

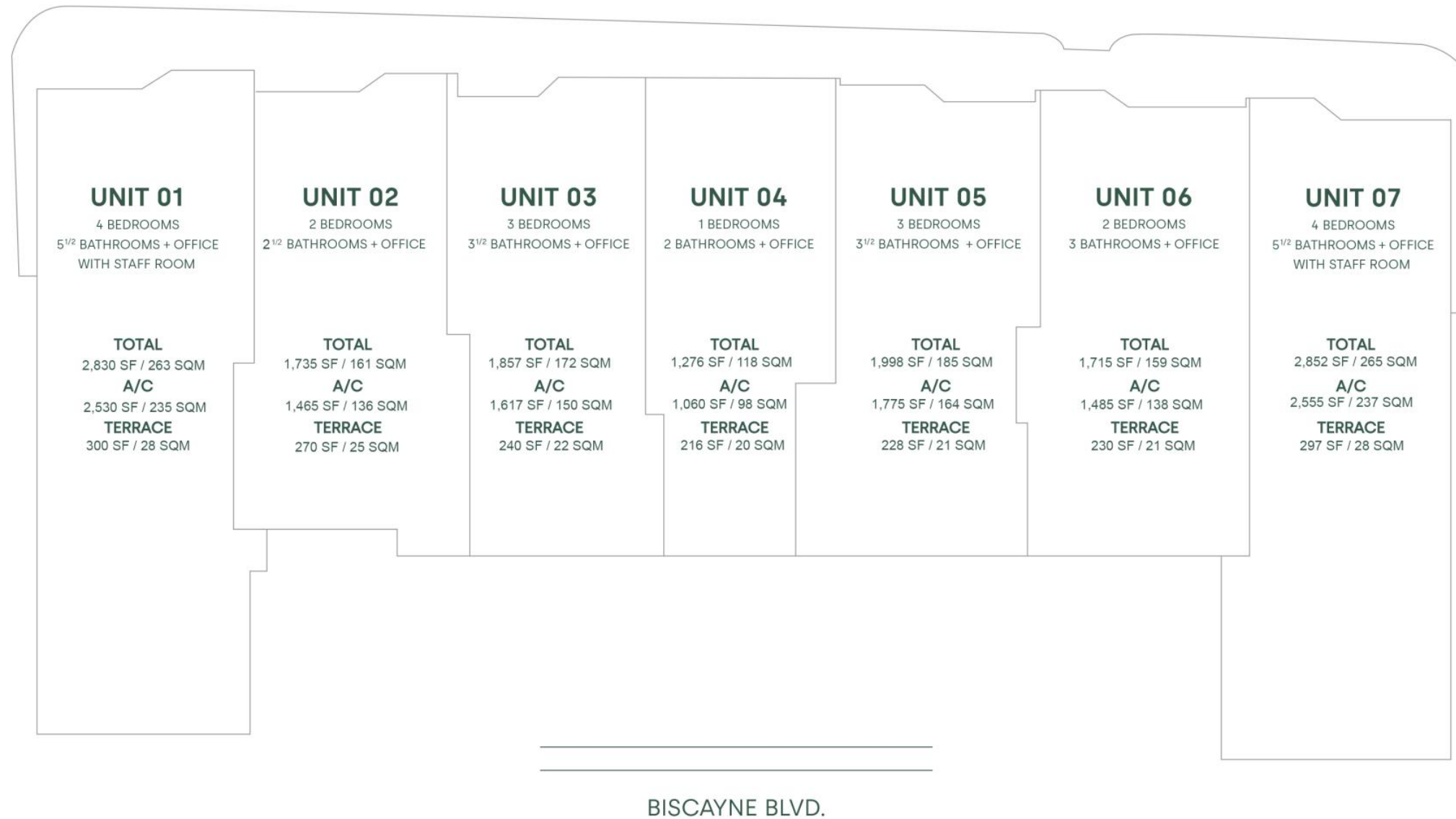
DISCOVER

Panoramic and Skyview Residences Floorplans

North Tower



BISCAYNE BAY



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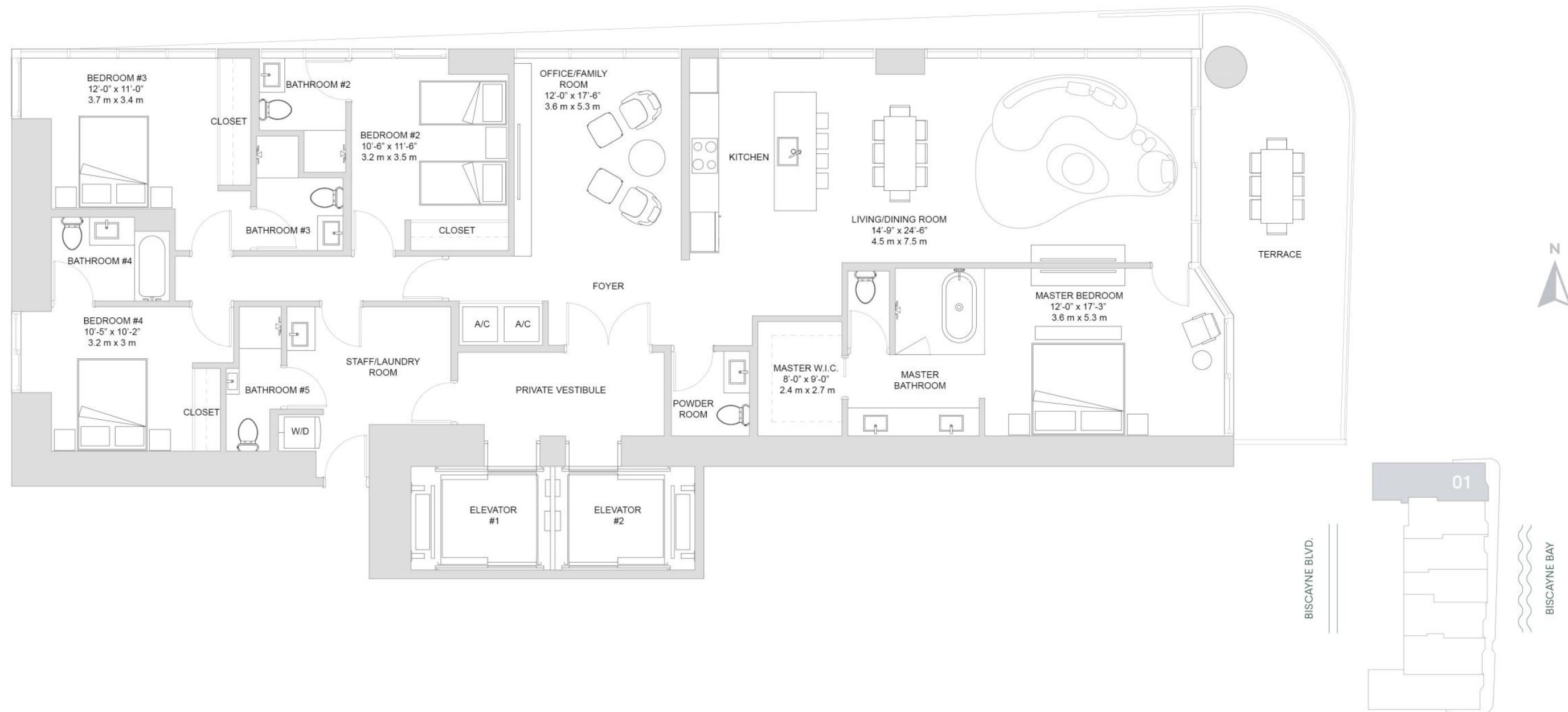
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PANORAMIC RESIDENCES
LEVELS 03 TO 26

TOTAL SQ.FT.	2,830 SQ.FT.	263 SQ. MT.
A/C AREA	2,530 SQ.FT.	235 SQ. MT.
TERRACE	300 SQ.FT.	28 SQ. MT.

UNIT 01

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



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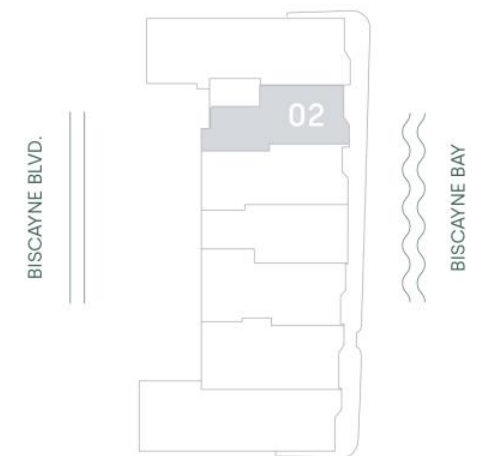
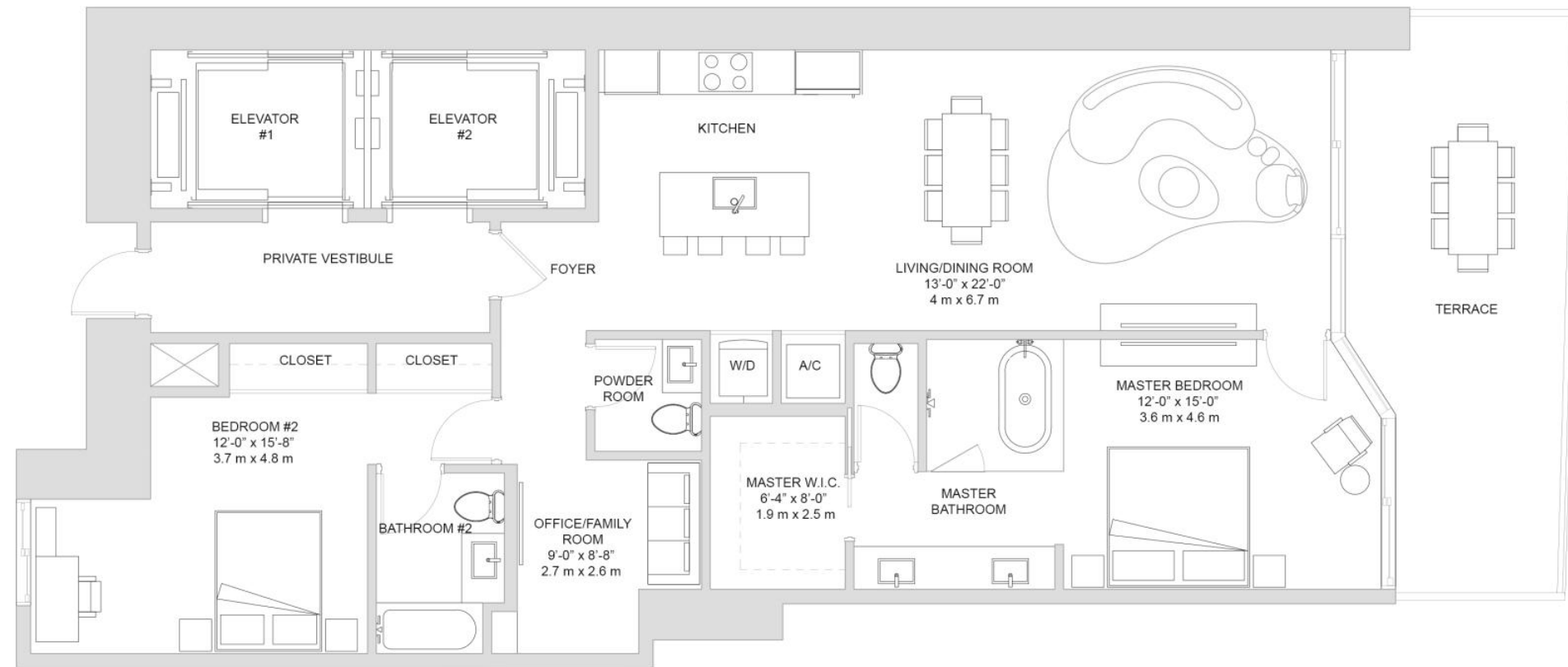
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PANORAMIC RESIDENCES
LEVELS 03 TO 26

TOTAL SQ.FT.	1,735 SQ.FT.	161 SQ. MT.
A/C AREA	1,465 SQ.FT.	136 SQ. MT.
TERRACE	270 SQ.FT.	25 SQ. MT.

UNIT 02

2 BEDROOMS + OFFICE
2 1/2 BATHROOMS



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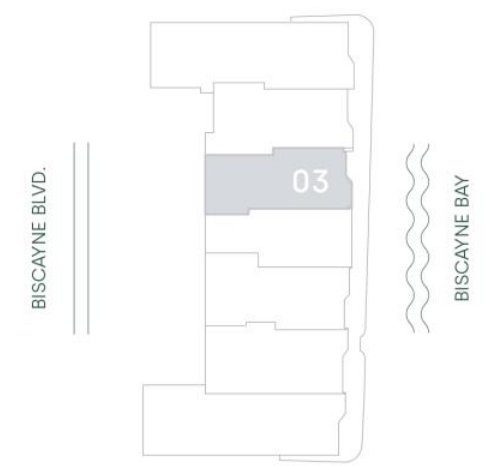
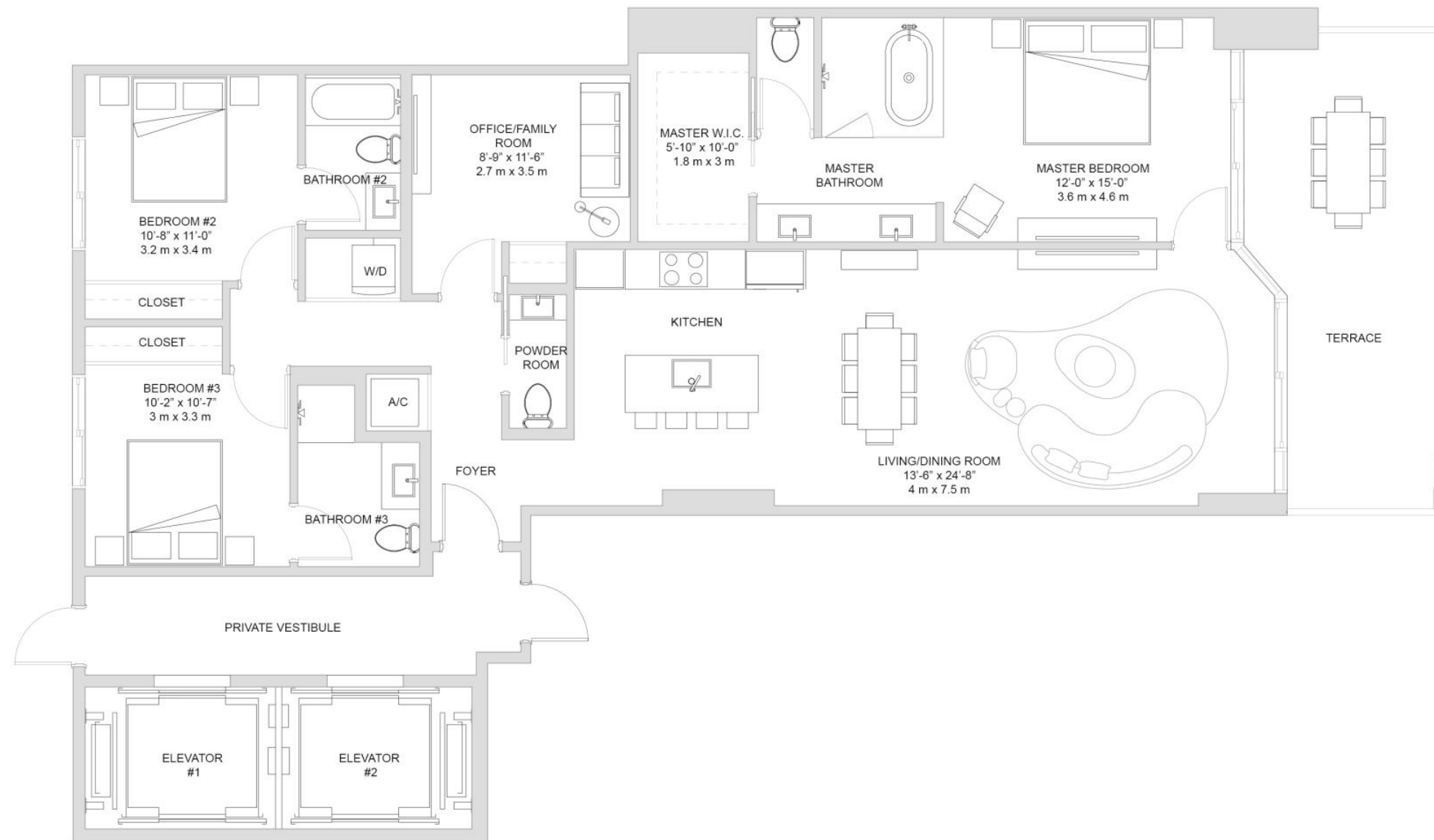
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PANORAMIC RESIDENCES
LEVELS 03 TO 26

TOTAL SQ.FT.	1,857 SQ.FT.	172 SQ. MT.
A/C AREA	1,617 SQ.FT.	150 SQ. MT.
TERRACE	240 SQ.FT.	22 SQ. MT.

UNIT 03

3 BEDROOMS + OFFICE
3 1/2 BATHROOMS



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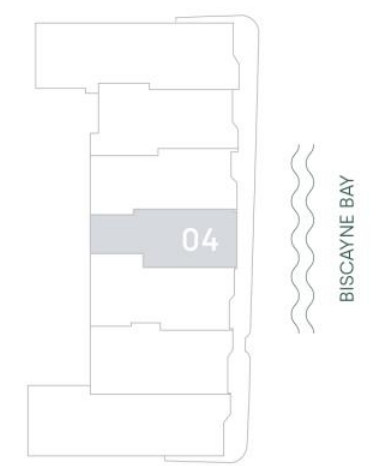
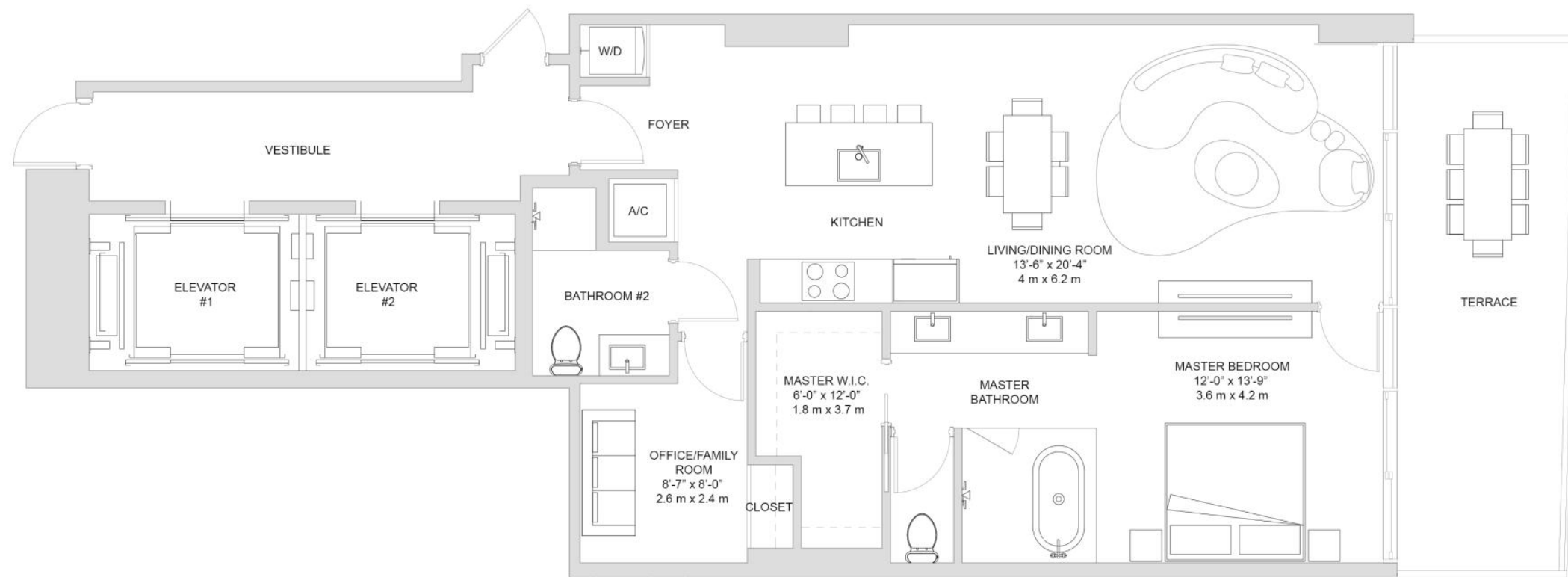
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PANORAMIC RESIDENCES
LEVELS 03 TO 26

TOTAL SQ.FT.	1,276 SQ.FT.	118 SQ. MT.
A/C AREA	1,060 SQ.FT.	98 SQ. MT.
TERRACE	216 SQ.FT.	20 SQ. MT.

UNIT 04

1 BEDROOM + OFFICE
2 BATHROOMS



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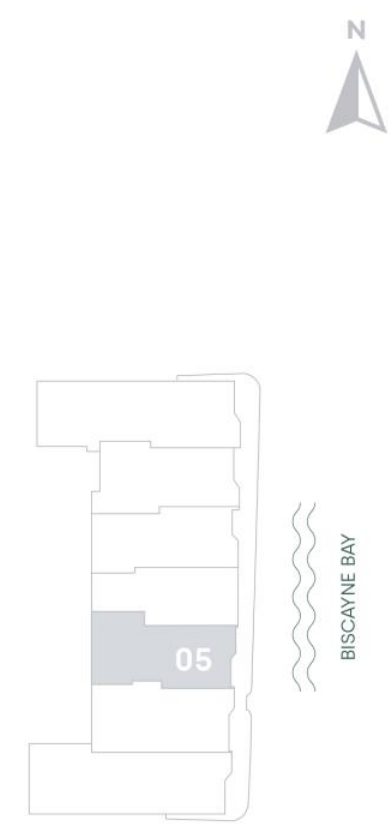
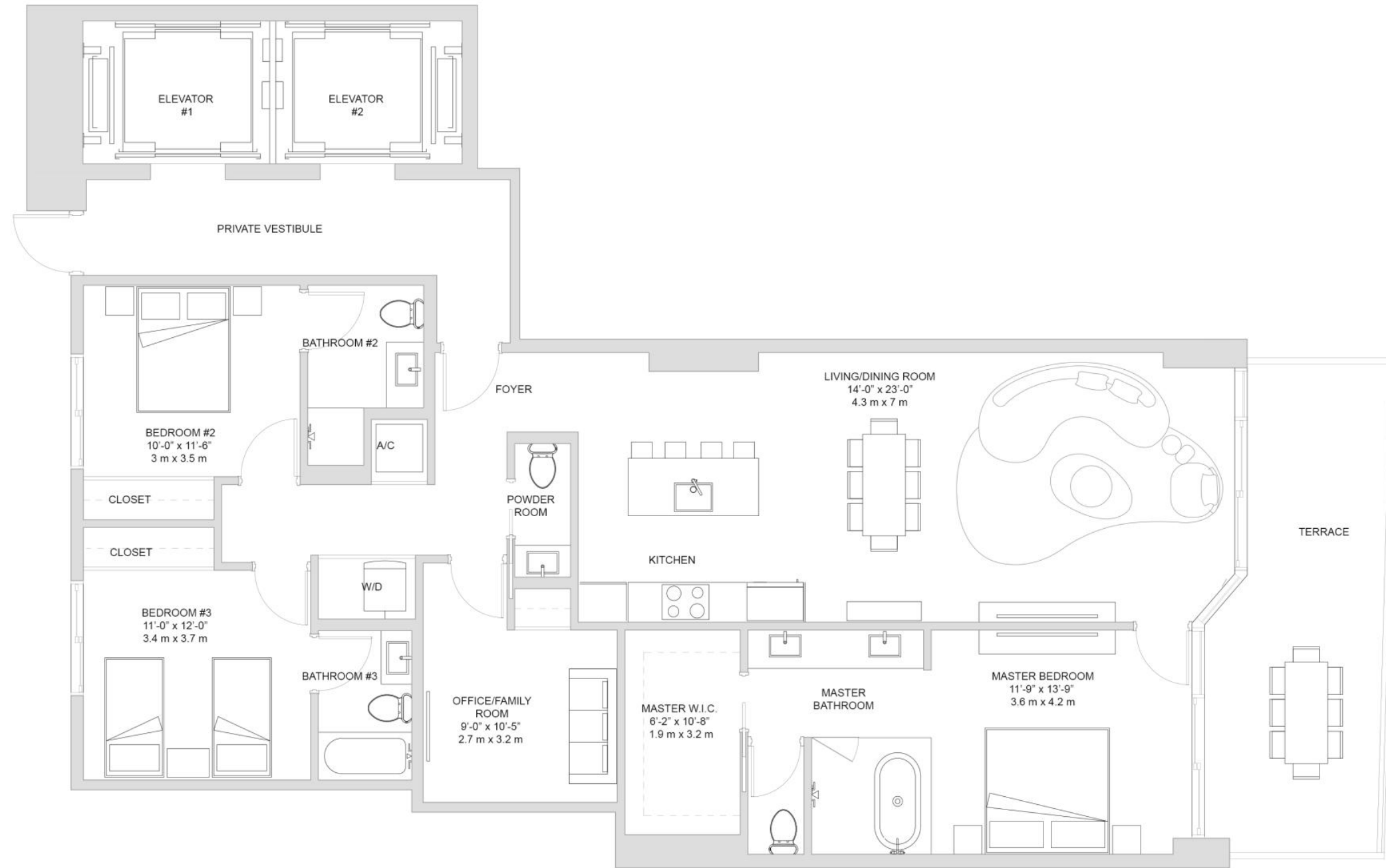
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PANORAMIC RESIDENCES
LEVELS 03 TO 56

TOTAL SQ.FT.	1,998 SQ.FT.	185 SQ. MT.
A/C AREA	1,770 SQ.FT.	164 SQ. MT.
TERRACE	228 SQ.FT.	21 SQ. MT.

