

ARIA  
RESERVE  
MIAMI

SkyView Villas Residences Floorplans

# DISCOVER

## SkyView Villas Residences Floorplans



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SKYVIEW VILLAS RESIDENCES

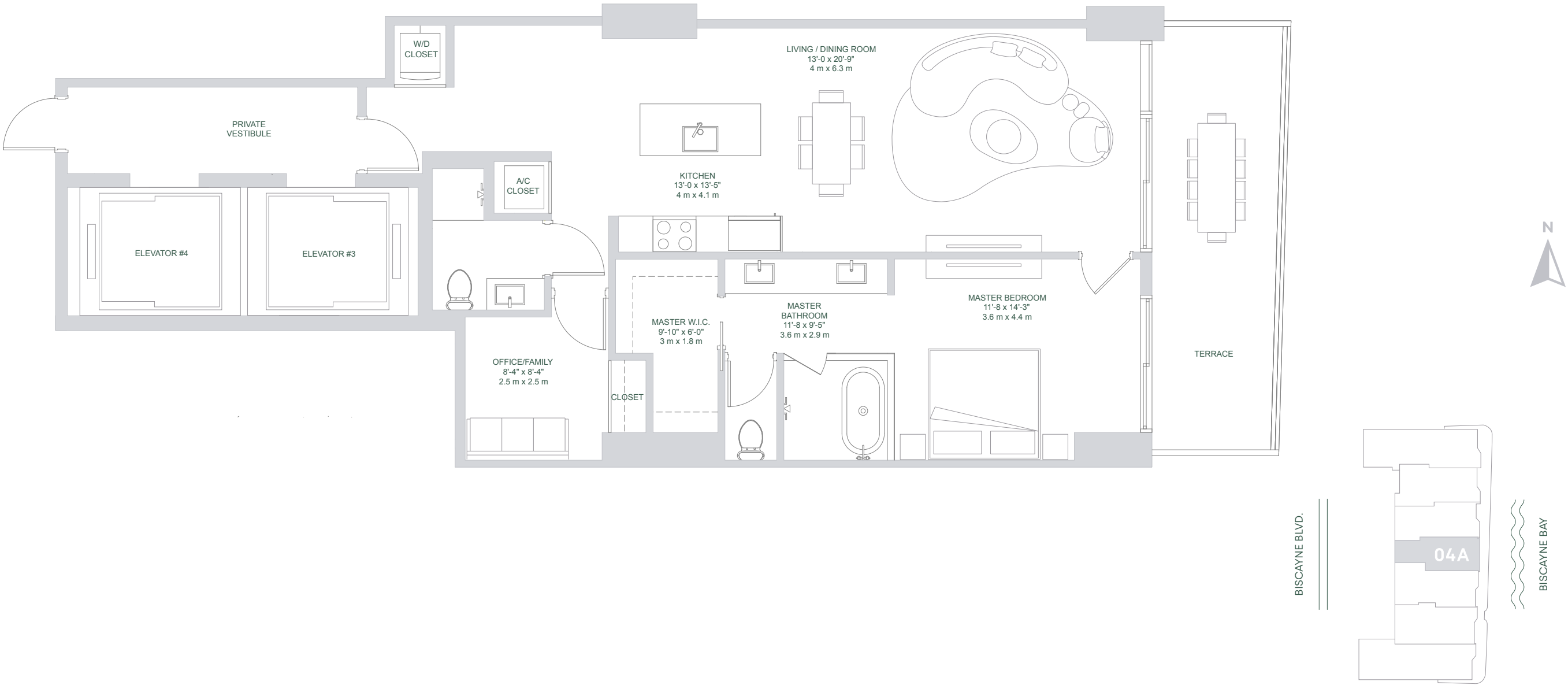
LEVEL 47-56

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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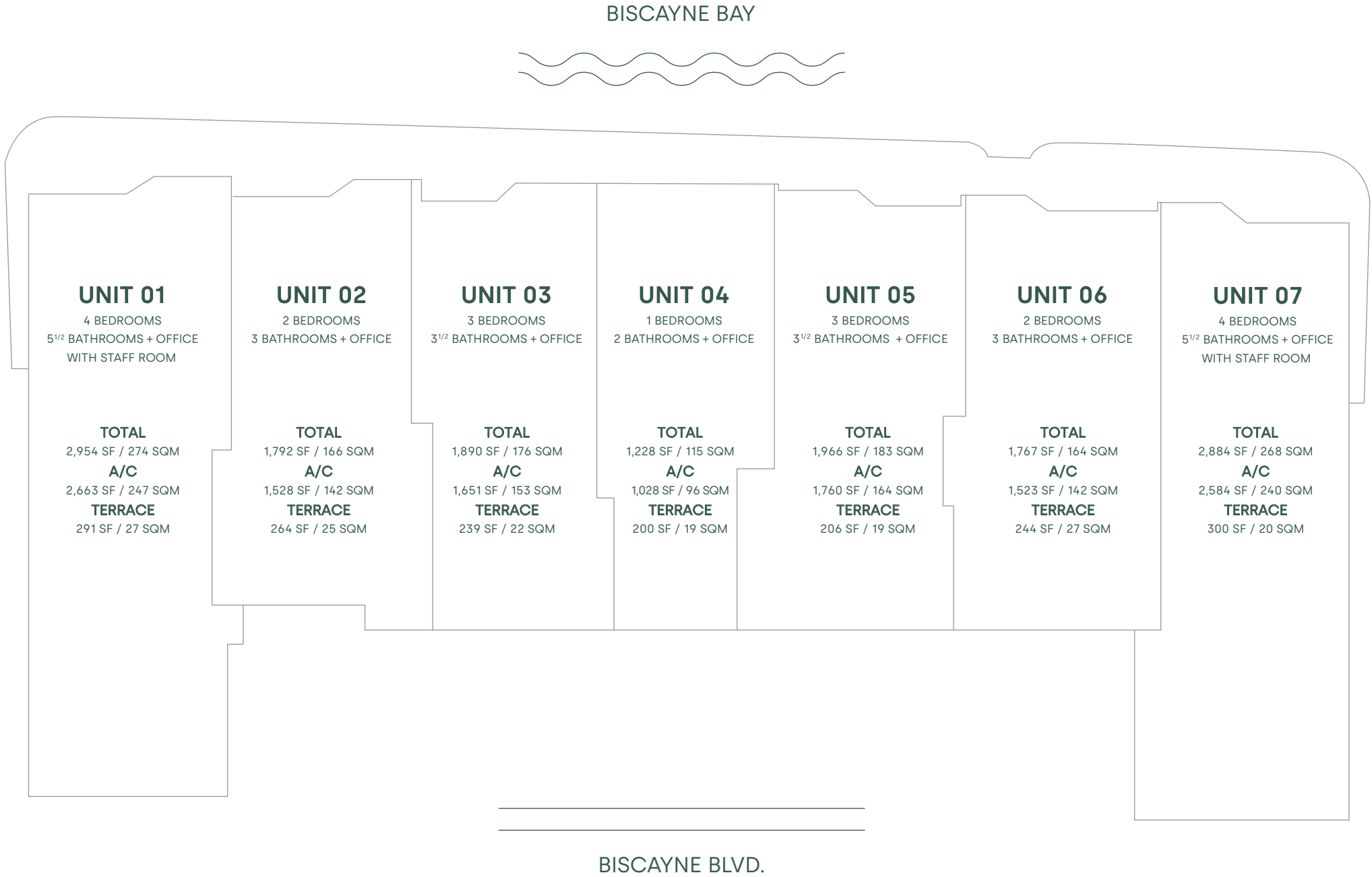


COMING TO MIAMI  
SUMMER 2024



Panoramic and Skyview Residences Floorplans

DISCOVER  
Panoramic and Skyview Residences Floorplans



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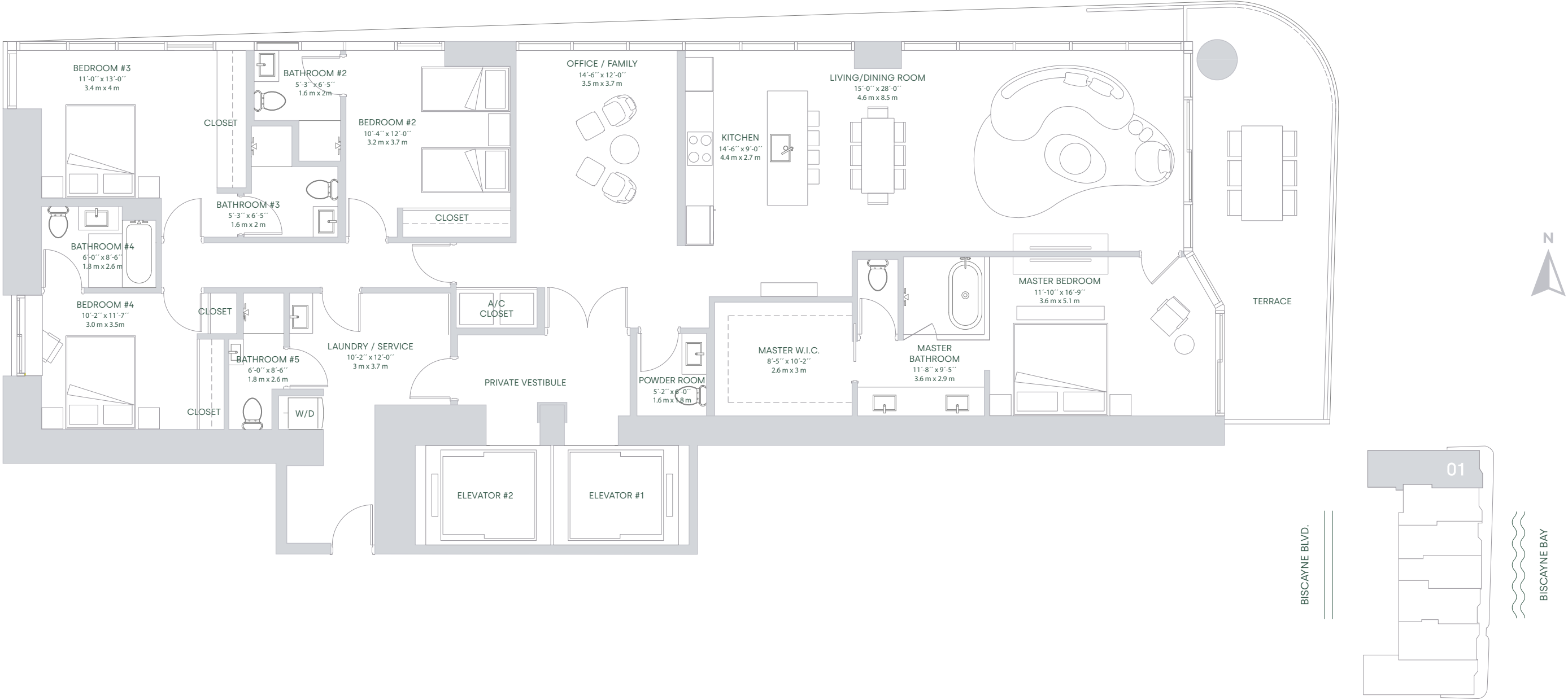
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PANORAMIC RESIDENCES & SKYVIEW RESIDENCES  
LEVEL 03-50                      LEVEL 51-56

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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PANORAMIC RESIDENCES

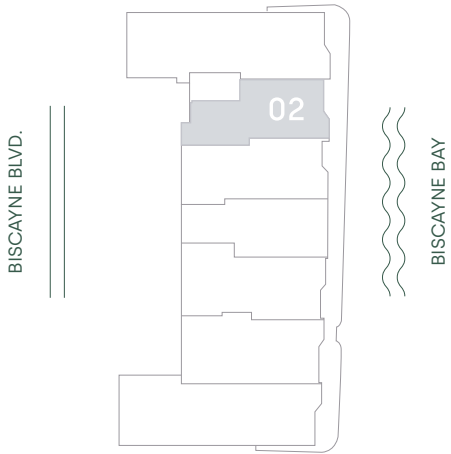
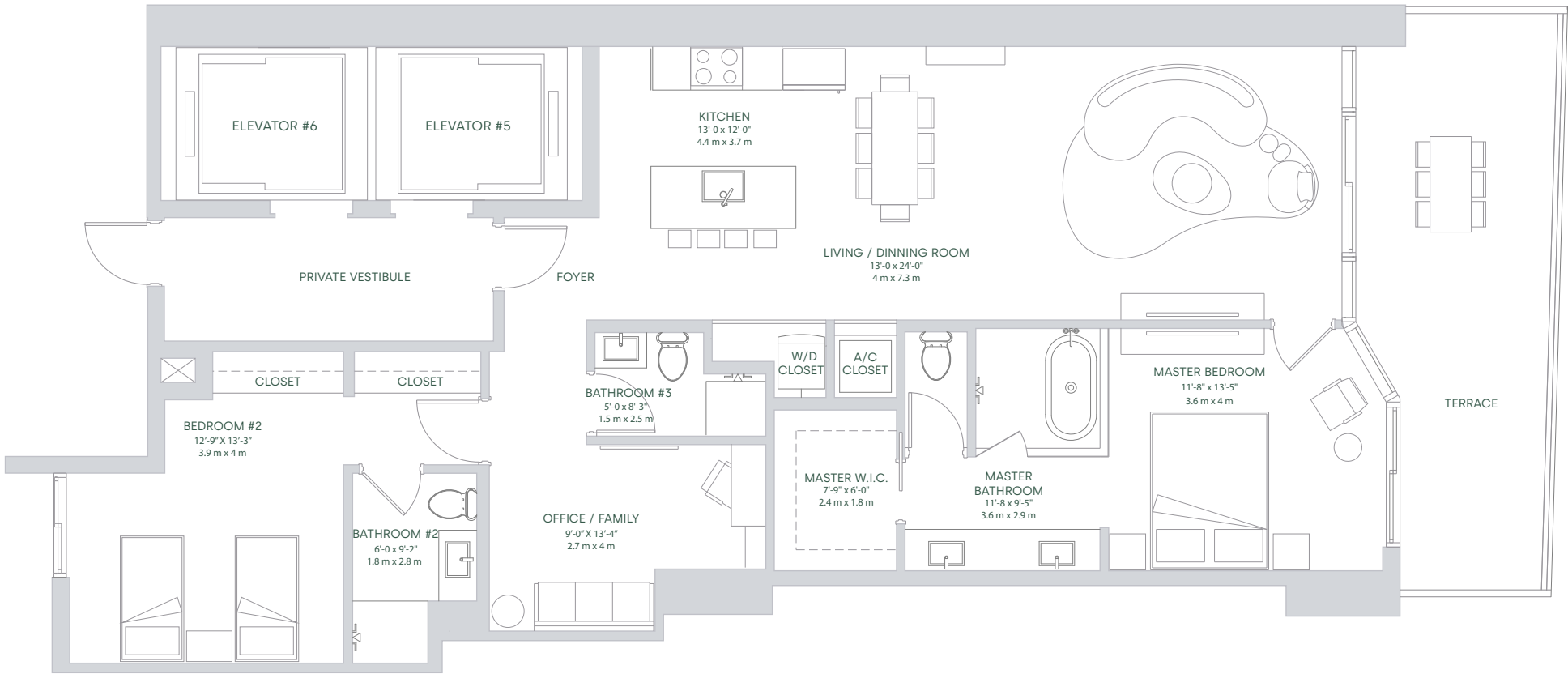
LEVEL 03-46

