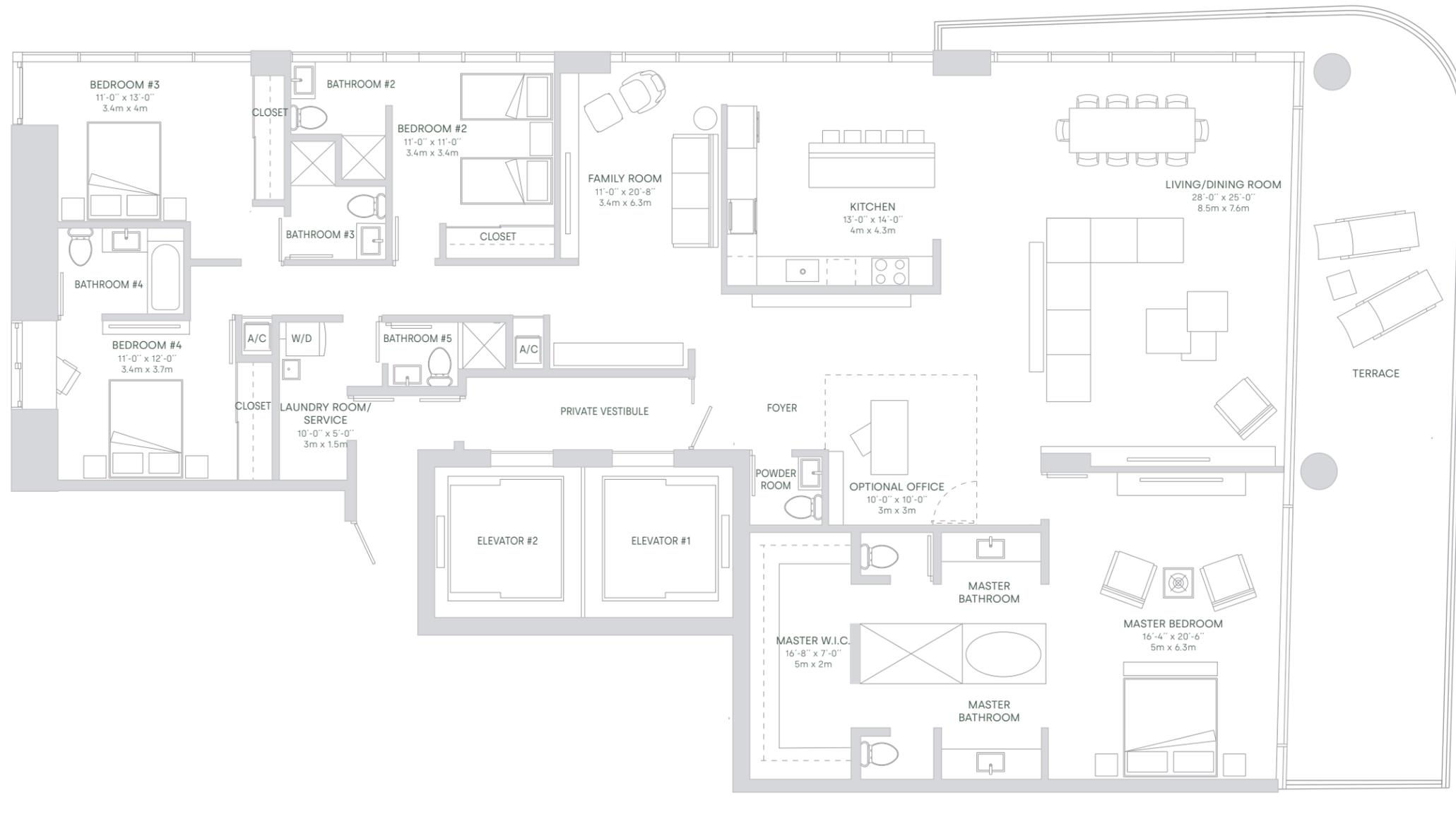
PENTHOUSE COLLECTION / Penthouses

**PENTHOUSES**  
LEVEL 57-59

TOTAL SQ.FT.	3,812 SQ.FT	354 SQ.MT
A/C AREA	3,260 SQ.FT	303 SQ.MT
TERRACE	552 SQ.FT	51 SQ.MT

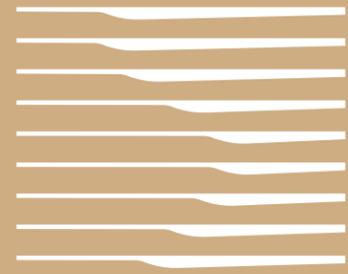
**LINE 01**

4 BEDROOMS  
5<sup>1/2</sup> BATHROOMS + OFFICE



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ARIA  
RESERVE  
MIAMI

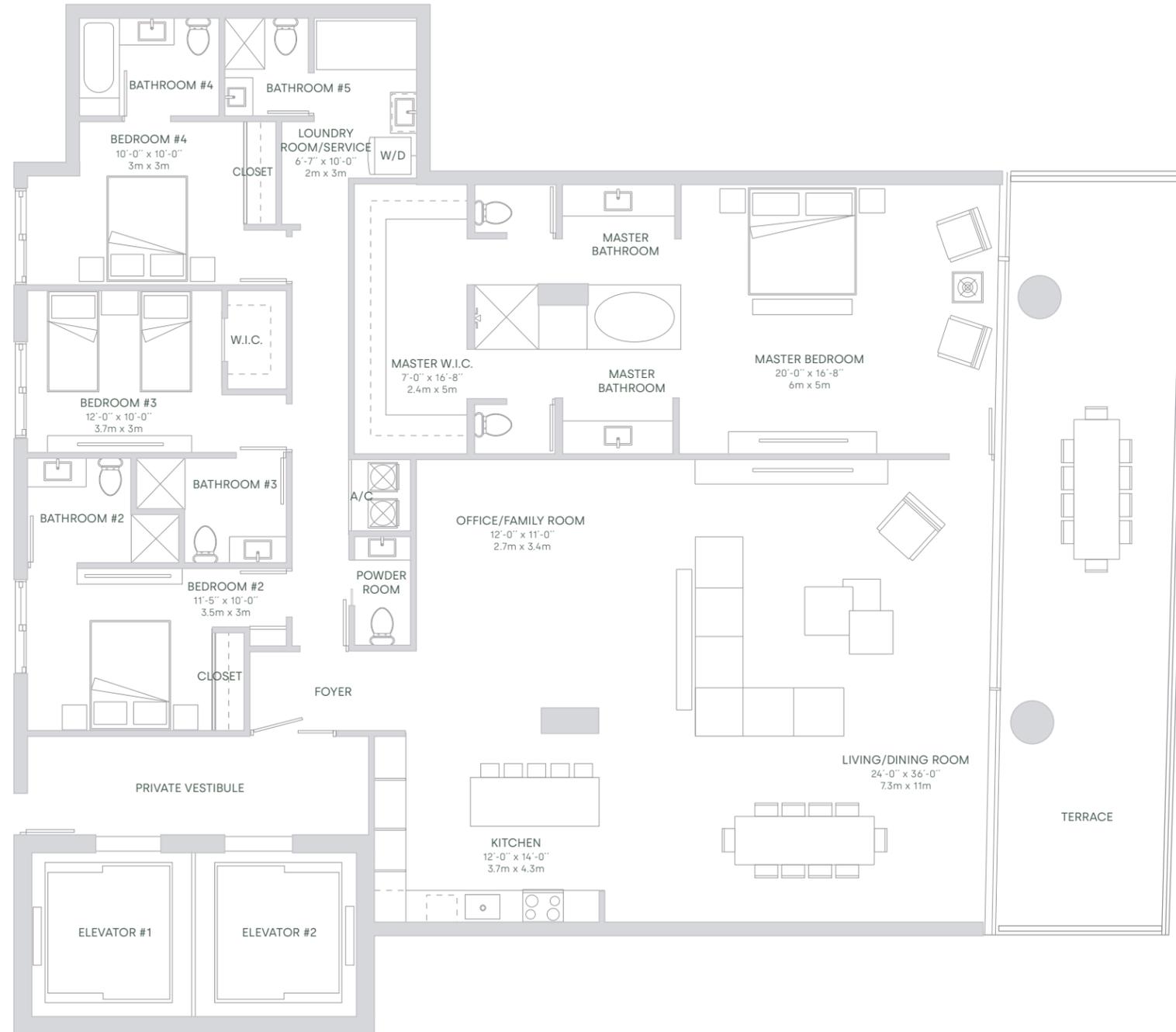
PENTHOUSE COLLECTION / Penthouses

# LINE 02

## PENTHOUSES LEVEL 57-59

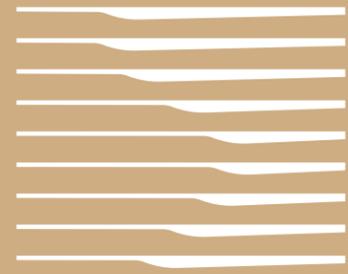
TOTAL SQ.FT.	3,493 SQ.FT	325 SQ.MT
A/C AREA	3,000 SQ.FT	279 SQ.MT
TERRACE	493 SQ.FT	46 SQ.MT

