

ARIA
RESERVE
MIAMI

SkyView Villas Residences Floorplans

DISCOVER

SkyView Villas Residences Floorplans



BISCAYNE BAY



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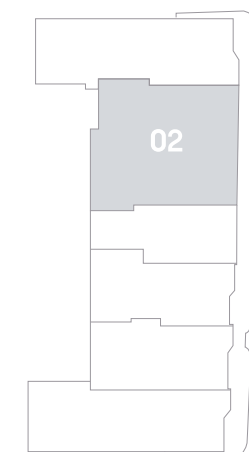
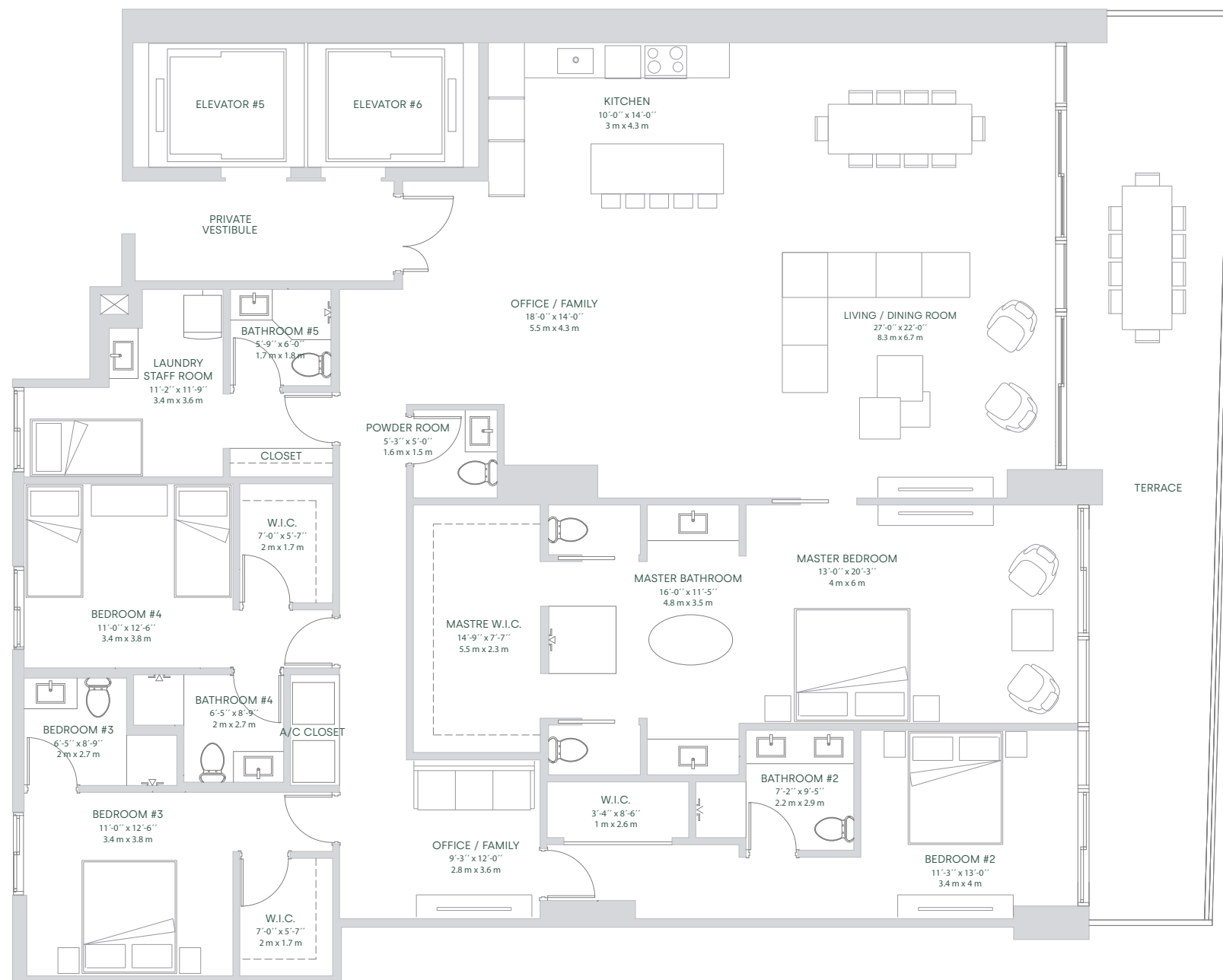
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SKYVIEW VILLAS RESIDENCES
LEVEL 47-56

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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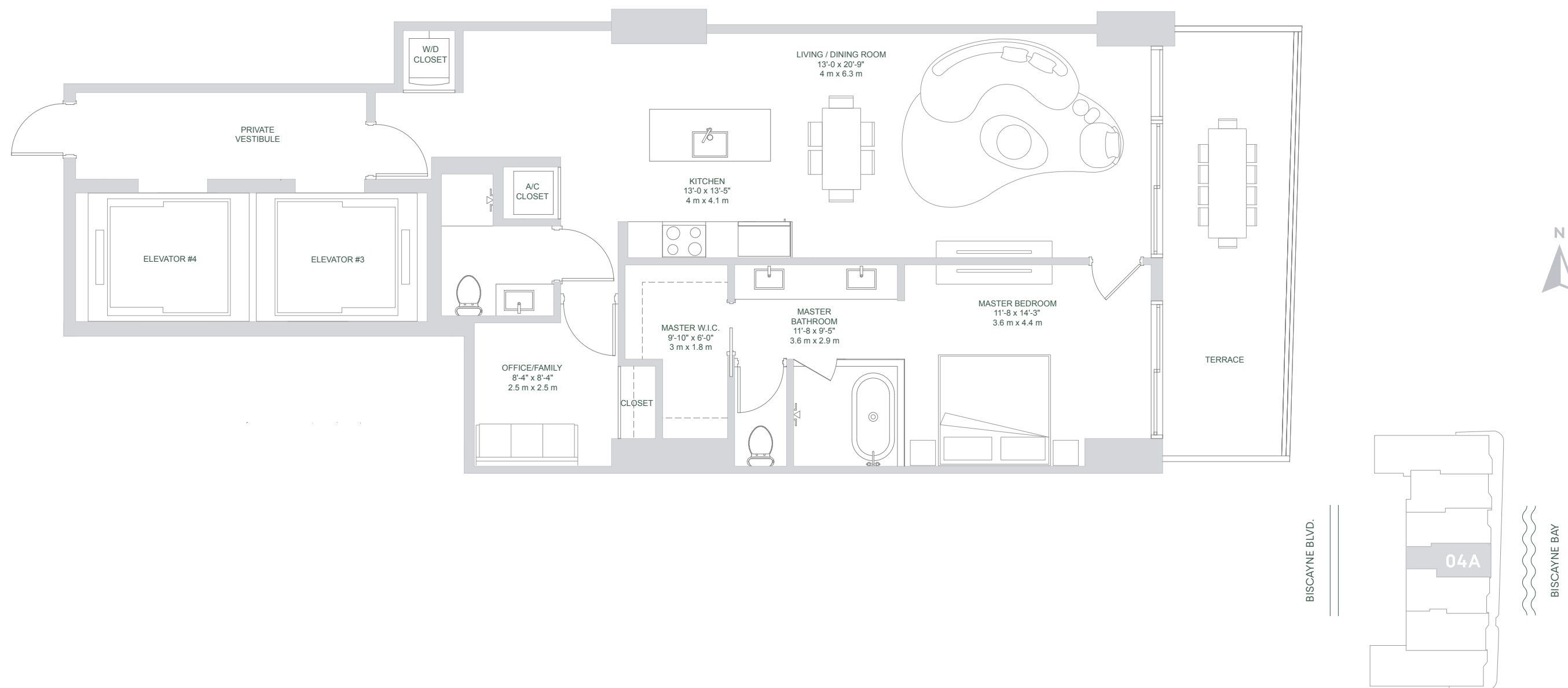
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SKYVIEW VILLAS RESIDENCES
LEVEL 47-56

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

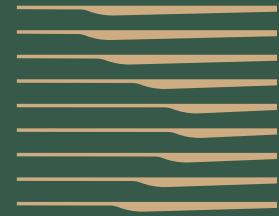
UNIT 04A

1 BEDROOM + OFFICE
2 BATHROOMS



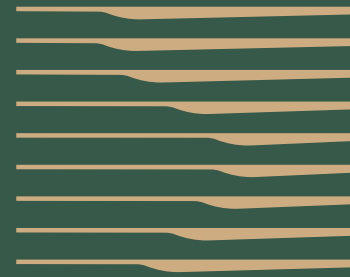
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ARIA
RESERVE
MIAMI

