



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

RESIDENTIAL MIX

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

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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Rooftop Pool



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Living Room / Kitchen & 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 Smeg (or comparable 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
- _ Air conditioned resident storage
- _ Bike storage
- _ Resident lounge and entertaining space
- _ Game lounge with wet bar and dedicated outdoor gaming terrace
- _ Recreation room with classic arcade-style games
- _ Media room for gaming and movie streaming
- _ Summer kitchen
- _ Dedicated co-working space with content creation suites
- _ World-class state-of-the-art fitness center with outdoor private training area by **Homage Fitness**
- _ Wellness Center with treatment rooms and sauna
- _ Rooftop swimming pool with resort seating

WORK & PLAY

- _ Located within Miami Worldcenter – the new capital of business, commerce, hospitality and more
- _ Walking distance to Miami-Dade 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.

