

ARIA  
RESERVE  
MIAMI





SOUTH BEACH

FISHER ISLAND

MIAMI BEACH

STAR ISLAND

VENETIAN ISLANDS

PORTMIAMI

ARIA  
RESERVE  
MIAMI

BRICKELL

BAYSIDE

DOWNTOWN MIAMI

MUSEUM PARK

EDGEWATER

ADRIENNE ARSHT CENTER

MIAMI WORLD CENTER

ALL ABOARD FLORIDA

ARTS AND ENTERTAINMENT DISTRICT

MIDTOWN

WYNWOOD

I-395

DESIGN DISTRICT

I-195

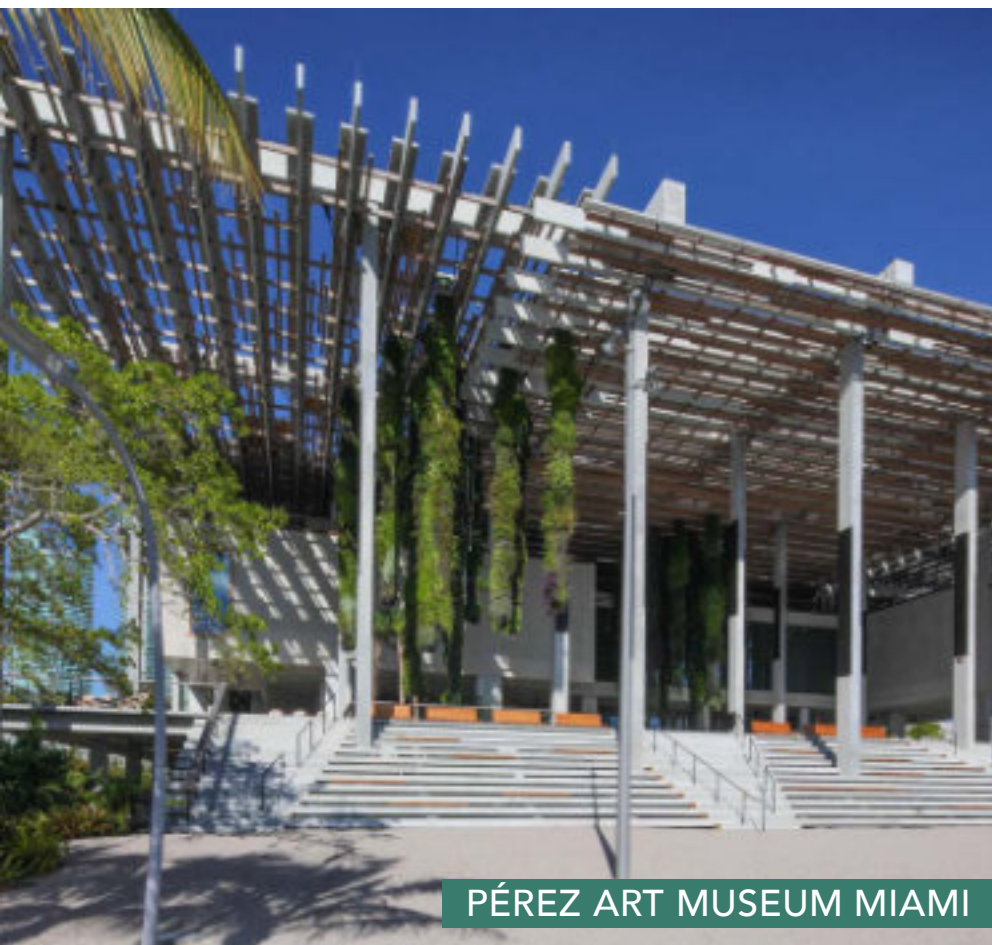
I-95

SR-836

15 MIN. TO MIAMI  
INTERNATIONAL AIRPORT



# Location IN THE HEART OF MIAMI



## ARIA RESERVE MIAMI

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.