COMING TO MIAMI
SUMMER 2024



ARIA
RESERVE
MIAMI

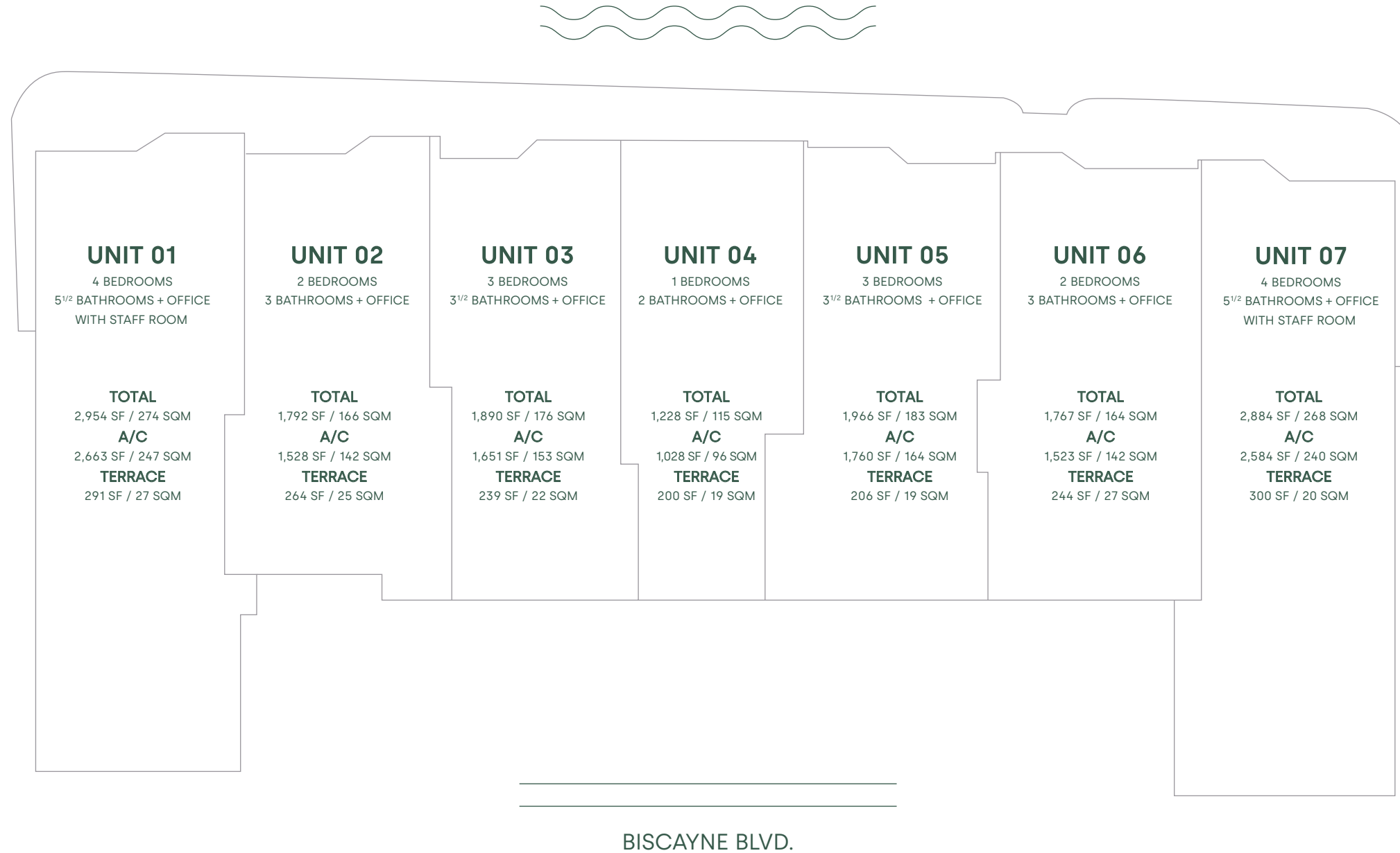
Panoramic and Skyview Residences Floorplans

DISCOVER

Panoramic and Skyview Residences Floorplans



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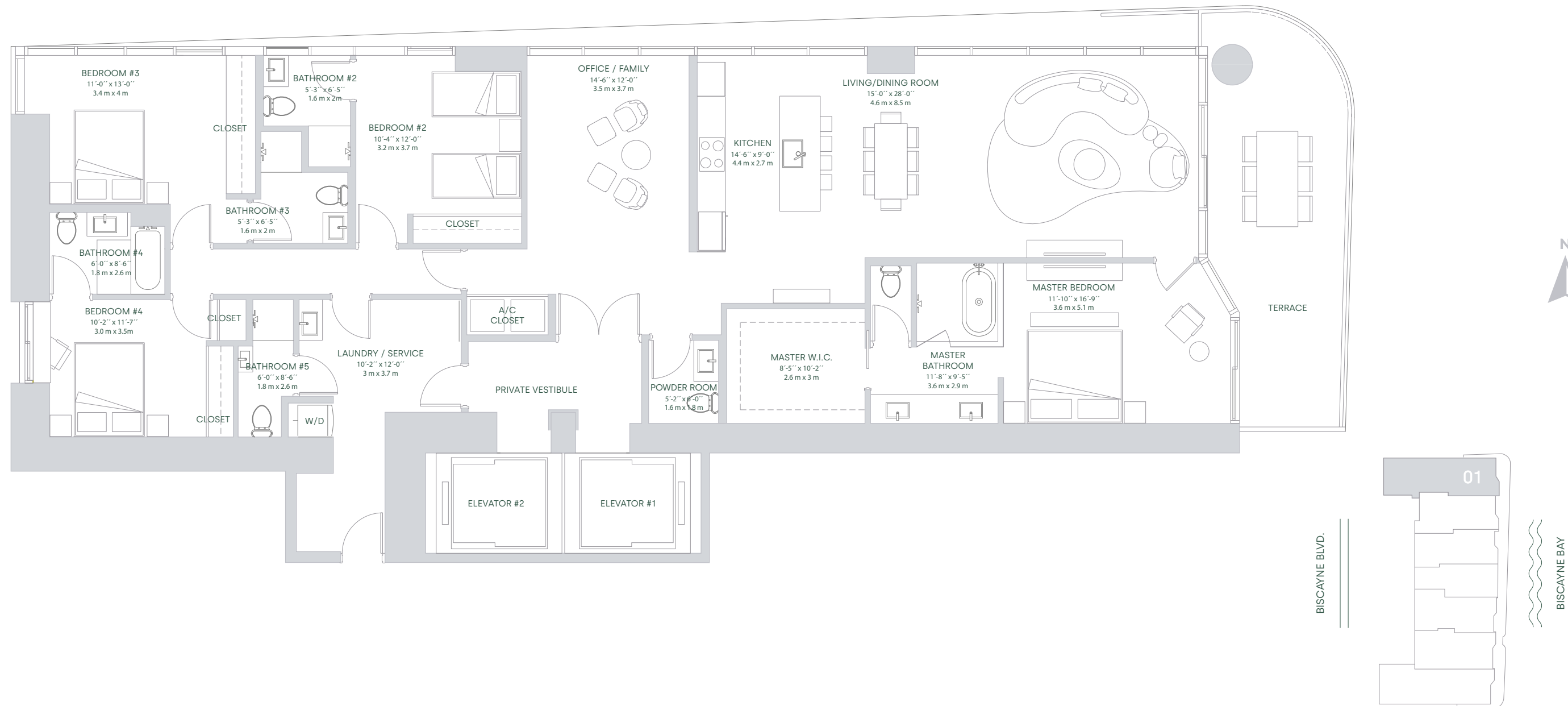
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PANORAMIC RESIDENCES & SKYVIEW RESIDENCES
LEVEL 03-50 LEVEL 51-56

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^{1/2} BATHROOMS
WITH STAFF ROOM



