

ARIA
RESERVE
MIAMI



SOUTH BEACH

FISHER ISLAND

MIAMI BEACH

STAR ISLAND

VENETIAN ISLANDS

PORTMIAMI

ARIA
RESERVE
MIAMI

BRICKELL

BAYSIDE

DOWNTOWN MIAMI

EDGEWATER

ADRIENNE ARSHT CENTER

MIAMI WORLD CENTER

ALL ABOARD FLORIDA

ARTS AND ENTERTAINMENT DISTRICT

MUSEUM PARK

I-395

MIDTOWN

WYNWOOD

DESIGN DISTRICT

I-195

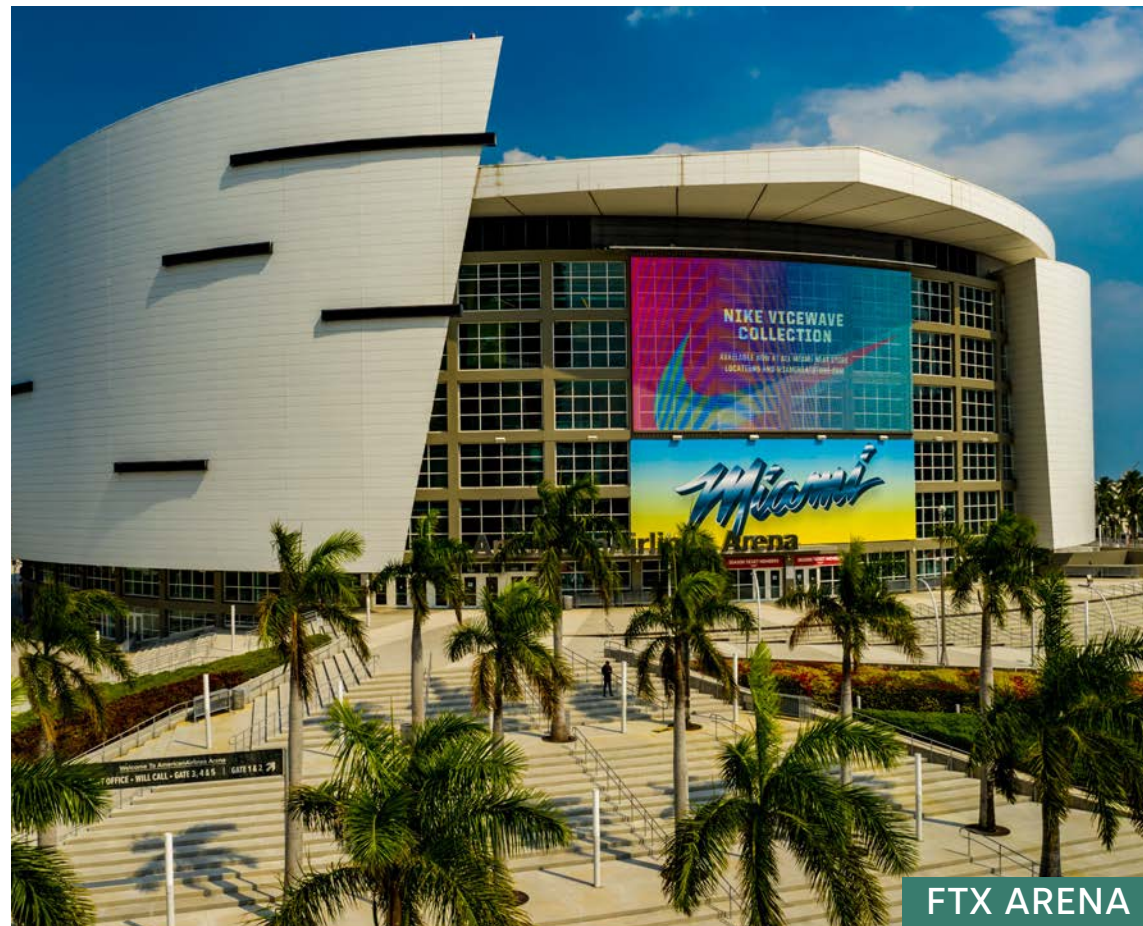
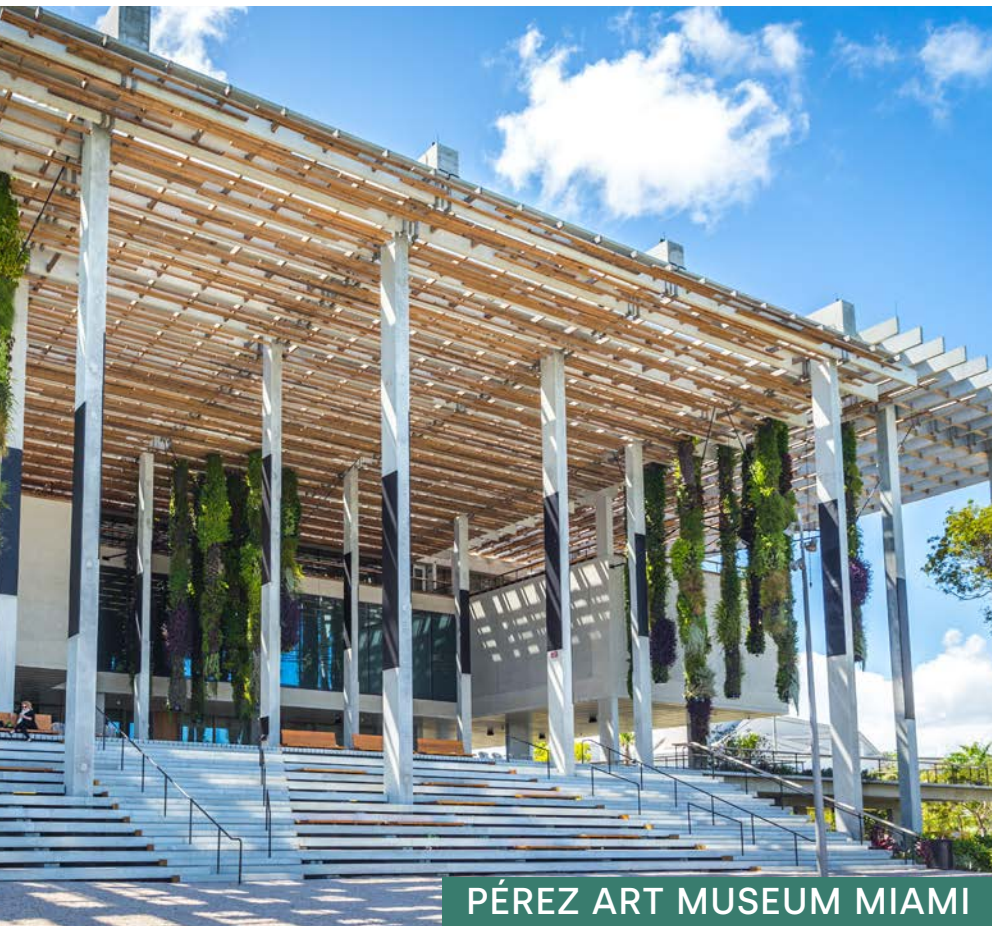
I-95

SR-836

15 MIN. TO MIAMI
INTERNATIONAL AIRPORT

SEE LEGAL DISCLOSURE ON BACK COVER

Location IN THE HEART OF MIAMI



ARIA RESERVE MIAMI

A pair of glass towers with flowing design profiles rises high above Miami's chic Edgewater neighborhood. Directly on the shores of Biscayne Bay and surrounded the bustling Downtown and Brickell city centers, Design District, Wynwood, Midtown, and Miami Beach. Aria Reserve is immediately recognizable, yet feels like a private estate hidden away from the rest of the world.



