



ARIA

ON THE BAY
MIAMI

IT'S ALL ABOUT ATMOSPHERE





SEE LEGAL DISCLAIMER ON BACK COVER.



ARIYA
ON THE BAY

AIR...

Take a deep breath... release yourself from the cares of the outside world... Overlooking Biscayne Bay and perched atop the downtown Miami skyline, Aria on the Bay provides the ultimate atmosphere for your enjoyment.

THE ESSENTIAL

Nothing stands between you and your favorite pursuits- panoramic floor-to-ceiling windows offer endless bay and city views, spacious floor plans grant easy flow between rooms, and your own private Resort complete with sunrise/sunset pools, theater, gym and more opens up worlds of possibilities.

ELEMENT

The best of Miami surrounds you in every direction. Clear skies greet you from oversized balconies. Acres of pet friendly green park including tennis, volleyball, baseball, outdoor fitness and children's playground on the waterfront roll out in front of you. Turquoise waters stretch out along the coastline of downtown...

OF LIFE

Culture and the arts beckon from neighboring Performing Arts and Entertainment District and Museum Park. Fabulous cuisine and nightlife await in Midtown, the Design District, and Wynwood. Professional success in the business core of Downtown Miami and Brickell, within minutes of South Beach. All the rhythm, energy, and appeal of the Magic City is yours.



THE HIGHEST LEVEL
OF SPLENDOR







EXPLORE
EVERY ATMOSPHERE





A BREATHTAKING WAY OF LIFE

True sky homes are rare - except at Aria on the Bay. 1 to 4 bedrooms, open layouts, and exceptional finishes exceed even the highest expectations of refined living.



ARTIST'S RENDERING. FINISHED PRODUCT MAY VARY.







SOAK UP THE WARM MIAMI SUN FROM THREE CURVED SUNRISE/SUNSET POOLS

with luxe lounge chairs and lush landscaping. At Aria on the Bay, you won't need to raise your expectations, because every feature here is already at the pinnacle of excellence.



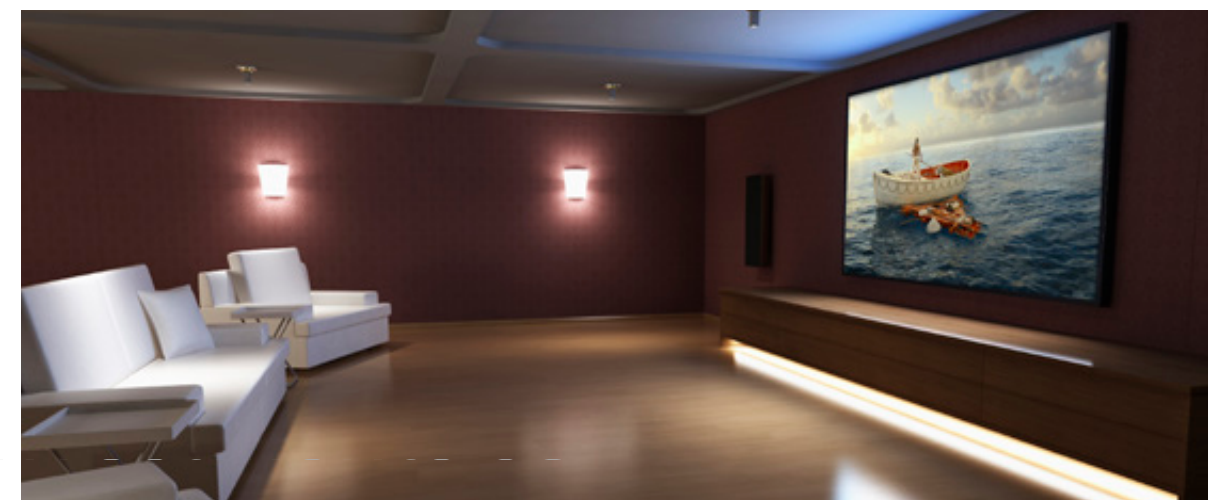




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LIFT YOUR SPIRITS

- 2 curved sunrise/sunset pools
- Children's pool
- Hot tub overlooking Biscayne Bay
- 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 reception desk 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
- Private spa and massage treatment area
- Game room and library
- Screening room/theater
- Teen Lounge and Kids' Playroom
- Business center with conference room and offices





American Airlines Arena



South Beach



Bayside Marketplace & Miami Downtown



Margaret Pace Park



Pérez Art Museum Miami

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EXPAND YOUR HORIZONS

Play tennis, basketball, and volleyball. Watch the childrens playing in the playground at Margaret Pace Park just across the street which also guarantees a lifetime of unobstructed views of Biscayne Bay.

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REACH BEYOND THE STARS

While gorgeous residences, breathtaking architecture, and an enviable bay-front location are plenty to make Aria on the Bay special... it's the many different atmospheres you can explore within Aria that elevate it to the truly exceptional.



MIAMI



ARIA
ON THE BAY
MIAMI

MIAMI BEACH

SOUTH BEACH

KEY BISCAYNE

FISHER ISLAND

STAR ISLAND

PORT OF MIAMI

VENETIAN ISLANDS

BAYSIDE

BRICKELL

DOWNTOWN MIAMI

MUSEUM PARK

CORAL GABLES

ALL ABOARD

ADRIENNE ARSHT CENTER

MIAMI WORLD CENTER

ARTS AND ENTERTAINMENT DISTRICT

I-395

EDGEWATER

MIDTOWN

I-836

WYNWOOD

DESIGN DISTRICT

I-95

15 MIN. TO MIAMI
INTERNATIONAL AIRPORT

Development by



Architecture by

ARQUITECTONICA

OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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 THE DEVELOPER TO A BUYER OR LESSEE.

THIS PROJECT HAS ONLY BEEN REGISTERED IN THE STATE OF FLORIDA AND NO OTHER STATE OR COUNTRY. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES OR COUNTRIES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE.

Actual views may vary. Any views shown cannot be relied upon as the actual view from any particular unit within the condominium.

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The sketches, renderings, graphic materials, feature plans and specifications described herein are proposed only, and the developer reserves the right to modify, revise or withdraw any and all of the same in its sole discretion and without prior notice.

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