4 BEDROOMS  
5<sup>1/2</sup> BATHROOMS + OFFICE



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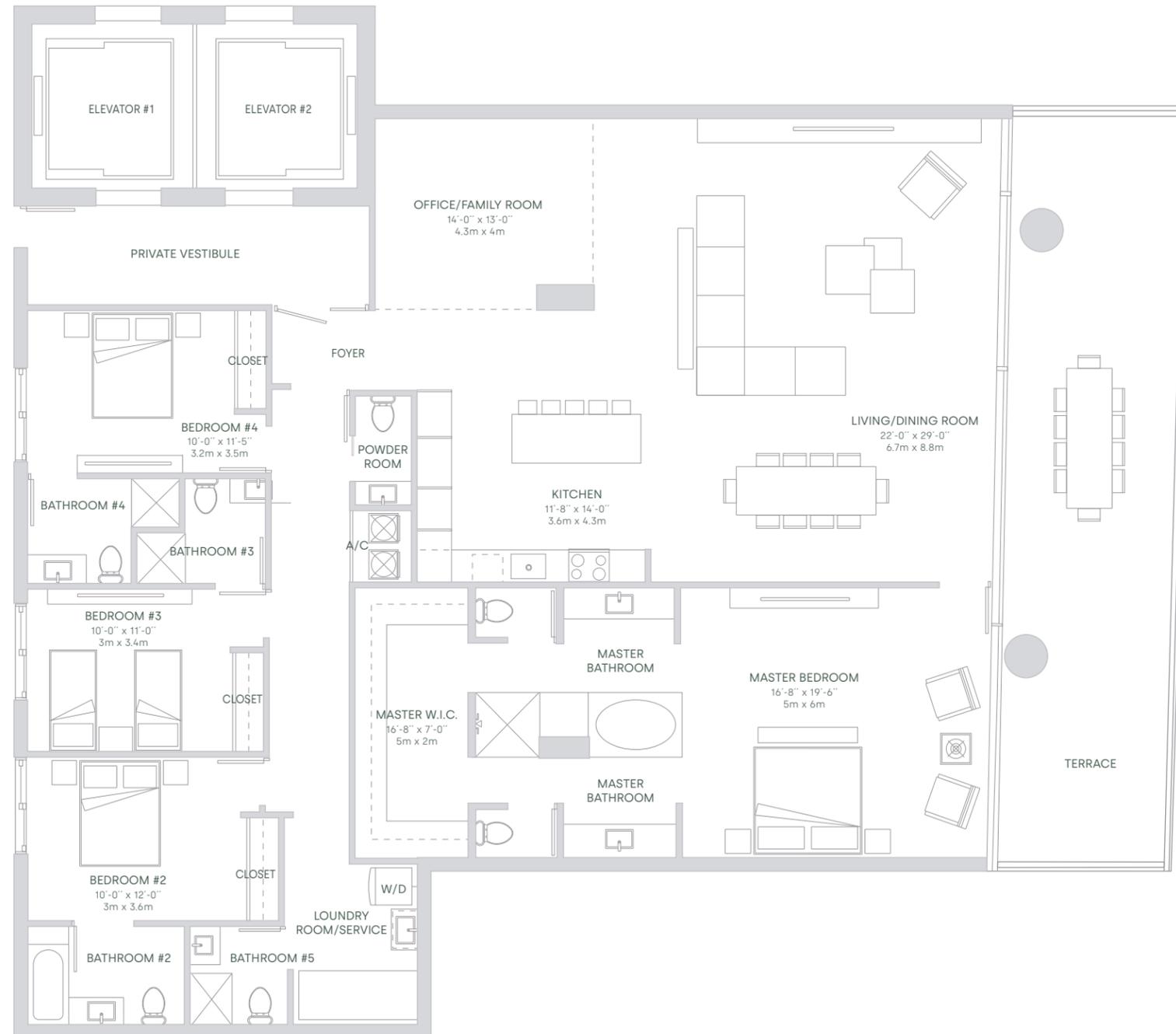
PENTHOUSE COLLECTION / Penthouses

