





BISCAYNE BAY



PH 01 4 BEDROOMS 51/2 BATHROOMS + OFFICE	PH 02 4 BEDROOMS 5 ^{1/2} BATHROOMS + OFFICE	PH 03 4 BEDROOMS 5 ^{1/2} BATHROOMS + OFFICE	PH 04 4 BEDROOMS 5 ^{1/2} BATHROOMS + OFFICE	



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PENTHOUSESLEVEL 57-59

TOTAL SQ.FT. A/C AREA

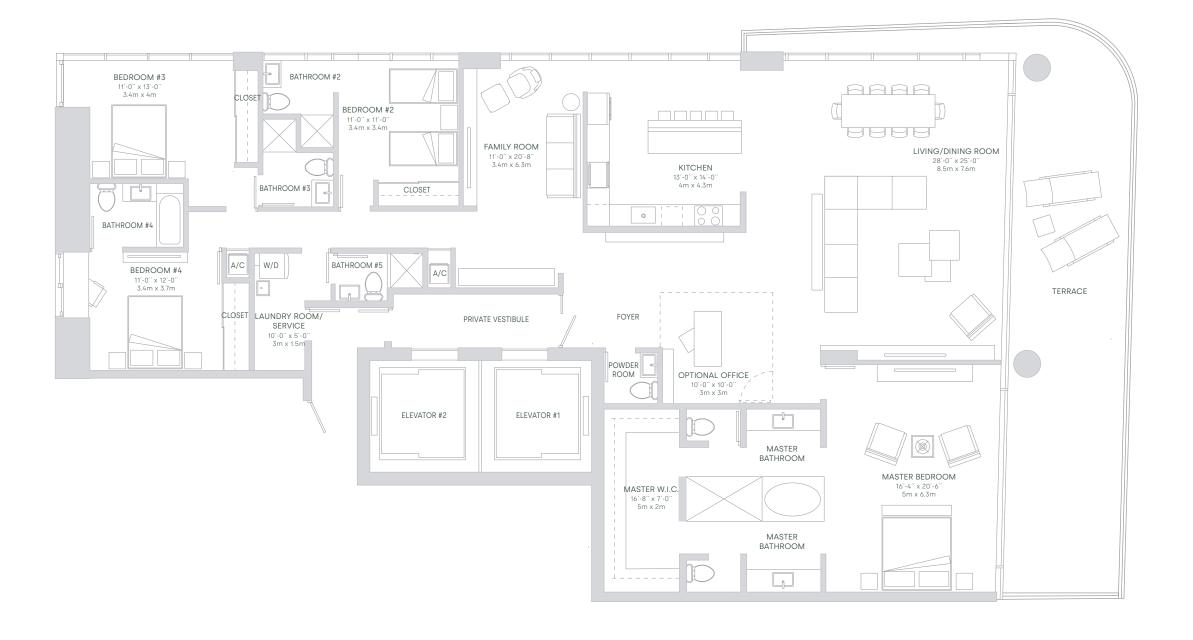
TERRACE

3,812 SQ.FT 3,260 SQ.FT 552 SQ.FT

354 SQ.MT 303 SQ.MT 51 SQ.MT

PH 01

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







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PENTHOUSES

LEVEL 57-59

TOTAL SQ.FT. A/C AREA

TERRACE

3,493 SQ.FT 3,000 SQ.FT 493 SQ.FT 325 SQ.MT 279 SQ.MT 46 SQ.MT

PH 02

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





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PENTHOUSES

LEVEL 57-59

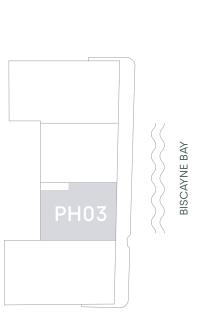
TOTAL SQ.FT. A/C AREA

3,424 SQ.FT 318 SQ.MT 2,930 SQ.FT 272 SQ.MT 494 SQ.FT

PH 03

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





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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 (which generally only includes the interior airspace between the perimeter walls and excludes structural components). All dimensions are approximate and may vary with actual construction. Note that measurements of rooms set forth on this floor plan 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 balcony for your unit, see Exhibit "2" to the Declaration of Condominium. All floor plans and development plans are subject to change it deems desirable in its sole and absolute discretion. Certain amenities and/or services require a separate Club membership and/or payment of certain use or access fees. 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.