DESIGN DISTRICT



MIDTOWN



MIAMI BEACH

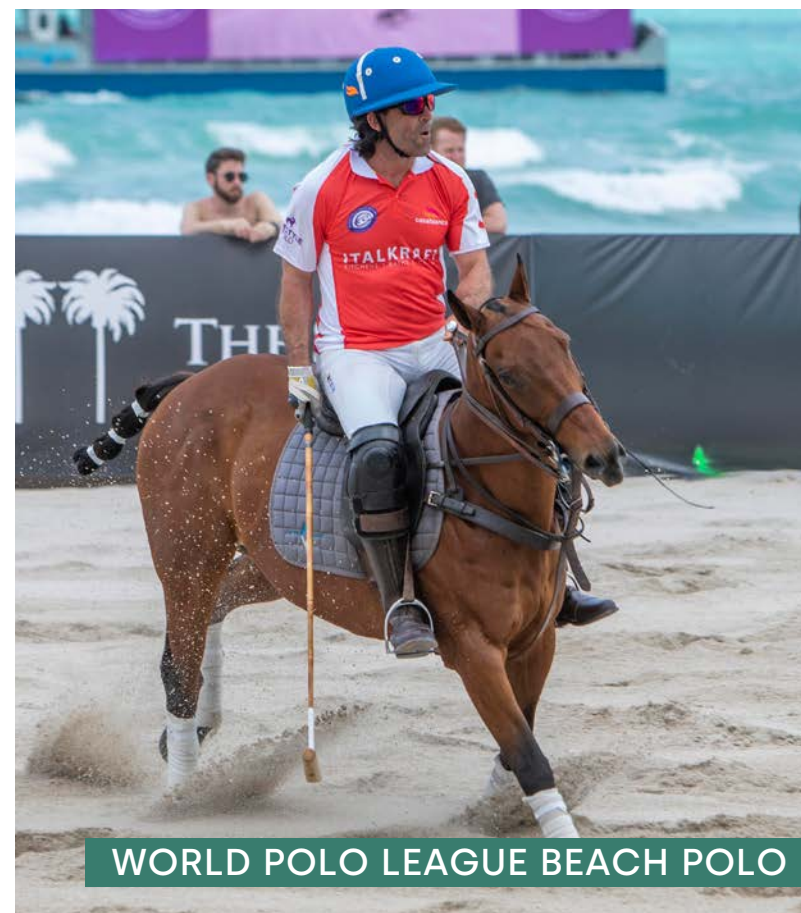


LINCOLN ROAD

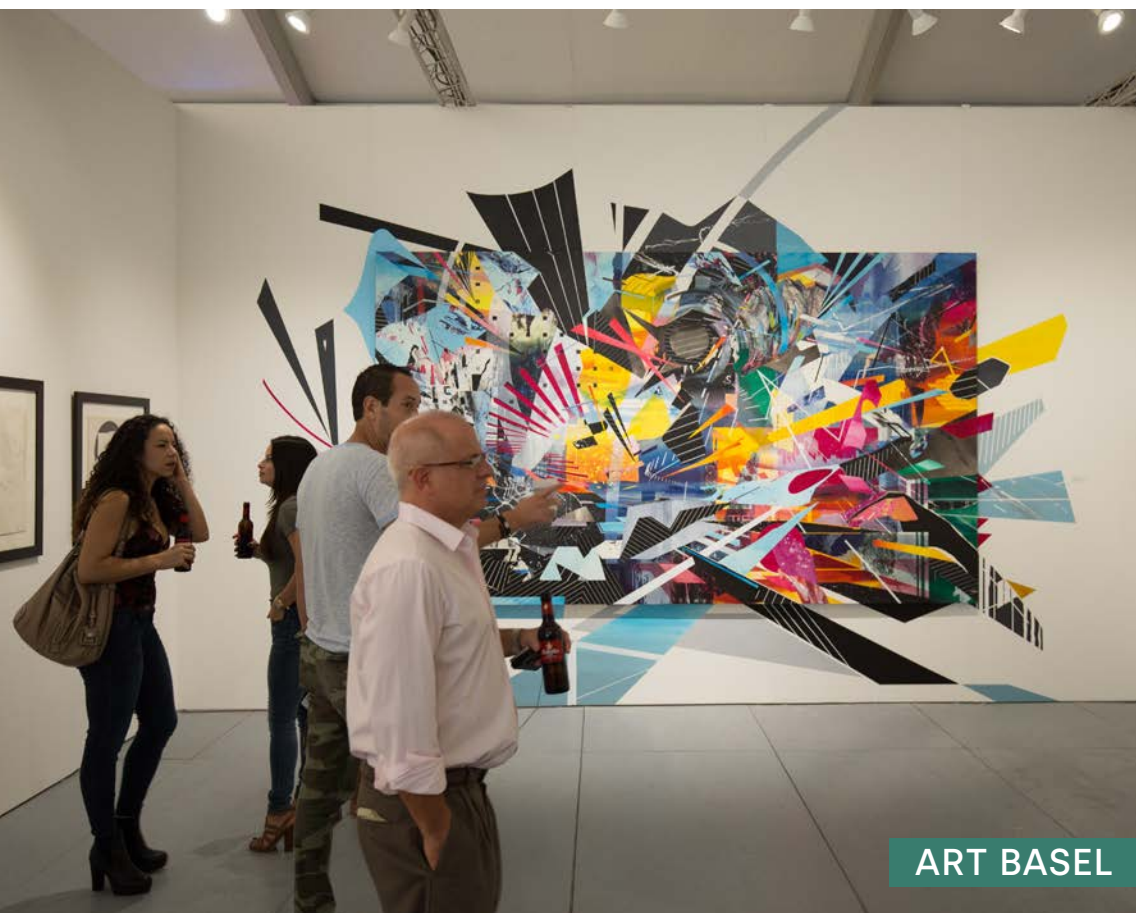


OCEAN DRIVE

Sports In and AROUND MIAMI



Events
AROUND MIAMI



Arts & ENTERTAINMENT





SEMINOLE HARD ROCK HOTEL & CASINO



ICA INSTITUTE OF CONTEMPORARY ART

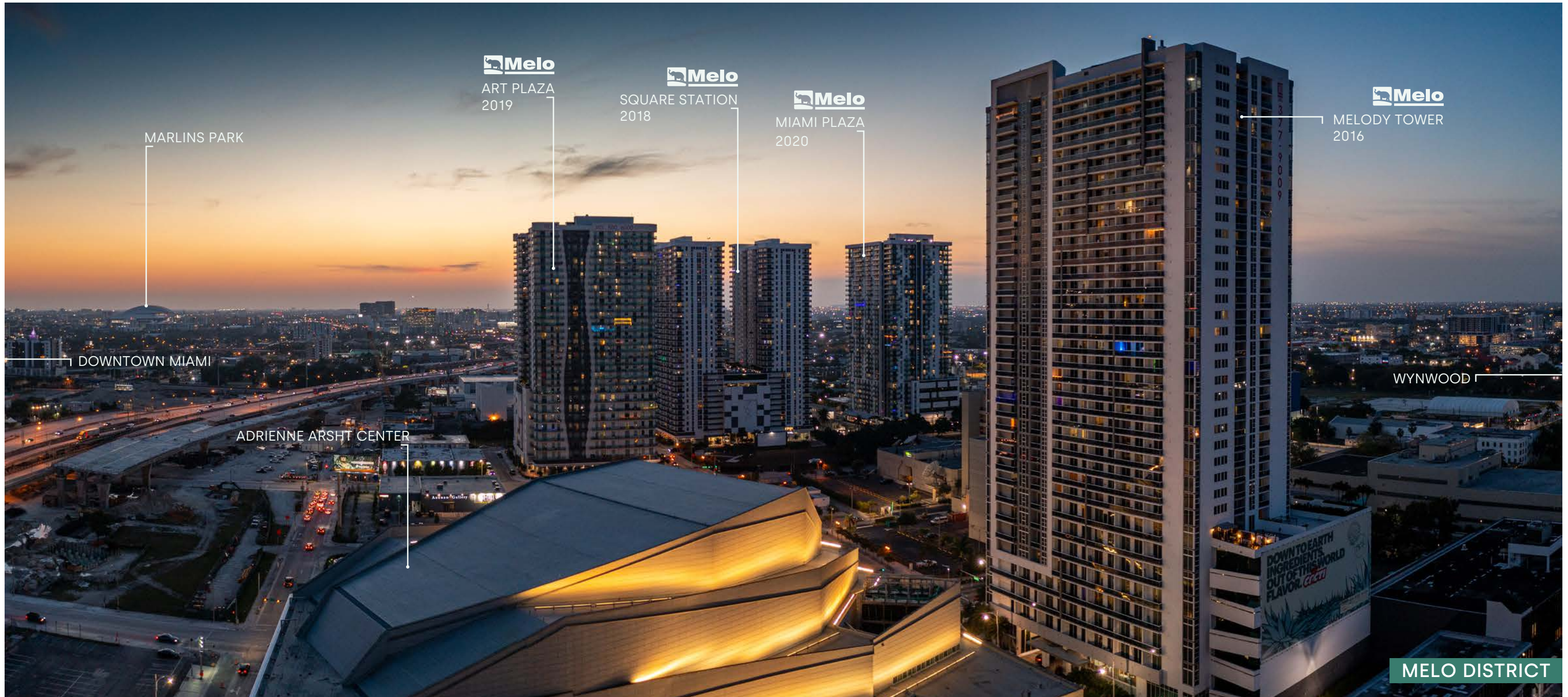


WOLFSONIAN

Music / Concert Venues
AROUND MIAMI



Team DEVELOPER



DEVELOPMENT BY



Since 2001 the Melo Group has been leading the way in visionary real estate development and creating South Florida's most prominent neighborhoods. With over 20 towers planned and built and ~8500 units developed, 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.

SEE LEGAL DISCLOSURE ON BACK COVER

Team ARCHITECT



ARCHITECTURE BY

ARQUITECTONICA

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.

LANDSCAPING DESIGN BY

ARQUITECTONICA GEO
RESILIENT LANDSCAPES

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.

INTERIOR DESIGN BY

MORADA

A furniture and design house with a couture sense – tailor-made in Italy to the highest quality standards. Their collections seamlessly combine luxurious designs, sumptuous materials and natural elements in a sensual fusion for a contemporary cosmopolitan lifestyle. They believe in delivering the highest quality in products with impeccable details hand-crafted in Italy where the craft of building furniture has a tradition that generated the most dedicated, skilled and diligent artificers. High-grade European woods, noble metals and precious Italian leathers and fabrics are carefully assembled into unique pieces for timeless indulgence.

Discover
ARIA RESERVE

*5.2 ACRES DIRECTLY
ON THE BAY*



THE TALLEST
WATERFRONT TWIN TOWERS
IN THE UNITED STATES

Discover
ARIA RESERVE



Discover
ARIA RESERVE



**THE LAST
WATERFRONT RESERVE
*OF ITS KIND***

One of the last remaining prime waterfront sites in Miami's urban core, Aria Reserve is modern living that infuses the beauty of nature and the sophistication of the city into one masterpiece address.

