



THE LAST  
EXCLUSIVE RESERVATION  
IN FRONT OF THE WATER





ARIA  
RESERVE  
MIAMI





# Description of PROJECT

## VISION

A new chapter in terms of highly sophisticated residences. At Aria Reserve, the idea of a life well lived has been completely transformed, and the beauty of nature and the modernity of the services are combined in perfect harmony. Aria Reserve offers residential twin towers facing highest sea level in the United States. The iconic profile in the heart of Miami and the privileged position oceanfront Biscayne Bay make Aria Reserve feel like an exclusive property secluded from the rest of the world. The unique modern relationship between design and nature creates a atmosphere of total serenity.

## EQUIPMENT

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Developer: **The Melo Group**

Architect: **Arquitectonica**

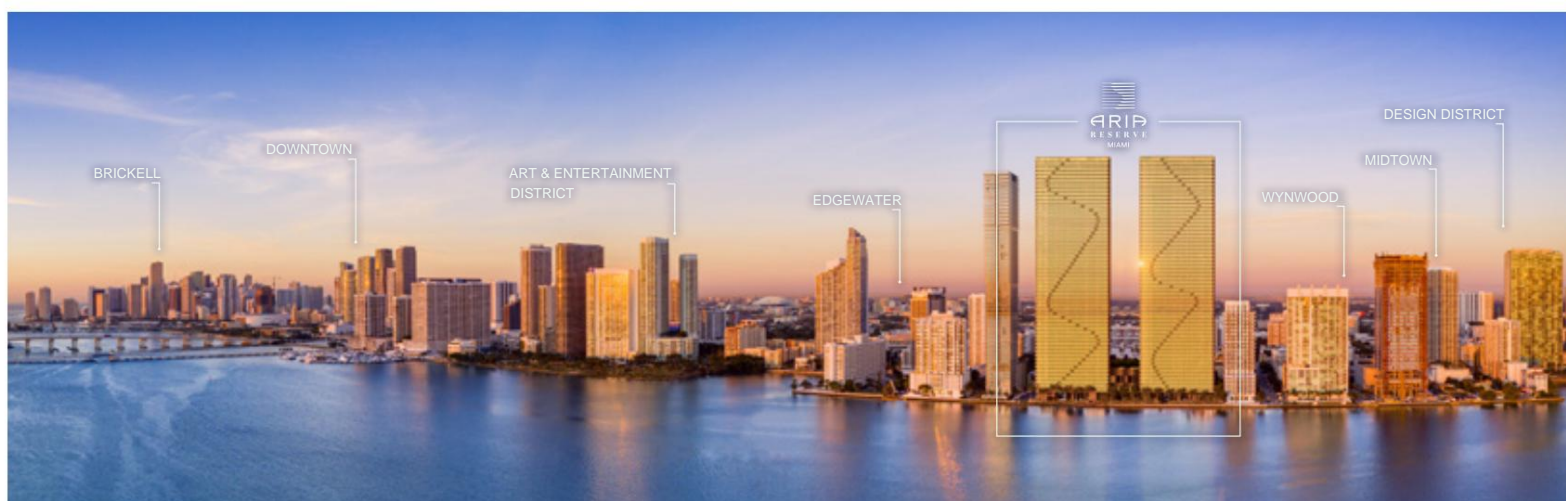
Interior Design: **Morada Haute Design**

Landscape Architect: **ARQGEO**

## SUMMARY

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- 62 floors
- Beachfront residences from one to four bedrooms
- From 1,059 to 2,584 square feet
- Starting from \$1.1M to over \$2M
- Arriving in Miami in the summer of 2024



## Amenities LOBBY



Aria Reserve's signature waterfront lifestyle is not just one of convenience, but also friendly service. On the lobby level, residents enjoy valet service parking, 24-hour front desk staff, and access to a dedicated concierge for all others needs.

## A NEW CHAPTER *IN RESIDENTIAL SOPHISTICATION*

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## Amenities

# SKYLOBBY LEVEL

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Built precisely with the modern Miami city dweller in mind, the Skylobby in Aria Reserve is equipped with a full-featured business center, multiple meeting rooms conferences and meetings, flexible offices and coworking spaces, and a coffee and refreshment center.



### SKY LOBBY

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- Exclusive lounge area for adults with outdoor terrace and bay views
- Private elevator and lobby
- Private winery
- Private workspaces + business center + meeting room conferences





## Amenities

# BAY LEVEL

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With access to over 547 linear feet of baywalk along the water, residents can enjoy practice paddle boarding in Biscayne Bay and take advantage of its personalized marina to water sports with storage and service. They can indulge themselves at the Bayview coffee shop and the exclusive beachfront restaurant. You can enjoy your surroundings in the lush gardens, spaces meditation and much more.



