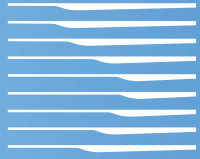
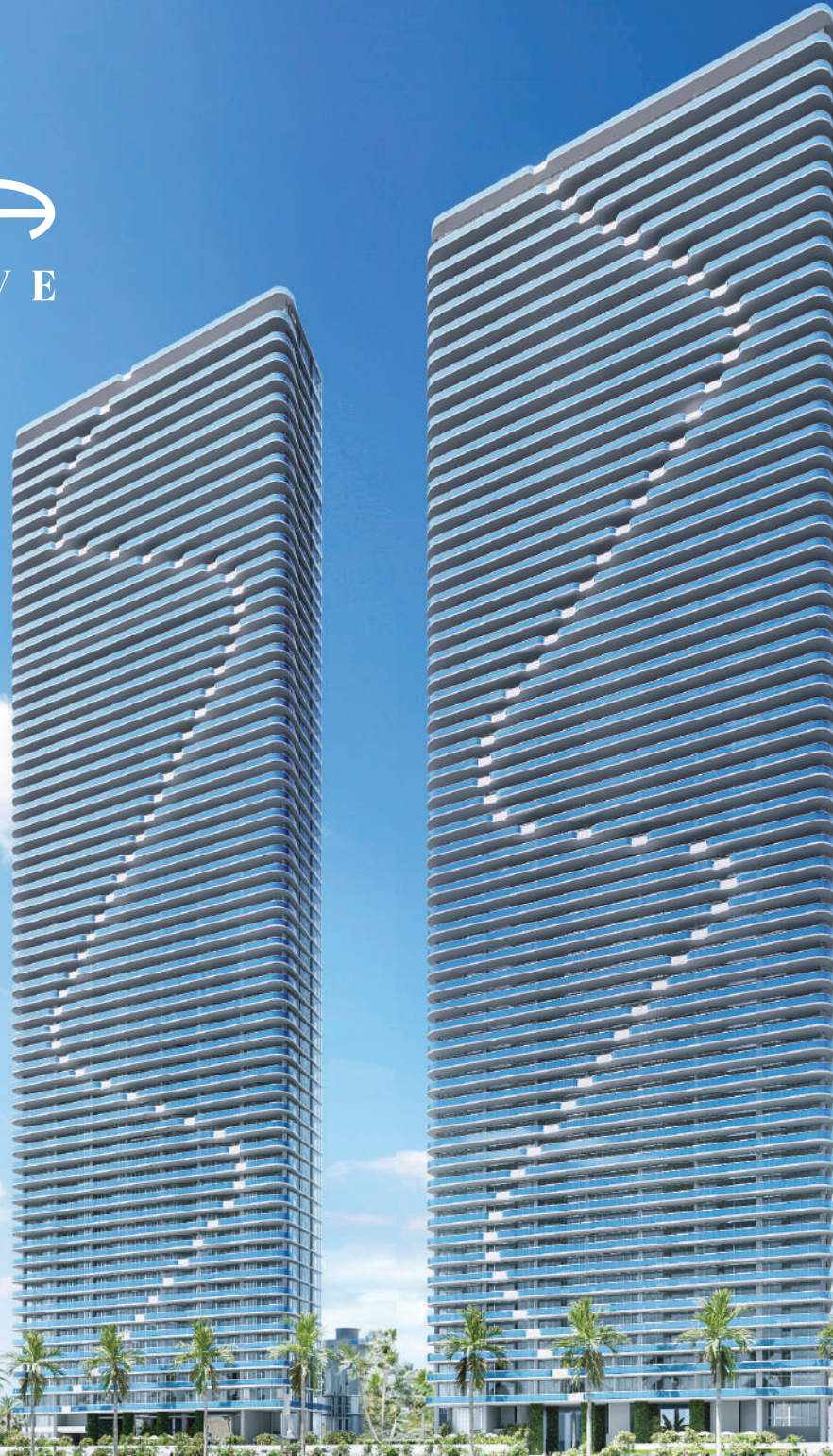


ARIA
RESERVE
MIAMI

THE LAST
WATERFRONT RESERVE
OF ITS KIND



ARIA
RESERVE
MIAMI



ARTISTIC CONCEPTUAL RENDERING

ARIARESERVE.COM

Project OVERVIEW

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 1,059 to 2,584 Sq. Ft.
- Starting from \$800,000 to over \$2M
- Coming to Miami - Summer 2024



Amenities

LOBBY



Aria Reserve's signature waterfront lifestyle is not only one of convenience, it is one of gracious service. At the lobby level, residents enjoy valet parking, a 24-hour front-desk staff, and access to a personal concierge for all other needs.

