



ARIA
RESERVE
MIAMI



VISION

A new chapter in residential sophistication. Here, the idea of a life well lived has been completely transformed so that the beauty of nature and the convenience of state-of-the-art lifestyle amenities exist in perfect balance with one another. Aria Reserve brings the tallest waterfront, residential twin towers in the United States. The iconic profile in the heart of Miami, and prestigious waterfront position on Biscayne Bay, makes Aria Reserve feel like a private estate hidden away from the rest of the world. The uniquely modern relationship between design and nature creates an atmosphere of total serenity.

TEAM

Developer: **The Melo Group**

Architect: **Architectonica**

Interior Design: **Morada Haute Design**

Landscape Architect: **ARQ GEO**

OVERVIEW

- 62 stories
- One to four bedroom waterfront residences
- Ranging from 1,028 to 3,000+ Sq. Ft.
- Starting from \$900,000 to over \$3M
- Coming to Miami - Summer 2024





AMENITIES: over 2 acres

BAY LEVEL

- Water Sports Marina with kayak and paddle board service and storage
- Access to Baywalk along the water
- Restaurant overlooking the bay
- Café with bay views and exterior terraces
- Valet parking services
- Personal concierge and 24 hour front-desk attendant
- Package room for deliveries
- Fire pit
- Lounge pool
- Solarium areas
- Whirlpool spa with private solarium deck
- Meditation garden
- Paddle board service with storage and access to private dock at bayside
- Poolside Daybeds
- Telescope observatory area
- Dog Park

SKY LOBBY

- Exclusive adult lounge area with outdoor terrace overlooking the bay
- Private elevator and foyer
- Private wine cellar room
- Private work spaces + business center + conference room

OUTDOOR

- Semi-Olympic size pool
- Outdoor whirlpool spa
- Poolside daybeds
- Kid's splash pad
- Children's playground area
- Mini golf

INDOOR

- Party room with private kitchen and exterior patio with BBQ area
- Outdoor BBQ with private eating areas
- Theater with professional audiovisuals and theater style seating
- Kids playroom with outdoor playground area
- Teens Lounge and Gaming Center

FITNESS & SPA

- State of the art fitness center overlooking the garden level with exterior exercise area
- Tennis Courts
- Paddle court
- Basketball court
- Yoga Lounge area with exterior meditation garden
- Spa relaxation area
- Dedicated massage rooms and services
- Sauna
- Steam room
- Solarium deck with cabanas

RESIDENCES

ALL RESIDENCES

- The tallest waterfront dual towers in the United States.
- 1-5 bedroom residences with home office ranging from 1059 to 3000+ sf.
- Every residence features floor to ceiling windows with direct bay and ocean views.
- All residences feature en suite bedrooms.
- Spacious outdoors terraces up to 11 feet deep.

Panoramic Residences and Skyview Villas

- Panoramic Residences - floors 3 through 56
- Skyview Villas - floor 47 through 56
 - Spacious open layouts with 10ft ceilings.
- Two high speed elevators.
- Large terraces overlooking Biscayne Bay that connect to living areas as well as the master suite.
- Unique flow-through design that gives each residence east-facing waterfront views as well as west-facing sunset views from bedrooms.
- All units feature space for an office, den, studio, or media room.

Penthouse Collection

- Penthouse Residences Floors 57 - 59
 - 2930 - 3289 sqft
- Spacious four bedrooms residences.
- 12 ft Ceiling
- Includes a private garage vault for up to 3 vehicles.

- Penthouse Mansions Floors 60 - 62
- Tri Level Residences
 - upon request





SITE LOCATION

700 Ne 24th Street, Miami, Fl 33137

THE TEAM



DEVELOPER

Since 2001 the Melo Group has been leading the way in visionary real estate development and creating South Florida's most prominent neighborhoods. Fueled by more than 50 years of international experience in the industry, and decades of development success in South Florida, one of the world's most competitive development landscapes, The Melo Group is a proven leader in the field, united around a strong family core. By concentrating on development, The Melo Group has been able to consistently deliver iconic, successful properties in every kind of market. The Melo Group was one of the first developers to put Miami's Upper East Side on the map. Since that time, they have continued to be visionaries for "what's next" in South Florida, with a strong strategic focus on innovation and properties that redefine the greater community.