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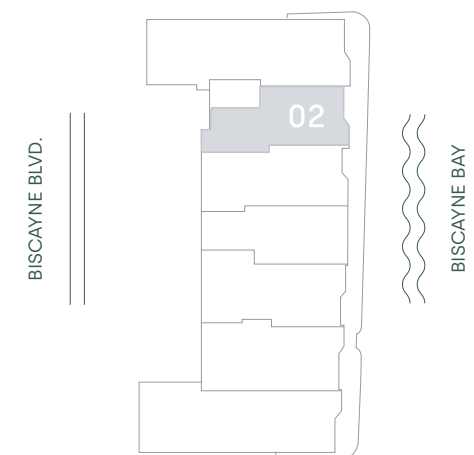
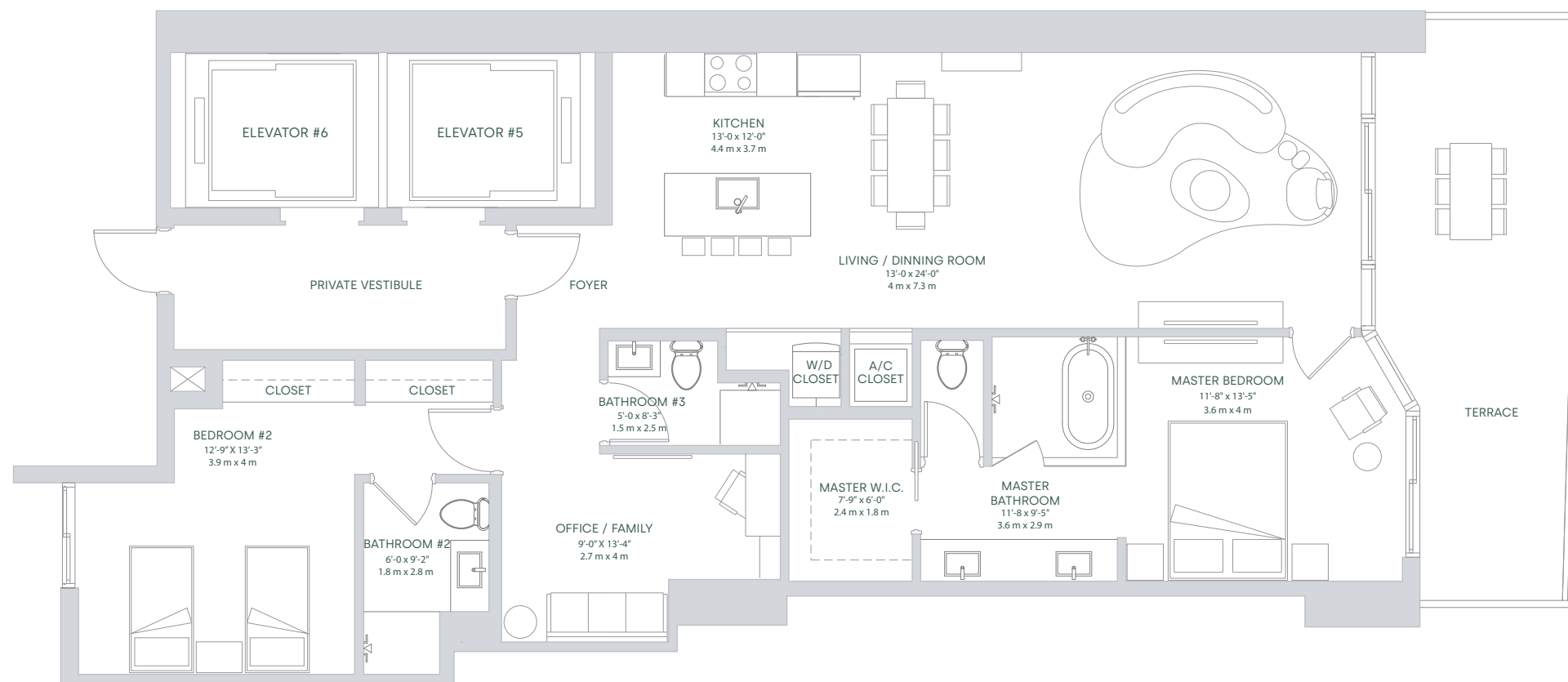
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PANORAMIC RESIDENCES
LEVEL 03-46

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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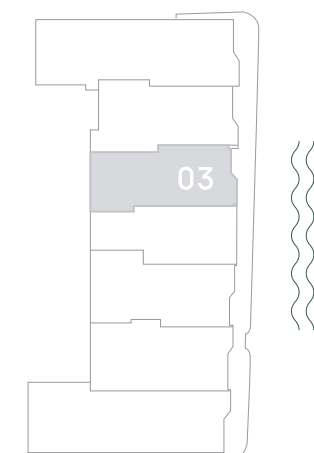
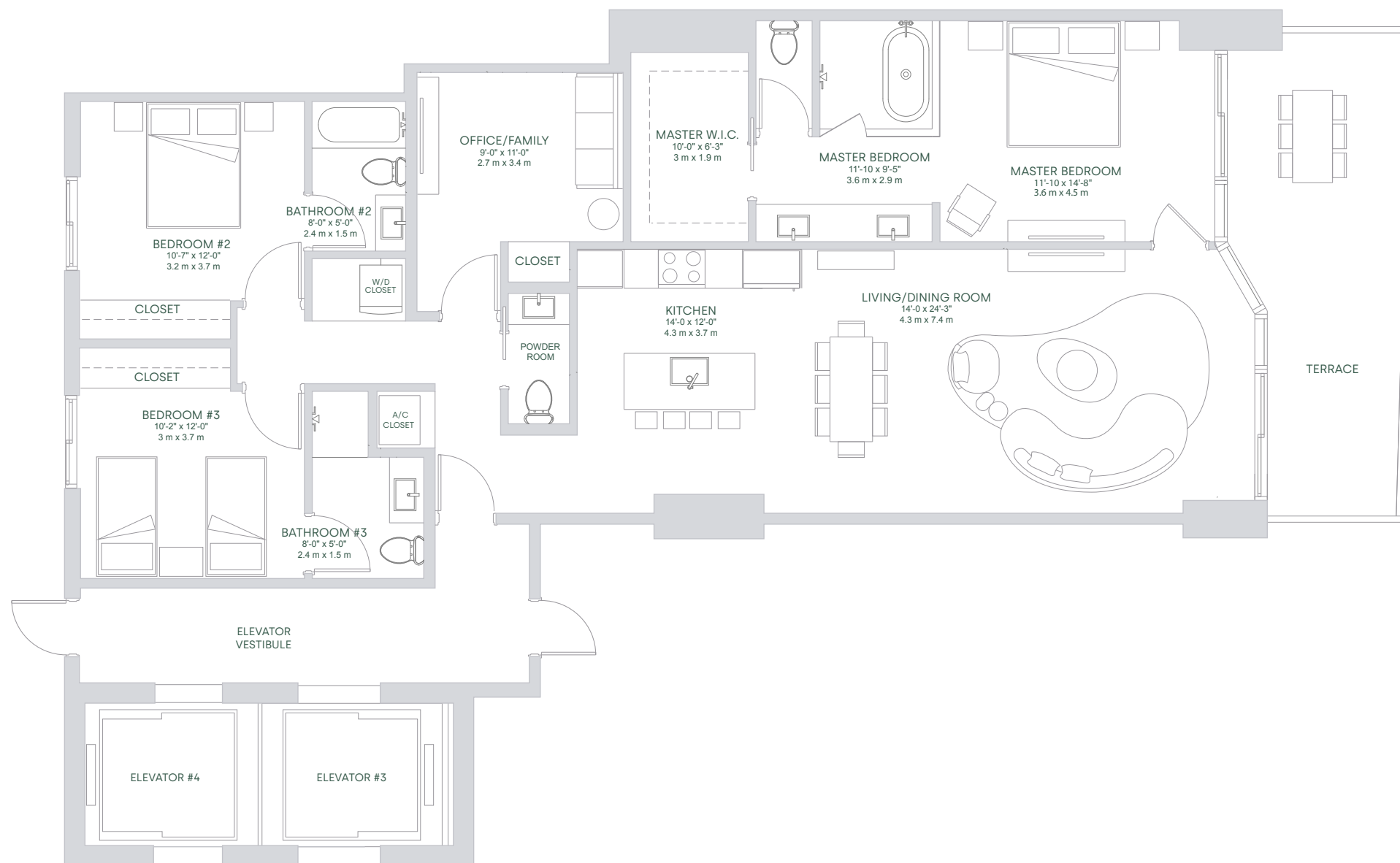
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PANORAMIC RESIDENCES
LEVEL 03-46