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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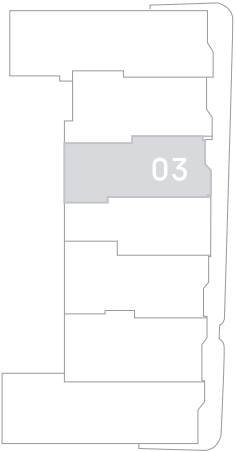
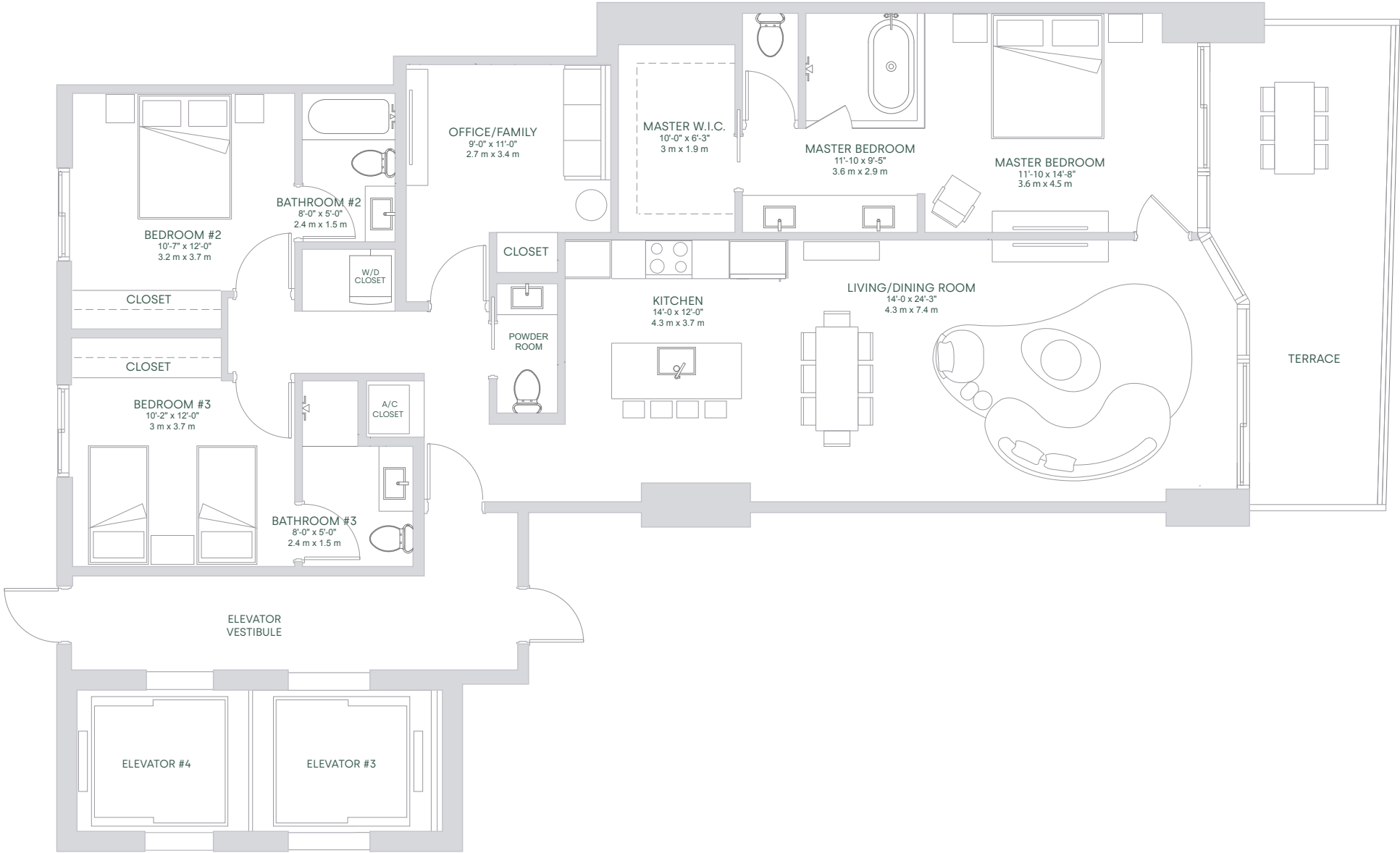
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PANORAMIC RESIDENCES  
LEVEL 03-46

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<sup>1/2</sup> BATHROOMS



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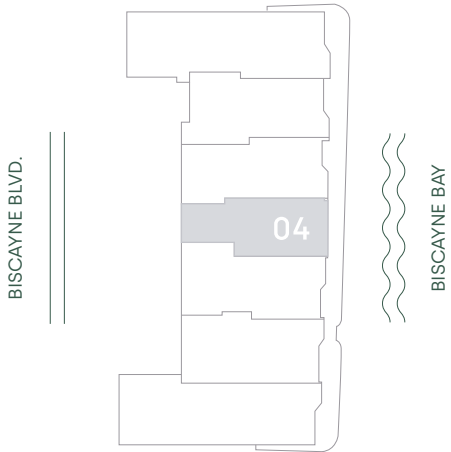
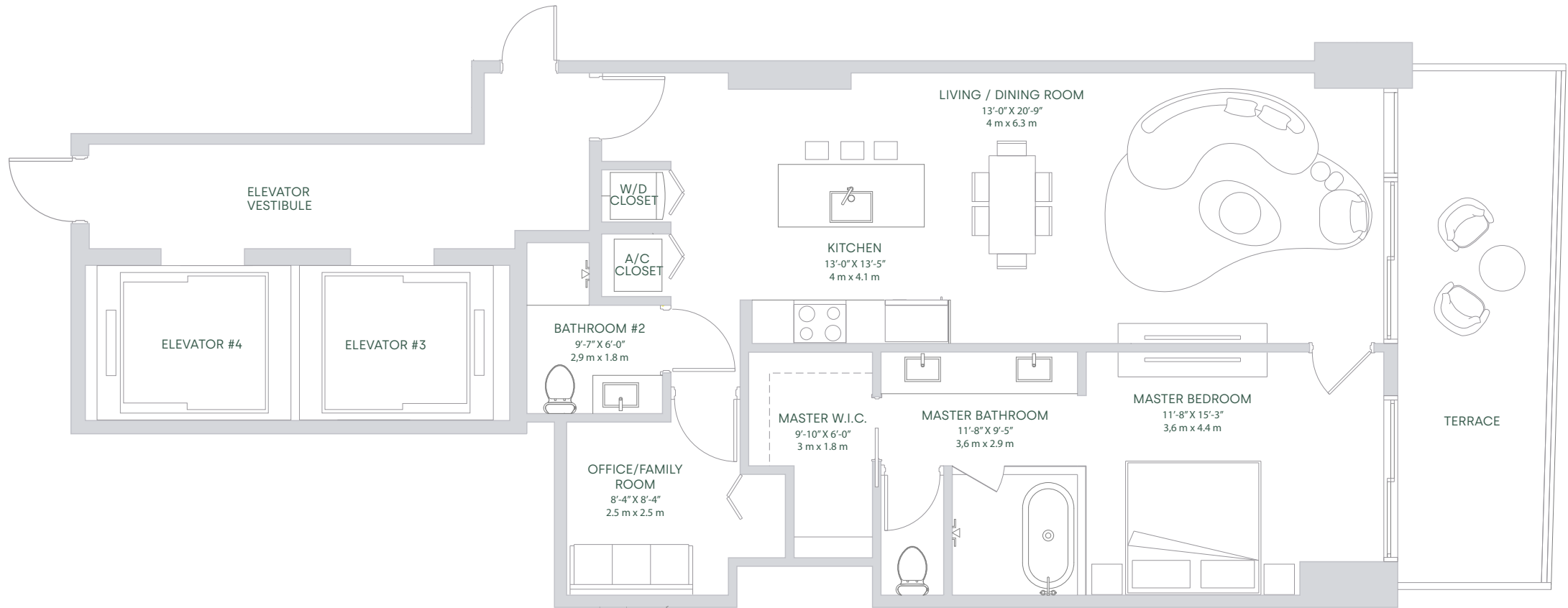
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PANORAMIC RESIDENCES  
LEVEL 03-46

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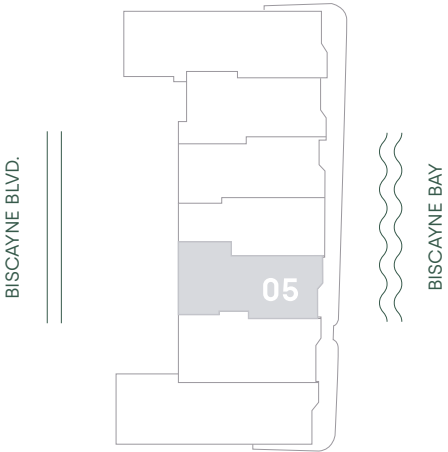
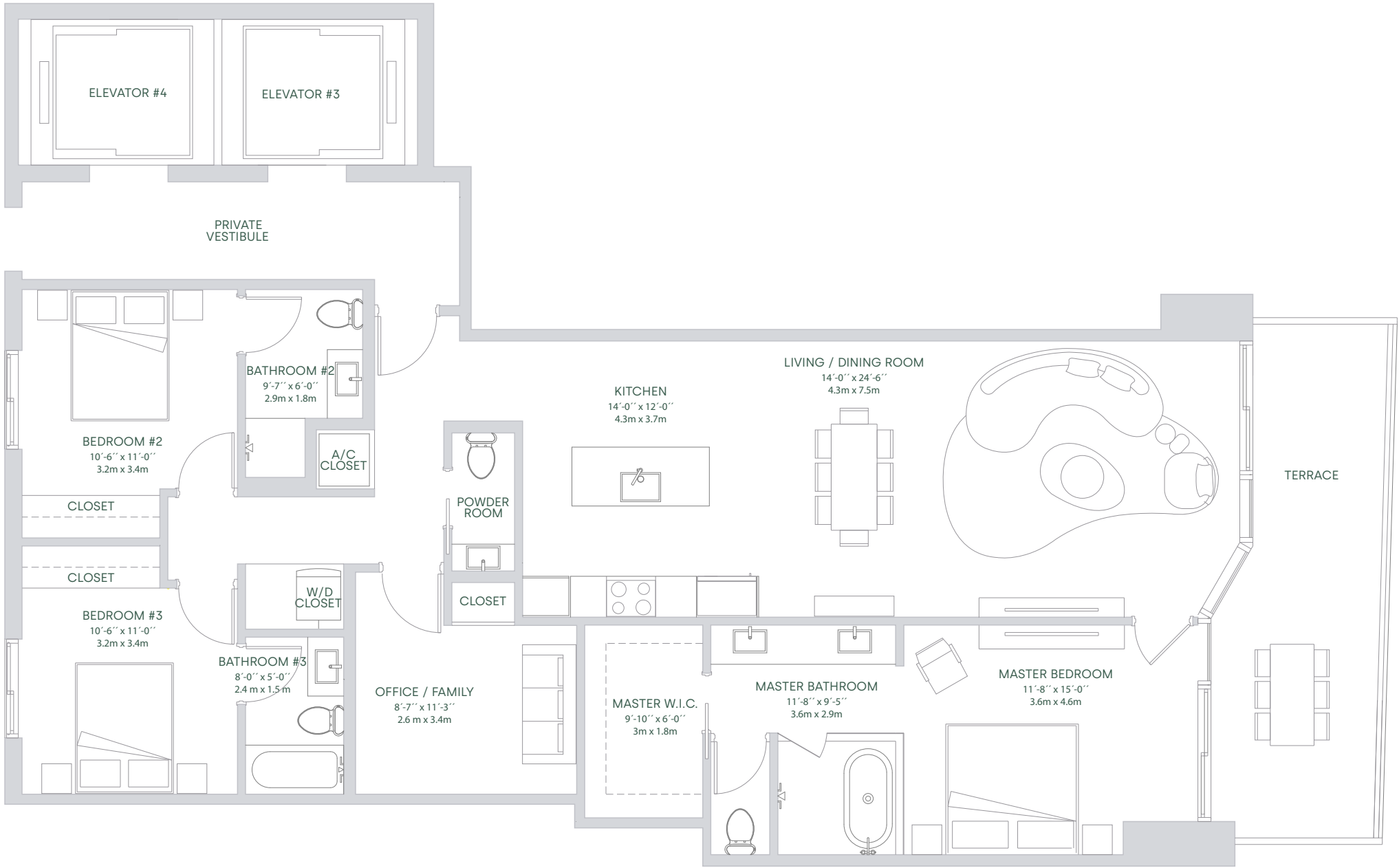
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PANORAMIC RESIDENCES & SKYVIEW RESIDENCES  
LEVEL 03-50                      LEVEL 51-56

