

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

MUSEUM PARK

MIAMI WORLD CENTER

ALL ABOARD FLORIDA

ARTS AND ENTERTAINMENT DISTRICT

I-395

MIDTOWN

WYNWOOD

DESIGN DISTRICT

I-195

I-95

SR-836

15 MIN. TO MIAMI  
INTERNATIONAL AIRPORT

## Location

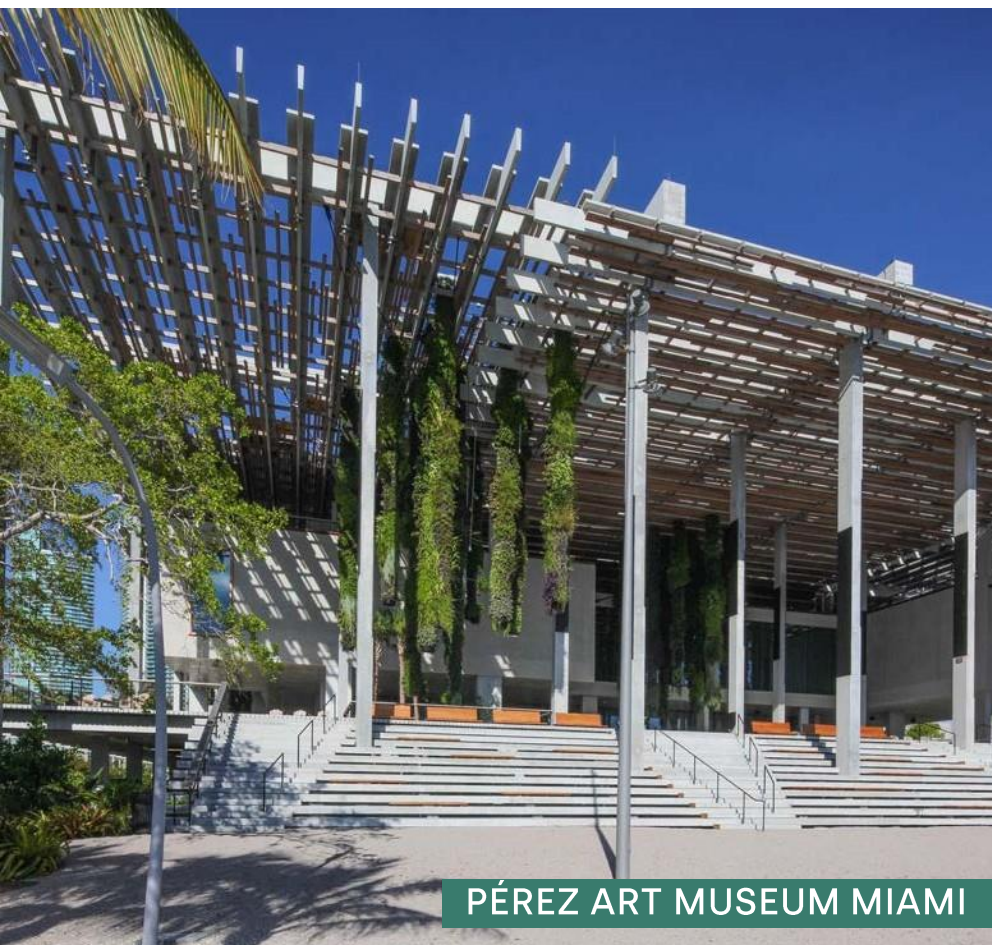
# IN THE HEART OF MIAMI



ADRIENNE ARSHT CENTER FOR THE PERFORMING ARTS OF MIAMI



FROST SCIENCE MUSEUM



PÉREZ ART MUSEUM MIAMI



FTX ARENA

## 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.*





MIAMI BEACH

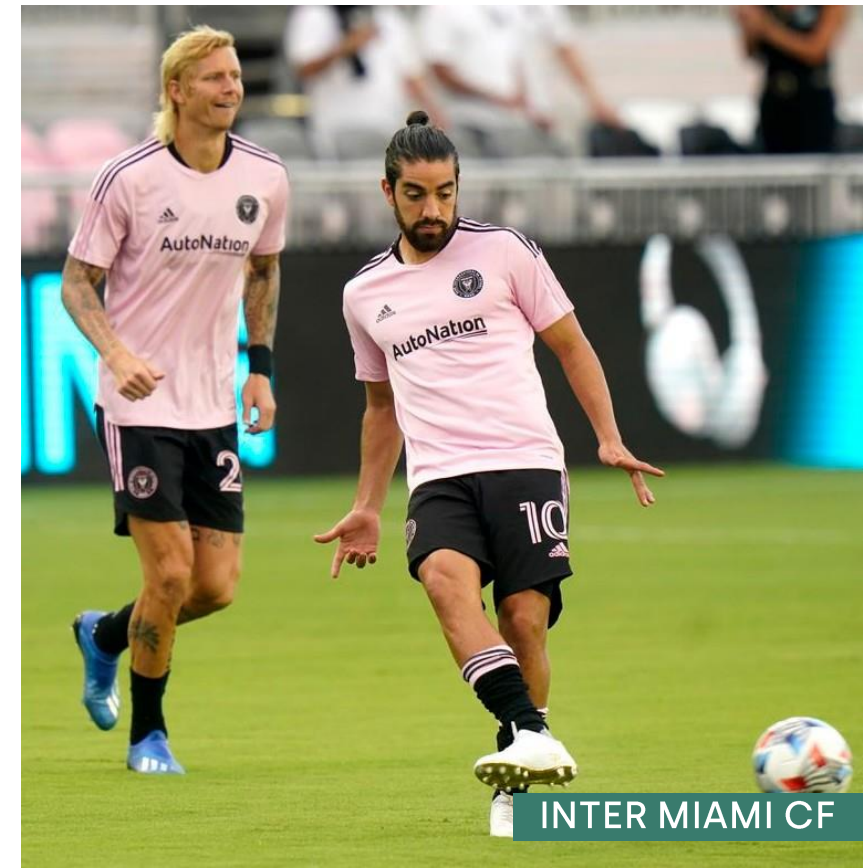


LINCOLN ROAD



OCEAN DRIVE

# Sports In and AROUND MIAMI



Events

# AROUND MIAMI



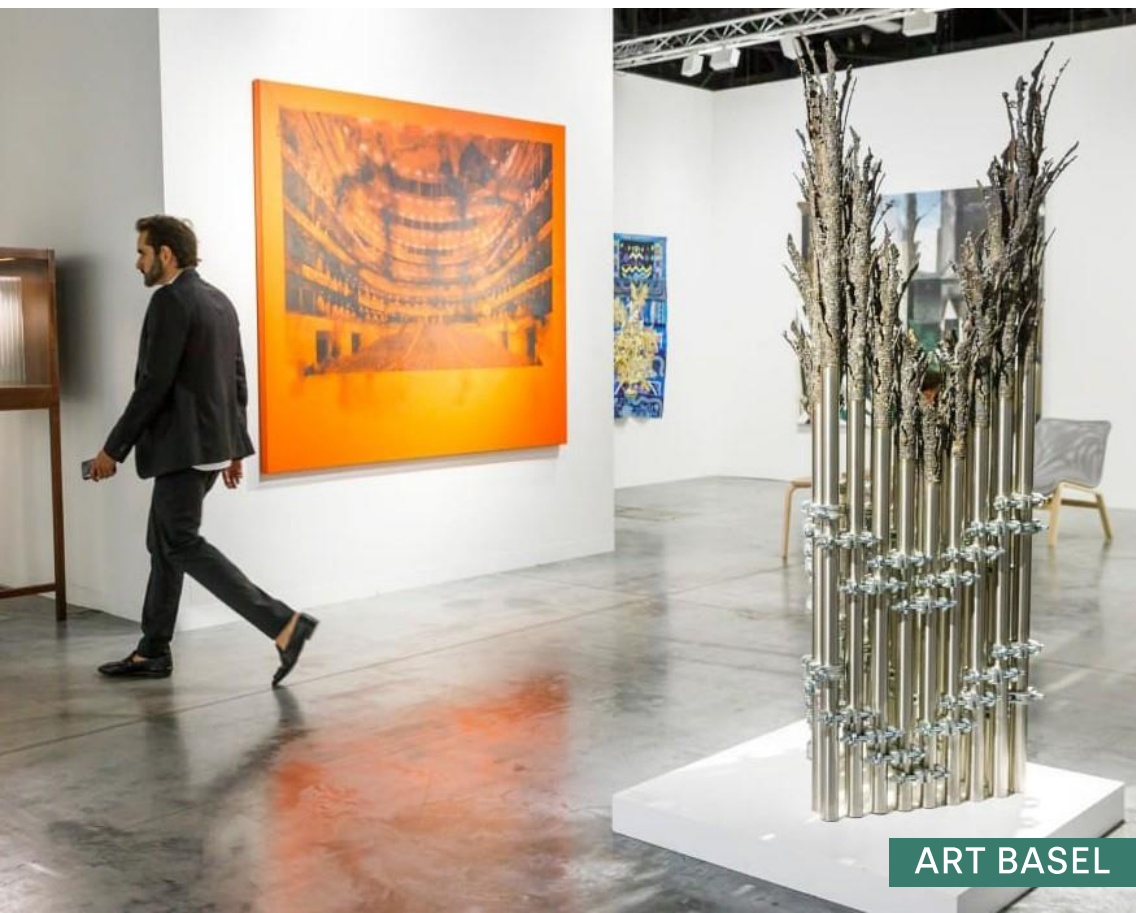
