

ARIA

ON THE BAY
MIAMI

IT'S ALL ABOUT ATMOSPHERE



ARTIST'S RENDERING. FINISHED PRODUCT MAY VARY.

MIAMI





ARTIST'S RENDERING. FINISHED PRODUCT MAY VARY.

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.



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SEE LEGAL DISCLAIMER ON BACK COVER.



THE HIGHEST LEVEL
OF SPLENDOR



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EXPLORE
EVERY ATMOSPHERE

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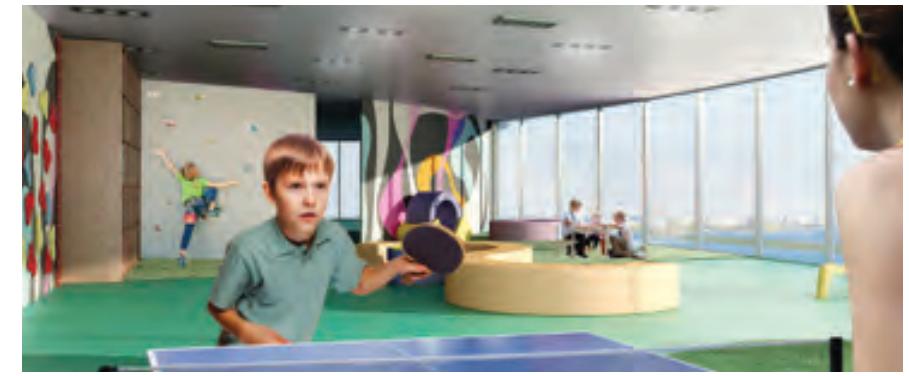
SOAK UP THE WARM MIAMI SUN FROM THREE CURVED SUNRISE/SUNSET POOLS

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.