WYNWOOD



DESIGN DISTRICT



MIDTOWN





MIAMI BEACH



LINCOLN ROAD



OCEAN DRIVE



# Sports In and AROUND MIAMI



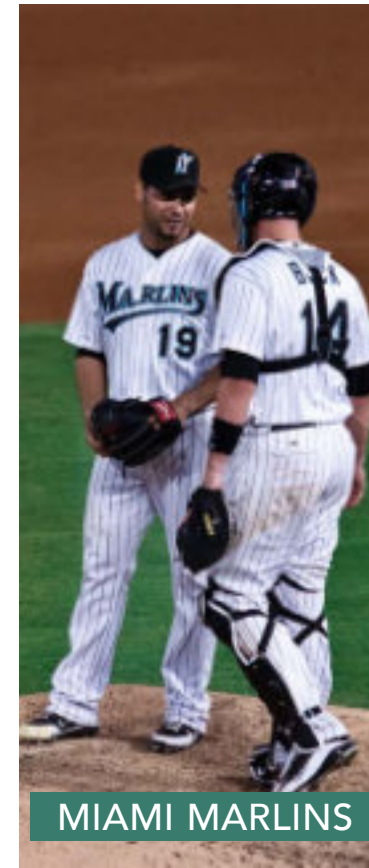
MIAMI HEAT



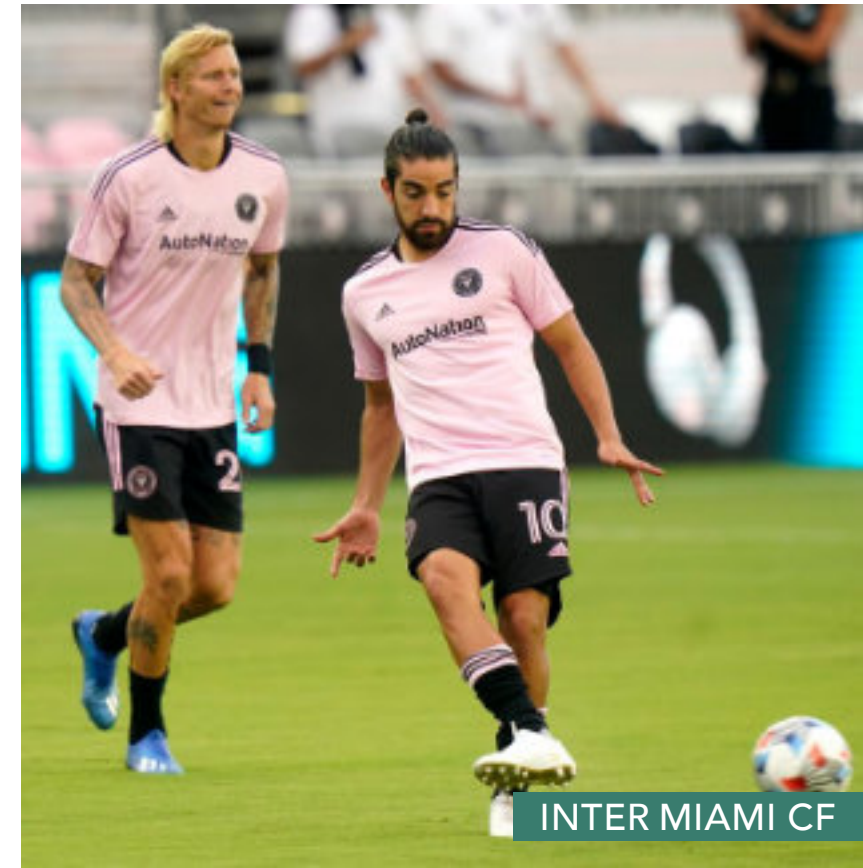
MIAMI DOLPHINS



FORMULA 1



MIAMI MARLINS



INTER MIAMI CF



FLORIDA PANTHERS



PGA TOUR



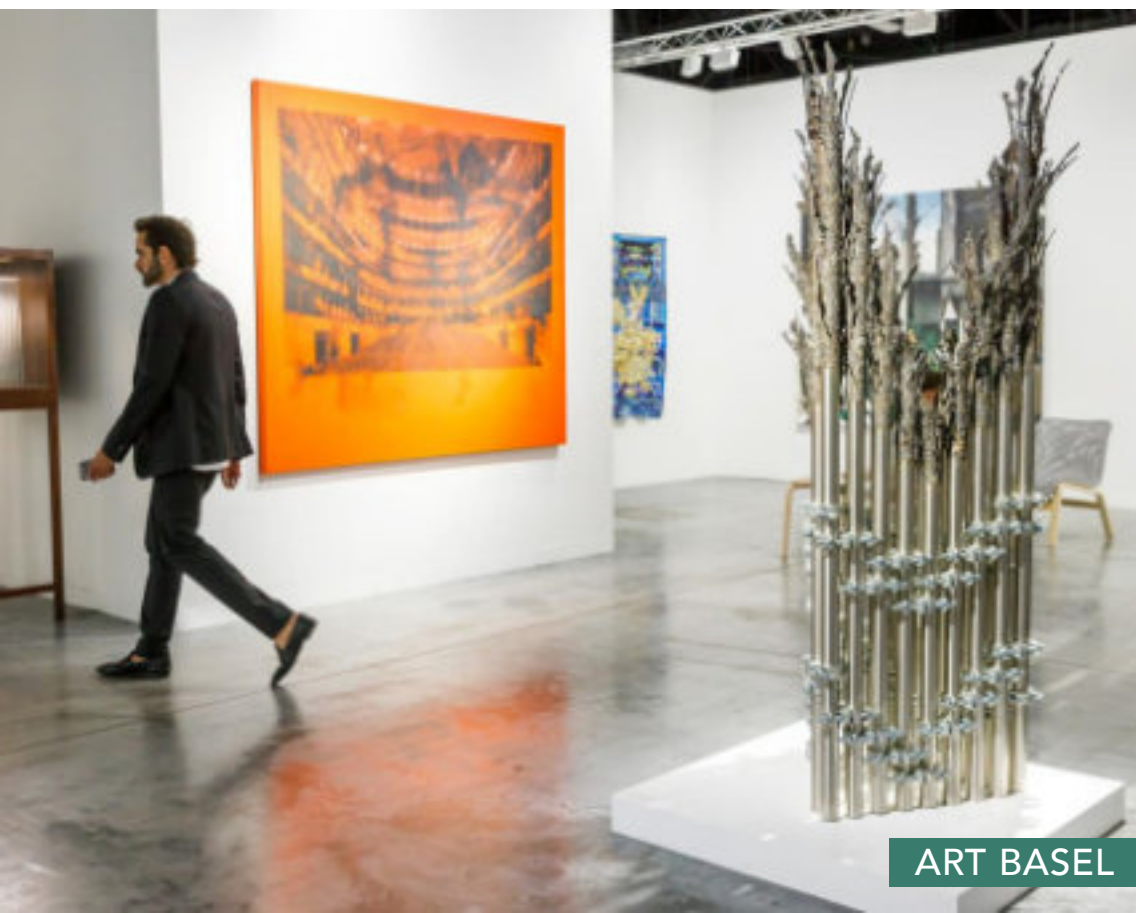
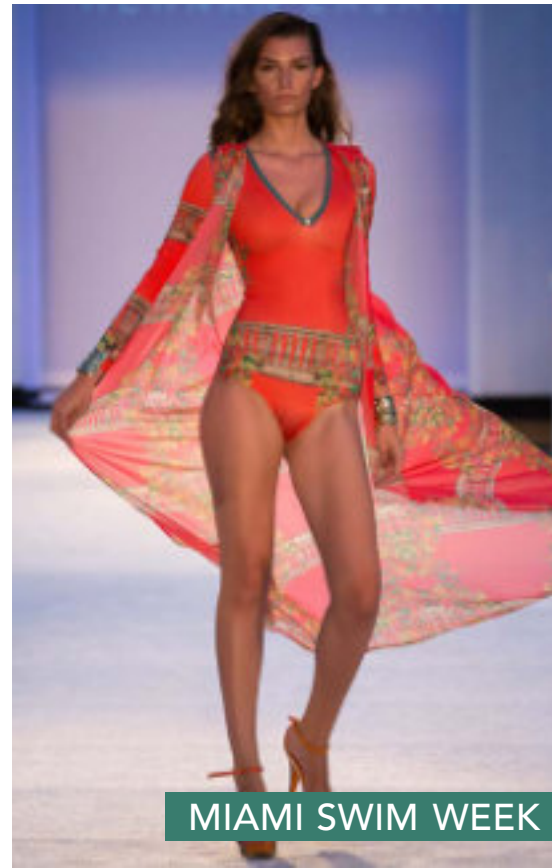
WORLD POLO LEAGUE BEACH POLO