A NEW CHAPTER *IN RESIDENTIAL SOPHISTICATION*



Amenities

SKYLOBBY LEVEL

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.



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



Amenities

BAY LEVEL

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.



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



Amenities

GARDEN LEVEL

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.

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

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.

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

PANORAMIC & SKYVIEW RESIDENCES



AMENITIES

- Panoramic Residences - floors 3 through 50
 - Spacious open layouts with 10ft ceilings.
- Skyview Residences - floor 51 through 56
 - Spacious open layouts with 11ft 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.



Location

THE CENTER OF ART, CULTURE AND ENTERTAINMENT.



THE TALLEST
WATERFRONT TWIN TOWERS
IN THE UNITED STATES

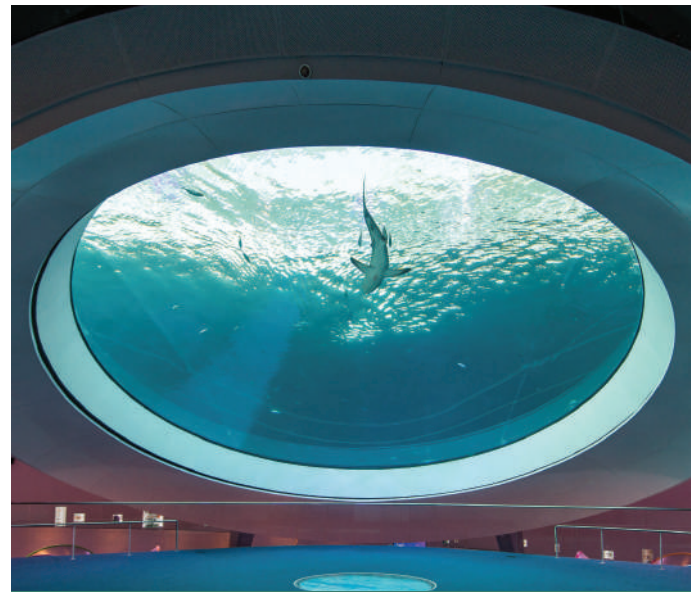
Location

ENTERTAINMENT ALL YEAR ROUND

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.



ADRIENNE ARSHT CENTER FOR THE PERFORMING ARTS OF MIAMI



FROST SCIENCE MUSEUM



PÉREZ ART MUSEUM MIAMI



FTX ARENA

About THE TEAM



Melo

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.

ARQGEO

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.

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.

MORADA

INTERIOR DESIGN BY

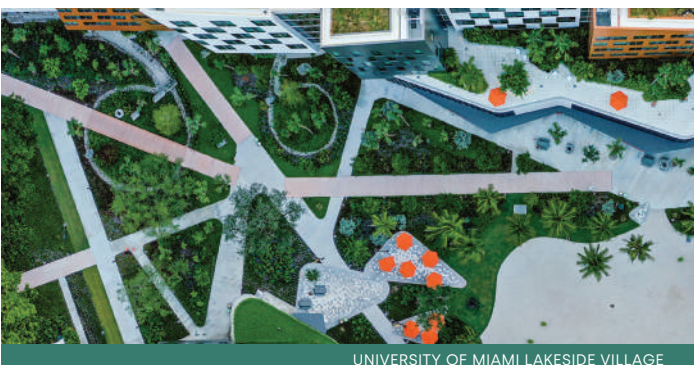
A furniture and design house with a couture sense – tailor-made in Italy to the highest quality standards. Their collections seamlessly combine luxurious designs, sumptuous materials and natural elements in a sensual fusion for a contemporary cosmopolitan lifestyle. They believe in delivering the highest 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.



MELO DISTRICT



FTX ARENA



UNIVERSITY OF MIAMI LAKESIDE VILLAGE



ARIA ON THE BAY

The logo for ARIA RESERVE MIAMI features a stylized graphic of horizontal lines above the text "ARIA RESERVE MIAMI" in a bold, sans-serif font.

**ARIA
RESERVE
MIAMI**

SALES CENTER: 2480 Biscayne Blvd, Miami, FL 33137

SITE LOCATION: 700 Ne 24th Street, Miami, FL 33137

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(305) 800-8888

ARIARESERVE.COM



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.