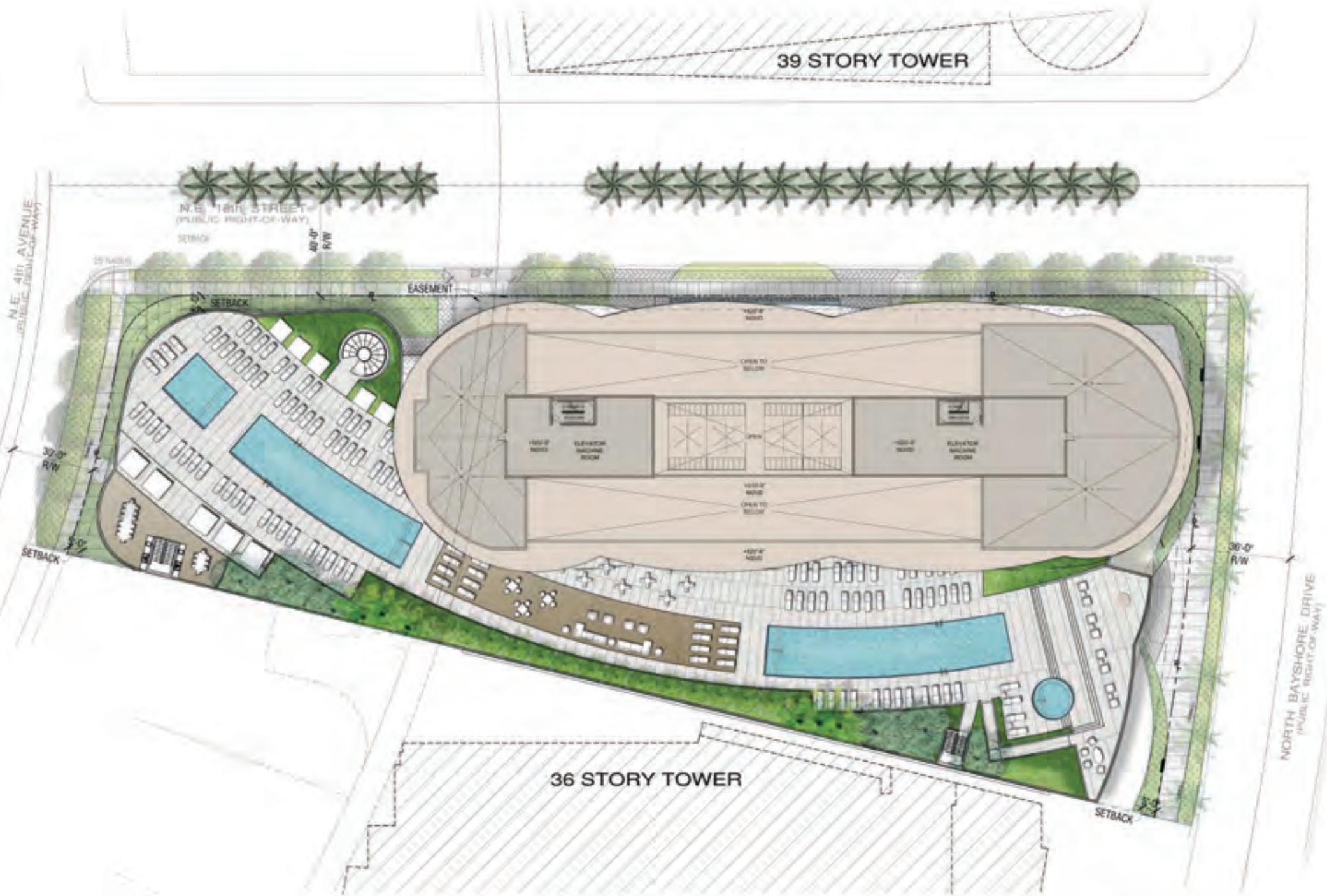


LIFT YOUR SPIRITS

- 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



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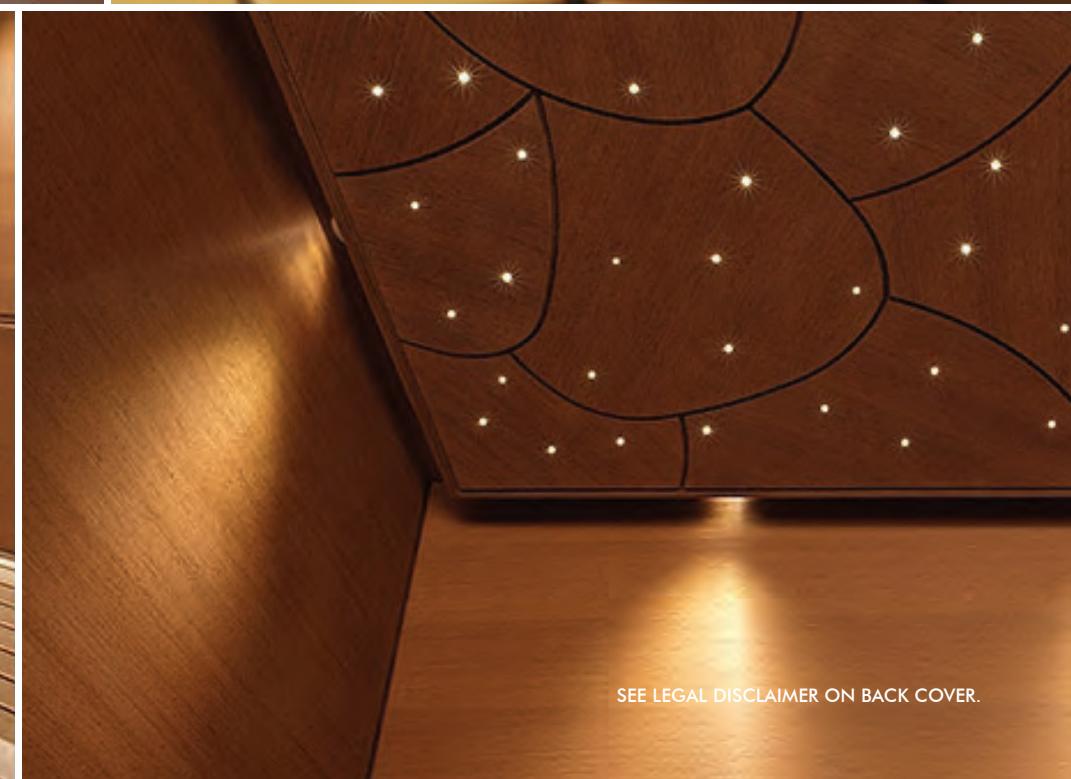


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Over **21,000 sq.ft.** dedicated to amenities, such as game room and library, theater, pool deck, spa, business center, gym, yoga room, teen lounge and kids' playroom.

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ARIA SPECTACULAR RESIDENCES

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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.





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A BREATHTAKING
WAY OF LIFE

ARTIST'S RENDERING. FINISHED PRODUCT MAY VARY.



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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.