ARQUITECTONICA

ARCHITECT

Based in Miami and with nine international offices, Arquitectonica is known for its bold modernism, which sparked an architectural renaissance in Miami. Founded in 1977 by principals Bernardo Fort-Brescia and Laurinda H. Spear, the company continues to push the limits of the built world, incorporating an innovative use of geometry, pattern and color to present a distinctive brand of humanistic modern design. Today the practice spans the globe, with projects in 58 countries on five continents. Arquitectonica has received hundreds of design awards for projects that include the Microsoft European Headquarters in Paris, the Bronx Museum of the Arts in New York City, the International Finance Center in Seoul, the SM Mall of Asia in Manila, the Banco Real Santander Headquarters and the WTorre Plaza in São Paulo, and the AmericanAirlines Arena in Miami.

ARQCEO

LANDSCAPE ARCHITECT

Founded in 2005 by Laurinda H. Spear, Miami-based ArquitectonicaGEO has been designing contemporary, technologically informed landscapes to meet the challenges of our changing environment. Their projects aim to address ecological objectives while adding value to a community by improving performance and livability. Their commitment to sustainable design, provides passive and active opportunities for a deeper understanding of emerging environmental issues. Since its founding, the firm has flourished under the additional leadership of Director, Margarita Blanco, LEED AP, ASLA. In 2015, ArquitectonicaGEO received the ASLA's General Design award for their work on Perez Art Museum Miami. Other projects include Brickell City Centre-East Miami Hotel, PortMiami Tunnel, and the Phillip and Patricia Frost Museum of Science.

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. 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 plans 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.

VISION

Un nuevo capítulo en términos de residencias altamente sofisticadas. En Aria Reserve, la idea de una vida bien vivida ha sido completamente transformada, y la belleza de la naturaleza y la modernidad de los servicios se combinan en perfecta armonía. Aria Reserve ofrece las torres gemelas residenciales frente al mar más altas de Estados Unidos. El perfil icónico en el corazón de Miami y la privilegiada posición frente al mar en la Bahía de Biscayne, hacen que Aria Reserve se sienta como una propiedad exclusiva apartada del resto del mundo. La singular relación moderna entre diseño y naturaleza, crea una atmósfera de total serenidad.

EQUIPO

Desarrollador: **The Melo Group**

Arquitecto: **Architectonica**

Diseño Interior: **Morada Haute Design**

Arquitecto Paisajista: **ARQ GEO**

VISIÓN DEL PROYECTO

- 62 pisos
- Residencias frente al mar de uno a cuatro dormitorios
- Residencias con home-office de 1,028 to 3,000+ pies cuadrados
- Partiendo desde 900 mil dólares hasta 3 millones de dólares
- Llegando a Miami en el verano del 2024





AMENIDADES

BAY LEVEL

- Marina deportiva con servicio de kayak y paddle board y almacenamiento
- Acceso al Baywalk junto al agua
- Restaurante con vista a la bahía
- Café con vista a la bahía y terrazas exteriores
- Servicios de valet parking
- Conserje personal y recepcionista las 24 horas
- Sala de paquetería para entregas
- Lugar para fogatas
- Piscina Lounge
- Áreas de solárium
- Spa con hidromasaje con terraza y solárium privado
- Jardín de meditación
- Servicio de paddle board con almacenaje y acceso a muelle privado en la bahía
- Reposeras junto a la piscina
- Área de Observatorio
- Parque para perros

SKY LOBBY

- Zona de lounge exclusiva para adultos con terraza exterior y vista a la bahía
- Ascensor y vestíbulo privado
- Bodega privada
- Espacios de trabajo privados + centro de negocios + sala de conferencias

EXTERIOR

- Piscina semiolímpica
- Spa con hidromasaje al aire libre
- Reposeras junto a la piscina
- Chapoteadero para niños
- Zona de juegos para niños
- Mini golf

INTERIOR

- Salón de fiestas con cocina privada y patio exterior con área de parrillas
- Parrillas al aire libre con áreas privadas para comer
- Teatro con audiovisuales profesionales y asientos estilo teatro
- Sala de juegos para niños con área de juegos al aire libre
- Salón para adolescentes y centro de juegos

FITNESS Y SPA

- Gimnasio de última generación con vista al nivel del jardín, con área exterior de ejercicio
- Canchas de tenis
- Cancha de paddle
- Cancha de baloncesto
- Salón de yoga con jardín de meditación exterior
- Área de relajación del spa
- Salas y servicios de masajes
- Sauna
- Baño de vapor
- Terraza solárium con cabañas