One to four bedroom residences priced from \$800,000 to \$2M+

Arrival
LOBBY



Arrival
LOBBY



A NEW CHAPTER
IN RESIDENTIAL SOPHISTICATION

Amenities
SKYLOBBY

*A PRIVATE RETREAT
FOR WORK & PLEASURE*



UPSCALE
ATMOSPHERES

Built precisely with today's modern Miami city dweller in mind, the Skylobby at Aria Reserve is equipped with a full-featured business center, multiple conference and meeting rooms, flex-offices and co-working spaces, and a coffee & refreshments center.

Amenities
SKYLOBBY

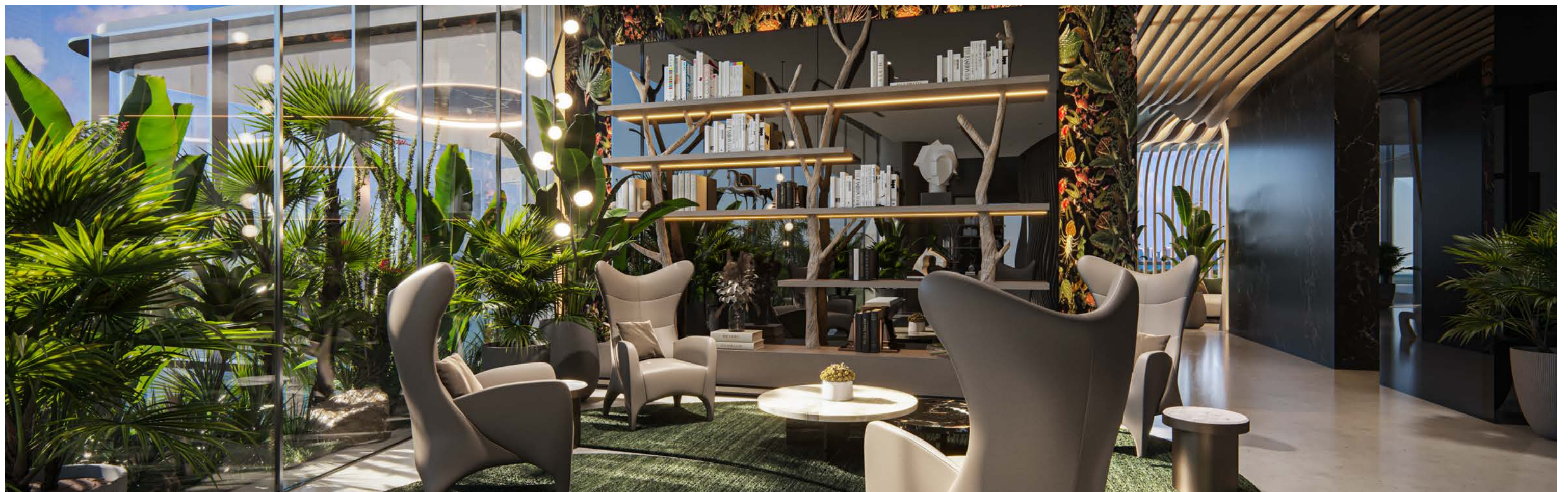
*DISCOVER THE ARIA RESERVE
LIFESTYLE FOR YOURSELF*



Whether you're taking a moment to enjoy the warm breezes and gorgeous waterfront views of Biscayne Bay, or you're working on a business project, the Skyloobby has a space suited for the task with state-of-the-art technologies and luxurious environments not typically found in a residential property. Aria Reserve gives you the luxury of time by allowing you to attend to business matters or organize personal gatherings without ever having to leave home.

Amenities
SKYLOBBY

*AN ATMOSPHERE
LIKE NO OTHER*



Amenities BAY LEVEL



EXPLORE WATERFRONT LIVING

With access to over 547 linear feet of baywalk along the water, residents can enjoy paddleboarding on Miami's Biscayne Bay, and take advantage of their custom watersports dock with storage and service. They can indulge at the bayview cafe and signature waterfront restaurant. They can enjoy their surroundings at the lush gardens, meditation spaces and so much more.

Amenities BAY LEVEL



MIAMI
LIVING.
*DISTINCTIVELY
DIFFERENT.*

With 2+ acres of amenities, Aria Reserve is primed for luxury and entertainment... lounge pools, sunrise pools, whirlpool spa with private solarium deck, poolside daybeds with service are just a few of the on-site outdoor amenities that residents can enjoy.



Amenities BAY LEVEL



Amenities

GARDEN LEVEL



ARIA RESERVE'S GARDEN LEVEL OFFERS:

- Tennis Courts
- Paddleball
- Squash courts
- Basketball
- Semi-Olympic lap pool
- Poolside cabanas and sundeck
- Yoga Lounge with Meditation Garden
- Adult Lounge
- Outdoor BBQ area
- Kids playground and playroom
- Teen Lounge
- Party Room
- Private theater
- Full Service Spa & Fitness Center

Amenities GARDEN LEVEL

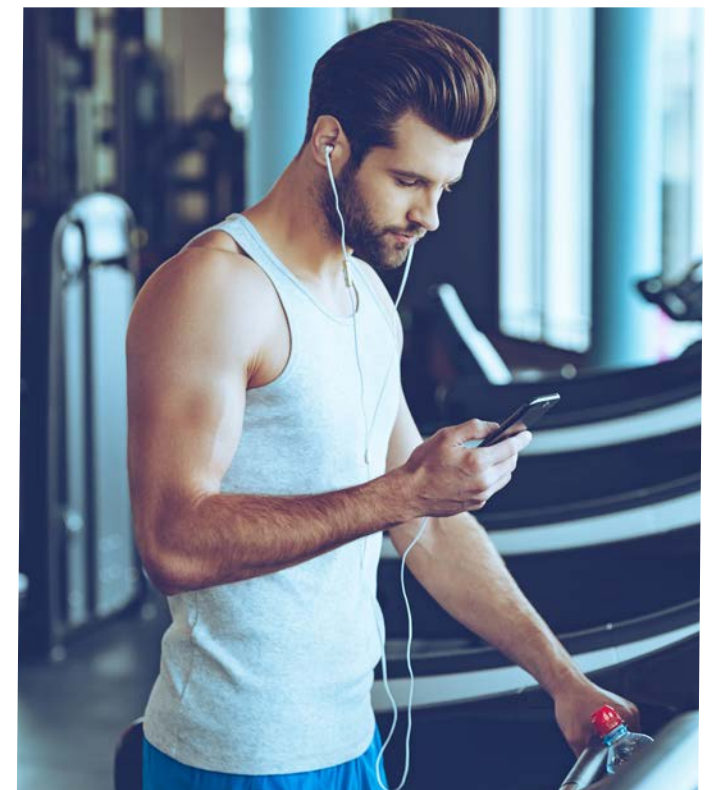


Amenities
GARDEN LEVEL

TENNIS + PADDLEBALL + BASKETBALL



Amenities / Garden Level FITNESS CENTER



Equipped with indoor and outdoor a state-of-the-art fitness center overlooking the recreation deck with exterior exercise area, Aria Reserve truly offers everything its residents need. In addition, they can indulge in the yoga lounge area and exterior meditation garden, massage room, sauna, steam room, spa relaxation area and solarium deck with cabanas.

Amenities / Garden Level

YOGA ROOM



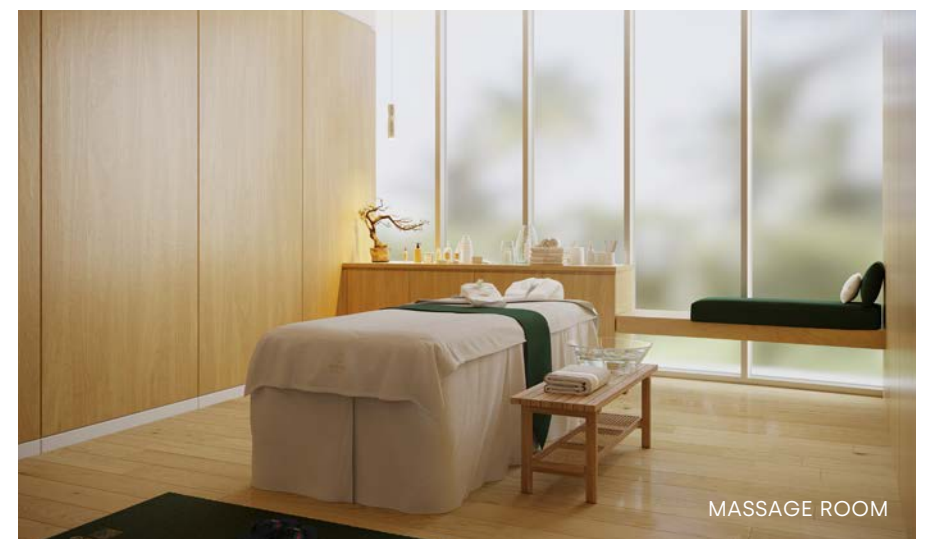
YOGA ROOM

Amenities / Garden Level
ZEN ROOM



ZEN ROOM

Amenities / Garden Level
WELLNESS AREA



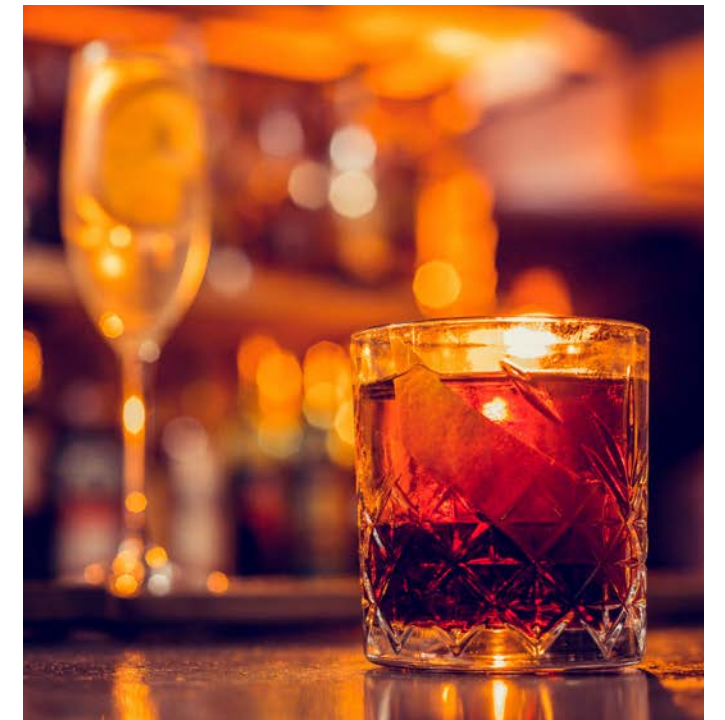
Amenities / Garden Level
KIDS / TEEN AREA