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^{1/2} BATHROOMS



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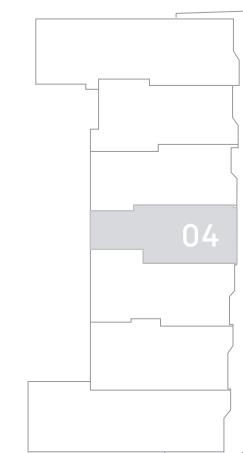
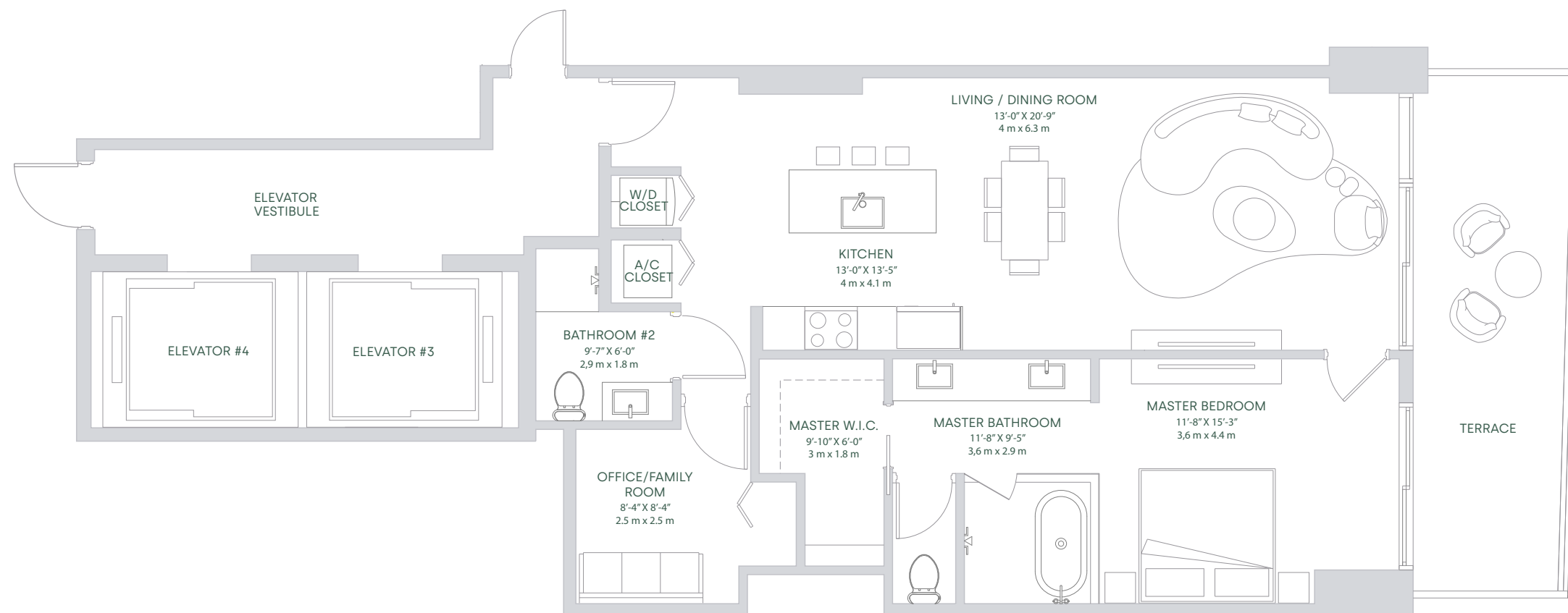
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PANORAMIC RESIDENCES
LEVEL 03-46

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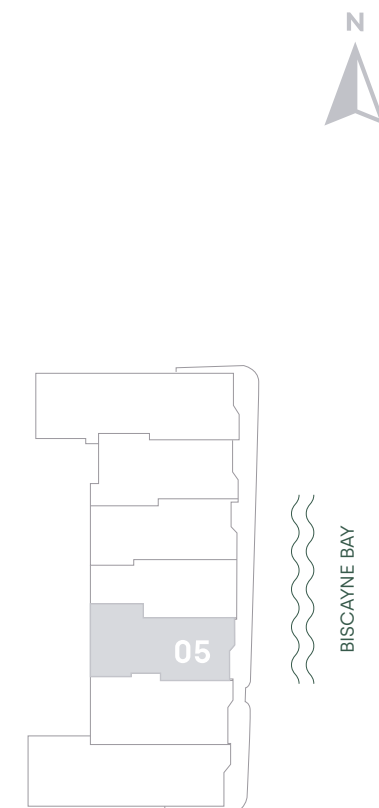
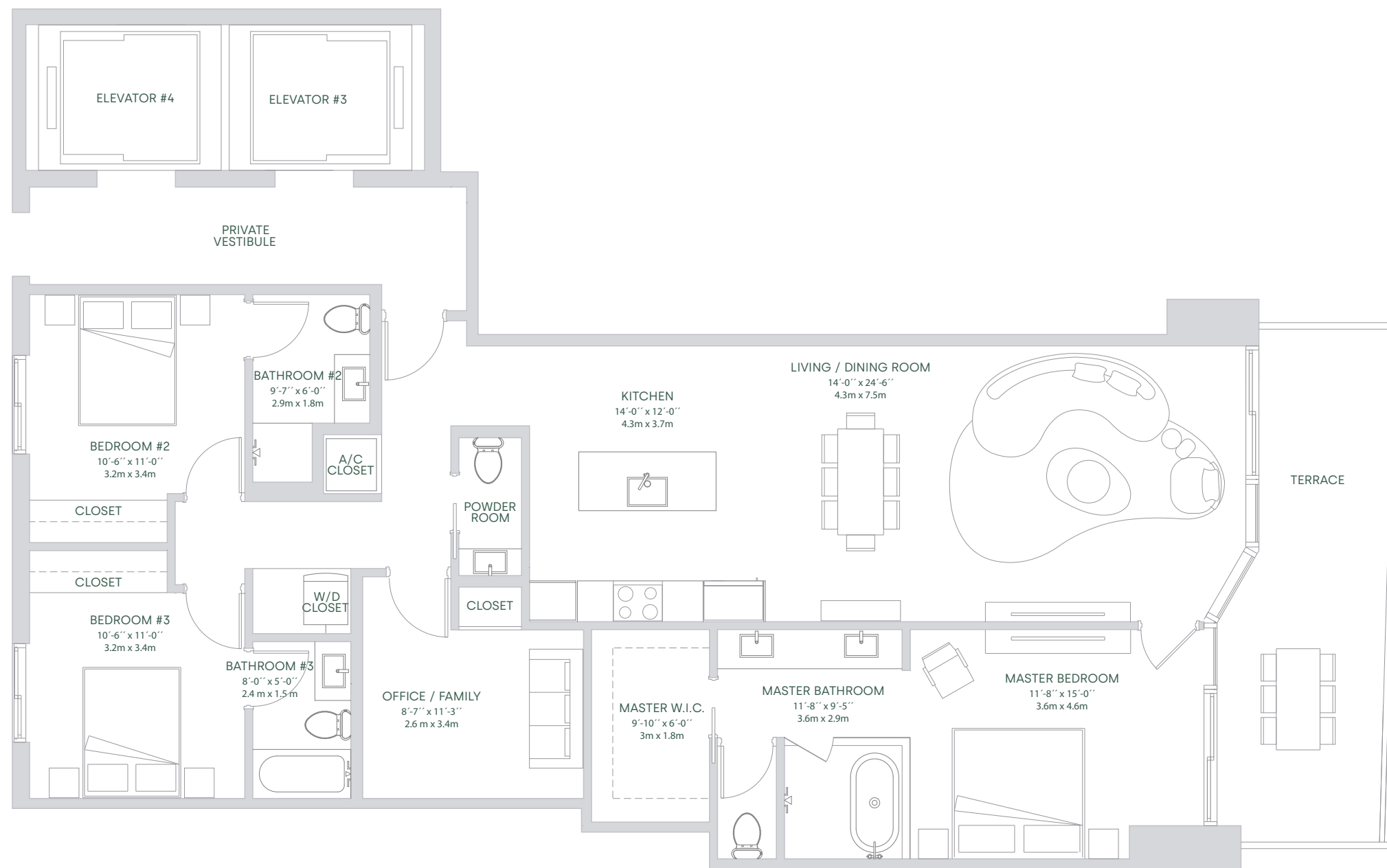
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PANORAMIC RESIDENCES & SKYVIEW RESIDENCES
LEVEL 03-50 LEVEL 51-56