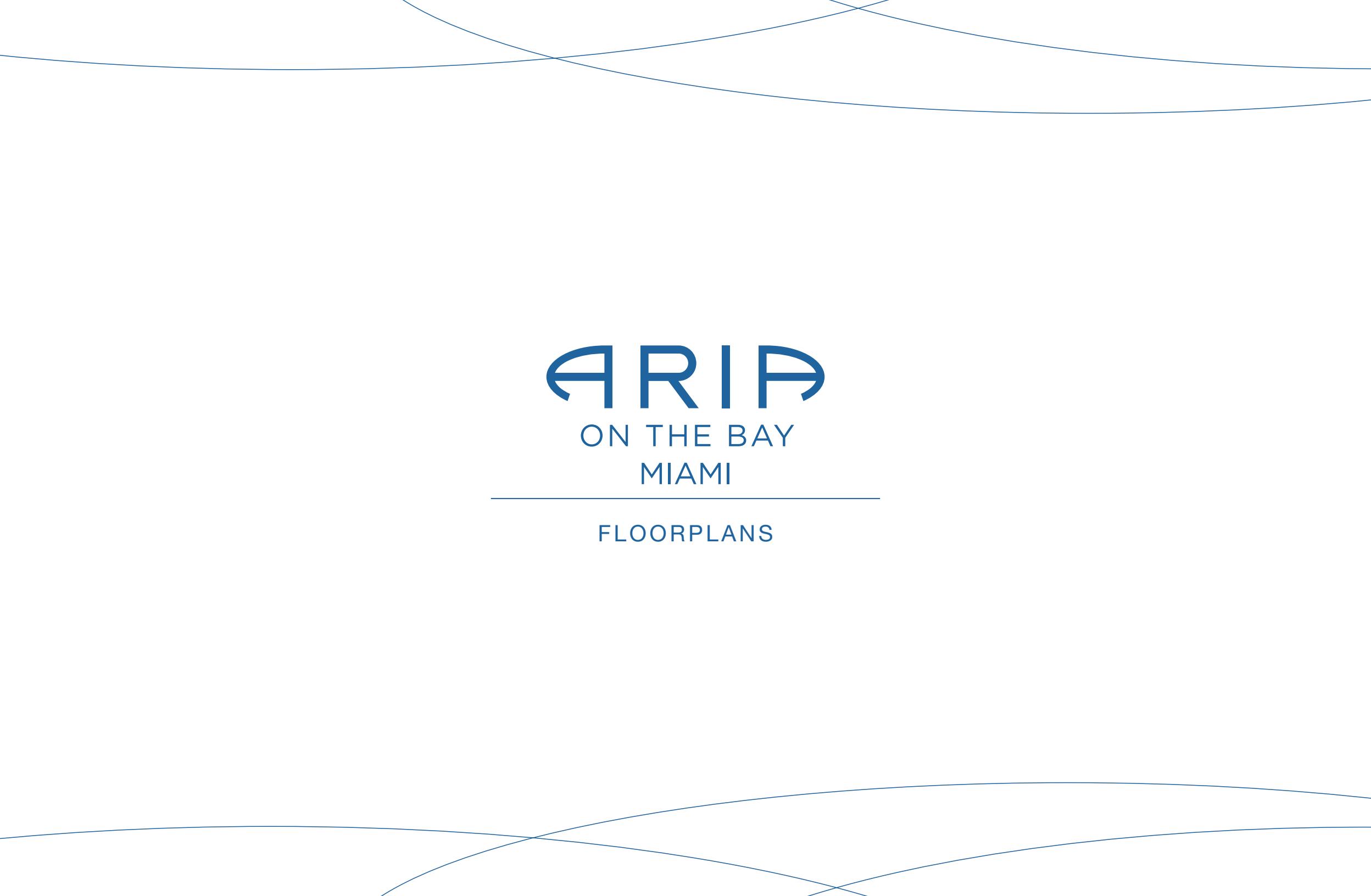


Margaret Pace Park



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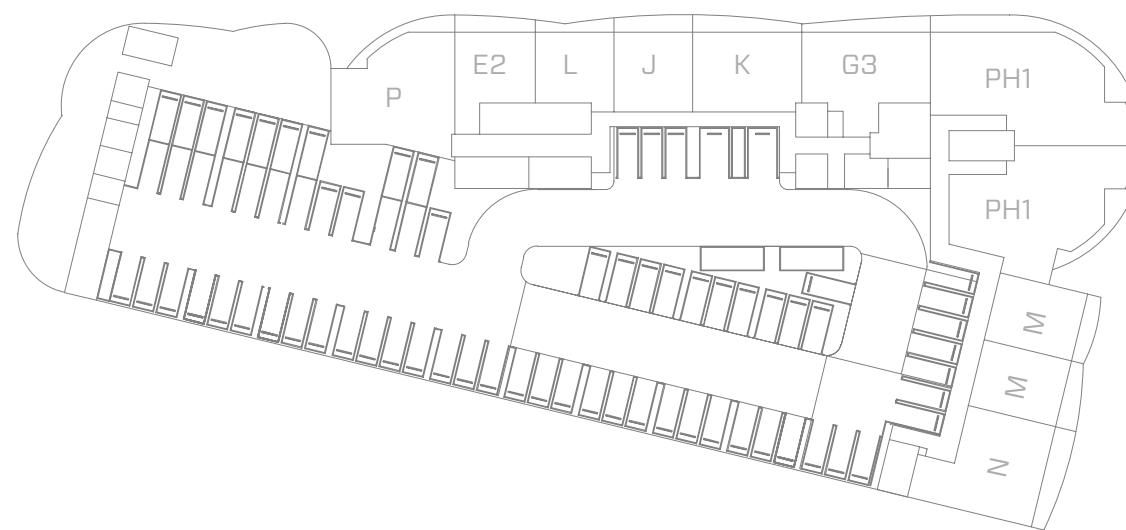
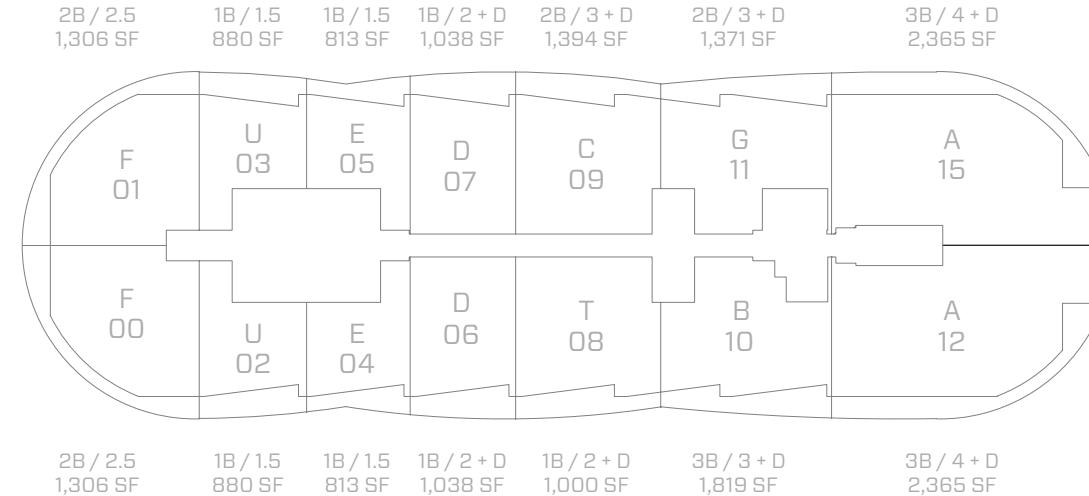


