



# URBAN LIVING WITH CHARACTER

# A REFINED TAKE ON DOWNTOWN MIAMI LIVING

**DEVELOPER**

Aria Development Group  
Merrimac Ventures

**INTERIOR DESIGNER**

The Design Agency

**ARCHITECT**

Reuelta Architecture  
International

**THE DETAILS**

Fully Furnished Residences  
No Rental Restrictions

**RESIDENCES**

32 Stories  
579 Residences

**RESIDENTIAL MIX**

Studio	402 SF   37 M <sup>2</sup>
JR 1 Bedroom	538 SF   50 M <sup>2</sup>
1 Bedroom	573 SF   53 M <sup>2</sup>
1 Bedroom+Den	603-668 SF   56-62 M <sup>2</sup>
2 Bedroom	830 SF   77 M <sup>2</sup>

**DEPOSIT STRUCTURE**

10% @ Reservation  
10% @ Contract  
20% @ Groundbreaking  
10% @ Top off  
50% @ Closing

**Prices**  
from the \$400,000s



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.





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Living Room / Kitchen



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Master Bedroom

# A THRIVING CITY WHERE YOU THRIVE AS WELL

## RESIDENTIAL INTERIORS

Fully finished and furnished residences thoughtfully curated by award-winning design firm, The Design Agency

- \_ Floor to ceiling glass windows with custom window treatment
- \_ All residences feature balconies
- \_ Finished flooring on all residential interiors
- \_ Kitchens and bathrooms feature custom Italian cabinetry and counters
- \_ Innovative household appliances featuring:
  - \_ Speed oven
  - \_ Integrated paneled refrigerator/freezer
  - \_ Dishwasher
- \_ Top-of-the line, separate, in-unit washers and dryers
- \_ Fully built-out, generous closets

## BUILDING FEATURES & AMENITIES

- \_ Covered porte-cochère
- \_ 24-Hour attended lobby
- \_ Luxer One automated parcel storage
- \_ Dedicated co-working space
- \_ Resident lounge and entertaining space
- \_ Air conditioned resident storage
- \_ Bike storage
- \_ Summer kitchen
- \_ Rooftop swimming pool with resort seating
- \_ World-class state-of-the-art fitness center with outdoor private training area by **Homage Fitness**

## WORK & PLAY

- \_ Located within Miami Worldcenter – the new capital of business, commerce, hospitality and more
- \_ Walking distance to FTX Arena, Biscayne Bay Waterfront, Museum Park, and other key destinations
- \_ Seconds from Brightline, Metrorail, Metromover, and major highways
- \_ Minutes to Miami International Airport by car or train



#### ARTS, CULTURE AND ENTERTAINMENT

- 01. Philip and Patricia Frost Museum of Science
- 02. Pérez Art Museum Miami
- 03. FTX Arena
- 04. Adrienne Arsht Center for Performing Arts

#### PARKS

- 05. Maurice A Ferré/Museum Park
- 06. Bayfront Park

#### SHOPPING & ACTIVITES

- 07. Miami Worldcenter
- 08. Bayside Market
- 09. Skyviews Miami Observation Wheel
- 10. Central Fare at MiamiCentral

#### TRANSPORTATION

- 11. MiamiCentral – (Brightline)

#### DINING

- 12. La Industria
- 13. 11th Street Pizza
- 14. Verde
- 15. Sagrado Café
- 16. Brasserie Laurel
- 17. Sports & Social

#### COMING SOON TO MIAMI WORLDCENTER

- |              |                |             |
|--------------|----------------|-------------|
| Bowlero      | Savage X Fenty | El Vecino   |
| Lucid Motors | Lululemon      | Maple & Ash |
| Sephora      | Ray-Ban        | Etta        |
| Posman Books |                |             |



These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area that would be determined by using the description and definition of the unit set forth in the declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Note that measurements of rooms set forth on this floorplan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regards for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