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^{1/2} BATHROOMS



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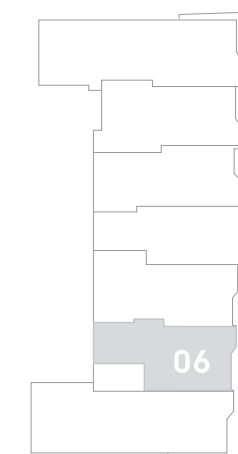
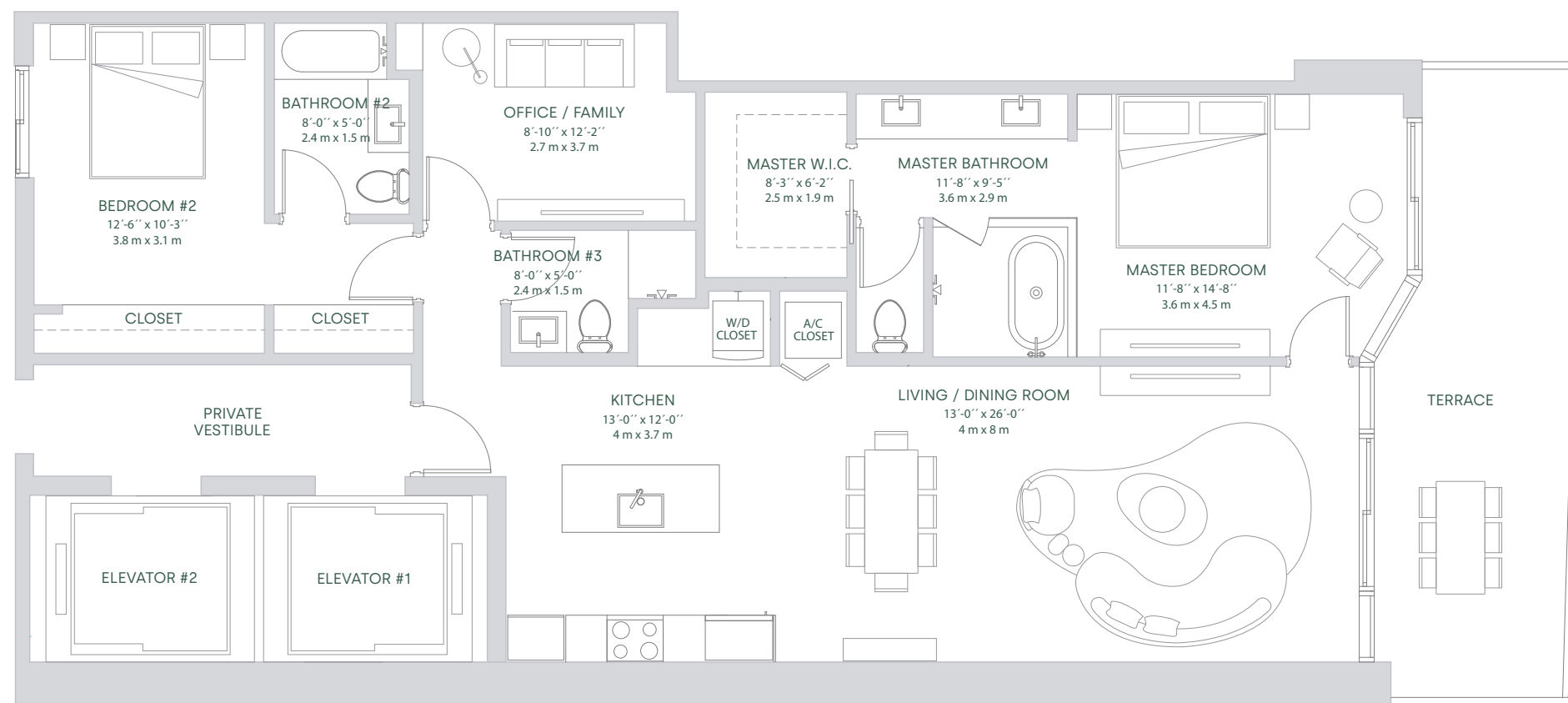
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PANORAMIC RESIDENCES & SKYVIEW RESIDENCES
LEVEL 03-50 LEVEL 51-56

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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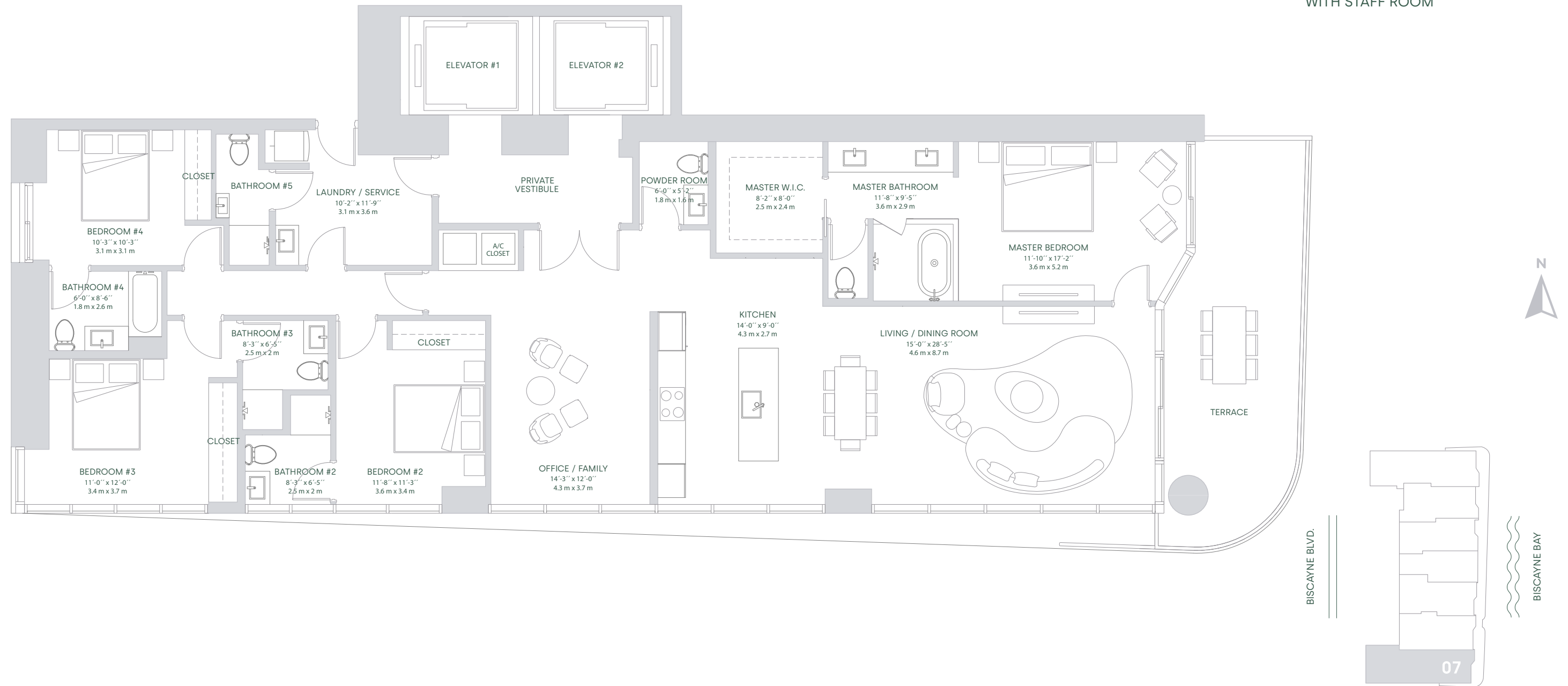
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PANORAMIC RESIDENCES & SKYVIEW RESIDENCES
LEVEL 03-50

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

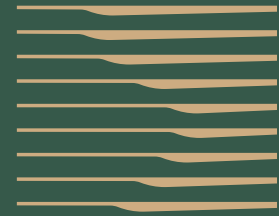
UNIT 07

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



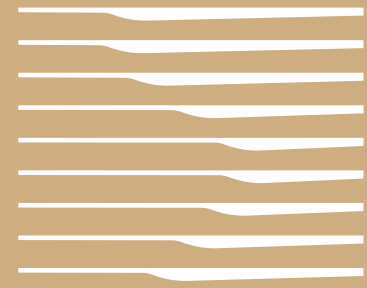
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ARIA
RESERVE
MIAMI