SOBEWFF - WINE AND FOOD FESTIVAL



MIAMI SWIM WEEK



MIAMI MUSIC WEEK



ART BASEL

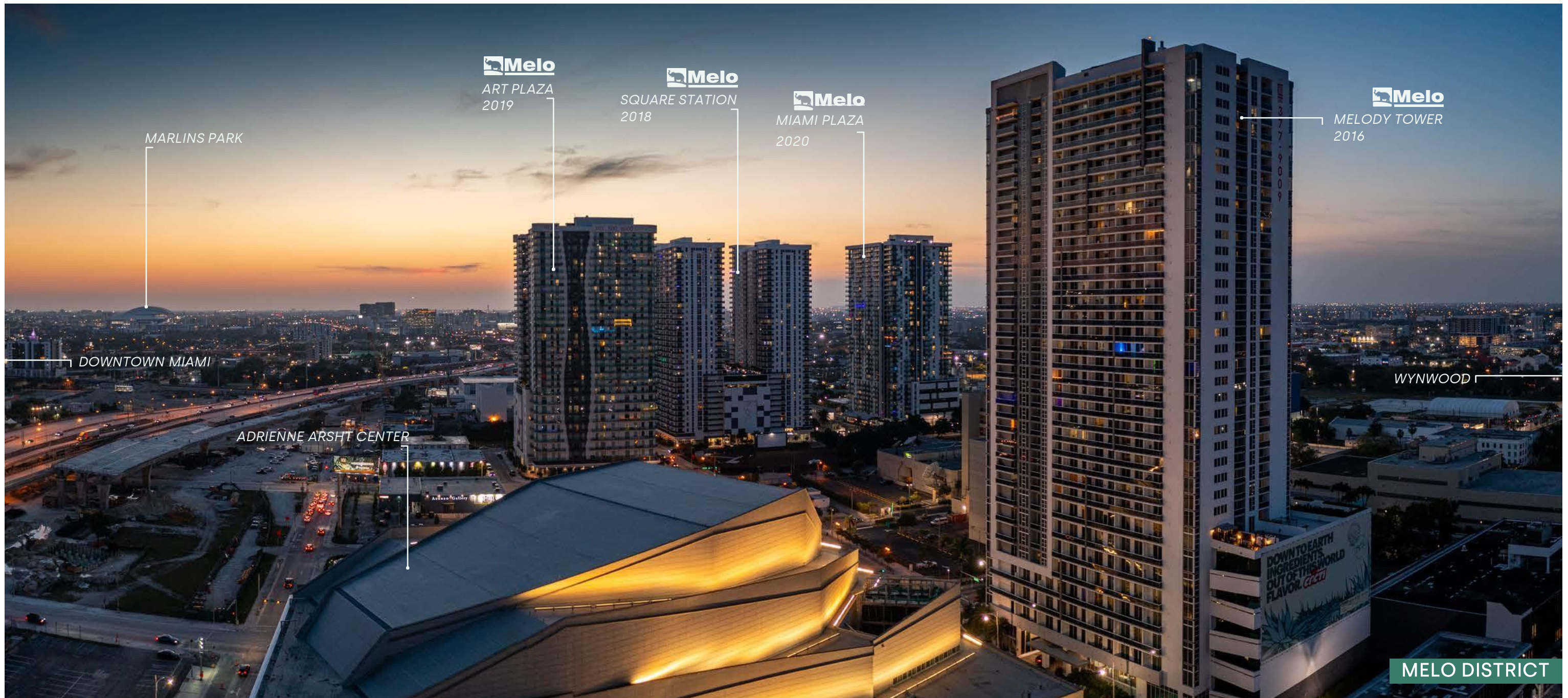


MIAMI INTERNATIONAL BOAT SHOW



AIR AND SEA SHOW

# 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.



# 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**



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**

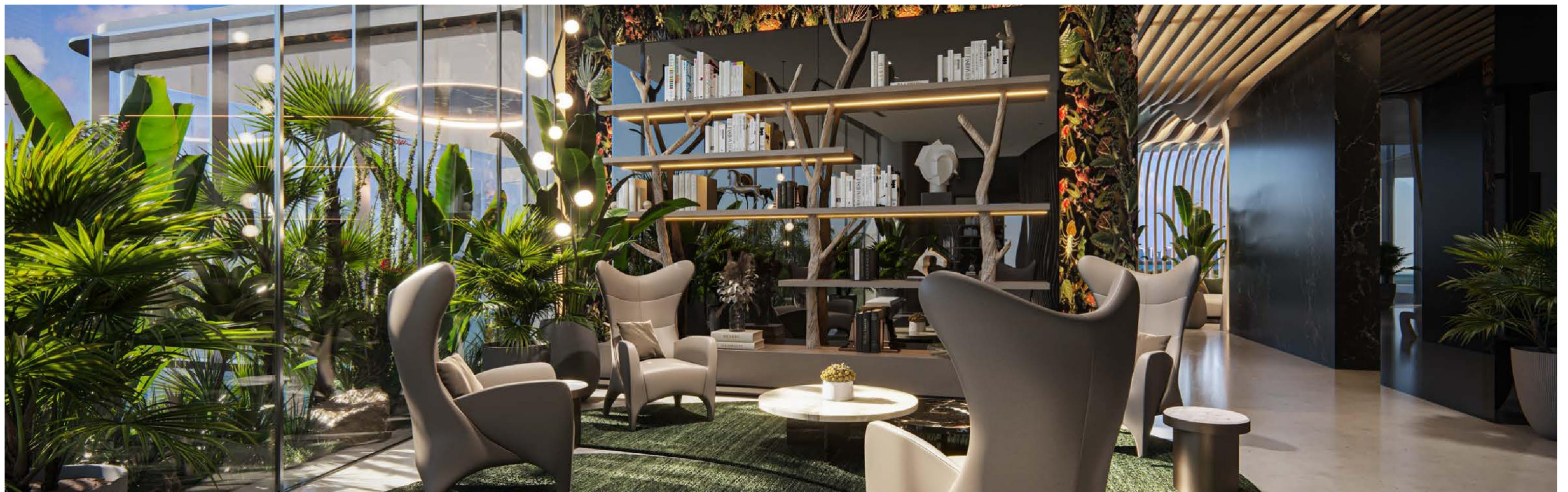
*DISCOVER THE ARIA RESERVE  
LIFESTYLE FOR YOURSELF*



*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  
**SKYLOBBY**

**Wine Cellar**



# Restaurant



# Restaurant





WATERSPORT MARINA

BAYWALK

WATERFRONT AMENITIES

NORTH TOWER

SOUTH TOWER

NE 23RD ST.