*ENJOYMENT
FOR ALL AGES*



Amenities / Garden Level
SOCIAL LOUNGE

*DESIGNED FOR MIND,
BODY, AND SPIRIT*



ALL RESIDENCES WITH DIRECT
WATERFRONT VIEWS

Residences

PANORAMIC TERRACE



ARTISTIC CONCEPTUAL RENDERING

Residences

PANORAMIC LIVING ROOM



Residences

PANORAMIC MASTER BEDROOM



Discover
EXCLUSIVE FLOOR PLANS

PENTHOUSE MANSIONS

Level 60 to 62

PENTHOUSE

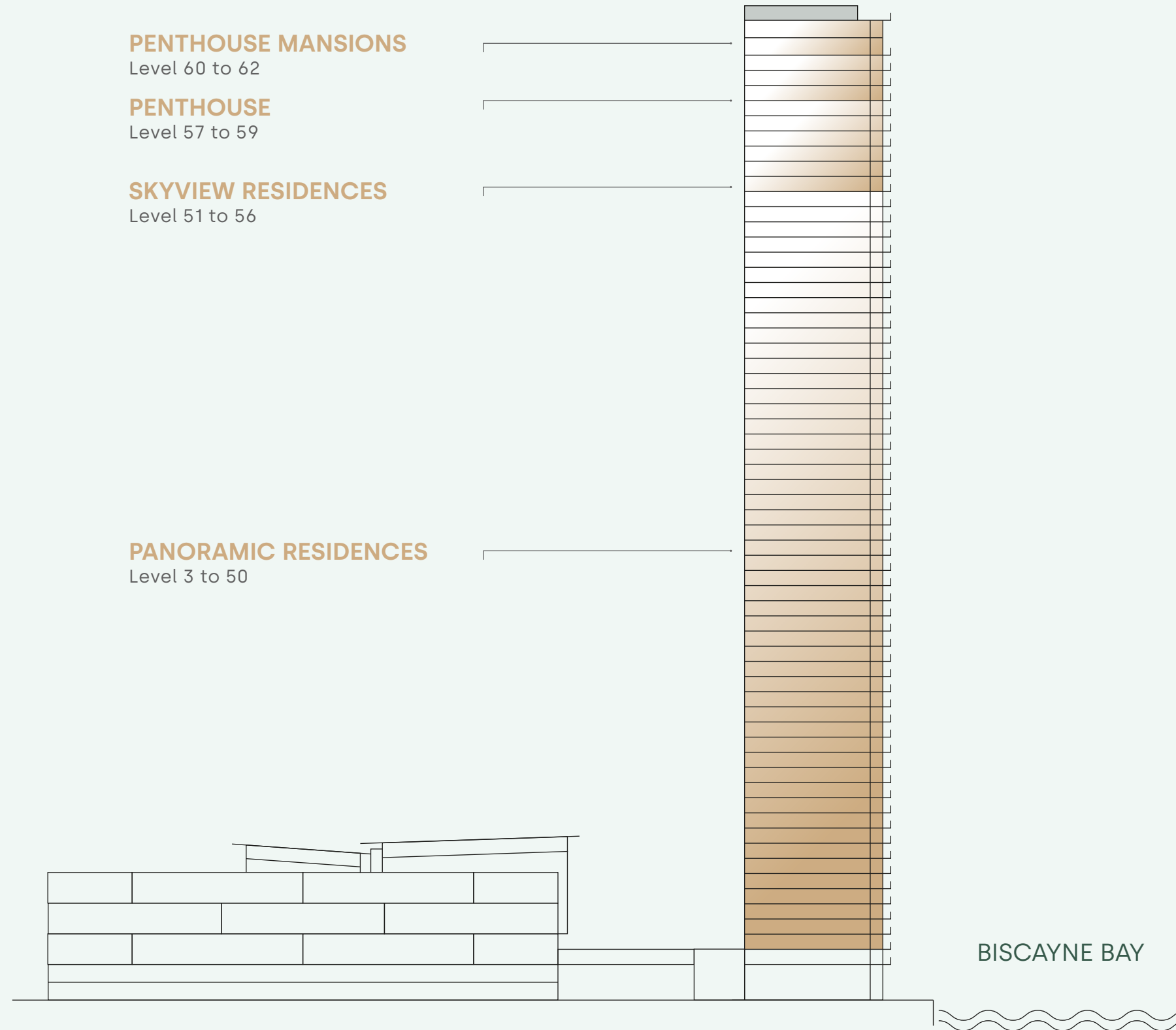
Level 57 to 59

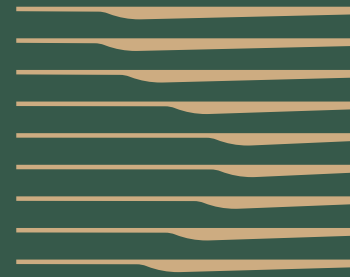
SKYVIEW RESIDENCES

Level 51 to 56

PANORAMIC RESIDENCES

Level 3 to 50





ARIA
RESERVE
MIAMI

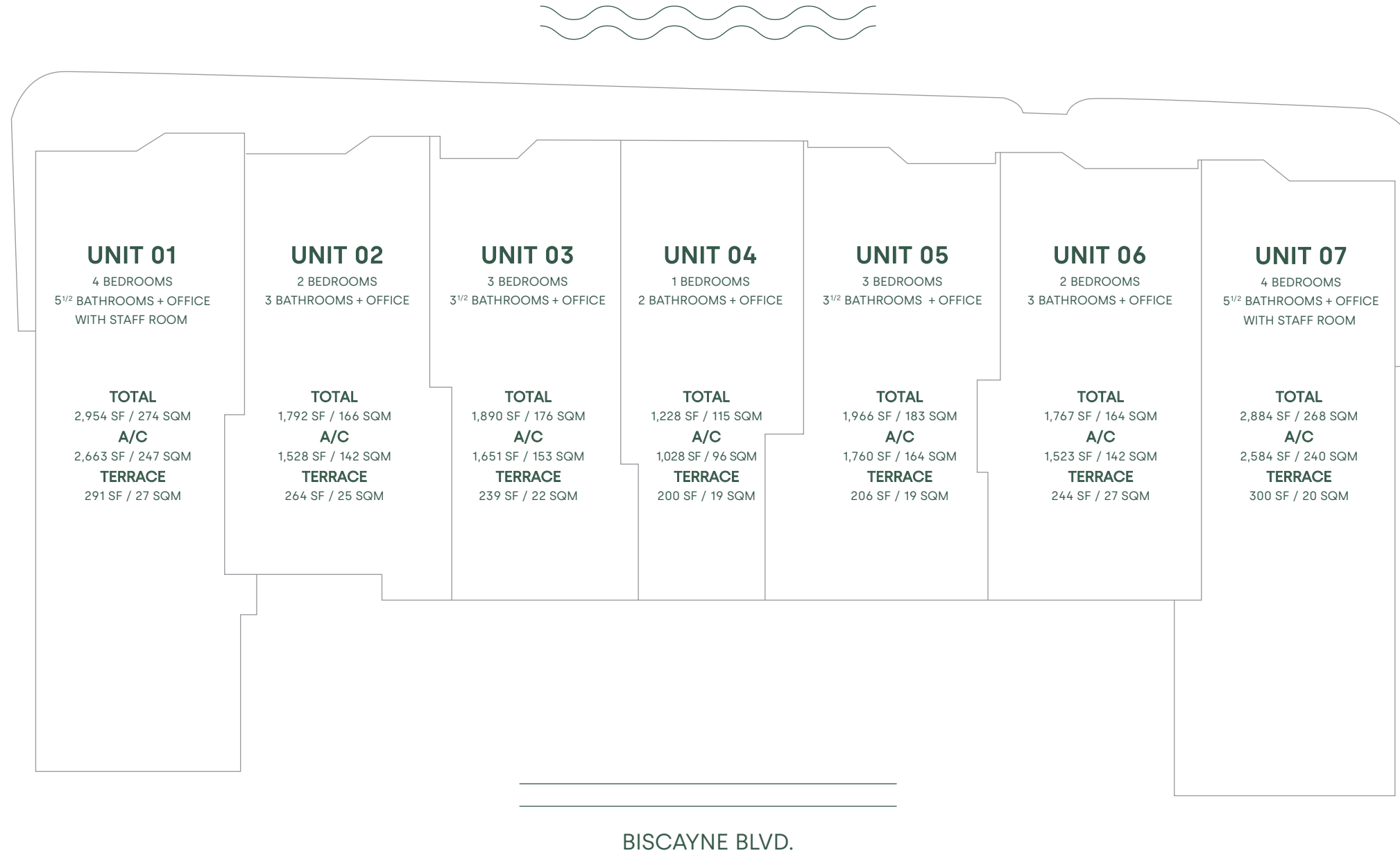
Panoramic and Skyview Residences Floorplans