## BAY LEVEL

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- Water sports marina with service and storage  
kayak and paddle board
- Access to the Baywalk along the water
- Restaurant with views of the bay
- Café with views of the bay and outdoor terraces
- Valet parking services
- 24-hour personal concierge and receptionist
- Parcel room for deliveries
- Campfire place
- Lounge pool
- Solarium areas
- Spa with hydromassage with terrace and private solarium
- Meditation garden
- Paddle board service with storage and access to dock  
private on the bay
- Loungers next to the pool
- Observatory Area
- Dog park



## Amenities

### GARDEN LEVEL

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Equipped with a state-of-the-art indoor and outdoor gym overlooking the terrace recreation with outside exercise area, Aria Reserve truly offers everything its residents they need. In addition, they can enjoy the yoga room and the outdoor meditation garden, massages, sauna, steam bath, spa relaxation area and solarium terrace with cabins.

### ABROAD

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- Semi-Olympic pool
- Spa with outdoor hydromassage
- Loungers next to the pool
- Children's splash pad
- Children's play area
- Mini golf

### INSIDE

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- Party room with private kitchen and outdoor patio with grill area
- Outdoor grills with private dining areas
- Theater with professional audiovisuals and seats theater style
- Children's playroom with outdoor play area
- Teen room and game center



The Aria Reserve recreation sector offers even more ways to enjoy the luxury of Miami at its finest. A private theater and a projection room, a games room for small children, a room for teenagers and a children's playroom older, a large party room for the entertainment and a spa experience and full service gym combine for a truly rewarding life.

## FITNESS AND SPA

- State-of-the-art gym overlooking the garden level, with outdoor exercise area
- Tennis courts
- Paddle court
- Basketball court
- Yoga room with outdoor meditation garden
- Spa relaxation area
- Massage rooms and services
- Sauna
- Steam bath
- Solarium terrace with cabins





# Residences

## PANORAMIC RESIDENCES



### AMENITIES

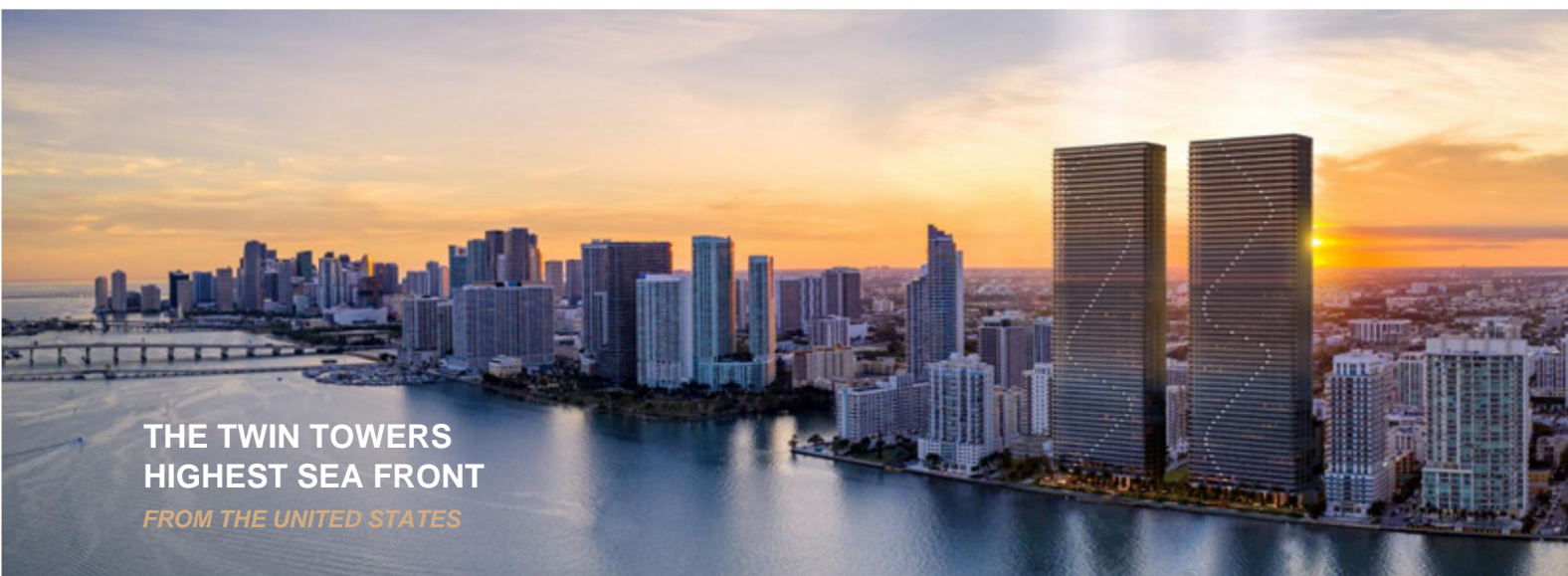
- Panoramic Residences - floors 3 to 56.
  - Spacious open layouts with 10 foot ceilings.
- Two high-speed elevators.
- Large terraces overlooking Biscayne Bay that connect to the living areas and master suite.
- Unique continuous flow design that gives each residence East facing sea views as well as views of the sunset facing west from the bedrooms.
- All units have space for an office, study, or media room





## Location

# THE ART CENTER, CULTURE AND ENTERTAINMENT





## Location

# ENTERTAINMENT ALL YEAR ROUND

A pair of glass towers with fluidly designed profiles rise above the elegant neighborhood of Edgewater in Miami. Directly on the shores of Biscayne Bay and surrounded by bustling Downtown and city centers of Brickell, Design District, Wynwood, Midtown and Miami Beach. Aria Reserve is immediately recognizable, but feels like a private property secluded from the rest of the world.