GARDEN AMENITIES

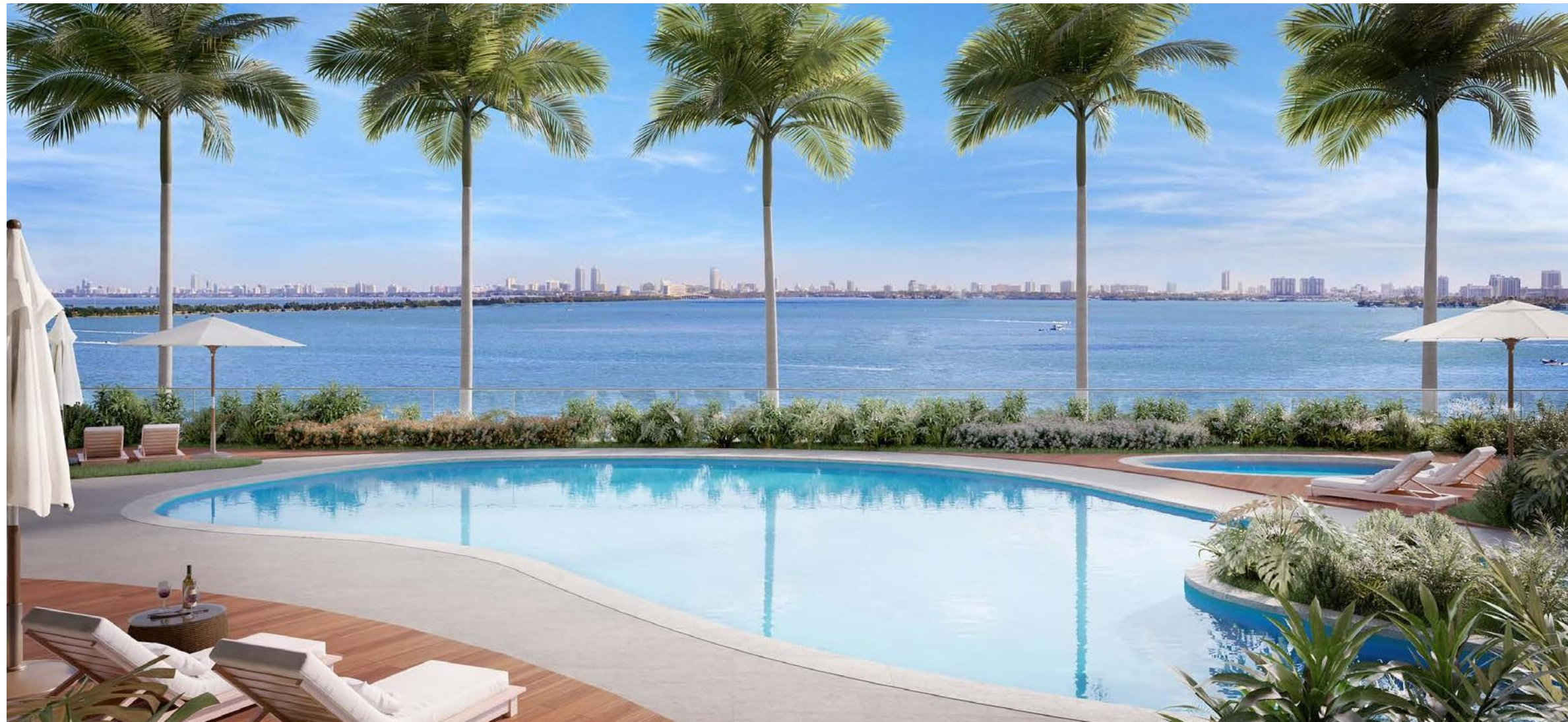
NE 24TH ST.

