



ARIA

ON THE BAY

IT'S ALL ABOUT THE ATMOSPHERE

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OVERVIEW

Aria on the Bay is a glamorous enclave of 647 grand residences in a 53-story tower. The residences range in size from 813 to over 2,365 square feet of indoor space, plus expansive terraces. All residences feature 9-foot glass from floor to ceiling, expansive water views and Miami city views. European kitchens and bathrooms and unparalleled building amenities.

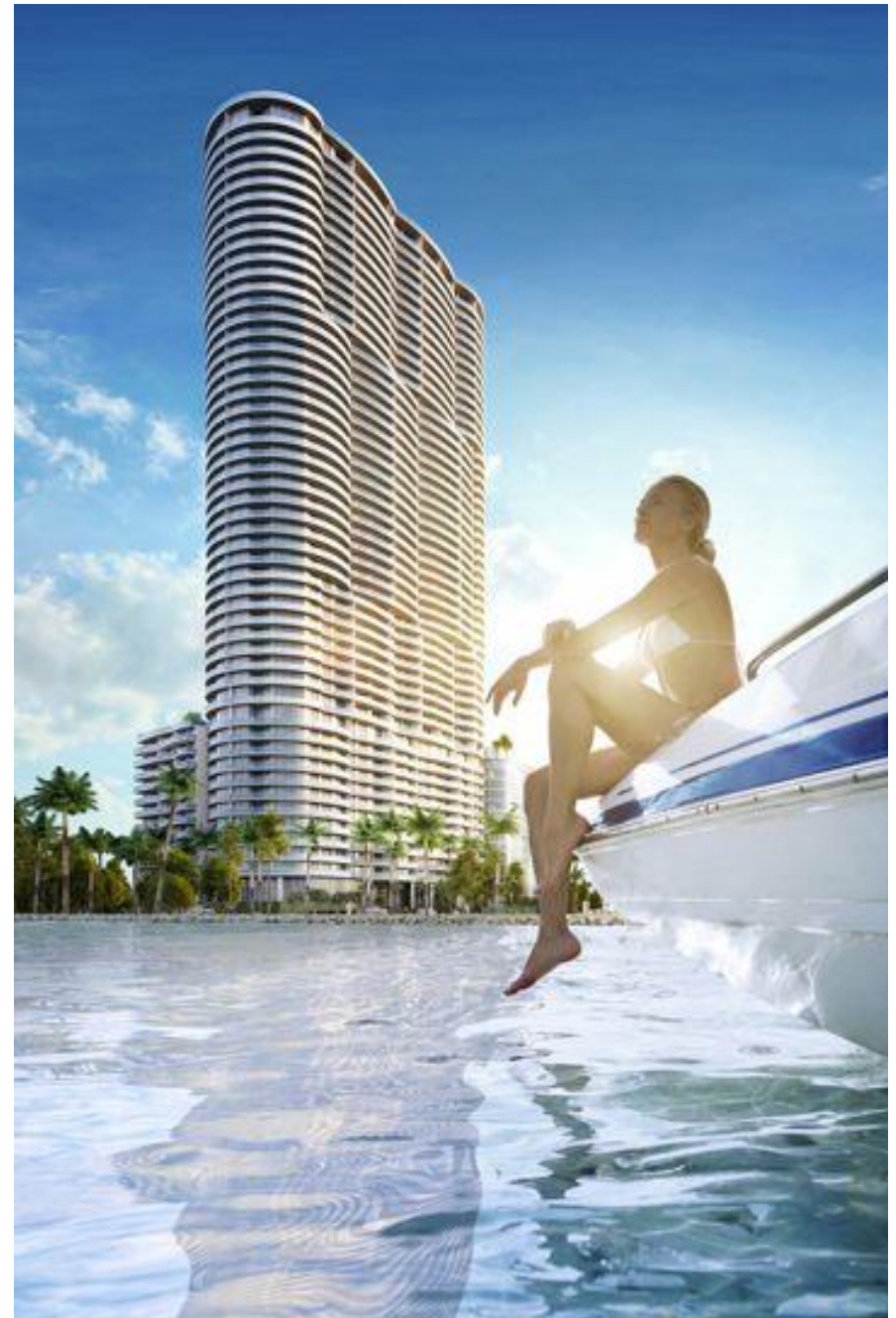


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LOCATION

From this enviable location, Aria on the Bay residents can enjoy immediate access to the neighboring Adrienne Arsht Center for the Performing Arts, Arts & Science Museums and Miami World Resort for shopping and entertainment along with a myriad of dining options and boutiques. Within just 10 minutes one can be enjoying the pristine beaches of Miami, Brickell's financial district, Design District, Wynwood and Midtown. Miami International Airport, Coconut Grove, Coral Gables.