# LINE 03

4 BEDROOMS  
5<sup>1/2</sup> BATHROOMS + OFFICE

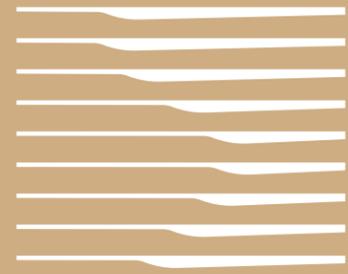
## PENTHOUSES LEVEL 57-59

TOTAL SQ.FT.	3,424 SQ.FT	318 SQ.MT
A/C AREA	2,930 SQ.FT	272 SQ.MT
TERRACE	494 SQ.FT	46 SQ.MT



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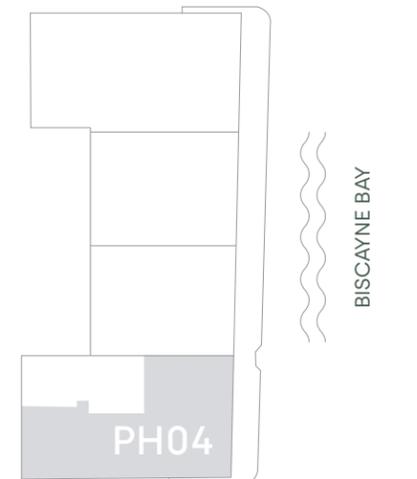
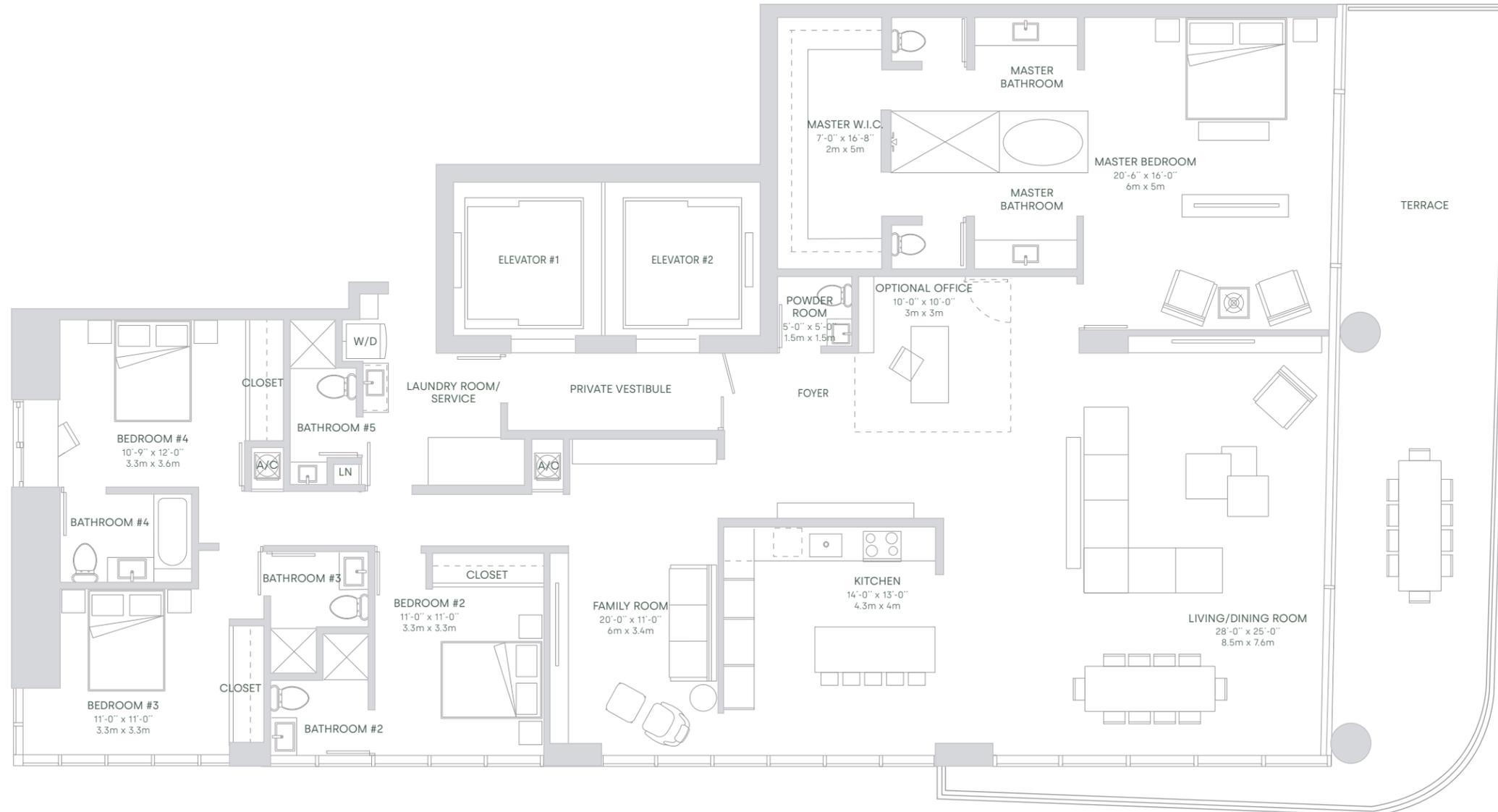
PENTHOUSE COLLECTION / Penthouses