PENTHOUSES
LEVEL 57-59

TOTAL SQ.FT. A/C AREA

TERRACE

3,824 SQ.FT 3,289 SQ.FT 535 SQ.FT

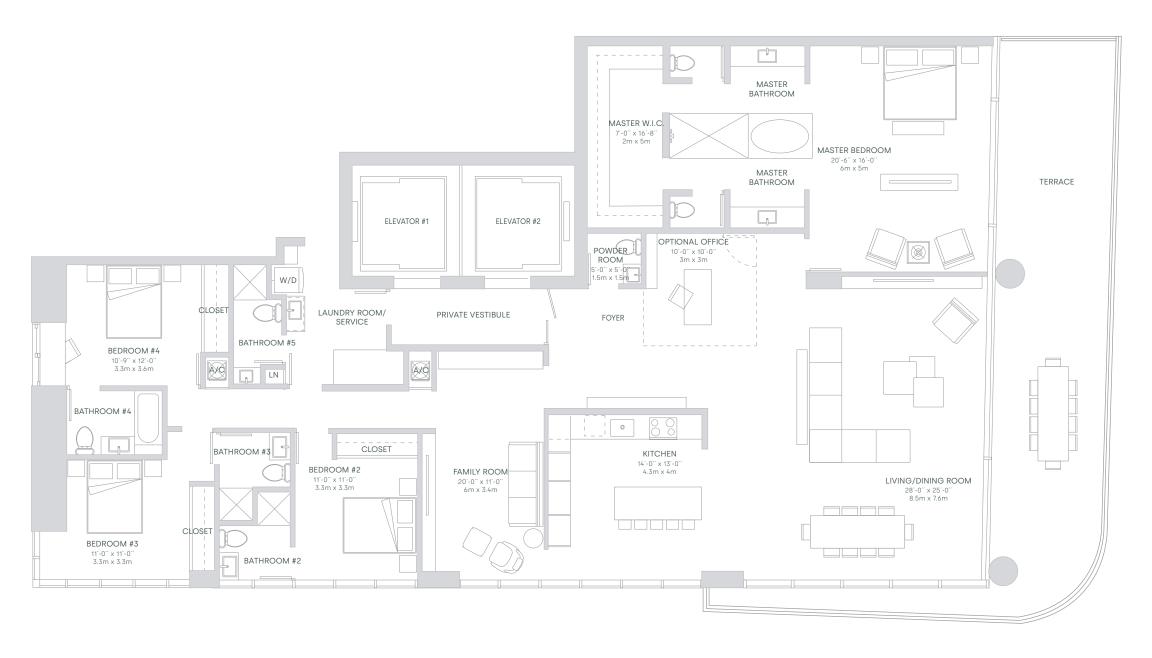
356 SQ.MT

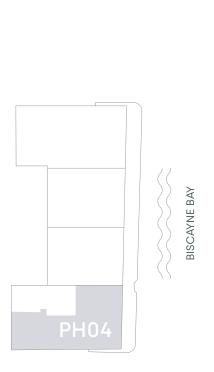
306 SQ.MT

50 SQ.MT

PH 04

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





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SKYVIEW VILLAS RESIDENCES

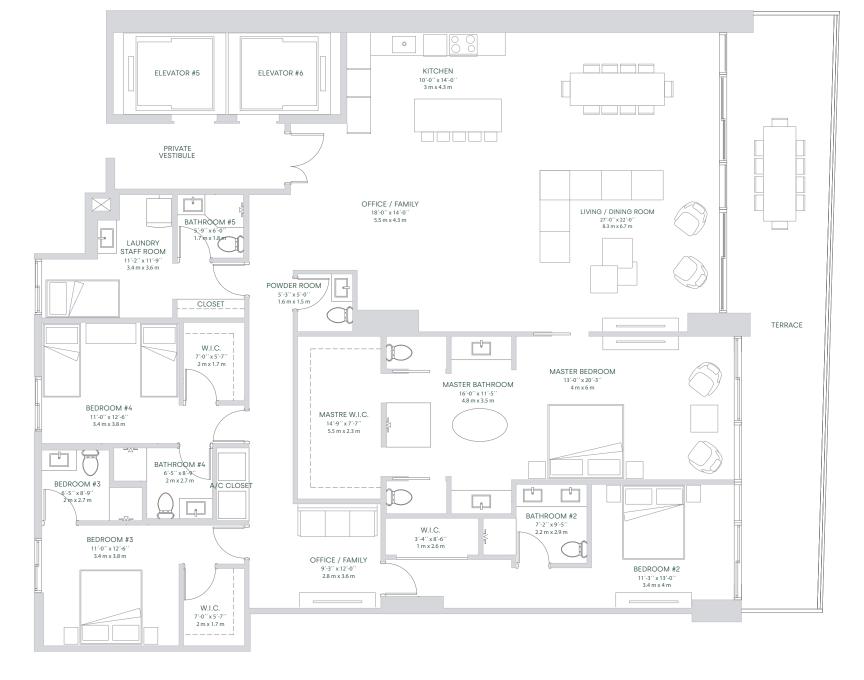
LEVEL 47-56

TOTAL SQ.FT. 3,671 SQ.FT A/C AREA 3,187 SQ.FT TERRACE 484 SQ.FT

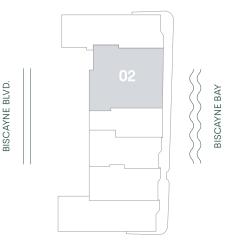
341 SQ.MT 296 SQ.MT 45 SQ.MT

UNIT 02

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







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SKYVIEW VILLAS RESIDENCES

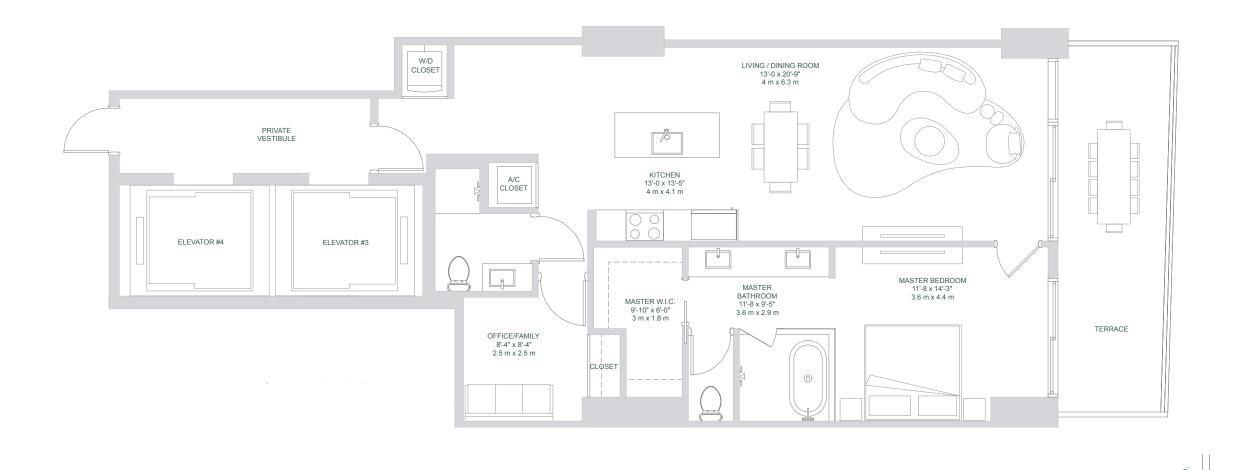
LEVEL 47-56

TOTAL SQ.FT. A/C AREA **TERRACE**

1.385 SQ.FT 129 SQ.MT 110 SQ.MT 1,185 SQ.FT 200 SQ.FT 19 SQ.MT

UNIT 04A

1 BEDROOM + OFFICE 2 BATHROOMS





