

ARIA
RESERVE
MIAMI

Panoramic and Skyview Residences Floorplans

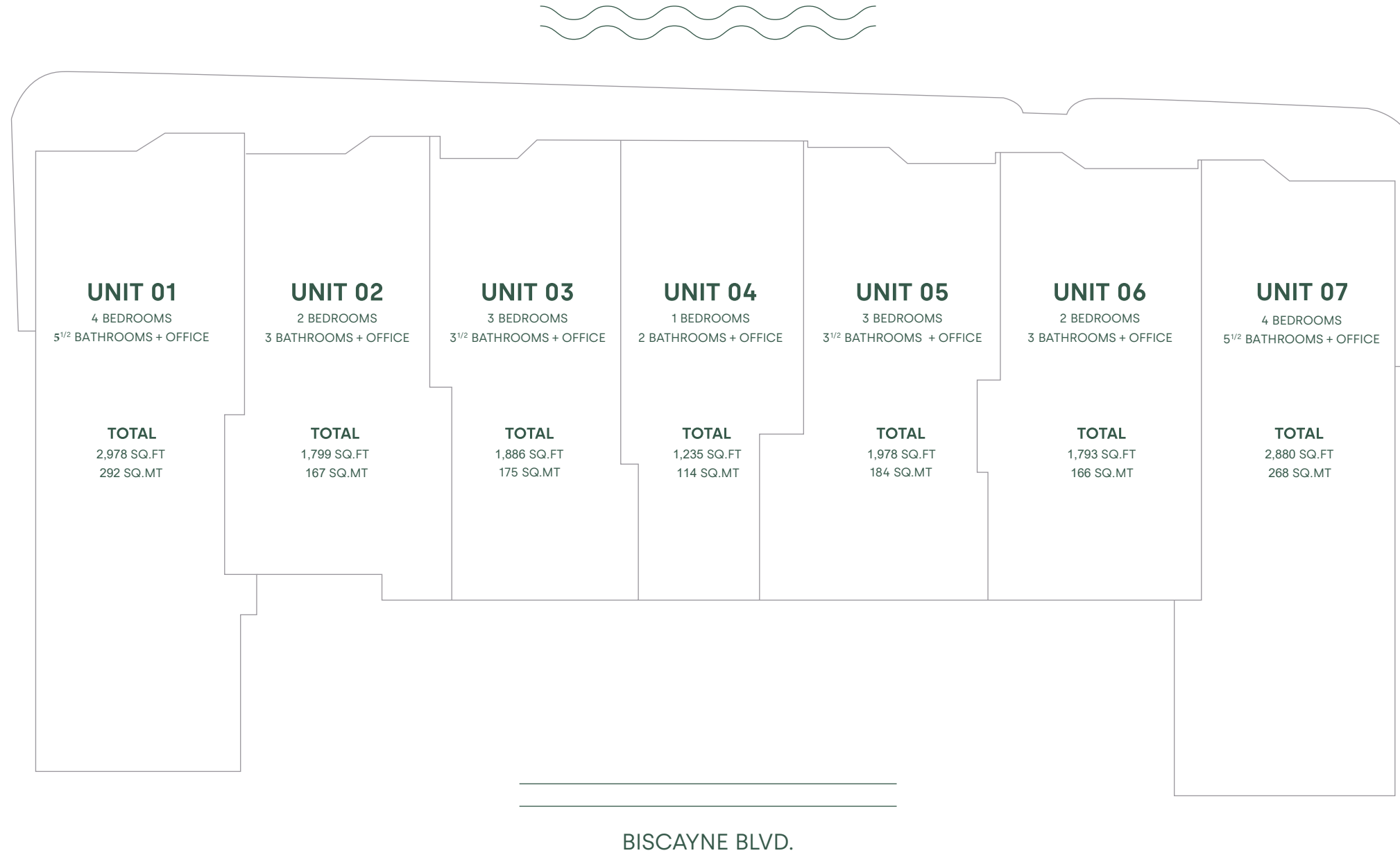
DISCOVER

Panoramic Residences Floorplans

South Tower



BISCAYNE BAY



BISCAYNE BLVD.

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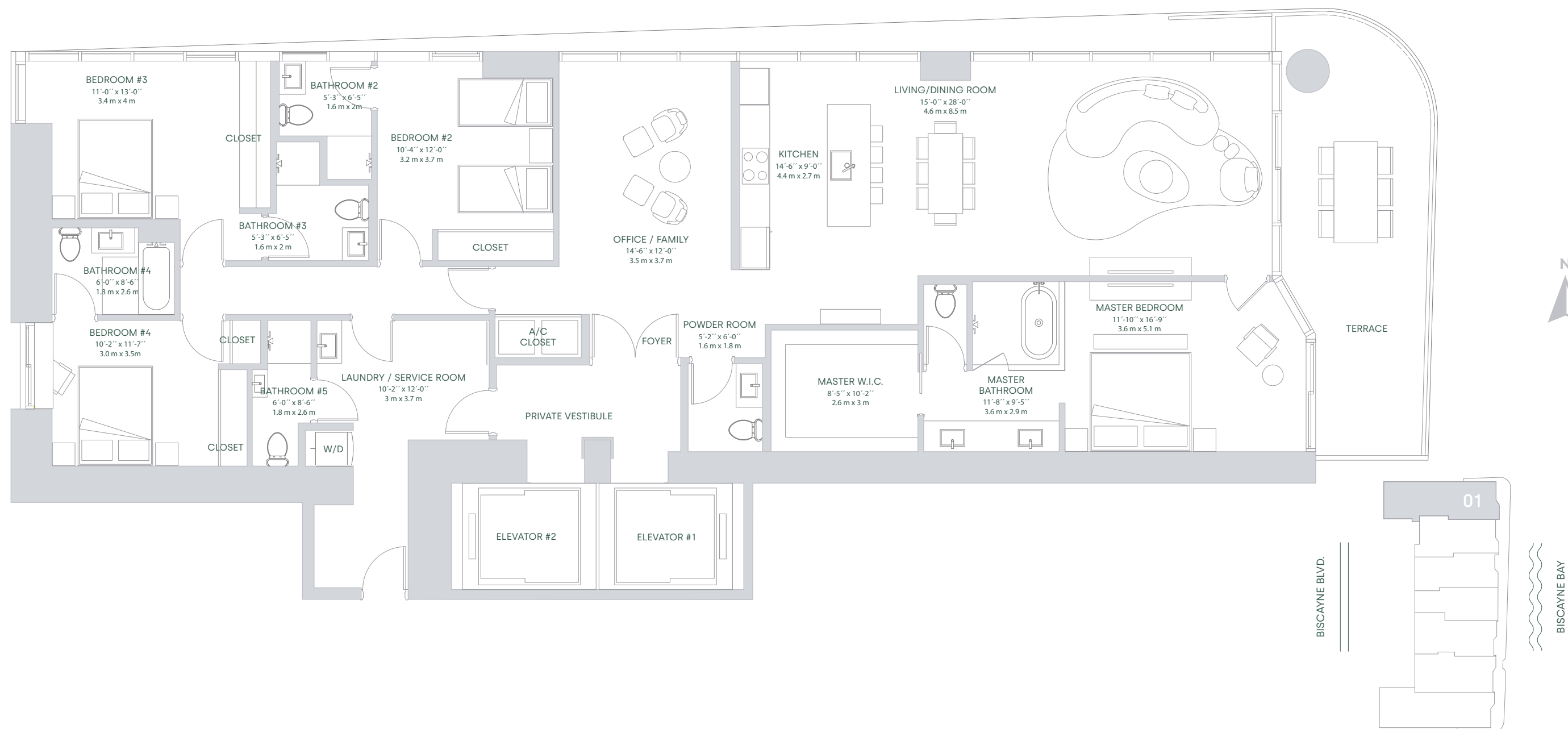
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PANORAMIC RESIDENCES
LEVEL 03-56

TOTAL SQ.FT.	2,978 SQ.FT	277 SQ.MT
A/C AREA	2,686 SQ.FT	250 SQ.MT
TERRACE	292 SQ.FT	27 SQ.MT

UNIT 01

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



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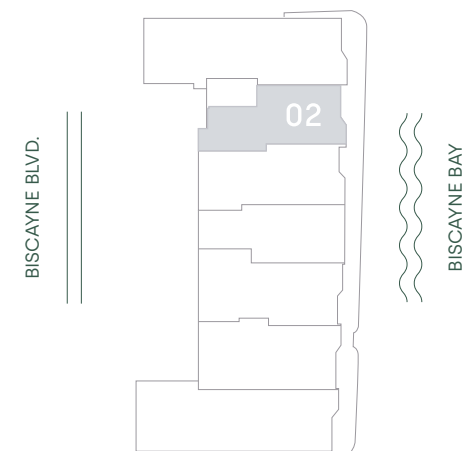
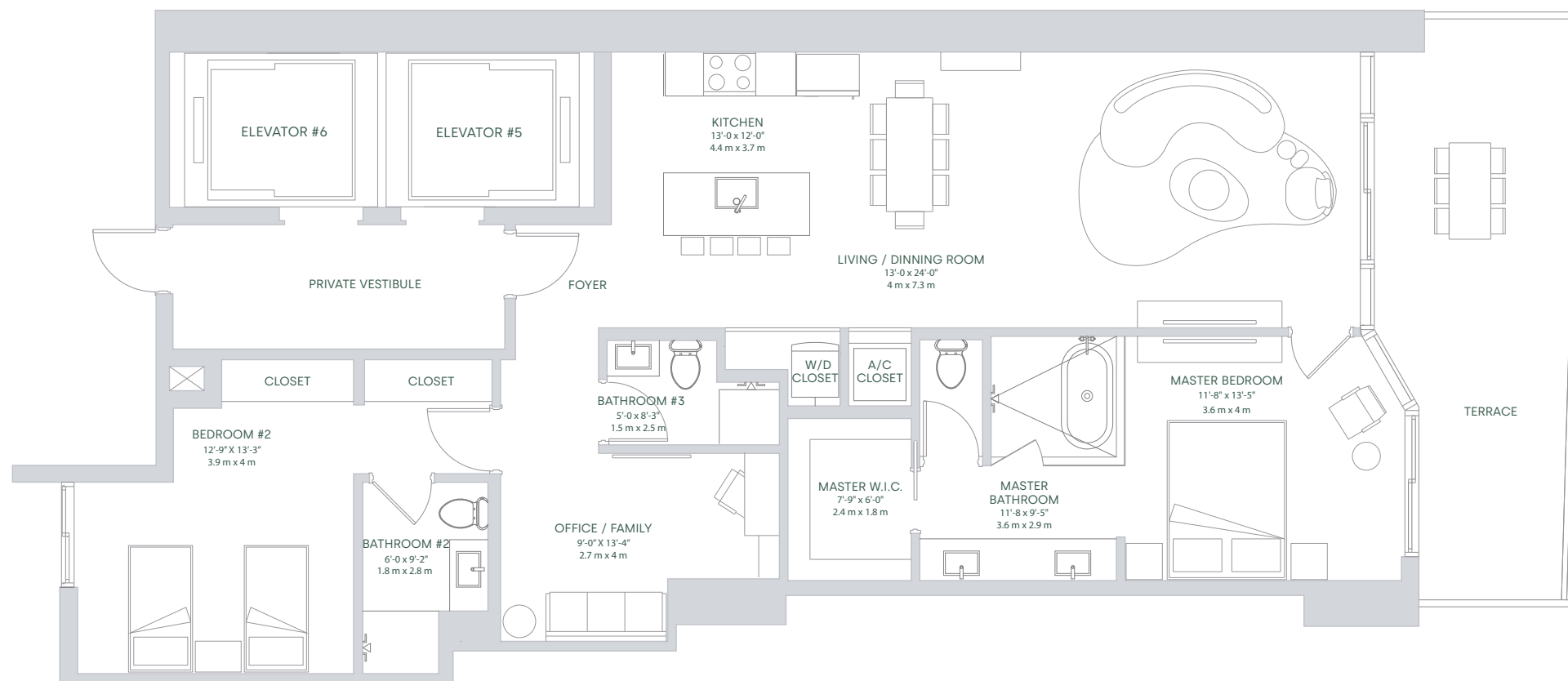
PANORAMIC RESIDENCES

LEVEL 03-56

TOTAL SQ.FT.	1,799 SQ.FT	167 SQ.MT
A/C AREA	1,542 SQ.FT	143 SQ.MT
TERRACE	257 SQ.FT	24 SQ.MT

UNIT 02

2 BEDROOMS + OFFICE
3 BATHROOMS



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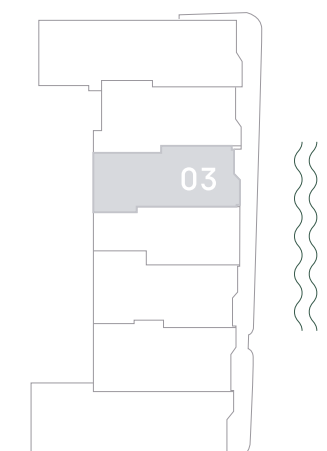
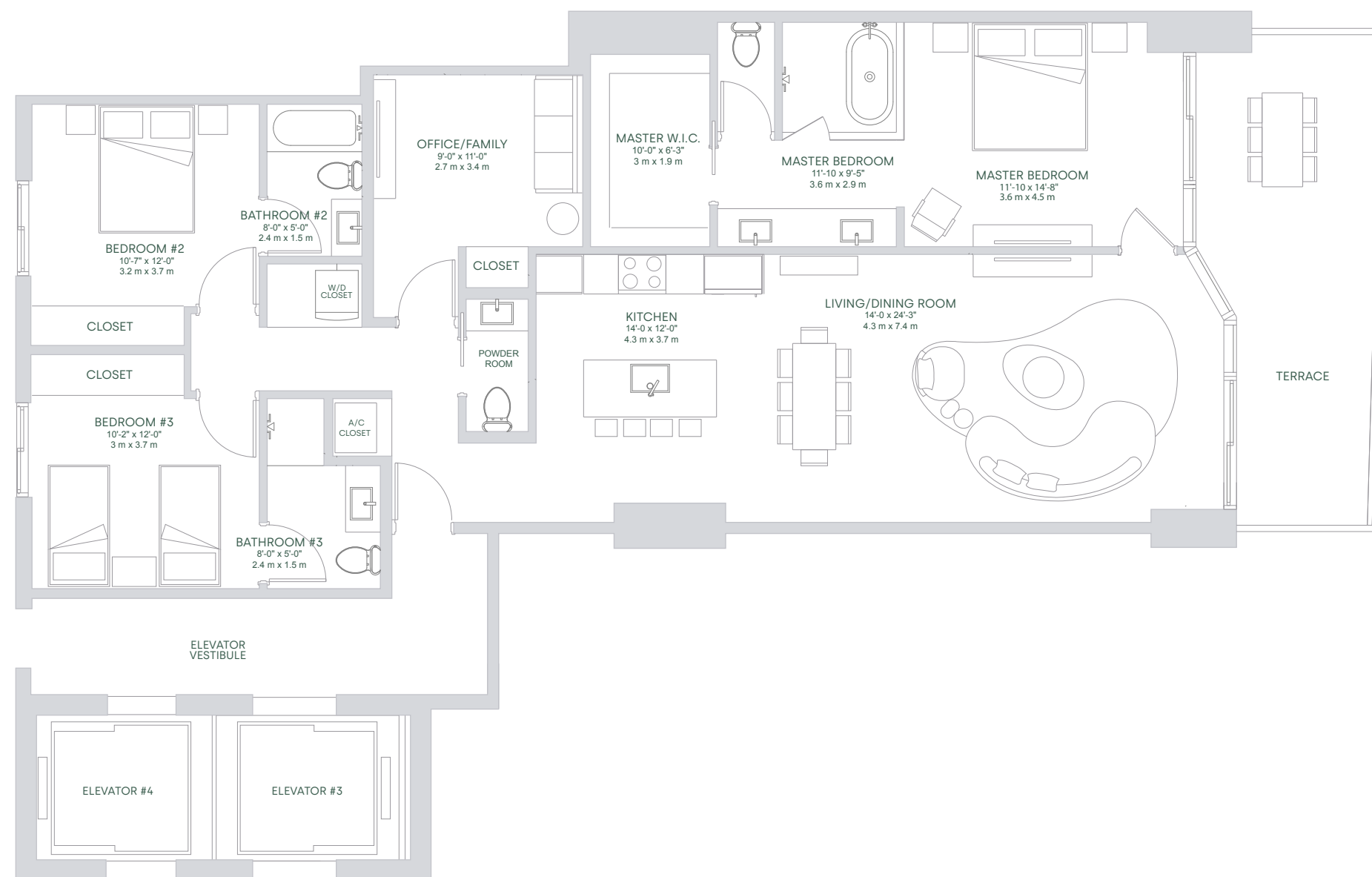
PANORAMIC RESIDENCES

LEVEL 03-56

TOTAL SQ.FT.	1,883 SQ.FT	157 SQ.MT
A/C AREA	1,648 SQ.FT	153 SQ.MT
TERRACE	235 SQ.FT	22 SQ.MT

UNIT 03

3 BEDROOMS + OFFICE
3 1/2 BATHROOMS



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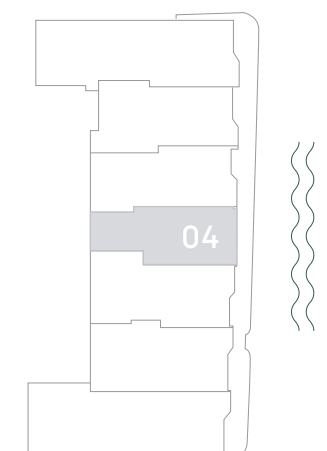
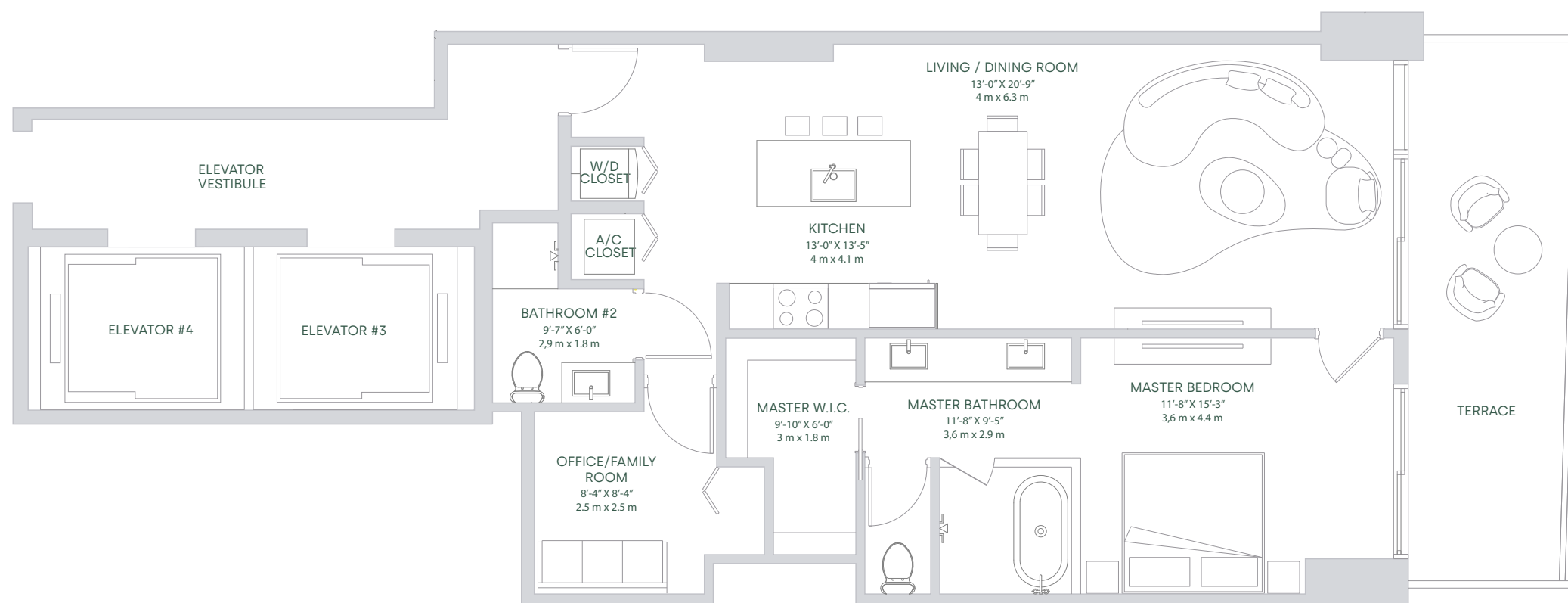
PANORAMIC RESIDENCES