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TEAM

Developer:

Melo Group

Architect:

Architectonica

Interior Designer:

Architectonica

Landscaping:

GEO

COMPLETION DATE

First quarter 2017



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BUILDING FEATURES

- 2 Curved Sunrise/ Sunset pools
- Children's Pool
- Hot tub overlooking Biscayne Beach
- Indoor/ Outdoor social room
- Expansive sun deck and lounge area
- Street-level retail and office space
- High-speed wireless internet in social spaces
- 24 – Hour concierge and on-site monitoring
- Controlled- entry garage with assigned parking
- Valet parking
- State of the art Gym and Yoga Studio
- Outdoor fire pit with custom seating
- BBQ area with summer kitchen features
- Great room with social areas including pool table and flat screen TV's
- Private spa and massage treatment areas
- Game room and library
- Screening room/ theatre
- Teen lounge and Kid's Playroom
- Business center with conference room and offices



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RESIDENCE FEATURES

- 1 to 4 bedroom expansive residences
- Unit sizes ranging from 813 to over 2365 square feet
- Spacious, open-plan living, dining and kitchen areas
- Modern custom-designed cabinetry and European-style kitchens
- Private elevator access on select units
- 9-foot ceilings
- Up to 10-foot deep balconies
- Floor-to-ceiling glass on all exterior walls



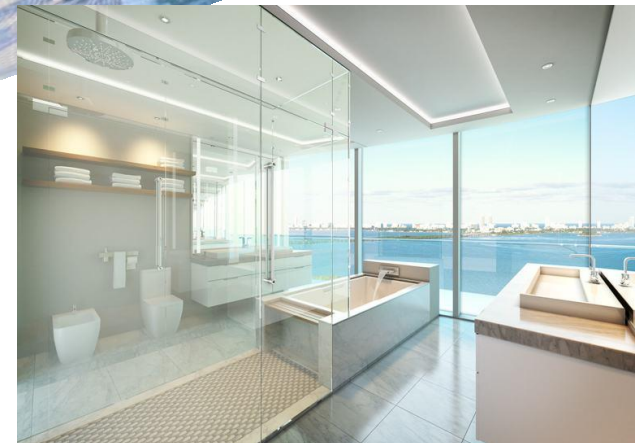
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DEPOSIT SCHEDULE

- 10% at Reservation
- 10% at Contract
- 15% at Groundbreaking
- 15% on 25th floor
- Balance at closing





Unit Description

North Side

Unit (A) 3 Beds/ 4 Baths + Den
Starting at \$1,150,000 2,365 SF

Unit (G) 2 Beds/ 3 Baths + Den
Starting at mid \$500,000's 1,346 SF

Unit (C) 2 Beds/ 3 Baths + Den
Starting at mid \$500,000's 1,394 SF

Unit (D) 1 Bed/ 2 Baths + Den
Starting at mid \$400,000's 1,038 SF

Unit (E) 1 Bed/ 1.5 Baths
Starting at lower \$300,000's 813 SF

Unit (E.1) 1 Bed/ 1.5 Baths
Starting at lower \$300,000's 875 SF

Unit (F) 2 Beds/ 2.5 Baths
Starting at lower \$500,000 1,300 SF

South Side

Unit (A) 3 Beds/ 4 Baths + Den
Starting at \$1,150,000 2,365 SF

Unit (B) 3 Beds/ 3.5 Baths
Starting at mid \$800,000's 1,829 SF

Unit (T) 1 Bed/ 2 Baths + Den
Starting at High \$400,000's 999SF

Unit (D) 1 Bed/ 2 Baths + Den
Starting at Mid \$400,000's 1,038 SF

Unit (E) 1 Bed/ 1.5 Baths
Starting at lower \$300,000's 813 SF

Unit (E.1) 1 Bed / 1.5 Baths
Starting at lower \$300,000's 863 SF

Unit (F) 2 Beds/ 2.5 Baths
Starting at lower \$500,000's 1,300 SF



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