MIAMI OPEN

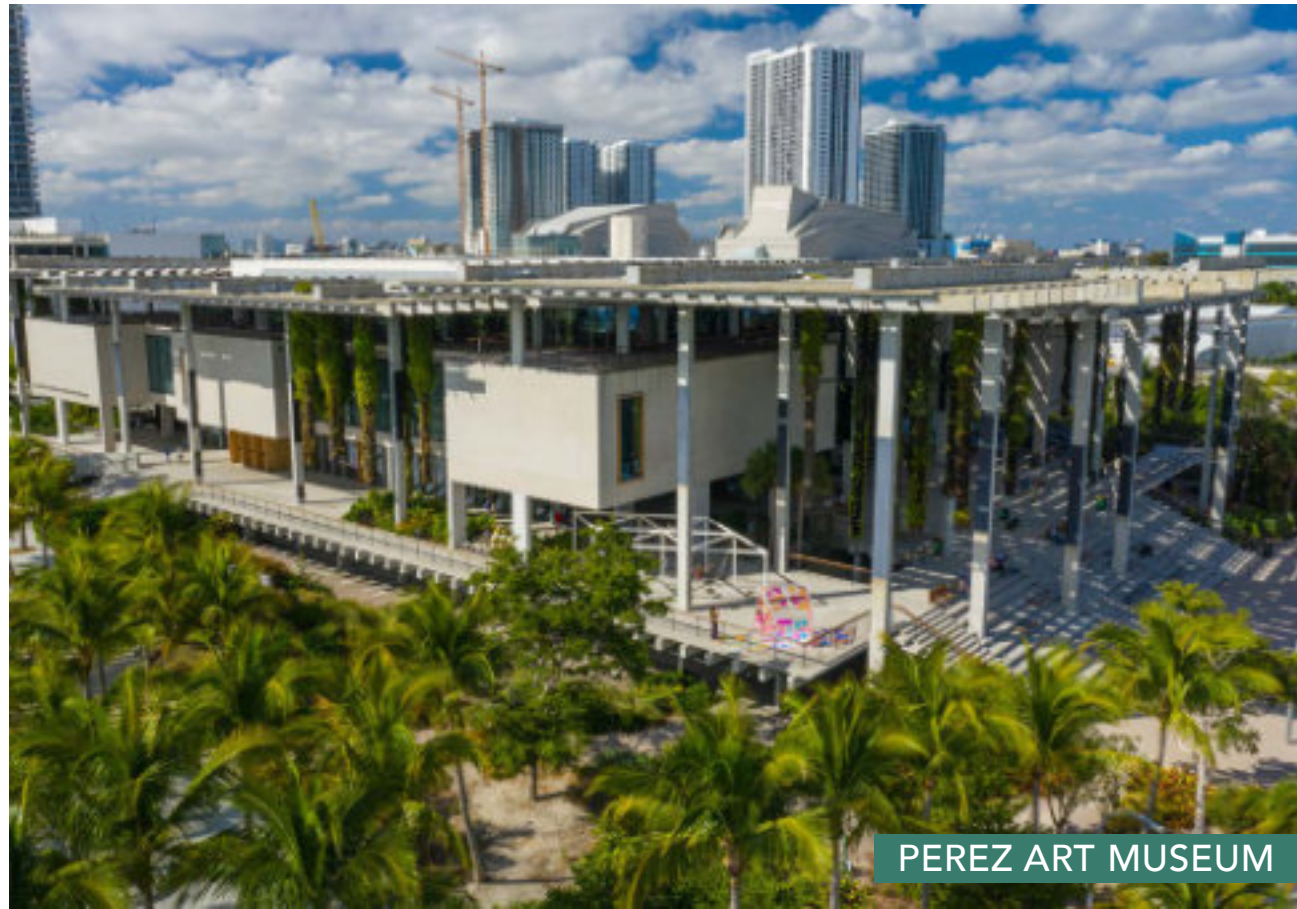


Events  
**AROUND MIAMI**





Art &  
**ENTERTAINMENT**







SEMINOLE HARD ROCK HOTEL & CASINO



ICA INSTITUTE OF CONTEMPORARY ART



WOLFSONIAN



Music / Concert Venues  
**AROUND MIAMI**



BAYFRONT PARK AMPHITHEATER



HARD ROCK STADIUM SUPER BOWL



FTX ARENA



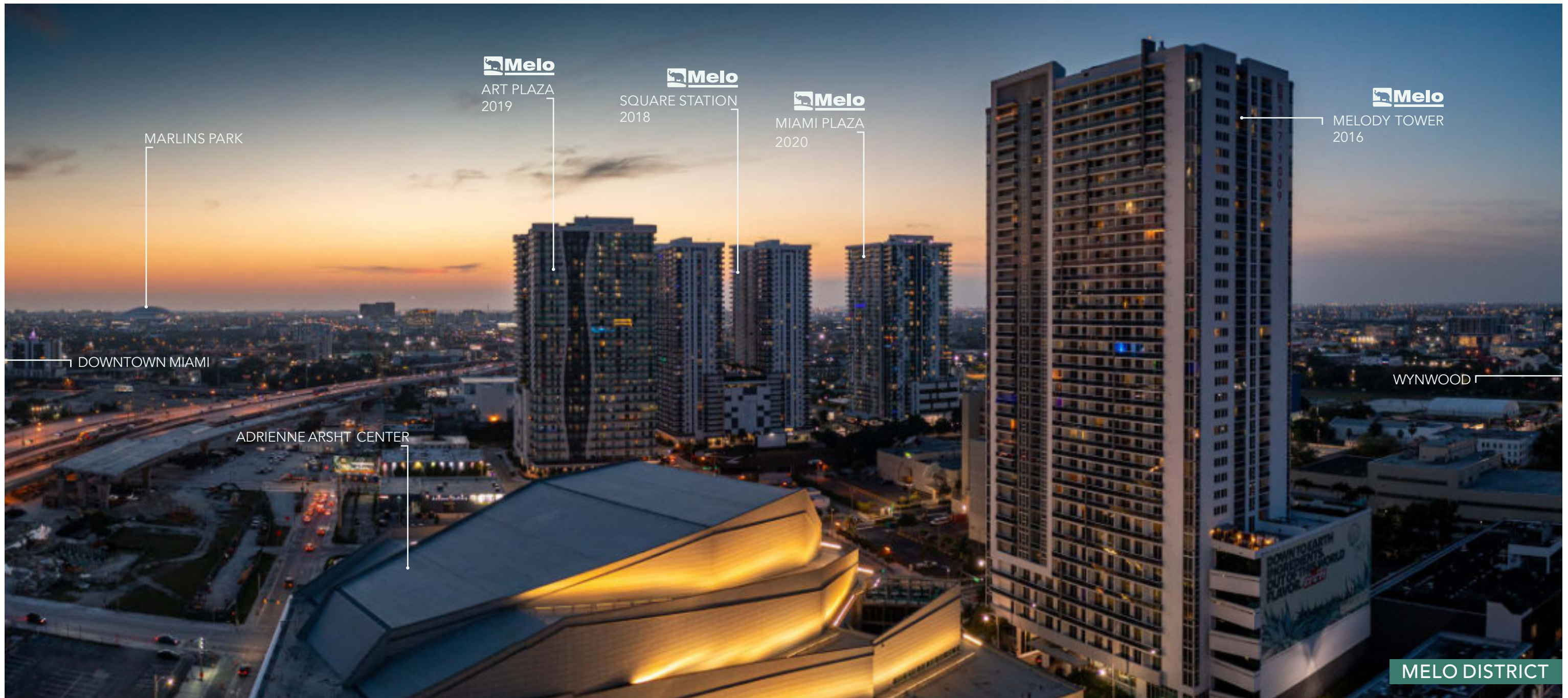
BB&T CENTER



MARLINS PARK



# Team DEVELOPER



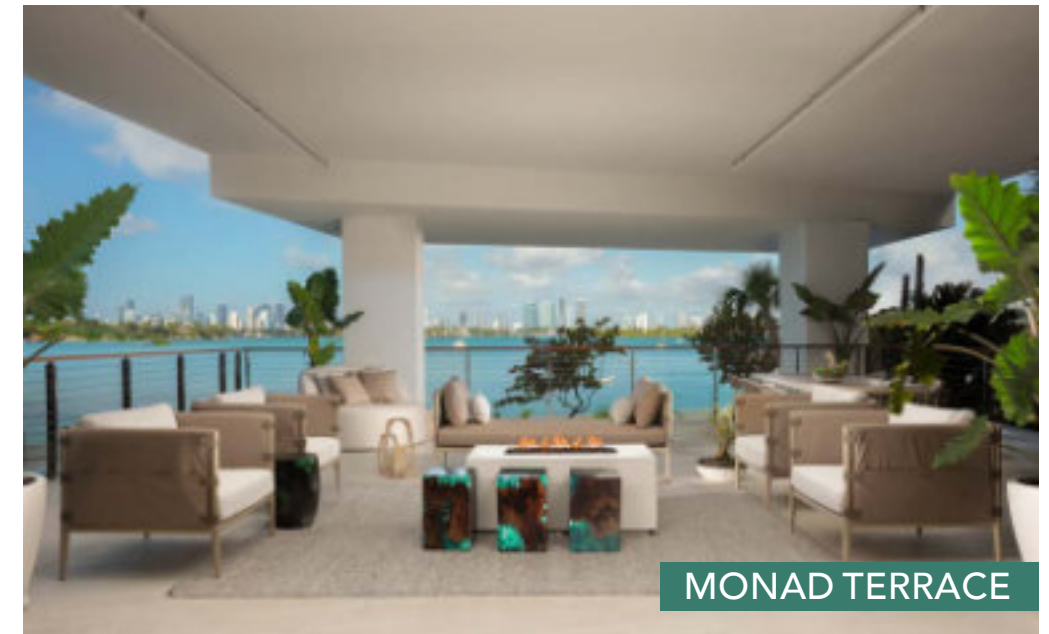
DEVELOPMENT BY



Since 2001 the Melo Group has been leading the way in visionary real estate development and creating South Florida's most prominent neighborhoods. With over 20 towers planned and built and ~8500 units developed, 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.



# Team ARCHITECT



ARCHITECTURE BY

**ARQUITECTONICA**

LANDSCAPING DESIGN BY

**ARQUITECTONICA GEO**  
RESILIENT LANDSCAPES

INTERIOR DESIGN BY

**MORADA**

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 W Torre Plaza in São Paulo, and the American Airlines Arena in Miami.

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, LEEDAP, 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.

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.



Discover  
**ARIA RESERVE**

*5.2 ACRES DIRECTLY  
ON THE BAY*



THE TALLEST  
WATERFRONT TWIN TOWERS  
*IN THE UNITED STATES*



Discover  
**ARIA RESERVE**





Discover  
**ARIA RESERVE**



**THE LAST  
WATERFRONT RESERVE  
*OF ITS KIND***

One of the last remaining prime waterfront sites in Miami's urban core, Aria Reserve is modern living that infuses the beauty of nature and the sophistication of the city into one masterpiece address.

One to four bedroom residences priced from \$800,000 to \$2M+



Arrival  
LOBBY





Arrival  
LOBBY



A NEW CHAPTER  
IN RESIDENTIAL SOPHISTICATED



Amenities  
**SKYLOBBY**

*A PRIVATE RETREAT  
FOR WORK & PLEASURE*



**UPSCALE**  
*ATMOSPHERES*

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.



Amenities  
**SKYLOBBY**

*DISCOVER THE ARIA RESERVE  
LIFESTYLE FOR YOURSELF*



Whether you're taking a moment to enjoy the warm breezes and gorgeous waterfront views of Biscayne Bay, or you're working on a business project, the Skylobby has a space suited for the task with state-of-the-art technologies and luxurious environments not typically found in a residential property. Aria Reserve gives you the luxury of time by allowing you to attend to business matters or organize personal gatherings without ever having to leave home.



Amenities  
**SKYLOBBY**

*AN ATMOSPHERE  
LIKE NO OTHER*





# Amenities BAY LEVEL



## EXPLORE WATERFRONT LIVING

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.



# Amenities BAY LEVEL



MIAMI  
LIVING.  
*DISTINCTIVELY  
DIFFERENT.*

With 2+ acres of amenities, Aria Reserve is primed for luxury and entertainment... lounge pools, sunrise pools, whirlpool spa with private solarium deck, poolside daybeds with service are just a few of the on-site outdoor amenities that residents can enjoy.





Amenities  
**BAY LEVEL**





# Amenities GARDEN LEVEL

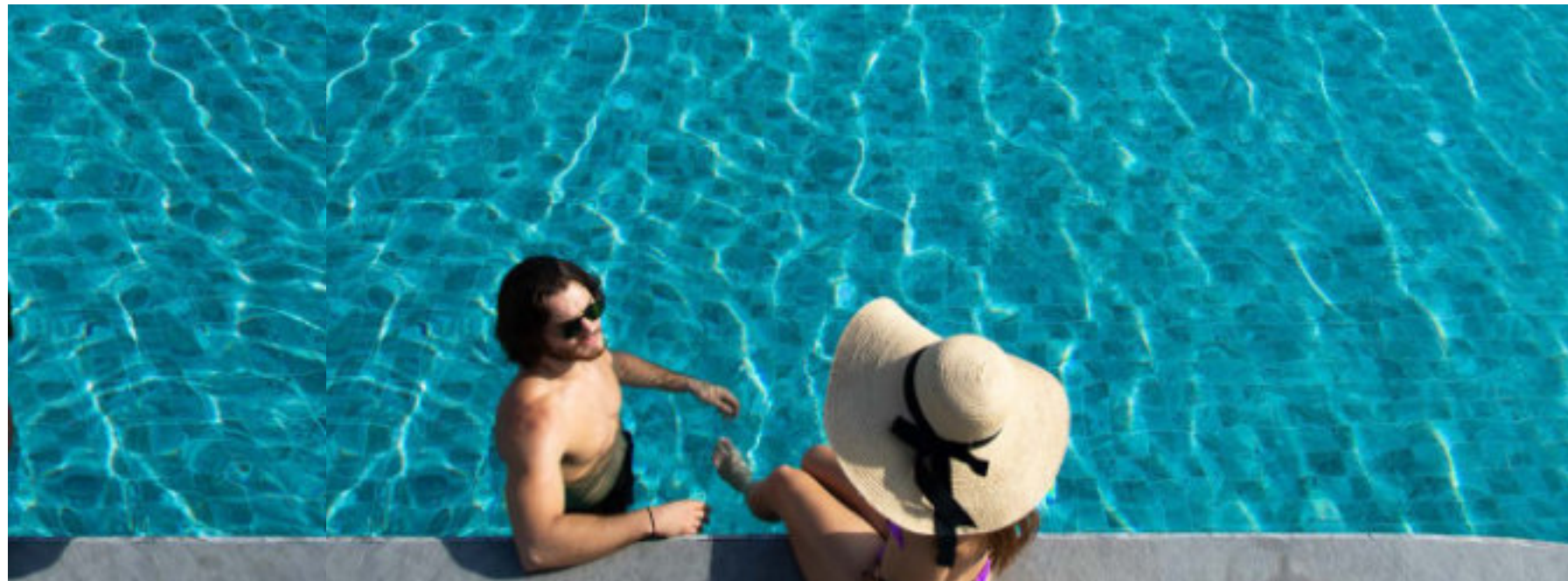


## ARIA RESERVE'S GARDEN LEVEL OFFERS:

- Tennis Courts
- Paddleball
- Squash courts
- Basketball
- Semi-Olympic lap pool
- Poolside cabanas and sundeck
- Yoga Lounge with Meditation Garden
- Adult Lounge
- Outdoor BBQ area
- Kids playground and playroom
- Teen Lounge
- Party Room
- Private theater
- Full Service Spa & Fitness Center