LEVEL 03-46

TOTAL SQ.FT.	1,235 SQ.FT	114 SQ.MT
A/C AREA	1,037 SQ.FT	96 SQ.MT
TERRACE	198 SQ.FT	18 SQ.MT

UNIT 04

1 BEDROOMS + OFFICE
2 BATHROOMS



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PANORAMIC RESIDENCES

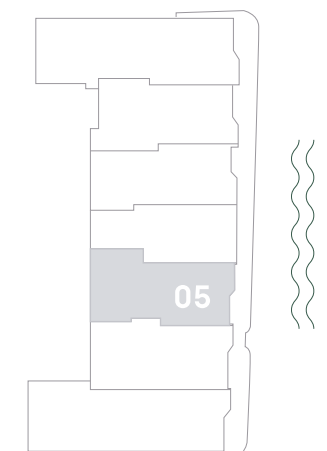
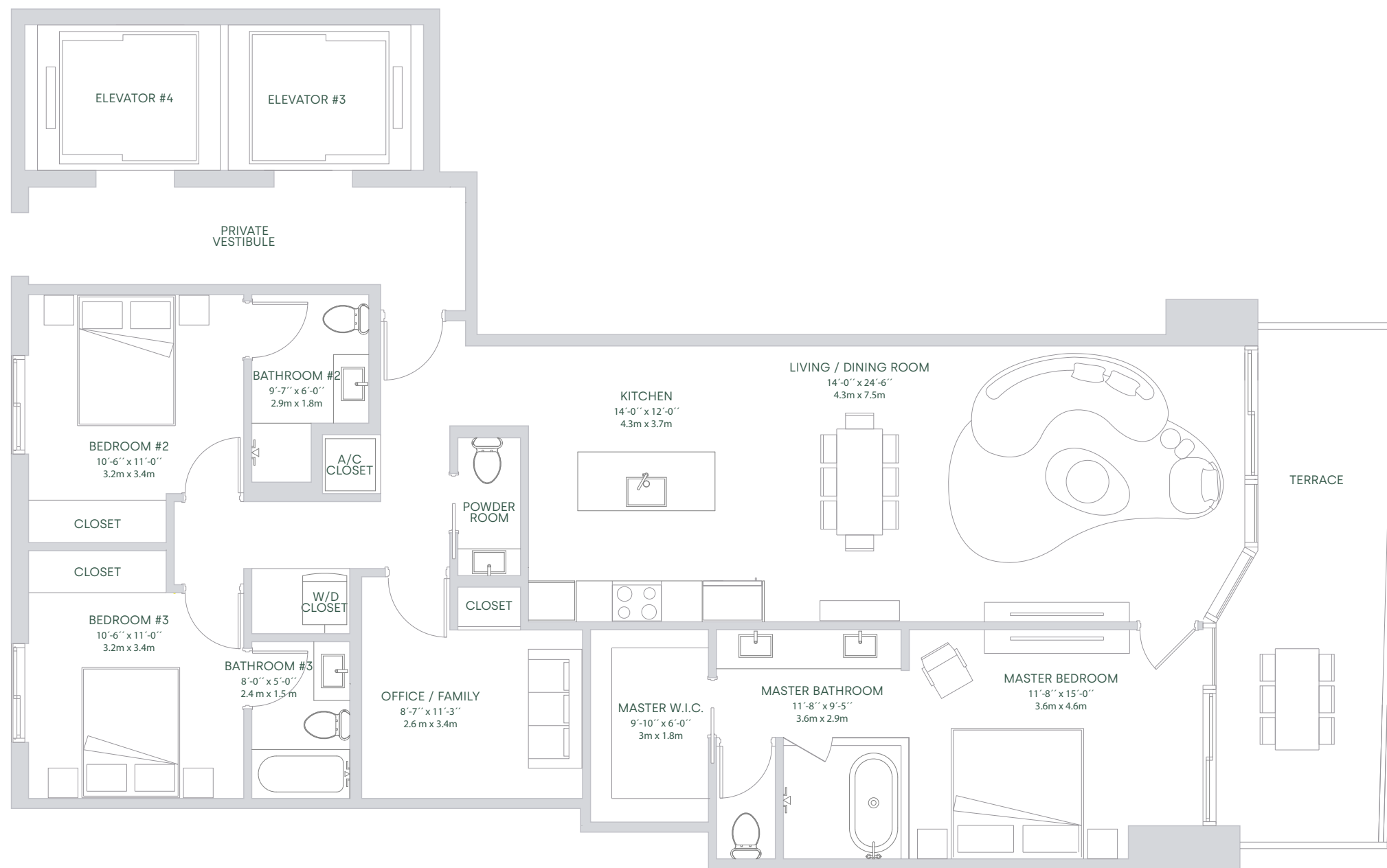
LEVEL 03-56

TOTAL SQ.FT.	1,978 SQ.FT	184 SQ.MT
A/C AREA	1,759 SQ.FT	164 SQ.MT
TERRACE	219 SQ.FT	20 SQ.MT

UNIT 05

3 BEDROOMS + OFFICE

3^{1/2} BATHROOMS



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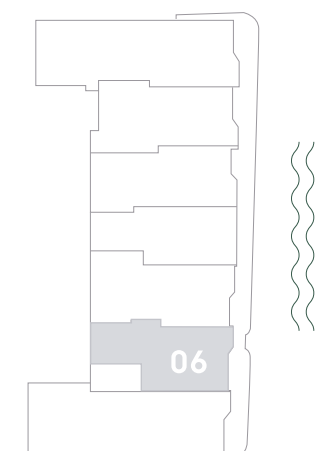
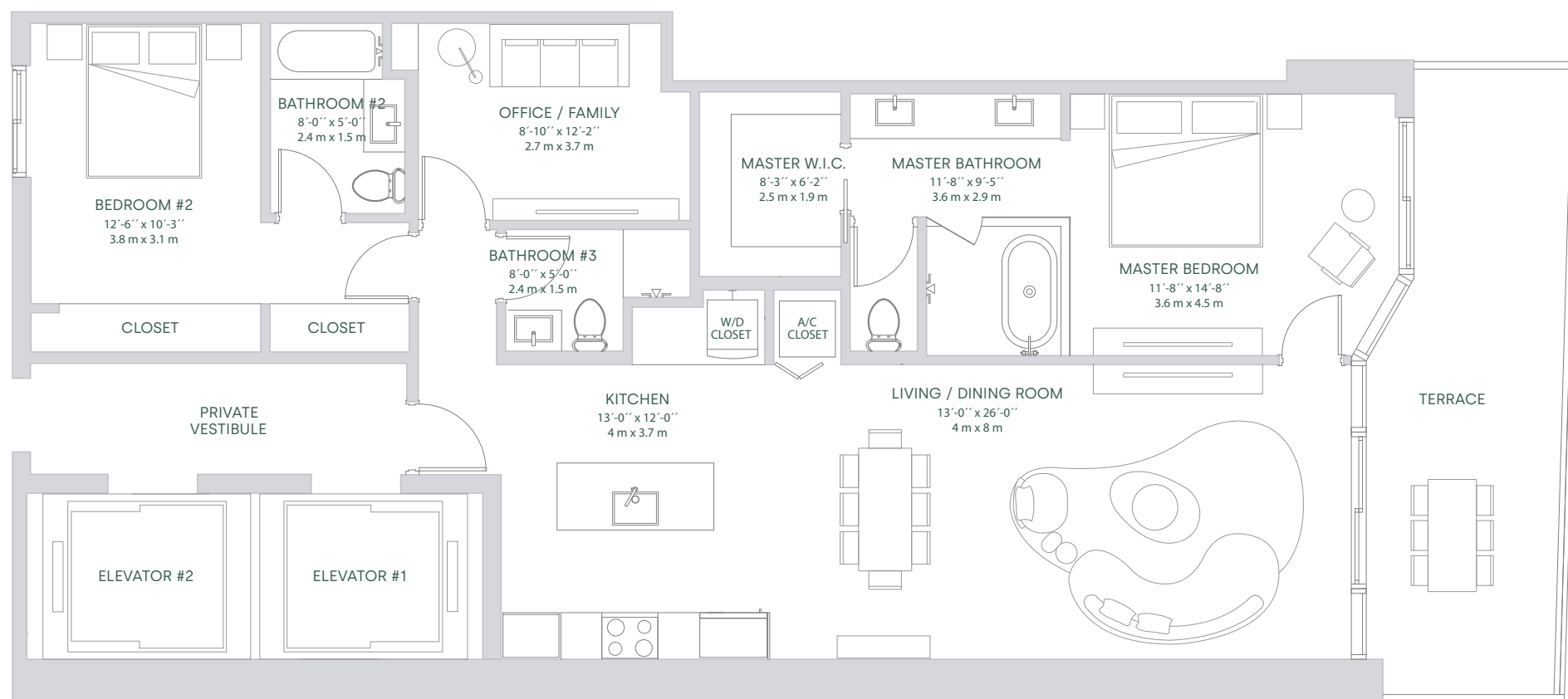
PANORAMIC RESIDENCES

LEVEL 03-56

TOTAL SQ.FT.	1,783 SQ.FT	166 SQ.MT
A/C AREA	1,545 SQ.FT	144 SQ.MT
TERRACE	238 SQ.FT	22 SQ.MT

UNIT 06

2 BEDROOMS + OFFICE
3 BATHROOMS



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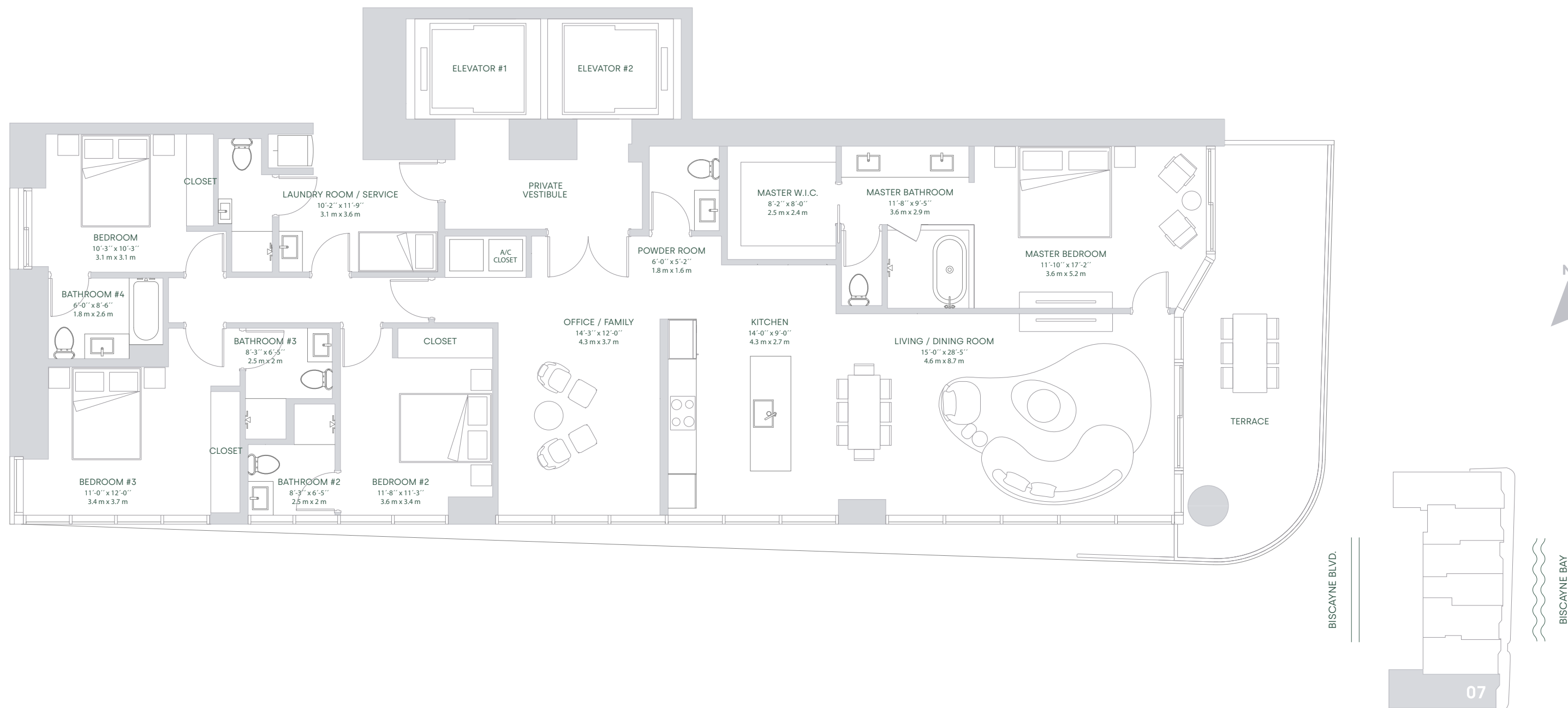
PANORAMIC RESIDENCES

LEVEL 03-56

TOTAL SQ.FT.	2,880 SQ.FT	268 SQ.MT
A/C AREA	2,582 SQ.FT	240 SQ.MT
TERRACE	298 SQ.FT	28 SQ.MT

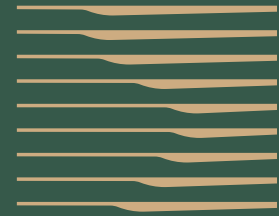
UNIT 07

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



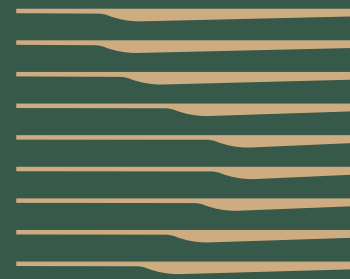
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SUMMER 2024



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SkyView Villas Residences Floorplans

DISCOVER

SkyView Villas Residences Floorplans



BISCAYNE BAY



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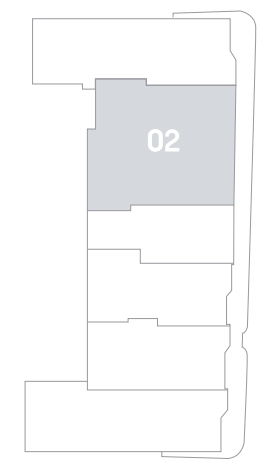
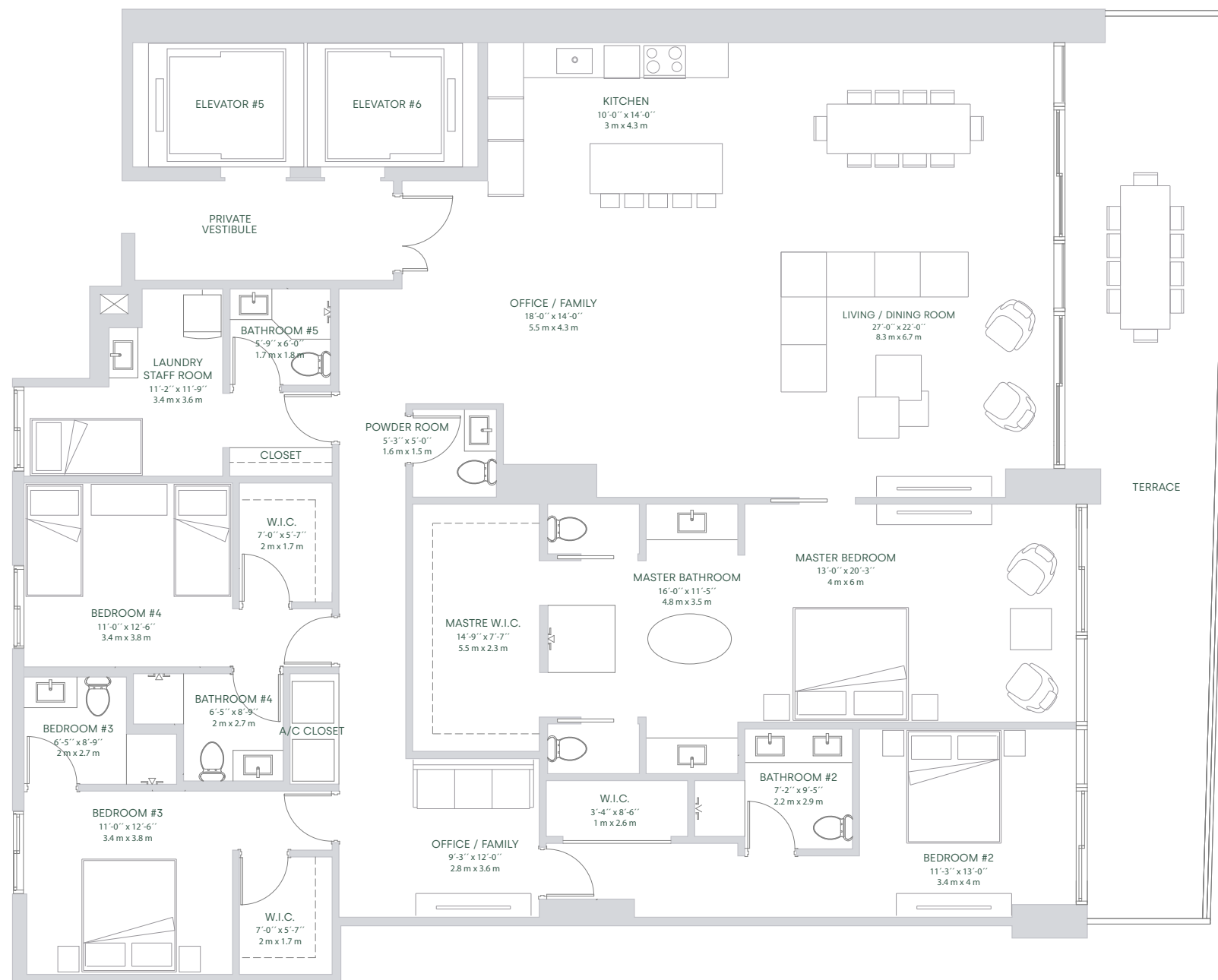
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SKYVIEW VILLAS RESIDENCES
LEVEL 47-56