NE 23RD TERRACE

Amenities  
BAY LEVEL



# 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  
**BAY LEVEL**





# 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**

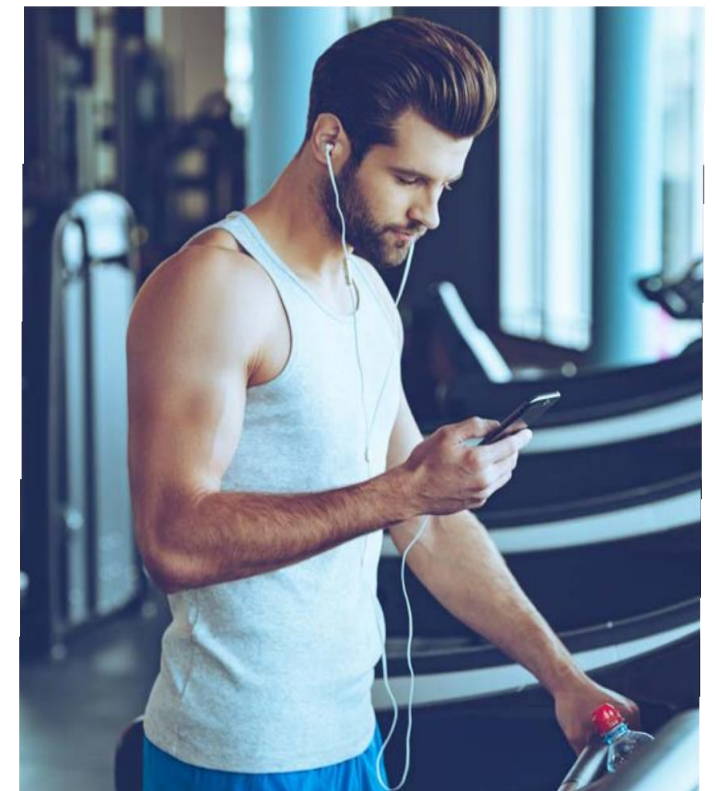


Amenities  
GARDEN LEVEL

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**



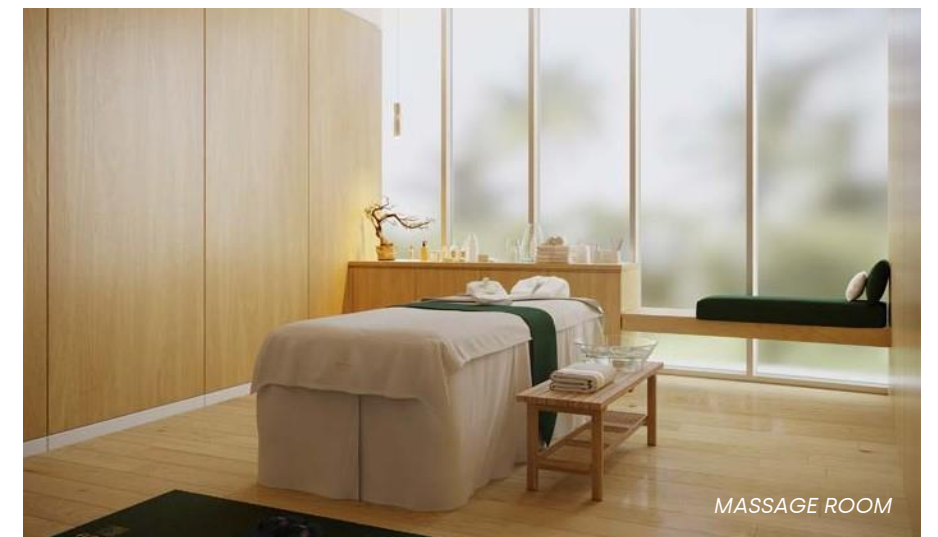
YOGA ROOM

Amenities / Garden Level  
**ZEN ROOM**



ZEN ROOM

Amenities / Garden Level  
**WELLNESS AREA**



EXPERIENCE AN UNMATCHED  
*WELLNESS JOURNEY*

STEAM ROOM

MASSAGE ROOM



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**



Residences

# PANORAMIC LIVING ROOM





Residences

# PANORAMIC MASTER BEDROOM







# Discover EXCLUSIVE FLOOR PLANS

## PENTHOUSE MANSIONS

Level 60 to 62

## PENTHOUSE

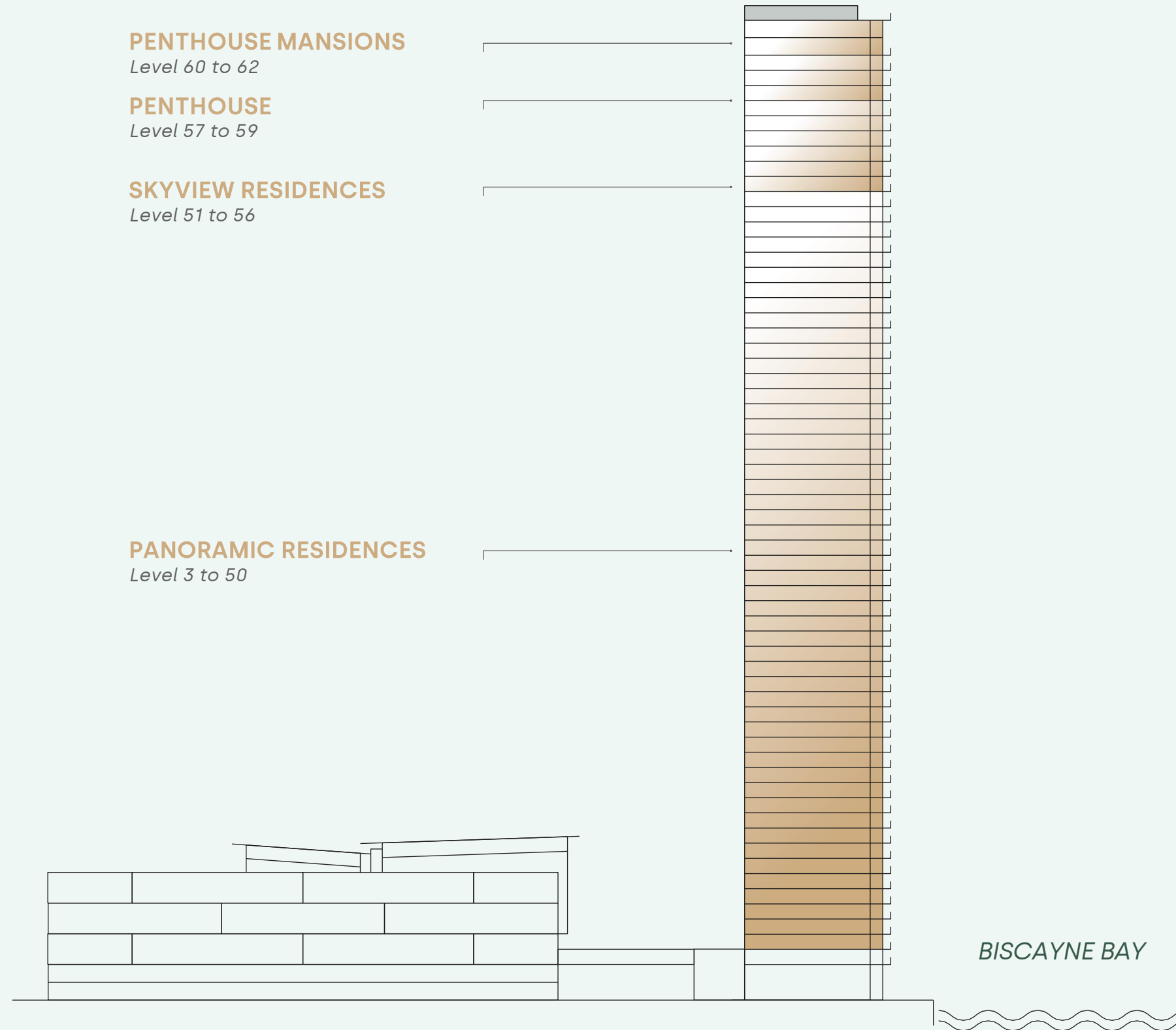
Level 57 to 59

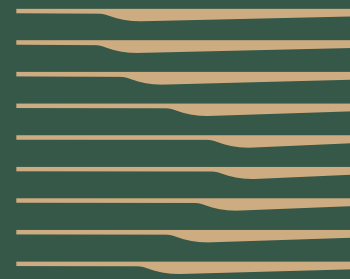
## SKYVIEW RESIDENCES

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



BISCAYNE BLVD.