Amenities  
GARDEN LEVEL





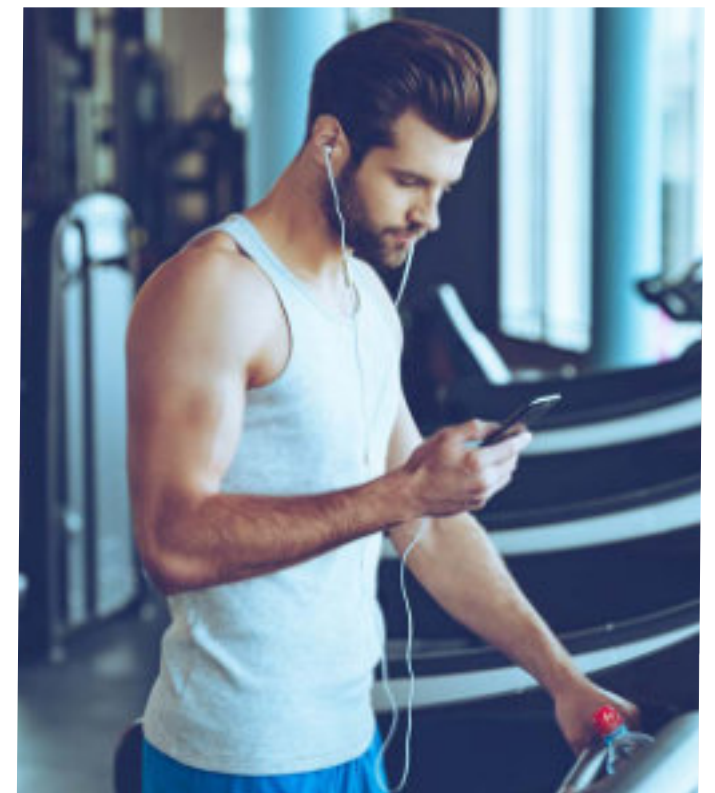
Amenities  
**GARDEN LEVEL**

*TENNIS + PADDLEBALL + BASKETBALL*





# Amenities / Garden Level FITNESS 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.



Amenities / Garden Level  
**YOGA ROOM**



YOGA ROOM



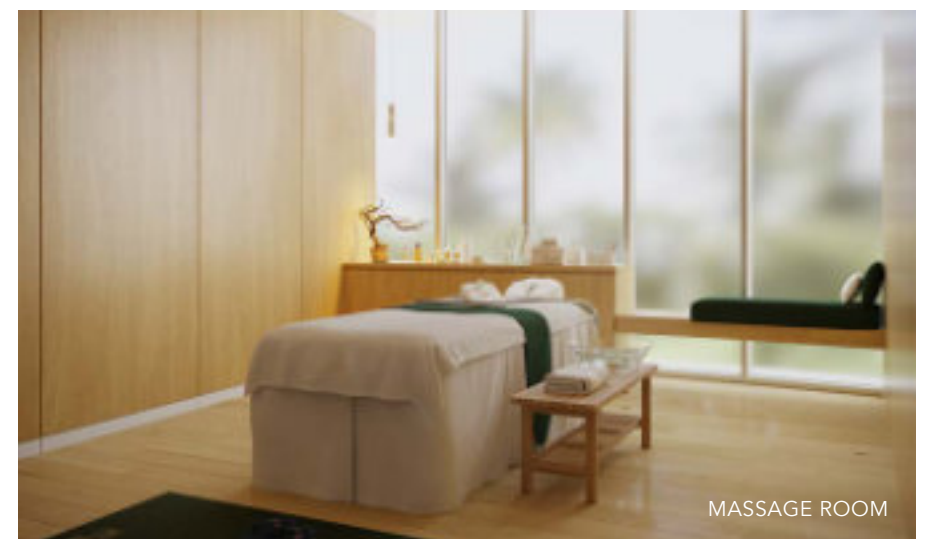
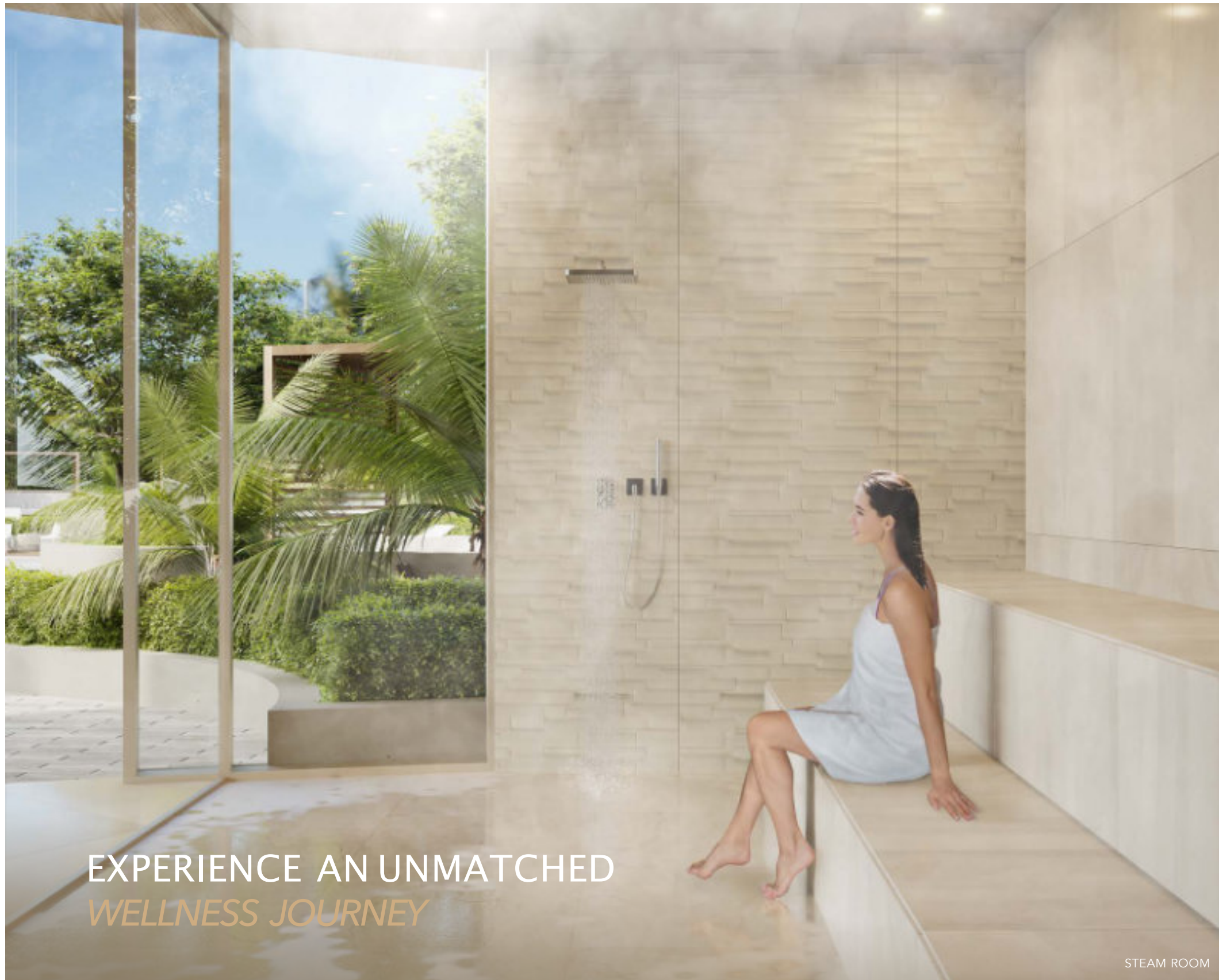
Amenities / Garden Level  
**ZEN ROOM**