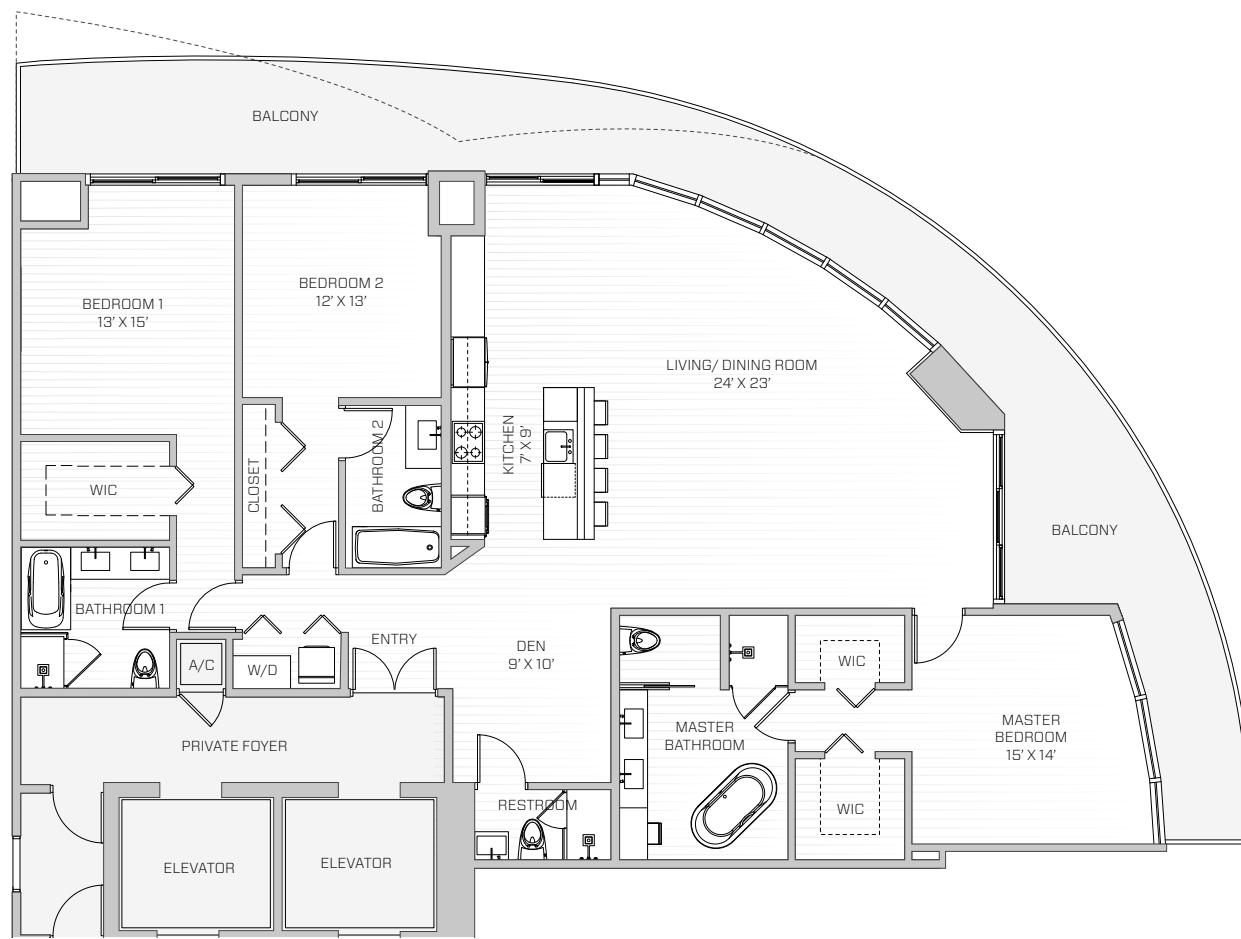


ARI
ON THE BAY
MIAMI

FLOORPLANS

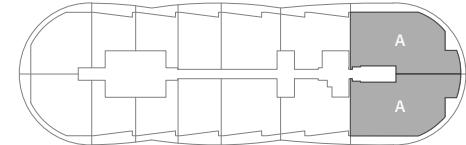
 N





UNIT A

3 Bed / 4 Bath + Den



AC

2,365 SQ. FT.
220 SQ. MT.

BALCONY

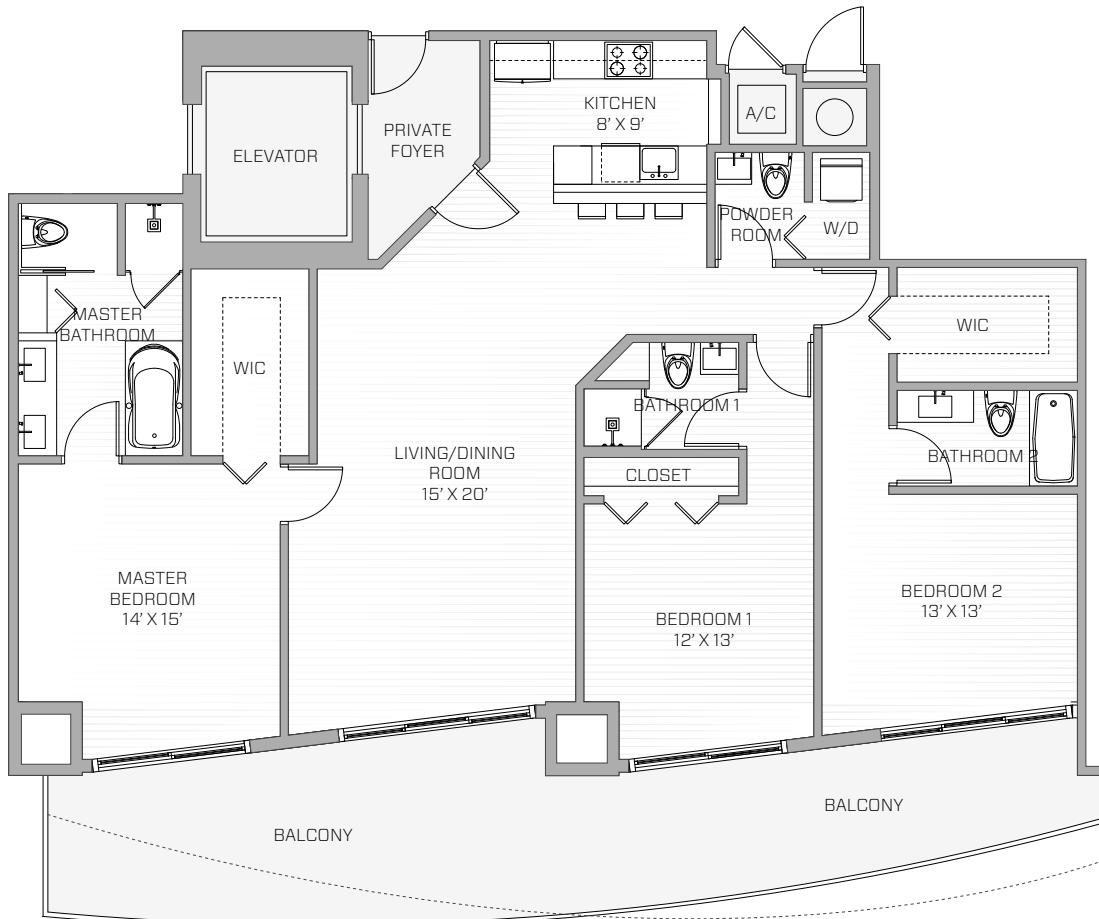
670 SQ. FT.
62 SQ. MT.

TOTAL AREA

3,035 SQ. FT.
282 SQ. MT.