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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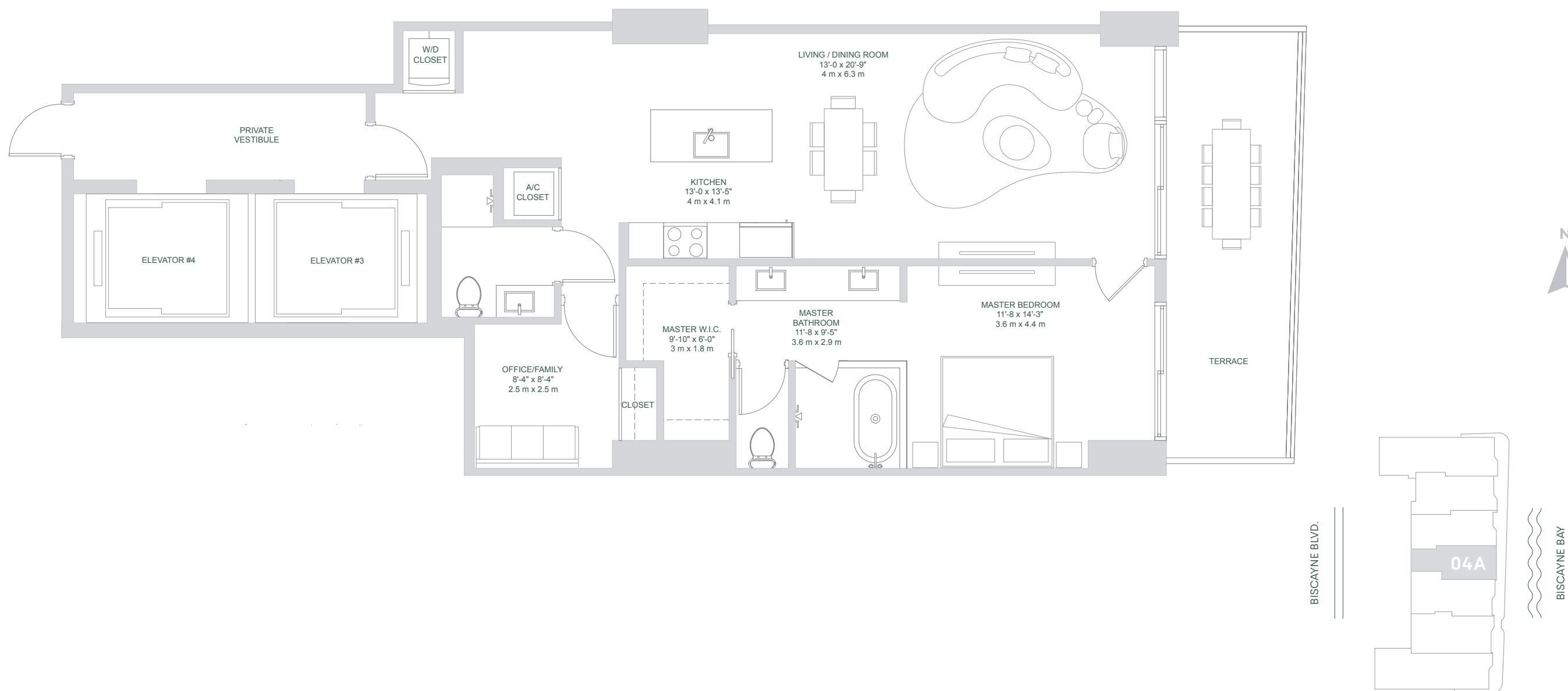
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SKYVIEW VILLAS RESIDENCES
LEVEL 47-56

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

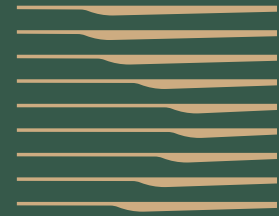
UNIT 04A

1 BEDROOM + OFFICE
2 BATHROOMS



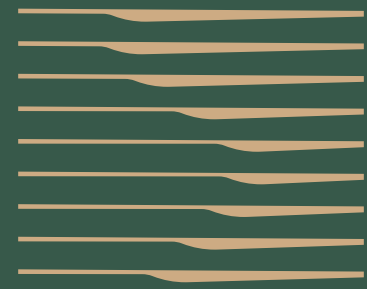
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SUMMER 2024



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PENTHOUSE MANSIONS

PHM 01

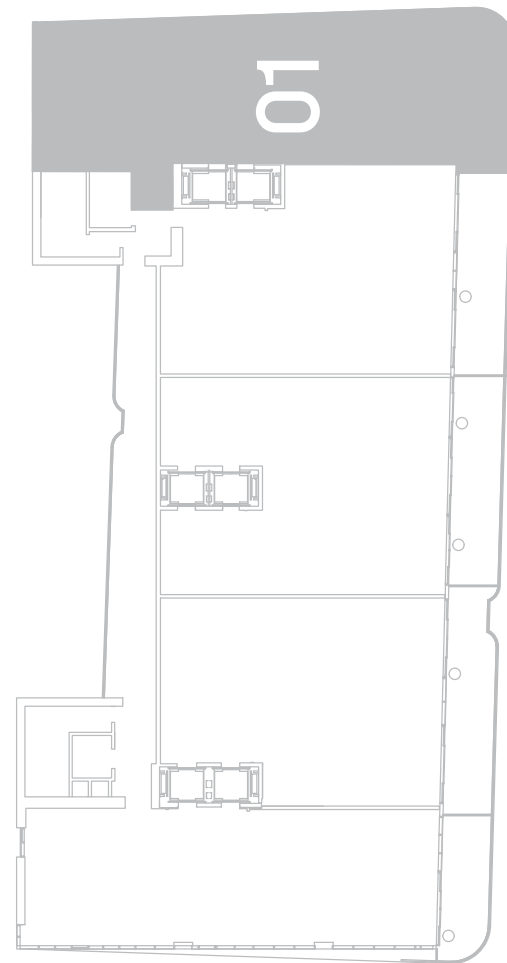


PENTHOUSE MANSIONS
LEVEL 60-62

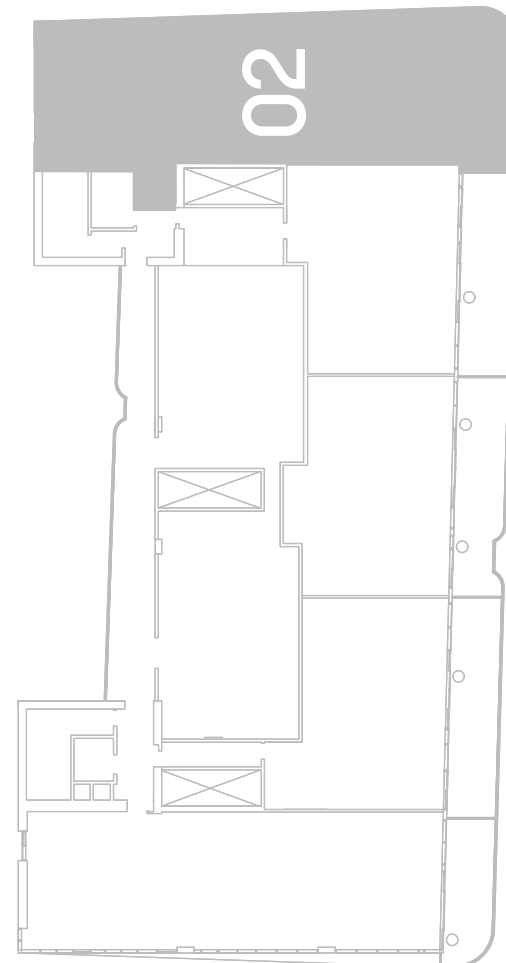
TOTAL SQ.FT.	8,309 SQ.MT.	771 SQ.MT.
A/C AREA	6,358 SQ.FT.	590 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,951 SQ.FT.	181 SQ.MT.

PHM 01

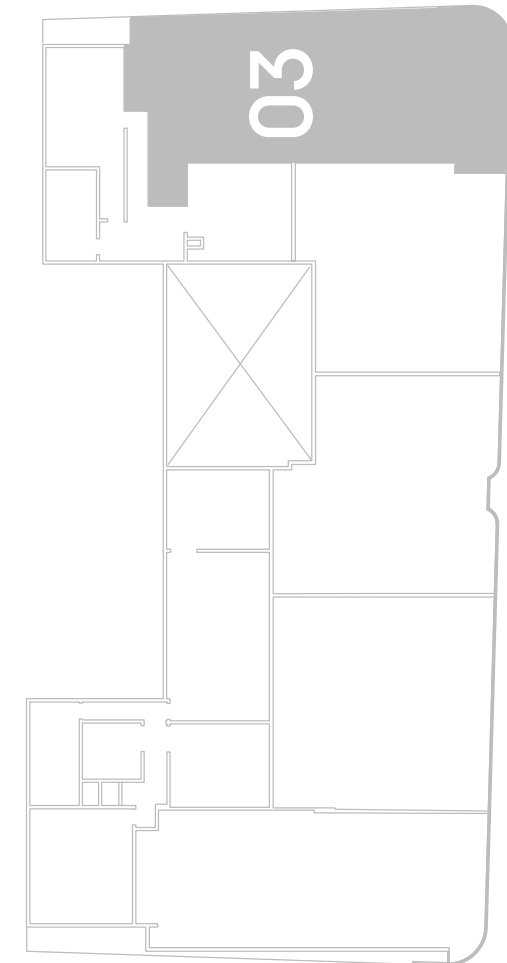
6 BEDROOMS
7^{1/2} BATHROOMS
AND DEN/GYM



BISCAYNE BAY



BISCAYNE BAY



BISCAYNE BAY



Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions 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 all interior structural components and other common elements). For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is as set forth on Exhibit "3" to the Declaration of Condominium contained in the Prospectus. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, soffits, floor coverings, furniture and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. FOR NY RESIDENTS ONLY, SEE CPS-12 OFFERING PLAN FOR ADDITIONAL TERMS. FILE NO. CP18-0139. Floor plan not to scale.



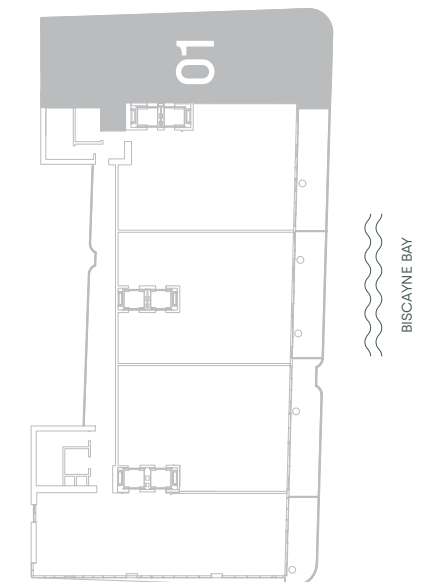
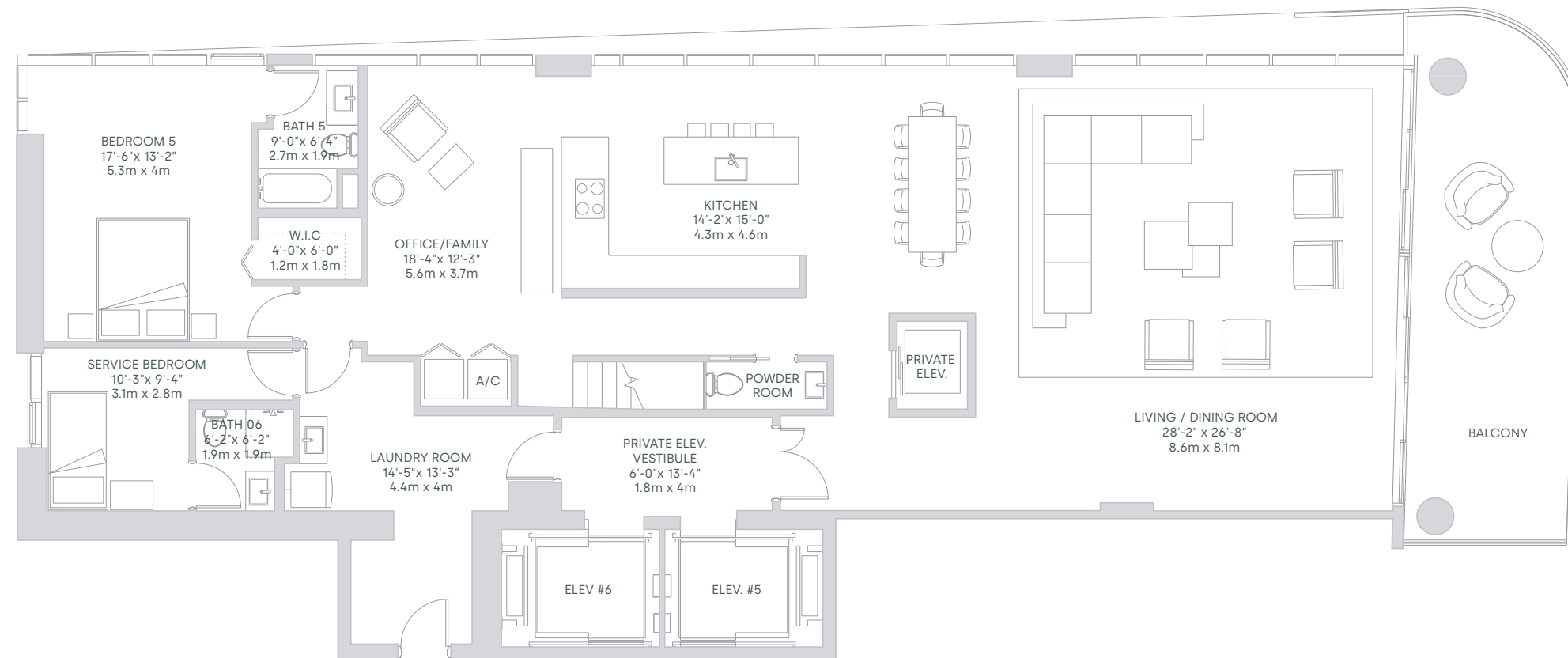
PENTHOUSE MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	8,309 SQ.MT.	771 SQ.MT.
A/C AREA	6,358 SQ.FT.	590 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,951 SQ.FT.	181 SQ.MT.

PHM 01

LEVEL 01

6 BEDROOMS
7^{1/2} BATHROOMS
AND DEN/GYM



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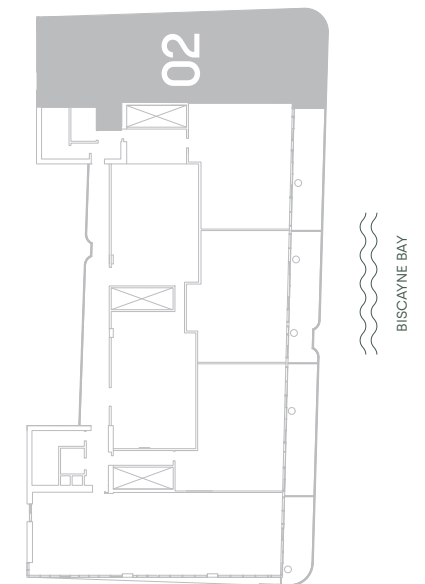
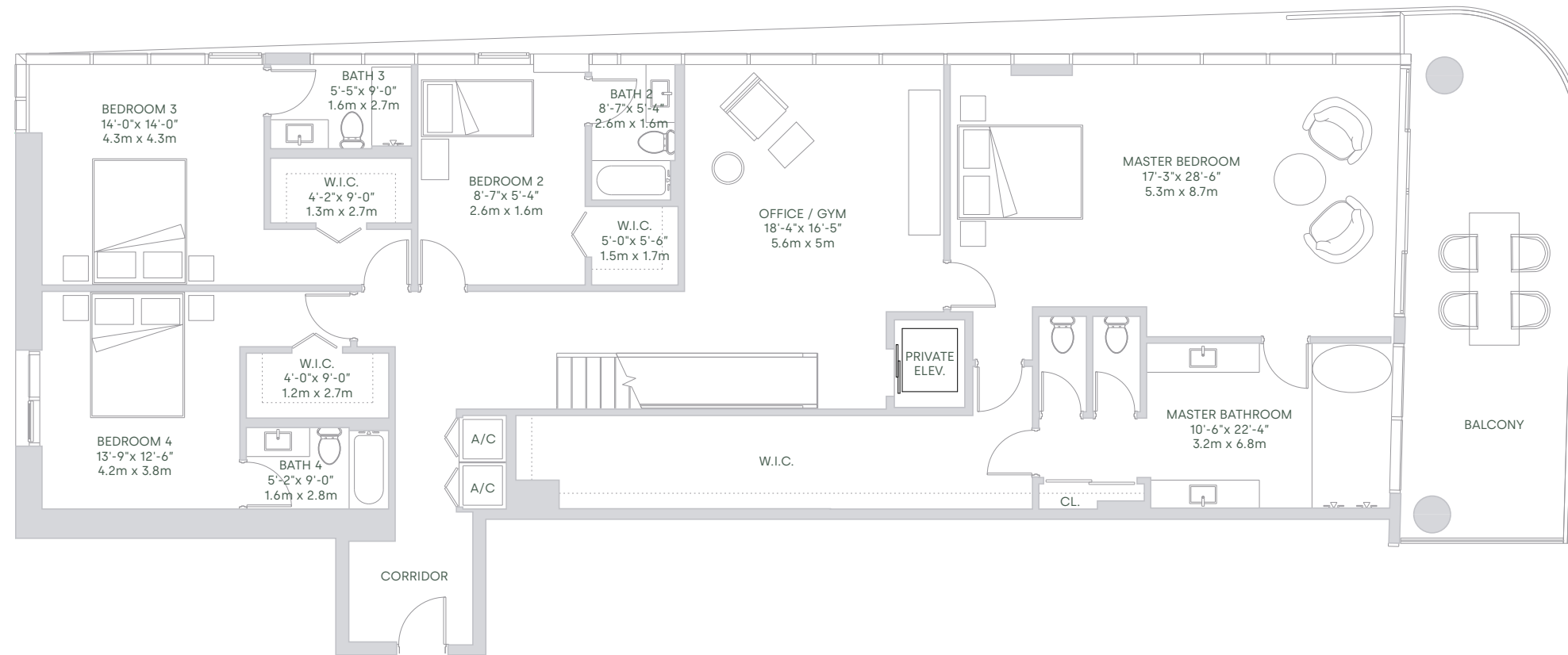
PENTHOUSE MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	8,309 SQ.MT.	771 SQ.MT.
A/C AREA	6,358 SQ.FT.	590 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,951 SQ.FT.	181 SQ.MT.