**PENTHOUSES**  
LEVEL 57-59

TOTAL SQ.FT.	3,824 SQ.FT	356 SQ.MT
A/C AREA	3,289 SQ.FT	306 SQ.MT
TERRACE	535 SQ.FT	50 SQ.MT

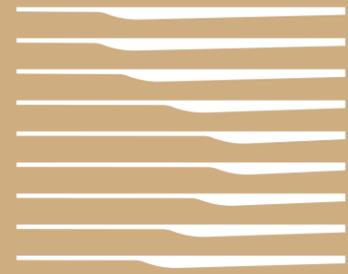
# LINE 04

4 BEDROOMS  
5<sup>1/2</sup> BATHROOMS + OFFICE



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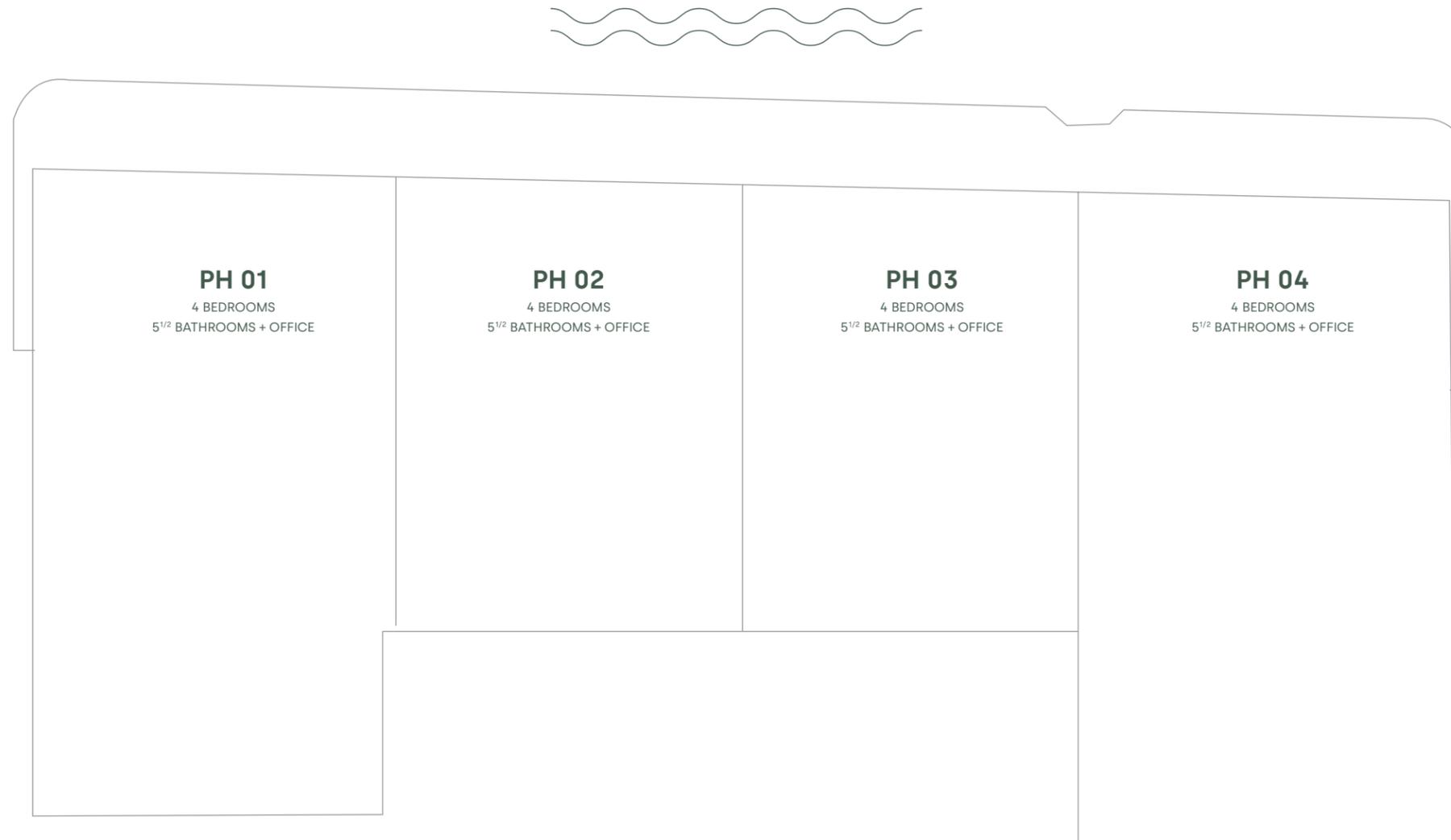