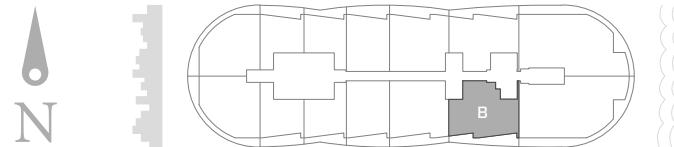


All dimensions are approximate and all floor plans and development plans are subject to change. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the dimensions that would 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.



UNIT B

3 Bed / 3.5 Bath



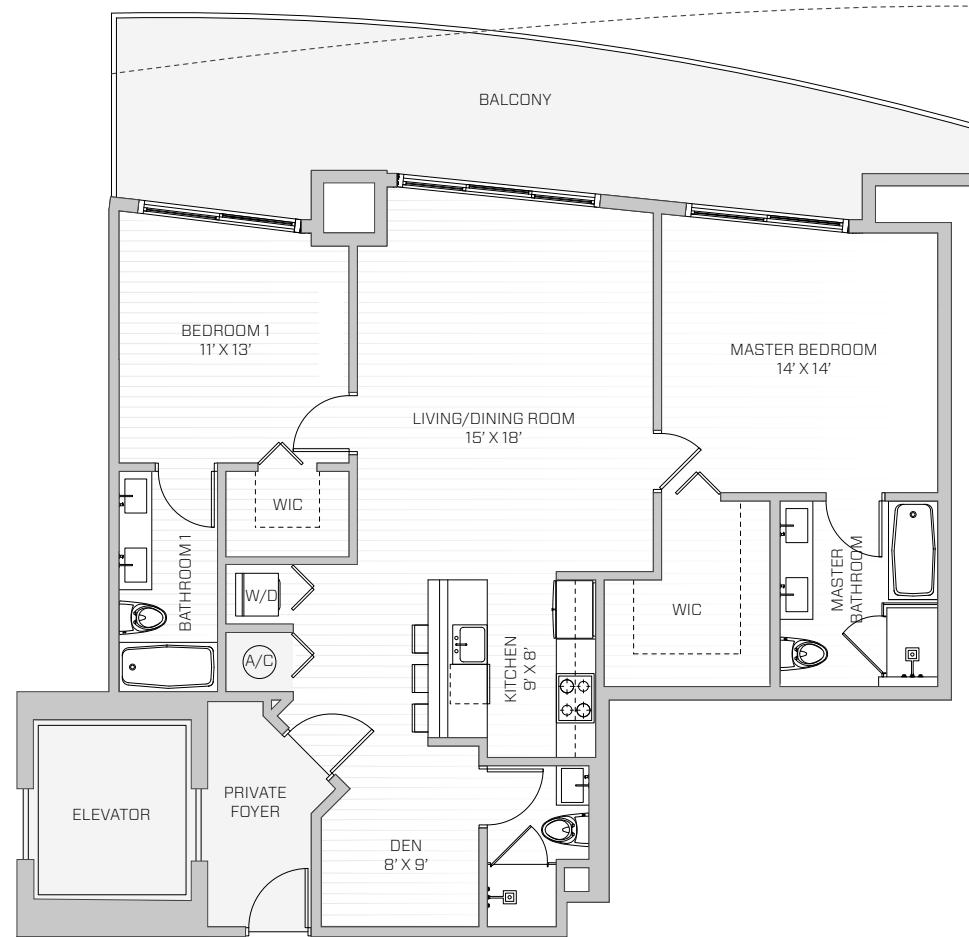
AC
1,819 SQ. FT.
169 SQ. MT.

BALCONY
321 SQ. FT.
30 SQ. MT.

TOTAL AREA
2,140 SQ. FT.
199 SQ. MT.

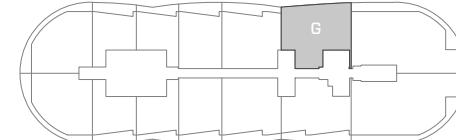


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UNIT G

2 Bed / 3 Bath + Den



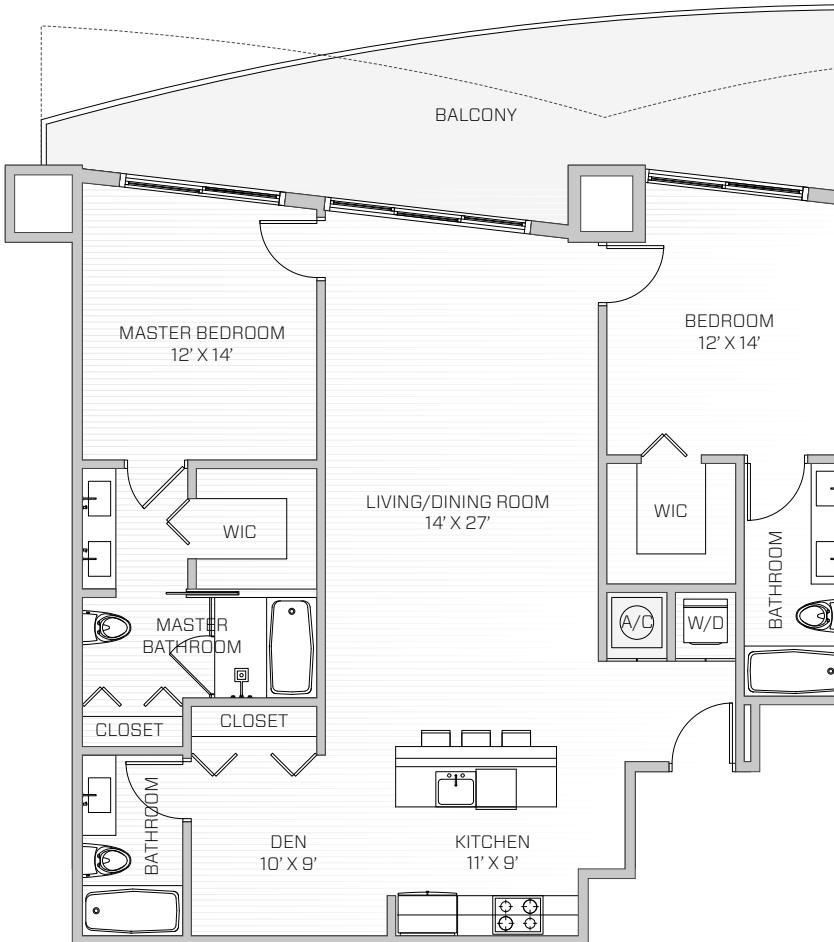
AC
1,371 SQ. FT.
127 SQ. MT.