PHM 01

LEVEL 02

6 BEDROOMS
7^{1/2} BATHROOMS
AND DEN/GYM



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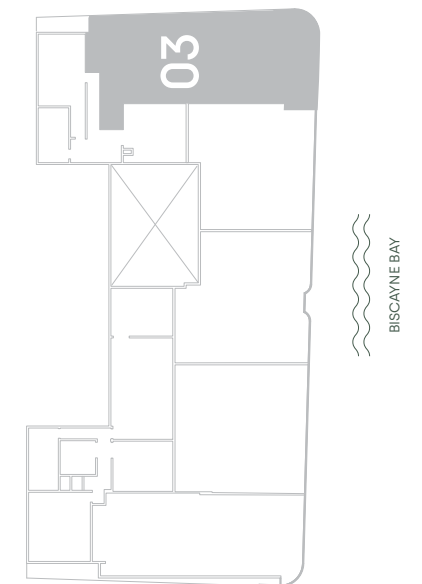
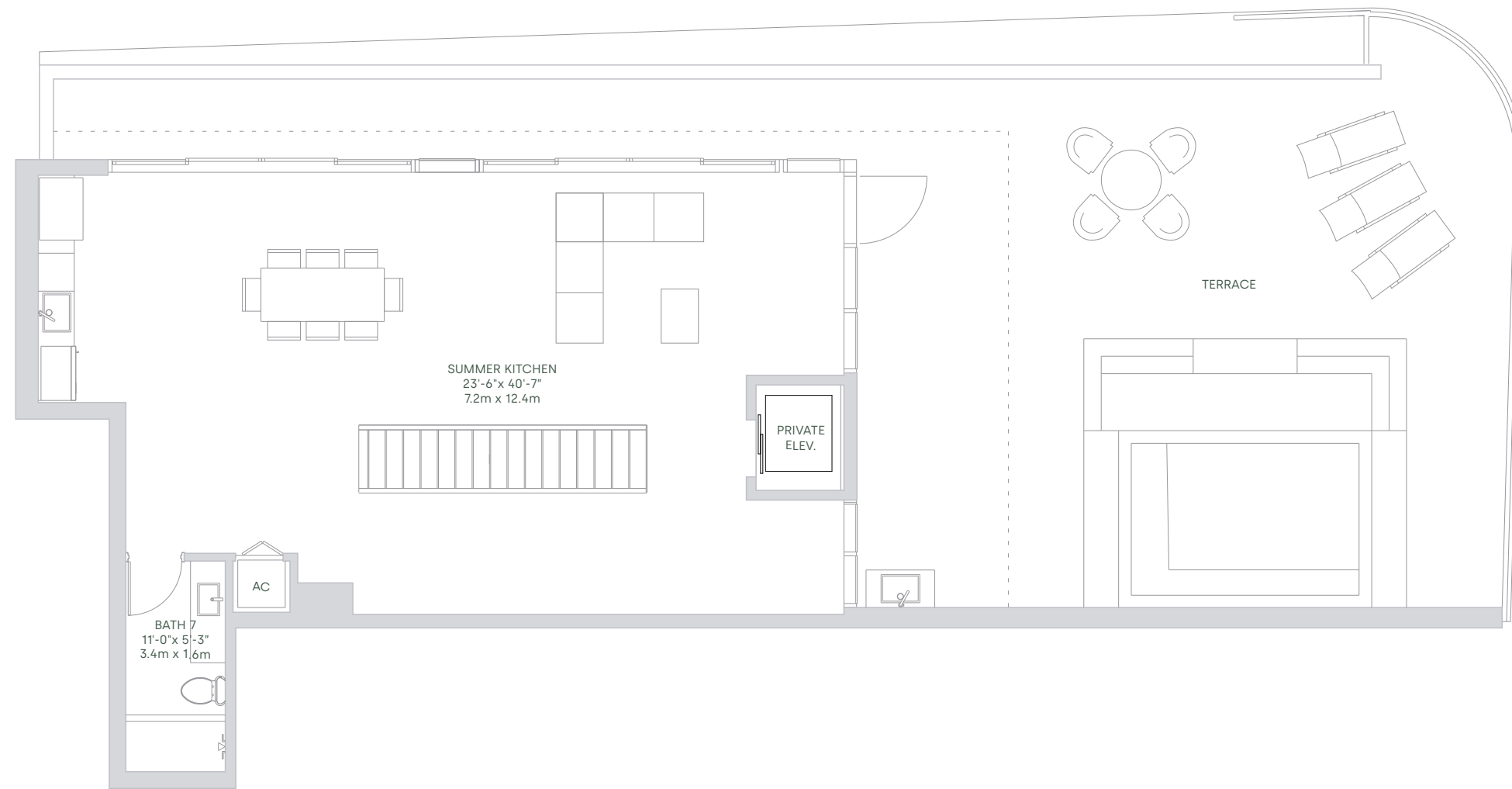
PENTHOUSE MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	8,309 SQ.MT.	771 SQ.MT.
A/C AREA	6,358 SQ.FT.	590 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,951 SQ.FT.	181 SQ.MT.

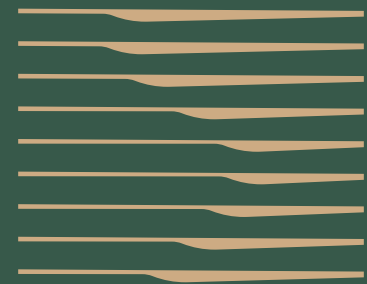
PHM 01

LEVEL 03

6 BEDROOMS
7^{1/2} BATHROOMS
AND DEN/GYM



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ARIA
RESERVE

PENTHOUSE MANSIONS

PHM 02

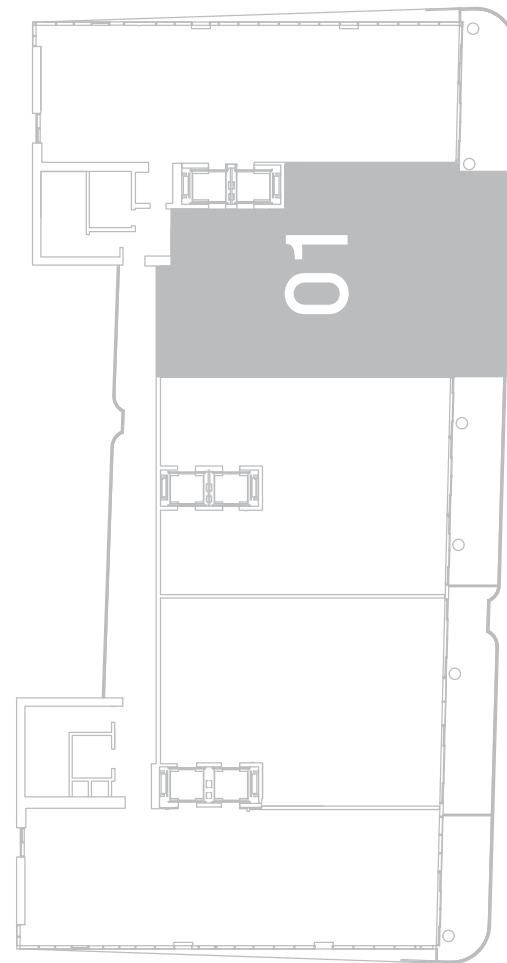


**PENTHOUSE MANSIONS
LEVEL 60-62**

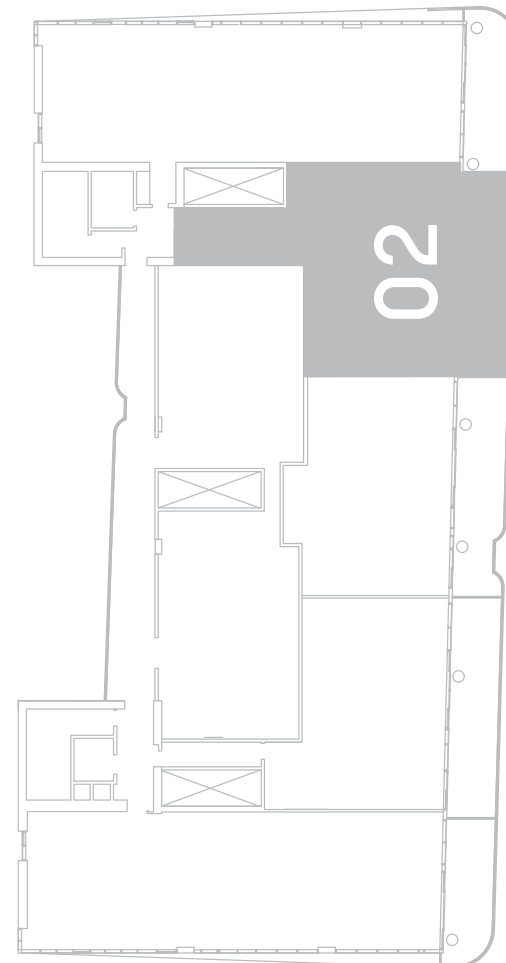
TOTAL SQ.FT.	6,592 SQ.MT.	612 SQ.MT.
A/C AREA	4,676 SQ.FT.	434 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,916 SQ.FT.	178 SQ.MT.

PHM 02

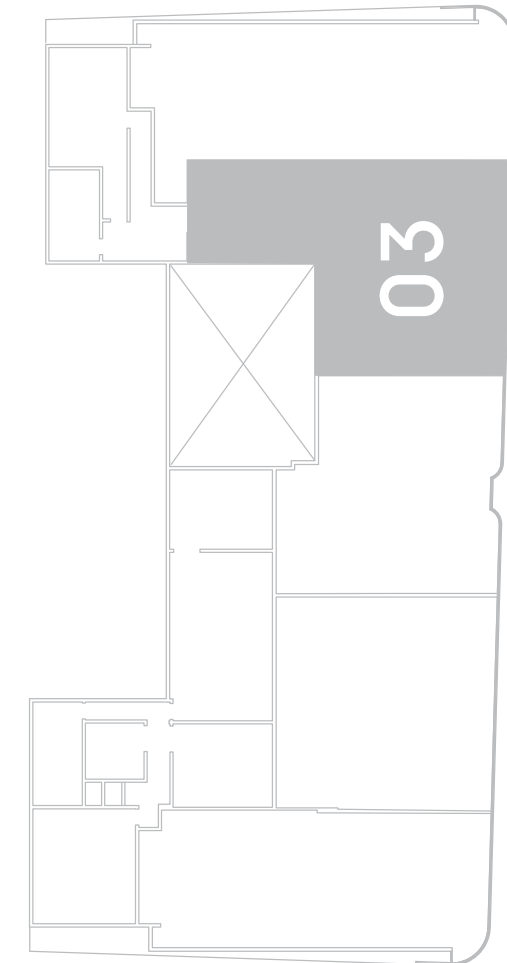
4 BEDROOMS
6.5 BATHROOMS
AND DEN



BISCAYNE BAY



BISCAYNE BAY



BISCAYNE BAY



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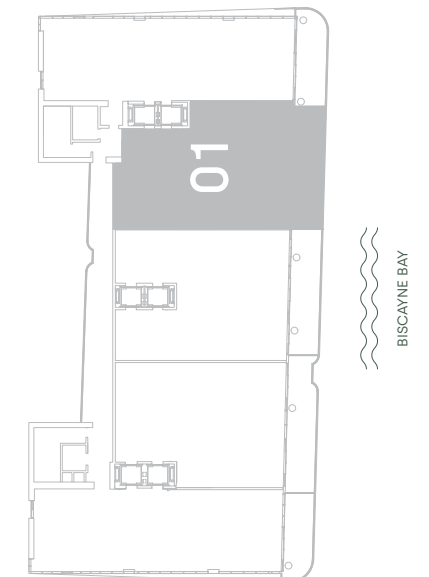
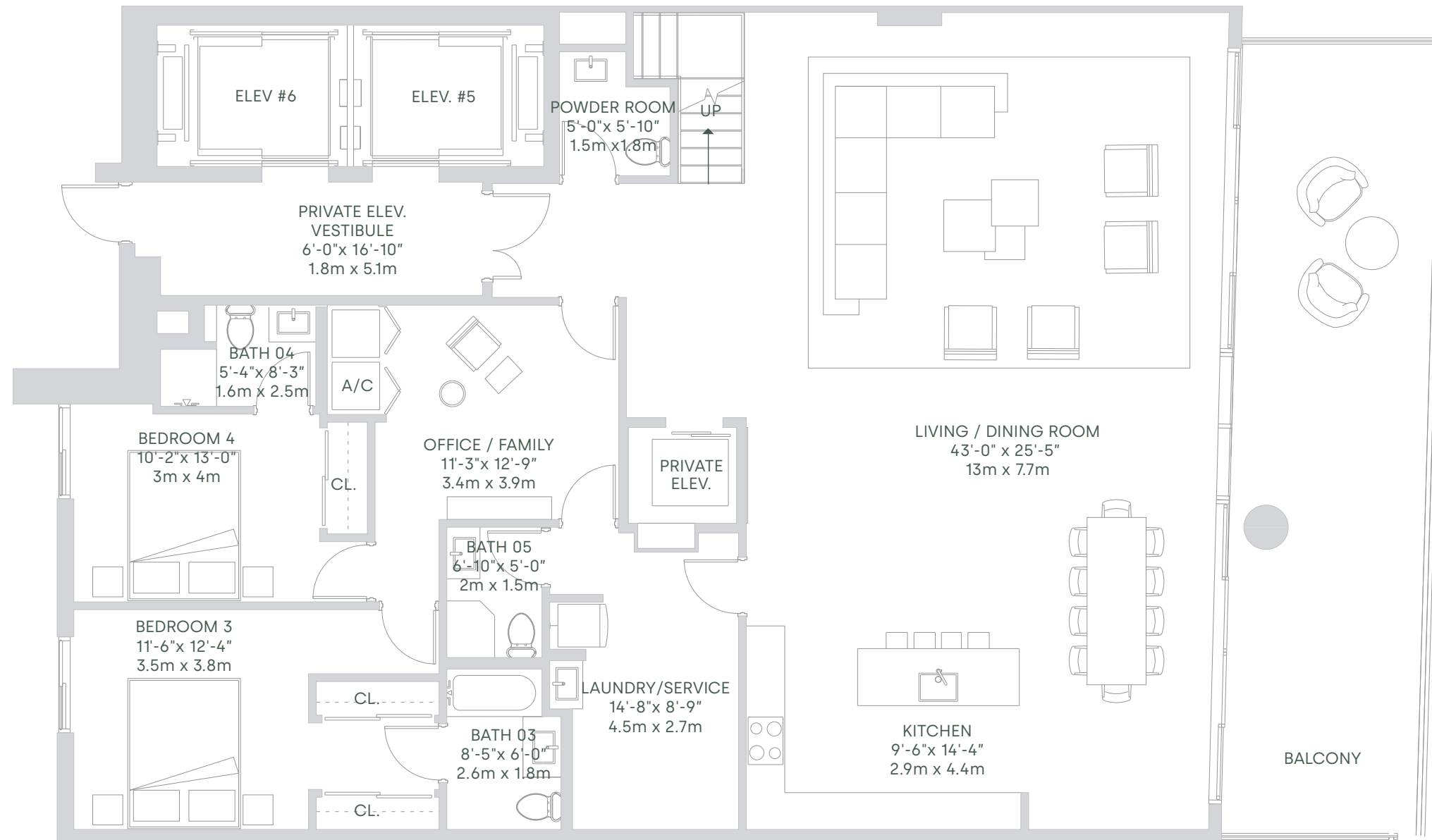
PENTHOUSE MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	6,592 SQ.MT.	612 SQ.MT.
A/C AREA	4,676 SQ.FT.	434 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,916 SQ.FT.	178 SQ.MT.

PHM 02

LEVEL 01

4 BEDROOMS
6.5 BATHROOMS
AND DEN



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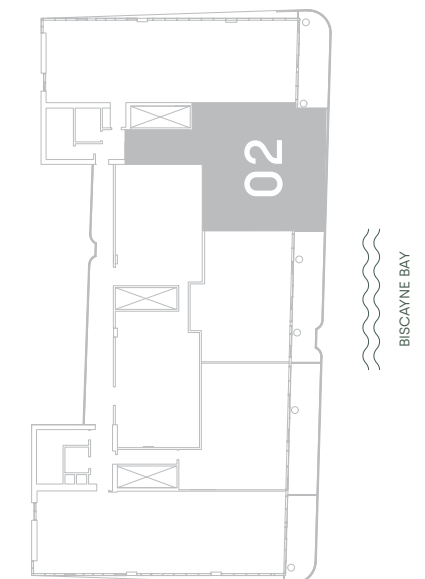
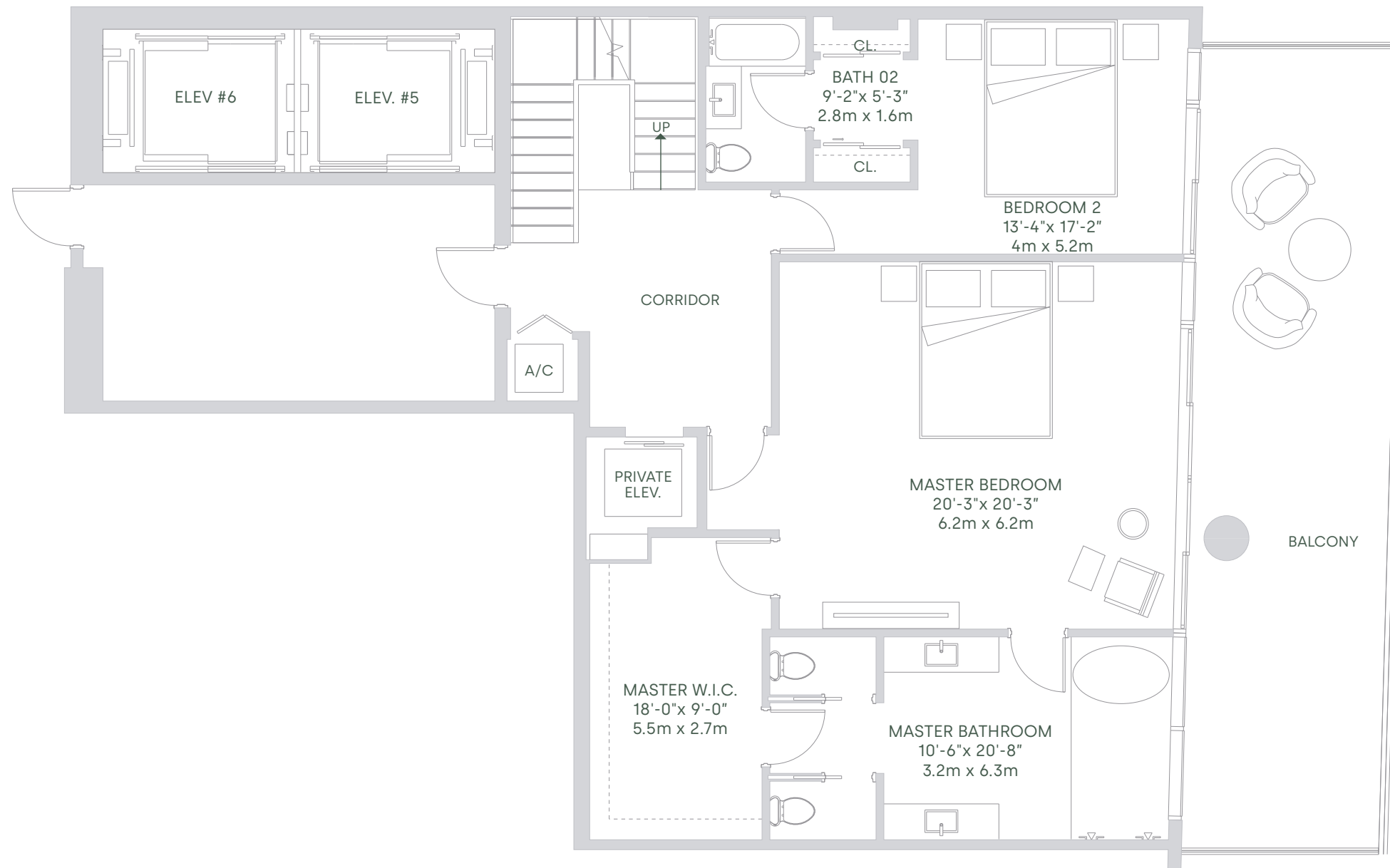
PENTHOUSE MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	6,592 SQ.MT.	612 SQ.MT.
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PHM 02