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PENTHOUSE COLLECTION / Penthouses

BISCAYNE BAY



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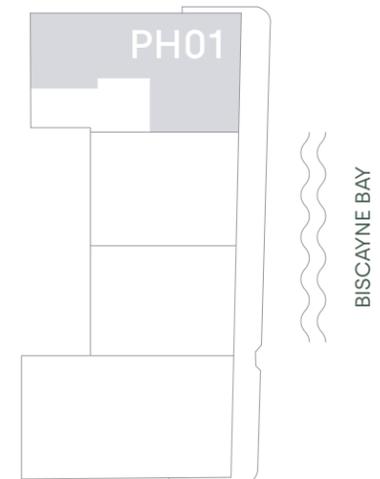
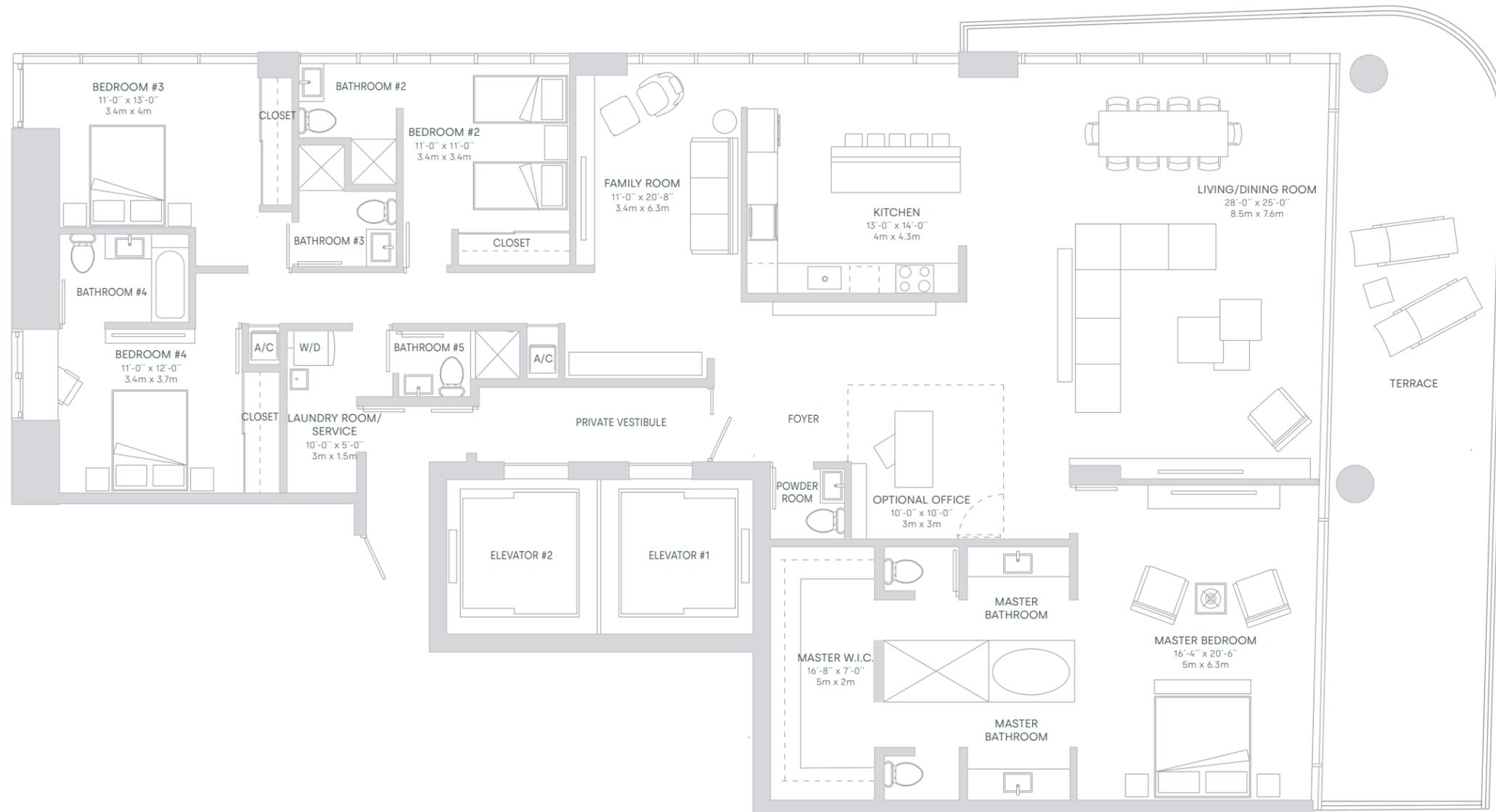
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**PENTHOUSES**  
LEVEL 57-59