ZEN ROOM



Amenities / Garden Level  
**WELLNESS AREA**





Amenities / Garden Level  
**KIDS /TEEN AREA**

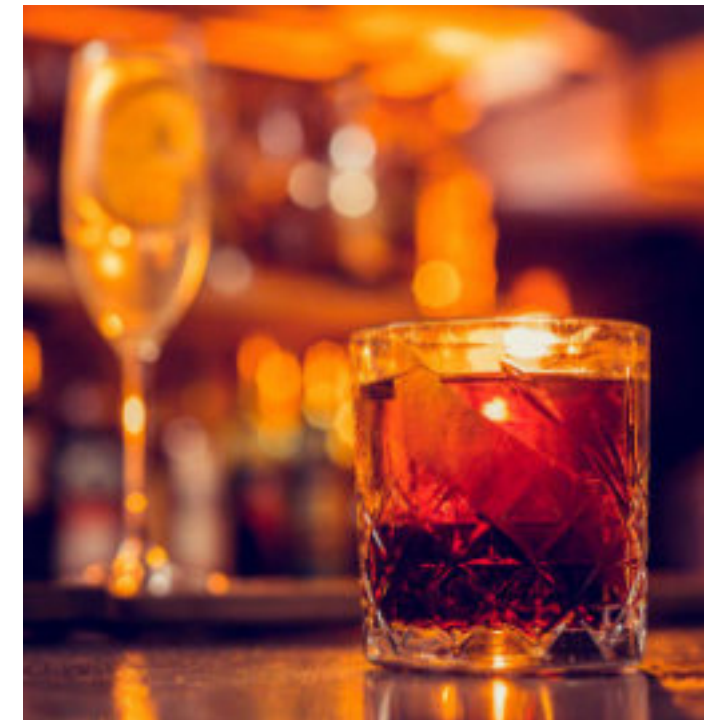
*ENJOYMENT  
FOR ALL AGES*





Amenities / Garden Level  
**SOCIAL LOUNGE**

*DESIGNED FOR MIND,  
BODY, AND SPIRIT*





ALL RESIDENCES WITH DIRECT  
*WATERFRONT VIEWS*



Residences  
**PANORAMIC TERRACE**





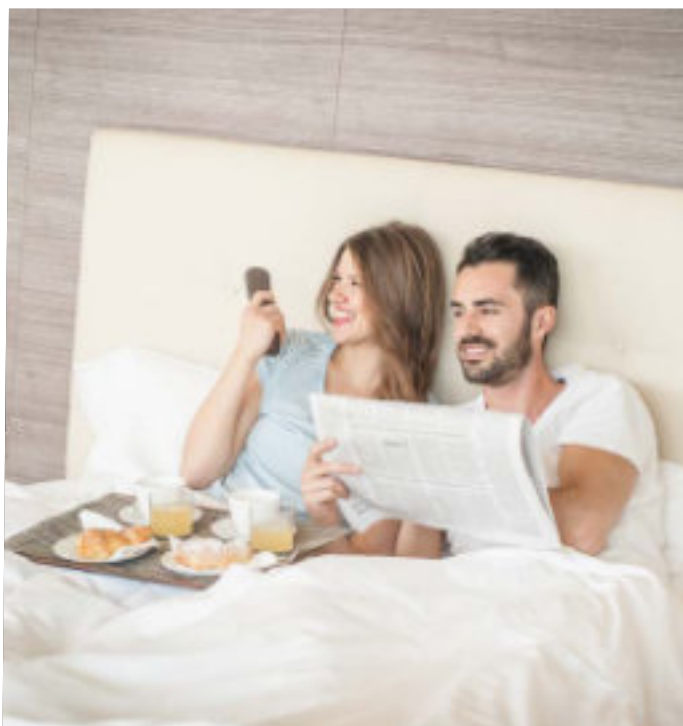
Residences  
**PANORAMIC LIVING ROOM**





Residences

# PANORAMIC MASTER BEDROOM





# Discover EXCLUSIVE FLOOR PLANS

## PENTHOUSE MANSIONS

Level 60 to 62

## PENTHOUSE

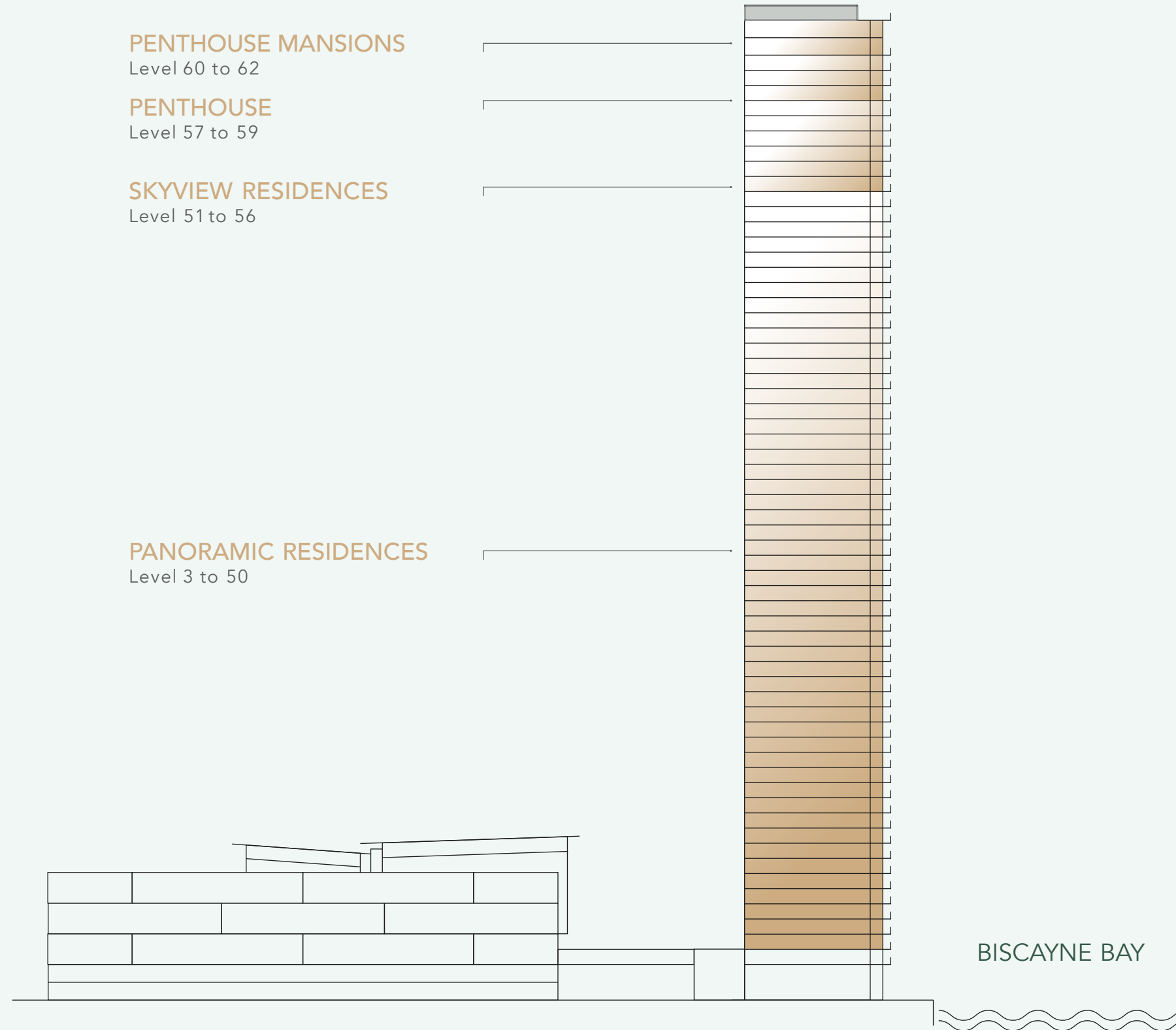
Level 57 to 59

## SKYVIEW RESIDENCES

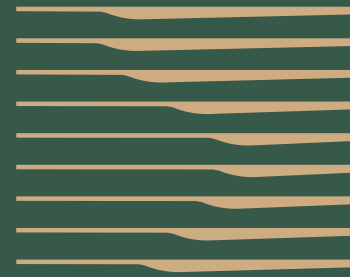
Level 51 to 56

## PANORAMIC RESIDENCES

Level 3 to 50







ARIA  
RESERVE  
MIAMI

Panoramic and Skyview Residences Floorplans