LEVEL 02

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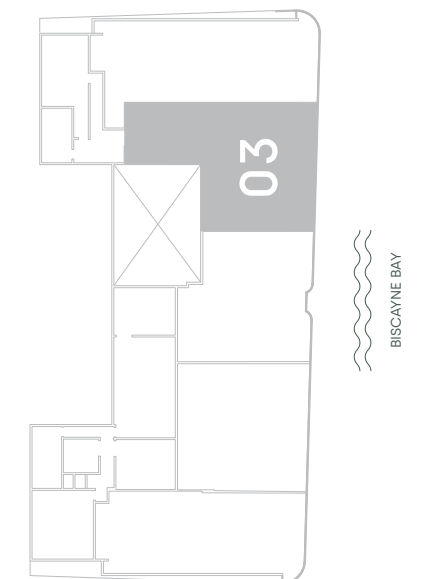
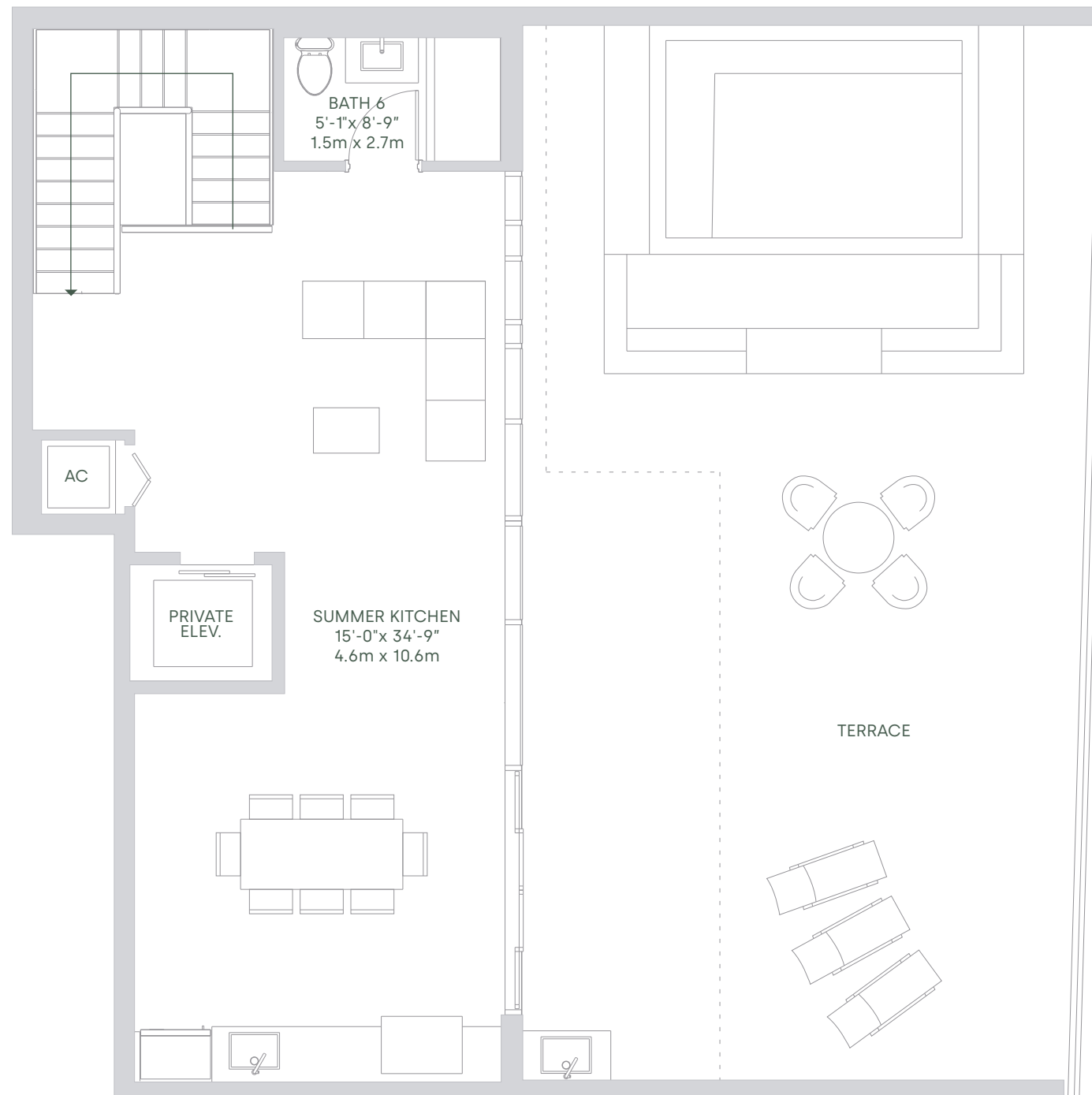
PENTHOUSE MANSIONS
LEVEL 60-62

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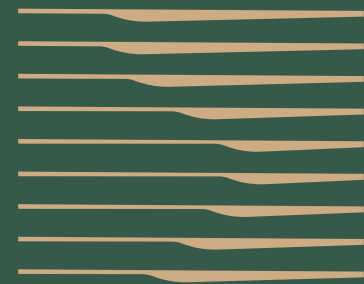
PHM 02

LEVEL 03

4 BEDROOMS
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ARIA
RESERVE

PENTHOUSE MANSIONS

PHM 03

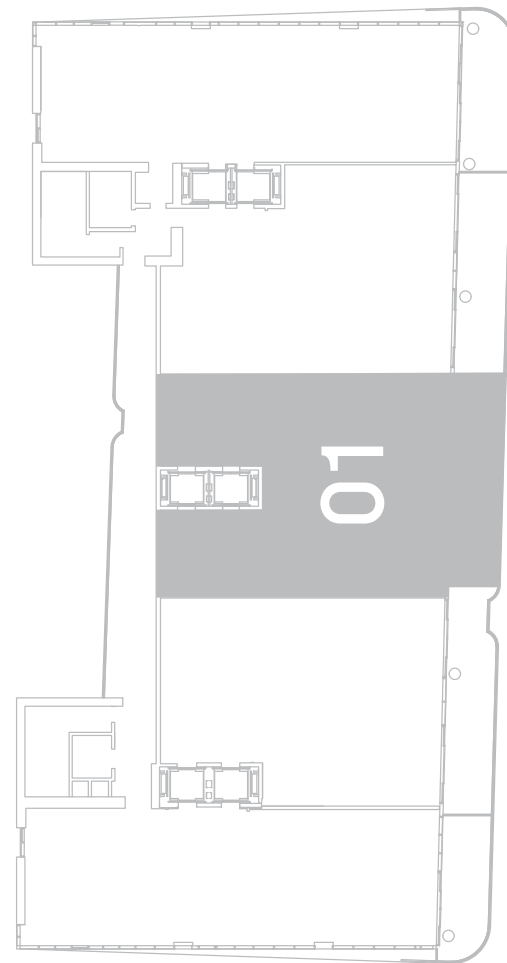


PENTHOUSES MANSIONS
LEVEL 60-62

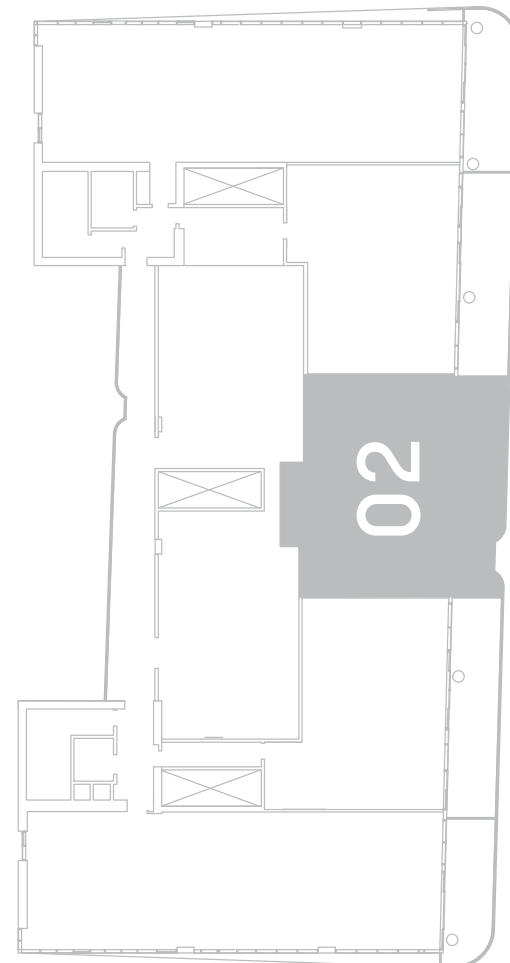
TOTAL SQ.FT.	6,917 SQ.MT.	642 SQ.MT.
A/C AREA	5,010 SQ.FT.	465 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,907 SQ.FT.	177 SQ.MT.

PHM 03

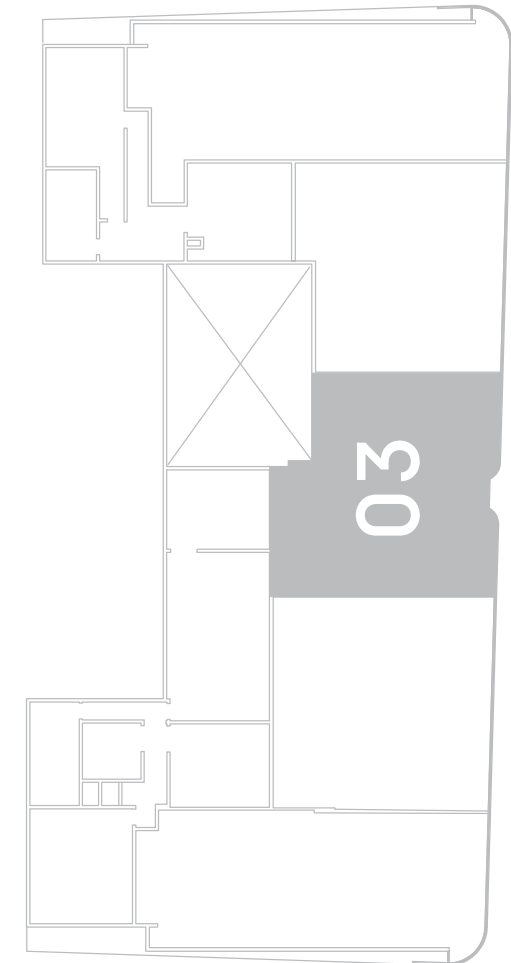
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BISCAYNE BAY



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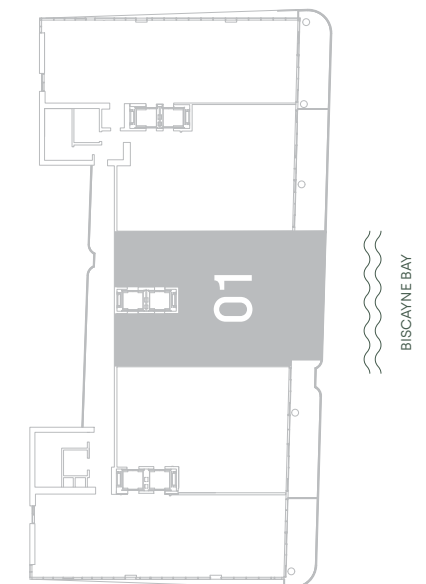
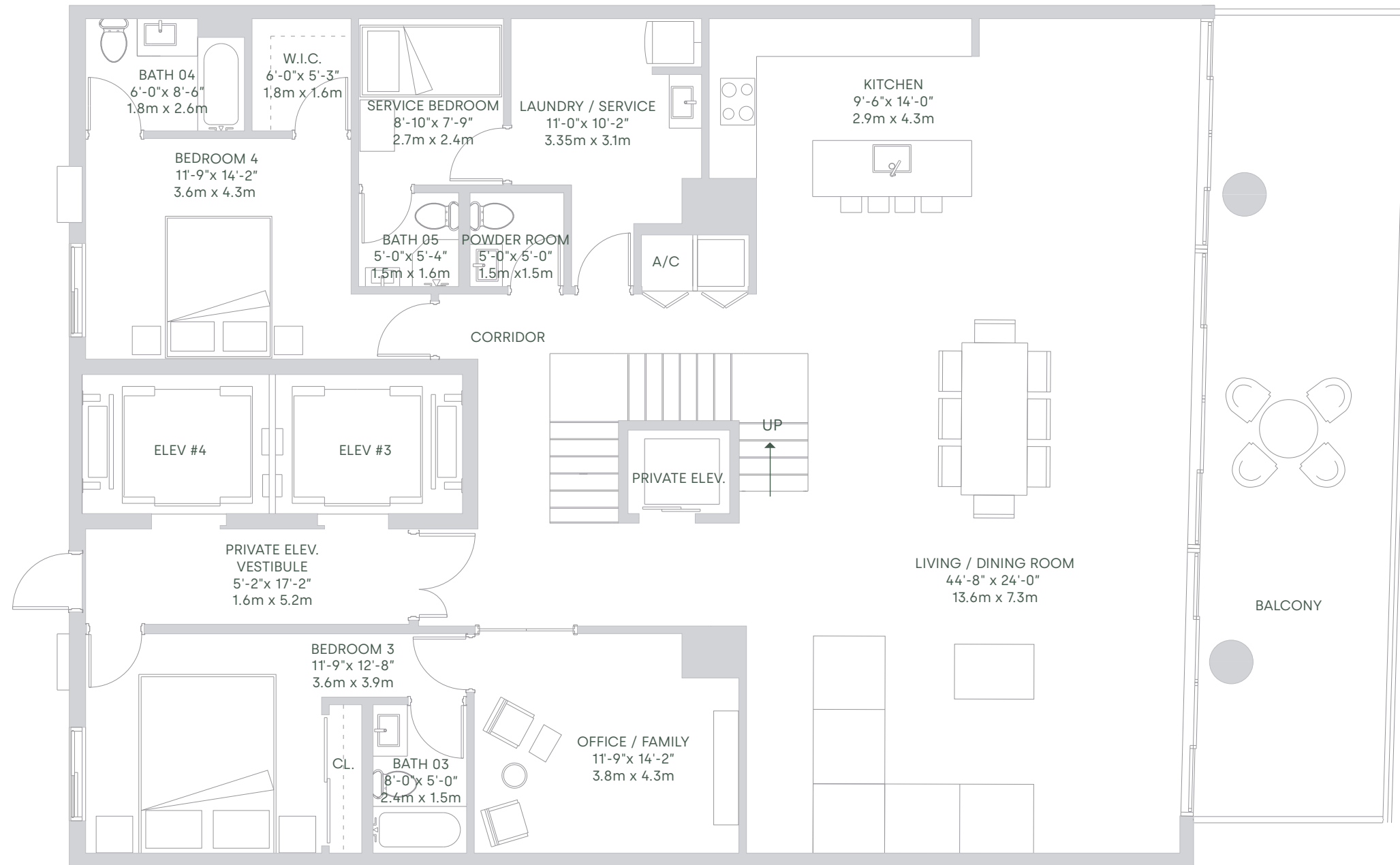
PENTHOUSES MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	6,917 SQ.MT.	642 SQ.MT.
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PHM 03

LEVEL 01

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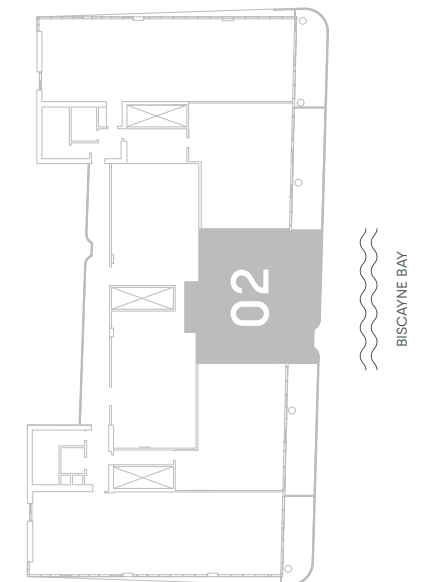
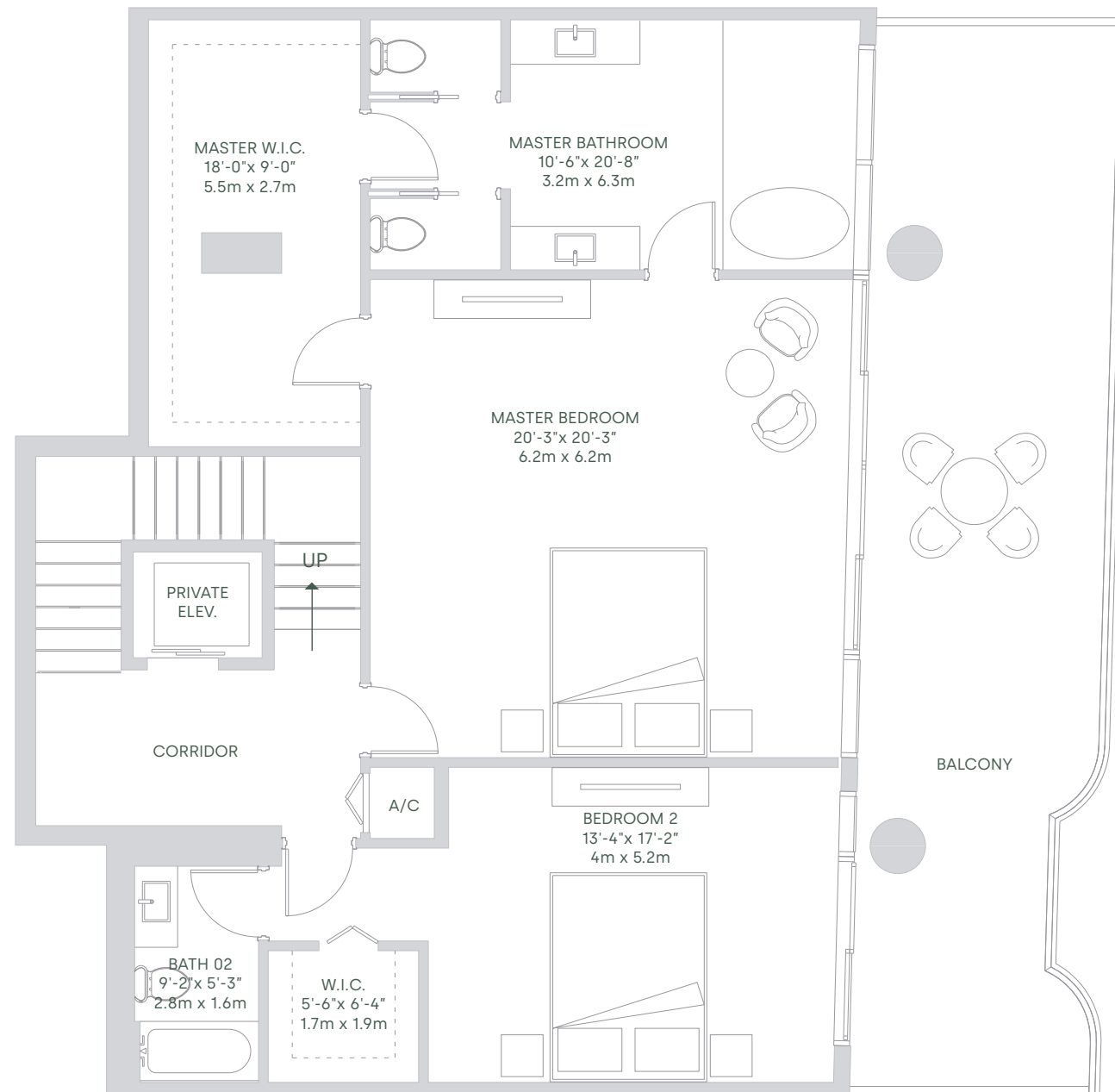
PENTHOUSES MANSIONS
LEVEL 60-62