UNIT 05

3 BEDROOMS + OFFICE
3 1/2 BATHROOMS



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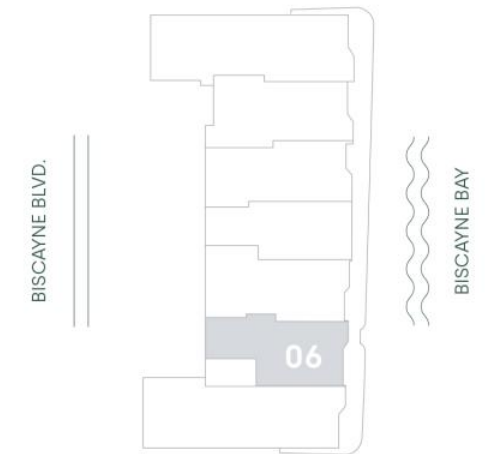
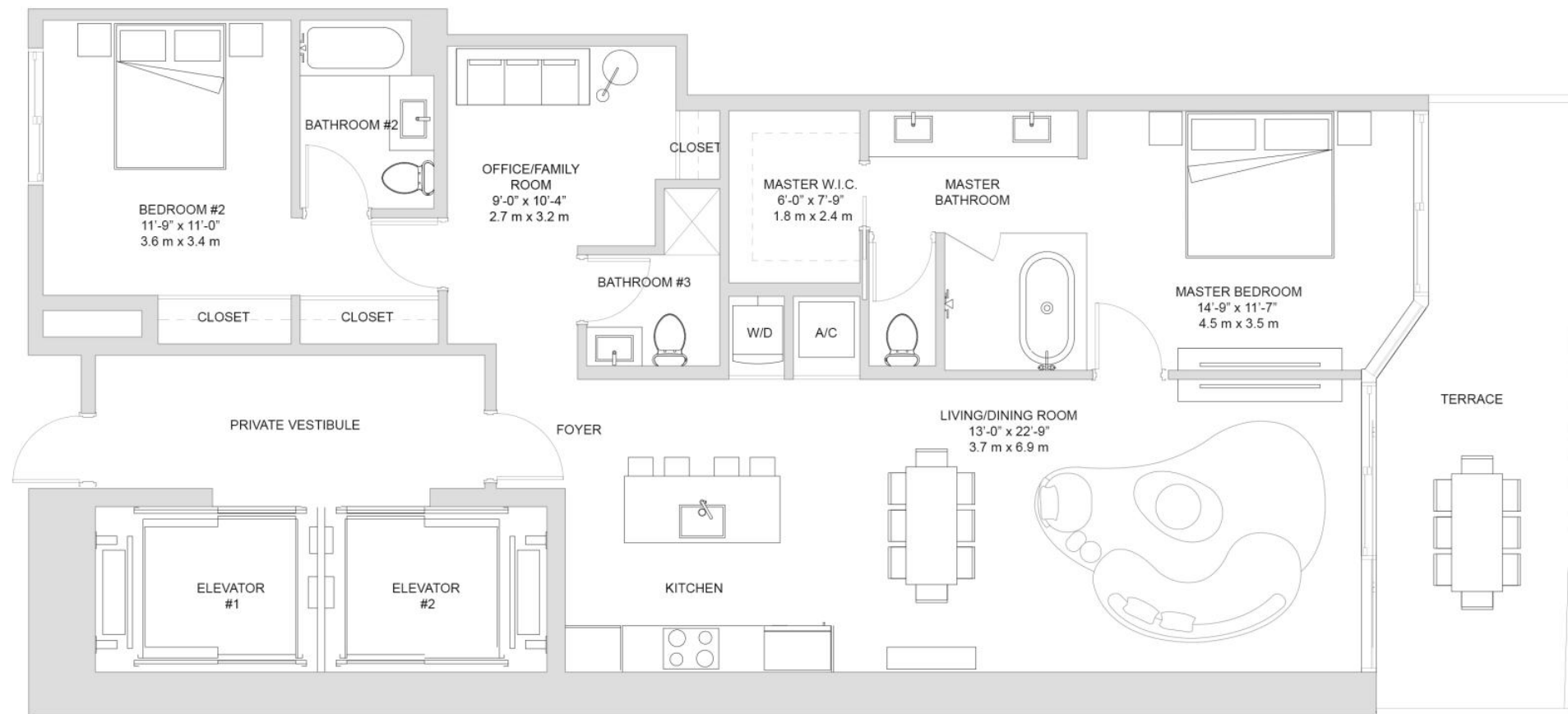
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PANORAMIC RESIDENCES
LEVELS 03 TO 20 AND 22 TO 56

TOTAL SQ.FT.	1,715 SQ.FT.	159 SQ. MT.
A/C AREA	1,485 SQ.FT.	138 SQ. MT.
TERRACE	230 SQ.FT.	21 SQ. MT.

UNIT 06

2 BEDROOMS + OFFICE
3 BATHROOMS



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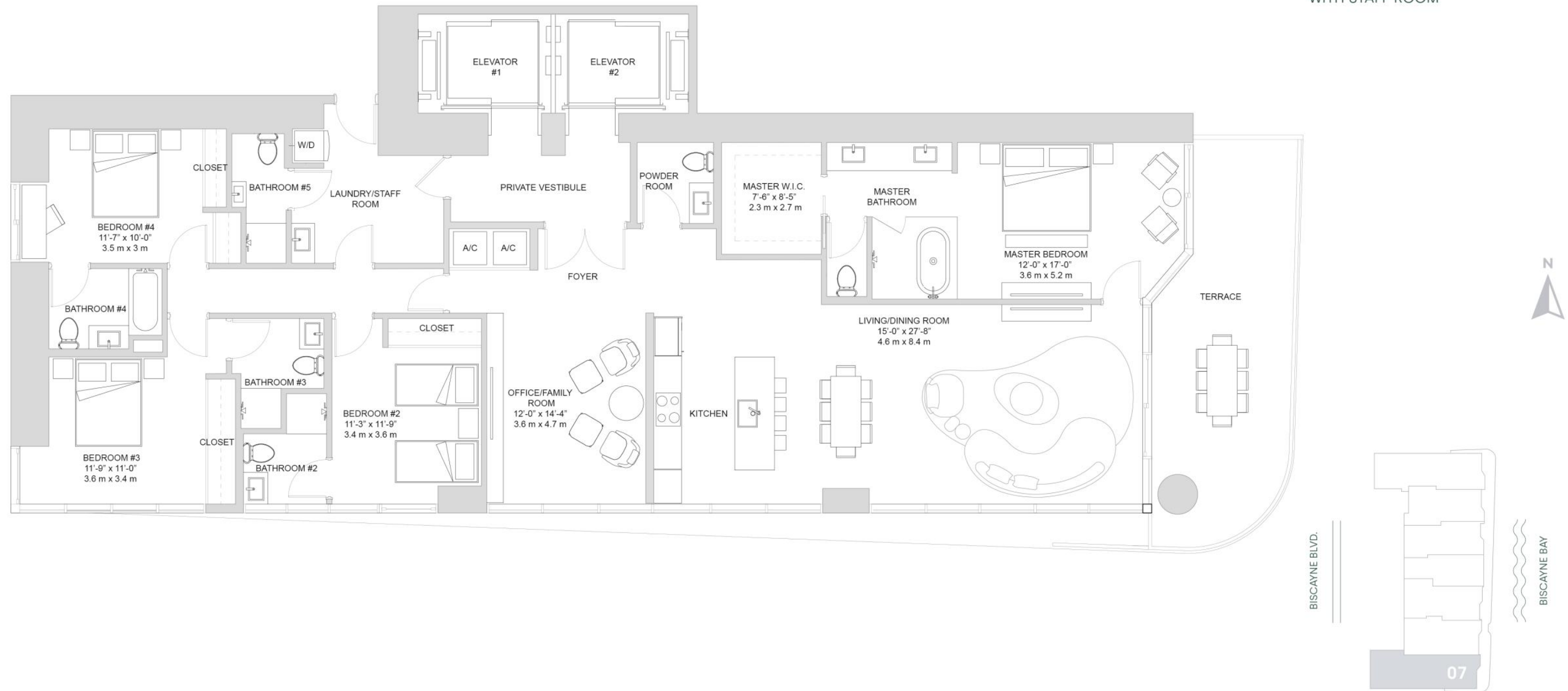
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PANORAMIC RESIDENCES
LEVELS 03 TO 56

TOTAL SQ.FT.	2,852 SQ.FT.	265 SQ. MT.
A/C AREA	2,555 SQ.FT.	237 SQ. MT.
TERRACE	297 SQ.FT.	28 SQ. MT.

UNIT 07

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



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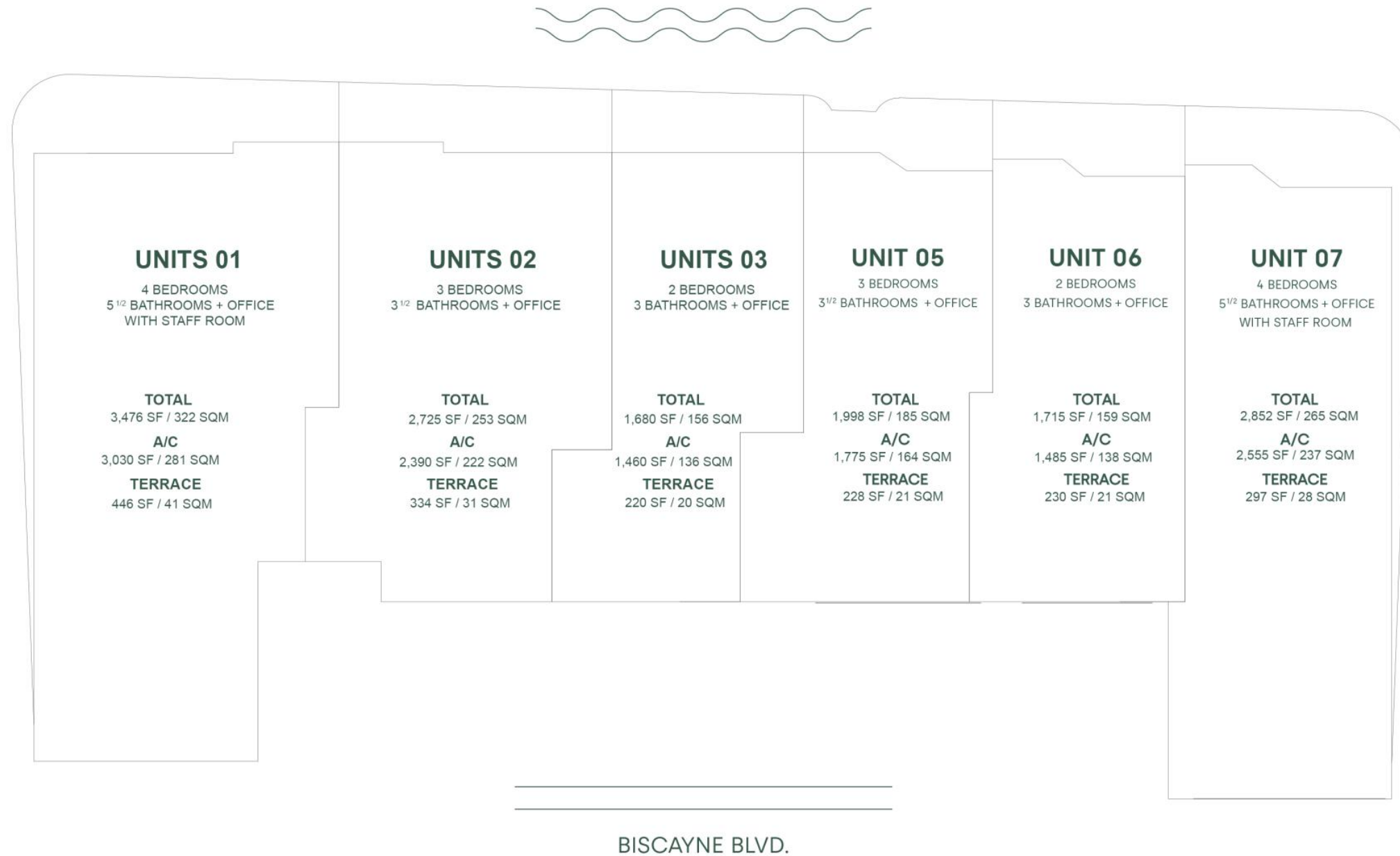
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DISCOVER

Panoramic and Skyview Residences Floorplans



BISCAYNE BAY



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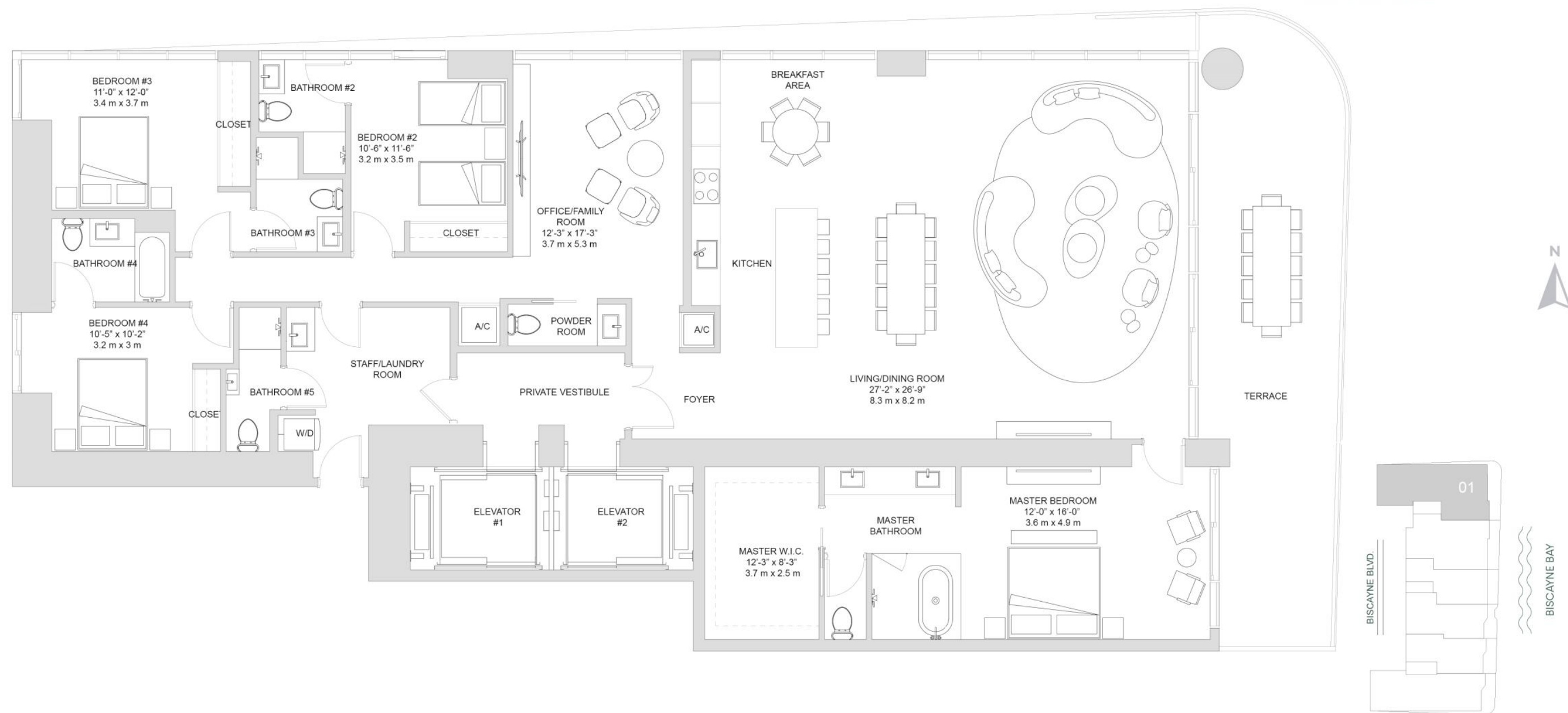
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PANORAMIC RESIDENCES
LEVELS 27 TO 56

TOTAL SQ.FT.	3,476 SQ.FT.	322 SQ. MT.
A/C AREA	3,030 SQ.FT.	281 SQ. MT.
TERRACE	446 SQ.FT.	41 SQ. MT.

UNIT 01

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



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PANORAMIC RESIDENCES
LEVELS 27 TO 56

TOTAL SQ.FT.	2,724 SQ.FT.	253 SQ. MT.
A/C AREA	2,390 SQ.FT.	222 SQ. MT.
TERRACE	334 SQ.FT.	31 SQ. MT.

UNIT 02

3 BEDROOMS + OFFICE
3 1/2 BATHROOMS



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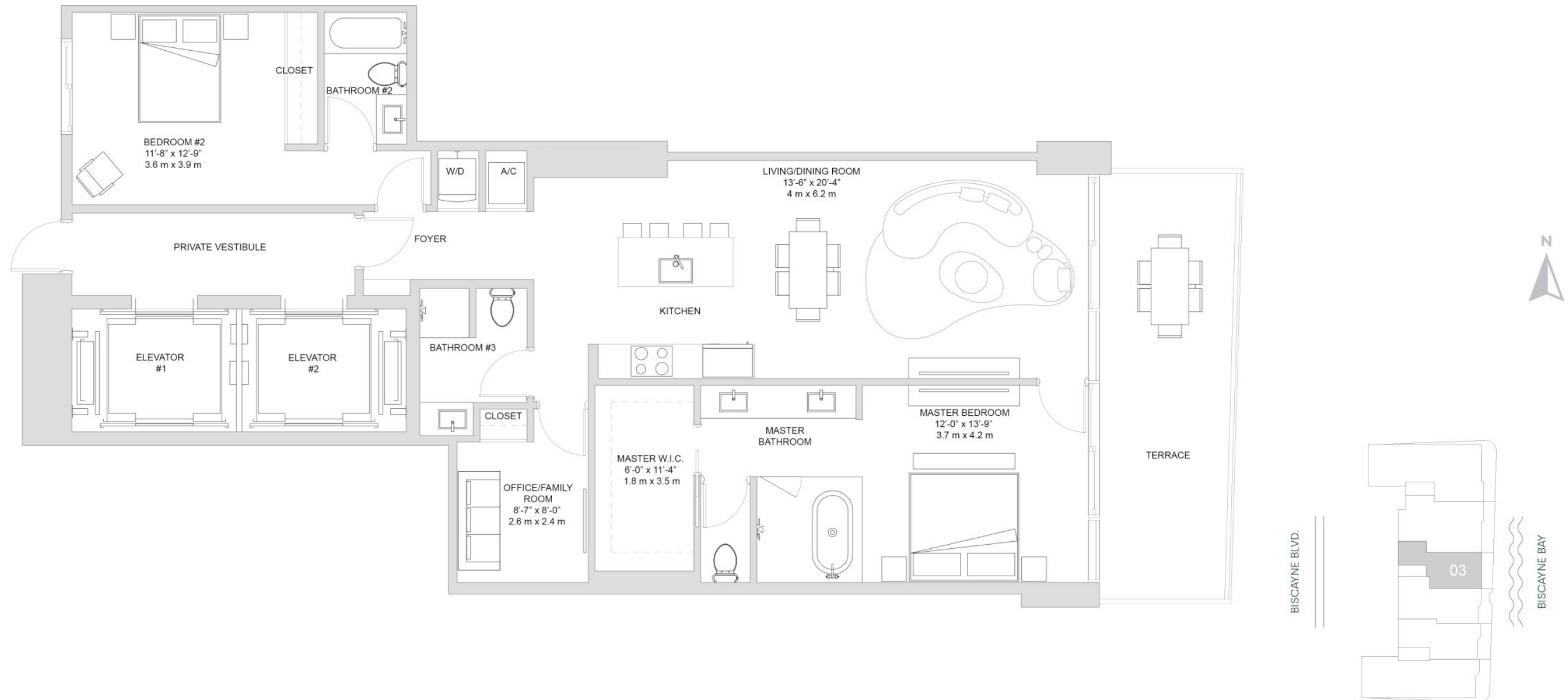
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PANORAMIC RESIDENCES
LEVELS 27 TO 56

TOTAL SQ.FT.	1,680 SQ.FT.	156 SQ. MT.
A/C AREA	1,460 SQ.FT.	136 SQ. MT.
TERRACE	220 SQ.FT.	20 SQ. MT.

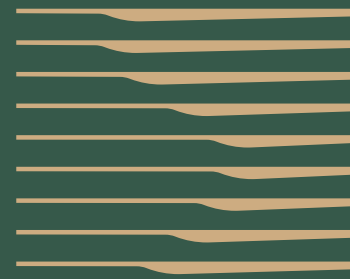
UNIT 03

2 BEDROOMS + OFFICE
3 BATHROOMS



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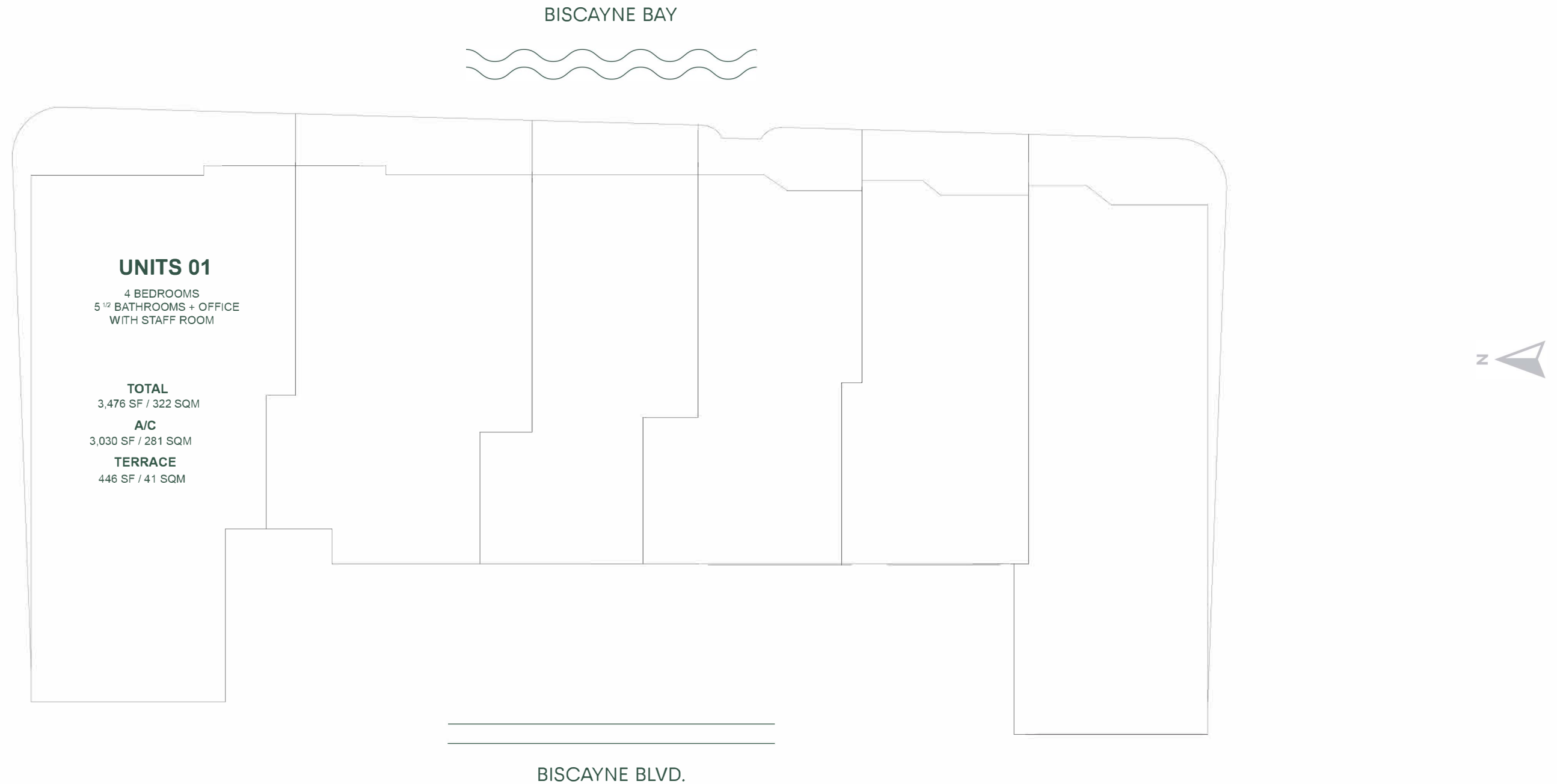


ARIA
RESERVE
MIAMI

SkyView Villas Residences Floorplans

DISCOVER

Skyview Villas Residences Floorplan



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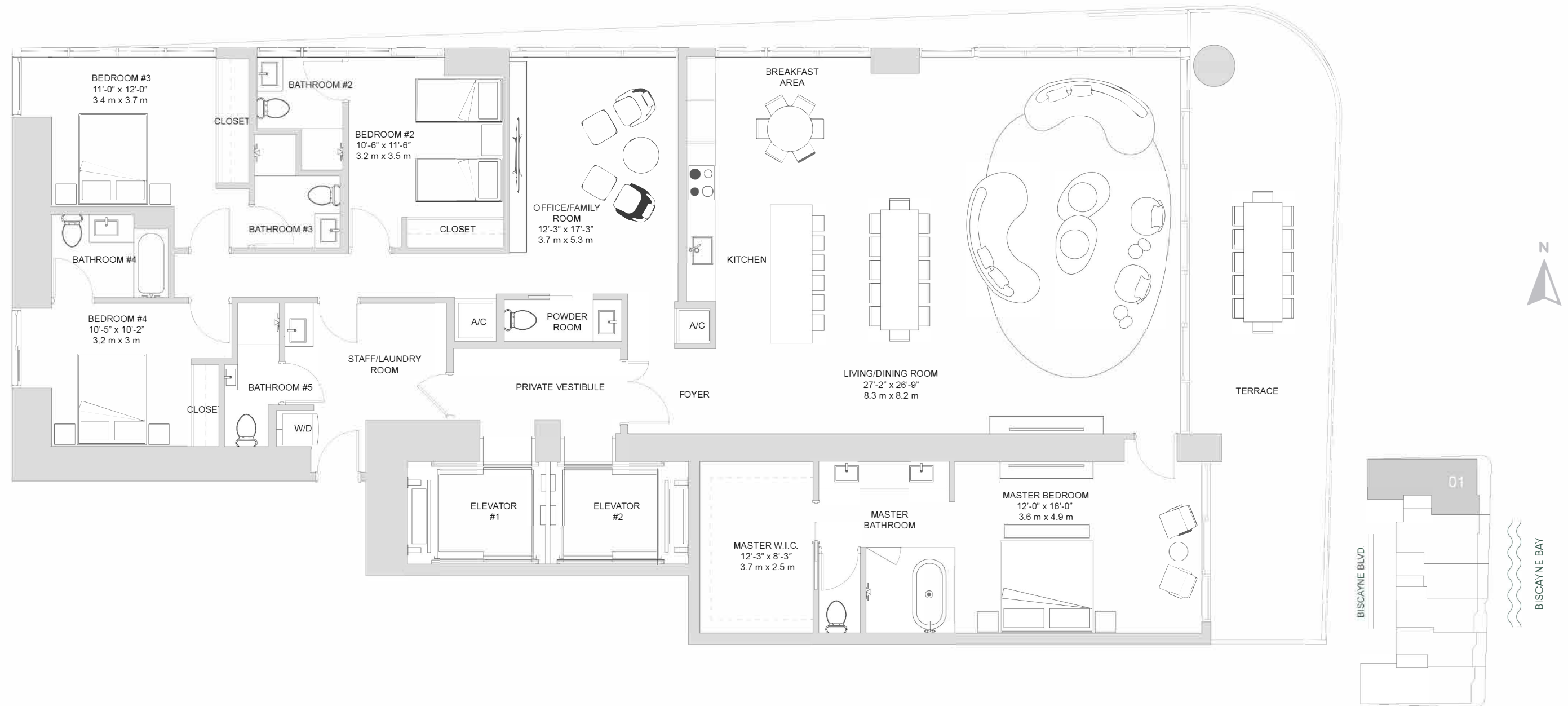
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SKYVIEW VILLAS RESIDENCES
LEVELS 27 TO 56

TOTAL SQ.FT.	3,476 SQ.FT.	322 SQ. MT.
A/C AREA	3,030 SQ.FT.	281 SQ. MT.
TERRACE	446 SQ.FT.	41 SQ. MT.