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COMING TO MIAMI

SUMMER 2024



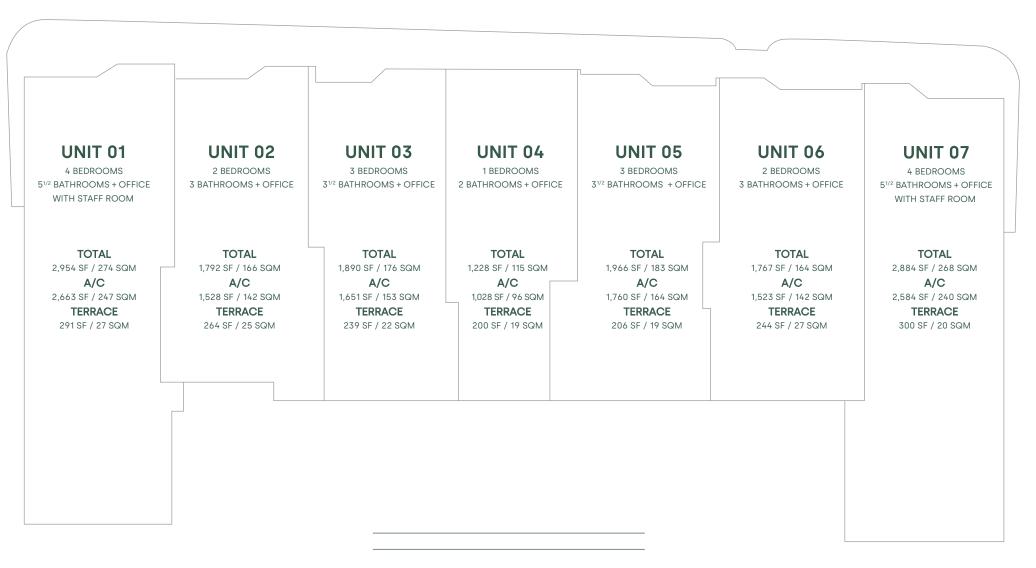


Panoramic and Skyview Residences Floorplans









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LEVEL 03-50

LEVEL 51-56

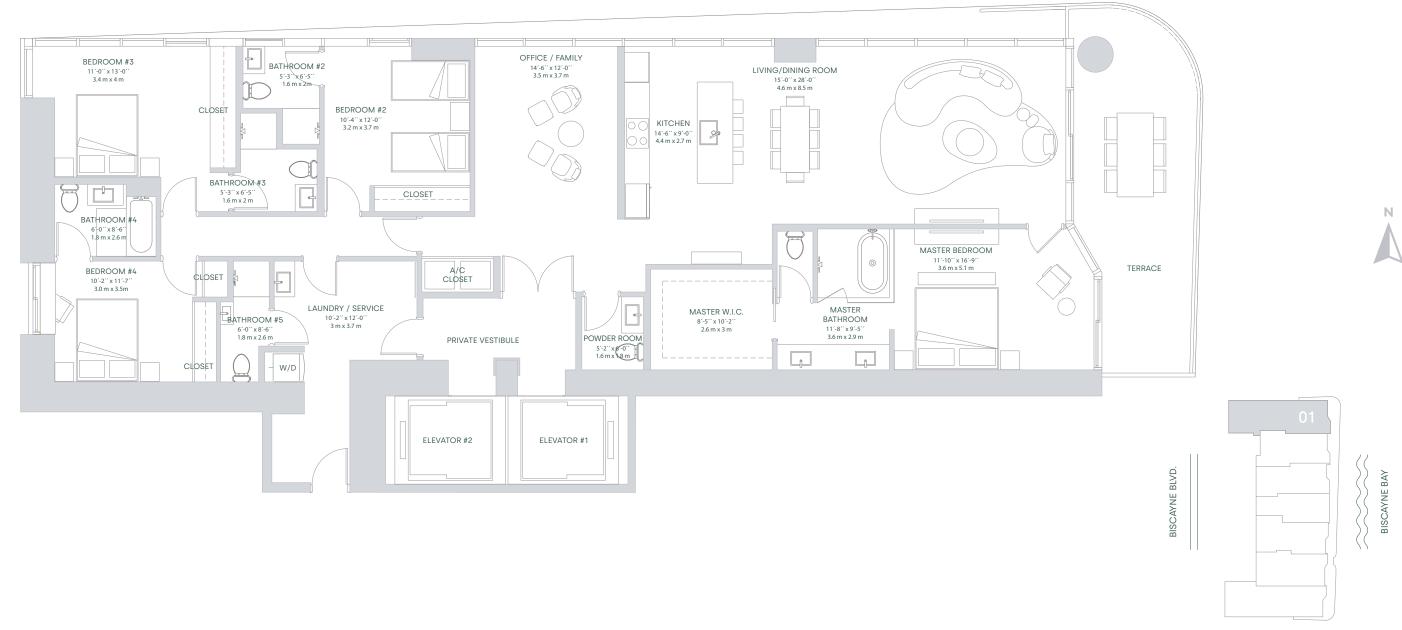
TOTAL SQ.FT. A/C AREA **TERRACE**

2.954 SQ.FT 274 SQ.MT 2,663 SQ.FT 247 SQ.MT 291 SQ.FT 27 SQ.MT

UNIT 01

WITH STAFF ROOM

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



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PANORAMIC RESIDENCES

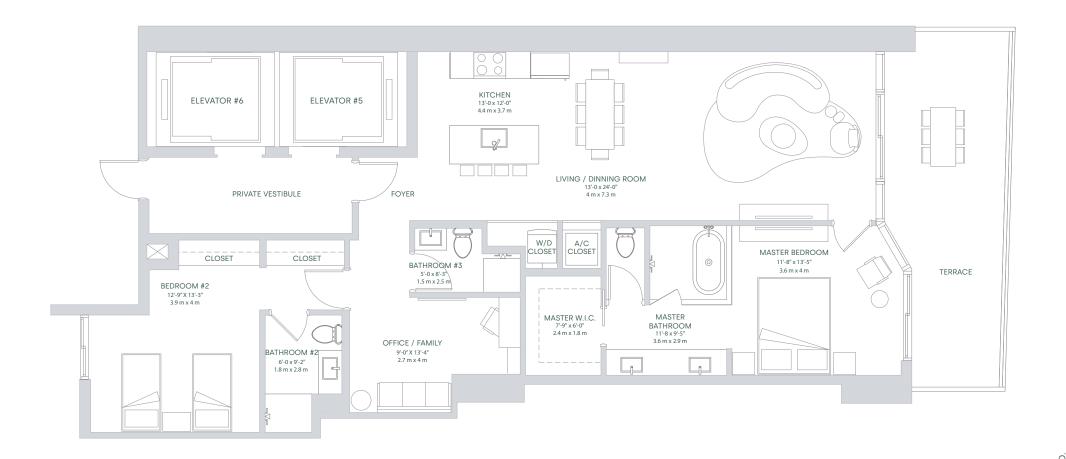
LEVEL 03-46

TOTAL SQ.FT. 1.792 SQ.FT A/C AREA 1,528 SQ.FT **TERRACE** 264 SQ.FT

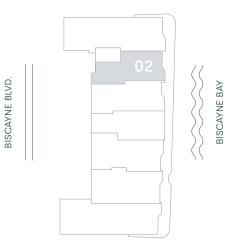
166 SQ.MT 142 SQ.MT 25 SQ.MT

UNIT 02

2 BEDROOMS + OFFICE 3 BATHROOMS







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PANORAMIC RESIDENCES

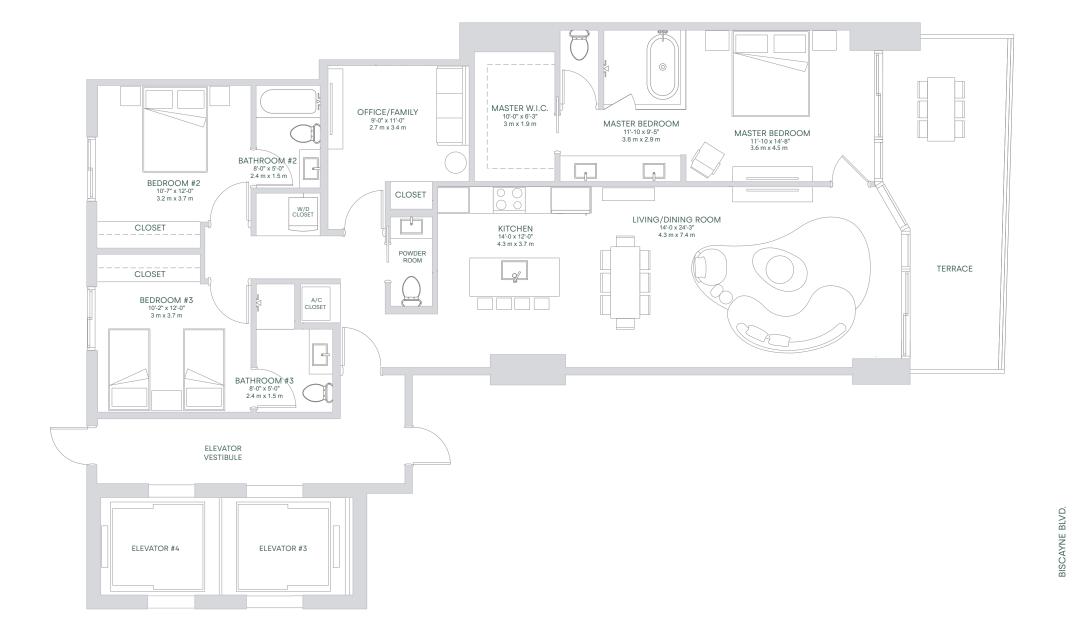