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PHM 03

LEVEL 02

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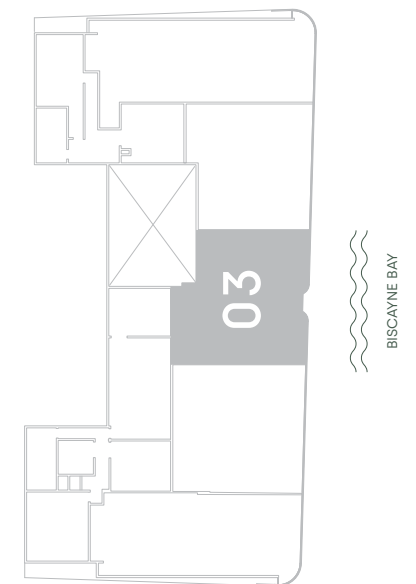
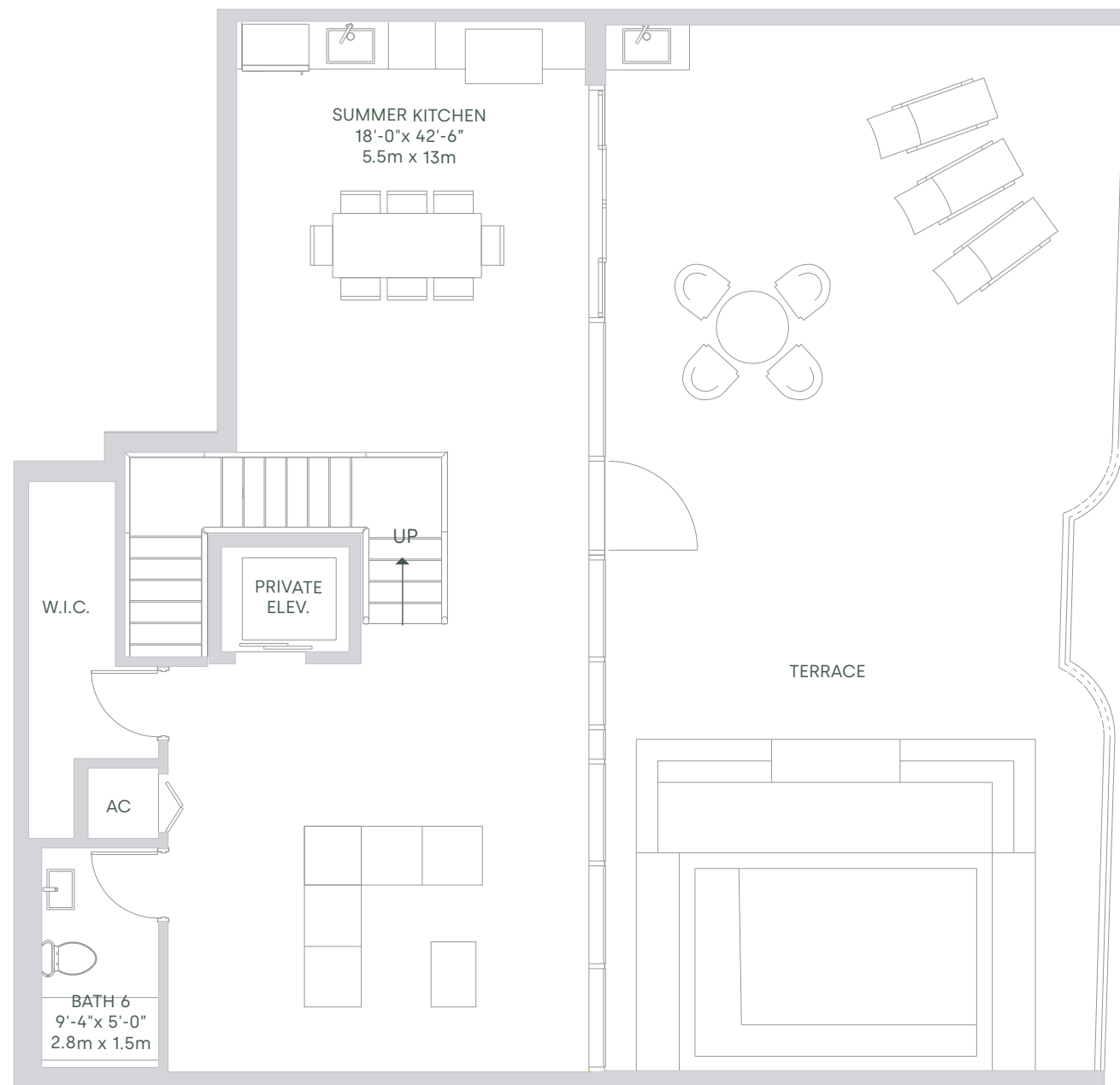
PENTHOUSES MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	6,917 SQ.MT.	642 SQ.MT.
A/C AREA	5,010 SQ.FT.	465 SQ.MT.
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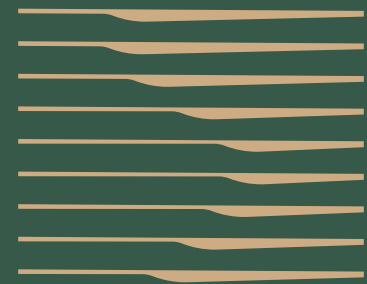
PHM 03

LEVEL 03

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ARIA
RESERVE

PENTHOUSE MANSIONS

PHM 04

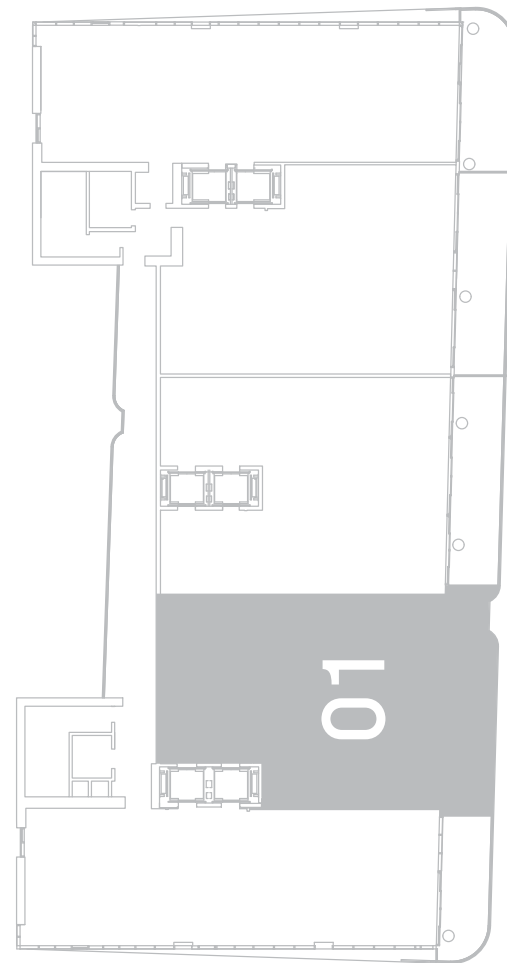


PENTHOUSES MANSIONS
LEVEL 60-62

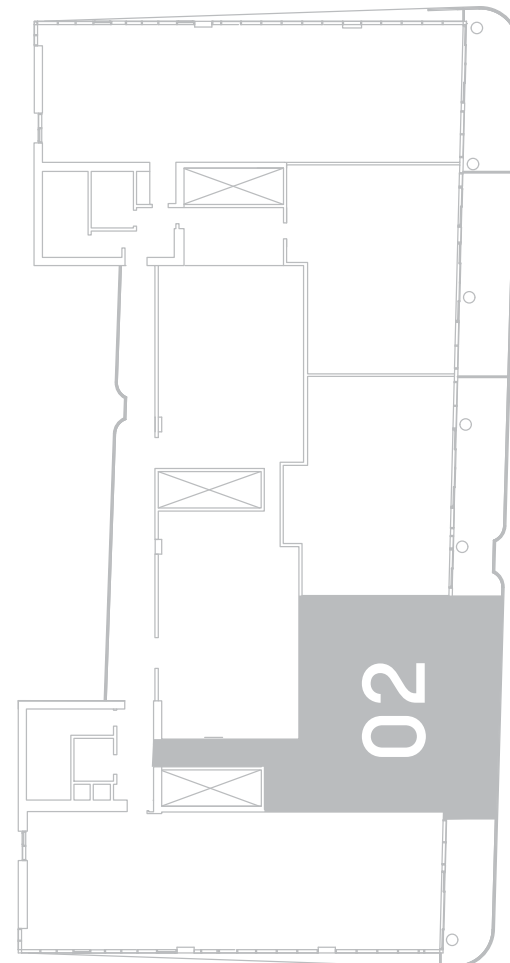
TOTAL SQ.FT.	6,906 SQ.MT.	641 SQ.MT.
A/C AREA	4,795 SQ.FT.	445 SQ.MT.
TOTAL BALCONY/TERRACE AREA	2,111 SQ.FT.	196 SQ.MT.

PHM 04

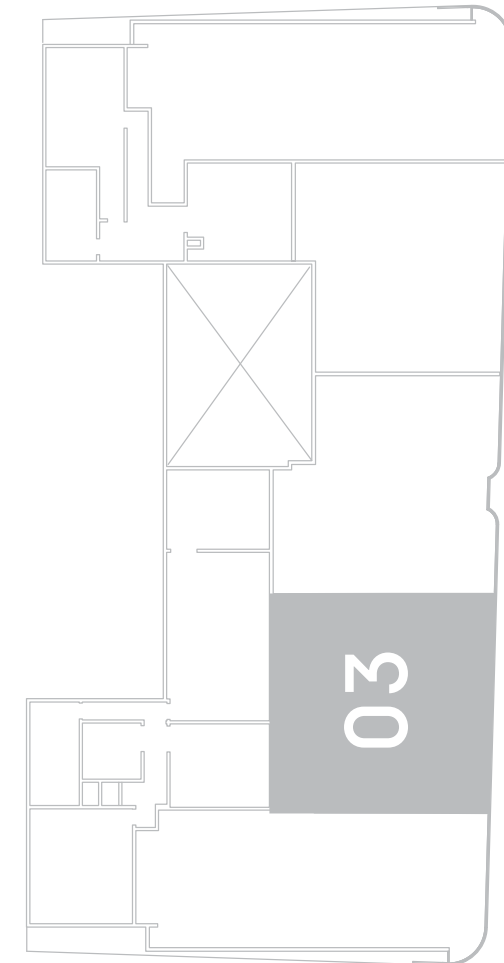
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BISCAYNE BAY



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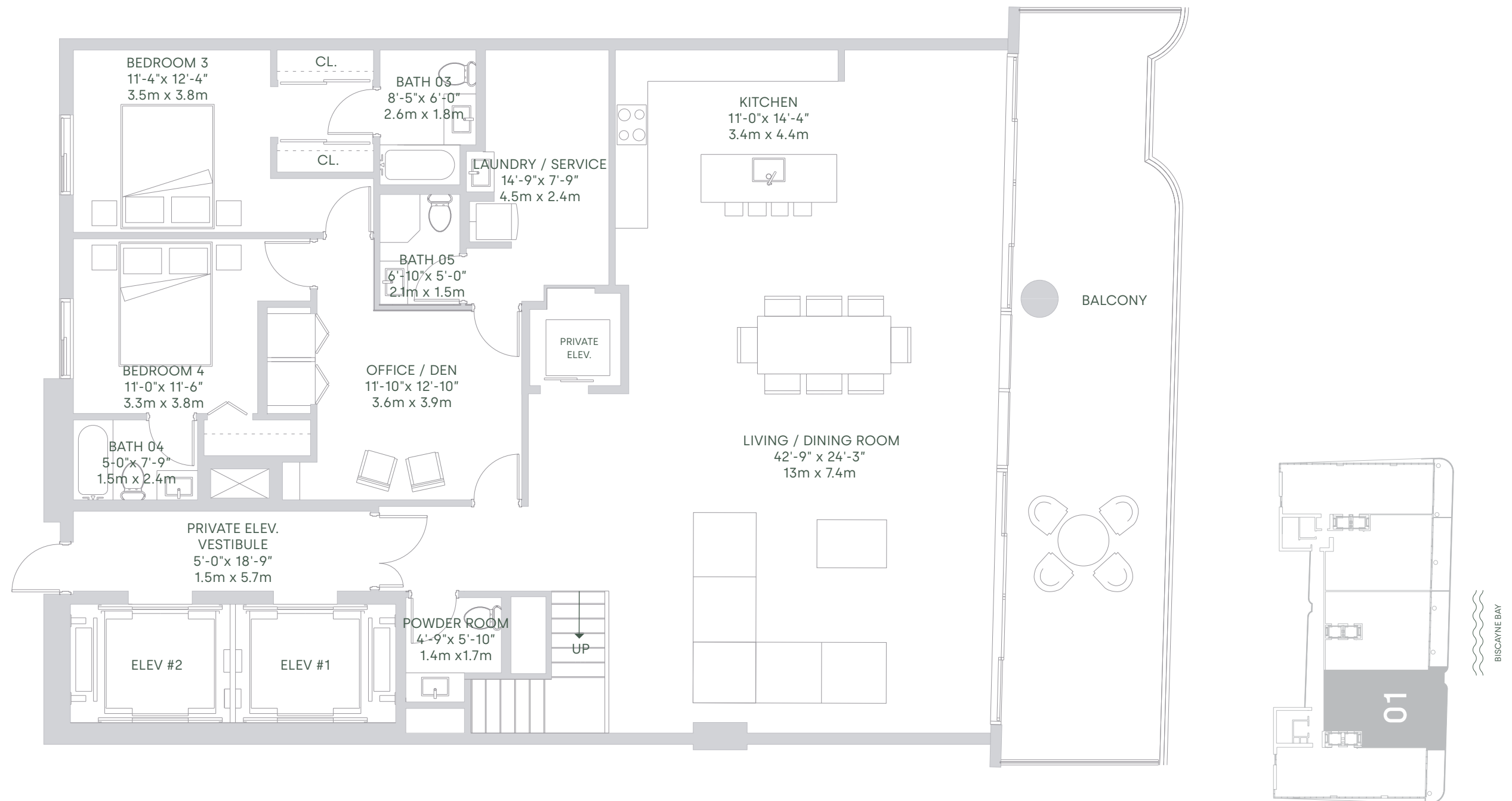
PENTHOUSES MANSIONS
LEVEL 60-62

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PHM 04

LEVEL 01

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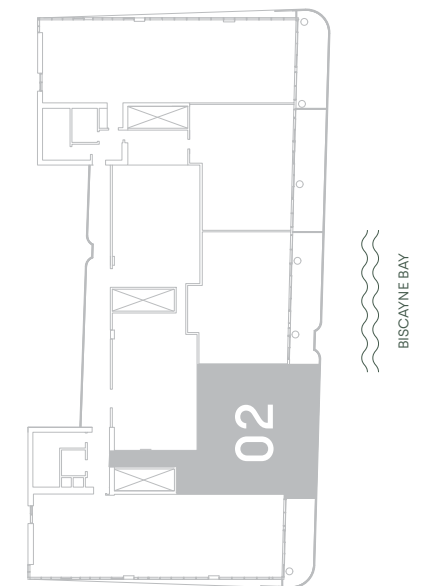
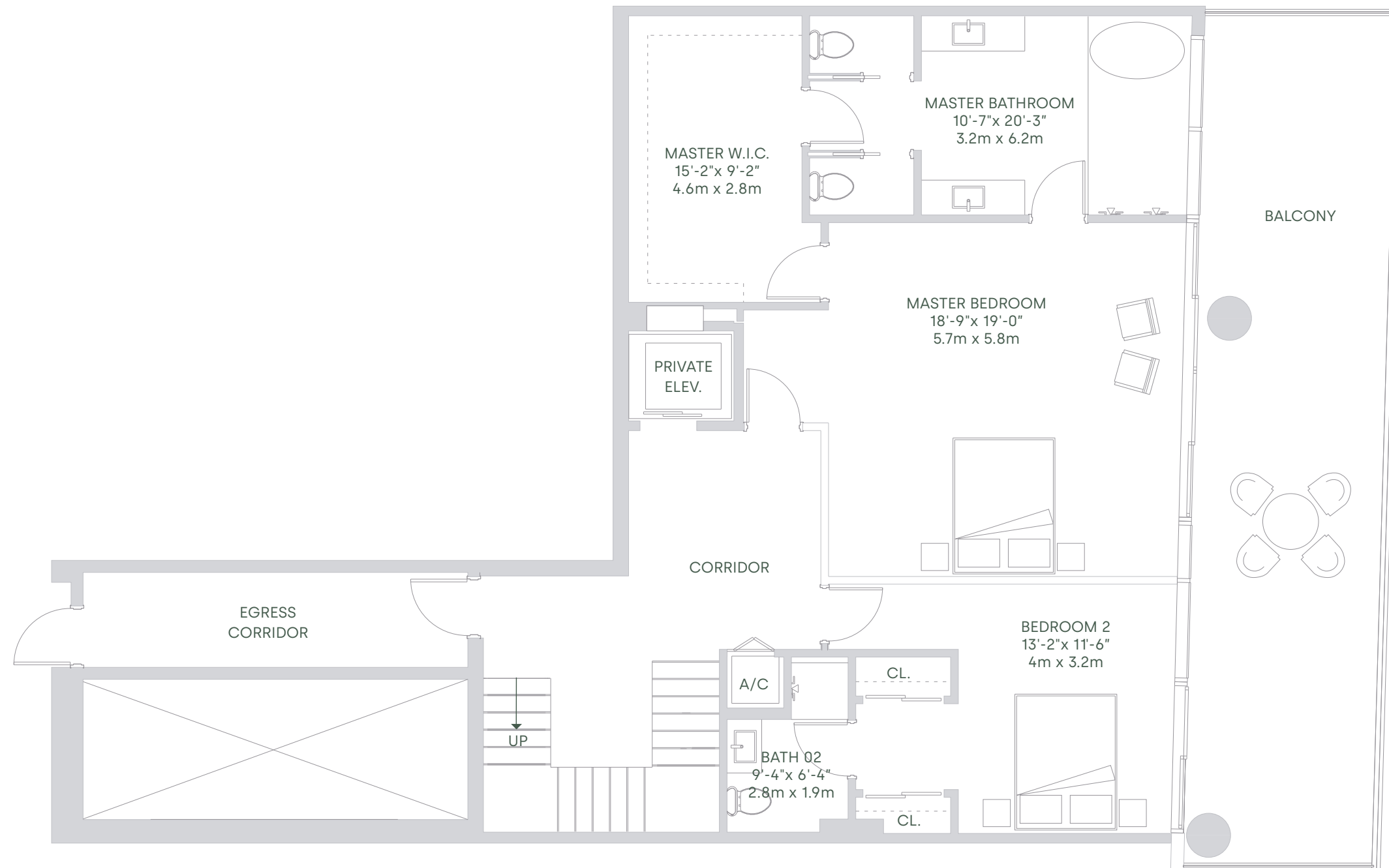
PENTHOUSES MANSIONS
LEVEL 60-62