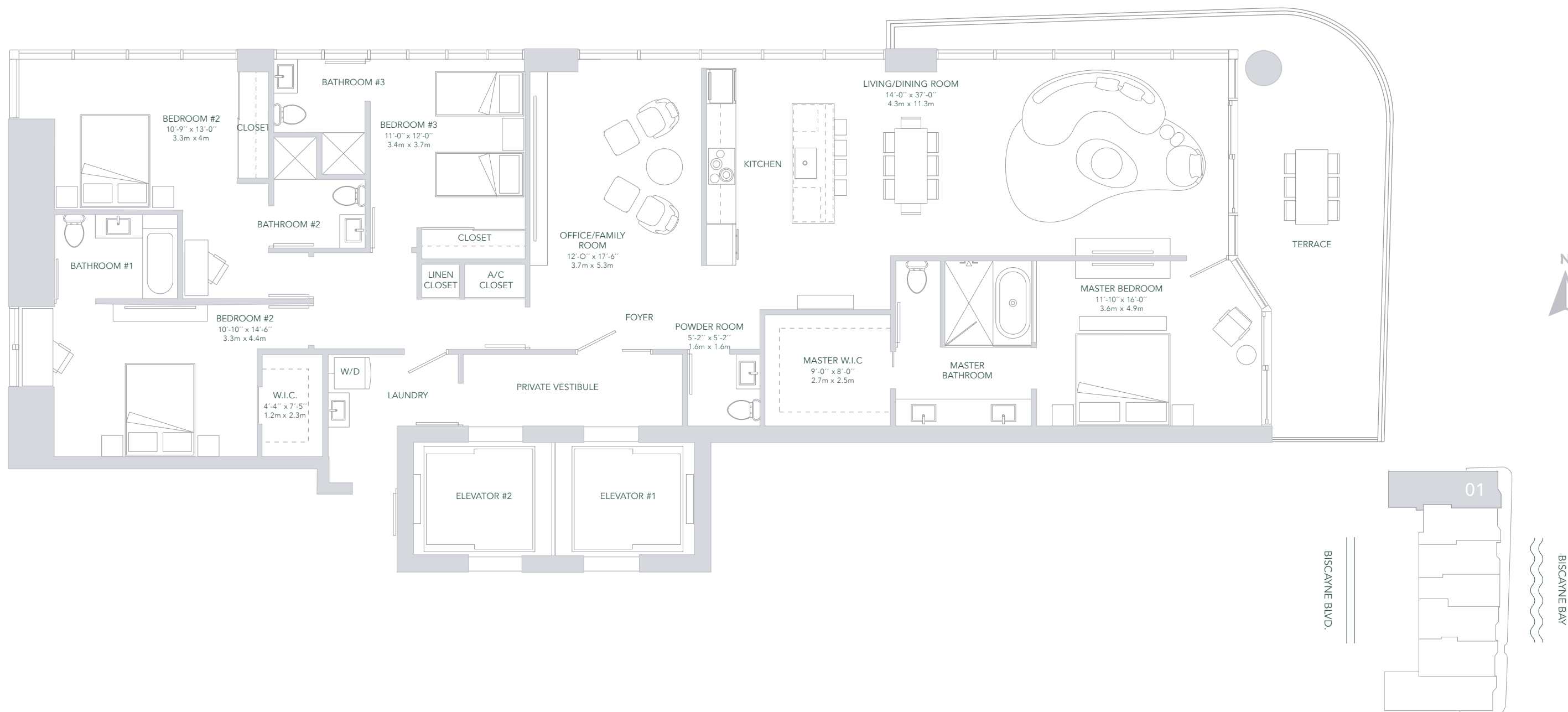


PANORAMIC RESIDENCES & SKYVIEW RESIDENCES  
LEVEL 03-50 LEVEL 51-56

TOTAL SQ.FT.	2,882 SQ.FT	268 SQ.MT
A/C AREA	2,584 SQ.FT	240 SQ.MT
TERRACE	298 SQ.FT	28 SQ.MT

# UNIT 01

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



**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 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.

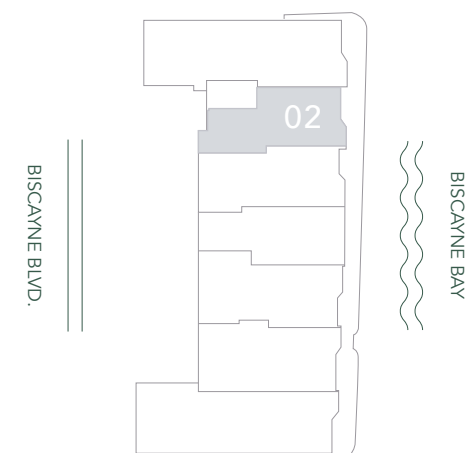
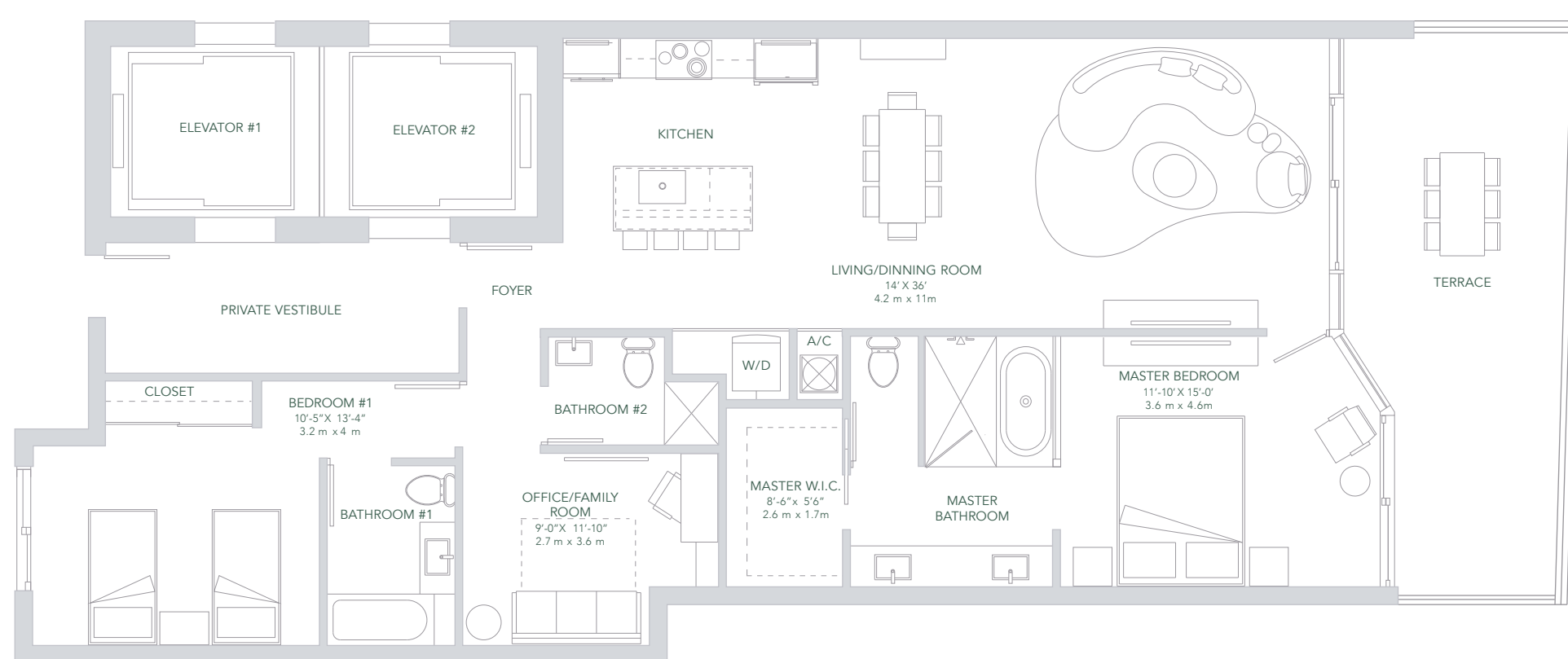


PANORAMIC RESIDENCES & SKYVIEW RESIDENCES  
LEVEL 03-50 LEVEL 51-56

TOTAL SQ.FT.	1,838 SQ.FT	171 SQ.MT
A/C AREA	1,571 SQ.FT	146 SQ.MT
TERRACE	267 SQ.FT	25 SQ.MT

# UNIT 02

2 BEDROOMS + OFFICE  
3 BATHROOMS



**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 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.

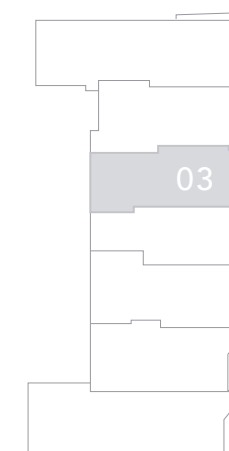
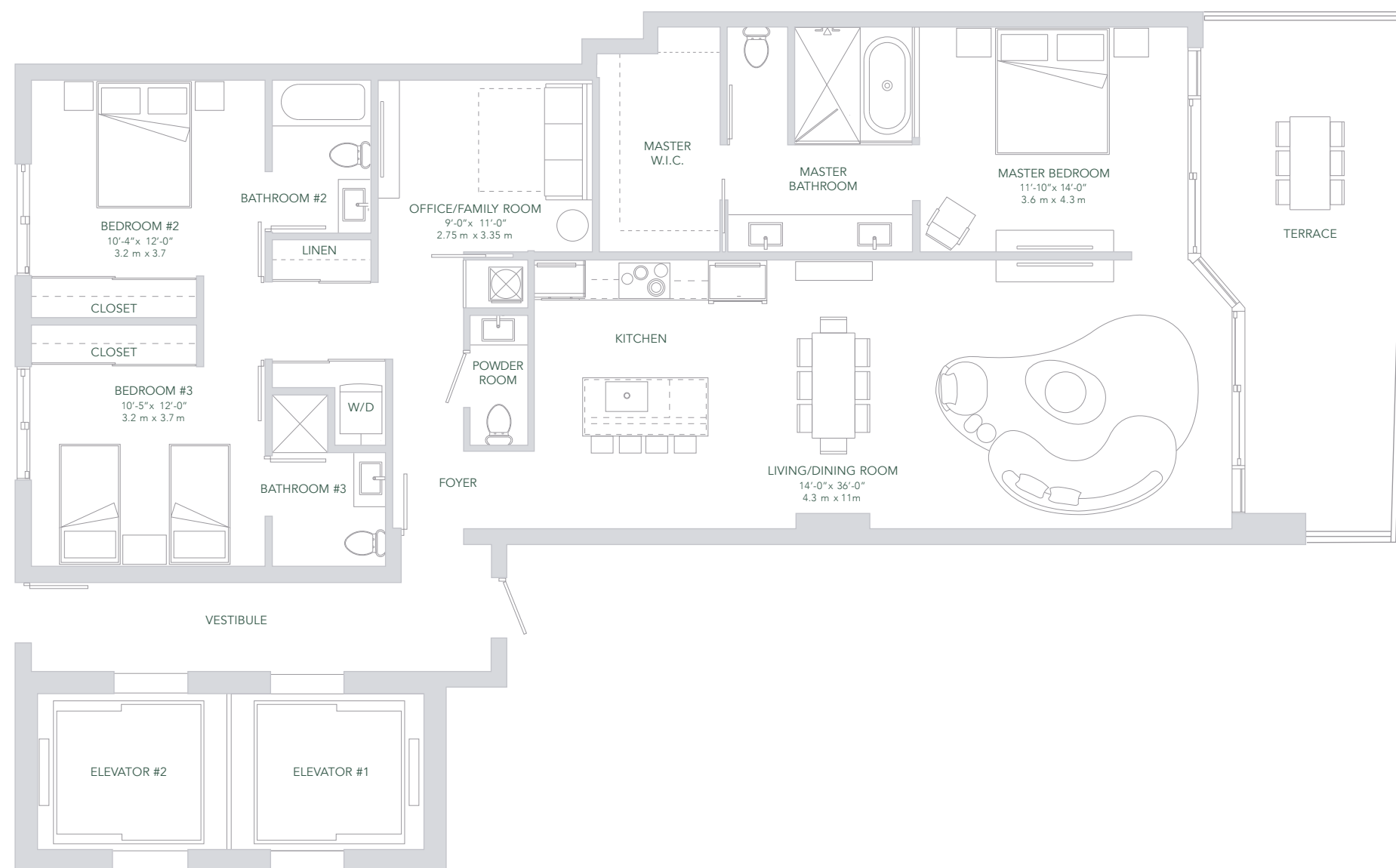