LEVEL 03-46

TOTAL SQ.FT. A/C AREA **TERRACE**

1,890 SQ.FT 176 SQ.MT 1,651 SQ.FT 153 SQ.MT 239 SQ.FT 22 SQ.MT

UNIT 03

3 BEDROOMS + OFFICE 3^{1/2} BATHROOMS





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PANORAMIC RESIDENCES

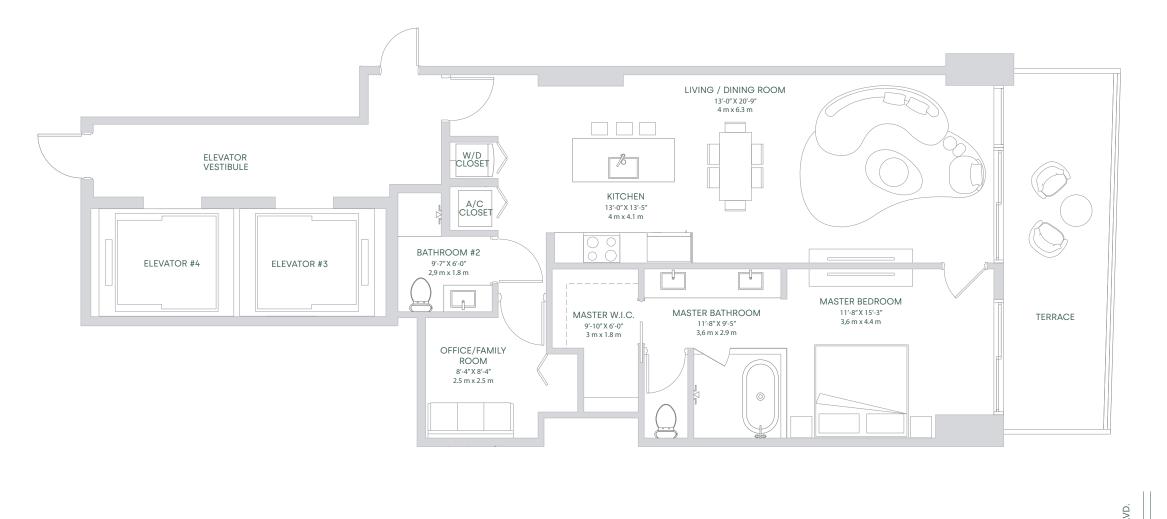
LEVEL 03-46

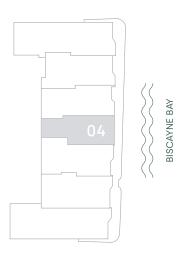
TOTAL SQ.FT. A/C AREA **TERRACE**

1,228 SQ.FT 115 SQ.MT 1,028 SQ.FT 96 SQ.MT 200 SQ.FT 19 SQ.MT

UNIT 04

1 BEDROOM + OFFICE 2 BATHROOMS





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LEVEL 03-50

LEVEL 51-56

TOTAL SQ.FT. A/C AREA **TERRACE**

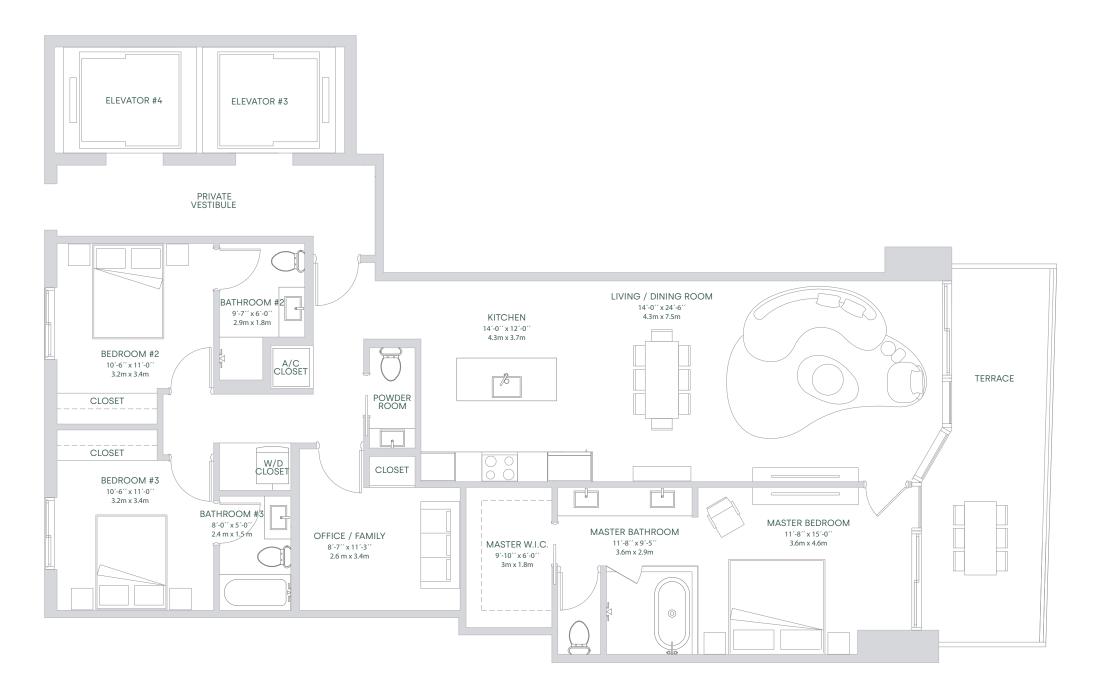
1,966 SQ.FT 1,760 SQ.FT 206 SQ.FT

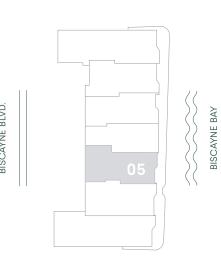
164 SQ.MT 19 SQ.MT

183 SQ.MT

UNIT 05

3 BEDROOMS + OFFICE 3^{1/2} BATHROOMS