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<sup>1/2</sup> BATHROOMS



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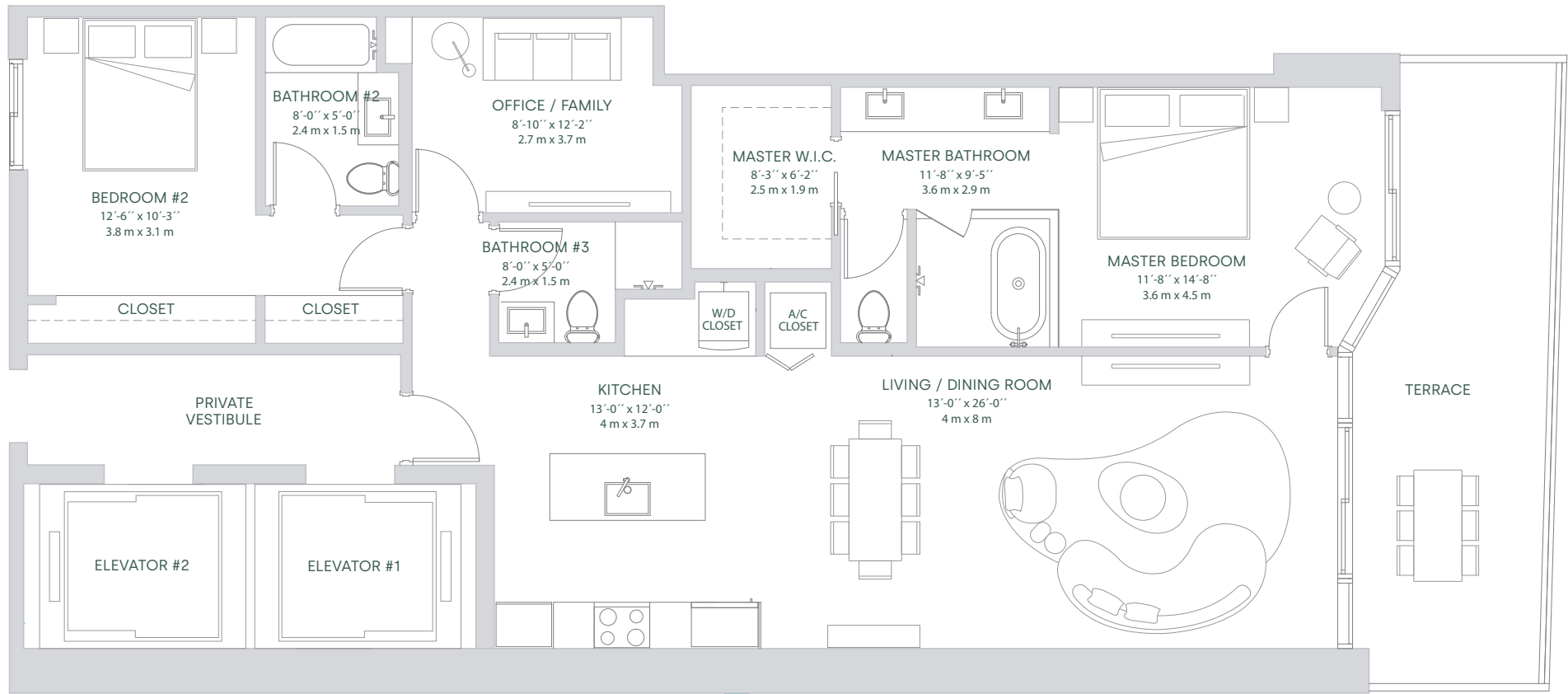
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PANORAMIC RESIDENCES & SKYVIEW RESIDENCES  
LEVEL 03-50                      LEVEL 51-56

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

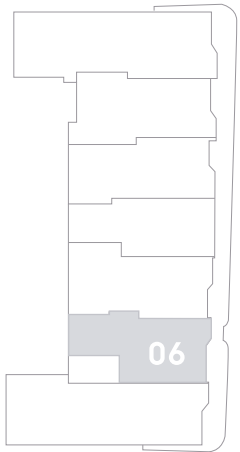
UNIT 06

2 BEDROOMS + OFFICE  
3 BATHROOMS



BISCAYNE BLVD.

BISCAYNE BAY



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

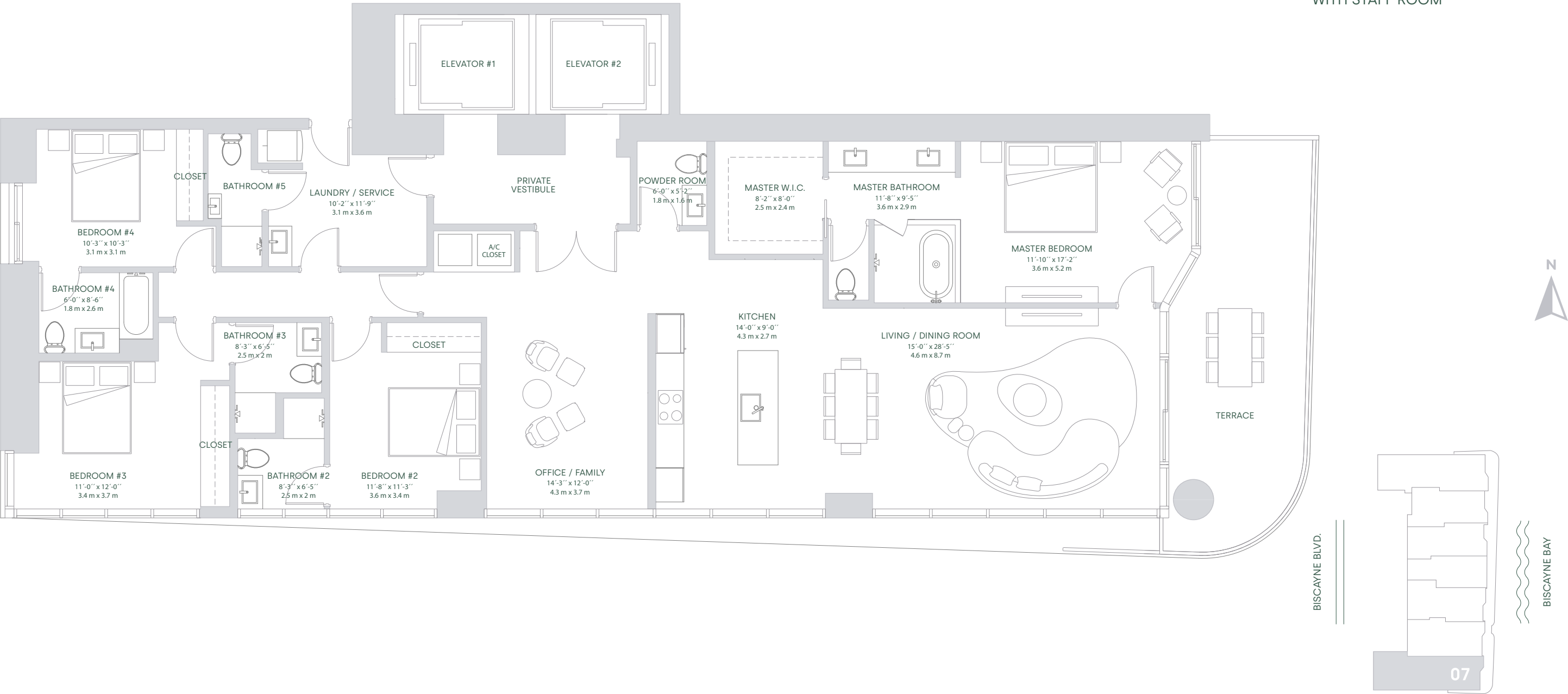
TOTAL SQ.FT.	2,884 SQ.FT	268 SQ.MT
A/C AREA	2,584 SQ.FT	240 SQ.MT
TERRACE	300 SQ.FT	28 SQ.MT


UNIT 07

4 BEDROOMS + OFFICE

5<sup>1/2</sup> BATHROOMS

WITH STAFF ROOM

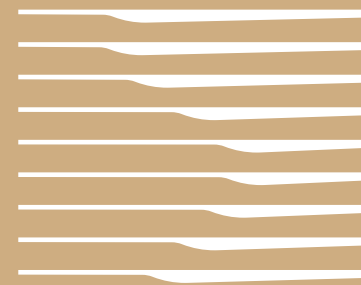


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COMING TO MIAMI  
SUMMER 2024