PANORAMIC RESIDENCES & SKYVIEW RESIDENCES  
LEVEL 03-50 LEVEL 51-56

TOTAL SQ.FT.	1,885 SQ.FT	175 SQ.MT
A/C AREA	1,643 SQ.FT	153 SQ.MT
TERRACE	242 SQ.FT	22 SQ.MT

# UNIT 03

3 BEDROOMS + OFFICE  
3 1/2 BATHROOMS



**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 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.

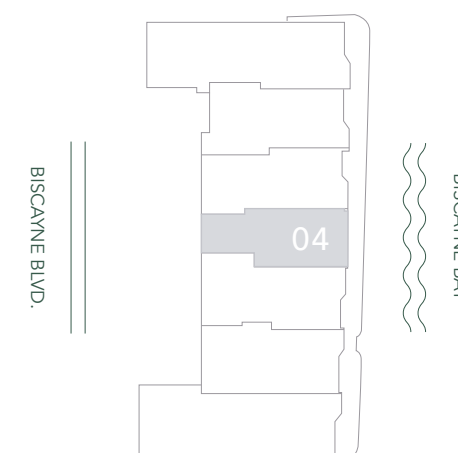
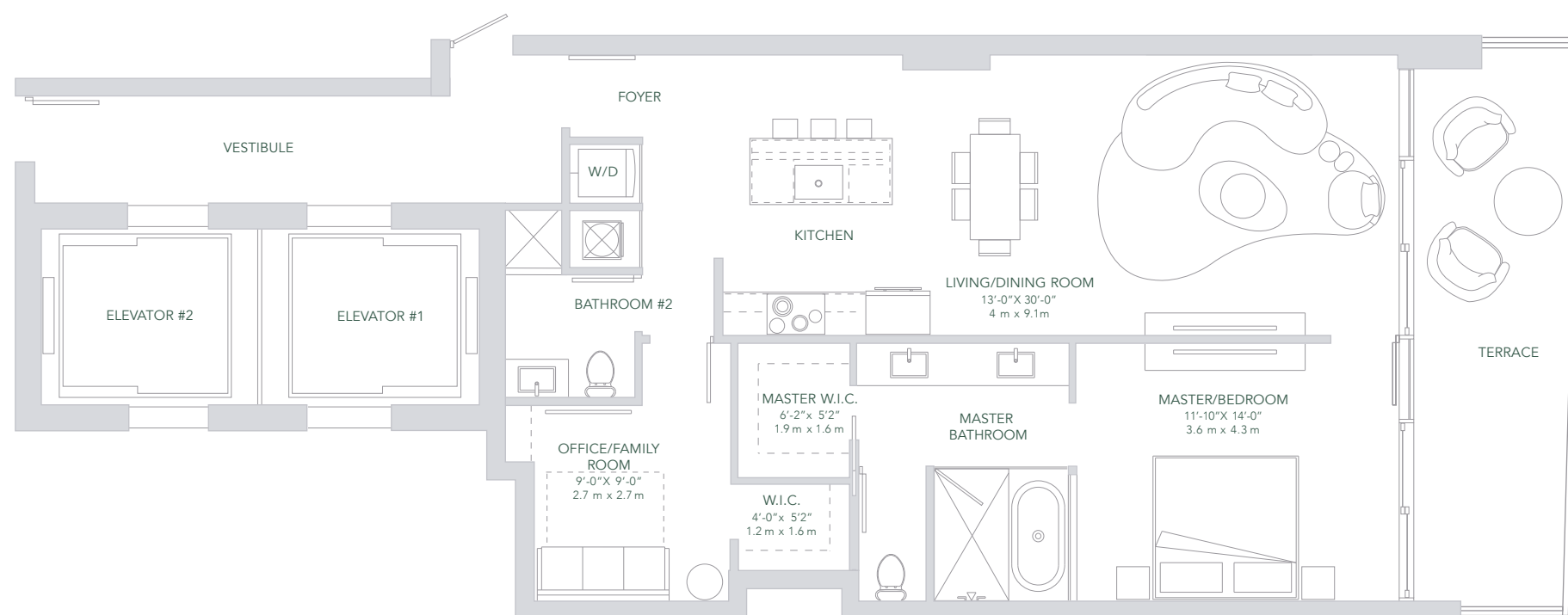


PANORAMIC RESIDENCES & SKYVIEW RESIDENCES  
LEVEL 03-50 LEVEL 51-56

TOTAL SQ.FT.	1,240 SQ.FT	115 SQ.MT
A/C AREA	1,059 SQ.FT	98 SQ.MT
TERRACE	181 SQ.FT	17 SQ.MT

# UNIT 04

1 BEDROOMS + OFFICE  
2 BATHROOMS



**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 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.

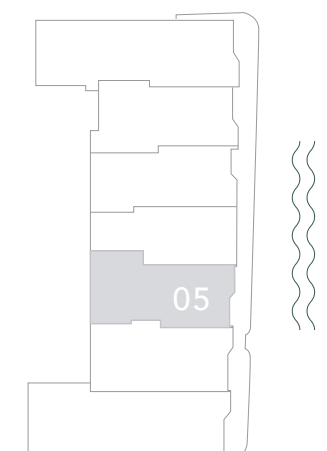
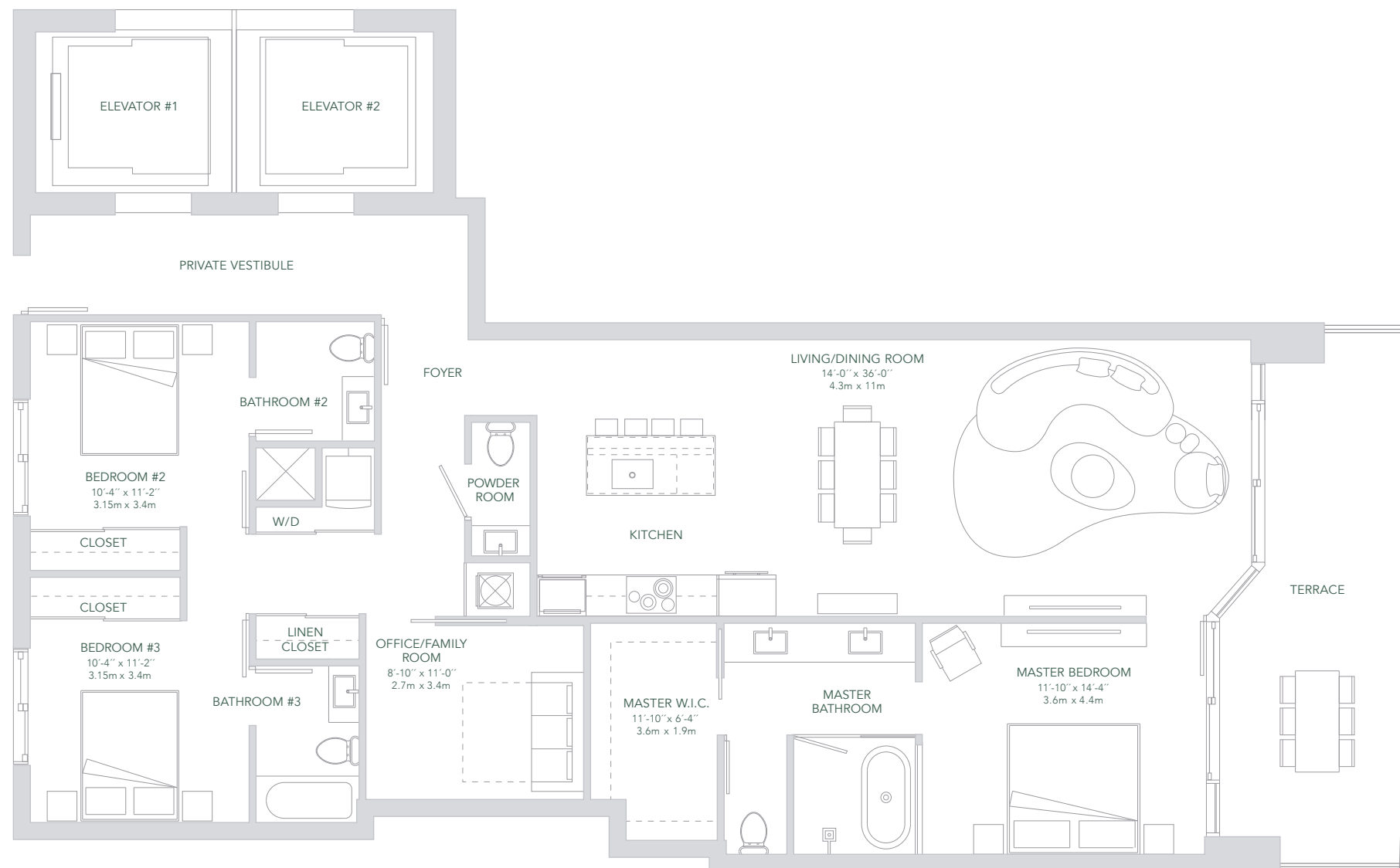


PANORAMIC RESIDENCES & SKYVIEW RESIDENCES  
LEVEL 03-50 LEVEL 51-56

TOTAL SQ.FT.	1,979 SQ.FT	184 SQ.MT
A/C AREA	1,750 SQ.FT	163 SQ.MT
TERRACE	229 SQ.FT	21 SQ.MT

# UNIT 05

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



**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 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, Architectonica 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.