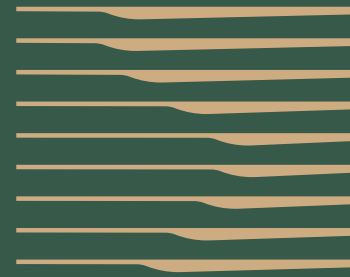
UNIT 01

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



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ARIA
RESERVE
MIAMI

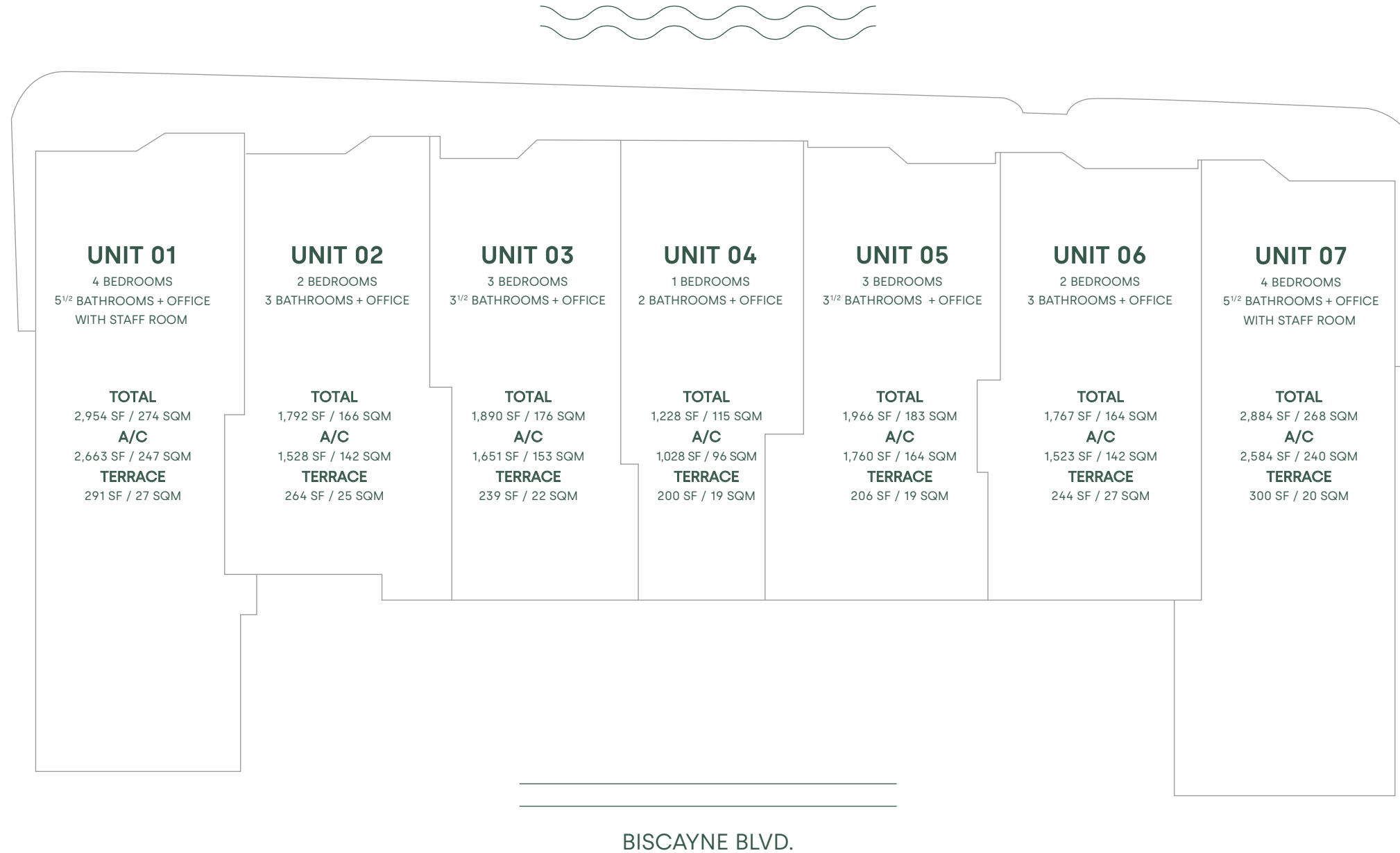
Panoramic and Skyview Residences Floorplans

DISCOVER

Panoramic and Skyview Residences Floorplans



BISCAYNE BAY



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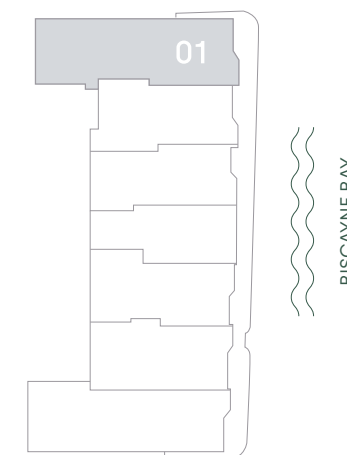
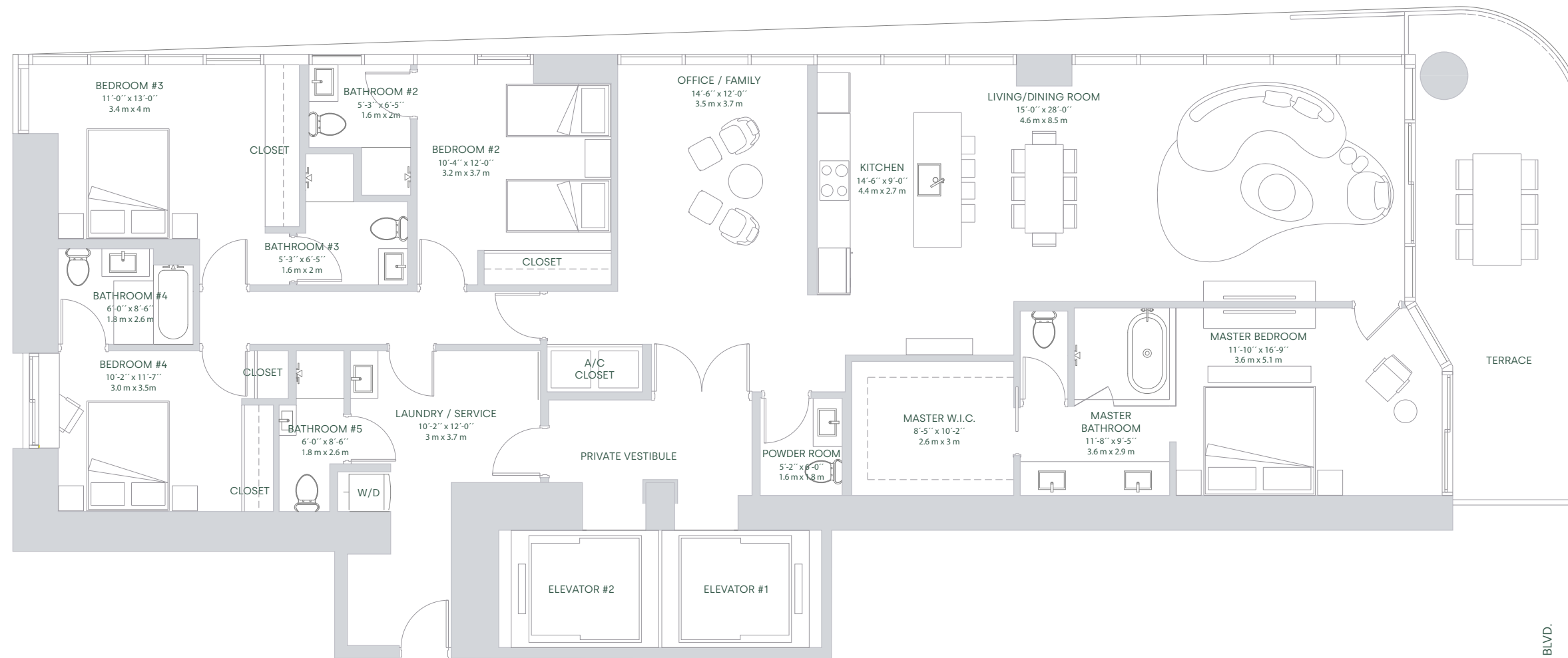
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PANORAMIC RESIDENCES & SKYVIEW RESIDENCES
LEVEL 03-50

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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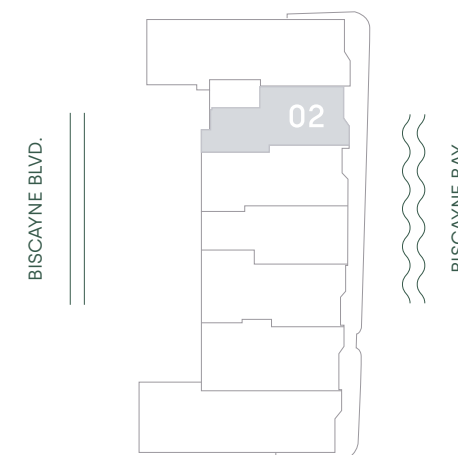
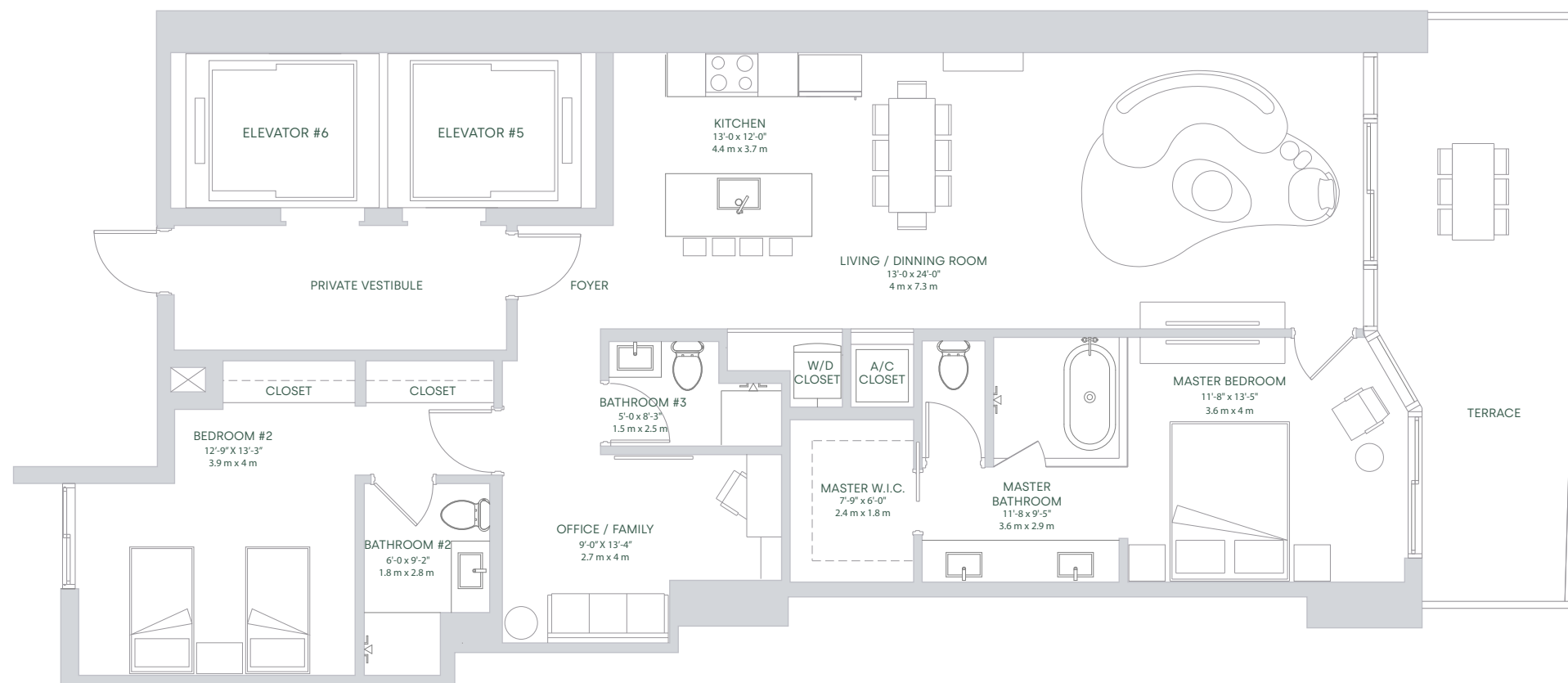
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PANORAMIC RESIDENCES
LEVEL 03-46

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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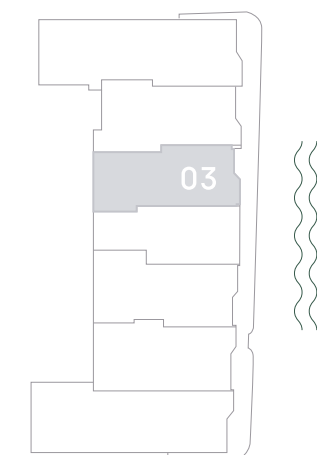
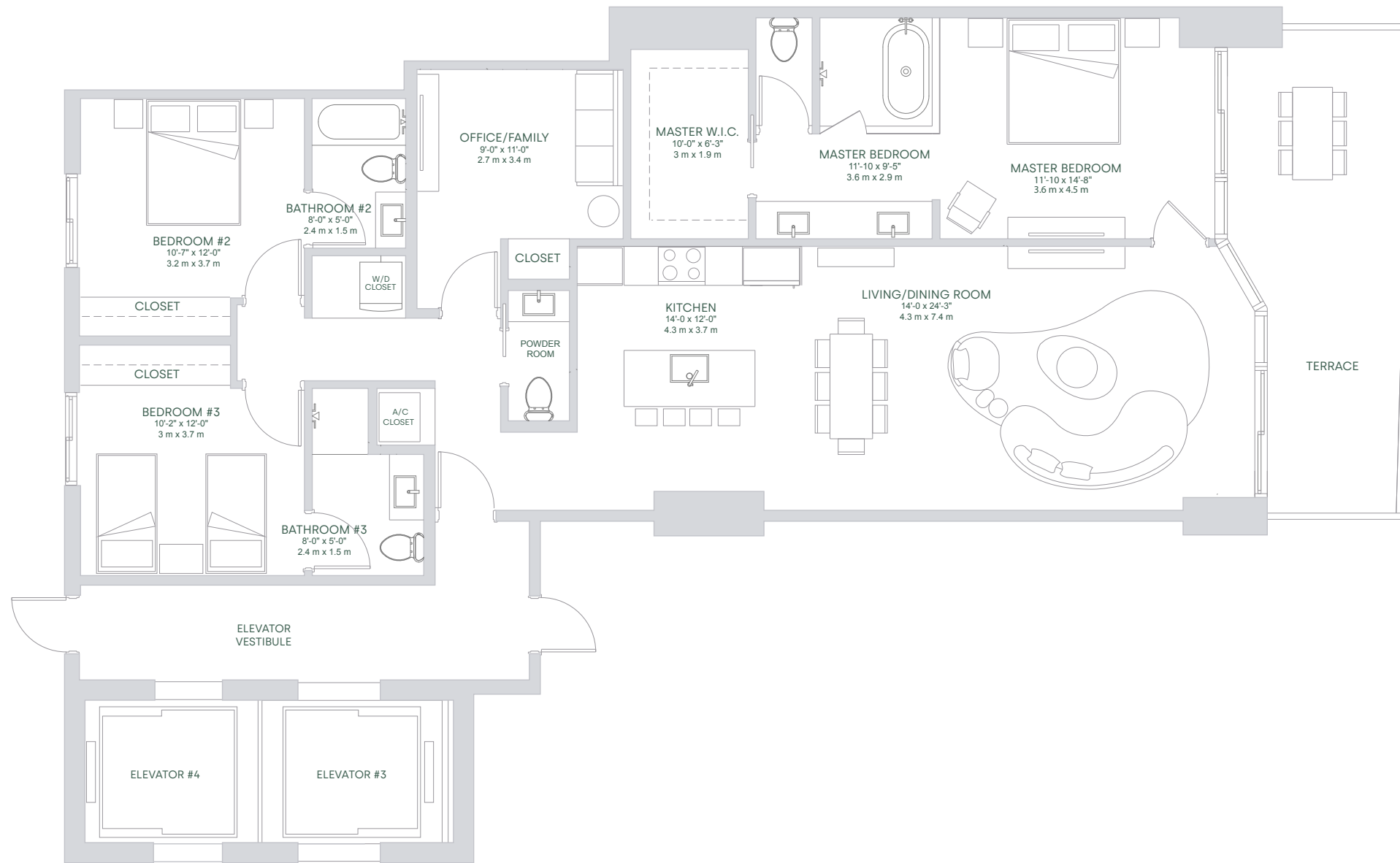
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PANORAMIC RESIDENCES
LEVEL 03-46

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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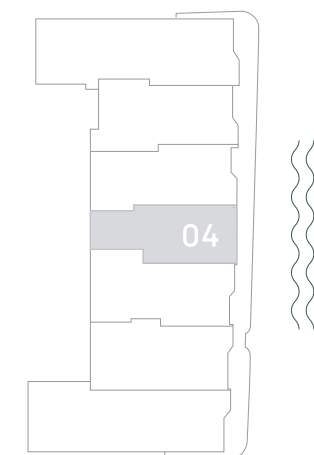
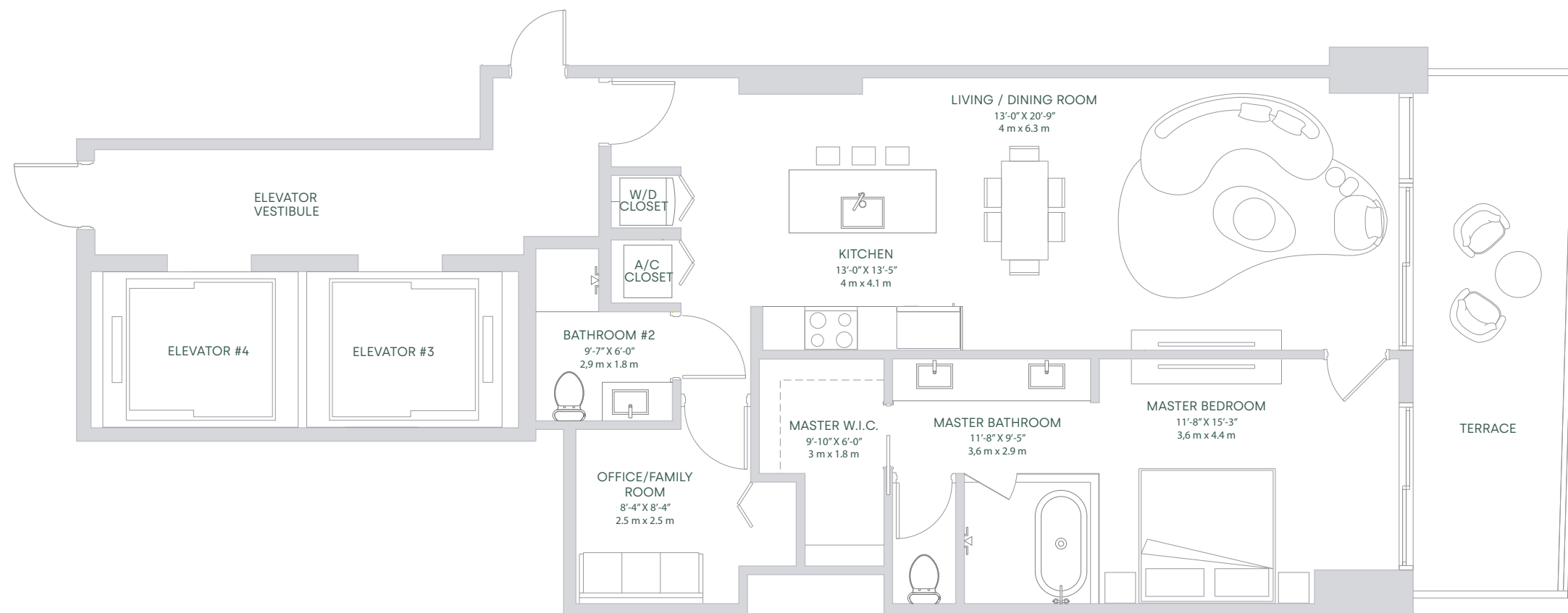
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PANORAMIC RESIDENCES
LEVEL 03-46