DISCOVER

Panoramic and Skyview Residences Floorplans



BISCAYNE BAY



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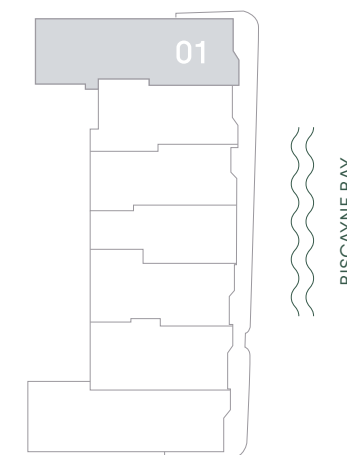
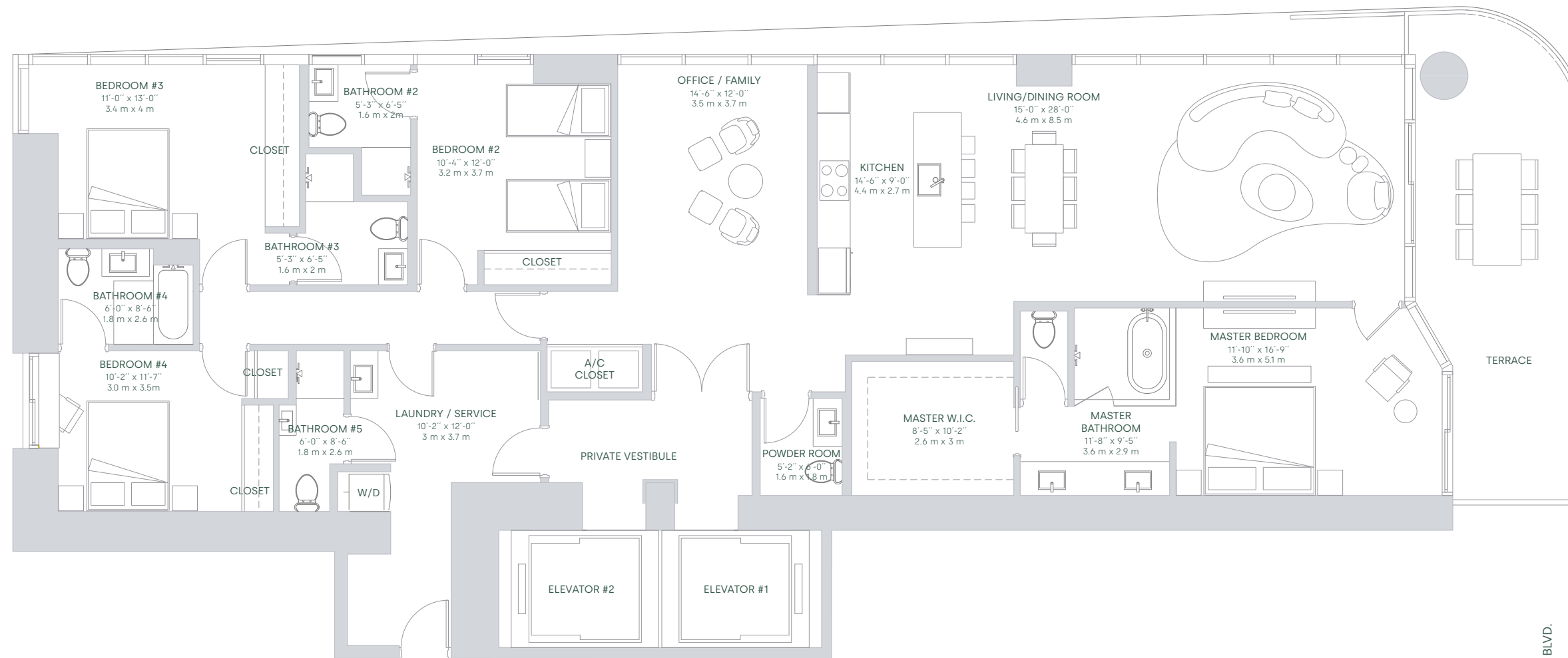
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PANORAMIC RESIDENCES & SKYVIEW RESIDENCES
LEVEL 03-50 LEVEL 51-56

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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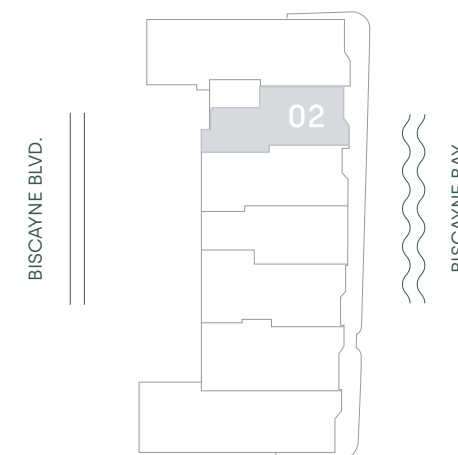
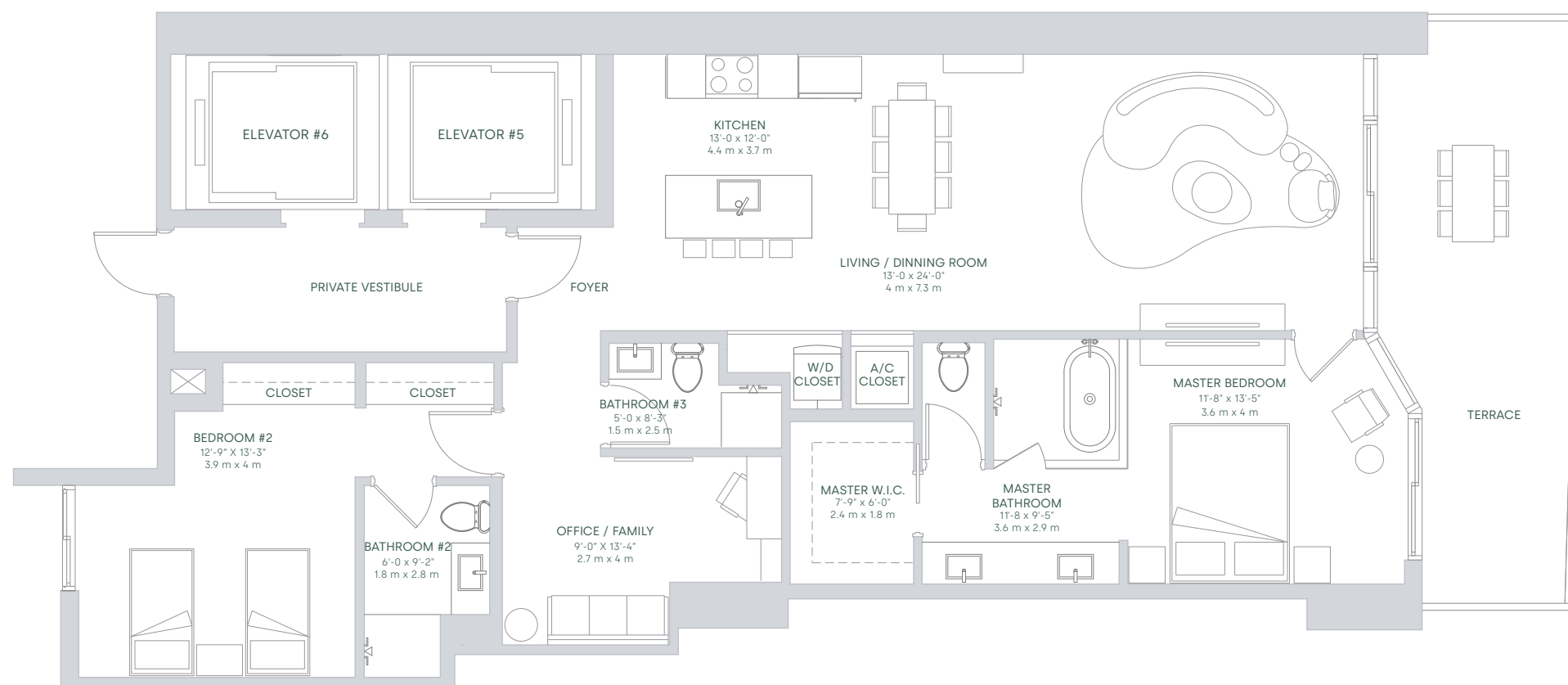
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PANORAMIC RESIDENCES
LEVEL 03-46