TOTAL SQ.FT.	3,812 SQ.FT	354 SQ.MT
A/C AREA	3,260 SQ.FT	303 SQ.MT
TERRACE	552 SQ.FT	51 SQ.MT

# PH 01

4 BEDROOMS  
5<sup>1/2</sup> BATHROOMS + OFFICE



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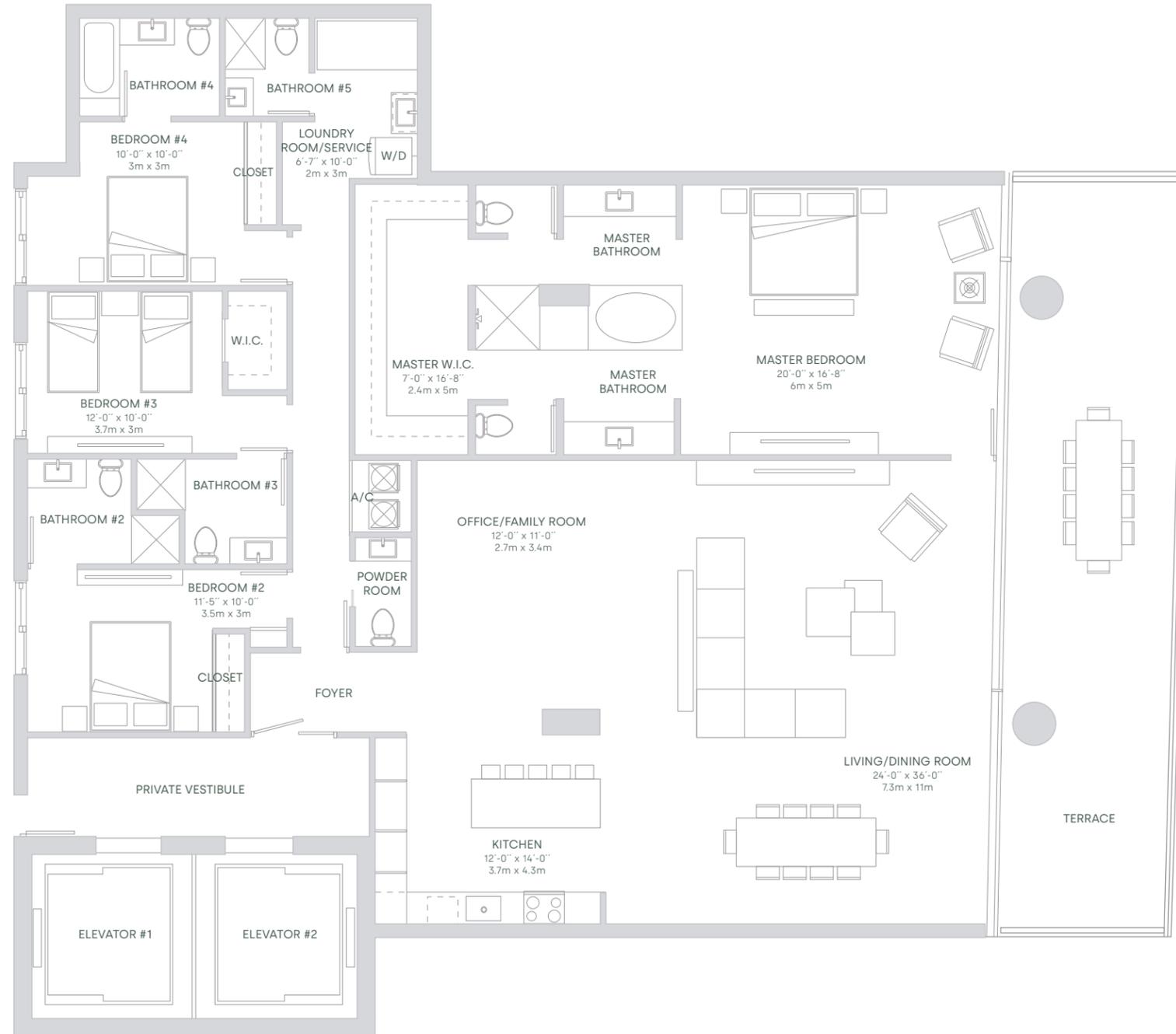
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**PENTHOUSES**  
LEVEL 57-59

