



# ARIA

ON THE BAY

IT'S ALL ABOUT THE ATMOSPHERE

FACT SHEET





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## Overview

Aria on the Bay is a glamorous enclave of 648 grand residences in a 53-story tower. The residences range in size from 777 to over 2,364 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. Italkraft kitchens and bathrooms and Bosch appliances, 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.

## Delivery Date

First Quarter 2018

## Team

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





## **Building Features**

Sunrise/ Sunset pools

Children's Pool

Hot tub overlooking Biscayne Bay

Social room

Expansive sun deck and lounge area

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 777 to over 23654 square feet

Spacious, open-plan living, dining and kitchen areas

Kitchens by Italkraft

Private elevator access on select units

9-foot ceilings

Up to 11-foot deep balconies

Floor-to-ceiling glass on all exterior walls

## Maintenance Fee

\$.64 per square foot

## Deposit Schedule

20% at Contract

15% - 4 months from contact date

Balance at closing

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 East provided to allow a prospective buyer to compare the Units with units in other condominium project 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