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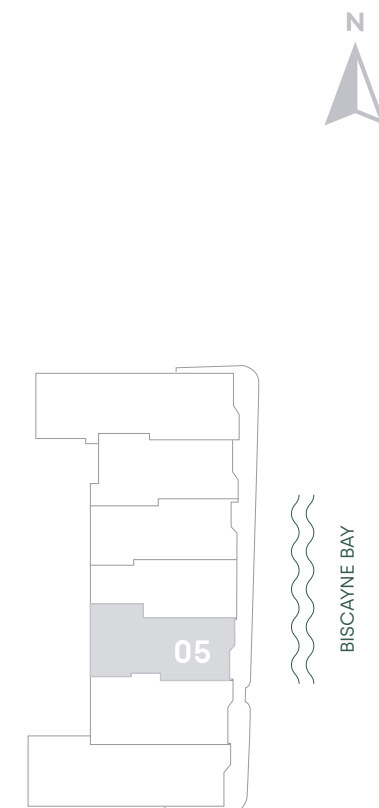
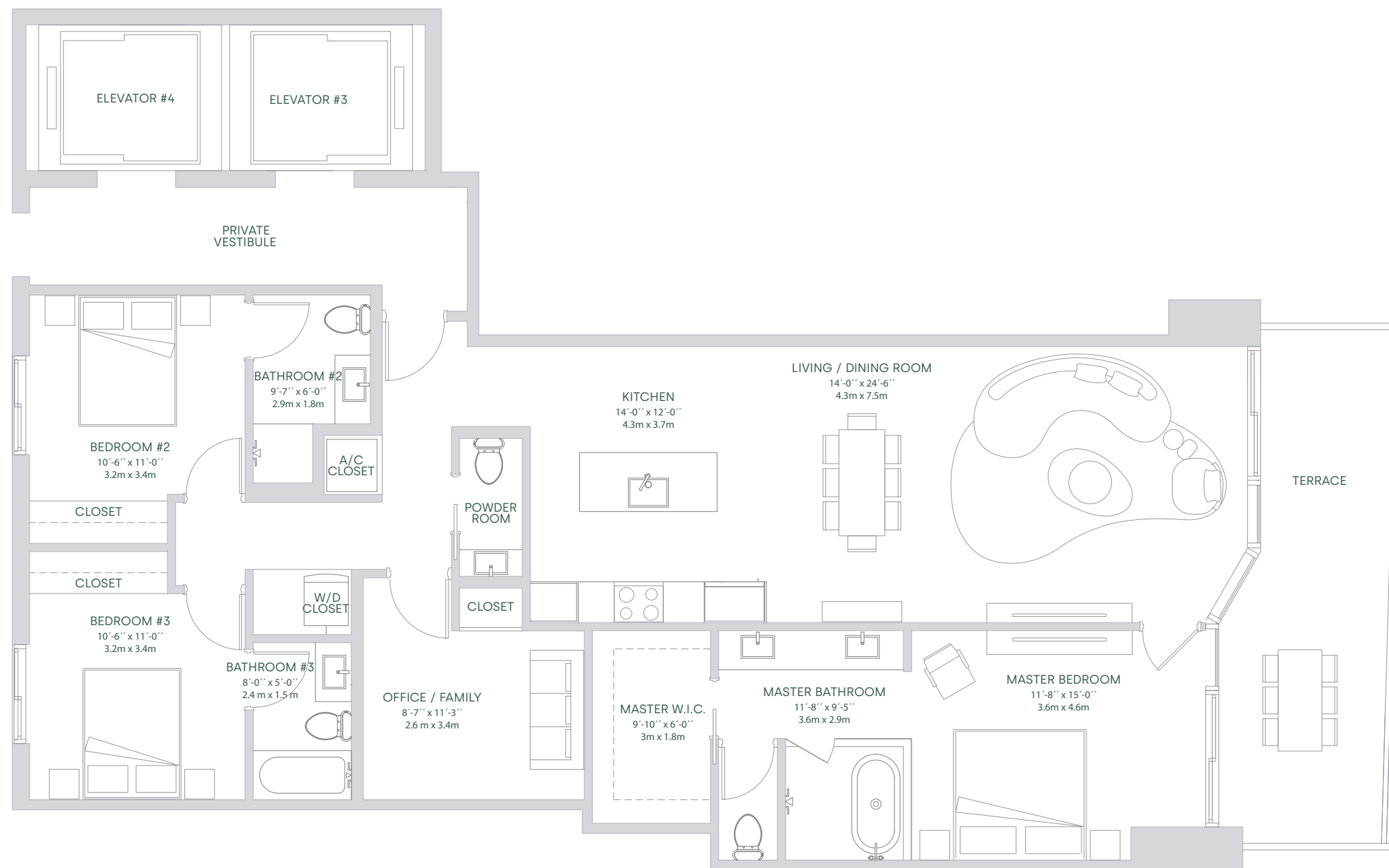
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PANORAMIC RESIDENCES & SKYVIEW RESIDENCES
LEVEL 03-50 LEVEL 51-56

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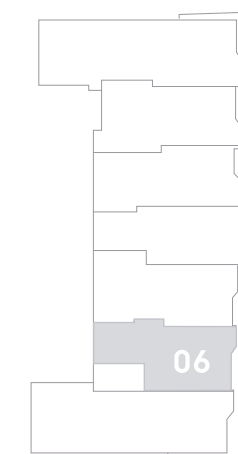
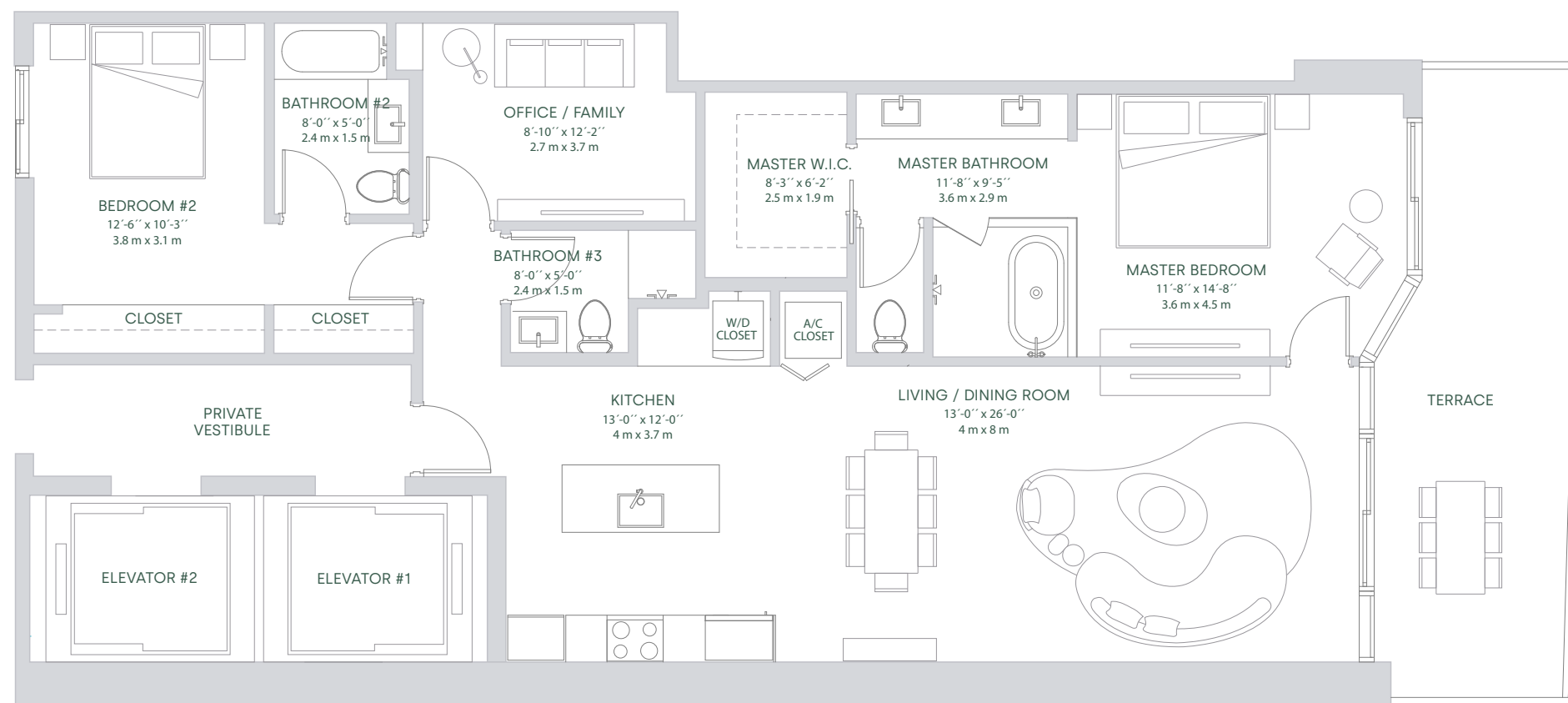
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PANORAMIC RESIDENCES & SKYVIEW RESIDENCES
LEVEL 03-50 LEVEL 51-56

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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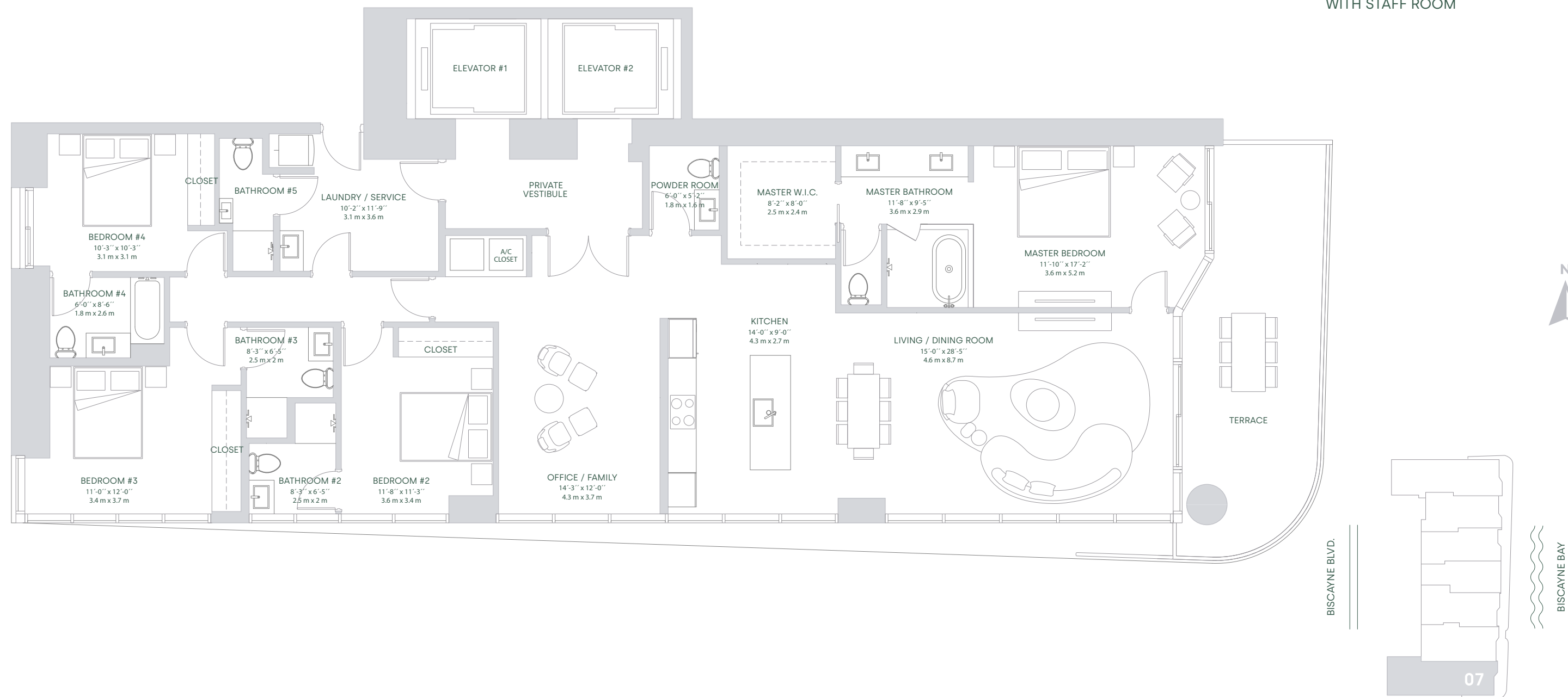
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PANORAMIC RESIDENCES & SKYVIEW RESIDENCES
LEVEL 03-50

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

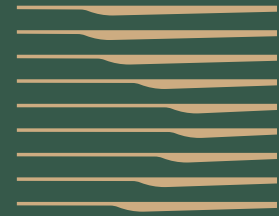
UNIT 07

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



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ARIA
RESERVE
MIAMI

COMING TO MIAMI
SUMMER 2024

DISCOVER

SkyView Villas Residences Floorplans



BISCAYNE BAY



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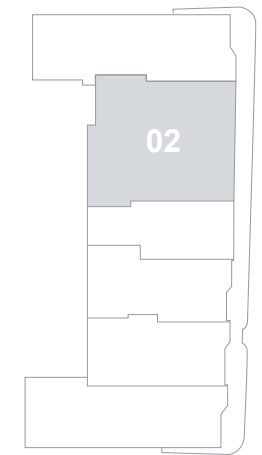
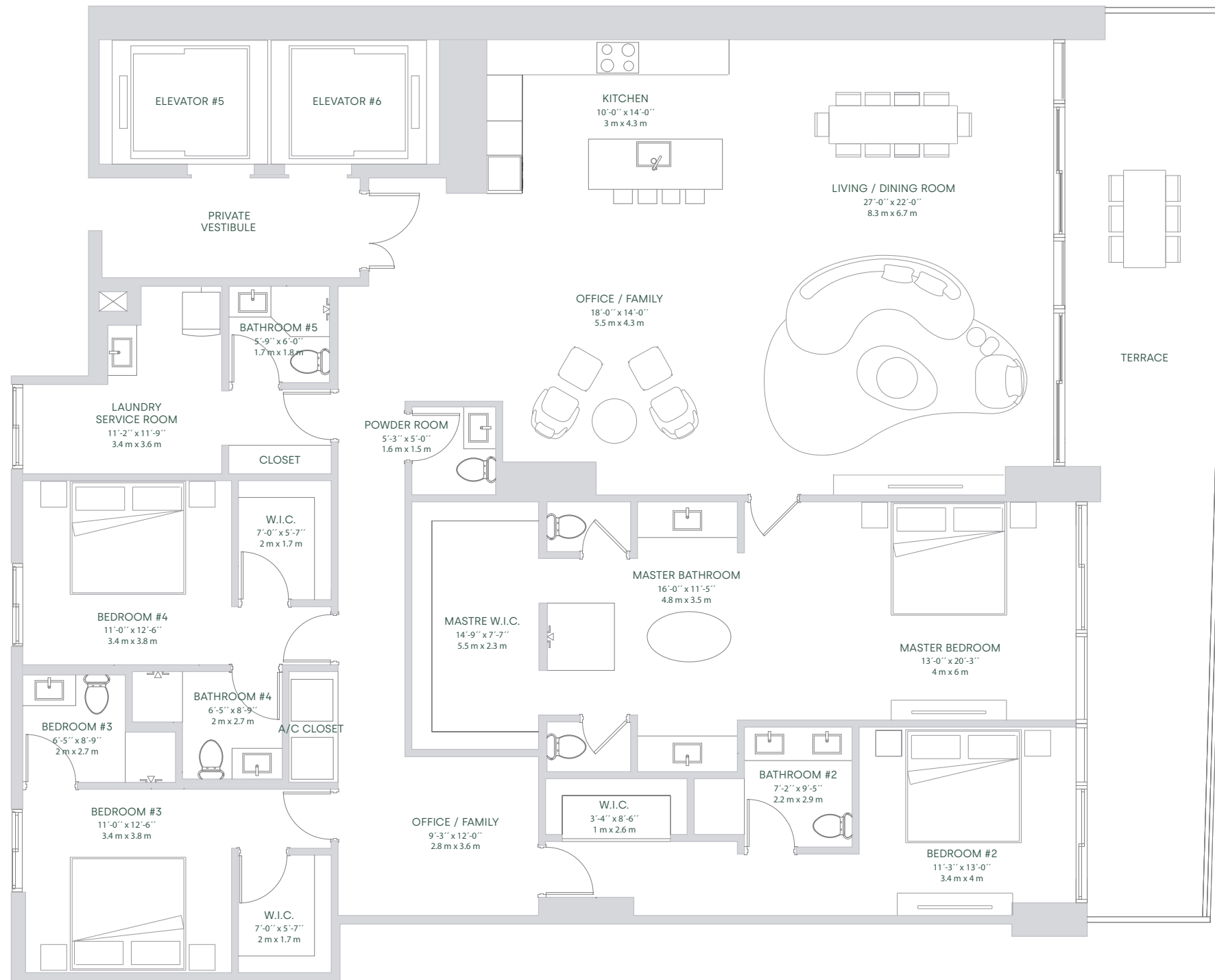
SKYVIEW RESIDENCES
LEVEL 47-56

TOTAL SQ.FT.	3,670 SQ.FT	341 SQ.MT
A/C AREA	3,189 SQ.FT	296 SQ.MT
TERRACE	481 SQ.FT	45 SQ.MT



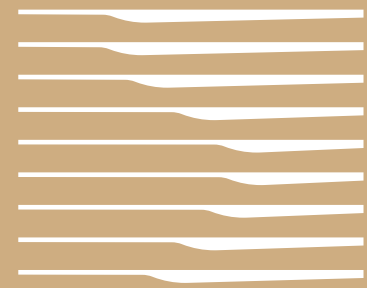
UNIT 02

4 BEDROOMS + OFFICE
5 1/2 BATHROOMS



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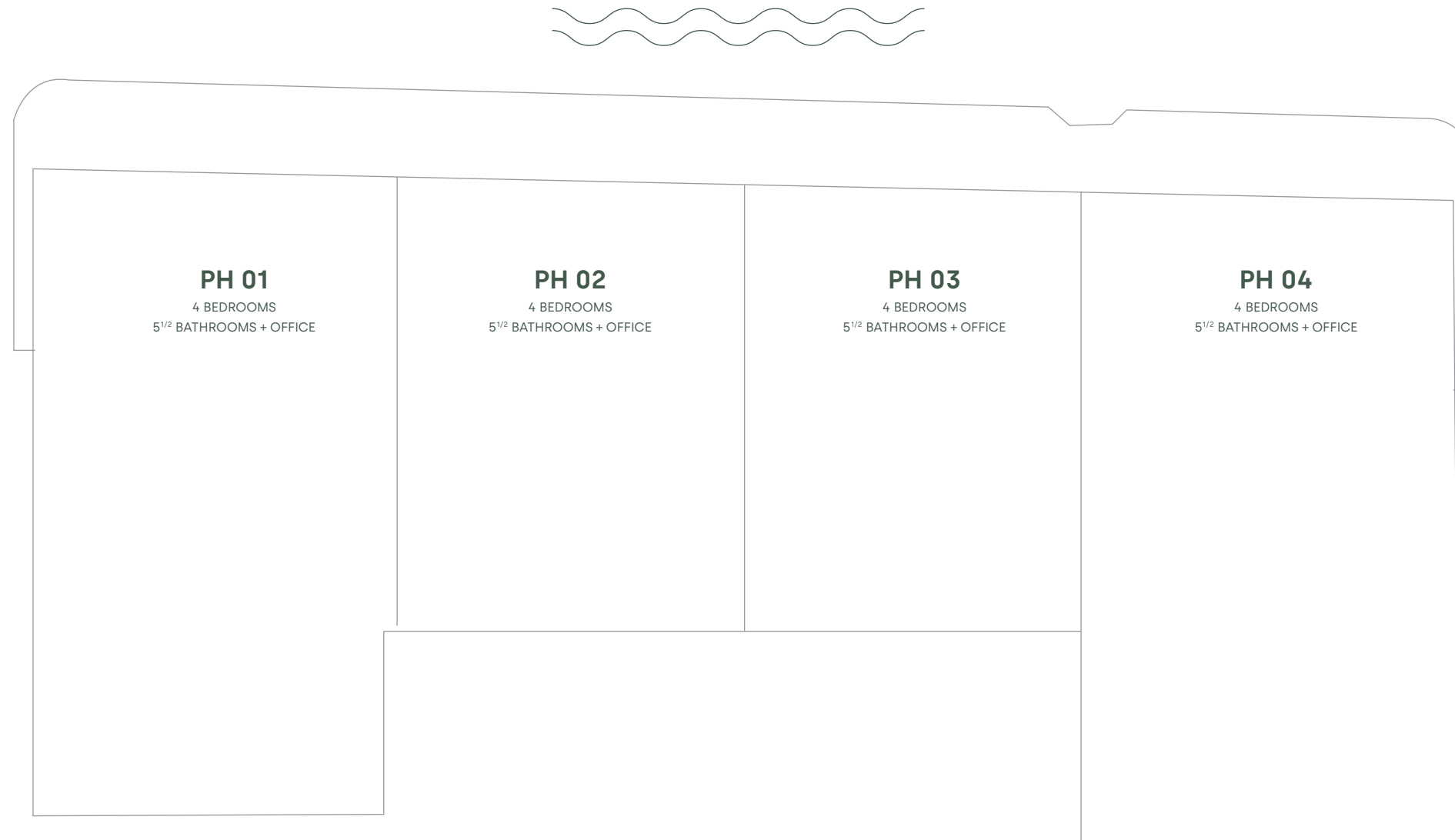
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ARIA
RESERVE
MIAMI

PENTHOUSE COLLECTION / Penthouses

BISCAYNE BAY



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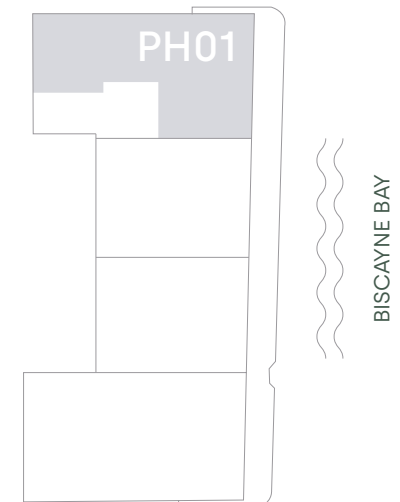
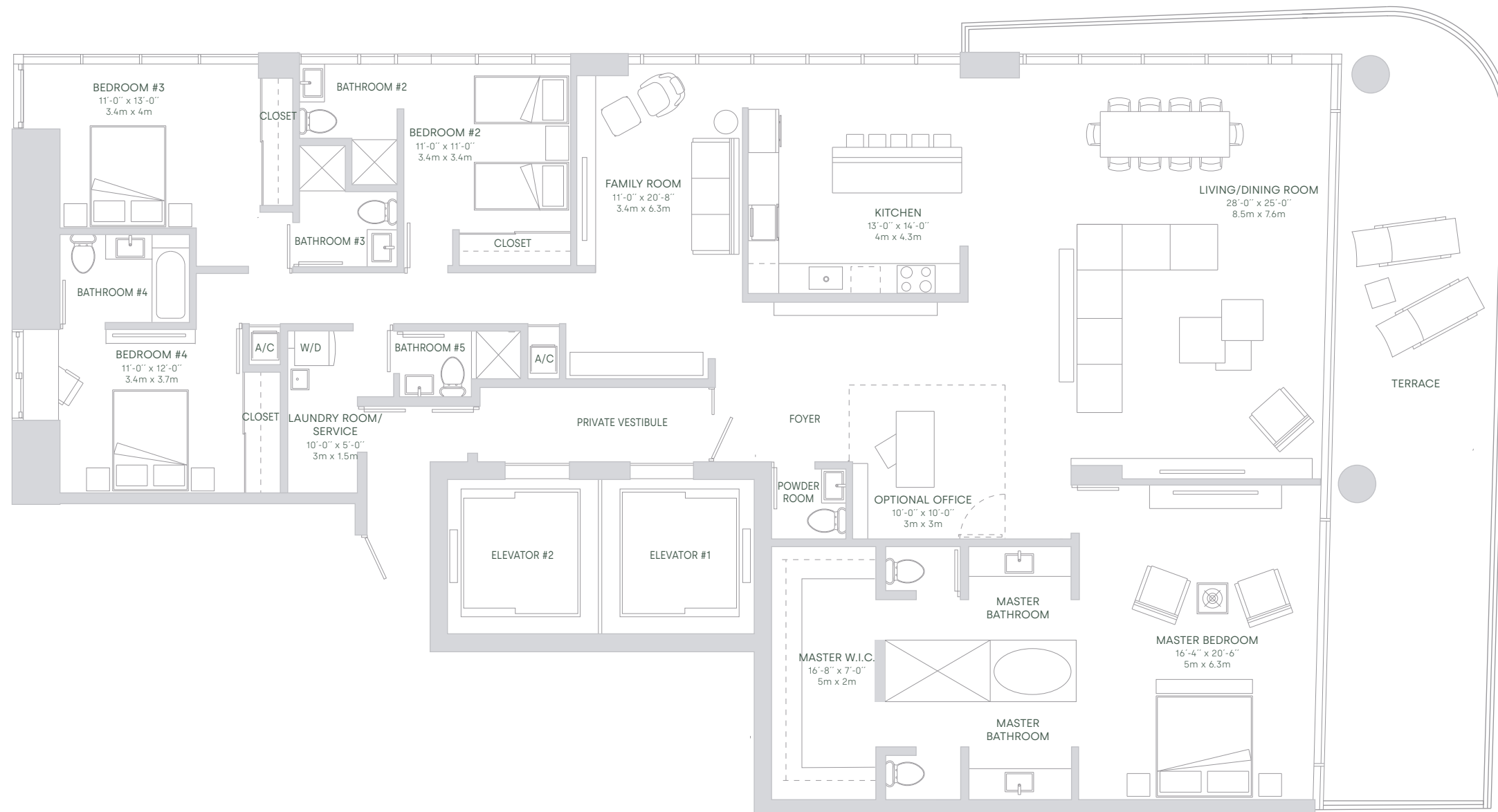
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PENTHOUSES
LEVEL 57-59