RESIDENCIAS

TODAS LAS RESIDENCIAS

- Las torres dobles frente al mar más altas de Estados Unidos
- Residencias de 1 a 5 habitaciones con home-office de 1.028 a 3.000+ pies cuadrados
- Cada residencia cuenta con ventanas de piso a techo, con maravillosas vistas a la bahía y al mar
- Todas las residencias tienen habitaciones en suite
- Amplias terrazas exteriores - hasta 11 pies de profundidad

Residencias Panorámicas y Skyview Villas

- Residencias Panorámicas - pisos 3 al 56
- Residencias con vista aérea - piso 47 al 56
 - Diseños abiertos espaciosos con techos de 10 pies.
- Dos ascensores de alta velocidad.
- Grandes terrazas con vista a la Bahía de Biscayne que se conectan a las áreas de estar y a la suite principal.
- Diseño único de flujo continuo que le da a cada residencia vistas al mar orientadas al este como también vistas al atardecer orientadas al oeste desde los dormitorios.
- Todas las unidades cuentan con espacio para una oficina, estudio, o sala multimedia.

Colección de Penthouses y Mansiones

- Penthouses con vista aérea - piso 57 al 59
 - Residencias desde 2.930 a 3.289 pies cuadrados
- Residencias de 1 a 5 habitaciones.
- Diseños abiertos espaciosos con techos de 12 pies.
- Incluye un garaje privado para 3 vehículos.

- Penthouse Mansiones - piso 60 al 62
- Mansiones de 3 niveles





UBICACIÓN DEL SITIO 700

NE 24th Street, Miami, FL 33137

EL EQUIPO



DESARROLLADOR

Desde el 2001, el Grupo Melo ha estado liderando el camino del desarrollo inmobiliario y la creación, en el sur de la Florida, de los barrios más destacados. Impulsado por más de 50 años de experiencia internacional en la industria, y décadas de un exitoso desarrollo en esa área geográfica. El Grupo Melo es un probado líder en el campo inmobiliario, unido en torno a un sólido núcleo familiar. Por concentrarse en el desarrollo, el Grupo Melo pudo ofrecer propiedades icónicas y exitosas en cada tipo de mercado. El Grupo Melo fue uno de los primeros desarrolladores en darle vida al Upper East Side de Miami. Desde ese momento, ellos han seguido siendo visionarios de "lo que debía hacerse" en el sur de la Florida, con un fuerte enfoque estratégico en la innovación y en propiedades que redefinen la comunidad en general.

ARQUITECTONICA

ARQUITECTO

Con sede en Miami y nueve oficinas internacionales, Arquitectonica es conocida por su acentuado modernismo, que provocó un renacimiento arquitectónico en Miami. Fundada en 1977 por los directores Bernardo Fort-Brescia y Laurinda H. Spear, la compañía continúa empujando los límites del mundo construido, incorporando un uso innovador de la geometría, patrón y color para presentar una marca distintiva de diseño moderno humanista. Actualmente, la práctica se extiende por todo el mundo, con proyectos en 58 países en los cinco continentes. Arquitectonica ha recibido cientos de premios de diseño por proyectos que incluyen la sede europea de Microsoft en París, el Bronx Museum of the Arts en la ciudad de Nueva York, el International Finance Center en Seúl, SM Mall of Asia en Manila, la Sede del Banco Real Santander y WTorre Plaza en São Paulo, y American Airlines Arena en Miami.

ARQGEO

ARQUITECTO PAISAJISTA

Fundada en 2005 por Laurinda H. Spear, "ArquitectonicaGEO", con sede en Miami, ha estado diseñando paisajes contemporáneos y tecnológicamente informados para enfrentar los desafíos de nuestro cambiante entorno. Sus proyectos apuntan a abordar los objetivos ecológicos al tiempo que agregan valor a una comunidad, mejorando el desempeño y la habitabilidad. Su compromiso con el diseño sostenible, proporciona oportunidades pasivas y activas para una comprensión más profunda de los problemas ambientales emergentes. Desde su fundación, la firma ha florecido bajo el liderazgo adicional de la directora, Margarita Blanco, LEED AP, ASLA. En 2015, ARQGEO recibió el premio de Diseño General de la ASLA por su trabajo en Pérez Art Museum Miami. Otros proyectos incluyen el hotel Brickell City Center-East Miami, el túnel PortMiami y el Museo de Ciencias Phillip y Patricia Frost.

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