ARIA RESERVE MIAMI












TOM FORD
TOM FORD
CAMEL

Info
ARIA RESERVE

THE TALLEST WATERFRONT TWIN TOWERS IN THE UNITED STATES

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 .

THE ICONIC TWIN-TOWERS IN EDGEWATER, POSSESS A COVETED WATERFRONT LOCATION POSITION ON BISCAYNE BAY, WHICH MAKES ARIA RESERVE FEEL LIKE APRIVATE ESTATE HIDDEN AWAY FROM THE REST OF THE WORLD. THE UNIQUELY MODERN RELATIONSHIP BETWEEN DESIGN AND NATURE CREATES AN ATMOSPHERE OF TOTAL SERENITY.

1 - 4 BEDROOM RESIDENCES + OFFICE BETWEEN 1059 SF TO 2584 SF

SOUTH TOWER (FRIENDS & FAMILY PRICING):

1 Bedrooms + office starting at $ 750,000
2 Bedrooms + office starting at $ 1,100,000
3 Bedrooms + office starting at $ 1,200,000
4 Bedrooms + office starting at $ 1,800,000

PENTHOUSE COLLECTION

Penthouses starting at $ 2.7 Million
Penthouse Mansions starting at $9 Million

*Includes 3 car garage vaults.
HOA: $.75 psf appx.

DEPOSIT SCHEDULE FOR INTERNATIONAL BUYERS

Reservation: *$ 50,000.*
20% at Contract.
5% at Grounbreaking.
10% at 20th Floor.
5% at Top Off.

DEPOSIT SCHEDULE FOR DOMESTIC BUYERS

Reservation: *$ 50,000.*
10% at Contract.
10% at Groundbreaking.
5% at 20th Floor.
5% at Top Off.

COMING TO MIAMI SUMMER 2024
SITE LOCATION: 700 NE 24TH STREET, MIAMI, FL 33137

ARIA RESERVE

ARIA
RESERVE

Panoramic Residences

ARIA RESERVE

PANORAMIC RESIDENCES KEYPLAN

BISCAYNE BAY



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BISCAYNE BLVD.

EQUAL HOUSING OPPORTUNITY

All dimensions are approximate and all floor plans and development plans are subject to change. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are estimates which are based on preliminary plans and will vary with actual construction. This floor plan represents the typical floor plan for the residence type indicated and is provided for informational purposes only. The actual floor plan of the residence may differ. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. The furnishings and decor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

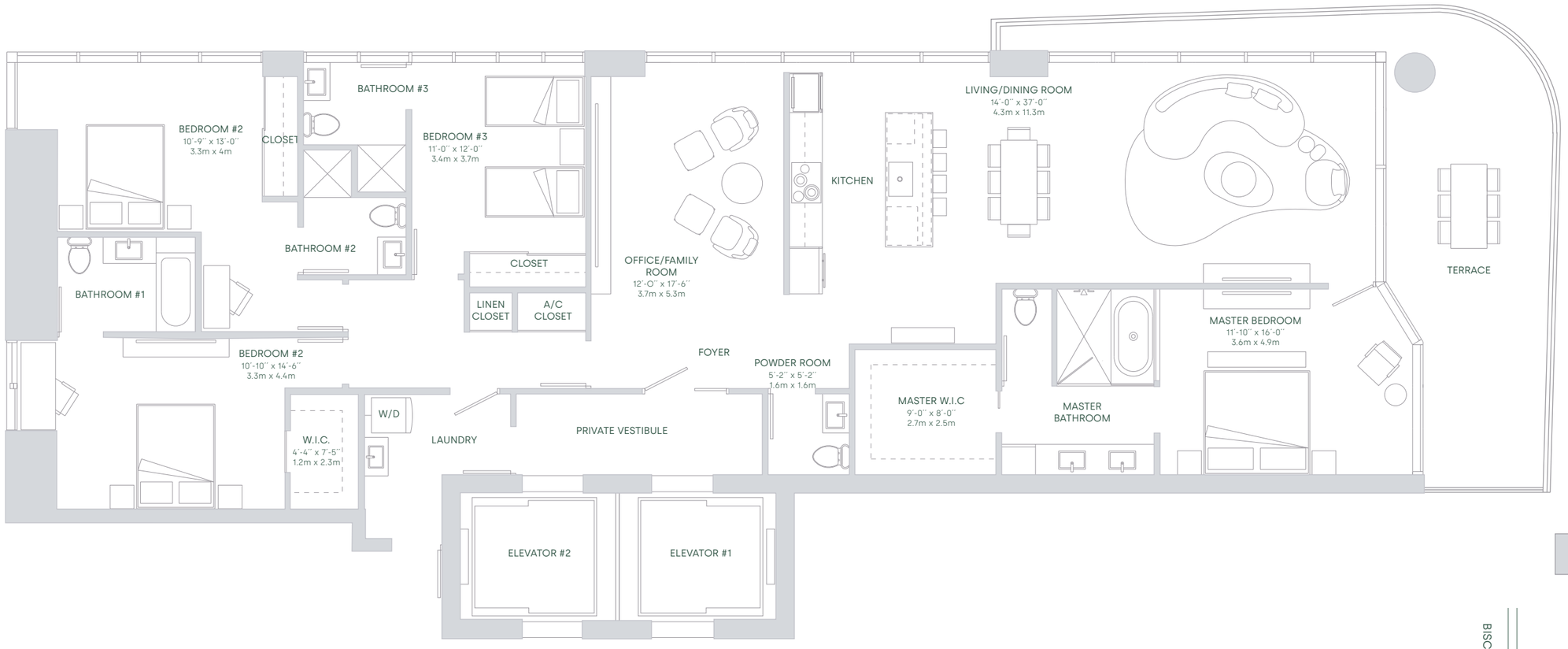
ARIA RESERVE

PANORAMIC RESIDENCES
LEVEL 03-50

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
$4^{1/2}$ BATHROOMS + OFFICE



EQUAL HOUSING OPPORTUNITY

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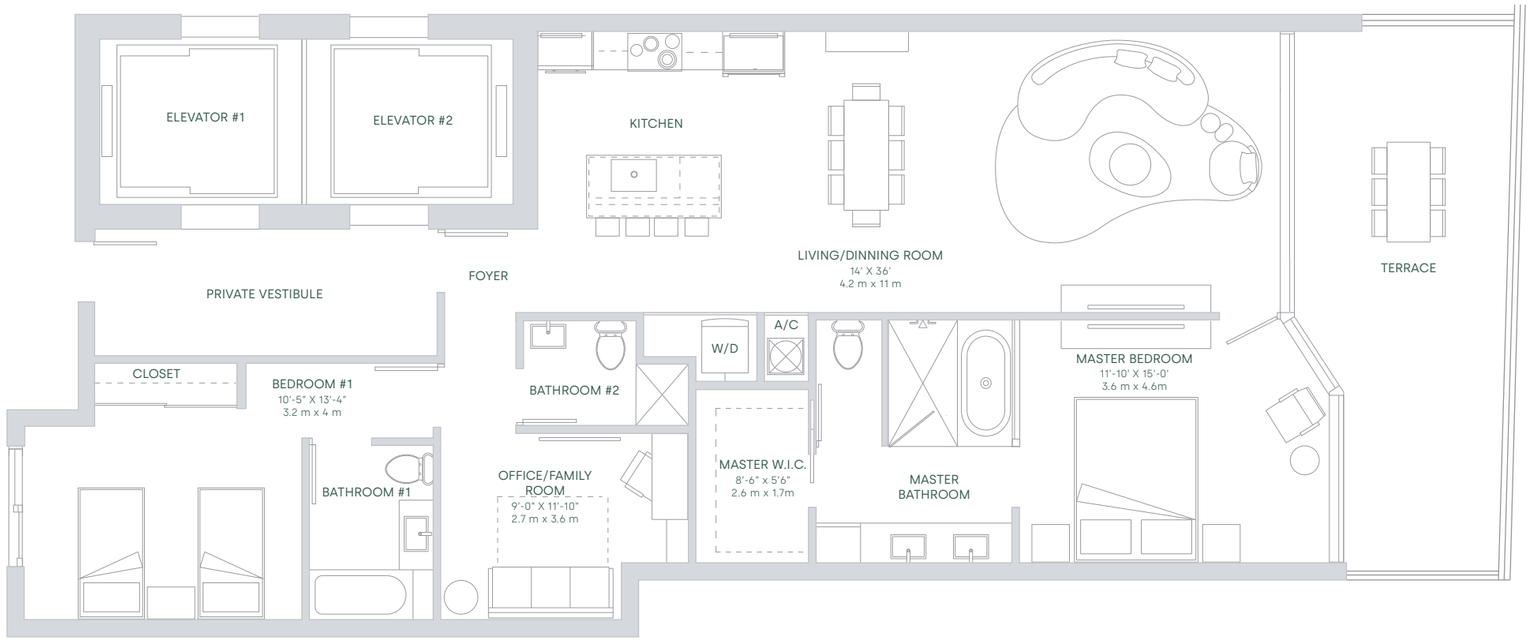
ARIA RESERVE

PANORAMIC RESIDENCES
LEVEL 03-50

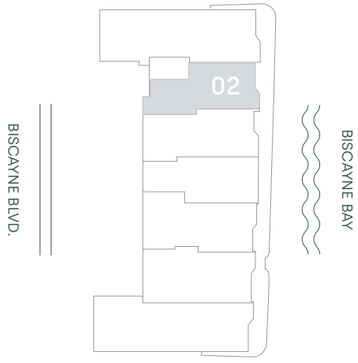
TOTAL SQ.FT.	1,838 SQ.FT	171 SQ.MT
A/C AREA	1,571 SQ.FT	146 SQ.MT
TERRACE	267 SQ.FT	25 SQ.MT

UNIT 02

2 BEDROOMS
3 BATHROOMS + OFFICE



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EQUAL HOUSING OPPORTUNITY

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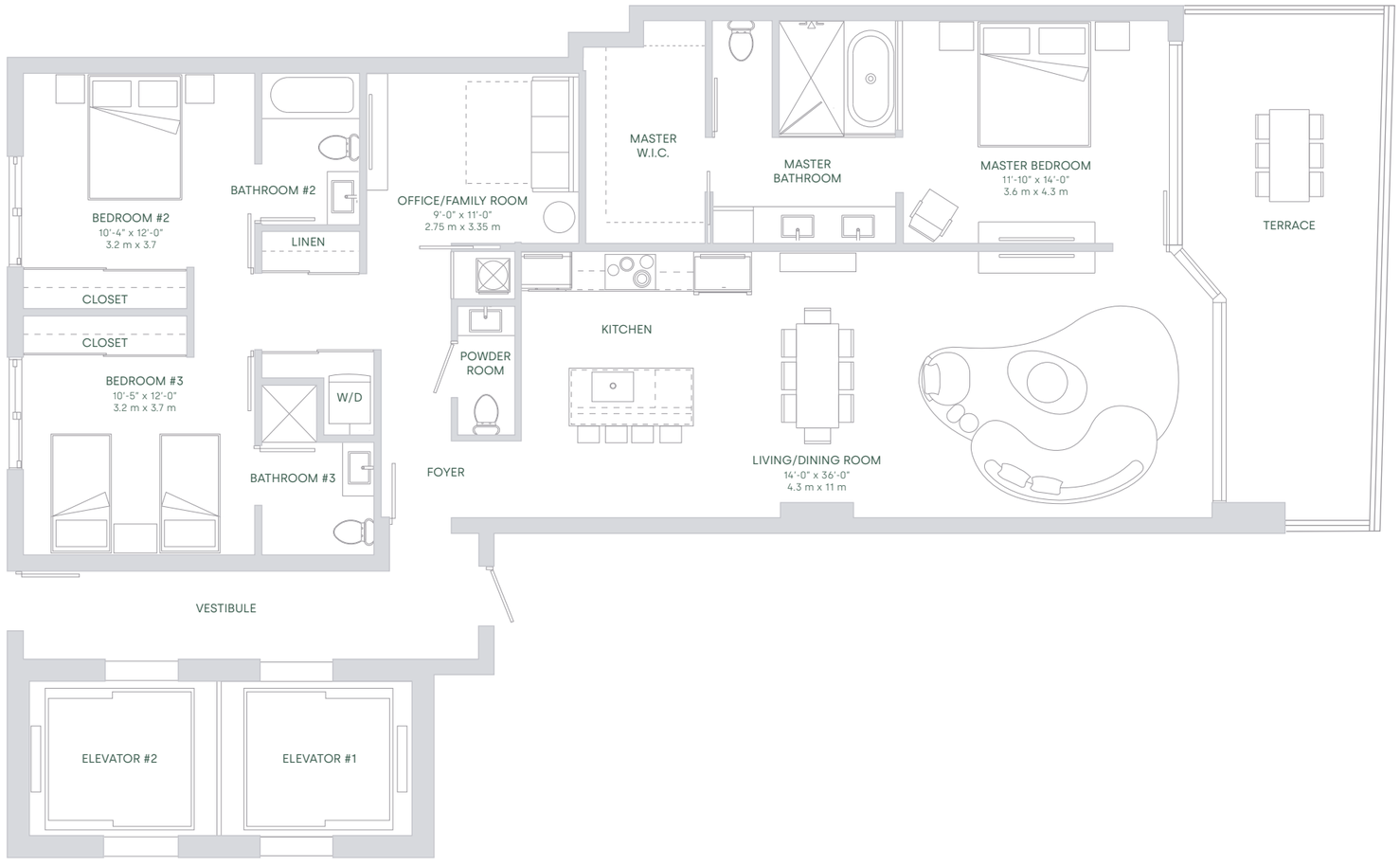
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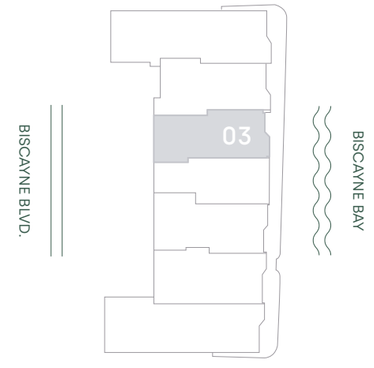
PANORAMIC RESIDENCES
LEVEL 03-50