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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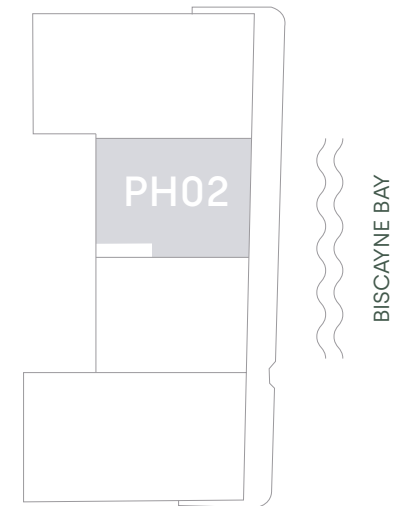
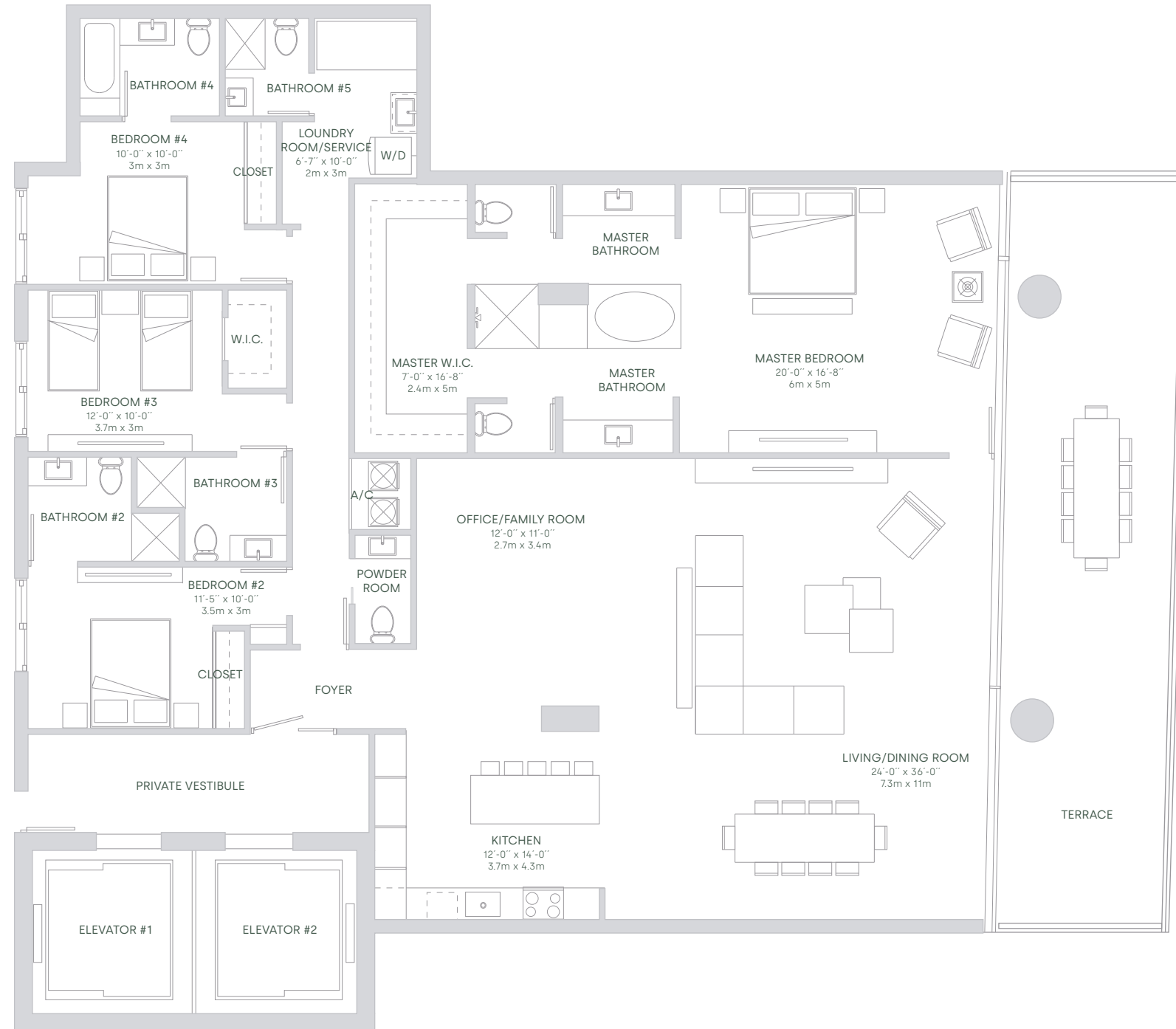
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PH 02

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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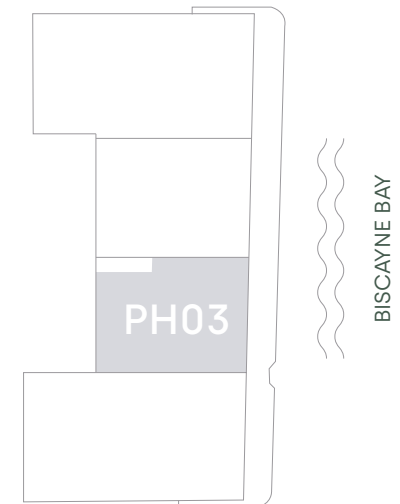
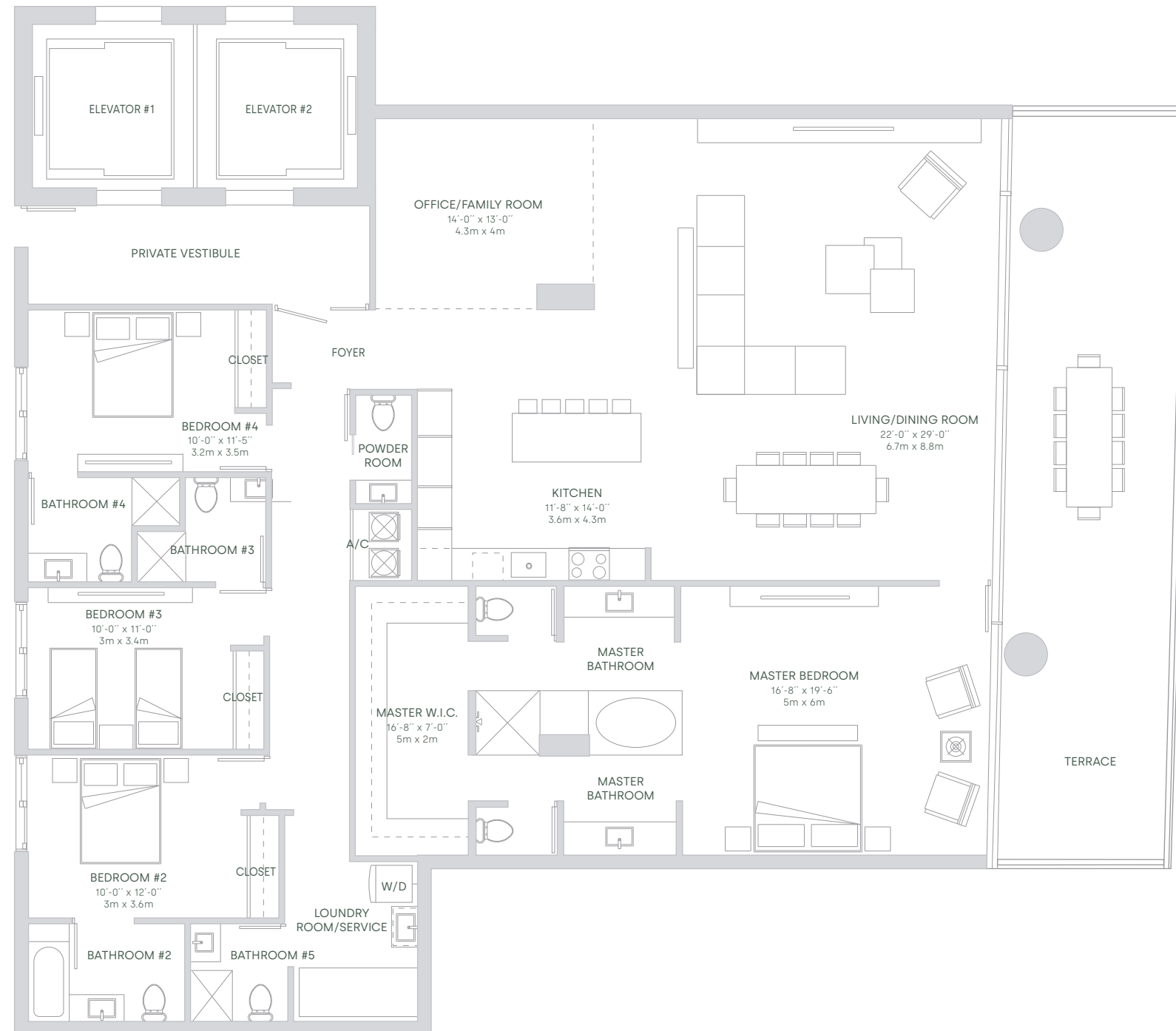
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PH 03

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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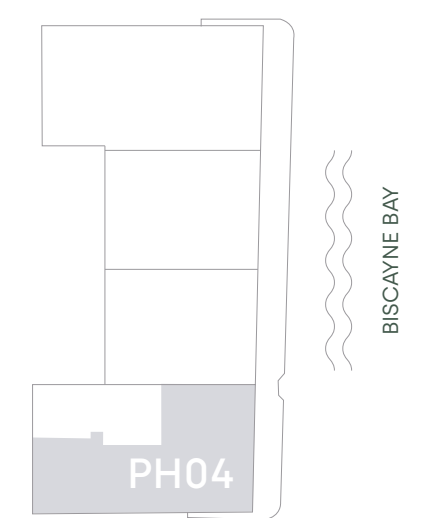
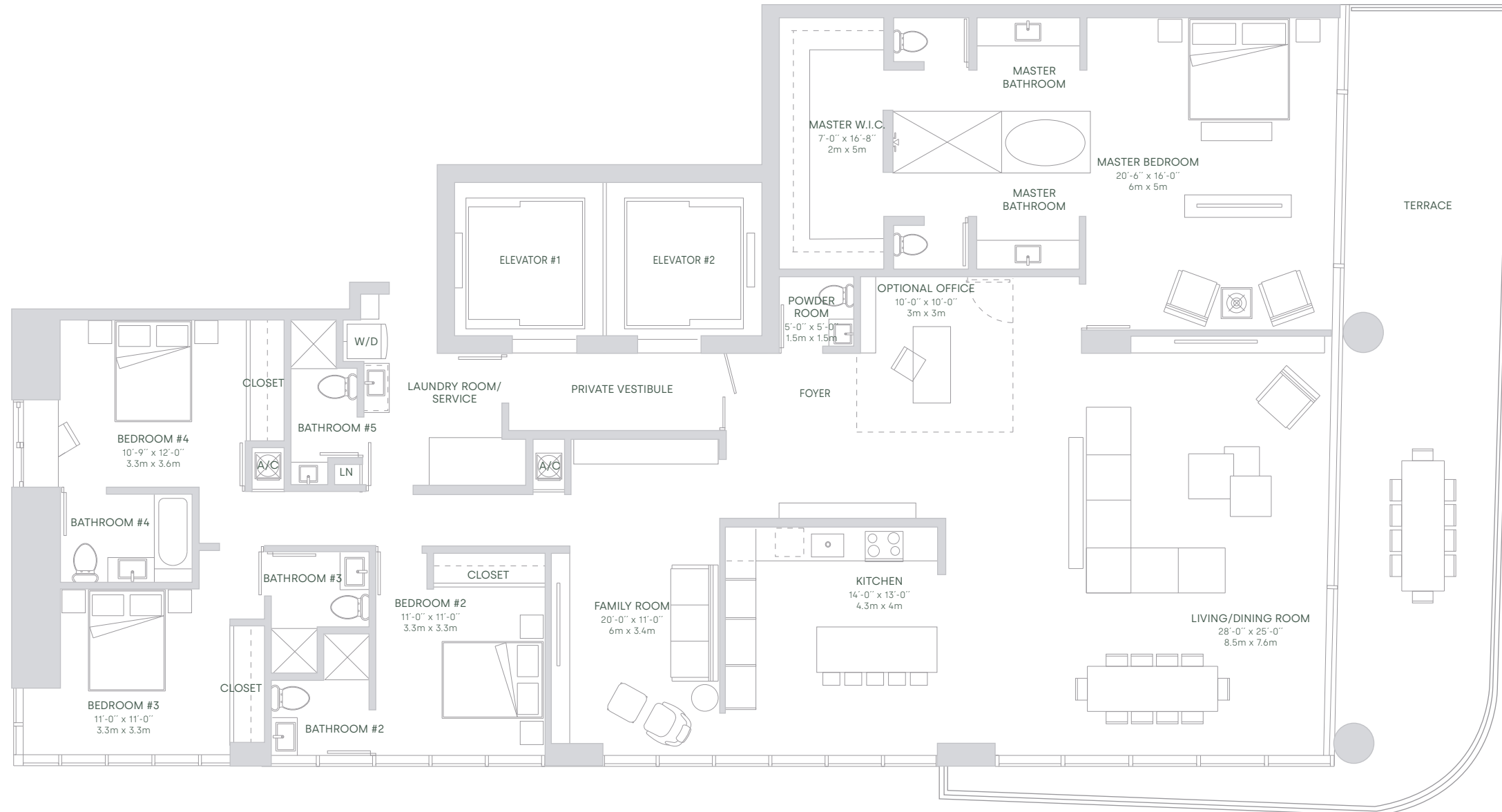
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PENTHOUSES
LEVEL 57-59

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

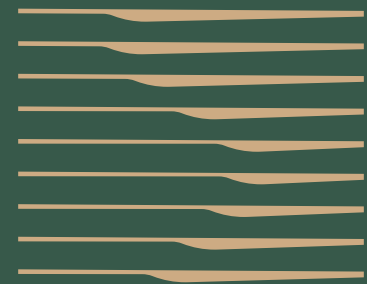
PH 04

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



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ARIA
RESERVE

PENTHOUSE MANSIONS

PHM 01

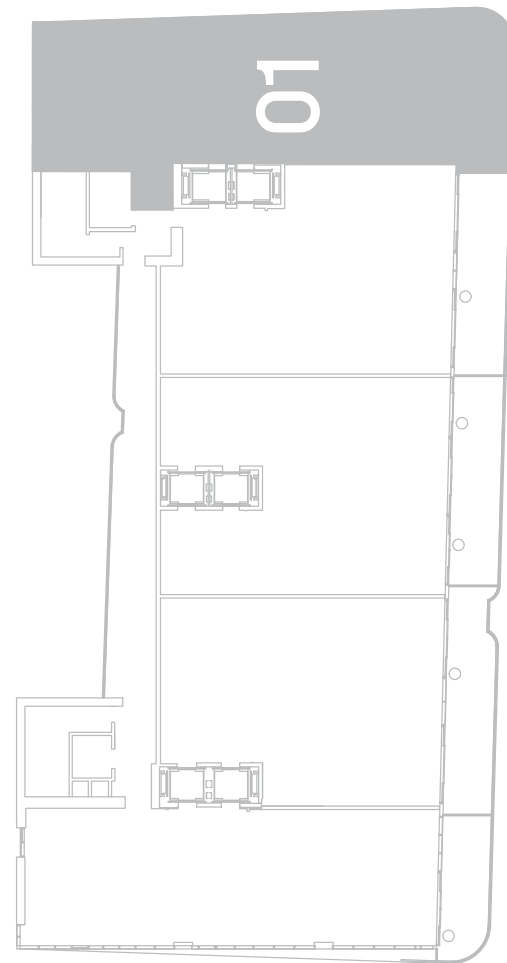


PENTHOUSE MANSIONS
LEVEL 60-62

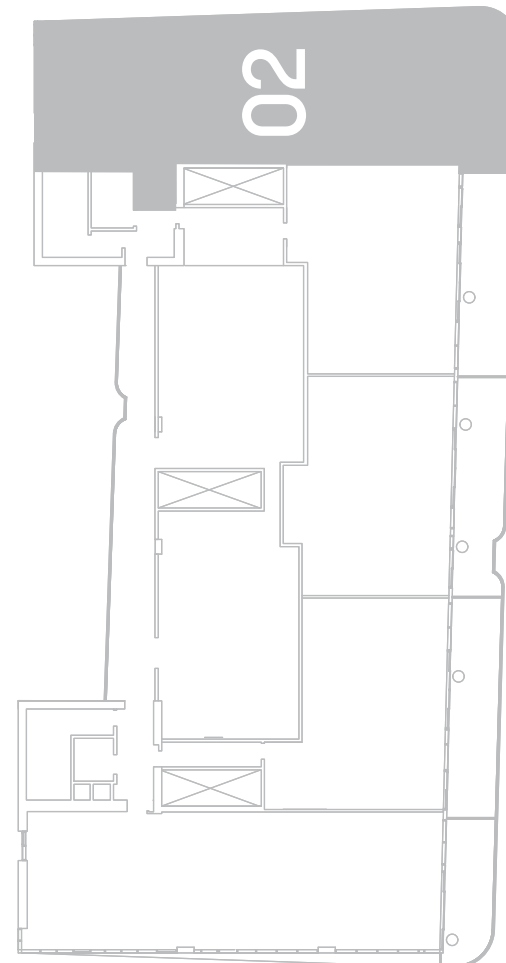
TOTAL SQ.FT.	8,309 SQ.MT.	771 SQ.MT.
A/C AREA	6,358 SQ.FT.	590 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,951 SQ.FT.	181 SQ.MT.

PHM 01

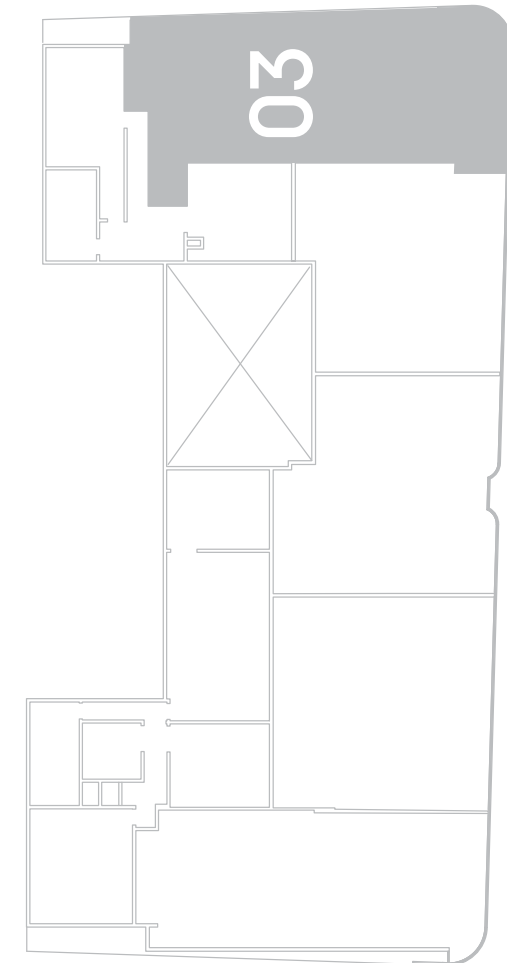
6 BEDROOMS
7^{1/2} BATHROOMS
AND DEN/GYM



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.



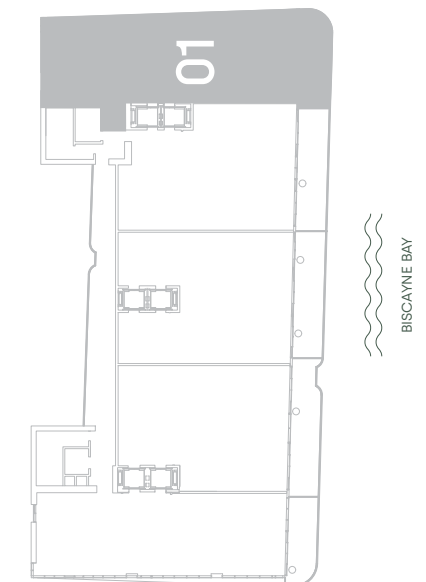
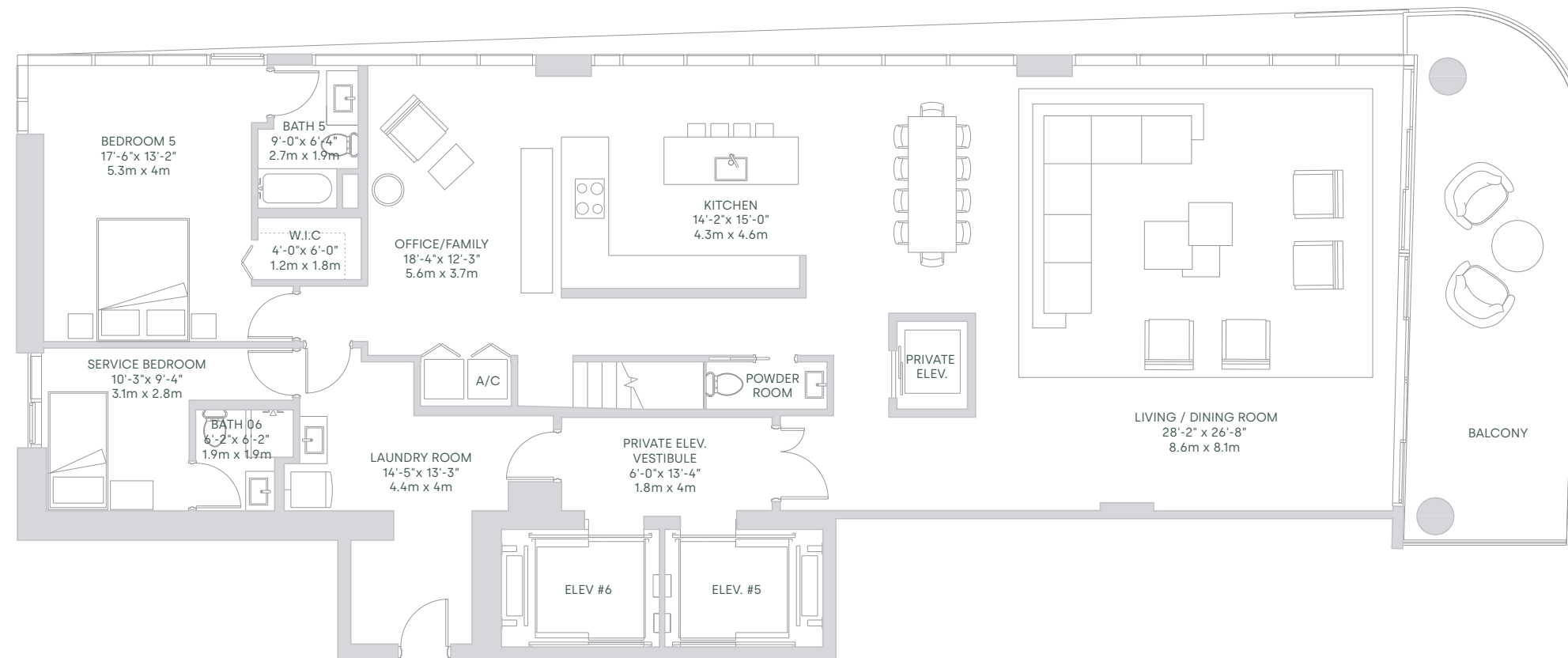
PENTHOUSE MANSIONS
LEVEL 60-62

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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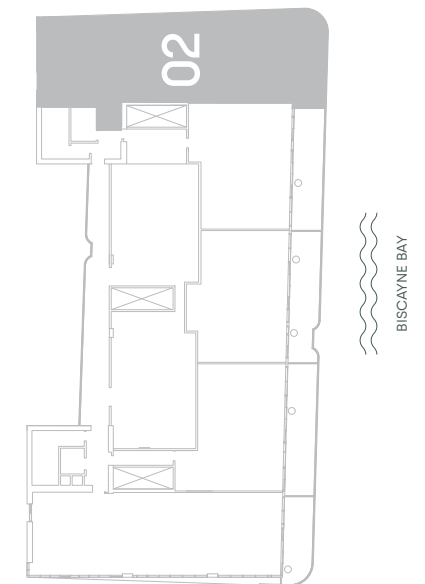
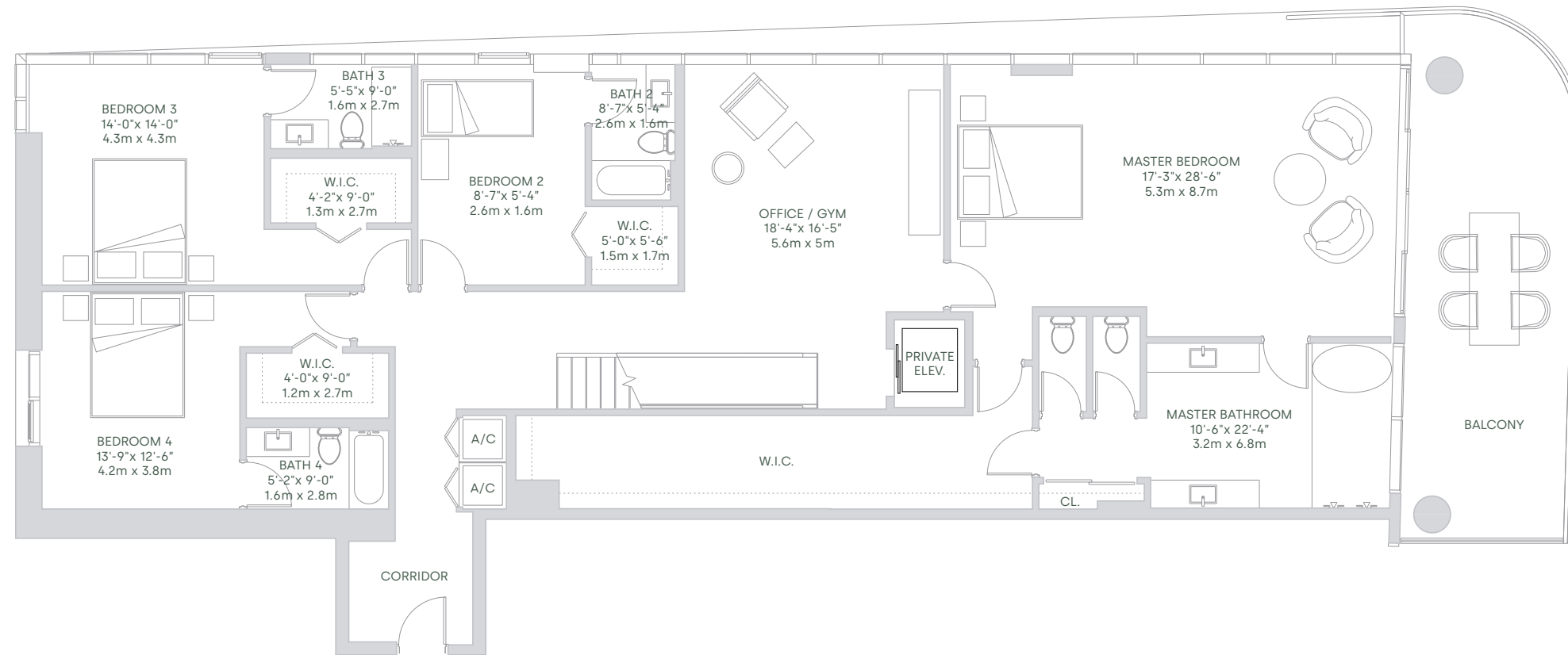
PENTHOUSE MANSIONS
LEVEL 60-62

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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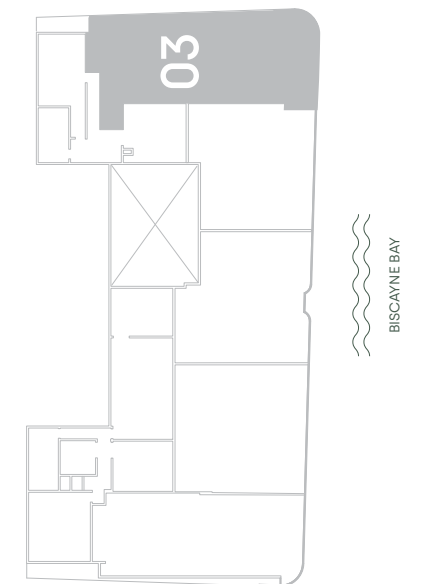
PENTHOUSE MANSIONS
LEVEL 60-62

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.