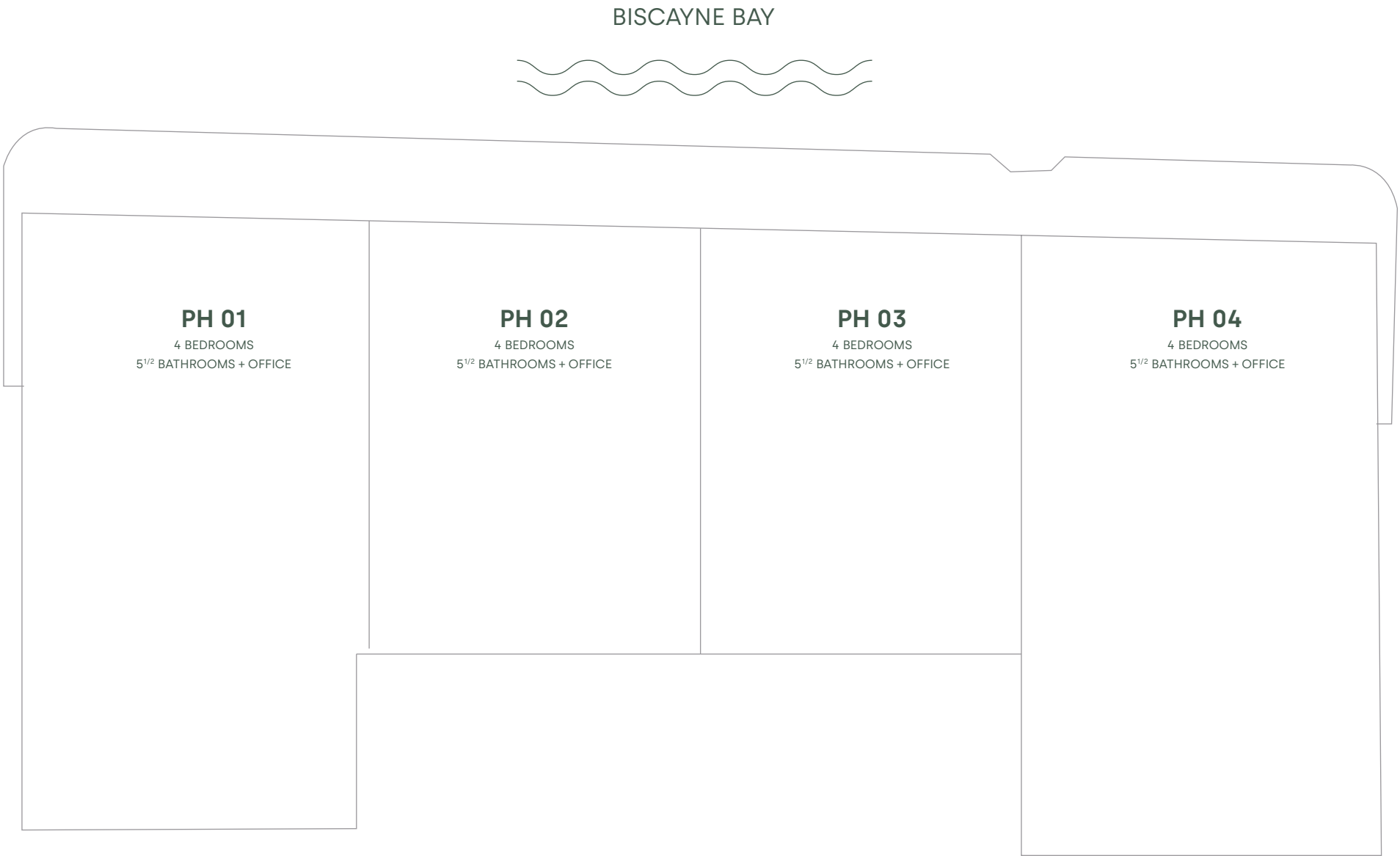
ARIA  
RESERVE  
MIAMI

PENTHOUSE COLLECTION / Penthouses





PENTHOUSES KEYPLAN



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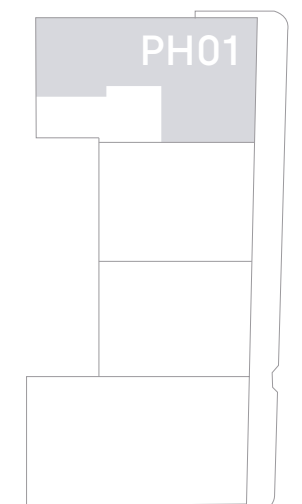
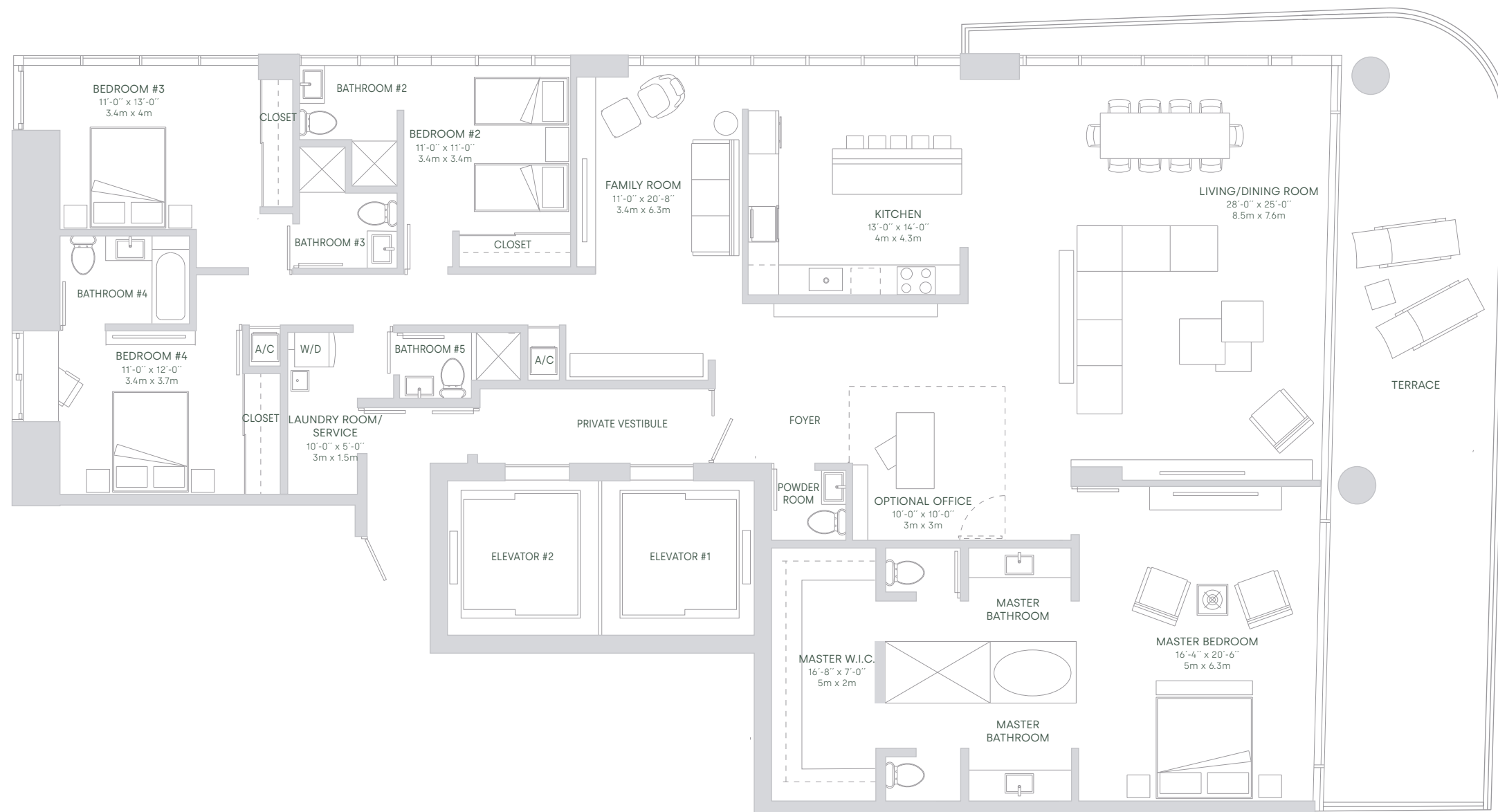
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**PENTHOUSES**  
**LEVEL 57-59**

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<sup>1/2</sup> BATHROOMS + OFFICE



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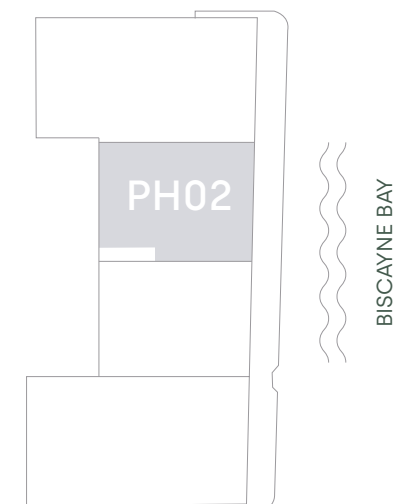
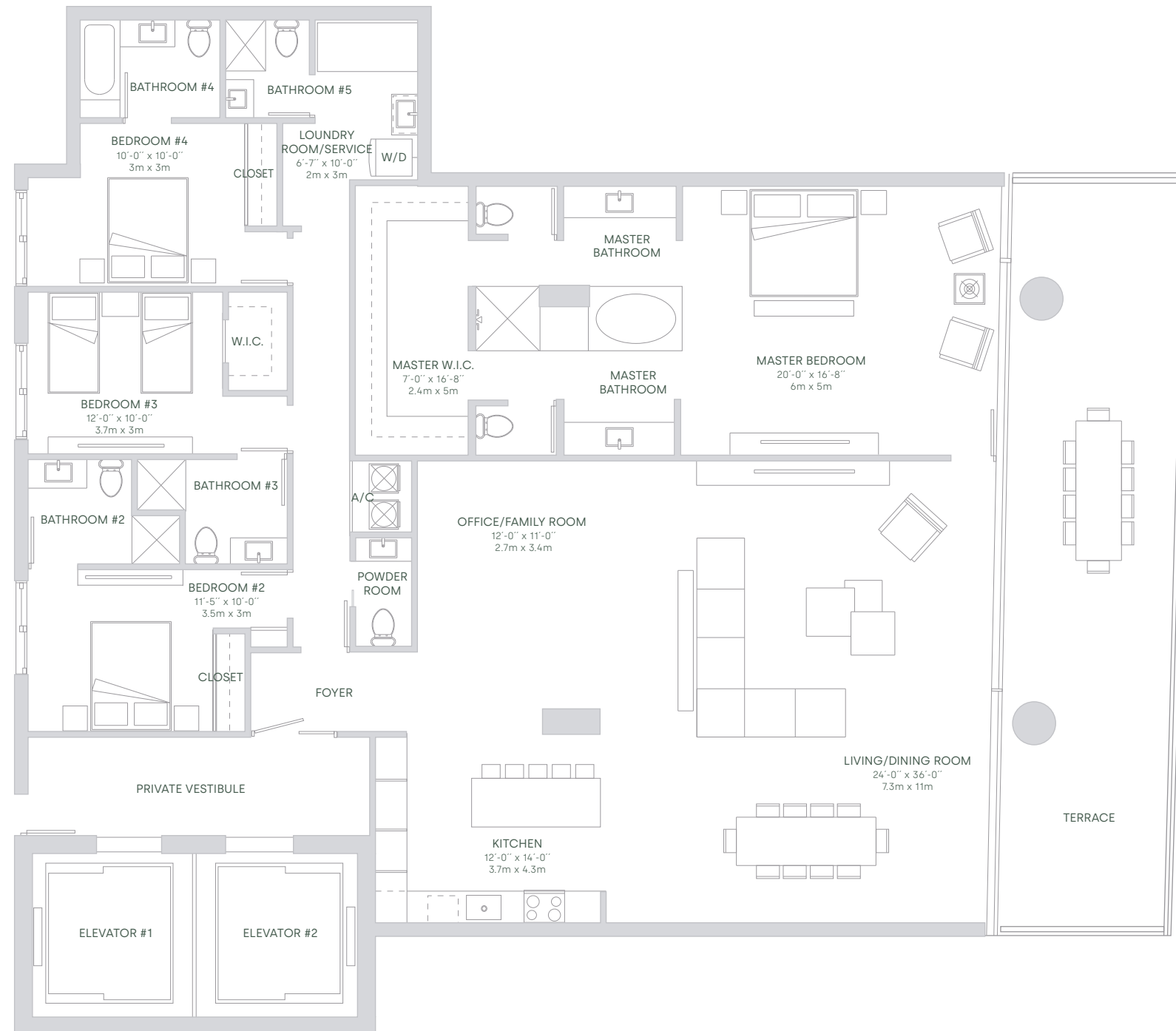
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## PH 02

4 BEDROOMS  
5<sup>1/2</sup> BATHROOMS + OFFICE

<b>PENTHOUSES</b> 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



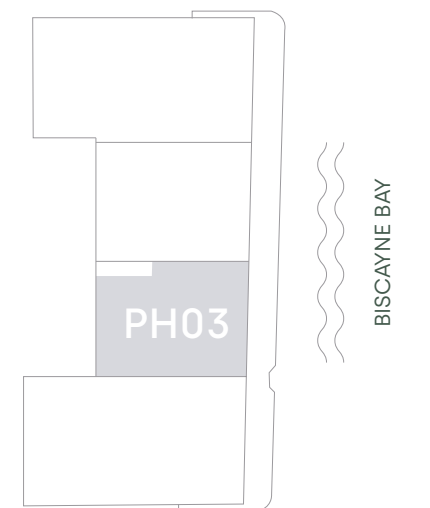
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# PH 03

4 BEDROOMS  
5<sup>1/2</sup> 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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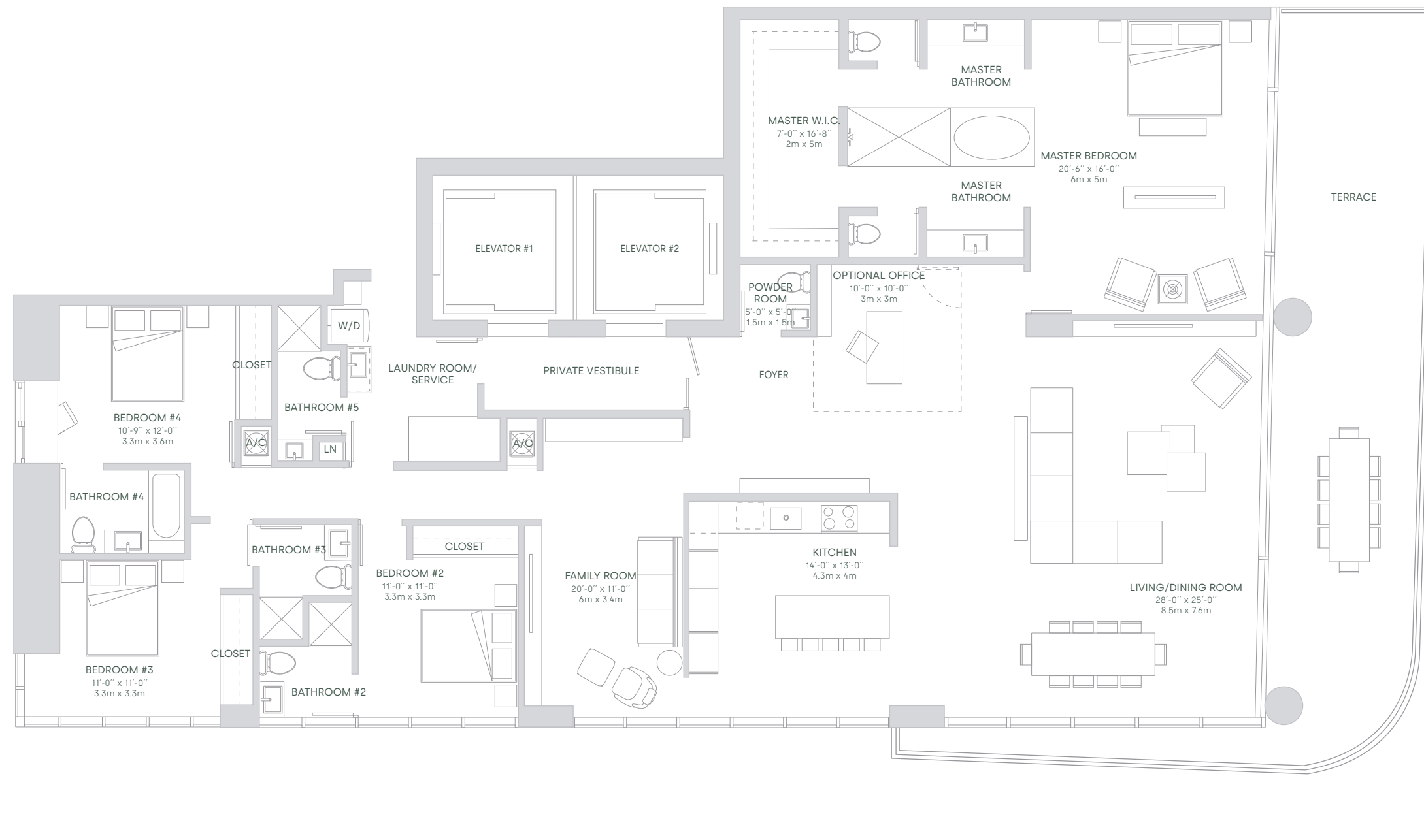
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PENTHOUSES  
LEVEL 57-59