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
$3^{1/2}$ BATHROOMS + OFFICE





EQUAL HOUSING OPPORTUNITY

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ARIA RESERVE

PANORAMIC RESIDENCES

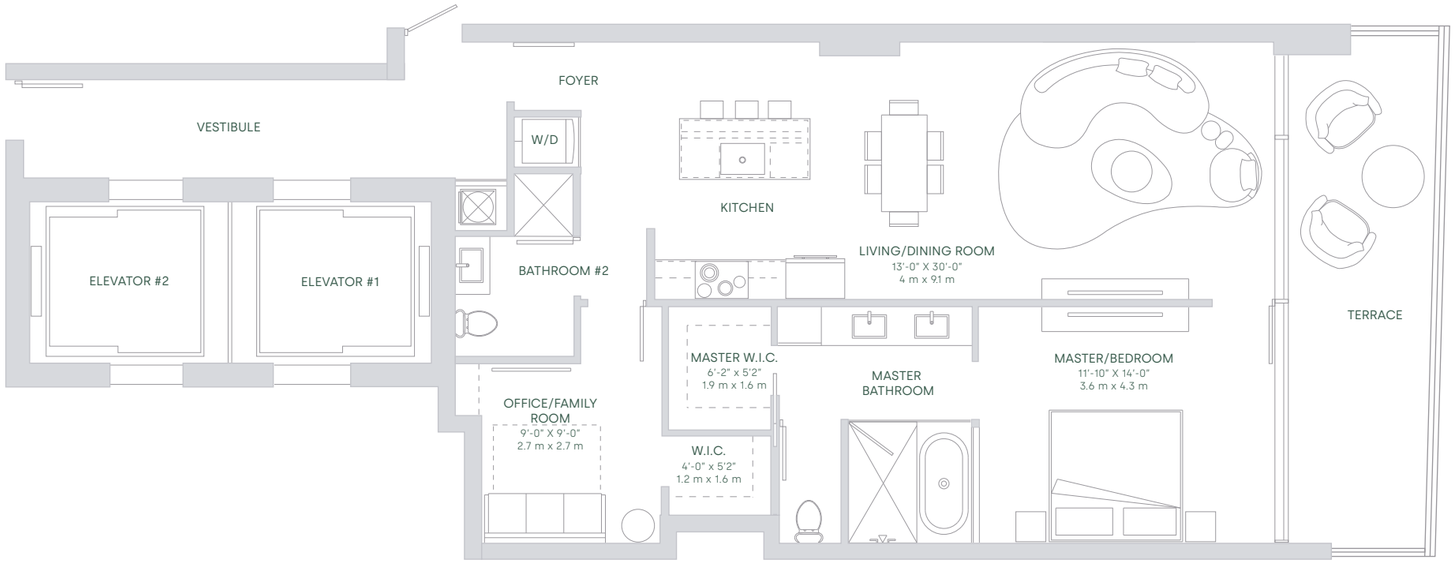
LEVEL 03-50

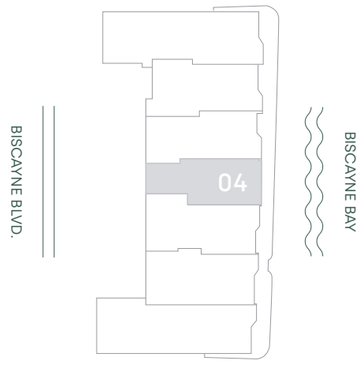
TOTAL SQ.FT.	1,240 SQ.FT	115 SQ.MT
A/C AREA	1,059 SQ.FT	98 SQ.MT
TERRACE	181 SQ.FT	17 SQ.MT

UNIT 04

1 BEDROOMS

2 BATHROOMS + OFFICE





EQUAL HOUSING OPPORTUNITY

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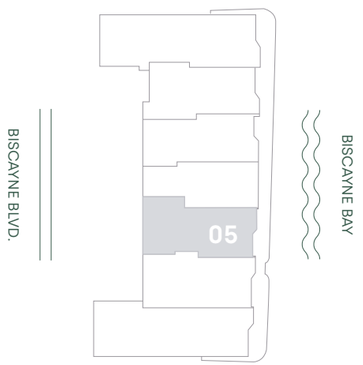
PANORAMIC RESIDENCES
LEVEL 03-50

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
$3^{1/2}$ BATHROOMS + OFFICE





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ARIA RESERVE

PANORAMIC RESIDENCES

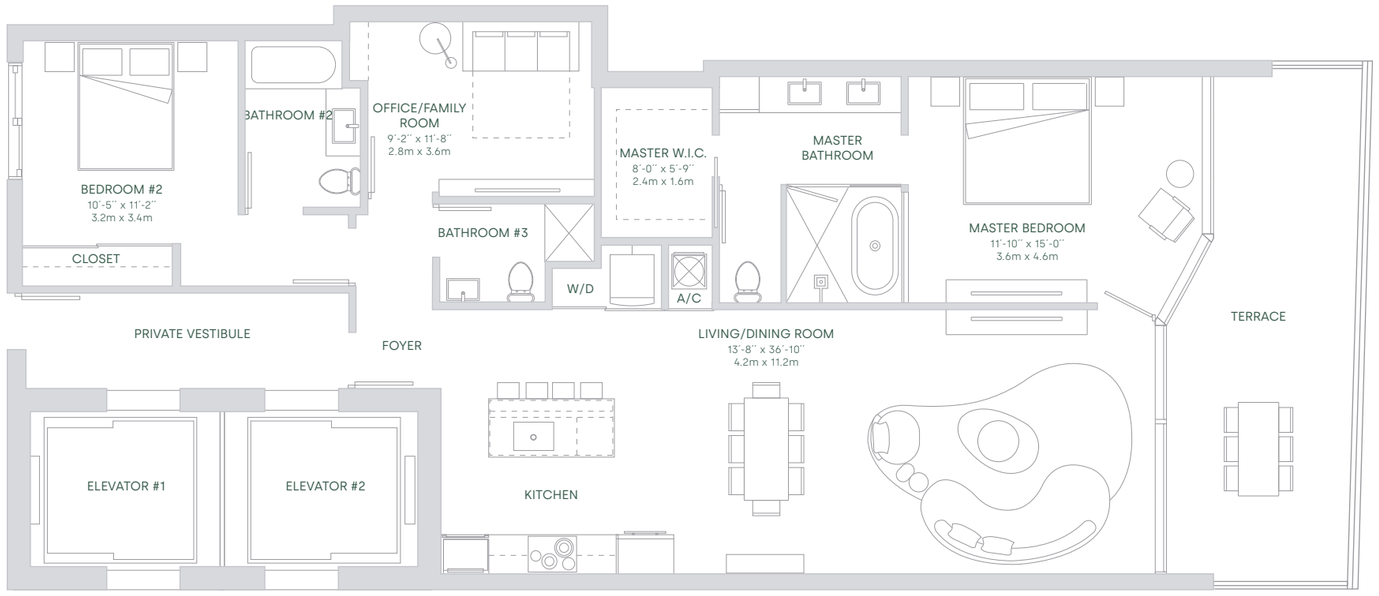
LEVEL 03-50

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

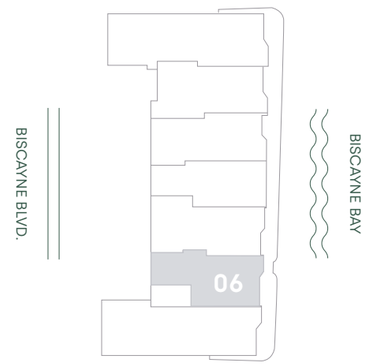
UNIT 06

2 BEDROOMS

3 BATHROOMS + OFFICE



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EQUAL HOUSING OPPORTUNITY

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ARIA RESERVE

PANORAMIC RESIDENCES

LEVEL 03-50

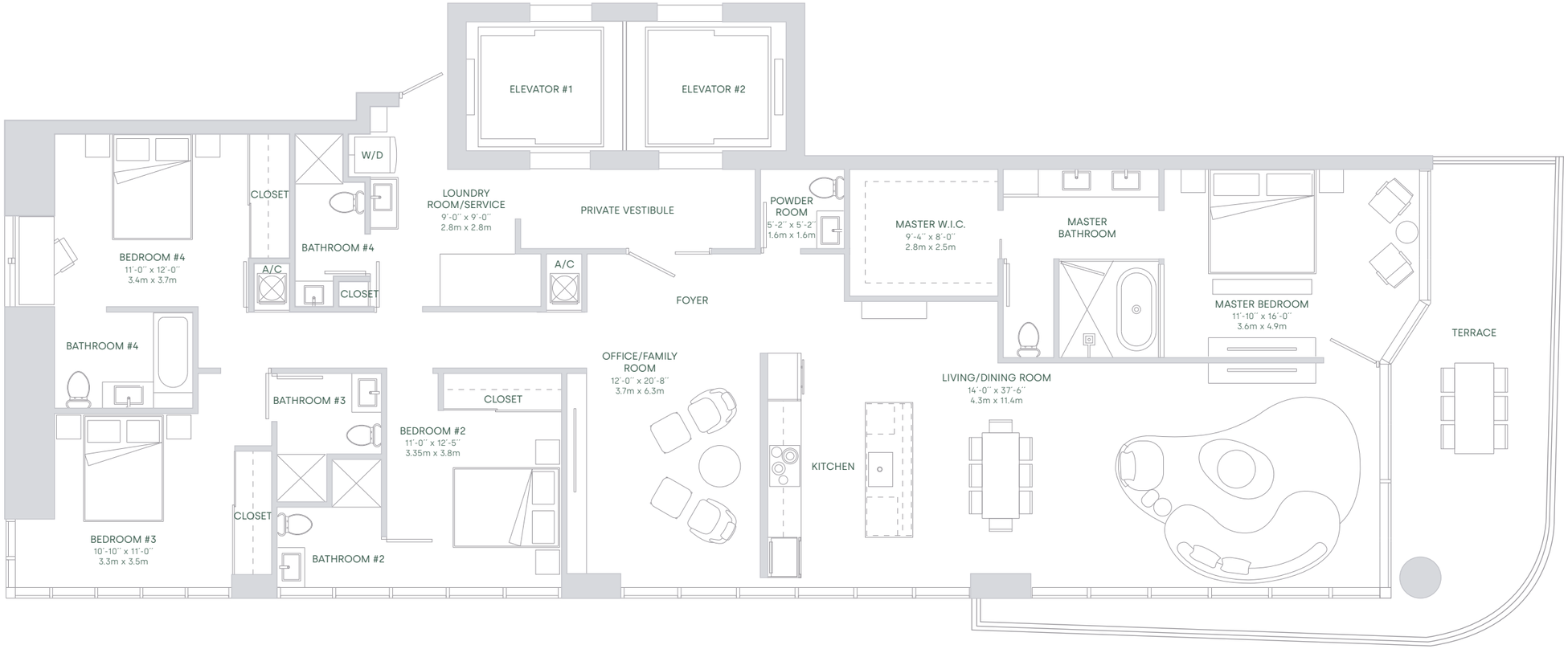
TOTAL SQ.FT.	2,813 SQ.FT	261 SQ.MT
A/C AREA	2,520 SQ.FT	234 SQ.MT
TERRACE	293 SQ.FT	27 SQ.MT

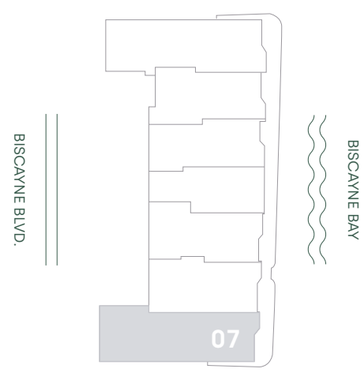
UNIT 07

4 BEDROOMS

$5^{1/2}$ BATHROOMS + OFFICE

OPTION WITH STAFF ROOM





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EQUAL HOUSING OPPORTUNITY

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ARIA
RESERVE

Skyview Residences

ARIA RESERVE

SKYVIEW RESIDENCES KEYPLAN

BISCAYNE BAY



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BISCAYNE BLVD.