TOTAL SQ.FT.	3,493 SQ.FT	325 SQ.MT
A/C AREA	3,000 SQ.FT	279 SQ.MT
TERRACE	493 SQ.FT	46 SQ.MT

**PH 02**

4 BEDROOMS  
5<sup>1/2</sup> BATHROOMS + OFFICE



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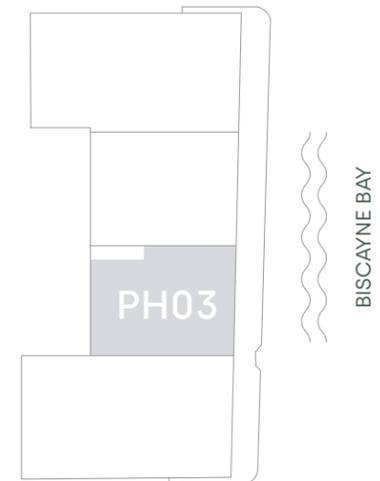
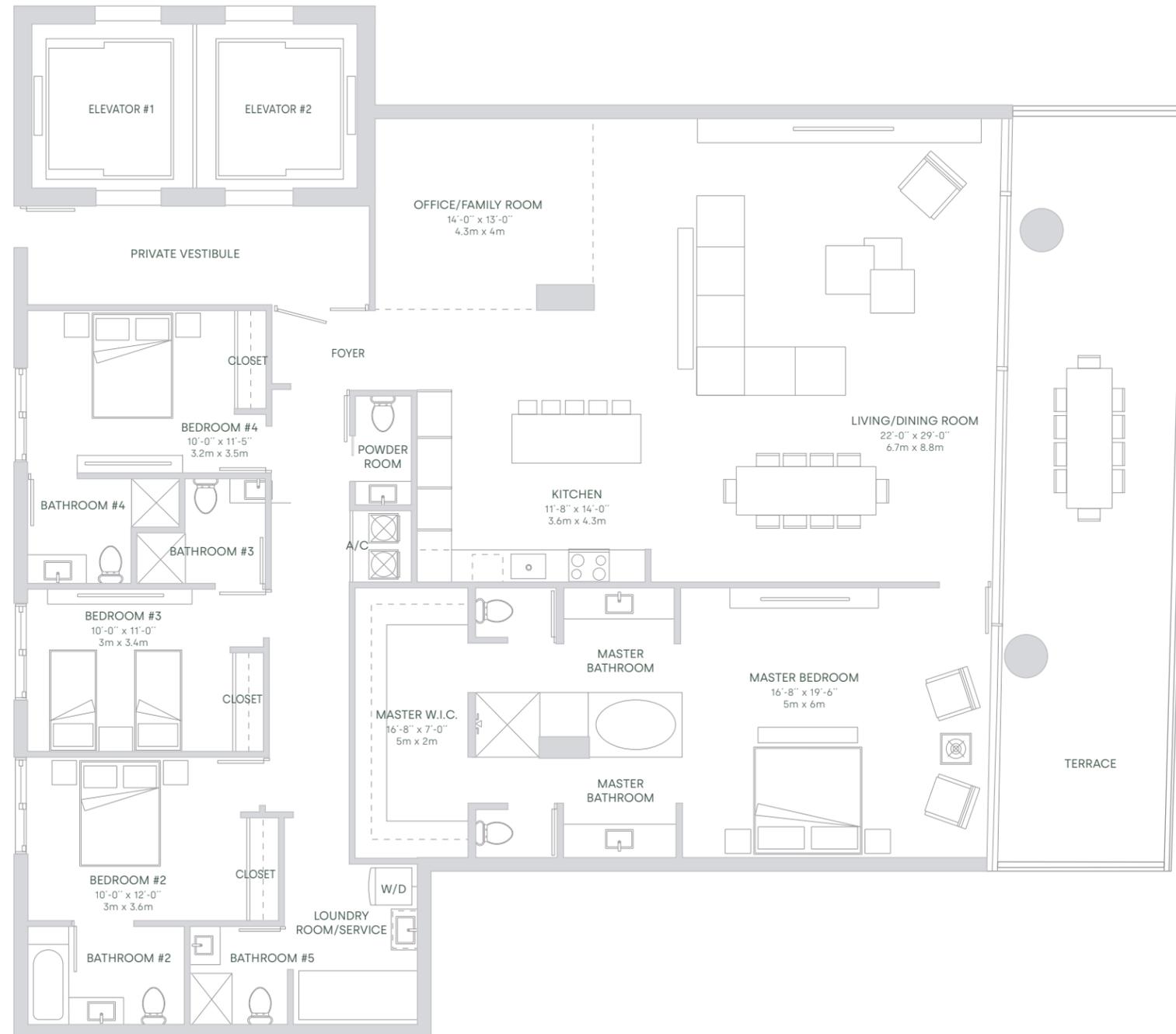
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# PH 03