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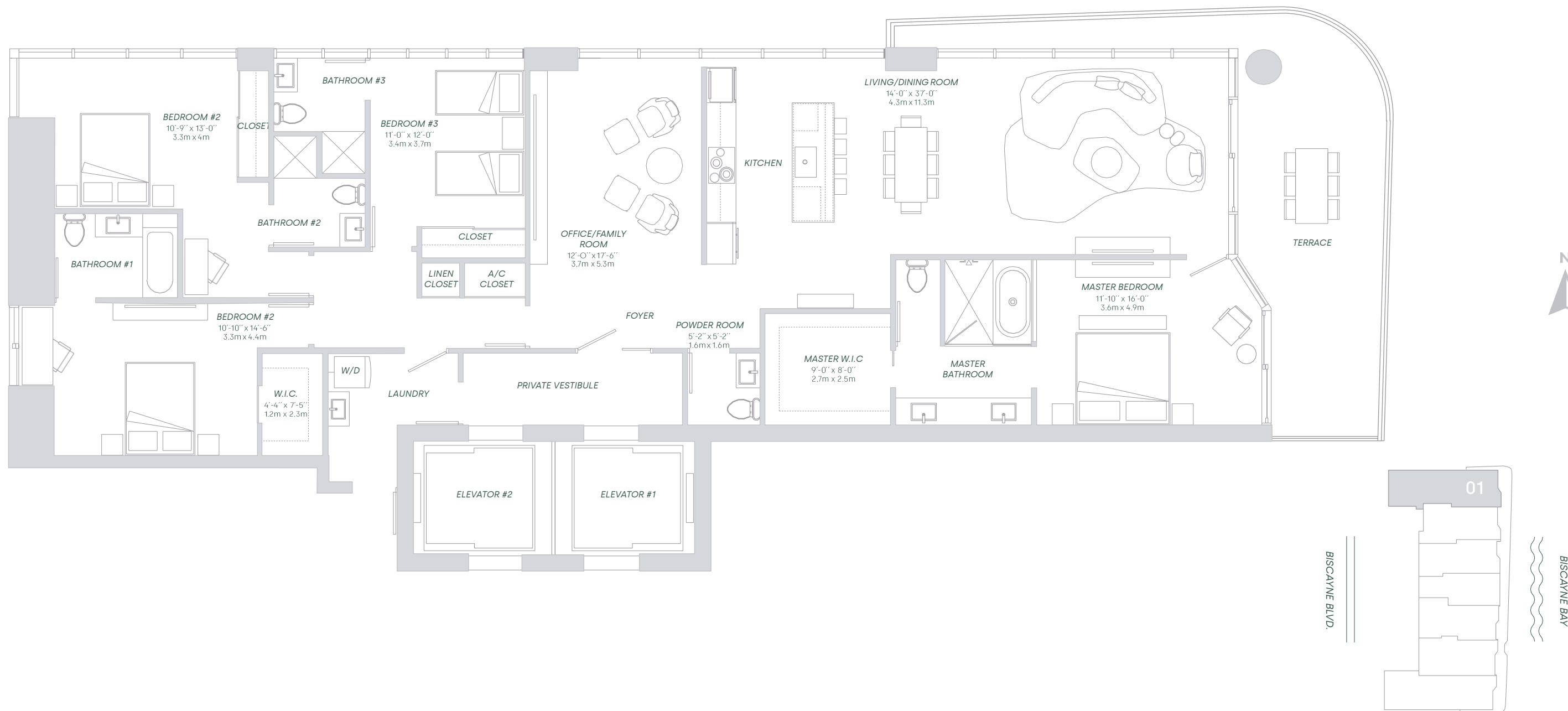
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**PANORAMIC RESIDENCES & SKYVIEW RESIDENCES**  
**LEVEL 03-50**                      **LEVEL 51-56**

TOTAL SQ.FT.	2,882 SQ.FT	268 SQ.MT
A/C AREA	2,584 SQ.FT	240 SQ.MT
TERRACE	298 SQ.FT	28 SQ.MT

# UNIT 01

4 BEDROOMS + OFFICE  
 4 1/2 BATHROOMS



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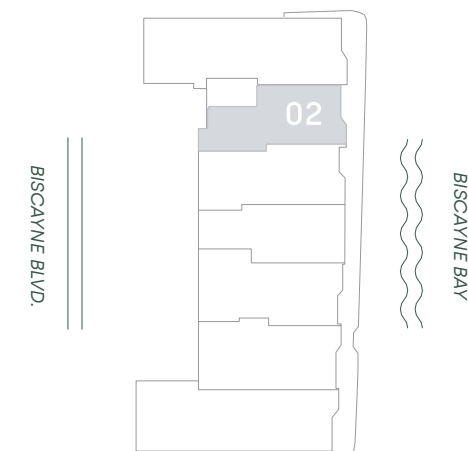
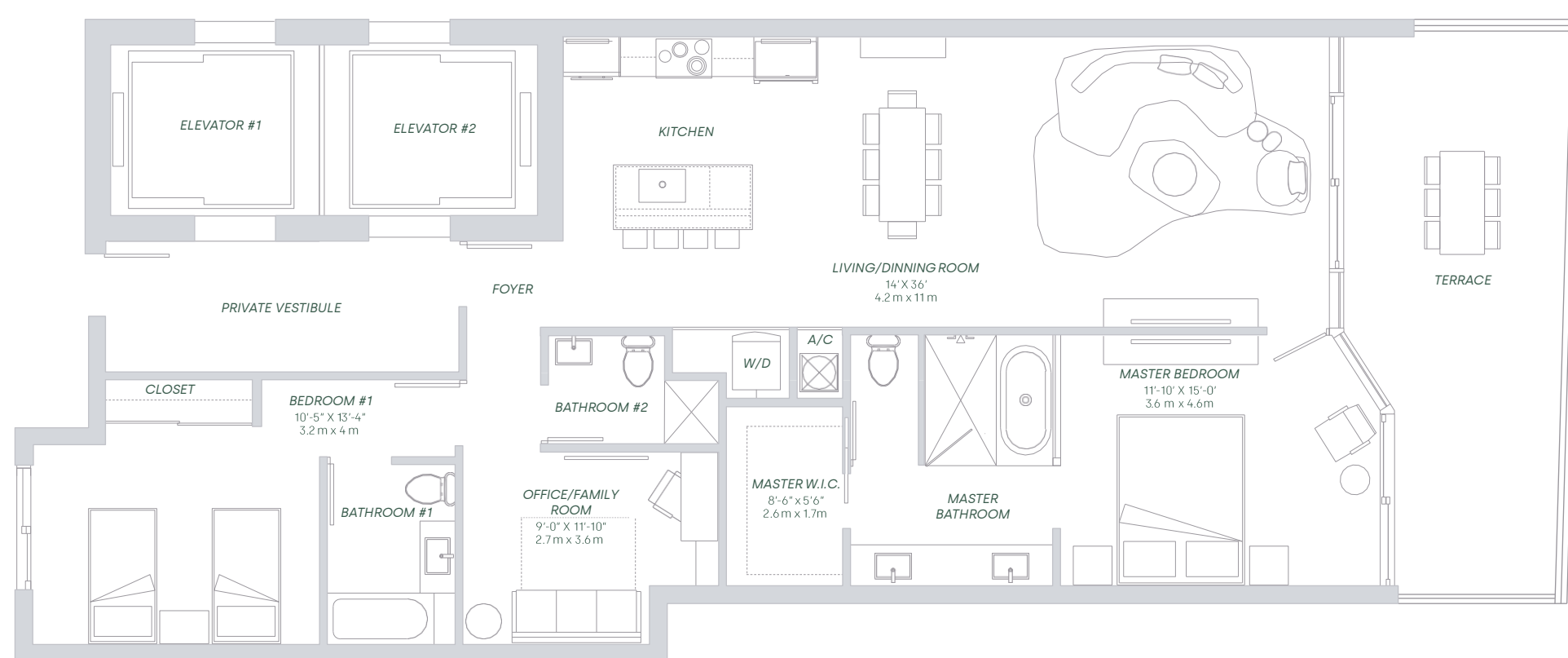
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**PANORAMIC RESIDENCES & SKYVIEW RESIDENCES**  
 LEVEL 03-50                      LEVEL 51-56