BALCONY
325 SQ. FT.
30 SQ. MT.

TOTAL AREA
1,696 SQ. FT.
157 SQ. MT.



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UNIT C

2 Bed / 3 Bath + Den



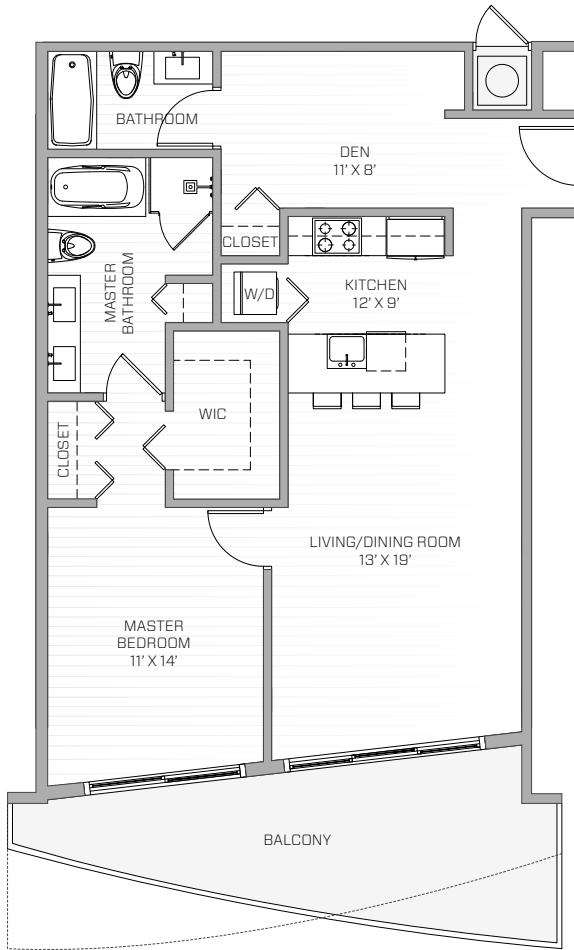
AC
1,394 SQ. FT.
129 SQ. MT.

BALCONY
340 SQ. FT.
32 SQ. MT.

TOTAL AREA
1,734 SQ. FT.
161 SQ. MT.

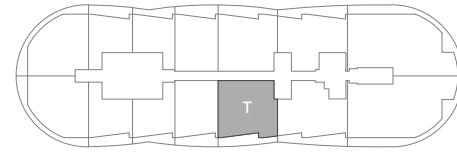


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UNIT T

1 Bed / 2 Bath + Den



AC
1,000 SQ. FT.
93 SQ. MT.

BALCONY
340 SQ. FT.
32 SQ. MT.

TOTAL AREA
1,340 SQ. FT.
124 SQ. MT.

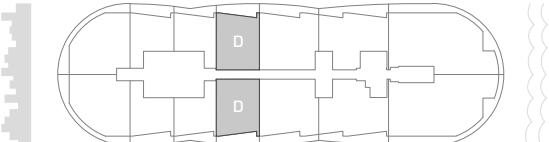


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UNIT D

1 Bed / 2 Bath + Den



AC
1,038 SQ. FT.
96 SQ. MT.

BALCONY
200 SQ. FT.
19 SQ. MT.

TOTAL AREA
1,238 SQ. FT.
115 SQ. MT.



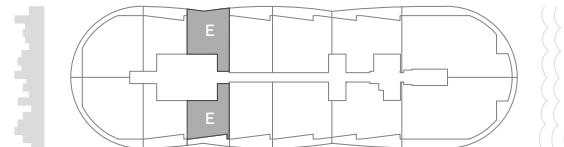
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UNIT E

1 Bed / 1.5 Bath

N



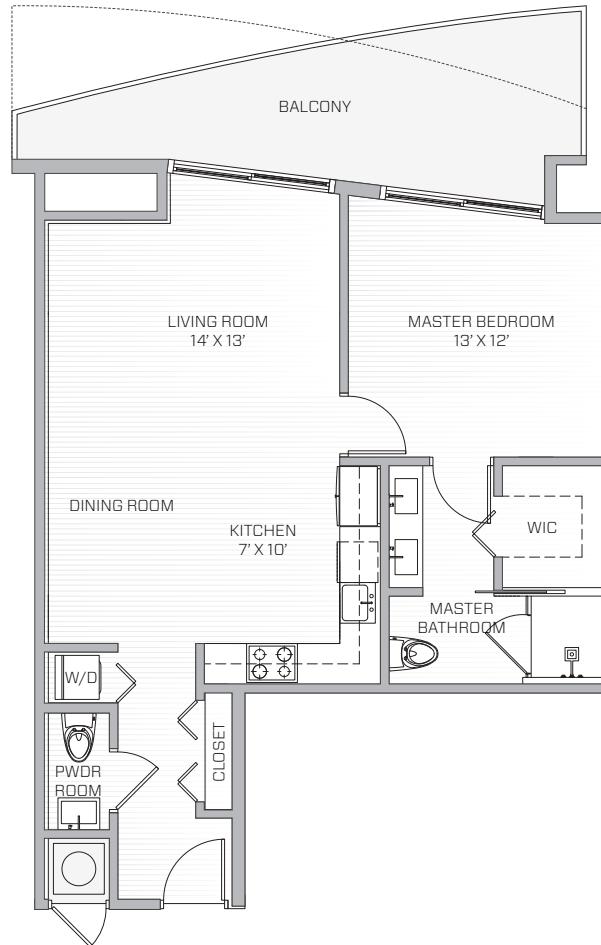
AC
813 SQ. FT.
75 SQ. MT.

BALCONY
280 SQ. FT.
26 SQ. MT.

TOTAL AREA
1,093 SQ. FT.
101 SQ. MT.