4 BEDROOMS  
5<sup>1/2</sup> BATHROOMS + OFFICE

## PENTHOUSES LEVEL 57-59

TOTAL SQ.FT.	3,424 SQ.FT	318 SQ.MT
A/C AREA	2,930 SQ.FT	272 SQ.MT
TERRACE	494 SQ.FT	46 SQ.MT



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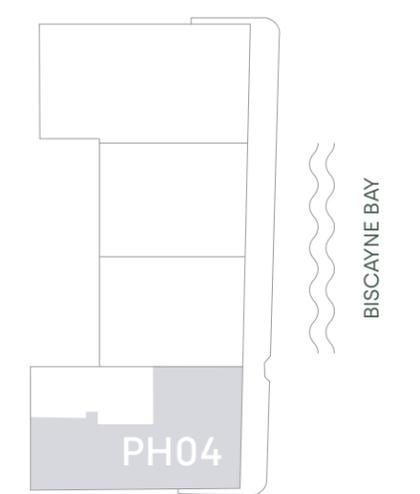
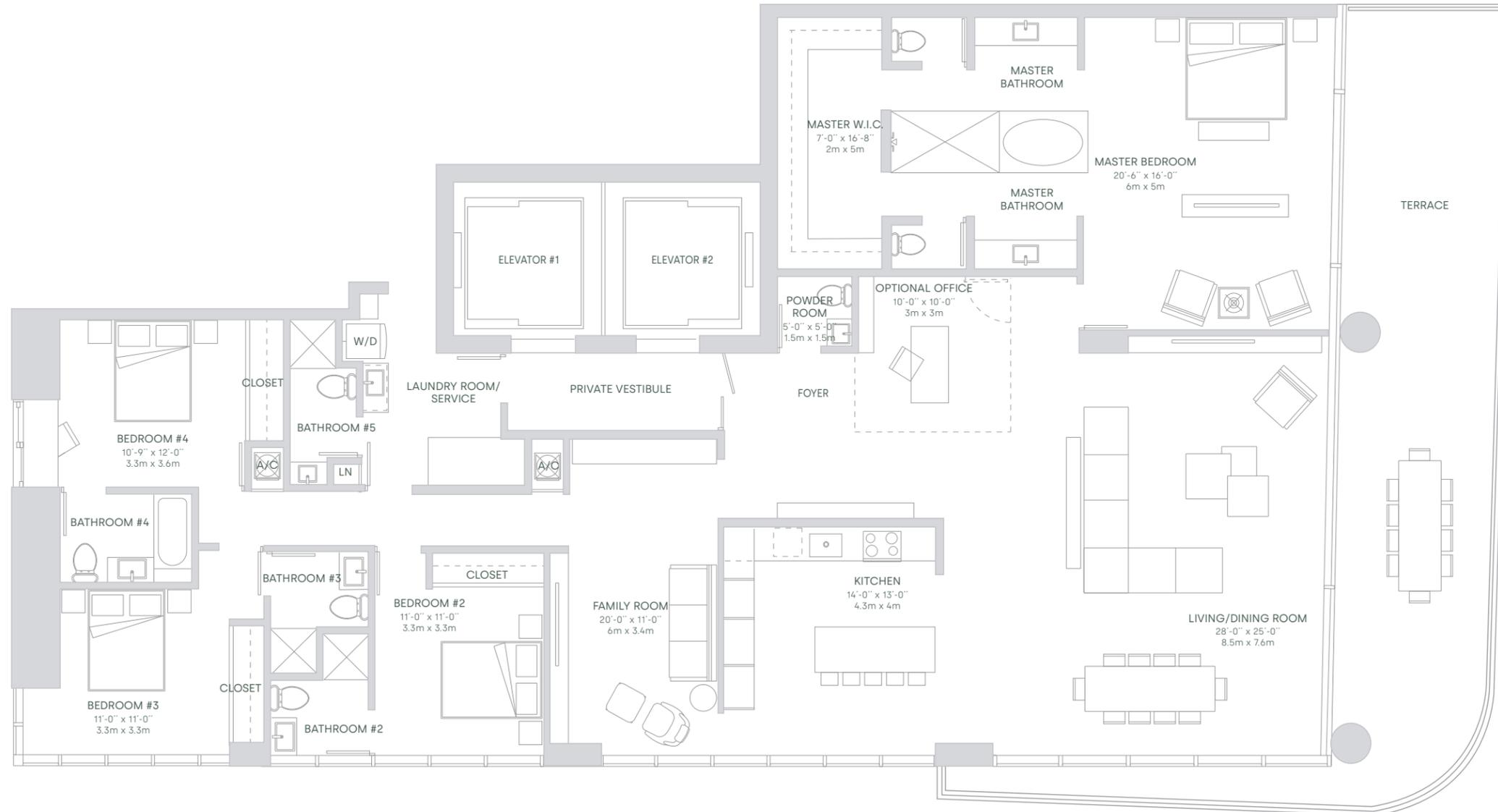
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**PENTHOUSES**  
LEVEL 57-59

TOTAL SQ.FT.	3,824 SQ.FT	356 SQ.MT
A/C AREA	3,289 SQ.FT	306 SQ.MT
TERRACE	535 SQ.FT	50 SQ.MT

**PH 04**

4 BEDROOMS  
5<sup>1/2</sup> BATHROOMS + OFFICE



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