TOTAL SQ.FT.	1,838 SQ.FT	171 SQ.MT
A/C AREA	1,571 SQ.FT	146 SQ.MT
TERRACE	267 SQ.FT	25 SQ.MT

# UNIT 02

2 BEDROOMS + OFFICE  
 3 BATHROOMS



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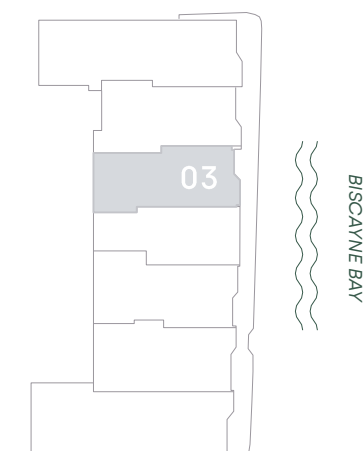
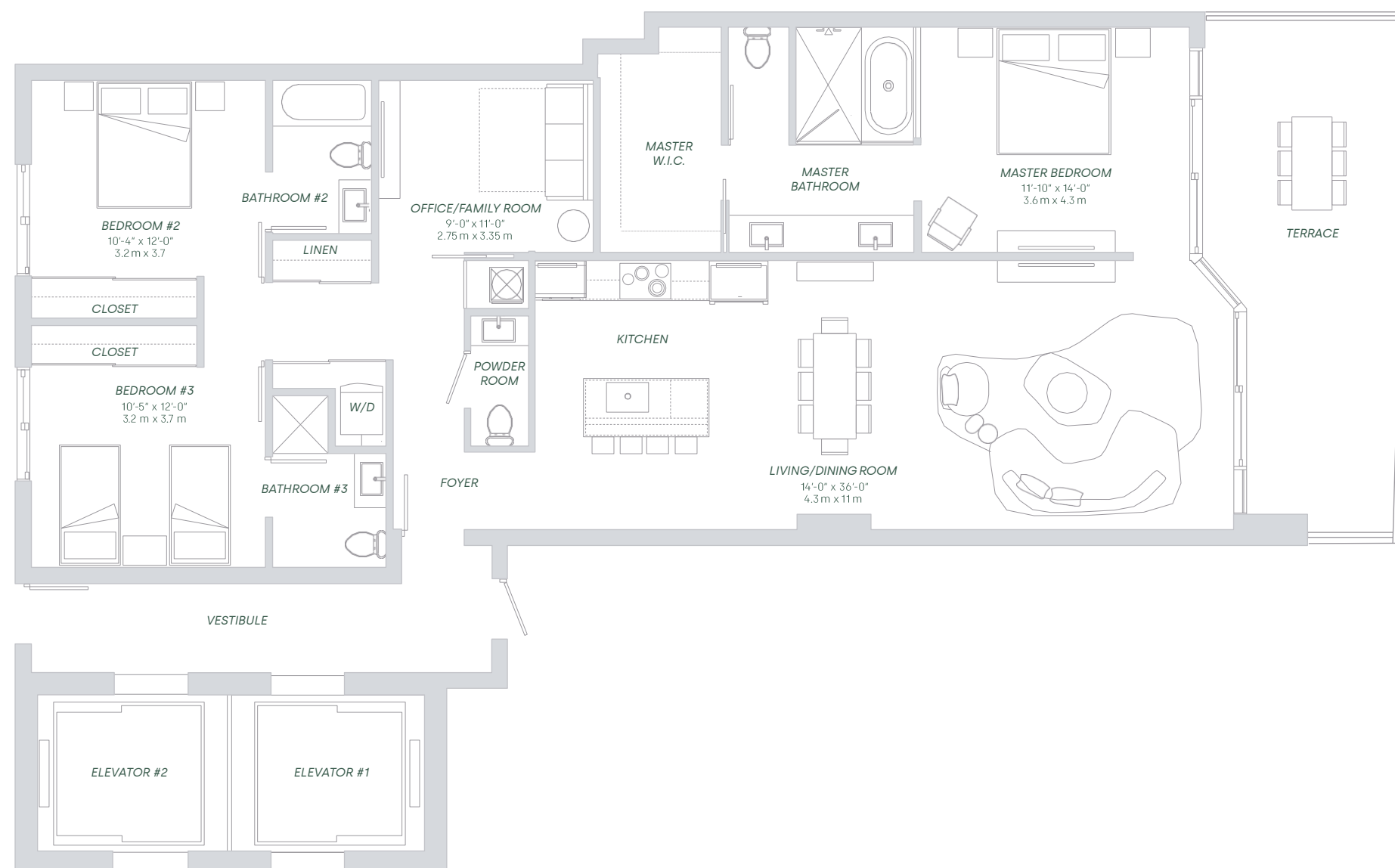
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**PANORAMIC RESIDENCES & SKYVIEW RESIDENCES**  
**LEVEL 03-50**                      **LEVEL 51-56**

TOTAL SQ.FT.	1,885 SQ.FT	175 SQ.MT
A/C AREA	1,643 SQ.FT	153 SQ.MT
TERRACE	242 SQ.FT	22 SQ.MT

# UNIT 03

**3 BEDROOMS + OFFICE**  
**3 1/2 BATHROOMS**



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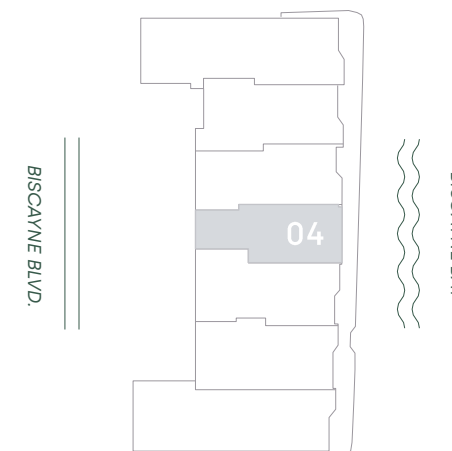
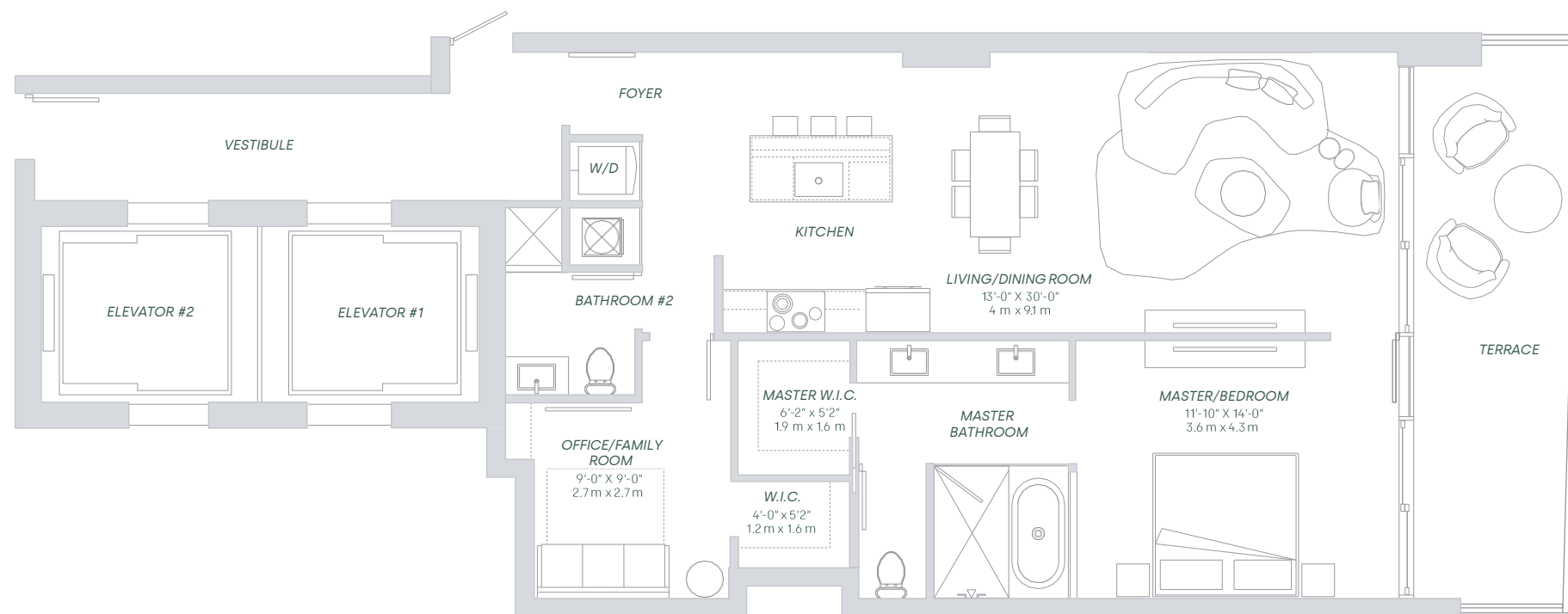
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**PANORAMIC RESIDENCES & SKYVIEW RESIDENCES**  
 LEVEL 03-50                      LEVEL 51-56