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PHM 04

LEVEL 02

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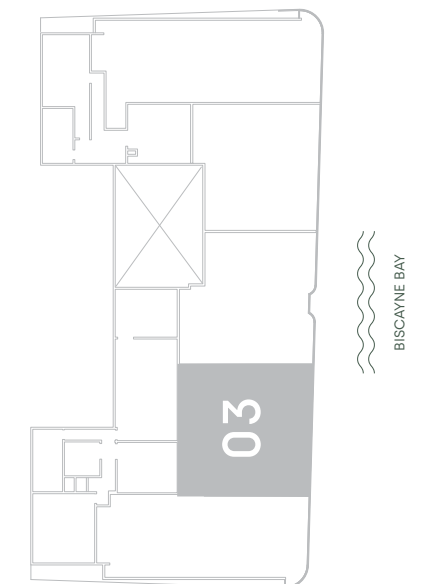
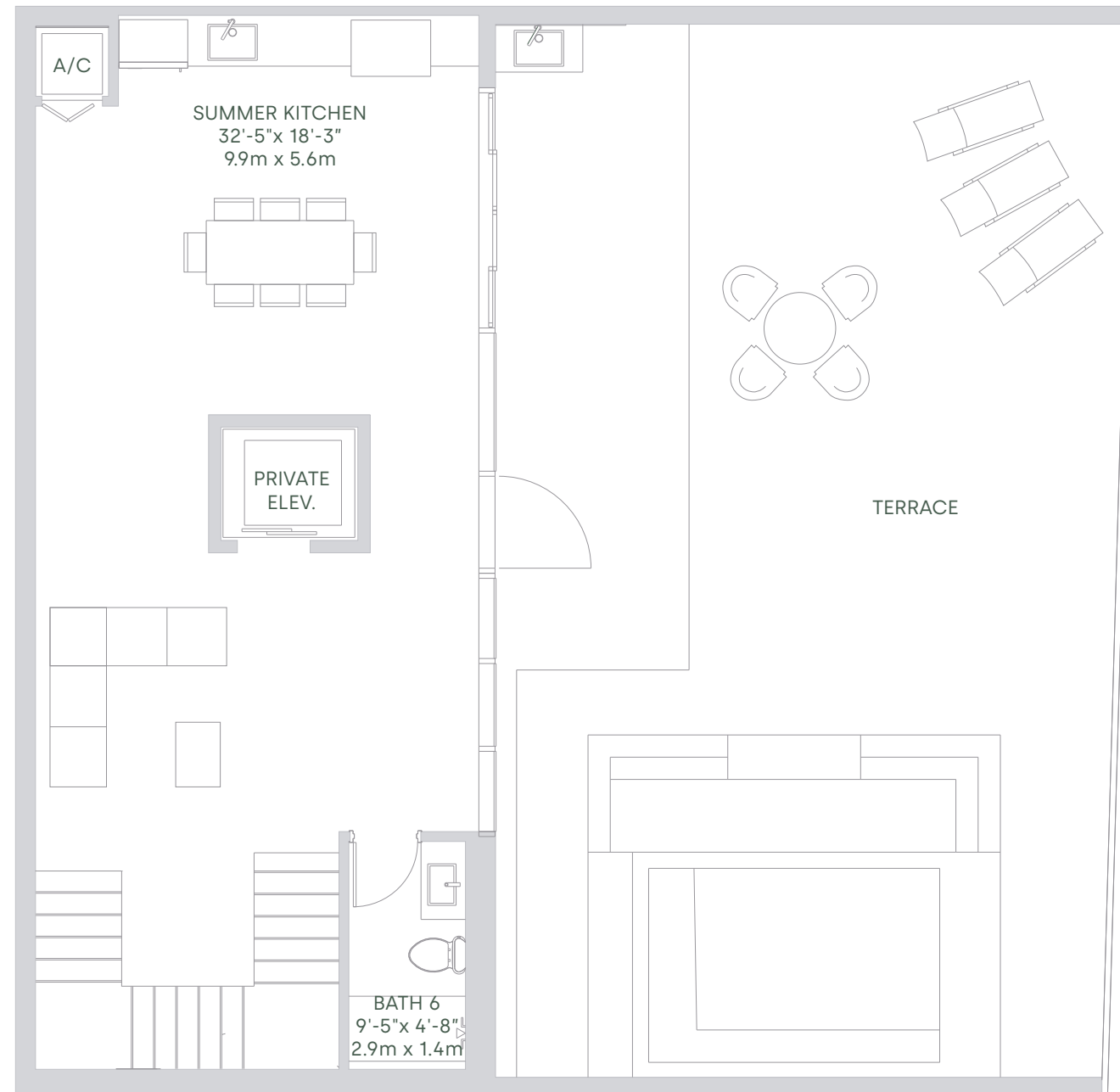
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TOTAL SQ.FT.	6,906 SQ.MT.	641 SQ.MT.
A/C AREA	4,795 SQ.FT.	445 SQ.MT.
TOTAL BALCONY/TERRACE AREA	2,111 SQ.FT.	196 SQ.MT.

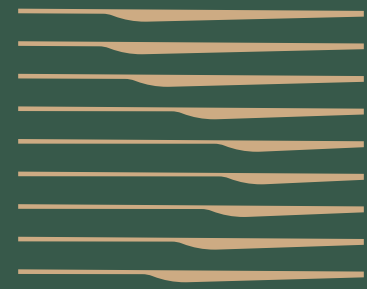
PHM 04

LEVEL 03

4 BEDROOMS
6.5 BATHROOMS
AND DEN



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ARIA
RESERVE

PENTHOUSE MANSIONS

PHM 05

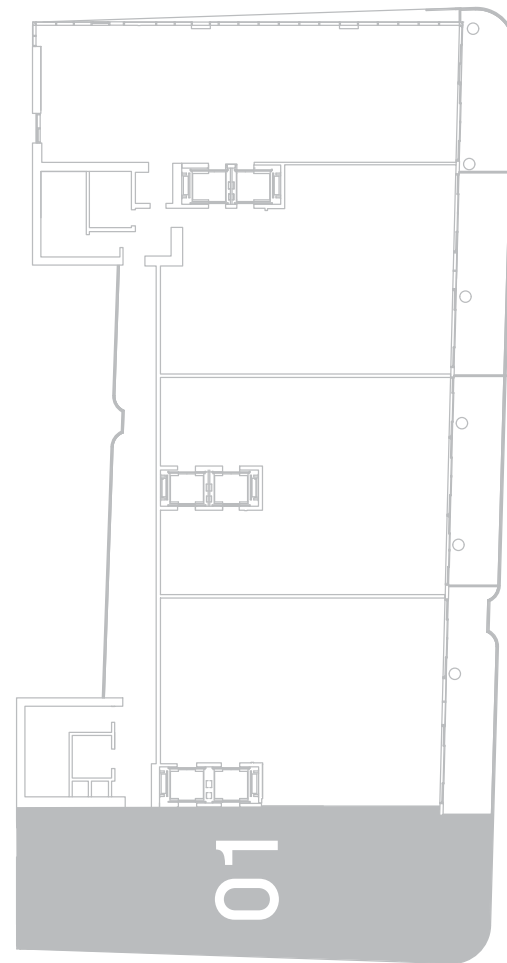


PENTHOUSES MANSIONS
LEVEL 60-62

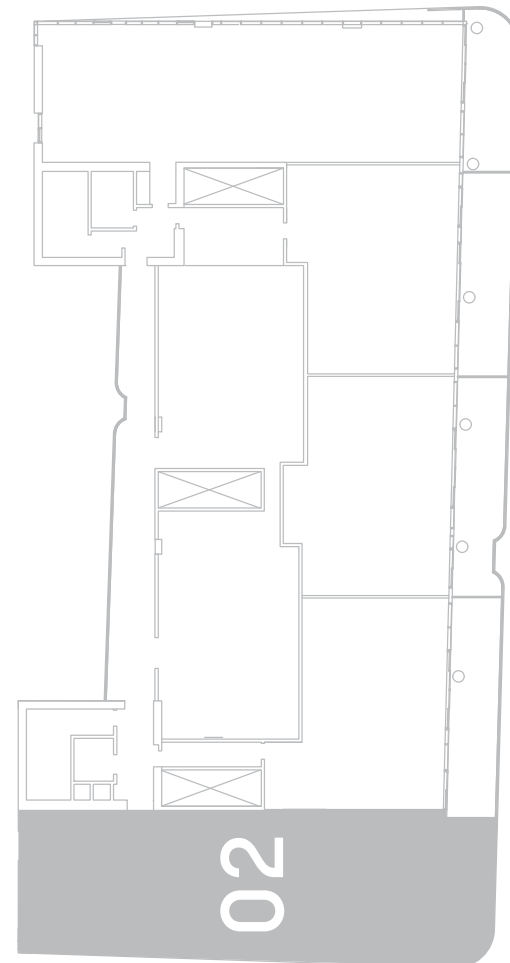
TOTAL SQ.FT.	7,850 SQ.MT.	729 SQ.MT.
A/C AREA	6,046 SQ.FT.	562 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,804 SQ.FT.	167 SQ.MT.

PHM 05

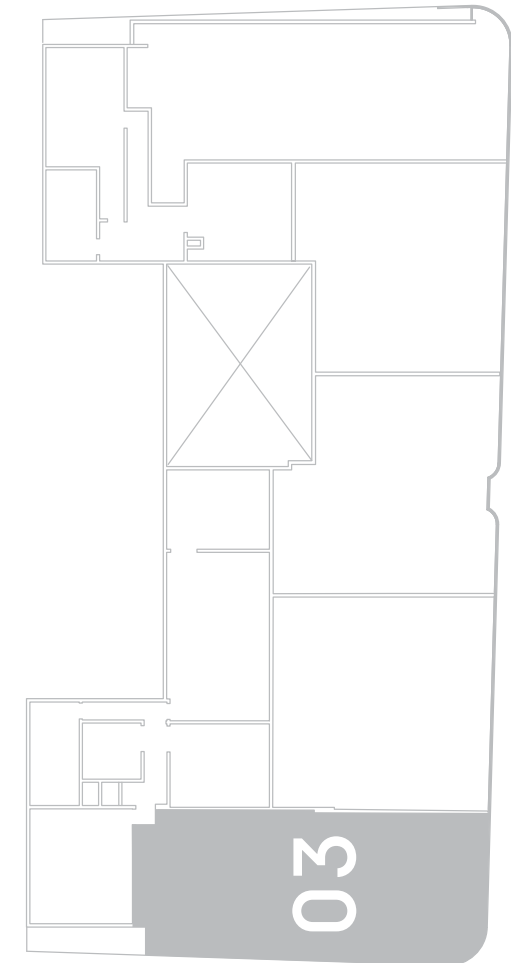
6 BEDROOMS
7.5 BATHROOMS
AND DEN/GYM



BISCAYNE BAY



BISCAYNE BAY



BISCAYNE BAY



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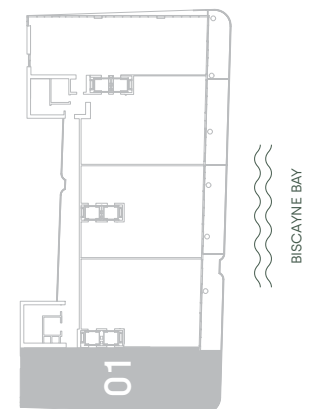
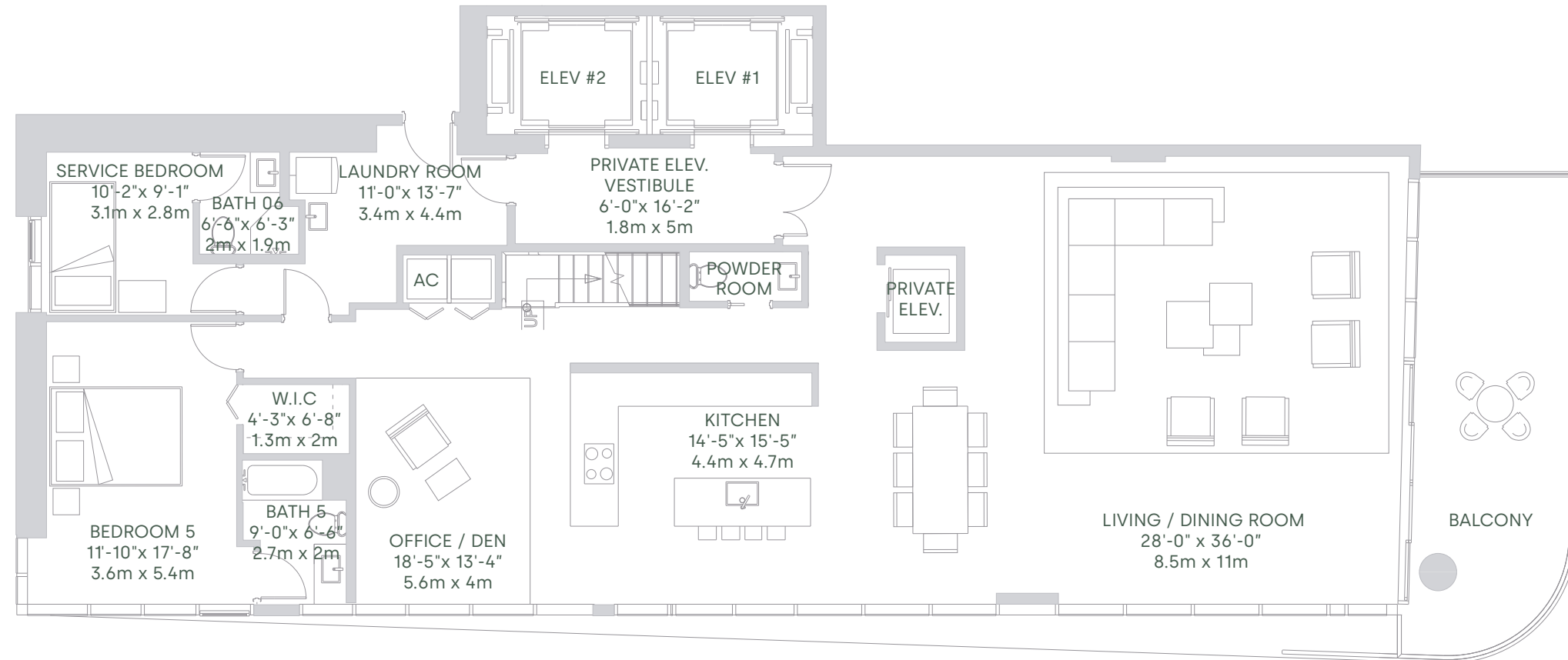
PENTHOUSES MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	7,850 SQ.MT.	729 SQ.MT.
A/C AREA	6,046 SQ.FT.	562 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,804 SQ.FT.	167 SQ.MT.

PHM 05

LEVEL 01

6 BEDROOMS
7.5 BATHROOMS
AND DEN/GYM



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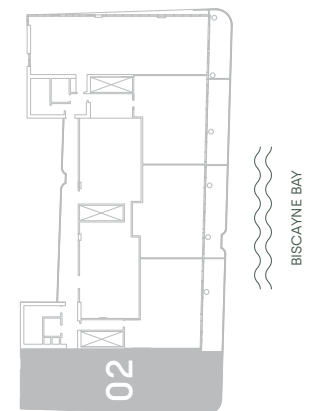
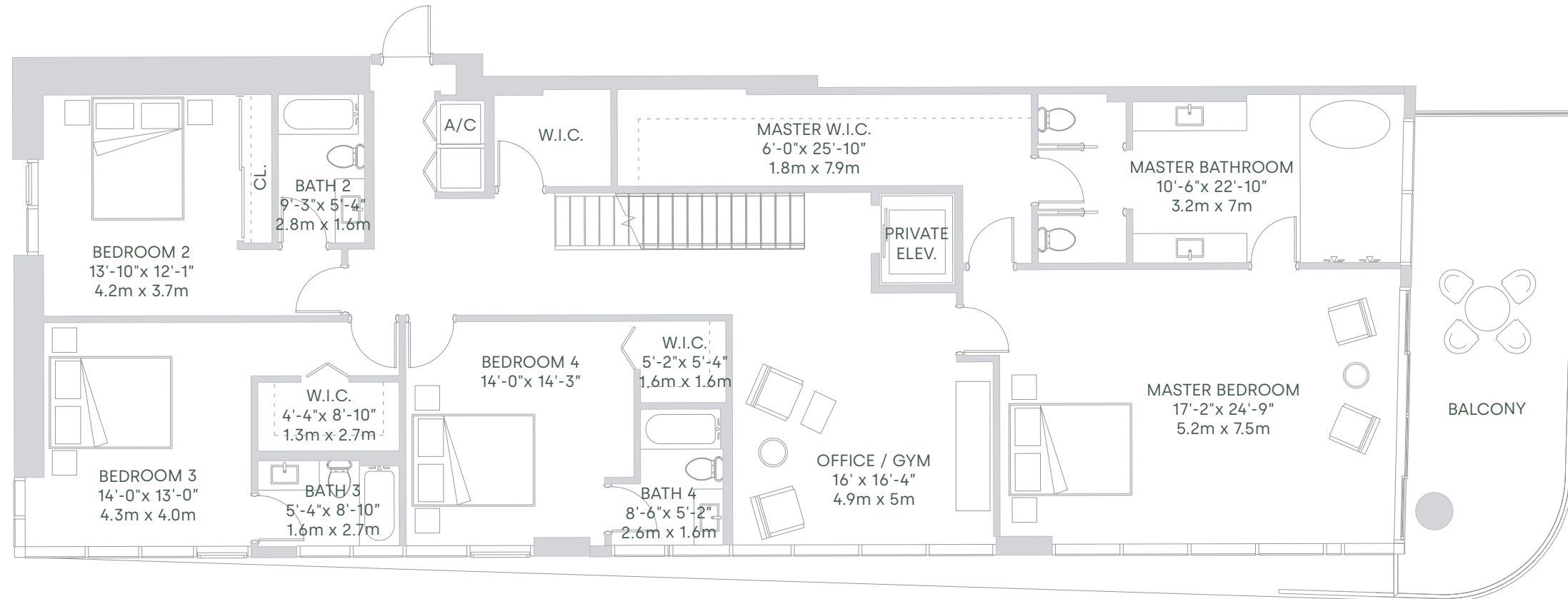
PENTHOUSES MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	7,850 SQ.MT.	729 SQ.MT.
A/C AREA	6,046 SQ.FT.	562 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,804 SQ.FT.	167 SQ.MT.

PHM 05

LEVEL 02

6 BEDROOMS
7.5 BATHROOMS
AND DEN/GYM



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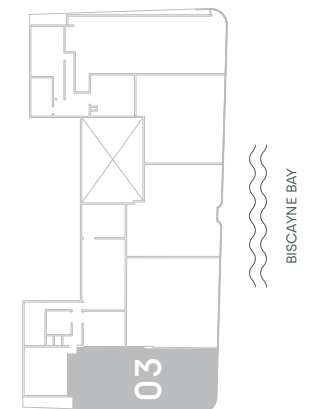
PENTHOUSES MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	7,850 SQ.MT.	729 SQ.MT.
A/C AREA	6,046 SQ.FT.	562 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,804 SQ.FT.	167 SQ.MT.