EQUAL HOUSING OPPORTUNITY

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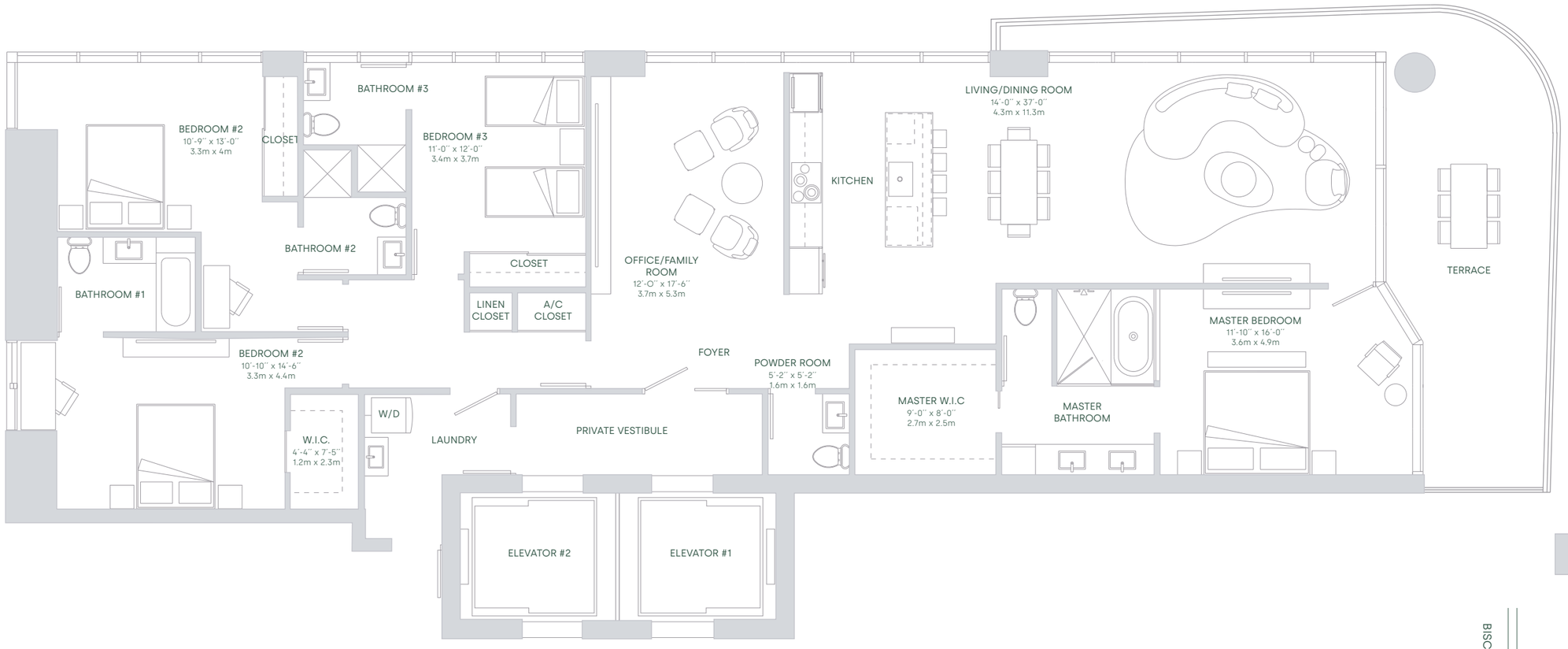
ARIA RESERVE

SKYVIEW RESIDENCES
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
$4^{1/2}$ BATHROOMS + OFFICE



EQUAL HOUSING OPPORTUNITY

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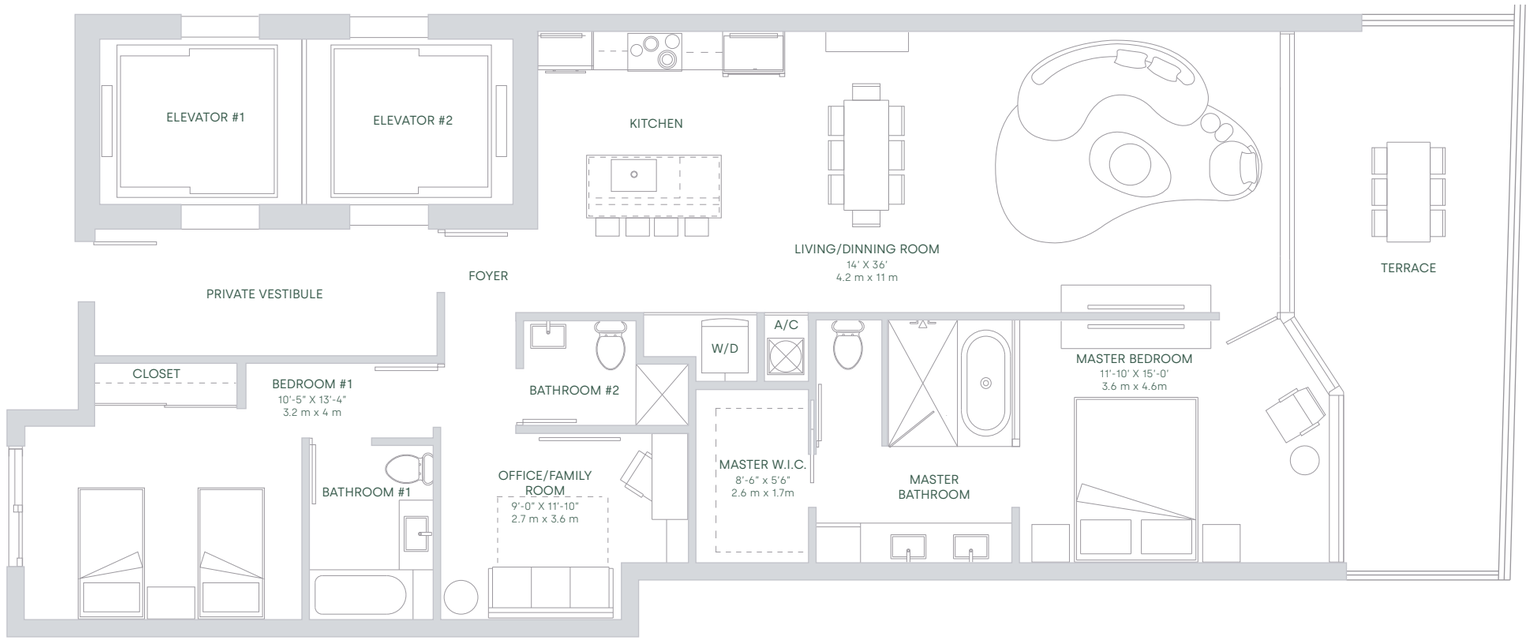
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SKYVIEW RESIDENCES
LEVEL 51-56

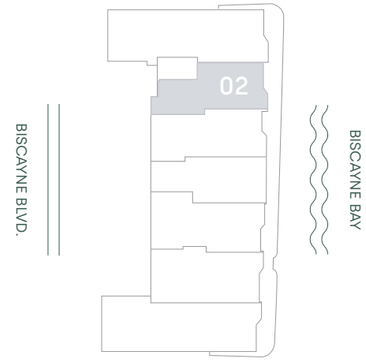
TOTAL SQ.FT.	1,838 SQ.FT	171 SQ.MT
A/C AREA	1,571 SQ.FT	146 SQ.MT
TERRACE	267 SQ.FT	25 SQ.MT

UNIT 02

2 BEDROOMS
3 BATHROOMS + OFFICE



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EQUAL HOUSING OPPORTUNITY

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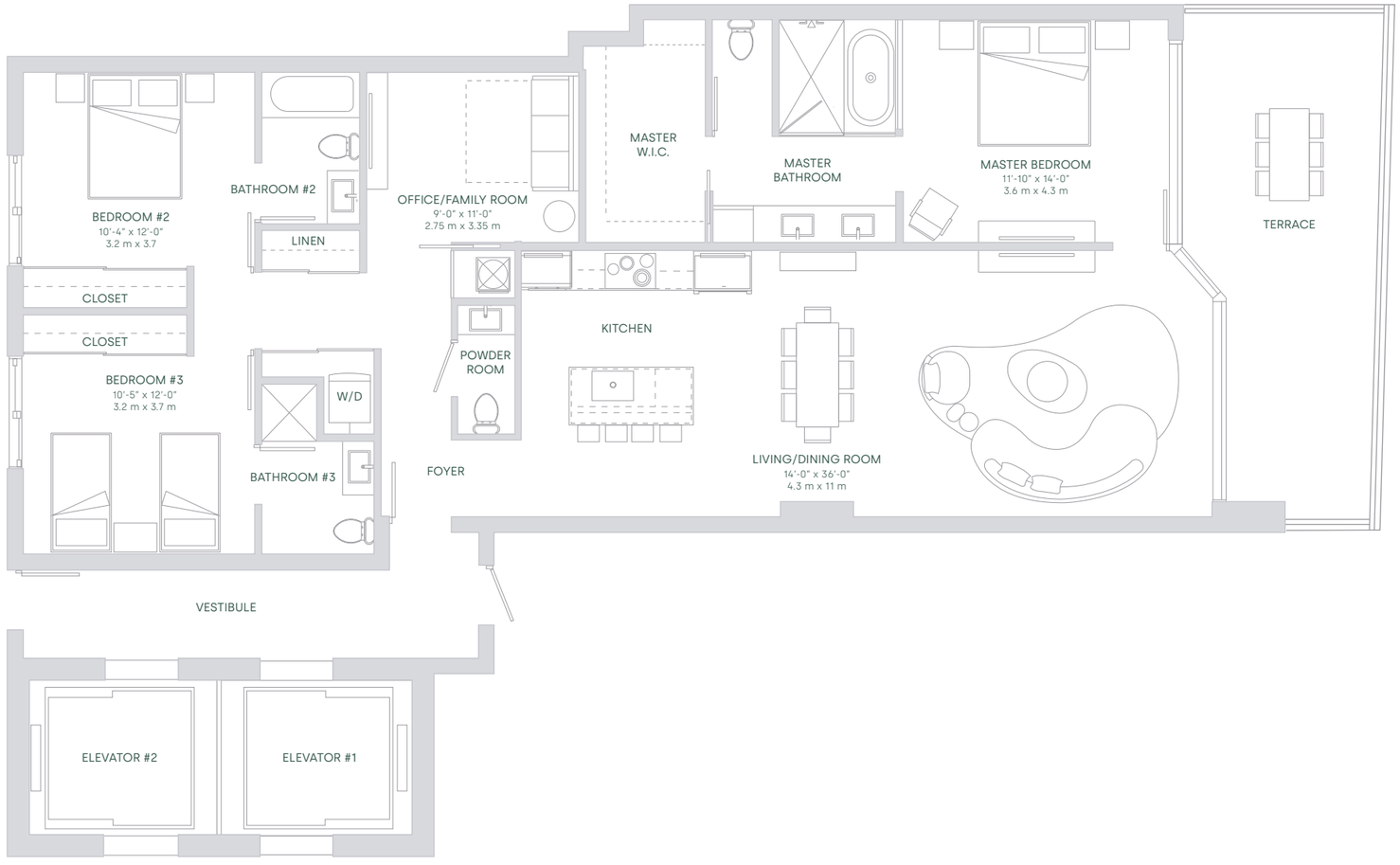
ARIA RESERVE

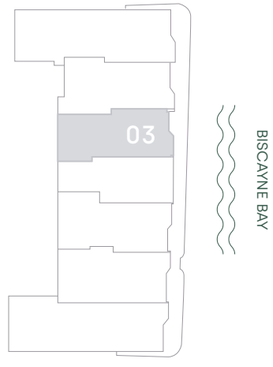
SKYVIEW RESIDENCES
LEVEL 51-56

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
3 1/2 BATHROOMS + OFFICE





EQUAL HOUSING OPPORTUNITY

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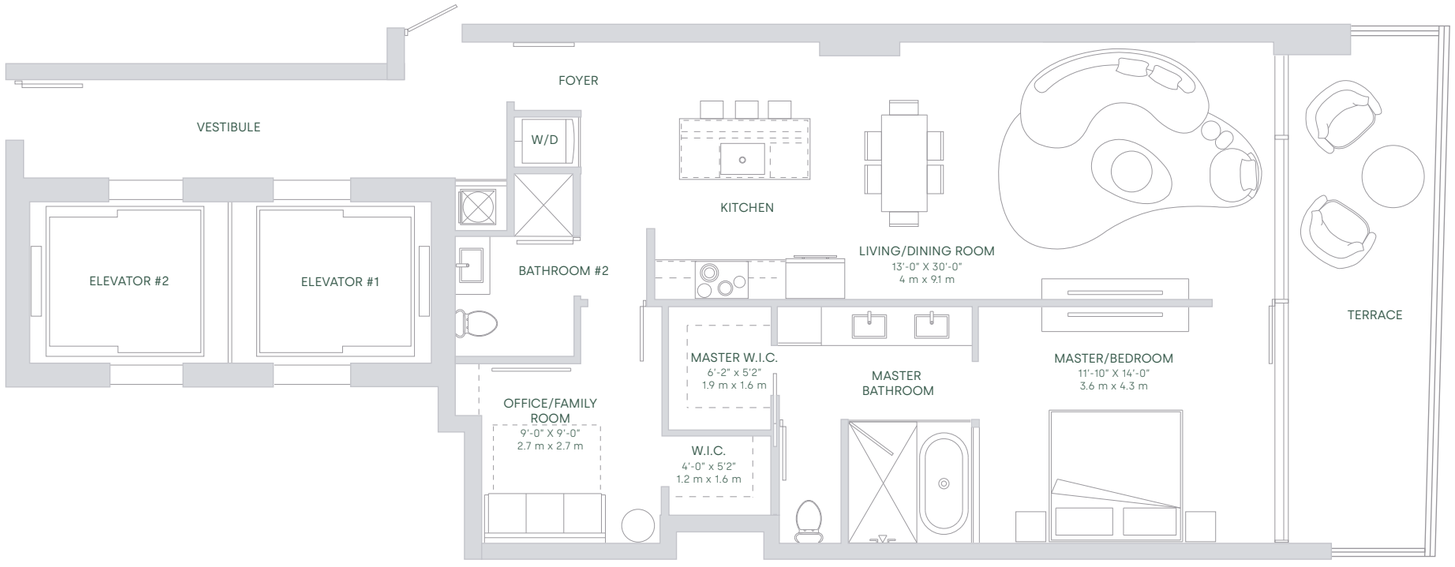
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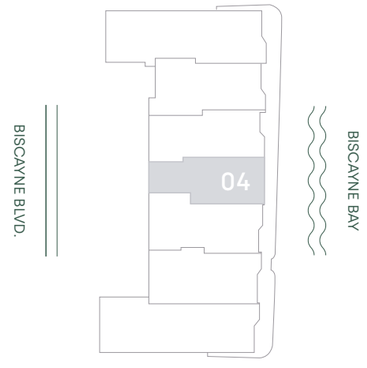
SKYVIEW RESIDENCES
LEVEL 51-56

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
2 BATHROOMS + OFFICE





EQUAL HOUSING OPPORTUNITY

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ARIA RESERVE

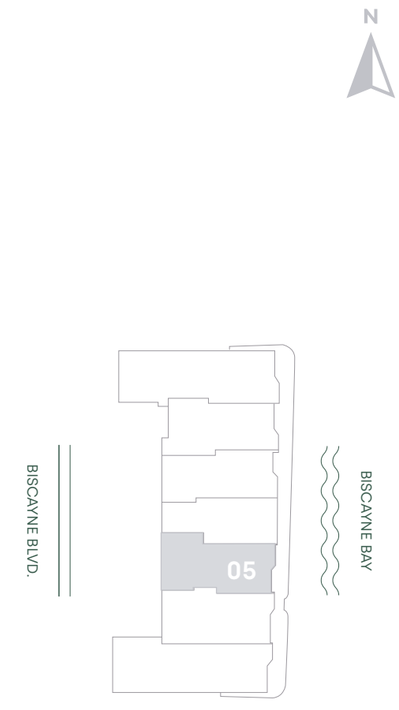
SKYVIEW RESIDENCES
LEVEL 51-56

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
$3^{1/2}$ BATHROOMS + OFFICE





