



ARIA
ON THE BAY

IT'S ALL ABOUT THE ATMOSPHERE

FACT SHEET





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.

Location

Arts & Entertainment District - 1770 North Bay Shore Drive, Miami, FL. 33137. 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.

Completion Date

First quarter 2017

Team

Developer: Melo Group
Architect: Architectonica
Interior Designer: Architectonica
Landscaping: GEO/ Architectonica
Exclusive Sales and Marketing: Cervera Real Estate



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



Residence Features

1 to 3 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 11-foot deep balconies

Floor-to-ceiling glass on all exterior walls

Deposit Schedule

10% at Reservation - Now

10% at Contract – Last Quarter 2014

15% at Groundbreaking – January 2015

15% on 25th floor – January 2016

Balance at closing - First Quarter 2017



Unit Description

North Side

Unit (A) - Line 15
3 Beds/ 4 Baths + Den
2,365 SF
Starting at \$1,398,900

Unit (G) – Line 11
2 Beds/ 3 Baths + Den
1,371 SF
Starting at \$ 718,900

Unit (C) - Line 09
2 Beds/ 3 Baths + Den
1,394 SF
Starting at \$706,900

Unit (D) - Line 07
1 Bed/ 2 Baths + Den
1,038 SF
Starting at \$489,900

Unit (E) - Line 05
1 Bed/ 1.5 Baths
813 SF
Starting at \$386,900

Unit (U) - Line 03
1 Bed/ 1.5 Baths
880 SF
Starting at \$364,900

Unit (F) - Line 01
2 Beds/ 2.5 Baths
1,306 SF
Starting at \$548,900

South Side

Unit (A) - Line12
3 Beds/ 4 Baths + Den
2,365 SF
Starting at \$1,410,900

Unit (B) – Line 10
3 Beds/ 3.5 Baths
1,819 SF
Starting at \$\$868,900

Unit (T) – Line 08
1Bed/ 2 Baths + Den
1,000 SF
Starting at \$479,900

Unit (D) - Line 06
1 Bed/ 2 Baths + Den
1,038 SF
Starting at \$458,900

Unit (E) - Line 04
1 Bed/ 1.5 Baths
813 SF
Starting at \$362,900

Unit (U) - Line 02
1 Bed / 1.5 Baths
880 SF
Starting at \$338,900

Unit (F) – Line 00
2 Beds/ 2.5 Baths
1,306 SF
Starting at \$534,900