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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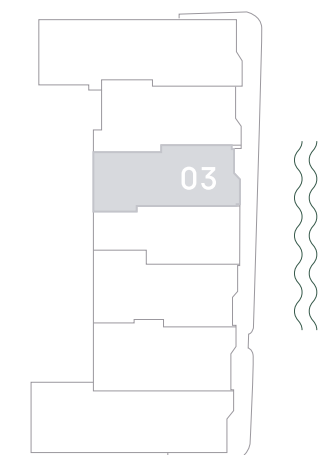
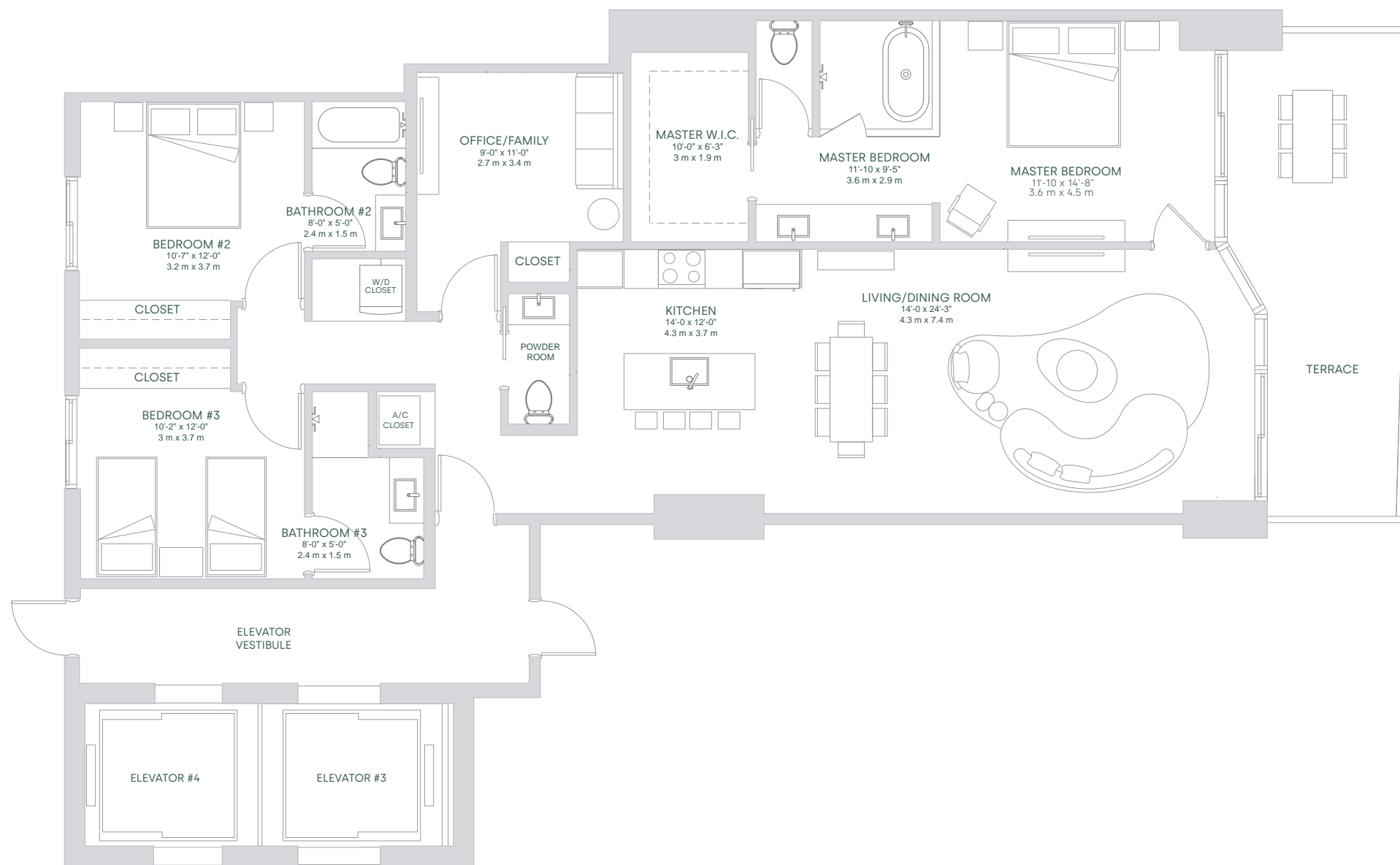
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PANORAMIC RESIDENCES
LEVEL 03-46

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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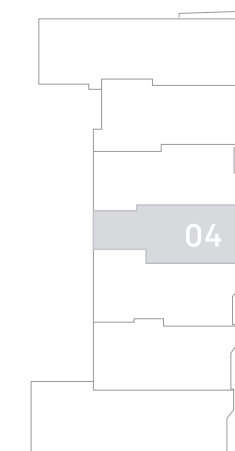
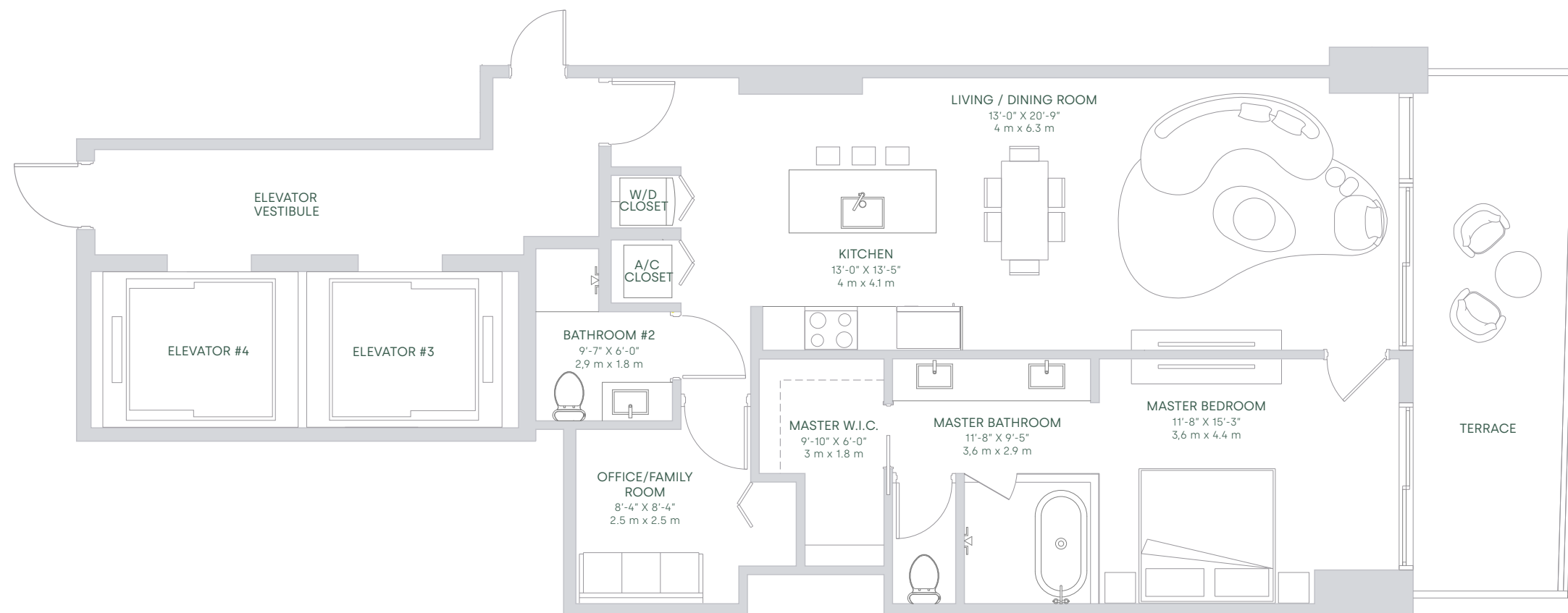
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PANORAMIC RESIDENCES
LEVEL 03-46