EQUAL HOUSING OPPORTUNITY

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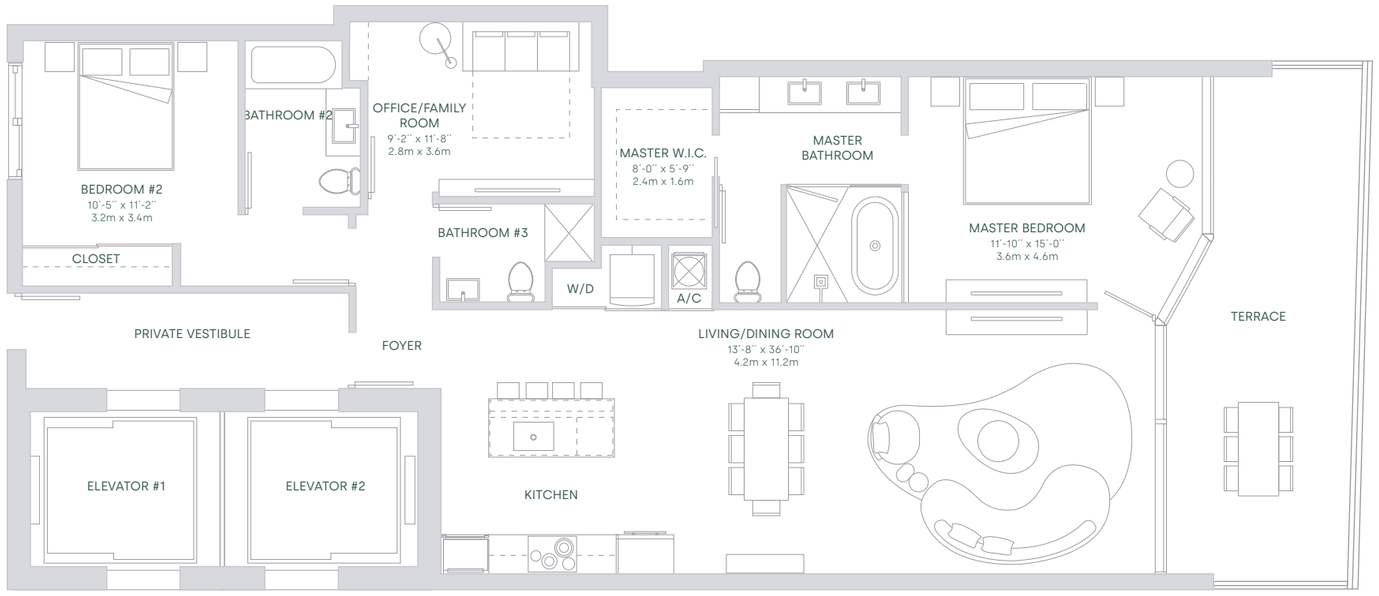
ARIA RESERVE

SKYVIEW RESIDENCES
LEVEL 51-56

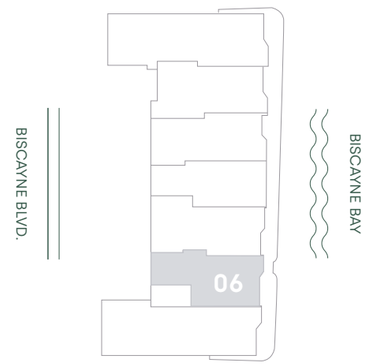
TOTAL SQ.FT.	1,832 SQ.FT	170 SQ.MT
A/C AREA	1,576 SQ.FT	146 SQ.MT
TERRACE	256 SQ.FT	24 SQ.MT

UNIT 06

2 BEDROOMS
3 BATHROOMS + OFFICE



N



EQUAL HOUSING OPPORTUNITY

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ARIA RESERVE

SKYVIEW RESIDENCES

LEVEL 51-56

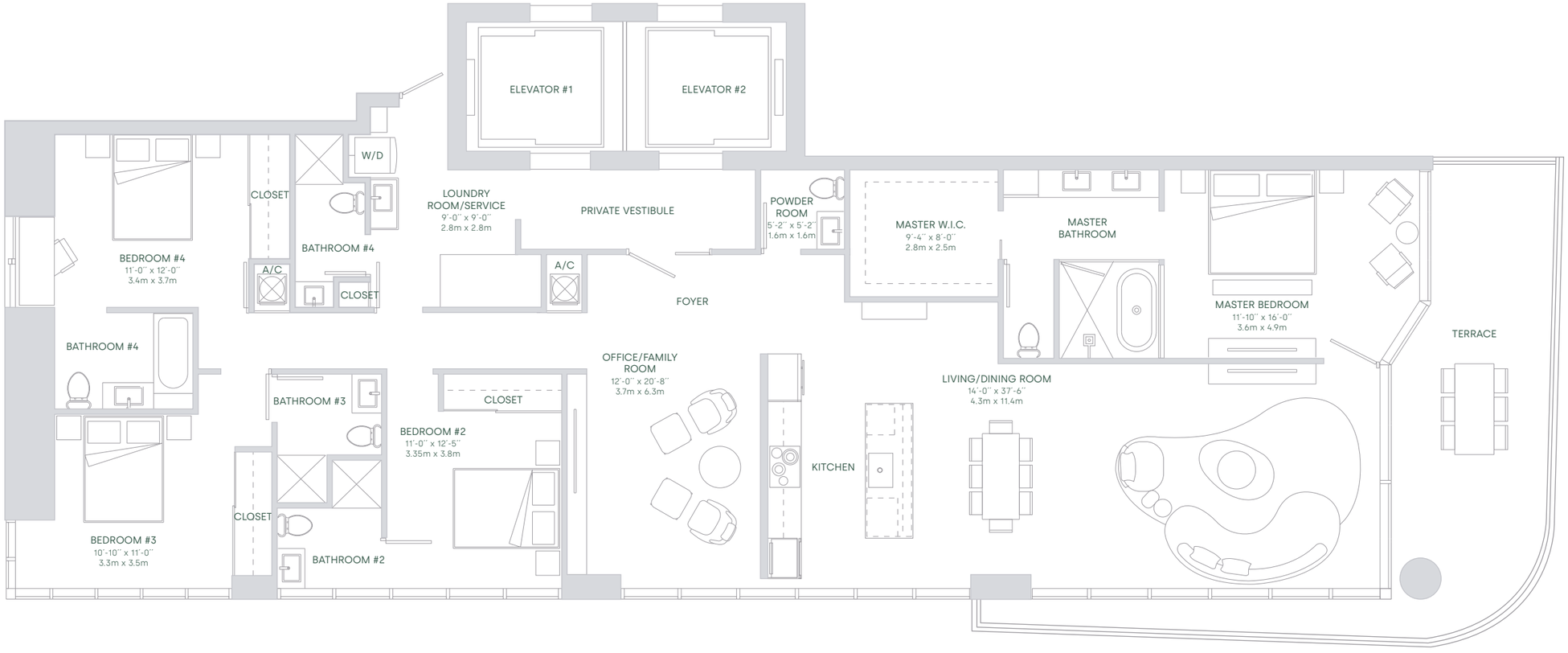
TOTAL SQ.FT.	2,813 SQ.FT	261 SQ.MT
A/C AREA	2,520 SQ.FT	234 SQ.MT
TERRACE	293 SQ.FT	27 SQ.MT

UNIT 07

4 BEDROOMS

$5^{1/2}$ BATHROOMS + OFFICE

OPTION WITH STAFF ROOM



EQUAL HOUSING OPPORTUNITY

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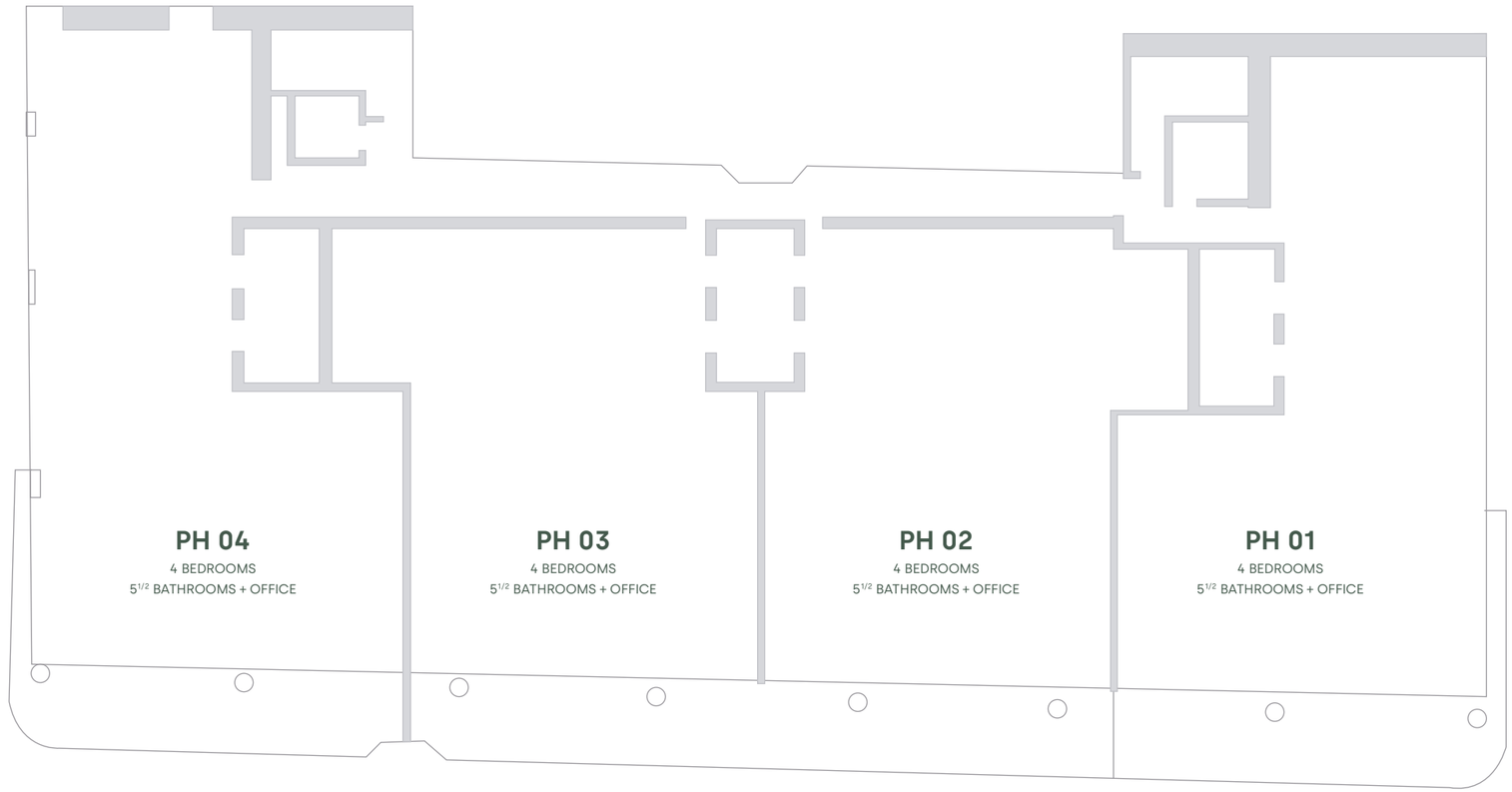
ARIA

RESERVE

PENTHOUSE COLLECTION / Penthouses

ARIA RESERVE

PENTHOUSES KEYPLAN



BISCAYNE BAY

EQUAL HOUSING OPPORTUNITY

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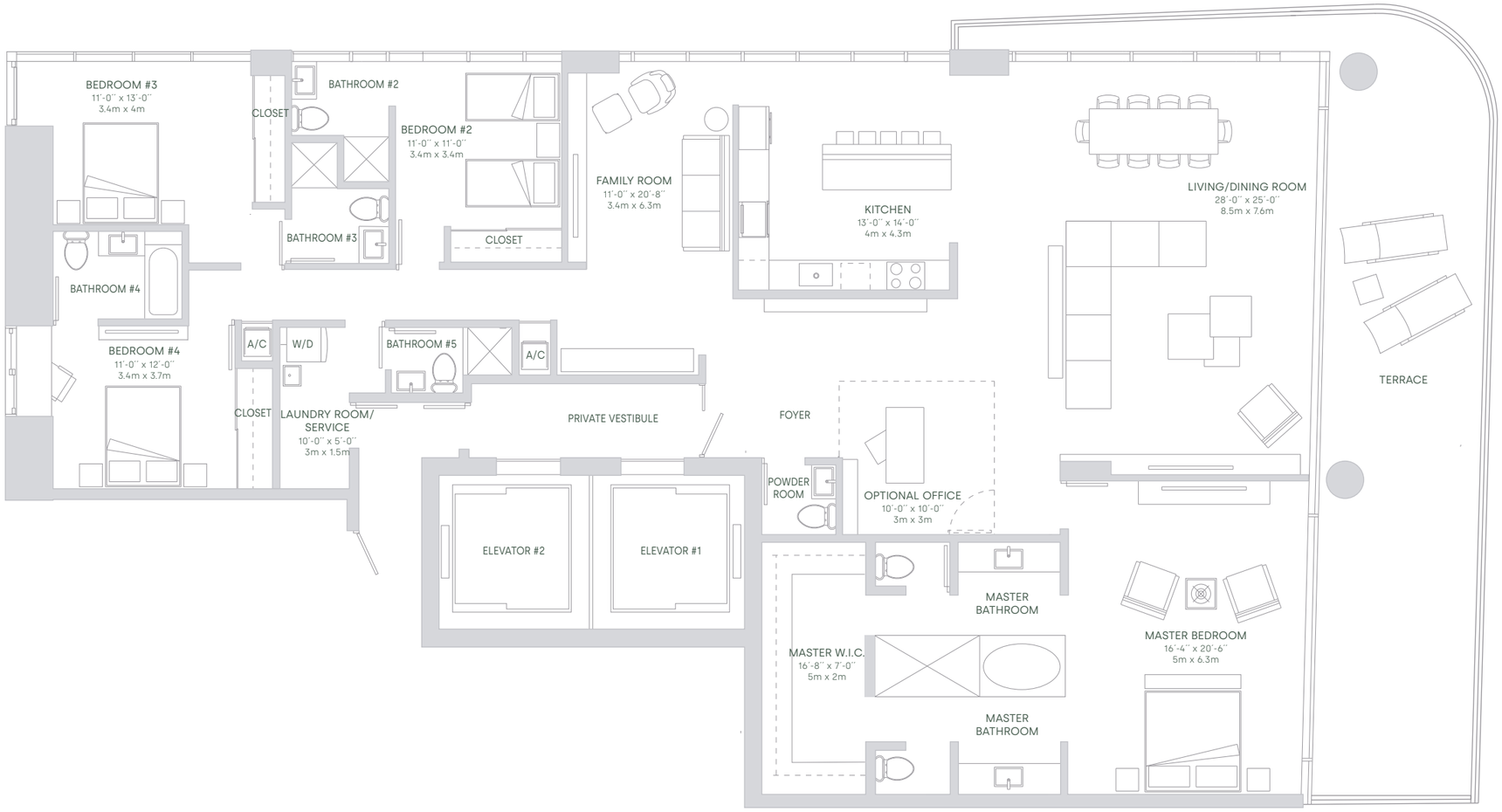
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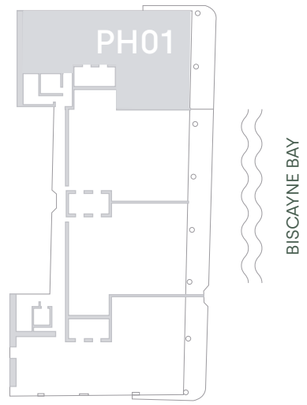
PENTHOUSES
LEVEL 57-59