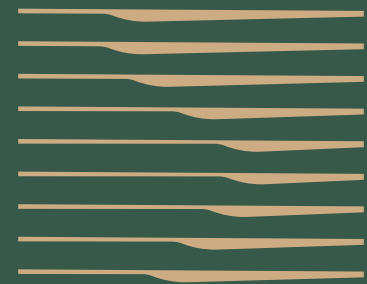
PHM 01

LEVEL 03

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



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ARIA
RESERVE

PENTHOUSE MANSIONS

PHM 02

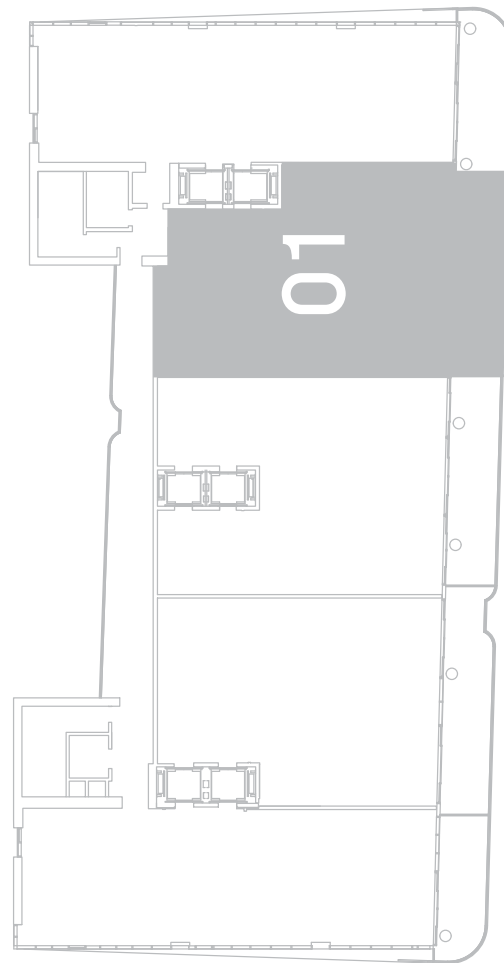


**PENTHOUSE MANSIONS
LEVEL 60-62**

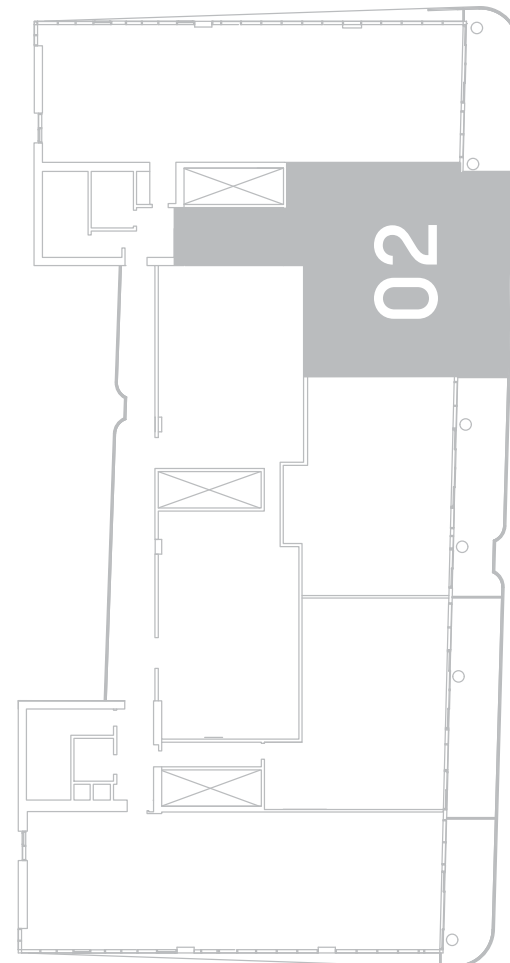
TOTAL SQ.FT.	6,592 SQ.MT.	612 SQ.MT.
A/C AREA	4,676 SQ.FT.	434 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,916 SQ.FT.	178 SQ.MT.

PHM 02

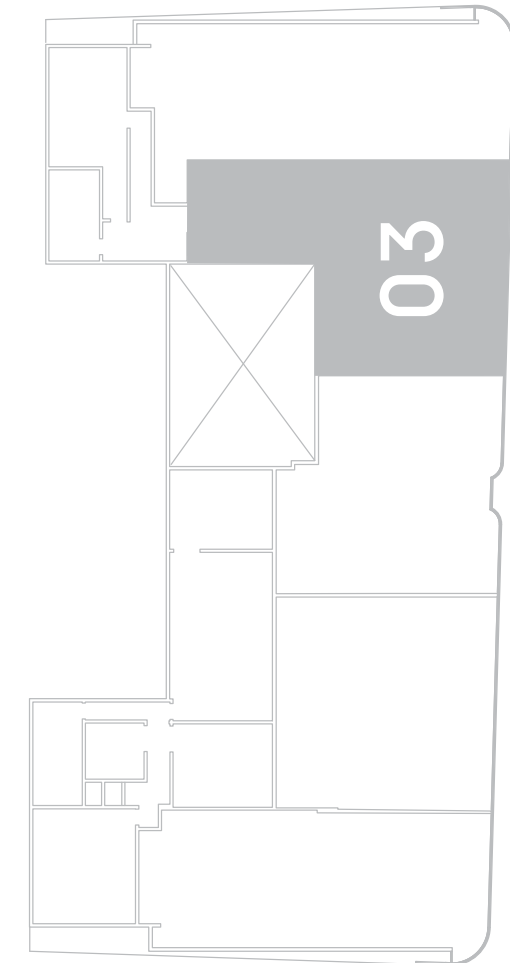
4 BEDROOMS
6.5 BATHROOMS
AND DEN



BISCAYNE BAY



BISCAYNE BAY



BISCAYNE BAY



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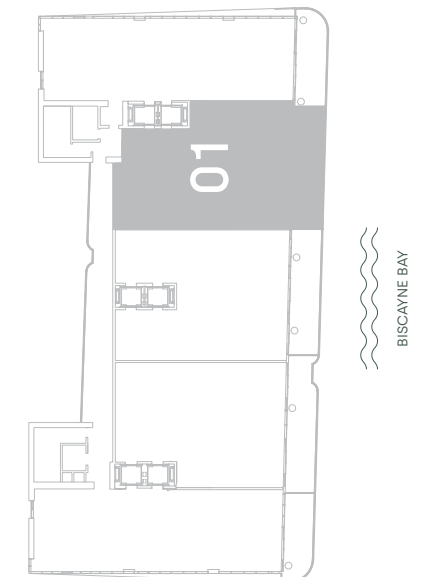
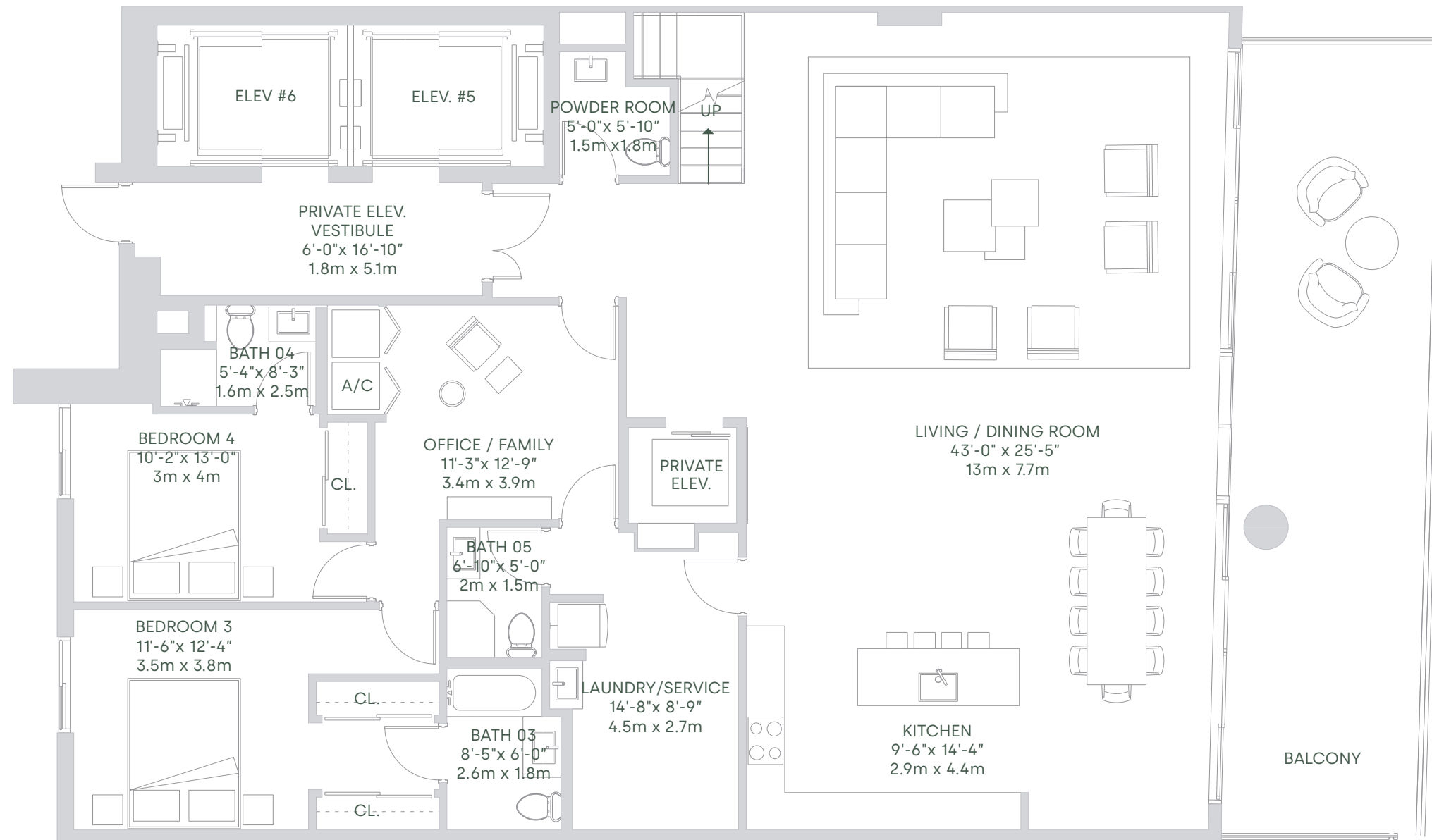
PENTHOUSE MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	6,592 SQ.MT.	612 SQ.MT.
A/C AREA	4,676 SQ.FT.	434 SQ.MT.
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PHM 02

LEVEL 01

4 BEDROOMS
6.5 BATHROOMS
AND DEN



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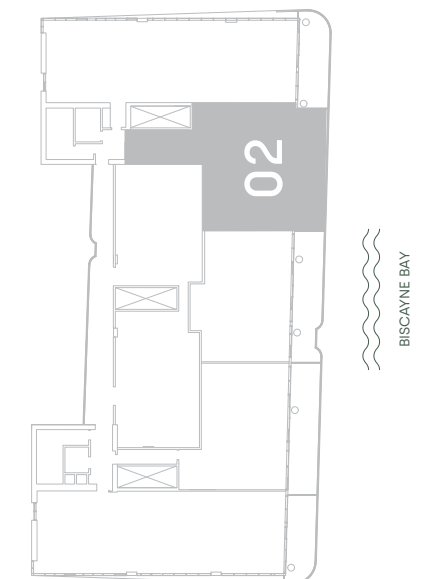
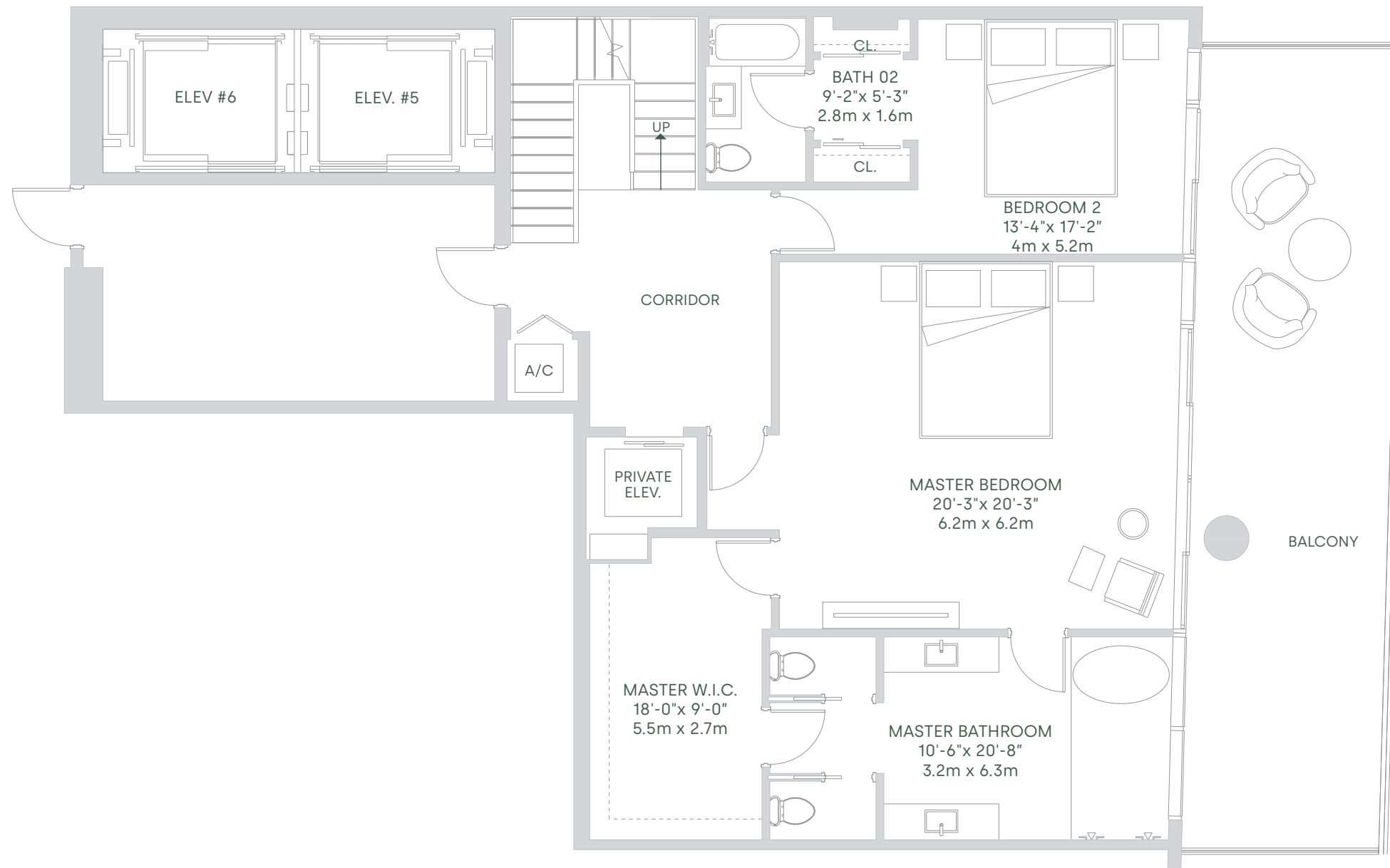
PENTHOUSE MANSIONS
LEVEL 60-62

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PHM 02

LEVEL 02

4 BEDROOMS
6.5 BATHROOMS
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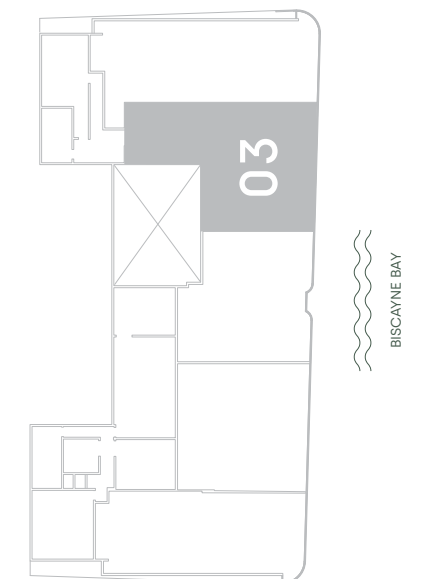
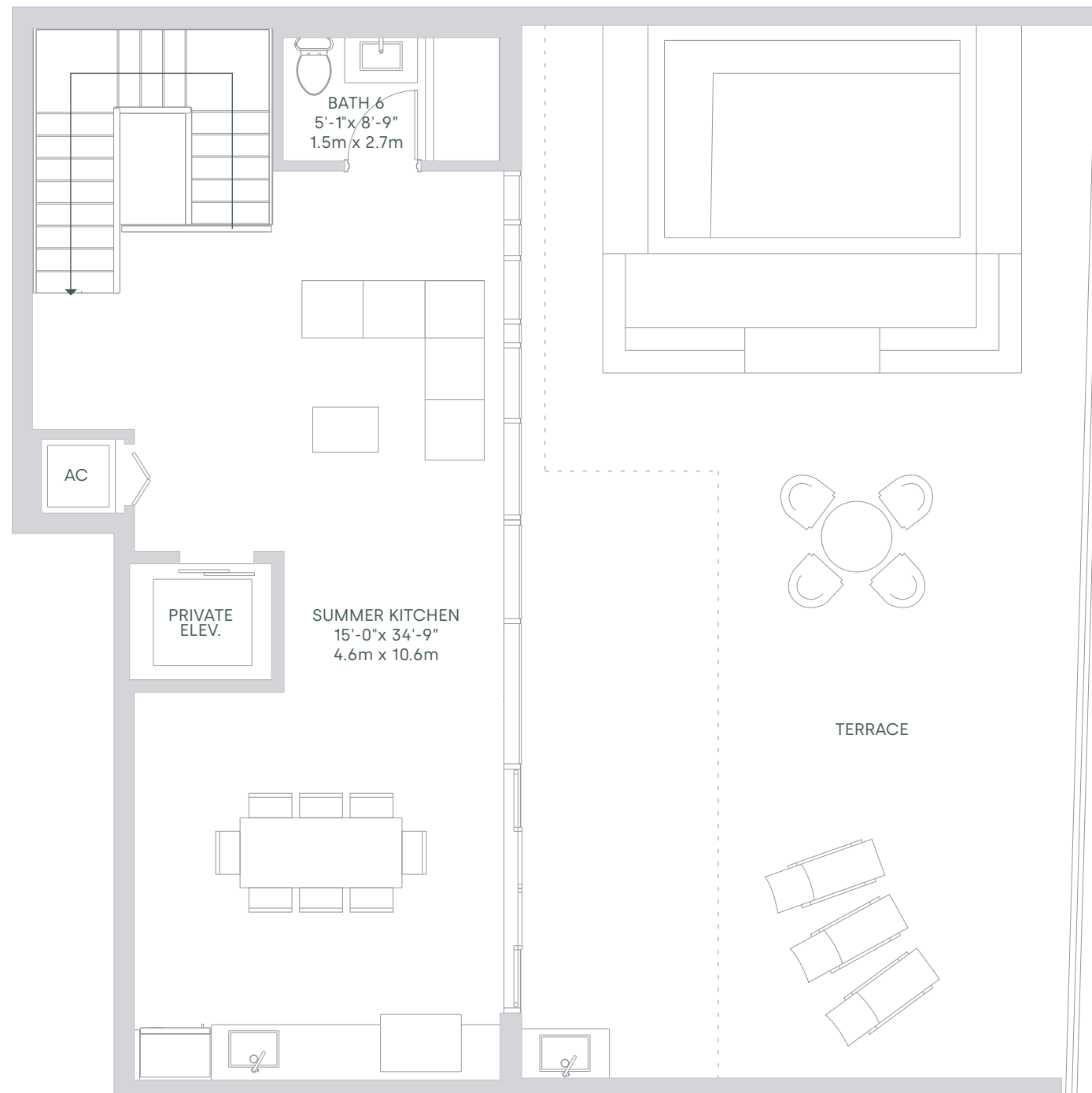
PENTHOUSE MANSIONS
LEVEL 60-62

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.

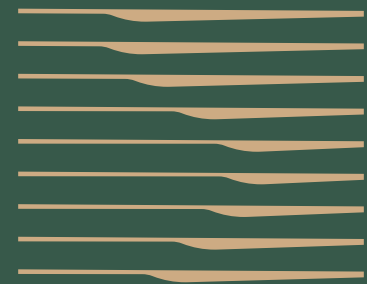
PHM 02

LEVEL 03

4 BEDROOMS
6.5 BATHROOMS
AND DEN



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ARIA
RESERVE

PENTHOUSE MANSIONS

PHM 03

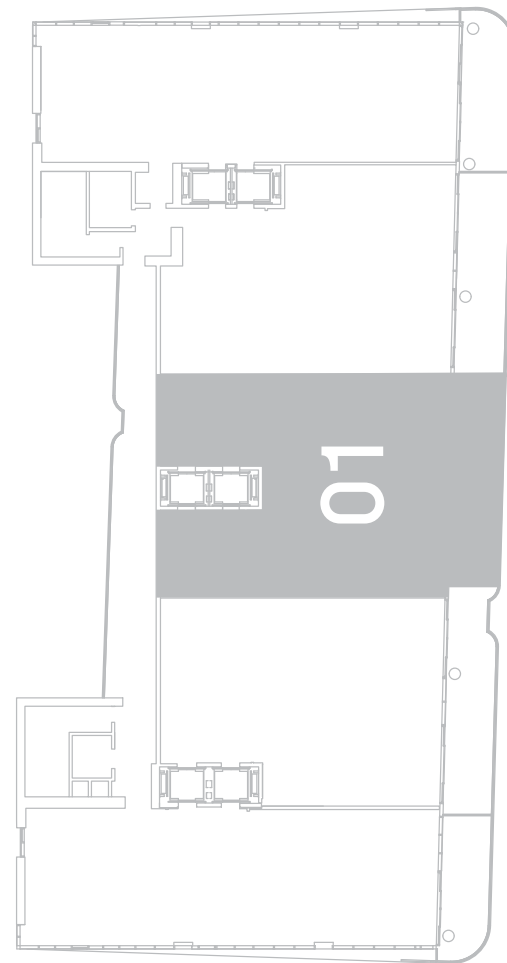


PENTHOUSES MANSIONS
LEVEL 60-62

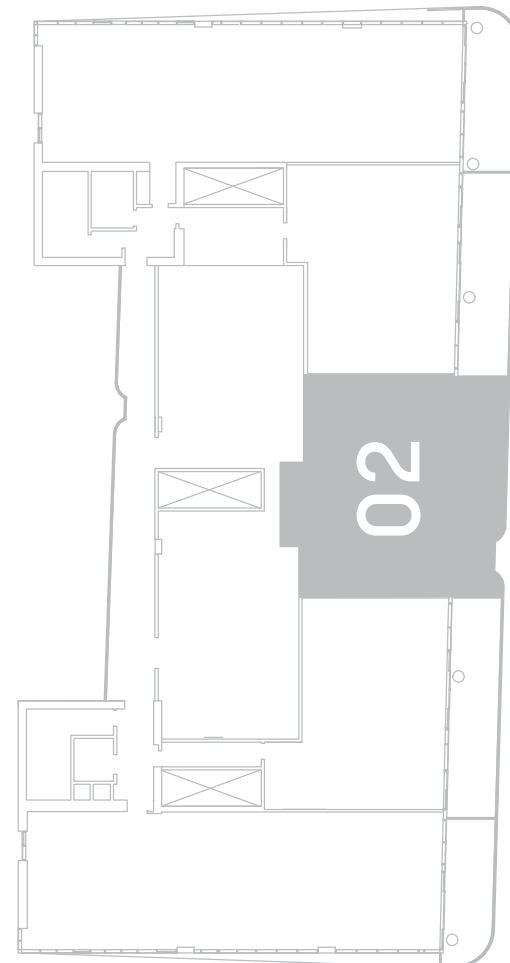
TOTAL SQ.FT.	6,917 SQ.MT.	642 SQ.MT.
A/C AREA	5,010 SQ.FT.	465 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,907 SQ.FT.	177 SQ.MT.