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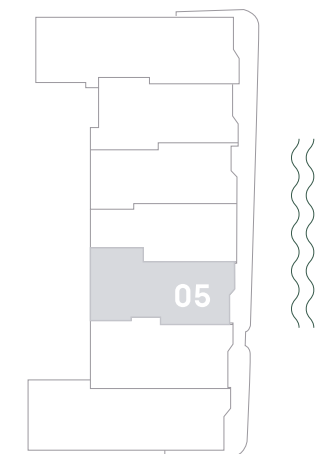
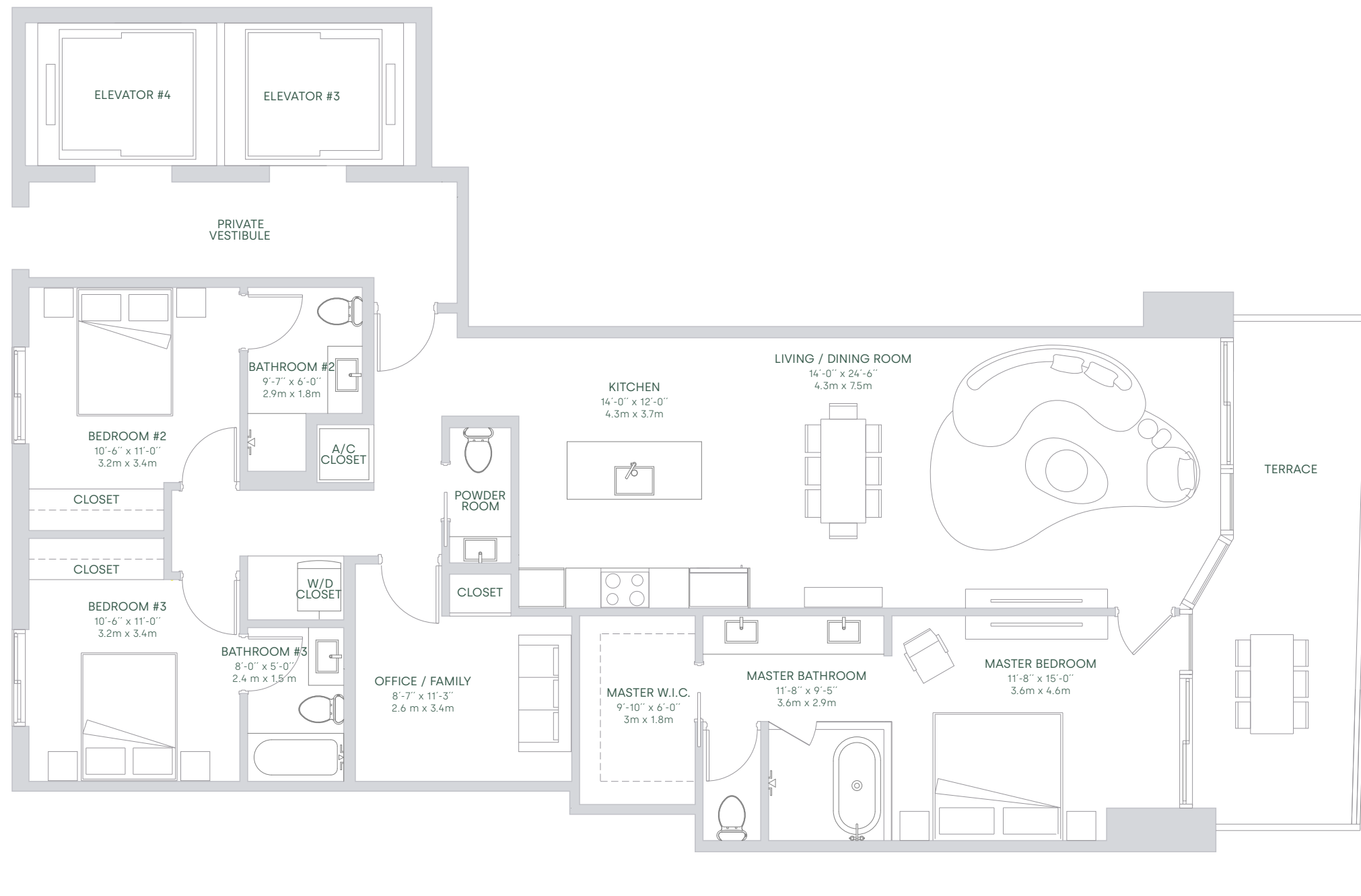
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PANORAMIC RESIDENCES & SKYVIEW RESIDENCES
LEVEL 03-50 LEVEL 51-56

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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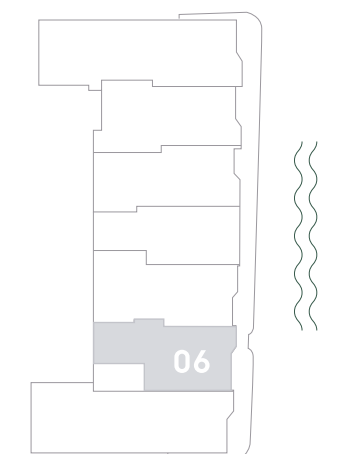
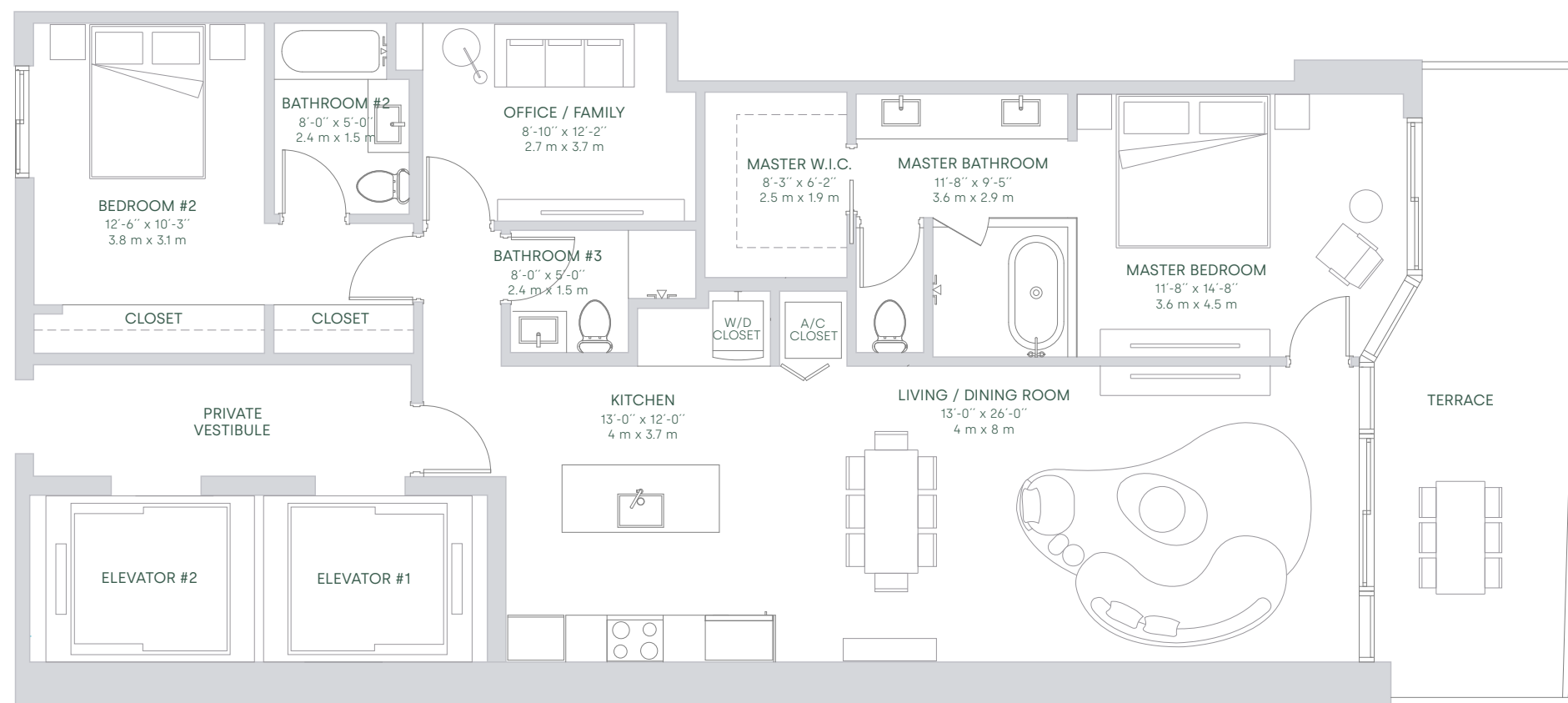
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PANORAMIC RESIDENCES & SKYVIEW RESIDENCES
LEVEL 03-50

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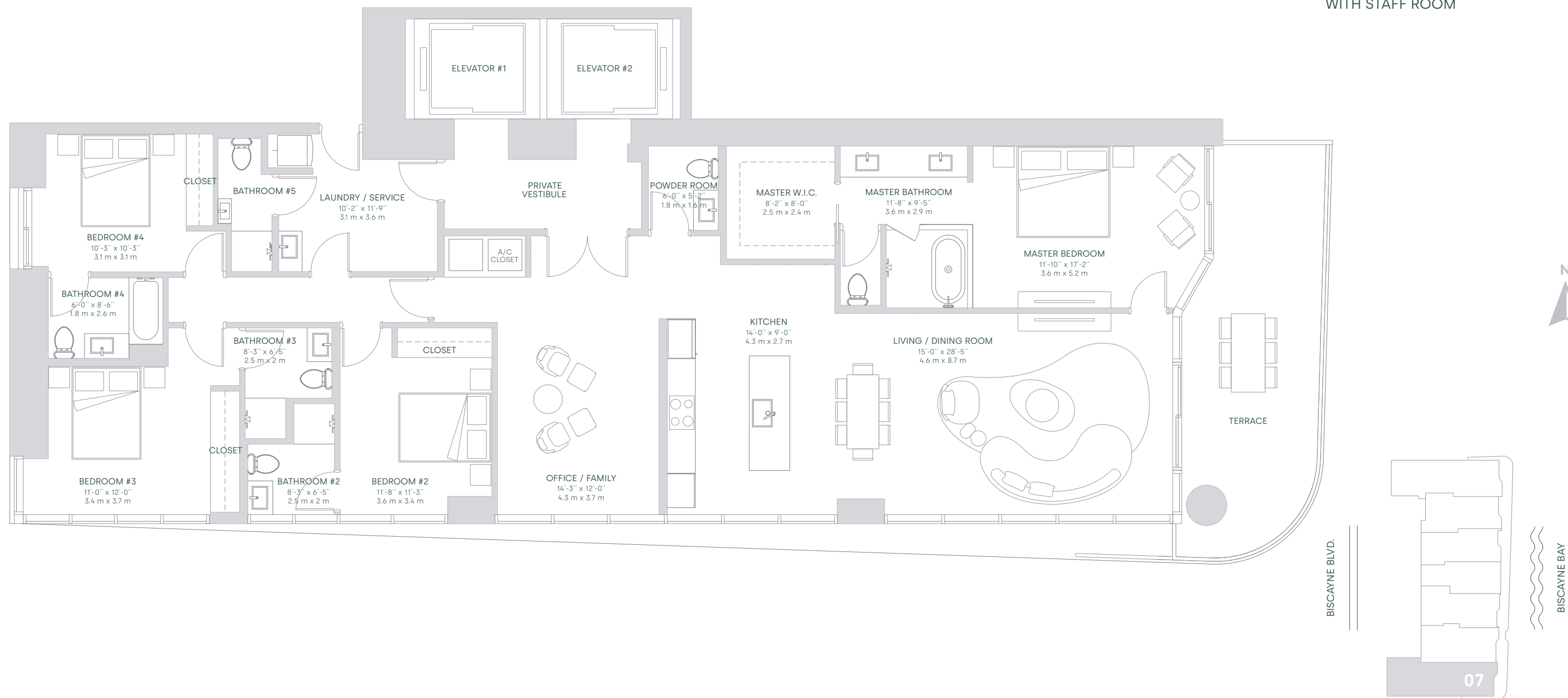
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PANORAMIC RESIDENCES & SKYVIEW RESIDENCES
LEVEL 03-50 LEVEL 51-56