TOTAL SQ.FT.	3,812 SQ.FT	354 SQ.MT
A/C AREA	3,260 SQ.FT	303 SQ.MT
TERRACE	552 SQ.FT	51 SQ.MT

PH 01

4 BEDROOMS
$5^{1/2}$ BATHROOMS + OFFICE





EQUAL HOUSING OPPORTUNITY

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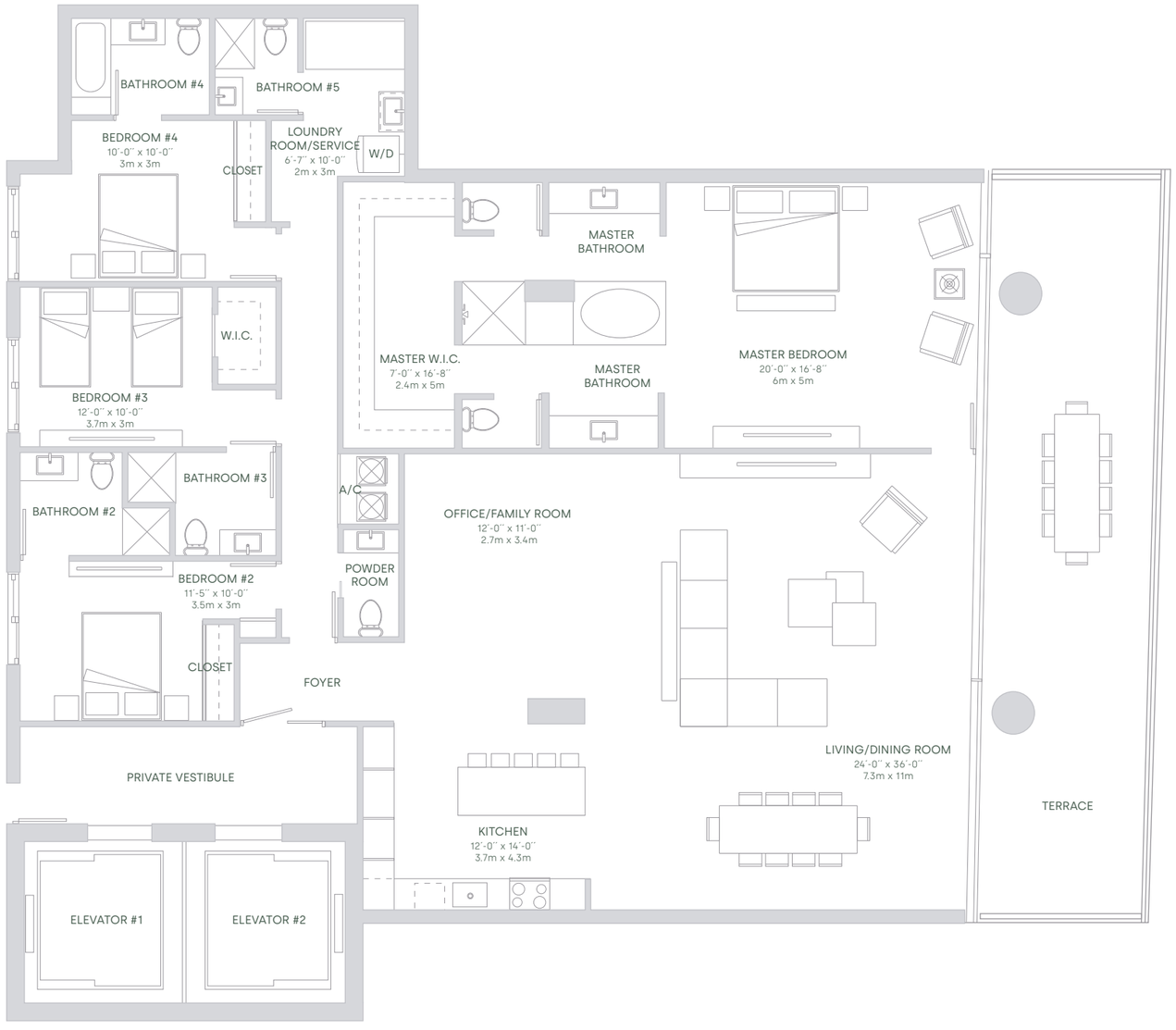
ARIA RESERVE

PENTHOUSES
LEVEL 57-59

TOTAL SQ.FT.	3,493 SQ.FT	325 SQ.MT
A/C AREA	3,000 SQ.FT	279 SQ.MT
TERRACE	493 SQ.FT	46 SQ.MT

PH 02

4 BEDROOMS
$5^{1/2}$ BATHROOMS + OFFICE





EQUAL HOUSING OPPORTUNITY

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ARIA RESERVE

PENTHOUSES
LEVEL 57-59

TOTAL SQ.FT.	3,424 SQ.FT	318 SQ.MT
A/C AREA	2,930 SQ.FT	272 SQ.MT
TERRACE	494 SQ.FT	46 SQ.MT

PH 03

4 BEDROOMS
5$^{1/2}$ BATHROOMS + OFFICE





EQUAL HOUSING OPPORTUNITY

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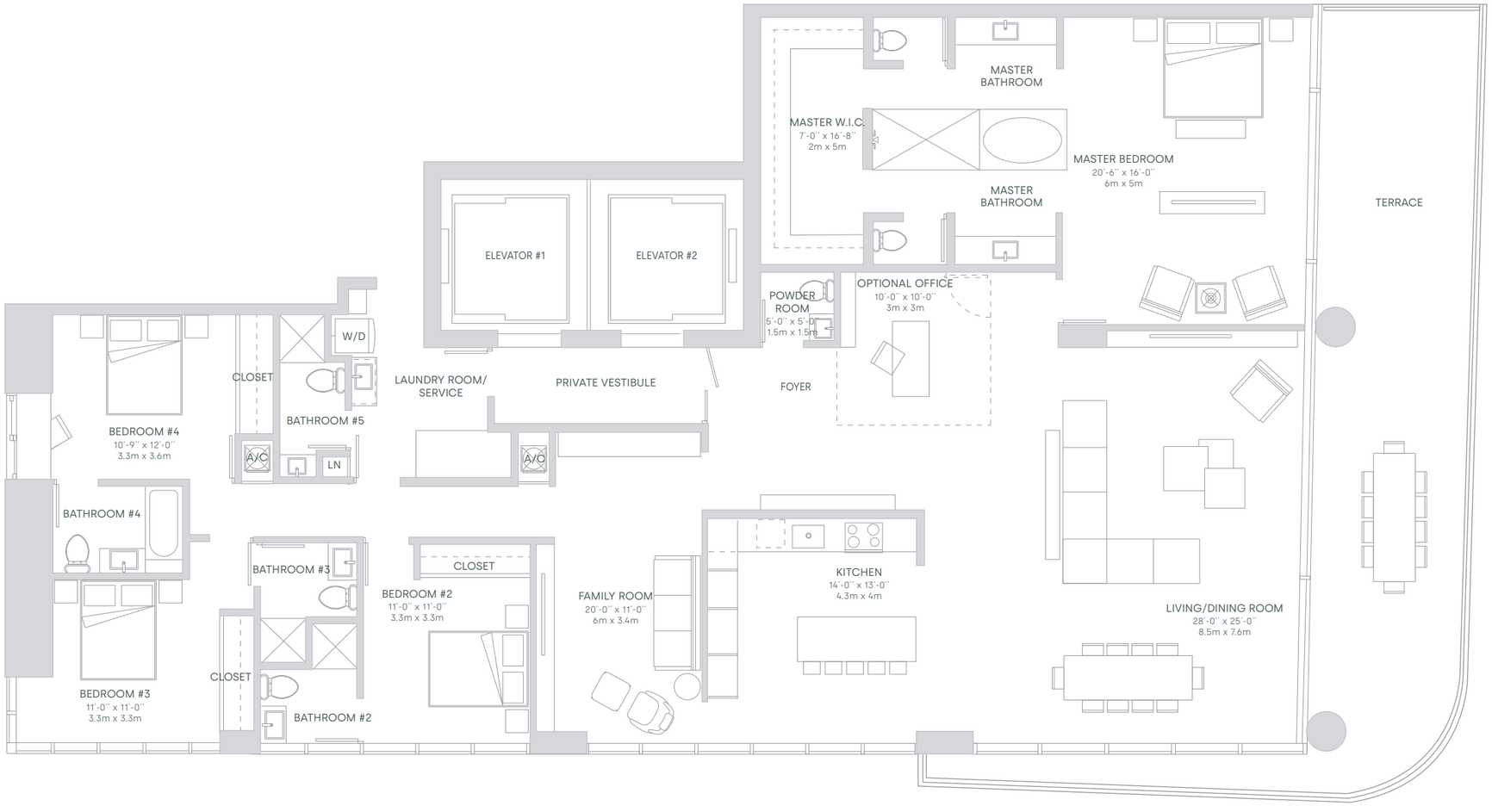
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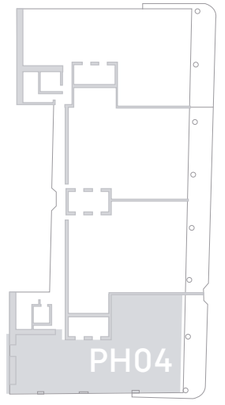
PENTHOUSES
LEVEL 57-59

TOTAL SQ.FT.	3,824 SQ.FT	356 SQ.MT
A/C AREA	3,289 SQ.FT	306 SQ.MT
TERRACE	535 SQ.FT	50 SQ.MT

PH 04

4 BEDROOMS
$5^{1/2}$ BATHROOMS + OFFICE





BISCAYNE BAY

EQUAL HOUSING OPPORTUNITY

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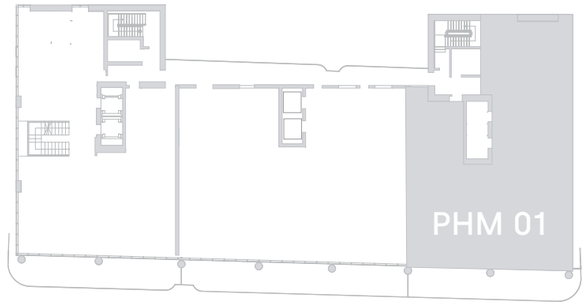
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ARIA
RESERVE

PENTHOUSE COLLECTION / Penthouse Mansions

ARIA RESERVE

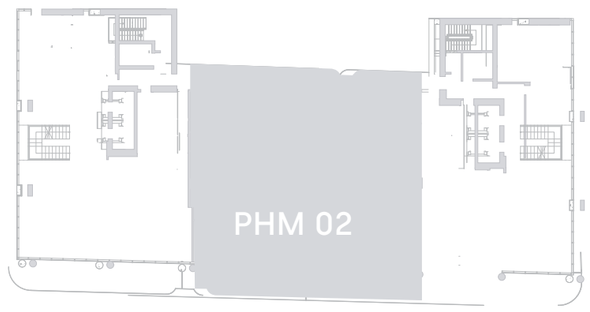
PENTHOUSE MANSIONS KEYPLAN



BISCAYNE BAY

PHM 01

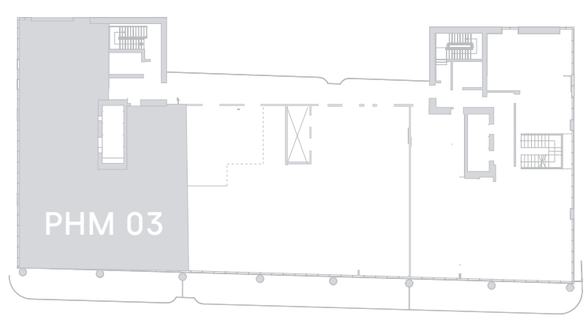
7 BEDROOMS
7 1/2 BATHROOMS



BISCAYNE BAY

PHM 02

7 BEDROOMS
7 1/2 BATHROOMS + OFFICE



BISCAYNE BAY

PHM 03

7 BEDROOMS
7 1/2 BATHROOMS

EQUAL HOUSING OPPORTUNITY

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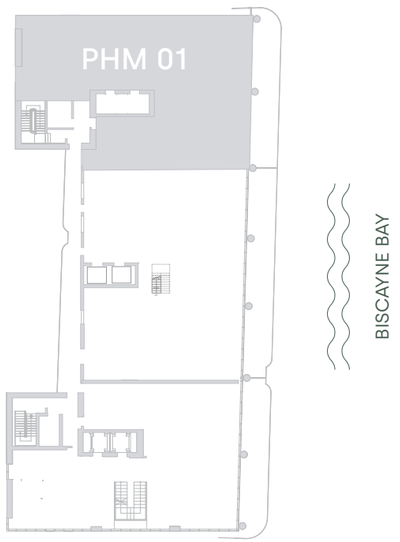
ARIA RESERVE