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<sup>1/2</sup> BATHROOMS + OFFICE



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Ground Level Amenities





#### GROUND LEVEL AMENITY LIST:

- 1. North Lobby
- 2. South Lobby
- 3. South Lounge Pool
- 4. North Lounge Pool
- 5. Restaurant overlooking the bay

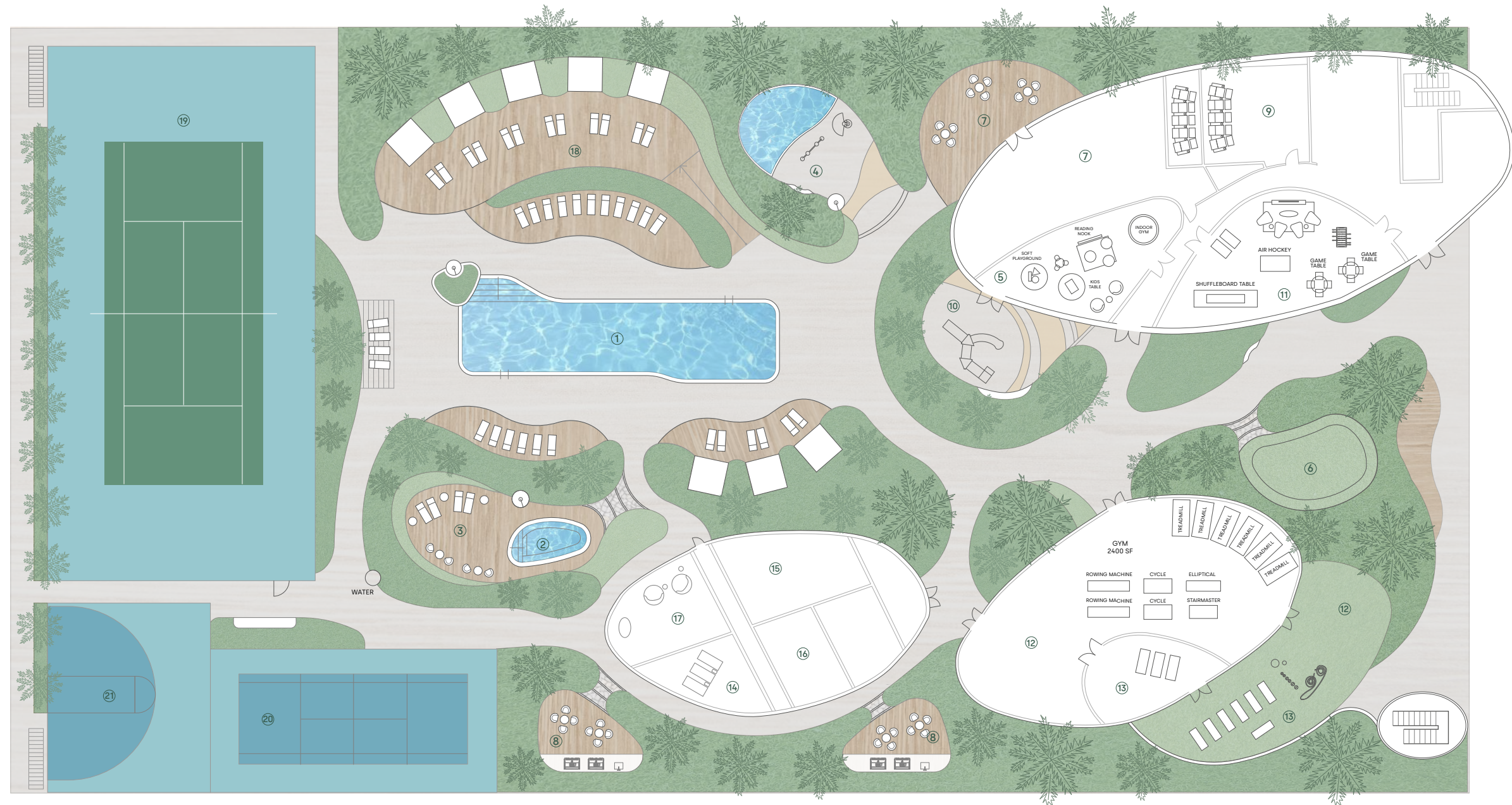
- 6. Dog Park
- 7. Whirlpool spa with private solarium deck
- 8. Meditation Garden
- 9. Paddle Board service with storage and access to private deck

- 10. Solarium area
- 11. Telescope observatory area
- 12. Valet parking service
- 13. Cafe with bayside views and exterior terrace
- 14. Plaza



Recreation deck





## OUTDOOR:

1. Semi-Olympic size pool
2. Outdoor whirlpool spa
3. Poolside daybeds
4. Kid's splash pad
5. Children's playground area
6. Mini golf

## INDOOR:

7. Party room with private kitchen and exterior patio with BBQ area
8. Outdoor BBQ with private eating areas
9. Theatre with top quality audiovisual experience and theater-style seating
10. Kids playroom with outdoor playground area
11. Teens Lounge and Gaming Center

## FITNESS & SPA

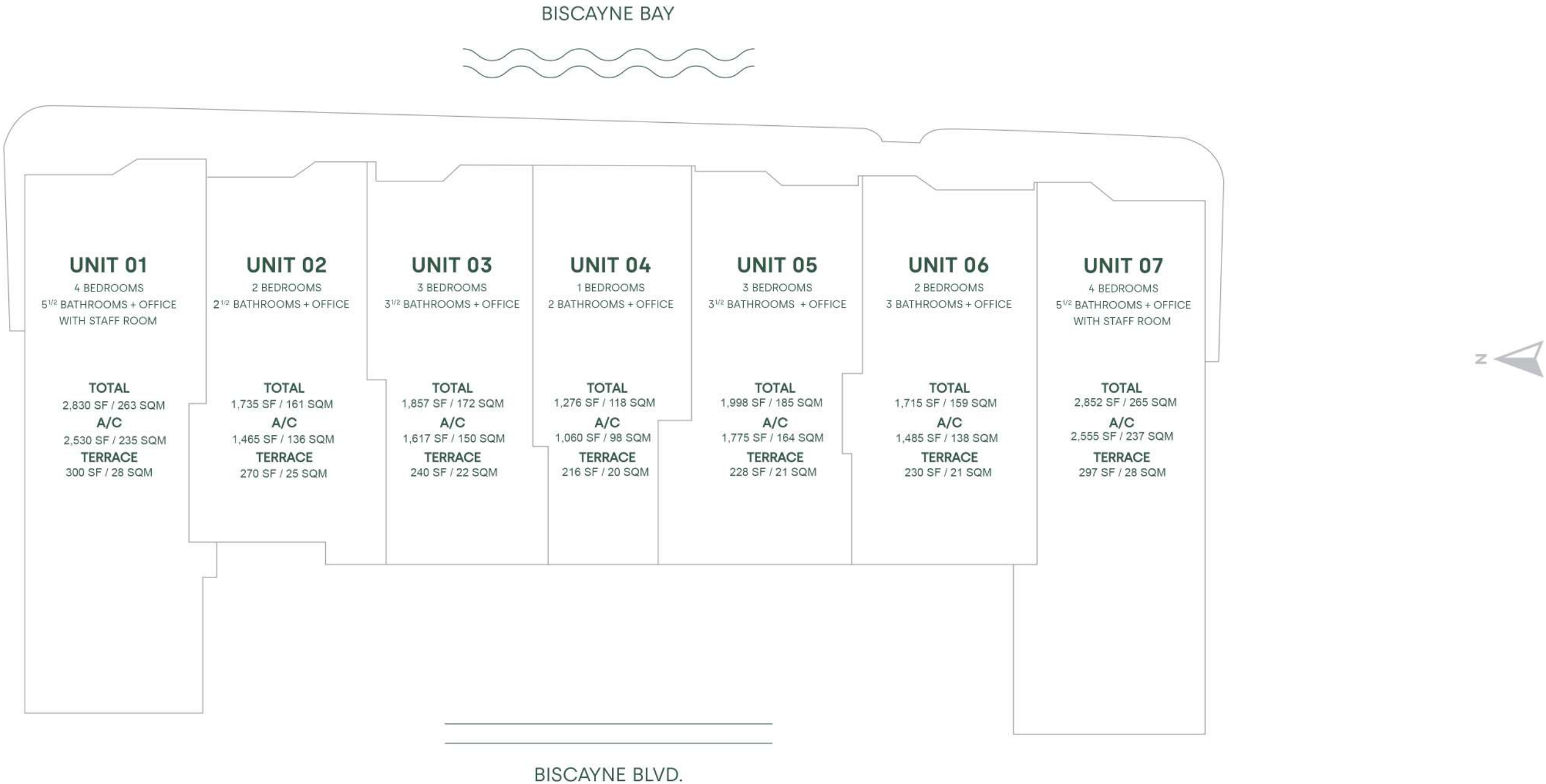
12. State of the arts fitness center overlooking the recreation deck with exterior exercise area
13. Yoga Lounge area with exterior meditation garden
14. Massage room
15. Sauna
16. Steam shower

17. Spa relaxation area
18. Solarium deck with cabanas
19. Elevated tennis court
20. Paddle court
21. Basketball court



DISCOVER  
Panoramic and Skyview Residences Floorplans

North Tower



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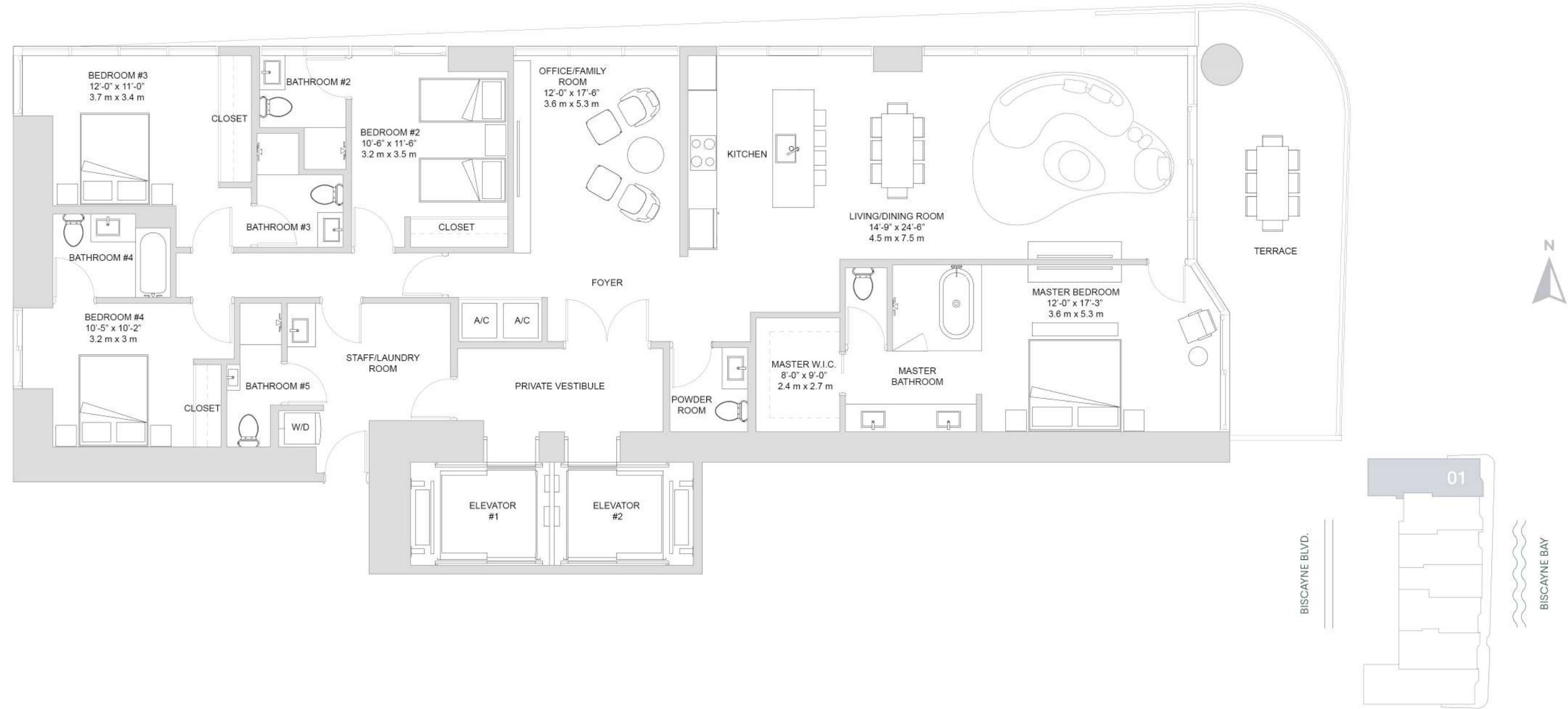
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PANORAMIC RESIDENCES  
LEVELS 03 TO 26