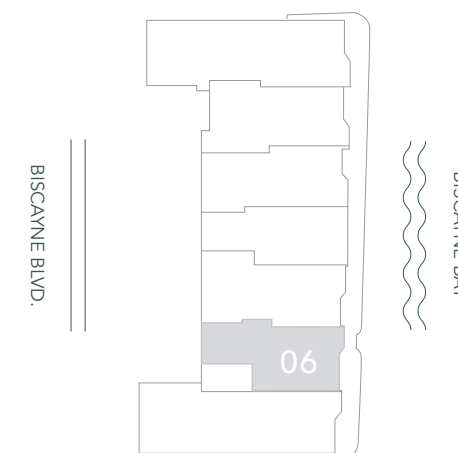
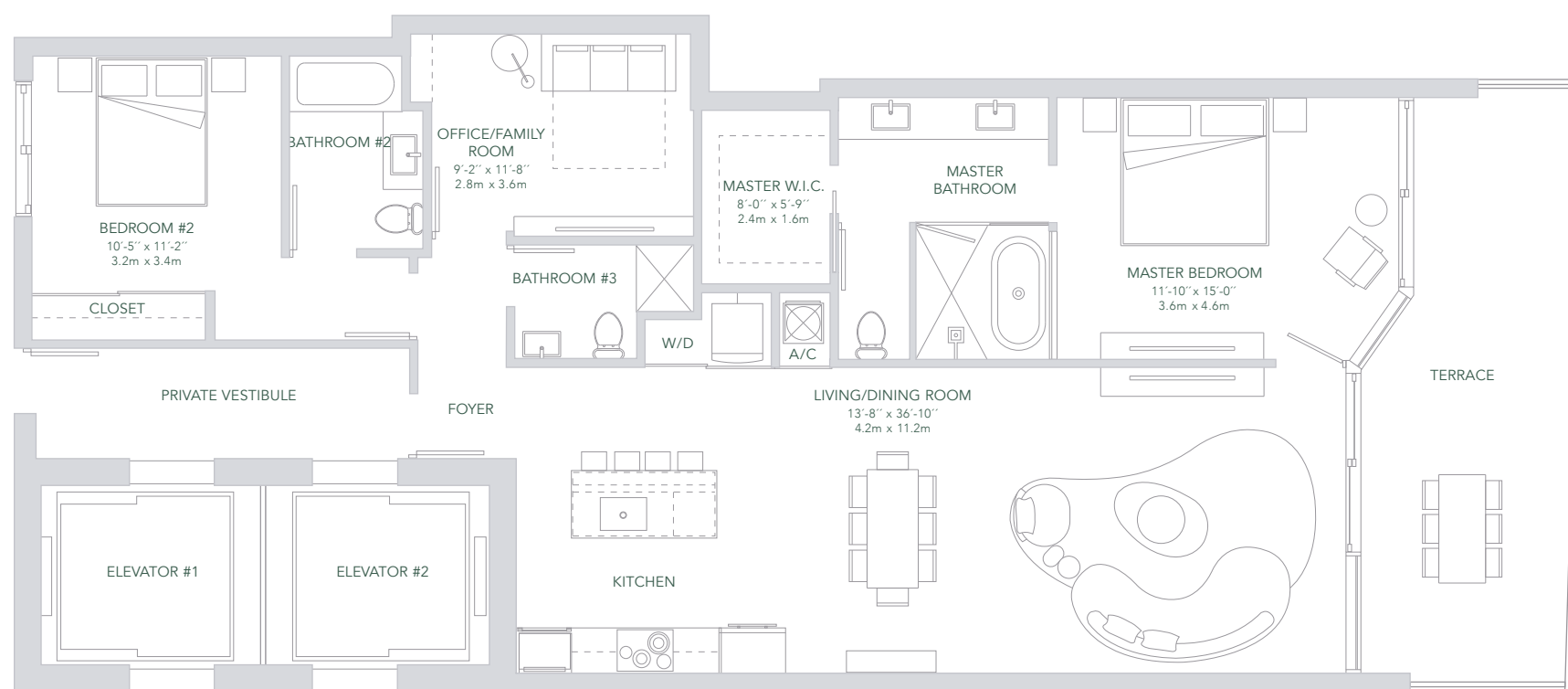


PANORAMIC RESIDENCES & SKYVIEW RESIDENCES  
LEVEL 03-50 LEVEL 51-56

TOTAL SQ.FT.	1,832 SQ.FT	170 SQ.MT
A/C AREA	1,576 SQ.FT	146 SQ.MT
TERRACE	256 SQ.FT	24 SQ.MT

# UNIT 06

2 BEDROOMS + OFFICE  
3 BATHROOMS



**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 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.

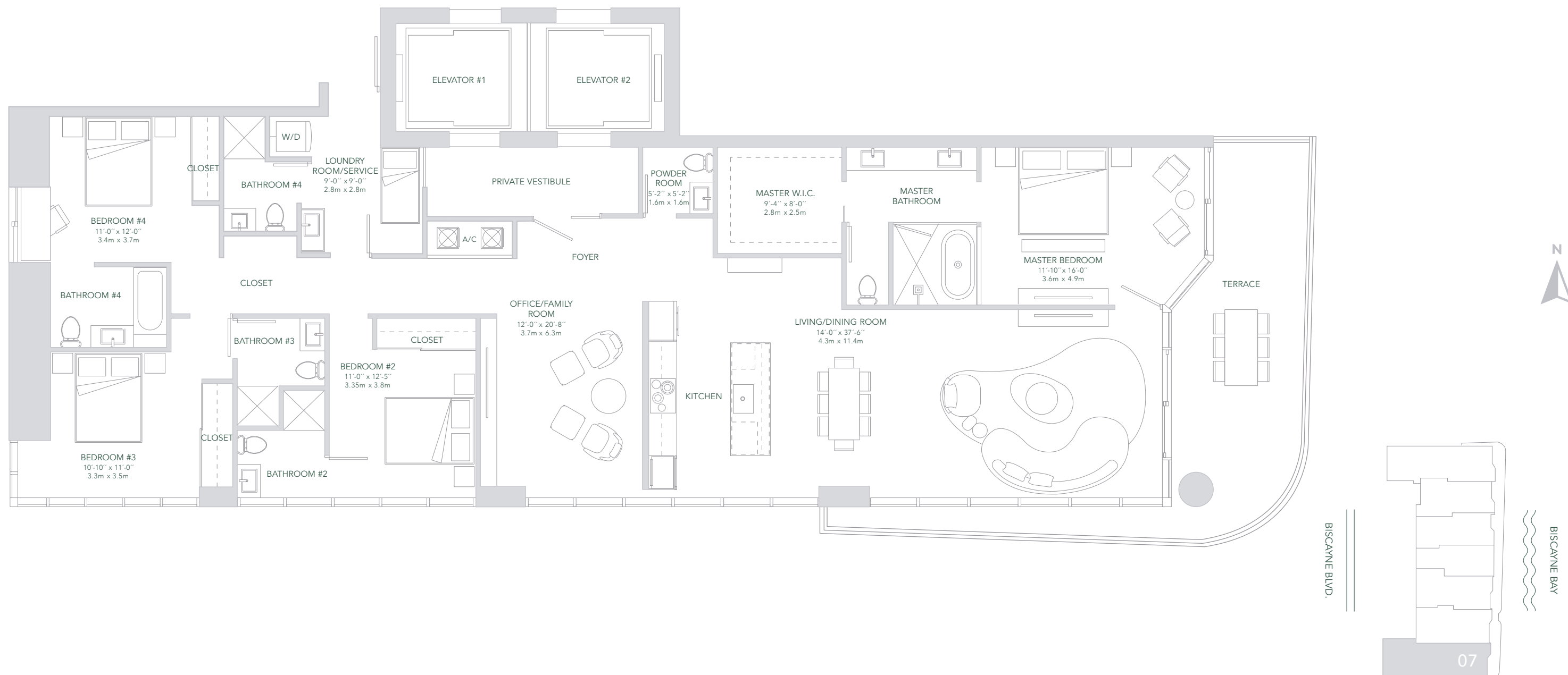


PANORAMIC RESIDENCES & SKYVIEW RESIDENCES  
LEVEL 03-50 LEVEL 51-56

TOTAL SQ.FT.	2,813 SQ.FT	261 SQ.MT
A/C AREA	2,520 SQ.FT	234 SQ.MT
TERRACE	293 SQ.FT	27 SQ.MT

# UNIT 07

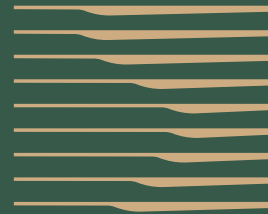
4 BEDROOMS + OFFICE  
5<sup>1/2</sup> BATHROOMS  
OPTION WITH STAFF ROOM



**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 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.





# ARIA RESERVE MIAMI

COMING TO MIAMI  
SUMMER 2024



**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, Architectonica 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.