PENTHOUSES MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	**12,435 SQ.FT**	**1,155 SQ.MT**
A/C AREA	**8,385 SQ.FT**	**779 SQ.MT**
TERRACE	**4,050 SQ.FT**	**376 SQ.MT**

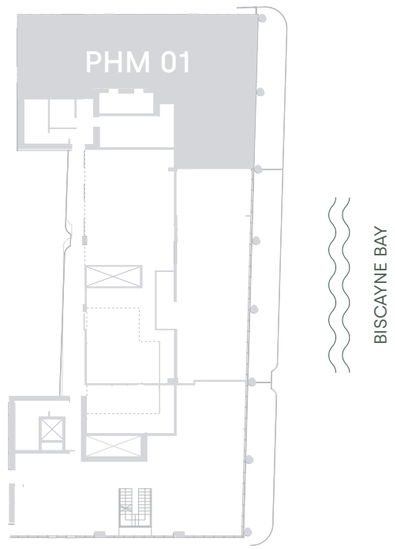
PHM 01

7 BEDROOMS
$7^{1/2}$ BATHROOMS



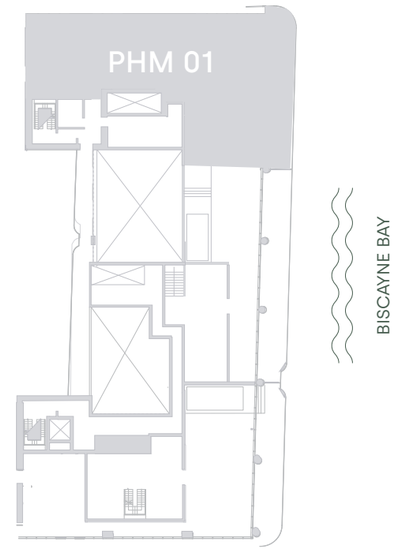
LEVEL 1

TOTAL SQ.FT.	4,735 SQ.FT	440 SQ.MT
A/C AREA	4,110 SQ.FT	382 SQ.MT
TERRACE	625 SQ.FT	58 SQ.MT



LEVEL 2

TOTAL SQ.FT.	5,441 SQ.FT	506 SQ.MT
A/C AREA	3,345 SQ.FT	311 SQ.MT
TERRACE	625 SQ.FT	58 SQ.MT



LEVEL 3

TOTAL SQ.FT.	3,730 SQ.FT	346 SQ.MT
A/C AREA	930 SQ.FT	86 SQ.MT
TERRACE	2,800 SQ.FT	260 SQ.MT

EQUAL HOUSING OPPORTUNITY

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ARIA RESERVE

PENTHOUSES MANSIONS

LEVEL 60-62

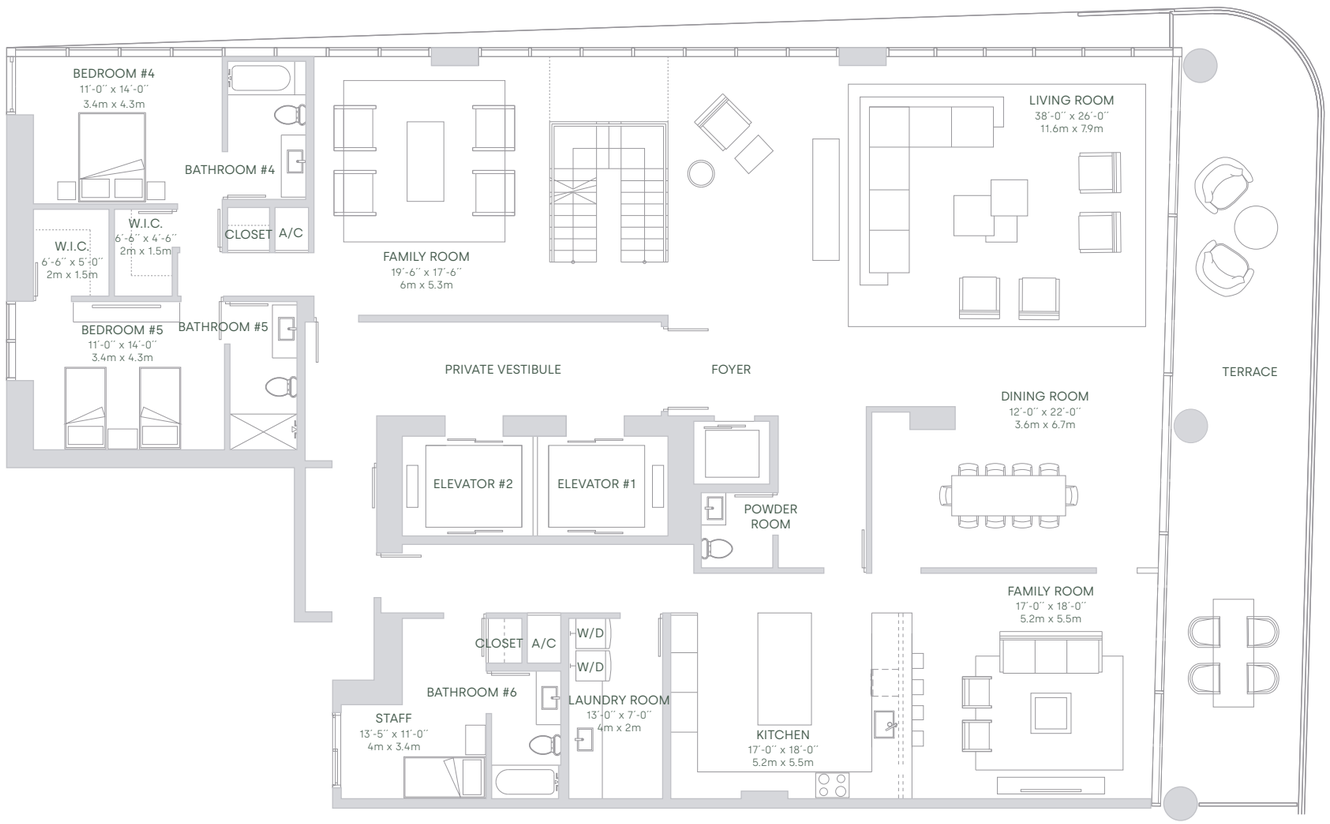
TOTAL SQ.FT.	4,735 SQ.FT	440 SQ.MT
A/C AREA	4,110 SQ.FT	382 SQ.MT
TERRACE	625 SQ.FT	58 SQ.MT

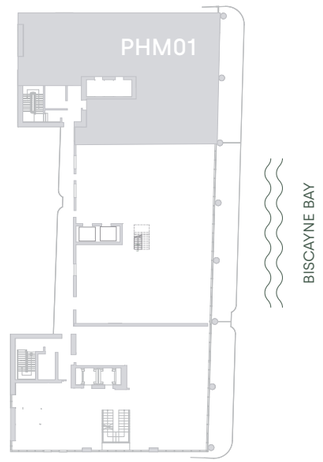
PHM 01

LEVEL 01

7 BEDROOMS

$7^{1/2}$ BATHROOMS





EQUAL HOUSING OPPORTUNITY

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ARIA RESERVE

PENTHOUSES MANSIONS

LEVEL 60-62

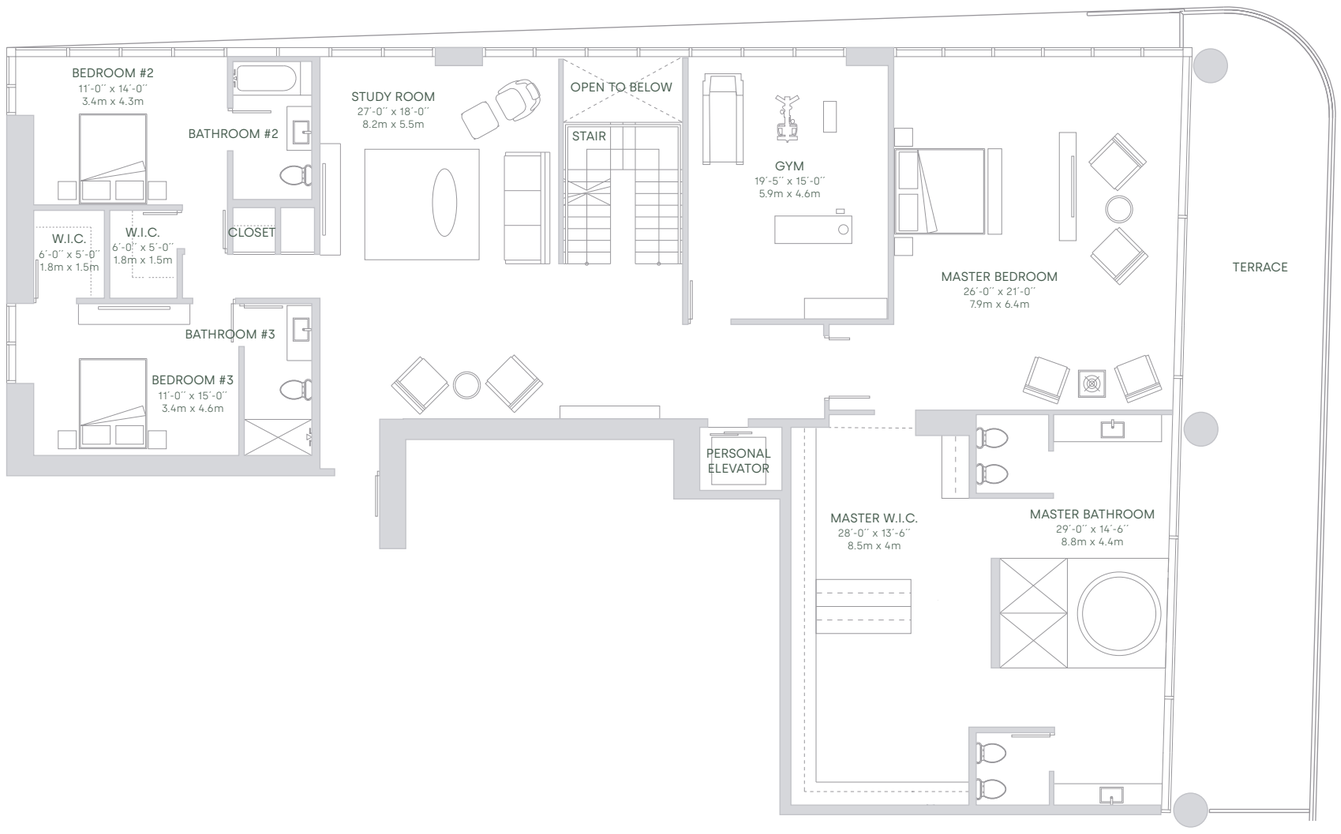
TOTAL SQ.FT.	5,441 SQ.FT	506 SQ.MT
A/C AREA	3,345 SQ.FT	311 SQ.MT
TERRACE	625 SQ.FT	58 SQ.MT

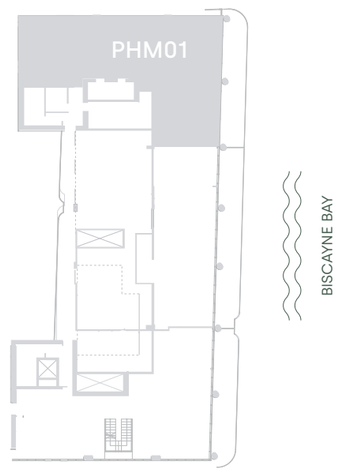
PHM 01

LEVEL 02

7 BEDROOMS

$7^{1/2}$ BATHROOMS





EQUAL HOUSING OPPORTUNITY

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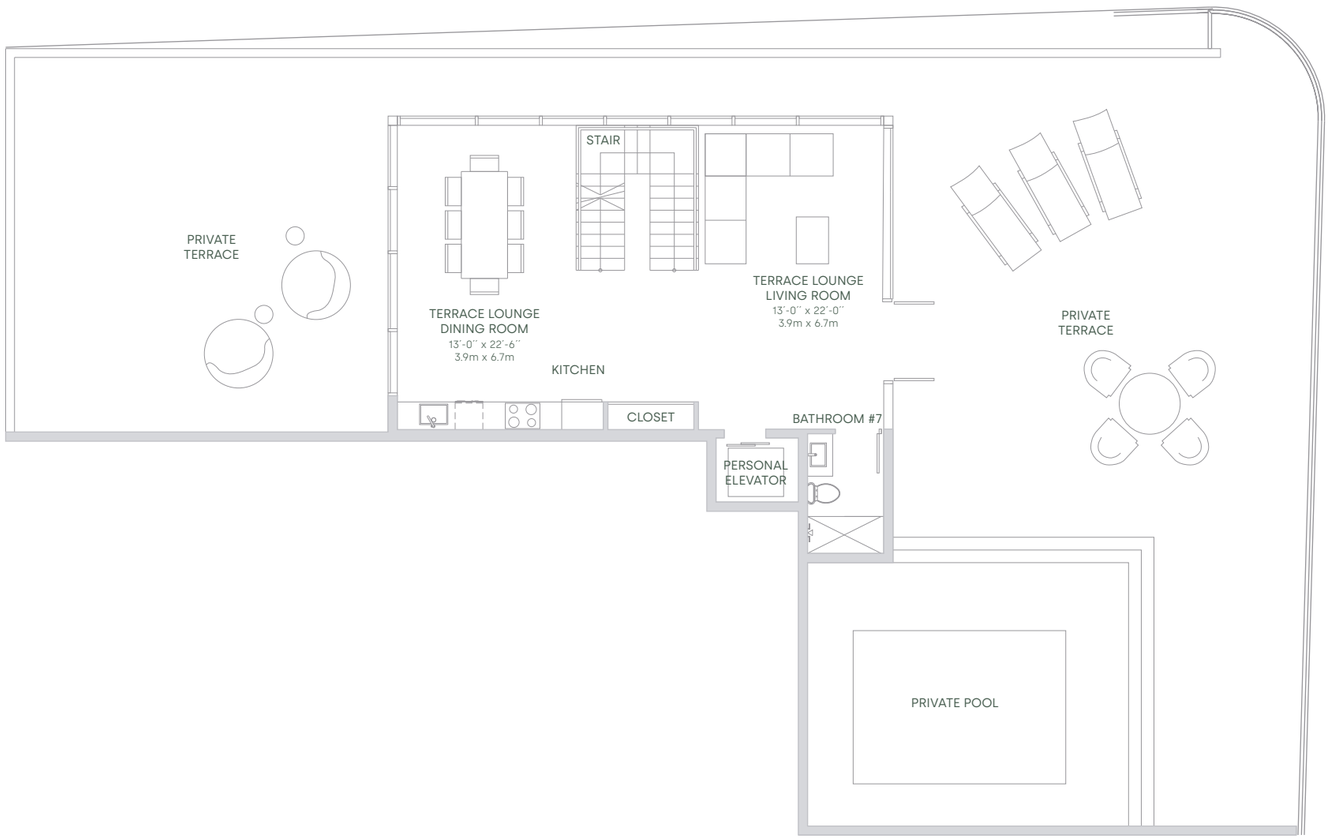
ARIA RESERVE