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This is not intended to be an offer to sell, or solicitation to buy, condominium units to 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 to 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 without notice, and do not include optional features or premiums for upgraded units. With respect to the floor shown herein, stated interior square footage is measured to the exterior face of exterior walls and intended to the exterior face of exterior walls and intended to the exterior face of exterior walls and intended to the exterior face of exterior walls and to the exterior face of exterior walls and intended to the exterior face of exterior walls and intended to the exterior face of exterior walls and to the exterior face of exterior walls and intended to the exterior face of exterior walls and to the exterior face of exterior walls and intended to the exterior face of exterior walls and to the exterior face of exterior walls and intended to the exterior face of exterior walls and intended to the exterior face of exterior walls and intended to the exterior face of exterior walls and intended to the exterior face of exterior walls and excludes the intended to the exterior face of exterior walls and excludes the intended to the exterior face of exterior walls and excludes the intended to the exterior of the unit determined by using the description of the unit determined by using the exterior wall exterior exterior and the exterior exterior and the exterior exterior exterior exterior exterior exterior exterior ex included in each Unit. Consult your prospectus and Purchase Agreement. The project graphics, renderings and text provided works owned by the Developer. All rights reserved. Unit and Purchase Agreement. The project graphics, renderings and text provided works owned by the Developer. All rights reserved. Unit and Aria Reserve South and Aria Reserve South and Aria Reserve South shall be deemed made by South Park Tower LLC, and North Park Tower LLC and North Park Tower LLC and not by Melo, Arquitectonics and/or representations made to purchasers in Aria Reserve South shall be deemed made by South Park Tower LLC and not by Melo, Arquitectonics and/or representations made to purchasers in Aria Reserve South shall be deemed made by South Park Tower LLC and not by Melo, Arquitectonics and/or representations made to purchasers and/or representations made by South Park Tower LLC and not by Melo or the Associated Parties). Similarly, and all statements, disclosures and/or representations made by South Park Tower LLC and not by Melo or the Associated Parties with respect to any and all matters relating to the marketing and/or development of the applicable Condominium.