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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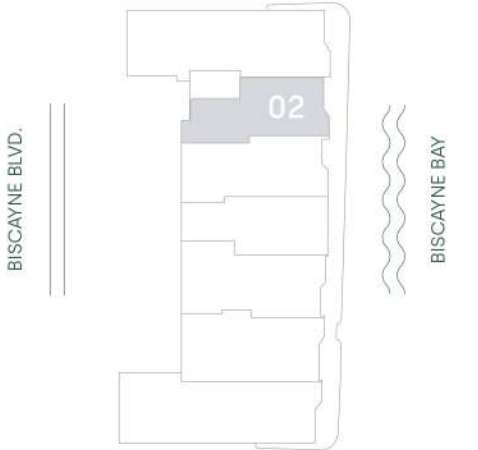
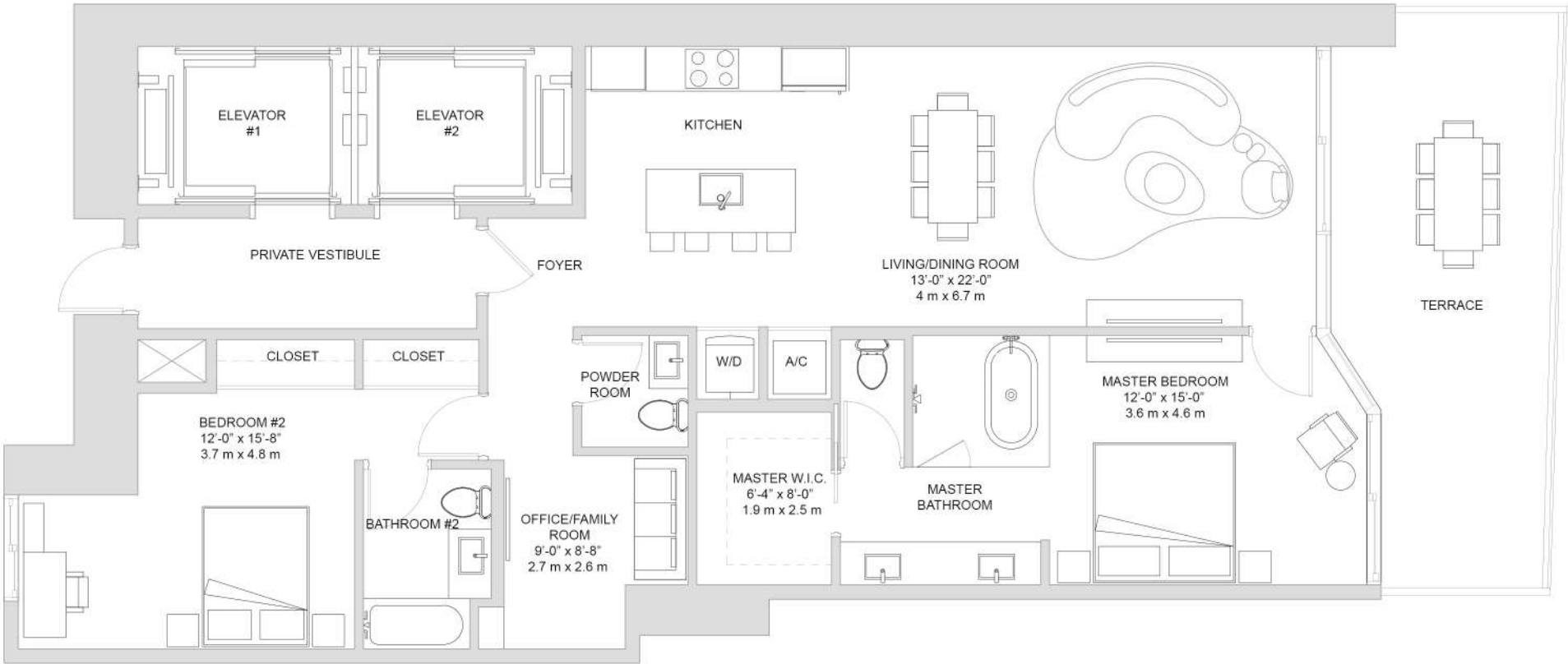
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PANORAMIC RESIDENCES  
LEVELS 03 TO 26

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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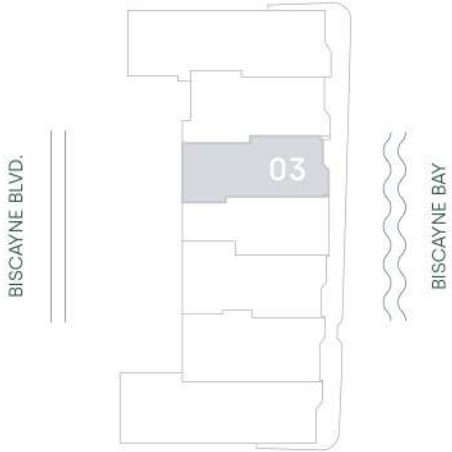
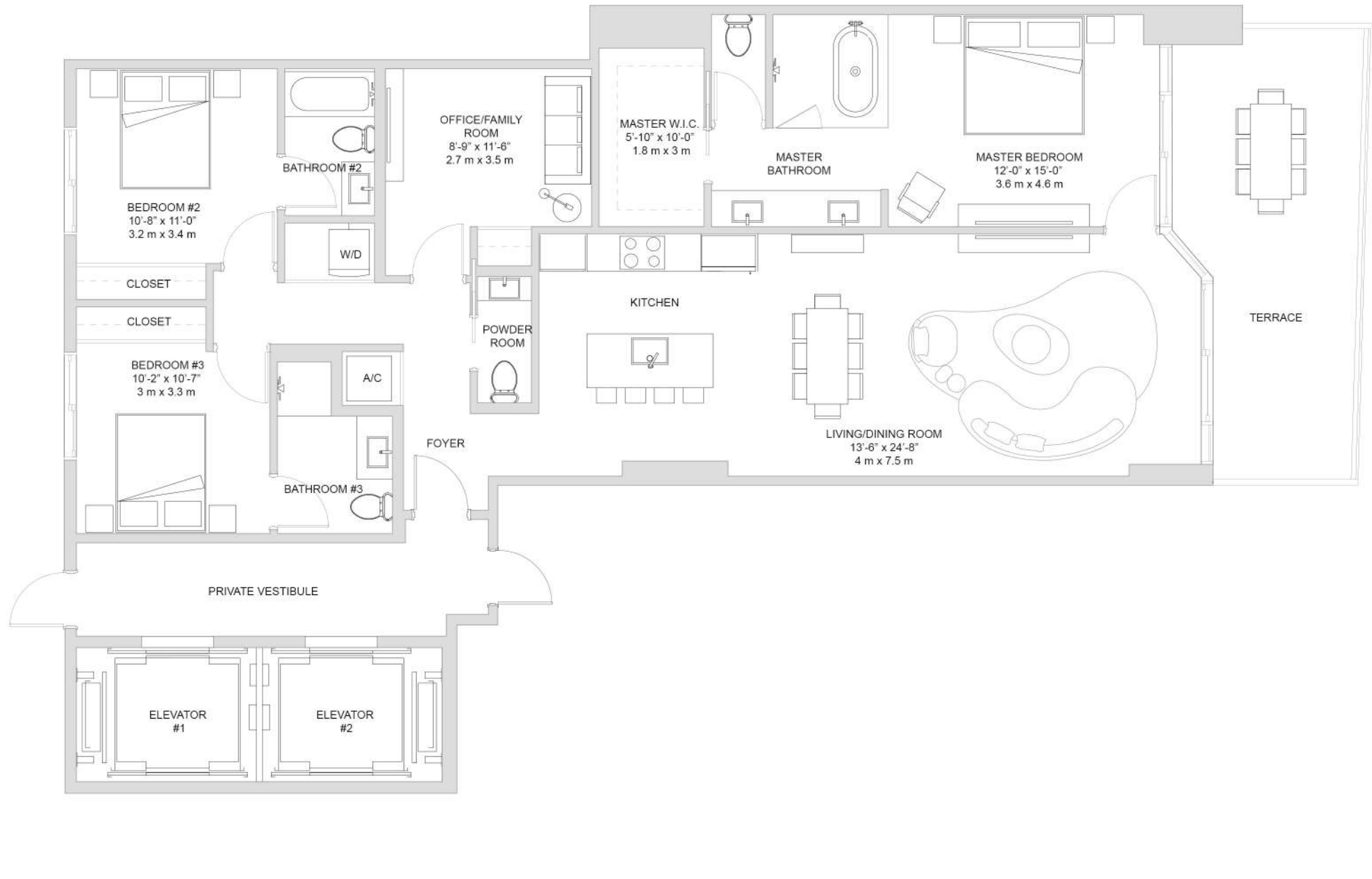
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PANORAMIC RESIDENCES  
LEVELS 03 TO 26

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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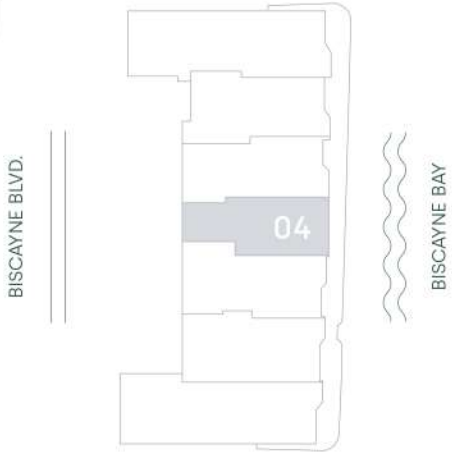
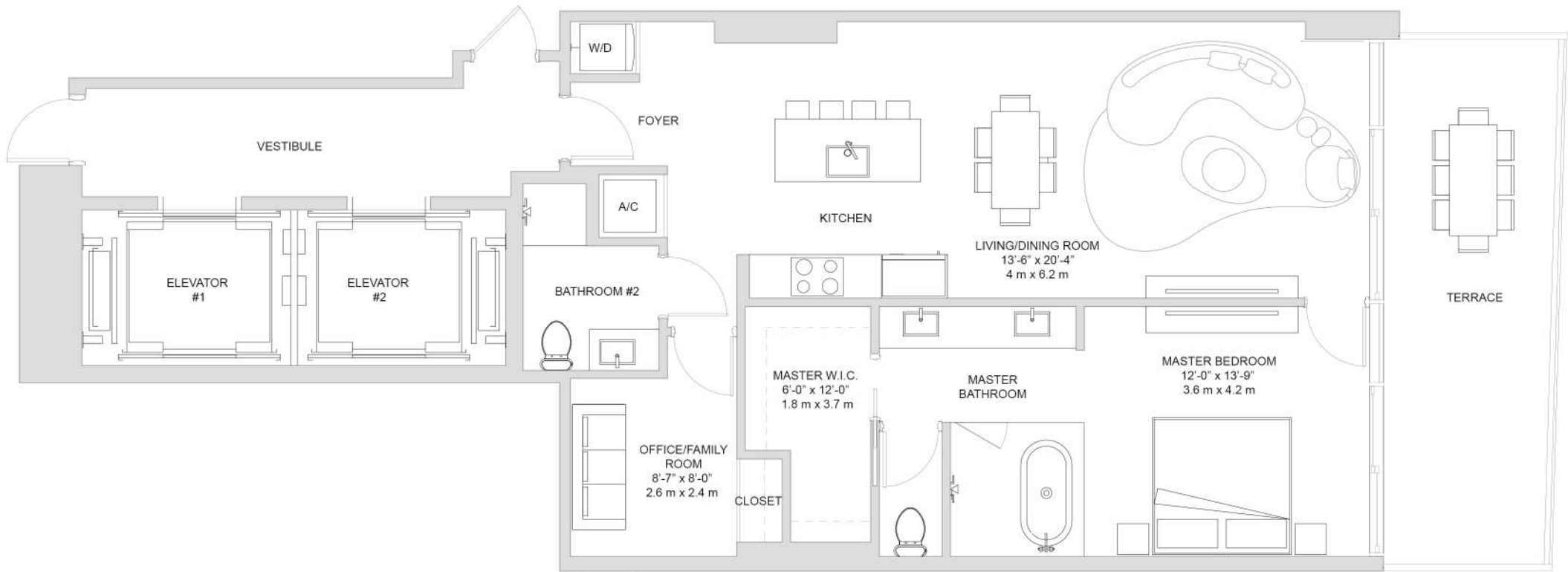