PHM 05

LEVEL 03

6 BEDROOMS
7.5 BATHROOMS
AND DEN/GYM



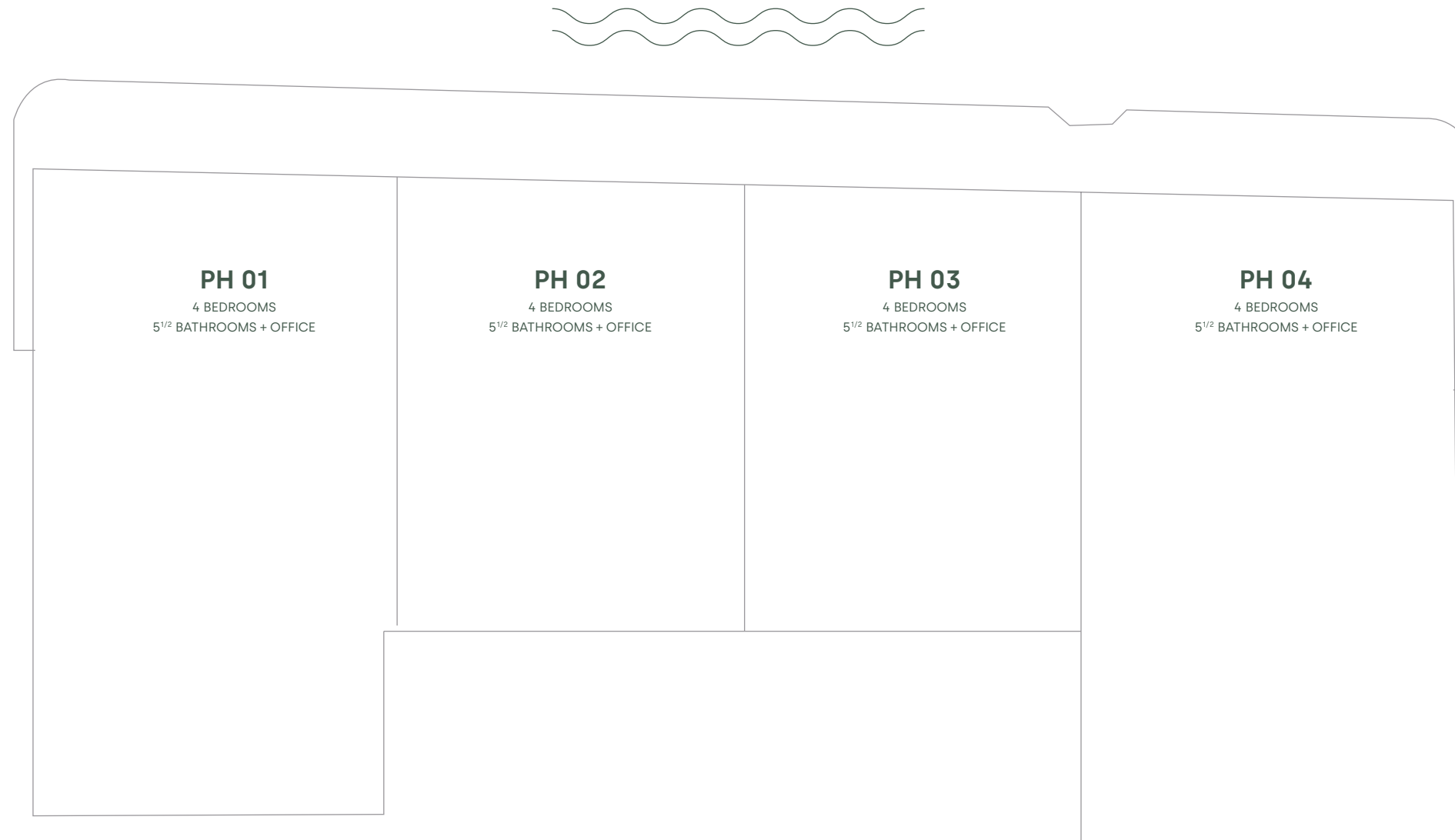
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ARIA
RESERVE
MIAMI

PENTHOUSE COLLECTION / Penthouses

BISCAYNE BAY



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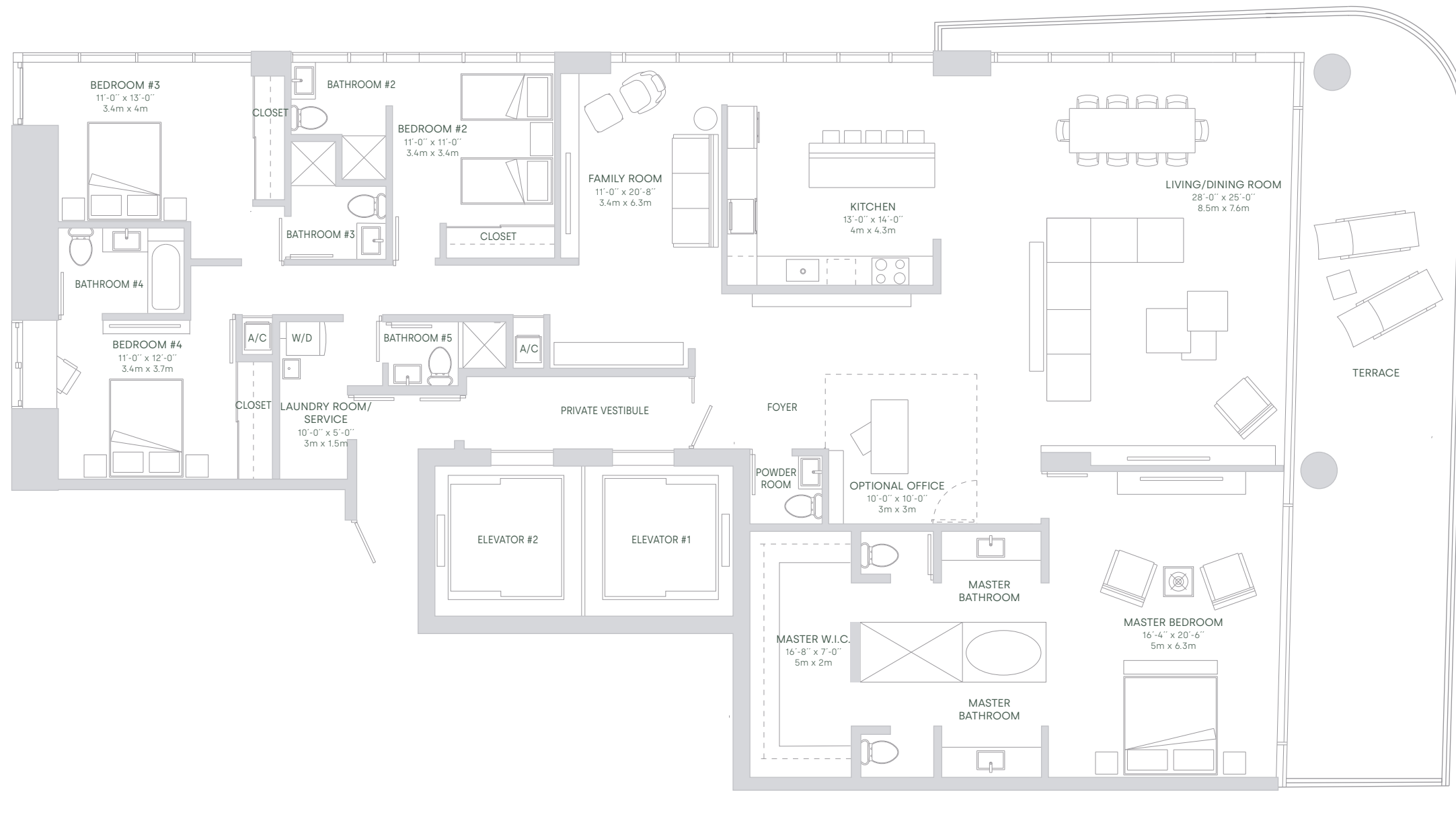
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PENTHOUSES
LEVEL 57-59

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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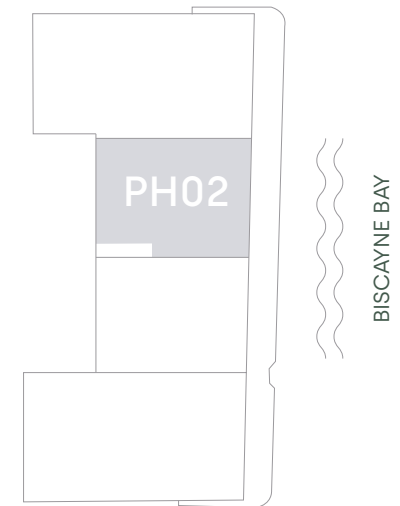
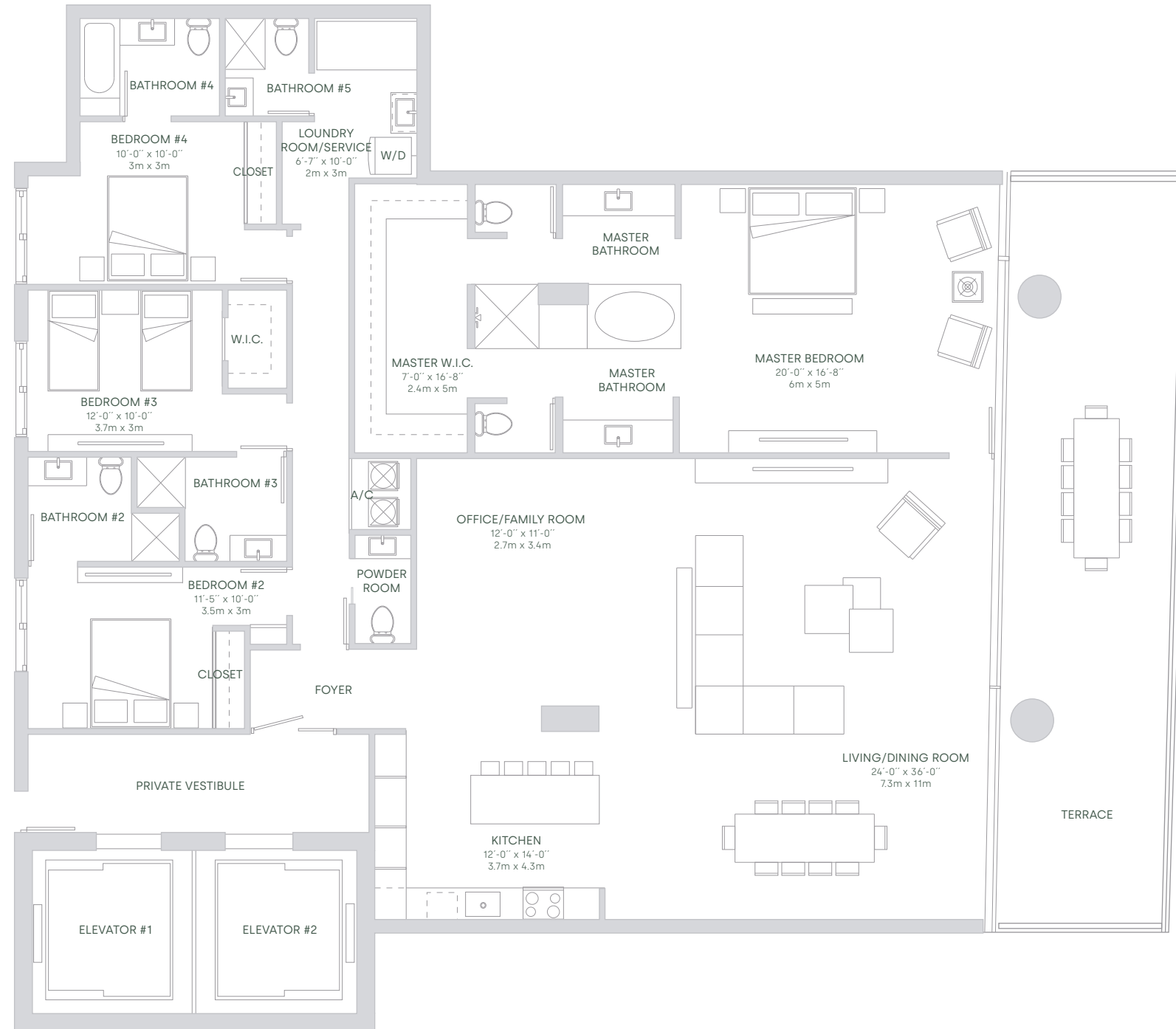
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PH 02

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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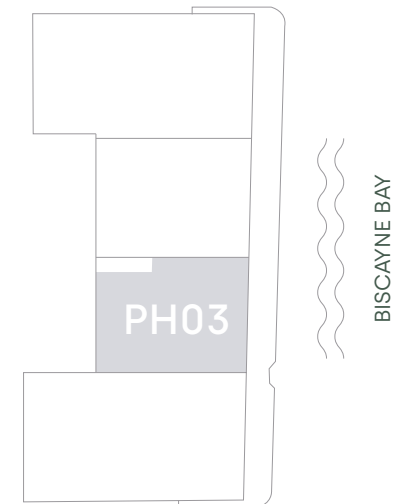
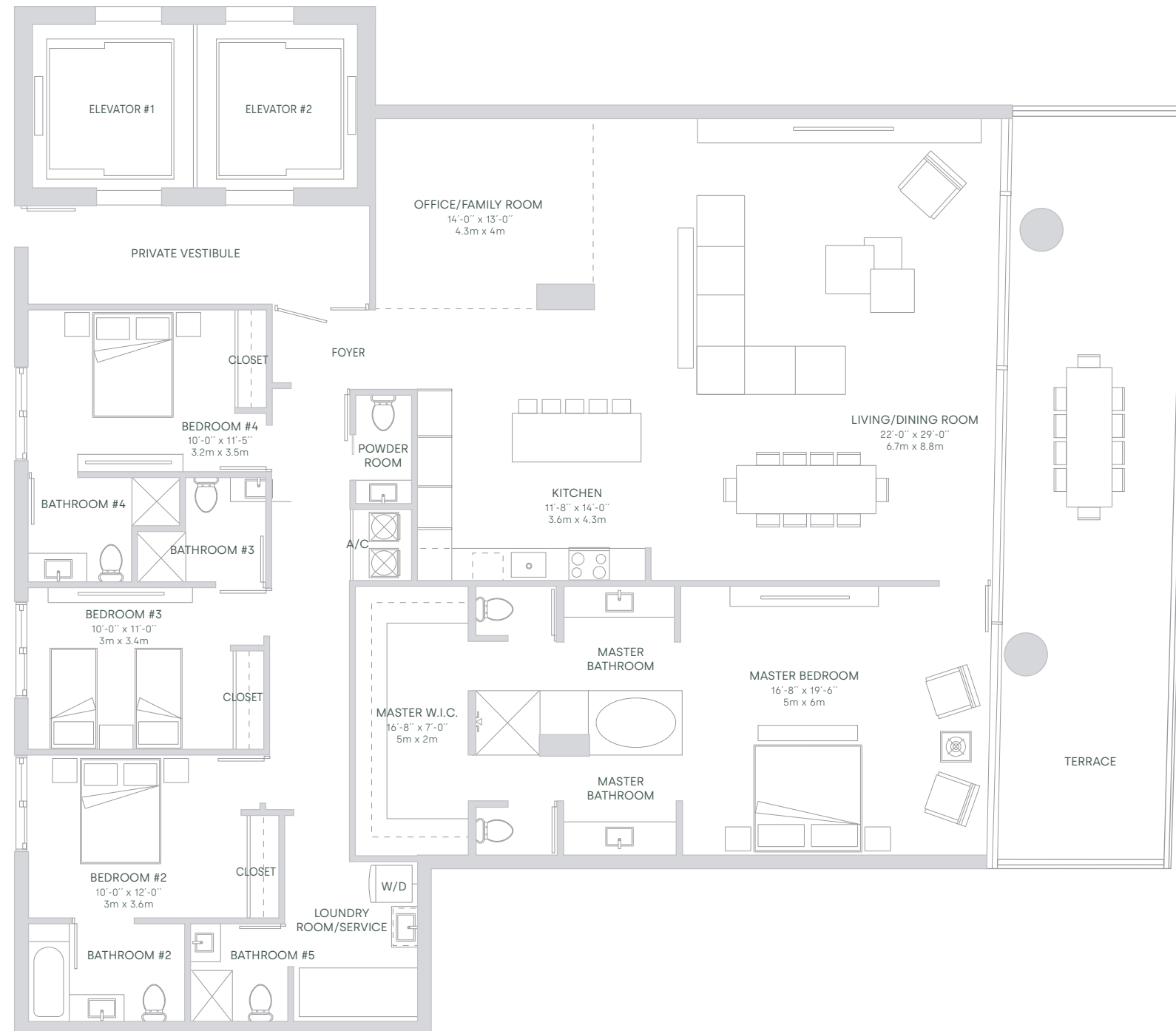
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PH 03

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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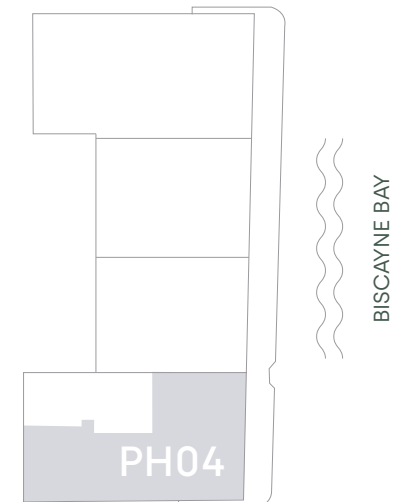
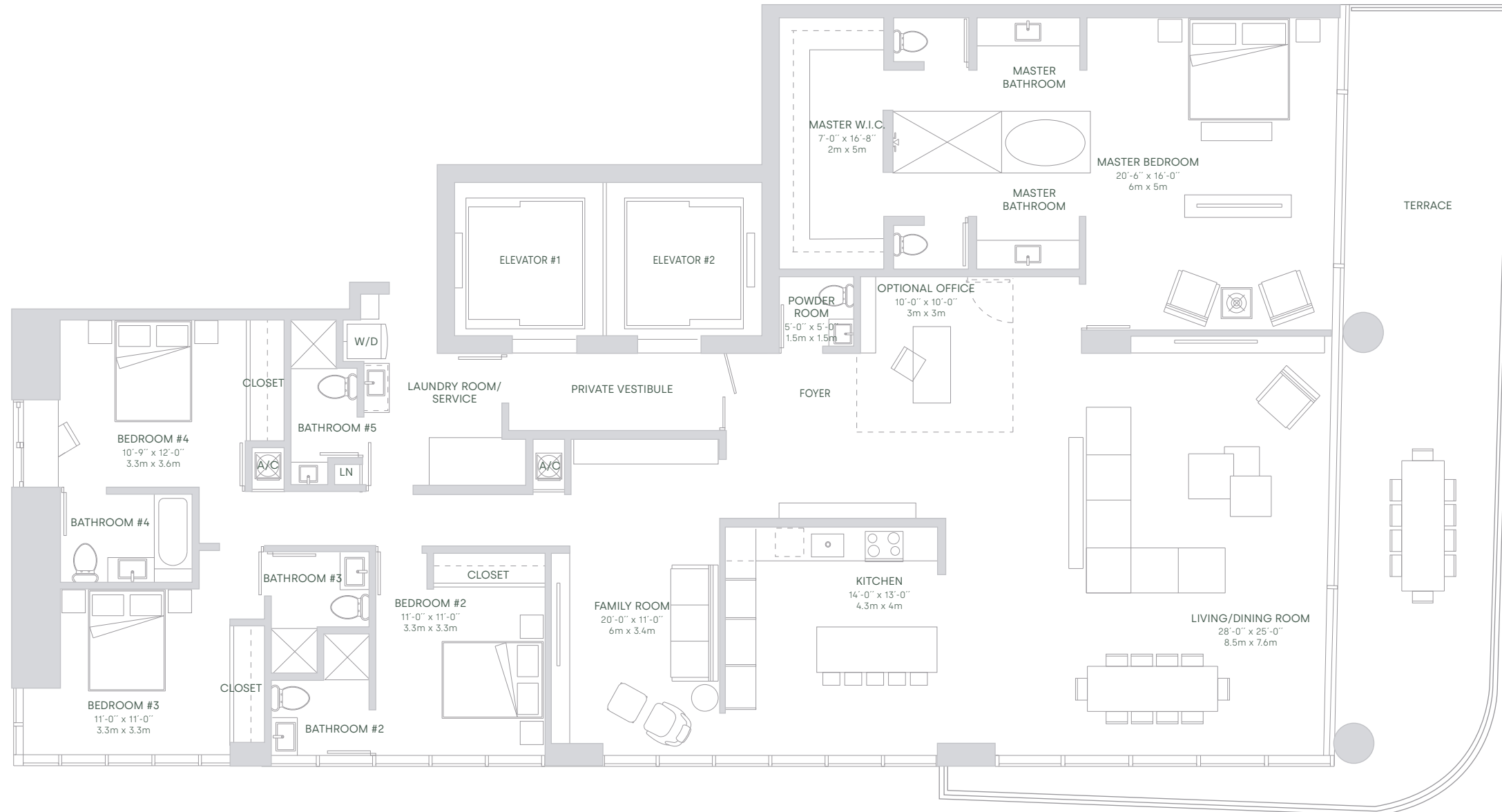
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PENTHOUSES
LEVEL 57-59

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



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