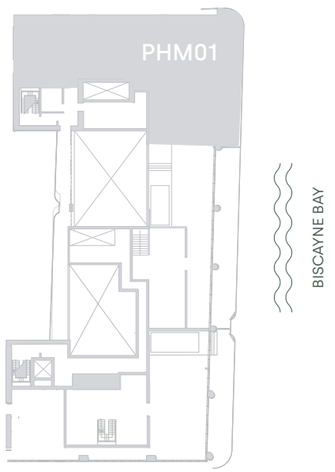
PENTHOUSES MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	3,730 SQ.FT	346 SQ.MT
A/C AREA	930 SQ.FT	86 SQ.MT
TERRACE	2,800 SQ.FT	260 SQ.MT

PHM 01
LEVEL 03

7 BEDROOMS
7 1/2 BATHROOMS





EQUAL HOUSING OPPORTUNITY

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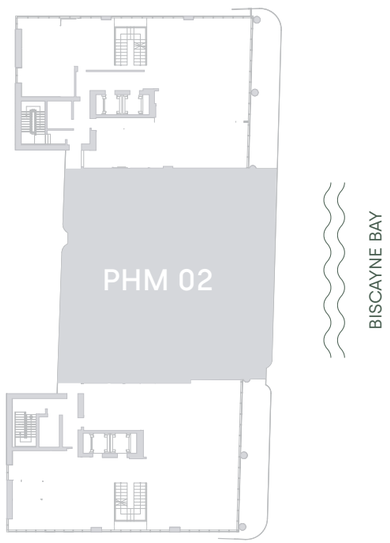
ARIA RESERVE

PENTHOUSES MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	**11,486 SQ.FT**	**1,067 SQ.MT**
A/C AREA	**7,790 SQ.FT**	**724 SQ.MT**
TERRACE	**3,696 SQ.FT**	**343 SQ.MT**

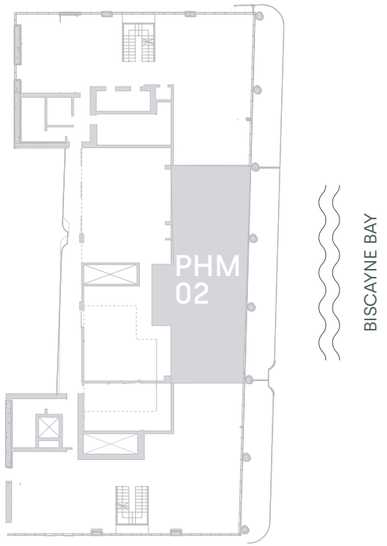
PHM 02

7 BEDROOMS
$7^{1/2}$ BATHROOMS + OFFICE



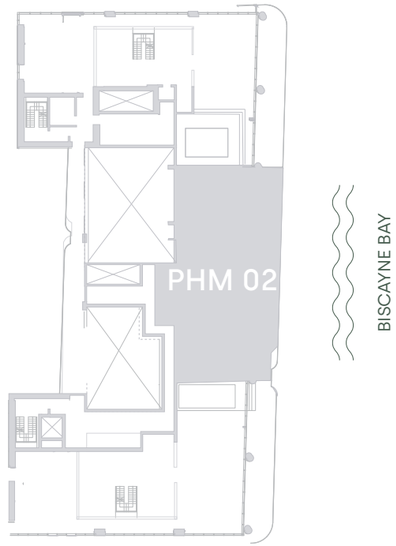
LEVEL 1

TOTAL SQ.FT.	5,441 SQ.FT	506 SQ.MT
A/C AREA	4,605 SQ.FT	428 SQ.MT
TERRACE	836 SQ.FT	78 SQ.MT



LEVEL 2

TOTAL SQ.FT.	3,161 SQ.FT	294 SQ.MT
A/C AREA	2,325 SQ.FT	216 SQ.MT
TERRACE	836 SQ.FT	78 SQ.MT



LEVEL 3

TOTAL SQ.FT.	2,884 SQ.FT	268 SQ.MT
A/C AREA	860 SQ.FT	80 SQ.MT
TERRACE	2,024 SQ.FT	188 SQ.MT

EQUAL HOUSING OPPORTUNITY

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N

ARIA RESERVE

PENTHOUSES MANSIONS

LEVEL 60-62

TOTAL SQ.FT.	5,441 SQ.FT	506 SQ.MT
A/C AREA	4,605 SQ.FT	428 SQ.MT
TERRACE	836 SQ.FT	78 SQ.MT

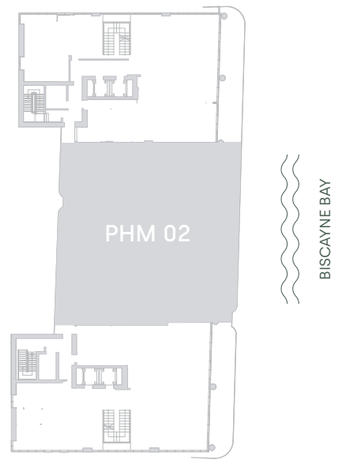
PHM 02

LEVEL 01

7 BEDROOMS + GYM

$7^{1/2}$ BATHROOMS + OFFICE





EQUAL HOUSING OPPORTUNITY

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ARIA RESERVE

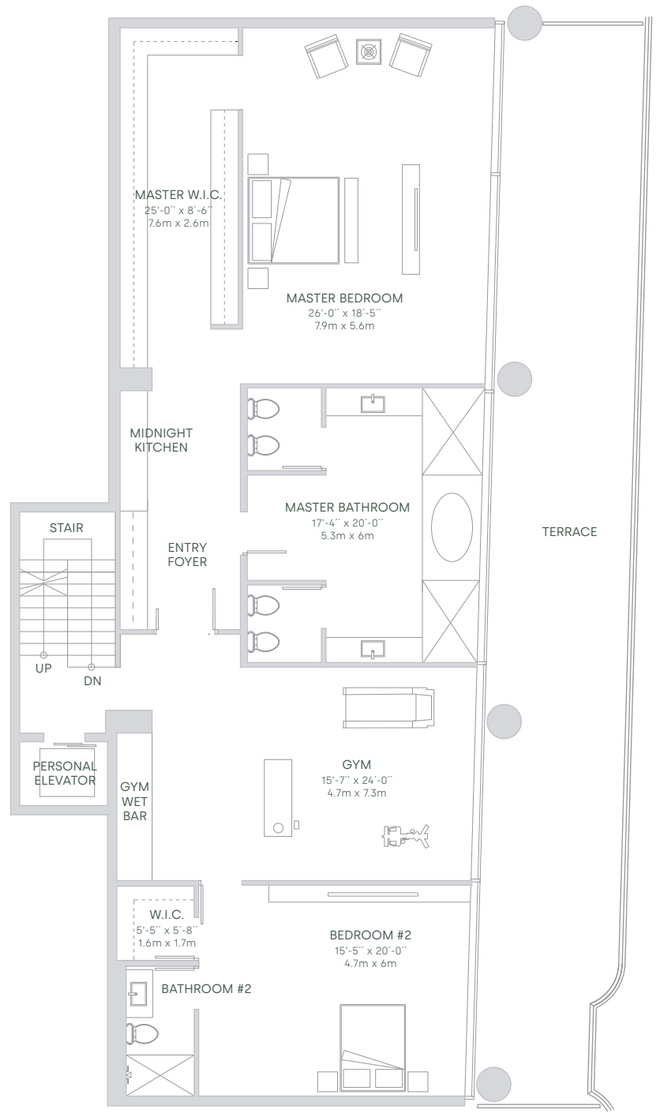
PENTHOUSES MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	3,161 SQ.FT	294 SQ.MT
A/C AREA	2,325 SQ.FT	216 SQ.MT
TERRACE	836 SQ.FT	78 SQ.MT

PHM 02

LEVEL 02

7 BEDROOMS + GYM
$7^{1/2}$ BATHROOMS + OFFICE





EQUAL HOUSING OPPORTUNITY

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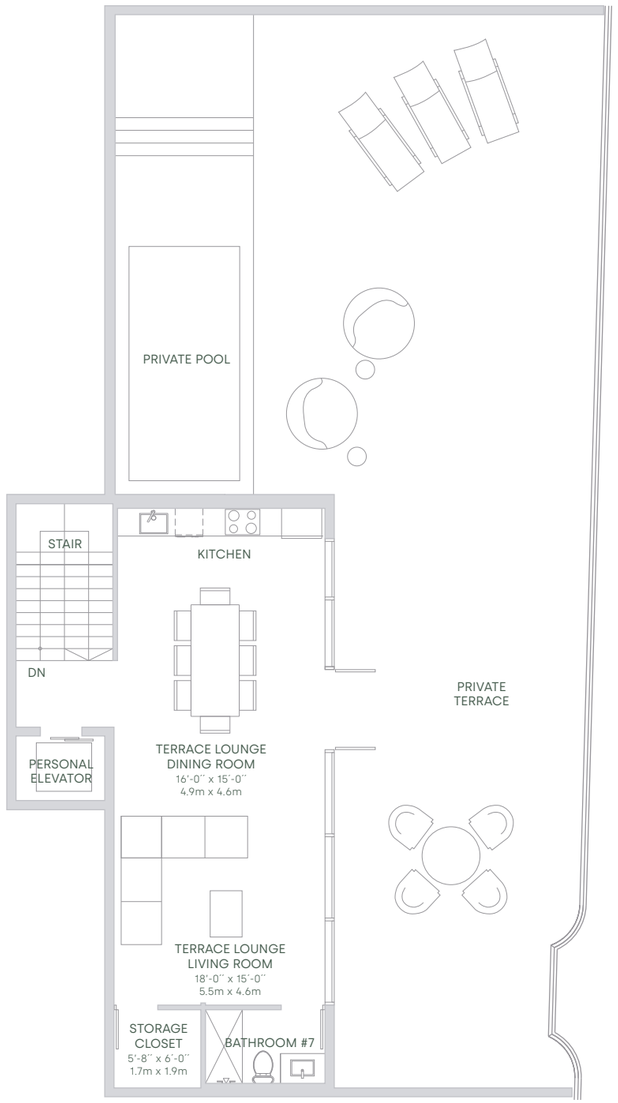
ARIA RESERVE

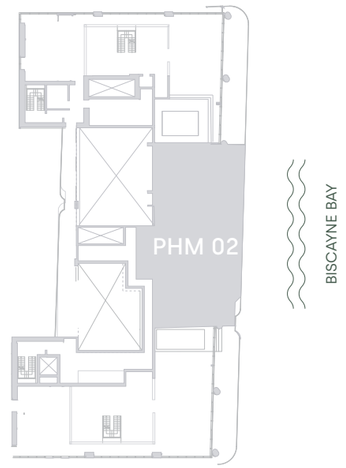
PENTHOUSES MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	2,884 SQ.FT	268 SQ.MT
A/C AREA	860 SQ.FT	80 SQ.MT
TERRACE	2,024 SQ.FT	188 SQ.MT

PHM 02
LEVEL 03

7 BEDROOMS + GYM
$7^{1/2}$ BATHROOMS + OFFICE





EQUAL HOUSING OPPORTUNITY

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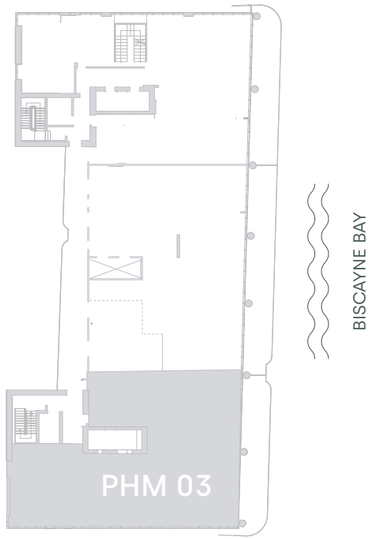
ARIA RESERVE

PENTHOUSES MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	**12,082 SQ.FT**	**1,122 SQ.MT**
A/C AREA	**7,987 SQ.FT**	**742 SQ.MT**
TERRACE	**4,095 SQ.FT**	**380 SQ.MT**