PANORAMIC RESIDENCES  
LEVELS 03 TO 26

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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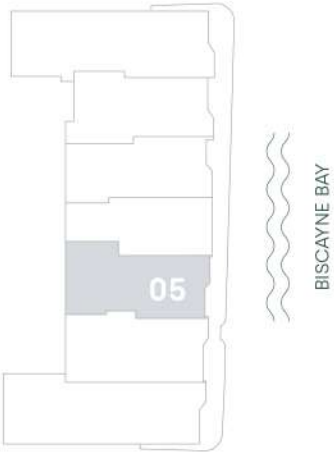
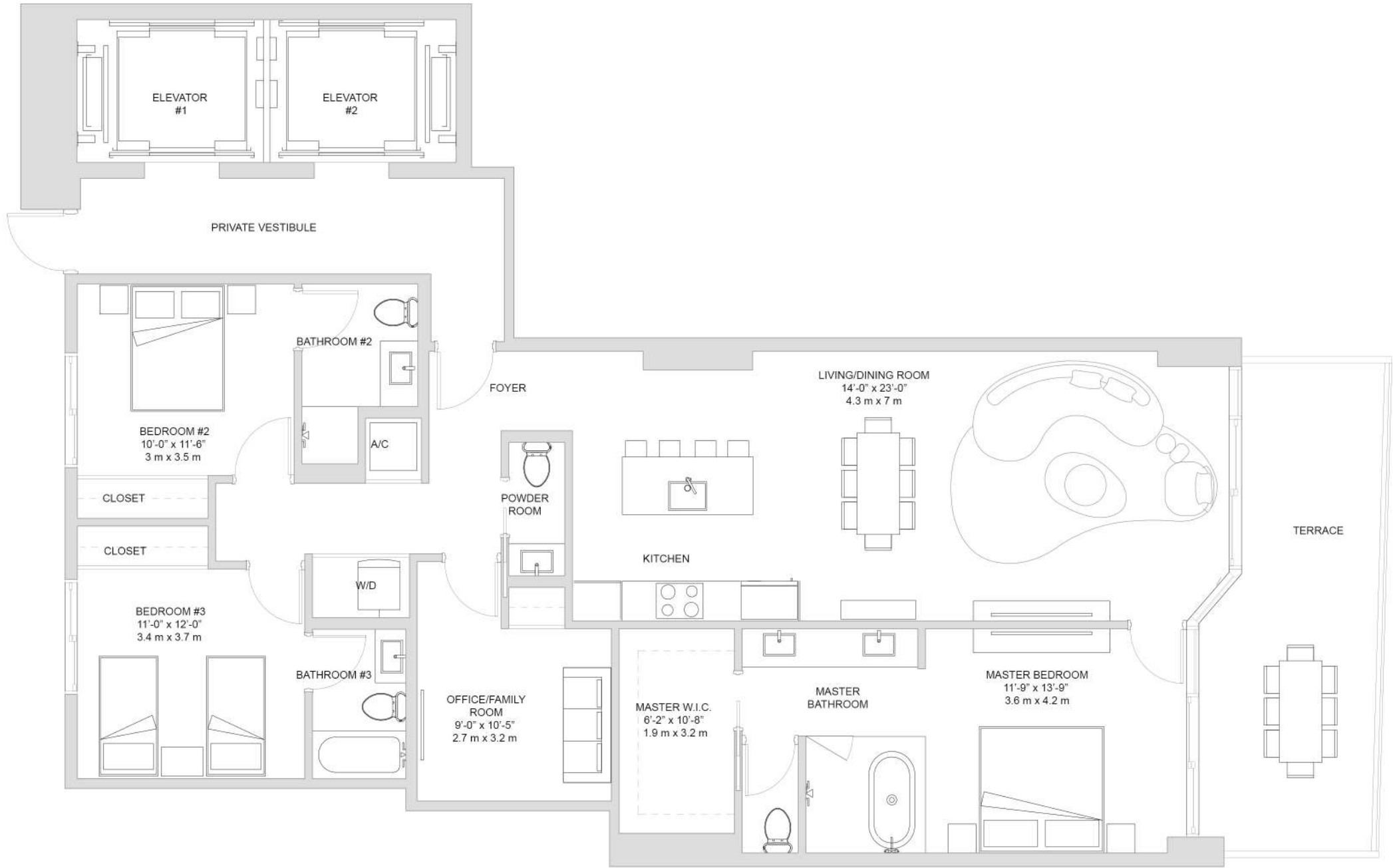
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PANORAMIC RESIDENCES  
LEVELS 03 TO 56

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



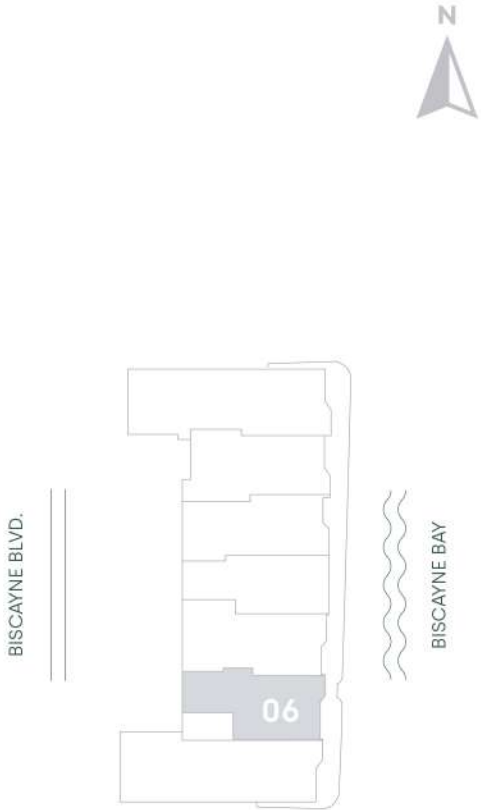
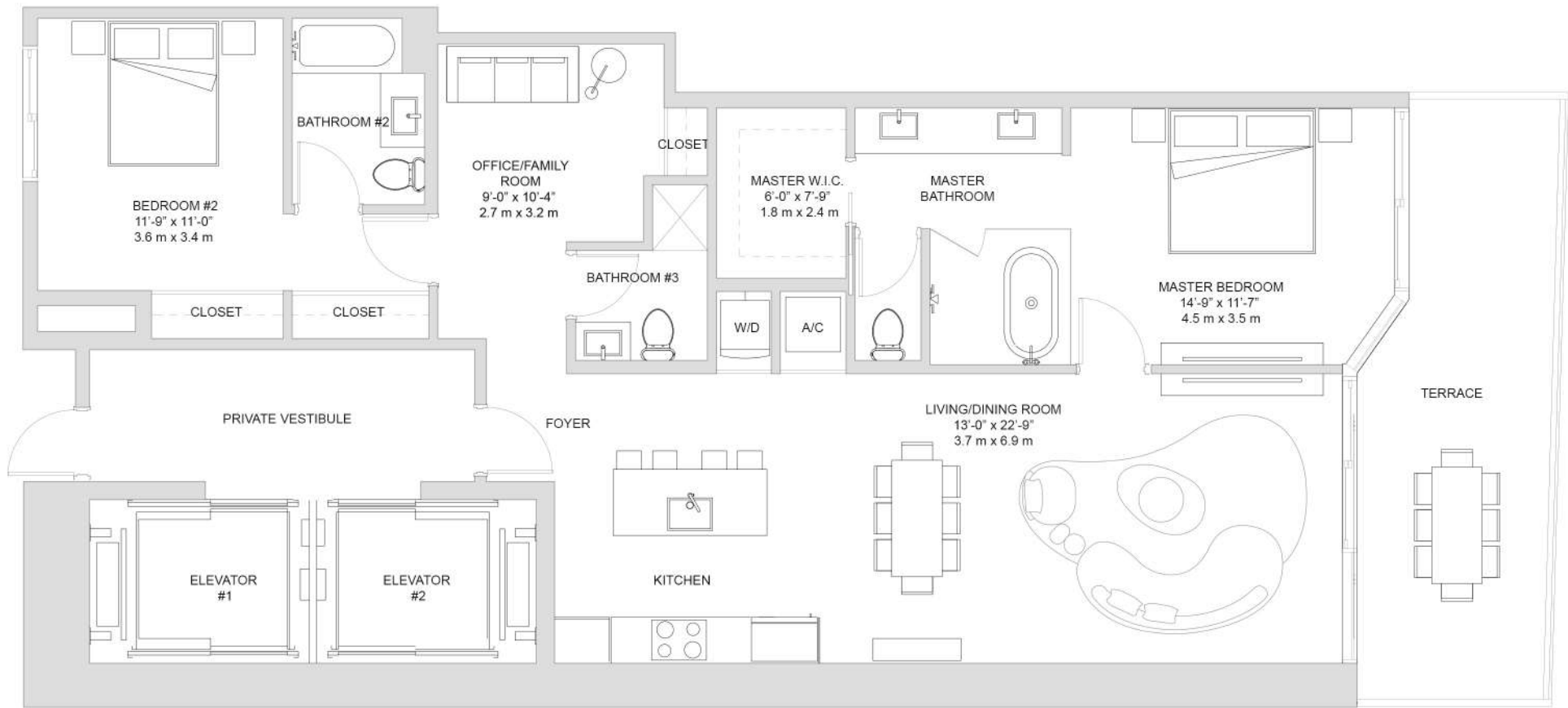


PANORAMIC RESIDENCES  
LEVELS 03 TO 20 AND 22 TO 56

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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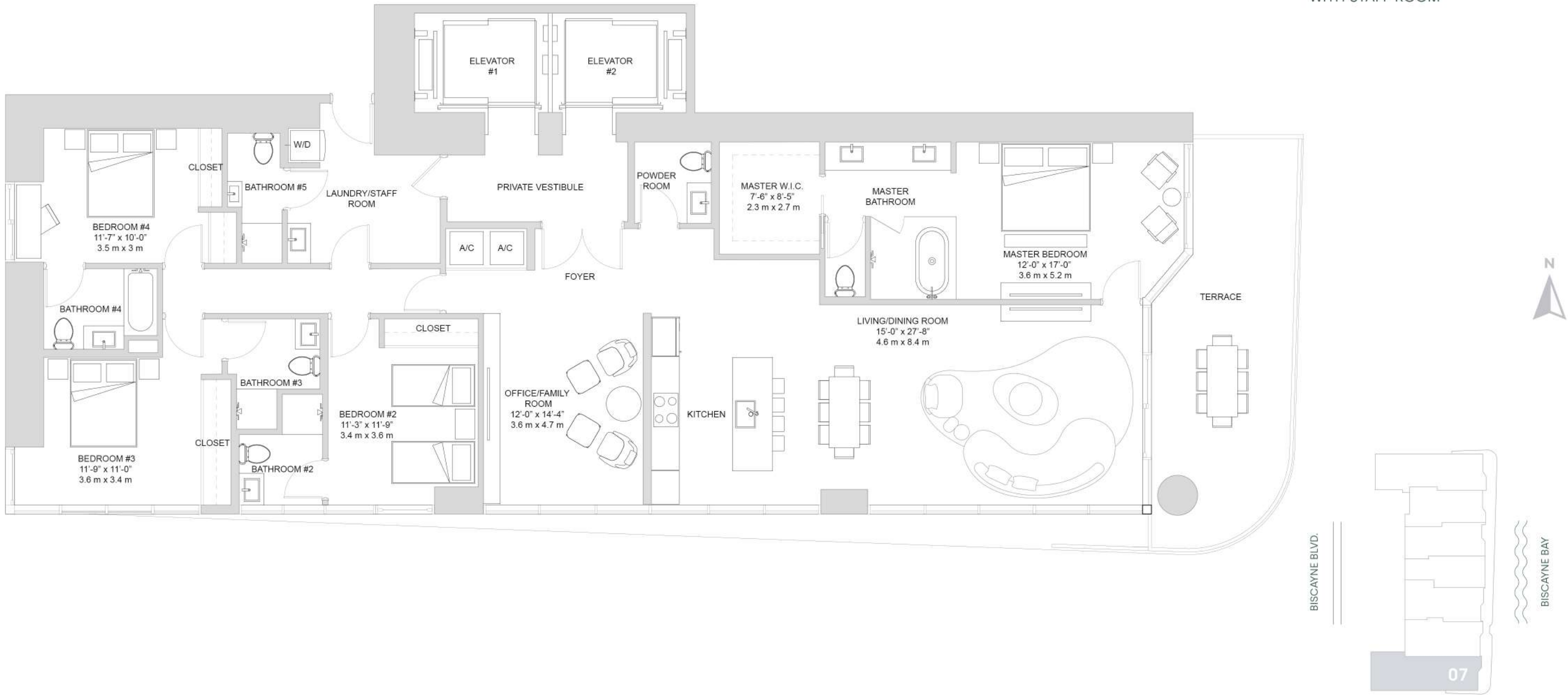


PANORAMIC RESIDENCES  
LEVELS 03 TO 56

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

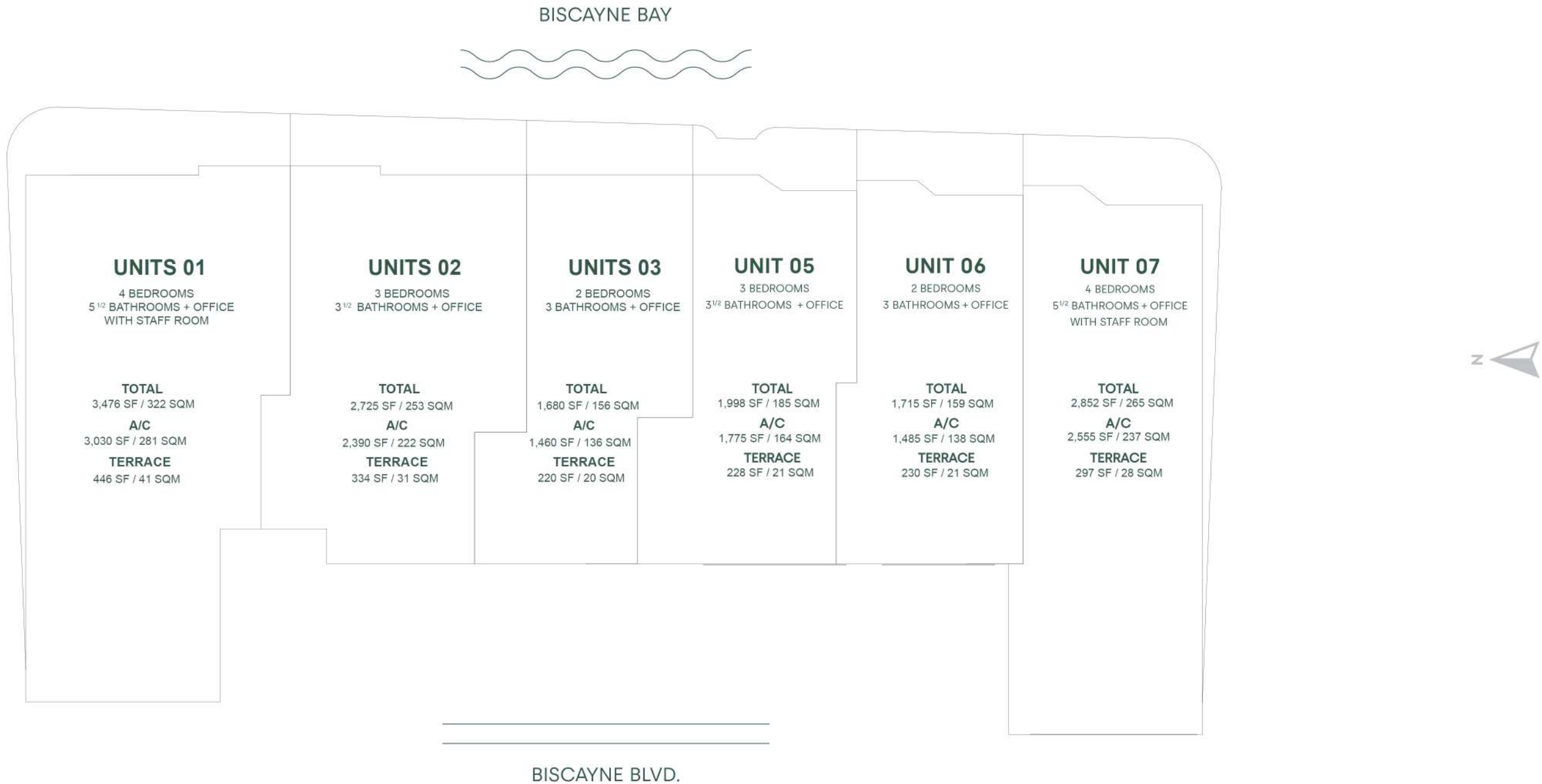
4 BEDROOMS + OFFICE  
5 1/2 BATHROOMS  
WITH STAFF ROOM



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DISCOVER  
Panoramic and Skyview Residences Floorplans