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

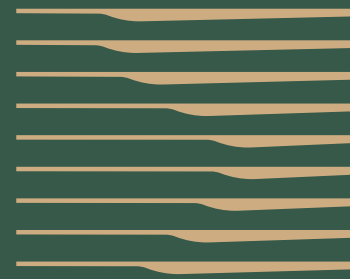
UNIT 07

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



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ARIA
RESERVE
MIAMI

Skyview Villas Residences Floorplans

DISCOVER

Skyview Villas Residences Floorplans



BISCAYNE BAY



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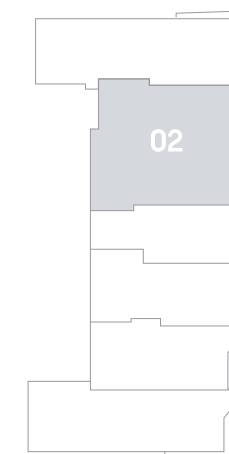
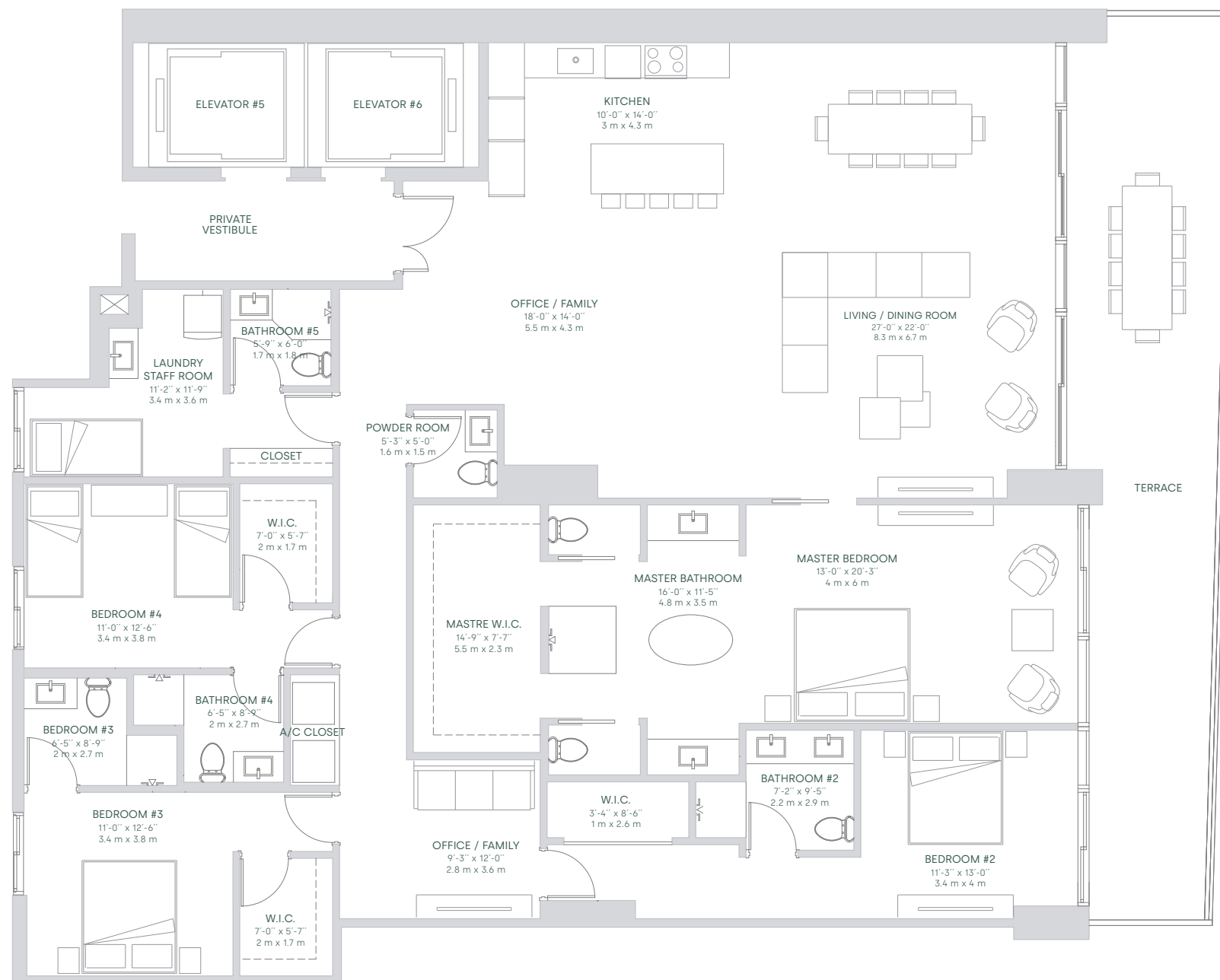
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SKYVIEW VILLAS RESIDENCES
LEVEL 47-56

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



BISCAYNE BLVD.

BISCAYNE BAY

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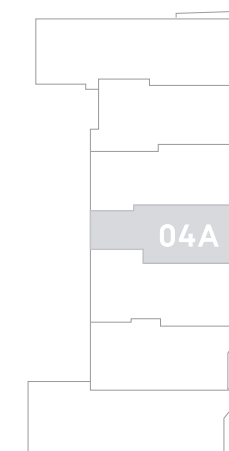
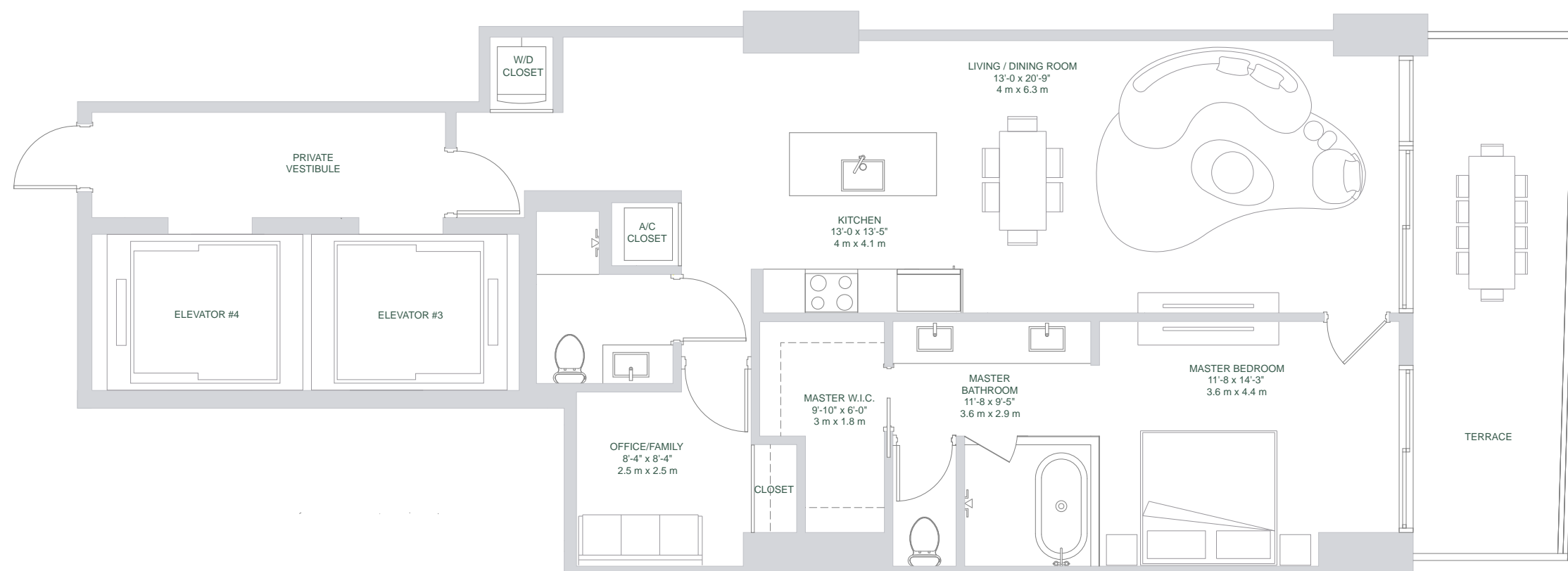
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SKYVIEW VILLAS RESIDENCES
LEVEL 47-56

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

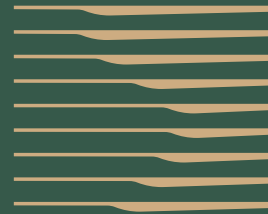
UNIT 04A

1 BEDROOM + OFFICE
2 BATHROOMS



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ARIA RESERVE MIAMI

COMING TO MIAMI
SUMMER 2024

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