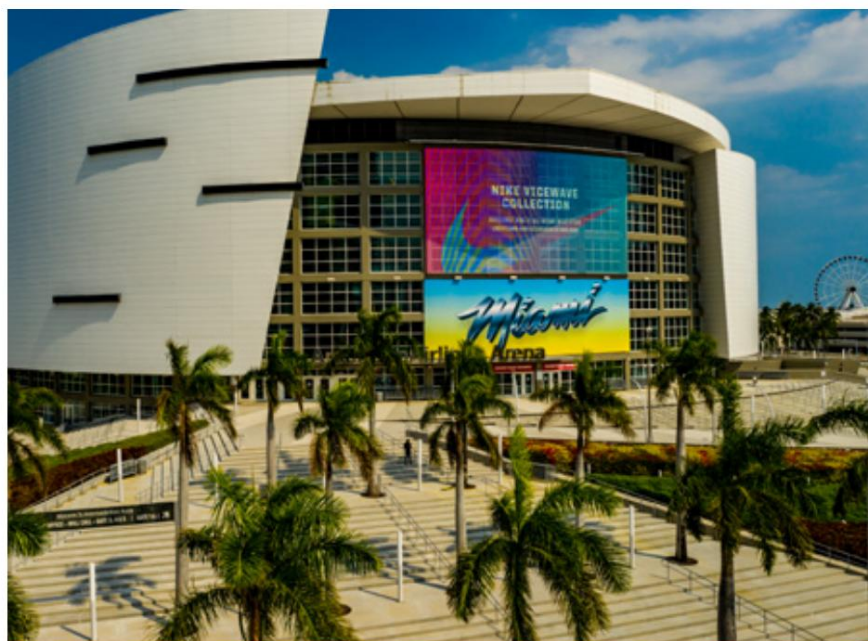
ADRIENNE ARSHT CENTER FOR THE PERFORMING ARTS OF MIAMI



FROST SCIENCE MUSEUM



PEREZ ART MUSEUM MIAMI



FTX ARENA



# About THE TEAM



## DEVELOPER

Since 2001, Grupo Melo has been leading the way in real estate development and the creation, in South Florida, of the most outstanding neighborhoods. Driven by more than 50 years of international experience in the industry, and decades of successful development in that geographic area. The Melo Group is a proven leader in the real estate field, united around a solid family nucleus. By focusing on development, Grupo Melo was able to offer iconic and successful properties in each type of market. The Melo Group was one of the first developers to bring life to Miami's Upper East Side. Since that time, they have continued to be visionaries of "what needed to be done" in South Florida, with a strong strategic focus on innovation and properties that redefine the overall community.

## ARQ GEO

### 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. Its projects aim to address ecological goals while adding value to a community, improving performance and livability. Its 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, ARQ GEO received the ASLA General Design Award for its work on the Pérez Art Museum Miami. Other projects include the Brickell City Center-East Miami hotel, the PortMiami tunnel, and the Phillip and Patricia Museum of Science Frost.

## ARQUITECTONICA

### ARCHITECT

Headquartered in Miami with nine international offices, Arquitectonica is known for its accentuated modernism, which sparked an architectural renaissance in Miami. Founded in 1977 by directors Bernardo Fort-Brescia and Laurinda H. Spear, the company continues to push the boundaries of the built world, incorporating 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 including Microsoft's European headquarters in Paris, the Bronx Museum of the Arts in New York City, the International Finance Center in Seoul, SM Mall of Asia in Manila, the Headquarters of the Banco Real Santander and WTorre Plaza in São Paulo, and American Airlines Arena in Miami.

## MORADA

### INTERIOR DESIGN

A furniture and design house with a sense of haute couture, custom 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.

Focusing on delivering the highest quality products with impeccable details handmade in Italy, where the craftsmanship of furniture construction has a tradition that generated the most dedicated, skilled and diligent craftsmen. High-quality European woods, noble metals, precious leathers and Italian fabrics are carefully assembled into pieces for timeless indulgence.



MELO DISTRICT



FTX ARENA



UNIVERSITY OF MIAMI LAKESIDE VILLAGE



ARIA ON THE BAY





## SITE LOCATION & SALES CENTER

[ARIARESERVE.COM](http://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.**

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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 here 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. This Condominium is being developed by the Developer, North Park Tower LLC, South Park Tower LLC, a Florida Corporation (the "Developer"), which has an affiliation with The Melo Group ("Melo"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Melo, Arquitectonica or ARQGE0 (collectively, the "Associated Parties") and you agree to look solely to Developer (and not to the Associated Parties) with respect to any and all matters.