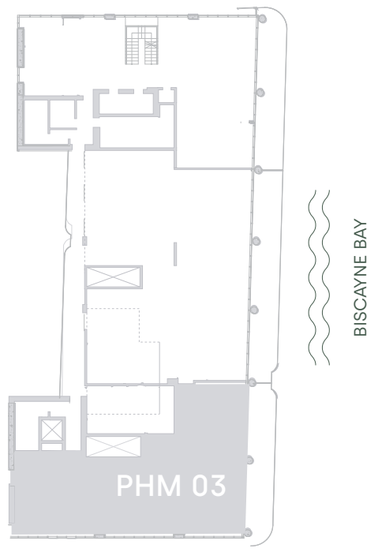
PHM 03

7 BEDROOMS
$7^{1/2}$ BATHROOMS



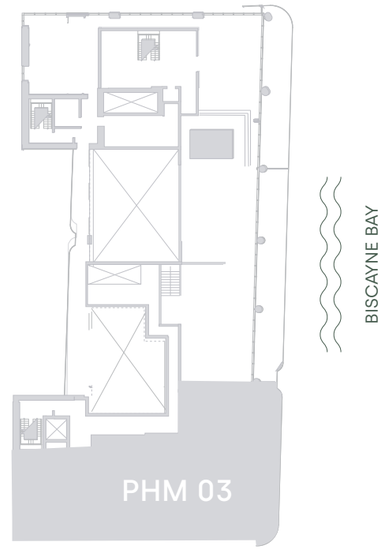
LEVEL 1

TOTAL SQ.FT.	4,538 SQ.FT	422 SQ.MT
A/C AREA	3,928 SQ.FT	365 SQ.MT
TERRACE	610 SQ.FT	57 SQ.MT



LEVEL 2

TOTAL SQ.FT.	3,894 SQ.FT	362 SQ.MT
A/C AREA	3,284 SQ.FT	305 SQ.MT
TERRACE	610 SQ.FT	57 SQ.MT



LEVEL 3

TOTAL SQ.FT.	3,650 SQ.FT	339 SQ.MT
A/C AREA	775 SQ.FT	72 SQ.MT
TERRACE	2,875 SQ.FT	267 SQ.MT

EQUAL HOUSING OPPORTUNITY

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ARIA RESERVE

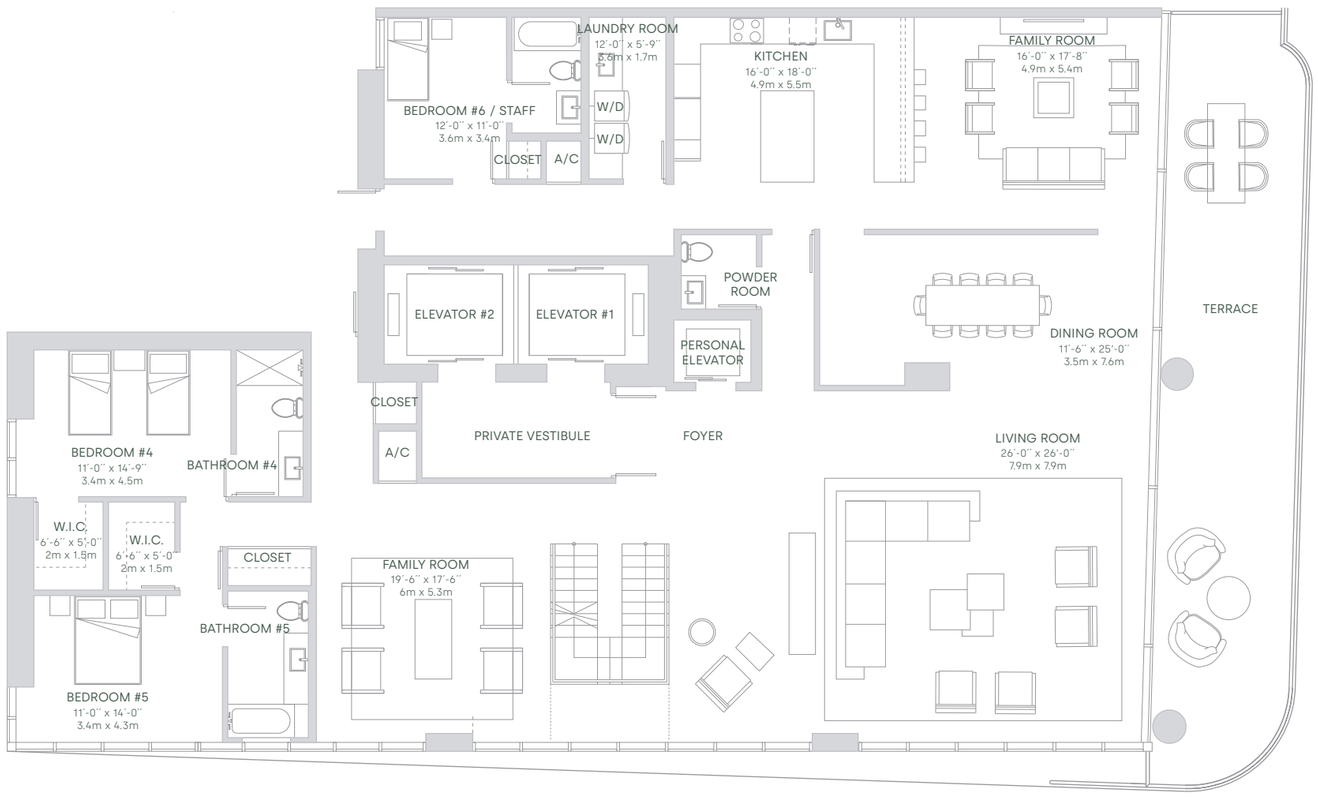
PENTHOUSES MANSIONS
LEVEL 60-62

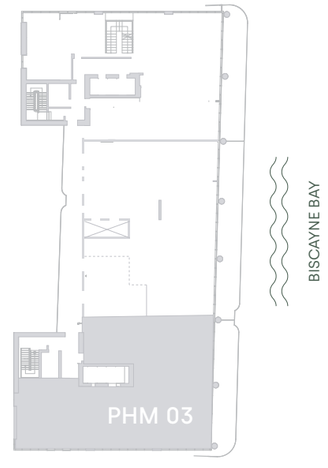
422 SQ.MT	TOTAL SQ.FT.	4,538 SQ.FT
365 SQ.MT	A/C AREA	3,928 SQ.FT
57 SQ.MT	TERRACE	610 SQ.FT

PHM 03

LEVEL 01

7 BEDROOMS
$7^{1/2}$ BATHROOMS





EQUAL HOUSING OPPORTUNITY

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N

ARIA RESERVE

PENTHOUSES MANSIONS

LEVEL 60-62

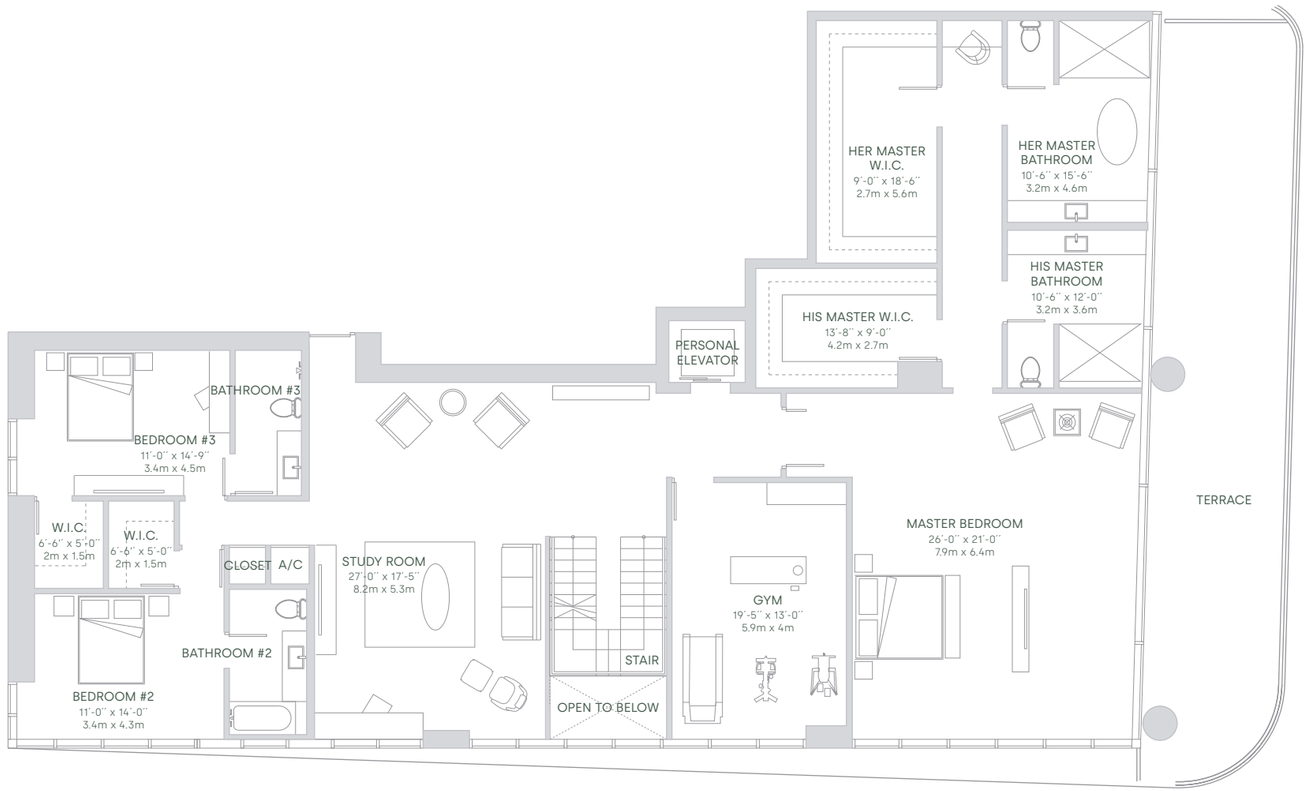
TOTAL SQ.FT.	3,894 SQ.FT	362 SQ.MT
A/C AREA	3,284 SQ.FT	305 SQ.MT
TERRACE	610 SQ.FT	57 SQ.MT

PHM 03

LEVEL 02

7 BEDROOMS

$7^{1/2}$ BATHROOMS





EQUAL HOUSING OPPORTUNITY

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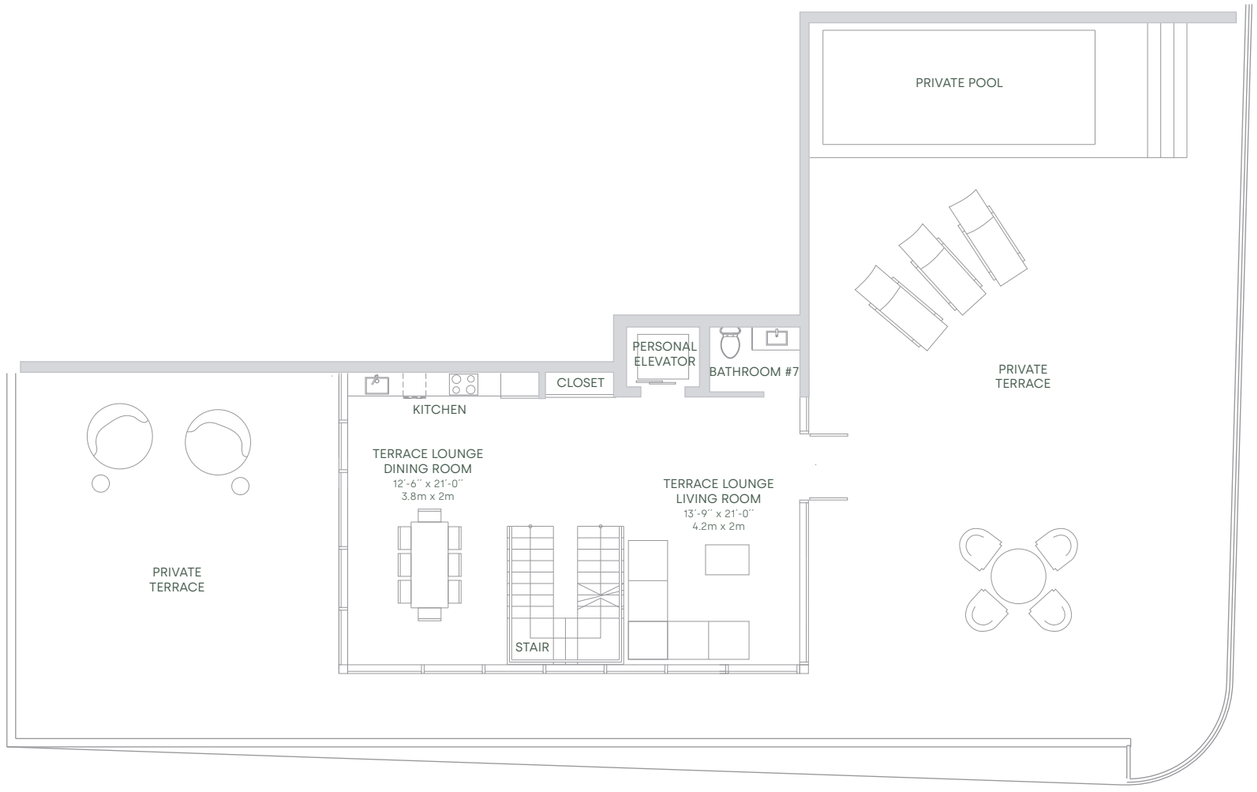
ARIA RESERVE

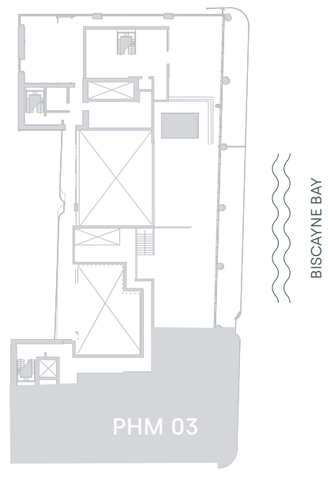
PENTHOUSES MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	3,650 SQ.FT	339 SQ.MT
A/C AREA	775 SQ.FT	72 SQ.MT
TERRACE	2,875 SQ.FT	267 SQ.MT

PHM 03
LEVEL 03

7 BEDROOMS
$7^{1/2}$ BATHROOMS





EQUAL HOUSING OPPORTUNITY

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