PHM 03

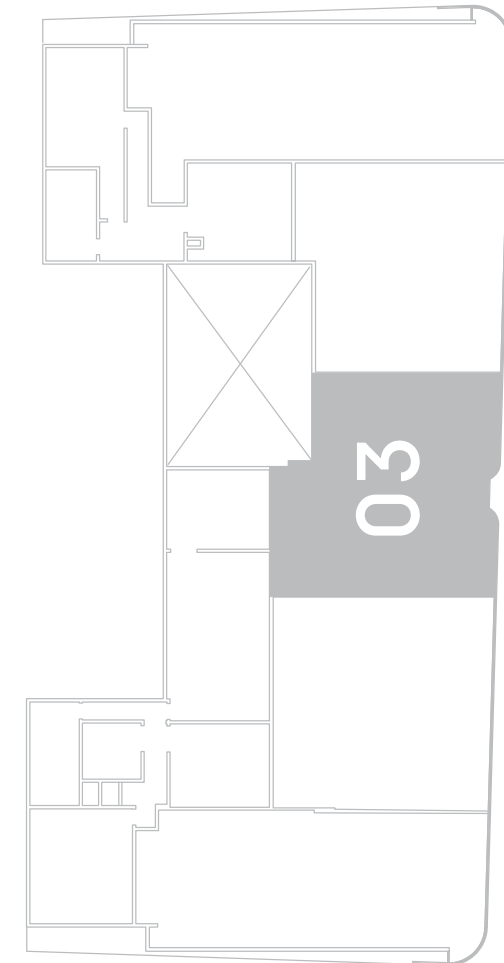
5 BEDROOMS
6.5 BATHROOMS
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BISCAYNE BAY



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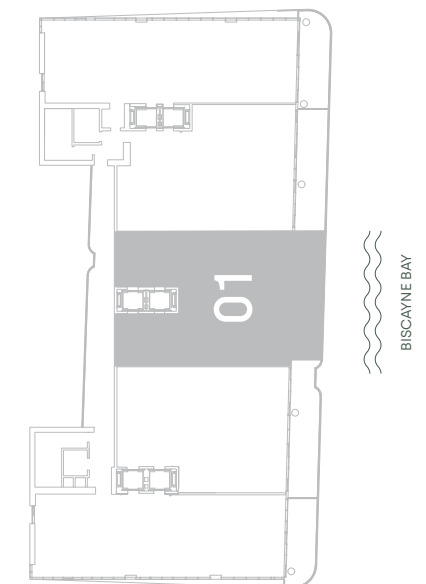
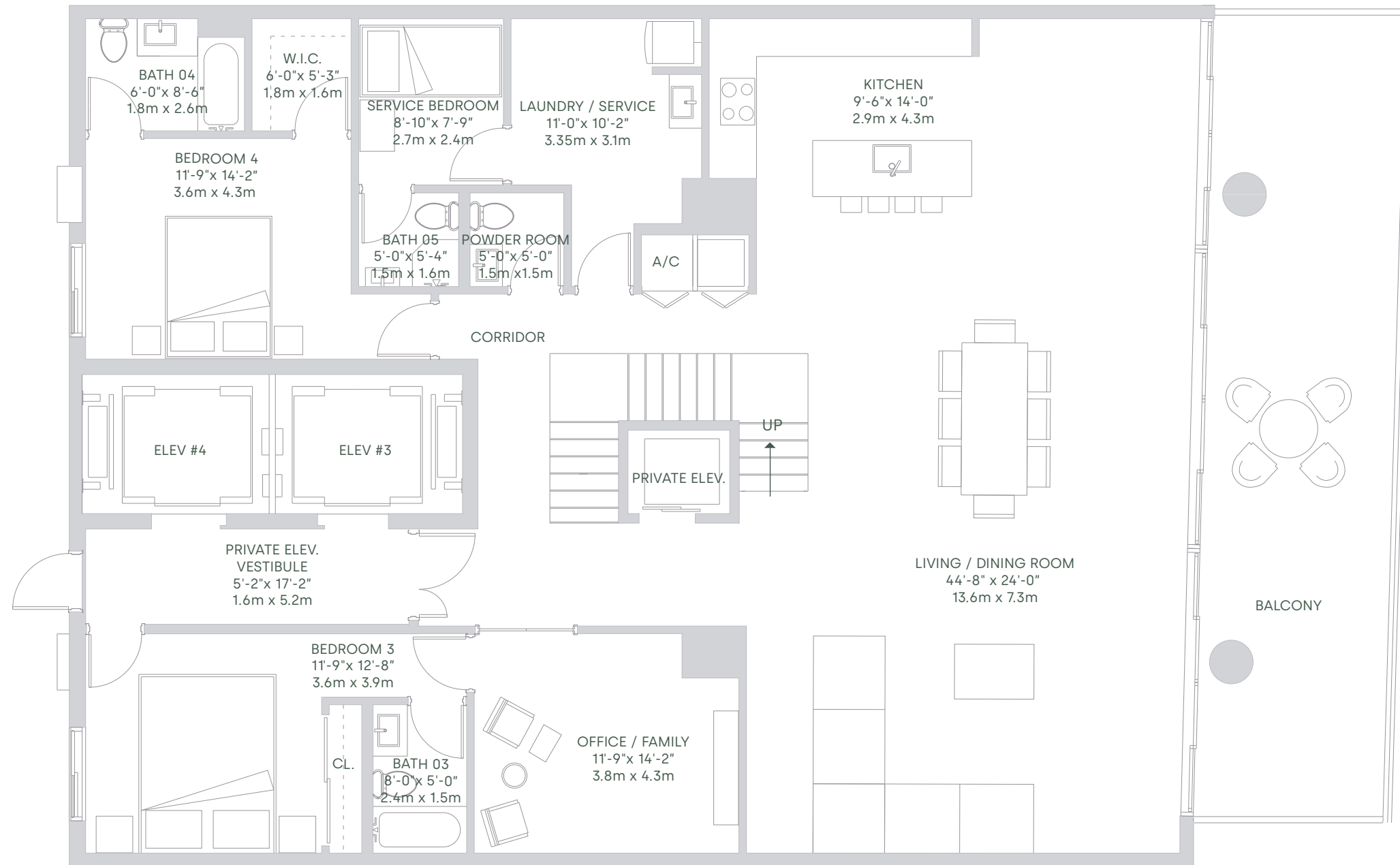
PENTHOUSES MANSIONS
LEVEL 60-62

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

PHM 03

LEVEL 01

5 BEDROOMS
6.5 BATHROOMS
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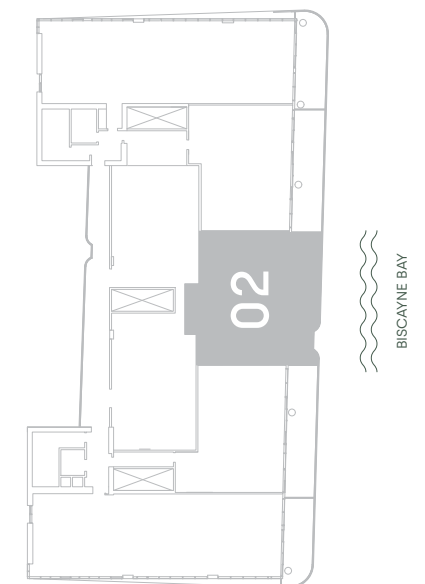
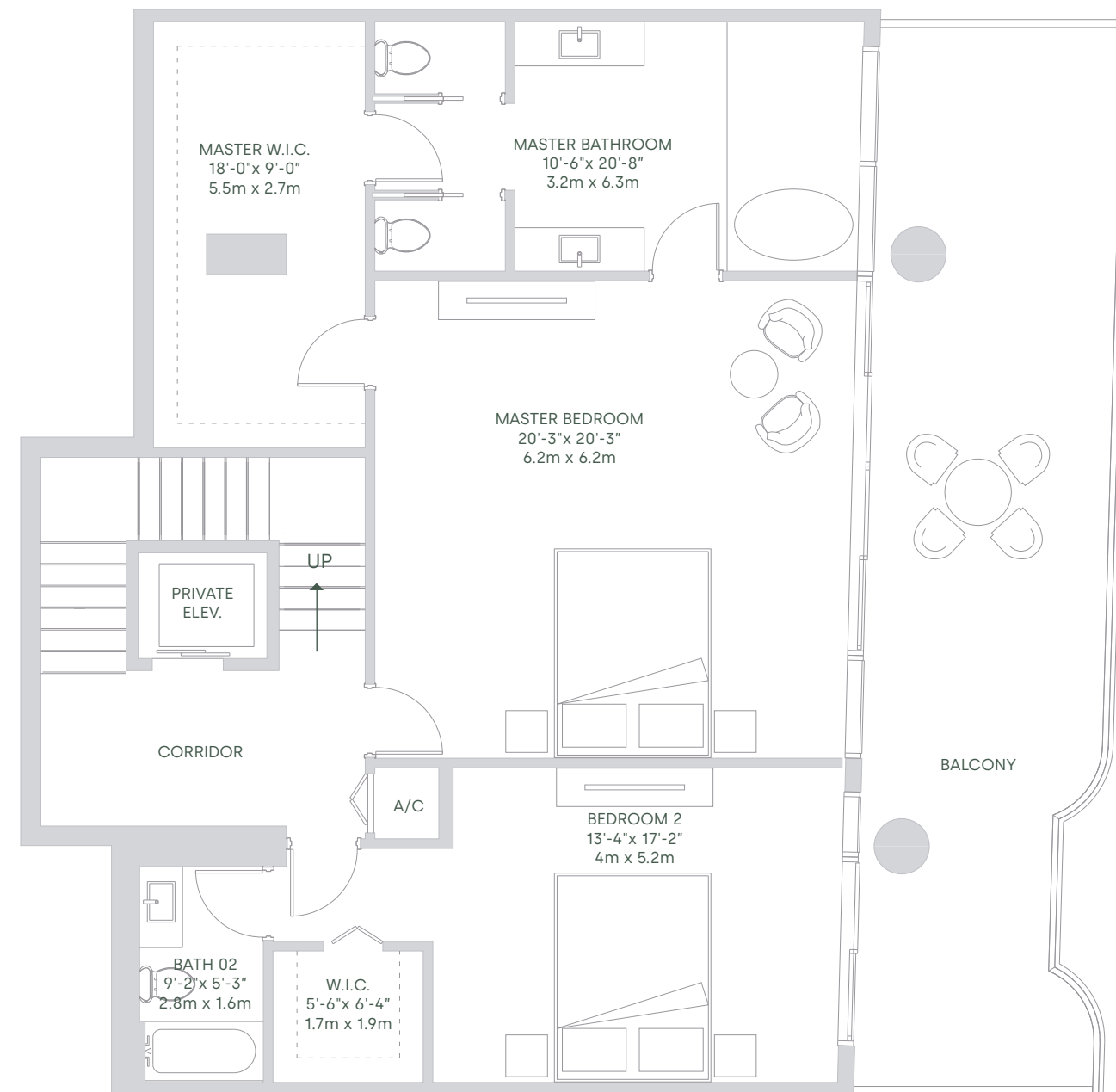
PENTHOUSES MANSIONS
LEVEL 60-62

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

PHM 03

LEVEL 02

5 BEDROOMS
6.5 BATHROOMS
AND DEN



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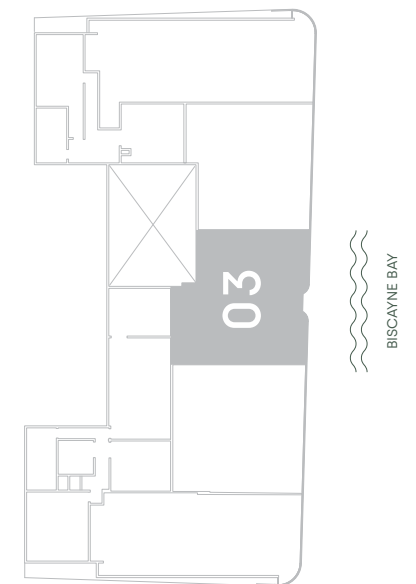
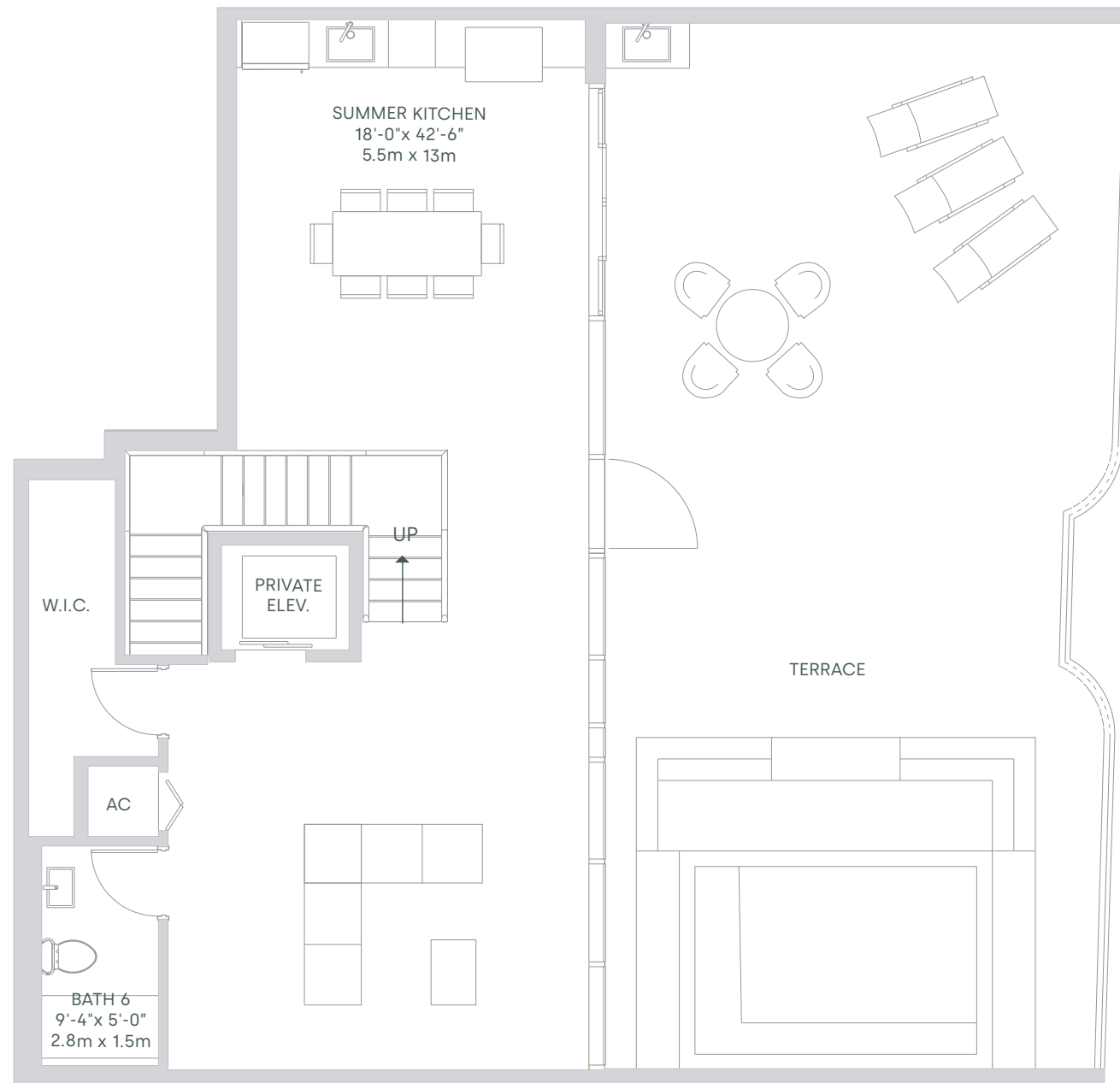
PENTHOUSES MANSIONS
LEVEL 60-62

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

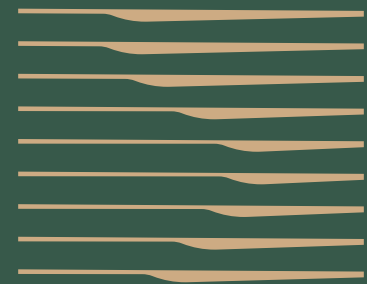
PHM 03

LEVEL 03

5 BEDROOMS
6.5 BATHROOMS
AND DEN



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ARIA
RESERVE

PENTHOUSE MANSIONS

PHM 04

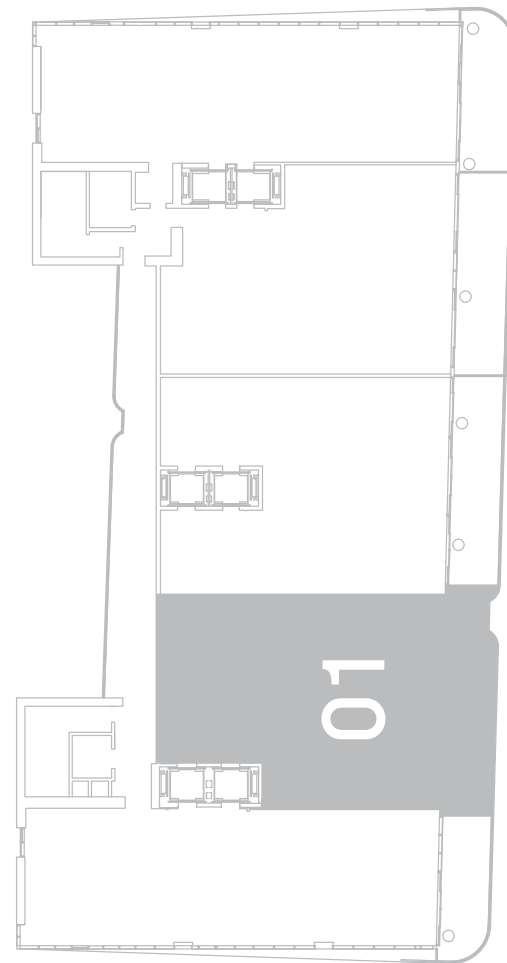


PENTHOUSES MANSIONS
LEVEL 60-62

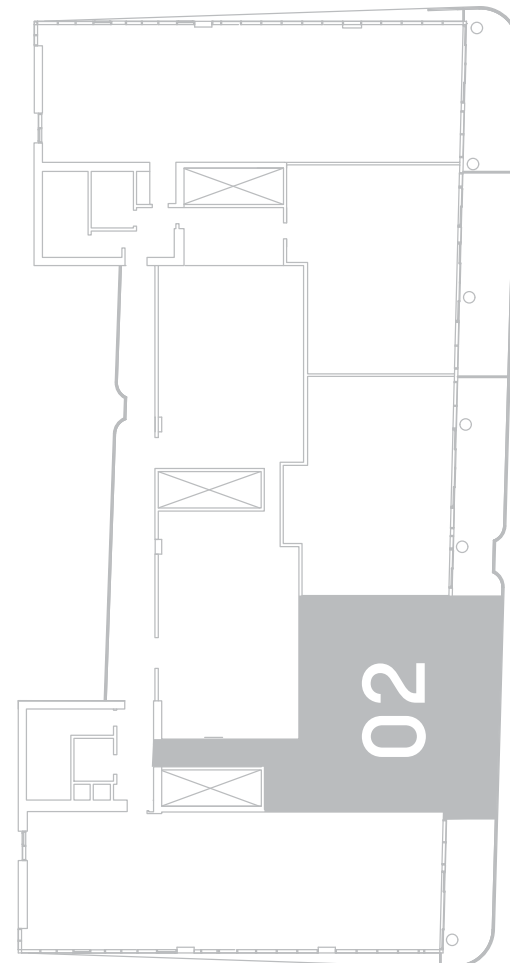
TOTAL SQ.FT.	6,906 SQ.MT.	641 SQ.MT.
A/C AREA	4,795 SQ.FT.	445 SQ.MT.
TOTAL BALCONY/TERRACE AREA	2,111 SQ.FT.	196 SQ.MT.

PHM 04

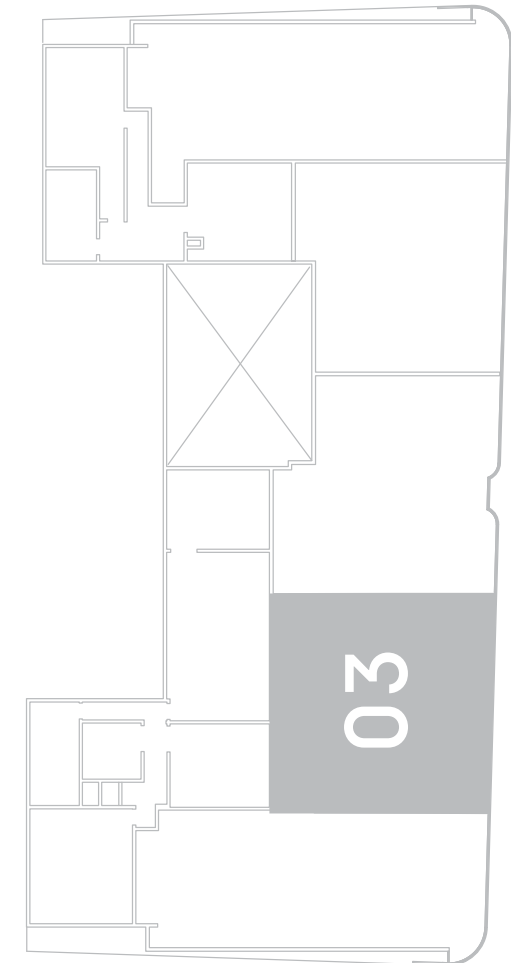
4 BEDROOMS
6.5 BATHROOMS
AND DEN



BISCAYNE BAY



BISCAYNE BAY



BISCAYNE BAY



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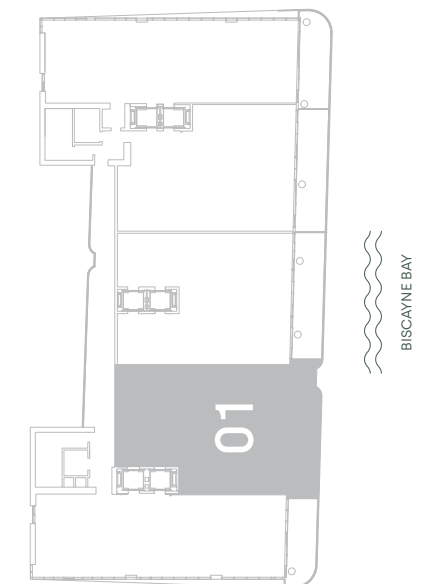
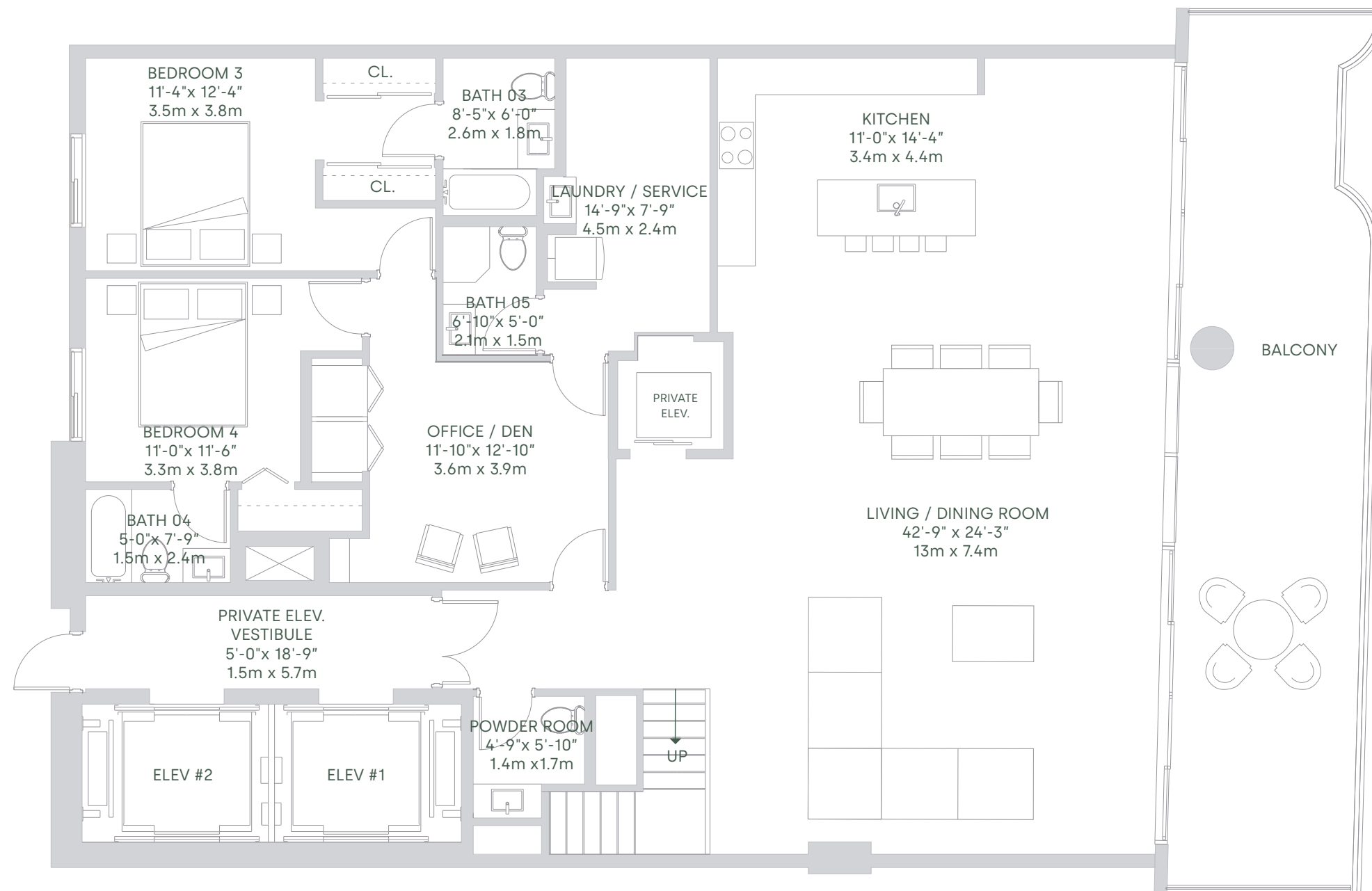
PENTHOUSES MANSIONS
LEVEL 60-62

