

# **VISION**

A new chapter in residential sophistication. Here, the idea of a life well lived has been completely transformed so that the beauty of nature and the convenience of state-of-the-art lifestyle amenities exist in perfect balance with one another. Aria Reserve brings the tallest waterfront, residential twin towers in the United States. The iconic profile in the heart of Miami, and prestigious waterfront position on Biscayne Bay, makes Aria Reserve feel like a private estate hidden away from the rest of the world. The uniquely modern relationship between design and nature creates an atmosphere of total serenity.

### **TEAM**

Developer: **The Melo Group**Architect: **Architectonica** 

Interior Design: Morada Haute Design

Landscape Architect: ARQ GEO

### **OVERVIEW**

- · 62 stories
- · One to four bedroom waterfront residences

Ranging from 1,028 to 3,000+ Sq. Ft. Starting from \$900,000 to over \$3M Coming to Miami - Summer 2024





# **AMENITIES: over 2 acres**

### **BAY LEVEL**

- Water Sports Marina with kayak and paddle board service and storage
- · Access to Baywalk along the water
- · Restaurant overlooking the bay
- · Café with bay views and exterior terraces
- · Valet parking services
- · Personal concierge and 24 hour front-desk attendant
- · Package room for deliveries
- · Fire pit
- · Lounge pool
- · Solarium areas
- · Whirlpool spa with private solarium deck
- · Meditation garden
- · Paddle board service with storage and access to private dock at bayside
- · Poolside Daybeds
- · Telescope observatory area
- · Dog Park

### **SKY LOBBY**

- Exclusive adult lounge area with outdoor terrace overlooking the bay
- · Private elevator and foyer
- · Private wine cellar room
- · Private work spaces + business center + conference room

### **OUTDOOR**

- · Semi-Olympic size pool
- · Outdoor whirlpool spa
- Poolside daybeds
- Kid's splash pad
- Children's playground area
- · Mini golf

#### **INDOOR**

- Party room with private kitchen and exterior patio with BBQ area
- · Outdoor BBQ with private eating areas
- Theater with professional audiovisuals and theater style seating
- · Kids playroom with outdoor playground area
- · Teens Lounge and Gaming Center

### **FITNESS & SPA**

- State of the art fitness center overlooking the garden level with exterior exercise area
- · Tennis Courts
- · Paddle court
- · Basketball court
- · Yoga Lounge area with exterior meditation garden
- · Spa relaxation area
- · Dedicated massage rooms and services
- · Sauna
- · Steam room
- · Solarium deck with cabanas



# RESIDENCES

### **ALL RESIDENCES**

- · The tallest waterfront dual towers in the United States.
- $\cdot$  1-5 bedroom residences with home office ranging from 1059 to 3000+ sf.
- · Every residence features floor to ceiling windows with direct bay and ocean views.
- · All residences feature en suite bedrooms.
- · Spacious outdoors terraces up to 11 feet deep.

## **Panoramic Residences and Skyview Villas**

- · Panoramic Residences floors 3 through 56
- · Skyview Villas floor 47 through 56
  - Spacious open layouts with 10ft ceilings.
- · Two high speed elevators.
- · Large terraces overlooking Biscayne Bay that connect to living areas as well as the
- · Unique flow-through design that gives each residence east-facing waterfront views as well as west-facing sunset views from bedrooms.
- All units feature space for an office, den, studio, or media room.

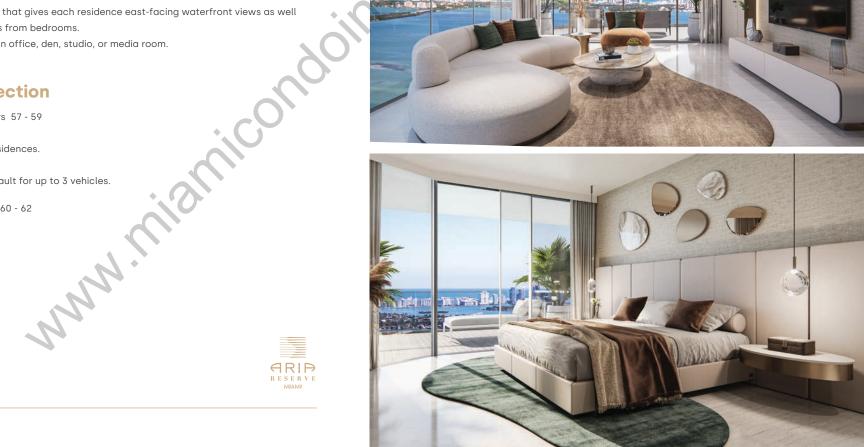
### **Penthouse Collection**

- · Penthouse Residences Floors 57 59
  - 2930 3289 sqft
- · Spacious four bedrooms residences.
- · 12 ft Ceiling
- · Includes a private garage vault for up to 3 vehicles.
- · Penthouse Mansions Floors 60 62
- · Tri Level Residences
  - upon request











THE TEAM -



#### **DFVFI OPFR**

Since 2001 the Melo Group has been leading the way in visionary real estate development and creating South Florida's most prominent neighborhoods. Fueled by more than 50 years of international experience in the industry, and decades of development success in South Florida, one of the world's most competitive development landscapes, 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.

## **ARQUITECTONICA**

#### ARCHITECT

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 WTorre Plaza in São Paulo, and the
AmericanAirlines Arena in Miami.

## *ARQGEO*

#### 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. 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,
LEED AP, 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.

**⚠** 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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