TOTAL SQ.FT.	1,240 SQ.FT	115 SQ.MT
A/C AREA	1,059 SQ.FT	98 SQ.MT
TERRACE	181 SQ.FT	17 SQ.MT

# UNIT 04

1 BEDROOMS + OFFICE  
 2 BATHROOMS



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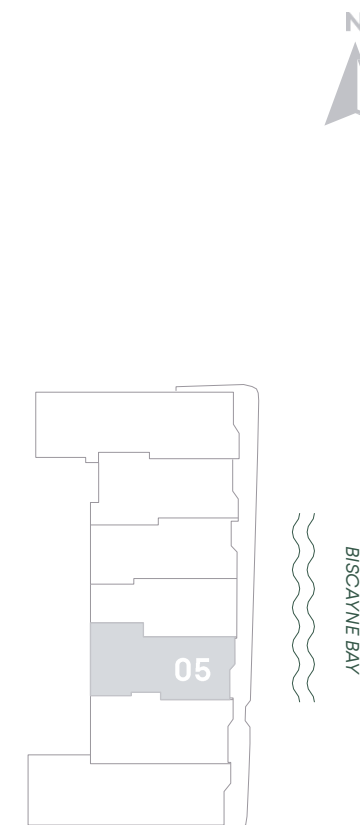
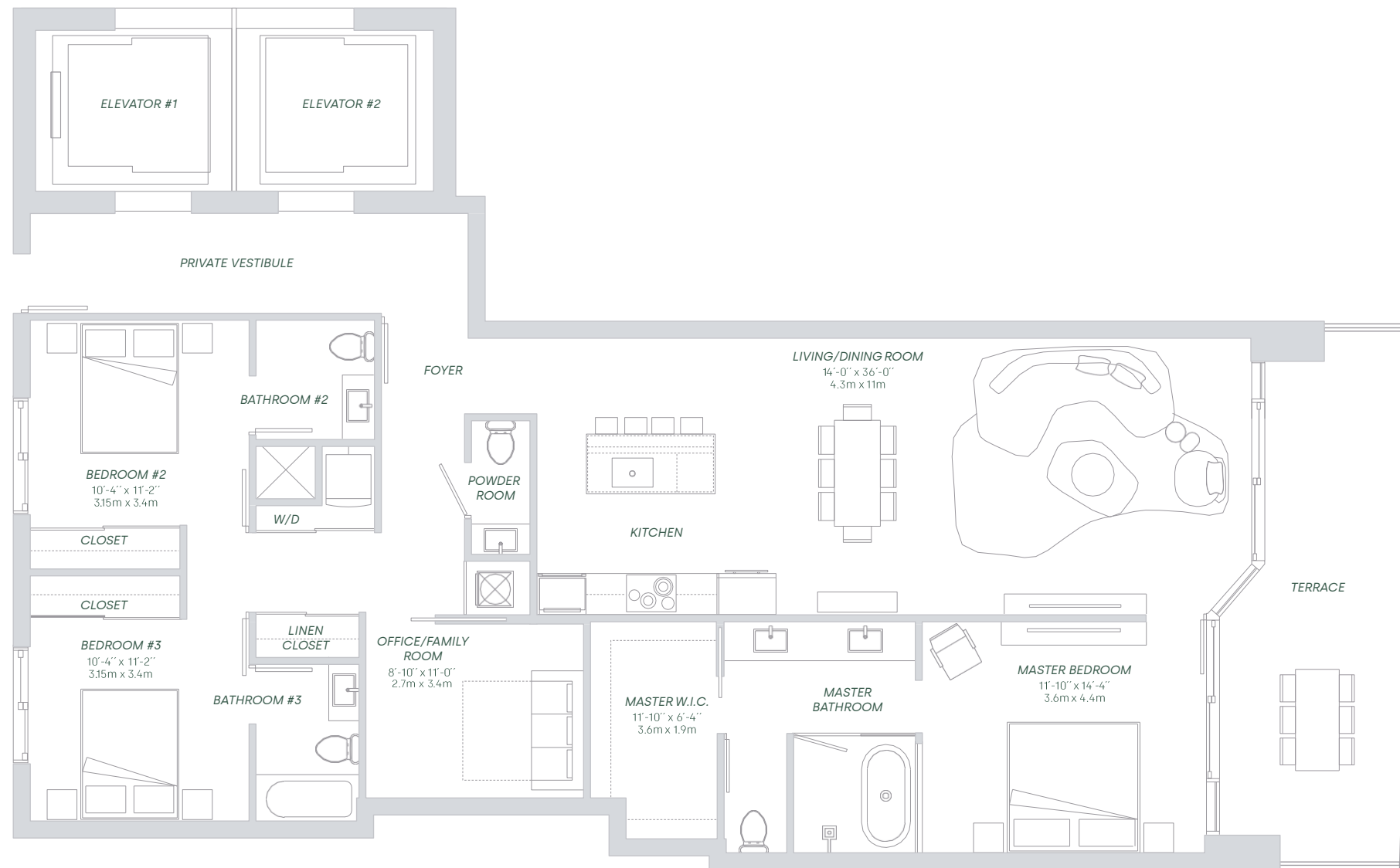
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**PANORAMIC RESIDENCES & SKYVIEW RESIDENCES**  
 LEVEL 03-50 LEVEL 51-56