LEVEL 03-50

LEVEL 51-56

TOTAL SQ.FT. A/C AREA **TERRACE**

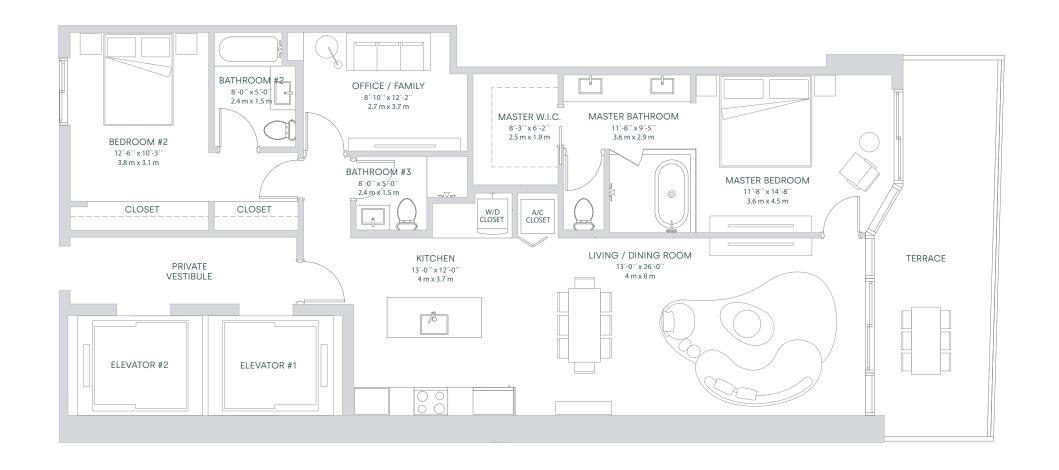
1,767 SQ.FT 1,523 SQ.FT 244 SQ.FT

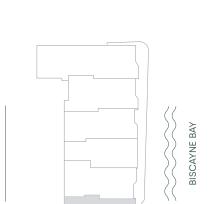
142 SQ.MT 27 SQ.MT

164 SQ.MT

UNIT 06

2 BEDROOMS + OFFICE **3 BATHROOMS**







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LEVEL 03-50

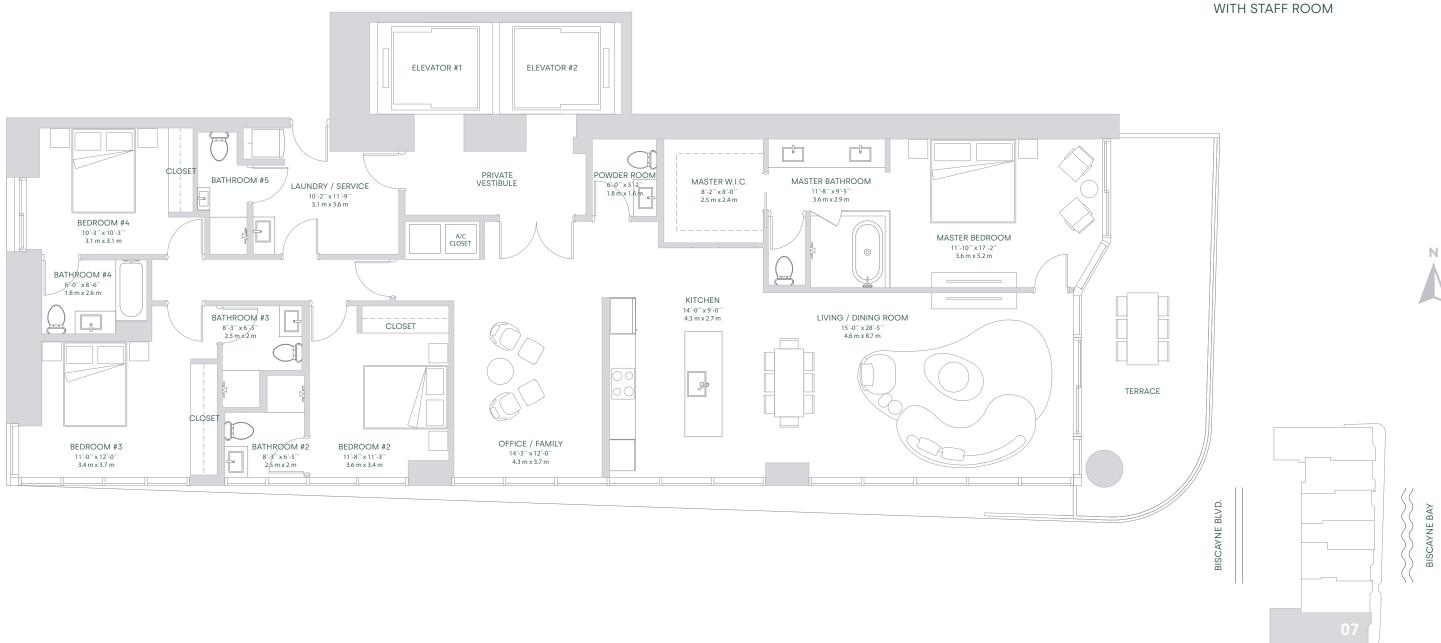
LEVEL 51-56

TOTAL SQ.FT. A/C AREA **TERRACE**

2.884 SQ.FT 268 SQ.MT 2,584 SQ.FT 240 SQ.MT 300 SQ.FT 28 SQ.MT

UNIT 07

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



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COMING TO MIAMI

SUMMER 2024