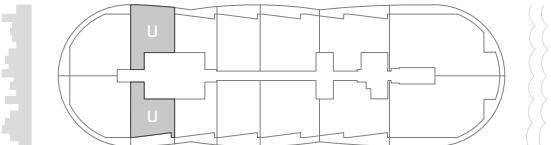
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UNIT U

1 Bed / 1.5 Bath

N



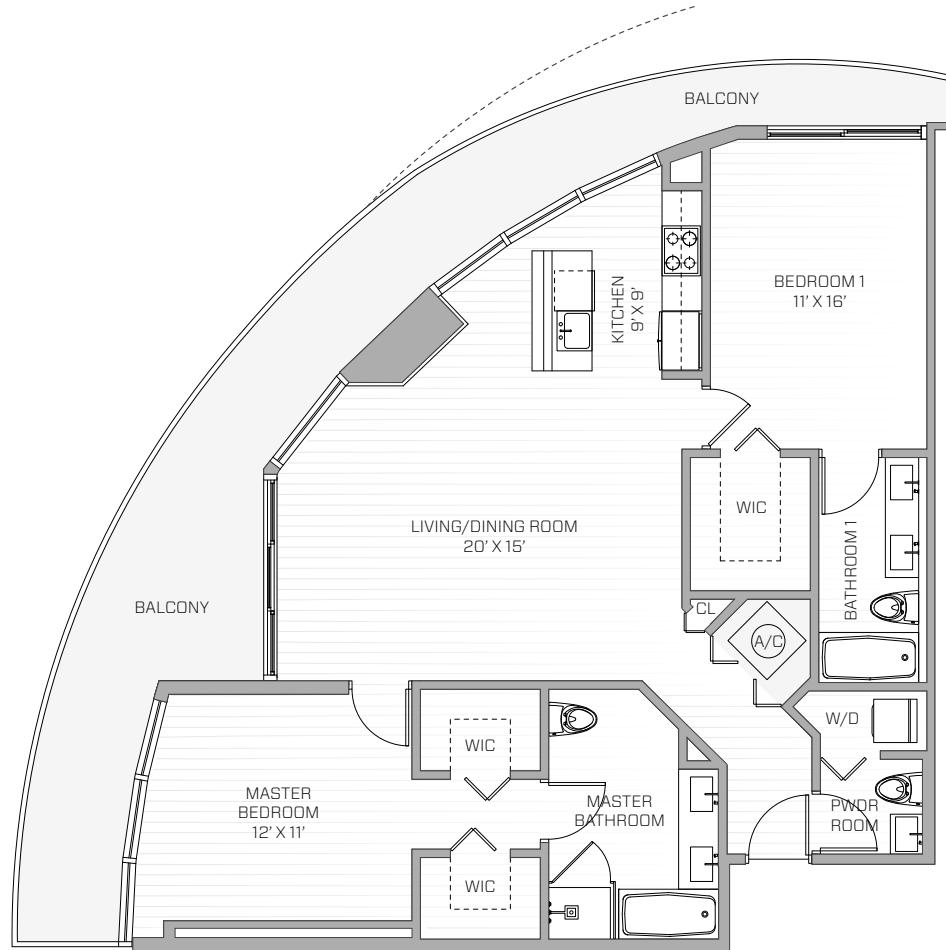
AC
880 SQ. FT.
82 SQ. MT.

BALCONY
280 SQ. FT.
26 SQ. MT.

TOTAL AREA
1,160 SQ. FT.
107 SQ. MT.

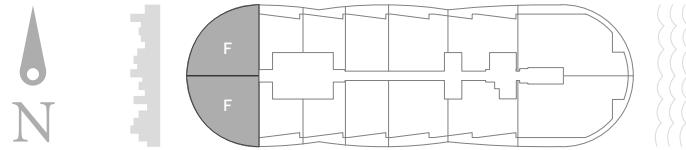


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UNIT F

2 Bed / 2.5 Bath



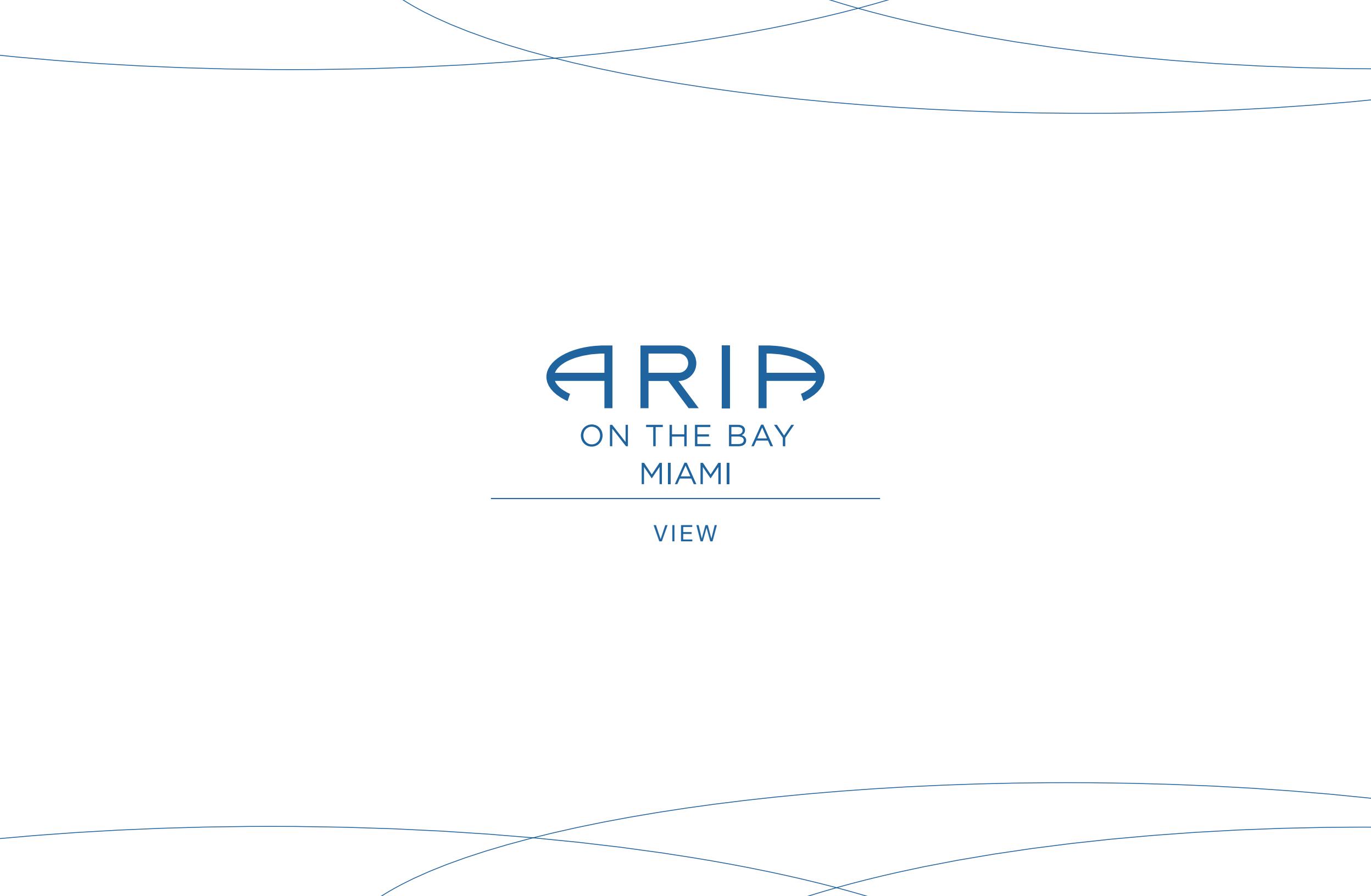
AC
1,306 SQ. FT.
121 SQ. MT.