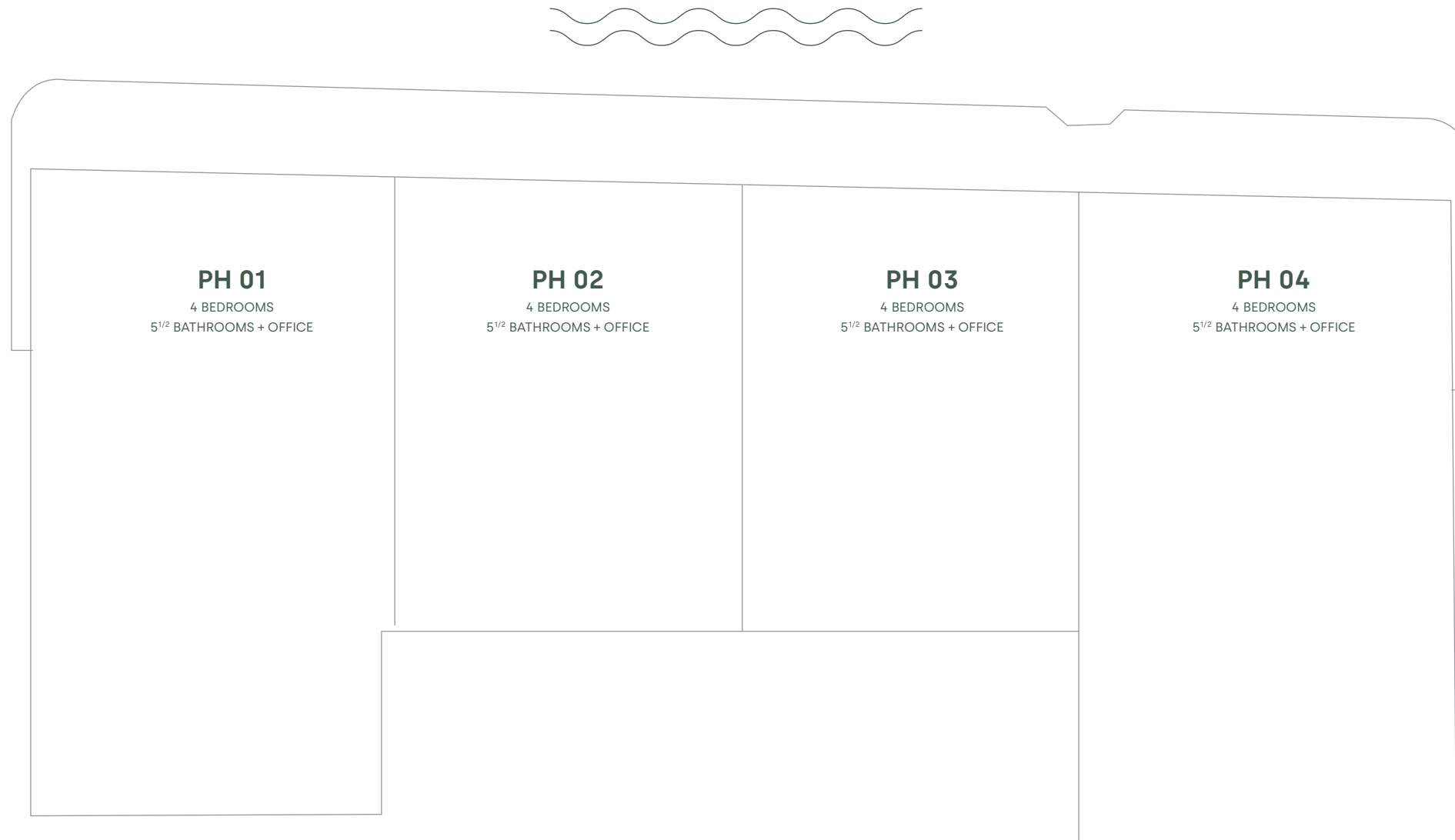
COMING TO MIAMI
SUMMER 2024



ARIA
RESERVE
MIAMI

PENTHOUSE COLLECTION / Penthouses

BISCAYNE BAY



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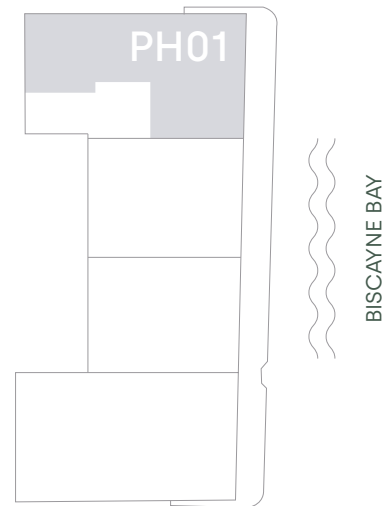
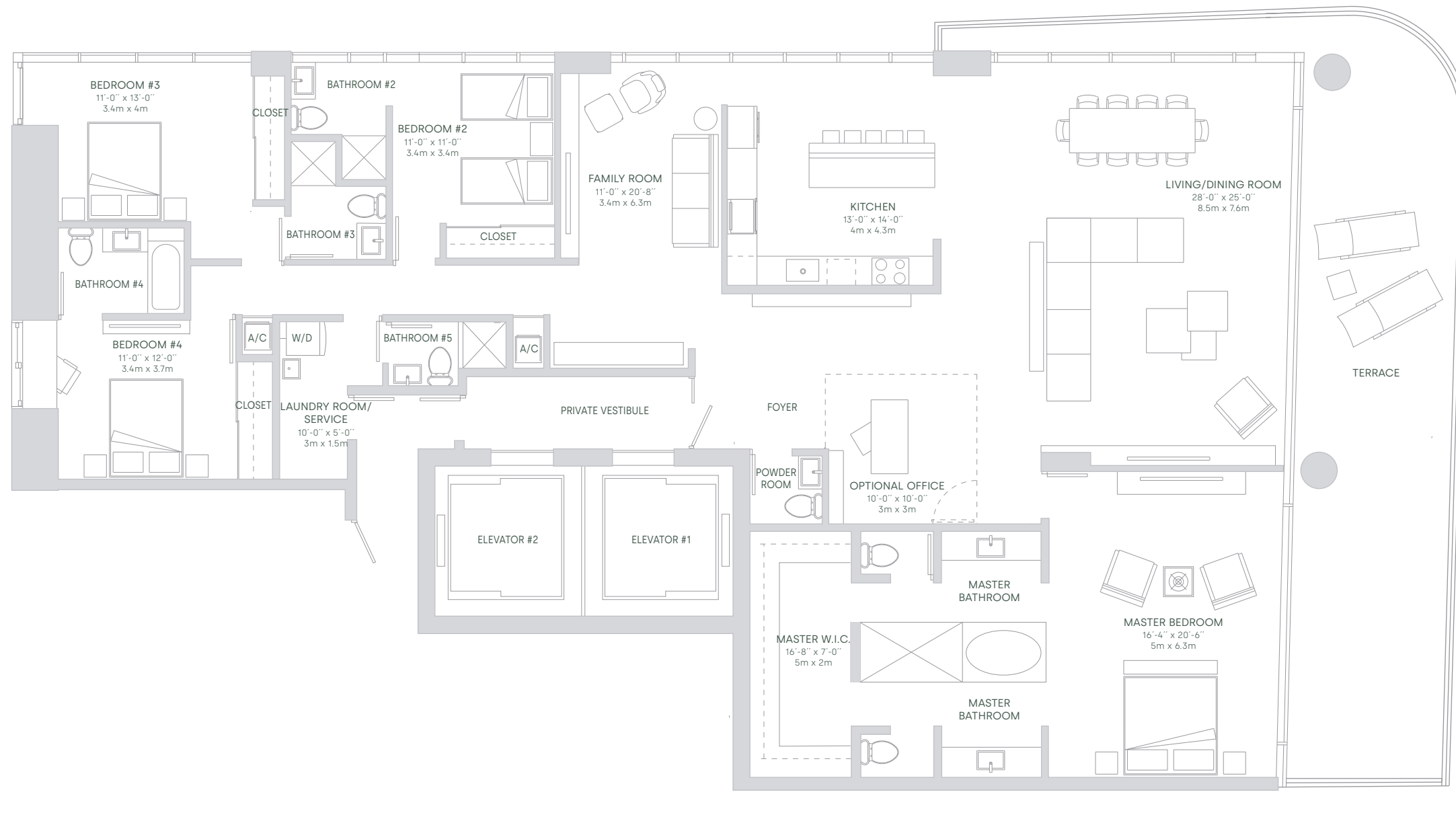
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PENTHOUSES
LEVEL 57-59

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^{1/2} BATHROOMS + OFFICE



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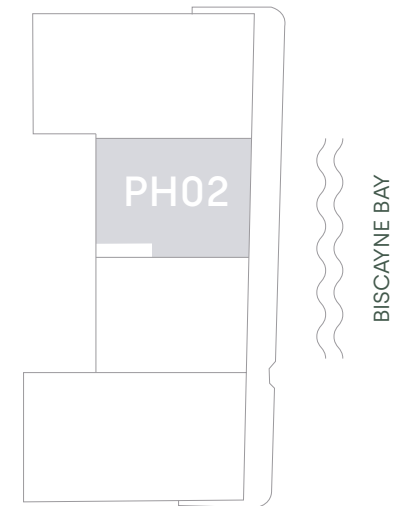
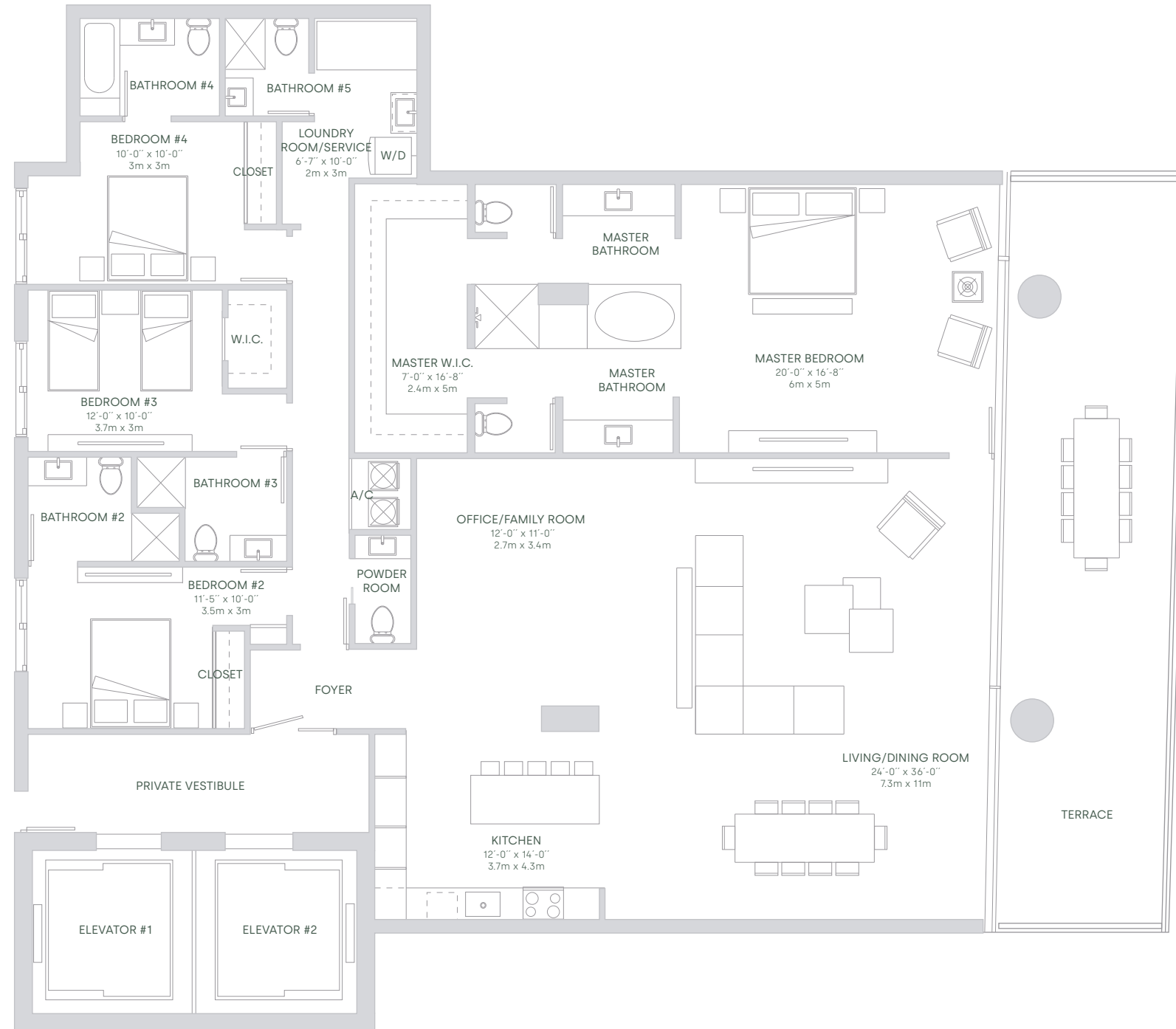
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PH 02