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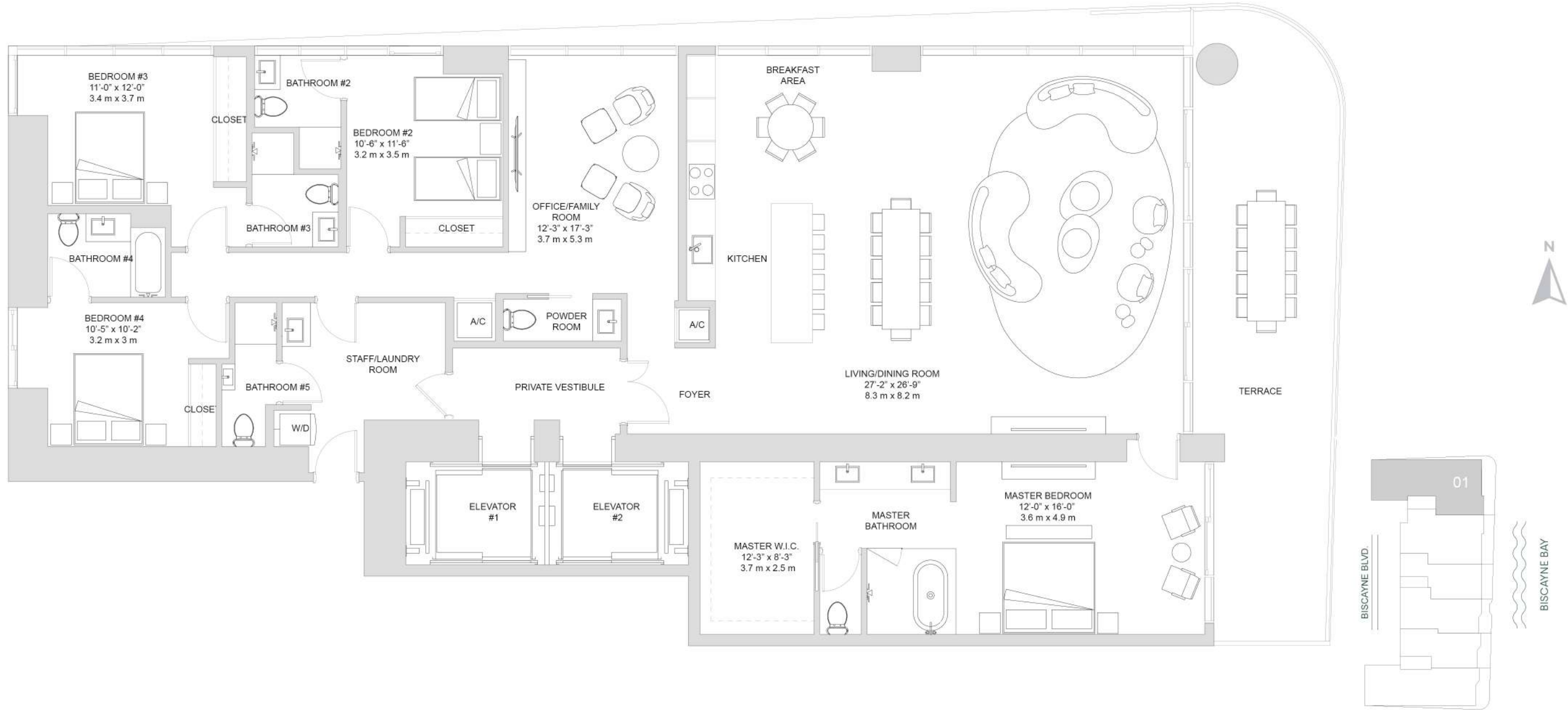


PANORAMIC RESIDENCES  
LEVELS 27 TO 56

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



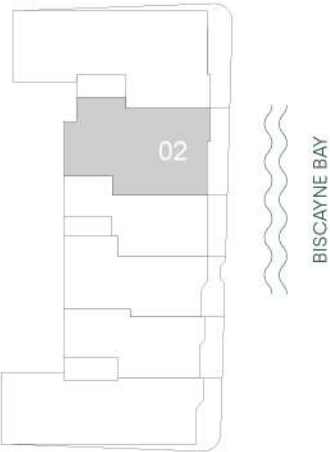
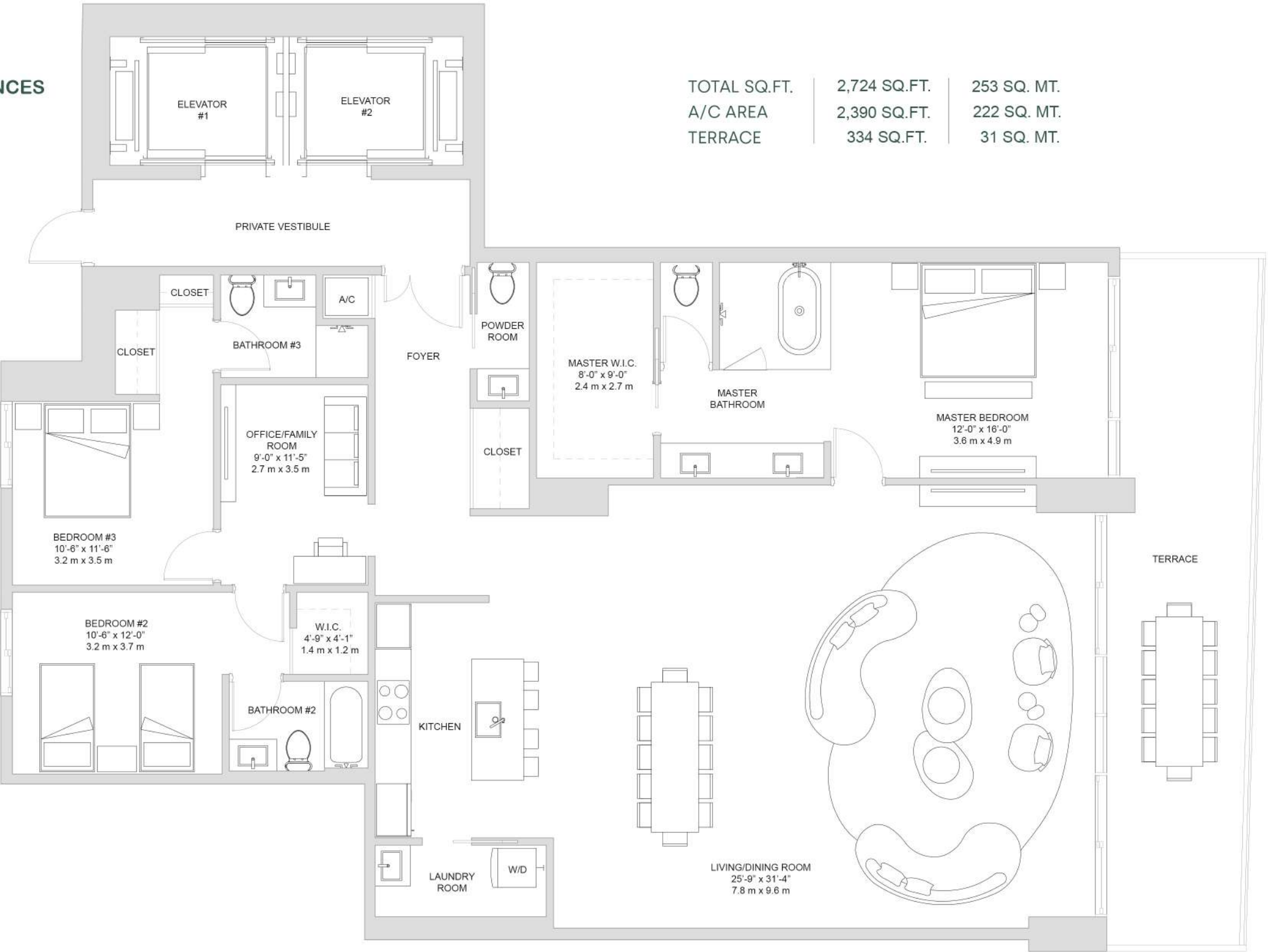
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PANORAMIC RESIDENCES  
LEVELS 27 TO 56

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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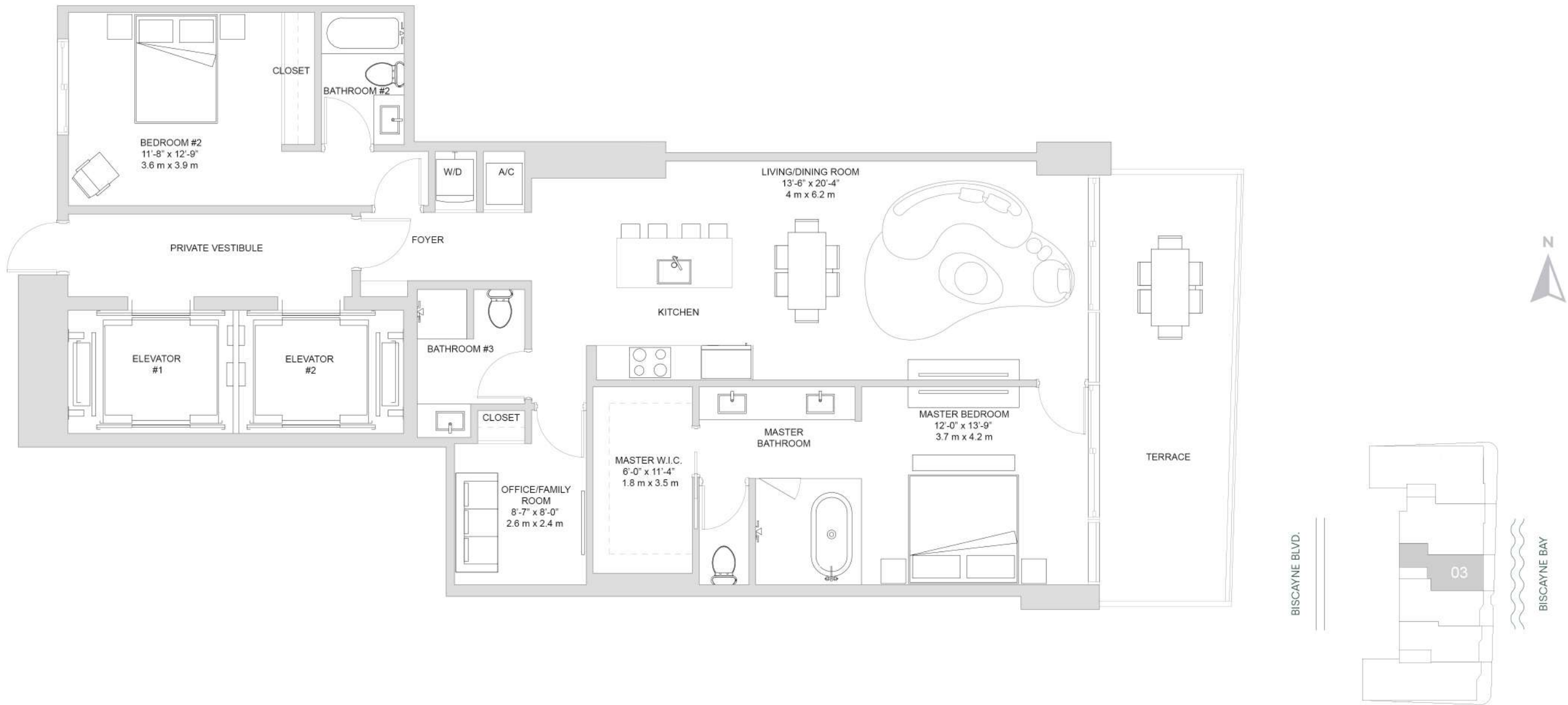


PANORAMIC RESIDENCES  
LEVELS 27 TO 56

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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