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

LEVEL 01

4 BEDROOMS
6.5 BATHROOMS
AND DEN



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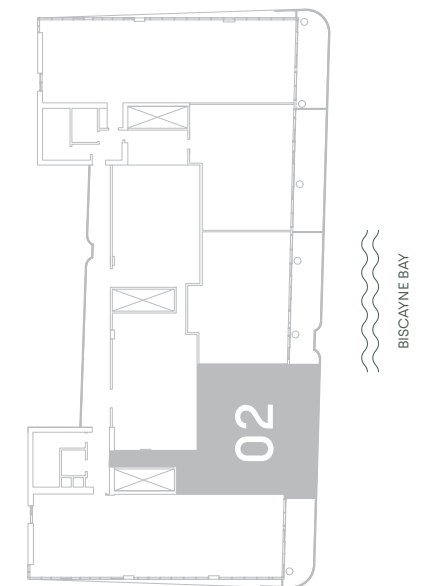
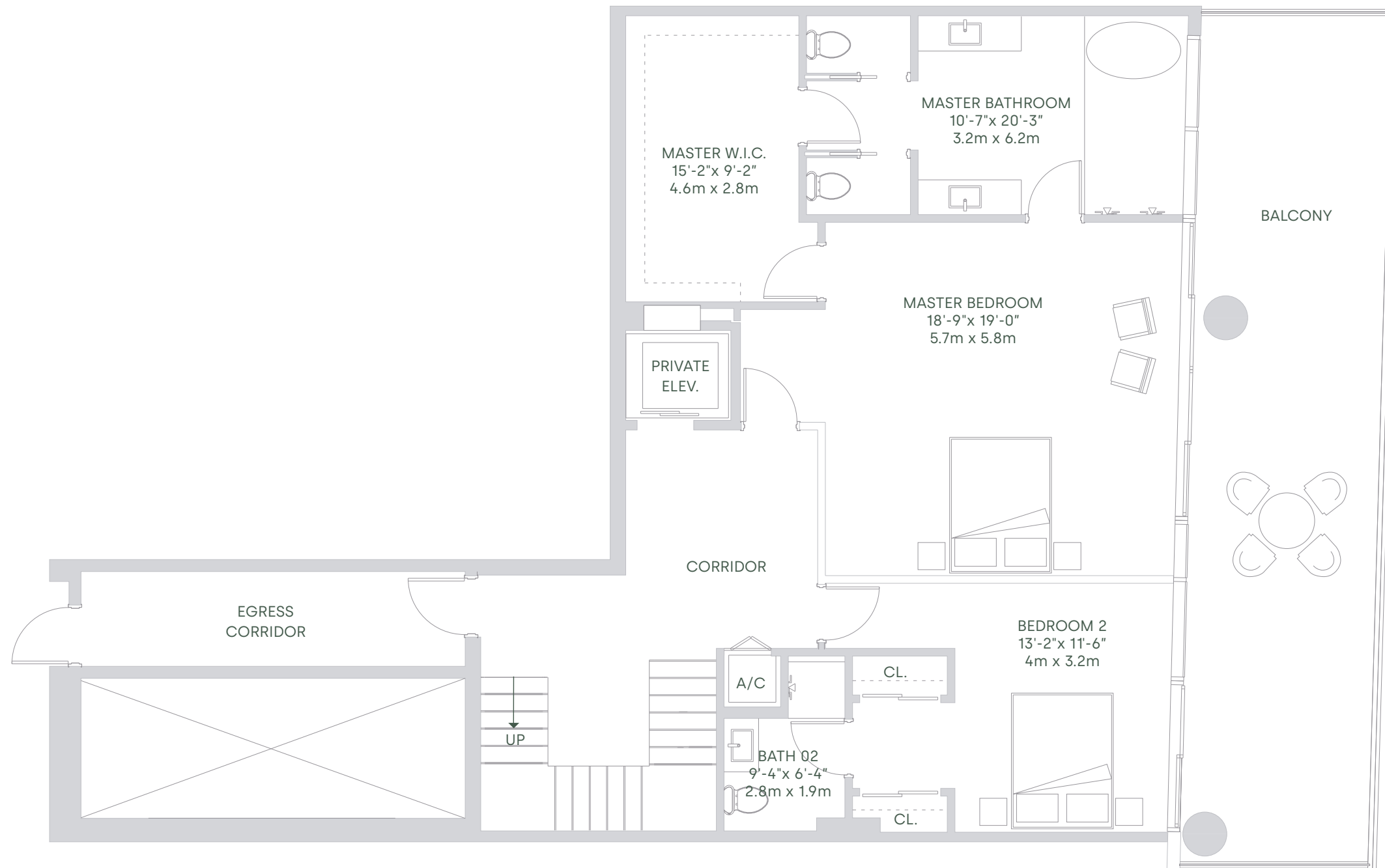
PENTHOUSES MANSIONS
LEVEL 60-62

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

LEVEL 02

4 BEDROOMS
6.5 BATHROOMS
AND DEN



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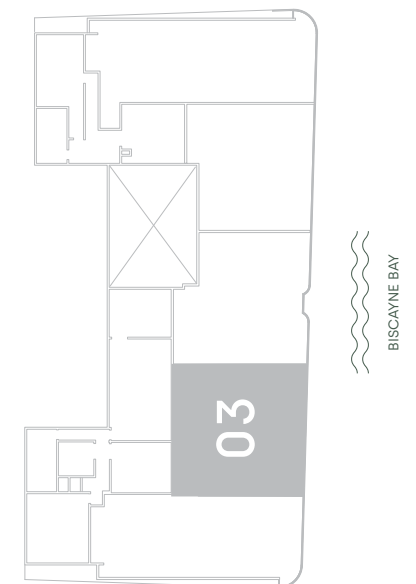
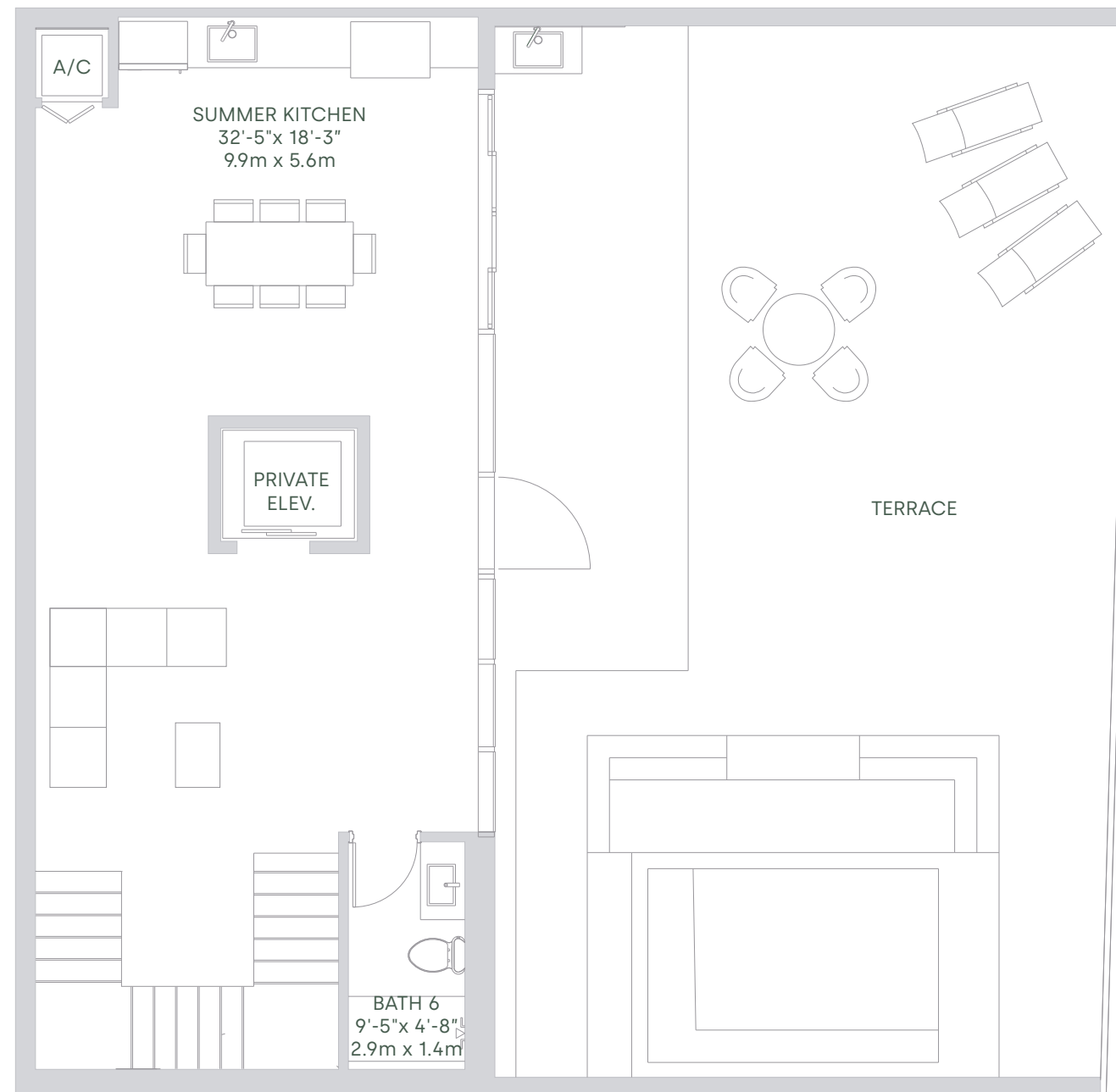
PENTHOUSES MANSIONS
LEVEL 60-62

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.

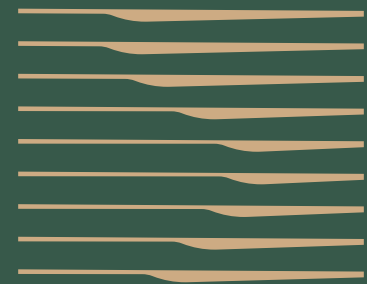
PHM 04

LEVEL 03

4 BEDROOMS
6.5 BATHROOMS
AND DEN



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ARIA
RESERVE

PENTHOUSE MANSIONS

PHM 05

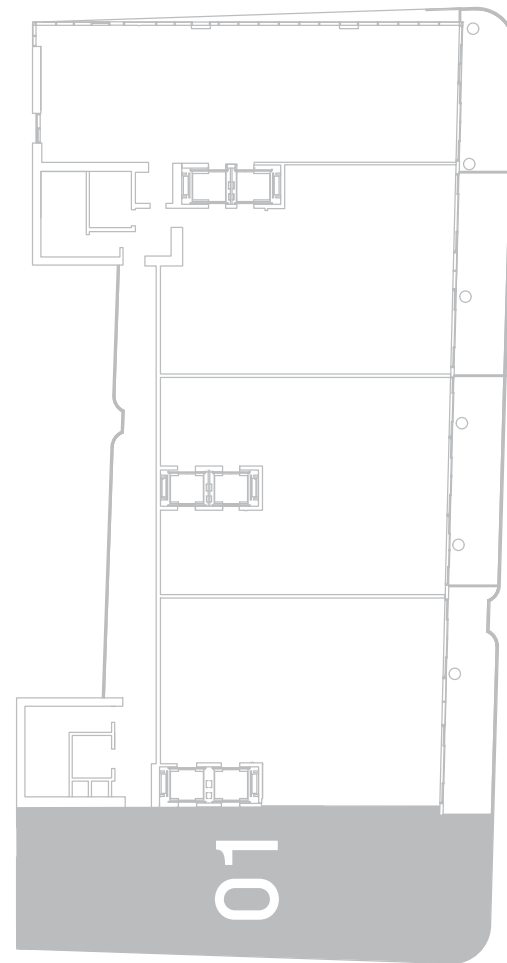


PENTHOUSES MANSIONS
LEVEL 60-62

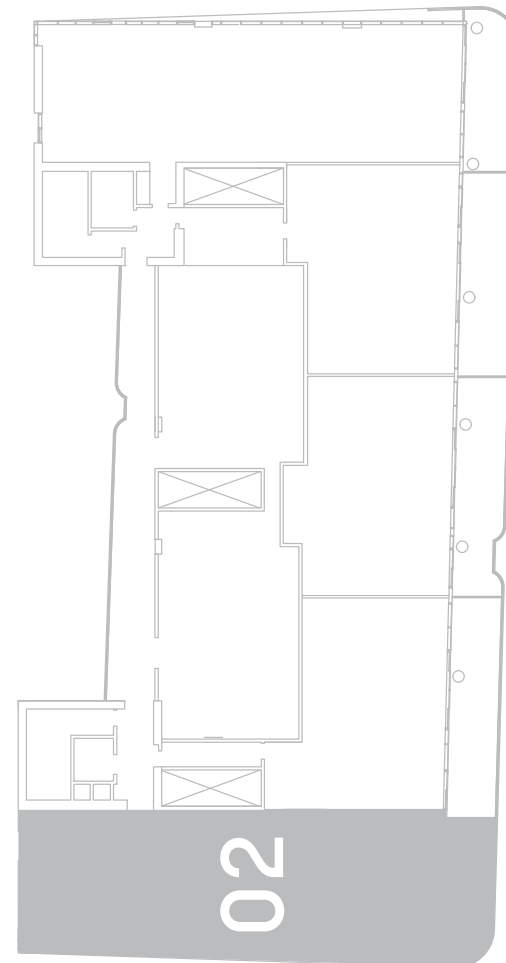
TOTAL SQ.FT.	7,850 SQ.MT.	729 SQ.MT.
A/C AREA	6,046 SQ.FT.	562 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,804 SQ.FT.	167 SQ.MT.

PHM 05

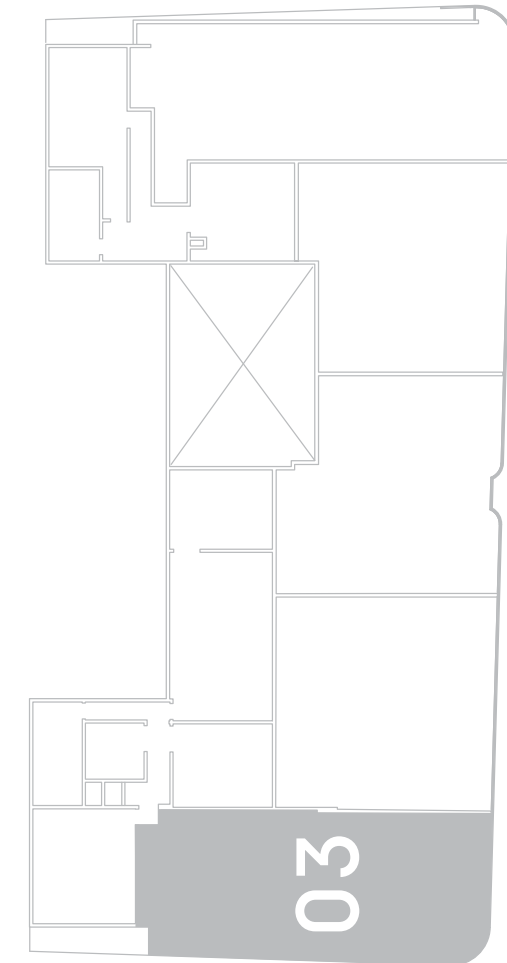
6 BEDROOMS
7.5 BATHROOMS
AND DEN/GYM



BISCAYNE BAY



BISCAYNE BAY



BISCAYNE BAY



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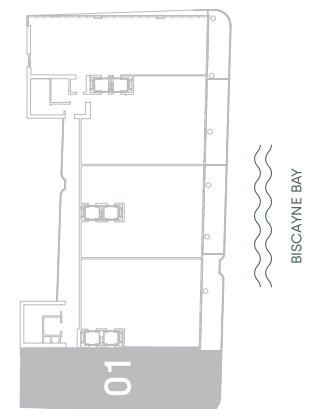
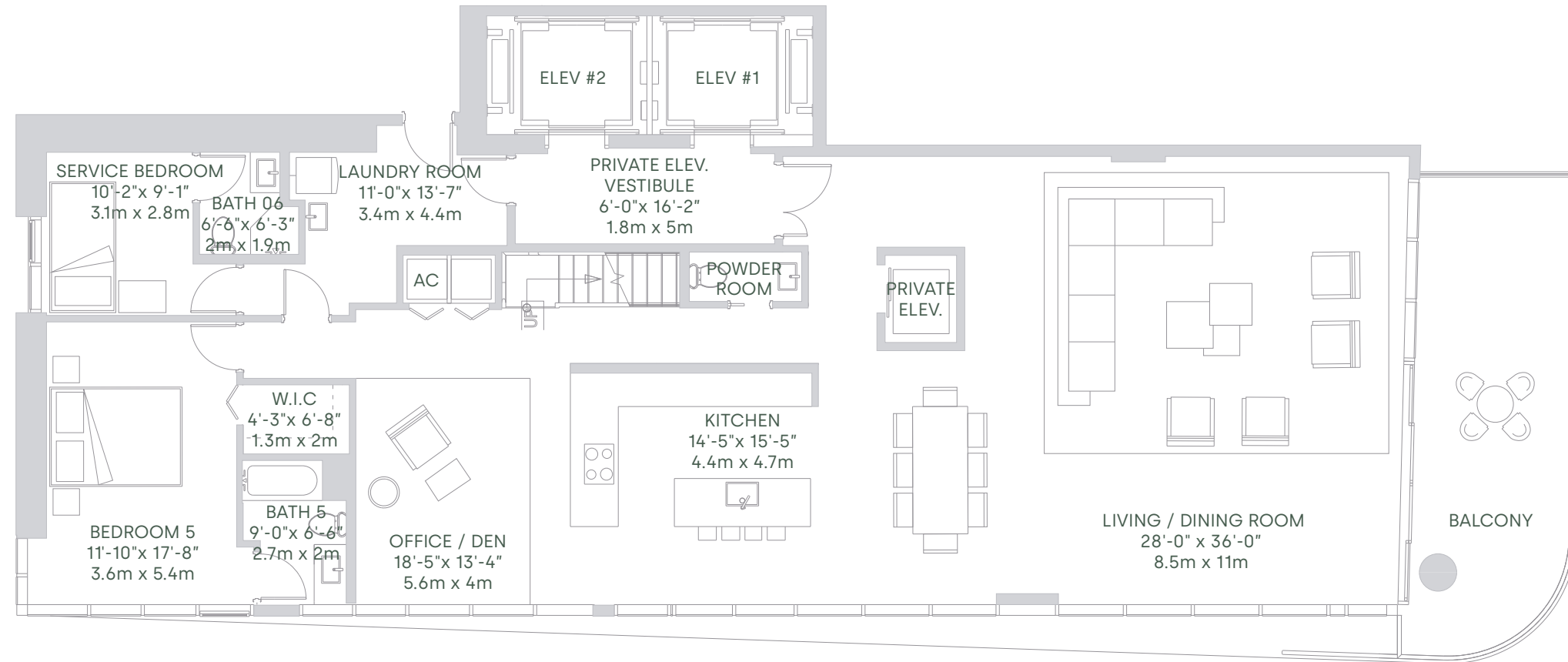
PENTHOUSES MANSIONS
LEVEL 60-62

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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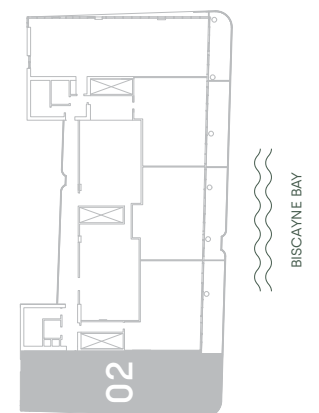
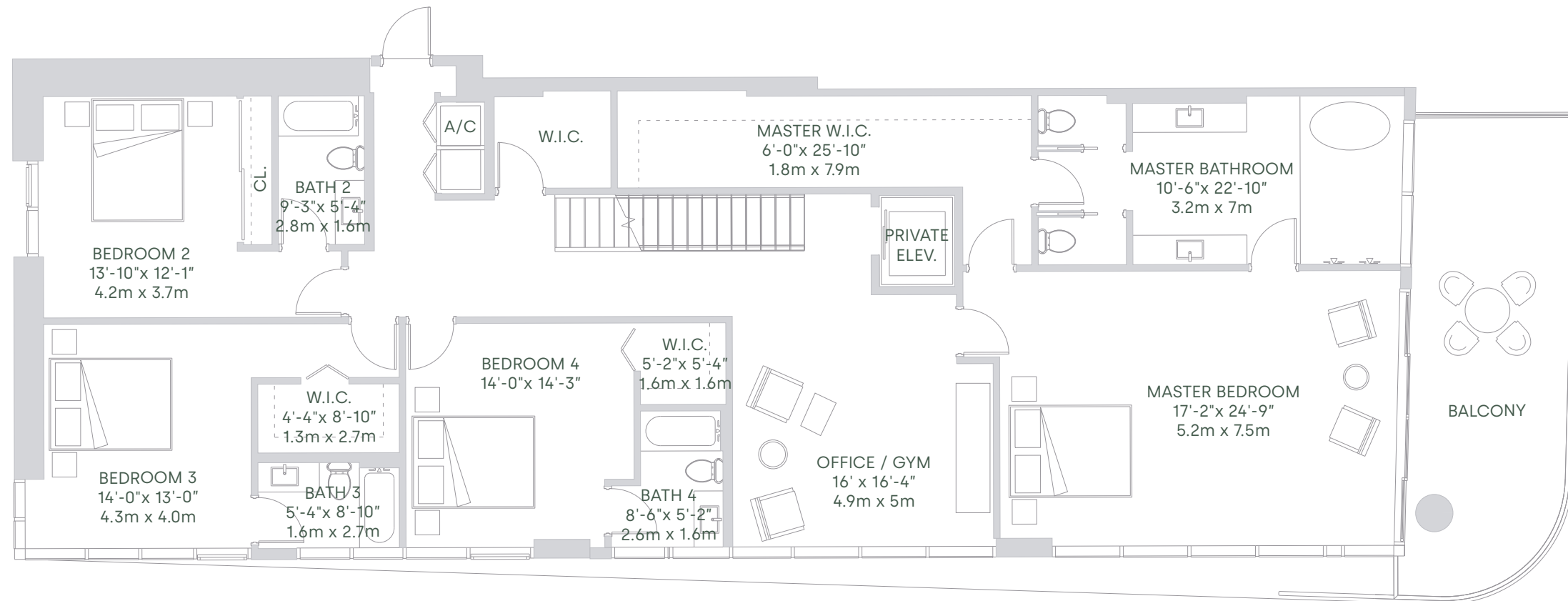
PENTHOUSES MANSIONS
LEVEL 60-62

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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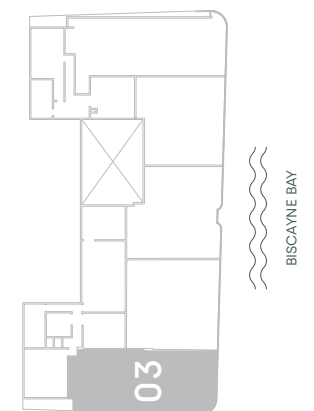
PENTHOUSES MANSIONS
LEVEL 60-62

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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