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^{1/2} BATHROOMS + OFFICE



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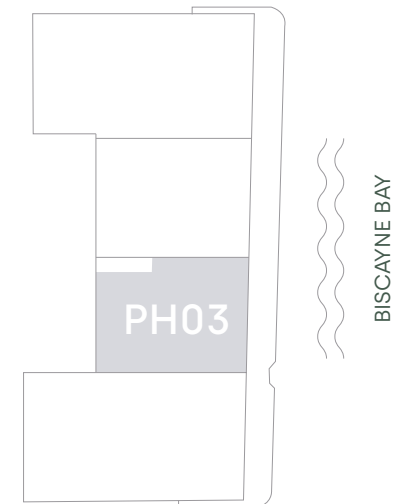
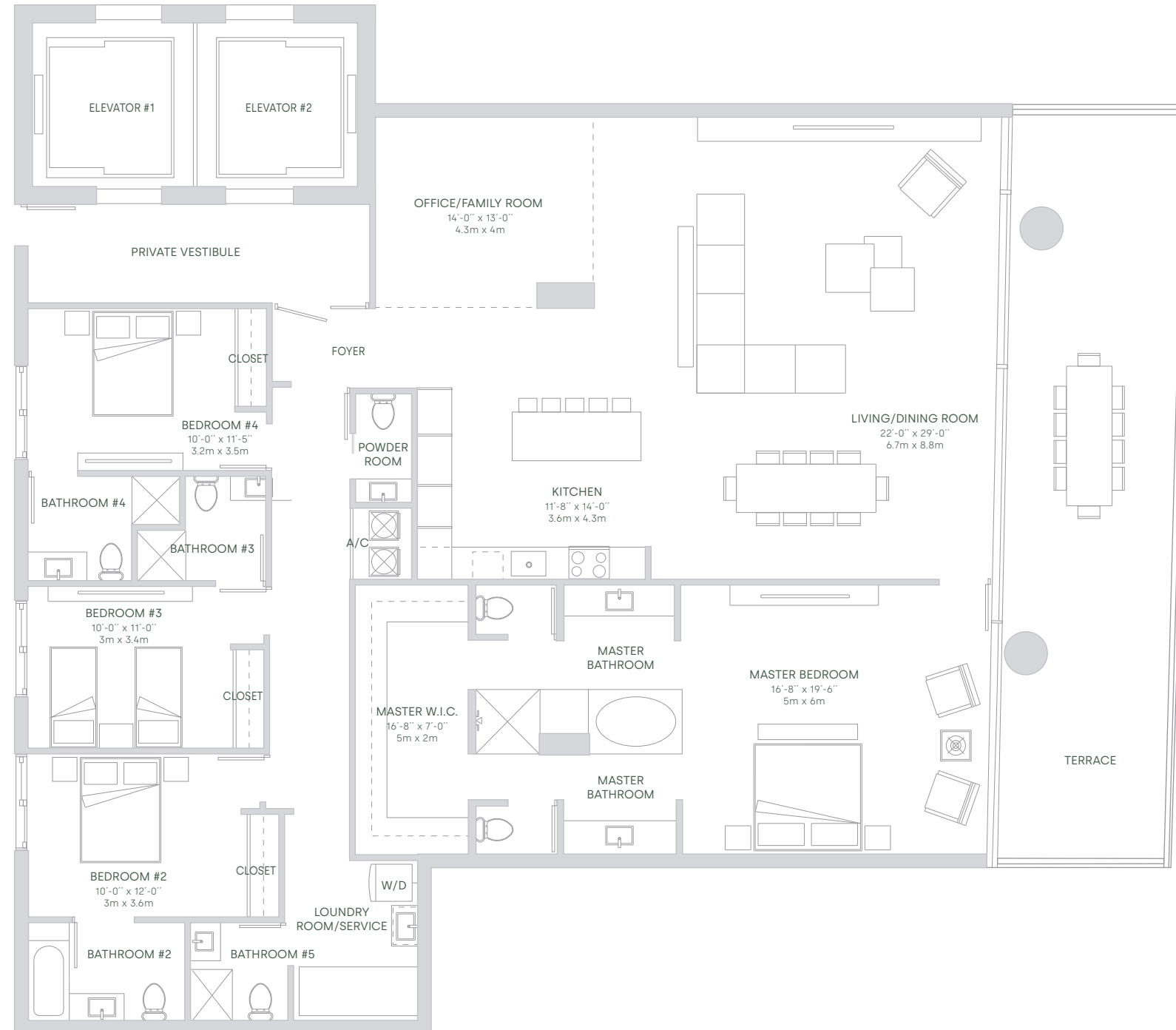
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PH 03