BALCONY
442 SQ. FT.
41 SQ. MT.

TOTAL AREA
1,748 SQ. FT.
162 SQ. MT.



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VIEW

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Melo Group is a father-and-son team committed to high quality, affordable construction. Their 50 year expertise spearheaded by Jose Luis Melo, father; has inspired sons, Carlos and Martin Melo, to build and deliver quality buildings in the Miami Biscayne Corridor and Brickell area since 2001. With 10 buildings under their belt and more to come, Melo Group is the builder of choice in the upcoming "East Edgewater" residential neighborhood of Miami.

Melo Group's keen insight to Miami's up and coming locations of choice has given way to the realization of Bay House Miami, the next luxury Building in the Art and Entertainment district of Miami better known to locals as "East Edgewater." Bay House Miami residences' distinctive bay view location is in the heart of Miami's urban residential growth, where development is underway for the new generation of restaurants, entertainment and shopping.

This is where Melo Group is going... straight into the future of Miami's residential expansion where the cultural and arts growth of the city know no limits...

"The balcony shapes also re-orient the unit views to the waterfront. They create vantage points to the park and the bay as well as to the city skyline."

~ Carlos Melo
Director of The Melo Group

BRICKELL FINANCIAL DISTRICT

ONE PLAZA (2009)

OAK PLAZA (2012)

DOWNTOWN MIAMI

FLAGLER ON THE RIVER (2014)

1800 BISCAYNE PLAZA (2005)



ARIA
ON THE BAY
MIAMI

22 BISCAYNE BAY (2003)

WYNWOOD

SKYVIEW (2013)

23 BISCAYNE BAY (2012)

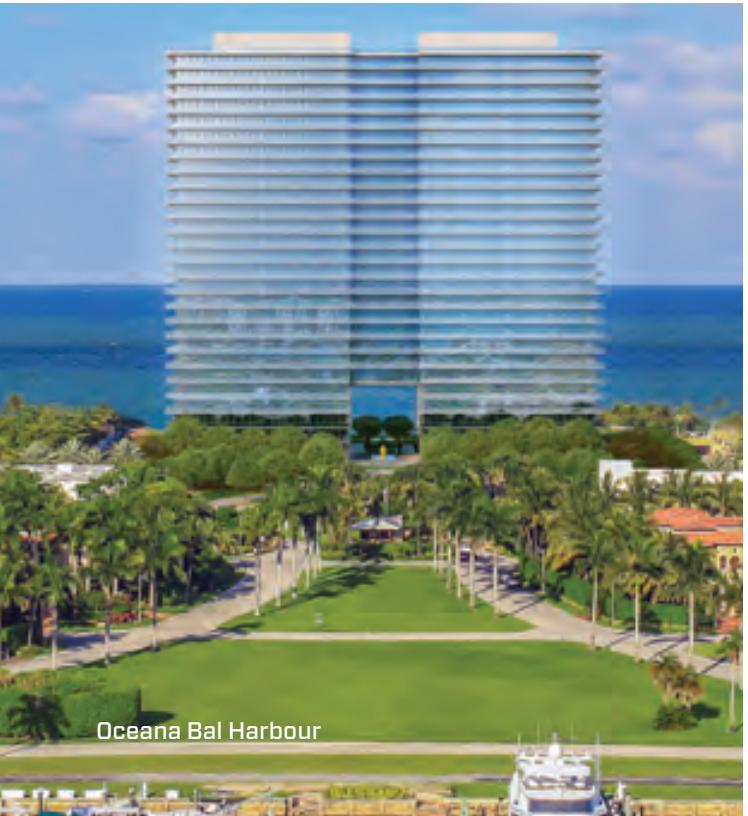
MIDTOWN
MIAMI

MIAMI
DESIGN
DISTRICT

25 BISCAYNE PLAZA (2007) SECOND PLAZA (2011)

BAYHOUSE MIAMI RESIDENCES (2014)





Architecture By

ARQUITECTONICA

"Two blocks north of the Adrienne Arsht Center for the Performing Arts, Aria's semi-circular balconies make reference to those inside the classic opera houses. They playfully stagger creating a series cylinders in performance. The arrangement could also be interpreted as a musical score, or a series of curves dancing to a tune."

*~ Bernardo Fort-Brescia
Founding Principal of Arquitectonica*