TOTAL SQ.FT.	1,979 SQ.FT	184 SQ.MT
A/C AREA	1,750 SQ.FT	163 SQ.MT
TERRACE	229 SQ.FT	21 SQ.MT

# UNIT 05

3 BEDROOMS + OFFICE  
 3 1/2 BATHROOMS



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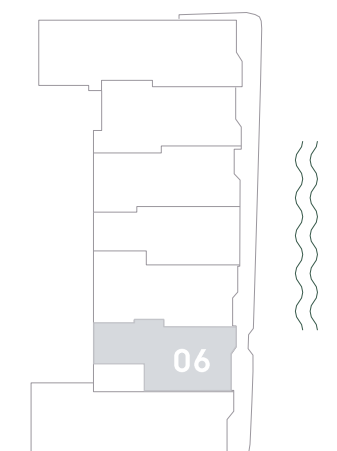
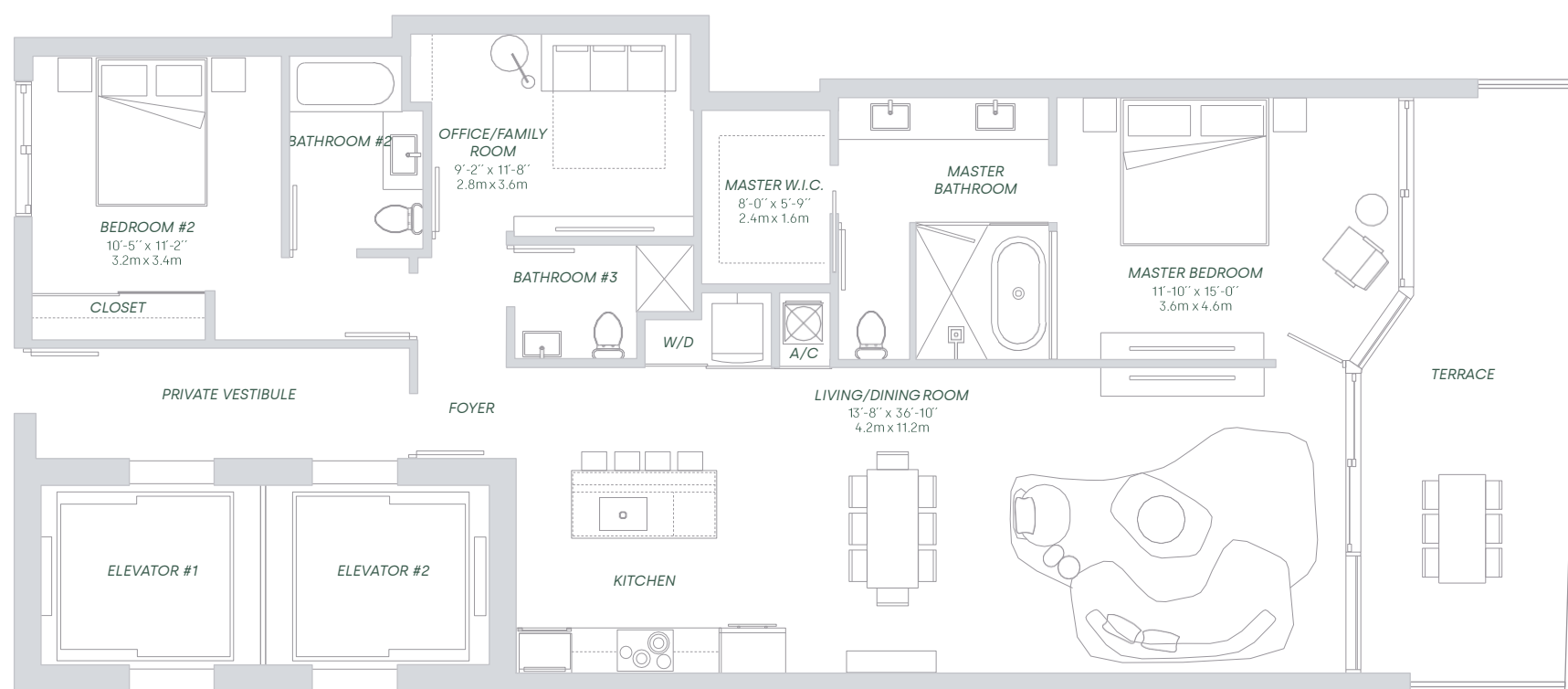


**PANORAMIC RESIDENCES & SKYVIEW RESIDENCES**  
 LEVEL 03-50                      LEVEL 51-56

TOTAL SQ.FT.	1,832 SQ.FT	170 SQ.MT
A/C AREA	1,576 SQ.FT	146 SQ.MT
TERRACE	256 SQ.FT	24 SQ.MT

# UNIT 06

2 BEDROOMS + OFFICE  
 3 BATHROOMS



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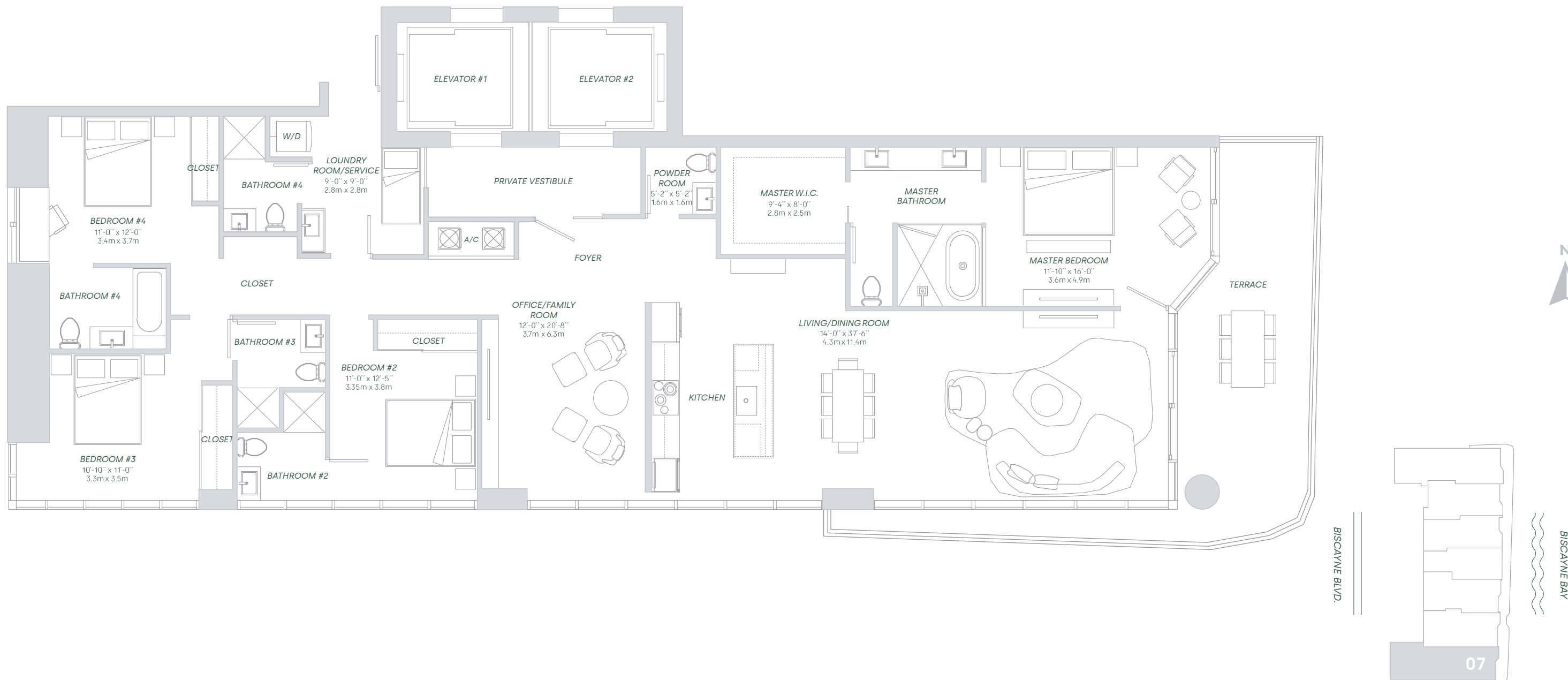
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**PANORAMIC RESIDENCES & SKYVIEW RESIDENCES**  
**LEVEL 03-50**                      **LEVEL 51-56**

TOTAL SQ.FT.	2,813 SQ.FT	261 SQ.MT
A/C AREA	2,520 SQ.FT	234 SQ.MT
TERRACE	293 SQ.FT	27 SQ.MT

# UNIT 07

4 BEDROOMS + OFFICE  
 5 1/2 BATHROOMS  
 OPTION WITH STAFF ROOM



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**View**  
*East – 100ft*



**View**  
*East – 200ft*



**View**  
*East – 300ft*



View  
*East – 400ft*



View  
*East – 500ft*



# Day View

*East*





# Night View *East*



# Day View

## *North East*



# Night View

*North East*



# Day View

*South East*



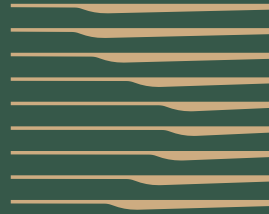
# Night View

*South East*



# West View *Night*





# ARIA

## RESERVE

### MIAMI



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