4 BEDROOMS
5 1/2 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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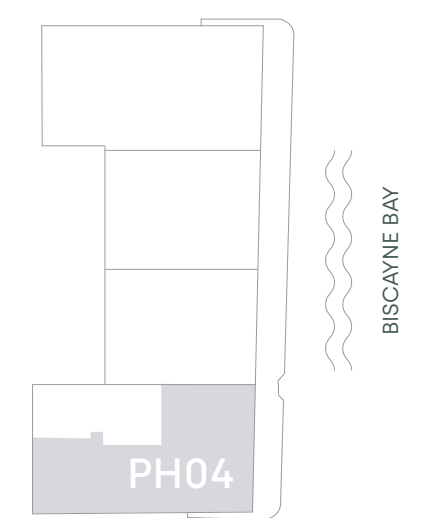
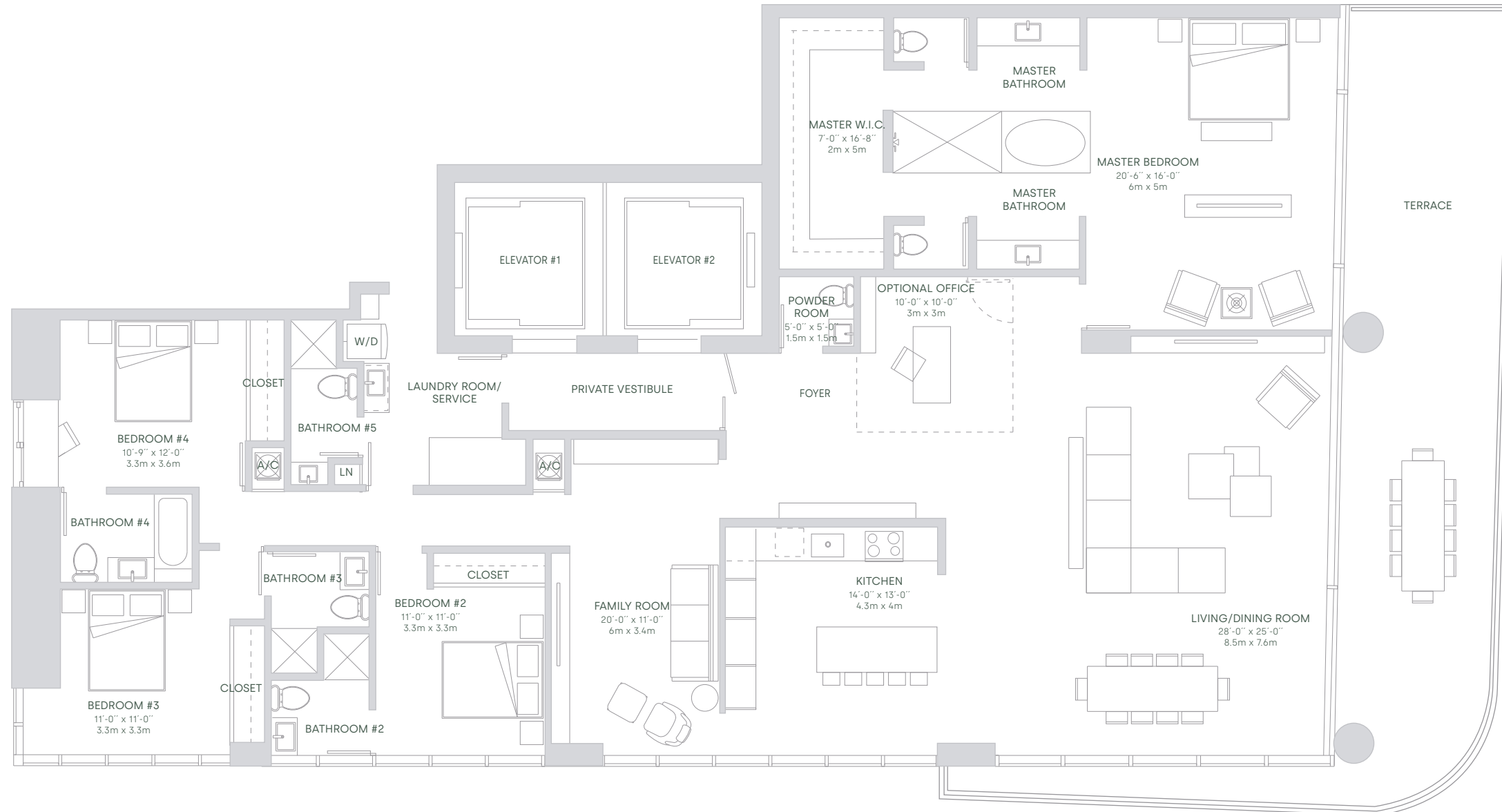
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PENTHOUSES
LEVEL 57-59

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

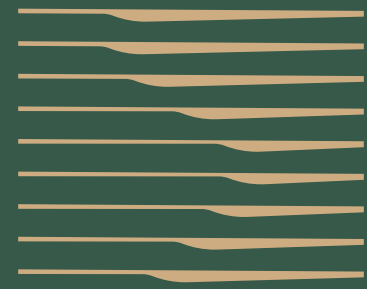
PH 04

4 BEDROOMS
5^{1/2} BATHROOMS + OFFICE



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. 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 are approximate and may vary with actual construction. Note that measurements of rooms set forth on this floor plan 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 above 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 floor plans and development plans are subject to change. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. Certain amenities and/or services require a separate Club membership and/or payment of certain use or access fees. 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.



ARIA
RESERVE

Ground Level Amenities

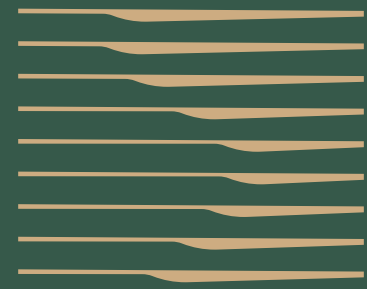


GROUND LEVEL AMENITY LIST:

- 1. North Lobby
- 2. South Lobby
- 3. South Lounge Pool
- 4. North Lounge Pool
- 5. Restaurant overlooking the bay

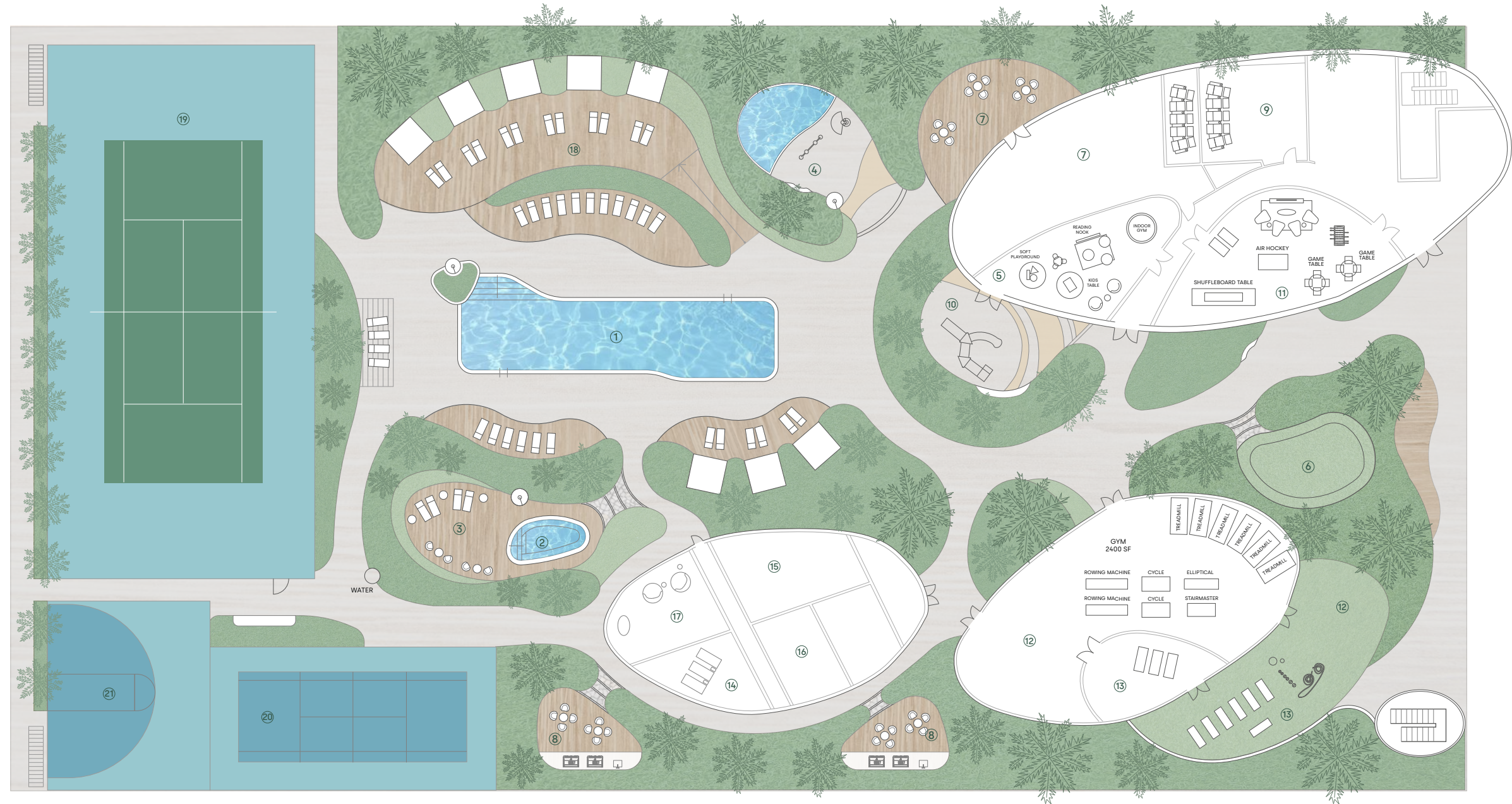
- 6. Dog Park
- 7. Whirlpool spa with private solarium deck
- 8. Meditation Garden
- 9. Paddle Board service with storage and access to private deck

- 10. Solarium area
- 11. Telescope observatory area
- 12. Valet parking service
- 13. Cafe with bayside views and exterior terrace
- 14. Plaza



ARIA
RESERVE

Recreation deck



OUTDOOR:

1. Semi-Olympic size pool
2. Outdoor whirlpool spa
3. Poolside daybeds
4. Kid's splash pad
5. Children's playground area
6. Mini golf

INDOOR:

7. Party room with private kitchen and exterior patio with BBQ area
8. Outdoor BBQ with private eating areas
9. Theatre with top quality audiovisual experience and theater-style seating
10. Kids playroom with outdoor playground area
11. Teens Lounge and Gaming Center

FITNESS & SPA

12. State of the arts fitness center overlooking the recreation deck with exterior exercise area
13. Yoga Lounge area with exterior meditation garden
14. Massage room
15. Sauna
16. Steam shower
17. Spa relaxation area
18. Solarium deck with cabanas
19. Elevated tennis court
20. Paddle court
21. Basketball court